A

METROPOLITAN DADE COUNTY, FLORIDA
METRO-DADE FLAGLER BUILDING

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

PRODUCT CONTROL SECTION
(305) 375-2902
FAX (305) 375-6839

December 13, 1995

Eugene Tuero
Security Aluminum Windows & Doors
[illegible]

NOTICE OF PROPOSED ACTION

To: Members of the Building Code and Product Review Committee and *Security Aluminum Windows & Doors*, Applicant

In accordance with Dade County Administrative Order 10-3, which governs the product review process, the Product Control Section of the Office of Code Compliance, intends to issue a Product Control Notice of Acceptance to *Security Aluminum Windows & Doors* for *Aluminum Tube Mullions (non-reinforced) No. 95-1213.01* to allow its use in Dade County and its municipalities.

To: Members of the Building Code and Product Review Committee:

The documentation being provided to you represents the recommendation of the Product Control Section of the Office of Code Compliance in regards to the submittal of *Security Aluminum Windows & Doors* for *Aluminum Tube Mullions (non-reinforced) No. 95-1213.01*. Under the provisions of Dade County Administrative Order 10-3, which governs the product review process. You must review this documentation. If within 20 days from the date of mailing, we do not receive any written objection stating the reason(s) for your disapproval, this product will be automatically approved.

To: *Security Aluminum Windows & Doors*, Applicant

The Product Control Section of the Office of Code Compliance, in accordance Dade County Administrative Order 10-3, which governs the product review process, has issued this notice of proposed action and intends to issue a Product Control Notice of Acceptance for your *Aluminum Tube Mullions (non-reinforced) No. 95-1213.01 to be used in Dade County and its municipalities, unless a member of the Building Code and Product Review Committee or yourself has any objections. Should you not be in accord with this notice of proposed action and wish to appeal our recommendation, you must make a written request, stating the reasons for your objection(s), to our office within 20 days of the date of mailing. Upon receipt of your written request, a hearing date will be set so that you can present your objection(s) to the Building Code and Product Review Committee.*

Sincerely,

Raul Rodriguez
Product Control Supervisor

Charles Danger, P.E.
Director

DATE OF MAILING December 13, 1995 Mailed by: MT.

D:\PRODCNTL\REPORTS\D:\PRODCNTL\REPORTS

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ACCEPTANCE No.: 95-1213.01

APPROVED :

EXPIRES :

NOTICE OF ACCEPTANCE: SPECIFIC CONDITIONS

1. DESCRIPTION OF UNIT

1.1 This approval is a structural mullion system for the windows specified below, designed to comply with the [illegible] Building Code, 1994 Edition for Dade County, for the locations where the [illegible] as specified by ASCE 7-88 "Minimum Design Loads for Buildings and [illegible]" [illegible] the Design Pressure Rating values in Section 7 and within the [illegible]

[illegible] *Security Aluminum Windows & Doors* windows [illegible]

[illegible] *Security Aluminum Windows & Doors* windows [illegible]

[illegible] *Security Aluminum Windows & Doors* [illegible]

[illegible] *Security Aluminum Windows & Doors* [illegible] *of 1/8"* [illegible]

[illegible] mullions are not added to the properties of the mullion.

[illegible] consisting of two 3'0" wide x 6'-1/2" high Dual Patio Door, built [illegible] 3'0" wide x 6'-1/2" high Dual [illegible]

[illegible]

3.1 The [illegible] structural mullions to be installed vertically or horizontally, as shown in Section 1.

3.2 Mullions are to be used only to support *Security Aluminum Windows & Doors* windows and/or doors, with a current Notice of Acceptance.

3.3 The maximum mullion span (length) shall be: 144" max. for 2" x 6" mullion, this dimension is reduced for smaller size mullions.

3.4 For Design Pressure Rating vs. Mullion length, see "Mullion Load Charts" for each mullion size (1" x 2", 1" x 3", 1" x 4", 2" x 4" or 2" x 6") on Sheet 2 of 3, Drawing No. M95-08A, bearing the Dade County Product Control approval stamp.

3.5 For anchoring condition, see "Anchor Load Chart" for each anchor type (A, B or C) on Sheets 2 and 3 of 3, Drawing No. M95-08A, bearing the Dade County Product Control approval stamp.

3.6 Both mullion (size and span), as well as anchor (type) selected design pressure rating, per load charts, must meet or exceed the pressure requirement for the opening in which it is to be installed.

3.7 Window sizes and design pressures are to be limited to those appearing on Charts referenced above and listed in their individual Notices of Acceptance.

4. INSTALLATION:

4.1 Vertical or Horizontal Applications:

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

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[illegible] & Dade

ACCEPTANCE No.: 95-1212.01

APPROVED : _____

EXPIRES : _____

NOTICE OF ACCEPTANCE: SPECIFIC CONDITIONS

4.1.1 Anchor Type A
Two 2" x 2" x 1/8" x 2-5/8" long aluminum clip angles (one on each interior side of the tube) [illegible] each end of the mullion (totaling 4 clip angles) with one leg, using two #14 SMS, two per [illegible] 2" apart, and the other leg anchored to a 2x wood buck using one #14 SMS x 1-1/4" [illegible] with two 5/16" x 1-3/4" Tapcon (1 per angle) directly into a precast concrete sill with a [illegible] of 1-1/2", as shown on Section "Anchor Type "A", Drawing No. M95-08A, [illegible] by the Dade County Product Control approval stamp.

[illegible] 1/8" long aluminum clip angles (one on each interior side of the tube) [illegible] of the mullion (totaling 4 clip angles) with one leg, using two #14 SMS, two per [illegible] 2" apart, and the other leg anchored to a 2x wood buck using two per angle #14 SMS [illegible], spaced 2" apart minimum, as shown on Section "Anchor Type "B", [illegible] Sheet 3 of 3, bearing the Dade County Product Control approval stamp.

[illegible] 1/8" x 2-3/8" long aluminum clip angles (one on each interior side of the tube) [illegible] end of the mullion (totaling 4 clip angles) with one leg, using three #14 SMS, three per angle, spaced 1-1/2" apart, and the other leg anchored (with wood block notched out) directly [illegible] to a concrete filled block with two 1/4" x 1-3/4" Tapcon (2 per angle) with a [illegible] of 1-1/4", spaced 3" apart minimum, as shown on Section "Anchor Type "C", [illegible] M95-08A, Sheet 3 of 3, bearing the Dade County Product Control approval stamp.

4.2 For anchoring requirements of each window installation, please see Section 4 of each window's individual Notice of Acceptance. Minimum anchoring of window's perimeter framing to transom mullion shall be #10 SMS spaced at 4" from ends & 18" o.c.

4.3 Attachments of sub-bucks shall be designed by the Architect of Engineer of Records and must be in compliance with the South Florida Building Code.

