

# **CASA CASUARINA**

RETRACTABLE CANOPY  
MIAMI BEACH, FLORIDA



#### LEGAL DESCRIPTION:

LOT 5, 6 AND 7, BLOCK 16 OF OCEAN BEACH ADDITION N°2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 56, OF PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

#### SCOPE OF WORK :

1. NEW RETRACTABLE CANOPY WITH ALUM. COLUMNS, ALUMN. BEAMS AND STEEL BASE PLATES UNDER GRASS CARPET AT POOL PATIO.
2. NEW CEILING FANS ON ALUM. BEAMS
3. NEW ELECTRIC POWER SUPPLY TO CANVAS OPENER MOTOR.

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## COVER SHEET

1116 OCEAN DRIVE  
MIAMI BEACH, FLORIDA

FINAL SUBMITTAL

HPB FILE N°20-0388

SUBMITTAL DATE: 05-11-20



IMAGINATION DESIGN GROUP,  
ARCHITECTURAL DESIGN SERVICES  
LICENSE # AA2601627  
3370 CORAL WAY  
MIAMI, FLORIDA 33145  
TEL: (305) 461-0720; FAX: (305) 461-0789  
WAGURTO@MSM.COM

WILFREDO AGURTO  
AR# 0093855

**RETRACTABLE CANOPY  
CASA CASUARINA  
1116 OCEAN DRIVE  
MIAMI BEACH, FLORIDA**

HPB FILE NUMBER  
**20-0388**  
FINAL SUBMITTAL  
**05-11-20**

NOT TO BE USED FOR CONSTRUCTION  
UNLESS STAMPED CONSTRUCTION SET  
AND APPROVED BY ARCHITECT

**REVISIONS**

DATE	DESCRIPTION	#

**DRAWING TITLE**

**SURVEY**

**SHEET NUMBER**

**A-2**

2 SET OF 24

**6Bxii TITLE COMMITMENT INFORMATION**  
SHEET 1 OF 1

THE TITLE DESCRIPTION AND SCHEDULE "B" ITEMS HEREON ARE FROM CHICAGO TITLE INSURANCE COMPANY, ORDER NO. 5993762, HAVING AN EFFECTIVE DATE OF NOVEMBER 6, 2016, REVISED NOVEMBER 16, 2016-REVISION C

**6B1 TITLE DESCRIPTION**  
LOTS 5, 6 AND 7, BLOCK 16 OF OCEAN BEACH ADDITION NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 56, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS REFERENCED ABOVE.

**6Dix SURVEYOR'S NOTES**

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2016 ALTA/NPS SURVEY REQUIREMENTS.
- ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NAD 29). BENCHMARKS 0-146 ELEVATION = 8.87' AND 3-318 ELEVATION = 8.17' PER MIAMI-DADE COUNTY VERTICAL CONTROL.
- THIS SURVEY WAS PERFORMED/PREPARED BASED ON TITLE COMMITMENTS DATED NOVEMBER 2016 PER THE CLIENT'S REQUEST. NO UPDATED TITLE HAS BEEN FURNISHED TO THE SURVEYOR PER THE DATE OF THIS SURVEY.
- PARTIAL VERTICAL RELIEF HAS BEEN ESTABLISHED AND DEPICTED PER THE CLIENT'S SPECIFICATIONS.

<b>4 LAND AREA</b>	19,500± SQUARE FEET	0.45± ACRES
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**6Biv BEARING BASIS**  
BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF BLOCK 16 BEING S 00°00'00" W, AN ASSUMED DATUM.

**5f CEMETERY NOTE**  
THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

**9 PARKING SPACES**  
NO ONSITE PARKING OBSERVED

**5Biii ACCESS TO PROPERTY**  
THE SUBJECT PROPERTY HAS DIRECT PHYSICAL PEDESTRIAN ACCESS TO OCEAN DRIVE, 11TH STREET, AND PUBLIC ALLEY ALL DEDICATED PUBLIC STREETS OR HIGHWAYS.

**16 EARTH MOVING NOTE**  
THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

**6Bvii CONTIGUITY STATEMENT**  
THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.

**7 SURVEYOR'S CERTIFICATE**

TO: GREENBERG TRAUBIG, P.A., WMSB, LLC, A FLORIDA LIMITED LIABILITY COMPANY, VM SOUTH BEACH, LLC, A NEW YORK LIMITED LIABILITY COMPANY, BANK HAPOLAM, S.M., AND CHICAGO TITLE INSURANCE COMPANY;  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5 (PARTIAL AS SPECIFIED), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 20, AND 21(CAD FILE) OF TABLE A THEREOF.  
THE FIELD WORK WAS COMPLETED ON 3/16/2020, UPDATED 02/11/2020.  
DATE OF PLAT OR MAP: 3/19/2020, UPDATED 02/12/2020.

PROFESSIONAL SURVEYOR & MAPPER NO: 4991  
STATE OF FLORIDA  
PROJECT NO: 2010094-25541 (UPDATE OF 1705369)

SURVEY PREPARED BY:  
AMERICAN SURVEYING AND MAPPING, INC.  
3191 MAUIRE BLVD., SUITE 200  
ORLANDO, FL 32803  
CERTIFICATE OF AUTHORIZATION # LB6393  
PHONE: (407) 426-7979  
FAX: (407) 426-9741  
INFO@ASM-CORPORATE.COM

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DATE REVISIONS TECH FIELD PW/CB DRAWING SCALE 1"= 10'

9/29/16	UPDATE SURVEY	JD	11/29/16	TITLE / CERTS	JCT	DRAWN BY: BLI/LDE	QC BY: IRH(12/1/16) TD(3/2/20)
10/25/16	ADD TITLE	JD	11/15/17	UPDATE SURVEY COMMENTS	JD	DRAWING NAME	2010094-25541 MIAMI BCH FL.DWG
10/27/16	SURVEYOR COMMENTS	JD	02/06/20	UPDATE, ADD TOPO	RJD		

**6Dii VICINITY MAP**  
13th ST  
12th ST  
11th ST  
10th ST  
9th ST  
8th ST  
7th ST  
6th ST  
5th ST  
4th ST  
3rd ST  
2nd ST  
1st ST  
WASHINGTON AVE  
COLLINS AVE  
OCEAN DR  
SITE

**6Diii NORTH ARROW & SCALE**  
1" = 10'  
GRAPHIC SCALE  
0 5 10 20'

**5Ciii SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS**

- BUILDINGS APPEAR TO ENCRUCH INTO BUILDING SETBACK LINES AS SHOWN ON THE WEST AND NORTH LINES.
- 8" WIDE CONCRETE WALL ON NORTH LINE OWNERSHIP UNKNOWN.
- RAMP CROSSES ONTO PUBLIC ALLEY.
- IRON FENCE AND CONCRETE PAD CROSS ONTO PUBLIC RIGHT-OF-WAY.
- EAVE OVERHANG CROSSES WESTERLY BOUNDARY LINE INTO RIGHT OF WAY BY 2.0' AT MOST.

**3 FLOOD INFORMATION**  
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "AE", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 120651 0317 L (MAP NO. 1206510317L), WHICH BEARS AN EFFECTIVE DATE OF 09/11/2009, AND IS IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "AE" DENOTES BASE FLOODPLAIN WHERE BASE FLOOD ELEVATIONS ARE PROVIDED.

**6Diii LEGEND AND ABBREVIATIONS**

CONCRETE SURFACE	SQ.FT. SQUARE FEET
NO PARKING AREA	N/S NOT SPECIFIED
RECOVERED MONUMENT AS NOTED	N/A NOT APPLICABLE
UNDERGROUND WIRE PULL BOX	T3B TRAFFIC SIGNAL BOX
GENERATOR	P1V POST INDICATOR VALVE
AC	TT TRANSFORMER
WM	TYP TYPICAL
GM	LB LICENSED BUSINESS
FDC	LS LICENSED SURVEYOR
PER RECORD PLAT	(C) CALCULATED
(M)	EL ELEVATION
R/W	OR. OFFICIAL RECORD
BOOK	BOOK
SPOT SHOT ELEVATION	AS SPECIFIED

**6Cviii PLATTED SETBACK OR RECORDED BUILDING RESTRICTION LINES**  
NONE PROVIDED TO THIS SURVEYOR.

**5Ei SCHEDULE "B" ITEMS**

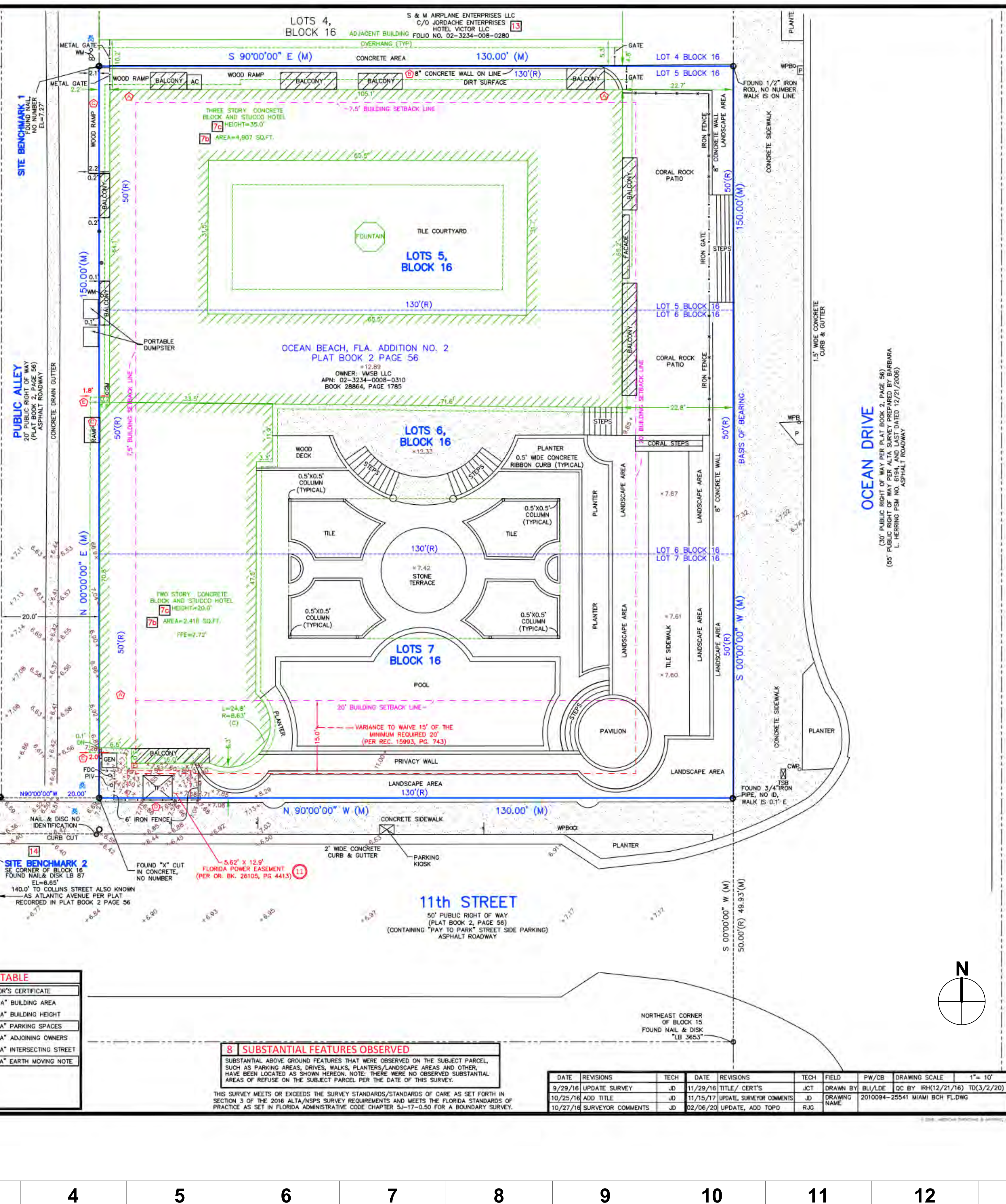
- MATTERS ON THE PLAT OF OCEAN BEACH ADDITION NO. 2 RECORDED IN PLAT BOOK 2, PAGE 56. (AFFECTS, NOTHING TO PLOT)
- COVENANTS, CONDITIONS AND RESTRICTIONS IN ORDER RECORDED IN OFFICIAL RECORDS BOOK 15983, PAGE 743. (AFFECTS, AS SHOWN)
- UNITY OF TITLE RECORDED IN OFFICIAL RECORDS BOOK 16026, PAGE 3304. (AFFECTS, NOTHING TO PLOT)
- COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN WARRANTY DEED IN OFFICIAL RECORDS BOOK 19267, PAGE 2761. (AFFECTS, NOTHING TO PLOT)
- EASEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 26105, PAGE 4413. (AFFECTS, AS SHOWN)

**ALTA/NPS LAND TITLE SURVEY IDENTIFICATION TABLE**

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**8 SUBSTANTIAL FEATURES OBSERVED**  
SUBSTANTIAL ABOVE GROUND FEATURES THAT WERE OBSERVED ON THE SUBJECT PARCEL, SUCH AS PARKING AREAS, DRIVES, WALKS, PLANTERS/LANDSCAPE AREAS AND OTHER, HAVE BEEN LOCATED AS SHOWN HEREON. NOTE: THERE WERE NO OBSERVED SUBSTANTIAL AREAS OF REFUGE ON THE SUBJECT PARCEL. PER THE DATE OF THIS SURVEY.

DATE	REVISIONS	TECH	DATE	REVISIONS	TECH	FIELD	PW/CB	DRAWING SCALE	1"= 10'
9/29/16	UPDATE SURVEY	JD	11/29/16	TITLE / CERTS	JCT	DRAWN BY: BLI/LDE	QC BY: IRH(12/1/16) TD(3/2/20)		
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10/27/16	SURVEYOR COMMENTS	JD	02/06/20	UPDATE, ADD TOPO	RJD				



**MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET**

ITEM #	ZONING INFORMATION	
1	ADDRESS:	1116 OCEAN DRIVE MIAMI BEACH FLORIDA
2	BOARD AND FILE NUMBERS :	
3	FOLIO NUMBER (S):	02-3234-008-03 10
4	YEAR CONSTRUCTED:	1,930
5	BASIS FLOOD ELEVATION:	EA +8.0'
6	ADJUSTED GRADE (FLOOD+GRADE/2)	7.63'
7	LOT WIDTH:	150'
8	MINIMUM UNIT SITE	200 SF
9	EXISTING USE:	HOTEL

	MAXIMUM	EXISTING	PROPOSED	DEFICIENCIES
10	HEIGHT	150'	40'	
11	NUMBER OF STORIES	150'	3 STORIES	
12	FAR	2.0	16,872 SF	
13	GROSS SQUARE FOOTAGE	150'	26,233 SF	
14	SQUARE FOOTAGE BY USE	N/A	N/A	
15	NUMBER OF UNITS RESIDENTIAL	N/A	N/A	
16	NUMBER OF UNITS HOTEL	N/A	10 ROOMS	
17	NUMBER OF SEATS	N/A	60 SEATS	
18	OCCUPANCY LOAD	N/A	299 PEOPLE	

	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
<b>SETBACKS</b>				
<b>SUBTERRANEAN:</b>				
19	NUMBER OF STORIES			
20	FAR	2.0		
21	GROSS SQUARE FOOTAGE			
22	SQUARE FOOTAGE BY USE			
23	NUMBER OF UNITS RESIDENTIAL			
<b>AT GRADE PARKING:</b>				
24	NUMBER OF UNITS HOTEL			
25	NUMBER OF SEATS			
26	OCCUPANCY LOAD			
27	OCCUPANCY LOAD			
28	OCCUPANCY LOAD			
<b>PEDESTAL:</b>				
29	FRONT SETBACK	10'	22.8'	(33.70') CANOPY
30	SIDE SETBACK	5'	4.8'	
31	SIDE SETBACK	N/A	N/A	
32	SIDE SETBACK FACING STREET:	20'	5' (WITH VANANCE)	(34.10') CANOPY
33	REAR SETBACK:	0'	0'	
<b>TOWER:</b>				
34	FRONT SETBACK	50'	N/A	
35	SIDE SETBACK	7.5'	N/A	

**CANOPY DATA:**  
 CANOPY SIZE: 55.5' x 28.5'  
 CANOPY AREA: 1,581.75 SF  
 CANOPY HEIGHT: 15.0'

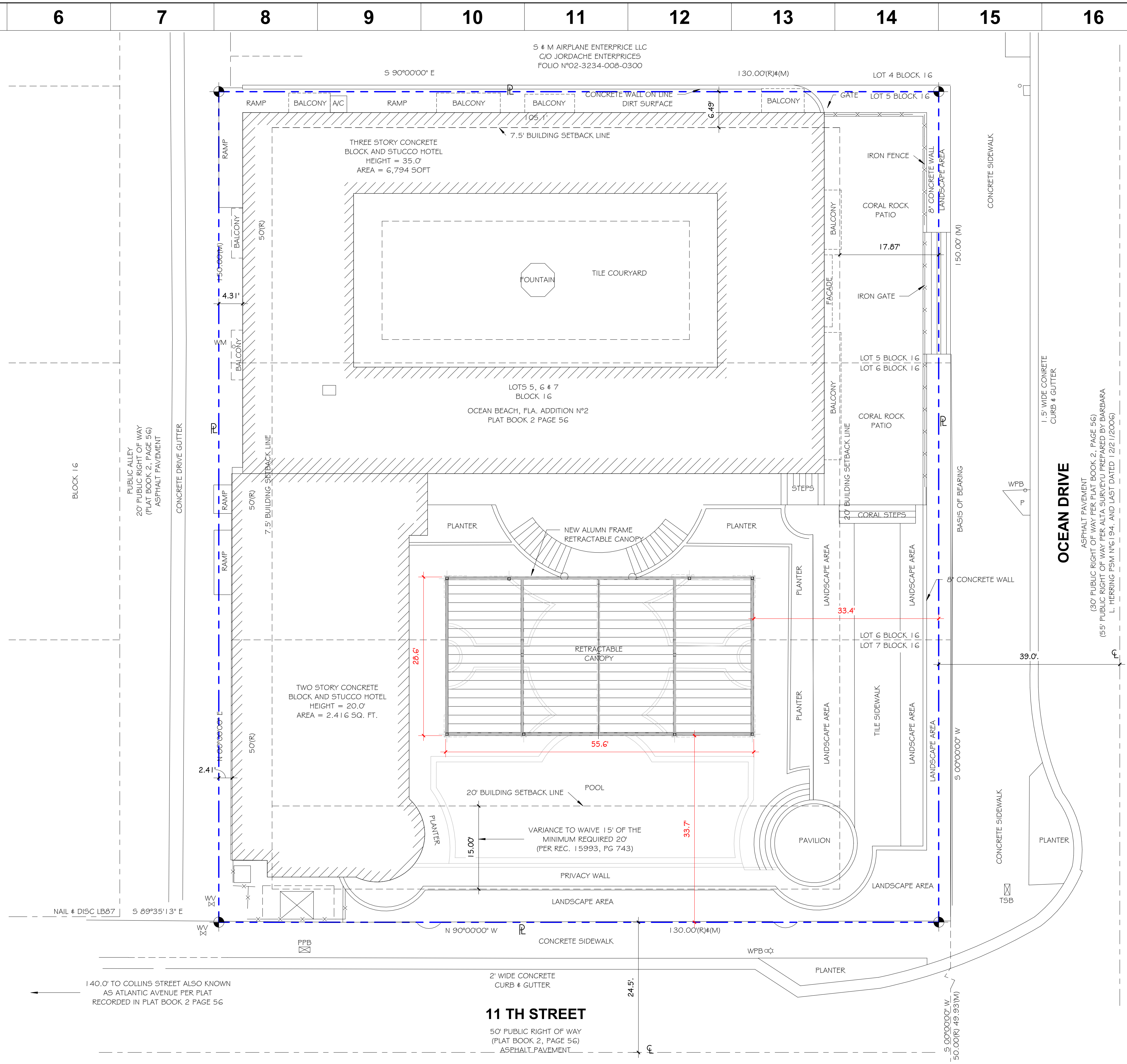
**CANOPY SETBACKS:**  
 FRONT SETBACK: 33.70' (OCEAN DRIVE)  
 STREET SIDE SETBACK: 34.07' (11TH STREET)

**PROJECT DATA:**

PROJECT SCOPE: SUPPLY OF RETRACTABLE CANOPY ON ROOFTOP OF THE VILLA CASA CASUARINA IN MIAMI, FLORIDA.  
 CONSTRUCTION TYPES: TYPE II, FIRE RESISTIVE, (R-1) STRUCTURAL FRAME - 2 HR RATED

MATERIAL COMPLIANCE: ALL MATERIALS MEET FLORIDA BUILDING CODE SECTION 3105.4 FOR CANOPY MATERIALS.  
 CANOPY IS TO BE CONSTRUCTED OF A RIGID FRAMEWORK WITH AN APPROVED COVERING THAT MEETS THE FIRE PROPAGATION PERFORMANCE CRITERIA OF NFPA 701, AND IN ACCORDANCE WITH FLAME SPREAD INDEX NOT GREATER THAN 25 WHEN TESTED IN ACCORDANCE WITH ASTM E 84.

NOTE: NO NEW CONSTRUCTION AREA OR INTERIOR REMODELING ADDED. RETRACTABLE CANOPY DO NOT AFFECT THE EXISTING FAR OR OCCUPANT LOAD.



**2 SITE PLAN**  
 SCALE: 1" = 10'-0"



**IMAGINATION DESIGN GROUP.**  
 ARCHITECTURAL DESIGN SERVICES  
 LICENSE #: AA26001627  
 3370 CORAL WAY  
 MIAMI, FLORIDA 33145  
 TEL: (305) 461-0720; FAX: (305) 461-0789  
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**WILFREDO AGURTO**  
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**RETRACTABLE CANOPY**  
**CASA CASUARINA**  
 1116 OCEAN DRIVE  
 MIAMI BEACH, FLORIDA

**HPB FILE NUMBER**  
 20-0388  
**FINAL SUBMITTAL**  
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**REVISIONS**

DATE	DESCRIPTION	#

**DRAWING TITLE**

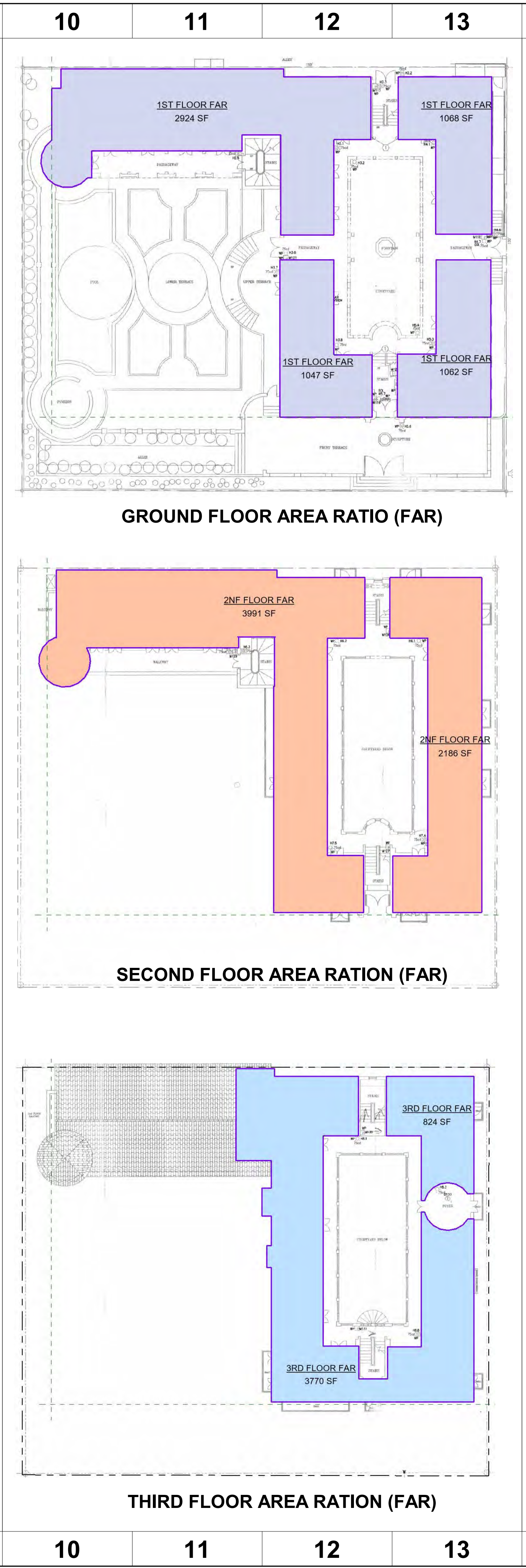
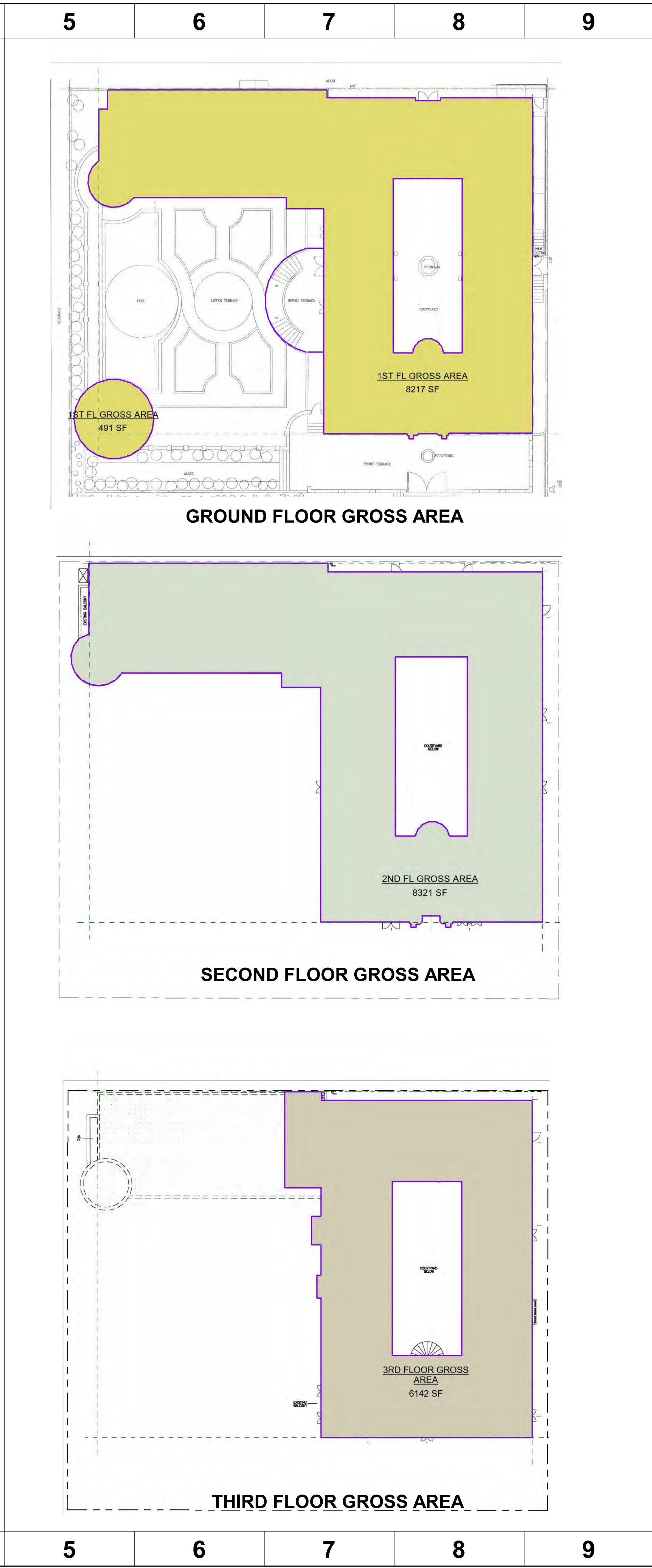
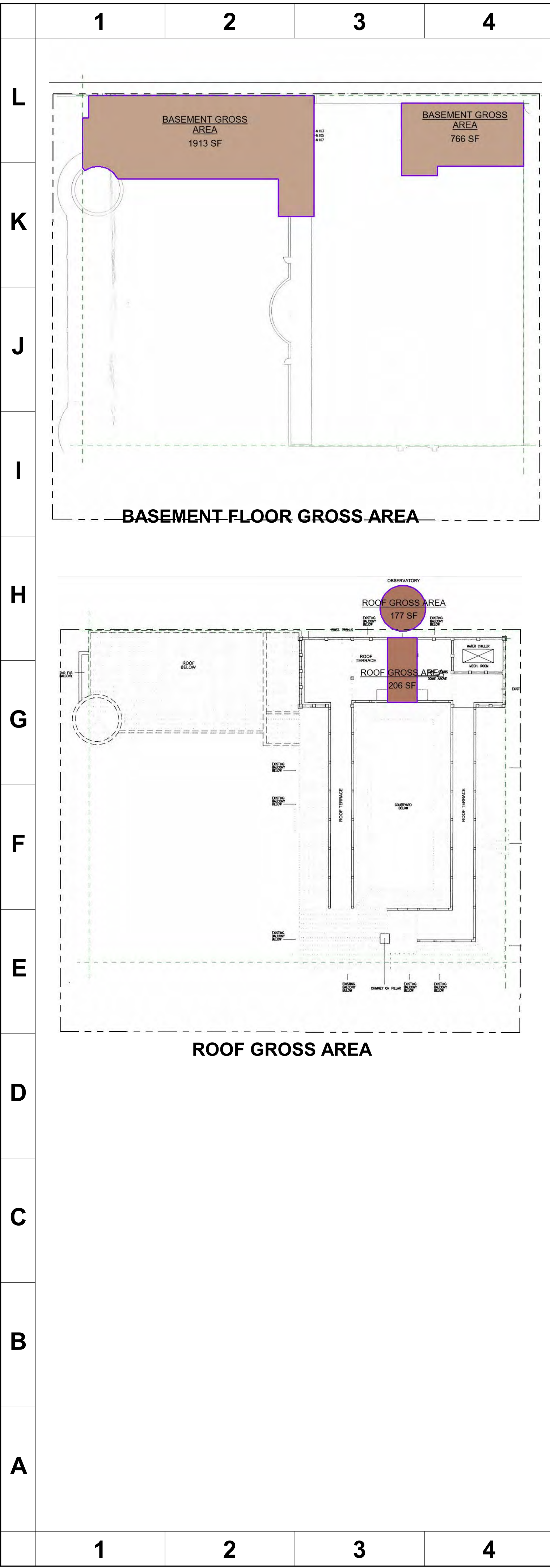
**SITE PLAN**

