CITY OF MIAMI BEACH
BUILDING DEPARTMENT | RECORDS SECTION

1225 LENOX AVE RECORDS
MICROFILM AND BUILDING CARDS

J. Steiner, owner

Owner HERMAN GLICKSBERG | Mailing Address | Permit No. 9513

Lot 12 | Block 95 | Subdivision O B #23 | No. 1225 | Street Lenox av. | Date Feb. 6-1936

General Contractor MASTERBILT HOUSING CORP. (Harry Zaret) | Address | Bond 1553

4203-09-7450

Architect Henry Hohauser | Address

Front 38-2 | Depth 37-8 | Height 3405 | Stories 2 | Use Residence & garage

Type of construction c-b-s- | Cost $ 11,100.00 | Foundation reinf. concrete | Roof Tile

---

Plumbing Contractor Fixzit # 9875 | Address | Date Feb. 12-1937

No. fixtures 15 | Gas 3 | Rough approved by | Date

No. Receptacles

Plumbing Contractor | Address | Date

No. fixtures set | Final approved by | Date

Sewer connection -- 1 -- | Septic tank | Make | Date

Electrical Contractor Goddard # 8396 | Address | Date 3-13-1937

No. outlets 25 32 | Heaters | Stoves | Motors | Fans | Temporary service Apr. 12-1937

Receptacles 26 | Refrig. 1 | Goddard- # 8500 -

Rough approved by | Center of distribution 1 | Date

Electrical Contractor Goddard # 8659 | Address | #8755 -Goddard - 4 fixtures- 6/3/1937 | Date May. 15-1937

No. fixtures set 35 | Final approved by | Date

Date of service May 25-1937

#12394- Goddard- 1 switch, 2 light outlets; 1 receptacle; 2 fixtures- Jan. 21-1939

Alterations or repairs # 12816- Remodeling 2 car garage into 1 car garage and recreation room- Henry Hohauser, architect- B Z Stanger, contractor- $1,000.00 | Date Aug. 12-1939

Plumbing Permit # 12345- Schweitzer- 1 water closet; 1 lavatory; 1 laundry tub- Aug. 15-1939

Elec. permit # 13214- Ideal Electric- 6 switch, 6 light outlets; 4 receptacles; 6 fixtures; 1 iron; 1 center of distribution - - - - - - - - - August 17- 1939------

BUILDING PERMIT # 15387- Painting exterior - V. Engel - $225 - 2/3/1941

BUILDING PERMIT # 19724.... Painting, outside - day labor $ 200.00 Feb. 16, 1945

BUILDING PERMIT # 26153 Painting- outside & inside- Repairing screens- No construction work or alterations- Owner- day labor- $ 500:. . . . . Nov. 21, 1947

26690 Roof Repairs- Giffen Roofing Company $ 136: Feb. 13, 1948

#52628 Owner: Sign - For Sale - $5.00 - Feb. 7, 1957

#85662 - Pan American Exterminating - Nylon Tent - $1,000.00 11/24/70

#00134 - Nystrand Lloyd Corp. - roof repair $300.00 11/29/71

#MO6041 1/19/83 Allco Air Cond - central heating, air cond central, duct work only

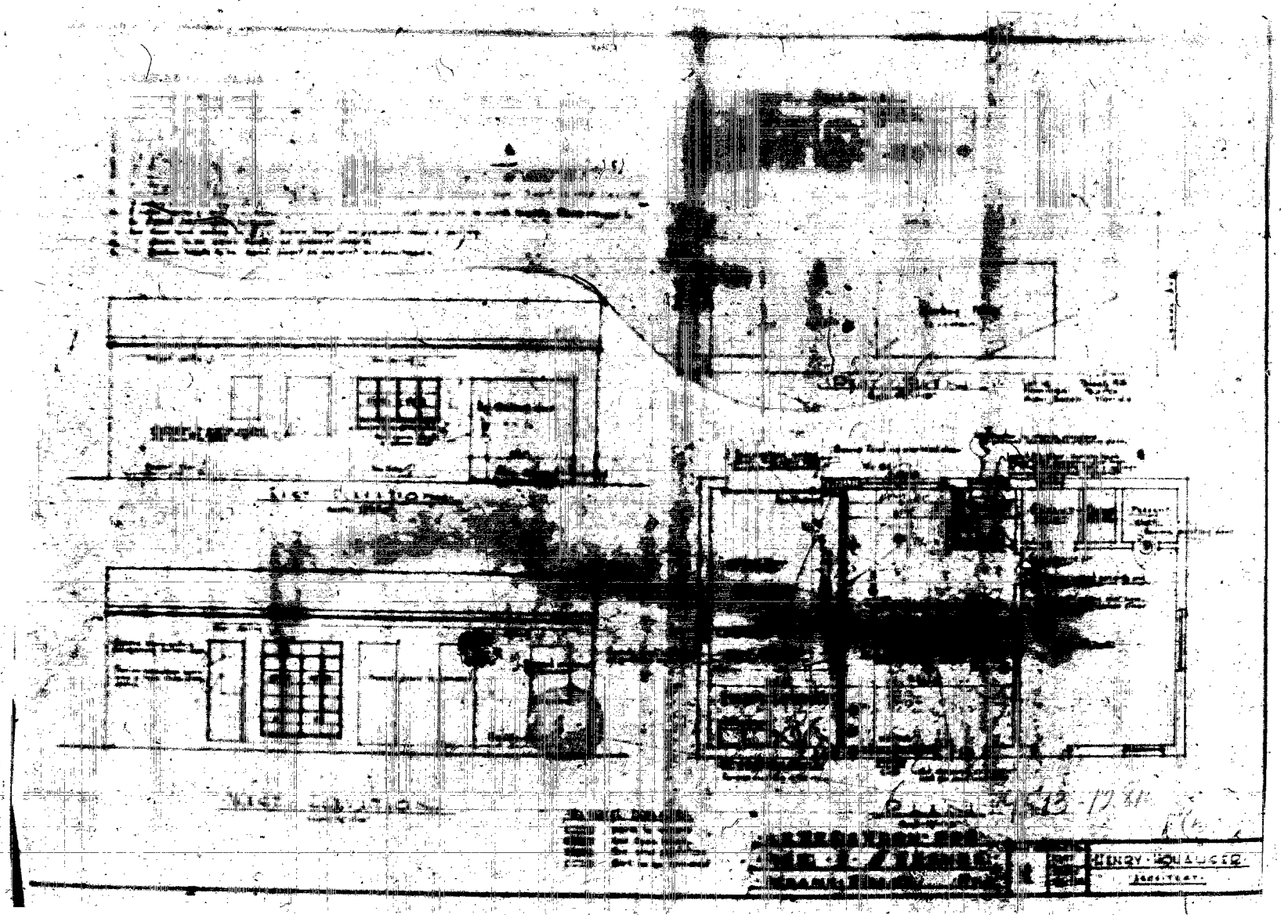
PLUMBING PERMIT # 33645 Giffen Industries,Inc.: 1 solar water heater tank 120 gal. replaced-July 22,1952

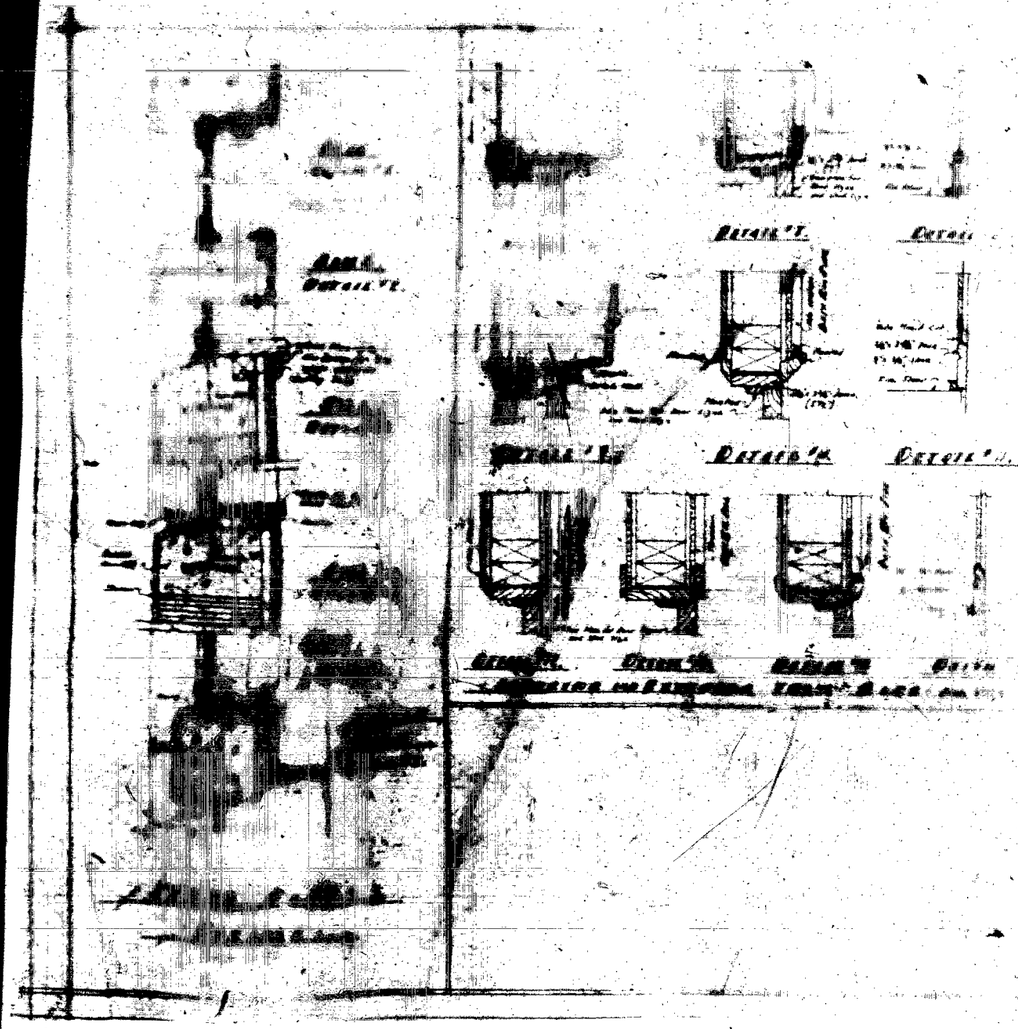
COASTAL CONTROL ZONE

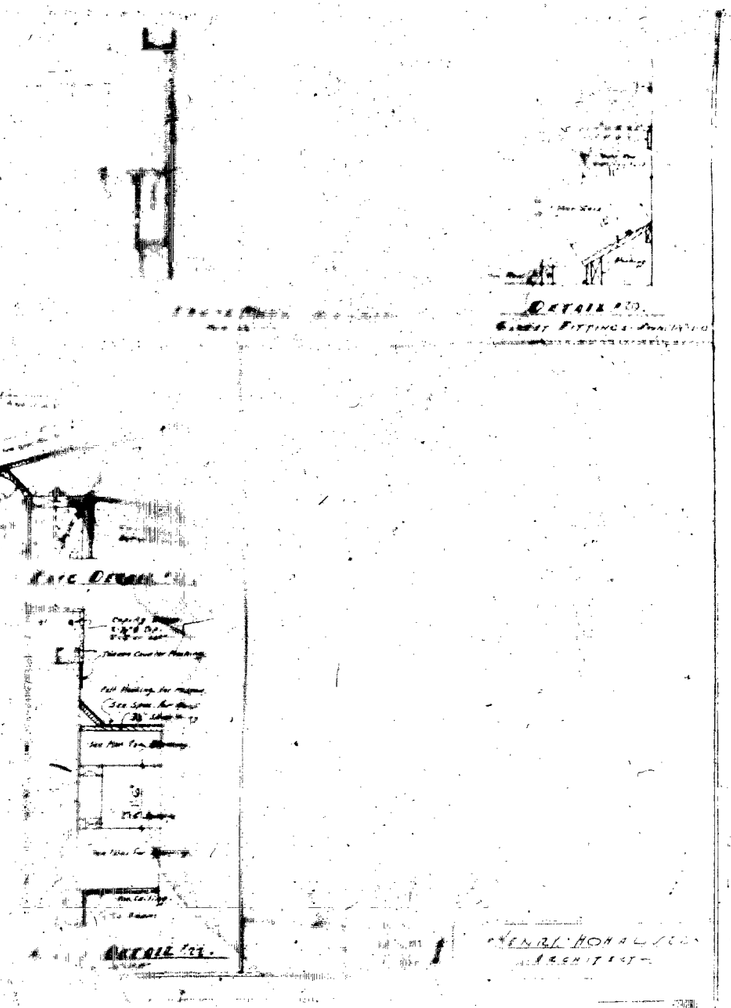
CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE ISSUED	PROCESS NO.	DESCRIPTION OF WORK	WORK COST	CUMULATIVE WORK COST	APPRAISED BLDG. VALUE BEFORE REMODEL	%	COMMENTS	BUILDING PERMIT NO.
4-14-88		PRESSURE CLEAN, APPLY WHITE ROOF FINISH 1459.	$1,400.00					32163

BUILDING PERMITS: #32163 - 4-14-88 - Tropical Clima-Coat - Pressure clean, apply white roof finish- $1,400.00


HENRY SQUAUCER





Detail #7
Detail #14
Eave Detail
Detail #12
Detail #10
Henri Hohauser
Architects

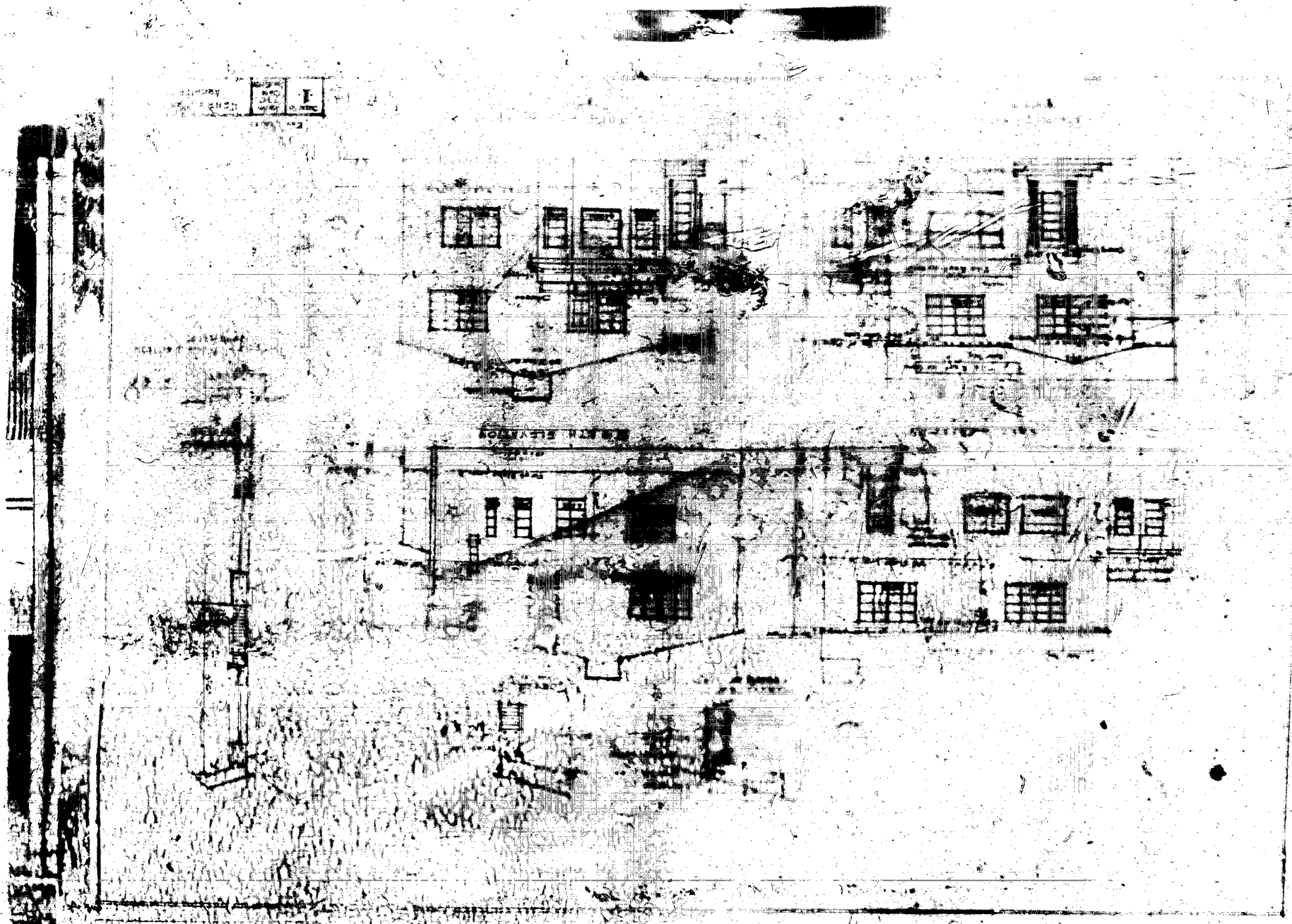
FIRST FLOOR PLAN

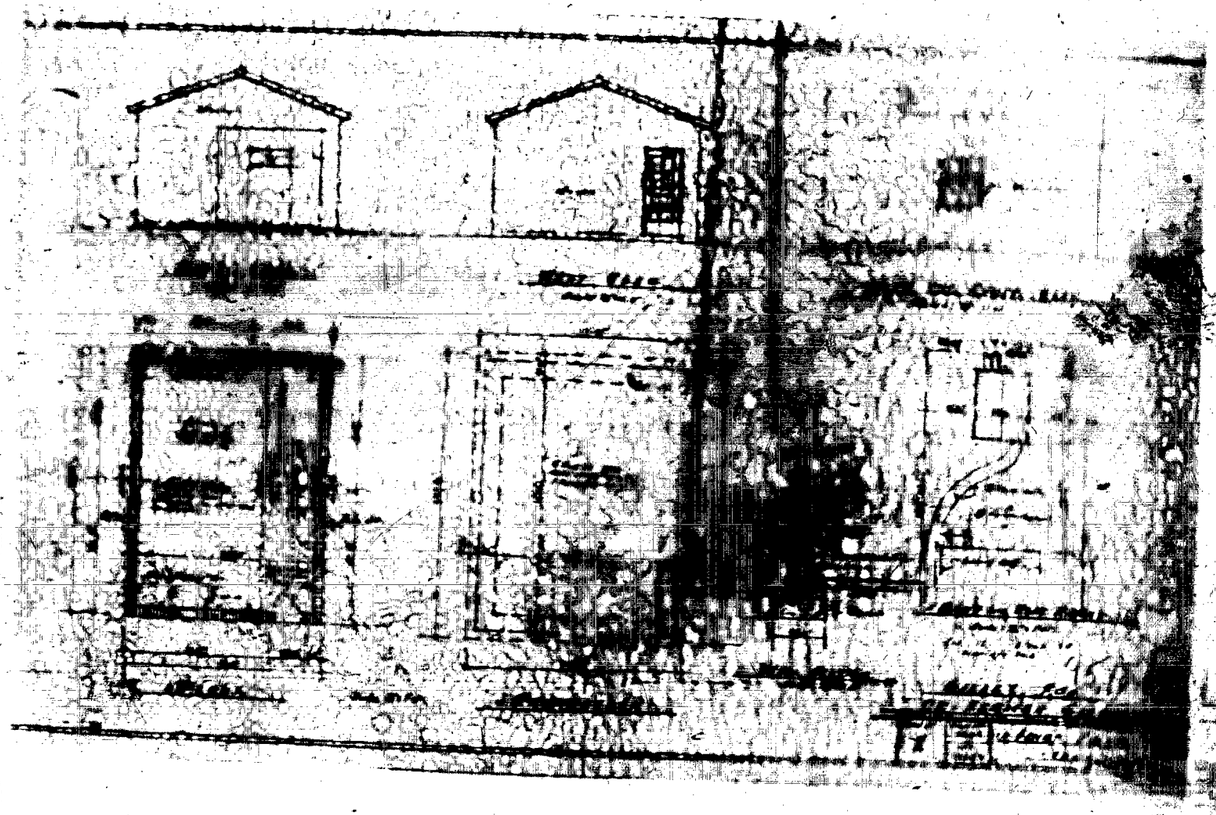
SAFETY

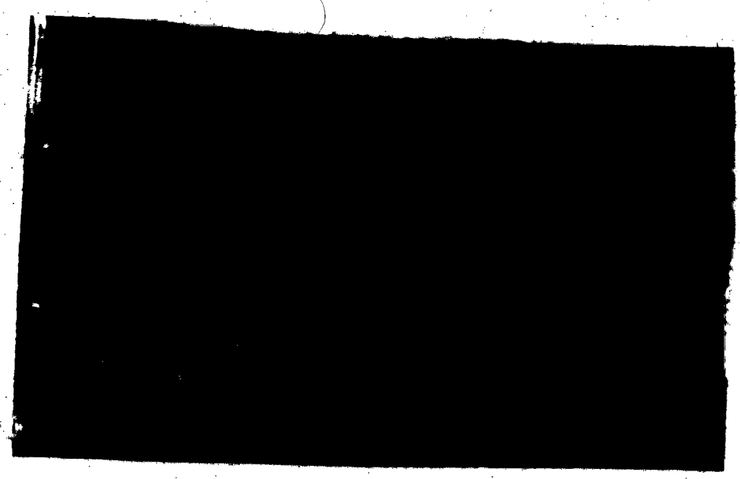
FOUNDATION PLAN

ROOF & FRONT PLAN

HENRY HOHAUSER
ARCHITECT







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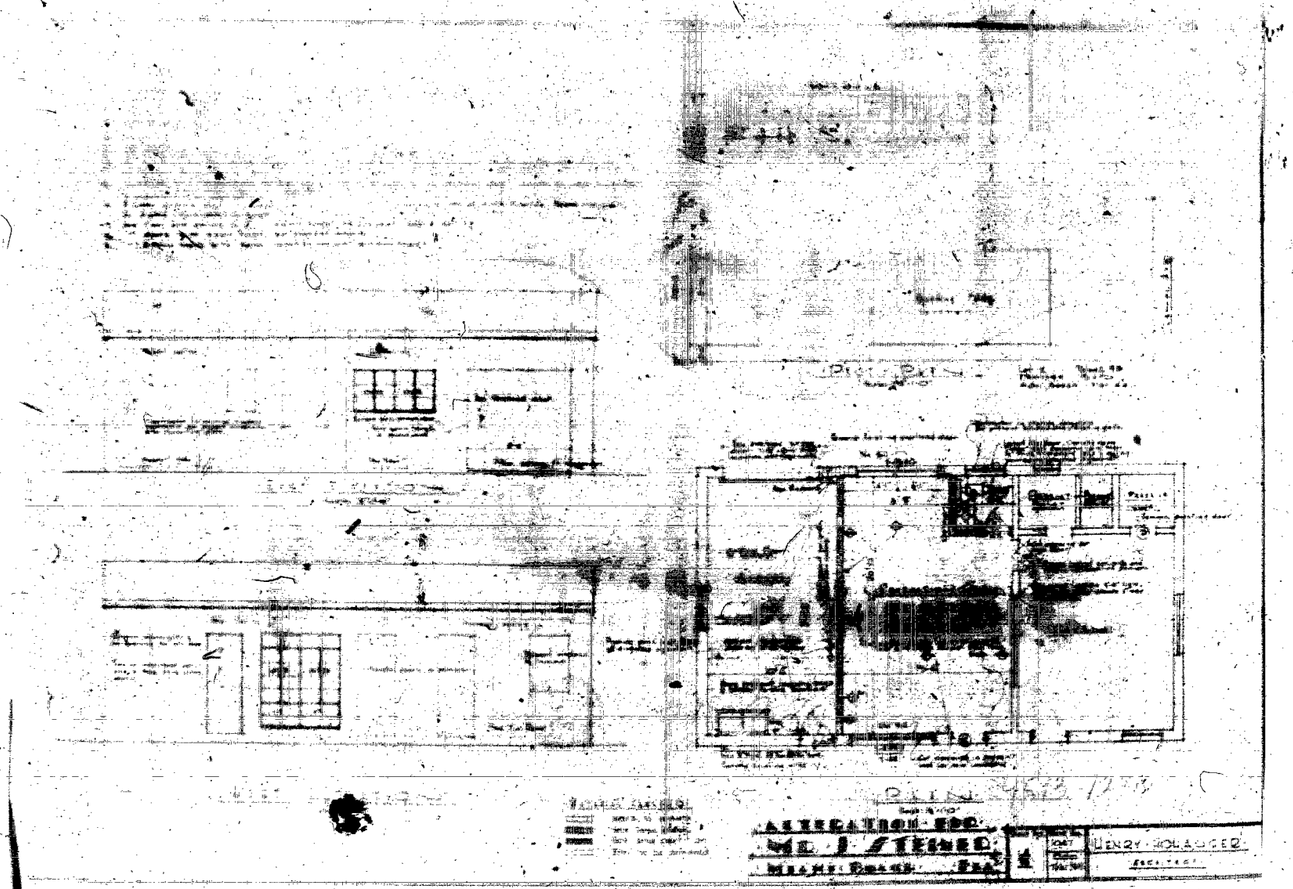
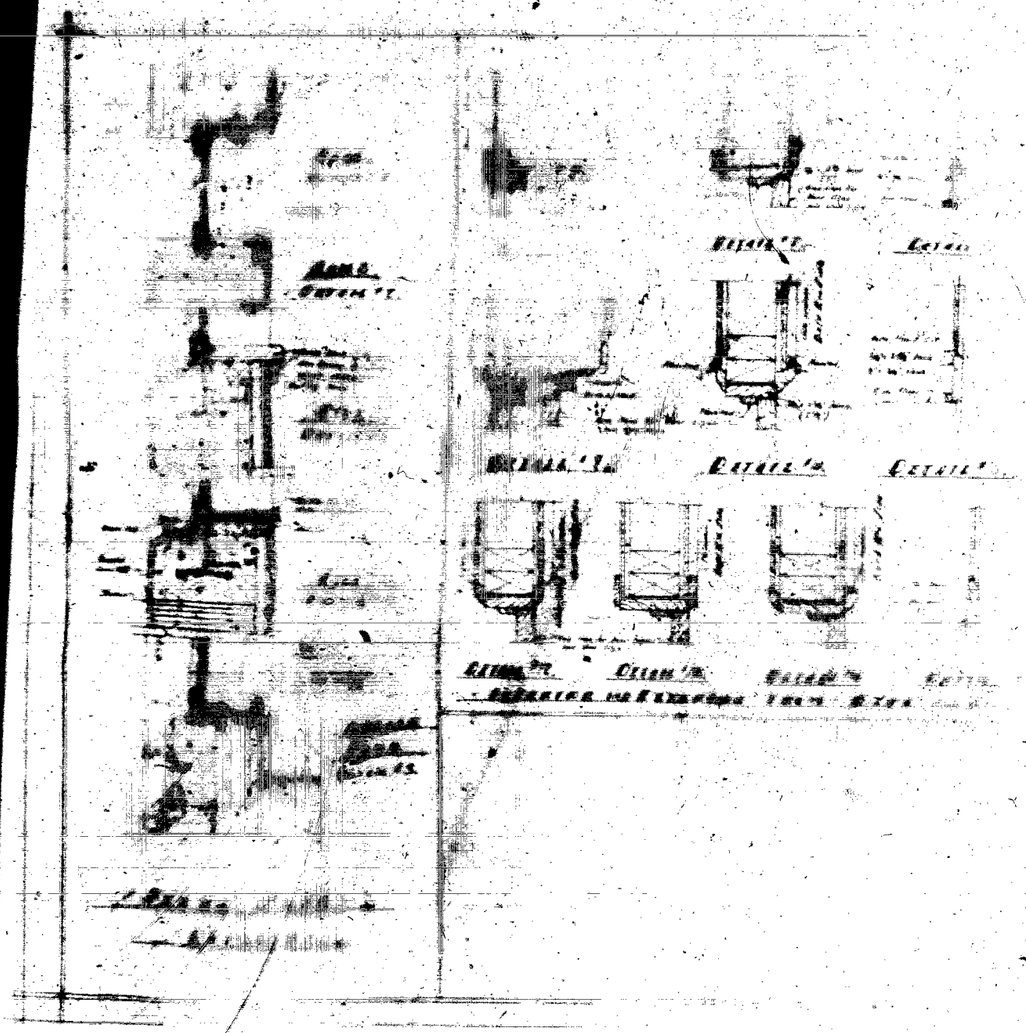
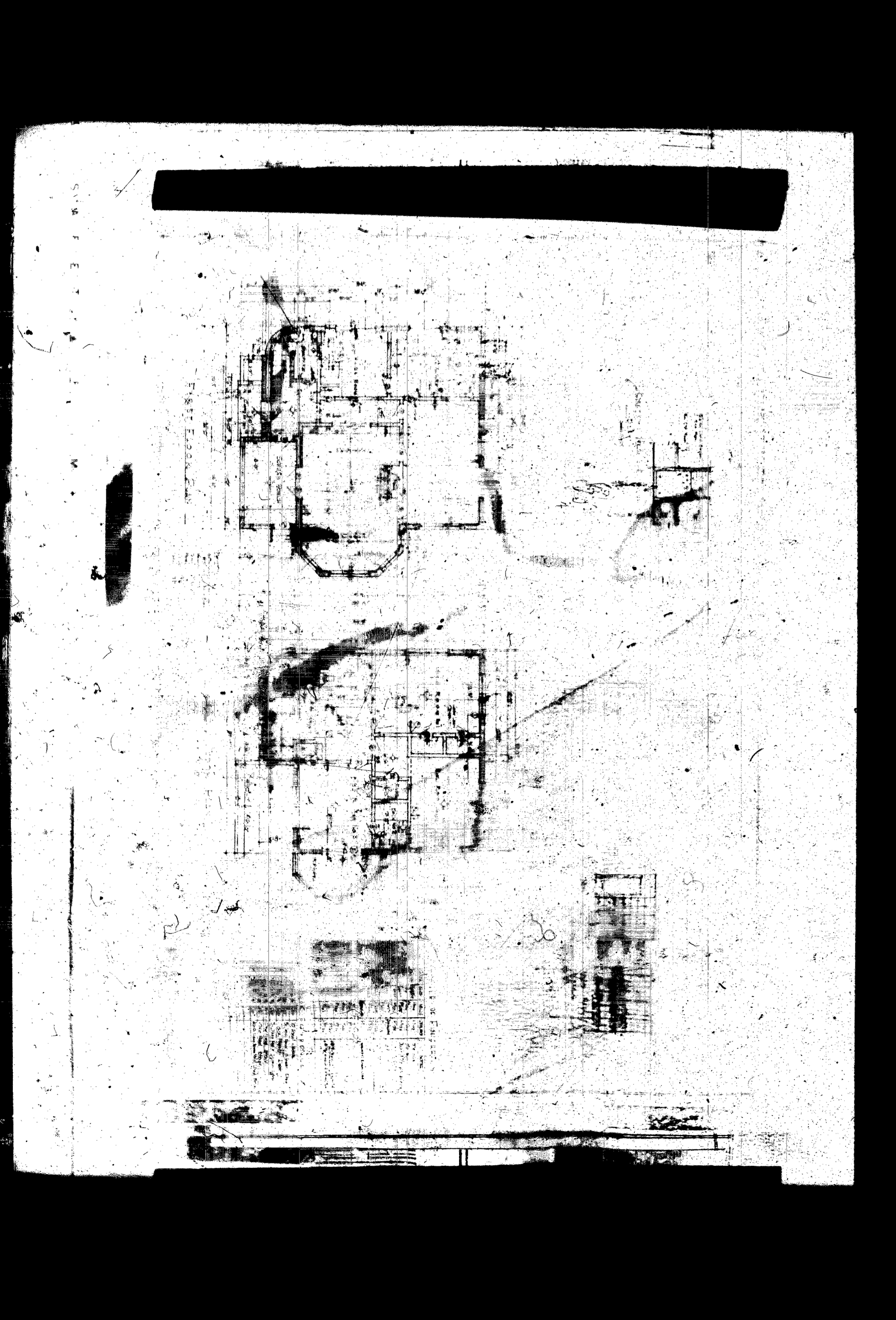
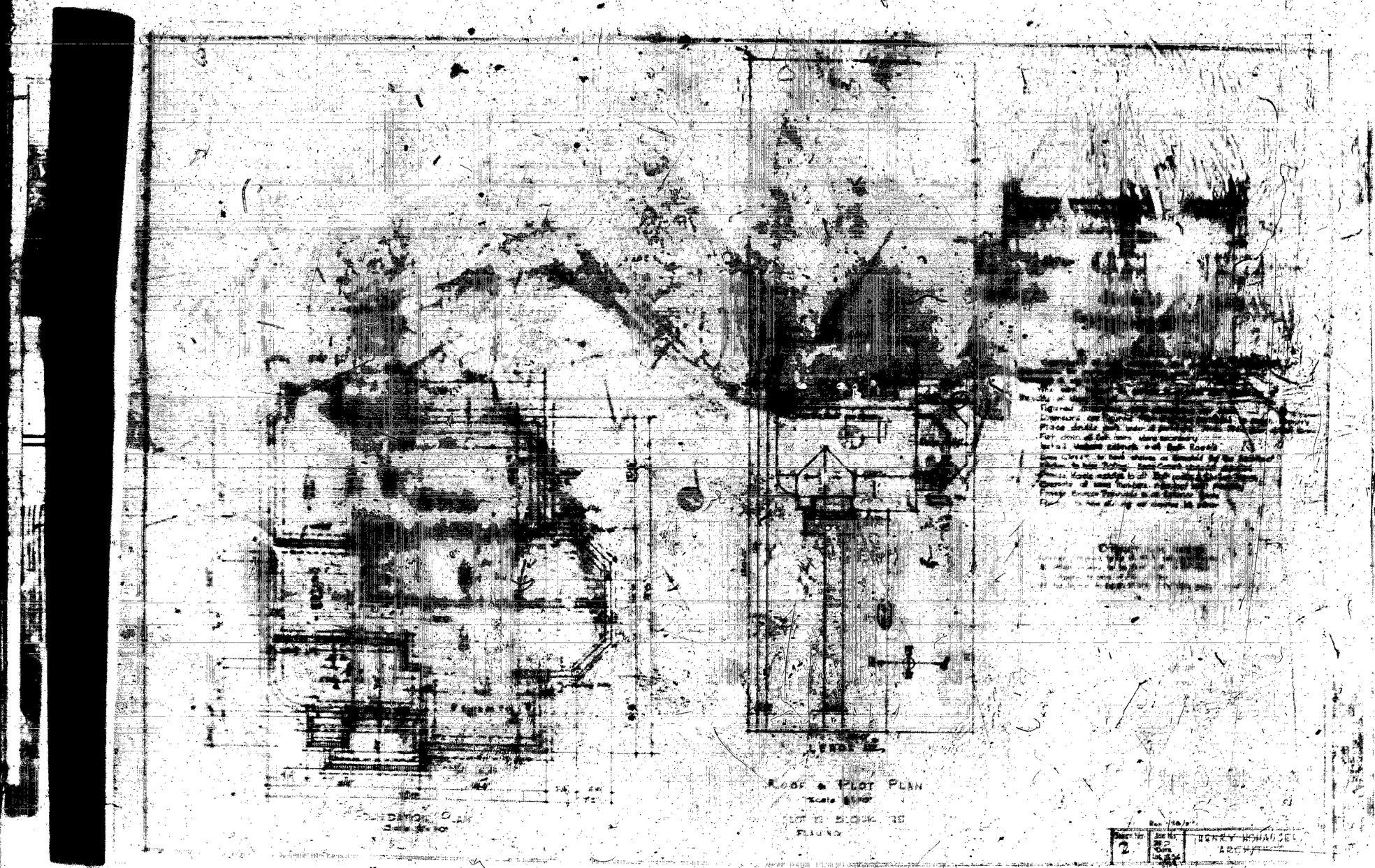

ALTERATION FOR
MR. J. STEINER
MIAMI BEACH, FLA.
HENRY HOLABIRD
ARCHITECT

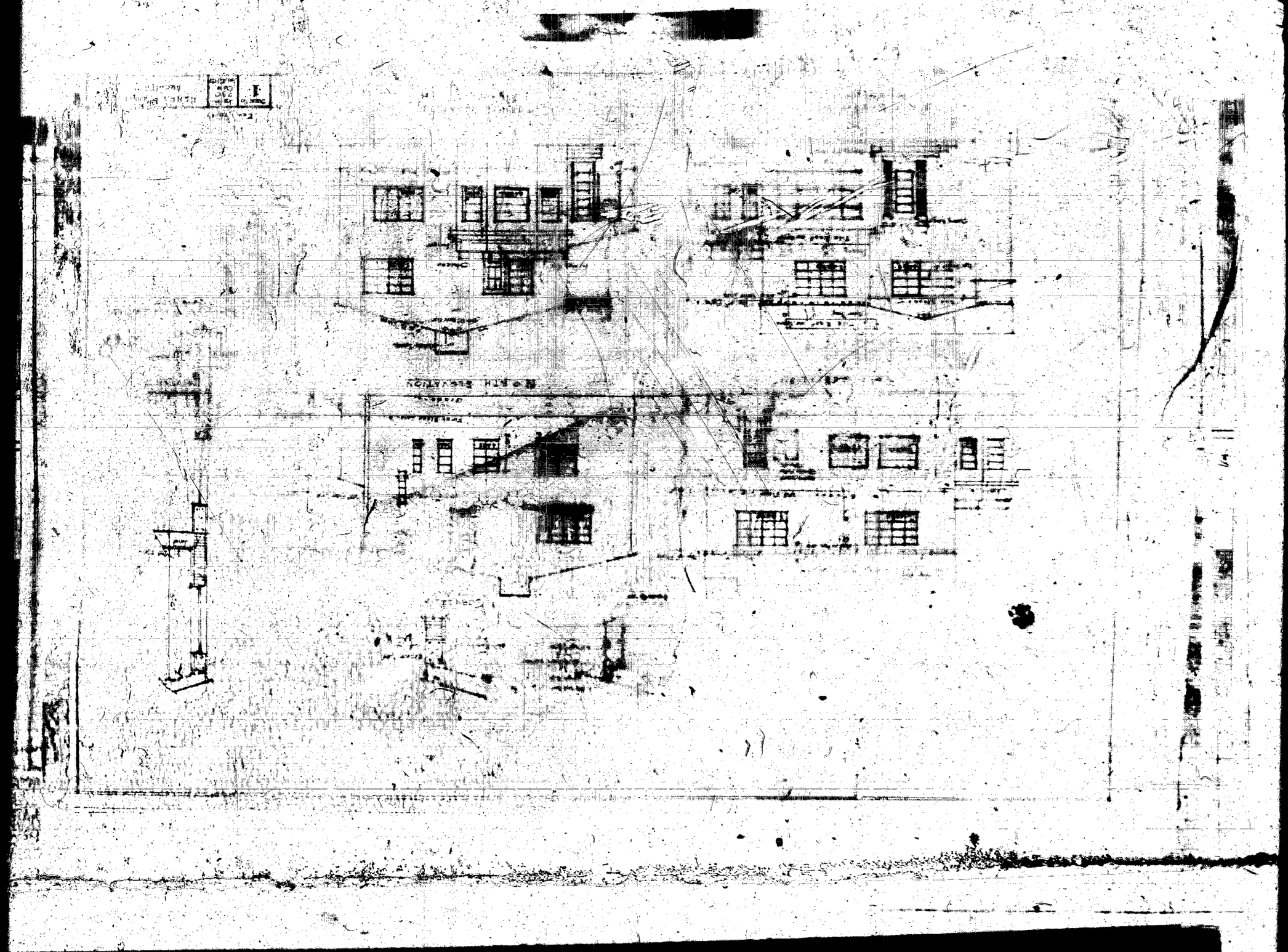


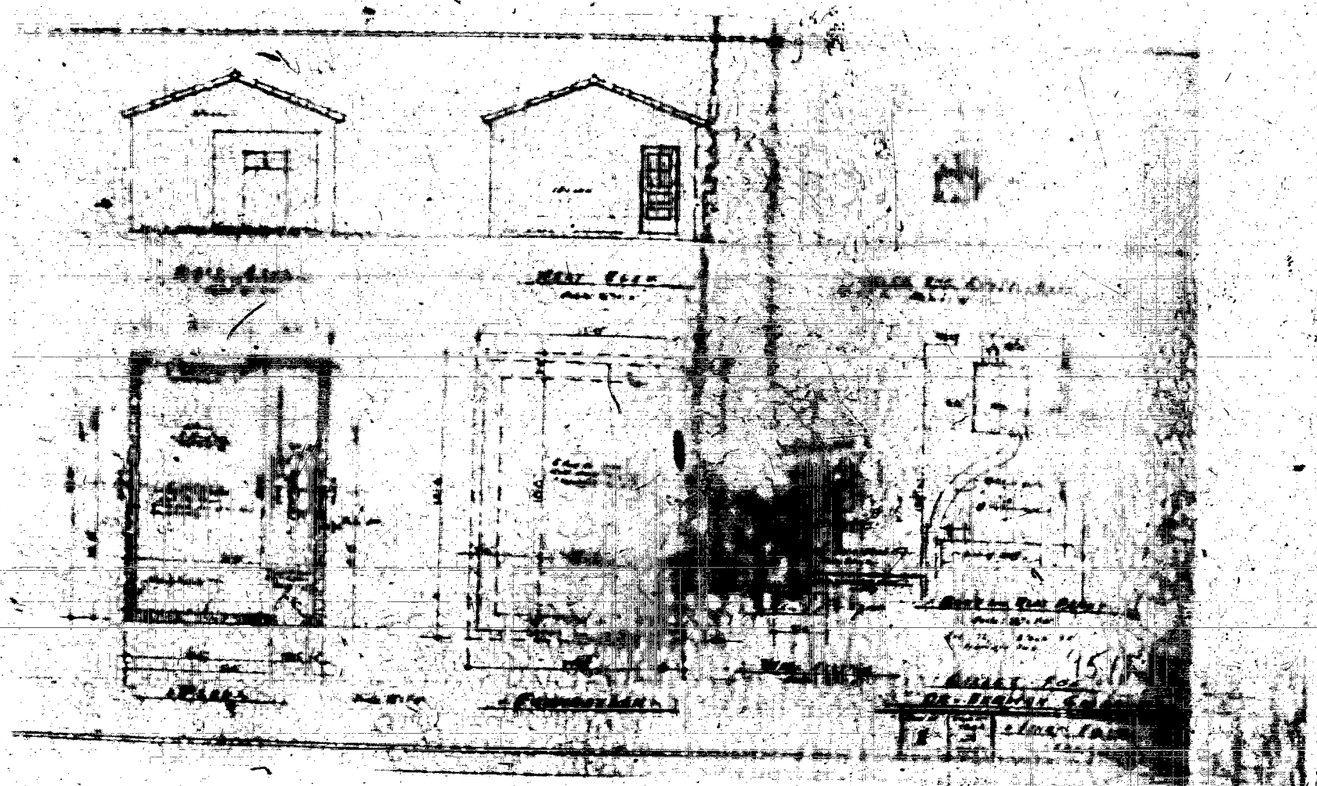


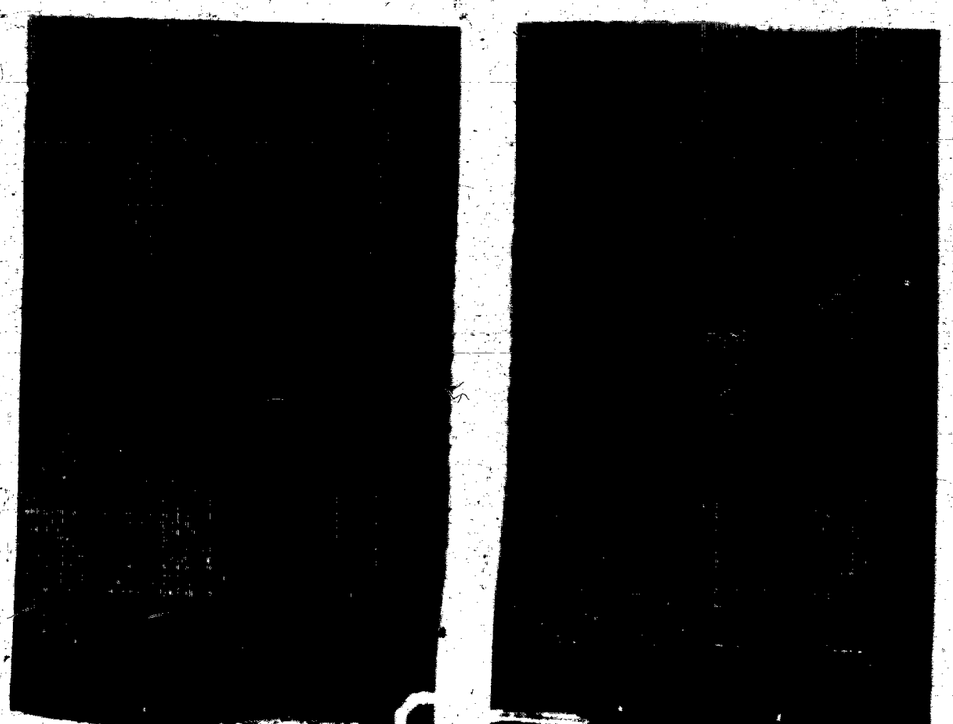


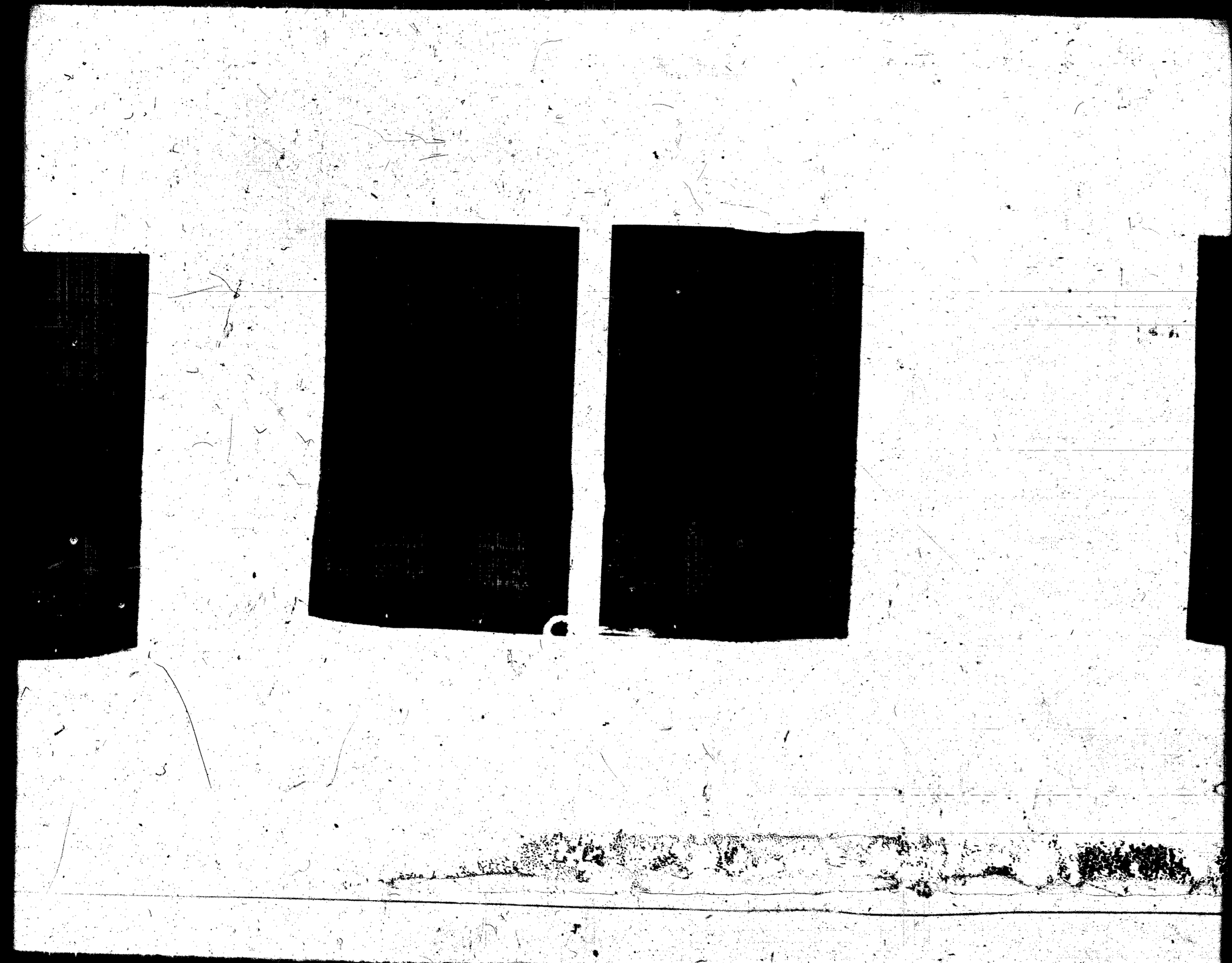
FLOOR & PLOT PLAN

HENRY HOWARD









2409 01
11930

CITY OF MIAMI BEACH
BUILDING DEPARTMENT

APPENDIX 11

1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Phone: (305) 673-7610
Fax: (305) 673-7857

SPECIAL INSPECTOR

DATE: 7.9.01

ATTENTION: Building Official

I, the undersigned, a Professional Engineer X, Registered Architect __, registered in the State of Florida, have been retain by the owners: MICHAEL STOCK of the property located at: 1225 LENOX AVE J.N. SHENGOLD P.E. to perform all the duties of a Special Inspector, as defined in Section 305.3 of the South Florida Building Code.

This office will be responsible to the Building Official of the City of Miami Beach for the inspection of the structural elements of the building, including all excavations, pilings, foundation, all reinforced concrete and structural steel, and will file written weekly reports for the same as to the progress, compliance or non-compliance with the plans and the South Florida Building Code. In the event of non-compliance the Building Official shall be notified immediately so that appropriate action can be taken. The pile logs and all concrete test reports will be submitted to the Building Official within one week after their completion.

All mandatory inspections, as required by the South Florida Building Code, MUST be performed by the City of Miami Beach when the special inspector is hired by the owner. The City building inspections must be called for on ALL MANDATORY inspections. Inspections performed by the special inspector hired by the owner are IN ADDITION to the mandatory inspections performed by the City.

Upon completion of the structure, I will submit to the City of Miami Beach a certificate of compliance with the South Florida Building Code and approved plans.

ENGINEER/ARCHITECT SIGNATURE & SEAL: _____

ENGINEER/ARCHITECT (PRINTED): J.N. SHENGOLD

LICENSE NUMBER: 21181

CONTACT PHONE NUMBER: 305. 378. 1844

BUILDING PERMIT NUMBER: B0104946

OWNER/AGENT SIGNATURE: _____

OWNER/AGENT (PRINTED): MICHAEL STOCK

BUILDING DEPARTMENT, ACCEPTED BY: _____

DATE: 9/27/01

AMERICAN SOCIETY
OF CIVIL ENGINEERS

NATIONAL ACADEMY
OF BUILDING INSPECTION
ENGINEERS

J. N. Sheingold, P.E.

CONSULTING ENGINEER
PROFESSIONAL BUILDING INSPECTION
12420 S.W. 75th AVE. / MIAMI, FLORIDA 33156
TELEPHONE: (305) 378-1244
Established 1976

NATIONAL SOCIETY OF
PROFESSIONAL ENGINEERS

FLORIDA ENGINEERING
SOCIETY

9 July, 2001

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

Att: Building Official

Dear Sir:

We have been retained by the owners of 1225 Lenox Avenue, Miami Beach, to provide special inspector services as defined in section 305.3 of the S.F.B.C. The repairs are to be performed by Robbins Gunite Service under contract to the owner. The repairs will consist of the following:

1. Gunite repair to 120 lineal feet of reinforced concrete tie beam.

1. Remove all loose and spalling concrete using a light chipping hammer.
2. Inspect exposed interior reinforcing steel and replace any steel damaged in excess of 10%. Should laps be required, at least 48 bar diameters or 30 inch minimum is required as per ACI 318-95. Steel is to be 60 Ksi. Concrete cover for steel rebar is to be a minimum of 1.5 inches as per ACI 318-99.7.7
3. Embedment of rebar into existing concrete structures is to be a minimum of 9 inches and Sika 31 Gel epoxy is to be used.
4. Sandblast existing exposed rebar and coat with Armatec 110 or equivalent.
5. Gunite to original dimension.

In progress inspections will be performed and a final inspection report will be forwarded upon completion.

Very truly yours,

J.N. Sheingold, P.E. 21181

AMERICAN SOCIETY
OF CIVIL ENGINEERS

NATIONAL ACADEMY
OF BUILDING INSPECTION
ENGINEERS

J. N. Sheingold, P.E.

CONSULTING ENGINEER
PROFESSIONAL BUILDING INSPECTION
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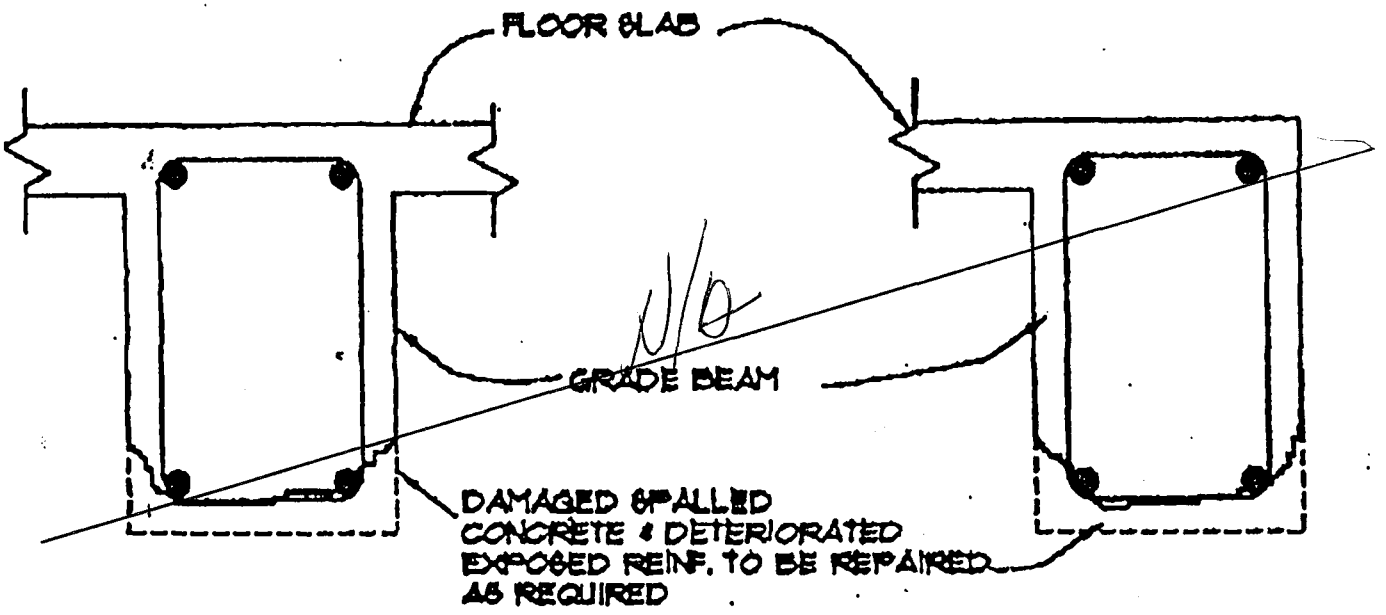
TELEPHONE: (305) 378-1244
Established 1976

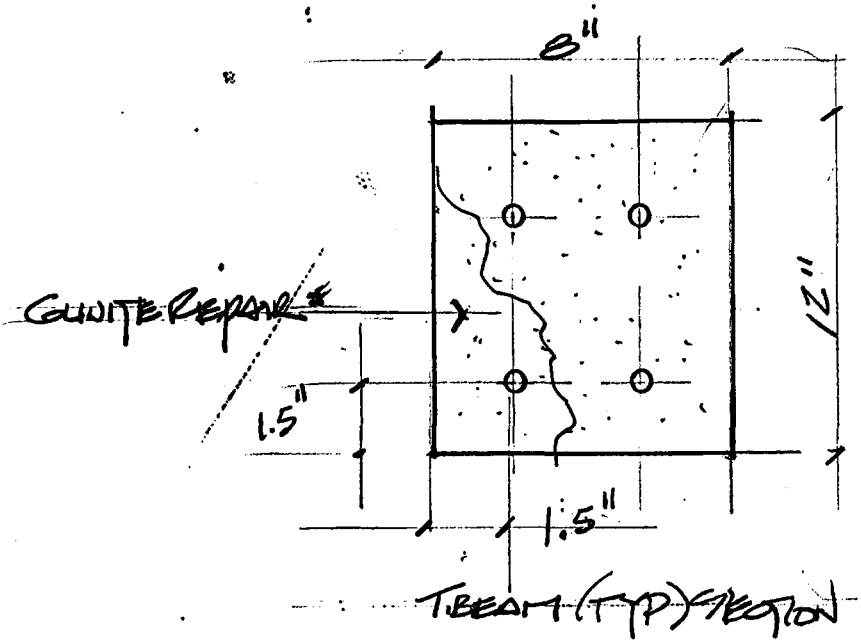
NATIONAL SOCIETY OF
PROFESSIONAL ENGINEERS

FLORIDA ENGINEERING
SOCIETY

EXPOSING AND UNDERCUTTING THE REINFORCING

APPLICABLE TO HORIZONTAL, VERTICAL AND OVERHEAD LOCATIONS





PERMIT #

B0104297.

18

MIAMI-DADE COUNTY, FLORIDA
METRO-DADE FLAGLER BUILDING

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

CONTRACTOR LICENSING SECTION
(305) 375-2227 FAX (305) 375-2228

PRODUCT CONTROL SECTION
(305) 375-2806 FAX (305) 375-2908

PRODUCT CONTROL NOTICE OF ACCEPTANCE

PGT Industries
1070 Technology Drive
Nokomis FL 34275

Your application for Product Approval of: *Series RS 750 Aluminum Horizontal Sliding Window - Impact Resistant* (5/16" Laminated) under Chapter 8 of the Code of Miami-Dade County governing the use of Alternate Materials and Types of Construction, and completely described herein, has been recommended for acceptance by the Miami-Dade County Building Code Compliance Office (BCCO) under the conditions specified herein.