4.4 Fasteners must have their own Notice of Acceptance and must be made of stainless steel or have adequate protection against corrosion, per DIN 50018. Aluminum contacting metals not considered compatible shall be properly protected.

5. IDENTIFICATION

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

6. USE

6.1 Application for building permit shall be accompanied by two copies of the following:

- 6.1.1 This Notice of Acceptance, with mullion and anchor options indicated.
- 6.1.2 The Notice of Acceptance of each window or door attached to mullion.
- 6.1.3 Completely dimensioned drawing showing size and location, including height above grade of openings to receive mullion & windows or doors, mean roof height, length and width of building.
- 6.1.4 Manufacturer's installation instructions.

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

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[illegible] Windows & Doors

ACCEPTANCE No.: 95-1213.01

APPROVED : _____

EXPIRES : _____

NOTICE OF ACCEPTANCE: SPECIFIC CONDITIONS

6.2 A copy of this approval as well as the manufacturer's installation instructions shall be provided to the permit applicant by the manufacturer or his distributors and shall be available for inspections at the jobsite at all times.

6.3 The [illegible] shall ensure the adequacy of mullion and windows to meet the pressure [illegible] in which it is to be installed.

[illegible] the product as part of an impact resistant wall.

RESULTS

	[illegible]	[illegible]
AT [illegible]	[illegible] PSF MTL-16605	[illegible] PSF MTL-16605
AT FULL [illegible]	[illegible] PSF MTL-16605	[illegible] PSF MTL-16605
	SATISFACTORY FTL-1350	———
(9,500 cycles)	+57.0 PSF FTL-1350	+97.0 PSF FTL-1350
(9,500 cycles)	-57.0 PSF FTL-1350	-97.0 PSF FTL-1350

[illegible] For Design Pressure Rating vs. Mullion length, see "Mullion Load Charts" and for [illegible] vs. Anchor type, see "Anchor Load Charts" both on Sheet 2 of 3, of Drawing No. M95-08A, bearing the Dade County Product Control approval stamp.

8. EVIDENCE SUBMITTED

8.1 Tests:

8.1.1 Test reports on 1) Uniform Static Air Pressure Test, Loading per PA 202-94 along with installation diagram of window prepared by Miami Testing Laboratory, Test Report No. MTL-16605, dated December 7, 1995, signed and sealed by David Gale Ober, P.E.

8.1.2 Test reports on 1) Large Missile Impact Test, per PA 201-94
2) Cyclic Wind Pressure Test, per PA 203-94
prepared by Fenestration Testing Laboratory, Inc., Test Report No. FTL-1350, dated December 12, 1995, signed and sealed by Gilbert Diamond, P.E.

8.2 Drawing:

8.2.1 Drawing No. M95-08A, Security Aluminum Windows, "Mullion Details " Sheets 1 thru 3 of 3, prepared by Al-Farooq Corporation, dated 09/29/95, revision A dated 12/06/95, signed and sealed by Humayoun Farooq, P.E.

8.2.2 Manufacturer's die drawings and sections.

8.3 Calculations:

8.3.1 Structural mullion and anchorage calculations prepared by Al-Farooq Corporation, dated 09/27/95, revised on 12/07/95, signed and sealed by Humayoun Farooq, P.E.

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

9

[illegible] & Beam

ACCEPTANCE No.: 95-1213.01

APPROVED :

EXPIRES :

NATURE OF ACCEPTANCE: SPECIFIC CONDITIONS

9. **COMPARATIVE ANALYSIS:** See "Mullion Load Charts" and "Anchor Load Charts" on Drawing No. M95-08A, Sheet 2 of 3, bearing the Dade County Product Control approval stamp.

10. **[illegible] INSTALLATION SYSTEM CROSS SECTIONS:** For mullion system cross sections, see [illegible] details, see Sheet 3 of 3, of Drawing No. M95-08A, bearing the Dade [illegible] stamp.

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

9

Security Aluminum Windows & Doors

ACCEPTANCE No.: 95-1213.01

APPROVED :

EXPIRES :

NOTICE OF ACCEPTANCE: SPECIFIC CONDITIONS

9. COMPARATIVE ANALYSIS: See "Mullion Load Charts" and "Anchor Load Charts" on Drawing No. M95-08A, Sheet 2 of 3, bearing the Dade County Product Control approval stamp.

10. TYPICAL MULLION SYSTEM CROSS SECTIONS: For mullion system cross sections, see Sheet 1 of 3 and for anchoring details, see Sheet 3 of 3, of Drawing No. M95-08A, bearing the Dade County Product Control approval stamp.

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

9

Security Aluminum Windows & Doors

ACCEPTANCE No.: 95-1213.01

APPROVED : _____

EXPIRES : _____

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: "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:
   [illegible] a change in the South Florida Building Code affecting the evaluation of this product and the [illegible] compliance with the code changes;
   [illegible] the same product (identical) as the one originally approved;
   [illegible] has not complied with all the requirements of this acceptance, including the [illegible] of this product;
   [illegible] who originally prepared, signed and sealed the required documentation initially [illegible] practicing the engineering profession.

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

5. Any of the following shall also be grounds for removal of this Acceptance:
   a) [illegible] performance of this product or process;
   b) [illegible] 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 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 times. The copies need not be sealed by the engineer.

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

9. This Acceptance contains pages 1, 2, 2(a) through 2(c) and this last page 3.

Items 10, 11 & 12 listed below only apply to glazed products and doors

10. Unless specifically indicated in the Acceptance (approval), this unit is approved as a single unit installation. For multiple installation of this unit, a separate Acceptance for mullions is required from the Product Control Section.

11. The spacing of fasteners at window sills shall be as tested. The spacing of fasteners in all other parts of the frame, shall be as tested, but in no case shall exceed 24" on center. The first fastener shall be located at a maximum of 6" from each corner and mullion or stile. Fastener shall fully penetrate the buck, which shall be the same size as the one tested with the unit. No wood or plastic shields or pins shall be used for anchoring. See section four (4) of this approval for sizes of fasteners used in testing.

12. Hardware for all windows and doors shall conform to Security and Forced Entry Prevention, Chapter 36 of the South Florida Building Code.