**SHEET NUMBER**

**A-3**

3 SET OF 24


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FAR AREA CALCULATION	
GROUND FLOOR FAR	6,101 SF
SECOND FLOOR FAR	6,117 SF
THIRD FLOOR FAR	3,770 SF
<b>TOTAL FAR</b>	<b>15,988 SF</b>

GROSS AREA CALCULATION	
BASEMENT FLOOR FAR	2,679 SF
GROUND FLOOR FAR	8,708 SF
SECOND FLOOR FAR	8,321 SF
THIRD FLOOR FAR	6,142 SF
ROOF FAR	383 SF
<b>TOTAL GROSS AREA</b>	<b>26,233 SF</b>



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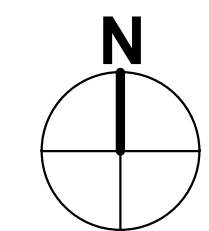
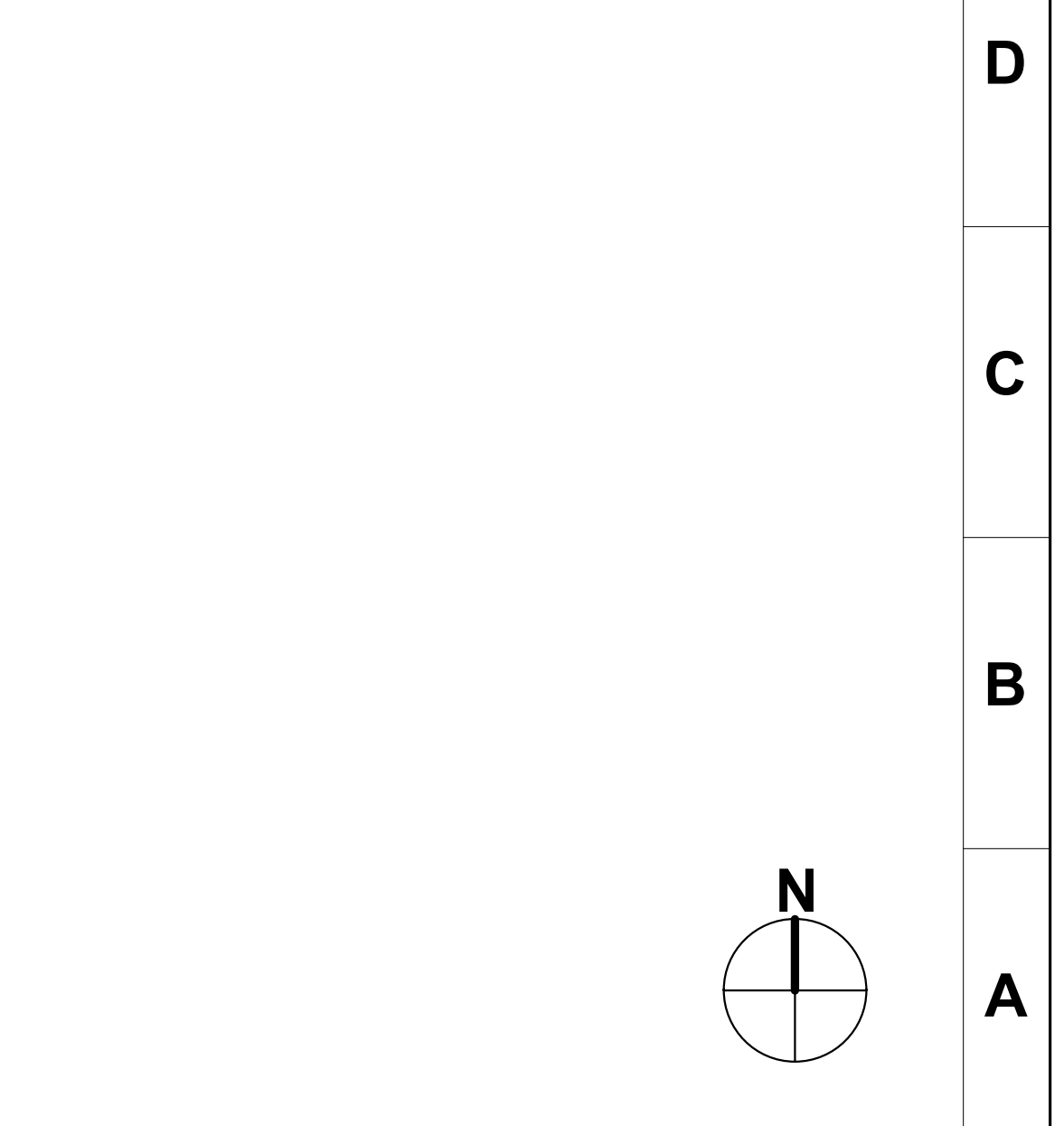
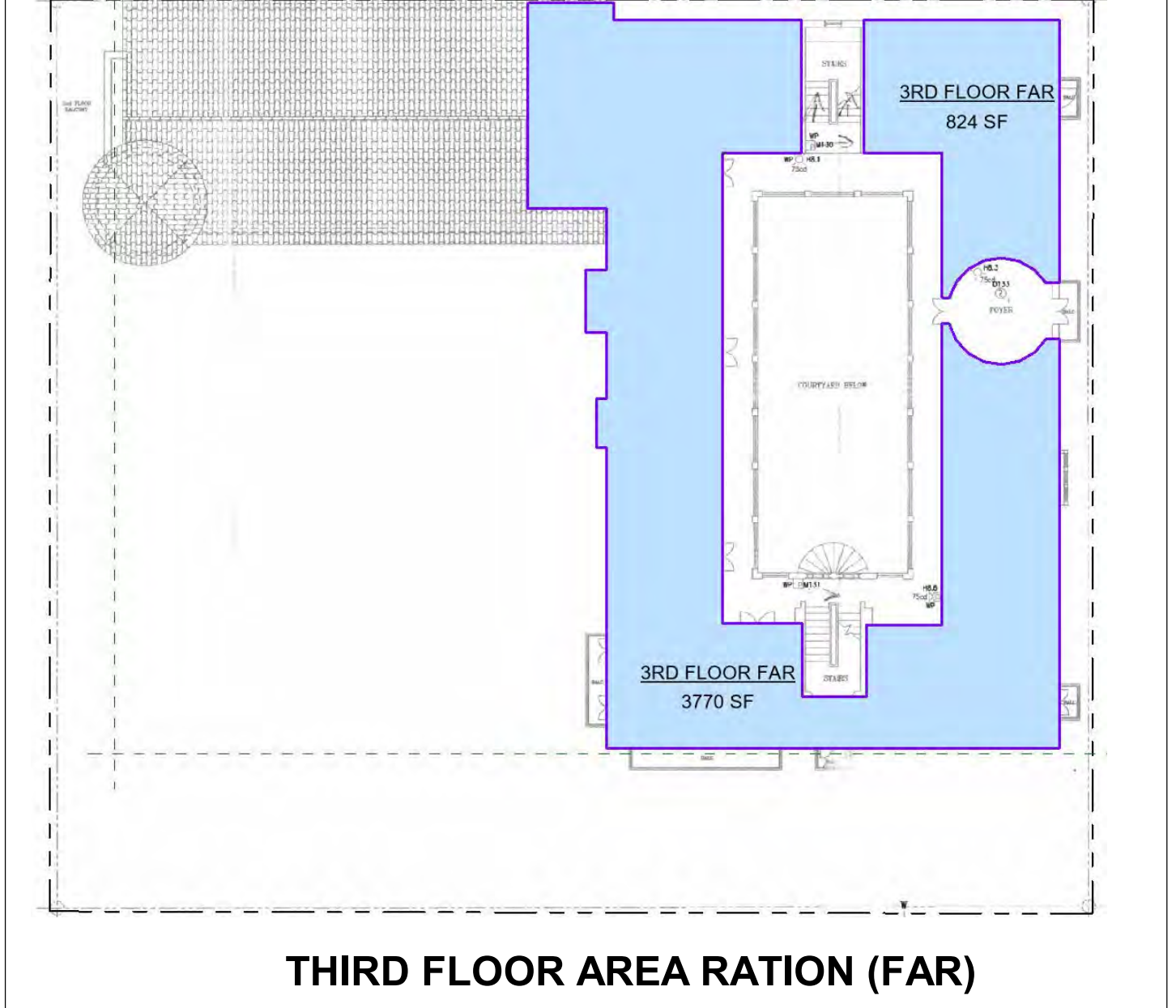
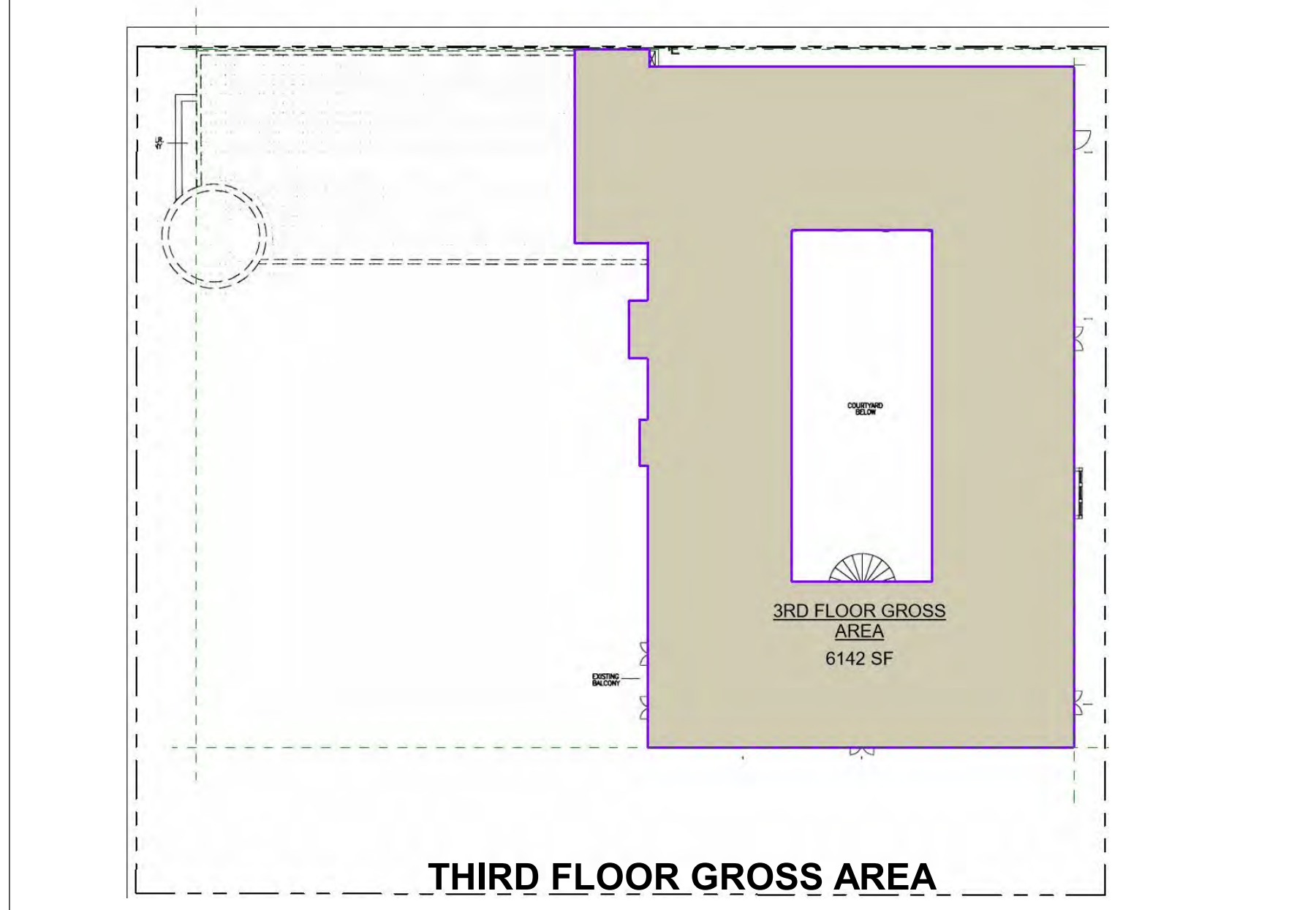
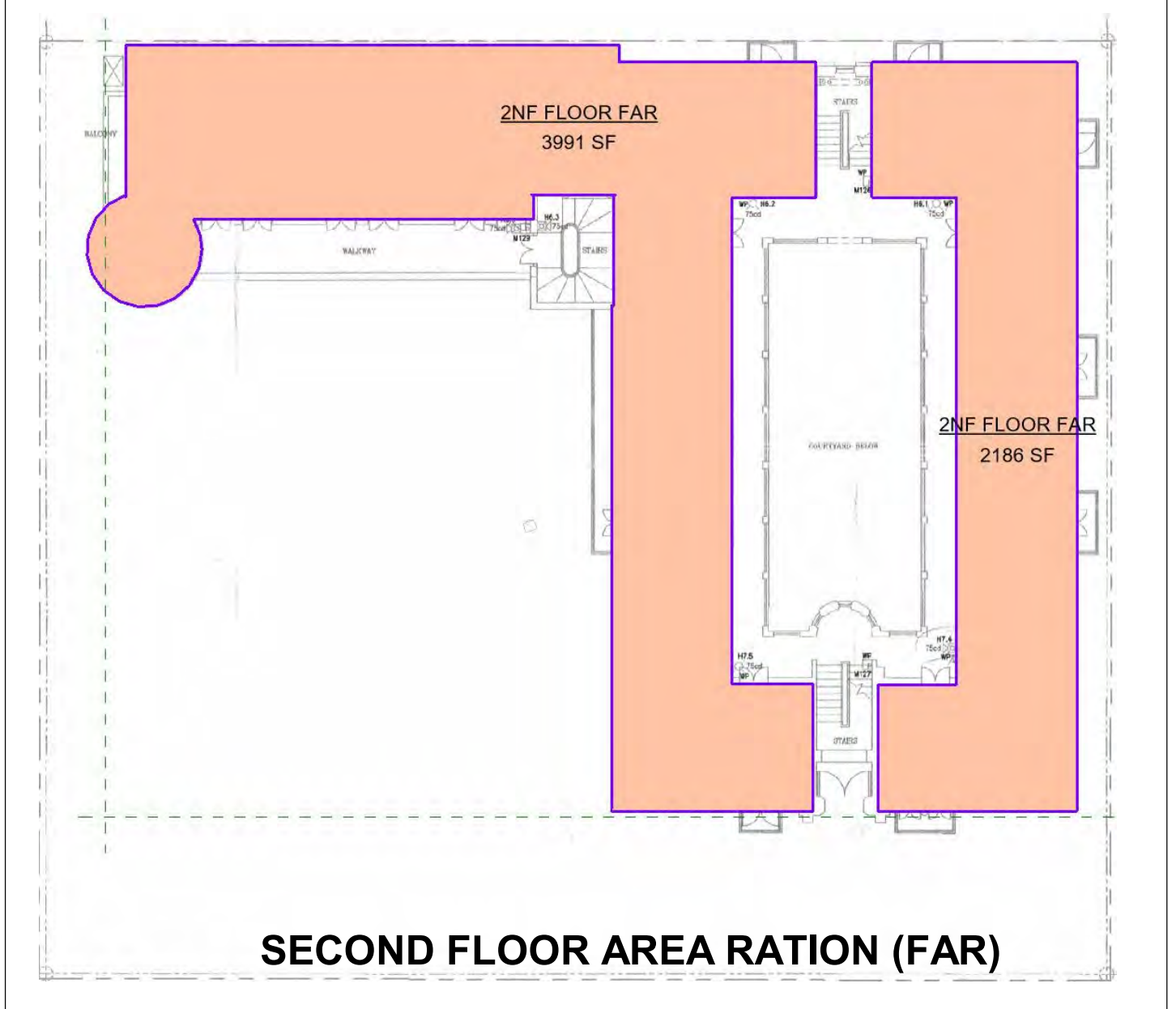
**REVISIONS**

DATE	DESCRIPTION	#

**DRAWING TITLE**  
**AREA DIAGRAMS**

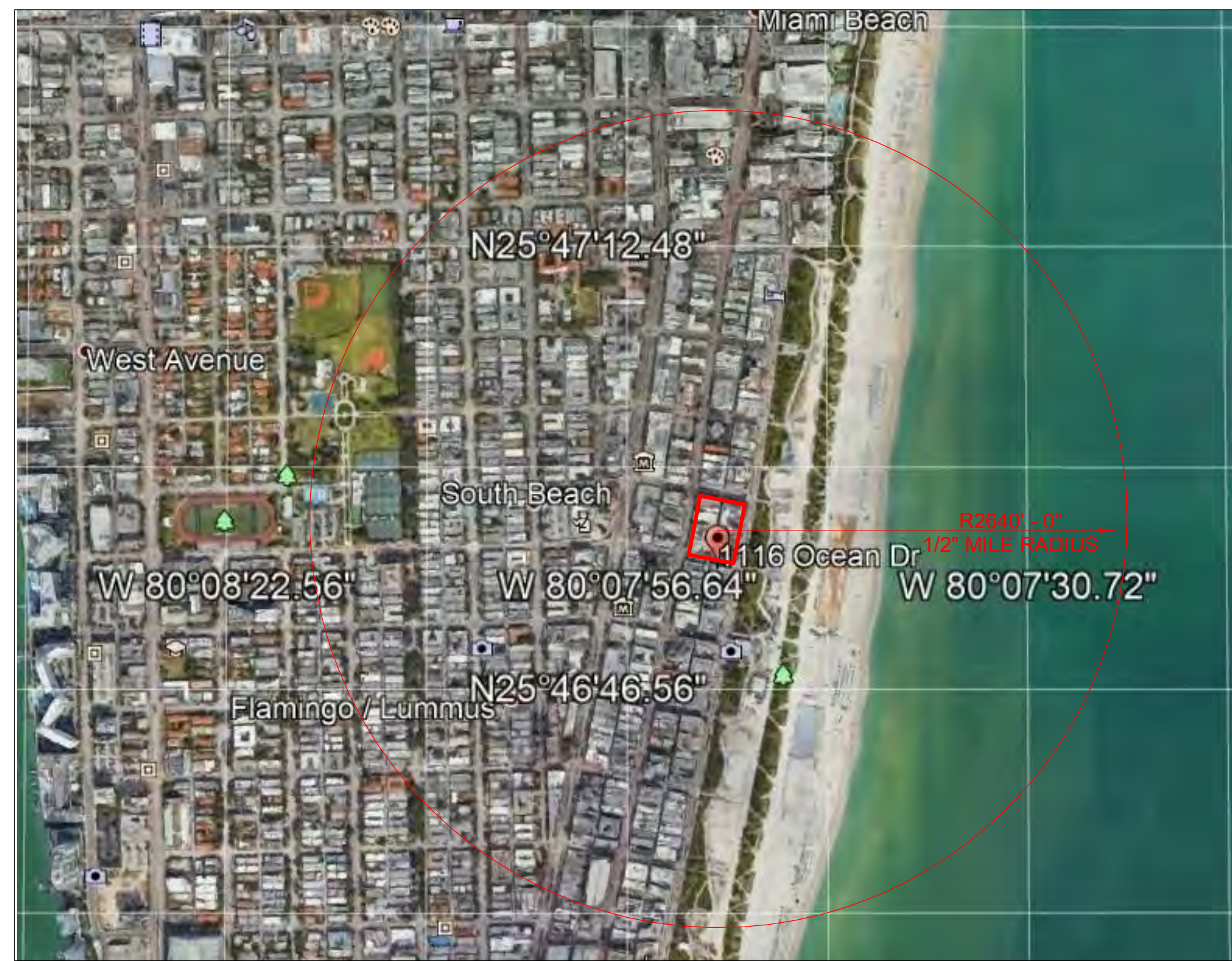
**SHEET NUMBER**  
**A-4**

4 SET OF 24



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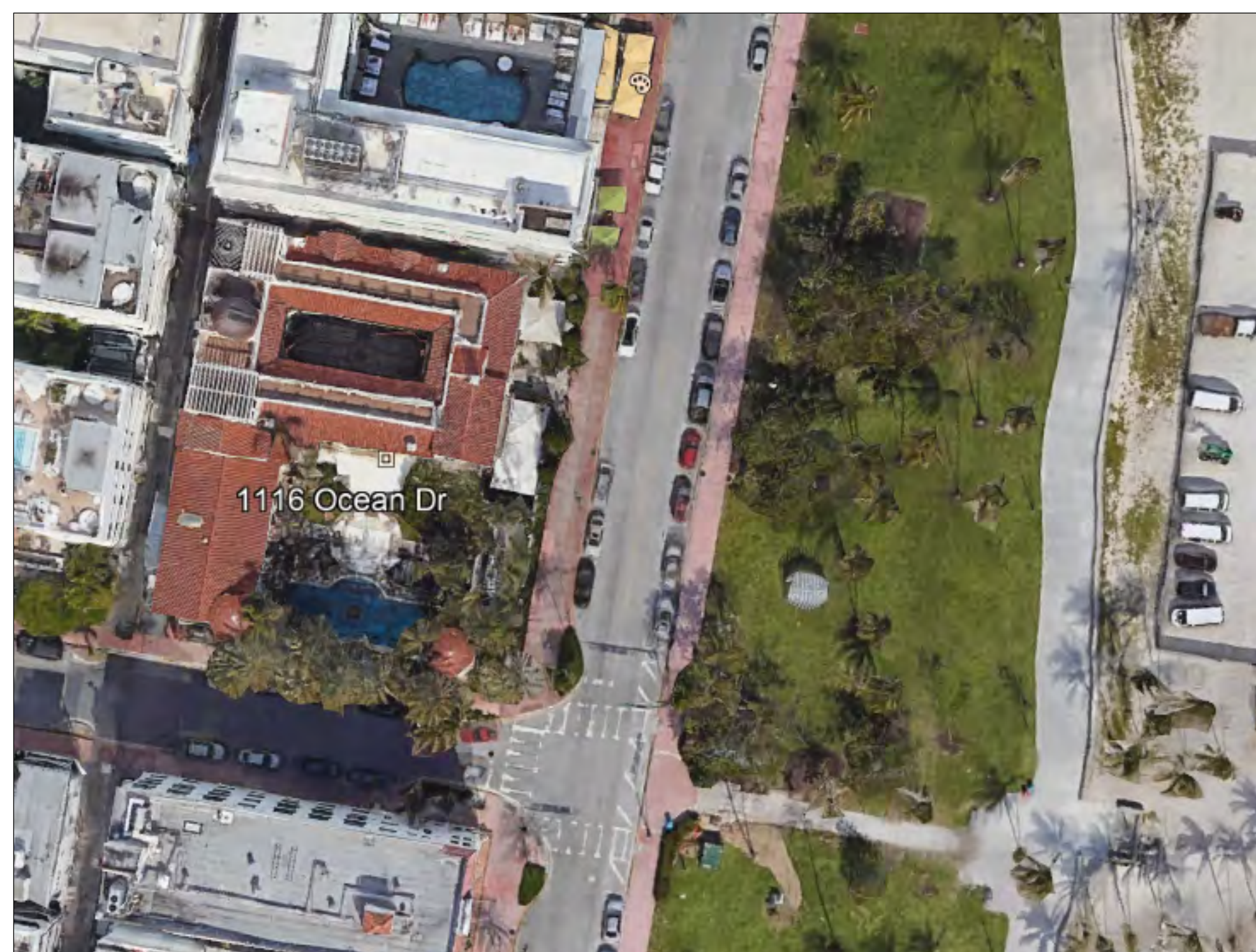
LATITUDE : 25° 46' 54.8566" LONGITUDE : -80° 07' 50.2784"