This approval shall not be valid after the expiration date stated below. BCCO reserves the right to require this product or material at anytime from a jobsite or manufacturer's plant for quality control testing. If this product or material fails to perform in the approved manner, BCCO may revoke, modify, or suspend the use of such product or material immediately. BCCO reserves the right to revoke this approval, if it is determined BCCO that this product or material fails to meet the requirements of the South Florida Building Code.

The expense of such testing will be incurred by the manufacturer.

Acceptance No.: 99-0204.03
Expires: 05/20/2002

Raul Rodriguez
Chief Product Control Division

THIS IS THE COVER PAGE OF THIS DOCUMENT. SEE PAGE(S) FOR SPECIFIC AND GENERAL

CITY OF MARATHON
BUILDING CODE COMPLIANCE COMMITTEE

APPROVED FOR PERMIT
This application for Product Approval was reviewed by the Building Code and Product Review Committee and approved for use in Miami-Dade County, Florida under the conditions set forth above.

THE FOLLOWING:

BUILDING:	
ZONING:	
PW/HPB:	
CONCURRENCY:	
PLUMBING:	
ELECTRICAL: 1 of 3	
MECHANICAL:	
FIRE PREVENTION:	
ENGINEERING:	
PUBLIC WORKS:	
STRUCTURAL:	
ACCESSIBILITY:	
ELEVATOR:	

Approved: 05/20/1999

Maurice D. Quintana, R.A.
Director
Miami-Dade County
Building Code Compliance Office

Internet email address: gcodcomp@miamidade.gov Homepage: http://www.co.miami-dade.fl.us/bcco/bccohome.htm

PGT Industries

ACCEPTANCE No.: 99-0204.03
APPROVED : MAY 20 1999
EXPIRES : MAY 20 2002

NOTICE OF ACCEPTANCE: SPECIFIC CONDITIONS

1. **SCOPE**
1.1 This approves an aluminum horizontal sliding window, as described in Section 2 of this Notice of Acceptance, designed to comply with the South Florida Building Code (SFBC), 1994 Edition for Miami-Dade County, for the locations within this pressure requirement, as determined by SFBC Chapter 23, do not exceed the Design Pressure Rating values indicated in the approved drawings.

2. **PRODUCT DESCRIPTION**
2.1 The Series RS 750 Aluminum Horizontal Sliding Window - Impact Resistant and its components shall be constructed in strict compliance with the following documents: Drawing No 4872, titled "Impact Horizontal Sliding Window (XO)" Sheets 1 through 3 of 3 dated 2/16/99, revised on 1/25/99, signed and sealed by Robert L. Clark, P.E., bearing the Miami-Dade County Product Control approval stamp with the Notice of Acceptance number and approval date by the Miami-Dade County Product Control Division. These documents shall hereinafter be referred to as the approved drawings.

3. **LIMITATIONS**
3.1 This approval applies to single unit applications only, as shown in approved drawings.

4. **INSTALLATION**
4.1 The aluminum horizontal sliding window and its components shall be installed in strict compliance with the approved drawings.
4.2 [illegible] protection system.

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

6. **BUILDING PERMIT REQUIREMENTS**
6.1 Applications for building permit shall be accompanied by copies of the following:
6.1.1 This Notice of Acceptance
6.1.2 Duplicate copies of the approved drawings, as identified in Section 2 of this Notice of Acceptance, clearly marked to show the components selected for the proposed installation.
6.1.3 Any other documents required by the Building Official or the South Florida Building Code (SFBC) in order to properly evaluate the installation of this system.

Manuel Perez
Manuel Perez, P.E. Product Control Examiner
Product Control Division

PGT Industries

ACCEPTANCE No.: 99-0204.03
APPROVED : MAY 20 1999
EXPIRES : MAY 20 2002

NOTICE OF ACCEPTANCE: STANDARD CONDITIONS

1. Renewal of this Acceptance (approval) shall be considered after a renewal application has been filed and the original submitted documentation, including test supporting data, engineering documents, are no older than eight (8) years.

2. Any and all approved products shall be permanently labeled with the manufacturer's name, city, state, and the following statement: "Miami-Dade County Product Control Approved", or as specifically stated in the specific conditions of this Acceptance.

3. Renewals of Acceptance will not be considered if:
a) There has been a change in the South Florida Building Code affecting the evaluation of this product and the product is not in compliance with the code changes;
b) The product is no longer the same product (identical) as the one originally approved;
c) If the Acceptance holder has not complied with all the requirements of this acceptance, including the correct installations of the product;
d) The engineer who originally prepared, signed and sealed the required documentation initially submitted is no longer practicing the engineering profession.

4. Any revision or change in the materials, use, and/or manufacture of the product or process shall automatically be cause for termination of this Acceptance, unless prior written approval has been requested (through the filing of a revision application with appropriate fee) and granted by this office.

5. Any of the following shall also be grounds for removal of this Acceptance:
a) [illegible]
b) Misuse of this Acceptance as an endorsement of any product, for sales, advertising or any other purpose.

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

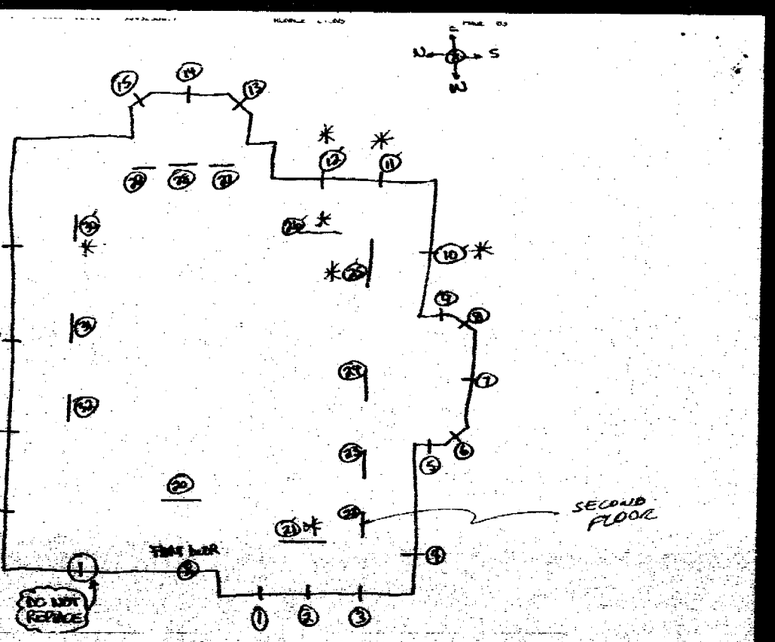
7. A copy of this Acceptance as well as approved drawings and other documents, where it applies, shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at all time. The engineer need not reveal the copies.

8. Failure to comply with any section of this Acceptance shall be cause for termination and removal of Acceptance.

9. This Notice of Acceptance consists of pages 1, 2 and this last page 3.

Manuel Perez, P.E. Product Control Examiner
Product Control Division

END OF THIS ACCEPTANCE

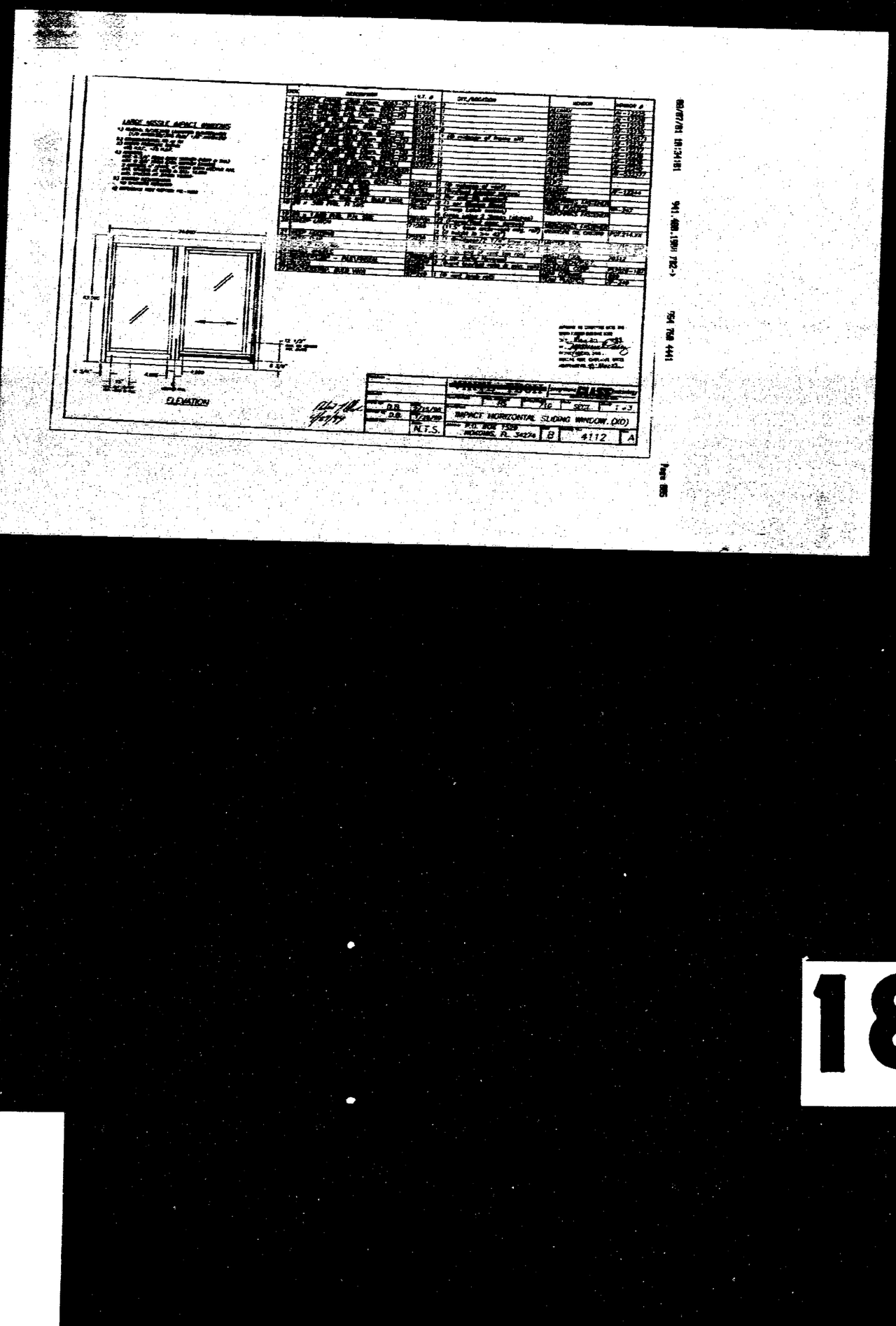


* Egress type window.

Michael Stock
1225 Lenox Ave.
Miami Beach 33139

All units into existing openings.
All units into existing bucks.
Openings 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 24, 25, 26, 27, 29, 30 and 31 to be impact resistant glass.
Openings 19, 23, 28 and 32 no changes being made.

1	15x63	Fixed	17	37x50	Horizontal Roller
2	74x63	Casement	18	19x50	Single Hung
3	15x63	Fixed	19	No Change	
4	37x63	Horizontal Roller	20	37x50	Horizontal Roller
5	19x50	Single Hung	21	74x50	Horizontal Roller
6	74x50	Horizontal Roller	22	37x50	Horizontal Roller
7	74x50	Horizontal Roller	23	No Change	
8	37x50	Horizontal Roller	24	19x38	Single Hung
9	19x50	Single Hung	25	74x50	Horizontal Roller
10	74x50	Horizontal Roller	26	74x59	Horizontal Roller
11	55 ½ x50	Horizontal Roller	27	19 1/8 x52	Single Hung
12	55 ½ x50	Horizontal Roller	28	No Change	
13	37x50	Horizontal Roller	29	19 1/8 x52	Single Hung
14	37x50	Horizontal Roller	30	74x50	Horizontal Roller
15	37x50	Horizontal Roller	31	37x50	Horizontal Roller
16	55 ½ x52	Horizontal Roller	32	No Change	



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08/07/01 10:53:20 981.488.1988-P02-> 954 768 4441 Page: 002

MIAMI-DADE COUNTY, FLORIDA
METRO-DADE FLAGLER BUILDING

BUILDING CODE COMPLIANCE OFFICE
METRO-DADE FLAGLER BUILDING
140 WEST FLAGLER STREET, Eighth floor
Miami, FLORIDA 33130-1563
(305) 375-2901 FAX (305) 375-2908

CONSTRUCTION REGULATION SECTION
(305) 375-2727 FAX (305) 375-2908

CONTRACTOR'S LICENSING AND ENFORCEMENT SECTION
(305) 375-2400 FAX (305) 375-2908

CODE COMPLIANCE SECTION
(305) 375-2901 FAX (305) 375-2908

PRODUCT CONTROL NOTICE OF ACCEPTANCE

PGT Industries
1070 Technology Drive
Nokomis, FL 34275

Your application for Notice of Acceptance (NOA) of:
Series C-700 Outswing Aluminum Casement Window – Impact Resistant
under Chapter 8 of the Code of Miami-Dade County governing the use of Alternate Materials and Types of Construction, and consistently described herein, has been recommended for acceptance by the Miami-Dade County Building Code Compliance Office (BCCO) under the conditions specified herein.

This NOA shall not be valid after the expiration date stated below. BCCO reserves the right to revoke this product or material at any time from a jobsite or manufacturer's plant for quality control testing. If this product or material fails to perform in the approved manner, BCCO may revoke, modify, or suspend the use of such product or material immediately. BCCO reserves the right to revoke this approval, if it is determined by BCCO that this product or material fails to meet the requirements of the South Florida Building Code.

The expense of such testing will be incurred by the manufacturer.

ACCEPTANCE NO.: 98-0501.01
EXPIRES: 01/28/2002

Raul Rodriguez
Chief Product Control Division

THIS IS TO CERTIFY THAT THE COMPONENTS AS DESCRIBED HEREIN COMPLY WITH THE MIAMI-DADE COUNTY AND GENERAL BUILDING CODE & PRODUCT REGULATIONS.

RECEIVED
AUG 07 2001
CITY OF MIAMI BEACH
BUILDING DEPARTMENT

This application for Product Approval has been reviewed by the BCCO and approved by the Building Code and Product Review Committee of the board for Miami-Dade County, Florida under the conditions set forth above.

APPROVED: DEC 0 7 2001

THE FOLLOWING SIGNATURES ARE NOT REQUIRED FOR PERMITTING PURPOSES

BUILDING
ZONING
STRUCTURAL
MECHANICAL
ELECTRICAL
PLUMBING
ENERGY
ROOFING

Miami-Dade County
Building Code Compliance Office

08/07/01 10:53:54 981.488.1988-P02-> 954 768 4441 Page: 003

PGT Industries

ACCEPTANCE No.: 98-0501.01
APPROVED : DEC 0 7 2001
EXPIRES : January 28, 2002

NOTICE OF ACCEPTANCE: SPECIFIC CONDITIONS

1. **SCOPE**
1.1 This product Notice of Acceptance No. 98-0501.01, which was issued on January 28, 1999 is revised as shown on the attached sheets, as described in Section 2 of this Notice of Acceptance, designed to comply with the South Florida Building Code, 1994 Edition for Miami-Dade County, for the locations where the pressure requirements, as determined by SFBC Chapter 23, do not exceed the Design Pressure Rating values indicated in the approved drawings.

2. **PRODUCT DESCRIPTION**
2.1 The Series C-700 Outswing Aluminum Casement Window – Impact Resistant and its components shall be constructed in strict compliance with the following documents: Drawing No. 539, Sheets 1 through 4 of 4, dated February 13, 1998, with revision C dated 2/17/99, prepared by Vinyl Technic/Impressive Glass Technology, signed and sealed by Robert L. Clark, P.E., bearing the Miami-Dade County Product Control Approval stamp with the Notice of Acceptance number and approval date by the Miami-Dade County Product Control Division. These documents shall hereinafter be referred to as the approved drawings.

3. **LIMITATIONS**
3.1 This approval applies to single unit applications only, as shown in approved drawings.

4. **INSTALLATION**
4.1 The aluminum casement window and its components shall be installed in strict compliance with the approved drawings.
4.2 The installation of this product will not require a hurricane protection system.

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

6. **BUILDING PERMIT REQUIREMENTS**
6.1 Application for building permit shall be accompanied by copies of the following:
6.1.1 This Notice of Acceptance.
6.1.2 Duplicate copies of the approved drawings, as identified in Section 2 of this Notice of Acceptance, clearly marked as to show the details selected for the proposed installation.
6.1.3 Any other documents required by the Building Official or the South Florida Building Code (SFBC) in order to properly evaluate the installation of this system.

Manuel Perez, P.E., Product Control Division
Product Control Division

2

08/07/01 10:54:21 981.488.1988-P02-> 954 768 4441 Page: 004

PGT Industries

ACCEPTANCE No.: 98-0501.01
APPROVED : DEC 0 7 2001
EXPIRES : January 28, 2002

NOTICE OF ACCEPTANCE: STANDARD CONDITIONS

1. Renewal of this Acceptance (approval) shall be considered after a renewal application has been filed and the original submitted document, including test supporting data, engineering documents, not no older than eight (8) years.

2. Any and all approved products shall be permanently labeled with the manufacturer's name, city, state, and the following statement: "Miami-Dade County Product Control Approved", or as specifically stated in the specific conditions of this Acceptance.

3. Renewals of Acceptance will not be considered if:
a. There has been a change in the South Florida Building Code affecting the evaluation of this product and the product is not in compliance with the code changes.
b. The product is no longer the same product (identical) as the one originally approved.
c. If the Acceptance holder has not complied with all the requirements of this acceptance, including the correct installation of the product.
d. The engineer who originally prepared, signed and sealed the required documentation initially submitted, is no longer practicing the engineering profession.

4. Any revision or change in the materials, use, and/or manufacture of the product or process shall automatically be cause for termination of this Acceptance, unless prior written approval has been requested (through the filing of a revision application with appropriate fee) and granted by this office.

5. This Acceptance may be revoked for any of the following reasons:
a. Unsatisfactory performance of this product or process.
b. Misuse of this Acceptance as an endorsement of any product, for sales, advertising or any other purposes.

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

7. A copy of this Acceptance as well as approved drawings and other documents, where it applies, shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at all time. The engineer need not re-seal the copies.

8. Failure to comply with any section of this Acceptance shall be cause for termination and removal of Acceptance.

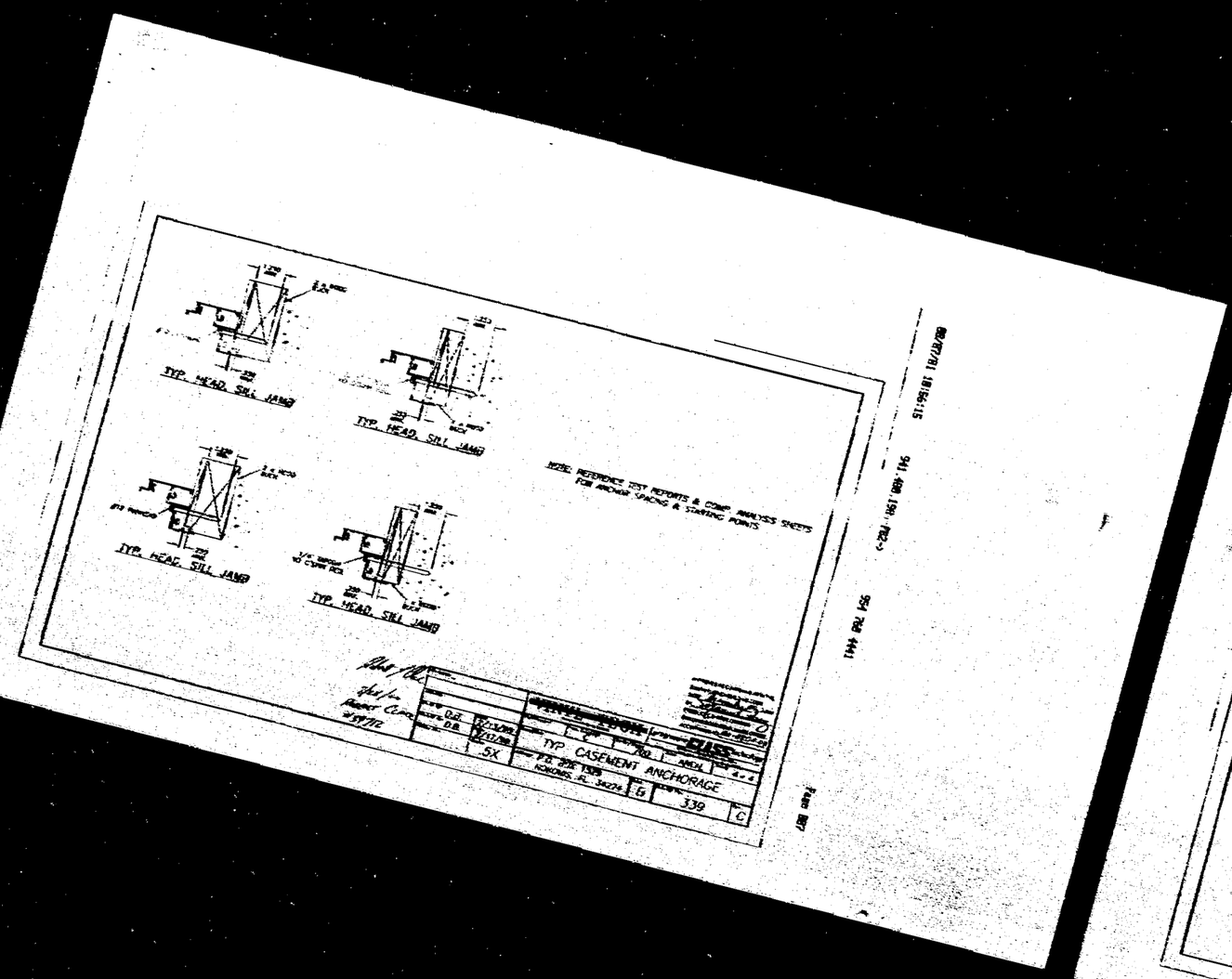
9. This Notice of Acceptance consists of pages 1, 2 and this last page 3.

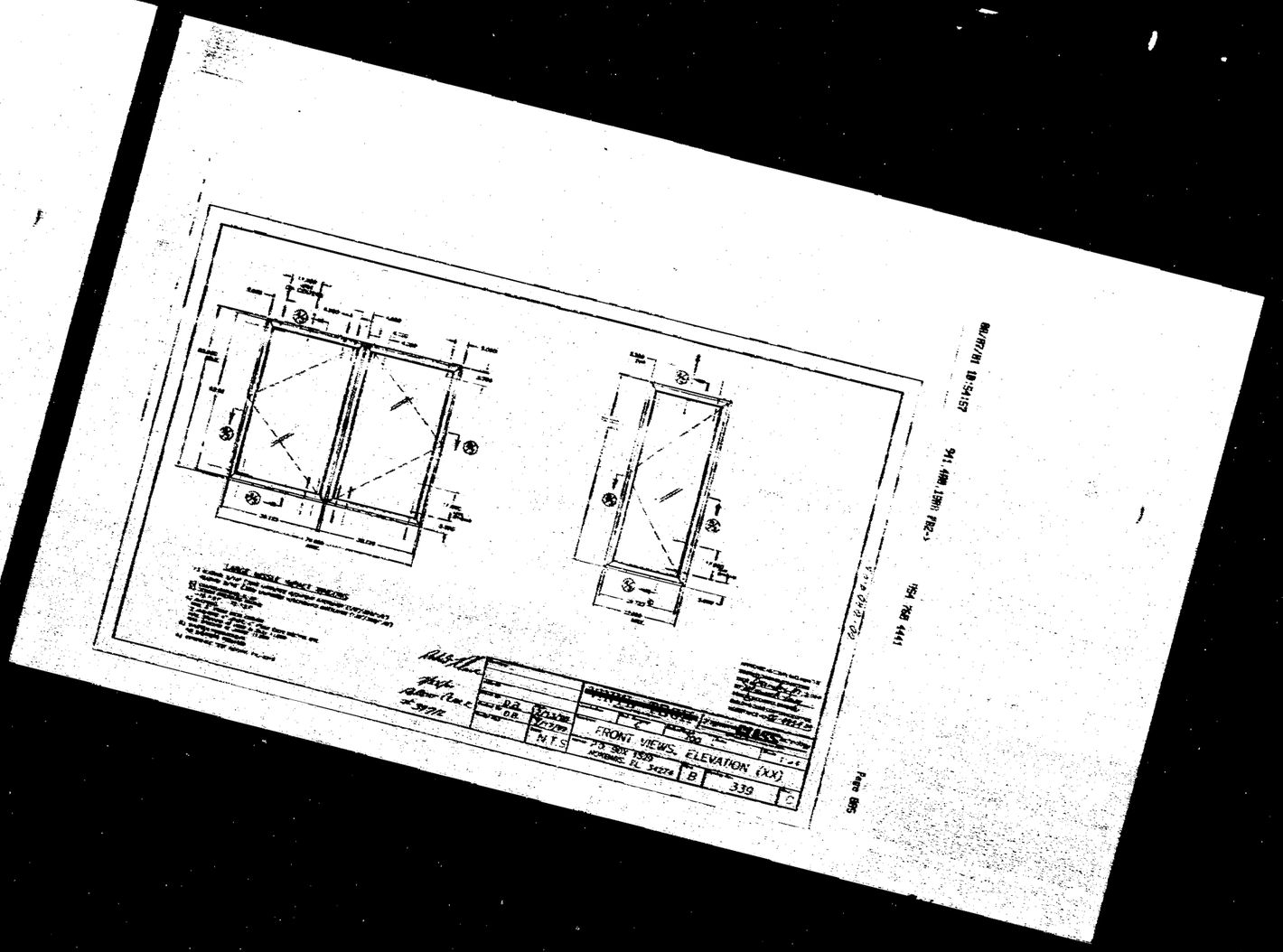
END OF THIS ACCEPTANCE

Manuel Perez, P.E., Product Control Division
Product Control Division

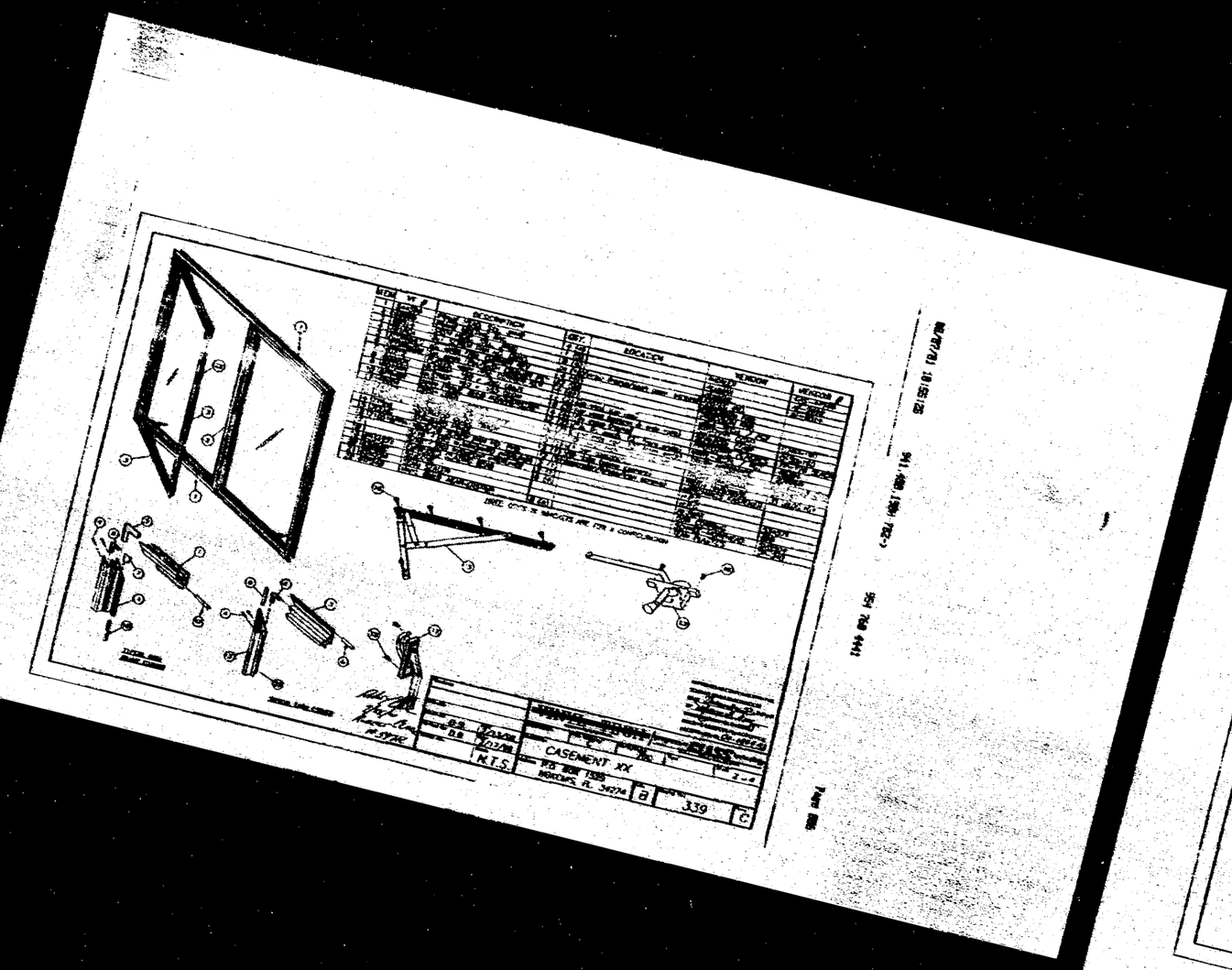
3

18


TYP. HEAD, SILL JAMB
TYP. HEAD, SILL JAMB
TYP. HEAD, SILL JAMB
TYP. HEAD, SILL JAMB
NOTE: REFERENCE TEST REPORTS & CORE ANALYSIS SHEETS FOR ANCHOR SPACING & STARTING POINTS
TYP. CASEMENT ANCHORAGE
339


FRONT VIEWS. ELEVATION (XX)
339

18


CASEMENT XX
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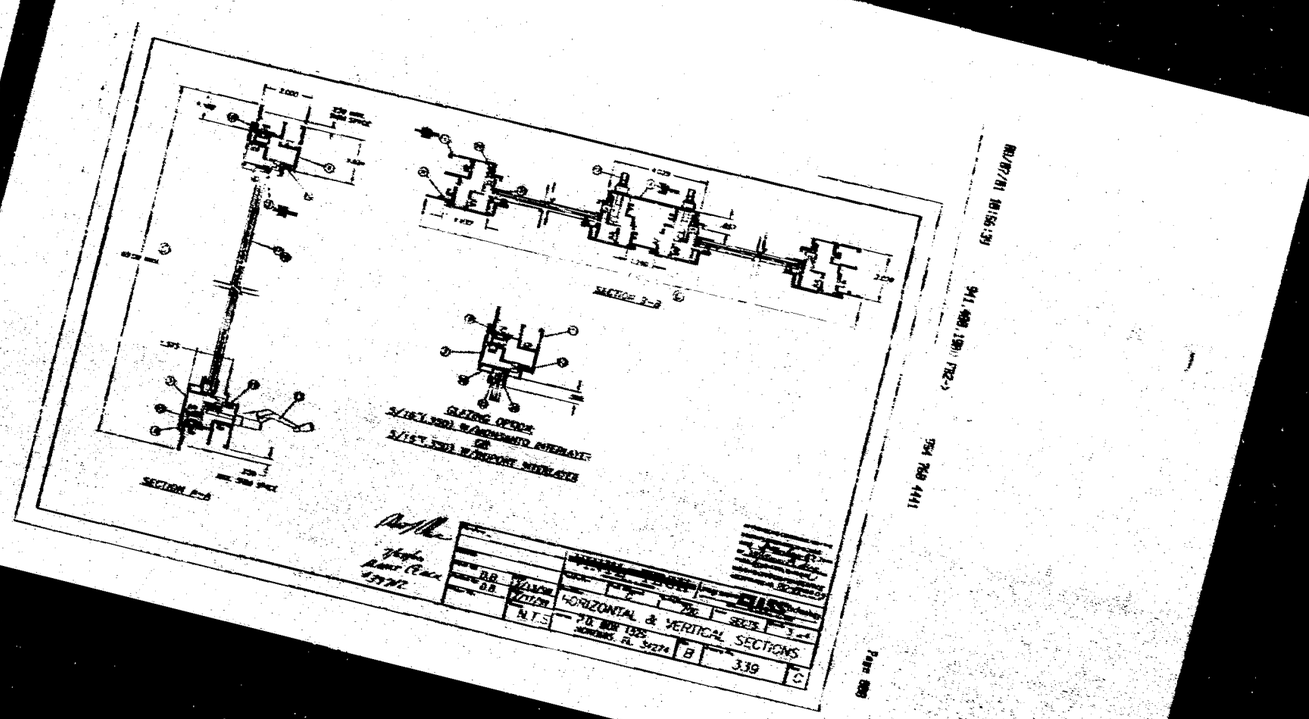
339


SLIDING OPTION
HORIZONTAL & VERTICAL SECTIONS
N.T.S.
339

MIAMI-DADE COUNTY, FLORIDA
140 WEST FLAGLER BUILDING

BUILDING CODE COMPLIANCE OFFICE
140 WEST FLAGLER ST., SUITE 1103
MIAMI, FLORIDA 33130-1561
(305) 375-2901 FAX (305) 375-2908

CONTRACTOR LICENSING SECTION
(305) 375-2451 FAX (305) 375-2452

CODE COMPLIANCE ENFORCEMENT SECTION
(305) 375-2501 FAX (305) 375-2908

PRODUCT CONTROL DIVISION
(305) 375-2901 FAX (305) 375-2908

PRODUCT CONTROL NOTICE OF ACCEPTANCE

PGT Industries
1070 Technology Drive
North Venice, FL 34275

Your application for Product Approval of
Series "PW 701 Aluminum Fixed Window - Impact Resistant" (the "Product")

is hereby granted a Notice of Acceptance (NOA) as a Class I Alternate Material and Types of Construction and is hereby described herein and recommended for acceptance by the Miami-Dade County Building Code Compliance Office (BCCO) under the conditions specified herein.

This approval shall not be valid if at any time the data or tests submitted by the applicant, upon which the approval is based, are found by the BCCO to be false or misleading in any material respect. In addition, the BCCO reserves the right to revoke this approval if, in its opinion, any material change, omission, or deviation from the specifications and conditions of this approval adversely affects the performance of the Product. The BCCO reserves the right to withdraw this approval if any false statements are made by the applicant in connection with this approval. In addition, the BCCO reserves the right to revoke this approval, if in its opinion, the Product or material manufactured or sold by the applicant fails to meet the requirements of the South Florida Building Code.

This approval shall not be valid if any of the following occur: (a) the Product is sold, offered for sale, or distributed for use in Miami-Dade County, Florida, by a company, corporation, or individual other than the approved applicant listed above, without written authorization from the BCCO; (b) the Product is manufactured at a location other than the approved location listed above, without written authorization from the BCCO; (c) the Product fails to pass any quality control testing requirements of the Building Code; (d) the Product fails to pass any subsequent field inspection for any reason; (e) any of the information contained in the referenced documents and/or listed on the referenced drawings is found to be false or misleading; (f) the Product is manufactured by a quality control agency that is not approved by the BCCO; (g) the Product is not labeled as required by this approval; or (h) the Product is not installed in accordance with the Florida Building Code and the manufacturer's installation instructions.

This approval shall be void if the listed Product is not manufactured, labeled, and installed in accordance with the Florida Building Code and the manufacturer's installation instructions.

Acceptance No.: 98-0218.01
Expires: 05/20/2002

Ram Rodriguez
Chief Product Control Division

OFFICE COPY
CITY OF MIAMI BEACH

THIS IS THE COVERSHEET FOR THE ATTACHED DOCUMENT FOR SPECIFIC AND GENERAL CONDITIONS.

BUILDING CODE COMPLIANCE COMMITTEE

APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING:	
ZONING:	
DRAWS:	
CONCURRENCY:	
PLUMBING:	
ELECTRICAL:	
MECHANICAL:	
FIRE PREVENTION:	
ENGINEERING:	
PUBLIC WORKS:	
STRUCTURAL:	
ACCESSIBILITY:	
ELEVATOR:	

Miami-Dade County Product Control Division's Web Page: www.buildingcodeinfo.com

PGT Industries

ACCEPTANCE No.: 98-0218.01
APPROVED: MAY 21 1998
EXPIRES: MAY 20 2002

NOTICE OF ACCEPTANCE: SPECIFIC CONDITIONS

1. SCOPE
1.1 This approves an aluminum fixed window, as described in Section 2 of this Notice of Acceptance, designed to comply with the South Florida Building Code (SFBC), 1994 Edition, for Miami-Dade County. For the Design Pressure rating required by the SFBC, see drawing no. 4214, sheet 1 of 1, not exceed the Design Pressure Rating indicated on the approved drawings.

2. PRODUCT DESCRIPTION
2.1 The Series PW 701 Aluminum Fixed Window - Impact Resistant shall be manufactured and constructed in strict compliance with the following documents: Drawing No. 4214, titled "Impact Picture Window (OX)" Sheet 1 through 1 of 1 dated 2/19/98, revised on 1/29/98, signed and sealed by Robert L. Clark, P.E., bearing the Miami-Dade County Product Control approval stamp with this Notice of Acceptance number and approval date by the Miami-Dade County Product Control Division. These documents shall hereinafter be referred to as the approved drawings.

3. LIMITATIONS
3.1 This approval applies to single unit applications only, as shown on approved drawings.

4. INSTALLATION
4.1 This aluminum fixed window and its components shall be installed in strict compliance with the approved drawings.
4.2 Hurricane protection system (shutters) the installation of this unit will not require a hurricane protection system.

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

6. BUILDING PERMIT REQUIREMENTS
6.1 Application for building permit shall be accompanied by the following documents:
6.1.1 This Notice of Acceptance.
6.1.2 The Contractor's Certificate of Competency or State certificate of competency of the licensee responsible for the installation.
6.1.3 Power of attorney or proof of authorization for the applicant to act on behalf of the approved

Product Control Division

Page 2 of 3

PGT Industries

ACCEPTANCE No.: 98-0218.01
APPROVED: MAY 21 1998
EXPIRES: MAY 20 2002

NOTICE OF ACCEPTANCE: STANDARD CONDITIONS

7. Limitations of Use: Acceptance is limited to products described above and does not imply acceptance of any system in which they are installed. Authorization is restricted to the use of the product in such a manner as not to exceed the limitations of the Florida Building Code and the limitations imposed by this Acceptance.

8. Manufacture of products shall be in accordance with the approved quality control manual. Any change in the quality control program or any of the conditions of this Acceptance must be reported in writing to the Miami-Dade County Product Control Division within 30 days of the change.

9. Removal of Acceptance may occur if:
a) Failure to report a change in the Florida Building Code affecting the evaluation of this product or if the product is not in compliance with the code changes;
b) The product is no longer the same as that submitted as the one originally approved;
c) The Acceptance holder has not complied with all the requirements of the code at the time of issuance or renewal of the product;
d) Any condition of the original approval is not satisfied or has required documentation is no longer provided.

10. Any revision or change in the materials, use, and/or manufacture of the product or process shall automatically be cause for termination of this Acceptance, unless prior written approval has been registered through the filing of a revision application with appropriate fee and granted by this office.

11. Any of the following shall also be grounds for removal of this Acceptance:
a) Unauthorized use of the Miami-Dade County Product Control approval stamp;
b) Misuse of this Acceptance or any other violation of this part hereof, whether willful or for any other purpose.

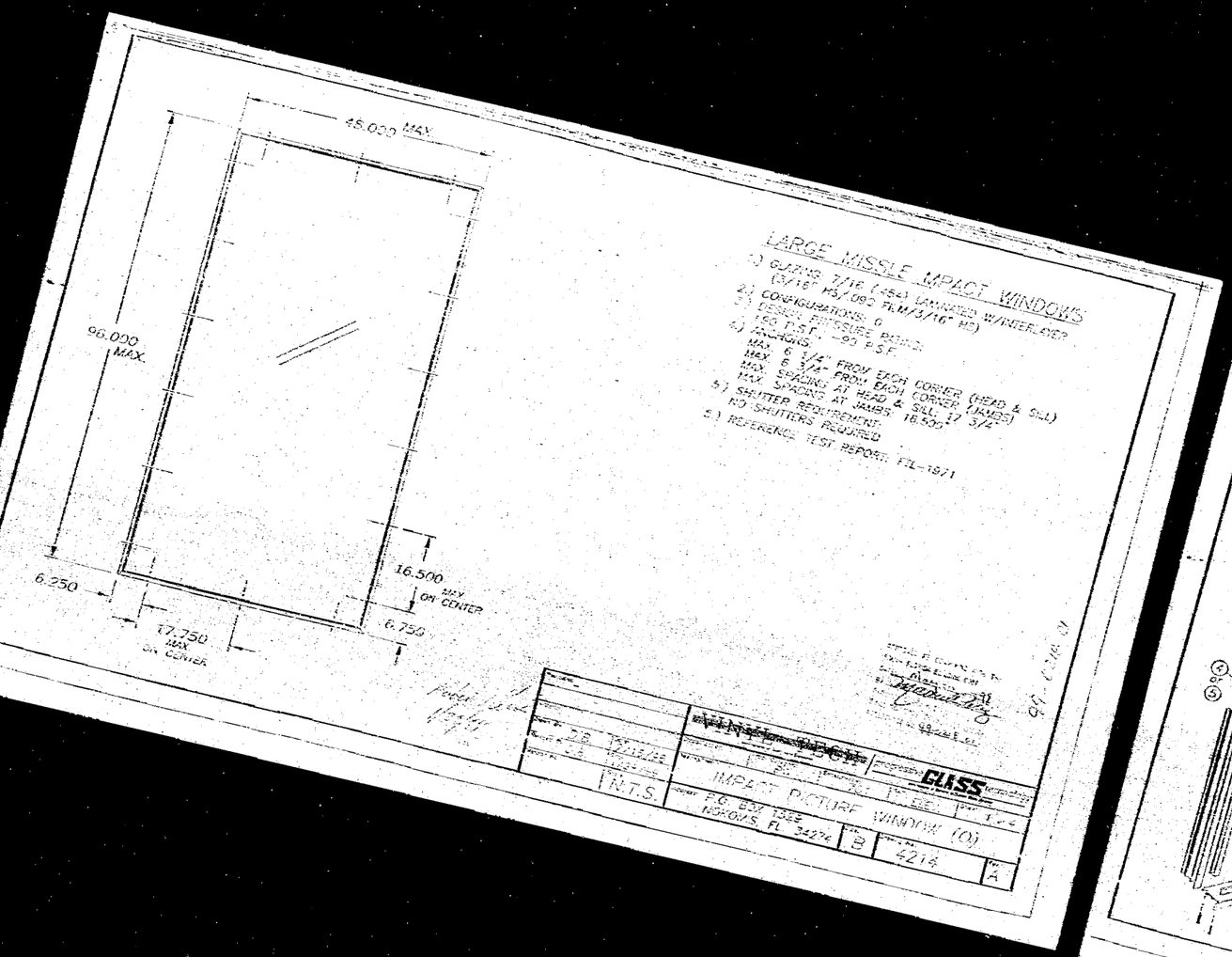
12. This Notice of Acceptance number to be used by the words Miami-Dade County, Florida, and followed by their expiration date, or the duplicate or any wording likewise, if any portion of the text of this Notice is displayed in the sale or use of the product.

END OF THIS ACCEPTANCE

Product Control Division

Page 3 of 3

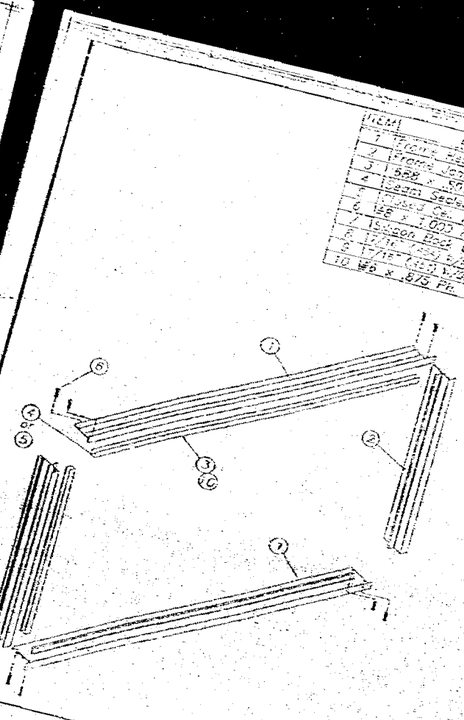
18



LARGE MISSILE IMPACT WINDOWS

1) GLAZING: 7/16" (4&4) LAMINATED W/INTERLAYER (3/16" HS/090 SLM/3/16" HS)
2) CONFIGURATIONS: O
3) DESIGN PRESSURE: POSITIVE & NEGATIVE
   TEC T.S.T. -93 PSF
4) ANCHORING:
   MAX. 6" FROM EACH CORNER (HEAD & SILL)
   MAX. 6 1/4" FROM EACH CORNER (JAMBS)
   MAX. SPACING AT HEAD & SILL: 17 3/4"
   MAX. SPACING AT JAMBS: 16.500"
5) SHUTTER REQUIREMENT:
   NO SHUTTERS REQUIRED
6) REFERENCE TEST REPORT: FTL-1871

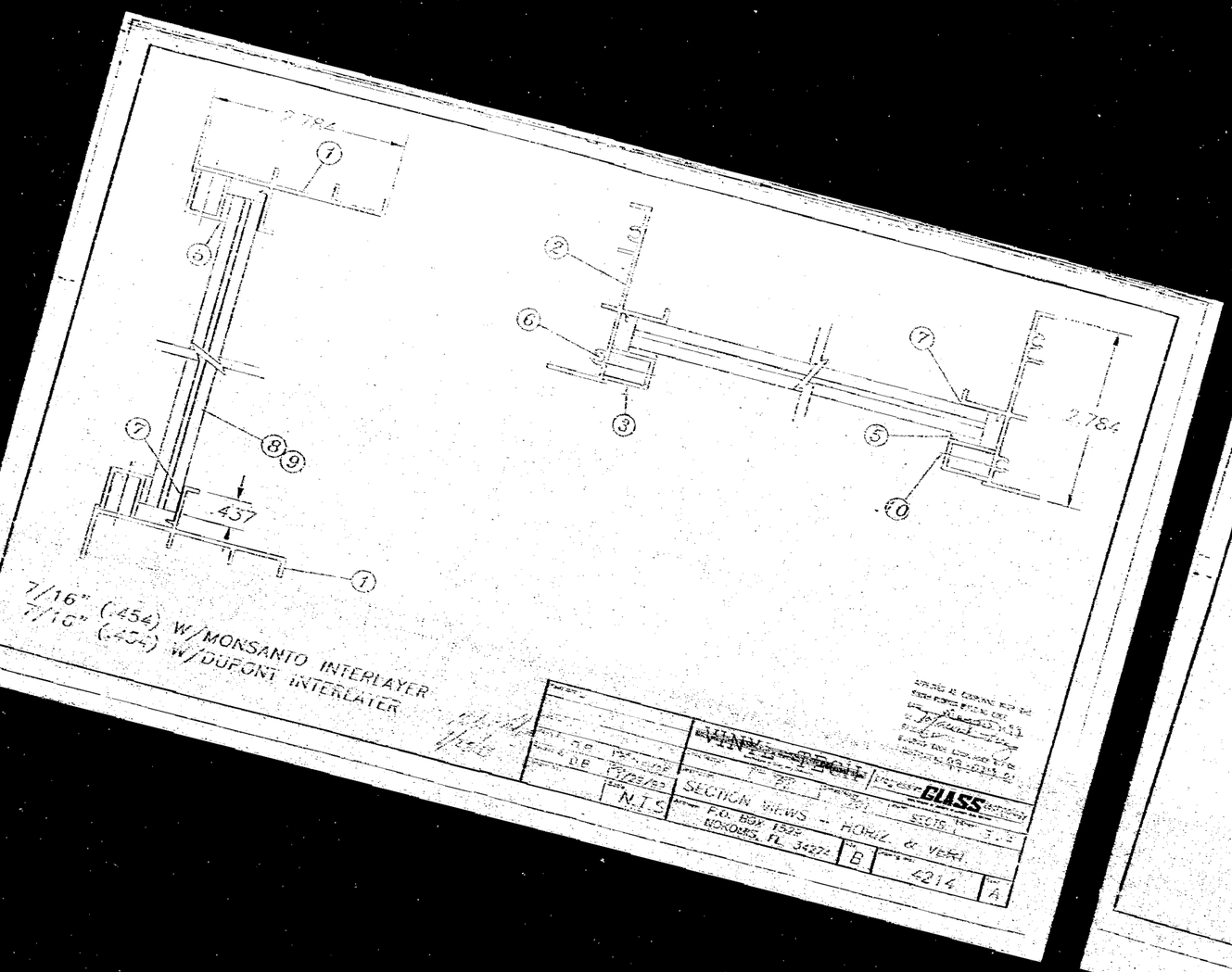
		GLASS	
DR. P.B.	TECHNICIAN	IMPACT PICTURE WINDOW (O)	
CH. P.B.	TECHNICIAN	P.O. BOX 1565 NOKOMIS, FL 34274	B 4214 A
N.T.S.			

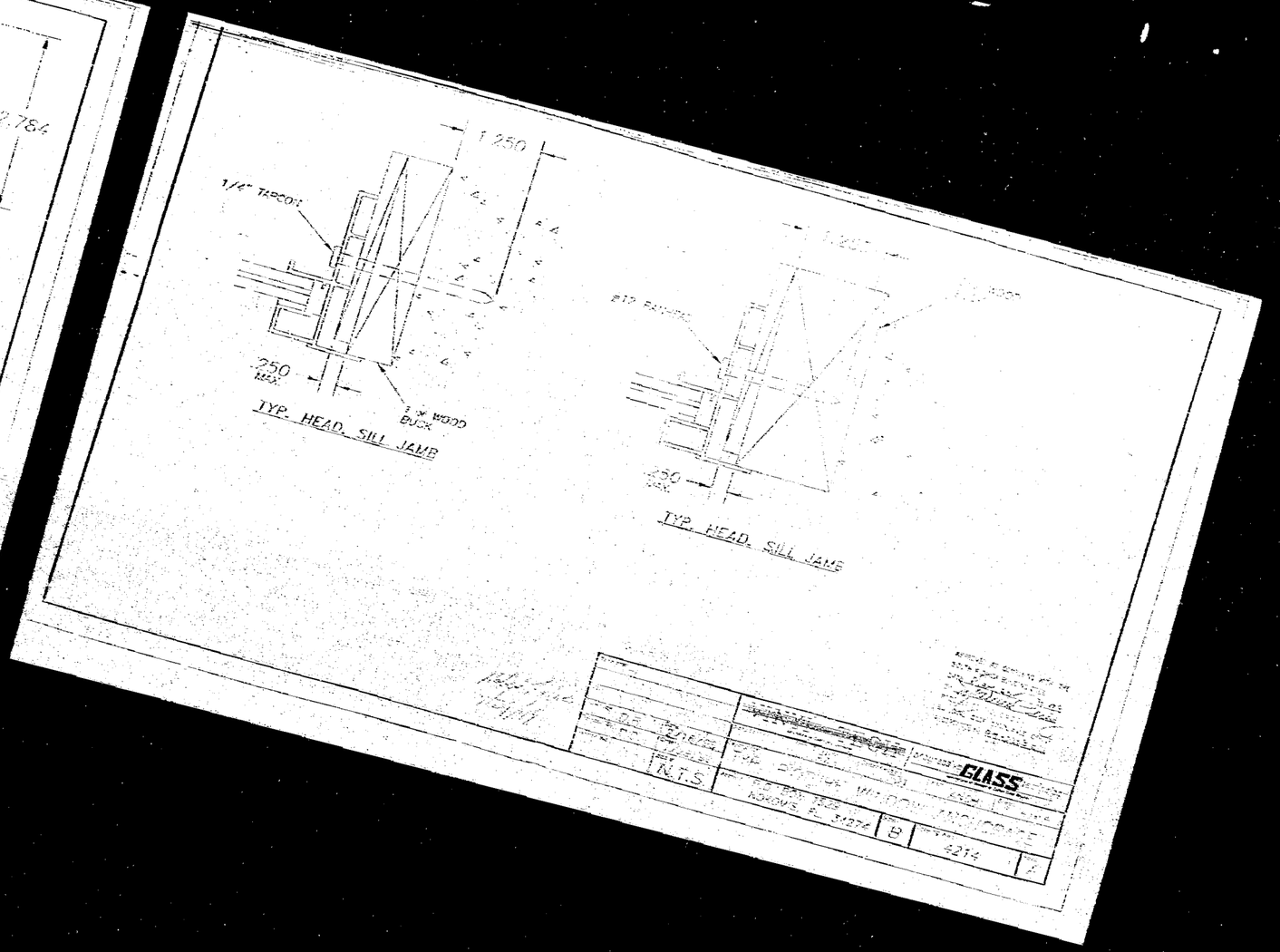


ITEM	DESCRIPTION	QTY/LOCATION
1	1"x2" Head & Sill	2 (Head & Sill)
2	1"x2" Jamb	2 (Jambs)
3	568 - 600 Channel Seal	2 (Jambs)
4	1"x2" Head & Sill Seal	2 (Head & Sill)
5	166 - 1.000 Fin. Seal	2 (Jambs)
6	10-500 x 1.000 Fl. Hd. Screw	2 (Jambs)
7	10-500 x 1.000 Fl. Hd. Screw	2 (Head & Sill)
8	7/16" Head & Sill Glazing Bead	2 (Head & Sill)
9	7/16" Jamb Glazing Bead	2 (Jambs)
10	#8 x 5/8 Fin. Fl. Self-Tap	Place Screws 2 1/2" from end and then every 8"

		GLASS	
DR. P.B.	TECHNICIAN	IMPACT PICTURE WINDOW (O)	
CH. P.B.	TECHNICIAN	P.O. BOX 1565 NOKOMIS, FL 34274	B 4214 A
N.T.S.			

18


7.784
457
2.784
7/16" (.454) W/MONSANTO INTERLAYER
7/16" (.454) W/DUPONT INTERLAYER
VINYL SPEC
SECTION VIEWS - HORIZ. & VERT.
P.O. BOX 1525
BONONS, FL. 34274
4214
N.T.S
GLASS


1.250
1/4" TEMCOR
.250
MIN
1" W WOOD BUCK
TYP. HEAD, SILL JAMB
.250
MIN
TYP. HEAD, SILL JAMB
N.T.S
GLASS

MIAMI-DADE COUNTY, FLORIDA
METRO-DADE PLAZA/EE BUILDING
BUILDING CODE COMPLIANCE OFFICE
METRO-DADE PLAZA/EE BUILDING
140 WEST FLAGLER STREET, SUITE 1603
MIAMI, FLORIDA 33130-1563
(305) 375-2901 FAX (305) 375-2908

CONTRACTOR LICENSING SECTION
(305) 375-1527 FAX (305) 375-2908

CONTRACTOR ENFORCEMENT SECTION
(305) 375-2901 FAX (305) 375-2908

PRODUCT CONTROL DIVISION
(305) 375-2901 FAX (305) 375-2908

PRODUCT CONTROL NOTICE OF ACCEPTANCE

Vinyl Tech/Progressive Glass Technology
1070 Technology Drive
Nokomis FL 34275

Your application for Product Approval of:
Series SH-701 Aluminum Single Hung Window-Impact Resistant
under Chapter 8 of the Metropolitan Dade County Code governing the use of Alternate Materials and Types of Construction, and completely described in the plans, specifications and calculations as submitted by:
Applicant , along with Drawing No. 4040, sheets 1 thru 4 of 4.
has been recommended for acceptance by the Building Code Compliance office to be used in Dade County, Florida under the specific conditions set forth on pages 2 et. seq. and the Standard Conditions on page 3.

This approval shall not be valid after the expiration date stated below. The Office of Code Compliance reserves the right to re-test this product or material at anytime from a jobsite or manufacturer's plant for quality control testing. If this product or material fails to perform in the approved manner, the Code Compliance Office may revoke, modify, or suspend the use of such product or material immediately. The applicant shall re-evaluate this product or material should any amendments to the South Florida Building Code be enacted affecting this product or material. The Building Code Compliance Office reserves the right to revoke this approval, if it is determined by the Building Code Compliance Office that this product or material fails to meet the intent of the South Florida Building Code. The expense of such testing will be incurred by the applicant.

Acceptance No.: 98-0273.01
Expires: 10/22/01

OFFICE COPY
CITY OF MIAMI BEACH

Raul Rodriguez
Product Control Supervisor

THIS IS THE COVER PAGE TO THE ATTACHED PAGES FOR SPECIFIC AND GENERAL

APPROVED FOR PERMIT BY
THE BOARD OF EXAMINERS AND APPEALS COMMITTEE

This application for Product Approval has been reviewed by the Metropolitan Dade County Building Code Compliance Department and approved by the Board of Examiners and Appeals Committee to be used in Dade County, Florida under the conditions set forth above.

CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

Director
Building Code Compliance Dept.
Metropolitan Dade County

Approved: 10/22/98

Vinyl Tech/Progressive Glass Technology

ACCEPTANCE No.: 98-0273.01
APPROVED: OCT 2 7 1998
EXPIRES: OCT 2 2 2001

NOTICE OF ACCEPTANCE: SPECIFIC CONDITIONS

1. **SCOPE**
This approves an aluminum single hung window, as described in Section 2 of this Notice of Acceptance, designed to comply with the South Florida Building Code, 1996 Edition for Miami-Dade County, for the locations where the pressure requirements, as determined by SFBC Chapter 23, do not exceed the Design Pressure Rating values indicated on the approved drawings.