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

END OF THIS ACCEPTANCE

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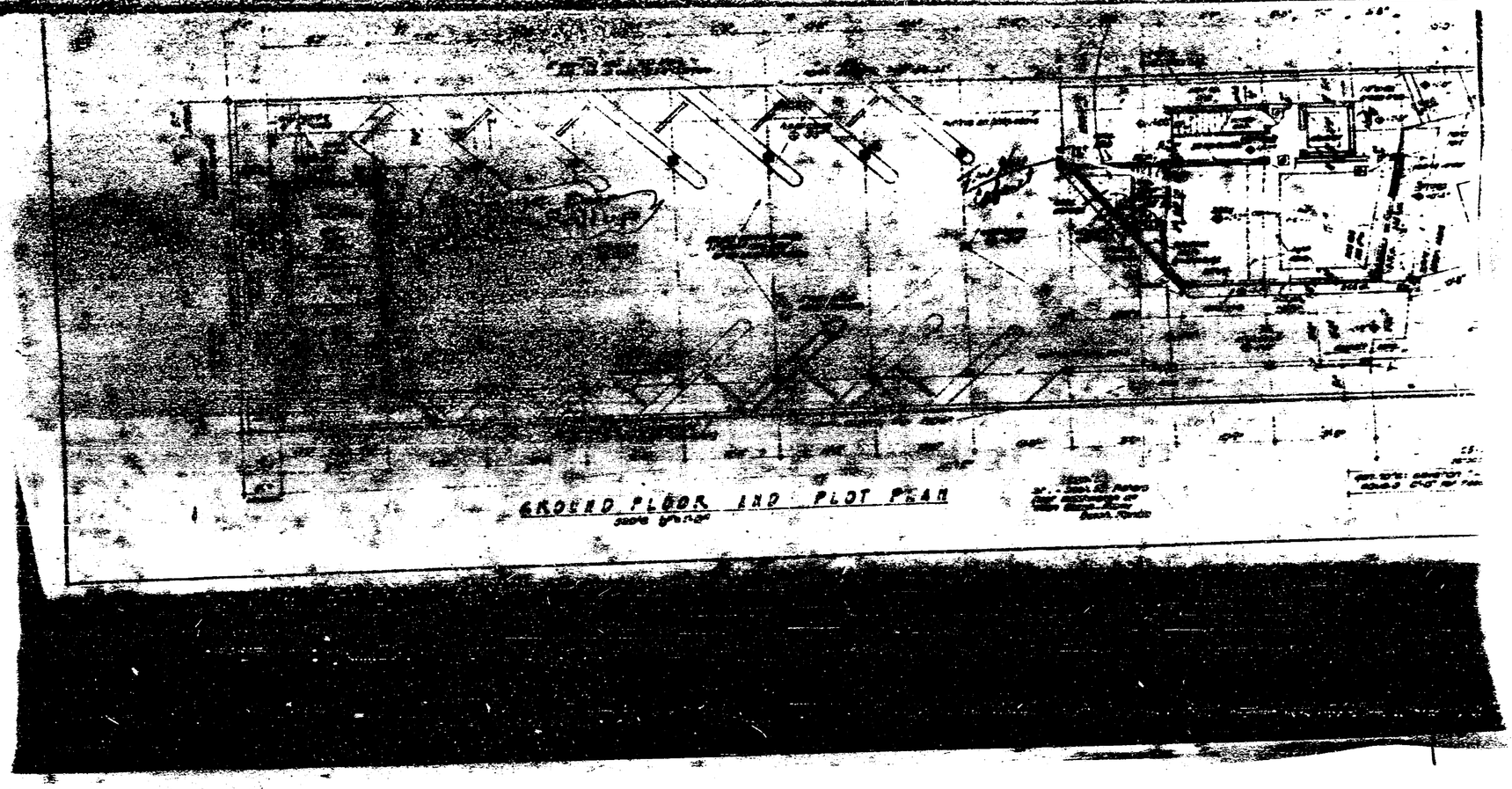