FRONT VIEW



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



SATELLITE VIEW



AERIAL VIEW



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DRAWING TITLE

**LOCATION PLAN**

SHEET NUMBER

**A-5**

5 SET OF 24

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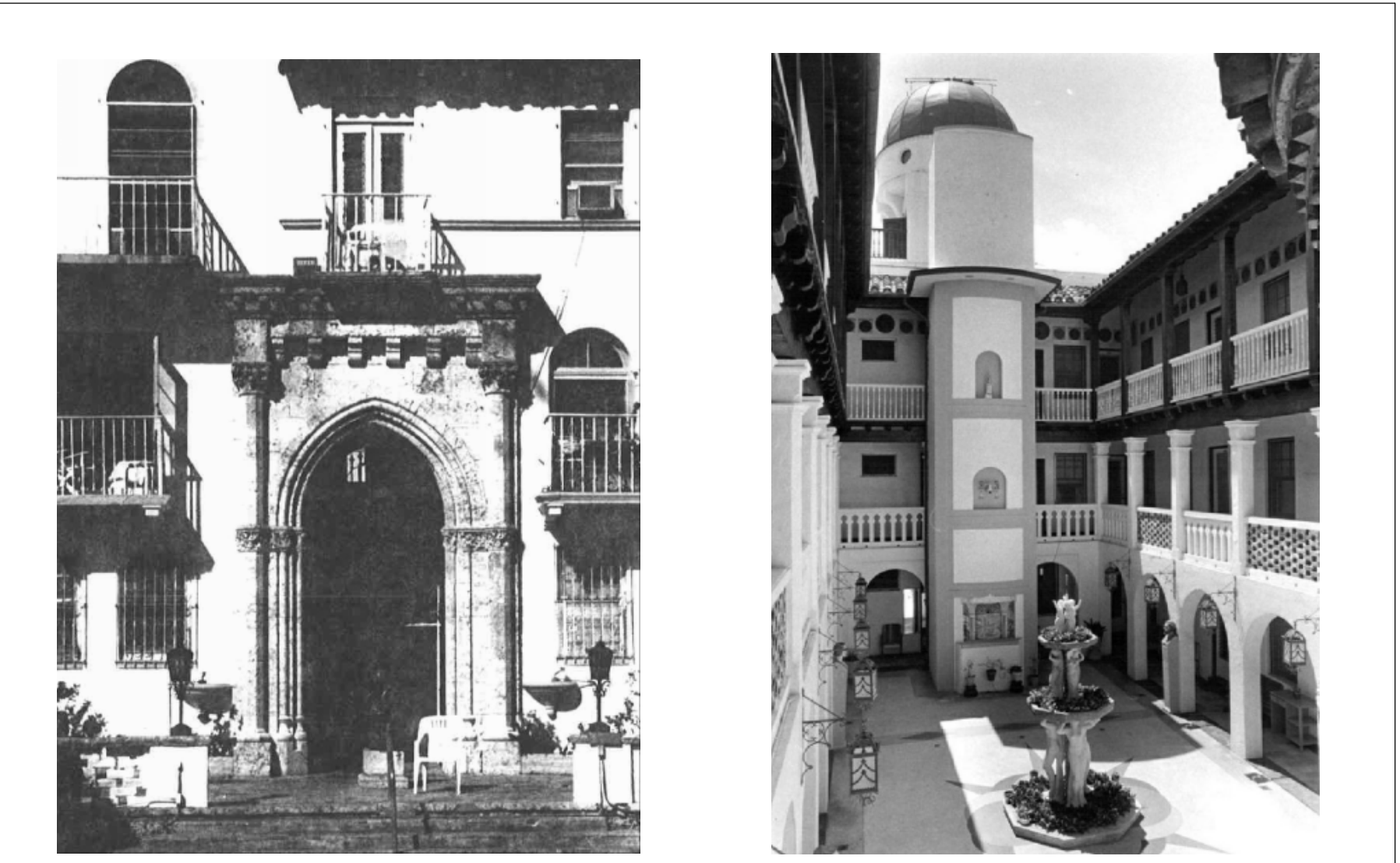
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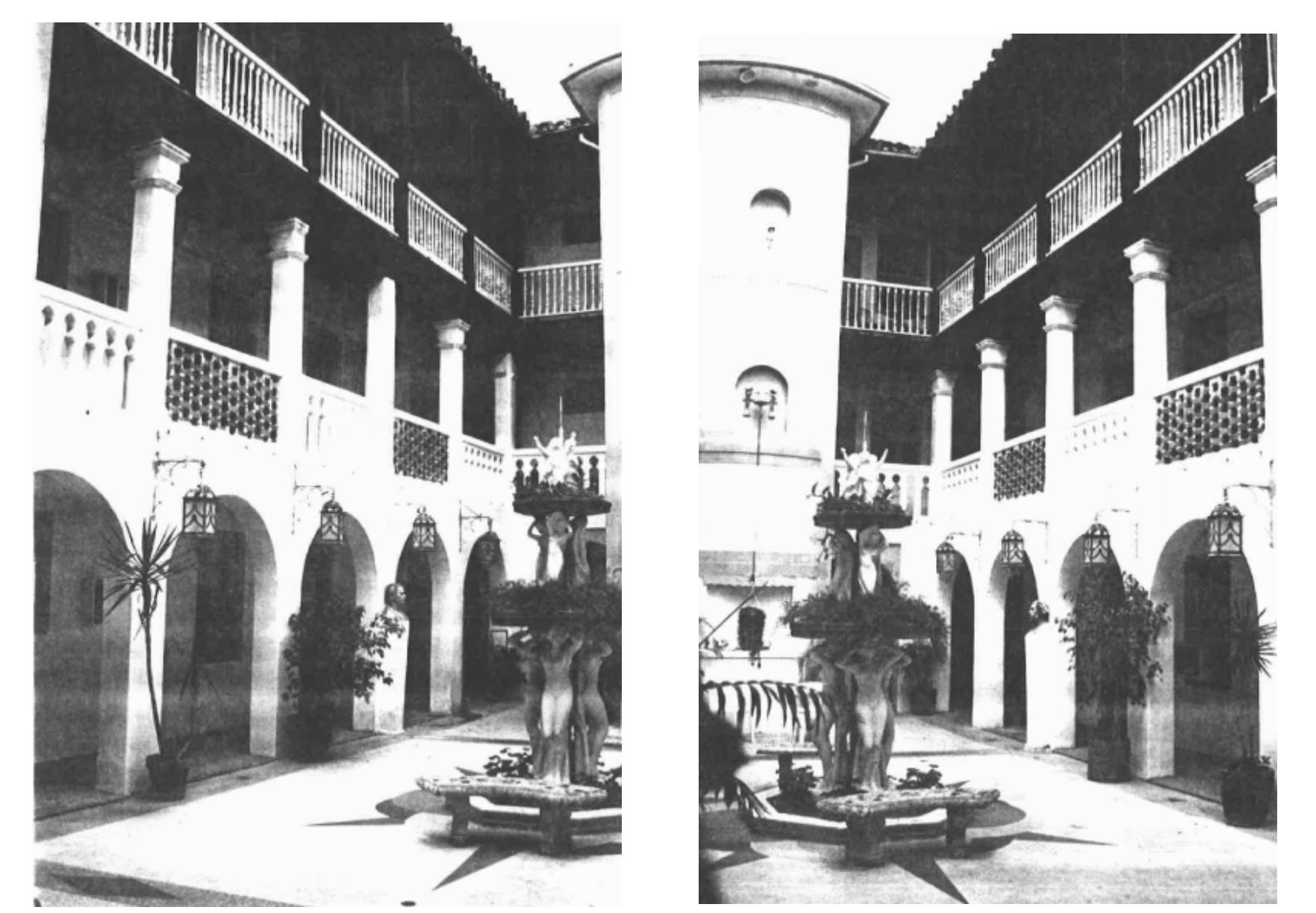
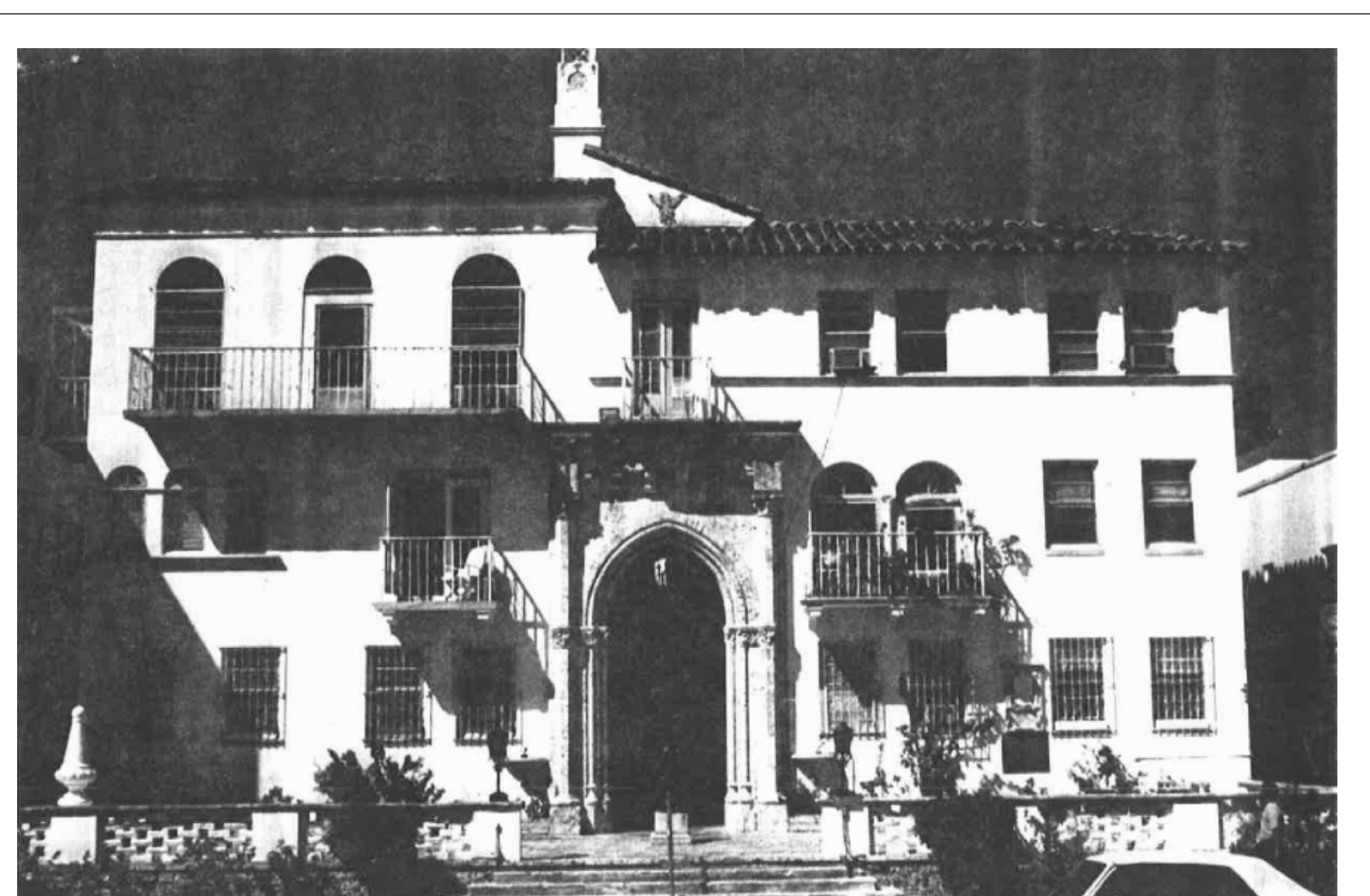


Casa Casurina (JPEG Image, 110.89 KB)

1930



1980's



1993

**HISTORY**

**ADLEN FREEMAN**

CASA CASUARINA WAS BUILT IN 1930 BY MAN NAMED ADLEN FREEMAN. ADLEN FREEMAN'S FATHER, JOEL FREEMAN WAS TREASURER OF THE STANDARD OIL TRUST (ALSO KNOWN AS ROCKEFELLER'S COMPANY) AND LEFT ADLEN A FABULOUS WEALTH WHEN HE PASSED AWAY.

THAT GAVE THE YOUNG AND WEALTHY ADLEN THE OPPORTUNITY TO RETIRE AT THE AGE OF 27 FROM BEING AN ARCHITECT AND TRAVEL ALL OVER THE WORLD. ADLEN WAS ALSO A DESCENDENT OF THE MAYFLOWER ON HIS MOTHER'S SIDE AND FELT A VERY STRONG TIE TO HISTORY. FREEMAN, ALWAYS WELL-TRAVELED AND VERY INTELLIGENT, LOVED THE ADVENTUROUS SPIRIT OF CHRISTOPHER COLUMBUS AND ON ONE OF HIS MANY TRIPS AROUND THE WORLD, WENT TO VISIT THE ALCAZAR DE COLON IN SANTO DOMINGO (DOMINICAN REPUBLIC) WHICH WAS BUILT BY DIEGO COLUMBUS (CHRISTOPHER COLUMBUS'S SON) AND IS KNOWN FOR BEING THE OLDEST RESIDENCE IN THE WESTERN HEMISPHERE.

ADLEN WAS SO INSPIRED BY THE HOUSE THAT HE DECIDED TO BUILD HIS OWN HOME IN MIAMI BEACH AS HOMAGE TO THE ALCAZAR DE COLON AND BOUGHT BACK 2 BRICKS FROM THE HOUSE. ONE SITS TO THE RIGHT HAND SIDE OF THE MAIN ENTRANCE AND ONE SITS IN HIS FORMER HOUSE IN THE CITY OF SANTA BARBARA, CALIFORNIA (NAMED THE "MONTARIOGOS") ESTATE, WHICH WAS LATER DONATED TO THE CITY AND WAS THEN RESTORED AND STUDIED BY THE PEARL CHASE SOCIETY OF SANTA BARBARA. ADLEN DREAMED OF LIVING IN A BOHEMIAN SOCIETY WITH ALL OF HIS FRIENDS FROM LOCAL AREAS SUCH AS COCONUT GROVE AND CORAL GABLES. IN ADDITION, ON HIS MANY TRIPS ABROAD HE WOULD MEET FASCINATING PEOPLE AND ALWAYS INVITE THEM TO HANG OUT IN HIS BEAUTIFUL HOME HERE IN MIAMI BEACH.

THE OCEANFRONT HOUSE WAS DESIGNED BY ARTHUR LAIDLER-JONES OF HENRY LA POINTE AND ARTHUR LAIDLER-JONES ARCHITECTS.

THE HUBBELL & HUBBELL COMPANY WAS THE CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF CASA CASUARINA. FT YOU LOOK DOWN, YOU WILL SEE THAT THE GROUND IS ORIGINAL KEY LIRNE CORAL, WHICH WAS PART OF THE ORIGINAL HOUSE DESIGNED BY NOTED 1920S INTERIOR DESIGNER ADDISON MIZNER WHO VIRTUALLY CREATED WEST PALM BEACH.

THE PROPERTY HAD A TOTAL OF 24 APARTMENTS. FREEMAN LIVED IN THE TOP-FLOOR-FRONT APARTMENT ON THE SOUTHEAST CORNER. THE REMAINING 23 APARTMENTS IN THE BUILDING WERE AVAILABLE FOR RENT AND TO HOUSE MANY OF FREEMAN'S FRIENDS THAT VISITED MIAMI BEACH.

ADLEN FREEMAN DIED AT CASA CASUARINA ON DECEMBER 29, 1937 FOLLOWING A PROLONGED ILLNESS. THE HOUSE WAS THEN SOLD TO JACQUE AMSTERDAM FOR \$100K, WHO CONTINUED TO RUN THE HOUSE AS AN APARTMENT COMPLEX THAT HE NAMED THE "AMSTERDAM PALACE. IN APRIL 1939, AMSTERDAM DID A SMALL RENOVATION OF THE HOUSE IN WHICH HE INSTALLED AN ELEVATOR SHAFT (WHERE THE CURRENT BELL IS LOCATED), REPLACED THE LILY POND IN THE COURTYARD WITH TERRAZZO FLOORING AND MOVED THE KNEELING APHRODITE STATUE TO THE FRONT TERRACE. ROOMS WERE RENTED FOR \$600/MONTH DURING WINTER SEASON AND \$300/MONTH IN THE SUMMER.

**GIANNI VERSACE**

IN 1992, WHILE ON VACATION WITH HIS FAMILY IN MIAMI BEACH, VERSACE TOOK A WALK DOWN OCEAN DRIVE AND WAS IMMEDIATELY ATTRACTED TO THE HOUSE BY THE "KNEELING APHRODITE" STATUE AND FELL IN LOVE WITH THE UNIQUE SPANISH ARCHITECTURE OF THE PROPERTY. OBSESSED WITH GREEK AND ROMAN MYTHOLOGY, VERSACE PURCHASED THE ORIGINAL HOUSE BUILT BY FREEMAN FOR \$2.95 MILLION AND THE LOT NEXT DOOR, AN OLD ART DECO HOTEL CALLED THE HOTEL REVERE. ALTHOUGH THIS NEIGHBORHOOD WAS PLACED ON THE NATIONAL REGISTER OF HISTORIC PLACES IN 1979 AND DESPITE STRONG OPPOSITION FROM THE MIAMI DESIGN PRESERVATION LEAGUE, VERSACE BOUGHT THE REVERE HOTEL NEXT DOOR FOR \$3.7 MILLION IN ORDER TO DEMOLISH IT AND PUT IN THE GARDEN, SWIMMING POOL AND SOUTH WING.

VERSACE INVESTED AN ADDITIONAL \$32 MILLION IN RENOVATIONS IN WHICH HE ADDED THE SOUTH WING, THE POOL AND GARDEN AND TURNED THE 24 APARTMENTS INTO 10 LARGE SUITES IN THE ORIGINAL HOUSE AND AN ADDITIONAL 2 NEW SUITES IN THE SOUTH WING. HE ALSO REMOVED THE ELEVATOR SHAFT IN THE COURTYARD, REPLACED THE FOUNTAIN AND ECONSTRUCTED THE OBSERVATORY, INCLUDING 4 NEW COPPER DOME.

VERSACE HAD PLANNED TO BUY THE THEN-VACANT LOT NEXT DOOR TO THE NORTH IN ORDER TO PUT IN A SECOND GARDEN, BUT WHEN HIS DEATH INTERVENED IT BECAME PART OF THE VICTOR HOTEL.

THE RENOVATIONS TOOK ALMOST 3 YEARS TO COMPLETE AND IN JULY 15, 1997, ONLY 5 YRS AFTER PURCHASING THE HOME, VERSACE WAS KILLED ON THE FRONT STEPS OF THE HOUSE ON HIS USUAL MORNING WALK HOME FROM NEWS CAFE.

IN ADDITION TO GIANNI VERSACE, THE HOUSE WAS ALSO USED BY HIS MANY CLOSE FRIENDS AND FAMILY MEMBERS. HIS BROTHER SANTO'S BEDROOM IS NOW CALLED THE VENUS ROOM, HIS SISTER DONATELLA'S BEDROOM IS THE SIGNATURE SUITE.

SOME CONTENTS OF WHEN VERSACE LIVED HERE WERE AUCTIONED IN NEW YORK CITY IN APRIL OF 2001 FOR A REPORTED \$28 MILLION. WHAT STILL REMAINS HERE FROM THE VERSACE ERA ARE THE RICHLY DECORATED WALLS, FLOORS, CEILINGS, AND WINDOWS, AS WELL AS THE POOL, GARDEN, AND THE ENTIRE SOUTH WING.

THE HOUSE SAT EMPTY FOR ABOUT 3 YEARS AND IN SEPTEMBER OF 2000, DONATELLA FINALLY SOLD THE PROPERTY TO PETER LOFTIN, A TELECOMMUNICATIONS MAGNATE FROM RALEIGH, N.C. FOR \$19 MILLION. LOFTIN USED THIS HOUSE AS A PRIVATE RESIDENCE AS WELL AS A HOTEL, MEMBERSHIP CLUB AND PRIVATE EVENTS VENUE FROM 2001 TO THE END OF 2009.

**BARTON G. WEISS**

IN DECEMBER OF 2009, EVENTS IMPRESARIO AND RESTAURATEUR BARTON G. WEISS LEASED THE PROPERTY AND TOOK OVER THE MANSION, IMPRINTING HIS OWN SIGNATURE STYLE ON THE STORIED HOUSE AND REOPENED AS THE VILLA BY BARTON G. IN SEPTEMBER 2013 FLORIDA BUSINESS CONNECTED TO JORDACHE ENTERPRISES BOUGHT THE MANSION AT AUCTION WITH A WINNING BID OF \$41.5 MILLION.

LEGEND MAINTAINS THAT CASA CASUARINA WAS THE ORIGINAL NAME GIVEN TO THE HOUSE WHEN IT WAS BUILT IN 1930 AS HOMAGE TO THE ONLY REMAINING TREE IN THE LOT AFTER THE 1926 HURRICANE THAT HIT SOUTH FLORIDA. FREEMAN WAS FORCED TO CUT DOWN THE TREE IN ORDER TO MAKE ROOM FOR THE CONSTRUCTION OF HIS NEW HOUSE. CASUARINA ESQUISITIFOLIA IS THE BOTANICAL NAME OF THE TROPICAL TREE POPULARLY KNOWN AS THE "AUSTRALIAN PINE".



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LICENSE # AA26001627  
3370 CORAL WAY  
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WAGURTO@GMSN.COM

WILFREDO AGURTO  
AR# 0093855

RETRACTABLE CANOPY  
CASA CASUARINA  
1116 OCEAN DRIVE  
MIAMI BEACH, FLORIDA

HPB FILE NUMBER  
20-0388  
FINAL SUBMITTAL  
05-11-20

NOT TO BE USED FOR CONSTRUCTION  
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AND APPROVED BY ARCHITECT

REVISIONS  
DATE DESCRIPTION #

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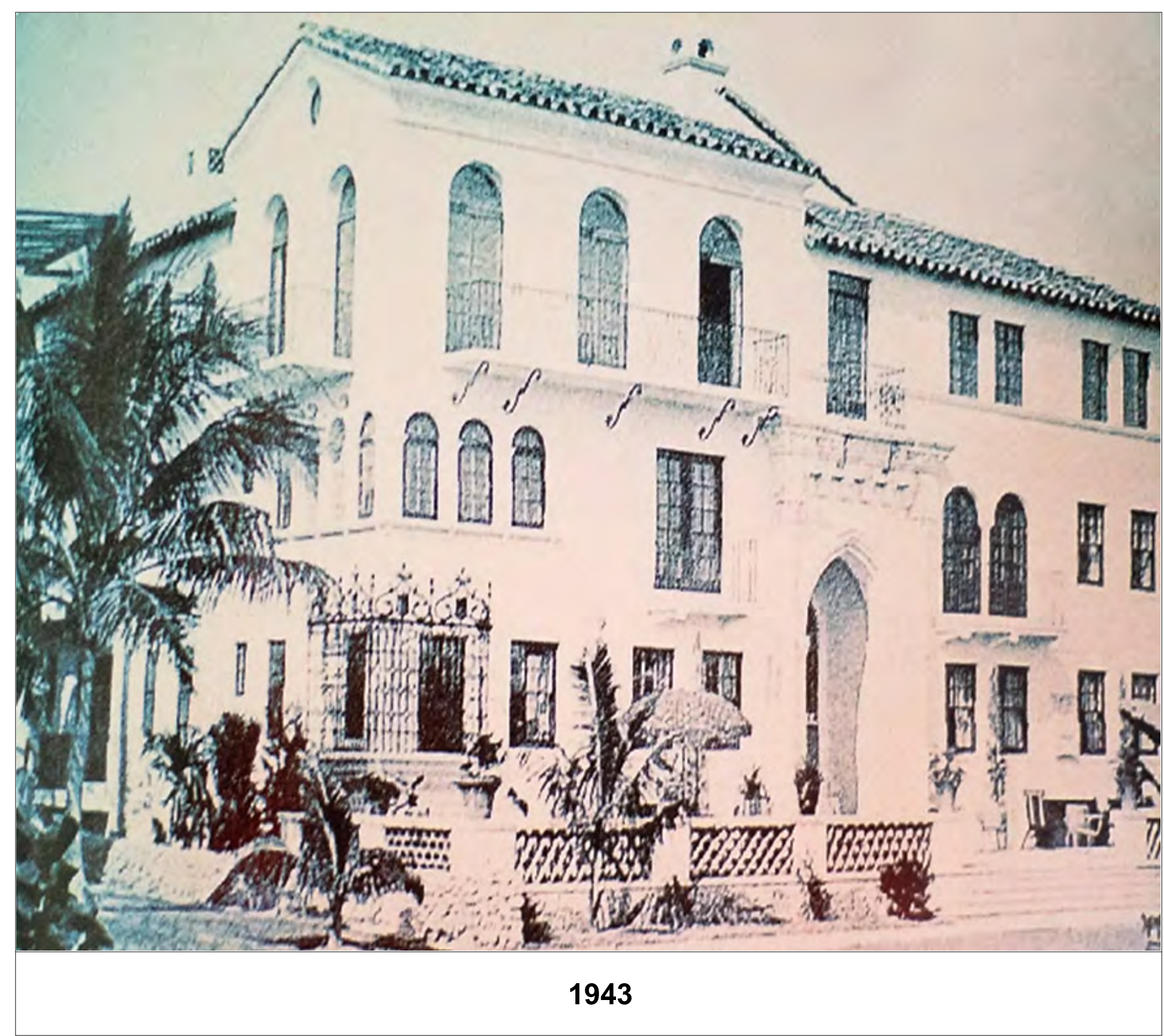
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6 SET OF 24

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3370 CORAL WAY  
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WAGURTO@MSN.COM