2. **PRODUCT DESCRIPTION**
The Series SH-701 Aluminum Single Hung Window—Impact and its components shall be constructed in strict compliance with the following document: Drawing No. 4040, titled "SH-701 Aluminum Single Hung Window" Sheets 1 thru 4 of 4, prepared by manufacturer, dated 2/9/98 and revised on 08-18-98, signed and sealed by Robert L. Clark, P.E., bearing the Miami-Dade County Product Control Approval stamp with the Notice of Acceptance number and approval date by the Miami-Dade County Product Control Division. These documents shall hereinafter be referred to as the approved drawings.

3. **LIMITATIONS**
3.1 This approval applies to single unit applications only, as shown in approved drawings.

4. **INSTALLATION**
4.1 The aluminum single hung window and its components shall be installed in strict compliance with the approved drawings.
4.2 The installation of this product will not maintain a hurricane protection system.

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

6. **BUILDING PERMIT REQUIREMENTS**
6.1 Application for building permit shall be accompanied by copies of the following:
6.1.1 This Notice of Acceptance.
6.1.2 Duplicate copies of the approved drawings, as identified in Section 2 of this Notice of Acceptance, clearly marked to show the components intended for the proposed installation.
6.1.3 Any other documents required by the Building Official or the South Florida Building Code (SFBC) in order to properly evaluate the installation of this system.

Ishaq I. Chanda
Ishaq I. Chanda, P.E., Product Control Examiner
Product Control Division

Vinyl Tech/Progressive Glass Technology

ACCEPTANCE No.: 98-0273.01
APPROVED: OCT 2 7 1998
EXPIRES: OCT 2 2 2001

NOTICE OF ACCEPTANCE: STANDARD CONDITIONS

1. Renewal of this Acceptance (approval) shall be considered after a renewal application has been filed and the original submitted documents, including new supporting data, engineering documents, are no older than eight (8) years.

2. Any and all approved products shall be permanently labeled with the manufacturer's name, city, state, and the following statement: "Miami-Dade County Product Control Approved", or as specifically stated in the specific conditions of this Acceptance.

3. Renewals of Acceptance will not be considered if:
a. There has been a change in the South Florida Building Code affecting the evaluation of this product and the product is not in compliance with the code changes.
b. The product is no longer the same product (identical) as the one originally approved.
c. If the Acceptance holder has not complied with all the requirements of this acceptance, including the correct installation of the product.
d. The engineer who originally prepared, signed and sealed the required documentation initially submitted, is no longer practicing the engineering profession.

4. Any revision or change in the materials, use, and/or manufacture of the product or process shall automatically be cause for termination of this Acceptance, unless prior written approval has been requested (through the filing of a revision application with appropriate fee) and granted by this office.

5. Any of the following shall also be grounds for removal of this Acceptance:
a. Unsatisfactory performance of this product or process.
b. Misuse of this Acceptance as an endorsement of any product, for sales, advertising or any other purposes.

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

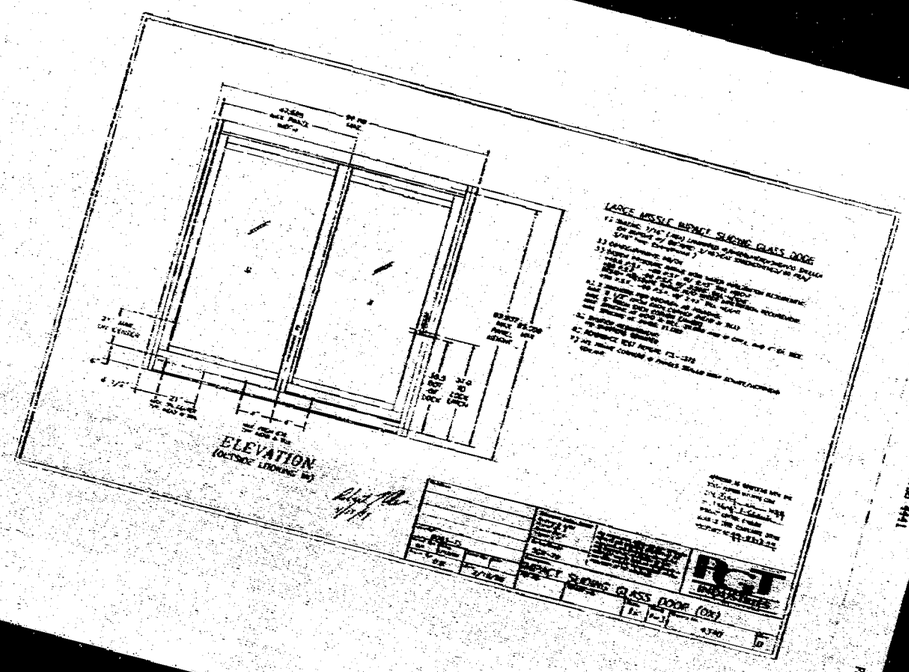
7. A copy of this Acceptance as well as approved drawings and other documents, where it applies, shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at all time. The engineer's seals not required on copies.

8. Failure to comply with any section of this Acceptance shall be cause for termination and removal of Acceptance.

9. This Notice of Acceptance consists of pages 1, 2 and this last page 3.

END OF THIS ACCEPTANCE

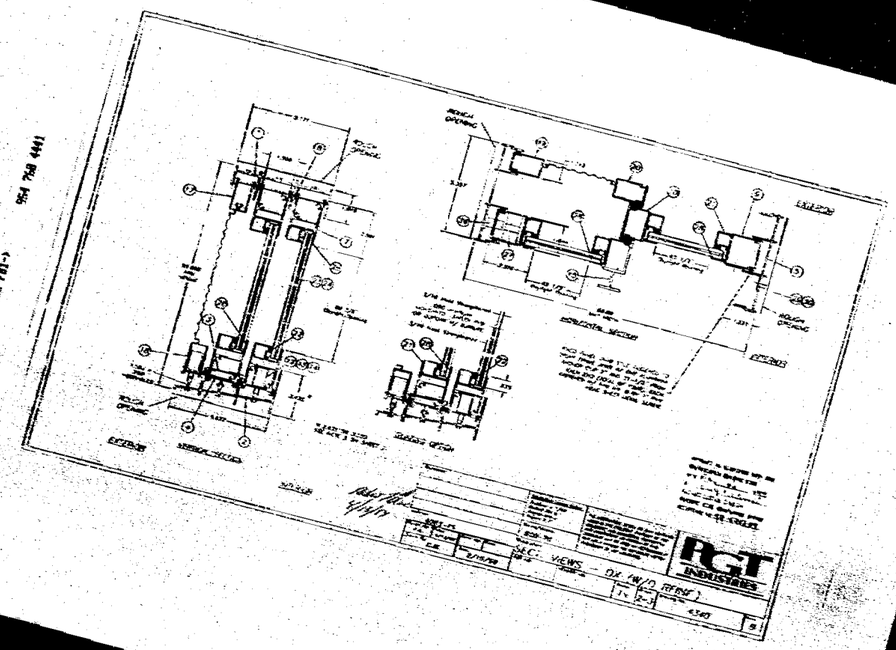
Ishaq I. Chanda
Ishaq I. Chanda, P.E., Product Control Examiner
Product Control Division



LARGE MISSILE IMPACT SLIDING GLASS DOOR

IMPACT SLIDING GLASS DOOR (DH)

RGT



RGT

MIAMI-DADE COUNTY FLORIDA
METRO-DADE FLAGLER BUILDING

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

CONTRACTOR LICENSING SECTION
(305) 375-2927 FAX (305) 375-2959

CONTRACTOR ENFORCEMENT SECTION
(305) 375-2968 FAX (305) 375-2903

PRODUCT CONTROL DIVISION
(305) 375-2901 FAX (305) 375-2908

PRODUCT CONTROL NOTICE OF ACCEPTANCE

Construction Glass Industries Corporation
7840 N.W. 62nd Street
Miami FL 33166

You application for Product Approval of:
Aluminum Tube Mullion
under Chapter 8 of the Code of Miami-Dade County governing the use of Alternate Materials and Types of Construction, and completely described herein, has been recommended for acceptance by the Miami-Dade County Building Code Compliance Office (BCCO) under the conditions specified herein.

This approval shall not be valid after the expiration date stated below. BCCO reserves the right to require that product or material at anytime from application or manufacturer's part for quality control testing. If this product or material fails to perform in the approved manner, BCCO may revoke, modify, or suspend use of such product or material. In addition, BCCO reserves the right to revoke this approval, if it is determined BCCO that this product or material fails to meet the requirements of the South Florida Building Code.

The expense of such testing will be assumed by the manufacturer.

Acceptance No.: 99-0127.06
Expires: 03/26/2003

Francisco J. Rodriguez
Chief Product Control Division

THIS IS THE COVERSHEET. SEE ADDITIONAL SPECIFIC AND GENERAL CONDITIONS

BUILDING CODE APPROVED FOR PERMIT BY THE FOLLOWING:

This application for Product Approval was reviewed and approved by the Building Code and Product Review Committee of Miami-Dade County, subject to the conditions set forth above.

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

Approved: 05/06/1999

Francisco J. Quintana, R.A.
Director
Miami-Dade County
Building Code Compliance Office

Internet mail address: permitcenter@bldgcodeoffice.com "Homepage: http://www.buildingcodeoffice.com

Construction Glass Industries Corp.

ACCEPTANCE No. : 99-0127.06
APPROVED : MAY 0 6 1999
EXPIRES : March 28, 2002

NOTICE OF ACCEPTANCE: SPECIFIC CONDITIONS

1. SCOPE
1.1 This renews the Notice of Acceptance No. 95-0928.59, which was issued on March 28, 1995. It approves a structural mullion system, as described in Section 2 of this Notice of Acceptance, designed to comply with the South Florida Building Code, 1994 Edition for Miami-Dade County, for the locations where the pressure requirements, as determined by SFBC Chapter 23, do not exceed the Design Pressure Rating values indicated in the approved drawings.

2. PRODUCT DESCRIPTION
2.1 The *Construction Glass Industries Corp.* Aluminum Tube Mullions and its components shall be constructed in strict compliance with the following documents: Drawing No. M95-13A, titled "Mullion Details", prepared by Al-Farooq Corporation, dated 11/28/95, Sheets 1 thru 3 of 3, signed and sealed by Humayoun Farooq, P.E., bearing the Miami-Dade County Product Control Approval stamp with the Notice of Acceptance number and approval date by the Miami-Dade County Product Control Division. These documents shall hereinafter be referred to as the approved drawings.

3. LIMITATIONS
3.1 The design pressure for the mullion and anchor selected must equal or exceed the pressure requirement for the opening in which it is to be installed.
3.2 This approval applies to structural mullions to be installed vertically or horizontally, as shown in the approved drawings.
3.3 Mullions are to be used only to support Windows and or Doors with a current Notice of Acceptance.

4. INSTALLATION
4.1 The structural mullion system and its components shall be installed in strict compliance with the approved drawings.
4.2 This mullion can be installed as part of an impact resistant unit.

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

6 BUILDING PERMIT REQUIREMENTS
6.1 Application for building permit shall be accompanied by copies of the following:
6.1.1 This Notice of Acceptance.
6.1.2 Duplicate copies of the approved drawings, as identified in Section 2 of this Notice of Acceptance, clearly marked to show the components selected for the proposed installation.
6.1.3 The Notice of Acceptance of each window or door to be attached to the mullion.
6.1.4 Any other documents required by the Building Official or the South Florida Building Code (SFBC) in order to properly evaluate the installation of this system.

Manuel Perez, P.E., Product Control Examiner
Product Control Division

Construction Glass Industries Corp

ACCEPTANCE No. : 99-0127.06
APPROVED : MAY 0 6 1999
EXPIRES : March 28, 2002

NOTICE OF ACCEPTANCE: STANDARD CONDITIONS

1. Renewal of this Acceptance (approval) shall be considered after a renewal application has been filed and the original submitted documents, including test-supporting data, engineering documents, are no older than eight (8) years.

2. Any and all approved products shall be permanently labeled with the manufacturer's name, city, state, and the following statement: "Miami-Dade County, Product Control Approved", or as specifically stated in the specific conditions of this Acceptance.

3. Renewal of Acceptance will not be considered if:
a. There has been a change in the South Florida Building Code affecting the evaluation of this product and the product is not in compliance with the code changes.
b. The product is no longer the same product (identical, as to the one originally approved).
c. If the Acceptance holder has not complied with all the requirements of this acceptance, including the correct installation of the product.
d. The engineer who originally processed, signed and sealed the required documentation initially submitted, is no longer providing the engineering process.

4. Any revision or change in the materials, use, and/or manufacture of the product or process shall automatically be cause for termination of this Acceptance, unless prior written approval has been requested through the filing of a revision application + the appropriate fee) and granted by this office.

5. Any of the following shall also be grounds for removal of this Acceptance:
a. Unsatisfactory performance of this product or process.
b. Misuse of this Acceptance as an endorsement of the product for purposes other than those specified herein.

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

7. A copy of this Acceptance as well as approved drawings and other documents, where it applies, shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at all time. The engineer need not retain the copies.

8. Failure to comply with any section of this Acceptance shall be cause for termination and removal of Acceptance.

9. This Notice of Acceptance consists of pages 1 through 3.

END OF THIS ACCEPTANCE

Manuel Perez, P.E., Product Control Examiner
Product Control Division

Construction Glass Industries Corp.

ACCEPTANCE No. : 99-0127.06
APPROVED : MAY 0 6 1999
EXPIRES : March 28, 2002

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

A. DRAWINGS
1. Drawing No. M95-13A, titled "Mullion Details", prepared by Al-Farooq Corporation, dated 11/28/95, Sheets 1 thru 3 of 3, signed and sealed by Humayoun Farooq, P.E.

B. TESTS
1. Test reports on: 1) Uniform Static Air Pressure Test, Loading per PA 202-94 along with installation diagram of window prepared by Hurricane Engineering & Testing Inc. Test Report No. HETI-96-525, dated February 12, 1996, signed and sealed by Hesham F. Medina, P.E.
2. Test reports on: 1) Large Missile Impact Test, Loading per PA 201-94 along with installation diagram of window prepared by Hurricane Test Laboratory, Inc. Test Report No. HTL-0580-0303-96, dated 03/28/96, signed and sealed by Timothy S. Marshall, P.E.

C. CALCULATIONS
1. Structural mullion and anchorage calculations prepared by Al-Farooq Corporation, dated 12/05/95, signed and sealed by Humayoun Farooq, P.E.

D. MATERIAL CERTIFICATIONS
1. None

E. STATEMENTS
1. Letter from Construction Glass Industries Corporation, dated March 17, 1999, stating that the product has not changed since it was last approved, signed by Flavio Quesada - President.

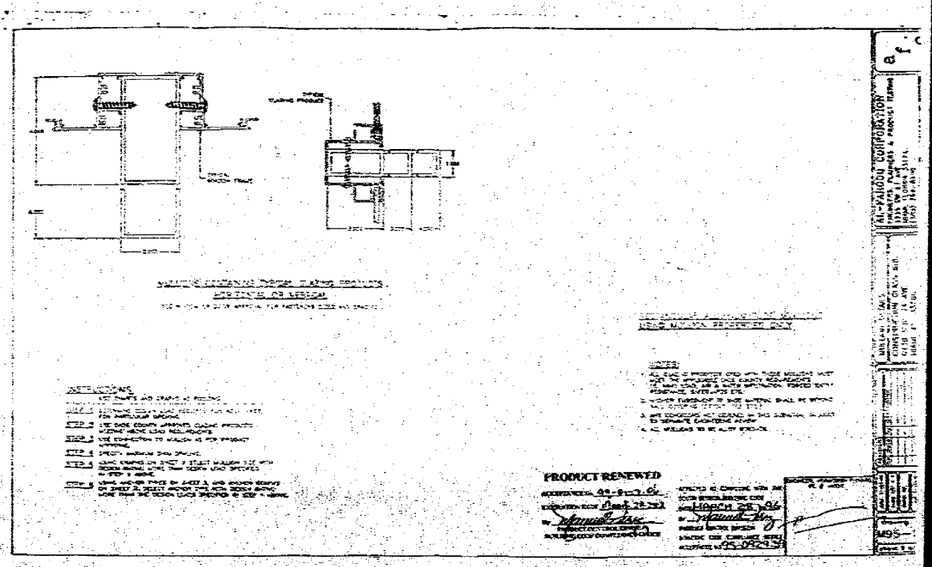
F. OTHER
1. This NOA renews NOA No. 95-0928.59, which was issued on March 28, 1995, and expiring on 03/28/99.
2. The following results were obtained in the original submittal:

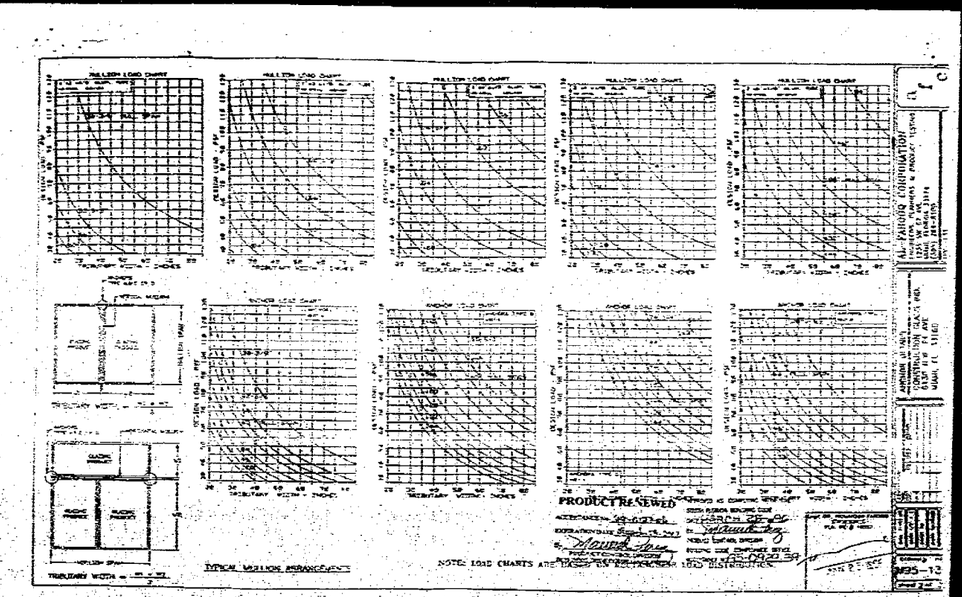
TEST		TEST LOADS	DESIGN LOADS
UNIFORM STATIC PRESSURE SFBC PA 202-94 NEGATIVE	AT DESIGN LOADS	-90.0 PSF	-90.0 PSF
		HETI-96-525	HETI-96-525
UNIFORM STATIC PRESSURE SFBC PA 202-94 NEGATIVE	AT ULTIMATE LOADS	-135.0 PSF	-90.0 PSF
		HETI-96-525	HETI-96-525
LARGE MISSILE IMPACT TEST SFBC PA 201-94		SATISFACTORY	
		HTL-0580-0303-96	

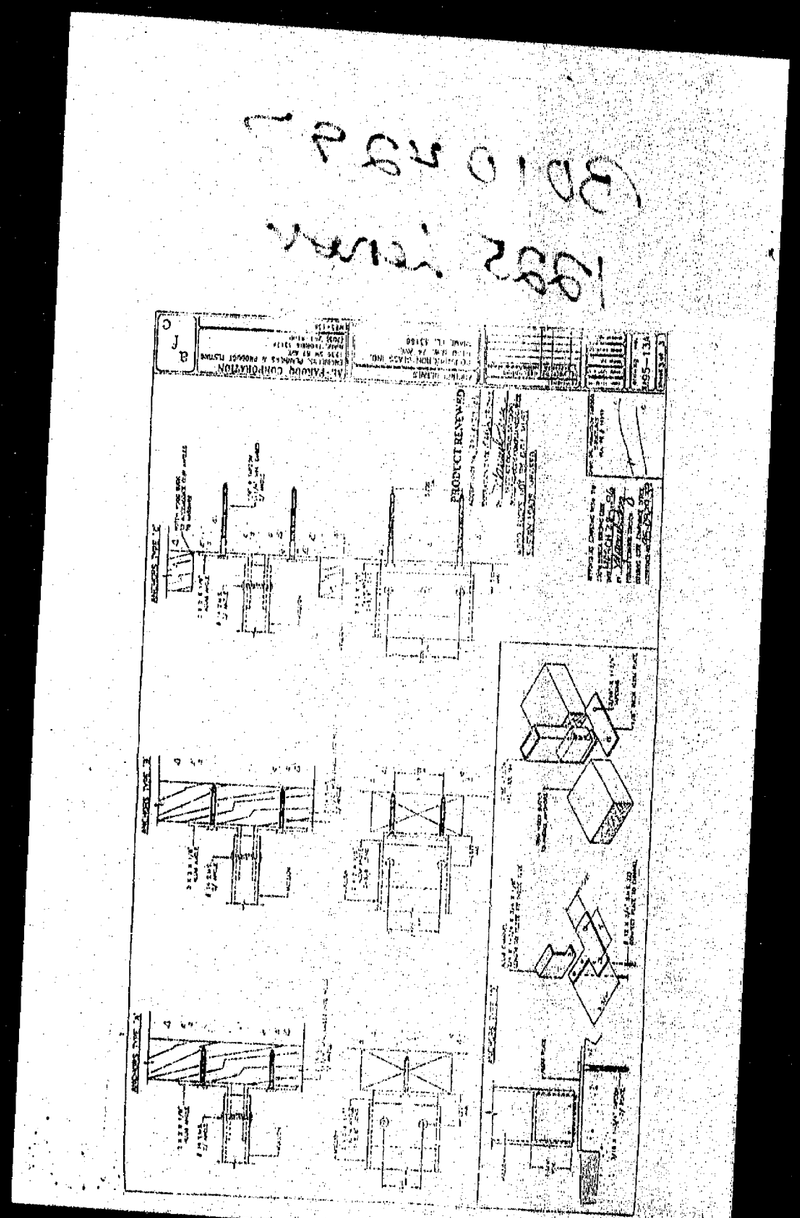
This is a verification test only. For Design Pressure Rating vs. Mullion length, see "Mullion Load Charts" and for Design Pressure Rating vs. Anchor type, see "Anchor Load Charts" both on Sheet 2 of 3, of Drawing No. M95-13A, bearing the Dade County Product Control approval stamp.

Manuel Perez, P.E., Product Control Examiner
Product Control Division

18







81

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:
BUILDING
ZONING
DRB/HPB
CONCURRENCY
PLUMBING
ELECTRICAL
MECHANICAL
FIRE PREVENTION
ENGINEERING
PUBLIC WORKS
STRUCTURAL
ACCESSIBILITY
ELEVATOR

1935 Joyner
Bolo #357

B1504186

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: 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, NCARB

September 2, 2015

City of Miami Beach
1700 Convention Center Drive
Miami Beach, Florida 33319

Re: Molla Residence-1225 Lenox Avenue - Swimming Pool

Dear Sir/Madam:

This letter will certify that the as built structural design of the pool slab and steps is acceptable to us.

Please contact me at this office if you have any questions.

Respectfully,
AQUADYNAMICS DESIGN GROUP, INC.
Aquatic Engineering Consultants

Ofelia Taboada, P.E.
Fla Reg. No. 55339

S:\Office\City of Miami Beach Inspections\Molla Residence_Structural letter_9-2-15.doc

B1504186

7450 Griffin Road #140
Davie, Fl. 33314
Tel: 954-584-6115
Fax: 954-581-2415
E-mail: Rcoletto@soilprobe.net

Soilprobe Engineering & Testing, Inc.

August 25, 2015

CORRECT POOLTECH

J.L.U Enterprises, Inc.
4001 SW 139th Ave.
Miramar, FL 33027

RE: Pile installation certification
Proposed Swimming Pool
1225 Lennox Ave.
Miami Beach, FL

This is to certify that on July 9, 2015, a representative of this office monitored the installation of six (6), 3.5" OD and schedule 80 BRACKETT brand steel helix piers at the referenced site. The piles were installed at location staked in the field by the owner's representative to depths ranging from 15 to 19 feet below existing grade as shown in the attached pile log and location sketch.

We further certify that our authorized representative observed the piles installation operation and that the workmanship and materials used were in substantial compliance with the specifications supplied to the Piling Contractor and in accordance with the approved manufacturer specifications and Florida Building Code. We also certify that the referenced piles are capable to sustain a net allowable bearing capacity of 15 tons (30 Kips) as shown in the attached pile installation log.

Should you have any question regarding the above, or if you require additional information, please contact this office.

Sincerely,
Soilprobe Engineering & Testing, Inc.

Paul Peana, PE.
Reg. No 37334

Cc: City of Miami Beach, FL
Pool Tech
Enc.: Pile Log, Location Sketch

Engineering is the essence of science and technology

Helix Piers Installation Log

Cr. No:	Pile I.D. No:	Type of Pier	Specified Torque (Ft.Lbs)	Installed Torque (Ft.Lbs)	Penetration (ft)	Number & Size of helices	Kips	Date: 7/9/15
1	1	3.5"	7500	7500	19.0	10",12",14"	24	
2	2	3.5"	7500	7500	19.0	10",12",14"	24	
3	3	3.5"	7500	7500	17.0	10",12",14"	24	
4	4	3.5"	7500	7500	15.0	10",12",14"	24	
5	5	3.5"	7500	7500	15.0	10",12",14"	24	
6	6	3.5"	7500	7500	19.0	10",12",14"	24	
7								
8								
9								
10								
11								
12								
13								
14								
15								
16								
17								
18								
19								
20								

Misc. Info: 3.5" OD Sch. 80 steel pipe

Load Bearing: 15 tons

Project: Proposed Pool

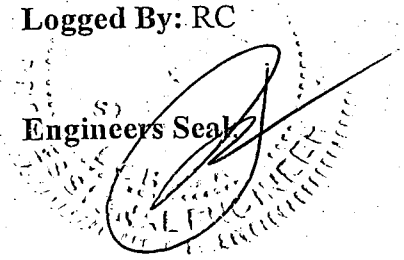
Contractor: Pool Tech

Address: 1225 Lennox Ave.

City: Miami Beach, FL

Logged By: RC

Engineers Seal:



Structural Notes:

1.- Foundation:

A. The foundation system consist of 12 ton, helical pier anchors

B. Helical pier shall be installed to develop a compression capacity of 15 tons estimated & 8 tons tension.

C. Pile installation shall be supervised by pile contractor state registered P.E.

D. Pile installation shall conform to the Florida building code, latest edition.

E. 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.

F. The above foundation design is based on geotechnical report and borings by Inviting Engineers of Florida in March of 2015.

2.- General:

A. All materials and construction shall comply with the Florida Building Code, 2010 edition, using 150 mile minimum design loads for buildings, the act 318-95 building code, and all applicable federal, state and local ordinances.

B. These drawings and specifications comply, to the best of my knowledge with the applicable minimum building code.

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 located 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.

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 repaired 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 clarifications 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 logging, shoring, and protection of adjacent property, structures, streets and utilities in accordance with the local building department.

I. 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.

J. Shop drawings are an aid for field placement and are supplemented by the structural drawings. It shall be responsibility of the general contractor to make certain that all construction is in full agreement with the latest structural drawings.

K. The contractor shall supply the engineer three copies of shop drawings a minimum of one week prior to placement, the review of shop drawings by the engineer is only for general compliance with the structural drawings and specifications. the review does not guarantee in any way that the shop drawings are correct nor does it later that they supersede the structural drawings.

L. Submittals to structural Engineer:

I. Concrete test report for cast-in-place concrete as per act 301-96.

II. Reinforcing steel shop drawings.

III. Pile detail, including size, capacity, and reinforcing.

IV. Pile installation logs.

3.- Concrete:

A. All concrete work shall conform all requirements of act 301-96 "specifications for structural concrete for buildings."

B. Structural compressive strength at 28 days shall be 5000 psi.

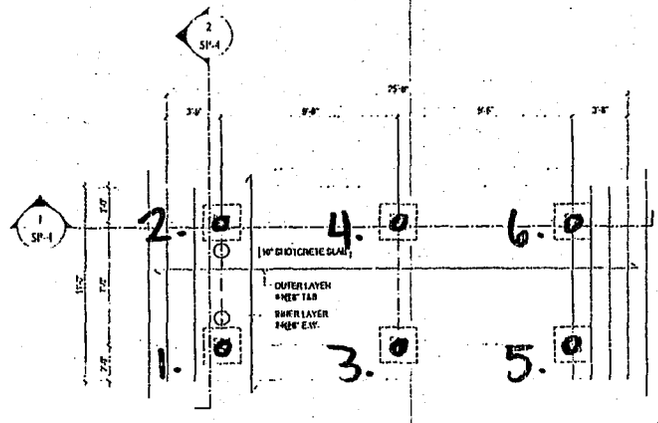
C. Form work shall comply with act 347-88 "recommended practice for concrete work".

D. Mix designs shall be submitted to the engineer for approval prior to commencement of any concrete work.

E. No water shall be added to the concrete at the job site.

F. The owner shall contractor an independent testing laboratory to perform concrete cylinder tests as follows; four cylinder test for any 50 cubic yards of concrete poured, or three cylinder tests per any day, pour less that 50 cubic yards, one cylinder shall be tested at 7 days, two at 28 days.

G. Transporting, placing, curing and depositing of concrete shall comply with act 301-96.



POOL PILING LAYOUT PLAN

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

LEGEND

- ⊗ 15 TON HELICAL PIER
- ☐ CAP PLATE

4.- Reinforcing Steel:

A. Reinforcing steel shall be detailed and placed in accordance with act 318-95.

B. Reinforcing steel shall be deformed bars conforming to astm a 615 (38) grade 60.

C. All welded wire fabric shall conform to astm a 185-91.

D. Reinforcing shall be held securely in position with standard accessories during placing of concrete.

E. All top reinforcing shall terminate with standard hooks at discontinuous edges or ends.

F. All bottom bars shall bear 3" minimum over supports. u.n.o.

G. All reinforcing bars marked continuous shall be lapped 30 dia. at splices and corners unless otherwise noted. top continuous top bars at center between supports as required. terminate continuous bars at non-continuous ends with standard hooks, u.n.o.

H. Minimum concrete cover for reinforcement:

I. Concrete cast against and permanently exposed to earth ..... 3"

II. Concrete exposed to earth or weather

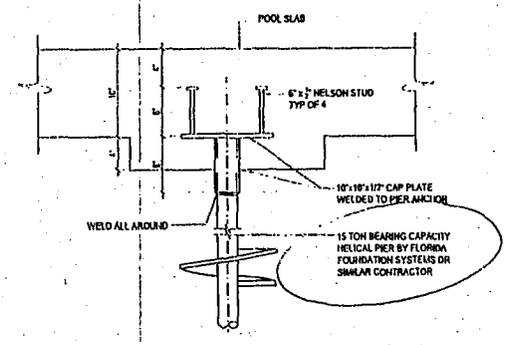
#6 bars and larger ..... 2"

#5 bars and smaller ..... 1½"

III. Concrete not exposed to weather or in contact with earth:

Slabs and walls ..... 1½"

Beams and columns ..... 1½"



HELICAL PIER ANCHOR CAP DETAIL

SCALE: N.T.S.

pool tech OF MIAMI, INC.
LICENSED AND INSURED: C.P.C. 065634
9002 S.W. 40th STREET
MIAMI, FL. 33165
TEL.305-226-7330
TELEFAX 305-226-2206

AQUADYNAMICS

NOTICE TO BUILDER

PROJECT NAME:
Molla Residence
1225 Lorca Ave
Miami Beach, Florida, 33139

JOB No. #
DATE 4-23-15
DRAWN BY D.W.
SCALE AS NOTED
SHEET SHEET 3 OF 4

SEAL

DRAWING NUMBER SP-3.1

REPORT OF
GEOTECHNICAL EXPLORATION

MARIA MOLLA RESIDENCE
1225 LENOX AVENUE
MIAMI BEACH, FLORIDA 33139

FOR

MS. MARIA MOLLA
1225 LENOX AVENUE
MIAMI BEACH, FLORIDA 33139

PREPARED BY

NUTTING ENGINEERS OF FLORIDA, INC.
2051 NW 112th AVENUE
SUITE 126
MIAMI, FLORIDA 33172

ORDER NO. 1887.1

MARCH 2015 (REVISED MAY 2015)

Nutting Engineers
of Florida Inc. | Established 1967
Your Project is Our Commitment

2051 N.W. 112th Avenue, Suite 126
Miami, Florida 33172
305-557-3083
Toll Free: 877-NUTTING (688-8464)
Fax: 305-824-8827
Broward 954-941-8700
Palm Beach 561-736-4900
St. Lucie 772-408-1050
www.nuttingengineers.com

March 13, 2015 (Revised May 1, 2015)

Ms. Maria Molla
1225 Lenox Avenue
Miami Beach, Florida 33139
Phone: (786) 236-8672
Email: mcerso@gmail.com

Subject: Report of Geotechnical Exploration
Maria Molla Residence
1225 Lenox Avenue
Miami Beach, Florida 33139

Dear Ms. Molla:

Nutting Engineers of Florida, Inc. has performed a geotechnical exploration for the above residence in Miami Beach, Florida. The purpose of this exploration was to obtain information concerning the site and subsurface conditions at specific locations in order to provide site preparation and foundation design recommendations for support of the proposed construction. This report presents our findings and recommendations.

PROJECT INFORMATION

Per our conversation on March 2, 2015, we understand that plans for this project include constructing an approximate 25 ft x 11 ft pool and deck at the referenced site. At the time of this proposal a site plan was not available; however, we anticipate receiving one as soon as it is available.

NE should be notified in writing by the client of any changes in the proposed construction along with a request to amend our foundation analysis and/or recommendations within this report as appropriate.

GENERAL SUBSURFACE CONDITIONS

Subsurface Exploration

NUTTING ENGINEERS OF FLORIDA, INC. was requested to perform one Standard Penetration Test (SPT) boring (ASTM D-1586) to a depth of 20 feet below land surface. The soil boring may have been varied by the geotechnical engineer through site access limitations, lithologic conditions and other considerations from that originally proposed. The location of the test boring is indicated on the boring location plan presented in the Appendix of this report. The boring location was identified in the field using approximate methods; namely, a measuring wheel and

available surface controls. As such the soil boring location should be considered to be approximate.

Test Boring Results

In general, the boring revealed a surface layer of topsoil to approximately one foot, underlain by very loose fine sand and shell fragments to approximately three feet below grade. Below the fine sand layer, silt was observed to approximately four feet, followed by a very soft peat layer to approximately seven feet. Under the peat layer, a medium to dense fine sand layer was observed to approximately nineteen feet followed by a medium hard to hard limestone layer to twenty feet, the maximum depth explored. Please see the enclosed sheet in the Appendix of this report for additional important information regarding these descriptions, the field evaluation and other related information.

Note: Substantially different subsurface conditions may exist at alternate locations. Buried debris may or may not be identified or adequately delineated by soil borings. Test pit excavation can provide more insight into such conditions and rock lithology if present. Such conditions may be revealed during site development activities (e.g. proof rolling, utility & foundation excavation activities) or other related activities. Should additional assurance be desired by the client, further subsurface investigation could be performed.

Groundwater Information

The immediate groundwater level was measured at the boring location at the time of drilling. The groundwater level was encountered at approximately four feet below the existing ground surface. Please review the paragraphs presented below regarding water table information and accuracy.

The immediate depth to groundwater measurements presented in this report may not provide a reliable indication of stabilized or long term depth to groundwater at this site. Water table elevations can vary dramatically with time through rainfall, droughts, storm events, flood control activities, nearby surface water bodies, tidal activity, pumping and many other factors. For these reasons, this immediate depth to water data **should not** be relied upon alone for project design considerations.

Further information regarding stabilized groundwater elevations at the site could be developed upon specific request. Additional evaluation might include monitoring of peizomenters, survey of the project area for evidence of current groundwater elevation influences such as wellfields, obvious construction dewatering, tidal activity, flood control canals and other surface water bodies.

ANALYSIS AND RECOMMENDATIONS

The boring performed for this project revealed a five foot thick layer (combined thickness) of highly compressible and low strength organic and silt soils beginning at a depth of approximately three feet below existing grade. The peat and silt strata identified in the soil boring have high consolidation potential and do not possess sufficient strength to support the proposed pool construction on shallow foundations without excessive total and differential settlements. Therefore, the materials will need to be removed and replaced or supported on a pile foundation. Due to the proximity to existing structures we recommend supporting the proposed pool and associated structures on a deep foundation system of piles. In the following sections, we present recommendations for two types of deep foundation systems which would be suitable for the project.

Pin Piles: Pin piles are small diameter (3-inch) galvanized steel pipes, which are driven into the ground until refusal is encountered, and the interior of the pipe is then filled with grout. This type of deep foundation is typically used where access is limited, structural loads are relatively light, and where only a few piles are needed for support.

Based on our experience with the soils in this area, and discussions with local contractors familiar with the installation of this type of pile, we anticipate that a 3-inch diameter pin pile installed to refusal should provide an allowable compressive capacity of approximately five tons. The boring indicates that refusal may be encountered at depths of twenty feet below the existing ground surface, however, where small solution holes are encountered, the piles could go deeper. The installation of this type of foundation system is highly contractor dependent and therefore, a representative of Nutting Engineers should monitor the installation of the piles to verify the compressive loads have been obtained.

Helical Piers: Helical Piers consist of a galvanized solid steel shaft with a ten-inch (can be variable) plate on the bottom, called a helix. The shaft and helix are hydraulically augured into the ground with a measured amount of torque. The torque used to install the helix can be converted to the amount of weight that the pier can hold. Helical anchors can provide an allowable compressive capacity of up to 20 tons when installed to competent material. Based on the test boring performed, helical piers will need to be installed to depths of approximately twenty two feet below the existing ground surface, but may go deeper in some locations.

This type of pile is generally used where accessibility is limited, and in small addition areas, where only a few piles are needed. The shaft size and number of helices are variable and are designed to meet the needs of each individual project, therefore, the structural loads, and preliminary layout will need to be accomplished prior to determining the helical pier configuration.

The installation of the pile system should be monitored by a representative of Nutting Engineers on a full-time basis to verify that the engineering intent is accomplished.

GENERAL INFORMATION

Our client for this geotechnical evaluation was:

Ms. Maria Molla
1225 Lenox Avenue
Miami Beach, Florida 33139

The contents of this report are for the exclusive use of the client, the client's design & construction team and governmental authorities for this specific project exclusively. Information conveyed in this report shall not be used or relied upon by other parties or for other projects without the expressed written consent of Nutting Engineers of Florida, Inc. This report discusses geotechnical considerations for this site based upon observed conditions and our understanding of proposed construction for foundation support. Environmental issues including (but not limited to), soil and/or groundwater contamination, methane are beyond our scope of service for this project. As such, this report should not be used or relied upon for evaluation of environmental issues.

Benefit may be realized by the performance of exploratory test pits on the site to develop additional subsurface information. The client may wish to consider performance of test pits on this project to supplement information already developed.

Prior to initiating compaction operations, we recommend that representative samples of the structural fill material to be used and acceptable in-place soils be collected and tested to determine their compaction and classification characteristics. The maximum dry density, optimum moisture content, gradation and plasticity characteristics should be determined. These tests are needed for compaction quality control of the structural fill and existing soils, and to determine if the fill material is acceptable.

If conditions are encountered which are not consistent with the findings presented in this report, or if proposed construction is moved from the location investigated, this office shall be notified immediately so that the condition or change can be evaluated and appropriate action taken.

The vibratory compaction equipment may cause vibrations that could be felt by persons within nearby buildings and could potentially induce structural settlements. Additionally, preexisting settlements may exist within these structures that could be construed to have been caused or worsened by the proposed vibratory compaction after the fact. Pre- and post conditions surveys of these structures along with the vibration monitoring during vibratory compaction could be performed to better evaluate this concern. The contractor should exercise due care during the performance of the vibratory compaction work with due consideration of potential impacts on existing structures. If potential vibrations and impacts are not considered tolerable, then alternate foundation modification techniques should be considered.

Nutting Engineers of Florida, Inc. shall bear no liability for the implementation of recommended inspection and testing services as described in this report if implemented by others. Nutting has no ability to verify the completeness, accuracy or proper technique of such procedures if performed by others.

Excavations of five feet or more in depth should be sloped or shored in accordance with OSHA and State of Florida requirements.

The Geotechnical Engineer warrants that the findings, recommendations, specifications, or professional advice contained herein, have been presented after being prepared in accordance with general accepted professional practice in the field of foundation engineering, soil mechanics and engineering geology. No other warranties are implied or expressed.

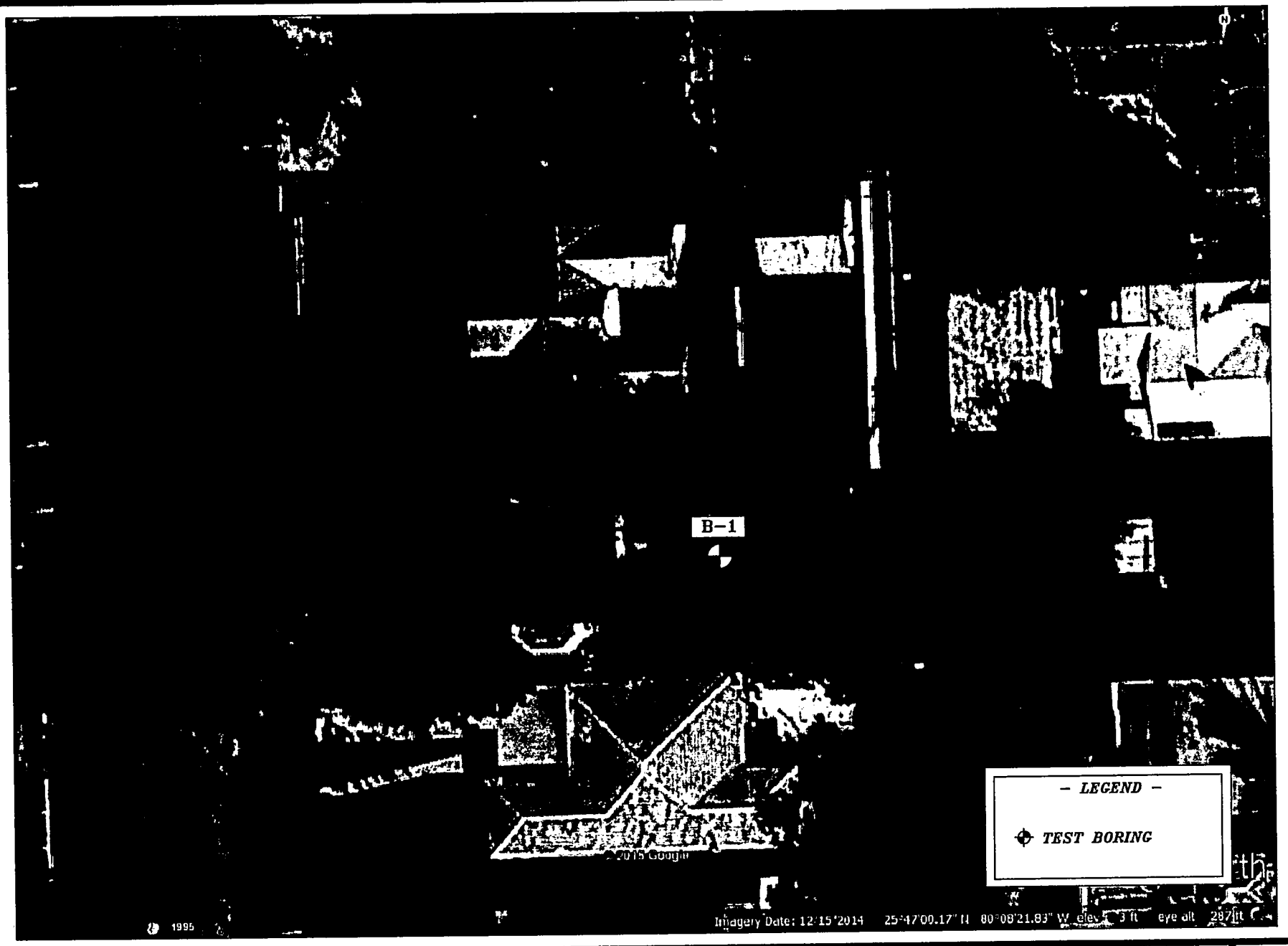
We appreciate the opportunity to provide these services for you. If we can be of further assistance, or if you need additional information, please contact our office at your convenience.

Respectfully submitted,
NUTTING ENGINEERS OF FLORIDA, INC.

5/1/15

Paul C. Catledge, P.E.#68448
Senior Engineer

Appendix: Boring Location Plan
Test Boring Results
Limitations of Liability
Soil Classification Criteria



NUTTING ENGINEERS OF FLORIDA, INC. ESTABLISHED 1967	MARIA MOLLA RESIDENCE 1225 LENOX AVENUE MIAMI BEACH, FLORIDA 33139	APPROXIMATE TEST LOCATION	NOT TO SCALE	FIGURE 1

Nutting Engineers
of Florida, Inc. | Established 1957
Your Project is Our Commitment
1310 Neptune Drive
Boynton Beach, Fl., 33426
Telephone: 561-736-4900
Fax: 561-737-9975

BORING NUMBER B-1

PROJECT NUMBER 1887.1

CLIENT Ms. Maria Molla **PROJECT NAME** Maria Molla Residence

PROJECT LOCATION 1225 Lenox Avenue, Miami Beach, FL 33139

DATE STARTED 3/6/15 COMPLETED 3/6/15 SURFACE ELEVATION REFERENCE Same as road crown

DRILLING METHOD Standard Penetration Boring GROUND WATER LEVELS:

LOGGED BY R. Dowatsky CHECKED BY C. Gworek ▽ AT TIME OF DRILLING 4.0 ft ft

APPROXIMATE LOCATION OF BORING **As located on site plan**

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	Blows	N-Value
0		TOPSOIL	AU 1		
		Lt. brown fine SAND and SHELLS	AU 2		
		▽ Lt. gray SILT			
		Dk. brown PEAT	SS 3	1-0-1-1	1
5			SS 4	1-2-4-7	6
		Gray fine SAND and SHELLS	SS 5	9-20-30-50	50
10			SS 6	29-31-36-50/5"	100+
15			SS 7	13-13-17-20	30
20		Tan LIMESTONE and fine SAND	SS 8	13-14-21-38	35
		Bottom of hole at 20.0 feet.			

▲ SPT N VALUE ▲
10 20 30 40
PL MC LL
20 40 60 80
□ FINES CONTENT (%) □
20 40 60 80

TEST NUTTING BOREHOLE 2-1887.1 MARIA MOLLA - MARIA MOLLA RESIDENCE.GPJ GINT US.GDT 3/12/15

LIMITATIONS OF LIABLILITY

WARRANTY

We warranty that the services performed by Nutting Engineers of Florida, Inc. are conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession in our area currently practicing under similar conditions at the time our services were performed. ***No other warranties, expressed or implied,*** *are made*. While the services of Nutting Engineers of Florida, Inc. are a valuable and integral part of the design and construction teams, we do not warrant, guarantee or insure the quality, completeness, or satisfactory performance of designs, construction plans, specifications we have not prepared, nor the ultimate performance of building site materials or assembly/construction.

SUBSURFACE EXPLORATION

Subsurface exploration is normally accomplished by test borings; test pits are sometimes employed. The method of determining the boring location and the surface elevation at the boring is noted in the report. This information is represented in the soil boring logs and/or a drawing. The location and elevation of the borings should be considered accurate only to the degree inherent with the method used and may be approximate.

The soil boring log includes sampling information, description of the materials recovered, approximate depths of boundaries between soil and rock strata as encountered and immediate depth to water data. The log represents conditions recorded specifically at the location where and when the boring was made. Site conditions may vary through time as will subsurface conditions. The boundaries between different soil strata as encountered are indicated at specific depths; however, these depths are in fact approximate and dependent upon the frequency of sampling, nature and consistency of the respective strata. Substantial variation between soil borings may commonly exist in subsurface conditions. Water level readings are made at the time and under conditions stated on the boring logs. Water levels change with time, precipitation, canal level, local well drawdown and other factors. Water level data provided on soil boring logs shall not be relied upon for groundwater based design or construction considerations.

LABORATORY AND FIELD TESTS

Tests are performed in *general* accordance with specific ASTM Standards unless otherwise indicated. All criteria included in a given ASTM Standard are not always required and performed. Each test boring report indicates the measurements and data developed at each specific test location.

ANALYSIS AND RECOMMENDATIONS

The geotechnical report is prepared primarily to aid in the design of site work and structural foundations. Although the information in the report is expected to be sufficient for these purposes, it shall not be utilized to determine the cost of construction nor to stand alone as a construction specification. Contractors shall verify subsurface conditions as may be appropriate prior to undertaking subsurface work.

Report recommendations are based primarily on data from test borings made at the locations shown on the test boring reports. Soil variations commonly exist between boring locations. Such variations may not become evident until construction. Test pits sometimes provide valuable supplemental information that derived from soil borings. If variations are then noted, the geotechnical engineer shall be contacted in writing immediately so that field conditions can be examined and recommendations revised if necessary.

The geotechnical report states our understanding as to the location, dimensions and structural features proposed for the site. ***Any significant changes of the site improvements or site conditions must be communicated in writing to the geotechnical engineer immediately*** so that the geotechnical analysis, conclusions, and recommendations can be reviewed and appropriately adjusted as necessary.

CONSTRUCTION OBSERVATION

Construction observation and testing is an important element of geotechnical services. The geotechnical engineer's field representative (G.E.F.R.) is the "owner's representative" observing the work of the contractor, performing tests and reporting data from such tests and observations. ***The geotechnical engineer's field representative does not direct the contractor's construction means, methods, operations or personnel.*** The G.E.F.R. does not interfere with the relationship between the owner and the contractor and, except as an observer, does not become a substitute owner on site. The G.E.F.R. is responsible for his/her safety, but has no responsibility for the safety of other personnel at the site. The G.E.F.R. is an important member of a team whose responsibility is to observe and test the work being done and report to the owner whether that work is being carried out in general conformance with the plans and specifications. The enclosed report may be relied upon solely by the named client.

SOIL AND ROCK CLASSIFICATION CRITERIA

SAND/SILT

N-VALUE (bpf)	RELATIVE DENSITY
0 – 4	Very Loose
5 – 10	Loose
11 – 29	Medium
30 – 49	Dense
>50	Very dense
100	Refusal

CLAY/SILTY CLAY

N-VALUE (bpf)	UNCONFINED COMP. STRENGTH (tsf)	CONSISTENCY
<2	<0.25	v. Soft
2 – 4	0.25 – 0.50	Soft
5 – 8	0.50 – 1.00	Medium
9 – 15	1.00 – 2.00	Soft
16 – 30	2.00 – 4.00	v. Stiff
>30	>4.00	Hard

ROCK

N-VALUE (bpf)	RELATIVE HARDNESS	ROCK CHARACTERISTICS
N≥ 100	Hard to v. hard	Local rock formations vary in hardness from soft to very hard within short vertical and horizontal distances and often contain vertical solution holes of 3 to 36 inch diameter to varying depths and horizontal solution features. Rock may be brittle to split spoon impact, but more resistant to excavation.
25≤ N ≤ 100	Medium hard to hard	
5≤ N ≤ 25	Soft to medium hard	

PARTICLE SIZE

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

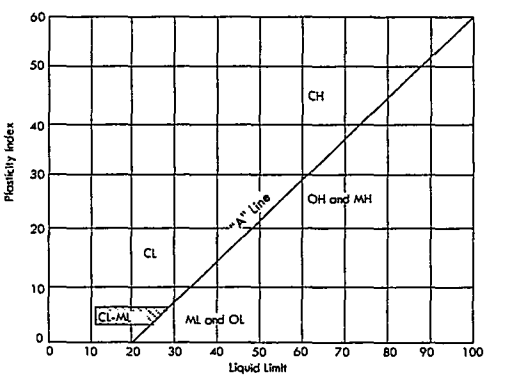
DESCRIPTION MODIFIERS

0 – 5%	Slight trace
6 – 10%	Trace
11 – 20%	Little
21 – 35%	Some
>35%	And

Major Divisions			Group Symbols	Typical names	Laboratory classification criteria
Coarse-grained soils (More than half of material is larger than No. 200 sieve size)	Gravels (More than half of coarse fraction is larger than No. 4 sieve size)	Clean gravels (Little or no fines)	GW	Well-graded gravels, gravel-sand mixtures, little or no fines	$C_u = \frac{D_{60}}{D_{10}}$ greater than 4; $C_z = \frac{(D_{30})^2}{D_{10} x D_{60}}$ between 1 and 3
			GP	Poorly graded gravels, gravel-sand mixtures, little or no fines	Not meeting all gradation requirements for GW
		Gravels with fines (Appreciable amount of fines)	GW* d / u	Silty gravels, gravel-sand-silt mixtures	Atterberg limits below "A" line or P.I. less than 4 / Atterberg limits above "A" line with P.I. greater than 7 — Above "A" line with P.I. between 4 and 7 are *borderline* cases requiring use of dual symbols.
			GC	Clayey gravels, gravel-sand-clay mixtures	
	Sands (More than half of coarse fraction is smaller than No. 4 sieve size)	Clean sands (Little or no fines)	SW	Well-graded sands, gravelly sands, little or no fines	$C_u = \frac{D_{60}}{D_{10}}$ greater than 6; $C_z = \frac{(D_{30})^2}{D_{10} x D_{60}}$ between 1 and 3
			SP	Poorly graded sands, gravelly sands, little or no fines	Not meeting all gradation requirements for SW
		Sands with fines (Appreciable amount of fines)	SM* d / u	Silty sands, sand-silt mixtures	Atterberg limits below "A" line or P.I. less than 4 / Atterberg limits above "A" line with P.I. more than 7 — Limits plotting in hatched zone with P.I. between 4 and 7 are *borderline* cases requiring use of dual system.
			SC	Clayey sands, sand-clay mixtures	
Fine-grained soils (More than half of material is smaller than No. 200 sieve size)	Silts and clays (Liquid limit less than 50)		ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity	
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy, clays, silty clays, lean clays	
			OL	Organic silts and organic silty clays of low plasticity	
	Silts and clays (Liquid limit greater than 50)		MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts	
			CH	Inorganic clays of high plasticity, fat clays	
			OH	Organic clays of medium to high plasticity, organic silts	
	Highly organic soils		PT	Peat and other highly organic soils	

Determine percentages of sand and gravel from grain-size curve. Depending on percentage of fines (fraction smaller than No. 200 sieve size), coarse-grained soils are classified as follows:

Less than five percent.....GW, GP, SW, SP
More than 12 percent.....GM, GC, SM, SC
5 to 12 percent.....Borderline cases requiring dual systems**



Plasticity Chart

B1504186

REPORT OF GEOTECHNICAL EXPLORATION

MARIA MOLLA RESIDENCE
1225 LENOX AVENUE
MIAMI BEACH, FLORIDA 33139

FOR

MS. MARIA MOLLA
1225 LENOX AVENUE
MIAMI BEACH, FLORIDA 33139

PREPARED BY

NUTTING ENGINEERS OF FLORIDA, INC.
2051 NW 112th AVENUE
SUITE 126
MIAMI, FLORIDA 33172

ORDER NO. 1887.1

MARCH 2015

Nutting Engineers
of Florida Inc. | Established 1967
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2051 N.W. 112th Avenue, Suite 126
Miami, Florida 33172
305-557-3083
Toll Free: 877-NUTTING (688-8464)
Fax: 305-824-8827
Broward 954-941-8700
Palm Beach 561-736-4900
St. Lucie 772-408-1050
www.nuttingengineers.com

March 13, 2015

Ms. Maria Molla
1225 Lenox Avenue
Miami Beach, Florida 33139
Phone: (786) 236-8672
Email: mcerso@gmail.com

Subject: Report of Geotechnical Exploration
Maria Molla Residence
1225 Lenox Avenue
Miami Beach, Florida 33139

Dear Ms. Molla:

Nutting Engineers of Florida, Inc. has performed a geotechnical exploration for the above residence in Miami Beach, Florida. The purpose of this exploration was to obtain information concerning the site and subsurface conditions at specific locations in order to provide site preparation and foundation design recommendations for support of the proposed construction. This report presents our findings and recommendations.

PROJECT INFORMATION

Per our conversation on March 2, 2015, we understand that plans for this project include constructing an approximate 25 ft x 11 ft pool and deck at the referenced site. At the time of this proposal a site plan was not available; however, we anticipate receiving one as soon as it is available.

NE should be notified in writing by the client of any changes in the proposed construction along with a request to amend our foundation analysis and/or recommendations within this report as appropriate.

GENERAL SUBSURFACE CONDITIONS

Subsurface Exploration

NUTTING ENGINEERS OF FLORIDA, INC. was requested to perform one Standard Penetration Test (SPT) boring (ASTM D-1586) to a depth of 20 feet below land surface. The soil boring may have been varied by the geotechnical engineer through site access limitations, lithologic conditions and other considerations from that originally proposed. The location of the test boring is indicated on the boring location plan presented in the Appendix of this report. The boring location was identified in the field using approximate methods; namely, a measuring wheel and

available surface controls. As such the soil boring location should be considered to be approximate.

Test Boring Results

In general, the boring revealed a surface layer of topsoil to approximately one foot, underlain by very loose fine sand and shell fragments to approximately three feet below grade. Below the fine sand layer, silt was observed to approximately four feet, followed by a very soft peat layer to approximately seven feet. Under the peat layer, a medium to dense fine sand layer was observed to approximately ninetcen feet followed by a medium hard to hard limestone layer to twenty feet, the maximum depth explored. Please sec the enclosed sheet in the Appendix of this report for additional important information regarding these descriptions, the field evaluation and other related information.

Note: Substantially different subsurface conditions may exist at alternate locations. Buried debris may or may not be identified or adequately delineated by soil borings. Test pit cxcavation can provide morc insight into such conditions and rock lithology if present. Such conditions may be revealed during site dcvelopment activitics (e.g. proof rolling, utility & foundation excavation activities) or other related activities. Should additional assurance be desired by the client, furthcr subsurface investigation could be performed.

Groundwater Information

The immediate groundwater level was measured at the boring location at the time of drilling. The groundwater level was encountered at approximately four feet below the existing ground surface. Please review the paragraphs presented below regarding water table information and accuracy.