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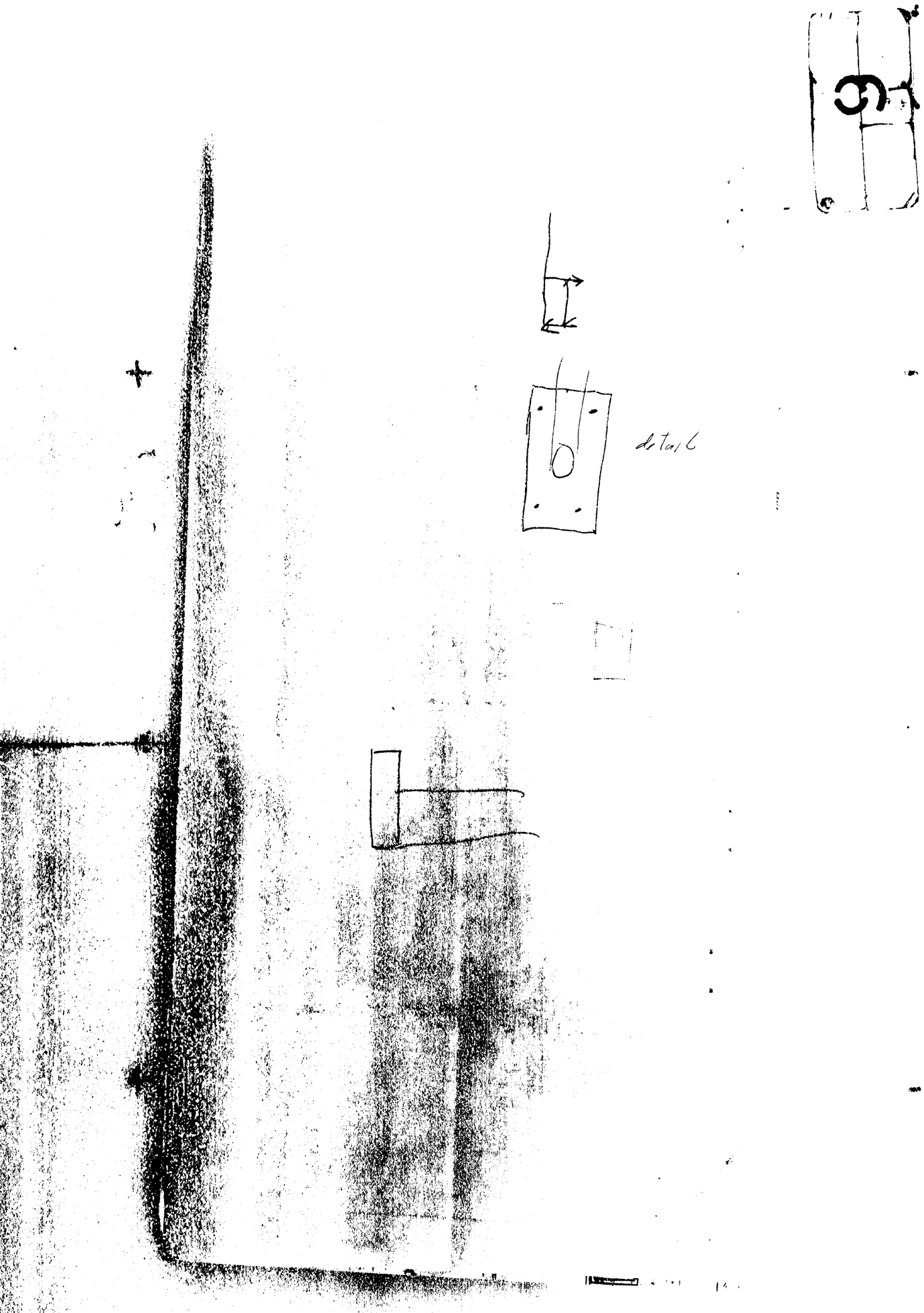
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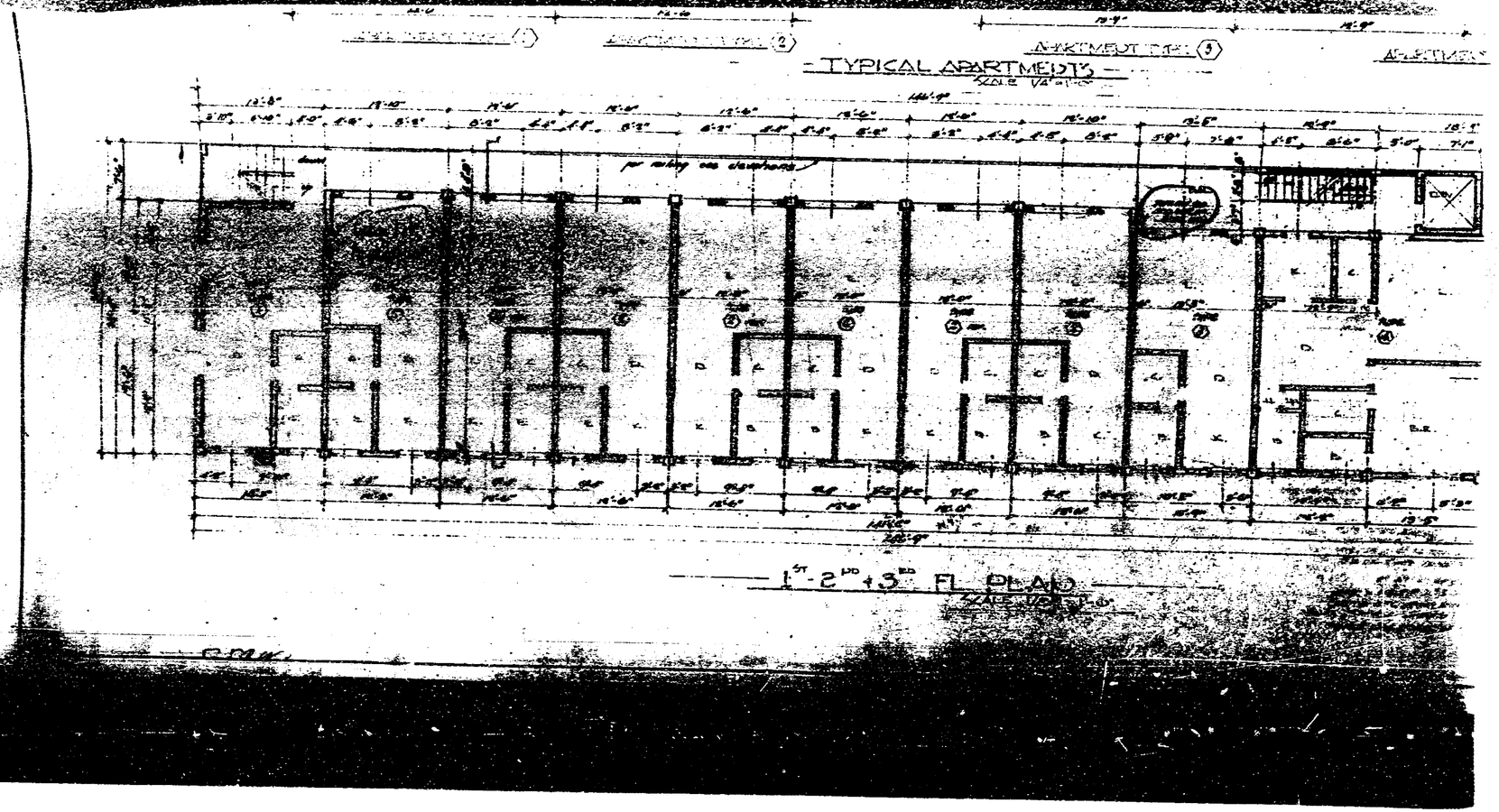
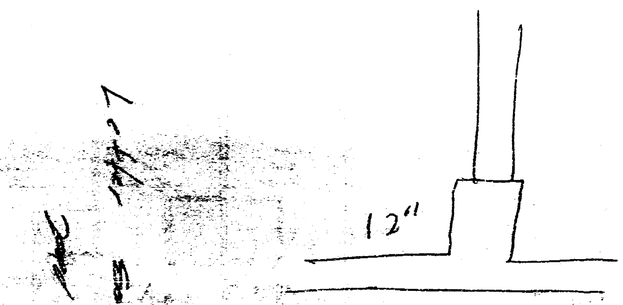
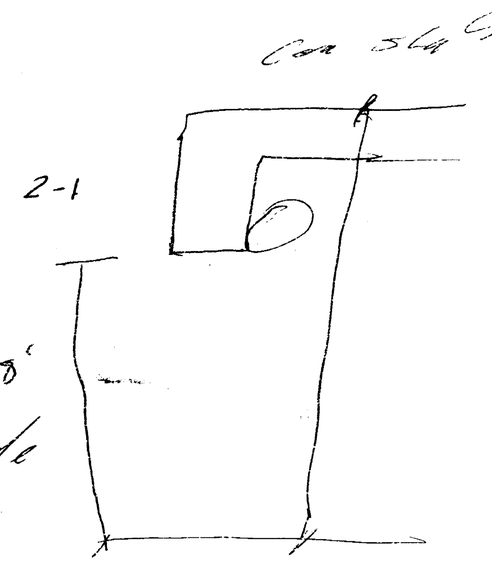
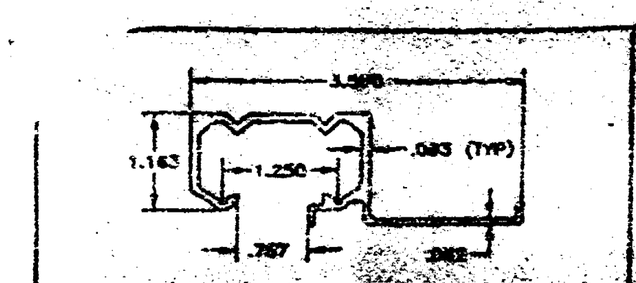