WILFREDO AGURTO  
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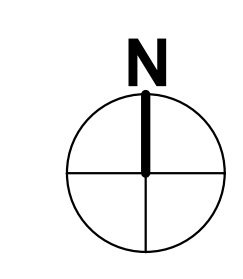
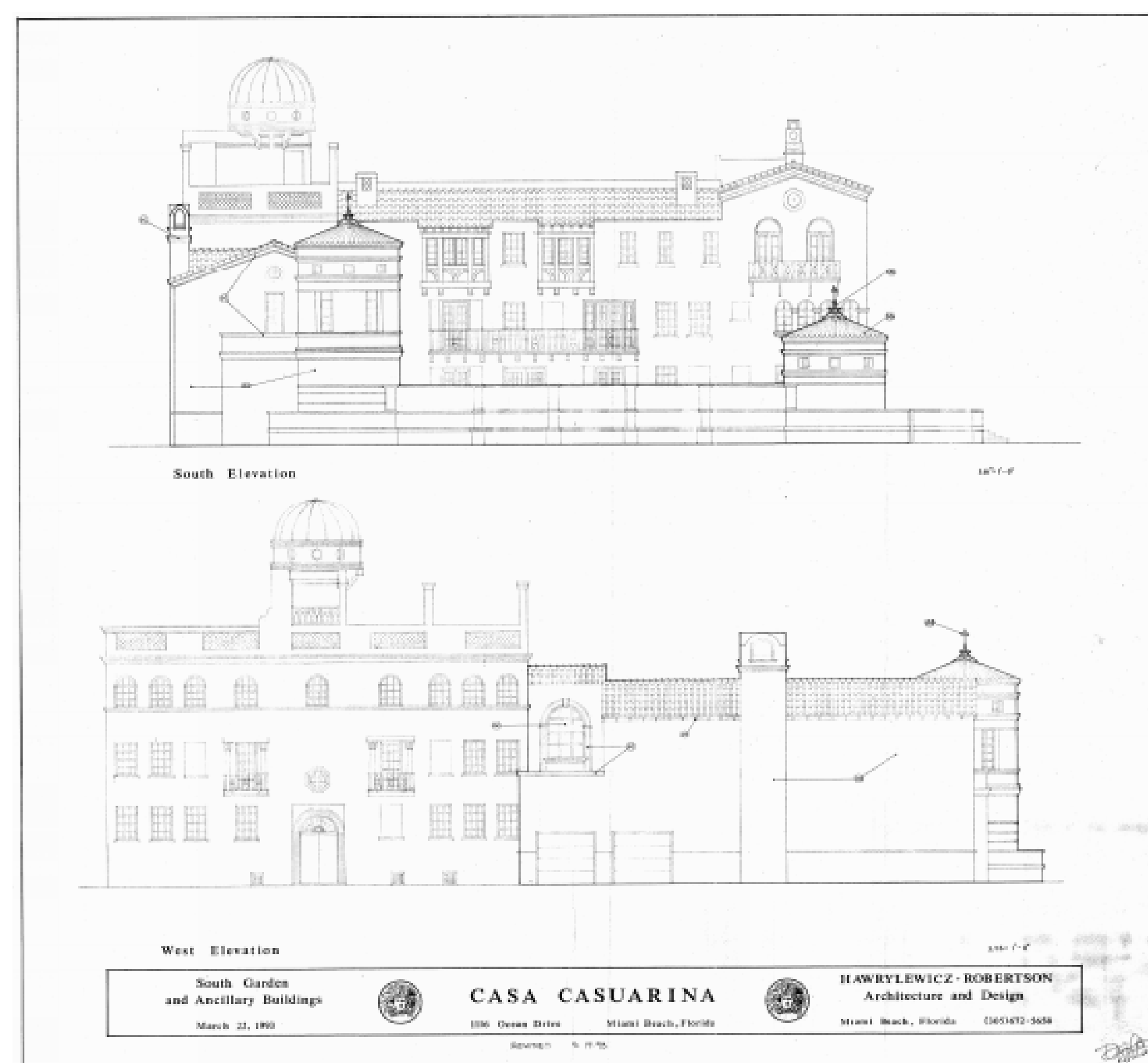
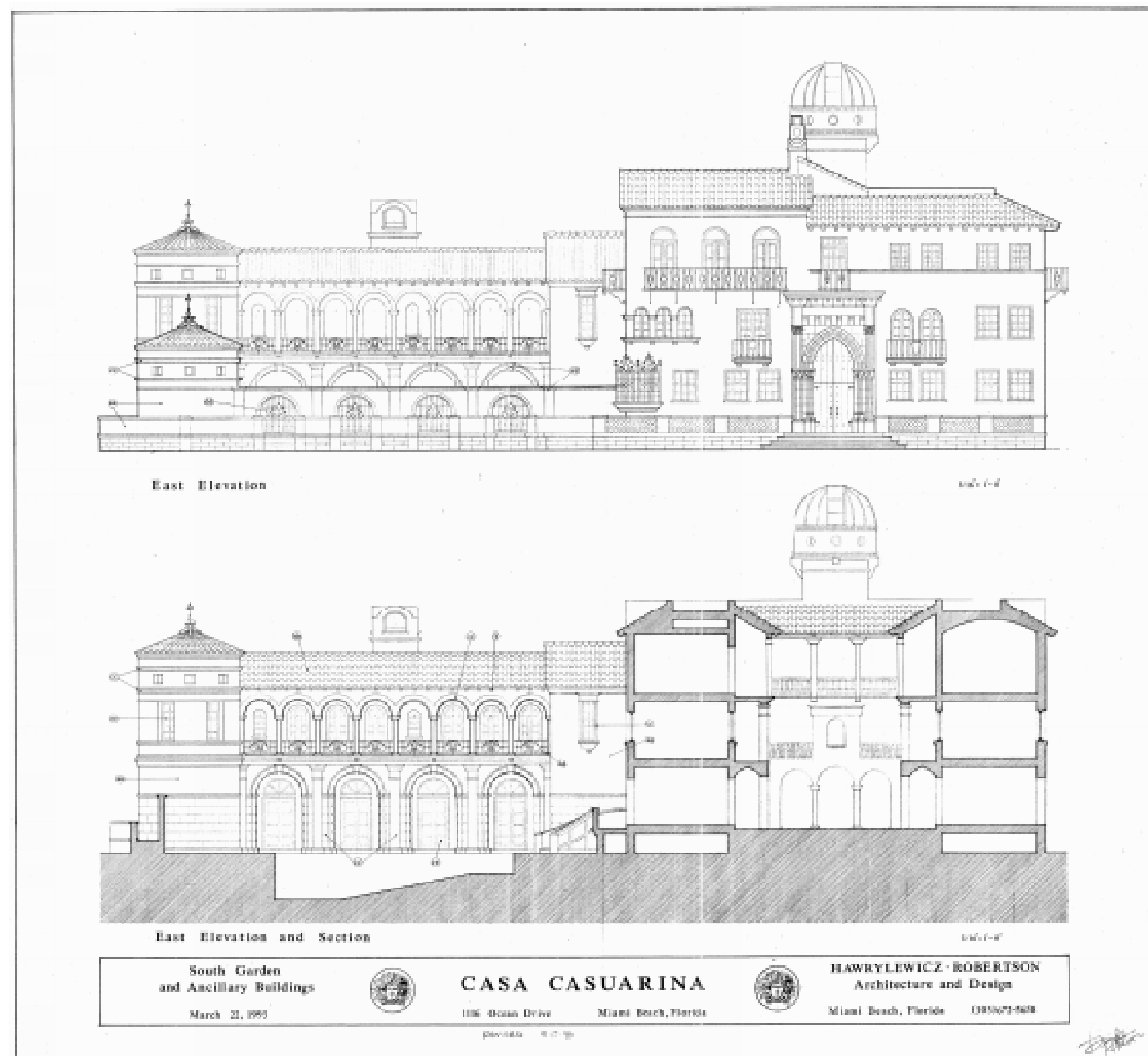
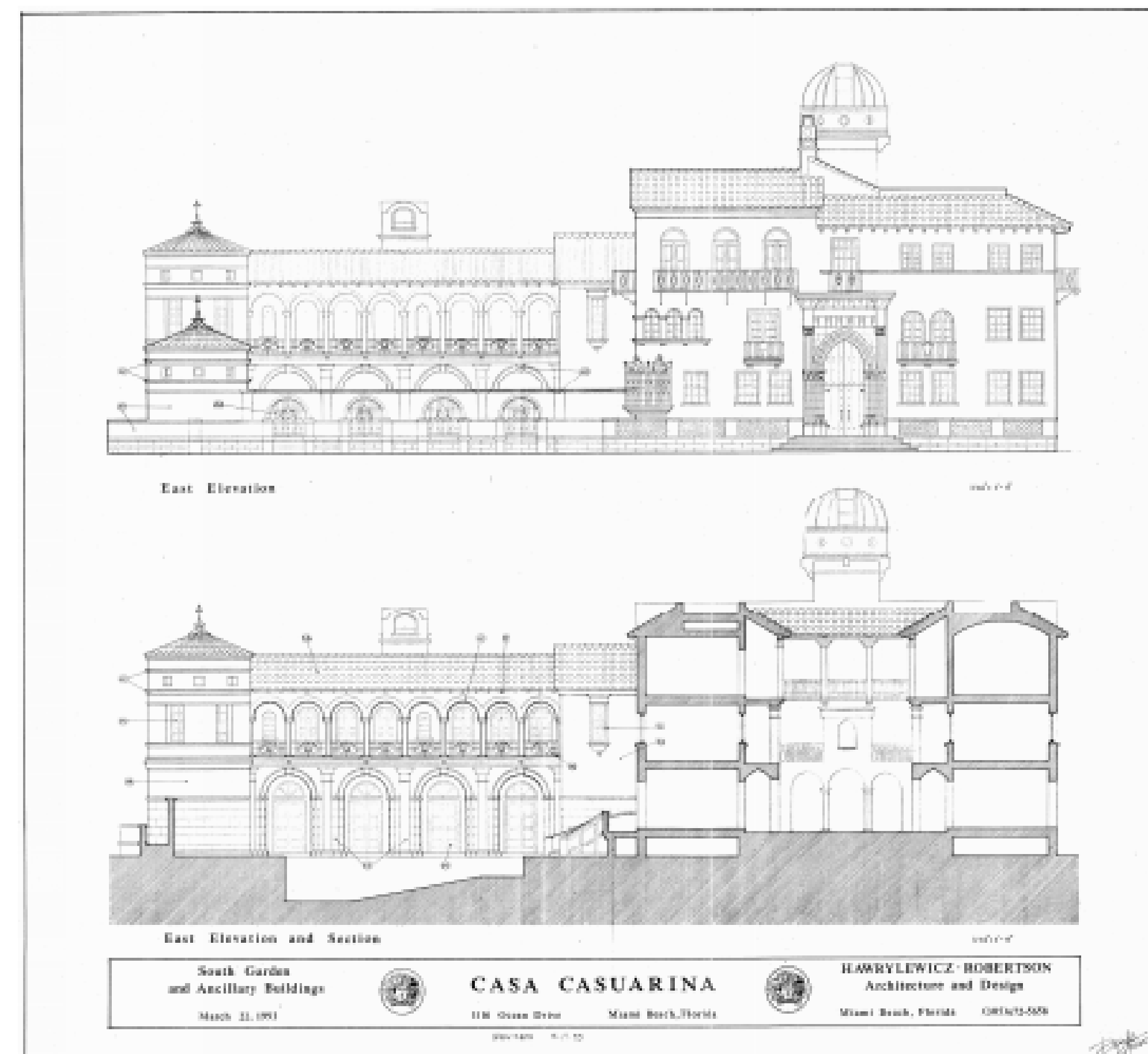
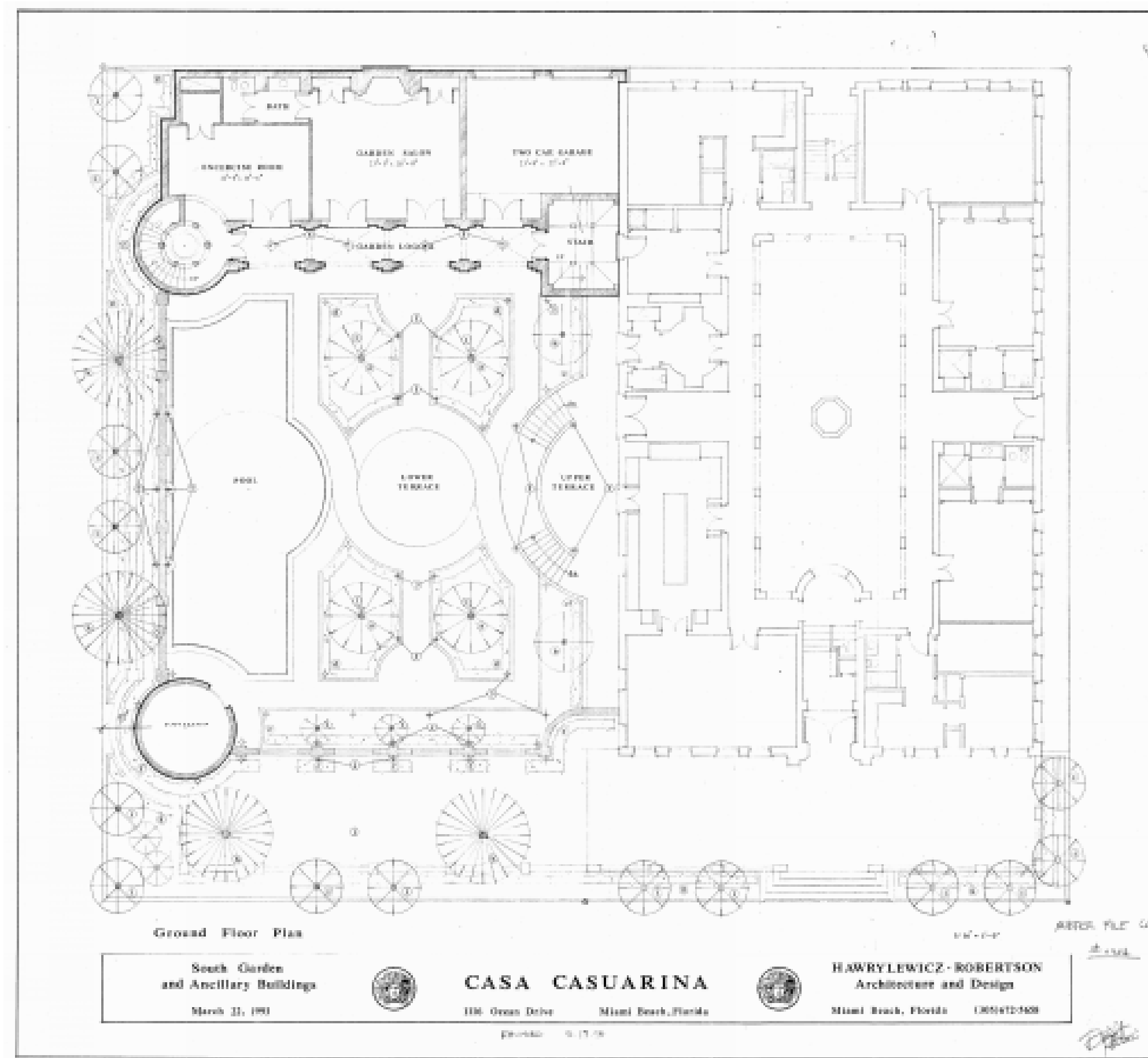
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WAGURTO@MSN.COM

WILFREDO AGURTO  
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DATE	DESCRIPTION	#

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**PREVIOUS BLDG  
PERMIT &  
DRAWINGS**

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**A-8**

8 SET OF 24

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WAGURTO@MSN.COM

WILFREDO AGURTO  
AR# 0093855

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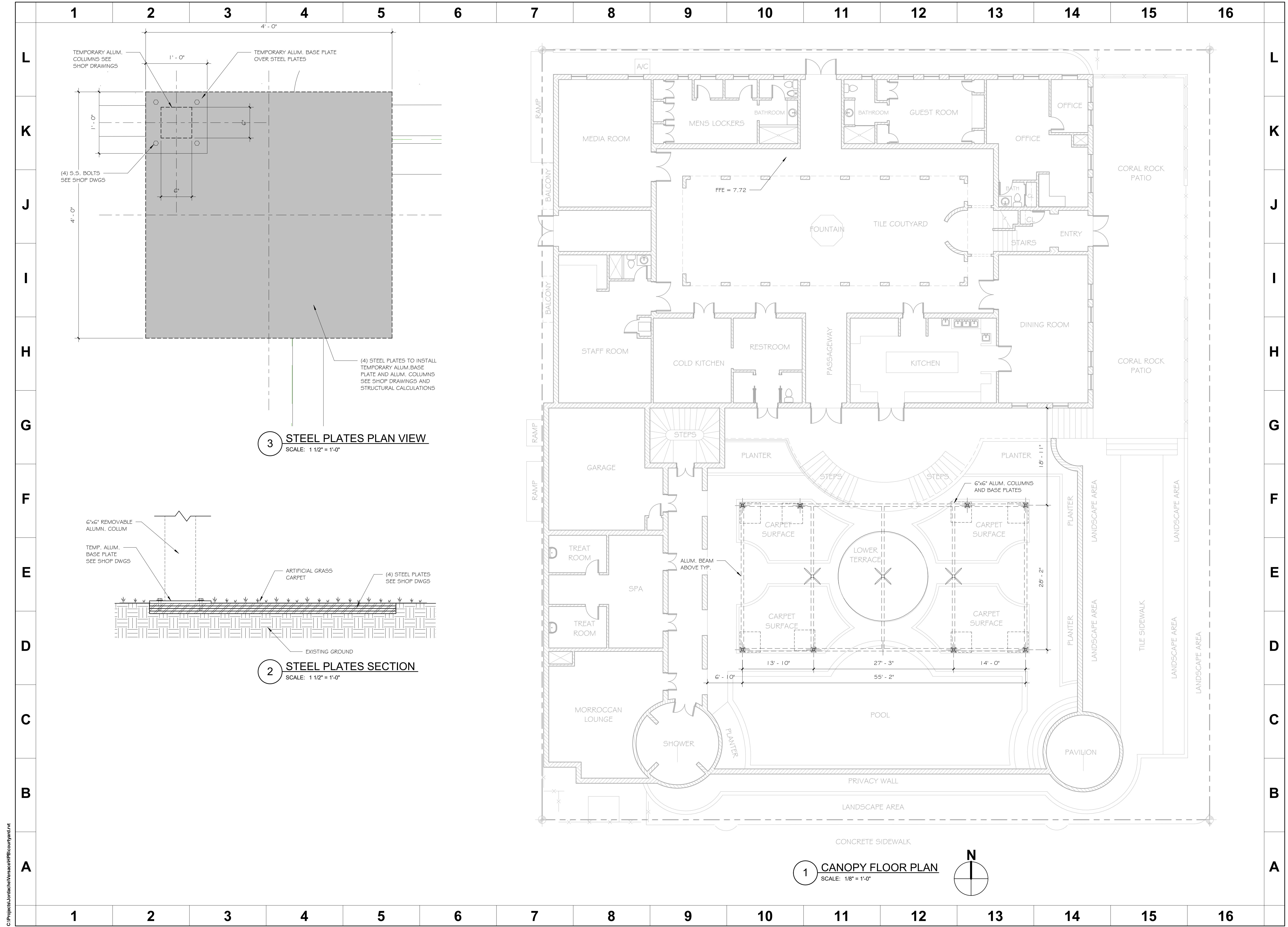
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**DRAWING TITLE**

**CANOPY FLOOR PLAN**

**SHEET NUMBER**

**A-9**



**3 STEEL PLATES PLAN VIEW**  
SCALE: 1 1/2" = 1'-0"

**2 STEEL PLATES SECTION**  
SCALE: 1 1/2" = 1'-0"

**1 CANOPY FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

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WILFREDO AGURTO  
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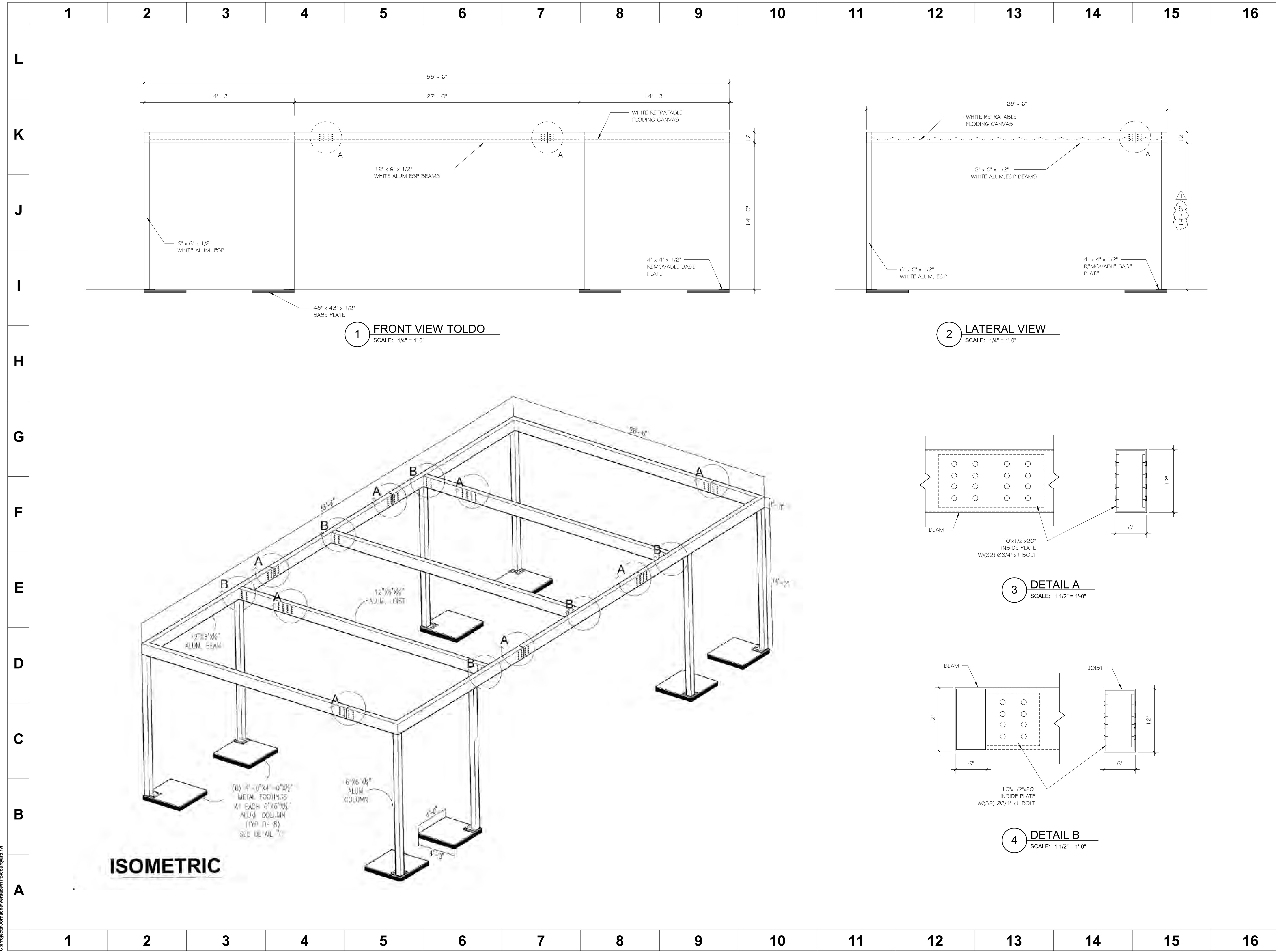
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DRAWING TITLE  
**RETRACTABLE CANOPIE DETAILS**  
SHEET NUMBER  
**A-10**



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 WAGURTO@MSN.COM

WILFREDO AGURTO  
 AR# 0093855

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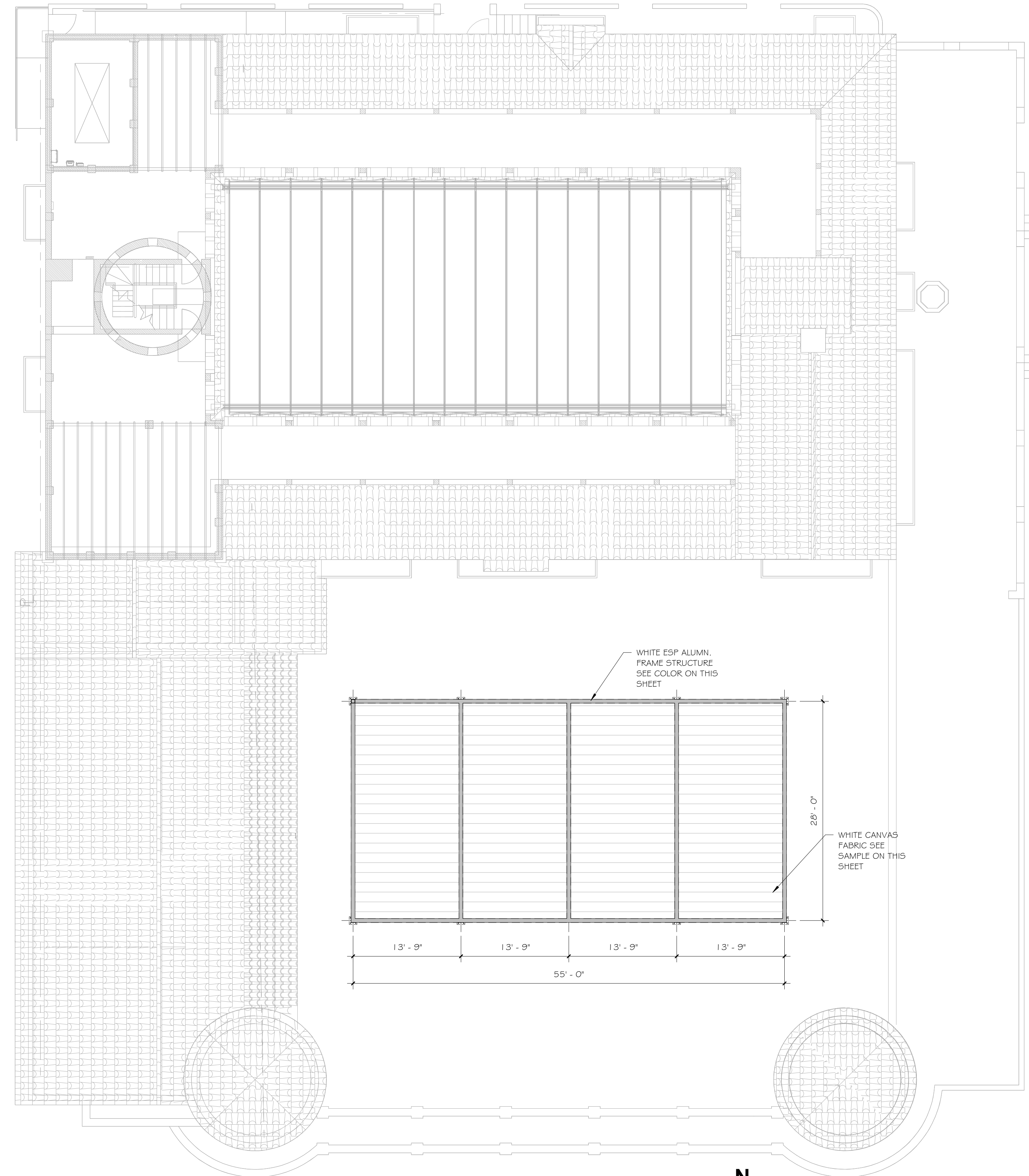
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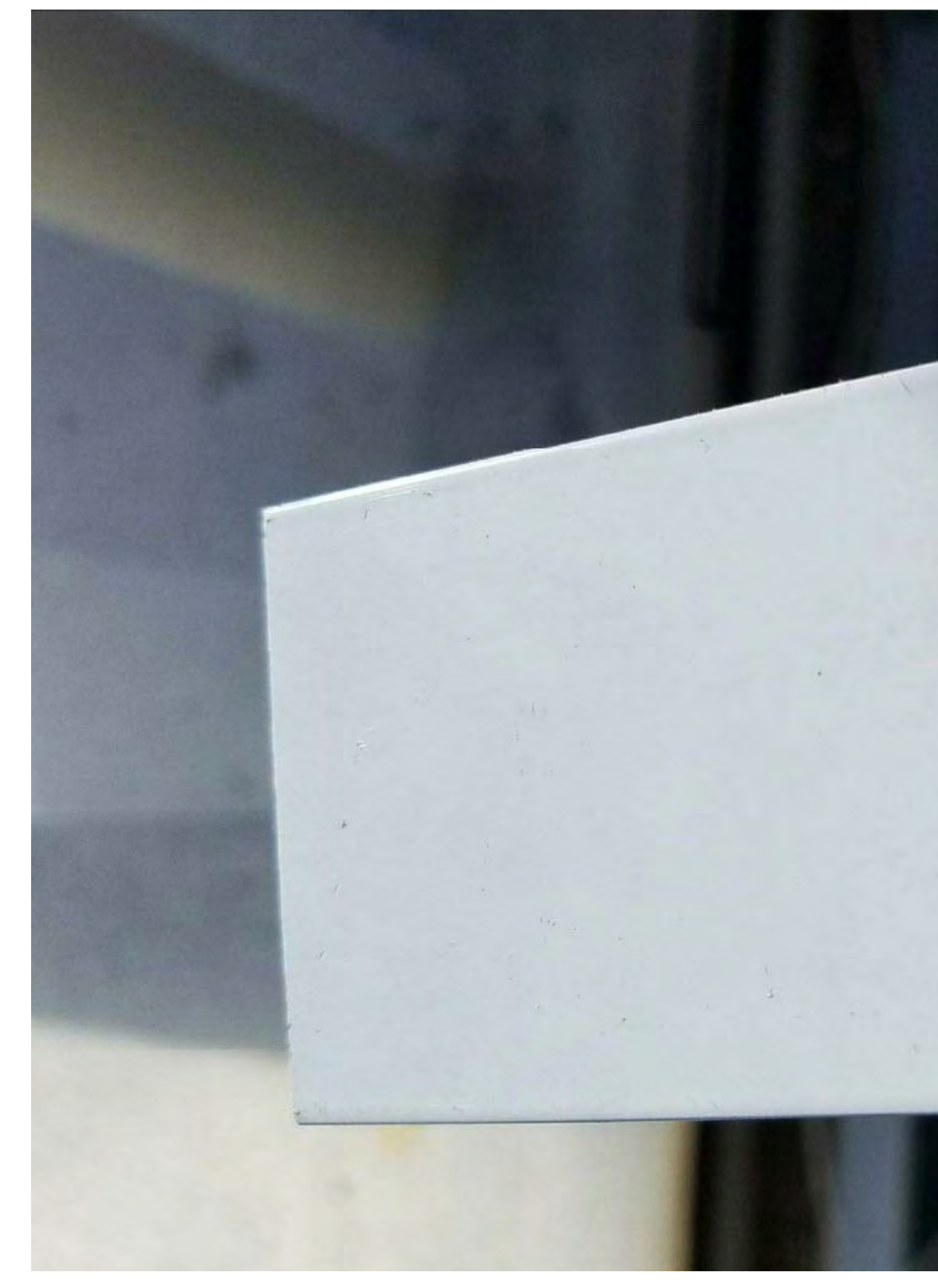
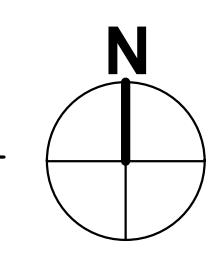
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SHEET NUMBER  
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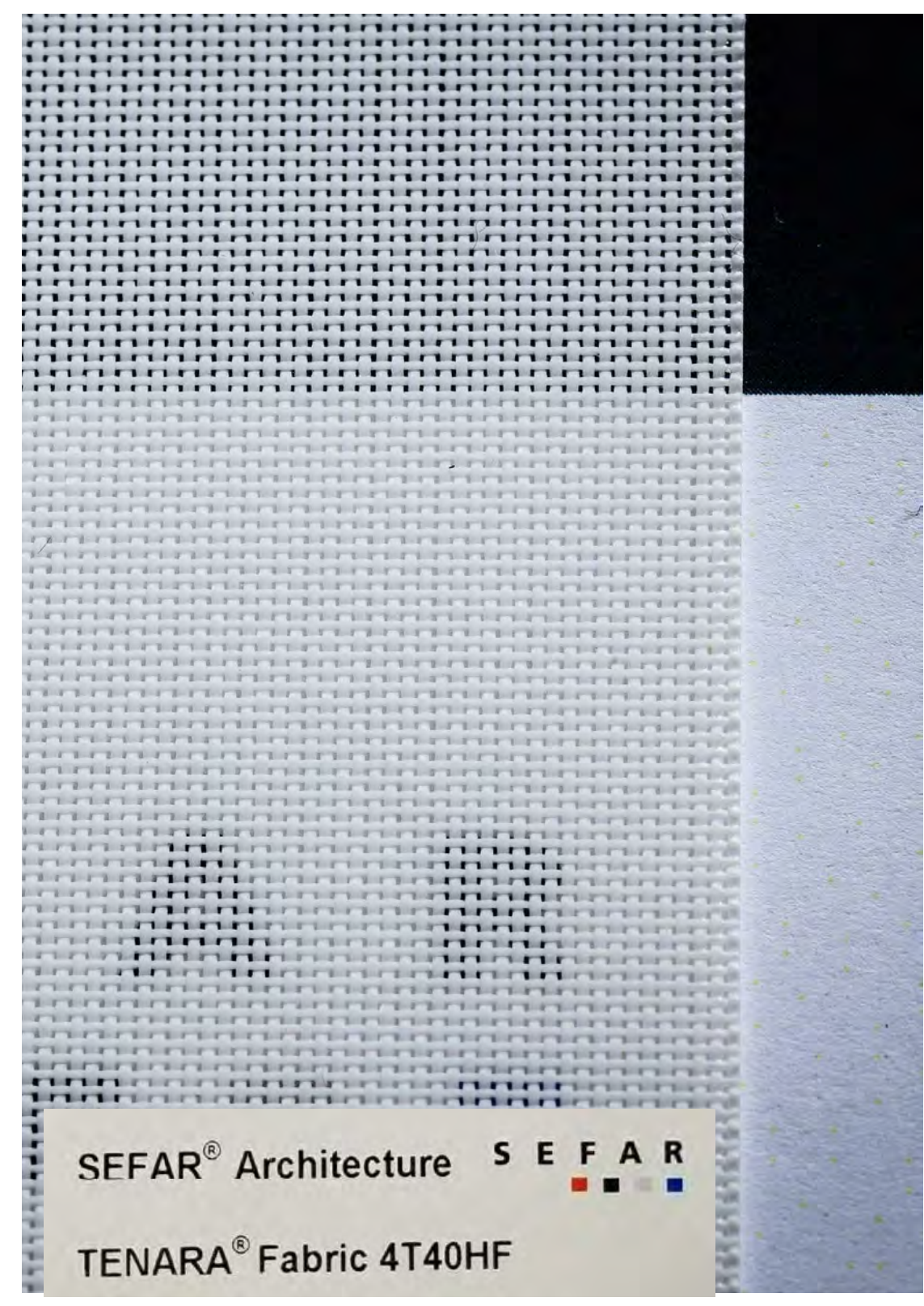
11 SET OF 24