The immediate depth to groundwater measurements presented in this report may not provide a reliable indication of stabilized or long term depth to groundwater at this site. Water table elevations can vary dramatically with time through rainfall, droughts, storm cvents, flood control activities, nearby surface water bodies, tidal activity, pumping and many other factors. For these reasons, this immcdiate depth to water data **should not** be relied upon alone for project design considerations.

Further information regarding stabilized groundwater elevations at the sitc could be developed upon spccific request. Additional cvaluation might include monitoring of peizomenters, survey of the project area for evidence of current groundwater elevation influences such as wellfields, obvious construction dewatering, tidal activity, flood control canals and other surface water bodies.

LIMITATIONS OF LIABLILITY

WARRANTY

We warranty that the services performed by Nutting Engineers of Florida, Inc. are conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession in our area currently practicing under similar conditions at the time our services were performed. ***No other warranties, expressed or implied, are made.*** While the services of Nutting Engineers of Florida, Inc. are a valuable and integral part of the design and construction teams, we do not warrant, guarantee or insure the quality, completeness, or satisfactory performance of designs, construction plans, specifications we have not prepared, nor the ultimate performance of building site materials or assembly/construction.

SUBSURFACE EXPLORATION

Subsurface exploration is normally accomplished by test borings; test pits are sometimes employed. The method of determining the boring location and the surface elevation at the boring is noted in the report. This information is represented in the soil boring logs and/or a drawing. The location and elevation of the borings should be considered accurate only to the degree inherent with the method used and may be approximate.

The soil boring log includes sampling information, description of the materials recovered, approximate depths of boundaries between soil and rock strata as encountered and immediate depth to water data. The log represents conditions recorded specifically at the location where and when the boring was made. Site conditions may vary through time as will subsurface conditions. The boundaries between different soil strata as encountered are indicated at specific depths; however, these depths are in fact approximate and dependent upon the frequency of sampling, nature and consistency of the respective strata. Substantial variation between soil borings may commonly exist in subsurface conditions. Water level readings are made at the time and under conditions stated on the boring logs. Water levels change with time, precipitation, canal level, local well drawdown and other factors. Water level data provided on soil boring logs shall not be relied upon for groundwater based design or construction considerations.

LABORATORY AND FIELD TESTS

Tests are performed in *general* accordance with specific ASTM Standards unless otherwise indicated. All criteria included in a given ASTM Standard are not always required and performed. Each test boring report indicates the measurements and data developed at each specific test location.

ANALYSIS AND RECOMMENDATIONS

The geotechnical report is prepared primarily to aid in the design of site work and structural foundations. Although the information in the report is expected to be sufficient for these purposes, it shall not be utilized to determine the cost of construction nor to stand alone as a construction specification. Contractors shall verify subsurface conditions as may be appropriate prior to undertaking subsurface work.

Report recommendations are based primarily on data from test borings made at the locations shown on the test boring reports. Soil variations commonly exist between boring locations. Such variations may not become evident until construction. Test pits sometimes provide valuable supplemental information that derived from soil borings. If variations are then noted, the geotechnical engineer shall be contacted in writing immediately so that field conditions can be examined and recommendations revised if necessary.

The geotechnical report states our understanding as to the location, dimensions and structural features proposed for the site. ***Any significant changes of the site improvements or site conditions must be communicated in writing to the geotechnical engineer immediately*** so that the geotechnical analysis, conclusions, and recommendations can be reviewed and appropriately adjusted as necessary.

CONSTRUCTION OBSERVATION

Construction observation and testing is an important element of geotechnical services. The geotechnical engineer's field representative (G.E.F.R.) is the "owner's representative" observing the work of the contractor, performing tests and reporting data from such tests and observations. ***The geotechnical engineer's field representative does not direct the contractor's construction means, methods, operations or personnel.*** The G.E.F.R. does not interfere with the relationship between the owner and the contractor and, except as an observer, does not become a substitute owner on site. The G.E.F.R. is responsible for his/her safety, but has no responsibility for the safety of other personnel at the site. The G.E.F.R. is an important member of a team whose responsibility is to observe and test the work being done and report to the owner whether that work is being carried out in general conformance with the plans and specifications. The enclosed report may be relied upon solely by the named client.

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to), soil and/or groundwater contamination, methane are beyond our scope of service for this project. As such, this report should not be used or relied upon for evaluation of environmental issues.

Benefit may be realized by the performance of exploratory test pits on the site to develop additional subsurface information. The elient may wish to consider performance of test pits on this project to supplement information already developed.
Prior to initiating compaction operations, we recommend that representative samples of the structural fill material to be used and acceptable in-place soils be collected and tested to determine their compaction and classification characteristics. The maximum dry density, optimum moisture content, gradation and plasticity characteristics should be determined. Thcse tests are needed for compaction quality control of the structural fill and existing soils, and to determine if the fill material is acceptable.

If conditions are encountered which are not consistent with the findings presented in this report, or if proposed construction is moved from the location investigated, this office shall be notified immediately so that the condition or change can be evaluated and appropriate action taken.

The vibratory compaction equipment may cause vibrations that could be felt by persons within nearby buildings and could potentially induce structural settlements. Additionally, preexisting settlements may exist within these structures that could be construed to have been caused or worsened by the proposed vibratory compaction after the faet. Pre- and post conditions surveys of these structures along with the vibration monitoring during vibratory compaction could be performed to better evaluate this concern. The contractor should exereise due care during the performance of the vibratory compaction work with due consideration of potential impacts on existing structures. If potential vibrations and impacts are not considered tolerable, then alternate foundation modification techniques should be considered.

Nutting Engineers of Florida, Ine. shall bear no liability for the implementation of recommended inspection and testing services as described in this report if implemented by others. Nutting has no ability to verify the completeness, accuraey or proper technique of such procedures if performed by others.

Excavations of five feet or more in depth should be sloped or shored in accordance with OSHA and State of Florida requirements.

The Geotechnical Engineer warrants that the findings, recommendations, specifications, or professional advice contained herein, have been presented after being prepared in accordance with general accepted professional practice in the field of foundation engineering, soil mechanics and engineering geology. No other warranties are implied or expressed.

ANALYSIS AND RECOMMENDATIONS

The boring performed for this project revealed a five foot thick layer (combined thickness) of highly compressible and low strength organic and silt soils beginning at a depth of approximately three feet below existing grade. The peat and silt strata identified in the soil boring have high consolidation potential and do not possess sufficient strength to support the proposed pool construction on shallow foundations without excessive total and differential settlements. Therefore, the materials will need to be removed and replaced or supported on a pile foundation. The following section presents design criteria for the pool.

Pool and Surrounding Deck

Based on the above, it is our opinion that in order for the proposed pool to be constructed using conventional construction methods, over-excavation will be necessary in order to remove the peat and subsequently replacement of these organic soils with structural material in order to achieve adequate support. Excavations of the organic soils should terminate on the sand formation beneath the organic soils at a depth of approximately seven feet. The existing granular soils deemed to be suitable by the Geotechnical Engineer or his representative may be stockpiled for re-use. It should be anticipated that such excavations will bottom below the groundwater table, and therefore dewatering may be required. In addition, any excavation that is located next to existing structure and sidewalks must be shored or shielded to protect the adjacent structures.

Once this is achieved, it is our opinion that support of the proposed pool using conventional construction methods will be possible. The contractor should take measures to ensure that the side slopes are protected, and will not affect the existing structure. Any backfill placed within the zone of influence of foundations (2 horizontal to 1 vertical) should be compacted to a minimum of 95 percent of the modified proctor maximum dry density (ASTM D-1557).

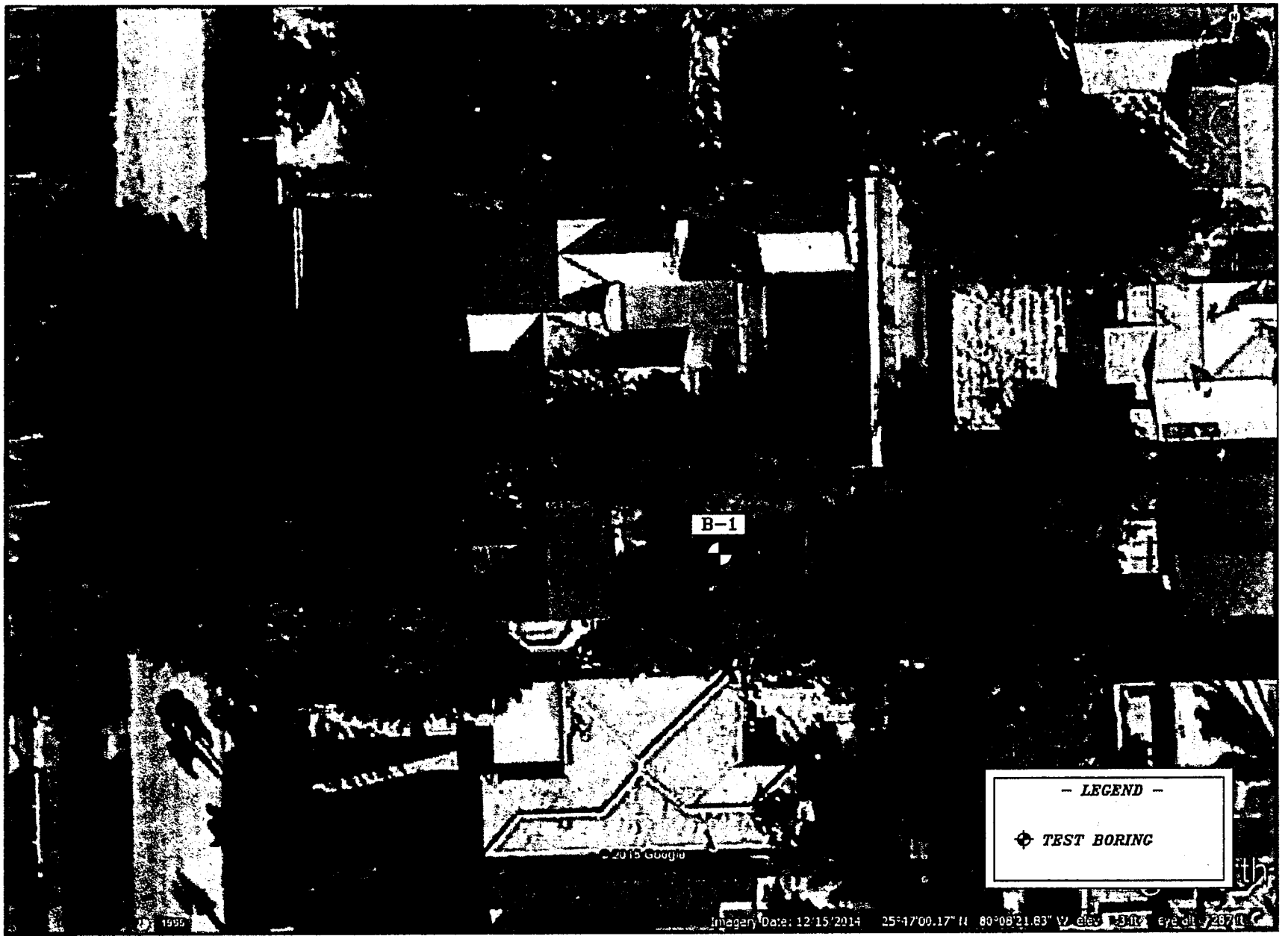
The pool deck may be constructed on compacted existing soils or approved fill. The soils should be compacted to a minimum of 95 percent of the modified proctor maximum dry density to a depth of 12 inches below the compacted surface.

GENERAL INFORMATION

Our client for this geotechnical evaluation was:

Ms. Maria Molla
1225 Lenox Avenue
Miami Beach, Florida 33139

The contents of this report are for the exclusive use of the client, the client's design & construction team and governmental authorities for this specific project exclusively. Information conveyed in this report shall not be used or relied upon by other parties or for other projects without the expressed written consent of Nutting Engineers of Florida, Inc. This report discusses geotechnical considerations for this site based upon observed conditions and our understanding of proposed construction for foundation support. Environmental issues including (but not limited



NUTTING ENGINEERS OF FLORIDA, INC. ESTABLISHED 1967	MARIA MOLLA RESIDENCE 1225 LENOX AVENUE MIAMI BEACH, FLORIDA 33139	APPROXIMATE TEST LOCATION	NOT TO SCALE	FIGURE 1

SOIL AND ROCK CLASSIFICATION CRITERIA

SAND/SILT

N-VALUE (bpf)	RELATIVE DENSITY
0 – 4	Very Loose
5 – 10	Loose
11 – 29	Medium
30 – 49	Dense
>50	Very dense
100	Refusal

CLAY/SILTY CLAY

N-VALUE (bpf)	UNCONFINED COMP. STRENGTH (tsf)	CONSISTENCY
<2	<0.25	v. Soft
2 – 4	0.25 – 0.50	Soft
5 – 8	0.50 – 1.00	Medium
9 – 15	1.00 – 2.00	Soft
16 – 30	2.00 – 4.00	v. Stiff
>30	>4.00	Hard

ROCK

N-VALUE (bpf)	RELATIVE HARDNESS	ROCK CHARACTERISTICS
$N \geq 100$	Hard to v. hard	Local rock formations vary in hardness from soft to very hard within short vertical and horizontal distances and often contain vertical solution holes of 3 to 36 inch diameter to varying depths and horizontal solution features. Rock may be brittle to split spoon impact, but more resistant to excavation.
$25 \leq N \leq 100$	Medium hard to hard	
$5 \leq N \leq 25$	Soft to medium hard	

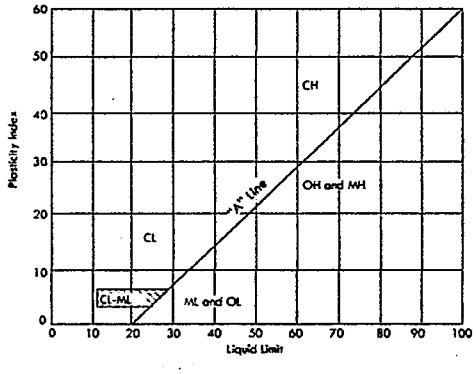
PARTICLE SIZE

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

DESCRIPTION MODIFIERS

0 – 5%	Slight trace
6 – 10%	Trace
11 – 20%	Little
21 – 35%	Some
>35%	And

Major Divisions			Group Symbols	Typical names	Laboratory classification criteria
Coarse-grained soils (More than half of material is larger than No. 200 sieve size)	Gravels (More than half of coarse fraction is larger than No. 4 sieve size)	Clean gravels (Little or no fines)	GW	Well-graded gravels, gravel-sand mixtures, little or no fines	Determine percentages of sand and gravel from grain-size curve. Depending on percentage of fines (fraction smaller than No. 200 sieve size), coarse-grained soils are classified as follows: Less than five percent.....GW, GP, SW, SP; More than 12 percent.....GM, GC, SM, SC; 5 to 12 percent.....Borderline cases requiring dual systems**
			GP	Poorly graded gravels, gravel-sand mixtures, little or no fines	$C_u = \frac{D_{60}}{D_{10}}$ greater than 4; $C_z = \frac{(D_{30})^2}{D_{10} x D_{60}}$ between 1 and 3
		Gravels with fines (Appreciable amount of fines)	GW* d / u	Silty gravels, gravel-sand-silt mixtures	Not meeting all gradation requirements for GW
			GC	Clayey gravels, gravel-sand-clay mixtures	Atterberg limits below "A" line or P.I. less than 4 / Atterberg limits above "A" line with P.I. greater than 7 — Above "A" line with P.I. between 4 and 7 are *borderline* cases requiring use of dual symbols.
	Sands (More than half of coarse fraction is smaller than No. 4 sieve size)	Clean sands (Little or no fines)	SW	Well-graded sands, gravelly sands, little or no fines	$C_u = \frac{D_{60}}{D_{10}}$ greater than 6; $C_z = \frac{(D_{30})^2}{D_{10} x D_{60}}$ between 1 and 3
			SP	Poorly graded sands, gravelly sands, little or no fines	Not meeting all gradation requirements for SW
		Sands with fines (Appreciable amount of fines)	SM* d / u	Silty sands, sand-silt mixtures	Atterberg limits below "A" line or P.I. less than 4 / Atterberg limits above "A" line with P.I. more than 7 — Limits plotting in hatched zone with P.I. between 4 and 7 are *borderline* cases requiring use of dual system.
			SC	Clayey sands, sand-clay mixtures	
Fine-grained soils (More than half of material is smaller than No. 200 sieve size)	Silts and clays (Liquid limit less than 50)		ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity	
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays	
			OL	Organic silts and organic silty clays of low plasticity	
	Silts and clays (Liquid limit greater than 50)		MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts	
			CH	Inorganic clays of high plasticity, fat clays	
			OH	Organic clays of medium to high plasticity, organic silts	
	Highly organic soils		PT	Peat and other highly organic soils	



Plasticity Chart

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Nutting Engineers
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1310 Neptune Drive
Boynton Beach, Fl., 33426
Telephone: 561-736-4900
Fax: 561-737-9975

BORING NUMBER B-1

PROJECT NUMBER 1887.1

CLIENT Ms. Maria Molla **PROJECT NAME** Maria Molla Residence

PROJECT LOCATION 1225 Lenox Avenue, Miami Beach, FL 33139

DATE STARTED 3/6/15 COMPLETED 3/6/15 SURFACE ELEVATION REFERENCE Same as road crown

DRILLING METHOD Standard Penetration Boring GROUND WATER LEVELS:

LOGGED BY R. Dowatsky CHECKED BY C. Gworek ▽ AT TIME OF DRILLING 4.0 ft ft

APPROXIMATE LOCATION OF BORING **As located on site plan**

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	Blows	N-Value
0		TOPSOIL	AU 1		
		Lt. brown fine SAND and SHELLS	AU 2		
		Lt. gray SILT			
5		Dk. brown PEAT	SS 3	1-0-1-1	1
			SS 4	1-2-4-7	6
		Gray fine SAND and SHELLS	SS 5	9-20-30-50	50
-10			SS 6	29-31-36-50/5"	100+
15			SS 7	13-13-17-20	30
			SS 8	13-14-21-38	35
20		Tan LIMESTONE and fine SAND			
		Bottom of hole at 20.0 feet.			

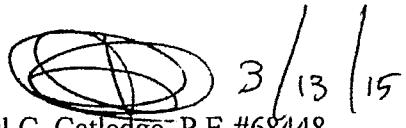
▲ SPT N VALUE ▲
10 20 30 40
PL MC LL
20 40 60 80
□ FINES CONTENT (%) □
20 40 60 80

TEST NUTTING BOREHOLE 2-1887.1 MARIA MOLLA - MARIA MOLLA RESIDENCE.GPJ GINT US GDT 3/12/15

Disclaimer Nutting Engineers of Florida, Inc. accepts no liability for the consequences of the independent interpretation of drilling logs by others.

We appreciate the opportunity to provide these services for you. If we can be of further assistance, or if you need additional information, please contact our office at your convenience.

Respectfully submitted,
NUTTING ENGINEERS OF FLORIDA, INC.



3/13/15

Paul C. Catledge, P.E.#68448
Senior Engineer

Appendix: Boring Location Plan
Test Boring Results
Limitations of Liability
Soil Classification Criteria

AQUADYNAMICS
DESIGN GROUP, INC.
AQUATIC ENGINEERING CONSULTANTS

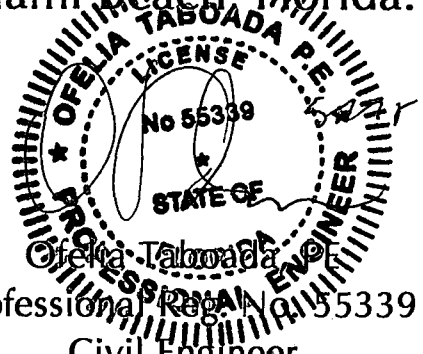
5000 SW 75th Avenue Suite 103 Miami, Florida 33155
Phone (305) 667-8975 Fax (305) 662-1002
Website: AQUADYNAMICS.BIZ e-mail: INFO@AQUADYNAMICS.BIZ

Structural Calculations

5/1/2015

B1504186

Job: Molla Residence
Swimming Pool
1225 Lennox Avenue
Miami Beach, Florida.



Ofelia Taboada
Professional Reg. No. 55339
Civil Engineer
(305) 667-8975 x305

Design Loads

Input:

$f'c$	=	5,000.00	psi
fy	=	60,000.00	psi
pile diameter	=	3.00	in
d	=	6.75	in
water depth	=	5.00	ft
pool slab thickness	=	10.00	in
pool wall thickness	=	6.00	in
deck slab thickness	=	0.00	in
column strip 1	=	6.00	ft
column strip 2	=	9.50	ft
critical area	=	57.00	s.f.
γ_w	=	62.4	lb/ft^3
γc	=	150	lb/ft^3
deck width	=	0	ft

Loads:

Dead loads

pool slab	=	125.00	psf	DL factor of safety = 1.4
deck slab	=	0.00	psf	
p_u	=	705.40	psf	

Live loads

Water	=	312.00	psf	LL factor of safety = 1.7
Deck	=	40.00	psf	

Output:

Wall	=	0.38	kips/linear feet
additional load	=	0.00	kips/linear feet
Vu	=	0.00	kips/linear feet
w_1	=	2.25	kips
w_2	=	3.56	kips
M_1	=	0.00	ft-kips
M_2	=	0.00	ft-kips

Nominal shear strength

Equation

$$V_c = 4\sqrt{f'_c}\, b_o\, d$$

$$V_u = p_u * \textit{critical area}$$

$$b_o = \Pi(b_c + d) \qquad \textit{round piles}$$

$$b_o = 4(b_c + d) \qquad \textit{square piles}$$

where:

V_c	=	nominal shear strength (lbf)
V_u	=	ultimate shear strength (lbf)
f'_c	=	compressive strength of concrete (psi)
b_o	=	length of the critical section (in)
b_c	=	width or diameter of pile (in)
d	=	depth of the reinforcement (in)
ϕ	=	capacity reduction factor (in)

Calculation

Input:

$f'c$	=	5000.00	psi
b_c	=	14.00	in
d	=	6.75	in
p_u	=	705.40	
ϕ	=	0.85	
critical area	=	63.00	s.f.

Output:

b_o	=	**65.19**	in	*round piles*
V_c	=	**124.46**	kips	
ϕV_c	=	**105.79**	kips	
V_u	=	**44.44**	kips	$< \phi V_c$

Hydrostatic Pressure

Input:

Maximum Pool depth	=	5.00	ft
Minimum Pool depth	=	3.00	ft
Water density γ_w	=	62.4	lb/ft^3
Concrete density γ_c	=	150	lb/ft^3
slab thickness	=	10.0	in
wall thickness	=	6.0	in
Pool area	=	275	S.F.
Pool perimeter	=	72	L.F.
Hydrostatic relief valve (Hv)	=	2.00	ft

Calculation

Output:

Uplift	=	**187.20**	psf ↑
Wall dead load	=	**78.55**	psf ↓
Slab dead load	=	**125.00**	psf ↓
Total dead load	=	**203.55**	psf ↓

Wall design

$k_A = tan^2(45-\phi/2)$

$R_A = (1/2)\, k_A\, \gamma\, H^2$

$R_h = (1/2)\, \gamma_w\, h^2$

$R_q = k_A\, q\, H\, x\ wall\ width$

$M_u = R_A(H/3)+R_H(h/3)+R_q(H/2)$

$R_u = Mu/(\phi\, b\, d^2)$

$A_{st} = \rho\, d\, b$

where:

R_A	=	lateral earth pressure force on a structure (plf)
R_H	=	lateral hydrostatic force on a structure (plf)
R_q	=	uniform surcharge force on a structure (plf)
γ	=	soil density (lb/ft^3)
ϕ	=	angle of internal friction (degree)
k_A	=	coefficient of active earth pressure
H	=	height of pool wall (ft)
h	=	flood depth (ft)
M_u	=	bending moment (k-ft)
R_u	=	coefficient of resistance (psi)
ρ	=	reinforcement ratio

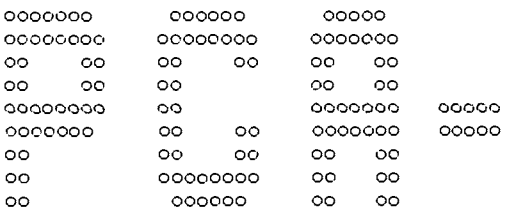
Calculation

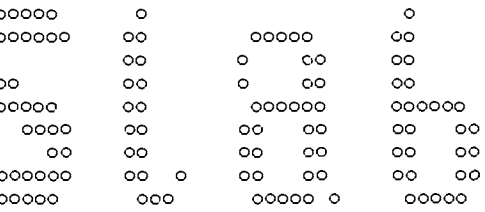
Input:

ϕ	=	32.00	°
γ	=	120.00	lb/ft^3
H	=	5.00	ft
h	=	3.00	ft

Output:

k_A	=	0.29		R_h	=	281	plf
R_A	=	434	plf	R_q	=	0	plf
M_u	=	1,505	lb-ft	R_u	=	186	psi
ρ	=	0.00317		As	=	0.11	si/ft
ρ_{min}	=	0.00333		As_{min}	=	0.12	si/ft





pcaSlab v1.50 (TM)
A Computer Program Analysis, Design, and Investigation of
Reinforced Concrete Slab and Continuous Beam Systems

[1] INPUT ECHO

General Information:

File name: S:\Structural\PCA Slab data\Molla2_H_P_MB-5-1-15.slb
Project: Molla Residence
Frame: Pool Slab- 2 Engineer: O.T.
Code: ACI 318-02 Mode: Design Reinforcement Database: ASTM A615
Number of supports = 2 + Left cantilever + Right cantilever
Floor System: Two-Way

Live load pattern ratio = 75%
Minimum free edge for punching shear = 10 times slab thickness
Deflections are based on cracked section properties.
In negative moment regions, Ig and Mcr DO NOT include flange/slab contribution (if available)
Compression reinforcement calculations NOT selected.

Material Properties:

	Slabs|Beams	Columns	
wc =	150	150	lb/ft3
f'c =	5	5	ksi
Ec =	4286.8	4286.8	ksi
fr =	0.53033	0.53033	ksi

fy = 60 ksi, Bars are not epoxy-coated
fyv = 60 ksi
Es = 29000 ksi

Reinforcement Database:

Units: Db (in), Ab (in^2), Wb (lb/ft)

Size	Db	Ab	Wb	Size	Db	Ab	Wb
#3	0.38	0.11	0.38	#4	0.50	0.20	0.67
#5	0.63	0.31	1.04	#6	0.75	0.44	1.50

#7	0.88	0.60	2.04	#8	1.00	0.79	2.67
#9	1.13	1.00	3.40	#10	1.27	1.27	4.30
#11	1.41	1.56	5.31	#14	1.69	2.25	7.65
#18	2.26	4.00	13.60				

Span Data:
==========

Slabs: L1, wL, wR (ft); t, Hmin (in)

Span	Loc	L1	t	wL	wR	Hmin	
1	Int	2.500	10.00	4.750	4.750	4.00	LC
2	Int	7.000	10.00	4.750	4.750	4.00	
3	Int	2.500	10.00	4.750	4.750	4.00	RC

Support Data:
=============

Columns: c1a, c2a, c1b, c2b (in); Ha, Hb (ft)

Supp	c1a	c2a	Ha	c1b	c2b	Hb	Red%	
1	0.00	0.00	0.000	3.00	0.00	10.000	0	*
2	0.00	0.00	0.000	3.00	0.00	10.000	0	*

* Do not check punching shear around this column.

Drop Panels: h (in); L1, L2, W1, W2 (ft)

Supp	h	L1	L2	W1	W2	
1	8.00	1.000	1.000	1.000	1.000	*c d
2	8.00	1.000	1.000	1.000	1.000	*c d

*c- Invalid drop. Drop thickness will not be used for flexural design.
*d- Excessive drop thickness will not be used for flexural design.

Boundary Conditions: Kz (kip/in); Kry (kip-in/rad)

Supp	Spring Kz	Spring Kry	Far End A	Far End B
1	0	0	Pinned	Pinned
2	0	0	Pinned	Pinned

Load Data:
==========

Load Cases and Combinations:

Case	SELF	Dead	Live
Type	DEAD	DEAD	LIVE
U1	1.400	1.400	0.000
U2	1.200	1.200	1.600
U3	1.200	1.200	1.600
U4	1.200	1.200	1.600
U5	1.200	1.200	1.000
U6	1.200	1.200	1.000
U7	0.900	0.900	0.000
U8	0.900	0.900	0.000
U9	1.200	1.200	1.000
U10	1.200	1.200	1.000
U11	0.900	0.900	0.000
U12	0.900	0.900	0.000

Span Loads:

Span	Case	Wa	La
Point Forces - Wa (kip), La (ft):			
1	Dead	3.56	0
3	Dead	3.56	2.5
Area Loads - Wa (lb/ft2):			
1	Dead	312	
2	Dead	312	
3	Dead	312	

Support Loads - Fz (kip), My (k-ft):

Supp	Case	Fz	My
1	SELF	0	0
2	SELF	0	0
1	Live	0	0
2	Live	0	0

Support Displacements - Dz (in), Ry (rad):

Supp	Case	Dz	Ry
1	SELF	0	0
2	SELF	0	0
1	Live	0	0
2	Live	0	0

Reinforcement Criteria:
=======================

	Top bars Min	Top bars Max	Bottom bars Min	Bottom bars Max	Stirrups Min	Stirrups Max	
Slabs and Ribs:							
Bar Size	#4	#8	#4	#8			
Bar spacing	1.00	18.00	1.00	18.00			in
Reinf ratio	0.14	5.00	0.14	5.00			%
Cover	2.25		3.75				in
Beams:							
Bar Size	#4	#8	#4	#8	#3	#5	
Bar spacing	1.00	18.00	1.00	18.00	6.00	18.00	in
Reinf ratio	0.14	5.00	0.14	5.00			%
Cover	2.50		3.00				in

Top bars have 12 in of concrete below them.

[2] DESIGN RESULTS

Top Reinforcement:

Units: Width (ft), Mmax (k-ft), Xmax (ft), As (in^2), Sp (in)

Span	Strip	Zone	Width	Mmax	Xmax	AsMin	AsMax	SpReq	AsReq	Bars
1	Column	Left	3.50	6.19	0.831	0.756	6.694	8.400	0.184	5-#4
		Middle	3.50	14.64	1.544	0.756	6.694	8.400	0.438	5-#4
		Right	3.50	28.35	2.375	0.756	6.694	8.400	0.856	5-#4
	Middle	Left	6.00	0.00	0.831	1.296	11.475	10.286	0.000	7-#4
		Middle	6.00	0.00	1.544	1.296	11.475	10.286	0.000	7-#4
		Right	6.00	0.00	2.375	1.296	11.475	10.286	0.000	7-#4
2	Column	Left	3.50	28.24	0.125	0.756	6.694	8.400	0.853	5-#4
		Middle	3.50	0.00	3.500	0.000	6.694	0.000	0.000	---
		Right	3.50	28.24	6.875	0.756	6.694	8.400	0.853	5-#4
	Middle	Left	6.00	0.00	0.125	1.296	11.475	10.286	0.000	7-#4
		Middle	6.00	0.00	3.500	0.000	11.475	0.000	0.000	---
		Right	6.00	0.00	6.875	1.296	11.475	10.286	0.000	7-#4
3	Column	Left	3.50	28.35	0.125	0.756	6.694	8.400	0.856	5-#4
		Middle	3.50	14.64	0.956	0.756	6.694	8.400	0.438	5-#4
		Right	3.50	6.19	1.669	0.756	6.694	8.400	0.184	5-#4
	Middle	Left	6.00	0.00	0.125	1.296	11.475	10.286	0.000	7-#4
		Middle	6.00	0.00	0.956	1.296	11.475	10.286	0.000	7-#4
		Right	6.00	0.00	1.669	1.296	11.475	10.286	0.000	7-#4

Top Bar Details:

Units: Length (ft)

Span	Strip	Left Bars	Left Length	Left Bars	Left Length	Continuous Bars	Continuous Length	Right Bars	Right Length	Right Bars	Right Length
1	Column	---		---		5-#4	2.50	---		---	
	Middle	---		---		7-#4	2.50	---		---	
2	Column	4-#4	3.25	1-#4	1.48	---		4-#4	3.25	1-#4	1.48
	Middle	7-#4	1.61	---		---		7-#4	1.61	---	
3	Column	---		---		5-#4	2.50	---		---	
	Middle	---		---		7-#4	2.50	---		---	

Bottom Reinforcement:

Units: Width (ft), Mmax (k-ft), Xmax (ft), As (in^2), Sp (in)

Span	Strip	Width	Mmax	Xmax	AsMin	AsMax	SpReq	AsReq	Bars
1	Column	3.50	0.00	0.000	0.000	5.355	0.000	0.000	---
	Middle	6.00	0.00	0.000	0.000	9.180	0.000	0.000	---
2	Column	3.50	2.99	3.500	0.756	5.355	10.500	0.111	4-#4
	Middle	6.00	1.99	3.500	1.296	9.180	10.286	0.074	7-#4
3	Column	3.50	0.00	2.500	0.000	5.355	0.000	0.000	---
	Middle	6.00	0.00	2.500	0.000	9.180	0.000	0.000	---

Bottom Bar Details:

Units: Start (ft), Length (ft)

Span	Strip	Long Bars	Long Start	Long Length	Short Bars	Short Start	Short Length

1	Column	---			---		
	Middle	---			---		
2	Column	4-#4	0.00	7.00	---		
	Middle	7-#4	0.00	7.00	---		
3	Column	---			---		
	Middle	---			---		

Flexural Capacity:

Units: From, To (ft), As (in^2), PhiMn (k-ft)

Span	Strip	From	To	AsTop	AsBot	PhiMn-	PhiMn+
1	Column	0.000	0.831	1.00	0.00	-32.99	0.00
		0.831	1.250	1.00	0.00	-32.99	0.00
		1.250	1.544	1.00	0.00	-32.99	0.00
		1.544	2.375	1.00	0.00	-32.99	0.00
		2.375	2.500	1.00	0.00	-32.99	0.00
	Middle	0.000	0.831	1.40	0.00	-46.39	0.00
		0.831	1.250	1.40	0.00	-46.39	0.00
		1.250	1.544	1.40	0.00	-46.39	0.00
		1.544	2.375	1.40	0.00	-46.39	0.00
		2.375	2.500	1.40	0.00	-46.39	0.00
2	Column	0.000	0.125	1.00	0.80	-32.99	21.12
		0.125	0.476	1.00	0.80	-32.99	21.12
		0.476	1.476	0.80	0.80	-26.52	21.12
		1.476	2.250	0.80	0.80	-26.52	21.12
		2.250	2.487	0.00	0.80	0.00	21.12
		2.487	3.250	0.00	0.80	0.00	21.12
		3.250	3.500	0.00	0.80	0.00	21.12
		3.500	3.750	0.00	0.80	0.00	21.12
		3.750	4.513	0.00	0.80	0.00	21.12
		4.513	4.750	0.00	0.80	0.00	21.12
		4.750	5.524	0.80	0.80	-26.52	21.12
		5.524	6.524	0.80	0.80	-26.52	21.12
		6.524	6.875	1.00	0.80	-32.99	21.12
		6.875	7.000	1.00	0.80	-32.99	21.12
	Middle	0.000	0.125	1.40	1.40	-46.39	36.94
		0.125	0.611	1.40	1.40	-46.39	36.94
		0.611	1.611	0.00	1.40	0.00	36.94
		1.611	2.487	0.00	1.40	0.00	36.94
		2.487	3.500	0.00	1.40	0.00	36.94
		3.500	4.513	0.00	1.40	0.00	36.94
		4.513	5.389	0.00	1.40	0.00	36.94
		5.389	6.389	0.00	1.40	0.00	36.94
		6.389	6.875	1.40	1.40	-46.39	36.94
		6.875	7.000	1.40	1.40	-46.39	36.94
3	Column	0.000	0.125	1.00	0.00	-32.99	0.00
		0.125	0.956	1.00	0.00	-32.99	0.00
		0.956	1.250	1.00	0.00	-32.99	0.00
		1.250	1.669	1.00	0.00	-32.99	0.00
		1.669	2.500	1.00	0.00	-32.99	0.00
	Middle	0.000	0.125	1.40	0.00	-46.39	0.00
		0.125	0.956	1.40	0.00	-46.39	0.00
		0.956	1.250	1.40	0.00	-46.39	0.00
		1.250	1.669	1.40	0.00	-46.39	0.00
		1.669	2.500	1.40	0.00	-46.39	0.00

Slab Shear Capacity:

Units: b, d (in), Xu (ft), PhiVc, Vu(kip)

Span	b	d	Vratio	PhiVc	Vu	Xu
1	114.00	6.00	1.000	72.55	16.07	1.89
2	114.00	6.00	1.000	72.55	16.90	6.39
3	114.00	6.00	1.000	72.55	16.07	0.61

Flexural Transfer of Negative Unbalanced Moment at Supports:

Units: Width (in), Munb (k-ft), As (in^2)

Supp	Width	GammaF*Munb	Comb	Pat	AsReq	AsProv	Additional Bars
1	--- Not checked ---						
2	--- Not checked ---						

Punching Shear Around Columns:

Units: Vu (kip), Munb (k-ft), vu (psi), Phi*vc (psi)

Supp	Vu	vu	Munb	Comb	Pat	GammaV	vu	Phi*vc

1 --- Not checked ---
2 --- Not checked ---

Punching Shear Around Drops:

Units: Vu (kip), vu (psi), Phi*vc (psi)

Supp	Vu	Comb	Pat	vu	Phi*vc
1	36.26	U1	All	53.4	212.1
2	36.26	U1	All	53.4	212.1

Maximum Deflections:

Units: Dz (in)

	Frame			Column Strip			Middle Strip		
Span	Dz(DEAD)	Dz(LIVE)	Dz(TOTAL)	Dz(DEAD)	Dz(LIVE)	Dz(TOTAL)	Dz(DEAD)	Dz(LIVE)	Dz(TOTAL)
1	-0.002	0.000	-0.002	-0.004	0.000	-0.004	-0.001	0.000	-0.001
2	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
3	-0.002	0.000	-0.002	-0.004	0.000	-0.004	-0.001	0.000	-0.001

Material Takeoff:

Reinforcement in the Direction of Analysis

Top Bars:	74.5 lb	<=>	6.21 lb/ft	<=>	0.653 lb/ft^2
Bottom Bars:	51.4 lb	<=>	4.29 lb/ft	<=>	0.451 lb/ft^2
Stirrups:	0.0 lb	<=>	0.00 lb/ft	<=>	0.000 lb/ft^2
Total Steel:	125.9 lb	<=>	10.49 lb/ft	<=>	1.105 lb/ft^2
Concrete:	100.3 ft^3	<=>	8.36 ft^3/ft	<=>	0.880 ft^3/ft^2

[3] COLUMN AXIAL FORCES AND MOMENTS

Units: P (kip), M (k-ft)

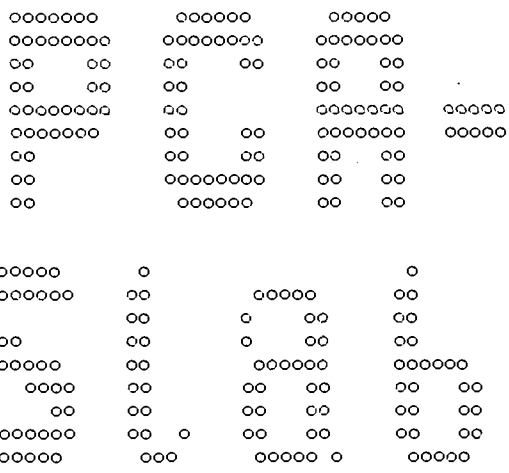
Supp	Case/Patt	P (axial)	Mb[top]	Ma[bottom]
1	SELF	7.52	-0.00	-0.00
	Dead	21.34	0.00	0.00
	Live/All	0.00	-0.00	-0.00
	Live/Odd	0.00	-0.00	-0.00
	Live/Even	0.00	-0.00	-0.00
	Live/S1	0.00	-0.00	-0.00
	Live/S2	0.00	-0.00	-0.00
2	SELF	7.53	-0.00	-0.00
	Dead	21.34	0.00	0.00
	Live/All	0.00	-0.00	-0.00
	Live/Odd	0.00	-0.00	-0.00
	Live/Even	0.00	-0.00	-0.00
	Live/S1	0.00	-0.00	-0.00
	Live/S2	0.00	-0.00	-0.00
Sum	SELF	15.05	0.00	-0.00
	Dead	42.69	0.00	0.00
	Live/All	0.00	0.00	0.00
	Live/Odd	0.00	0.00	0.00
	Live/Even	0.00	0.00	0.00
	Live/S1	0.00	0.00	0.00
	Live/S2	0.00	0.00	0.00

[7] SEGMENTAL DEFLECTIONS

Units: x (ft), Dz (in)

Span	x	Dz (DEAD)	Dz (LIVE)	Dz (TOTAL)
1	0.000	-0.002	0.000	-0.002
	0.250	-0.001	0.000	-0.001
	0.500	-0.001	0.000	-0.001
	0.750	-0.001	0.000	-0.001
	1.000	-0.001	0.000	-0.001
	1.250	-0.001	0.000	-0.001
	1.500	-0.001	0.000	-0.001
	1.500	-0.001	0.000	-0.001
	1.722	-0.000	0.000	-0.000
	1.945	-0.000	0.000	-0.000
	2.167	-0.000	0.000	-0.000
	2.389	-0.000	0.000	-0.000

	2.389	-0.000	0.000	-0.000
	2.445	-0.000	0.000	-0.000
	2.500	-0.000	0.000	-0.000
2	0.000	-0.000	0.000	-0.000
	0.055	0.000	0.000	0.000
	0.111	0.000	0.000	0.000
	0.111	0.000	0.000	0.000
	0.333	0.000	0.000	0.000
	0.555	0.000	0.000	0.000
	0.778	0.000	0.000	0.000
	1.000	0.000	0.000	0.000
	1.000	0.000	0.000	0.000
	1.250	0.000	0.000	0.000
	1.500	0.000	0.000	0.000
	1.750	0.000	0.000	0.000
	2.000	0.000	0.000	0.000
	2.250	0.000	0.000	0.000
	2.500	0.000	0.000	0.000
	2.750	0.000	0.000	0.000
	3.000	0.000	0.000	0.000
	3.250	0.000	0.000	0.000
	3.500	0.000	0.000	0.000
	3.750	0.000	0.000	0.000
	4.000	0.000	0.000	0.000
	4.250	0.000	0.000	0.000
	4.500	0.000	0.000	0.000
	4.750	0.000	0.000	0.000
	5.000	0.000	0.000	0.000
	5.250	0.000	0.000	0.000
	5.500	0.000	0.000	0.000
	5.750	0.000	0.000	0.000
	6.000	0.000	0.000	0.000
	6.000	0.000	0.000	0.000
	6.222	0.000	0.000	0.000
	6.445	0.000	0.000	0.000
	6.667	0.000	0.000	0.000
	6.889	0.000	0.000	0.000
	6.889	0.000	0.000	0.000
	6.945	0.000	0.000	0.000
	7.000	-0.000	0.000	-0.000
3	0.000	-0.000	0.000	-0.000
	0.055	-0.000	0.000	-0.000
	0.111	-0.000	0.000	-0.000
	0.111	-0.000	0.000	-0.000
	0.333	-0.000	0.000	-0.000
	0.555	-0.000	0.000	-0.000
	0.778	-0.000	0.000	-0.000
	1.000	-0.001	0.000	-0.001
	1.000	-0.001	0.000	-0.001
	1.250	-0.001	0.000	-0.001
	1.500	-0.001	0.000	-0.001
	1.750	-0.001	0.000	-0.001
	2.000	-0.001	0.000	-0.001
	2.250	-0.001	0.000	-0.001
	2.500	-0.002	0.000	-0.002



pcaSlab v1.50 (TM)
A Computer Program Analysis, Design, and Investigation of
Reinforced Concrete Slab and Continuous Beam Systems

[1] INPUT ECHO

General Information:

File name: S:\Structural\PCA Slab data\Molla1_H_P_MB-5-1-15.slb
Project: Molla Residence
Frame: Pool Slab- 1 Engineer: O.T.
Code: ACI 318-02 Mode: Design Reinforcement Database: ASTM A615
Number of supports = 3 + Left cantilever + Right cantilever
Floor System: Two-Way

Live load pattern ratio = 75%
Minimum free edge for punching shear = 10 times slab thickness
Deflections are based on cracked section properties.
In negative moment regions, Ig and Mcr DO NOT include flange/slab contribution (if available)
Compression reinforcement calculations NOT selected.

Material Properties:

	Slabs|Beams	Columns	
wc =	150	150	lb/ft3
f'c =	5	5	ksi
Ec =	4286.8	4286.8	ksi
fr =	0.53033	0.53033	ksi

fy = 60 ksi, Bars are not epoxy-coated
fyv = 60 ksi
Es = 29000 ksi

Reinforcement Database:

Units: Db (in), Ab (in^2), Wb (lb/ft)

Size	Db	Ab	Wb	Size	Db	Ab	Wb
#3	0.38	0.11	0.38	#4	0.50	0.20	0.67
#5	0.63	0.31	1.04	#6	0.75	0.44	1.50

#7	0.88	0.60	2.04	#8	1.00	0.79	2.67
#9	1.13	1.00	3.40	#10	1.27	1.27	4.30
#11	1.41	1.56	5.31	#14	1.69	2.25	7.65
#18	2.26	4.00	13.60				

Span Data:
==========
Slabs: L1, wL, wR (ft); t, Hmin (in)

Span	Loc	L1	t	wL	wR	Hmin	
1	ExtL	3.500	10.00	2.500	3.500	4.00	LC
2	ExtL	9.500	10.00	2.500	3.500	4.00	
3	ExtL	9.500	10.00	2.500	3.500	4.00	
4	ExtL	3.500	10.00	2.500	3.500	4.00	RC

Support Data:
=============
Columns: c1a, c2a, c1b, c2b (in); Ha, Hb (ft)

Supp	c1a	c2a	Ha	c1b	c2b	Hb	Red%	
1	0.00	0.00	0.000	3.00	0.00	10.000	0	*
2	0.00	0.00	0.000	3.00	0.00	10.000	0	*
3	0.00	0.00	0.000	3.00	0.00	10.000	0	*

* Do not check punching shear around this column.

Drop Panels: h (in); L1, L2, W1, W2 (ft)

Supp	h	L1	L2	W1	W2	
1	8.00	1.000	1.000	1.000	1.000	*c d
2	8.00	1.000	1.000	1.000	1.000	*c d
3	8.00	1.000	1.000	1.000	1.000	*c d

*c- Invalid drop. Drop thickness will not be used for flexural design.
*d- Excessive drop thickness will not be used for flexural design.

Boundary Conditions: Kz (kip/in); Kry (kip-in/rad)

Supp	Spring Kz	Spring Kry	Far End A	Far End B
1	0	0	Pinned	Pinned
2	0	0	Pinned	Pinned
3	0	0	Pinned	Pinned

Load Data:
==========
Load Cases and Combinations:

Case Type	SELF DEAD	Dead DEAD	Live LIVE
U1	1.400	1.400	0.000
U2	1.200	1.200	1.600
U3	1.200	1.200	1.600
U4	1.200	1.200	1.600
U5	1.200	1.200	1.000
U6	1.200	1.200	1.000
U7	0.900	0.900	0.000
U8	0.900	0.900	0.000
U9	1.200	1.200	1.000
U10	1.200	1.200	1.000
U11	0.900	0.900	0.000
U12	0.900	0.900	0.000

Span Loads:

Span	Case	Wa	La
Point Forces - Wa (kip), La (ft):			
1	Dead	2.25	0
4	Dead	2.25	3.5
Area Loads - Wa (lb/ft2):			
1	Dead	312	
2	Dead	312	
3	Dead	312	
4	Dead	312	

Support Loads - Fz (kip), My (k-ft):

Supp	Case	Fz	My
1	SELF	0	0
2	SELF	0	0
3	SELF	0	0
1	Live	0	0
2	Live	0	0
3	Live	0	0

Support Displacements - Dz (in), Ry (rad):

Supp	Case	Dz	Ry

1	SELF	0	0
2	SELF	0	0
3	SELF	0	0
1	Live	0	0
2	Live	0	0
3	Live	0	0

Reinforcement Criteria:

	Top bars Min	Top bars Max	Bottom bars Min	Bottom bars Max	Stirrups Min	Stirrups Max	
Slabs and Ribs:							
Bar Size	#4	#8	#4	#8			
Bar spacing	1.00	18.00	1.00	18.00			in
Reinf ratio	0.14	5.00	0.14	5.00			%
Cover	1.75		3.25				in
Beams:							
Bar Size	#4	#8	#4	#8	#3	#5	
Bar spacing	1.00	18.00	1.00	18.00	6.00	18.00	in
Reinf ratio	0.14	5.00	0.14	5.00			%
Cover	2.50		3.00				in

Top bars have 12 in of concrete below them.

[2] DESIGN RESULTS

Top Reinforcement:

Units: Width (ft), Mmax (k-ft), Xmax (ft), As (in^2), Sp (in)

Span	Strip	Zone	Width	Mmax	Xmax	AsMin	AsMax	SpReq	AsReq	Bars
1	Column	Left	4.13	6.30	1.181	0.891	8.415	9.900	0.176	5-#4
		Middle	4.13	15.76	2.194	0.891	8.415	9.900	0.441	5-#4
		Right	4.13	31.65	3.375	0.891	8.415	9.900	0.893	5-#4
	Middle	Left	1.88	0.00	1.181	0.405	3.825	7.500	0.000	3-#4
		Middle	1.88	0.00	2.194	0.405	3.825	7.500	0.000	3-#4
		Right	1.88	0.00	3.375	0.405	3.825	7.500	0.000	3-#4
2	Column	Left	4.13	31.42	0.125	0.891	8.415	9.900	0.887	5-#4
		Middle	4.13	0.00	4.750	0.000	8.415	0.000	0.000	---
		Right	4.13	20.54	9.375	0.891	8.415	9.900	0.576	5-#4
	Middle	Left	1.88	-0.00	0.125	0.405	3.825	7.500	0.000	3-#4
		Middle	1.88	0.00	4.750	0.000	3.825	0.000	0.000	---
		Right	1.88	6.85	9.375	0.405	3.825	7.500	0.192	3-#4
3	Column	Left	4.13	20.54	0.125	0.891	8.415	9.900	0.576	5-#4
		Middle	4.13	0.00	4.750	0.000	8.415	0.000	0.000	---
		Right	4.13	31.42	9.375	0.891	8.415	9.900	0.887	5-#4
	Middle	Left	1.88	6.85	0.125	0.405	3.825	7.500	0.192	3-#4
		Middle	1.88	0.00	4.750	0.000	3.825	0.000	0.000	---
		Right	1.88	-0.00	9.375	0.405	3.825	7.500	0.000	3-#4
4	Column	Left	4.13	31.65	0.125	0.891	8.415	9.900	0.893	5-#4
		Middle	4.13	15.76	1.306	0.891	8.415	9.900	0.441	5-#4
		Right	4.13	6.30	2.319	0.891	8.415	9.900	0.176	5-#4
	Middle	Left	1.88	0.00	0.125	0.405	3.825	7.500	0.000	3-#4
		Middle	1.88	0.00	1.306	0.405	3.825	7.500	0.000	3-#4
		Right	1.88	0.00	2.319	0.405	3.825	7.500	0.000	3-#4

Top Bar Details:

Units: Length (ft)

Span	Strip	Left Bars	Left Length	Left Bars	Left Length	Continuous Bars	Continuous Length	Right Bars	Right Length	Right Bars	Right Length
1	Column	---		---		5-#4	3.50	---		---	
	Middle	---		---		3-#4	3.50	---		---	
2	Column	5-#4	3.75	---		---		5-#4	3.50	---	
	Middle	3-#4	2.16	---		---		3-#4	3.50	---	
3	Column	5-#4	3.50	---		---		5-#4	3.75	---	
	Middle	3-#4	3.50	---		---		3-#4	2.16	---	
4	Column	---		---		5-#4	3.50	---		---	
	Middle	---		---		3-#4	3.50	---		---	

Bottom Reinforcement:

Units: Width (ft), Mmax (k-ft), Xmax (ft), As (in^2), Sp (in)

Span	Strip	Width	Mmax	Xmax	AsMin	AsMax	SpReq	AsReq	Bars
1	Column	4.13	0.00	0.000	0.000	6.837	0.000	0.000	---
	Middle	1.88	0.00	0.000	0.000	3.108	0.000	0.000	---
2	Column	4.13	5.98	4.750	0.891	6.837	9.900	0.206	5-#4
	Middle	1.88	3.99	4.750	0.405	3.108	7.500	0.137	3-#4
3	Column	4.13	5.98	4.750	0.891	6.837	9.900	0.206	5-#4
	Middle	1.88	3.99	4.750	0.405	3.108	7.500	0.137	3-#4
4	Column	4.13	0.00	3.500	0.000	6.837	0.000	0.000	---
	Middle	1.88	0.00	3.500	0.000	3.108	0.000	0.000	---

Bottom Bar Details:

Units: Start (ft), Length (ft)

		Long Bars			Short Bars		
Span	Strip	Bars	Start	Length	Bars	Start	Length
1	Column	---			---		
	Middle	---			---		
2	Column	5-#4	0.00	9.50	---		
	Middle	3-#4	0.00	9.50	---		
3	Column	5-#4	0.00	9.50	---		
	Middle	3-#4	0.00	9.50	---		
4	Column	---			---		
	Middle	---			---		

Flexural Capacity:

Units: From, To (ft), As (in^2), PhiMn (k-ft)

Span	Strip	From	To	AsTop	AsBot	PhiMn-	PhiMn+
1	Column	0.000	1.181	1.00	0.00	-35.36	0.00
		1.181	1.750	1.00	0.00	-35.36	0.00
		1.750	2.194	1.00	0.00	-35.36	0.00
		2.194	3.375	1.00	0.00	-35.36	0.00
		3.375	3.500	1.00	0.00	-35.36	0.00
	Middle	0.000	1.181	0.60	0.00	-21.09	0.00
		1.181	1.750	0.60	0.00	-21.09	0.00
		1.750	2.194	0.60	0.00	-21.09	0.00
		2.194	3.375	0.60	0.00	-21.09	0.00
		3.375	3.500	0.60	0.00	-21.09	0.00
2	Column	0.000	0.125	1.00	1.00	-35.36	28.61
		0.125	2.750	1.00	1.00	-35.36	28.61
		2.750	3.362	0.00	1.00	0.00	28.61
		3.362	3.750	0.00	1.00	0.00	28.61
		3.750	4.750	0.00	1.00	0.00	28.61
		4.750	6.000	0.00	1.00	0.00	28.61
		6.000	6.138	0.00	1.00	0.00	28.61
		6.138	7.000	0.00	1.00	0.00	28.61
		7.000	9.375	1.00	1.00	-35.36	28.61
		9.375	9.500	1.00	1.00	-35.36	28.61
	Middle	0.000	0.125	0.60	0.60	-21.09	17.04
		0.125	1.161	0.60	0.60	-21.09	17.04
		1.161	2.161	0.00	0.60	0.00	17.04
		2.161	3.362	0.00	0.60	0.00	17.04
		3.362	4.750	0.00	0.60	0.00	17.04
		4.750	6.000	0.00	0.60	0.00	17.04
		6.000	6.138	0.00	0.60	0.00	17.04
		6.138	7.000	0.00	0.60	0.00	17.04
		7.000	9.375	0.60	0.60	-21.09	17.04
		9.375	9.500	0.60	0.60	-21.09	17.04
3	Column	0.000	0.125	1.00	1.00	-35.36	28.61
		0.125	2.500	1.00	1.00	-35.36	28.61
		2.500	3.362	0.00	1.00	0.00	28.61
		3.362	3.500	0.00	1.00	0.00	28.61
		3.500	4.750	0.00	1.00	0.00	28.61
		4.750	5.750	0.00	1.00	0.00	28.61
		5.750	6.138	0.00	1.00	0.00	28.61
		6.138	6.750	0.00	1.00	0.00	28.61
		6.750	9.375	1.00	1.00	-35.36	28.61
		9.375	9.500	1.00	1.00	-35.36	28.61
	Middle	0.000	0.125	0.60	0.60	-21.09	17.04

		0.125	2.500	0.60	0.60	-21.09	17.04
		2.500	3.362	0.00	0.60	0.00	17.04
		3.362	3.500	0.00	0.60	0.00	17.04
		3.500	4.750	0.00	0.60	0.00	17.04
		4.750	6.138	0.00	0.60	0.00	17.04
		6.138	7.339	0.00	0.60	0.00	17.04
		7.339	8.339	0.00	0.60	0.00	17.04
		8.339	9.375	0.60	0.60	-21.09	17.04
		9.375	9.500	0.60	0.60	-21.09	17.04
4	Column	0.000	0.125	1.00	0.00	-35.36	0.00
		0.125	1.306	1.00	0.00	-35.36	0.00
		1.306	1.750	1.00	0.00	-35.36	0.00
		1.750	2.319	1.00	0.00	-35.36	0.00
		2.319	3.500	1.00	0.00	-35.36	0.00
	Middle	0.000	0.125	0.60	0.00	-21.09	0.00
		0.125	1.306	0.60	0.00	-21.09	0.00
		1.306	1.750	0.60	0.00	-21.09	0.00
		1.750	2.319	0.60	0.00	-21.09	0.00
		2.319	3.500	0.60	0.00	-21.09	0.00

Slab Shear Capacity:

Units: b, d (in), Xu (ft), PhiVc, Vu(kip)

Span	b	d	Vratio	PhiVc	Vu	Xu
1	72.00	6.50	1.000	49.64	13.70	2.85
2	72.00	6.50	1.000	49.64	15.57	0.65
3	72.00	6.50	1.000	49.64	15.57	8.85
4	72.00	6.50	1.000	49.64	13.70	0.65

Flexural Transfer of Negative Unbalanced Moment at Supports:

Units: Width (in), Munb (k-ft), As (in^2)

Supp	Width	GammaF*Munb	Comb	Pat	AsReq	AsProv	Additional Bars
1	--- Not checked ---						
2	--- Not checked ---						
3	--- Not checked ---						