TYPICAL APARTMENTS
1ST-2ND+3RD FL PLAN

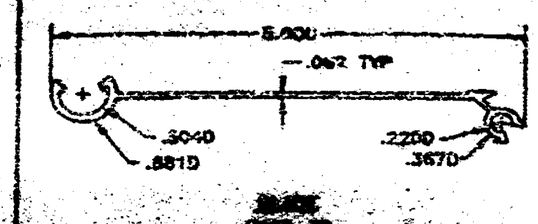


Wall - 8' wide

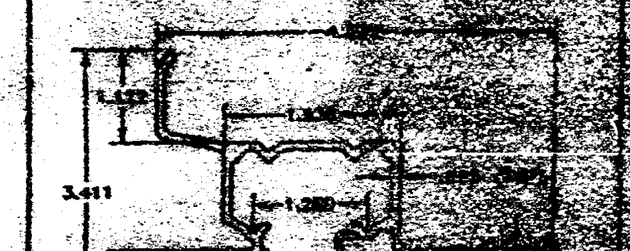




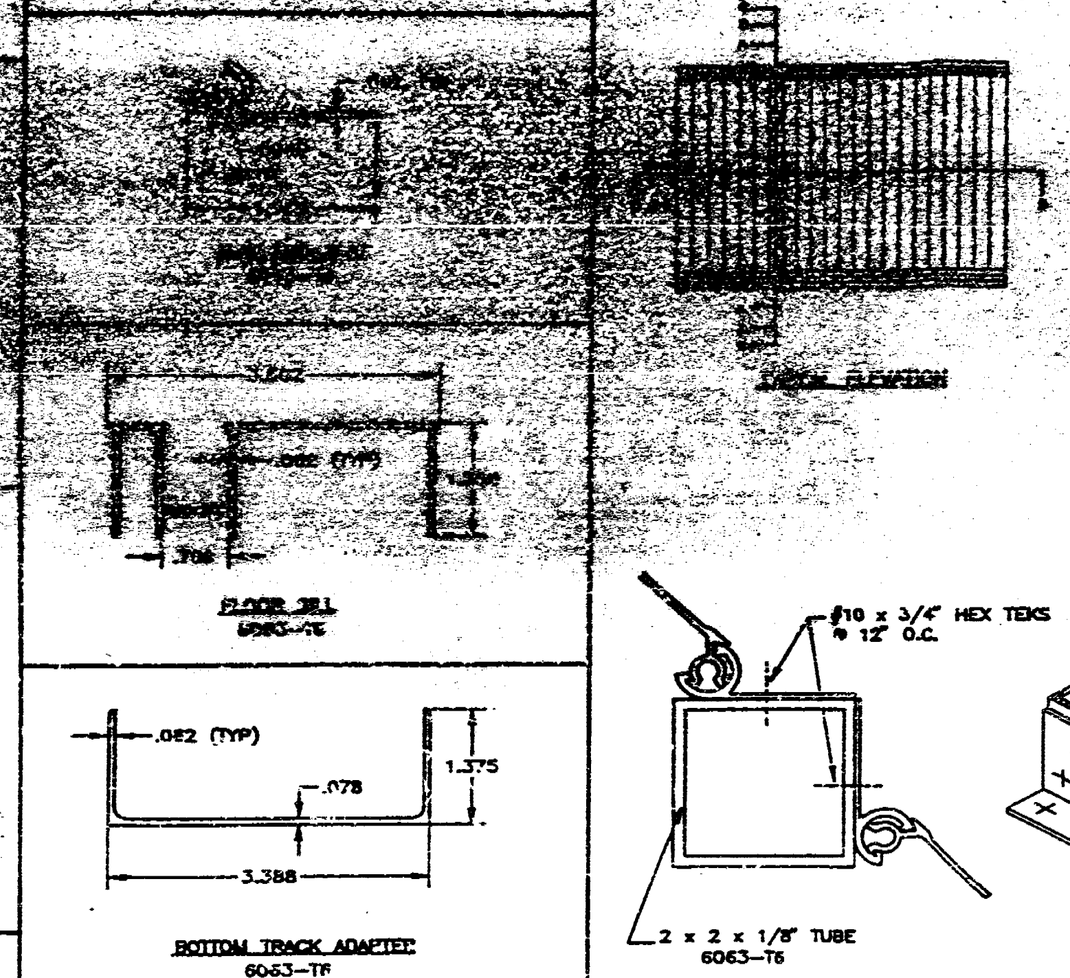
DELUXE MEDIUM MEMBER
6063-T6



BLADE
6063-T6

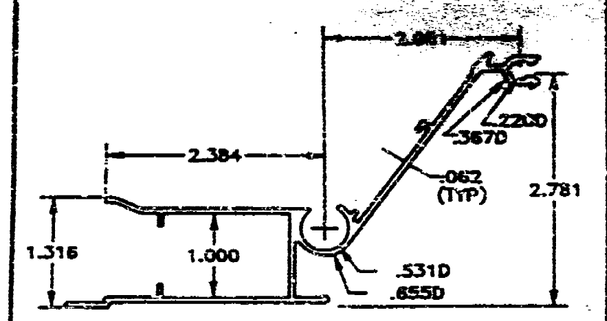


WALL MOUNT MEMBER
6063-T6



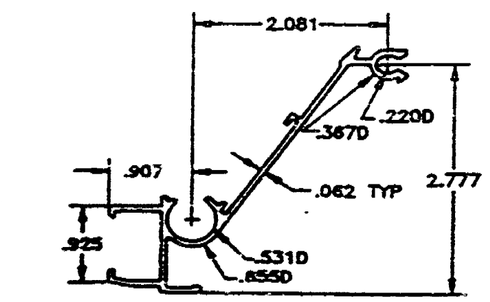
FLOOR SILL
6063-T6

TYPICAL CORNER DETAILS

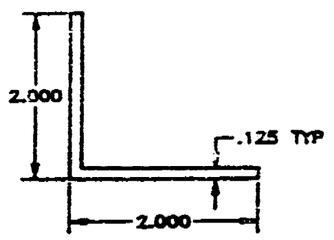


FEMALE LOCKING SLAT
6063-T6

BOTTOM TRACK ADAPTER
6063-T6



MALE LOCKING SLAT
6063-T6



BUILT-OUT ANGLE
6063-T6

GENERAL NOTES

1. THIS STRUCTURE IS DESIGNED AS PER THE SOUTH FL. BLDG. CODE 1988 EDITION FOR DADE COUNTY, 1992 EDITION FOR BROWARD COUNTY ALSO FOR WIND LOADS AS PER ASCE 7-88 USING CORRESPONDING LOADS.
2. DESIGN CRITERIA FOR ALUMINUM, MINIMUM MECHANICAL PROPERTIES, AND SAFETY FACTORS ARE IN ACCORDANCE WITH THE "ALUMINUM CONSTRUCTION MANUAL" LATEST EDITION.
3. ALUMINUM ALLOYS: ALL EXTRUSIONS SHALL BE ALLOY 6063-T6, OR AS NOTED.
4. STEEL SURFACES TO BE PLACED IN CONTACT WITH ALUMINUM SHALL BE GIVEN ONE COAT OF ZINC CHROMATE PRIMER IN ACCORDANCE WITH FEDERAL SPEC. TT-P-645. DO NOT GALVANIZE.
5. ANCHORS SHALL BE AS DETAILED, SPACED AS SHOWN ON DETAILS. ANCHOR EMBEDMENTS TO BEAM BATTENS SHALL BE BEYOND WALL SHEATHING OR STUCCO.
6. ALL BOLTS, NUTS AND WASHERS SHALL BE STAINLESS STEEL OR ALUMINUM ALLOY 2024-T4 OR 7075-T6, OR PLATED STEEL.
7. THE DESIGN AT ANY GIVEN ELEVATION SHALL COMPLY WITH THE TABLES PERTAINING TO THE CORRESPONDING ZONE.
8. DESIGN CRITERIA FOR PANELS: MAX DEFLECTION ≤ L/30 OR 2".
9. ANCHORING OR LOADING CONDITIONS OTHER THAN THOSE SHOWN IN THESE DETAILS ARE TO BE ENGINEERED SEPARATELY.