1 CANOPY ROOF PLAN  
 SCALE: 1/8" = 1'-0"

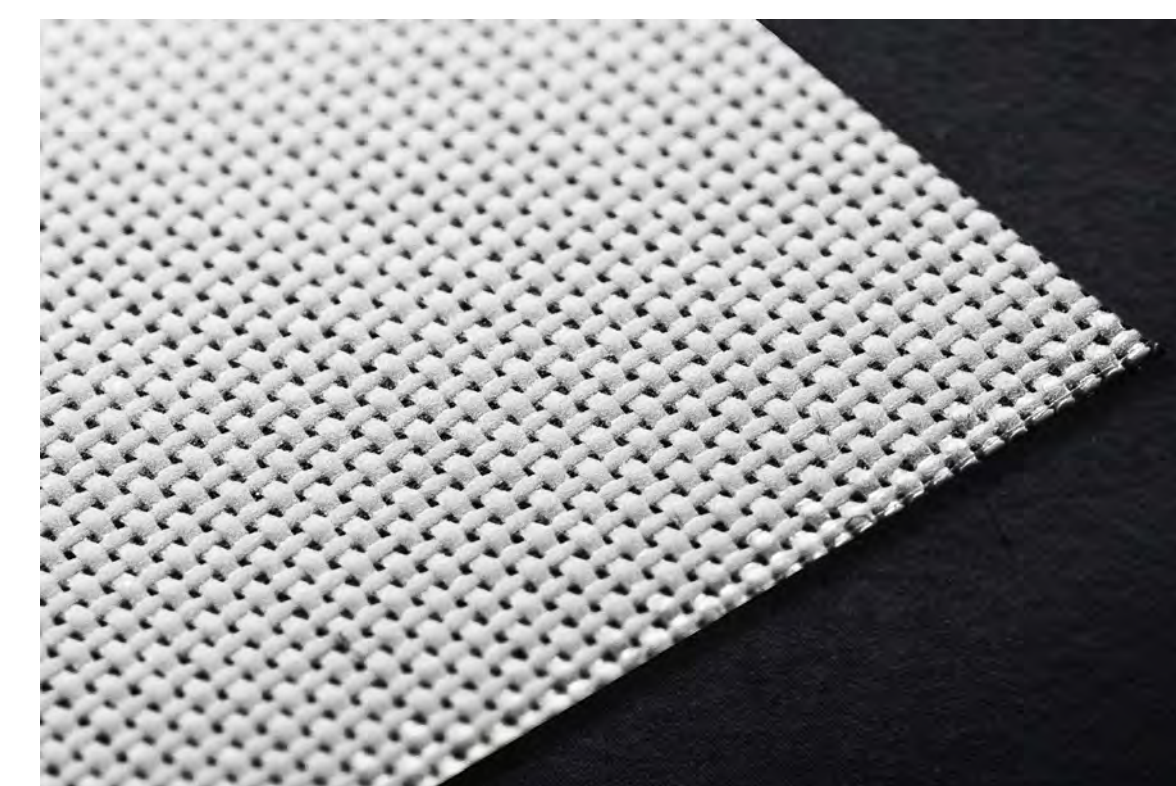


WHITE ALUMINIUM FRAMES AND BREAK METAL



SEFAR® Architecture S E F A R  
 TENARA® Fabric 4T40HF

FABRIC COLOR



**Tenara.**  
 Architecture Fabrics

Fabric Designation:  
**SEFAR® Architecture TENARA® Fabric 4T40HF**

Material of Construction:	Fluoropolymer-coated fabric woven from 112. ticer
Fabric Weight:	1080 grams per square meter 31.9 oz/square yard
Thickness:	0.45 mm/0.022 in/11
Width:	1.575 meter/62.0 inch
Tensile Strength* (ASTM D4851)	Warp: 4000 Newtons/5cm 456 pounds/inch Hil: 4000 Newtons/5cm 456 pounds/inch
Trapezoidal Tear: (ASTM D4851)	Warp: 798 Newtons/179 pounds Hil: 752 Newtons/169 pounds
Light Transmission: (ASTM E903, Avg 450-650 nm)	38%
Flammability:	EN 13501 B-s1, DO ASTM E84 - Class A NFPA 701 - Small Scale - Pass

Sefer AG Architecture Solutions Tel: +91 (0)21 998 5871 info@sefer.com www.sefer.com 6413 Heider, Seferland

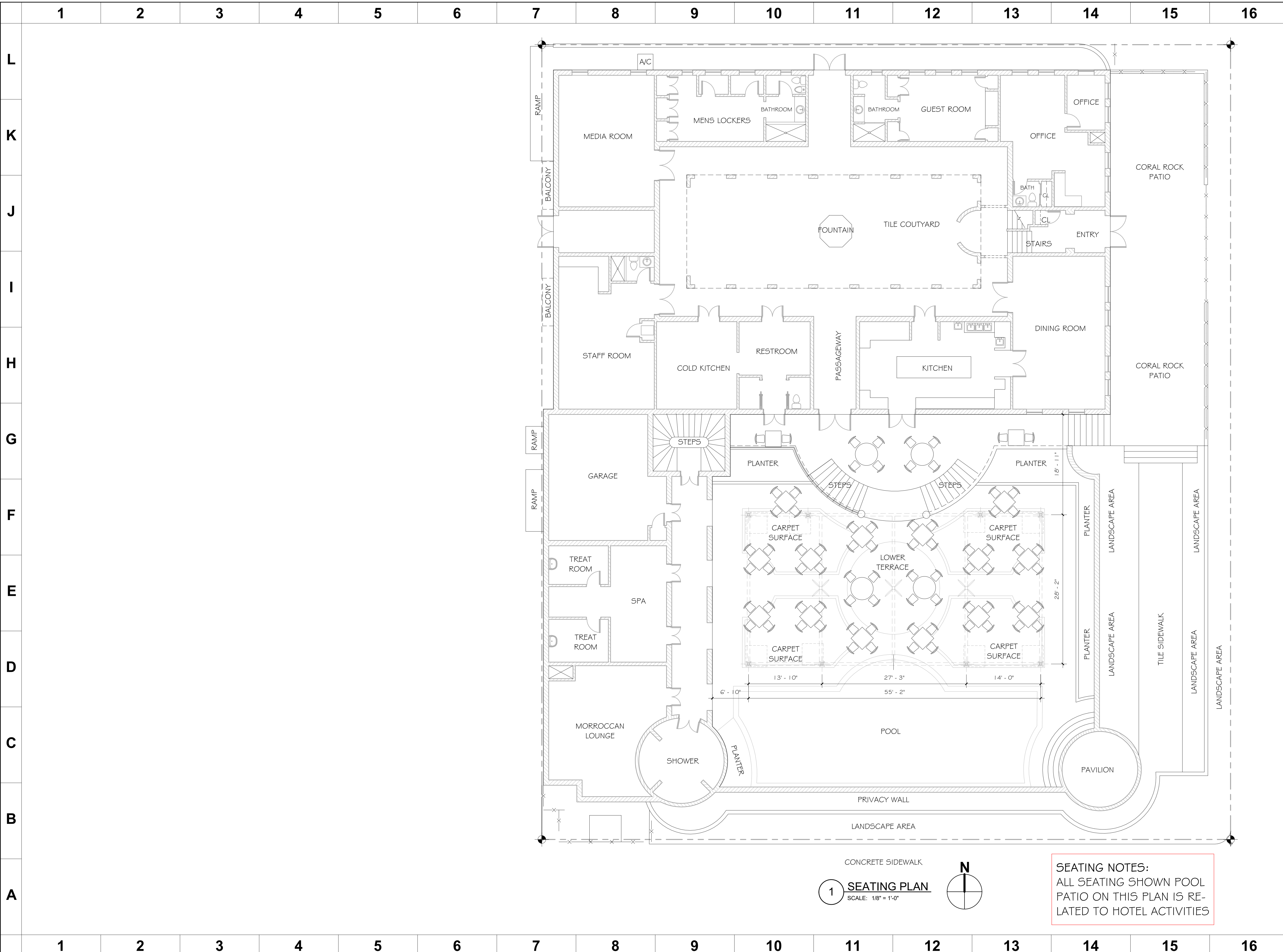
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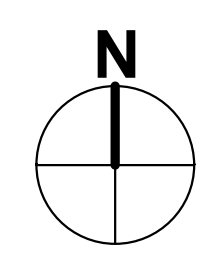
TRUE TENSILE MEMBRANE STRUCTURE

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



SEATING NOTES:  
ALL SEATING SHOWN POOL  
PATIO ON THIS PLAN IS RE-  
LATED TO HOTEL ACTIVITIES



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MIAMI, FLORIDA 33145  
TEL: (305) 461-0720 FAX: (305) 461-0789  
WAGURTO@MSN.COM

WILFREDO AGURTO  
AR# 0093855

**RETRACTABLE CANOPY  
CASA CASUARINA  
1116 OCEAN DRIVE  
MIAMI BEACH, FLORIDA**

HPB FILE NUMBER  
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**SEATING PLAN**

**SHEET NUMBER**

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 WAGURTO@MSN.COM

WILFREDO AGURTO  
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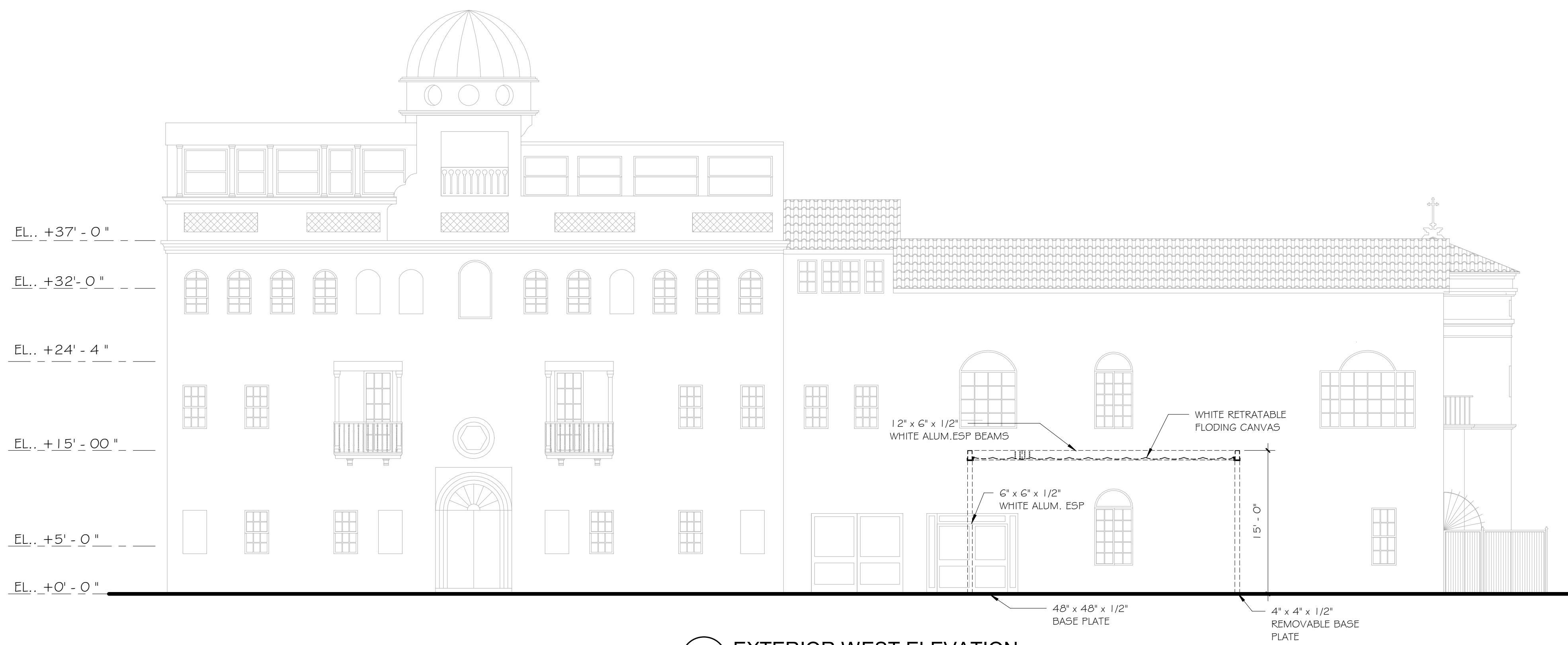
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DATE	DESCRIPTION	#

DRAWING TITLE  
**EXTERIOR ELEVATIONS**

SHEET NUMBER  
**A-13**

13 SET OF 24



**1 EXTERIOR WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"



**2 EXTERIOR SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"

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1 EXTERIOR EAST ELEVATION  
SCALE: 3/32" = 1'-0"



EAST ELEVATION OCEAN DRIVE



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 3370 CORAL WAY  
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 TEL: (305) 461-0720 FAX: (305) 461-0789  
 WAGURTO@MSN.COM

WILFREDO AGURTO  
 AR# 0093855

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DATE	DESCRIPTION	#

DRAWING TITLE  
 EXTERIOR  
 ELEVATION

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14 SET OF 24



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3370 CORAL WAY  
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TEL: (305) 461-0720 FAX: (305) 461-0789  
WAGURTO@MSN.COM

WILFREDO AGURTO  
AR# 0093855

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DRAWING TITLE  
**INTERIOR ELEVATIONS**

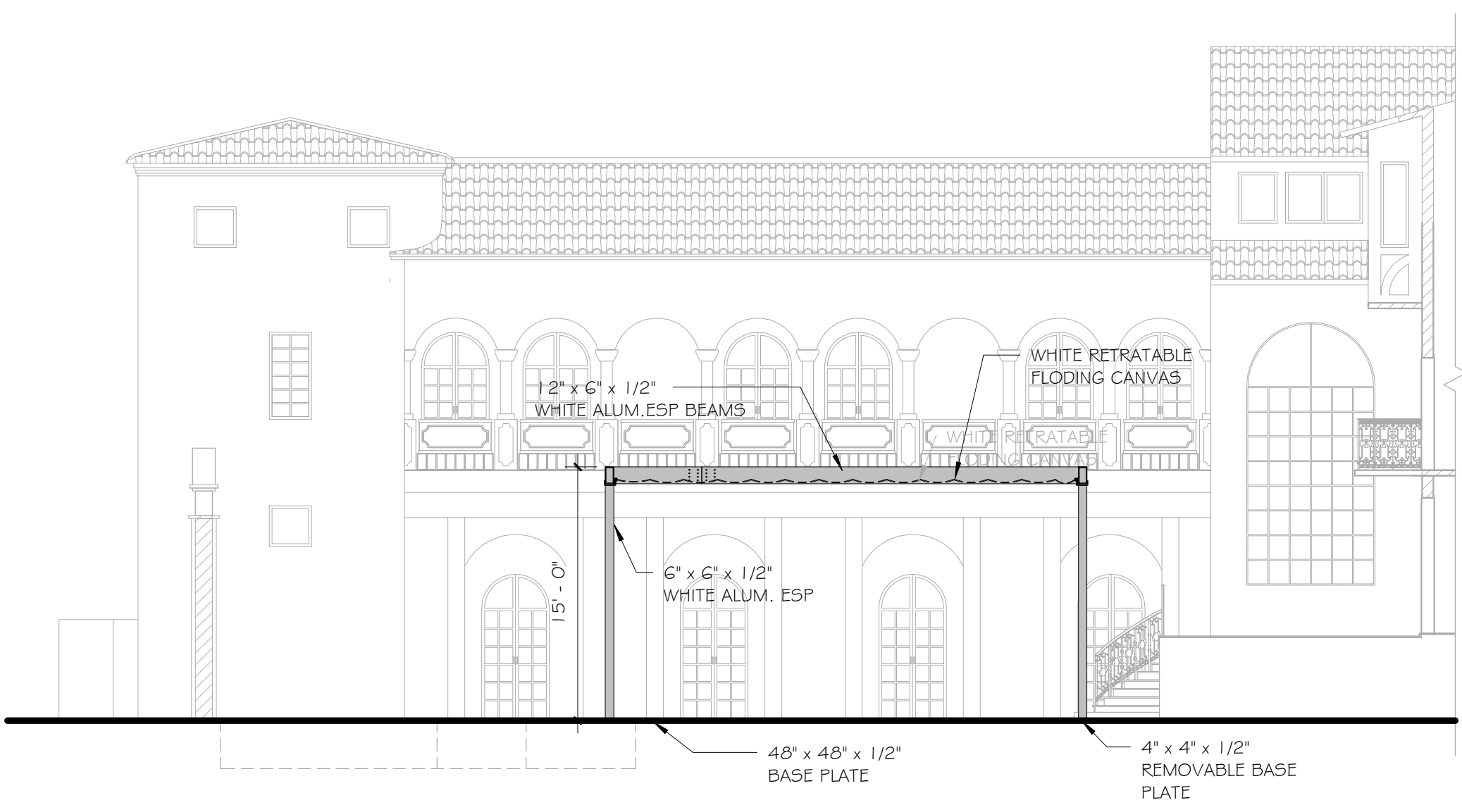
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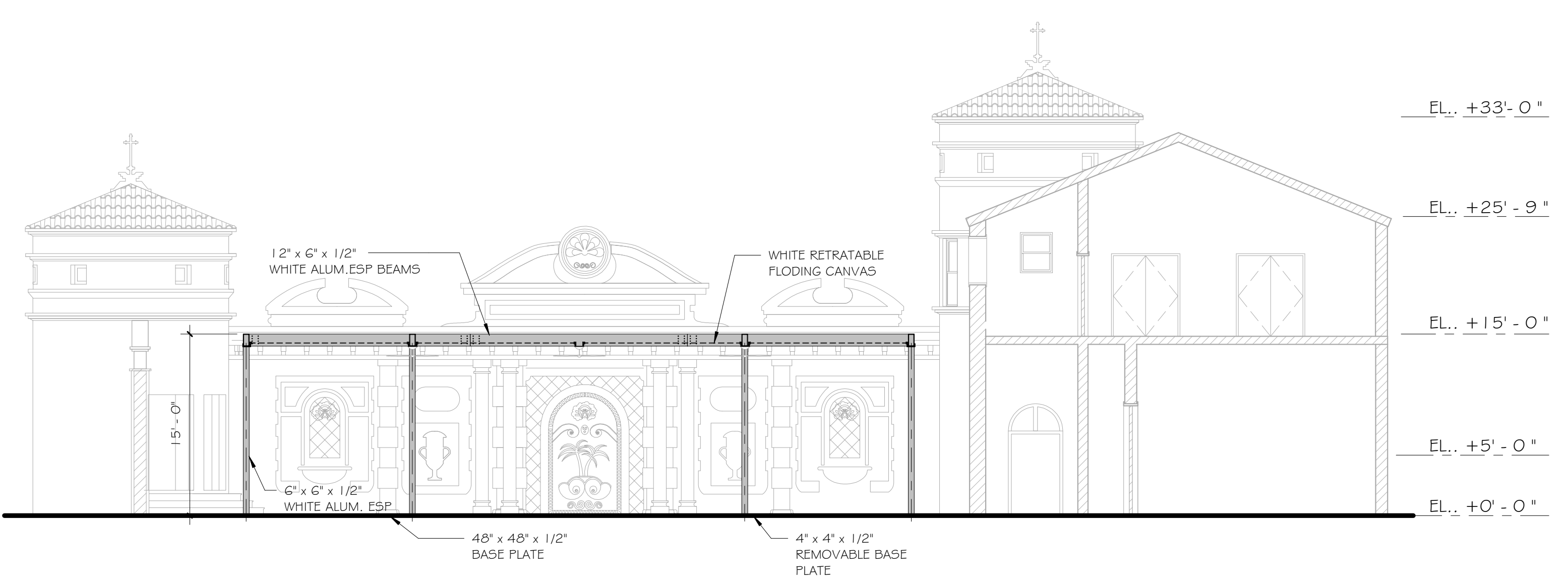
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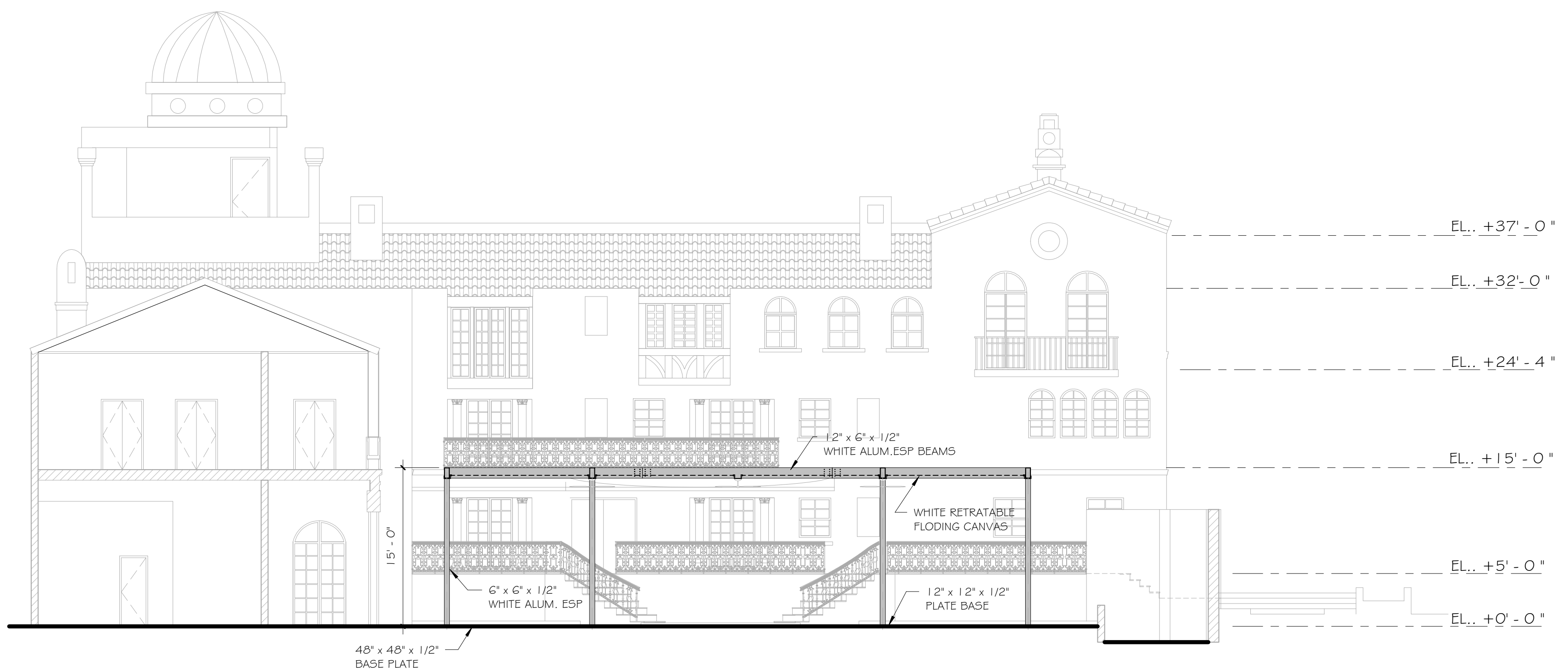
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**1 INTERIOR WEST ELEVATION**  
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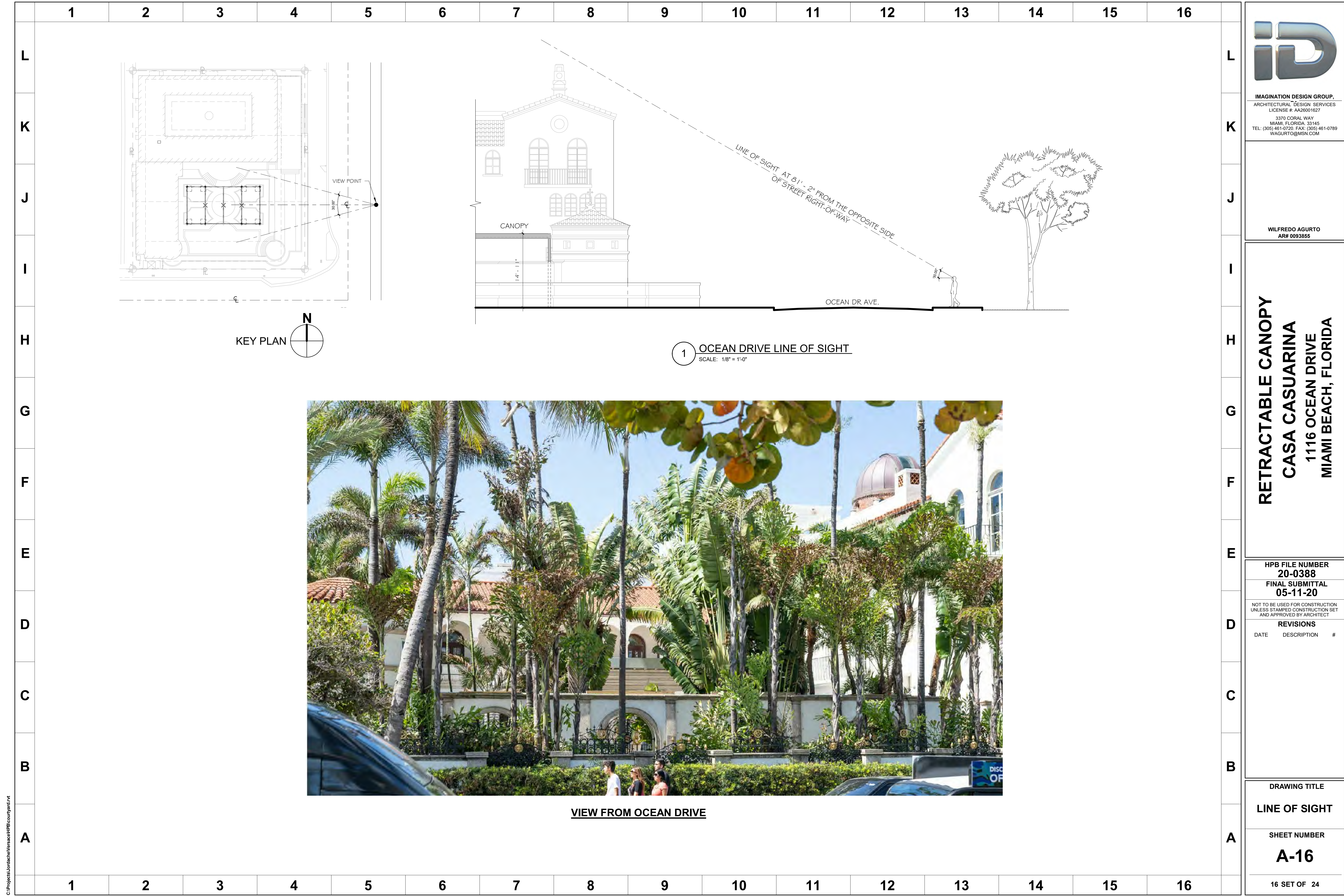