Punching Shear Around Columns:

Units: Vu (kip), Munb (k-ft), vu (psi), Phi*vc (psi)

Supp	Vu	vu	Munb	Comb	Pat	GammaV	vu	Phi*vc
1	--- Not checked ---							
2	--- Not checked ---							
3	--- Not checked ---							

Punching Shear Around Drops:

Units: Vu (kip), vu (psi), Phi*vc (psi)

Supp	Vu	Comb	Pat	vu	Phi*vc
1	30.14	U1	All	61.3	212.1
2	30.27	U1	All	41.0	212.1
3	30.14	U1	All	61.3	212.1

Maximum Deflections:

Units: Dz (in)

	Frame			Column Strip			Middle Strip		
Span	Dz(DEAD)	Dz(LIVE)	Dz(TOTAL)	Dz(DEAD)	Dz(LIVE)	Dz(TOTAL)	Dz(DEAD)	Dz(LIVE)	Dz(TOTAL)
1	-0.003	0.000	-0.003	-0.003	0.000	-0.003	-0.002	0.000	-0.002
2	-0.001	0.000	-0.001	-0.001	0.000	-0.001	-0.001	0.000	-0.001
3	-0.001	0.000	-0.001	-0.001	0.000	-0.001	-0.001	0.000	-0.001
4	-0.003	0.000	-0.003	-0.003	0.000	-0.003	-0.002	0.000	-0.002

Material Takeoff:

Reinforcement in the Direction of Analysis

Top Bars:	108.5 lb	<=>	4.17 lb/ft	<=>	0.696 lb/ft^2
Bottom Bars:	101.5 lb	<=>	3.91 lb/ft	<=>	0.651 lb/ft^2
Stirrups:	0.0 lb	<=>	0.00 lb/ft	<=>	0.000 lb/ft^2
Total Steel:	210.1 lb	<=>	8.08 lb/ft	<=>	1.347 lb/ft^2
Concrete:	138.0 ft^3	<=>	5.31 ft^3/ft	<=>	0.885 ft^3/ft^2

[3] COLUMN AXIAL FORCES AND MOMENTS

Units: P (kip), M (k-ft)

Supp	Case/Patt	P (axial)	Mb[top]	Ma[bottom]
1	SELF	6.30	-0.00	-0.00
	Dead	18.29	-0.00	-0.00
	Live/All	0.00	-0.00	-0.00
	Live/Odd	0.00	-0.00	-0.00
	Live/Even	0.00	-0.00	-0.00
	Live/S1	0.00	-0.00	-0.00
	Live/S2	0.00	-0.00	-0.00
	Live/S3	0.00	-0.00	-0.00
2	SELF	8.10	0.00	0.00
	Dead	16.58	0.00	0.00
	Live/All	0.00	-0.00	-0.00
	Live/Odd	0.00	-0.00	-0.00
	Live/Even	0.00	-0.00	-0.00
	Live/S1	0.00	-0.00	-0.00
	Live/S2	0.00	-0.00	-0.00
	Live/S3	0.00	-0.00	-0.00
3	SELF	6.30	0.00	0.00
	Dead	18.29	-0.00	-0.00
	Live/All	0.00	-0.00	-0.00
	Live/Odd	0.00	-0.00	-0.00
	Live/Even	0.00	-0.00	-0.00
	Live/S1	0.00	-0.00	-0.00
	Live/S2	0.00	-0.00	-0.00
	Live/S3	0.00	-0.00	-0.00
Sum	SELF	20.70	0.00	0.00
	Dead	53.17	0.00	-0.00
	Live/All	0.00	0.00	0.00
	Live/Odd	0.00	0.00	0.00
	Live/Even	0.00	0.00	0.00
	Live/S1	0.00	0.00	0.00
	Live/S2	0.00	0.00	0.00
	Live/S3	0.00	0.00	0.00

[7] SEGMENTAL DEFLECTIONS

Units: x (ft), Dz (in)

Span	x	Dz (DEAD)	Dz (LIVE)	Dz (TOTAL)
1	0.000	-0.003	0.000	-0.003
	0.250	-0.003	0.000	-0.003
	0.500	-0.002	0.000	-0.002
	0.750	-0.002	0.000	-0.002
	1.000	-0.002	0.000	-0.002
	1.250	-0.002	0.000	-0.002
	1.500	-0.001	0.000	-0.001
	1.750	-0.001	0.000	-0.001
	2.000	-0.001	0.000	-0.001
	2.250	-0.001	0.000	-0.001
	2.500	-0.001	0.000	-0.001
	2.500	-0.001	0.000	-0.001
	2.722	-0.000	0.000	-0.000
	2.945	-0.000	0.000	-0.000
	3.167	-0.000	0.000	-0.000
	3.389	-0.000	0.000	-0.000
	3.389	-0.000	0.000	-0.000
	3.445	-0.000	0.000	-0.000
	3.500	-0.000	0.000	-0.000
2	0.000	-0.000	0.000	-0.000
	0.055	0.000	0.000	0.000
	0.111	0.000	0.000	0.000
	0.111	0.000	0.000	0.000
	0.333	0.000	0.000	0.000
	0.555	0.000	0.000	0.000
	0.778	0.000	0.000	0.000
	1.000	0.000	0.000	0.000
	1.000	0.000	0.000	0.000
	1.250	-0.000	0.000	-0.000
	1.500	-0.000	0.000	-0.000
	1.750	-0.000	0.000	-0.000
	2.000	-0.000	0.000	-0.000
	2.250	-0.000	0.000	-0.000
	2.500	-0.001	0.000	-0.001
	2.750	-0.001	0.000	-0.001

	3.000	-0.001	0.000	-0.001
	3.250	-0.001	0.000	-0.001
	3.500	-0.001	0.000	-0.001
	3.750	-0.001	0.000	-0.001
	4.000	-0.001	0.000	-0.001
	4.250	-0.001	0.000	-0.001
	4.500	-0.001	0.000	-0.001
	4.750	-0.001	0.000	-0.001
	5.000	-0.001	0.000	-0.001
	5.250	-0.001	0.000	-0.001
	5.500	-0.001	0.000	-0.001
	5.750	-0.001	0.000	-0.001
	6.000	-0.001	0.000	-0.001
	6.250	-0.001	0.000	-0.001
	6.500	-0.001	0.000	-0.001
	6.750	-0.001	0.000	-0.001
	7.000	-0.001	0.000	-0.001
	7.250	-0.001	0.000	-0.001
	7.500	-0.001	0.000	-0.001
	7.750	-0.001	0.000	-0.001
	8.000	-0.000	0.000	-0.000
	8.250	-0.000	0.000	-0.000
	8.500	-0.000	0.000	-0.000
	8.500	-0.000	0.000	-0.000
	8.722	-0.000	0.000	-0.000
	8.945	-0.000	0.000	-0.000
	9.167	-0.000	0.000	-0.000
	9.389	-0.000	0.000	-0.000
	9.389	-0.000	0.000	-0.000
	9.445	-0.000	0.000	-0.000
	9.500	-0.000	0.000	-0.000
3	0.000	-0.000	0.000	-0.000
	0.055	-0.000	0.000	-0.000
	0.111	-0.000	0.000	-0.000
	0.111	-0.000	0.000	-0.000
	0.333	-0.000	0.000	-0.000
	0.555	-0.000	0.000	-0.000
	0.778	-0.000	0.000	-0.000
	1.000	-0.000	0.000	-0.000
	1.000	-0.000	0.000	-0.000
	1.250	-0.000	0.000	-0.000
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	3.500	-0.001	0.000	-0.001
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	4.500	-0.001	0.000	-0.001
	4.750	-0.001	0.000	-0.001
	5.000	-0.001	0.000	-0.001
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	5.500	-0.001	0.000	-0.001
	5.750	-0.001	0.000	-0.001
	6.000	-0.001	0.000	-0.001
	6.250	-0.001	0.000	-0.001
	6.500	-0.001	0.000	-0.001
	6.750	-0.001	0.000	-0.001
	7.000	-0.001	0.000	-0.001
	7.250	-0.000	0.000	-0.000
	7.500	-0.000	0.000	-0.000
	7.750	-0.000	0.000	-0.000
	8.000	-0.000	0.000	-0.000
	8.250	-0.000	0.000	-0.000
	8.500	0.000	0.000	0.000
	8.500	0.000	0.000	0.000
	8.722	0.000	0.000	0.000
	8.945	0.000	0.000	0.000
	9.167	0.000	0.000	0.000
	9.389	0.000	0.000	0.000
	9.389	0.000	0.000	0.000
	9.445	0.000	0.000	0.000
	9.500	-0.000	0.000	-0.000
4	0.000	-0.000	0.000	-0.000
	0.055	-0.000	0.000	-0.000
	0.111	-0.000	0.000	-0.000
	0.111	-0.000	0.000	-0.000

0.333	-0.000	0.000	-0.000
0.555	-0.000	0.000	-0.000
0.778	-0.000	0.000	-0.000
1.000	-0.001	0.000	-0.001
1.000	-0.001	0.000	-0.001
1.250	-0.001	0.000	-0.001
1.500	-0.001	0.000	-0.001
1.750	-0.001	0.000	-0.001
2.000	-0.001	0.000	-0.001
2.250	-0.002	0.000	-0.002
2.500	-0.002	0.000	-0.002
2.750	-0.002	0.000	-0.002
3.000	-0.002	0.000	-0.002
3.250	-0.003	0.000	-0.003
3.500	-0.003	0.000	-0.003

MIAMIBEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

Residential Swimming Pool, Spa or Hot Tub Safety Act
Notice of Requirements

I (we) acknowledge that a new swimming pool, spa, or hot tub will be constructed or installed at 1225 LENOX AVE and hereby affirm that one of the following methods will be used to meet the requirements of Florida Statute Chapter 515, and Florida Building Code Section 242.2.

Please initial the method(s) to be used for your pool or spa.

_____ The pool will be equipped with an approved safety pool cover that complies with ASTM F1346-91. (Submit Manufacturer specifications)

_____ A removable child barrier (with one end that shall be removable without the aide of tools) in compliance with FBC424.17 will protect the pool perimeter. (Submit Manufacturer Specifications).

_____ A combination of "non-dwelling" walls (fences, screen enclosures, etc.) will protect the perimeter. The plans must specify the type and location of all non-dwelling walls.

_____ A combination of protection which incorporates dwelling walls with openings into the pool perimeter and complying with FBC Section 424.2.17.1.9 (2): All doors and windows providing direct access to the pool must be equipped with self close and self latch-locking mechanical devices installed a minimum of 54" above the threshold. (Submit specifications for approval).

_____ A combination of protection which incorporates dwelling walls with openings into the pool perimeter and complying with FBC Section 424.2.17.1.9 (1): All doors and windows providing direct access to the pool shall be equipped with an exit alarm complying with UL 2017. (Submit Manufacturers specifications).

In accordance with the Florida Building Code, a final inspection of the pool project will not be approved without compliance with
Private Swimming Pool Safety Requirements, and upon expiration of the permit, the pool shall be presumed to be unsafe.

I understand that not having one of the above systems installed will constitute a violation of Chapter 515, F.S., and will be considered as committing a misdemeanor of the second degree, punishable as provided in Section 775.082 or Section 775.083 F.S. This form must be signed by the owner/agent and the prime contractor.

Owner/Agent Printed Name, Signature and Date

State of Florida
County of Miami-Dade
Sworn and Subscribed before me this 5 day of May, 2015
By Luis J Molla who
__ is personally Known, or
√ produced License as identification.

Notary Public, State of Florida

E ZAPATA
Notary Public - State of Florida
Commission # FF 209407
My Comm. Expires Mar 12, 2019
Bonded through National Notary Assn

Prime Contractor Printed Name, Signature and Date

State of Florida
County of Miami-Dade
Sworn and Subscribed before me this 5 day of 5, 2015
By Frank J DeZaguirre who
√ is personally Known, or
__ produced _____ as identification.

Notary Public, State of Florida

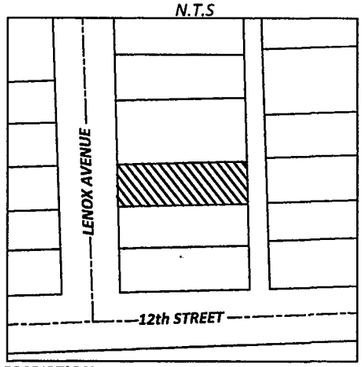
E ZAPATA
Notary Public - State of Florida
Commission # FF 209407
My Comm. Expires Mar 12, 2019
Bonded through National Notary Assn

BOUNDARY SURVEY

Scale: 1" = 20'

LOCATION MAP

N.T.S



LEGAL DESCRIPTION:

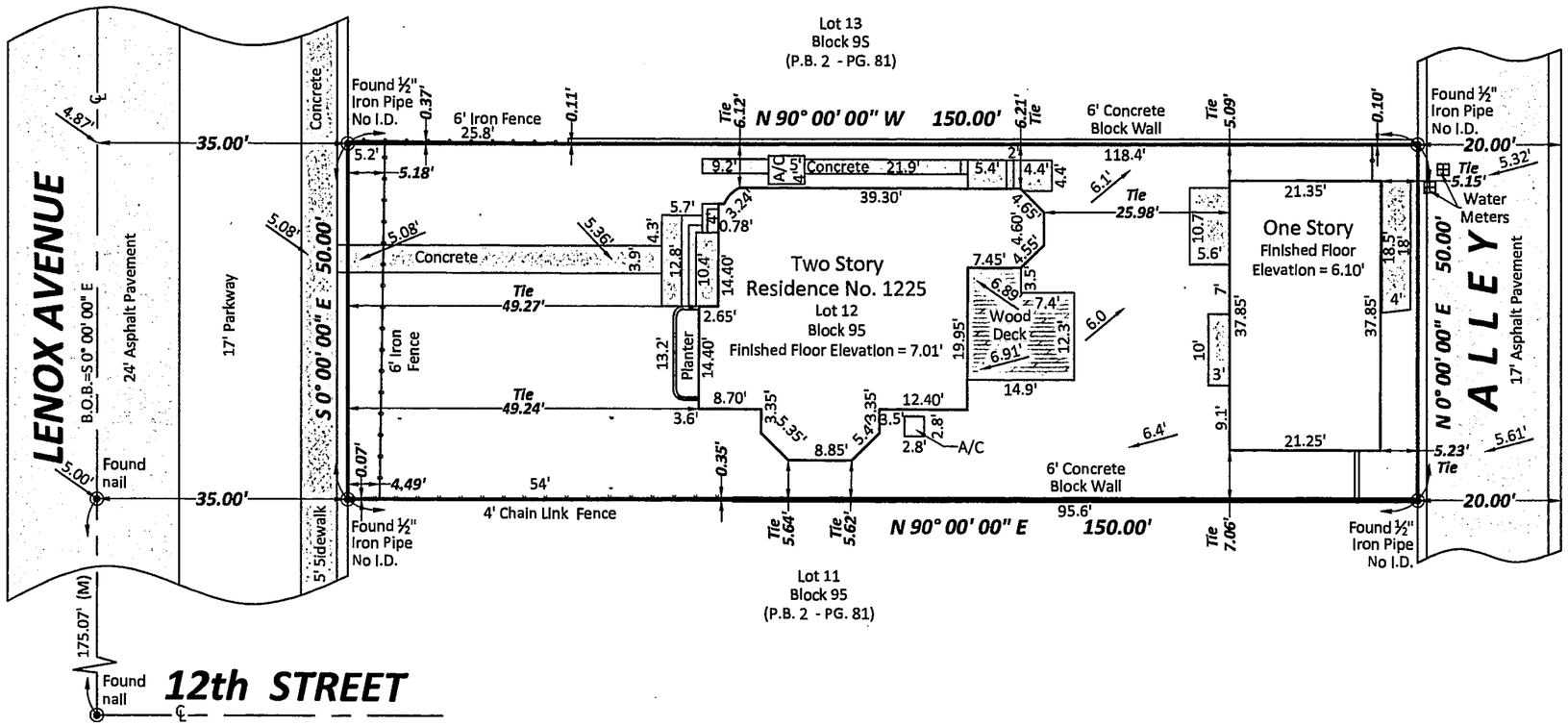
Lot 12, in Block 95, of OCEAN BEACH ADDITION No. 3, according to the Plat thereof, as recorded in Plat Book 2, Page 81, of the public records of Miami-Dade County, Florida.

CERTIFIED TO:

- LUIS J MOLLA
- MARIA CERSOSIMO

SURVEYOR'S NOTES:

1. The above captioned property was surveyed and described based on the above legal description furnished by client.
2. This certification is only for the lands as described, it is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances, ABSTRACT NOT REVIEWED.
3. There may be additional restrictions not shown on this survey that may be found in the Public Records of this County. Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
4. Ownership subject to OPINION OF TITLE.
5. Type of Survey: BOUNDARY SURVEY.
6. Location and identification of utilities on or adjacent to the property were not secured as such information was not requested.
7. Unless otherwise noted, this Firm has not attempted to locate Footings and/or Foundations (underground).
8. This BOUNDARY SURVEY, has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.
9. Precision of Closure 1:7500 Suburban Class Survey.
10. No Utility located on property.
11. Bearings shown are assumed and are based on the Centerline of *LENOX AVENUE*, Being *S 0° 00' 00" E.*



ELEVATIONS NOTE: *(IF REQUESTED AND SHOWN).*

1.) 0.00' Indicates existing Elevations.
2.) Elevations are referred to the National Geodetic Vertical Datum 1929.

FLOOD ZONE INFORMATION:			PROPERTY ADDRESS: 1225 LENOX AVENUE, MIAMI BEACH, FL, 33139	
COMMUNITY NAME: MIAMI-BEACH, CITY OF 120651			BENCHMARK INFORMATION	
COMMUNITY MAP: 12086C	PANEL NUMBER: 0317	SUFFIX: L	BENCHMARK: V-310	DESCRIPTION: CITY OF MIAMI 8EACH DISC IN TOP OF SE CORNER OF RAMP WHICH LEADS ALONG EAST SIDE OF GRANDSTAND.
MAP REVISED: 09-11-2009	FLOOD ZONE: AE	BASE FLOOD ELEVATION: 8	ELEVATION: 4.57'	LOCATION: 11 ST --- 13.5' NORTH OF NORTH CUR8 LINE, LENOX AVE --- 75' NE OF INTERSECTION, FLAMINGO PARK --- 4.6' E OF SE COR OF WOMEN'S RESTROOM UNDER GRANDSTAND

2nd BENCHMARK INFORMATION: D-104, *DESCRIPTION:* PK NAIL AND BRASS WASHER IN CONC DECK FOR CATCH BASIN. *LOCATION:* 14 5T --- 50' SOUTH OF C/L, ALTON RD --- 35' WEST OF C/L . *ELEVATION:* 3.05'

THIS NOT A VALID CERTIFICATION WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL PRESENT

SHEET:	DESIGNED BY:	
1 OF 1 SHEET(S)	DRAWN BY: M. Gonzalez	
DATE: 10-08-14	CHECKED BY: Jose M. Rives	
PROJ. No: 140205	SCALE: 1" - 20'	

Global One Survey

LAND SURVEYORS · LAND PLANNERS
7725 S.W. 129TH COURT
Miami, Florida 33183

JOSE M. RIVES Jr.
P.S.M. No. 6685 · L.B. No. 7836
PHONE: (786) 486-8088 FAX: (305) 382-4334

CERTIFICATION:

BY: _____

FOR THE FIRM
JOSE M. RIVES Jr.
P.S.M No. 6685
STATE OF FLORIDA

LEGEND AND ABBREVIATIONS

PG.	= PAGE.	N.T.S.	= NOT TO SCALE
P.B.	= PLAT BOOK	B.O.B.	= BASIS OF BEARING
℄	= CENTER LINE	I.D.	= IDENTIFICATION
No.	= NUMBER	(M)	= MEASURED
A/C	= AIR CONDITIONER		

REVISIONS:	PROJECT No.:	DATE:
SHOW ELEVATIONS	150061	02-27-2015

B1554186

GENERAL NOTES AND CONDITIONS

1. ALL FLOOR & WALLS OF POOL TO BE PNEUMATICALLY APPLIED CONC. WITH A MIN. 28 DAY COMPRESSIVE STRENGTH OF 4000 P.S.I.
2. ALL REINF. STEEL TO CONFORM TO A.S.T.M. A615 GRADE 60.
3. ALL POOL PIPING TO BE SCHEDULE 40 PVC NON THREADED NSF PIPE WITH SOLVENT WELD JOINTS.
4. IN ALL CASES, THE POOL CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PROTECT EXISTING STRUCTURES FROM FAILURE BY SHEATHING AND/OR SHORING, OR OTHER METHODS AS REQUIRED. THE DESIGN ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE SAFETY OF EXISTING STRUCTURES.
5. THE DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR POOL CONSTRUCTION IN EASEMENT OR REQUIRED SETBACK AREAS. PLOT PLANS NOT PREPARED FROM LEGAL SURVEYS OF THE EXISTING LOT AND RESIDENCE ARE SO INDICATED. POOL CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND ESTABLISH LOT LINES. IF NECESSARY, POOL CONTRACTOR AND/OR OWNER SHALL VERIFY SHOWN AND ALL DIMENSIONS PRIOR TO CONSTRUCTION.
6. CONTRACTOR SHALL ESTABLISH LOCATIONS OF UTILITIES AT THE SITE MINIMUM CLEARANCE DIMENSIONS SHALL BE HELD AND SHALL BE AS REQUIRED BY THE LOCAL REGULATORY AGENCY. IN GENERAL, HOLD A DISTANCE OF 10 FEET FROM OVERHEAD ELECTRIC LINES TO POOL'S WATER EDGE.
7. ALL POOL ENCLOSURES SHALL CONFORM TO FLORIDA STATUTES 515.27 AND 515.29., AND F.B.C. 2010 CHAPTER 4101.17.1 - 14
8. WHERE POOLS ABUT OR ARE PLACED NEARBY SEA WALL OR BULKHEADS, SPECIAL CARE SHALL BE EMPLOYED. THE WALLS SHALL BE IN GOOD CONDITION, NOT PERMITTING ANY SHIFTING OR REMOVAL, OR LOOSENING OF THE SUPPORTING SOIL AWAY FROM THE POOL. IF THE WALLS DO NOT FULLY CONTAIN THE SOILS BEHIND THEM, THEY SHALL BE REPLACED OR REPAIRED. CONTINUAL MAINTENANCE OF THE WALLS IS REQUIRED BY THE PROPERTY OWNER WHEN EXCAVATING FOR THE POOL, THE SEA-WALL TIEBACKS SHALL NOT BE CUT. WHEN DEADMEN FALL WITHIN THE EXCAVATION, NOTIFY THE ENGINEER IMMEDIATELY FOR FURTHER INSTRUCTIONS.
9. THE CONTRACTOR SHALL BACKFILL POOL SHELL WITH CAUTION. THE PLUMBING SHALL NOT BE DISTURBED. BACKFILL SHALL BE PERFORMED WITH CLEAN SAND, FREE OF ORGANIC MATERIALS AND SHALL BE PLACED IN 12 INCH THICK LAYERS. EACH LAYER SHALL BE COMPACTED TO 90% OF THE SOILS MAXIMUM DENSITY BY TAMPERING SOLIDLY. SOILS BELOW THE DECK SHALL BE PLACED IN SIMILAR MANNER.
10. WHERE DECKS ARE INDICATED BY OTHERS, THE DECK DESIGN NOTES SHOWN ON THE TYPICAL SECTION DO NOT APPLY DECK DESIGN SHALL BE BY OTHERS.
11. DO NOT DRAIN POOL UNDER HIGH GROUND WATER OR STORM CONDITIONS.
12. WARNING! DO NOT EMPTY POOL AFTER CONSTRUCTION FOR REPAIRS OR ANY OTHER REASON BEFORE CONSULTING WITH A POOL REPAIR CONTRACTOR. HYDROSTATIC UPLIFT PRESSURES MUST BE ELIMINATED TO PREVENT POOL FROM FLOATING ABOVE GROUND, AND CAUSING DAMAGE TO THE STRUCTURAL INTEGRITY OF THE POOL.
13. THIS PLAN REMAINS THE PROPERTY OF THE DESIGN ENGINEERS. IT IS NOT TRANSFERABLE FROM ONE CONTRACTOR TO ANOTHER WITHOUT THE WRITTEN PERMISSION OF THE DESIGN ENGINEERS.
14. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE F.B.C., 2010 EDITION, AND ARTICLE 680 N.E.C., 2011 EDITION. ALL BOND WIRES SHALL BE PROTECTED WITH APPROVED MATERIAL. THE CONTRACTOR SHALL INSURE THAT AN ELECTRICAL BONDING INSPECTION IS CALLED FOR AND APPROVED PRIOR TO PLACEMENT OF CONCRETE OVER THE BOND WIRE CONNECTIONS. CONNECTIONS DIRECTLY FROM THE POOL LIGHT TO A TRANSFORMER BOX IS PROHIBITED. ALL METAL PARTS IN THE POOL AREA, IN ADDITION TO ALL METAL DOORS, WINDOWS, SCREENED ENCLOSURES, OR OTHERS ITEMS CONTAINING METAL WITHIN A DISTANCE OF 5 FEET FROM THE POOL WATER'S EDGE, SHALL ALSO BE GROUNDED.
15. POOL LIGHT TO BE GROUNDED TO COMMON BONDING GRID CONSISTING OF (1) #8 CONTINUOUS COPPER WIRE LOOPED AROUND POOL PERIMETER. LOOP SHALL BE GROUNDED TO PANEL VIA POOL WALL STEEL, DECK REINFORCING, AND PUMP MOTOR CASING.
16. FILTER BACKWASH SHALL COMPLY WITH THE FLORIDA BUILDING CODE, 2010 EDITION.
17. POOL WATER DISPOSAL TO BE IN ACCORDANCE WITH FLORIDA BUILDING CODE, 2010 EDITION.
18. THIS POOL HAS BEEN DESIGNED TO ALL APPLICABLE REQUIREMENTS OF THE ASCE 7-10 STANDARDS.
19. ALL TREADS SHALL HAVE SLIP- RESISTING SURFACES PER ANSI/APSP-2011. 6.1.5
20. ACCESS GATE REQUIREMENTS PER F.B.C. 2010 R4101.17.1 THROUGH R4101.17.1.14
    - GATES SHALL BE EQUIPPED WITH A SELF-LATCHING & LOCKING DEVICE, 54" ABOVE FINISH GRADE ELEVATION.
    - THE DEVICE SHALL BE PLACED ON THE POOL SIDE OF THE GATE.
    - GATES SHALL OPEN OUTWARD AWAY FROM POOL.
    - THE GATE SHALL HAVE NO OPENINGS GREATER THAN $\frac{1}{2}$" WITHIN 18" OF THE RELEASE MECHANISM.
21. THIS POOL HAS BEEN DESIGNED TO ALL APPLICABLE REQUIREMENTS OF THE FLORIDA BUILDING CODE, CHAPTER 41 SECTION R4101 2010 EDITION.
22. ALL MAIN DRAIN GRATE COVERS, SKIMMERS, VACUUM FITTINGS AND ALL OTHER SUCTION OUTLET SHALL COMPLY WITH ASTM 112-19-8-7 AND ANSI-7 REQUIREMENTS (VGBA COMPLIMENT).
23. ENTRAPMENT PROTECTION FOR SUCTION OUTLETS HAS BEEN DESIGNED PER ANSI/APSP-7 2011 AND ASME A112.19.8-2007

PUMP MOTOR ENERGY EFFICIENCY REQUIREMENTS TO COMPLY WITH F.B.C. 403.9

1. PUMP AND PUMP MOTORS MUST BE TWO OR MORE SPEEDS.
2. CONTROLS NEED TO BE CAPABLE OF OPERATING AT A MINIMUM OF TWO DIFFERENT SPEEDS.
3. DEFAULT CIRCULATION MUST BE THE RESIDENTIAL FILTRATION SPEED. THE HIGHER-SPEED OVERRIDE IS NOT TO EXCEED ONE NORMAL CYCLE OR 24 HOURS, WHICHEVER IS LESS.
4. SOLAR POOL HEATING SYSTEMS ARE PERMITTED TO RUN AT HIGHER SPEEDS DURING PERIODS OF USABLE GAIN.
5. SIZE THE PUMP BASED ON: POOL GALLONS/360 MINUTES AND SELECTING A PUMP FROM EITHER THE APSP OR CEC DATABASE WITH CURVE A OR C LISTED FLOWRATE EQUAL TO OR LESS THAN CALCULATED FILTRATION FLOWRATE.
6. A TIME SWITCH MUST BE INSTALLED TO ALLOW POOL OWNERS TO RUN THE POOL FILTRATION PUMP ONLY DURING OFF-PEAK PERIOD AND FOR THE MINIMUM TIME NECESSARY TO MAINTAIN THE WATER IN THE CONDITION REQUIRED BY APPLICABLE PUBLIC PUBLIC HEALTH STANDARDS.
7. FILTERS MUST HAVE A MINIMUM AREA BASED ON THE 6 HOUR TURNOVER FLOW RATE.
   1) POOL GAL/360=FLOW RATE (IN GPM) 2) DIVIDE GPM BY A NUMBER SHOWN
   TO FIND THE FILTERS MINIMUM SQ FEET CARTRIDGE=.375 SAND=15 DE=2
8. MINIMUM DIAMETER OF BACKWASH VALVES MUST BE TWO INCHES OR THE DIAMETER OF THE RETURN PIPE, WHICHEVER IS GREATER.
9. SWEEP ELBOWS ARE RECOMMENDED.
10. RESIZE PIPING SO VELOCITY AT MAX FLOW DOES NOT EXCEED 8 FPS IN THE RETURN LINE AND 6 FPS IN THE SUCTION LINE, AND ALSO MEETS VGB/ANSI-7 ENTRAPMENT AVOIDANCE REQUIREMENTS.
11. POOL PUMP MOTORS SHALL NOT BE SPLIT PHASE, SHADED-POLE OR CAPACITOR START INDUCTION TYPE RUN TYPES.

FILTRATION AND PLUMBING

1. DESIGN FLOW RATE MUST NOT TURN OVER POOL WATER VOLUME IN LESS THAN SIX HOURS OR 36 GPM, WHICHEVER IS GREATER.
2. WATER FLOW VELOCITY AT A MAXIMUM FLOW RATE MUST NOT EXCEED 8 FT/SEC IN THE RETURN LINE AND 6FT/SEC IN THE SUCTION LINE.
3. SOLAR ACCESS STUBS MUST BE SEPARATED BY A MINIMUM 18" (HORIZONTAL OR VERTICAL) OF STRAIGHT PIPE.
4. BACKWASH OR MULTI-PORT VALVES MUST BE A MINIMUM OF 2" OR THE DIAMETER OF THE RETURN PIPE, WHICHEVER IS GREATER.
5. DIRECTIONAL INLET FITTINGS ARE REQUIRED.
6. FOR POOL FILTRATION PUMPS, A LENGTH OF STRAIGHT PIPE THAT IS AT LEAST 4 PIPE DIAMETERS SHALL BE INSTALLED BEFORE THE PUMP.

POOL COVERS

1. HEATED POOLS AND IN-GROUND SPAS MUST BE EQUIPPED WITH A VAPOR RETARDANT COVER OR OTHER APPROVED MEANS (INCLUDING LIQUID COVERS). HEATING SYSTEMS DERIVING 70% OR MORE OF THEIR ENERGY SOURCE FROM SITE/RENEWABLE MEANS ARE EXEMPT.

PUMP CONTROLS

1. ALL RESIDENTIAL FILTRATION PUMP CONTROLS FOR USE WITH A MULTI-SPEED PUMP MUST HAVE THE CAPABILITY OF OPERATING A MINIMUM OF TWO SPEEDS WITH A DEFAULT TO THE LOWER/FILTRATION SPEED AFTER ONE NORMAL FILTRATION CYCLE OR 24 HOURS, WHICHEVER IS LESS. (IF EXISTING CONTROLS ARE REPLACED, THE NEW CONTROLS MUST MEET REQUIREMENT.)

HEATERS (FBC 403.9.1 & FBC 403.9.2)

FOSSIL FUEL /GAS

1. ALL GAS AND OIL FIRED POOL AND SPA HEATERS SHALL HAVE A MINIMUM THERMAL EFFICIENCY OF 78% FOR HEATERS MANUFACTURED BEFORE APRIL 16, 2013 AND NOT LESS THAN 82% FOR HEATERS MANUFACTURED ON OR AFTER APRIL 16, 2013.
2. NO STANDING PILOTS FOR NATURAL OR LP GAS HEATERS.

HEAT PUMPS

3. 4.0 MINIMUM C.O.P. AS PER AHRI 1160 LOW TEMPERATURE TEST.
4. ALL HEATERS MUST BE EQUIPPED WITH A READILY ACCESSIBLE ON/OFF SWITCH ON THE OUTSIDE OF THE HEATER THAT ALLOWS SHUTTING IT OFF WITHOUT ADJUSTING THE THERMOSTAT SETTING.

POOL DATA CHART

POOL SPECIFICATIONS:

Pool Shape:	AS SHOWN		
Maximum Length (FT):	25'-0"		
Maximum Width (FT):	11'-0"		
Deep End (FT):	5'-0"		
Shallow End (FT):	3'-0"		
Pool Area(SF):	275		
Pool Perimeter(LF):	72'-0"		
Pool Volume (GAL):	8,000		
Turnover Rate(HR):	6		
Interior Finish:	DIAMOND BRITE		
Waterline Tile:	GLASS MOSAIC		
Tile on Steps:	YES		
Tile on Swimout:	YES		
Coping:	12" X 24"		
Pump Size (HP):	PENTAIR WFDS-4 1.0HP (2 SPEED) 75 GPM @ 60 TDH		
Filter System:	CARTRIDGE	Filter Size (SF):	CCP-200
Inlets: (3) WALL RETURNS		Maindrains:	2
2" Vacuum Line w/ Safety Lock:	ONE		
Automatic Surface Skimmer:	ONE		
Underwater Safety Light:	(4) PENTAIR GLO-BRITE L.E.D.		
Electrical Pool Hookup:	BY CONTRACTOR		
Patio Finish: SILVER TRAVERTINE		Patio Size (SF):	1500
Deck Drains (LF): NONE		Fence:	AS SHOWN

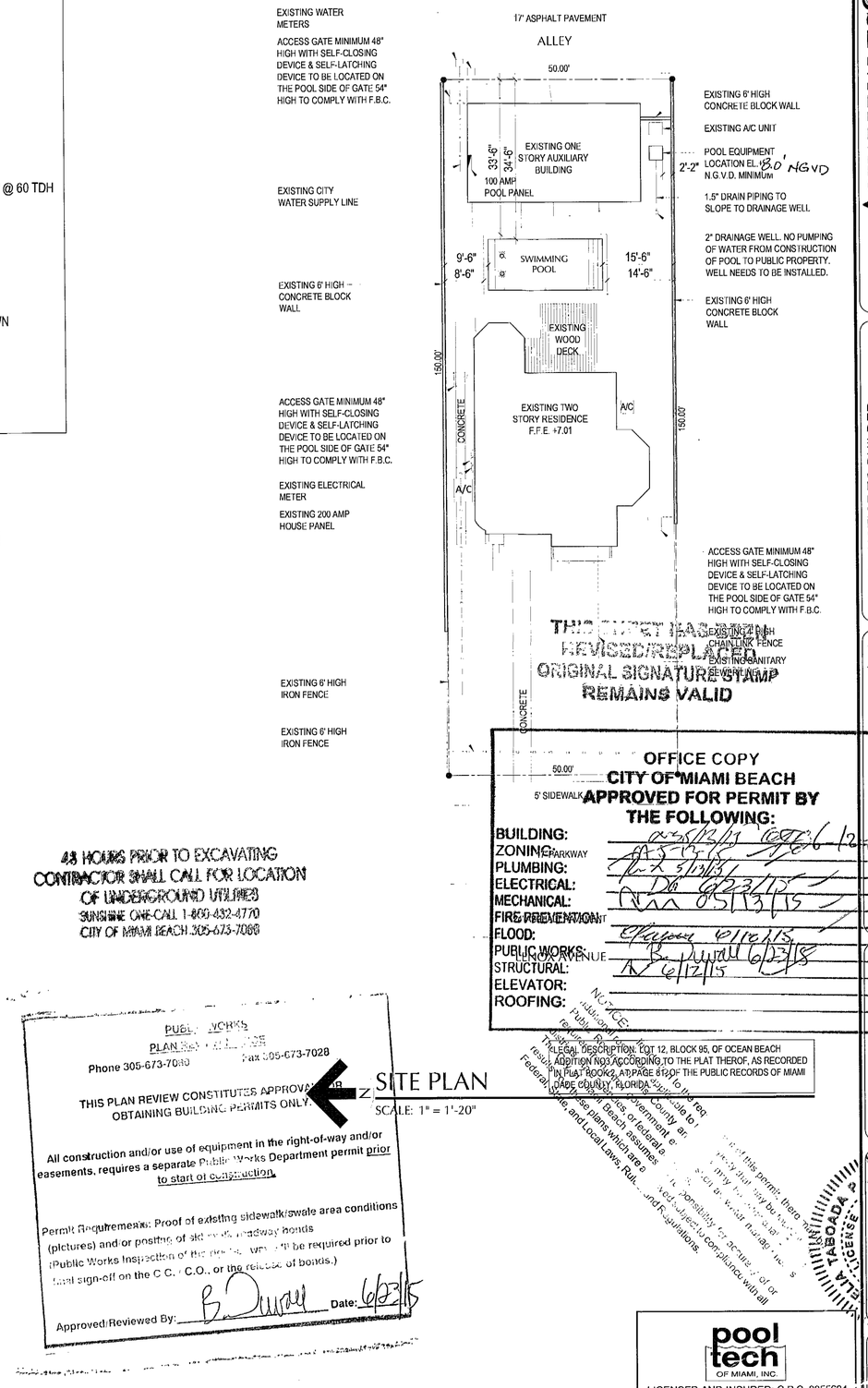
Pool Miscellaneous Items:

1) RHEEM 117,000 BTU HEAT PUMP COP=6.2
2) PENTAIR IC-20 SALT GENERATOR
3) PENTAIR EZ TOUCH

48 HOURS BEFORE DIGGING

CALL

TOLL FREE
1-800-432-4770
SUNSHINE STATE
ONE CALL CENTER OF FLORIDA



SITE PLAN
SCALE: 1" = 1'-20"

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

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

THIS PLAN REVIEW CONSTITUTES APPROVAL FOR OBTAINING BUILDING PERMITS ONLY.

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

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

Approved/Reviewed By: _____ Date: 6/23/15

THIS SHEET HAS BEEN REVISED/REPLACED. ORIGINAL SIGNATURE & STAMP REMAINS VALID

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

BUILDING:	6/12/15
ZONING: PARKWAY	6/12/15
PLUMBING:	6/12/15
ELECTRICAL:	6/23/15
MECHANICAL:	6/23/15
FIRE PREVENTION:	
FLOOD:	6/12/15
PUBLIC WORKS:	6/23/15
STRUCTURAL:	6/12/15
ELEVATOR:	
ROOFING:	

NOTICE:
Issuance of a permit based upon plans, specifications and other data shall not prevent the building official from thereafter requiring the correction of errors in said plans, specifications and other data or from preventing building operations being carried on thereunder when in violation of this code or of any other ordinance of this jurisdiction. Any permit issued shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of this jurisdiction. No permit presuming to give authority to violate or cancel the provisions of this code shall be valid, except insofar as the work or use which it authorizes is lawful. The issuance of a permit based on construction documents and other data shall not prevent the code official from requiring the correction of errors in the construction documents and other data. The building official is authorized to prevent occupancy or use of a structure where in violation of this code or of any other ordinance of this jurisdiction.

LEGAL DESCRIPTION: LOT 12, BLOCK 95, OF OCEAN BEACH ADDITION NO3 ACCORDING TO THE PLAT THEROF, AS RECORDED IN PLAT BOOK 2, AT PAGE 81 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

Miami Beach assumes no responsibility for the accuracy of the information contained on these plans which are subject to compliance with all Federal, State, and Local Laws, Rules and Regulations.

pool tech OF MIAMI, INC.
LICENSED AND INSURED: C.P.C. 0055634
9002 S.W. 40th STREET
MIAMI, FL. 33166
TEL.305-226-7510
TELEFAX 305-226-2205

AQUADYNAMICS
AQUATIC DESIGN GROUP CONSULTANTS INC
WATER PARK & FAMILY AQUATIC CENTER DESIGN / RESORT / HOTEL & CONDOMINIUM POOL DESIGN
FORENSICS: EVALUATIONS & ANALYSIS / DOH VIOLATIONS, VARIANCES, PERMITTING / CUSTOM RESIDENTIAL DESIGN
5300 SW 73rd AVENUE, SUITE 304 MIAMI, FLORIDA 33143 (305) 667-1002 667-1004
EMAIL: info@aquadynamics.biz WEB SITE: www.aquadynamics.biz

NOTICE TO BUILDER
TO PREVENT OPEN SHELL FROM FLOATING, BACKFILL POOL SHELL EVENLY AND SIMULTANEOUSLY WITH CLEAN SAND. DO NOT BACKFILL AGAINST UNBRACED WALLS. DO NOT DRAIN POOL WITHOUT PROPER PROTECTION AGAINST HYDROSTATIC PRESSURE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, AND FIELD CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED AT ONCE. OMISSION OF ANY AND ALL ERRORS, DISCREPANCIES IRREGULARITIES, OR OMISSIONS PERTAINING TO THE SUCCESSFUL COMPLETION OF THE PROJECT INDICATED.

JOB No.	#
DATE	4-23-15
DRAWN BY	D.W.
SCALE	AS NOTED
SHEET	SHEET 1 OF 6

PROJECT NAME: Molla Residence
1225 Lenox Ave
Miami Beach, Florida, 33139

DRAWING NUMBER 1 FROM 6

FRONT

GENERAL NOTES AND CONDITIONS

1. ALL FLOOR & WALLS OF POOL TO BE PNEUMATICALLY APPLIED CONC. WITH A MIN. 28 DAY COMPRESSIVE STRENGTH OF 4000 P.S.I.
2. *ALL REINF. STEEL TO CONFORM TO A.S.T.M. A615* GRADE 60.
3. ALL POOL PIPING TO BE SCHEDULE 40 PVC NON THREADED NSF PIPE WITH SOLVENT WELD JOINTS.
4. IN ALL CASES, THE POOL CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PROTECT EXISTING STRUCTURES FROM FAILURE BY SHEATHING AND/OR SHORING, OR OTHER METHODS AS REQUIRED. THE DESIGN ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE SAFETY OF EXISTING STRUCTURES.
5. THE DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR POOL CONSTRUCTION IN EASEMENT OR REQUIRED SETBACK AREAS. PLOT PLANS NOT PREPARED FROM LEGAL SURVEYS OF THE EXISTING LOT AND RESIDENCE ARE SO INDICATED. POOL CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND ESTABLISH LOT LINES. IF NECESSARY, POOL CONTRACTOR AND/OR OWNER SHALL VERIFY SHOWN AND ALL DIMENSIONS PRIOR TO CONSTRUCTION.
6. CONTRACTOR SHALL ESTABLISH LOCATIONS OF UTILITIES AT THE SITE MINIMUM CLEARANCE DIMENSIONS SHALL BE HELD AND SHALL BE AS REQUIRED BY THE LOCAL REGULATORY AGENCY. IN GENERAL, HOLD A DISTANCE OF 10 FEET FROM OVERHEAD ELECTRIC LINES TO POOL'S WATER EDGE.
7. ALL POOL ENCLOSURES SHALL CONFORM TO FLORIDA STATUTES 515.27 AND 515.29 ., AND F.B.C. 2010 CHAPTER 4101.17.1 - 14
8. WHERE POOLS ABUT OR ARE PLACED NEARBY SEA WALL OR BULKHEADS, SPECIAL CARE SHALL BE EMPLOYED. THE WALLS SHALL BE IN GOOD CONDITION, NOT PERMITTING ANY SHIFTING OR REMOVAL, OR LOOSENING OF THE SUPPORTING SOIL AWAY FROM THE POOL. IF THE WALLS DO NOT FULLY CONTAIN THE SOILS BEHIND THEM, THEY SHALL BE REPLACED OR REPAIRED. CONTINUAL MAINTENANCE OF THE WALLS IS REQUIRED BY THE PROPERTY OWNER WHEN EXCAVATING FOR THE POOL, THE SEA-WALL TIEBACKS SHALL NOT BE CUT. WHEN DEADMEN FALL WITHIN THE EXCAVATION, NOTIFY THE ENGINEER IMMEDIATELY FOR FURTHER INSTRUCTIONS.
9. THE CONTRACTOR SHALL BACKFILL POOL SHELL WITH CAUTION. THE PLUMBING SHALL NOT BE DISTURBED. BACKFILL SHALL BE PERFORMED WITH CLEAN SAND, FREE OF ORGANIC MATERIALS AND SHALL BE PLACED IN 12 INCH THICK LAYERS. EACH LAYER SHALL BE COMPACTED TO 90% OF THE SOILS MAXIMUM DENSITY BY TAMPERING SOLIDLY. SOILS BELOW THE DECK SHALL BE PLACED IN SIMILAR MANNER.
10. WHERE DECKS ARE INDICATED BY OTHERS, THE DECK DESIGN NOTES SHOWN ON THE TYPICAL SECTION DO NOT APPLY DECK DESIGN SHALL BE BY OTHERS.
11. DO NOT DRAIN POOL UNDER HIGH GROUND WATER OR STORM CONDITIONS.
12. WARNING! DO NOT EMPTY POOL AFTER CONSTRUCTION FOR REPAIRS OR ANY OTHER REASON BEFORE CONSULTING WITH A POOL REPAIR CONTRACTOR. HYDROSTATIC UPLIFT PRESSURES MUST BE ELIMINATED TO PREVENT POOL FROM FLOATING ABOVE GROUND, AND CAUSING DAMAGE TO THE STRUCTURAL INTEGRITY OF THE POOL.
13. THIS PLAN REMAINS THE PROPERTY OF THE DESIGN ENGINEERS. IT IS NOT TRANSFERABLE FROM ONE CONTRACTOR TO ANOTHER WITHOUT THE WRITTEN PERMISSION OF THE DESIGN ENGINEERS.
14. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE F.B.C., 2010 EDITION, AND ARTICLE 680 N.E.C., 2011 EDITION. ALL BOND WIRES SHALL BE PROTECTED WITH APPROVED MATERIAL. THE CONTRACTOR SHALL INSURE THAT AN ELECTRICAL BONDING INSPECTION IS CALLED FOR AND APPROVED PRIOR TO PLACEMENT OF CONCRETE OVER THE BOND WIRE CONNECTIONS. CONNECTIONS DIRECTLY FROM THE POOL LIGHT TO A TRANSFORMER BOX IS PROHIBITED. ALL METAL PARTS IN THE POOL AREA, IN ADDITION TO ALL METAL DOORS, WINDOWS, SCREENED ENCLOSURES, OR OTHERS ITEMS CONTAINING METAL WITHIN A DISTANCE OF 5 FEET FROM THE POOL WATER'S EDGE, SHALL ALSO BE GROUNDED.
15. POOL LIGHT TO BE GROUNDED TO COMMON BONDING GRID CONSISTING OF (1) #8 CONTINUOUS COPPER WIRE LOOPED AROUND POOL PERIMETER. LOOP SHALL BE GROUNDED TO PANEL VIA POOL WALL STEEL, DECK REINFORCING, AND PUMP MOTOR CASING.
16. FILTER BACKWASH SHALL COMPLY WITH THE FLORIDA BUILDING CODE, 2010 EDITION.
17. POOL WATER DISPOSAL TO BE IN ACCORDANCE WITH FLORIDA BUILDING CODE, 2010 EDITION.
18. THIS POOL HAS BEEN DESIGNED TO ALL APPLICABLE REQUIREMENTS OF THE ASCE 7-10 STANDARDS.
19. ALL TREADS SHALL HAVE SLIP- RESISTING SURFACES PER ANSI/APSP-2011. 6.1.5
20. ACCESS GATE REQUIREMENTS PER F.B.C. 2010 R4101.17.1 THROUGH R4101.17.1.14
    - GATES SHALL BE EQUIPPED WITH A SELF-LATCHING & LOCKING DEVICE, 54" ABOVE FINISH GRADE ELEVATION.
    - THE DEVICE SHALL BE PLACED ON THE POOL SIDE OF THE GATE.
    - GATES SHALL OPEN OUTWARD AWAY FROM POOL.
    - THE GATE SHALL HAVE NO OPENINGS GREATER THAN $\frac{1}{2}$" WITHIN 18" OF THE RELEASE MECHANISM.
21. THIS POOL HAS BEEN DESIGNED TO ALL APPLICABLE REQUIREMENTS OF THE FLORIDA BUILDING CODE, CHAPTER 41 SECTION R4101 2010 EDITION.
22. ALL MAIN DRAIN GRATE COVERS, SKIMMERS, VACUUM FITTINGS AND ALL OTHER SUCTION OUTLET SHALL COMPLY WITH ASTM 112-19-8-7 AND ANSI-7 REQUIREMENTS (VGBA COMPLIMENT).
23. ENTRAPMENT PROTECTION FOR SUCTION OUTLETS HAS BEEN DESIGNED PER ANSI/APSP-7 2011 AND ASME A112.19.8-2007

PUMP MOTOR ENERGY EFFICIENCY REQUIREMENTS TO COMPLY WITH F.B.C. 403.9

1. PUMP AND PUMP MOTORS MUST BE TWO OR MORE SPEEDS.
2. CONTROLS NEED TO BE CAPABLE OF OPERATING AT A MINIMUM OF TWO DIFFERENT SPEEDS.
3. DEFAULT CIRCULATION MUST BE THE RESIDENTIAL FILTRATION SPEED. THE HIGHER-SPEED OVERRIDE IS NOT TO EXCEED ONE NORMAL CYCLE OR 24 HOURS, WHICHEVER IS LESS.
4. SOLAR POOL HEATING SYSTEMS ARE PERMITTED TO RUN AT HIGHER SPEEDS DURING PERIODS OF USABLE GAIN.
5. SIZE THE PUMP BASED ON: POOL GALLONS/360 MINUTES AND SELECTING A PUMP FROM EITHER THE APSP OR CEC DATABASE WITH CURVE A OR C LISTED FLOWRATE EQUAL TO OR LESS THAN CALCULATED FILTRATION FLOWRATE.
6. A TIME SWITCH MUST BE INSTALLED TO ALLOW POOL OWNERS TO RUN THE POOL FILTRATION PUMP ONLY DURING OFF-PEAK PERIOD AND FOR THE MINIMUM TIME NECESSARY TO MAINTAIN THE WATER IN THE CONDITION REQUIRED BY APPLICABLE PUBLIC PUBLIC HEALTH STANDARDS.
7. FILTERS MUST HAVE A MINIMUM AREA BASED ON THE 6 HOUR TURNOVER FLOW RATE.
   1) POOL GAL/360=FLOW RATE (IN GPM) 2) DIVIDE GPM BY A NUMBER SHOWN
   TO FIND THE FILTERS MINIMUM SQ FEET CARTRIDGE=.375 SAND=15 DE=2
8. MINIMUM DIAMETER OF BACKWASH VALVES MUST BE TWO INCHES OR THE DIAMETER OF THE RETURN PIPE, WHICHEVER IS GREATER.
9. SWEEP ELBOWS ARE RECOMMENDED.
10. RESIZE PIPING SO VELOCITY AT MAX FLOW DOES NOT EXCEED 8 FPS IN THE RETURN LINE AND 6 FPS IN THE SUCTION LINE, AND ALSO MEETS VGB/ANSI-7 ENTRAPMENT AVOIDANCE REQUIREMENTS.
11. POOL PUMP MOTORS SHALL NOT BE SPLIT PHASE, SHADED-POLE OR CAPACITOR START INDUCTION TYPE RUN TYPES.

FILTRATION AND PLUMBING

1. DESIGN FLOW RATE MUST NOT TURN OVER POOL WATER VOLUME IN LESS THAN SIX HOURS OR 36 GPM, WHICHEVER IS GREATER.
2. WATER FLOW VELOCITY AT A MAXIMUM FLOW RATE MUST NOT EXCEED 8 FT/SEC IN THE RETURN LINE AND 6FT/SEC IN THE SUCTION LINE.
3. SOLAR ACCESS STUBS MUST BE SEPARATED BY A MINIMUM 18" (HORIZONTAL OR VERTICAL) OF STRAIGHT PIPE.
4. BACKWASH OR MULTI-PORT VALVES MUST BE A MINIMUM OF 2" OR THE DIAMETER OF THE RETURN PIPE, WHICHEVER IS GREATER.
5. DIRECTIONAL INLET FITTINGS ARE REQUIRED.
6. FOR POOL FILTRATION PUMPS, A LENGTH OF STRAIGHT PIPE THAT IS AT LEAST 4 PIPE DIAMETERS SHALL BE INSTALLED BEFORE THE PUMP.

POOL COVERS

1. HEATED POOLS AND IN-GROUND SPAS MUST BE EQUIPPED WITH A VAPOR RETARDANT COVER OR OTHER APPROVED MEANS (INCLUDING LIQUID COVERS). HEATING SYSTEMS DERIVING 70% OR MORE OF THEIR ENERGY SOURCE FROM SITE/RENEWABLE MEANS ARE EXEMPT.

PUMP CONTROLS

1. ALL RESIDENTIAL FILTRATION PUMP CONTROLS FOR USE WITH A MULTI-SPEED PUMP MUST HAVE THE CAPABILITY OF OPERATING A MINIMUM OF TWO SPEEDS WITH A DEFAULT TO THE LOWER/FILTRATION SPEED AFTER ONE NORMAL FILTRATION CYCLE OR 24 HOURS, WHICHEVER IS LESS. (IF EXISTING CONTROLS ARE REPLACED, THE NEW CONTROLS MUST MEET REQUIREMENT.)

HEATERS (FBC 403.9.1 & FBC 403.9.2)

FOSSIL FUEL /GAS

1. ALL GAS AND OIL FIRED POOL AND SPA HEATERS SHALL HAVE A MINIMUM THERMAL EFFICIENCY OF _ 78% FOR HEATERS MANUFACTURED BEFORE APRIL 16, 2013 AND NOT LESS THAN 82% FOR HEATERS MANUFACTURED ON OR AFTER APRIL 16, 2013.
2. NO STANDING PILOTS FOR NATURAL OR LP GAS HEATERS.

HEAT PUMPS

3. 4.0 MINIMUM C.O.P. AS PER AHRI 1160 LOW TEMPERATURE TEST.
4. ALL HEATERS MUST BE EQUIPPED WITH A READILY ACCESSIBLE ON/OFF SWITCH ON THE OUTSIDE OF THE HEATER THAT ALLOWS SHUTTING IT OFF WITHOUT ADJUSTING THE THERMOSTAT SETTING.