DESIGN LOADS SHALL BE CALCULATED AS PER REQUIREMENTS OF ASCE 7-88, BASED ON 110 MPH WIND VELOCITY.

PRODUCT MARKING

A LABEL SHALL BE AFFIXED ON LOCKING MEMBER ON UNIT ABOVE THE LOCK WITH THE FOLLOWING STATEMENT.

J.C. WINDOW SHUTTER MANUFACTURER CO.
IMPACT RESISTANT ACCORDION SHUTTER
"DADE COUNTY PRODUCT CONTROL APPROVED"

DESIGN PRESSURE RATING = + 70 PSF.
− 85 PSF.

ATTN. BLDG. OFFICIALS
DO NOT ACCEPT THIS DRAWING
W/O J.C. WINDOW SHUTTER MFG. CO.
RAISED CORPORATE SEAL.

CORPORATE SEAL

ENGINEER: HUMAYOUN FAROOQ
PE # 19557

SEP 08 1994

APPROVED AS COMPLYING WITH THE SOUTH FLORIDA BUILDING CODE
DATE SEPTEMBER 1994
BY [signature]
PRODUCT CONTROL DIVISION
BUILDING CODE COMPLIANCE OFFICE
ACCEPTANCE NO. 94-0811.02

FOR INSTALLATION DETAILS SEE SHEET 2 OF 2.

AL-FAROOQ CORPORATION
ENGINEERS, PLANNERS & PRODUCT TESTING
1235 SW 87 AVE.
MIAMI, FLORIDA 33174
(305) 264-8100
JCWINAC2

ACCORDION SHUTTER DETAILS

J.C. WINDOW SHUTTER MFG. CO.
2639 WEST 79 TH ST.
HIALEAH, FL 33018
(305) 558 - 9090

revisions:			
no.	date	by	description
A	8.11.94	T.M.	NOTE ADDED

date 10-01-91	drawn by MAF	design by	drawn by HAMID	checked by

drawing no. 94-60

sheet 1 of 2

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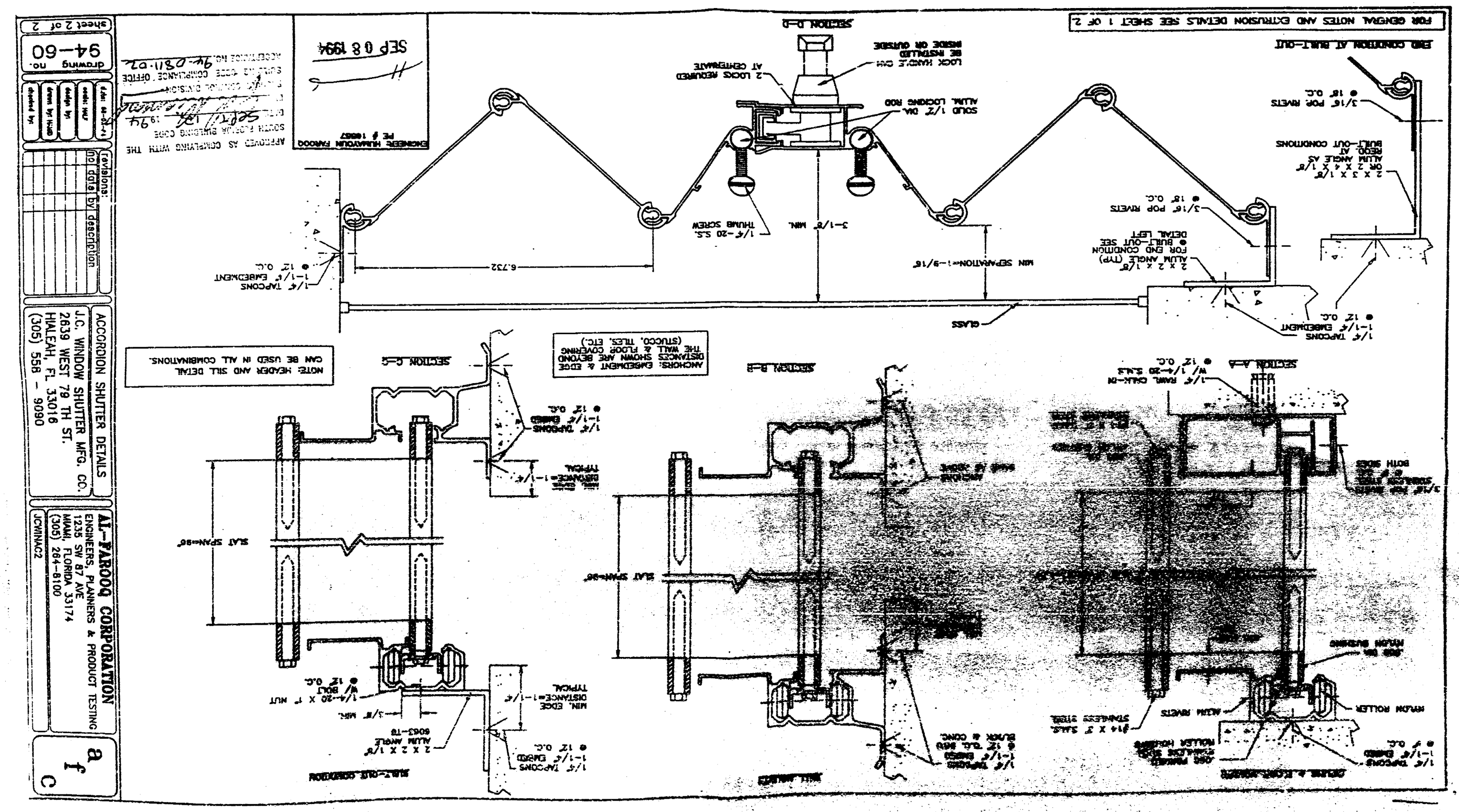