**2 INTERIOR NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**3 INTERIOR SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

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 3370 CORAL WAY  
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**DRAWING TITLE**

**LINE OF SIGHT**

**SHEET NUMBER**

**A-16**





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 TEL: (305) 461-0720 FAX: (305) 461-0789  
 WAGURTO@MSN.COM

WILFREDO AGURTO  
 AR# 0093855

**RETRACTABLE CANOPY**  
**CASA CASUARINA**  
 1116 OCEAN DRIVE  
 MIAMI BEACH, FLORIDA

HPB FILE NUMBER  
**20-0388**  
 FINAL SUBMITTAL  
**05-11-20**

NOT TO BE USED FOR CONSTRUCTION  
 UNLESS STAMPED CONSTRUCTION SET  
 AND APPROVED BY ARCHITECT

**REVISIONS**

DATE	DESCRIPTION	#

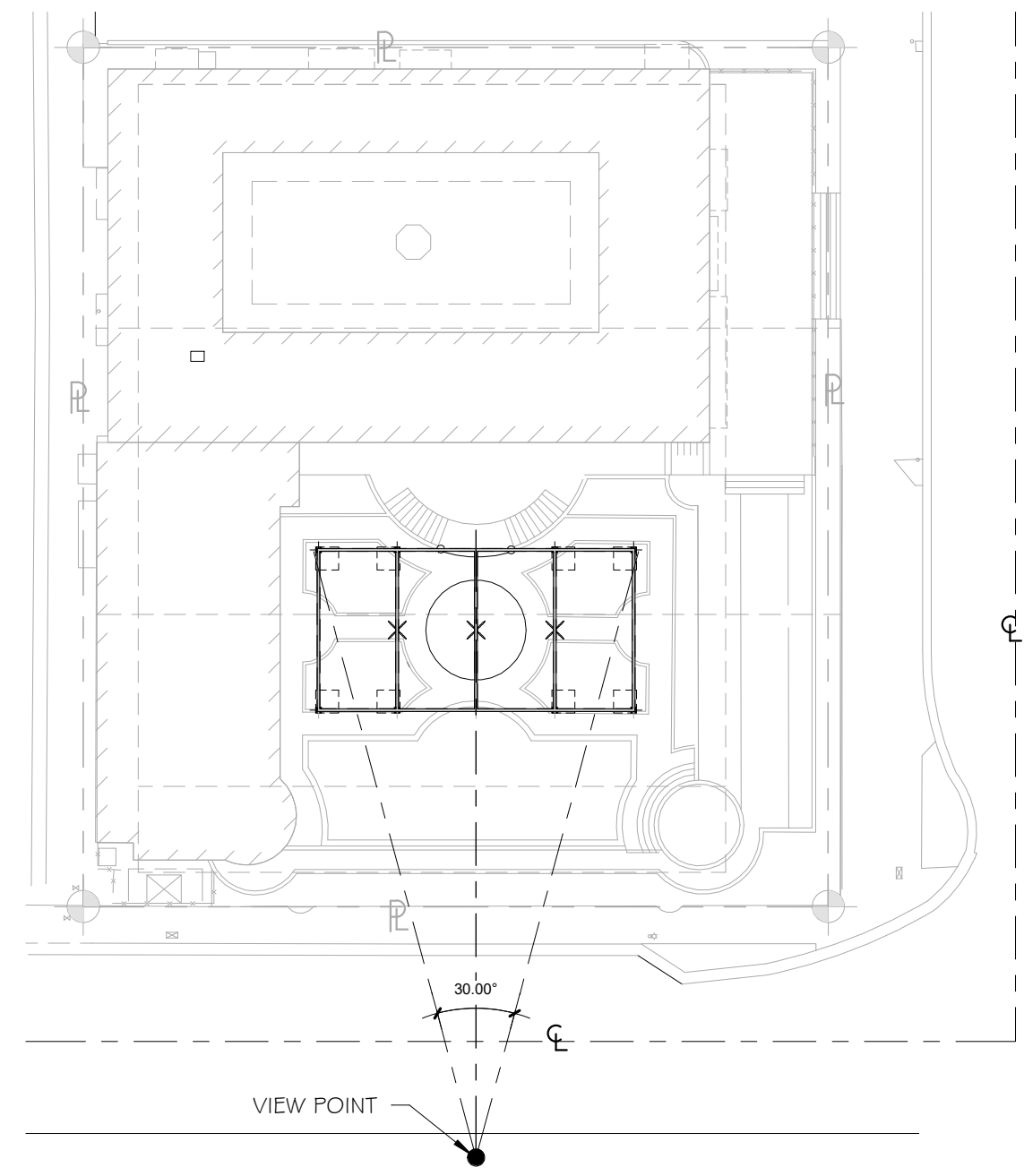
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**LINE OF SIGHT**

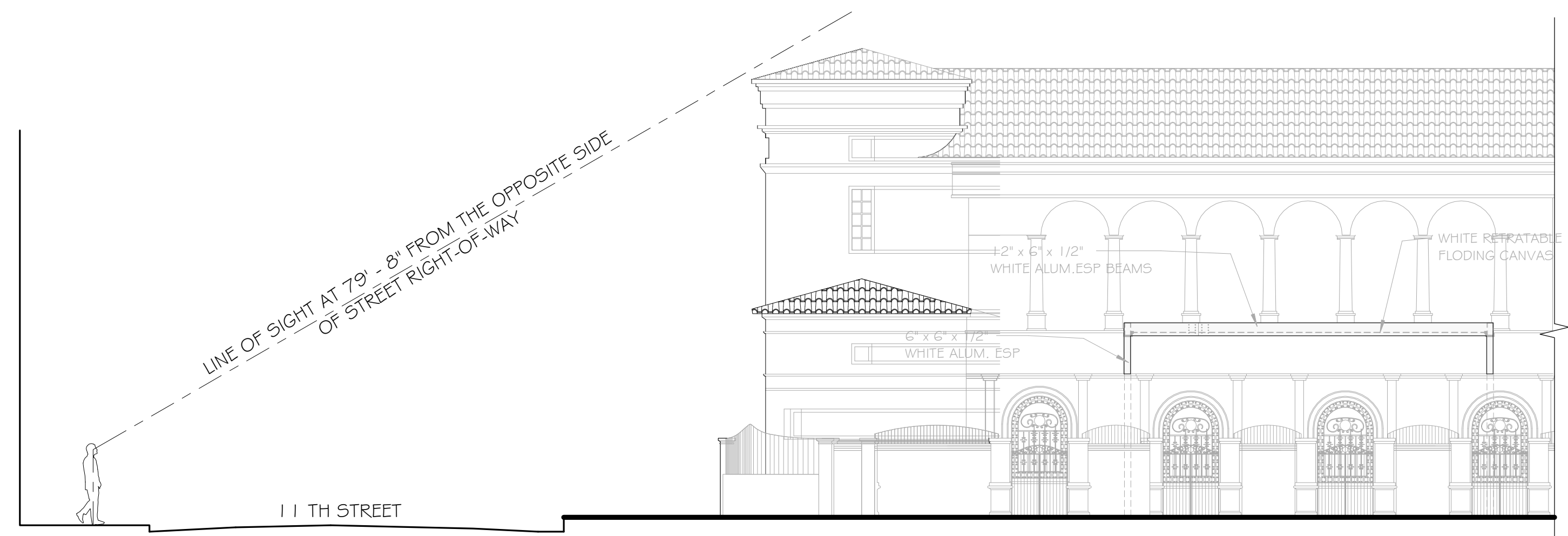
**SHEET NUMBER**

**A-17**

17 SET OF 24



KEY PLAN.

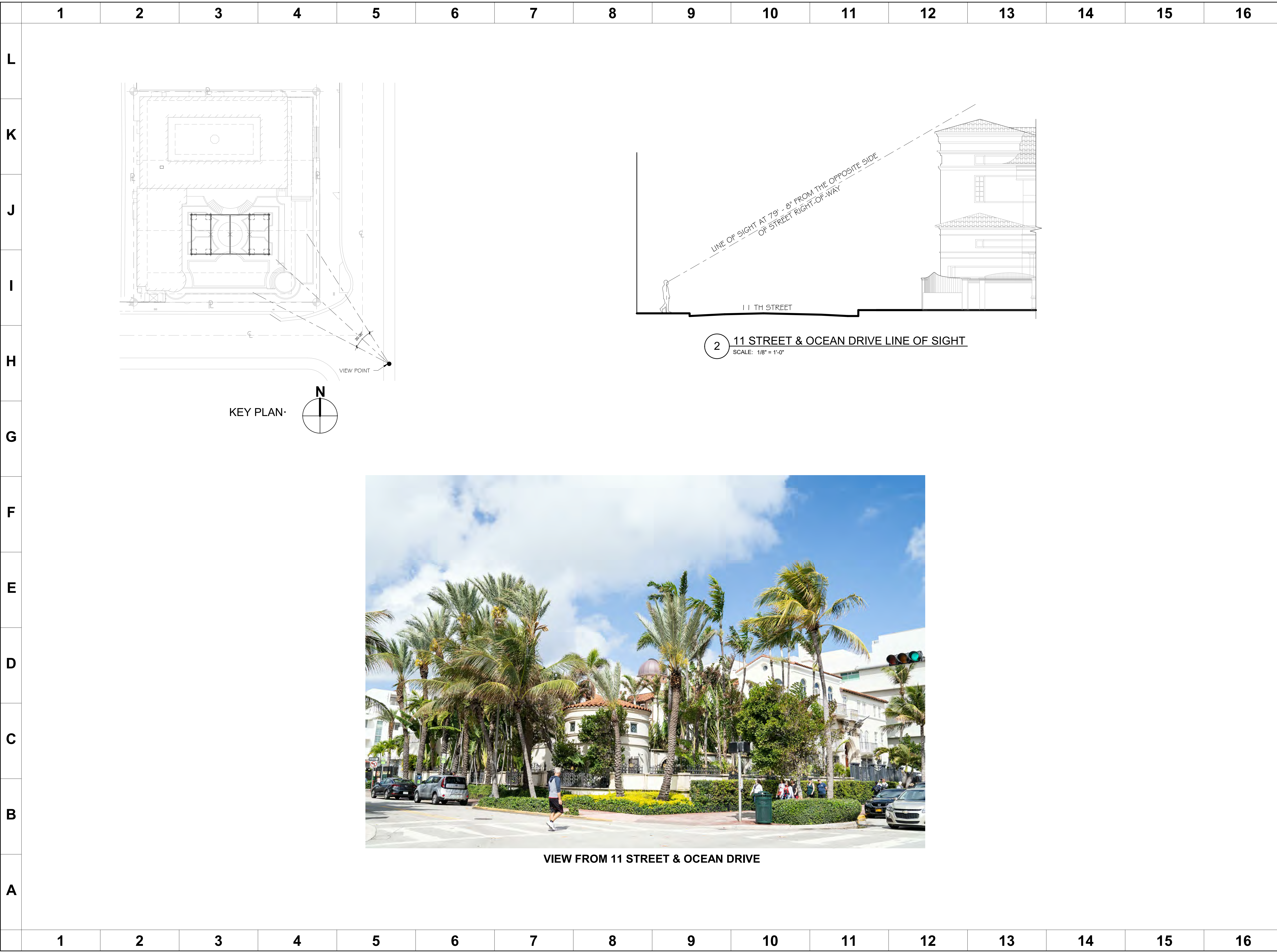


**1** 11 STREET LINE OF SIGHT  
 SCALE: 1/8" = 1'-0"



VIEW FROM 11 STREET

C:\Projects\lodache\Wenatche\HPB\courtyard.rvt



2 11 STREET & OCEAN DRIVE LINE OF SIGHT  
SCALE: 1/8" = 1'-0"

VIEW FROM 11 STREET & OCEAN DRIVE



IMAGINATION DESIGN GROUP  
ARCHITECTURAL DESIGN SERVICES  
LICENSE #: AA26001627  
3370 CORAL WAY  
MIAMI, FLORIDA 33145  
TEL: (305) 461-0720 FAX: (305) 461-0789  
WAGURTO@MSN.COM

WILFREDO AGURTO  
AR# 0093855

RETRACTABLE CANOPY  
CASA CASUARINA  
1116 OCEAN DRIVE  
MIAMI BEACH, FLORIDA

HPB FILE NUMBER  
20-0388  
FINAL SUBMITTAL  
05-11-20

NOT TO BE USED FOR CONSTRUCTION  
UNLESS STAMPED CONSTRUCTION SET  
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REVISIONS

DATE	DESCRIPTION	#

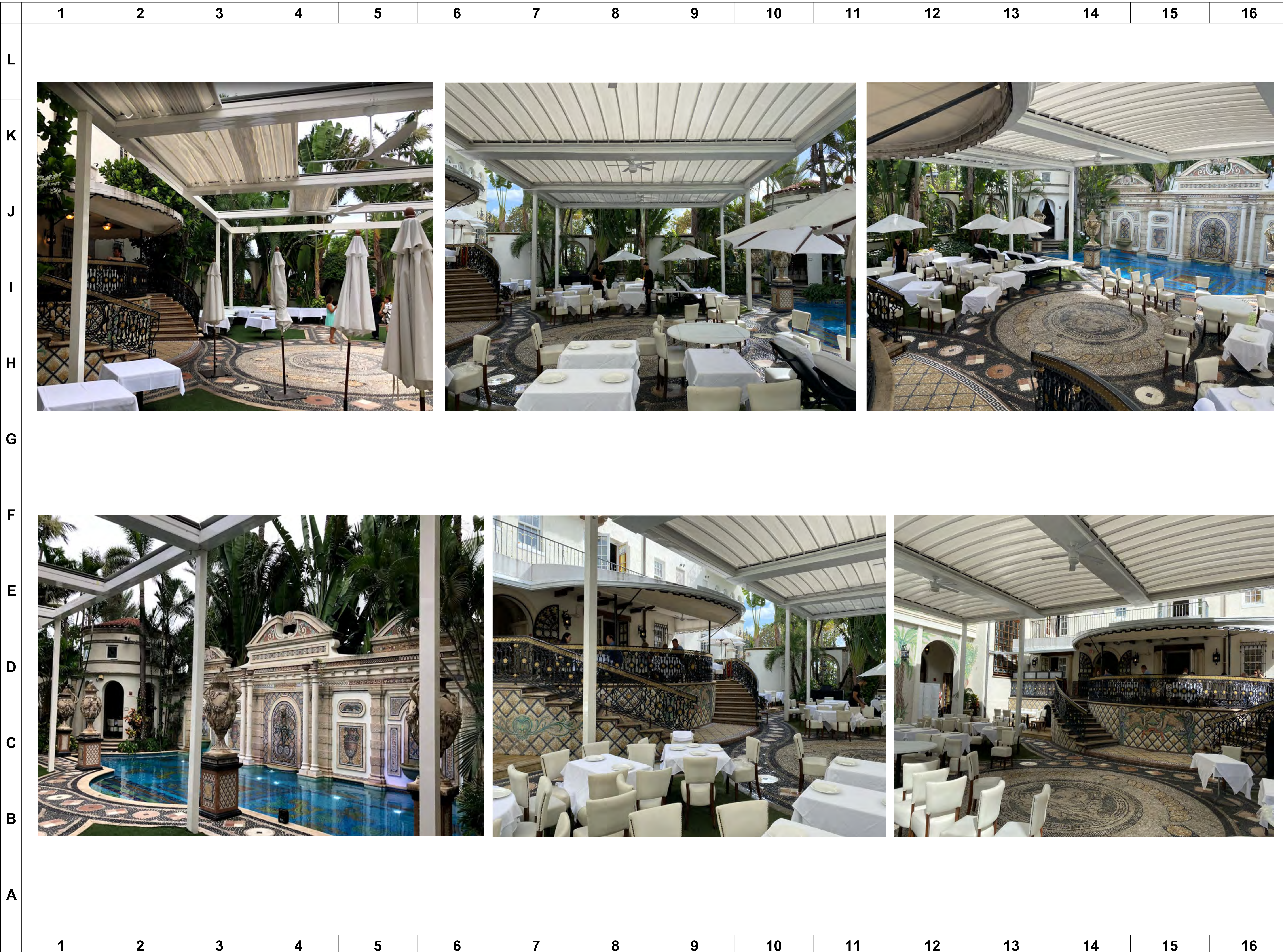
DRAWING TITLE

LINE OF SIGHT

SHEET NUMBER

A-18

18 SET OF 24



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 ARCHITECTURAL DESIGN SERVICES  
 LICENSE # AA26001627  
 3370 CORAL WAY  
 MIAMI, FLORIDA 33145  
 TEL: (305) 461-0720 FAX: (305) 461-0789  
 WAGURTO@MSN.COM

WILFREDO AGURTO  
 AR# 0093855

**RETRACTABLE CANOPY**  
**CASA CASUARINA**  
 1116 OCEAN DRIVE  
 MIAMI BEACH, FLORIDA

HPB FILE NUMBER  
**20-0388**  
 FINAL SUBMITTAL  
**05-11-20**

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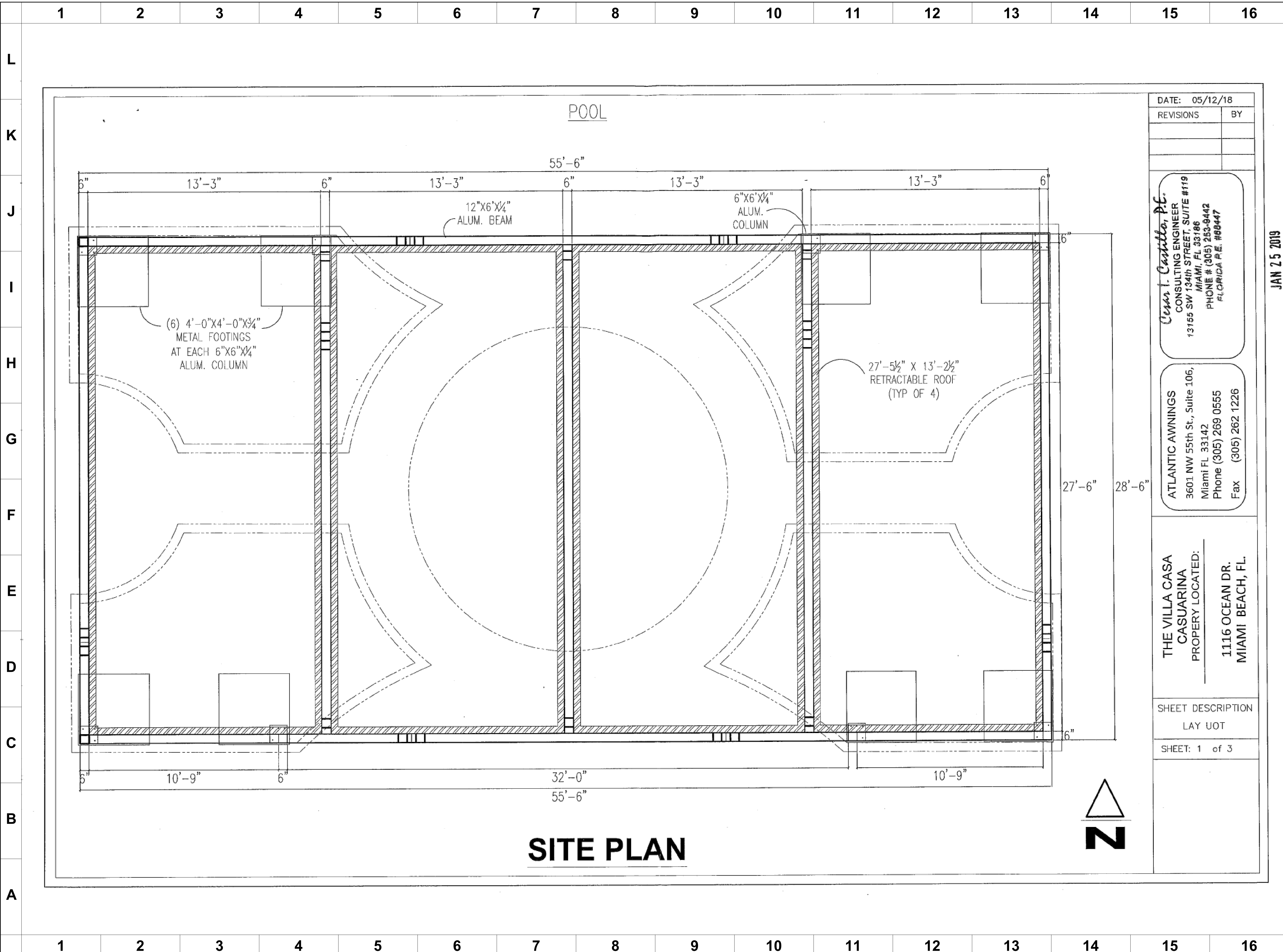
**REVISIONS**

DATE	DESCRIPTION	#

DRAWING TITLE  
**CANOPY  
 PICTURES**

SHEET NUMBER  
**A-19**

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DATE: 05/12/18

REVISIONS	BY

*Cesar I. Castillo, P.E.*  
CONSULTING ENGINEER  
13155 SW 134th STREET, SUITE #119  
MIAMI, FL 33186  
PHONE # (305) 253-9442  
FLORIDA P.E. #88447

ATLANTIC AWNINGS  
3601 NW 55th St., Suite 106,  
Miami FL 33142  
Phone (305) 269 0555  
Fax (305) 262 1226

THE VILLA CASA CASUARINA  
PROPERTY LOCATED:  
1116 OCEAN DR.  
MIAMI BEACH, FL.