POOL DATA CHART

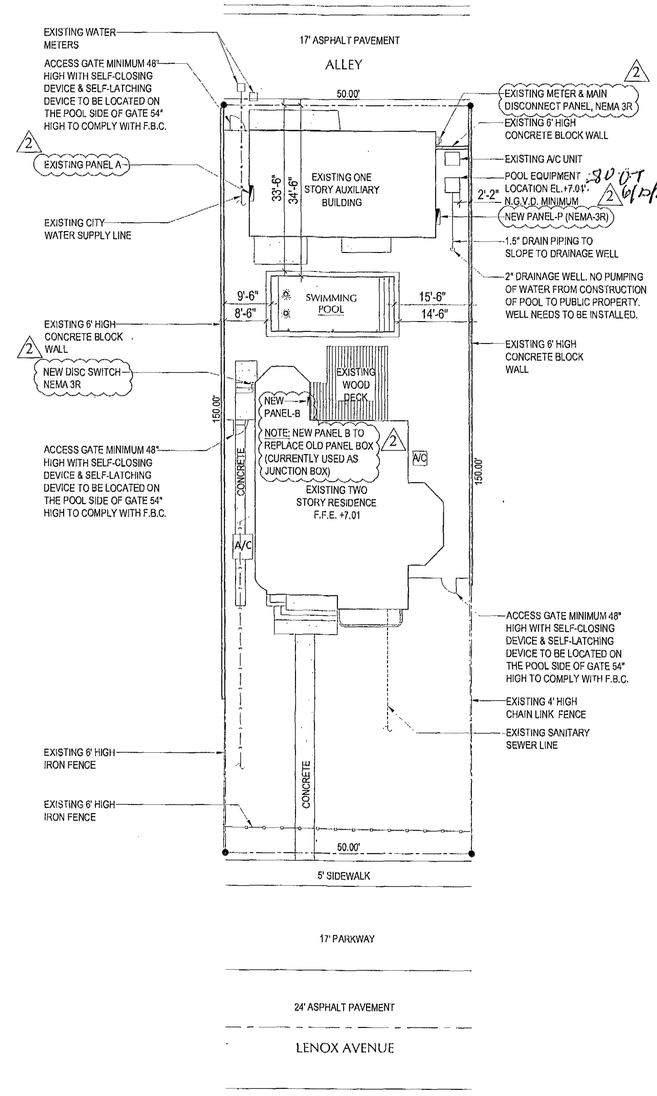
POOL SPECIFICATIONS:

Pool Shape:	AS SHOWN		
Maximum Length (FT):	25'-0"		
Maximum Width (FT):	11'-0"		
Deep End (FT):	5'-0"		
Shallow End (FT):	3'-0"		
Pool Area(SF):	275		
Pool Perimeter(LF):	72'-0"		
Pool Volume (GAL):	8,000		
Turnover Rate(HR):	6		
Interior Finish:	DIAMOND BRITE		
Waterline Tile:	GLASS MOSAIC		
Tile on Steps:	YES		
Tile on Swimout:	YES		
Coping:	12" X 24"		
Pump Size (HP):	PENTAIR WFDS-4 1.0HP (2 SPEED) 75 GPM @ 60 TDH		
Filter System:	CARTRIDGE	Filter Size (SF): CCP-200	
Inlets: (3) WALL RETURNS		Maindrains: 2	
2" Vacuum Line w/ Safety Lock:	ONE		
Automatic Surface Skimmer:	ONE		
Underwater Safety Light:	(4) PENTAIR GLO-BRITE L.E.D.		
Electrical Pool Hookup:	BY CONTRACTOR		
Patio Finish: SILVER TRAVERTINE		Patio Size (SF):1500	
Deck Drains (LF): NONE		Fence:	AS SHOWN

Pool Miscellaneous Items:

1) RHEEM 117,000 BTU HEAT PUMP COP=6.2
2) PENTAIR IC-20 SALT GENERATOR
3) PENTAIR EZ TOUCH

48 HOURS BEFORE DIGGING
CALL
TOLL FREE
1-800-432-4770
SUNSHINE STATE
ONE CALL CENTER OF FLORIDA



SITE PLAN
SCALE: 1" = 1'-20"

LEGAL DESCRIPTION: LOT 12, BLOCK 95, OF OCEAN BEACH ADDITION NO3,ACCORDING TO THE PLAT THEROF, AS RECORDED IN PLAT BOOK 2, AT PAGE 81, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

1 REVISION
REVISED DATE: 5-18-15
BUILDING DEPARTMENT COMMENTS.

2 REVISION
REVISED DATE: 6-8-15
BUILDING DEPARTMENT COMMENTS.

pool tech OF MIAMI, INC.
LICENSED AND INSURED: C.P.C. 0055634
9002 S.W. 40th STREET
MIAMI, FL. 33166
TEL.305-226-7510
TELEFAX 305-226-2205

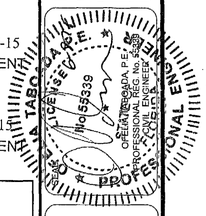
AQUADYNAMICS
DESIGN GROUP, INC.
AQUATIC ENGINEERING CONSULTANTS
WATER PARK DESIGN / LAZY RIVER / WAVE POOL / SPECIALTY POOL DESIGN
FORENSICS, EVALUATIONS & ANALYSIS / DOH VIOLATIONS, VARIANCES, PERMITTING / CUSTOM RESIDENTIAL DESIGN
3200 SW 75th AVENUE, MIAMI, FLORIDA 33155 SUITE #103 PHONE: (305) 667-4675 FAX: (305) 662-1002 EB 4584
E-MAIL: AQUADYNAMICS@BELLSOUTH.NET WEBSITE: WWW.AQUADYNAMICS.NET

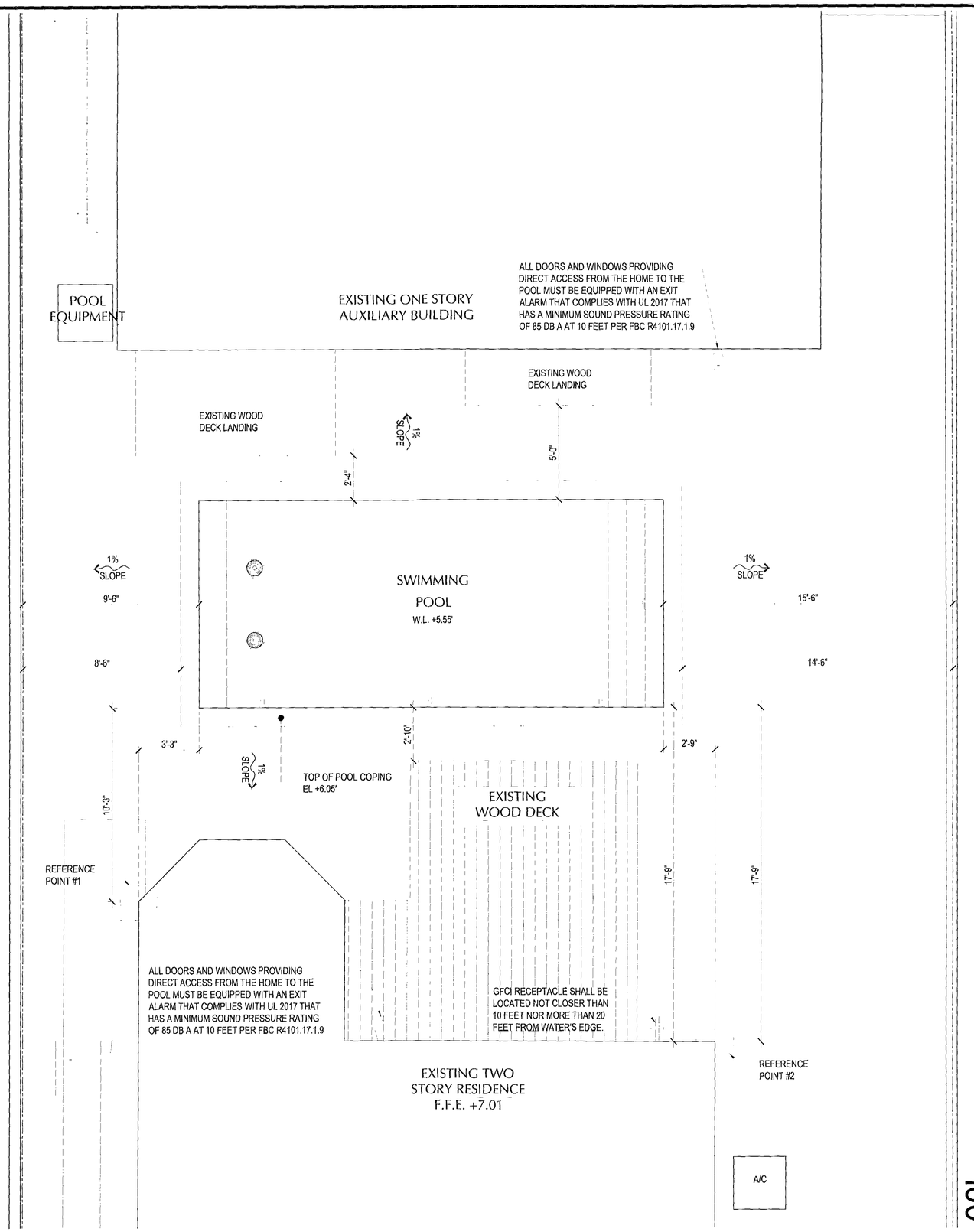
NOTICE TO BUILDER
TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE INFORMATION CONTAINED IN THE ENGINEERING DRAWINGS AND SPECIFICATIONS SET IS CORRECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, AND FIELD CONDITIONS PRIOR TO THE START OF THE WORK, AND NOTIFYING THE ENGINEER OF ANY DISCREPANCIES. FAILURE TO DO SO MAY RESULT IN IRREGULARITIES, OR OMISSIONS PERTAINING TO THE SUCCESSFUL COMPLETION OF THE PROJECT INDICATED.

PROJECT NAME:
Mélia Residence
1225 Lenox Ave
Miami Beach, Florida, 33139

JOB No.	#
DATE	4-23-15
DRAWN BY	D.W.
SCALE	AS NOTED
SHEET	SHEET 1 OF 6

DRAWING NUMBER SP-1





POOL AREA PLAN

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

AQUADYNAMICS
PROFESSIONAL ENGINEERING CONSULTANTS, INC.
AQUATIC CENTER DESIGN CONSULTANTS
WATER PARK & FAMILY AQUATIC CENTER DESIGN | RESORT, HOTEL & CONDOMINIUM POOL DESIGN
FORENSIC ANALYSIS & LITIGATION SUPPORT | SWIMMING POOL CODE CONSULTING | RESIDENTIAL POOL DESIGN
8305 SW 78th AVENUE, MIAMI, FLORIDA 33143 SUITE #103 PHONE: (305) 661-8675 FAX: (305) 662-1602 EB 4384
E-MAIL: info@aquadynamics.biz WEB SITE: www.aquadynamics.biz

NOTICE TO BUILDER

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE INFORMATION CONTAINED ON THESE DRAWINGS CONFORMS TO THE STANDARDS SET IN THE FLORIDA BUILDING CODE. IT IS THE RESPONSIBILITY OF THE BUILDER AND/OR OWNER TO VERIFY ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO THE START OF THE WORK, AND NOTIFYING THE ENGINEER, AT ONCE, OF ANY AND ALL ERRORS, DISCREPANCIES, OR IRREGULARITIES FOUND. FAILURE TO DO SO MAY RESULT IN THE UNSUCCESSFUL COMPLETION OF THE PROJECT AS INTENDED.

PROJECT NAME:
Molla Residence
1225 Lenox Ave.
Miami Beach, Florida, 33139

JOB No. #
DATE 4-23-15
DRAWN BY D.W.
SCALE AS NOTED
SHEET SHEET 2 OF 6

SEAL OF FLORIDA LICENSED PROFESSIONAL ENGINEER No. 55339 STATE OF FLORIDA PROFESSIONAL ENGINEER

DRAWING NUMBER SP-2

pool tech OF MIAMI, INC.
LICENSED AND INSURED: C.P.C. 0055634
9002 S.W. 40th STREET
MIAMI, FL. 33166
TEL 305-226-7510
TELEFAX 305-226-2205

NOTE:
VERIFY ALL ELEVATIONS IN FIELD PRIOR TO CONSTRUCTION.

LEGEND

8 AWG SOLID COPPER BONDING CONDUCTOR

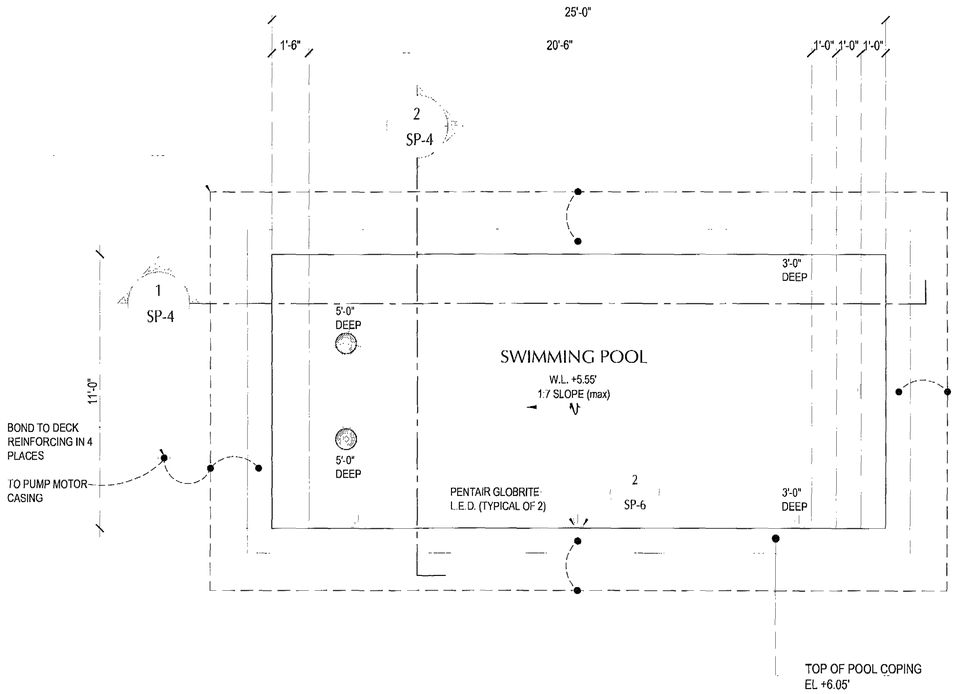
EXOTHERMIC WELDING, PRESSURE CONNECTOR OR CLAMP

EQUIPOTENTIAL BONDING

REFER TO NEC ARTICLE 680.26 (C)

EQUIPOTENTIAL BONDING CONDUCTOR TO RUN CONTINUOUSLY AROUND THE CONTOUR OF POOL EXTENDING 18" TO 24" FROM THE INSIDE WALLS OF THE POOL. THE 4" TO 6" BELOW GRADE CONDUCTOR SHALL BE SECURED WITHIN OR UNDER THE POOL DECK MEDIA. THE CONDUCTOR SHALL BE CONSTRUCTED OF MINIMUM 8 AWG BARE SOLID COOPER WIRE.

NOTE:
EQUIPOTENTIAL BONDING CONDUCTOR SHALL COMPLY W/ FBC 2010 ALTERNATIVE & EQUIVALENT METHOD TO NEC 2011 ART 680.26C



POOL PLAN

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

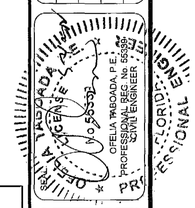
AQUADYNAMICS
DESIGN GROUP, INC.
AQUATIC ENGINEERING CONSULTANTS
WATER PARK & FAMILY AQUATIC CENTER DESIGN | RESORT, HOTEL & CONDO/MUNI POOL DESIGN
FORENSIC ENGINEERING & LITIGATION SUPPORT | CONSTRUCTION MANAGEMENT | CONCEPTUAL DESIGN
5002 SW 75th AVENUE, MIAMI, FLORIDA 33155 SUITE #103 PHONE: (305) 667-5670 FAX: (305) 665-1005 EB 6664
E-MAIL: info@aquadynamics.biz WEB SITE: www.aquadynamics.biz

NOTICE TO BUILDER

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE INFORMATION CONTAINED ON THESE DRAWINGS CONFORMS TO THE STANDARDS SET IN THIS CONSTRUCTION. SHALL ERRORS OR OMISSIONS ARE FOUND ON ALL DRAWINGS AND FIELD CONDITIONS PRIOR TO THE START OF THE WORK, AND NOTIFYING THE ENGINEER AT ONCE OF ANY AND ALL ERRORS, DISCREPANCIES, INCONSISTENCIES OR OMISSIONS ARE CORRECTED TO BE SUCCESSFUL COMPLETION OF THE PROJECT INDICATED.

PROJECT NAME:
Molla
Residence
1225 Lenox Ave
Miami Beach, Florida, 33139

JOB No.	#
DATE	4-23-15
DRAWN BY	D.W.
SCALE	AS NOTED
SHEET	SHEET 3 OF 6



DRAWING NUMBER
SP-3

pool tech OF MIAMI, INC.
LICENSED AND INSURED: C.P.C. 0055634
9002 S.W. 40th STREET
MIAMI, FL. 33166
TEL.305-226-7510
TELEFAX 305-226-2205

Structural Notes:

1.- Foundation:

A. The foundation system consist of 12 ton. helical pier anchors

B. Helical pier shall be installed to develop a compression capacity of 15 tons estimated & 6 tons tension.

C. Pile installation shall be supervised by pile contractor state registered P.E.

D. Pile installation shall conform to the Florida building code, lasted edition.

E. 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.

F. The above foundation design is based on geotechnical report and borings by Nutting Engineers of Florida in March of 2015.

2.- General:

A. All materials and construction shall comply with the Florida BuildingCode, 2010 edition, asce i-93 minimum design loads for buildings, the aci 318-95 building code, and all applicable federal, state and local ordinances.

B. These drawings and specifications comply, to the best of my knowledge with the applicable minimum building code.

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 drawingsto located depressed slabs, slopes, drains, oulets, recesses, openings, reglets, bolt settings, sleeves, etc. discrepancies shall be brought to the attention of architect/engineer before proceeding with the work.

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 clarifications sketches issued during the course of construction.

G. Typical details and notes on these drawings shall apply unless specifically notes 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 protec- tion of adjacent property, structures, streets and utilities in accordance with the local building department.

I. 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.

J. Shop drawings are an aid for field placement and are superse- ded by the structural drawings. it shall be responsibility of the general contractor to make certain that all construction is in full agreement with the latest structural drawings.

K. The contractor shall supply the engineer three copies of shop drawings a minimum of one week prior to placement. the review of shop drawings by the engineer is only for general compliance with the structural drawings and specifications. the review does not guarantee in any way that the shop drawings are correct nor does it infer that they supersede the structural drawings.

L. Submittals to structural Engineer:

I. Concrete test report for cast-in-place concrete as per aci 301-96.

II. Reinforcing steel shop drawings.

III. Pile detail, including size, capacity, and reinforcing.

IV. Pile installation logs.

3.- Concrete:

A. All concrete work shall conform all requirements of aci 301-96 "specifications for structural concrete for buildings."

B. Shotcrete compressive strength at 28 days shall be 5000 psi.

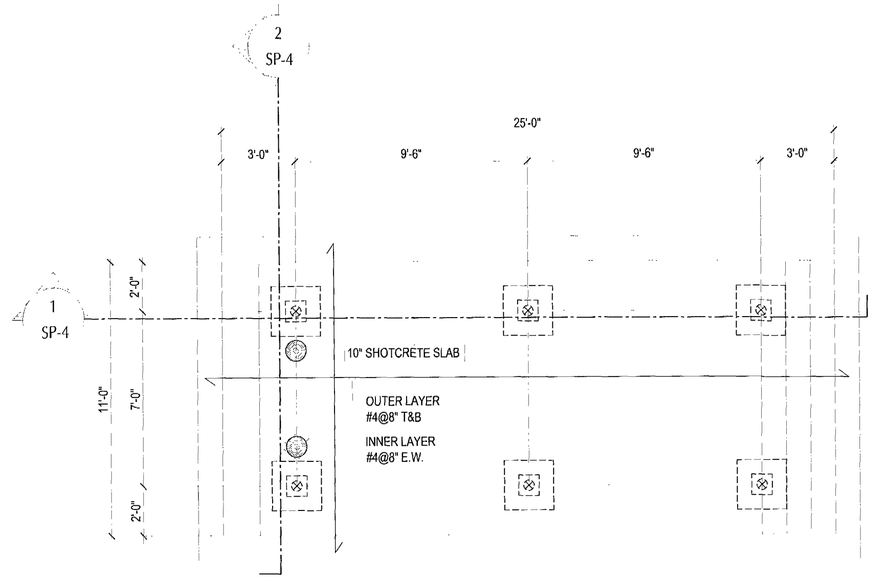
C. Form work shall comply with aci 347-88 "recommended practice for concrete work".

D. Mix designs shall be submitted to the engineer for approval prior to commencement of any concrete work.

E. No water shall be added to the concrete at the job site.

F. The owner shall contractor an independent testing laboratory to perform concrete cylinder tests as follows: four cylinder test for any 50 cubic yards of concrete poured, or three cylinder tests per any day. pour less that 50 cubic yards. one cylinder shall be tested at 7 days, two at 28 days.

G. Transporting, placing, curing and depositing of concrete shall comply with aci 301-96.



POOL PILING LAYOUT PLAN

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

LEGEND

⊗ 15 TON HELICAL PIER

⬚ CAP PLATE

4.- Reinforcing Steel:

A. Reinforcing steel shall be detailed and placed in accordance with aci 318-95.

B. Reinforcing steel shall be deformed bars conforming to astm a 615 (si) grade 60.

C. All welded wire fabric shall conform to astm a 185-94.

D. Reinforcing shall be held securely in position with standard accessories during placing of concrete.

E. All top reinforcing shall terminate with standard hooks at discontinuous edges or ends.

F. All bottom bars shall bear 6" minimum over supports, u.o.n.

G. All reinforcing bars marked continuous shall be lapped 30 dia. at splices and corners unless otherwise noted. lap continuous top bars at center between supports as required. terminates continuous bars at non-continuous ends with standard hooks, u.o.n.

H. Minimum concrete cover for reinforcement:

I. Concrete cast against and permanently exposed to earth 3"

II. Concrete exposed to earth or weather

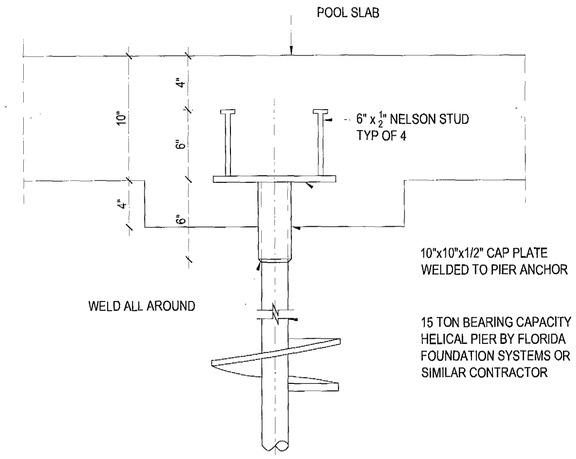
#6 bars and larger 2"

#5 bars and smaller 1 1/2"

III. Concrete not exposed to weather or in contact with earth:

Slabs and walls 1 1/2"

Beams and columns 1 1/2"



HELICAL PIER ANCHOR CAP DETAIL

SCALE: N.T.S.

pool tech OF MIAMI, INC.
LICENSED AND INSURED: C.P.C. 0055634
9002 S.W. 40th STREET
MIAMI, FL. 33166
TEL.305-226-7510
TELEFAX 305-226-2205

AQUADYNAMICS
DESIGN GROUP, INC.
AQUATIC ENGINEERING CONSULTANTS
WATER PARK & AQUARIUM DESIGN, POOL DESIGN, POOL DESIGN
FORENSICS, EVALUATIONS & ANALYSIS / DGH VIOLATIONS, VARIANCES, PERMITTING / CUSTOM RESIDENTIAL DESIGN
5003 SW 75th AVENUE, MIAMI, FLORIDA 33155 SUITE #103 PHONE: (305) 667-6878 FAX: (305) 662-1002 ES 4984
E-MAIL: info@aquadynamics.us WEB SITE: www.aquadynamics.us

NOTICE TO BUILDER

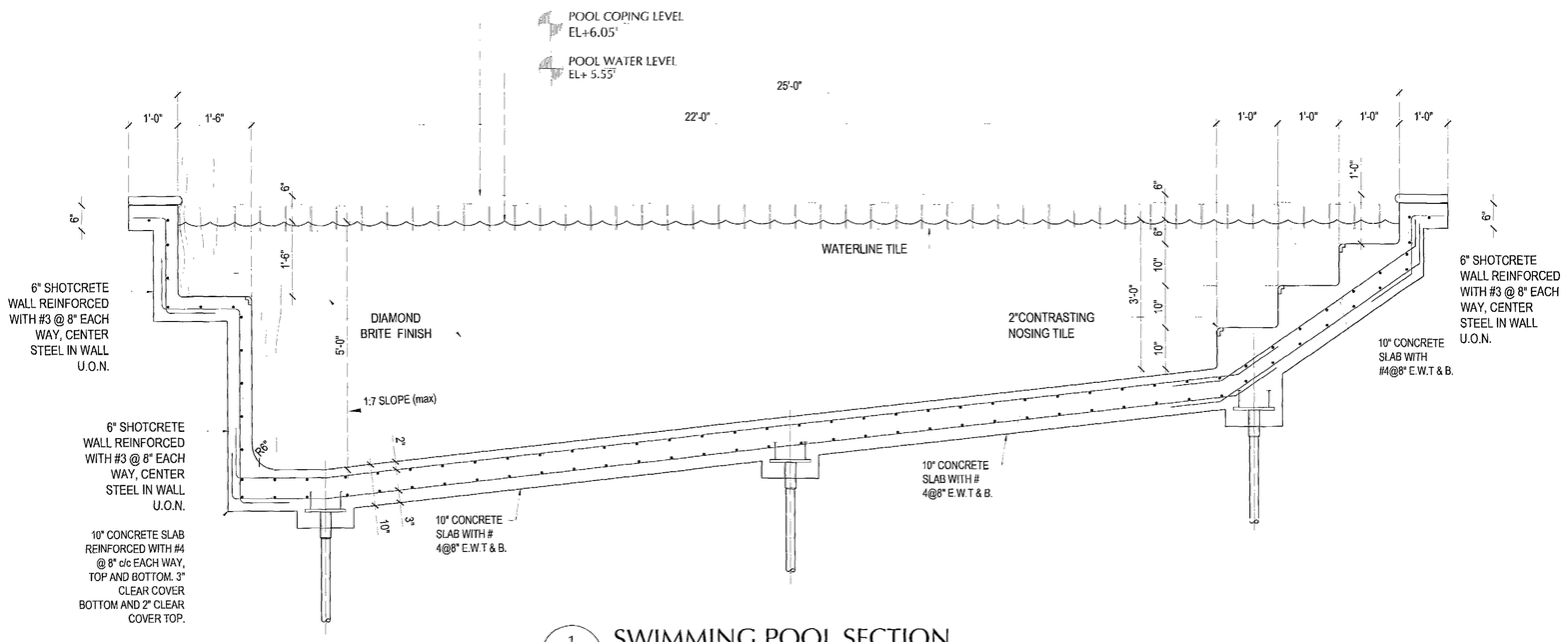
TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE INFORMATION CONTAINED IN THESE CONSTRUCTION DOCUMENTS IS SUFFICIENT AND CORRECT IN THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, AND FIELD CONDITIONS PRIOR TO THE START OF THE WORK, AND NOTIFYING THE ENGINEER OF ANY ERRORS, OMISSIONS OR DISCREPANCIES FOUND. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE ALL PERMITS AND APPROVALS REQUIRED FOR THE PROJECT INDICATED. ALL LOCAL ORDINANCES PERTAINING TO THE SUCCESSFUL COMPLETION OF THE PROJECT INDICATED.

PROJECT NAME:
Molla Residence
1225 Lenox Ave
Miami Beach, Florida, 33139

JOB No.	#
DATE	4-23-15
DRAWN BY	D.W.
SCALE	AS NOTED
SHEET	SHEET 3.1 OF 6

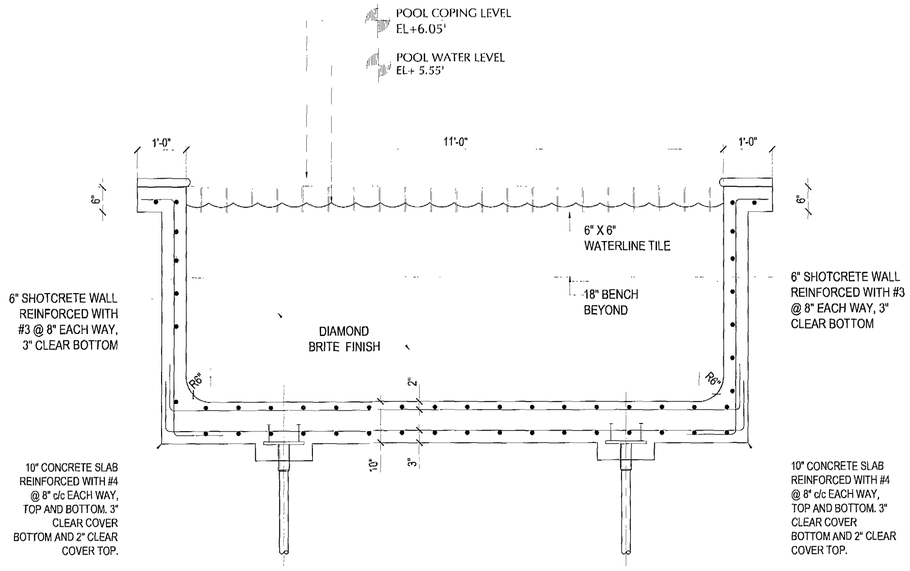
CORNELIA TABOADA, P.E.
PROFESSIONAL ENGINEER
No. 55335
STATE OF FLORIDA

DRAWING NUMBER
SP-3.1



1 / SP-4 SWIMMING POOL SECTION

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



2 / SP-4 SWIMMING POOL SECTION

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

AQUADYNAMICS
DESIGN GROUP INC.
AQUATIC ENGINEERING CONSULTANTS
WATER PARK & FAMILY AQUATIC CENTER DESIGN / RESORT, HOTEL & CONDOMINIUM POOL DESIGN
FORENSIC ENGINEERING & LITIGATION SUPPORT / EXPERT WITNESS / CONSTRUCTION DEFECT DESIGN
5030 SW 75th AVENUE, MIAMI, FLORIDA 33155 SUITE #103, PHONE: (305) 667-6875, FAX: (305) 662-1030 EB 4884
E-MAIL: info@aquadynamics.biz WEB SITE: www.aquadynamics.biz

NOTICE TO BUILDER

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE INFORMATION CONTAINED ON THESE DRAWINGS CONFORMS TO THE STANDARDS SET IN THE CODE(S) NOTED. ALL BIDDERS SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO THE START OF THE WORK, AND NOTIFY THE ENGINEER, AT ONCE, OF ANY AND ALL ERRORS, DISCREPANCIES, AND/OR OMISSIONS FOUND. FAILURE TO DO SO SHALL BE CONSIDERED COMPLETION OF THE PROJECT INDICATED.

PROJECT NAME:
Molla Residence
1225 Lenox Ave
Miami Beach, Florida, 33139

JOB No.	#
DATE	4-23-15
DRAWN BY	D.W.
SCALE	AS NOTED
SHEET	SHEET 4 OF 6

OFELIA TABOADA, P.E.
PROFESSIONAL REG. No. 65339
STATE OF FLORIDA
CIVIL

DRAWING NUMBER SP-4

pool tech OF MIAMI, INC.
LICENSED AND INSURED: C.P.C. 0055634
9002 S.W. 40th STREET
MIAMI, FL. 33166
TEL.305-226-7510
TELEFAX 305-226-2205

PLAN LEGEND

PVC SCHEDULE 40 NSF APPVD. PIPE (SUPPLY LINE) MAX VELOCITY 8 F.P.S.

PVC SCHEDULE 40 NSF APPVD. PIPE (SUCTION LINE) MAX VELOCITY 6 F.P.S.

1 1/2" ADJUSTABLE EYEBALL POOL RETURN FITTING

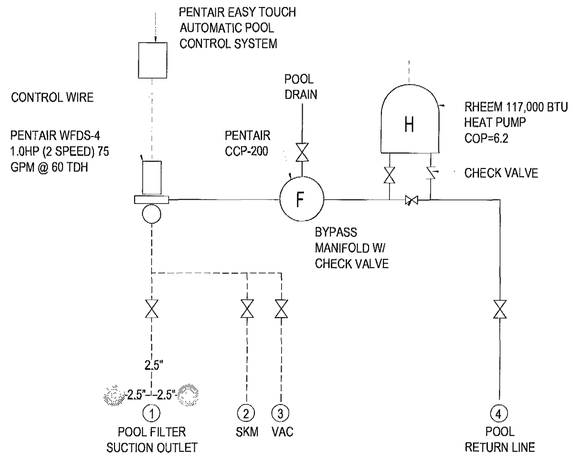
SUCTION OUTLET COVER V.G.B SERIES ANSI/APSP-7 COMPLIANT

TOP LOADING NSF APPROVED SURFACE SKIMMER

2" VACUUM FITTING WITH VAC LOCK COVER

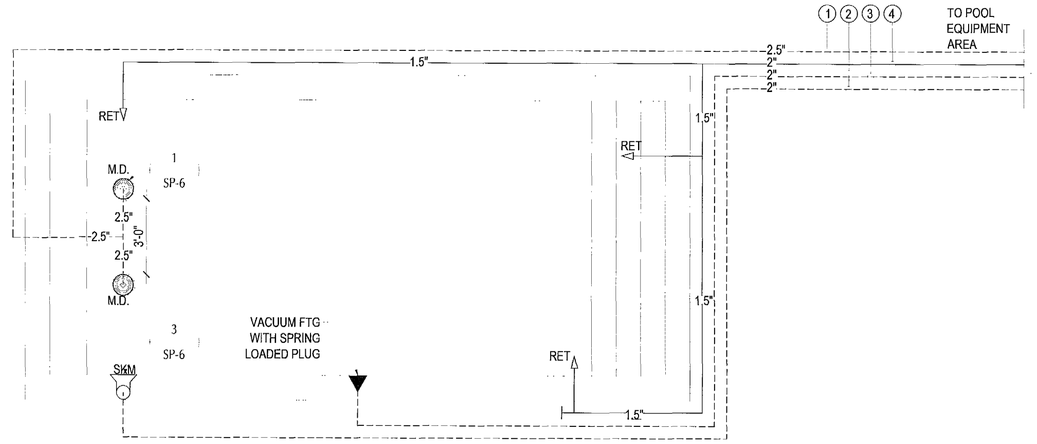
PIPING LEGEND

I.D. No.	DESCRIPTION	SIZE
(1)	POOL SUCTION	2.5"
(2)	POOL SKIMMER	2"
(3)	POOL VACUUM	2"
(4)	POOL RETURN	2"



FLOW DIAGRAM-POOL

SCALE: N.T.S.



POOL PIPING PLAN

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

NOTE:
-EQUIPMENT SHOWN IS A GRAPHIC REPRESENTATION OF LAYOUT ONLY. POOL BUILDER SHALL VERIFY LAYOUT IN FIELD PRIOR TO INSTALLATION.
-ALL EXPOSED PVC PIPE SHALL BE TREATED AGAINST U. V. LIGHT.

AQUADYNAMICS
DESIGN GROUP, INC.
AQUATIC ENGINEERING CONSULTANTS
WATER FEATURES • POOLS • SPAS • FOUNTAINS
VIA LEVANTADA 6, PALM BEACH, FLORIDA 33480 TEL: (561) 547-9464
FORENSIC EVALUATION • DESIGN • CONSULTATION • INSPECTIONS • VARIANCES • REPORTS • CONDOMINIUM POOL DESIGN
8300 SW 76th AVENUE MIAMI, FLORIDA 33155 SUITE #103 PHONE: (305) 667-8975 FAX: (305) 662-1622 EB 4984
E-MAIL: info@aquadynamics.biz WEB SITE: www.aquadynamics.biz

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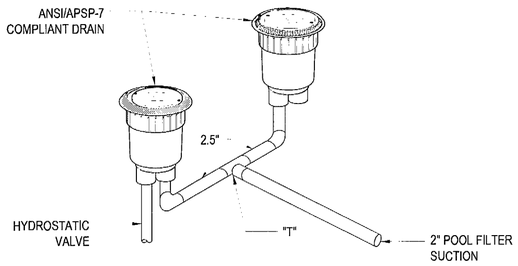
PROJECT NAME:
Molla
Residence
1225 Lenox Ave
Miami Beach, Florida, 33139

JOB No.	#
DATE	4-23-15
DRAWN BY	D.W.
SCALE	AS NOTED
SHEET	SHEET 5 OF 6

STATE OF FLORIDA
OFFICIAL SEAL
PROFESSIONAL REG. NO. 55639
POOL ENGINEER
No 55639

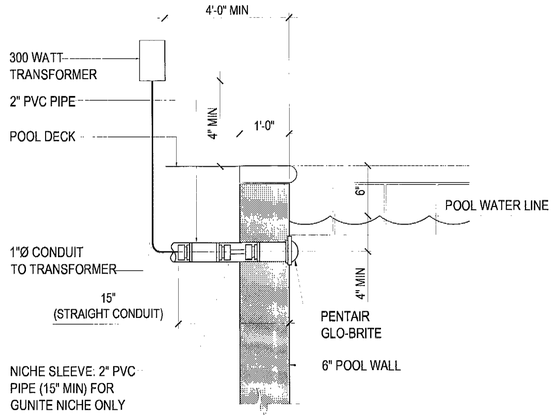
DRAWING NUMBER
SP-5

pool tech
OF MIAMI, INC.
LICENSED AND INSURED: C.P.C. 0055634
9002 S.W. 40th STREET
MIAMI, FL. 33166
TEL.305-226-7510
TELEFAX 305-226-2205



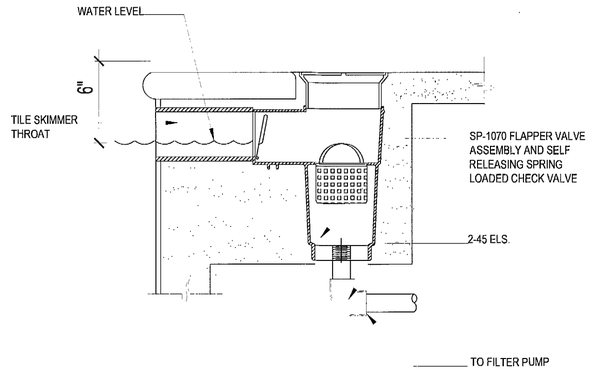
1 / SP-6 SUCTION OUTLET

SCALE:N.T.S. POOL DUAL MAIN DRAIN



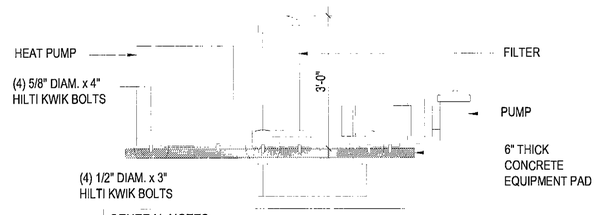
2 / SP-6 PENTAIR GLO-BRITE LIGHT DETAIL

SCALE: N.T.S.



3 / SP-6 POOL SKIMMER DETAIL

SCALE: N.T.S.



GENERAL NOTES:

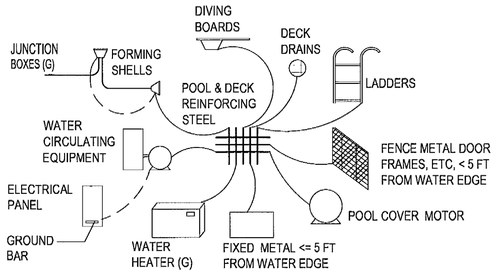
1. POOL MECHANICAL EQUIPMENT ANCHORAGE HAS BEEN DESIGNED TO COMPLY WITH F.B.C. SECT. 301.13
2. ALL EQUIPMENT SHALL BE PLACED ON A SINGLE EQUIPMENT SLAB. SEPARATE SLABS ARE NOT PERMITTED.

ANCHORAGE DETAIL

SCALE: N.T.S. FILTER/ PUMP/ HEATER

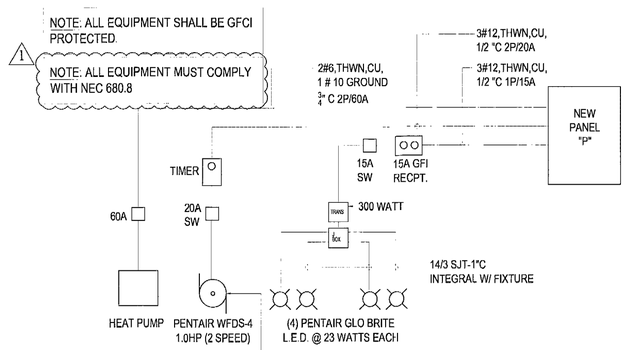
COMMON BONDING GRID
PERMITTED TO BE:

. STRUCTURAL REINFORCING STEEL RODS THAT ARE BONDED TOGETHER
. WALL OF BOLTED OR WELDED METAL POOL.
. SOLID COPPER CONDUCTOR NO. 8 OR LARGER



COMMON BONDING GRID DETAIL

SCALE: N.T.S.



POOL PUMP MANUFACTURED WITH INTEGRAL THERMAL OVERLOAD PROTECTION PER NEC 430.32

POOL ELECTRICAL SCHEMATIC

SCALE: N.T.S.

1 REVISION
REVISED DATE: 5-18-15
BUILDING DEPARTMENT COMMENTS.

2 REVISION
REVISED DATE: 6-8-15
BUILDING DEPARTMENT COMMENTS.

pool tech OF MIAMI, INC.
LICENSED AND INSURED: C.P.C. 0055634
9002 S.W. 40th STREET
MIAMI, FL. 33166
TEL.305-226-7510
TELEFAX 305-226-3205

6/23/15

AQUADYNAMICS
DESIGN GROUP INC.
AQUATIC ENGINEERING CONSULTANTS
WATER PARK & WATER ATTRACTIONS DESIGN
VILLAGE CENTERS & RESORTS DESIGN
FORENSIC ANALYSIS & EXPERT WITNESS
WATER PARK, RIVER, LAZY RIVER, WAVE POOL DESIGN
RESORT, HOTEL & CONDO CUSTOM RESIDENTIAL DESIGN
5300 SW 75th AVENUE, MIAMI, FLORIDA 33155 SUITE #103 PHONE: (305) 667-6870 FAX: (305) 662-1002 EB 4984
E-MAIL: info@aquadynamics.biz WEB SITE: www.aquadynamics.biz

NOTICE TO BUILDER

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PROJECT NAME:
Moila Residence
1225 Lenox Ave
Miami Beach, Florida, 33139

JOB No.	#
DATE	4-23-15
DRAWN BY	D.W.
SCALE	AS NOTED
SHEET	SHEET 6 OF 6

DRAWING NUMBER SP-6

2

TYPE : LOAD CENTER
SERVICE : 1PH – 3W
VOLTAGE : 120/240
MOUNTING : SURFACE

PANEL : "A"
EXISTING TO REMAIN AS MODIFIED

MAIN BUS : 200 A
NEUTRAL : FULL
MAINS : 200 A MCB
LOCATION : TOP

AMPS	POLES	TOTAL V.A.	COND SIZE+	WIRE	REMARKS	CKT. NO.		CKT. NO.	REMARKS	WIRE	COND SIZE+	TOTAL V.A.	POLES	AMPS
						1		2						
						3		4						
						5		6						
						7		8						
						9		10						
						11		12						
						13		14						
						15		16						
						17		18						
						19		20						
						21		22						
						23		24						
						25		26						
						27		28						
						29		30						
						31		32						
						33		34						
								36						
								38						
								40						

NOTE: REMOVE ALL BREAKERS AND WIRING SERVICE CIRCUITS TO BE FED FROM NEW PANEL-B. PROVIDE COVERS FOR ALL EMPTY SPACES

LOAD CALCULATION:

LIGHTING: 760 SF X 3 VA/SF= 2,280 VA
OTHER CONNECTED LOAD (LESS HEATING) = 16,800 VA
TOTAL GENERAL LOAD (LESS HEATING) = 19,800 VA

DEMAND LOAD
FIRST 10,000 VA @ 100% = 10,000 VA
NEXT 9,080 VA @ 40% = 3,632 VA
HEATING AT 100% = 18,500 VA
TOTAL DEMAND LAOD = 32,132 VA
AMPERES AT 240V/ 1PH = 134 AMPS

TYPE : LOAD CENTER
SERVICE : 1PH – 3W
VOLTAGE : 120/240
MOUNTING : SURFACE

PANEL : "B" (NEW)

MAIN BUS : 150 A
NEUTRAL : FULL
MAINS : MLO
LOCATION : TOP

AMPS	POLES	TOTAL V.A.	COND SIZE+	WIRE	REMARKS	CKT. NO.		CKT. NO.	REMARKS	WIRE	COND SIZE+	TOTAL V.A.	POLES	AMPS
						1		2						
						3		4						
						5		6						
						7		8						
						9		10						
						11		12						
						13		14						
						15		16						
						17		18						
						19		20						
						21		22						
						23		24						
						25		26						
						27		28						
						29		30						

NOTE: ALL ABOVE CIRCUITS ARE EXISTING FED INDIVIDUALLY FROM EXISTING PANEL A. CIRCUITS ARE TO BE INTERCEPTED TO BE FED FROM NEW PANEL B.

LOAD CALCULATION:

LIGHTING: 2600 SF X 3 VA/SF= 7,800 VA
OTHER CONNECTED LOAD (LESS A/C HEATING) = 13800 VA
TOTAL GENERAL LOAD (LESS HEATING) = 21,600 VA

DEMAND LOAD
FIRST 10,000 VA @ 100% = 10,000 VA
NEXT 11,600 VA @ 10% = 1,640 VA
A/C (HEATING AT 100%) = 18,000 VA
TOTAL DEMAND LAOD = 32,610 VA
AMPERES @ 240V/ 1PH = 136 AMPS

SERVICE LOAD CALCULATION:

PANEL A (LESS HEATING)= 19,080 VA
PANEL B (LESS HEATING)= 21,600 VA
TOTAL (LESS HEATING) = 40,680 VA

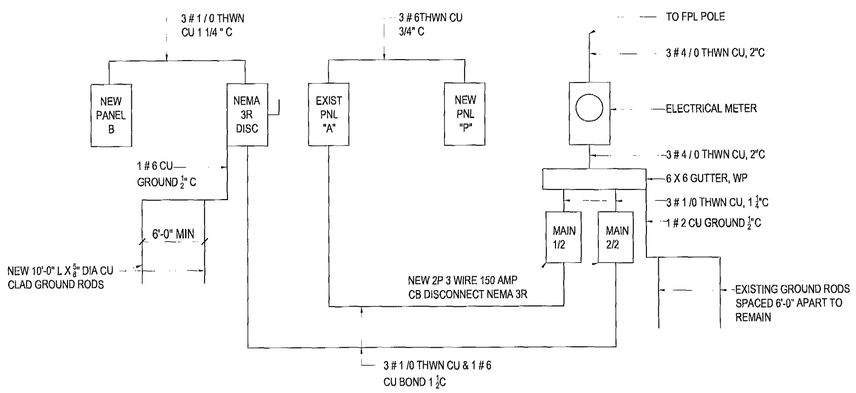
DEMAND LOAD
FIRST 10,000 VA @ 100% = 10,000 VA
NEXT 30,680 VA @ 10% = 12,272 VA
HEATING AT 100% = 36,500 VA
TOTAL DEMAND LAOD = 58,772 VA
AMPERES @ 240V/ 1PH = 245 AMPS

TYPE : LOAD CENTER
SERVICE : 1PH – 3W
VOLTAGE : 120/240
MOUNTING : SURFACE

PANE

MAIN BUS : 60

AMPS	POLES	TOTAL V.A.	COND SIZE+	WIRE	REMARKS	CKT NO
					HEAT PUMP	
					POOL LIGHTS	



ELECTRICAL RISER

SCALE: N.T.S.
NOTE: ALL FEEDERS AND SERVICE ENTRANCE CONDUCTORS ARE SIZED PER N.E.C. 310-15 (b) (6)

SEAL:

AQUADYNAMICS
DESIGN GROUP INC.
AQUATIC ENGINEERING CONSULTANTS
POOL, SPA, WATER PARK & FOUNTAIN DESIGN, RENOVATIONS, REPAIRS, PERMITTING
FORENSICS, EVALUATIONS & ANALYSIS / DOH VIOLATIONS, VARIANCES, PERMITTING / CUSTOM RESIDENTIAL DESIGN
5003 SW 7th AVENUE, MIAMI, FLORIDA 33135 SUITE #103 PHONE: (305) 667-8975 FAX: (305) 662-0002 EB 4964

NOTICE TO BUILDER

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2C Ave da, 33139

B 150 4186
1225 Lenox Ave
Office Copy

2

TYPE : LOAD CENTER
SERVICE : 1PH - 3W
VOLTAGE : 120/240
MOUNTING : SURFACE

PANEL : "A"
EXISTING TO REMAIN AS MODIFIED

MAIN BUS : 200 A
NEUTRAL : FULL
MAINS : 200 A MCB
LOCATION : TOP

AMPS	POLES	TOTAL V.A.	COND SIZE+	WIRE	REMARKS	CKT. NO.
30	2	4,500	1/2	10	WATER HEATER	1
						3
20	1	1,000	1/2	12	REFRIGERATOR	5
20	1	*	1/2	12	GARAGE LIGHTS	7
50	2	10,000	1/2"	8	GUEST ROOM FAN COIL W/HEAT	9
						11
					SPACE	13
					SPACE	15
					SPACE	17
					SPACE	19
					SPACE	21
20	1	*	1/2"	12	GARAGE	23
					SPACE	25
					SPACE	27
					SPACE	29
40	2	7,000	1/2"	8	CLOTHES DRYER	31
						33

CKT. NO.	REMARKS	WIRE	COND SIZE+	TOTAL V.A.	POLES	AMPS
2	GUEST LIGHTING	14	1/2	*	1	15
4	GUEST LIGHTING	12	1/2	*	1	20
6	GUEST RM CONDENS UNIT	8	1/2	7,000	2	40
8						
10	DISHWASHER	12	1/2	1,500	1	20
12	POOL PANEL "P"	6	3/4	11,300	2	60
14						
16	SPACE					
18	SPACE					
20	SPACE					
22	SPACE					
24	SPACE					
26	SPACE					
28	SPACE					
30	SPACE					
32	SPACE					
34	SPACE					
36	SPACE					
38	SPACE					
40	SPACE					

NOTE: REMOVE ALL BREAKERS AND WIRING SERVICE CIRCUITS TO BE FED FROM NEW PANEL-B. PROVIDE COVERS FOR ALL EMPTY SPACES

LOAD CALCULATION:

LIGHTING: 760 SF X 3 VA/SF= 2,280 VA
OTHER CONNECTED LOAD (LESS HEATING) = 16,800 VA
TOTAL GENERAL LOAD (LESS HEATING) = 19,800 VA

DEMAND LOAD
FIRST 10,000 VA @ 100% = 10,000 VA
NEXT 9,080 VA @ 40% = 3,632 VA
HEATING AT 100% = 18,500 VA
TOTAL DEMAND LAOD = 32,132 VA
AMPERES AT 240V/ 1PH = 134 AMPS

TYPE : LOAD CENTER
SERVICE : 1PH - 3W
VOLTAGE : 120/240
MOUNTING : SURFACE

PANEL : "B" (NEW)

MAIN BUS : 150 A
NEUTRAL : FULL
MAINS : MLO
LOCATION : TOP

AMPS	POLES	TOTAL V.A.	COND SIZE+	WIRE	REMARKS	CKT. NO.
50	2	8,000	1	8	TRANE A/C (2)	1
						3
50	2	10,000	1/2	8	RHEEM A/C (3)	5
						7
20	1	1,500	1/2	12	SM. APPLIANCE	9
20	1	1,500	1/2	12	SM. APPLIANCE	11
20	1	*	1/2	12	LIGHTING	13
20	1	*	1/2	12	LIGHTING	15
20	1	*	1/2	12	LIGHTING	17
20	1	*	1/2	12	LIGHTING	19
20	1	*	1/2	12	LIGHTING	21
20	1	*	1/2	12	LIGHTING	23
20	1	*	1/2	12	LIGHTING	25
					SPACE	27
					SPACE	29

CKT. NO.	REMARKS	WIRE	COND SIZE+	TOTAL V.A.	POLES	AMPS
2	OVEN	8	3/4	7,500	2	40
4						
6	DISHWASHER	10	3/4	3,000	2	30
8	COOLER	12	1/2	700	1	20
10	COOLER	12	1/2	700	1	20
12	COOLER	12	1/2	700	1	20
14	LIGHTING	12	1/2	*	1	20
16	LIGHTING	12	1/2	*	1	20
18	LIGHTING	12	1/2	*	1	20
20	LIGHTING	12	1/2	*	1	20
22	LIGHTING	12	1/2	*	1	20
24	LIGHTING	12	1/2	*	1	20
26	SPACE					
28	SPACE					
30	SPACE					

NOTE: ALL ABOVE CIRCUITS ARE EXISTING FED INDIVIDUALLY FROM EXISTING PANEL A. CIRCUITS ARE TO BE INTERCEPTED TO BE FED FROM NEW PANEL B.

LOAD CALCULATION:

LIGHTING: 2600 SF X 3 VA/SF= 7,800 VA
OTHER CONNECTED LOAD (LESS A/C HEATING) = 13800 VA
TOTAL GENERAL LOAD (LESS HEATING) = 21,600 VA

DEMAND LOAD
FIRST 10,000 VA @ 100% = 10,000 VA
NEXT 11,600 VA @ 40% = 4,640 VA
A/C (HEATING AT 100%) = 18,000 VA
TOTAL DEMAND LAOD = 32,640 VA
AMPERES @ 240V/ 1PH = 136 AMPS

SERVICE LOAD CALCULATION:

PANEL A (LESS HEATING)= 19,080 VA
PANEL B (LESS HEATING)= 21,600 VA
TOTAL (LESS HEATING) = 40,680 VA

DEMAND LOAD
FIRST 10,000 VA @ 100% = 10,000 VA
NEXT 30,680 VA @ 40% = 12,272 VA
HEATING AT 100% = 36,500 VA
TOTAL DEMAND LAOD = 58,772 VA
AMPERES @ 240V/ 1PH = 245 AMPS

TYPE : LOAD CENTER
SERVICE : 1PH - 3W
VOLTAGE : 120/240
MOUNTING : SURFACE

PANEL : "P" POOL (NEW)
NEMA-3R

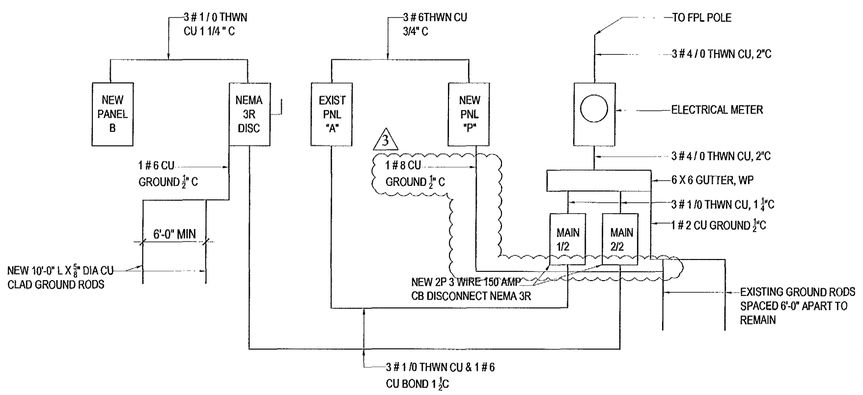
MAIN BUS : 60 A
NEUTRAL : FULL
MAINS : 60 A MCB
LOCATION : TOP

AMPS	POLES	TOTAL V.A.	COND SIZE+	WIRE	REMARKS	CKT. NO.
50	2	8,500	1/2	8	HEAT PUMP	1
						3
20	1	1,200	1/2	12	RECEPTACLE GFCI	5
20	1	400	1/2	12	POOL LIGHTS	7
						9
						11
						13
						15
						17
						19

CKT. NO.	REMARKS	WIRE	COND SIZE+	TOTAL V.A.	POLES	AMPS
2	POOL PUMP	12	1/2	1,800	2	20
4						
6						
8						
10						
12						
14						
16						
18						
20						

CONNECTED LOAD = 11,300 VA
AMPS @ 240V/ϕ = 47.1 AMPS

INFORMATION TAKEN FROM ELECTRICAL DRAWINGS BY OTHERS



ELECTRICAL RISER

SCALE: N.T.S.
NOTE: ALL FEEDERS AND SERVICE ENTRANCE CONDUCTORS ARE SIZED PER N.E.C. 310-15 (b) (6)

1 REVISION
REVISED DATE: 5-18-15
BUILDING DEPARTMENT COMMENTS.

2 REVISION
REVISED DATE: 6-8-15
BUILDING DEPARTMENT COMMENTS.

3 REVISION
REVISED DATE: 6-19-15
BUILDING DEPARTMENT COMMENTS.

VICTOR G. REEVE LICENSE No. 12324 PROFESSIONAL ENGINEER
SEAL: STATE OF FLORIDA

VICTOR G. REEVE, PE
CONSULTING ENGINEER
13832 SW 156 ST
MIAMI, FLORIDA 33177
PH: (305) 278-6925 PE# 12324

pool tech OF MIAMI, INC.
LICENSED AND INSURED: C.P.C. 0055634
9002 S.W. 40th STREET
MIAMI, FL. 33166
TEL.305-226-7510
TELEFAX 305-226-2205

4/22/15

AQUADYNAMICS
DESIGN ENGINEERING CONSULTANTS
AQUATIC FACILITY DESIGN
WATER PARK & FAMILY AQUATIC CENTER DESIGN / RESORT HOTEL & CONDOMINIUM POOL DESIGN
FORENSICS, EVALUATIONS & ANALYSIS / DOH VIOLATIONS, VARIANCES, PERMITTING / CUSTOM RESIDENTIAL DESIGN
4333 SW 75th AVENUE, MIAMI, FLORIDA 33155 PHONE: (305) 666-1002 FAX: (305) 29-4494
E-MAIL: mg@aquadynamics.biz WEB SITE: www.aquadynamics.biz

NOTICE TO BUILDER

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE INFORMATION CONTAINED ON THESE DRAWINGS CONFORMS TO THE STANDARDS SET IN THE FLORIDA BUILDING CODE. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL CONDITIONS AND FIELD CONDITIONS PRIOR TO THE SUBMITTAL OF THEIR BIDS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND THE ENGINEER, AT ONCE, OF ANY AND ALL ERRORS, DISCREPANCIES, IRREGULARITIES OR CONDITIONS DETRIMENTAL TO THE SUCCESSFUL COMPLETION OF THE PROJECT.

PROJECT NAME:
Molla Residence
1225 Lenox Ave
Miami Beach, Florida, 33139

JOB No.	#
DATE	4-23-15
DRAWN BY:	D.W.
SCALE	AS NOTED
SHEET	SHEET 6.1 OF 6.1

SEAL:
AS BUILT ELECTRIC
CERTIFICATE
CHRISTOPHER E. [illegible]
PROFESSIONAL ENGINEER 65539
CIVIL ENGINEER

DRAWING NUMBER
SP-6.1

B1504186

1225 Lenox Ave

B1504186

1225 Lenox Ave

Office Copy

MG1/14

Mailed
Clk. Ltr. Rq. 6/19/15

MIAMIBEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

Residential Swimming Pool, Spa or Hot Tub Safety Act
Notice of Requirements

I (we) acknowledge that a new swimming pool, spa, or hot tub will be constructed or installed at 1225 LENOX AVE and hereby affirm that one of the following methods will be used to meet the requirements of Florida Statute Chapter 515, and Florida Building Code Section 242.2.

Please initial the method(s) to be used for your pool or spa.

YM LM 12/15/15 ✓ The pool will be equipped with an approved safety pool cover that complies with ASTM F1346-91. (Submit Manufacturer specifications)

_____ A removable child barrier (with one end that shall be removable without the aide of tools) in compliance with FBC424.17 will protect the pool perimeter. (Submit Manufacturer Specifications).

_____ A combination of "non-dwelling" walls (fences, screen enclosures, etc.) will protect the perimeter. The plans must specify the type and location of all non-dwelling walls.

_____ A combination of protection which incorporates dwelling walls with openings into the pool perimeter and complying with FBC Section 424.2.17.1.9 (2): All doors and windows providing direct access to the pool must be equipped with self close and self latch-locking mechanical devices installed a minimum of 54" above the threshold. (Submit specifications for approval).

YM LM 12/15/15 X A combination of protection which incorporates dwelling walls with openings into the pool perimeter and complying with FBC Section 424.2.17.1.9 (1): All doors and windows providing direct access to the pool shall be equipped with an exit alarm complying with UL 2017. (Submit Manufacturers specifications).

In accordance with the Florida Building Code, a final inspection of the pool project will not be approved without compliance with
Private Swimming Pool Safety Requirements, and upon expiration of the permit, the pool shall be presumed to be unsafe.