ENGINEER MAHMOUDIAN FAMOOD
PE # 18887

SEP 08 1994

APPROVED AS COMPLYING WITH THE SOUTH FLORIDA BUILDING CODE

BY: [illegible] DATE: SEPT. 1, 1994
BUILDING CODE DIVISION
SUPERVISOR COMPLIANCE OFFICE
ACCEPTANCE NO. 94-0811-02

revisions: no.	date	by	description

drawn by: [illegible] | checked by: [illegible] | order no: [illegible] | date: 4-8-94

drawing no. 94-60

sheet 2 of 2

ACCORDION SHUTTER DETAILS

J.C. WINDOW SHUTTER MFG. CO.
2639 WEST 79 TH ST.
HIALEAH, FL 33016
(305) 558 - 9090

AL-FAROOQ CORPORATION
ENGINEERS, PLANNERS & PRODUCT TESTING
1235 SW 87 AVE
MIAMI, FLORIDA 33174
(305) 264-8100
JCWINAC2

a f c

BUILDINGS EQUAL OR LESS THAN 60 FEET HIGH						
EXPOSURE C						
HT.	ROOF SLOPE > 10 DEG.			ROOF SLOPE =<10 DEG.		
	ZONE 4&5	ZONE 4	ZONE 5	ZONE 4&5	ZONE 4	ZONE 5
(ft)	+	-	-	+	-	-
15	43.2	45.9	67.2	38.6	42.8	54.1
20	46.9	49.9	69.2	41.9	46.4	56.4
25	50.0	53.1	70.8	44.6	49.5	58.3
30	52.7	56.0	72.2	46.2	51.2	59.8
35	55.0	58.5	73.4	48.4	53.5	61.2
40	57.2	60.8	75.2	50.4	55.6	62.9
45	59.1	62.9	76.9	54.1	57.7	71.5
50	60.9	64.8	80.7	55.8	59.3	73.6
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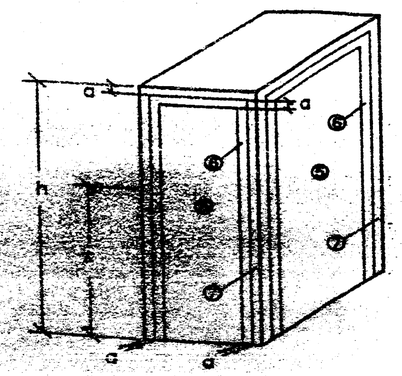
60	64.2	68.2	85.8	58.8	62.4	77.5



NOTES:

BLDGS. GREATER THAN 60 FT. IN HEIGHT.

USE EXPOSURE C FOR NON-COASTAL AREAS.
USE EXPOSURE D FOR COASTAL AREAS

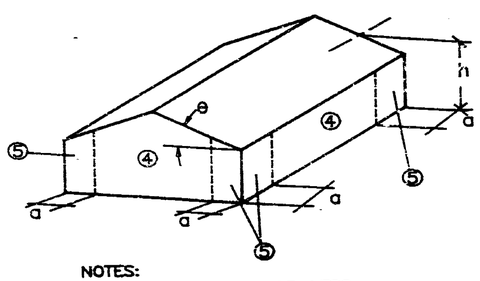
a = 5% OF MINIMUM WIDTH OR 0.5h, WHICHEVER IS SMALLER.

POSITIVE LOADS CAN BE GRADUATED FLOOR BY FLOOR USING ELEVATION ABOVE GRADE AT PARTICULAR FLOOR.

NEGATIVE LOADS MUST BE TAKEN AT MEAN ROOF HEIGHT AND APPLY TO ALL FLOORS.

LOADS BETWEEN ELEVATIONS SHOWN IN TABLE CAN BE INTERPOLATED.

SEE ABOVE ILLUSTRATION FOR DETERMINATION OF ZONES.



NOTES:

BLDGS. 60 FT. HIGH OR LESS

USE EXPOSURE C FOR ALL BLDGS.

a = 10% OF MINIMUM WIDTH OR .4h, WHICHEVER IS SMALLER BUT NOT LESS THAN EITHER 4% OF MINIMUM WIDTH OR 3 FT.

LOADS, POSITIVE AND NEGATIVE ARE TAKEN AT MEAN ROOF HEIGHT AND APPLY TO ALL FLOORS.

LOADS BETWEEN ELEVATIONS SHOWN IN TABLE CAN BE INTERPOLATED.

WIND LOAD TABLES FOR COMPONENTS & CLADDING AS PER SPECIFICATION ASCE 7-88

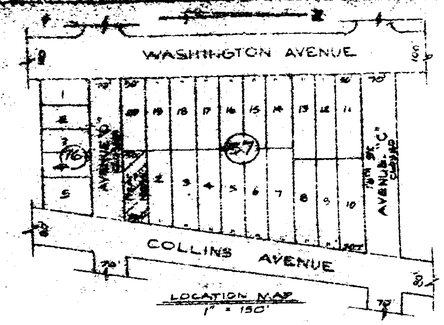
BASIC WIND SPEED: 110 MPH
IMPORTANCE FACTORS: 1.05
TRIBUTARY AREA: 20 SQ. FT.