SHEET DESCRIPTION  
LAY UOT  
SHEET: 1 of 3

JAN 25 2019



**IMAGINATION DESIGN GROUP.**  
ARCHITECTURAL DESIGN SERVICES  
LICENSE # AA26001627  
3370 CORAL WAY  
MIAMI, FLORIDA 33145  
TEL: (305) 461-0720 FAX: (305) 461-0789  
WAGURTO@MSN.COM

WILFREDO AGURTO  
AR# 0093855

**RETRACTABLE CANOPY  
CASA CASUARINA  
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**05-11-20**

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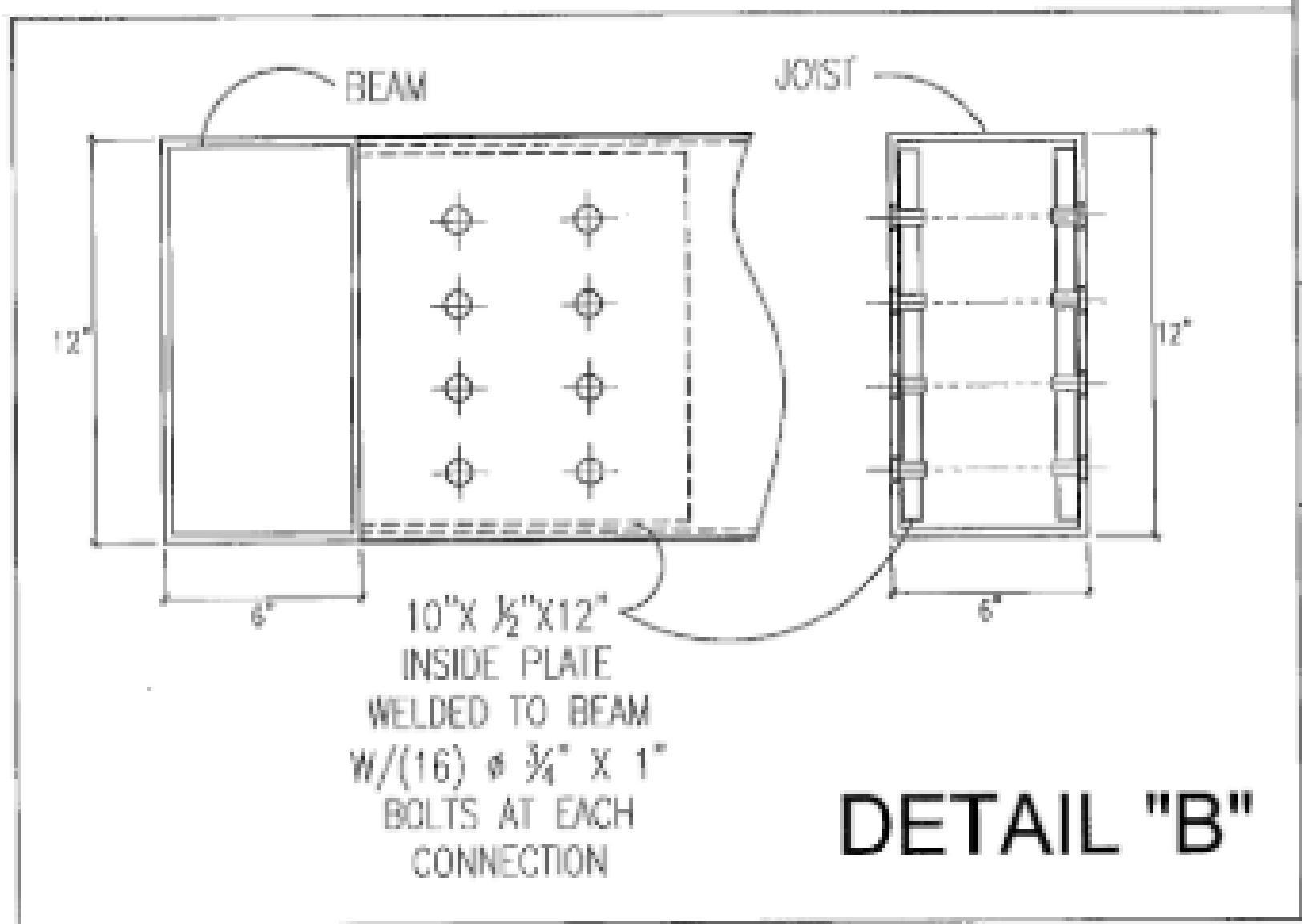
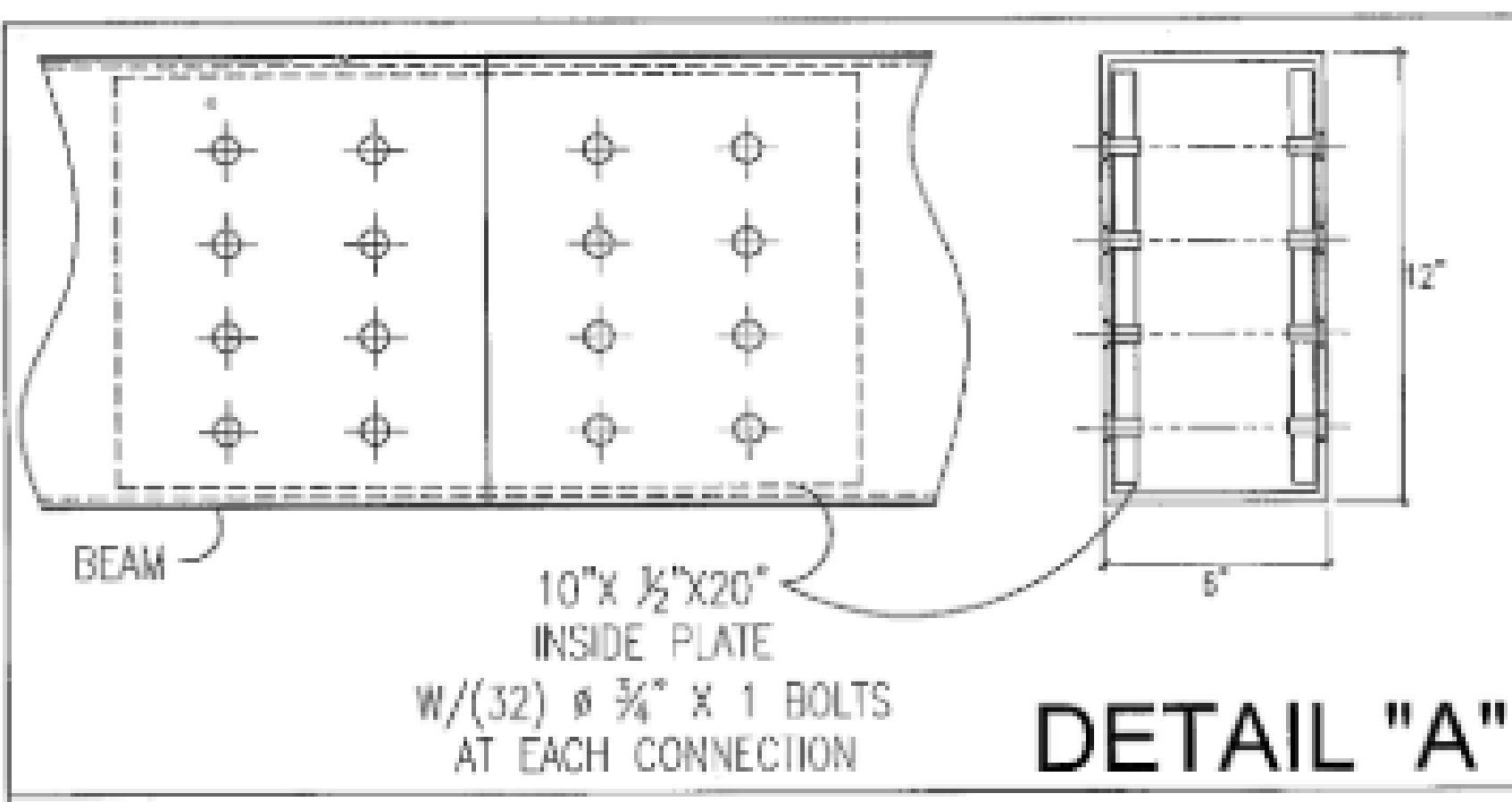
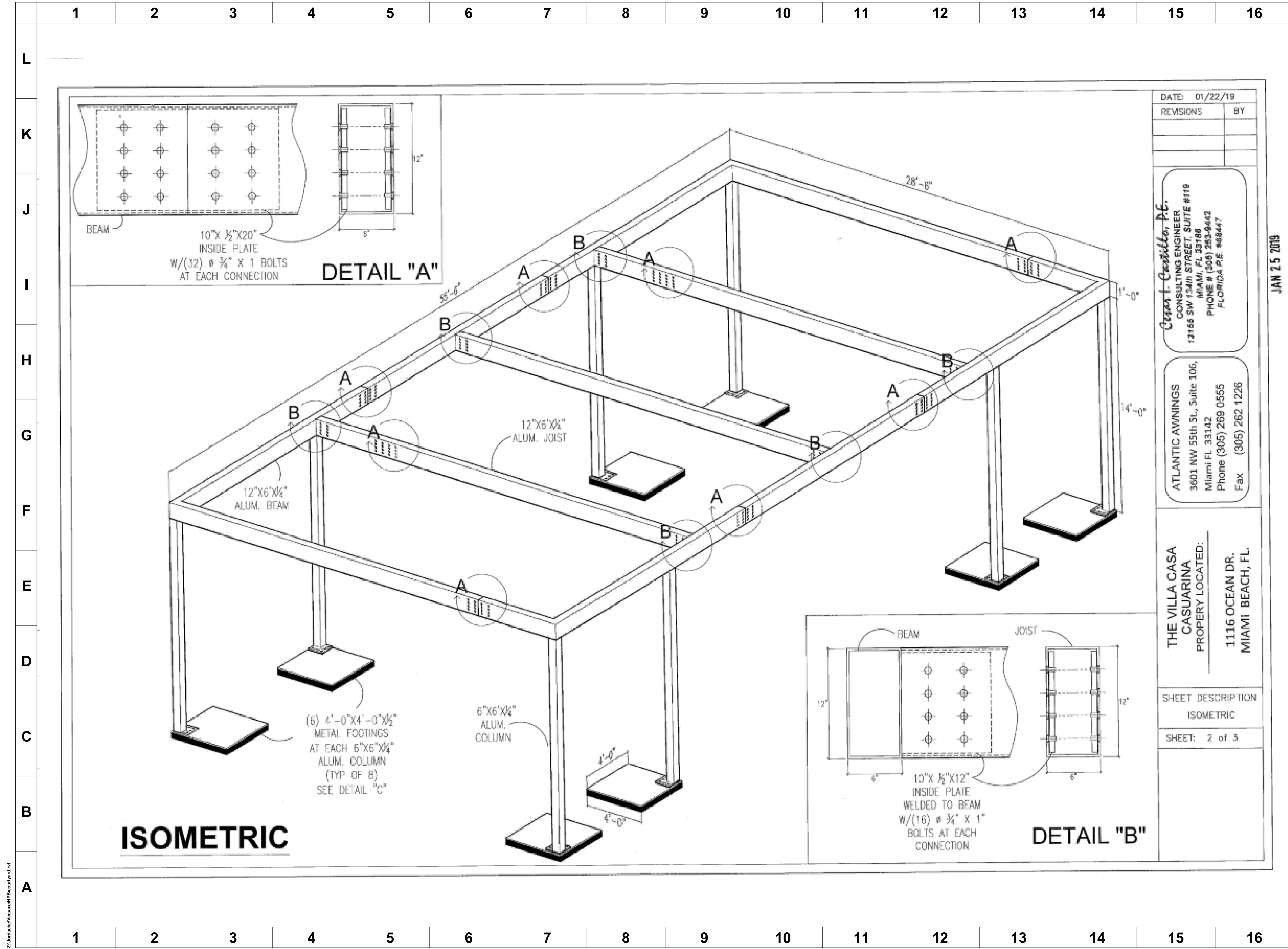
**REVISIONS**

DATE	DESCRIPTION	#

DRAWING TITLE  
**CANVAS DETAIL PLAN**

SHEET NUMBER  
**S-1**

1 SET OF 5



DATE: 01/22/19

REVISIONS	BY

**Cesar I. Castillo, P.E.**  
CONSULTING ENGINEER  
13155 SW 134th STREET, SUITE #119  
MIAMI, FL 33188  
PHONE # (305) 253-9442  
FLORIDA P.E. #88447

**ATLANTIC AWNINGS**  
3601 NW 55th St., Suite 106,  
Miami FL 33142  
Phone (305) 268 0555  
Fax (305) 262 1226

**THE VILLA CASA CASUARINA**  
PROPERTY LOCATED:  
1116 OCEAN DR.  
MIAMI BEACH, FL

SHEET DESCRIPTION  
ISOMETRIC

SHEET: 2 of 3

JAN 25 2019



**IMAGINATION DESIGN GROUP.**  
ARCHITECTURAL DESIGN SERVICES  
LICENSE # AA2601627  
3370 CORAL WAY  
MIAMI, FLORIDA 33145  
TEL: (305) 461-0720 FAX: (305) 461-0789  
WAGURTO@MSN.COM

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**RETRACTABLE CANOPY**  
**CASA CASUARINA**  
1116 OCEAN DRIVE  
MIAMI BEACH, FLORIDA

HPB FILE NUMBER  
**20-0388**  
FINAL SUBMITTAL  
**05-11-20**

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REVISIONS

DATE	DESCRIPTION	#

SHEET DESCRIPTION  
ISOMETRIC

SHEET: 2 of 3

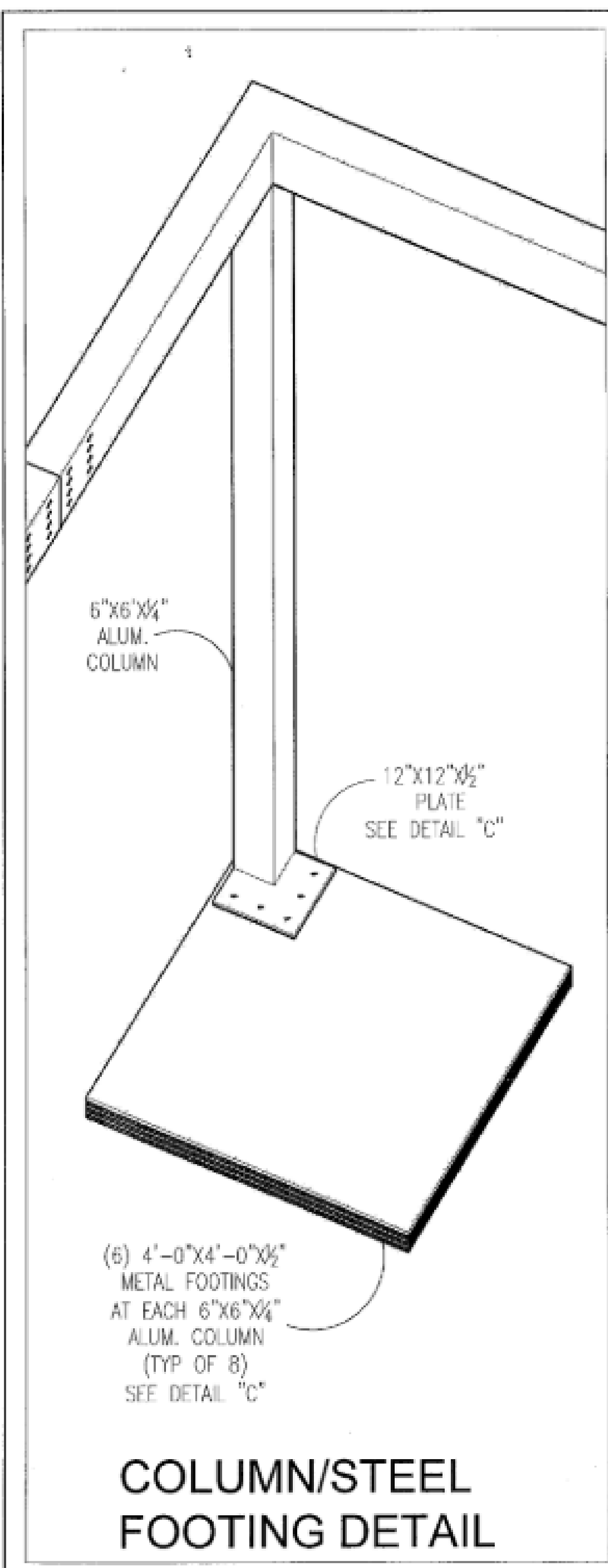
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**CANVAS DETAIL PLAN**

SHEET NUMBER  
**S-2**

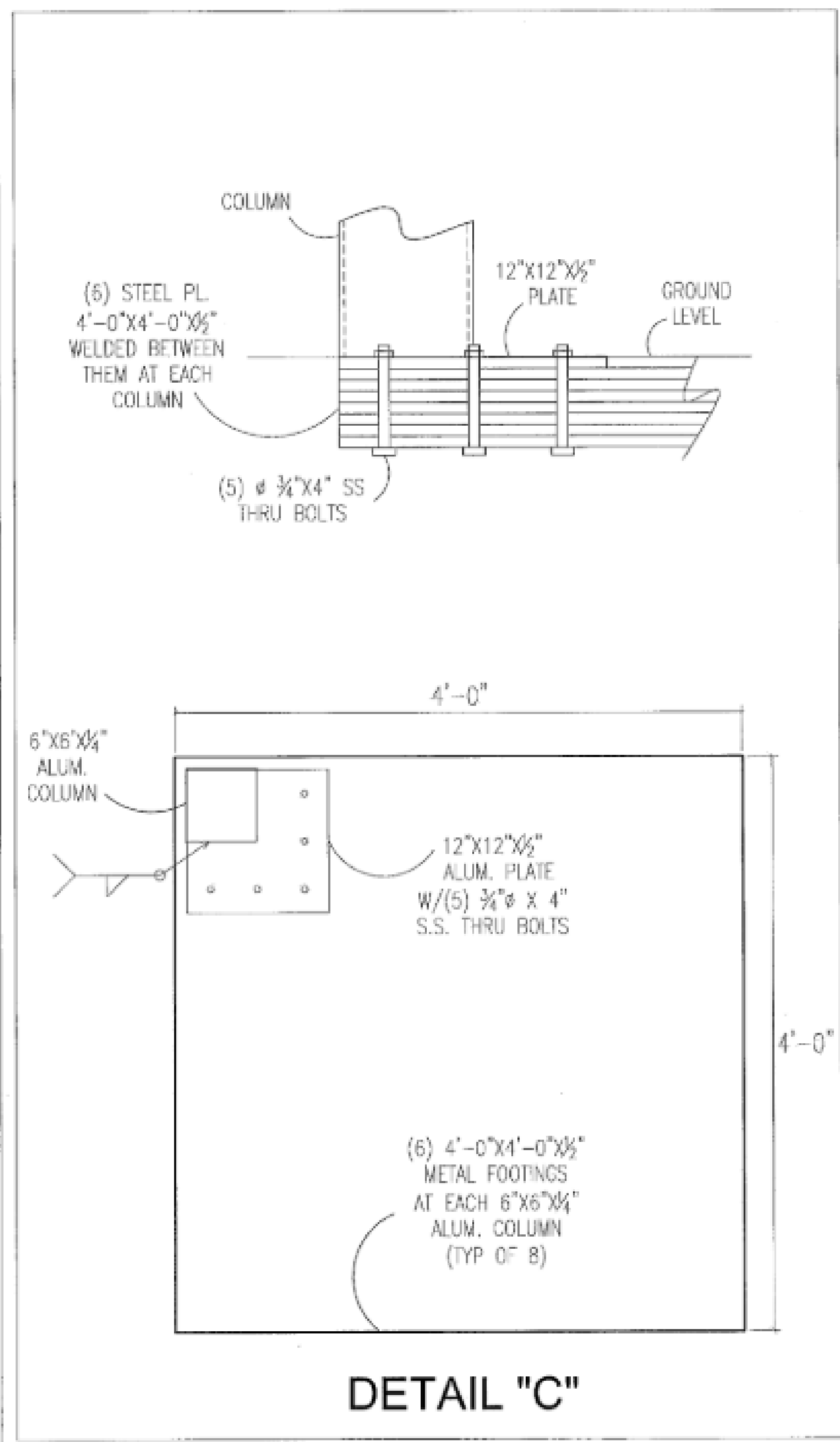
2 SET OF 5

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**COLUMN/STEEL FOOTING DETAIL**



**DETAIL "C"**

**ALUMINUM GENERAL NOTES ( If applicable ) :**

- ALL STRUCTURAL ELEMENTS TO BE SCH. 40 ALUMINUM 6061-T6.
- ALL CONNECTIONS TO BE FULLY WELDED  $\frac{3}{16}$ "-ERS356
- ALL WELDS COVERED WITH CORROSION RESISTANCE COATING.
- ALL STRUCTURES DESIGNED IN ACCORDANCE WITH:  
F.B.C 2017  
A.S.C.E 7-10  
EXPOSURE "D" - V= 105 MPH  
ALUMINUM DESIGN MANUAL 2005

D.L.=5 psf  
LL=5 psf

- NOTIFY ENGINEER OF ANY ERRORS / OMISSIONS FOUND OR IF ANY PART OF THE DRAWINGS IS NOT UNDERSTOOD BEFORE PROCEEDING WITH THE WORK.
- ALUMINUM SURFACES IN CONTACT WITH CONCRETE OR MASONRY MATERIALS

DATE:	01/22/19
REVISIONS	BY

**Cesar I. Castillo, P.E.**  
CONSULTING ENGINEER  
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MIAMI, FL 33186  
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**THE VILLA CASA CASUARINA**  
PROPERTY LOCATED:  
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MIAMI BEACH, FL.

SHEET DESCRIPTION  
DETAILS  
SHEET: 3 of 3

JAN 25 2019



**IMAGINATION DESIGN GROUP.**  
ARCHITECTURAL DESIGN SERVICES  
LICENSE # AA2601627  
3370 CORAL WAY  
MIAMI, FLORIDA 33145  
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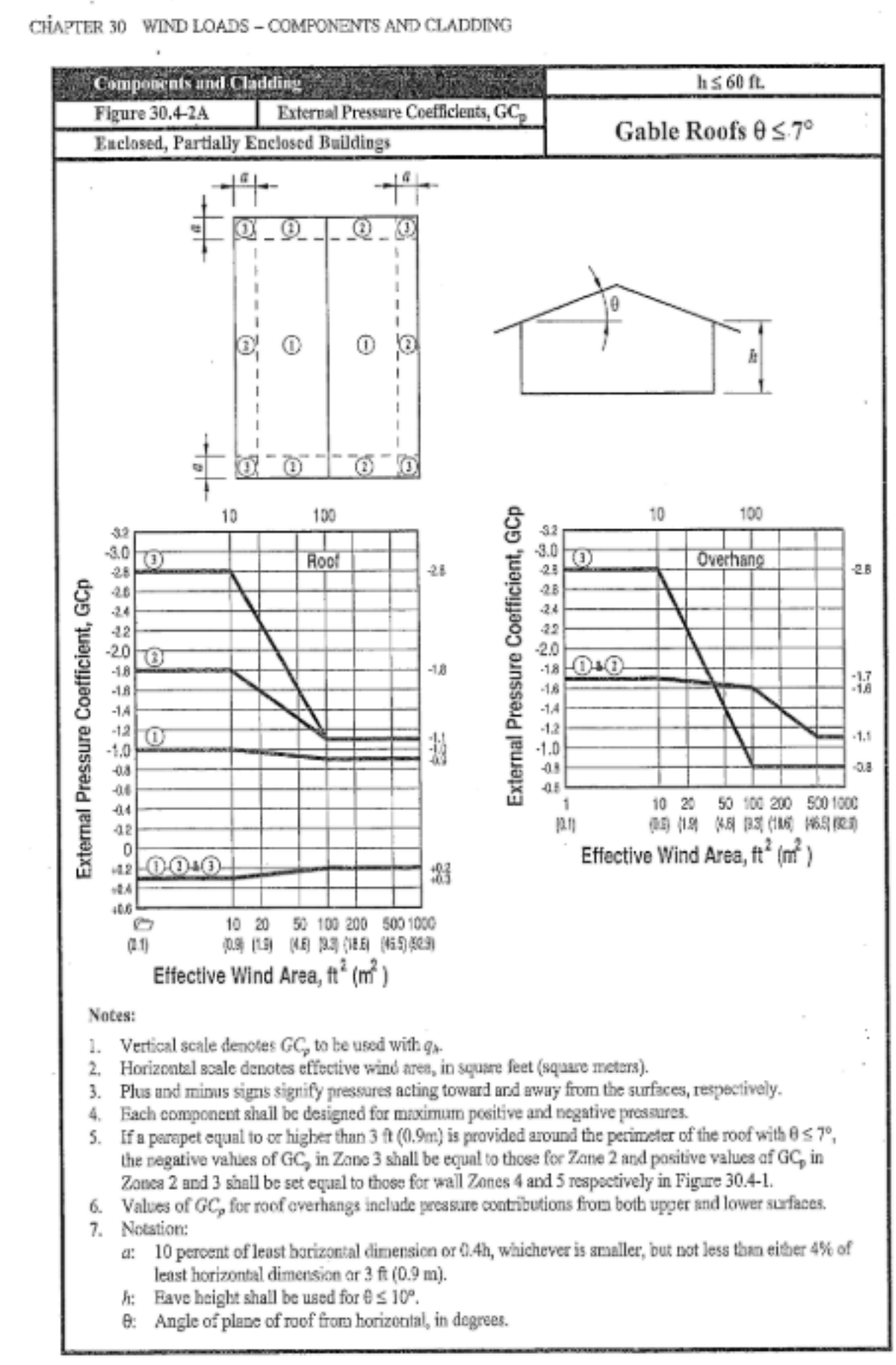
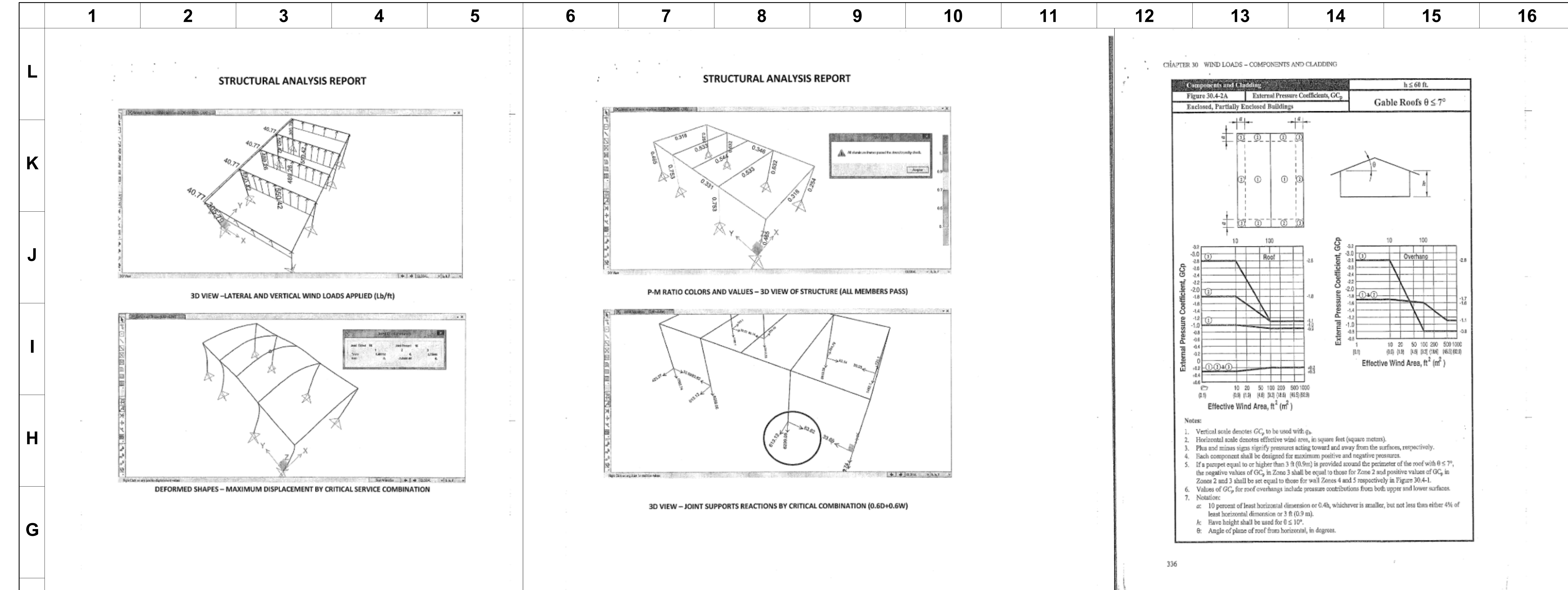
**REVISIONS**