I understand that not having one of the above systems installed will constitute a violation of Chapter 515, F.S., and will be considered as committing a misdemeanor of the second degree, punishable as provided in Section 775.082 or Section 775.083 F.S. This form must be signed by the owner/agent and the prime contractor.

Owner/Agent Printed Name, Signature and Date

State of Florida
County of Miami-Dade
Sworn and Subscribed before me this 5 day of May, 2015
By Luis J Molla who
__ is personally Known, or
✓ produced License as identification.

Notary Public, State of Florida

E ZAPATA
Notary Public - State of Florida
Commission # FF 209407
My Comm. Expires Mar 12, 2019
Bonded through National Notary Assn

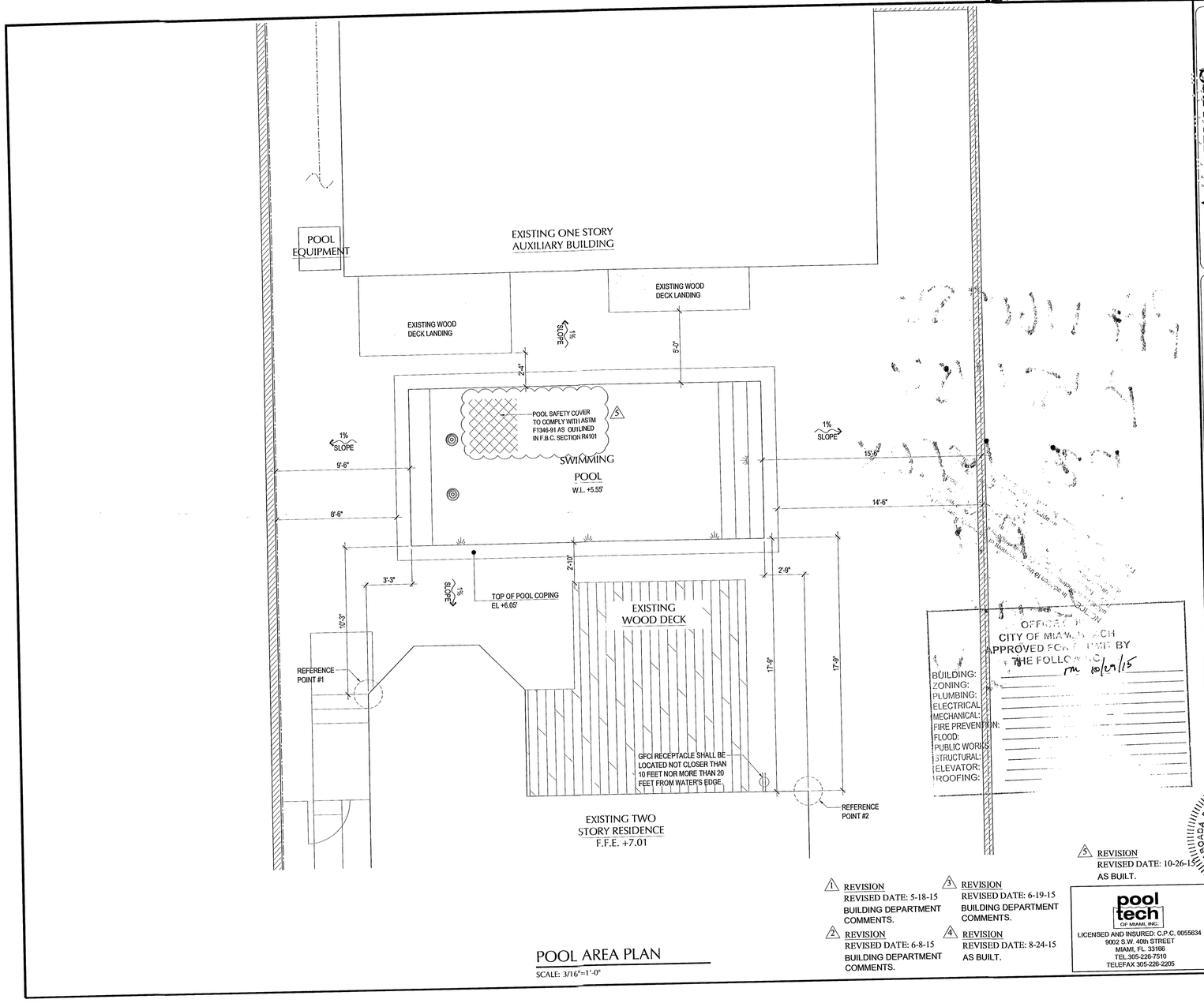
Prime Contractor Printed Name, Signature and Date

State of Florida
County of Miami-Dade
Sworn and Subscribed before me this 5 day of 5, 2015
By Frank J DeZaguirre who
✓ is personally Known, or
__ produced _____ as identification.

Notary Public, State of Florida

E ZAPATA
Notary Public - State of Florida
Commission # FF 209407
My Comm. Expires Mar 12, 2019
Bonded through National Notary Assn

BREV160286



POOL AREA PLAN

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

1 REVISION
REVISED DATE: 5-18-15
BUILDING DEPARTMENT COMMENTS.

2 REVISION
REVISED DATE: 6-8-15
BUILDING DEPARTMENT COMMENTS.

3 REVISION
REVISED DATE: 6-19-15
BUILDING DEPARTMENT COMMENTS.

4 REVISION
REVISED DATE: 8-24-15
AS BUILT.

5 REVISION
REVISED DATE: 10-26-15
AS BUILT.

pool tech OF MIAMI, INC.
LICENSED AND INSURED: C.P.C. 0055634
9002 S.W. 40th STREET
MIAMI, FL. 33166
TEL.305-226-7510
TELEFAX 305-226-2205

AQUADYNAMICS
DESIGN CONSULTANTS
AQUATIC & RECREATIONAL FACILITIES DESIGN
WATER PARKS & FAMILY AQUATIC CENTERS DESIGN
POOL & SPA DESIGN
PERIMETER ANTI-ENTRAPMENT SYSTEMS DESIGN
5000 SW 75th AVENUE, MIAMI, FLORIDA 33155-4437 • TELEPHONE: (305) 662-1522 FAX: (305) 662-1526
E-MAIL: FLORIDA@AQUADYNAMICS.COM • WEB SITE: WWW.AQUADYNAMICS.COM

NOTICE TO BUILDER

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE INFORMATION CONTAINED ON THESE PLANS AND SPECIFICATIONS IS CORRECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, AND FIELD CONDITIONS PRIOR TO THE START OF CONSTRUCTION. IF THERE ARE ANY ERRORS, OMISSIONS, OR DISCREPANCIES, IRREGULARITIES OR CHANGES, THEY SHALL BE REPORTED TO AQUADYNAMICS PRIOR TO COMPLETION OF THE PROJECT INDICATED.

PROJECT NAME:
Molla Residence
1225 Lenox Ave
Miami Beach, Florida, 33139

JOB No.	#
DATE	4-23-15
DRAWN BY	D.W.
SCALE	AS NOTED
SHEET	SHEET 2 OF 6

DRAWING NUMBER SP-2

BREV1602816
B1504184
175 Lenox
Ave
Office
Copy

Permit #	COMP_TYPE	Sub Type	Status	APPLIED	APPROVED	EXPIRED	DESCRIPTION	TREET_NU	_DIRE	STREET_NAME	PARCEL_NO
B0102378	BSBUILD		FINAL	05-Apr-01	17-Apr-01	11-Dec-02	RERF/TILE TO TILE/ADHESIVE SET/1556SF	1225		LENOX AV	42030097450
B0104043	BSBUILD		VOID	26-Jul-01			GUNITE REPAIR TO GARAGE TIE BEAM	1225		LENOX AV	42030097450
B0104046	BSBUILD		FINAL	26-Jul-01	27-Jul-01	17-Apr-03	GUNITE REPAIR TO GARAGE TIE BEAM	1225		LENOX AV	42030097450
B0104297	BSBUILD		FINAL	14-Aug-01	27-Aug-01	23-Feb-02	Retro fitted impact wndws.	1225		LENOX AV	42030097450
B1504186	BUILD	POOL-R	FINAL	13-May-15	23-Jun-15	06-Jun-16	New swimming pool	1225		LENOX AV	42030097450
BE011960	BELEC		FINAL	11-Jul-01	11-Jul-01	28-Dec-04	SERVICE UP-GRADE,APPLS	1225		LENOX AV	42030097450
BE153158	BSUBELEC	POOL	FINAL	17-Aug-15	20-Aug-15	20-Apr-16	B1504186---New pool eletrical work	1225		LENOX AV	42030097450
BE961440	BELEC	ALT	FINAL	08-Jul-96	08-Jul-96	03-May-97	2 UNIT A/C 6 TON	1225		LENOX AV	42030097450
BM960775	BMECH	ALT	FINAL	08-Jul-96	08-Jul-96	03-May-97	INST 1-2.5T SYS 1-3T SYS	1225		LENOX AV	42030097450
BMS0103620	BMISC		CLOSED	15-Aug-01	15-Aug-01		RVSN FOR ROOF ADD 600 SQS OF BUNGALOW/B0102378	1225		LENOX AV	42030097450
BMS0403826	BMISC	DOC HIST	CLOSED	19-Jul-04			FIFTEEN MICROFILM COPIES	1225		LENOX AV	42030097450
BMS10692	BMISC	OTH	CLOSED	26-Mar-91	26-Mar-91		3 MICROFILM COPIES	1225		LENOX AV	42030097450
BMS1500404	BMISC	DOC HIST	CLOSED	06-Nov-14			CD	1225		LENOX AV	42030097450
BP011249	BPLUM		FINAL	11-Jul-01	11-Jul-01	18-Feb-02	washer/drain water heater elec	1225		LENOX AV	42030097450
BP151963	BSUBPLUM	POOL	FINAL	23-Jun-15	23-Jun-15	20-Apr-16	B1504186/ pool piping	1225		LENOX AV	42030097450
BP160447	BSUBPLUM	WELL	FINAL	03-Dec-15	04-Dec-15	01-Jun-16	B1504186/2" discharge well for swimming pool waste.	1225		LENOX AV	42030097450
BP920567	BPLUM	OTH	FINAL	26-Mar-92	26-Mar-92	03-Nov-92	REPLACE WATER HEATER	1225		LENOX AV	42030097450
BREV160286	BREV	POOL-R	FINAL	29-Oct-15	29-Oct-15		RSVN to B1504186/ net over pool	1225		LENOX AV	42030097450
BS921300	BSBUILD	OTH	FINAL	02-Apr-92	02-Apr-92	29-Sep-92	REPLACE EXISTING WINDOWS (37 OPENINGS)	1225		LENOX AV	42030097450
BV02000362	BVIO	BVIO	CLOSED	27-Mar-02	27-Mar-02	03-Jun-02	FAILURE TO OBTAIN MANDATORY INSPECTIONS AS REQUIRED. CITATION ISSUED TO CONTRACTOR FOR 250.00. 06/03/2002-CLOSED, AS PER PHILIP AZAN. JG	1225		LENOX AV	42030097450

CITY OF MIAMI BEACH
BUILDING DEPARTMENT | RECORDS SECTION

1235 LENOX AVE RECORDS
MICROFILM AND BUILDING CARDS

MR. &MRS. JOSEPH MICHALOUER
Owner | Mailing Address | Permit No. 8644

Lot 13 & s ½ of 14 | Block 95 | Subdivision O.B. #3 | No. 1235 Street Lenox ave. | Date Aug. 21-1936

General Contractor James Betteridge 3406 | Address

Architect A. Anis | Address

4203-09-7460

Front 45-8 | Depth 50-8 | Height | Stories 1 | Use RESIDENCE & GARAGE

Type of construction c-b-s- | Cost $ 8,000.00 | Foundation reinf. concrete | Roof tile

---

Plumbing Contractor Joe Leinecker # 9374 | Address | Date Sept. 14-1936

No. fixtures 10 | Rough approved by | Date

No. Receptacles | Gas 3

Plumbing Contractor | Address | Date

No. fixtures set | Final approved by | Date

Sewer connection - 1 - | Septic tank | Make | Date

Electrical Contractor Hardy # 7255 | Address | Date Oct. 8-1936

No. outlets 27 | Heaters | Stoves | Motors 1 | Fans | Temporary service

Receptacles 15

Rough approved by | Date

Electrical Contractor Hardy # 7614 | Address | Date Nov. 19-1936

No. fixtures set 15 | Final approved by | Date

Date of service Nov. 19-1936

Alterations or repairs Building permit # 15388- V. Engel- painting exterior - $ 100. Date 2/3/1941

Oh! is this where Sanz thinks he added 13 sq. ft. 20 x 17 in rear with screen on top - Seems to be added without permits ?

#1234-

BUILDING PERMIT # 38978 Roof repair - Giffen Industries, Inc. $ 212..... July 22, 1952

#58135 All American Sandblasting: Sandblasting residence, all adjacent property protected by tarp & water-$250- Dec. 22, 1958

#67637 Brandon Air Cond. Corp.: Install 1 - 2 hp air conditioner, wall unit - $400. - 7/16/62

#21469 1/7/82 Jack Munach for sale sign $5.00

#24651 11/1/83 Pentum Roof - reroof 18 sqs use alley only $2,000.

PLUMBING PERMIT #34727 Giffen Industries Inc: 1 Solar Tank Replacement: Apr 8, 1953

3486.1

Owner Jose A. Marino
Permit No. 88184 Cost $29,000.00
Lot N½ 14 Block 95 Subdivision O.B. Add. #3
Address 1245 Lenox Avenue RESIDENCE
S½ 15
General Contractor Sebastian Ricardo Sirven
Bond No. 3 bedrooms-2baths
Architect Miguel A. Gonzalez
3406.1
Engineer 4203-09-7471
Zoning Regulations: Use RS4 Area
Lot Size 50 x 150
Building Size: Front 33' Depth 56'
Height 9'2" Stories 1
Certificate of Occupancy No. 4674 - dated 7/8/74
Use RS4
Type of Construction CBS Foundation spread footing Roof spanish barrel gable Date 12-1-72

PLUMBING Contractor Gilbert Plumbing #49602
Sewer Connection 1 Date 12-20-72
Gilbert Plumbing #50040 of 7-16-73
Bidet 1
Temporary Water Closet

Water Closets 2
Lavatories 2
Bath Tubs 2
Showers
Urinals
Sinks 1
Dish Washing Machine
Laundry Trays
Laundry Washing Machines 1
Drinking Fountains
Floor Drains
Grease Traps
Safe Wastes

Swimming Pool Traps
Steam or Hot Water Boilers
ROUGH APPROVAL
FINAL APPROVAL

Down Spouts
Wells

#1235

GAS Contractor Date
Gas Ranges
Gas Water Heaters
Gas Space Heaters
Gas Refrigerators
Gas Steam Tables
Gas Broilers
Gas Frylators
Gas Pressing Machine
Gas Vents for Stove

GAS Rough APPROVAL
GAS FINAL APPROVAL

AIR CONDITIONING Contractor 1 Heater-New Installation
SEPTIC TANK Contractor 1 Water Service
OIL BURNER Contractor 1 Sewer connection
SPRINKLER Contractor

ELECTRICAL Contractor Honshy Electric #70741 Date 9-10-73

OUTLETS	Switches 15	Ranges 1	Temporary Service 1
	Lights 10	Irons	Neon Transformers
	Receptacles 29	Refrigerators	Sign Outlets
		Fans	Meter Change
		Motors	Centers of Distributions
HEATERS	Water 1	Appliances 2	Service 150 amps
	Space		Violations
FIXTURES			

Electrical Contractor Honshy Electric #70847 Date 9-28-73

FINAL APPROVAL By A. Ashburg 2/24/74 Date 2/24/74

Alterations or Repairs—Over

ALTERATIONS & ADDITIONS

Building Permits:

#Roof 30 sqs-$1800-10-5-73

#05325-Keyes Co.-For Sale Sign-4-4-74
#2749-San Pedro A/C-, 1 5ton central a/c-$1900-10-11-73
#09677-Keyes Co.-For Sale Sign #2040-9-2-76
#10271-Owner- 145' of new wooden fence as shown on sketch 6" high-$950-11-22-76
#12787-M. Kotler Realtor-For Sale Sign 2233-2-24-78
#29865 2/18/87 owner modification of burglar bars to allow 3 emergency exists $1,000.

Plumbing Permits: #49997-Port-O-San Internationa- 1 temporary water closet-6-21-73
#57041-Vega and Son Plumbing-sewer repair-3-5-79
#61238 9/30/83 Republic Plumbing - 1 stores, gas permit

Electrical Permits:

#70847-Honshy Electric- 1 (3ton) a/c; 1 refrigerator; 1 dishwasher; 1 dryer; 1 washing machine-9-28-73
#74618-Cayamas Electric- 1 service repair-3-16-78

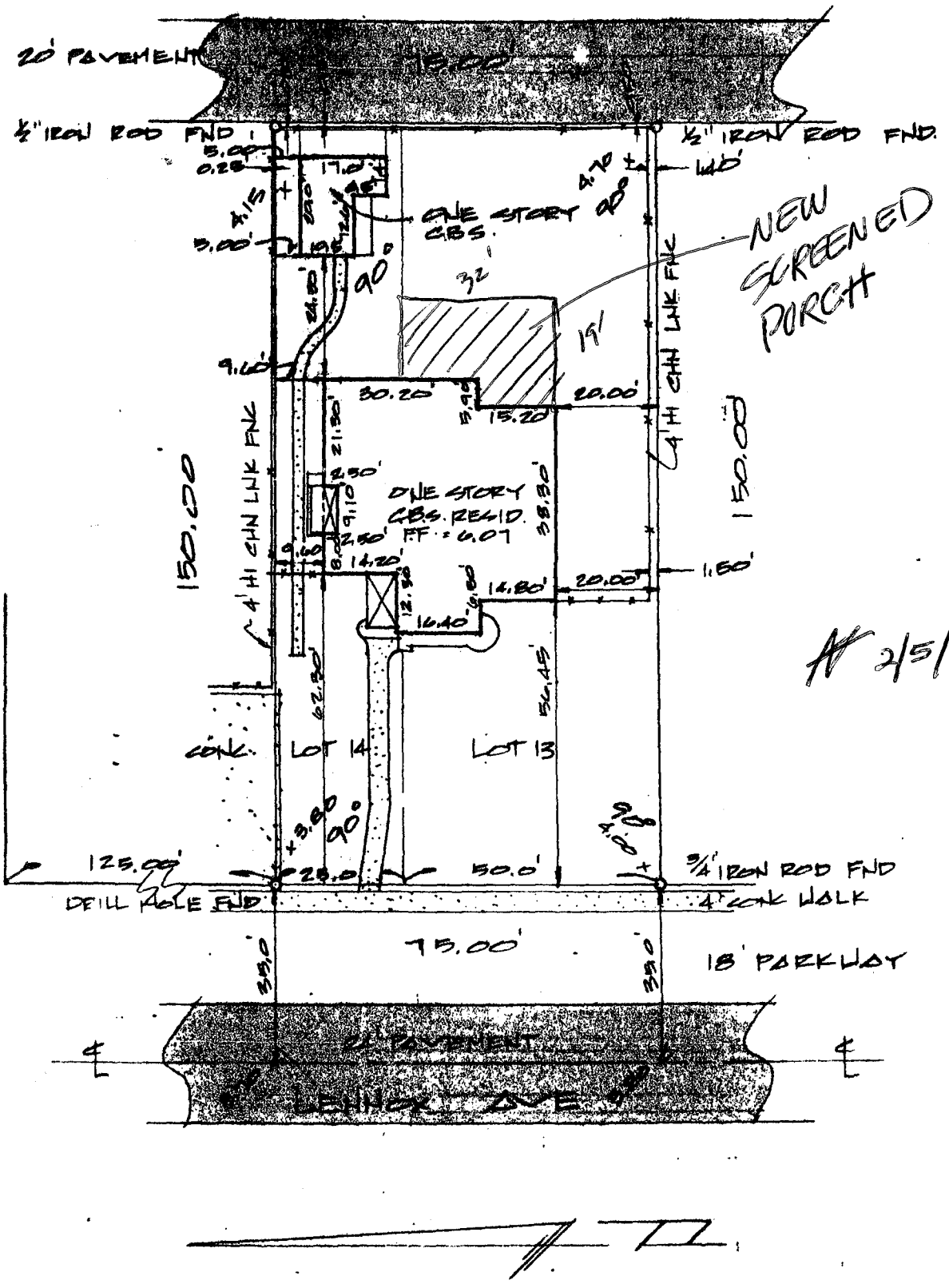
COASTAL CONTROL ZONE

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE ISSUED	PROCESS NO.	DESCRIPTION OF WORK	WORK COST	CUMULATIVE WORK COST	APPRAISED BLDG. VALUE BEFORE REMODEL	%	COMMENTS	BUILDING PERMIT NO.

SKETCH OF SURVEY

SCALE: 1" = 30'



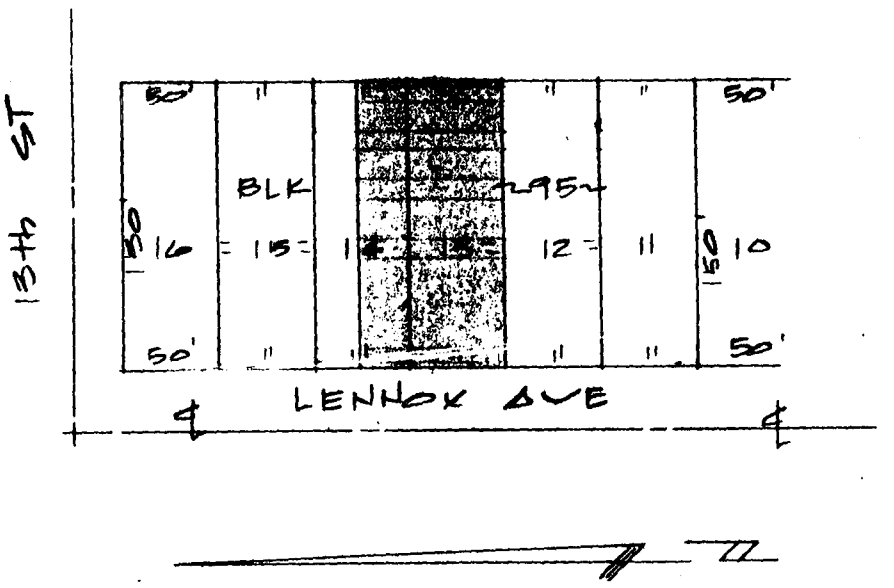
THE N.F.I.P. FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED WITHIN FLOOD ZONE "AE".

LEGAL DESCRIPTION

LOT 13 & THE SOUTH 25 FEET OF LOT 14 BLOCK 95
OF OCEAN BEACH, FLA. ADDITION NO. 3 SUBDIVISION
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2
AT PAGE 81 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

LOCATION SKETCH

SCALE: 1" = NTS



FOR: ISMAEL LOPEZ
1235 LENNOX AVE.
MIAMI BEACH, FL.

CERTIFY TO: ISMAEL LOPEZ

WE HEREBY CERTIFY: THAT THE ATTACHED BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED UNDER OUR DIRECTION, ALSO THAT THERE ARE NO ABOVE GROUND ENCROACHMENTS UNLESS SHOWN. AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS. PURSUANT TO SECTION 472.027 FLA. STATUTES AND CHAPTER 61G-17 OF FLORIDA ADMINISTRATIVE CODE. EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF, ANY, AFFECTING THE PROPERTY. LOCATION AND IDENTIFICATION OF UTILITIES ON AND/OR ADJACENT TO THE PROPERTY WERE NOT SECURED AS SUCH INFORMATION WAS NOT REQUESTED. OWNERSHIP IS SUBJECT TO OPINION OF TITLE.

GRANDAL GROUP
ENGINEERS - LAND SURVEYORS,
LAND PLANNERS

GRANDAL GROUP, INC.
ENGINEERS - LAND SURVEYORS
6455 BIRD ROAD
MIAMI FLORIDA 33155
PHONE (305) 662-9488
FAX (305) 662-8589

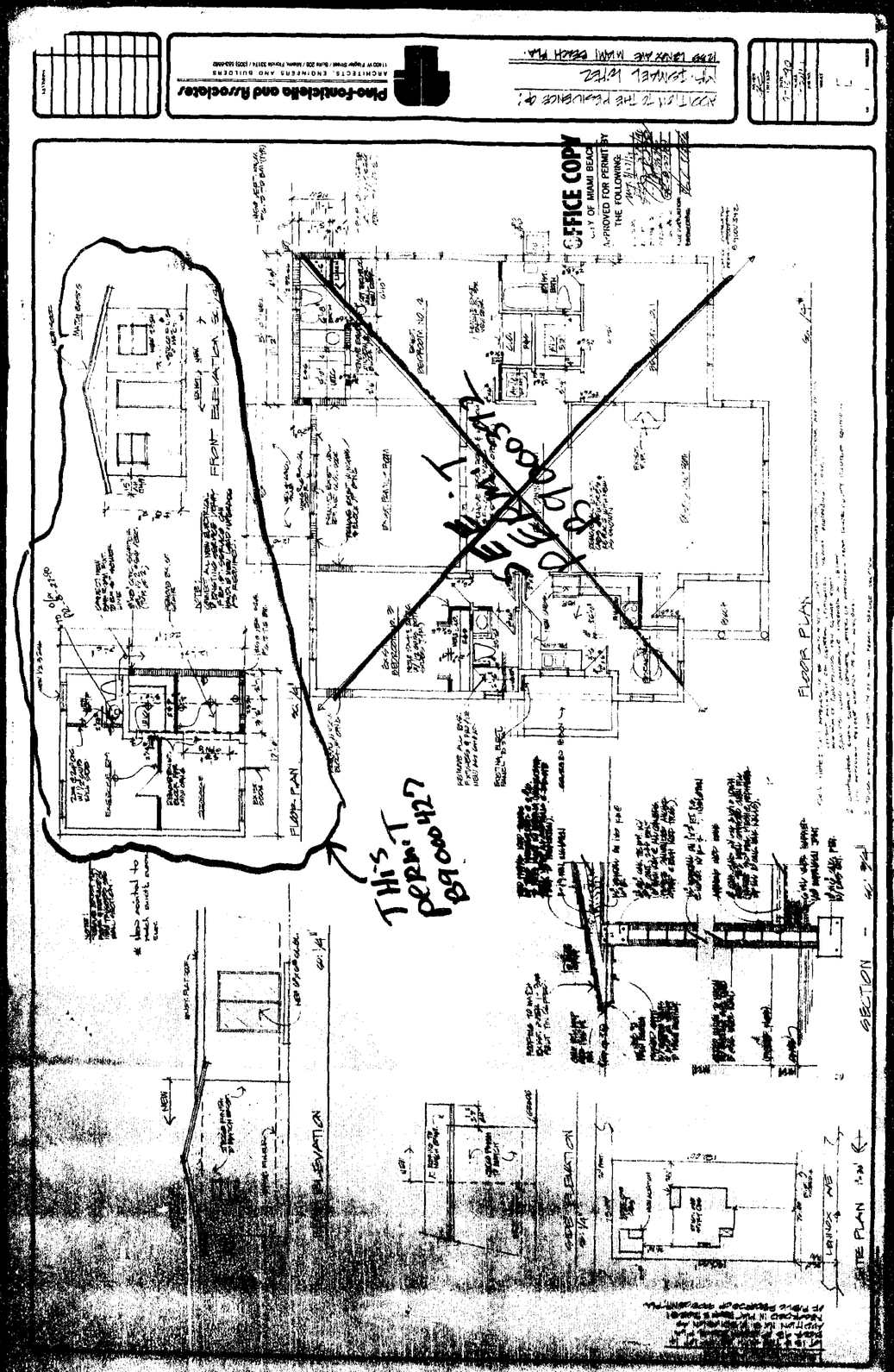
ORLANDO GRANDAL
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 4297
STATE OF FLORIDA

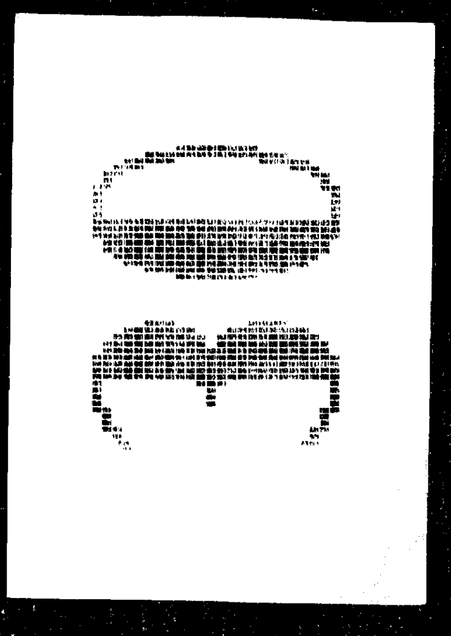
NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL

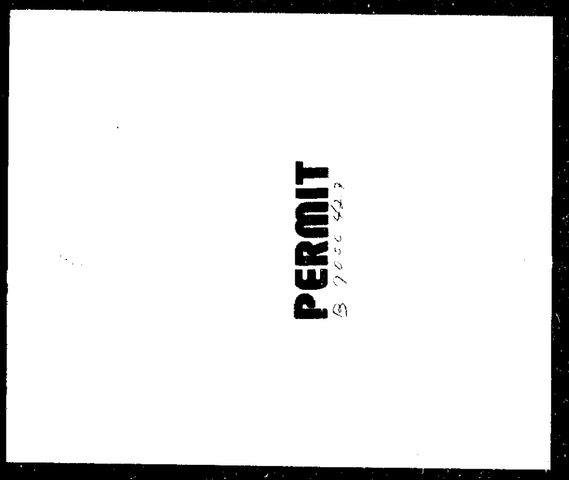
DATE 6-14-90	REVISED 1	JOB NO.	FEILD BOOK NO.
JOB NO. 90-508	REVISED 2	JOB NO.	DRAWN BY. ERIC.

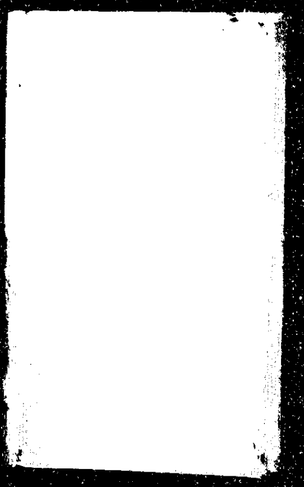
BS 92 0884

B96000427


OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:
Pino-Fontichiaro and Associates/
ARCHITECTS, ENGINEERS AND BUILDERS
ADDITION TO THE RESIDENCE OF:
MR. SAMUEL LOPEZ
7250 LANAI AVE MIAMI BEACH FLA.
FRONT ELEVATION
FLOOR PLAN
SECTION
SITE PLAN
LANAI AVE
THIS PERMIT #B9600427
SEE PERMIT #B9600372




PERMIT




FILE

DO NOT CUT OR ALTER TRUSSES
MARTINEZ TRUSS COMP. INC. WILL NOT BE RESPONSIBLE FOR ANY JOB CLAIMS OR BACK CHARGES UNLESS AUTHORIZED BY OUR OFFICE IN WRITING

ATTENTION BUILDER
ALL DIMENSIONS
OVERHANGS, PITCH, ETC
TO BE CHECKED
BEFORE ORDERING TRUSSES
IT IS YOUR RESPONSIBILITY
TO CHECK OUR TRUSS PLAN

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:
BUILDING: MT 7/1/92
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:

B900427

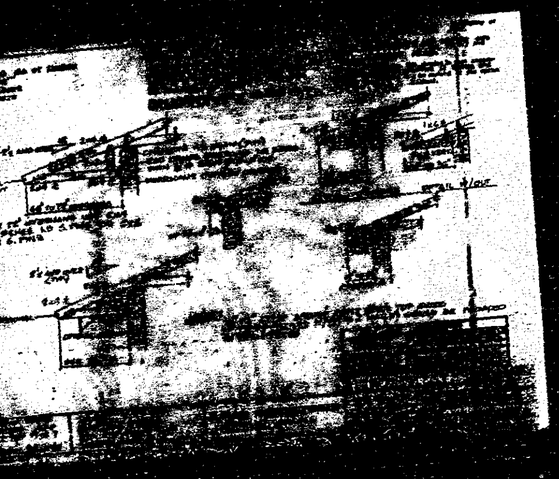
000464

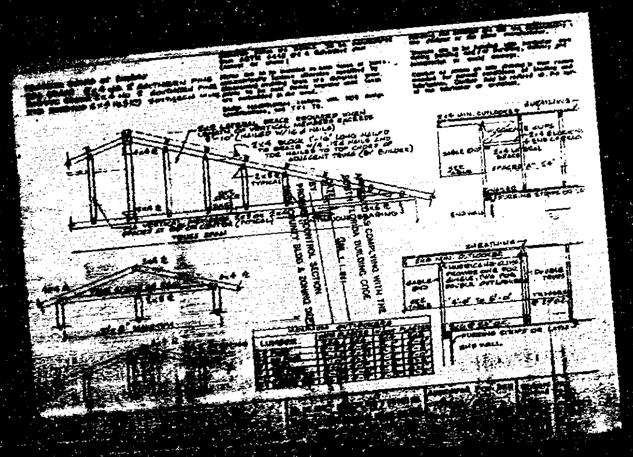
TYP SECTION

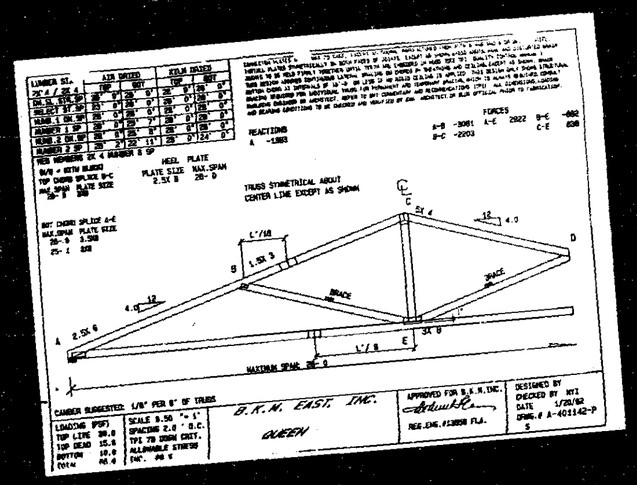
TOP CHORD	2x4	@	24" OC
BOT CHORD	2x6	@	24" OC

REFER TO ENGINEERING SHEET FOR EXACT WEB BRACING LOCATION

MARTINEZ TRUSS CO. INC. 885-6761
9780 N.W. 80th Ave. Unit 27 Hialeah Gardens, Fla. 33016
SCALE: 1/4" = 1'-0" | DESIGNED BY: | DRAWN BY: C.V.
DATE: | APPROVED:
MACHI CONST.
1235 LENOX AVE
JOB NO. 4008







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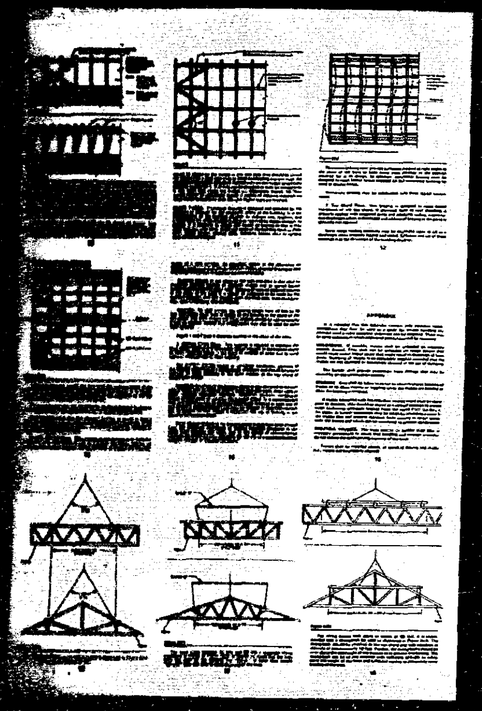
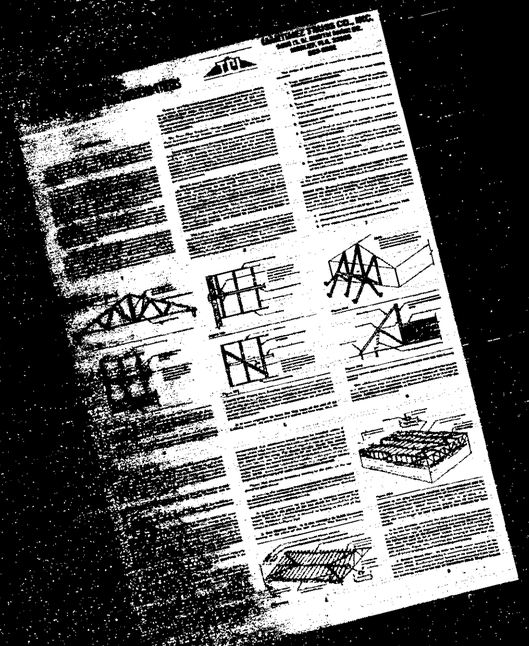




B900427

000467

PERMIT
B900427

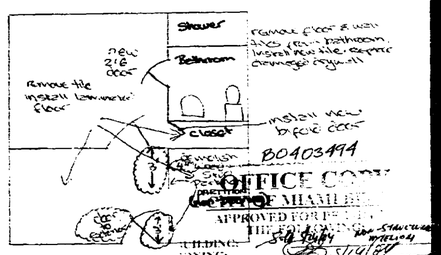
PERMIT #

B0403494

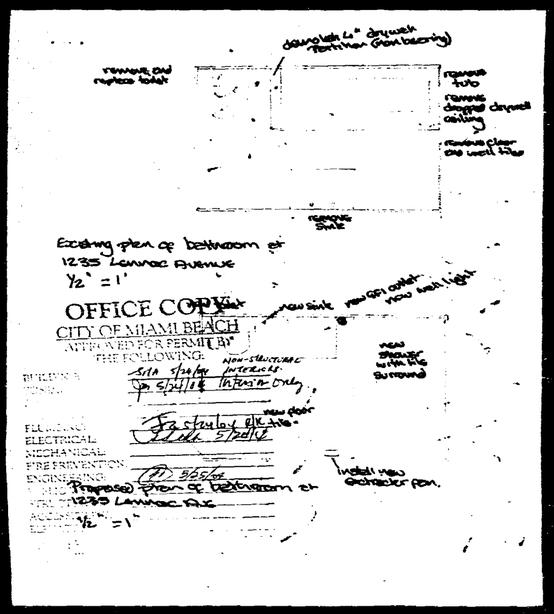
53

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the Public Records of this County, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.
The City of Miami Beach assumes no responsibility for accuracy of or issues from these plans which are approved subject to compliance with all Federal, State, and Local Laws, Rules, and Regulations.

Guest House



Existing & proposed floor plan
1235 Lenox Avenue
Miami Beach, Fl 33139
Jorge Rubio
Scale 1/4" : 1'
Guest House



B0403494

1235 LENOX AVE.

53

PERMIT #

B0403 109

27

STRUCTURAL NOTES

GENERAL NOTES

ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. DO NOT SCALE THE DRAWINGS. ALL ANY WRITTEN DIMENSIONS SHALL GOVERN. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK. THE SUBJECT STRUCTURE IS DESIGNED TO BE STABLE DURING AND AFTER CONSTRUCTION AND THE SUBSYSTEM IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE SHORING AND BRACING OF THE BUILDING AND TEMPORARY STRUCTURES AS REQUIRED TO INSURE THE STABILITY OF THE BUILDING AND THE COMPONENTS DURING CONSTRUCTION

DESIGN LOADS

THE STRUCTURAL DRAWINGS WERE DESIGNED USING THE FOLLOWING DESIGN CRITERIA LOADS:

DESIGN WIND LOADS SHALL BE DETERMINED IN ACCORDANCE WITH THE F.B.C. AND ASCE 7-98

WIND VELOCITY = 146 MPH — EXPOSURE CATEGORY = C

IMPORTANCE FACTOR = 1.0 — GCPi = +/- 0.18

STRUCTURAL STEEL

THE MATERIAL, FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL COMPLY WITH THE SPECIFICATIONS FOR STRUCTURAL STEEL FOR BUILDINGS FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS ADOPTED BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION.

ALL WELDING TO BE OUTSIDE SPECIFICATIONS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION

CONNECTIONS NOT DETAILED SHALL BE AISC STANDARD CONNECTIONS FOR 50% OF THE ALLOWABLE UNIFORM LOAD

ALL BOLTS SHALL BE ASTM A307 BOLTS, UNLESS NOTED OTHERWISE

ALL BOLTS SHALL BE ASTM A325 BOLTS, SNUG TIGHTENED IN ACCORDANCE WITH THE "SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS"

ALL WELDING SHALL BE DONE IN ACCORDANCE WITH AWS D1.1 "STRUCTURAL WELDING CODE - STEEL" AND WELDING SHALL BE DONE BY AWS CERTIFIED WELDERS. ALL WELDING SHALL BE PERFORMED BY WELDERS CERTIFIED TO PERFORM SUCH WORK

ALL STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 36 KSI

ALL STEEL SHALL BE SHOP PRIMED WITH ONE COAT OF RUST INHIBITIVE PRIMER. SHOP AND FIELD WELDS SHALL BE PRIMED WITH THE SAME PRIMER AFTER WELDING IS COMPLETED AND INSPECTED. ALL FIELD WELDS SHALL BE TOUCHED UP WITH THE SAME PRIMER AFTER WELDING IS COMPLETED AND INSPECTED. ALL FIELD WELDS SHALL BE TOUCHED UP WITH THE SAME PRIMER AFTER WELDING IS COMPLETED AND INSPECTED. ALL FIELD WELDS SHALL BE TOUCHED UP WITH THE SAME PRIMER AFTER WELDING IS COMPLETED AND INSPECTED.

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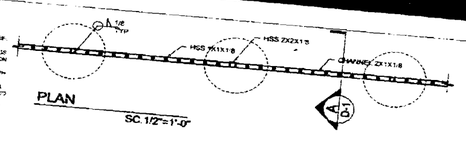
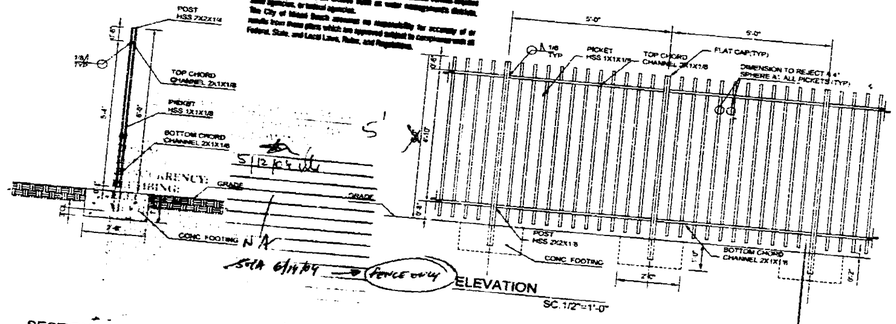
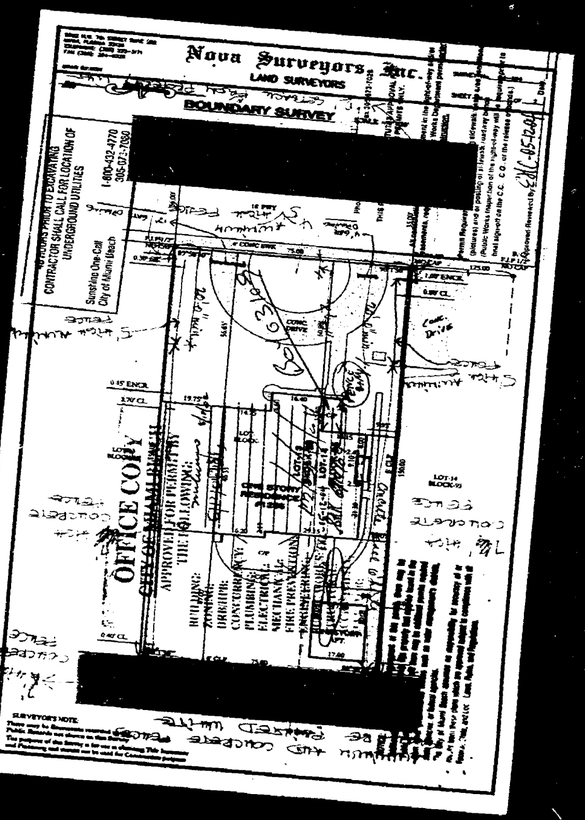
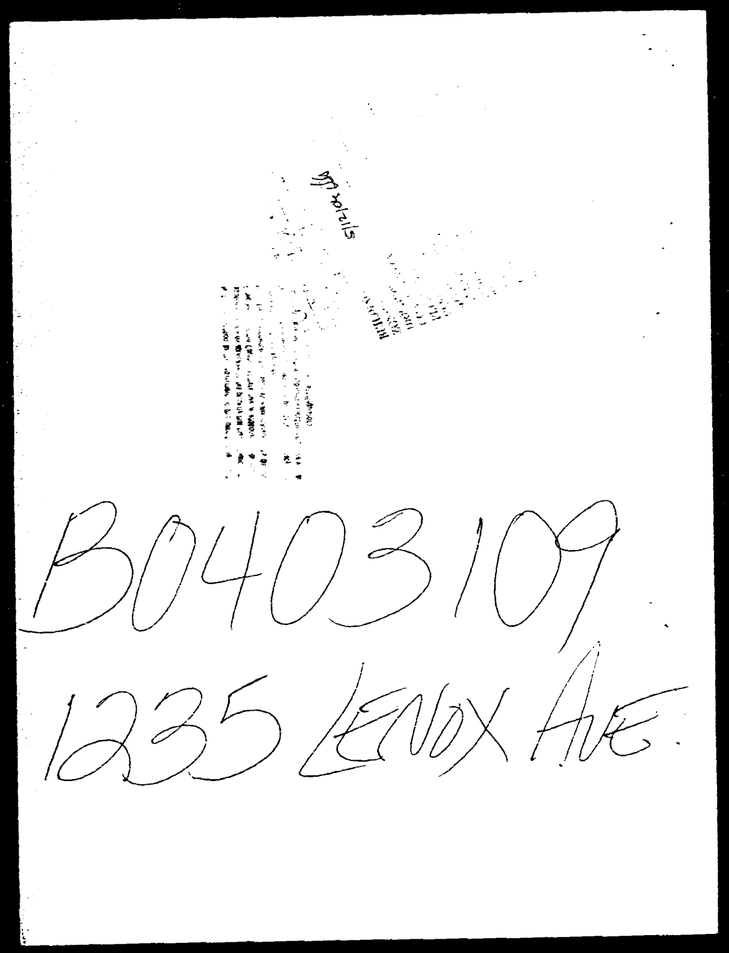


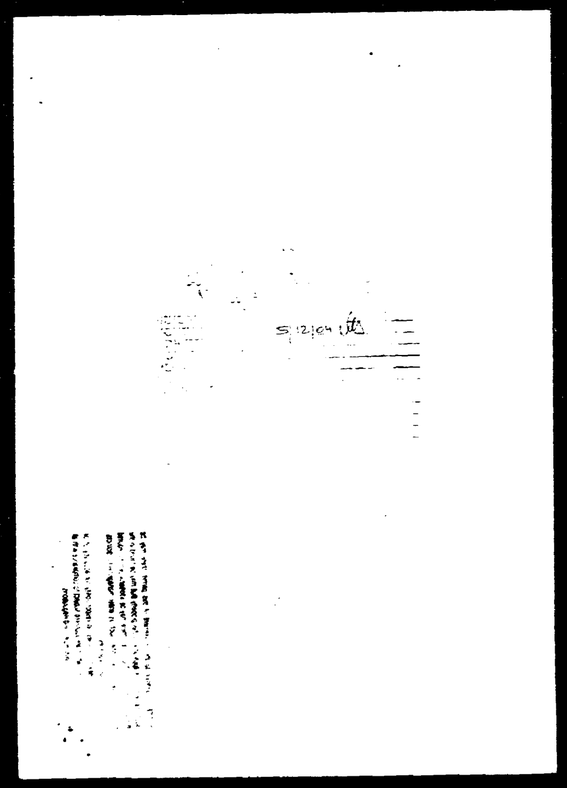


SECTION A
SC. 1/2"=1'-0"





B0403109
1235 LENOX AVE.



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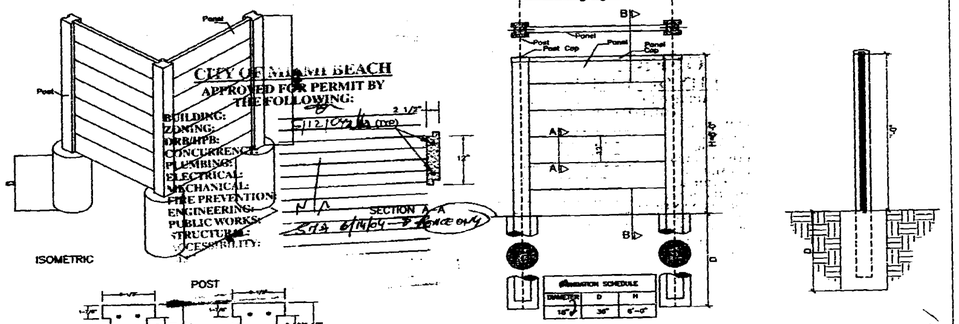


CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:
BUILDING:
ZONING:
DRB/HPB:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:

5/12/04 (ME)
N/A
2nd 6/14/04 - FENCE ONLY

1. THIS WALL SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE.
2. CONCRETE STRENGTH SHALL BE A MINIMUM OF 5000 psi (280 Kg/CM²) AT 28 DAY
3. REBAR CONFORMS TO A.S.T.M. A615, GRADE 60
4. POST SHALL BE SET AT 5'-0" O/C.
5. CONCRETE COVER ACCORDING WITH ACI 318-99 :
   CONCRETE EXPOSED TO EARTH OR WEATHER:
   WALL PANELS ..... 3/4 "
   OTHER MEMBERS ..... 1 1/4 "

1-19-04

AMERICAN PRECAST FENCE, LLc.
4255 NW 73 AVENUE - MIAMI, FL.33166
(305) 499 9942 FAX (305) 499 9962
SALES (786)426 6675
americanprecastfence.com

JOB: Jorge Rubio
1230 Lenox Ave
Miami Beach FL 33161

MILTON CUBAS, P. E., INC.
CONSULTANT ENGINEER PE # 51902
1302 NE 125 ST
MIAMI, FLORIDA 33161
PHONE: (305) 891-4174 FAX (305) 891-4175
E MAIL: mcubas99@worldnet.att.net

1/2

MILTON CUBAS, P.E., INC.
1302 NE 125 ST. NORTH MIAMI, FL 33161 (305)891-4174 FAX 891-4175

CUSTOMER : AMERICAN PRECAST FENCE LLC.
JOB NUMBER : 6'-0" Height
DESCRIPTION : CONCRETE FENCE
DATE : 4/21/04

***** DESIGN WIND LOADS - ASCE 7-98 *****
*** OTHER STRUCTURES ***

WIND VELOCITY = 90 MPH
EXPOSURE CATEGORY = C
BUILDING CATEGORY = I
IMPORTANCE FACTOR = .87
Kzt = 1.00
GUST FACTOR = 0.85

*** SOLID SIGN ***

MEAN ROOF HEIGHT = 6.0 FT Kh = 0.849 qh = 15.3 PSF
DISTANCE, Z = 6.0 FT Kz = 0.849 qz = 15.3 PSF

SIGN HEIGHT = 6.00 FT
SIGN WIDTH = 5.00 FT

GROUND LEVEL SIGN WIND LOADS
G/W = 1.30
Cf = 1.20
P = 469 LB
p = 15.6 PSF

NOTE: The load, P, is the force, F, uniformly distributed over the surface area of the structure. The exact distribution of the force through the center of pressure is approximated. Refer to ASCE 7-98 Table 6-8.

THE FOLLOWING:
BUILDING:
ZONING: 5/12/04 (ME)
DRB/HPB:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:

27

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

BUILDING:	
ZONING:	5/12/06 lbs
DRB/HPB:	
CONCURRENCY:	
PLUMBING:	
ELECTRICAL:	
MECHANICAL:	
FIRE PREVENTION:	
ENGINEERING:	
PUBLIC WORKS:	
STRUCTURAL:	
ACCESSIBILITY:	
ELEVATOR:	

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

BUILDING:	
ZONING:	5/12/06 lbs
DRB/HPB:	
CONCURRENCY:	
PLUMBING:	
ELECTRICAL:	
MECHANICAL:	
FIRE PREVENTION:	
ENGINEERING:	
PUBLIC WORKS:	
STRUCTURAL:	
ACCESSIBILITY:	
ELEVATOR:	

As per Fl
REVI

27

MILTON CUBAS, P.E.
CIVIL & STRUCTURAL ENGINEER
14408 SW. 46 TERRACE
MIAMI, FLORIDA 33175
(305) 553-6312 • Fax: (305) 220-0766

Project: AMERICAN PRECAST FENCE | Design
Subject: 6' FENCE | Inspection
Job No: | Date: 6/23/82 | Design By: MC | Sheet No: 2 of 9 sheets | Investigation | Reports

L=5'
W = 15.6 psf
d = 1.25"
H = 585 lb-ft

f'_c = 3 ksi
f_y = 60 ksi
ρ_{min} = 0.0018 A_s = 0.027 in²/ft
USE 1 #3

L=6'
W = 5 x 15.6 = 78 #/ft
H = 16,848 lb-ft
V_u = 468 # < V_c OK

b=6.5" d = 4.5"
ρ_{min} = 0.0033 A = 0.1 in²
USE 2 #3

FOUNDATION:

ROCK
ACCORDING 1819.7.2.1 F.B.C.
P = 469 #
S.F. = 4 (ACCORDING 1819.6 F.B.C.)
h = 3'
λ = 0.5
$P_p = 2.25 \left(1 + \frac{4.36}{\lambda}\right)^{1/2}$

OFFICE C
CITY OF MIAMI
APPROVED FOR PERMIT
THE FOLLOWING

BUILDING:
ZONING:
PLUMBING:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:

USE 1 # 36" Deep footing

#1234-

Mr. Mrs. JOSEPH NICHALOSKE

Owner	Mailing Address	Permit No. 8648	
Lot 13 & S 5' of 14 Block 95	Subdivision O.B. #3	No. 1235 Street Lenox ave.	Date Aug. 21-1936
General Contractor James Betteridge		Address 4203-09-7460	
Architect A. Anis		Address	
Front 85-8 Depth 50-8	Height	Stories 1	Use RESIDENCE & GARAGE
Type of construction c-b-s-	Cost $ 8,000.00	Foundation reinf. concrete	Roof tile

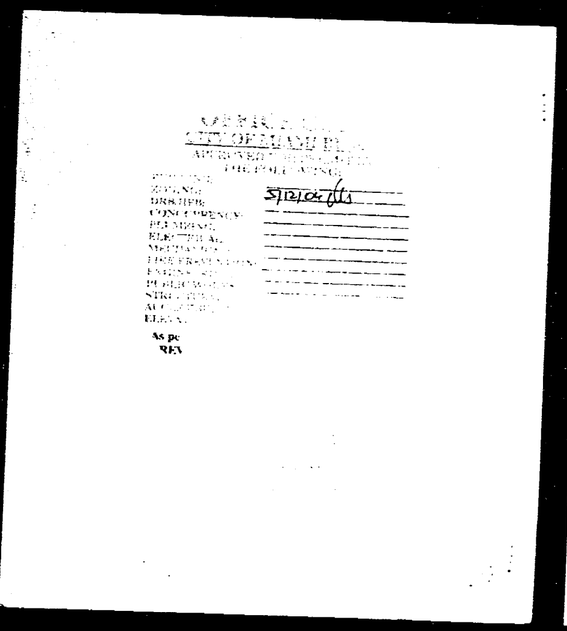
Plumbing Contractor Joe Leinecker	# 9378	Address	Date Sept. 14-1936
No. fixtures 10	Rough approved by		Date
No. Receptacles	Gas 3		
Plumbing Contractor		Address	Date
No. fixtures set	Final approved by		Date
Sewer connection - 1 -	Septic tank	Make	Date
Electrical Contractor Hardy	# 7255	Address	Date Oct.5-1936
No. outlets 27 Heaters	Stoves Meters 1	Fans Temporary service	
Receptacles 16			
Rough approved by		Date	
Electrical Contractor Hardy	# 7614	Address	Date Nov. 19-1936
No. fixtures set 15	Final approved by		Date
Date of service Nov.19-1936			

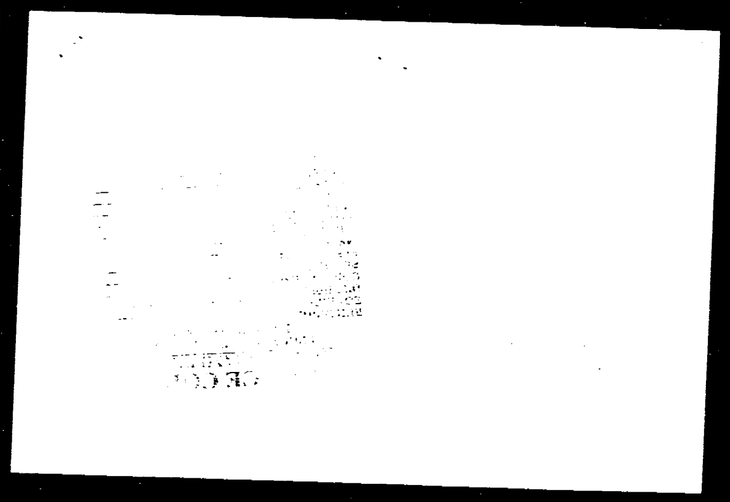
Alterations or repairs Building permit # 15356- V. Engel- painting exterior - $ 100 Date 9/1/1941

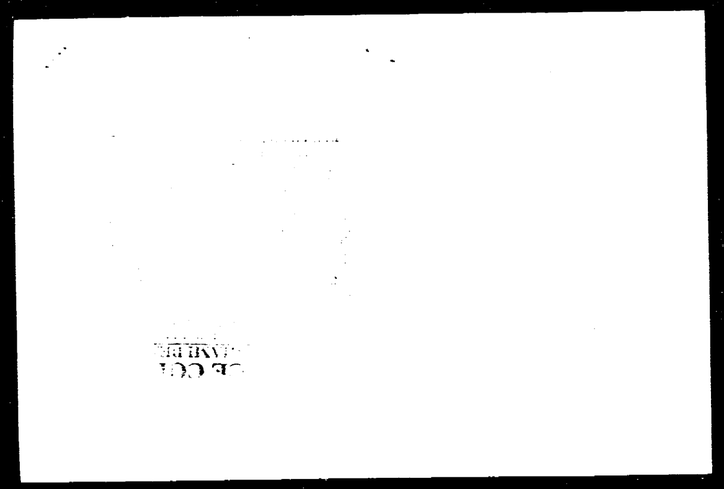
BUILDING PERMIT # 38978 Roof repair - Giffen Industries, Inc. $ 212..... July 22, 1952
#52135 all American Sandblasting Sandblasting residence, all adjacent property protected by tarp & water-[illegible] 22, 1958
#67637 Brandon Air Cond. Corp.: Install 1 - 2 hp air conditioner, wall unit - $400. - 7/16/62
#21469 1/7/82 Jack Ranach for sale sign $5.00
#24651 11/1/83 Fenton Roof - reroof 18 sqs use alley only $2,000.

PLUMBING PERMIT #34727 Giffen Industries Inc: 1 Solar Tank Replacement: Apr 8, 1953

27







27

STRUCTURAL NOTES

GENERAL NOTES:

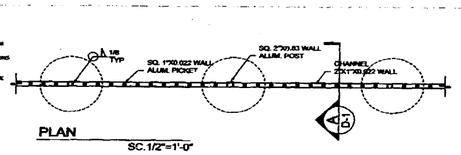
ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. DO NOT SCALE THE DRAWINGS. FOLLOW WRITTEN DIMENSIONS ONLY. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH THE AFFECTED PART OF THE WORK.
THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCES TO INSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION.

DESIGN LOADS:

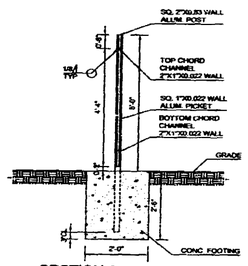
THIS STRUCTURAL FRAMING WAS DESIGNED USING THE FOLLOWING SUPERIMPOSED LOADS:
DESIGN WIND LOADS WERE DETERMINED IN ACCORDANCE WITH F.B.C AND ACCE 7-98
WIND VELOCITY= 80 MPH. EXPOSURE CATEGORY C
IMPORTANCE FACTOR: I = 1.00 GCPi = +/-0.00

STRUCTURAL NOTES:

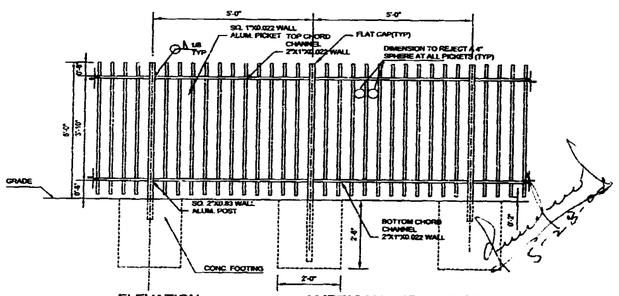
THESE SPECIFICATIONS SHALL APPLY TO THE DESIGN OF ALUMINUM ALLOY LOAD CARRYING MEMBERS.
COMPUTATIONS OF FORCES, MOMENTS, STRESSES AND DEFLECTIONS SHALL BE IN ACCORDANCE WITH ACCEPTED METHODS OF ELASTIC STRUCTURAL ANALYSIS AND ENGINEERING DESIGN.
1. ALL TUBING TO BE 6063-T5 ALUMINUM (UNLESS NOTED OTHERWISE
2. ALL WELDS TO COMPLY WITH A.W.S. CODE (LATEST EDITION)
3. COVER WELDS WITH CORROSION RESISTANT COATING.
4. STRUCTURES ARE DESIGNED IN ACCORDANCE WITH THE FOLLOWING CODES:
THE NEW FLORIDA BUILDING CODE LATEST EDITION (ASCE 7-88)
ALUMINUM DESIGN MANUAL
5. TEMPORARY BRACINGS SHALL BE REMOVED WHEN WINDS REACH 80 MPH.
6. ALL FENCES HAVE BEEN DESIGNED USING RATIONAL ANALYSIS.
7. ALL CONNECTIONS SHALL BE FULLY WELDED (U.O.N.)



PLAN
SC.1/2"=1'-0"

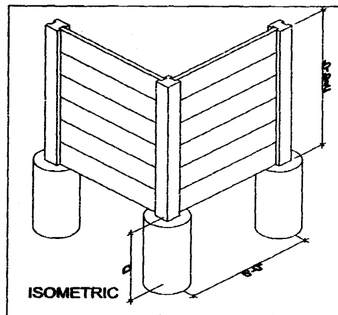


SECTION A
SC.1/2"=1'-0"

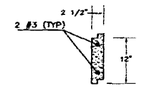


ELEVATION
SC.1/2"=1'-0"

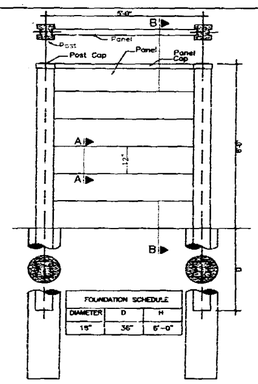
AMERICAN PRECAST FENCE, LLc.
4255 NW 73 AVENUE - MIAMI, FL.33166
(305) 499 9942 FAX (305) 499 9962
SALES (786)426 6675
americanprecastfence.com

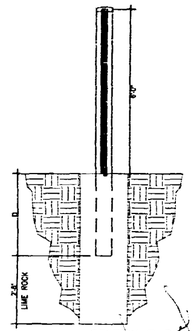


ISOMETRIC



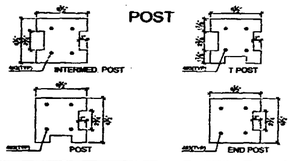
SECTION A–A





SECTION B–B

POST



1. THIS WALL SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE.
2. CONCRETE STREMGTH SHALL BE A MINIMUM OF 5,000 psi (280 Kg/CM) AT 28 DAYS
3. REBAR CONFORMS TO A.S.T.M. A615, GRADE 60
4. POST SHALL BE SET AT 5'-0" O/C.
5. CONCRETE COVER ACCORDING WITH ACI 318-99 :
CONCRETE EXPOSED TO EARTH OR WEATHER:
WALL PANELS ..... 3/4 "
OTHER MEMBERS ..... 1 1/4 "

AMERICAN PRECAST FENCE, LLc.
4255 NW 73 AVENUE - MIAMI, FL.33166
(305) 499 9942 FAX (305) 499 9962
SALES (786)426 6675 .
americanprecastfence.com

JOB:

MILTON CUBAS, P. E., INC.
CONSULTANT ENGINEER PE # 51902
1302 NE 125 ST
MIAMI, FLORIDA 33161
PHONE: (305) 891-4174 FAX (305) 891-4175
E MAIL: mcubas99@worldnet.att.net

MILTON CUBAS, P.E., INC.
1302 NE 125 ST. NORTH MIAMI, FL 33161 (305)891-4174 FAX 891-4175

CUSTOMER : AMERICAN PRECAST FENCE, LLC.
JOB NUMBER : 1239 LENNOX AVENUE, MIAMI BEACH, FL. DATE : 5/26/2004
DESCRIPTION : ALUMINUM FENCE, HIGH = 5.0'

1/8

*** DESIGN WIND LOADS - ASCE 7-98 ***
*** OTHER STRUCTURES ***

WIND VELOCITY = 90 MPH → F.B.C. 1611.2.1
EXPOSURE CATEGORY = C
BUILDING CATEGORY = 1
IMPORTANCE FACTOR = .87
Kzt = 1.00
GUST FACTOR = 0.85

*** SOLID SIGN ***

MEAN ROOF HEIGHT = 5.0 FT
DISTANCE, Z = 5.0 FT
Kh = 0.849
Kz = 0.849
qh = 15.3 PSF
qz = 15.3 PSF

SIGN HEIGHT = 5.00 FT
SIGN WIDTH = 5.00 FT

GROUND LEVEL SIGN WIND LOADS
H/W = 1.00
Cf = 1.20
P = 391 #s
P = 15.6 PSF → wind

NOTE: The load, P, is the force, F, uniformly distributed over the surface area of the structure. The exact distribution of the force through the center of pressure should be checked. Refer to ASCE 7-98 Table 6-8.

5-27-04

MILTON CUBAS, P.E., INC.
CONSULTING ENGINEER

Milton Cubas

1302 N.E. 125 ST. • North Miami, Florida 33161
Phone: 305-891-4174 • Fax: 305-891-4175
E-mail: mcubas99@worldnet.att.net

Project: ALUMINUM FENCE HIGH=5.0'			Design:
Subject: AMERICAN PRECAST FENCE		Sheet No. 2	Inspection:
Address: 1235 LENNOX AVENUE MIAMI BEACH, FL		of 8 sheets	Investigation:
Job No.	Date: 05-26-04	Design by: JM	Reports:

ALUMINUM FENCE DESIGN (6063-T5)

W = 15.6 #/SF x 1'-1" / 12 = 1.30 #/LF

W = 1.30 #/LF

M = W L² / 8

M = .50 #/LF x (50" L.) x 1' / 12

M = 26.75 #-in

S = M / Fb

Fb = 9,300 PSI

S = 26.75 #-in / 9,300 PSI = 0.0031 in³ 3x 4"OX

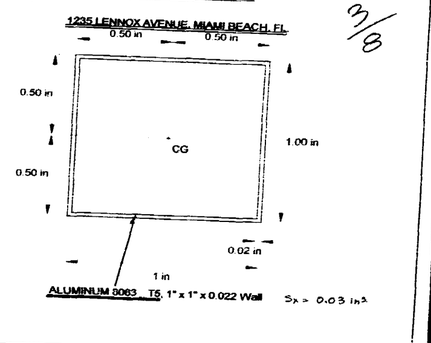
USE ALUM 5B 1" x 1" x 0.022 WALL SX = 0.03in³
Aluminum Alloy 6063T5

V = wL / 2

V = 1.30 #/LF x 5'0" / 2 = 3.20 LF

V = 3.25 #

ALUMINUM 6063 T5 1" x 1" x 0.022 Wall S_x = 0.03 in³



Milton Cubas, PE
Milton Cubas PE, Inc.
Summary Report

AMERICAN PRECAST FENCE

1235 LENNOX AVENUE, MIAMI BEACH, FL

3/8

Basic Geometric Properties			
Area	0.09 in²	Sx Right	0.03 in^3
Height	1 in	Sx Left	0.03 in^3
Ixx	0.03 in^4	Sx Bottom	0.03 in^3
Zx	0.03 in^3	Sx Top	0.03 in^3
Iyy	0.01 in^4	Theta	1.35 deg
ry	0.01 in	Principal Y	Axis
Sy	0.01 in^3	Centroid X	0 in
Ixy	0.01 in^4		
Centroid X	0 in		
Centroid Y	0 in		
Perimeter	4 in		
Weight	0.31 lbs		
rx	0.40 in		
Area	0.09 in²		
Perimeter	7.82 in		
Ix	0.03 in^4		

ShapeBuilder 3.0 — 05/26/2004 17:56:50

27

MILTON CUBAS, P.E., INC.
CONSULTING ENGINEER
Milton Cubas
1302 N.E. 125 ST. • North. Miami, Florida 33161
Phone: 305-891-4174 • Fax: 305-891-4175
E-mail: mcubas99@worldnet.att.net

Project: ALUMINUM FENCE, HIGH=8.0'			Design:
Subject: AMERICAN PRECAST FENCE	Sheet No. A		Inspection:
Address: 1235 LENNOX AVE. Miami BEACH, FL	of 8 sheets		Investigation:
Job No:	Date: 05-26-04	Design by: JM	Reports:

ALUMINUM POST DESIGN (6063-T5)

W= 3.25 #/ft / 12 = 10.00 #/in
W= 9.75 #/ft / 12 = 1 foot

M= W·L²/8 ; M= 9.75 #/ft E 20' ft / 8 = 487.5 ft-#
M= 365.63 #-in ; Fb= 9,500 psi
S= M/Fb ; S= 365.63 / 9,500
S= 0.0385 in³ E SX ; OK

USE: ALUMINUM ALLOY 6063-T5 Sx=0.04 in³
CHANNEL 2" x 1" x 0.022 wall

V= W·L/2 ; V= 9.75 x 5 / 2 ; V= 24.38 #

P= 49.75 #

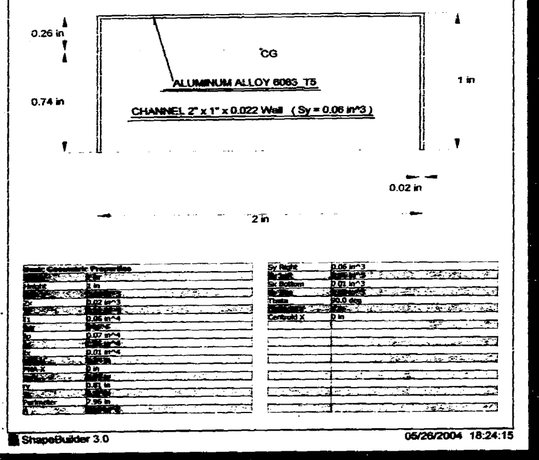
Milton Cubas, PE
Milton Cubas PE, Inc.

Summary Report

AMERICAN PRECAST FENCE

1235 LENNOX AVENUE, MIAMI BEACH, Fl.

5/8



Basic Geometric Properties	
Width	2 in
Height	2 in
Material	Aluminum
Sy	0.07 in^3
Ix	0.06 in^4
Sxt	0.05 in^3
Sxb	0.07 in^3
Iy	0.06 in^4
Syl	0.05 in^3
Syr	0.01 in^3
Area	0.08 in^2
Perimeter	7.95 in
Ry	0.81 in
Rx	0.88 in
Perimeter	7.95 in
Area	0.08 in^2

Sy Right	0.06 in^3
Sy Left	0.06 in^3
Sx Bottom	0.01 in^3
Sx Other	0.01 in^3
Theta	90.0 deg
Material	Alu...
Centroid X	0 in

ShapeBuilder 3.0 — 05/26/2004 18:24:15

MILTON CUBAS, P.E., INC.
CONSULTING ENGINEER
Milton Cubas
1302 N.E. 125 ST. • North. Miami, Florida 33161
Phone: 305-891-4174 • Fax: 305-891-4175
E-mail: mcubas99@worldnet.att.net

Project: STEEL FENCE, HIGH=5.0'			Design:
Subject: AMERICAN PRECAST FENCE	Sheet No. 6		Inspection:
Address: 1235 LENNOX AVE. MIAMI BEACH, FL	of 8 sheets		Investigation:
Job No:	Date: 05-26-04	Design by: JM	Reports:

ALUMINUM POST DESIGN 6063-T5

M= (49.75 x 1 + 18.75 · 4.5) x 12
M= 3,217.50 #-in ; Fb= 0.6 x 36,000 = 21,600
S= M/Fb ; S= 3,217.5 / 21,600
S= 0.1489 in³ E SX of 6"x

USE: Aluminum Alloy 6063-T5
2.00 Sq x 0.083 wall Sx= 0.39 in³

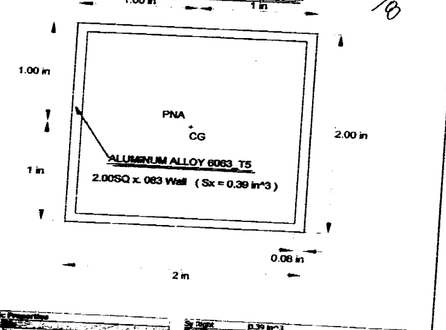
M= 3,217.50 #-in
P.S.F. = #
P= 89.38 #

Milton Cubas, PE
Milton Cubas PE, Inc.

Summary Report

AMERICAN PRECAST FENCE
1235 LENNOX AVENUE, MIAMI BEACH, FL

7/8



Ag	0.59 in^2
Ix	0.39 in^4
Sx	0.39 in^3
rx	0.81 in
Iy	0.39 in^4
Sy	0.39 in^3
ry	0.81 in
J	0.78 in^4
Cw	0.02 in^6
xo	0 in
yo	0 in
Ro	1.15 in
Beta	0.33
Centroid X	0 in
Centroid Y	0 in
Ix'	0.39 in^4
Iy'	0.39 in^4
Ixy'	0 in^4
Theta	45.0 deg
I1	0.78 in^4
I2	0 in^4

ShapeBuilder 3.0

05/26/2004 18:37:31

MILTON CUBAS, P.E., INC.
CONSULTING ENGINEER

Milton Cubas

1302 N.E. 125 ST. • North Miami, Florida 33161
Phone: 305-891-4174 • Fax: 305-891-4175
E-mail: mcubas99@worldnet.att.net

Project: STEEL FENCE, H'LGH=5.0'			Design:
Subject: AMERICAN PRECAST FENCE		Sheet No. 8	Inspection:
Address: 1235 LENNOX AVE MIAMI BEACH, FL.		of 8 sheets	Investigation:
Job No:	Date: 05-26-04	Design by: JM	Reports:

FOUNDATION POST DESIGN

Section 1614 & Exhibit Rock Allowable Pressure

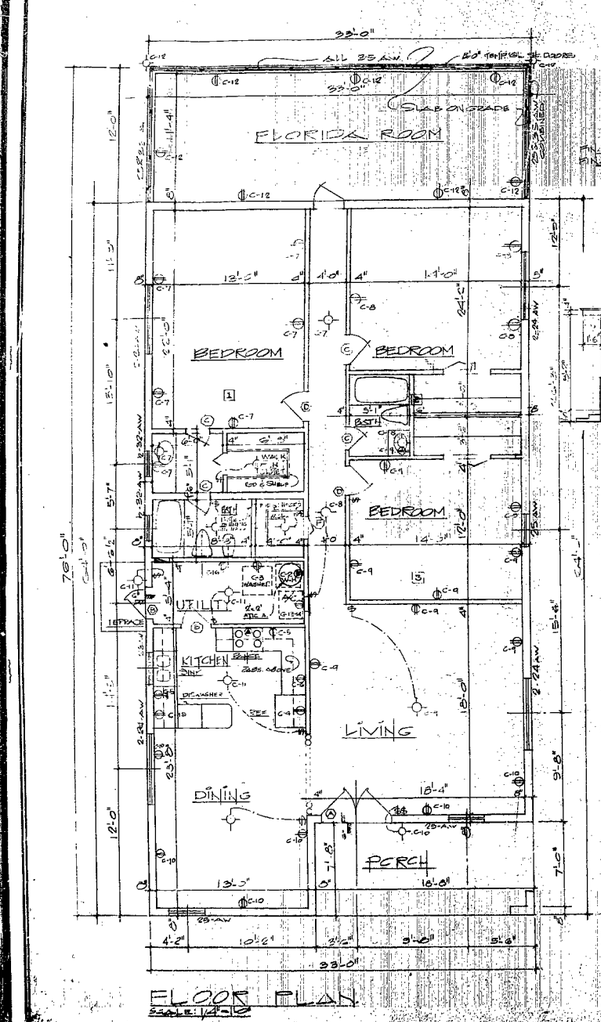
SF 100 h = 3' b = 2.0

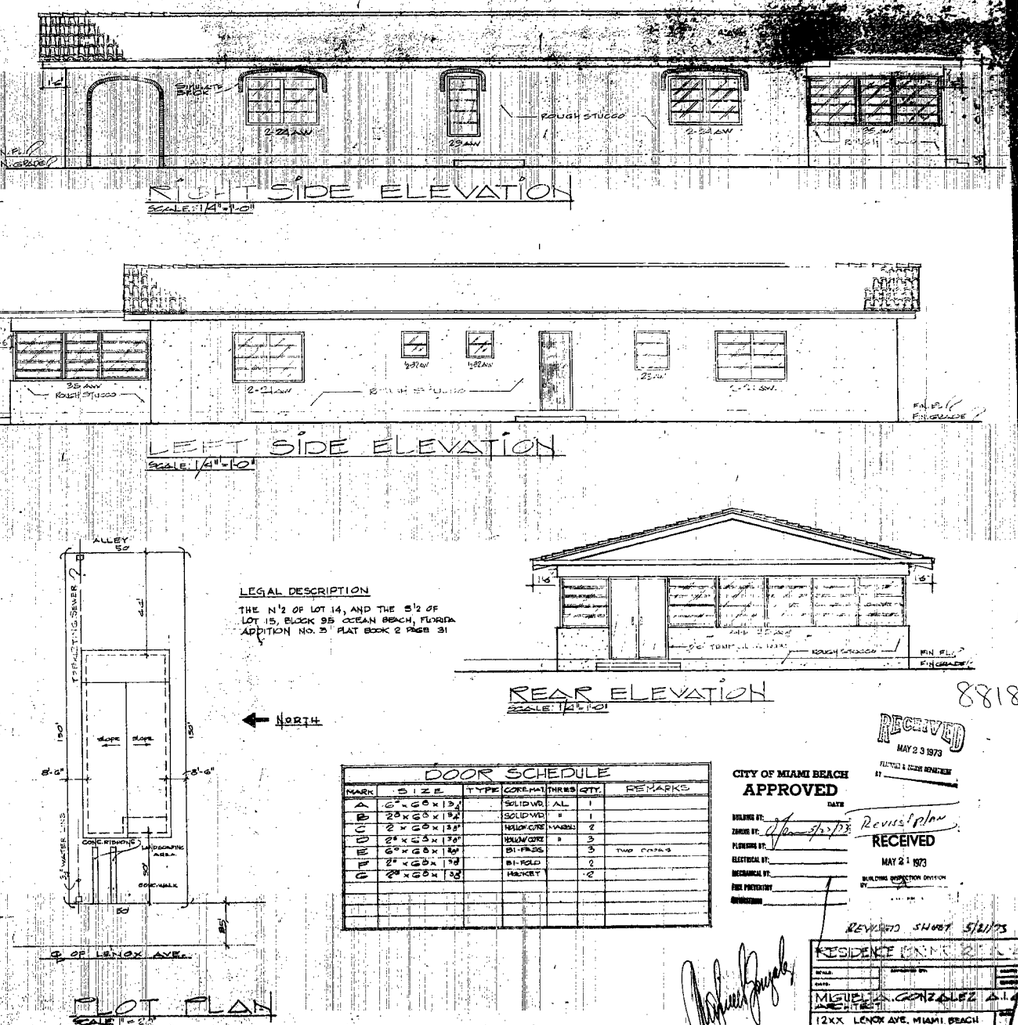
A = 2.34 x P / S1 + S2 A = 1.0 P = 89.75#

q = 0.8 x A x (1 + 1/3 x (4.34 x h)) = 2P/A

q = 2P

USE 2'-6" depth of embed in earth
& 2'-0" Diameter





LEGAL DESCRIPTION

THE N 1/2 OF LOT 14, AND THE S 1/2 OF LOT 15, BLOCK 95 OCEAN BEACH, FLORIDA ADDITION NO. 3 PLAT BOOK 2 PAGE 31

8818

DOOR SCHEDULE

MARK	SIZE	TYPE	CORE MAT	THK'S	QTY.	REMARKS
A	6'-0" x 6'-8" x 1 3/8"		SOLID WD	AL	1	
B	2'-8" x 6'-8" x 1 3/8"		SOLID WD	"	1	
C	2'-0" x 6'-8" x 1 3/8"		HOLLOW CORE	WOOD	8	
D	2'-4" x 6'-8" x 1 3/8"		HOLLOW CORE	"	3	
E	6'-0" x 6'-8" x 1 3/8"		BI-FOLDS		3	TWO PANELS
F	2'-0" x 6'-8" x 1 3/8"		BI-FOLD		2	
G	2'-8" x 6'-8" x 1 3/8"		HOLLOW CORE		12	

CITY OF MIAMI BEACH
APPROVED
DATE
BUILDING BY:
ZONING BY:
PLUMBING BY:
ELECTRICAL BY:
MECHANICAL BY:
FIRE PREVENTION BY:
OPERATIONS:

RECEIVED
MAY 23 1973
PLANNING & DESIGN REVIEW BY

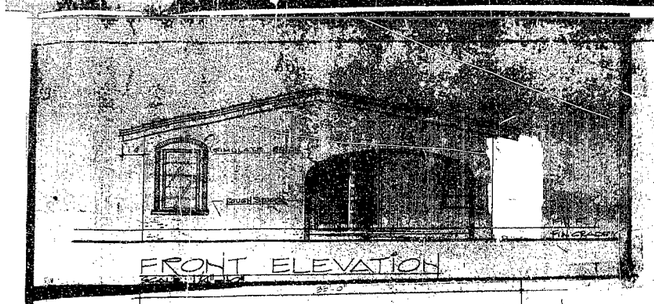
Revised plan
RECEIVED
MAY 21 1973
BUILDING INSPECTION DIVISION BY

REVISED SHEET 5/21/73

RESIDENCE FOR
MIGUELA. GONZALEZ A.I.A.
ARCHITECT
12XX LENOX AVE. MIAMI BEACH

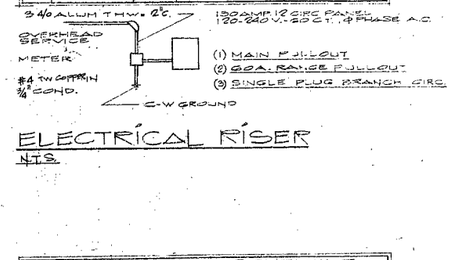
88184 - 01

122:1

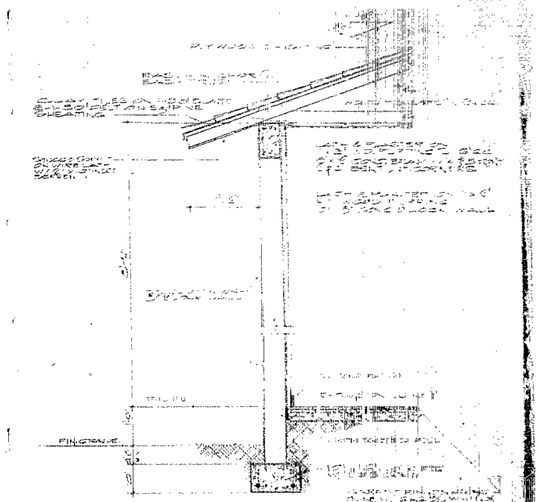


FRONT ELEVATION

ELECTRICAL SCHEDULE								
NO.	CIRC. USE	VOLTS	AMPS FED	FUSES	WIRE SIZE	CONDT SIZE	CONDT
C-1	RANGE-OVEN	230	38.0	50A(2)	3	3 IN	1	COND.
C-2	WATER HEATER	230	19.0	30A	3	12 IN	3/4	COND.
C-3	WASHER	115	11.5	20A	2	12 IN	1/2	COND.
C-4	REFRIGERATOR	11	5.0		2	12 IN	1/2	COND.
C-5	SMALL APPL.	11	5.0		2	12 IN	1/2	COND.
C-7,6	GEN. LIGHTING	11	15.0	15A	2	12 IN	1/2	COND.
C-8,4	AIR-COND.	230	21.0	40A	2	12 IN	3/4	COND.
C-15	DISHWASHER	115	16.0	20A	2	12 IN		
C-16	DRYER	230	28.5	40A	2	12 IN	1/2	COND.
C-11,9	SPARE	115	20					

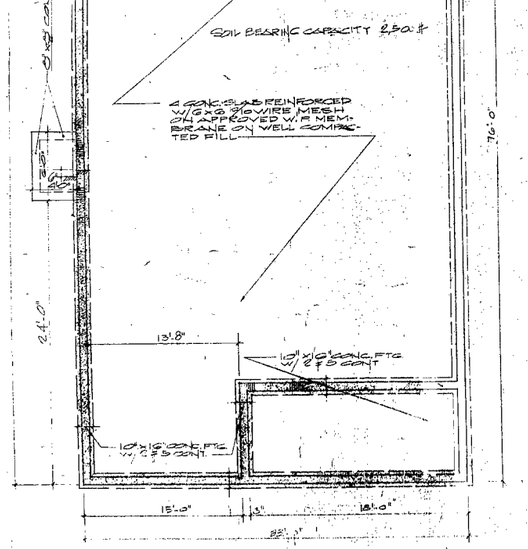


ELECTRICAL RISER
N.T.S.

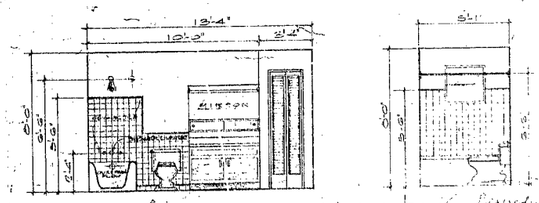


DTL. WALL SECTION

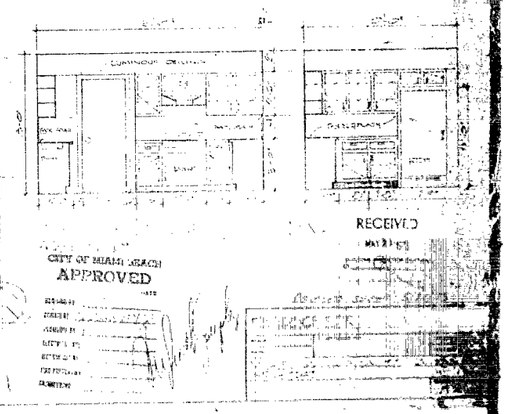
ROOM FINISH SCHEDULE								
ROOM	FLOOR	BASEMENT	WALLS	CLNG	CLNG HT	SCAPL	REMARKS
LIVING ROOM	CARPET	WD.	NONE	PLASTER	PAINT	0'6"	TILE	
DINING ROOM	"	"	"	"	"	"	"	
KITCHEN	VINYL	"	"	"	"	"	"	
HALL	CARPET	"	"	"	"	"	"	
BEDROOM 1	"	"	"	"	"	"	"	
" 2	"	"	"	"	"	"	"	
" 3	"	"	"	"	"	"	"	
FAMILY	"	"	"	"	"	"	"	
BATH 1	TILE	TILE	"	"	"	0'6"	TILE	
" 2	"	"	"	"	"	0'6"	"	
CLOSETS	CARPET	WD.	NONE	"	"	"	"	
UTILITY	CEMENT							
PORCH	RESTAKE							
TERRACES	"							



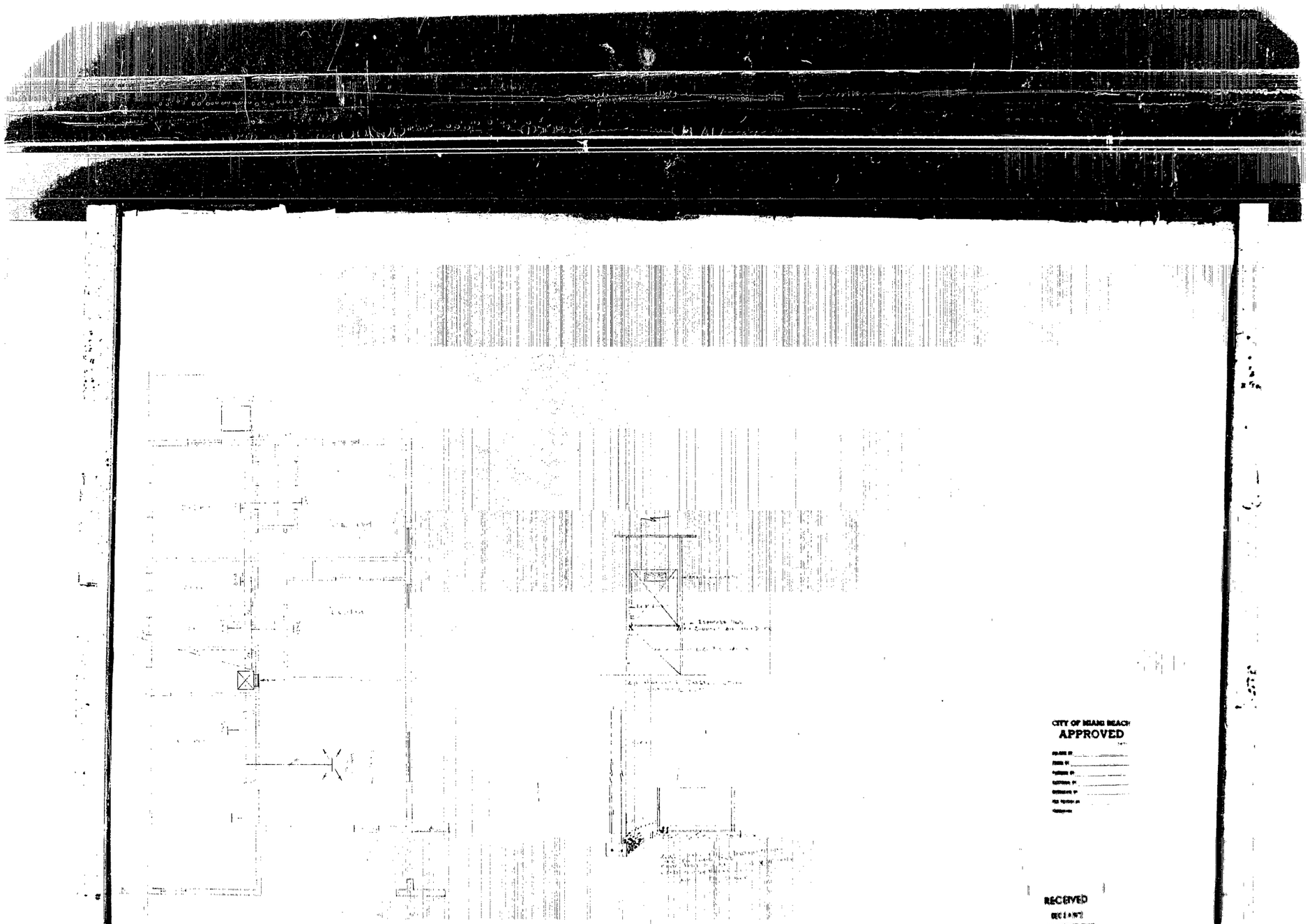
FOUNDATION PLAN
SCALE: 1/8"=1'-0"



TYPICAL BATHROOM SECTS.
SCALE: 3/4"=1'-0"



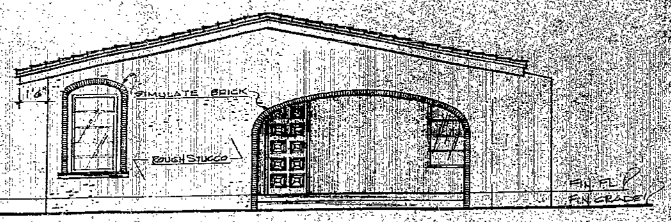
88184 - 02



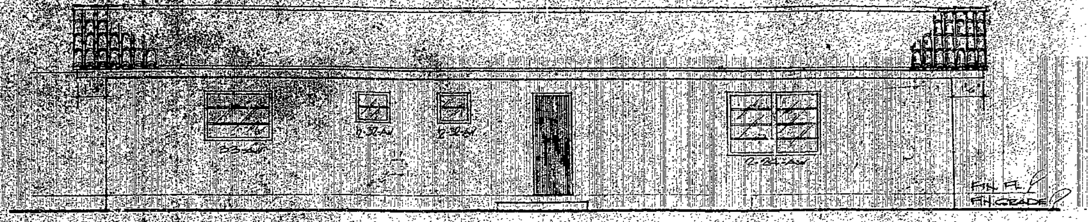
CITY OF MIAMI BEACH
APPROVED

RECEIVED

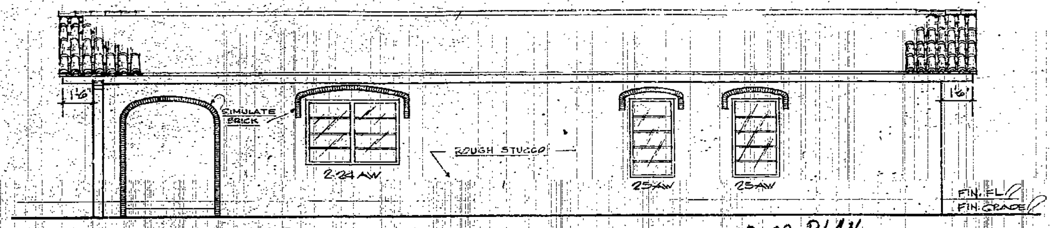
88184 - 03



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



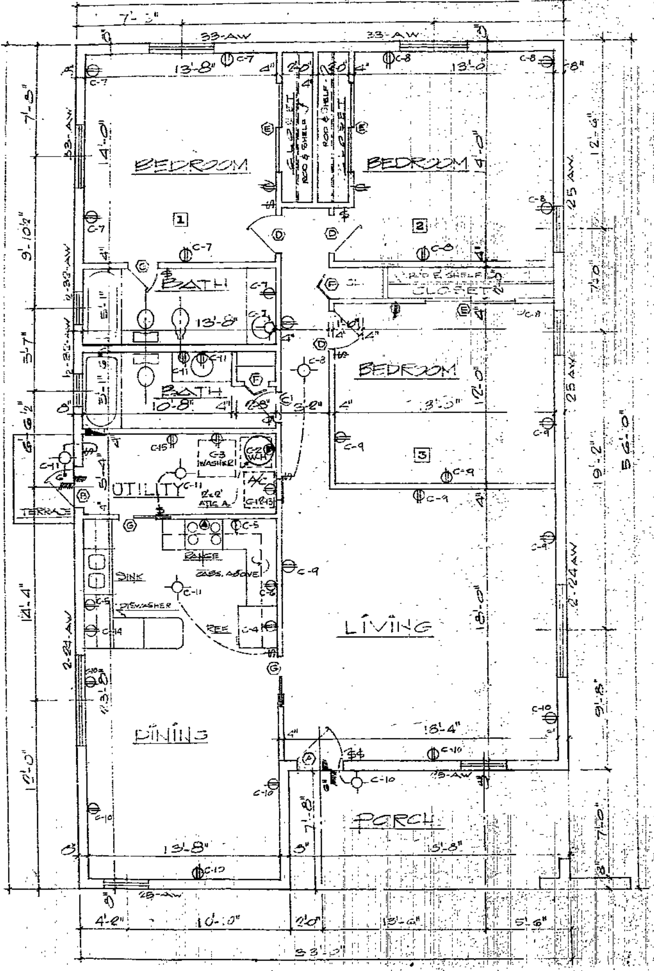
LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



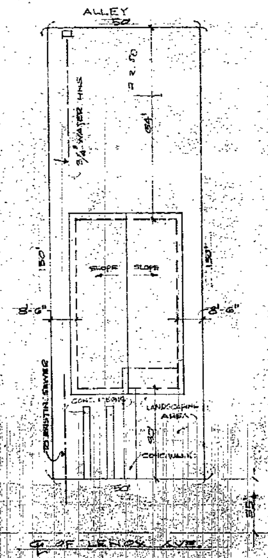
RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"

TRUSS PLAN REQUIRED

CITY OF MIAMI BEACH
APPROVED
DATE
BUILDING BY: OK H.W. 12-1-72
ZONING BY:
PLUMBING BY:
ELECTRICAL BY:
MECHANICAL BY:
FIRE PREVENTION: N.A.
ENGINEERING: 12-1-72



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

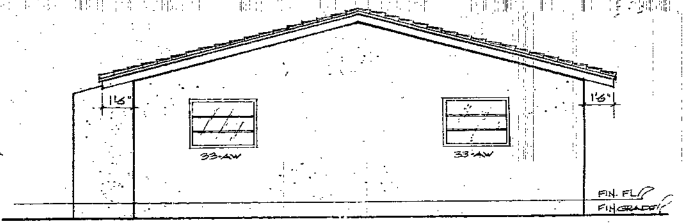


PLOT PLAN
SCALE: 1/32"=1'-0"

LEGAL DESCRIPTION

THE N.½ OF LOT 14, AND THE S.½ OF
LOT 15, BLOCK 95 OCEAN BEACH, FLORIDA
ADDITION NO. 3 PLAT BOOK 2 PAGE 81

NORTH



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

88184

RECEIVED
SEP 28 1972
POLLUTION CONTROL

DOOR SCHEDULE						
MARK	SIZE	TYPE	CORE MAT.	THRES.	QTY.	REMARKS
A	$3^0 \times 6^8 \times 1\frac{3}{4}$		SOLID WD.	ALL	1	
B	$2^8 \times 6^8 \times 1\frac{3}{4}$		SOLID WD.	"	1	
C	$2 \times 6^8 \times 1\frac{3}{8}$		HOLLOW CORE	MARBLE	2	
D	$2^6 \times 6^8 \times 1\frac{3}{8}$		HOLLOW CORE	"	3	
E	$6^0 \times 6^8 \times 1\frac{3}{8}$		BI-PASS		3	TWO DOORS
F	$2^0 \times 6^8 \times 1\frac{3}{8}$		BI-FOLD		2	
G	$2^6 \times 6^8 \times 1\frac{3}{8}$		POCKET		2	

RECEIVED
OCT - 2 1972
PLANNING & ZONING DEPARTMENT
BY

RECEIVED
OCT 2 1972
BUILDING INSPECTION DIVISION
BY

Miguel A. Gonzalez

RESIDENCE FOR MR. [illegible]
SCALE:
DATE:
APPROVED BY:
DRAWN BY
REVISED
MIGUEL A. GONZALEZ A.I.A.
ARCHITECT
1245 LENOX AVE. MIAMI BEACH
DRAWING
1

88184 - 04

NOTE
SOIL BEARING CAPACITY 2500 P.S.F.

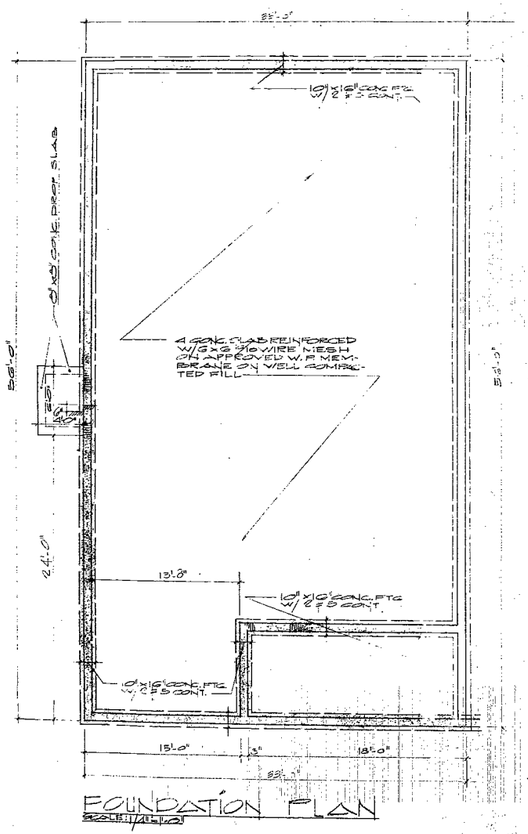
ELECTRICAL SCHEDULE								
CIRC	CIRC USE	VOLTS	FEED	FUSED	WIRE	SIZED	COND
C-1	RANGE (MAIN)	230	36.0	50A(2P)	3	#1 IN	1¼ COND.
C-2	WATER HEATER	230	15.0	30A	3	1/2 IN	¾ COND.
C-3	WASHER	115	21.6	40A	2	1/2 IN	½ COND.
C-4	REFRIGERATOR	11	3.0		2	1/2 IN	½ COND.
C-5	SMALL APPL.	11	3.0		2	1/2 IN	½ COND.
C-6	GEN. LIGHTING	11	15.0	15A	2	1/2 IN	½ COND.
C-7	AIR COND.	230	12.0	40A	2	1/2 IN	¾ COND.
C-8	DISHWASHER	115	11.0	20A	2	1/2 IN	½ COND.
C-9	DRYER	230	22.5	40A	2	1/2 IN	½ COND.
C-10	SPARE	115	20				

3 #10 ALUM THW - 2"ø.
OVERHEAD SERVICE
METER
#4 TW COPPER IN ¾" COND.
E-W GROUND
One driven ground 1¼ pipe swivel joint

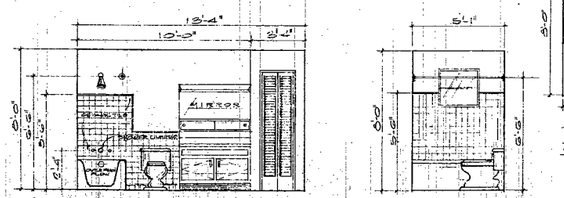
150 AMP 12 CIRC PANEL
120-240 V. 3 WIRE 1Ø PHASE A.C.
(1) MAIN PULLOUT
(2) 60A. RANGE PULLOUT
(9) SINGLE PLUG BRANCH CIRC.

ELECTRICAL RISER
N.T.S.

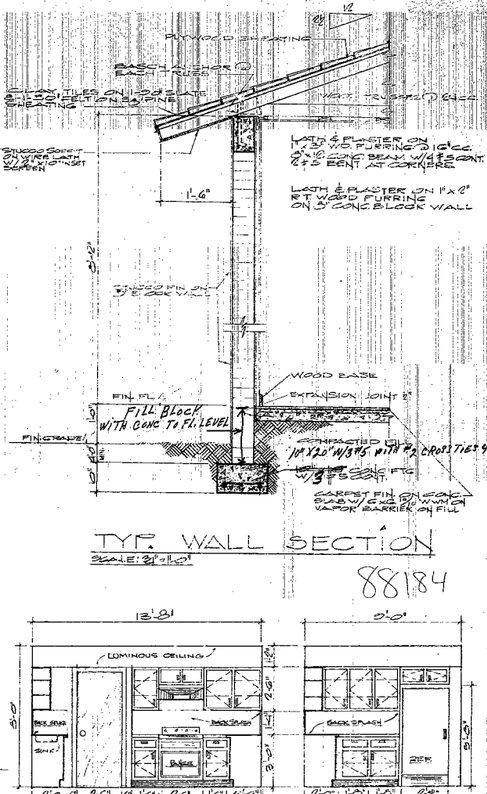
ROOM FINISH SCHEDULE									
ROOM	FLOOR	BASE	MAIN'T	WALLS	CEIL	CONC SLAB	WOOD SUBFL	REMARKS
LIVING ROOM	CARPET	WD.	NONE	PLASTER	PLASTER	6'-2"	TILE	
DINING ROOM	"	"	"	"	"	"	"	
KITCHEN	VINYL	"	"	"	"	"	"	
HALL	CARPET	"	"	"	"	"	"	
BEDROOM 1	"	"	"	"	"	"	"	
" 2	"	"	"	"	"	"	"	
" 3	"	"	"	"	"	"	"	
FAMILY	"	"	"	"	"	"	"	
BATH 1	TILE	TILE	4'6"	"	"	"	"	
" 2	"	"	4'6"	"	"	"	"	
CLOSETS	CARPET	WD.	NONE	"	"	"	"	
UTILITY	CONCRETE	"	"	"	"	"	—	
PORCH	BRICK	"	"	—	"	—	—	
TERRACE	"	—	"	—	"	—	—	



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



TYPICAL BATHROOM ELEV.
SCALE: 3/4"=1'-0"



TYP. WALL SECTION
SCALE: 3/4"=1'-0"

88184

TYP. KITCHEN ELEV.
SCALE: 3/4"=1'-0"

RECEIVED
OCT 9 1973
BUILDING INSPECTION SYSTEM

RECEIVED
OCT 9 1973
PLANNING DEPARTMENT

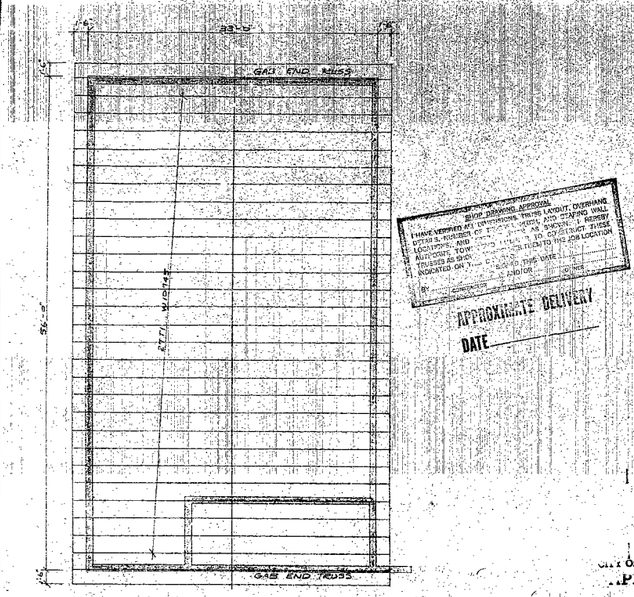
RESIDENCE FOR: [illegible]

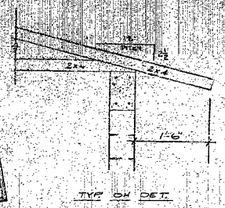
SCALE:	APPROVED BY:	DRAWING BY: MJG
DATE:		REVISIONS:

MIGUEL A. GONZALEZ A.I.A.
ARCHITECT
[illegible]

DRAWING NUMBER: 3

88184 - 05





BUILDING INSPECTION DEPARTMENT
SHOP DRAWING APPROVED
I HAVE VERIFIED ALL DIMENSIONS, THIS LAYOUT, OVERHANG LOCATION, AND [illegible] TO CONSTRUCT THESE TRUSSES AS SHOWN ON THIS DRAWING.
APPROVED BY: [illegible] DATE: [illegible]

APPROXIMATE DELIVERY
DATE

ALL TRUSSES 2# O.C. EXCEPT AS NOTED.

DO NOT CUT OR ALTER WITHOUT AUTHORIZATION FROM THIS OFFICE.

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR

NOTICE TO CONTRACTORS
BACKCHARGES WILL NOT BE HONORED BY THIS COMPANY UNLESS ACCOMPANIED BY A NUMBERED PURCHASE ORDER STATING SERVICES PERFORMED AND DELIVERED.

RECEIVED
DEC 29 1972
BUILDING INSPECTION DIVISION

8818

CITY OF MIAMI BEACH
APPROVED
DATE
BUILDING BY:
ZONING BY:
PLUMBING BY:
ELECTRICAL BY:
MECHANICAL BY:
FIRE PROTECTION:
ENGINEERING:

12-- LENOX AVE, MIAMI BEACH
TOWNSEND LUMBER COMPANY
TRUSS LAYOUT FOR
CONTRACTOR: JOSE A. MARINO

LOT	BLK	SUB
DRAWN BY W.M.	PITCH 2 4/12	SCALE 1/8"=1'-0"
DATE 12-21-72	CHECKED BY JEP	ENGINEER C.P.

HEM-FIR	2x4 Top	2x4 Bot
Sel. Str. NC-15	33'6"	31'4"
Sel. Str. Dry	30'3"	29'0"
#2 NC-15	28'4"	27'0"
#2 Dry	25'4"	23'0"
#2 NC-15	24'0"	22'4"
#2 Dry	21'4"	21'0"

Webs to be 2x3 #2 Hem-Fir, Fir-Larch, or Southern Pine; or 2x4 #3 Hem-Fir, Fir-Larch, or Southern Pine.

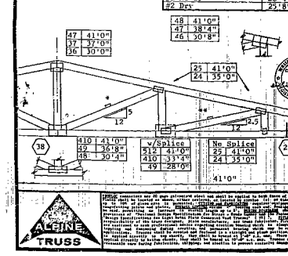
FIR-LARCH	2x4 Top	2x4 Bot
Sel. Str. Dense NC-15	41'0"	41'0"
Sel. Str. Dense Dry	39'8"	40'4"
Sel. Str. NC-15	39'4"	37'8"
Sel. Struct. Dry	35'8"	34'2"
#1 Dense NC-15	37'4"	37'8"
#1 Dense Dry	34'6"	35'4"
#1 NC-15	33'8"	33'4"
#1 Dry	30'3"	31'0"
#2 Dense NC-15	31'8"	32'0"
#2 Dense Dry	28'8"	29'8"
#2 NC-15	28'4"	27'8"
#2 Dry	25'4"	25'8"

SOUTHERN PINE	2x4 Top	2x4 Bot
Sel. Str. Dense KD	41'0"	41'0"
Sel. Str. Dens Dry	39'8"	41'0"
Sel. Structural KD	39'0"	39'8"
Sel. Str. Dry	35'8"	36'4"
#1 Dense KD	37'8"	37'8"
#1 Dense Dry	33'8"	35'0"
#1 KD	33'4"	34'8"
#1 Dry	30'0"	30'0"
#2 Dense KD	32'0"	31'4"
#2 Dense Dry	28'8"	29'8"
#2 NC KD	28'4"	27'8"
#2 NC Dry	25'8"	25'8"
#2 KD	25'0"	23'8"
#2 Dry	22'8"	22'4"

48	41'0"
47	38'4"
46	30'8"

47	41'0"
37	37'0"
36	30'0"

25	41'0"
24	35'0"



* = 1x4 Continuous Lateral Bracing required on spans over 34'4"for 2x3 and 36'4" for 2x4 Webs.
** = 1x4 Continuous Lateral Bracing required on spans over 37'4"for 2x3 and 39'8" for 2x4 Webs.

410	41'0"
02	36'8"
48	30'4"

w/Splice	
212	41'0"
410	31'4"
49	26'0"

No Splice	
23	41'0"
24	35'0"

	S-Pine Fir-Lar	Hem-Fir
310	41'0"	31'8"
210	36'4"	33'8"
2141	34'8"	32'8"
212	29'8"	28'0"
210	26'8"	23'4"
29	22'4"	21'0"

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ALPINE TRUSS

Loading	
Top Chord	45# per
Bot Chord	10 per
Tot. Load	55 per
Dur. Factor	1.25
Spacing	2'0" o.c.

NC-15	Comb-Chord, Dr VRM Date 10/29/71
Drwg. No.	410749
LENGTH	41'0"
PITCH	2.3/12
TYPE	GK

88184 - 06

PERMIT #	COMP_TYPE	SUB_TYPE	APPLIED	APPROVED	EXPIRED	STATUS	DESCRIPTION	STREET_NO	DIR	STREET_NAME
BE910003	BELEC	ALT	01-Oct-90	01-Oct-90	06-Aug-91	FINAL	OUTLETS A/C,FIXTURES (SF)	1235		LENOX AV
BM910020	BMECH	NEW	04-Oct-90	04-Oct-90	02-Apr-91	FINAL	INST 12000BTU RAC	1235		LENOX AV
BM910462	BMECH	NEW	07-Feb-91	07-Feb-91	06-Aug-91	FINAL	INSTALL 1.5 WALL UNIT	1235		LENOX AV
BM040498	BMECH	A/C	30-Jan-04	30-Jan-04	28-Jul-04	FINAL	RENEW BM901037(NEED FINAL)BM910020(NO INSPECTION)4T,DUCT,HEAT	1235		LENOX AV
BMS0500495	BMISC	DOC HIST	05-Nov-04			CLOSED	EIGHT XEROX COPIES	1235		LENOX AV
BMS0401311	BMISC	RESEARCH	23-Jan-04			CLOSED	permit research	1235		LENOX AV
BP041260	BPLUM	ALTRMDL	22-Jun-04	22-Jun-04	13-Feb-05	FINAL	ADDED, REAR BLDG BATH REMODELING,INSTALL 1 SHOWER,TOILET AND LAV.	1235		LENOX AV
BS920884	BSBUILD	OTH	05-Feb-92			VOID	SCREEN ENCLOSURE REAR TERRACE	1235		LENOX AV
B9901139	BSBUILD	OTH	07-Jan-99	07-Jan-99	06-Jul-99	FINAL	EXTERIOR SCRAPE AND PAINT	1235		LENOX AV
B0403109	BSBUILD	FENCE-R	26-Apr-04	14-Jun-04	06-Jun-05	FINAL	PRECAST CONC AND 115 LF STEEL FENCE	1235		LENOX AV
B0404349	BSBUILD	CNCRT-R	07-Jul-04	23-Jul-04	28-Feb-05	FINAL	INSTALL BRICK PAVERS IN DRIVEWAY	1235		LENOX AV
B0403494	BUILD	ALTRMD-R	14-May-04	26-May-04	22-Nov-04	FINAL	NEW WALL INTHE SHOWER,INST LAMINATED FLOOR,DEMOLISH INT SHOWER TO THE GUEST HOUSE. REMODELING BATHROOM IN MAIN HOUSE	1235		LENOX AV
B9000392	BUILD	ALT	02-Aug-90	07-Aug-90	06-Aug-91	FINAL	ADD BTHRM AT RES, INTERIOR REMODELING	1235		LENOX AV
B9000427	BUILD	ALT	27-Aug-90	28-Aug-90	06-Aug-91	FINAL	RMDL-TO STORAGE/EXERCISE RM W/BATHROOM	1235		LENOX AV
BV04000815	BVIO	STRUCT	25-May-04	25-May-04	25-Jun-04	CLOSED	NOV. ISSUED FOR DEMO W/O PERMIT	1235		LENOX AV
BE901451	ELEC	ALT	08-Aug-90	08-Aug-90	06-Aug-91	FINAL	NEW SERVICE,A/C,OUTLETS (SF)	1235		LENOX AV
BM901037	MECH	NEW	20-Aug-90	20-Aug-90	25-Feb-91	FINAL	INST 4T SYS DT WK ST HT	1235		LENOX AV
BP901210	PLUM	OTH	20-Sep-90	20-Sep-90	26-May-91	FINAL	REMODELING NEW FIXTURES	1235		LENOX AV
BP901120	PLUM	OTH	22-Aug-90	22-Aug-90	12-Jan-91	FINAL	REMODELING NEW FIXTURES B/FLO	1235		LENOX AV
BS901969	SBUIL	OTH	23-Aug-90	23-Aug-90	06-Aug-91	FINAL	RERF 27 SQS CEMENT TILES & 3 SQS. FLAT	1235		LENOX AV
BS902164	SBUIL	NEW	25-Sep-90	25-Sep-90	06-Aug-91	FINAL	NEW ROOF 6 SQUARE FEET	1235		LENOX AV