DATE	DESCRIPTION	#

DRAWING TITLE  
**CANVAS DETAIL PLAN**

SHEET NUMBER  
**S-3**

3 SET OF 5



WEDGE-BOLT ANCHOR - ADJUSTABLE LENGTH

TABLE No. 1

Anchor Diameter (in)	Anchor Diameter (mm)	Minimum Embedment Depth (in)	Minimum Embedment Depth (mm)	Minimum Embedment Depth (in) for $f_c = 4$ ksi	Minimum Embedment Depth (mm) for $f_c = 4$ ksi	Minimum Embedment Depth (in) for $f_c = 3$ ksi	Minimum Embedment Depth (mm) for $f_c = 3$ ksi
1/2	12.7	4.0	101.6	3.5	88.9	3.0	76.2
3/4	19.0	5.0	127.0	4.5	114.3	4.0	101.6
1	25.4	6.0	152.4	5.5	139.7	5.0	127.0
1 1/4	31.8	8.0	203.2	7.0	177.8	6.0	152.4
1 1/2	38.1	10.0	254.0	9.0	228.6	8.0	203.2
2	50.8	14.0	354.1	12.0	304.8	11.0	279.4
2 1/2	63.5	18.0	457.0	16.0	406.4	15.0	381.0
3	76.2	22.0	558.8	20.0	508.0	19.0	481.4
3 1/2	89.1	26.0	660.4	24.0	609.6	23.0	584.2
4	101.6	30.0	762.0	28.0	711.2	27.0	685.8
4 1/2	114.3	34.0	863.6	32.0	812.8	31.0	787.4
5	127.0	38.0	965.2	36.0	914.4	35.0	889.0
5 1/2	139.7	42.0	1066.8	40.0	1016.0	39.0	990.6
6	152.4	46.0	1168.4	44.0	1117.6	43.0	1092.2
6 1/2	165.1	50.0	1270.0	48.0	1219.2	47.0	1193.8
7	177.8	54.0	1371.6	52.0	1320.8	51.0	1295.4
7 1/2	190.5	58.0	1473.2	56.0	1422.4	55.0	1397.0
8	203.2	62.0	1574.8	60.0	1524.0	59.0	1498.6
8 1/2	215.9	66.0	1676.4	64.0	1625.6	63.0	1600.2
9	228.6	70.0	1778.0	68.0	1727.2	67.0	1701.8
9 1/2	241.3	74.0	1879.6	72.0	1828.8	71.0	1803.4
10	254.0	78.0	1981.2	76.0	1930.4	75.0	1905.0
10 1/2	266.7	82.0	2082.8	80.0	2032.0	79.0	2006.6
11	279.4	86.0	2184.4	84.0	2133.6	83.0	2108.2
11 1/2	292.1	90.0	2286.0	88.0	2235.2	87.0	2209.8
12	304.8	94.0	2387.6	92.0	2336.8	91.0	2311.4
12 1/2	317.5	98.0	2489.2	96.0	2438.4	95.0	2413.0
13	330.2	102.0	2590.8	100.0	2540.0	99.0	2514.6
13 1/2	342.9	106.0	2692.4	104.0	2641.6	103.0	2616.2
14	355.6	110.0	2794.0	108.0	2743.2	107.0	2717.8
14 1/2	368.3	114.0	2895.6	112.0	2844.8	111.0	2819.4
15	381.0	118.0	2997.2	116.0	2946.4	115.0	2921.0
15 1/2	393.7	122.0	3098.8	120.0	3048.0	119.0	3022.6
16	406.4	126.0	3200.4	124.0	3149.6	123.0	3124.2
16 1/2	419.1	130.0	3302.0	128.0	3251.2	127.0	3225.8
17	431.8	134.0	3403.6	132.0	3352.8	131.0	3327.4
17 1/2	444.5	138.0	3505.2	136.0	3454.4	135.0	3429.0
18	457.2	142.0	3606.8	140.0	3556.0	139.0	3530.6
18 1/2	469.9	146.0	3708.4	144.0	3657.6	143.0	3632.2
19	482.6	150.0	3810.0	148.0	3759.2	147.0	3733.8
19 1/2	495.3	154.0	3911.6	152.0	3860.8	151.0	3835.4
20	508.0	158.0	4013.2	156.0	3962.4	155.0	3937.0
20 1/2	520.7	162.0	4114.8	160.0	4064.0	159.0	4038.6
21	533.4	166.0	4216.4	164.0	4165.6	163.0	4140.2
21 1/2	546.1	170.0	4318.0	168.0	4267.2	167.0	4241.8
22	558.8	174.0	4419.6	172.0	4368.8	171.0	4343.4
22 1/2	571.5	178.0	4521.2	176.0	4470.4	175.0	4445.0
23	584.2	182.0	4622.8	180.0	4572.0	179.0	4546.6
23 1/2	596.9	186.0	4724.4	184.0	4673.6	183.0	4648.2
24	609.6	190.0	4826.0	188.0	4775.2	187.0	4749.8
24 1/2	622.3	194.0	4927.6	192.0	4876.8	191.0	4851.4
25	635.0	198.0	5029.2	196.0	4978.4	195.0	4953.0
25 1/2	647.7	202.0	5130.8	200.0	5080.0	199.0	5054.6
26	660.4	206.0	5232.4	204.0	5181.6	203.0	5156.2
26 1/2	673.1	210.0	5334.0	208.0	5283.2	207.0	5257.8
27	685.8	214.0	5435.6	212.0	5384.8	211.0	5359.4
27 1/2	698.5	218.0	5537.2	216.0	5486.4	215.0	5461.0
28	711.2	222.0	5638.8	220.0	5588.0	219.0	5562.6
28 1/2	723.9	226.0	5740.4	224.0	5689.6	223.0	5664.2
29	736.6	230.0	5842.0	228.0	5791.2	227.0	5765.8
29 1/2	749.3	234.0	5943.6	232.0	5892.8	231.0	5867.4
30	762.0	238.0	6045.2	236.0	5994.4	235.0	5969.0
30 1/2	774.7	242.0	6146.8	240.0	6096.0	239.0	6070.6
31	787.4	246.0	6248.4	244.0	6197.6	243.0	6172.2
31 1/2	800.1	250.0	6350.0	248.0	6299.2	247.0	6273.8
32	812.8	254.0	6451.6	252.0	6400.8	251.0	6375.4
32 1/2	825.5	258.0	6553.2	256.0	6502.4	255.0	6477.0
33	838.2	262.0	6654.8	260.0	6604.0	259.0	6578.6
33 1/2	850.9	266.0	6756.4	264.0	6705.6	263.0	6680.2
34	863.6	270.0	6858.0	268.0	6807.2	267.0	6781.8
34 1/2	876.3	274.0	6959.6	272.0	6908.8	271.0	6883.4
35	889.0	278.0	7061.2	276.0	7010.4	275.0	6985.0
35 1/2	901.7	282.0	7162.8	280.0	7112.0	279.0	7086.6
36	914.4	286.0	7264.4	284.0	7213.6	283.0	7188.2
36 1/2	927.1	290.0	7366.0	288.0	7315.2	287.0	7289.8
37	939.8	294.0	7467.6	292.0	7416.8	291.0	7391.4
37 1/2	952.5	298.0	7569.2	296.0	7518.4	295.0	7493.0
38	965.2	302.0	7670.8	300.0	7620.0	299.0	7594.6
38 1/2	977.9	306.0	7772.4	304.0	7721.6	303.0	7696.2
39	990.6	310.0	7874.0	308.0	7823.2	307.0	7797.8
39 1/2	1003.3	314.0	7975.6	312.0	7924.8	311.0	7899.4
40	1016.0	318.0	8077.2	316.0	8026.4	315.0	8001.0
40 1/2	1028.7	322.0	8178.8	320.0	8128.0	319.0	8102.6
41	1041.4	326.0	8280.4	324.0	8229.6	323.0	8204.2
41 1/2	1054.1	330.0	8382.0	328.0	8331.2	327.0	8305.8
42	1066.8	334.0	8483.6	332.0	8432.8	331.0	8407.4
42 1/2	1079.5	338.0	8585.2	336.0	8534.4	335.0	8509.0
43	1092.2	342.0	8686.8	340.0	8636.0	339.0	8610.6
43 1/2	1104.9	346.0	8788.4	344.0	8737.6	343.0	8712.2
44	1117.6	350.0	8890.0	348.0	8839.2	347.0	8813.8
44 1/2	1130.3	354.0	8991.6	352.0	8940.8	351.0	8915.4
45	1143.0	358.0	9093.2	356.0	9042.4	355.0	9017.0
45 1/2	1155.7	362.0	9194.8	360.0	9144.0	359.0	9118.6
46	1168.4	366.0	9296.4	364.0	9245.6	363.0	9220.2
46 1/2	1181.1	370.0	9398.0	368.0	9347.2	367.0	9321.8
47	1193.8	374.0	9499.6	372.0	9448.8	371.0	9423.4
47 1/2	1206.5	378.0	9601.2	376.0	9550.4	375.0	9525.0
48	1219.2	382.0	9702.8	380.0	9652.0	379.0	9626.6
48 1/2	1231.9	386.0	9804.4	384.0	9753.6	383.0	9728.2
49	1244.6	390.0	9906.0	388.0	9855.2	387.0	9829.8
49 1/2	1257.3	394.0	10007.6	392.0	9956.8	391.0	9931.4
50	1270.0	398.0	10109.2	396.0	10058.4	395.0	10033.0
50 1/2	1282.7	402.0	10210.8	400.0	10160.0	399.0	10134.6
51	1295.4	406.0	10312.4	404.0	10261.6	403.0	10236.2
51 1/2	1308.1	410.0	10414.0	408.0	10363.2	407.0	10337.8
52	1320.8	414.0	10515.6	412.0	10464.8	411.0	10439.4
52 1/2	1333.5	418.0	10617.2	416.0	10566.4	415.0	10541.0
53	1346.2	422.0	10718.8	420.0	10668.0	419.0	10642.6
53 1/2	1358.9	426.0	10820.4	424.0	10769.6	423.0	10744.2
54	1371.6	430.0	10922.0	428.0	10871.2	427.0	10845.8
54 1/2	1384.3	434.0	11023.6	432.0	10972.8	431.0	10947.4
55	1397.0	438.0	11125.2	436.0	11074.4	435.0	11049.0
55 1/2	1409.7	442.0	11226.8	440.0	11176.0	439.0	11150.6
56	1422.4	446.0	11328.4	444.0	11277.6	443.0	11252.2
56 1/2	1435.1	450.0	11430.0	448.0	11379.2	447.0	11353.8
57	1447.8	454.0	11531.6	452.0	11480.8	451.0	11455.4
57 1/2	1460.5	458.0	11633.2	456.0	11582.4	455.0	11557.0
58	1473.2	462.0	11734.8	460.0	11684.0	459.0	1165

**Cesar I. Castillo P.E.**  
 Florida P.E. # : 68447  
 13155 SW 134th Street, #119, Miami, Florida 33186 - Phone -Fax # (305) 253-9442

*Cover Sheet*  
**Structural Calculations**

**PROJECT:** ALUMINUM RETRACTABLE AWNING  
 CASA CAUSARINA - 1116 OCEAN DRIVE, MIAMI BEACH, FLORIDA

**CUSTOMER:** ATLANTIC AWNINGS

**DESIGNER:** Cesar Castillo PE  
 STATE OF FLORIDA REG. # 68447

**CODES AND SPECIFICATIONS:**  
 ALUMINUM DESIGN MANUAL 2005  
 FLORIDA BUILDING CODE 2017  
 A.S.C.E 7-10

*Cesar I. Castillo, P.E.*  
 CONSULTING ENGINEER  
 13155 SW 134th STREET, SUITE #119  
 MIAMI, FL 33186  
 PHONE # (305) 253-9442  
 FLORIDA P.E. #68447

JAN 25 2019

**Cesar I. Castillo P.E.**  
 Florida P.E. # : 68447  
 13155 SW 134th Street, #119, Miami, Florida 33186 - Phone -Fax # (305) 253-9442

**DESIGN CRITERIA & APPLICABLE CODES**  
 - F.R.C. 2017  
 - ALUMINUM DESIGN MANUAL 2005  
 - A.S.C.E 7-10  
**WIND LOAD CALCULATIONS - Z < 60 ft**  
 WIND CODE= ASCE 7-10  
 WIND SPEED= 105 MPH - FBC 2017 - 3105.4.2.1  
 MEAN ROOF HEIGHT= 15.80 ft  
 EXPOSURE CATEGORY= D - FBC 2017 - 3105.4.2.1  
 EFFECTIVE AREA= 29.00 ft<sup>2</sup>  
 Kz= 1.00 Section 26.8-2 ASCE 7-10  
 Kd= 0.85 Table 26.6-1 ASCE 7-10  
 Kz= 1.03 Table 30.3-1 ASCE 7-10  
 q= 0.00396 \* Kz \* Kd \* Kf \* V<sup>2</sup> Section 30.3-1  
 = 24.71 psf  
 Gage= -1.10 Fig. 30.4-2A - Using 210 SDF  
 Gage(1)= 0.98 Table 26.11-1 - Partially Open Buildings  
 P design = qh \* (Gage - Gage(1)) psf - CRITICAL  
 = -40.77 psf  
**CHECKING LOADS COMBINATIONS - ASCE 7-10**  
 Live Load - L= 5 psf - DESIGN LOADS PER ASCE 7-10  
 Dead Load - D= 5 psf - DESIGN LOADS PER ASCE 7-10  
 Wind Load - W= -40.8 psf - DESIGN LOADS PER ASCE 7-10  
 1- D  
 2- D+L  
 3- D+H 75L  
 4- D+6W  
 5- D+0.75L+0.6W  
 6- 0.6D+0.6W  
**LOADS ON MIDDLE BEAM**  
 Live Load - L= 5.0 psf \* 12.00 ft  
 Dead Load - D= 5.0 psf \* 12.00 ft  
 Wind Load - W= -46.77 psf \* 12.00 ft  
 = -561.24 lb/ft  
**LOADS ON INTERNAL FRAMES**  
 Live Load - L= 5.0 psf \* 13.50 ft  
 Dead Load - D= 5.0 psf \* 13.50 ft  
 Wind Load - W= -40.77 psf \* 13.50 ft  
 = -550.42 lb/ft  
**LOADS ON BORDER FRAMES**  
 Live Load - L= 5.0 psf \* 7.50 ft  
 Dead Load - D= 5.0 psf \* 7.50 ft  
 Wind Load - W= -40.77 psf \* 7.50 ft  
 = -305.78 lb/ft  
**DESIGN OF COMPLETE STRUCTURE**  
 SEE SAP2000 REPORT ATTACHED

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**VERIFY CRITICAL BASE PLATE CONNECTION - SHEAR & TENSION**  
**1- CHECKING THRU BOLTS**  
 Tension= 6299.05 lbs Per Each Plate SEE SAP2000 REPORT ATTACHED  
 Shear= 813.12 lbs Per Each Plate SEE SAP2000 REPORT ATTACHED  
 (5) 3/4" DIAM THRU BOLTS S.S ON ALUMINUM BASE PLATE  
 Try using = 800 x 5 = 4000 lbs  
 SHEAR Ru= 4420 x 5 = 22100 lbs  
 TENSION Ru= 6299 x 5 = 31495 lbs  
**CHECKING RIVAL STRESSES**  
 6299 / 4420 = 1.42  
 813 / 22100 = 0.0037  
 Then use : (5) 3/4" DIAM THRU BOLTS S.S ON ALUMINUM BASE PLATE  
**2I- CHECKING STEEL PLATES SUPPORT**  
 Tension= 6299.05 lbs Per Each Plate SEE SAP2000 REPORT ATTACHED  
 Weight of (1) Steel plate 1/2" x 4'-0" x 4'-0" = 3580.00 lbs  
 Weight of (5) Steel plate 1/2" x 4'-0" x 4'-0" = 17900.00 lbs  
 Total = 21480.00 lbs  
**SAP 2000 ATTACHEMENTS:**  
 3D VIEWS OF THE MODEL  
 ELEVATION VIEWS OF THE COMPONENTS - DESIGN SECTIONS  
 3D VIEWS OF THE MODEL - LOADS APPLIED  
 3D VIEW OF THE MODEL - DEFORMED SHAPE BY CRITICAL SERVICE COMBINATION  
 P-M RATIO COLORS AND VALUES - DESIGN OF ELEMENTS  
 3D VIEW - JOINTS SUPPORT REACTIONS BY CRITICAL COMBINATION

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JAN 25 2019

STRUCTURAL ANALYSIS REPORT



SAP2000 Analysis Report

Prepared by  
 JHB

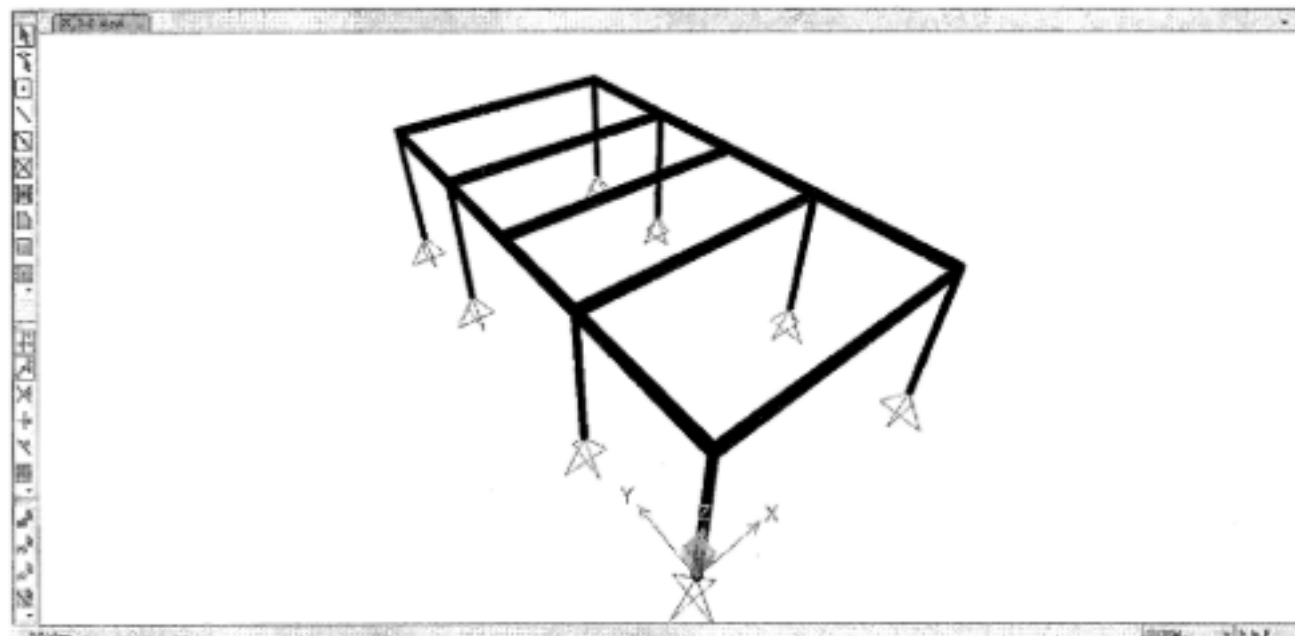
Model Name: CANOPY 54'x28'.SDB

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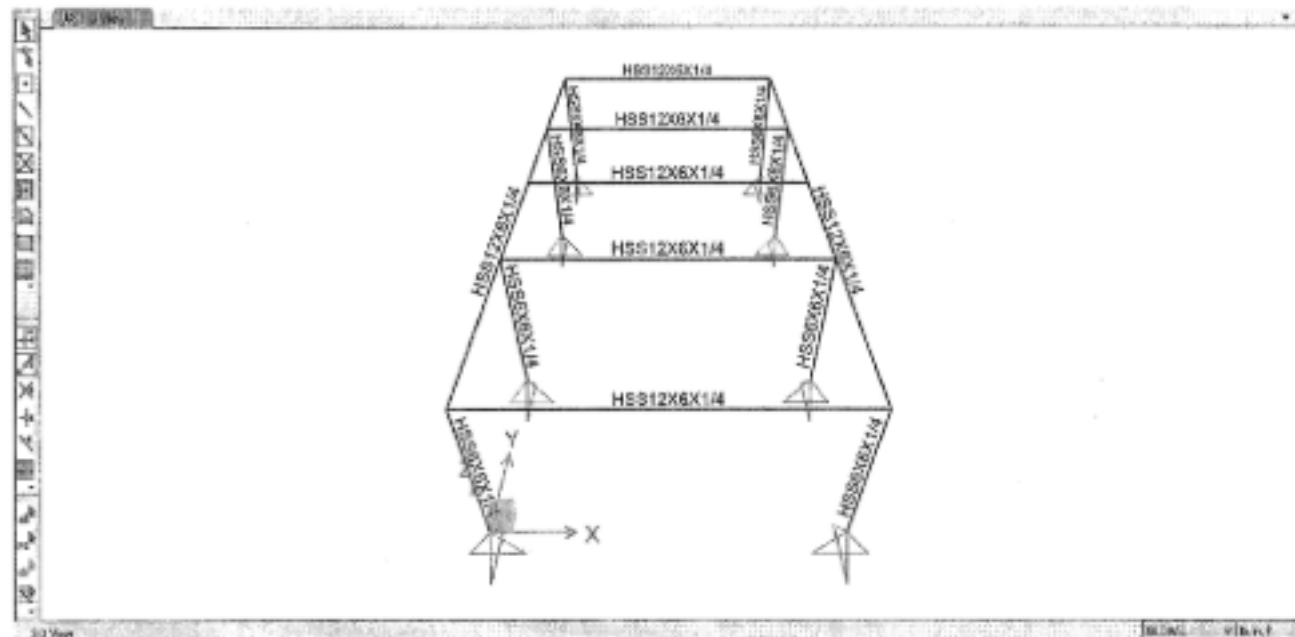
3 May, 2018

JAN 25 2019

STRUCTURAL ANALYSIS REPORT

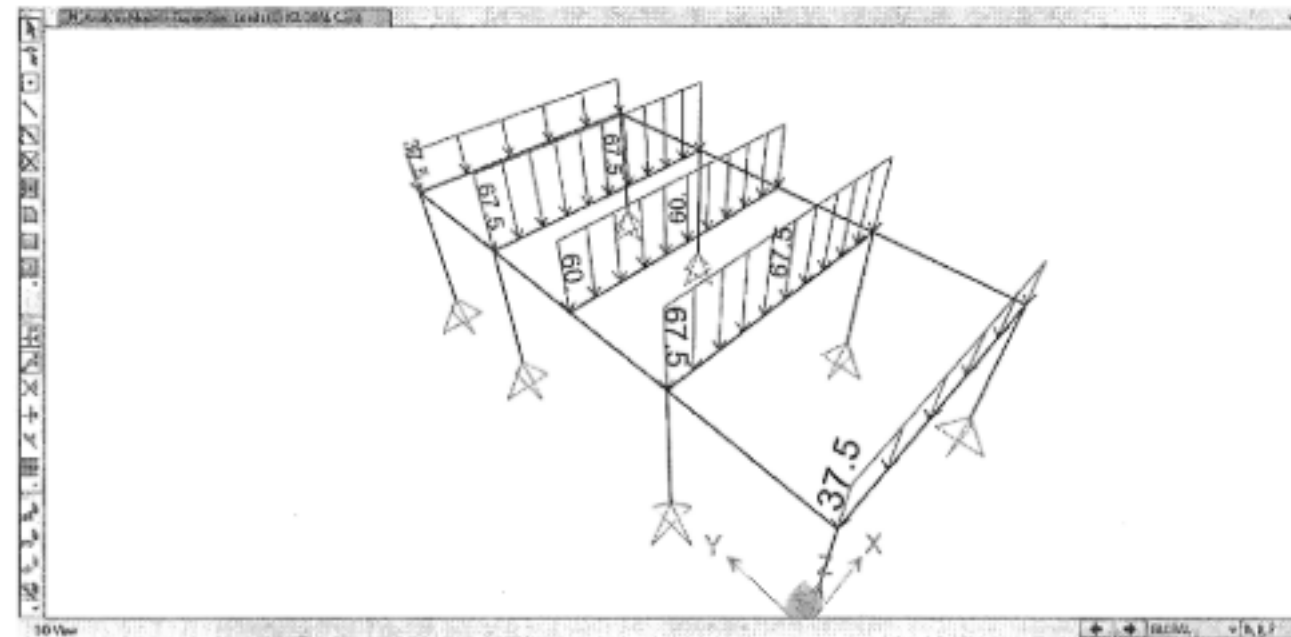


3D EXTRUDE VIEW OF THE MODEL

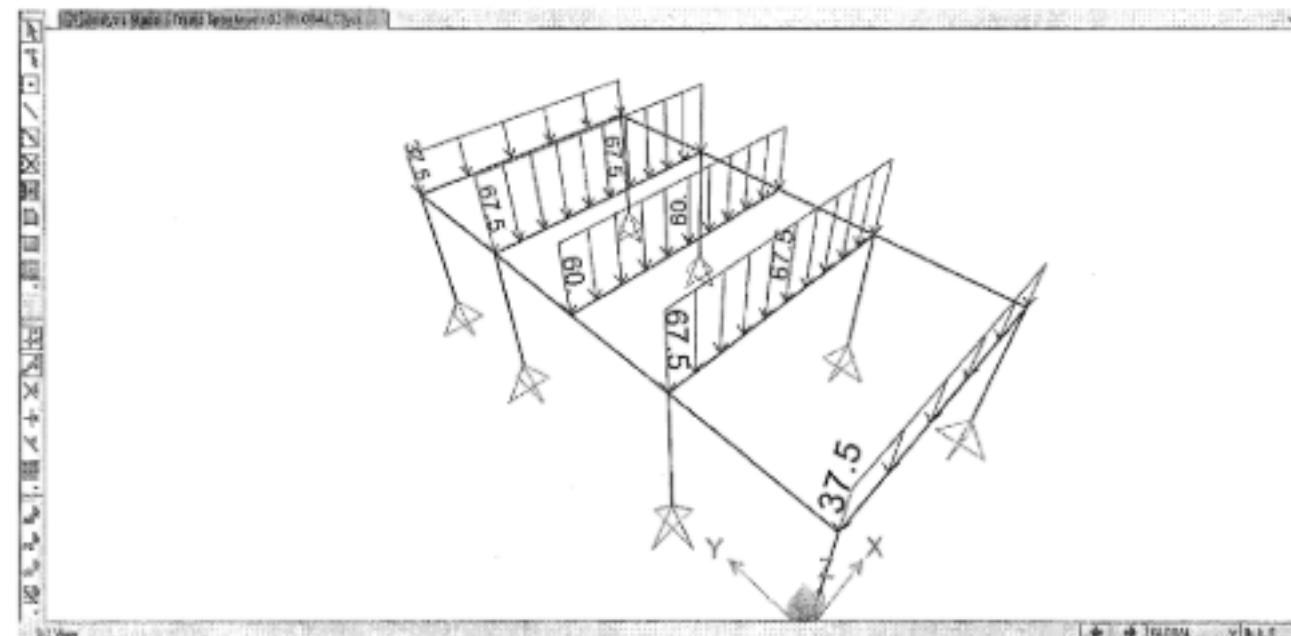


3D VIEW OF STRUCTURE - DESIGN SECTIONS

STRUCTURAL ANALYSIS REPORT



3D VIEW - DEAD LOADS APPLIED (Lb/ft)



3D VIEW - LIVE LOADS APPLIED (Lb/ft)



**IMAGINATION DESIGN GROUP.**  
 ARCHITECTURAL DESIGN SERVICES  
 LICENSE # : AA26001627  
 3370 CORAL WAY  
 MIAMI, FLORIDA 33145  
 TEL: (305) 461-0720 FAX: (305) 461-0789  
 WAGURTO@MSN.COM

WILFREDO AGURTO  
 AR# 0093855

**RETRACTABLE CANOPY**  
**CASA CASUARINA**  
 1116 OCEAN DRIVE  
 MIAMI BEACH, FLORIDA

HPB FILE NUMBER  
**20-0388**  
 FINAL SUBMITTAL  
**05-11-20**

NOT TO BE USED FOR CONSTRUCTION  
 UNLESS STAMPED CONSTRUCTION SET  
 AND APPROVED BY ARCHITECT

REVISIONS

DATE DESCRIPTION #

DRAWING TITLE  
**STRUCTURAL  
 CALCULATION**

SHEET NUMBER  
**S-5**

5 SET OF 5

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