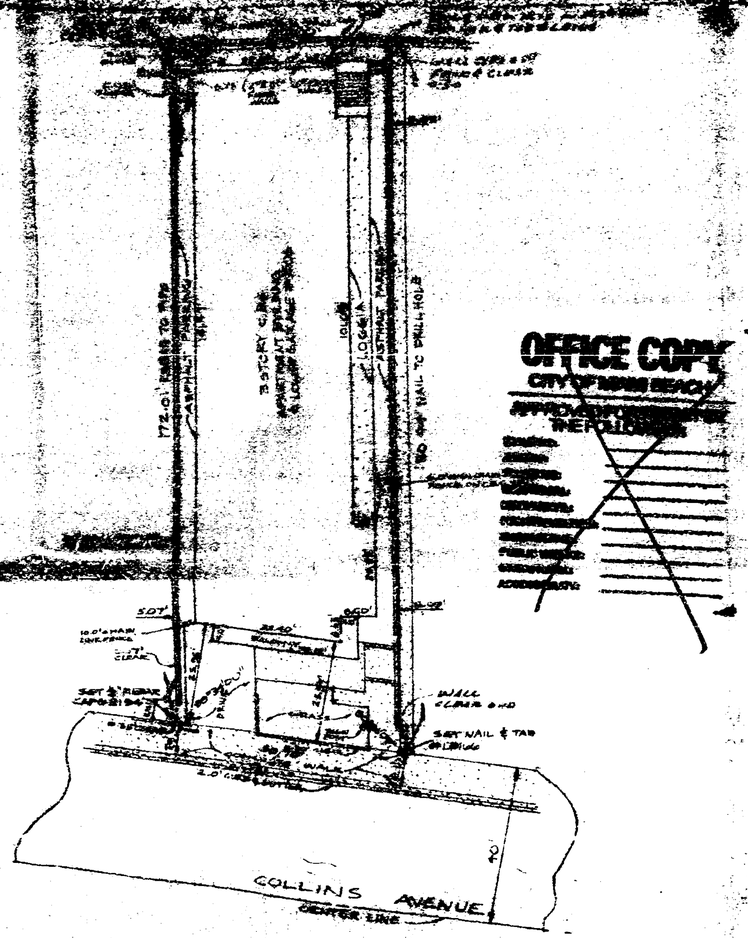
BUILDINGS GREATER THAN 60 FEET HIGH								
	EXPOSURE C				EXPOSURE D			
HIGHT	ZONE 5,6&7	ZONE 5	ZONE 6	ZONE 7	ZONE 5,6&7	ZONE 5	ZONE 6	ZONE 7
(ft)	+	-	-	-	+	-	-	-
10	35.5	EVALUATE NEGATIVE LOADS AT ROOF ELEVATION			53.0	EVALUATE NEGATIVE LOADS AT ROOF ELEVATION		
20	38.5				56.1			
30	43.2				60.9			
40	46.9				64.5			
50	50.0				67.4			
60	52.7				69.9			
80	57.2	59.6	90.5	121.3	74.0	77.1	117.1	157.0
100	61.0	63.5	96.4	129.3	77.4	80.6	122.4	164.2
120	64.3	66.9	101.6	136.3	80.3	83.6	126.9	170.3
140	67.1	69.9	106.1	142.4	82.8	86.2	130.9	175.6
160	69.8	72.6	110.3	147.9	85.1	88.5	134.5	180.4
180	72.1	75.1	114.0	153.0	87.1	90.7	137.7	184.7
200	74.3	77.4	117.5	157.7	88.9	92.6	140.6	188.6
220	76.4	79.5	120.8	162.0	90.7	94.4	143.3	192.2
240	78.3	81.5	123.8	166.1	92.2	96.0	145.8	195.6
260	80.1	83.4	126.7	169.9	93.7	97.6	148.2	198.8
280	81.9	85.2	129.4	173.6	95.1	99.0	150.4	201.7
300	83.5	86.9	132.0	177.0	96.5	100.4	152.5	204.5
320	85.0	88.5	134.4	180.3	97.7	101.7	154.4	207.2
340	86.5	90.1	136.8	183.5	98.9	103.0	156.3	209.7
360	87.9	91.6	139.0	186.5	100.0	104.1	158.1	212.1
380	89.3	93.0	141.2	189.4	101.1	105.3	159.9	214.4
400	90.6	94.3	143.3	192.2	102.2	106.4	161.5	216.6

SEP 02 1994

AL-FAROOQ CORPORATION
ENGINEERS, PLANNERS & PRODUCT TESTING
1235 SW 87 AVE
MIAMI, FLORIDA 33174
(305) 264-8100

AFC 94-01





1ST FLOOR	EL. 14.92
LAUNDRY ROOM	EL. 6.52
ELECTRIC ROOM	EL. 8.14
STORAGE	EL. 9.02
LANAI	EL. 8.48
GROUND LEVEL	EL. 6.82
GARAGE FLOOR	EL. 5.22
GARAGE	EL. 5.22

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR THE FOLLOWING

THIS IS A SKETCH OF AN AS-BUILT SURVEY OF:

Lot 1, Block 67, Fishers First Subdivision of Alton Beach, a subdivision recorded in Plat Book 8, at page 73 of the public records of Dade County, Florida.

Lot contains 8811 square feet, more or less, or 0.202 acres, more or less.

SURVEYOR CERTIFICATE:

[illegible] CERTIFY: That the survey shown hereon of the above described property is true and correct to the best of our knowledge and belief, as recently surveyed under our direction. Also that there are no visible encroachments [illegible] to adjoining [illegible] property. Location and [illegible] of buildings on adjacent to subject property were not located at such information was not furnished. Ownership of this property is subject to an "opinion of title". This survey meets the minimum technical standards for Land Surveys in the State of Florida, pursuant to Section 472.027, Florida Statutes and to Chapter 21HH-6 of the Florida Administrative Code, as adopted by the Department of Professional Regulation, Board of Land Surveyors. This "Sketch of Survey" is not valid unless the raised embossed seal of the undersigned is affixed hereon.

ORDER NO.

Zurwelle-Whittaker, Inc.
By: James D. Reaves
James D. Reaves, President
P.L.S. # 2194, Florida

NOTES:
1- The Property Corners are evidenced as shown hereon.
2- The North Arrow and Bearings shown are referenced to those shown on the Erosion Control Line of the Atlantic Ocean, said Line recorded in Plat Book 106, page 62, Dade County, Florida.
3- The Elevation (EL.) information shown is referenced to 0.00 feet, Mean Sea Level, National Geodetic Vertical Datum (N.G.V.D.), 1929

Telephone: 1-305-534-9600

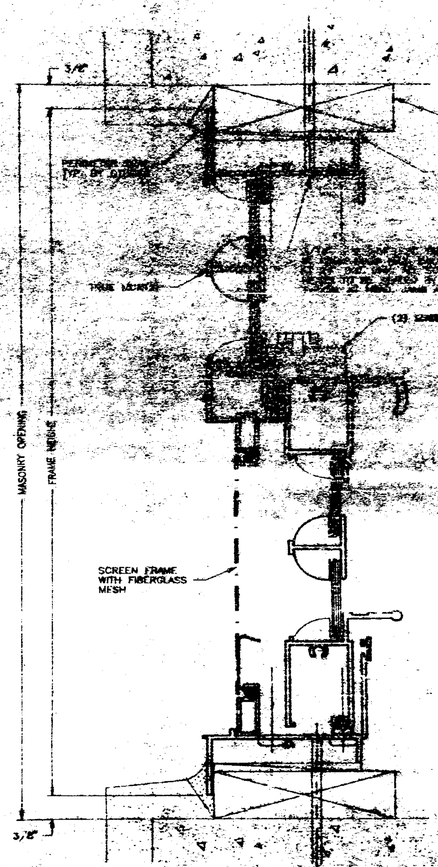
SURVEY FOR:
RAPHAEL GAROIA

ZURWELLE WHITTAKER, INC. - ESTAB. 1959
CONSULTING ENGINEERS AND SURVEYORS
836 LINCOLN RD., SUITE 202, MIAMI BEACH, FLA. 33139

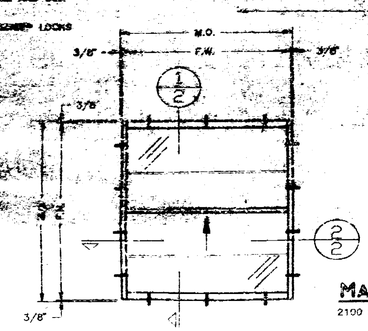
DATE:	SCALE:	DRAWN BY:	CHECKED BY:
[illegible]	1" = [illegible]	[illegible]	J.D.R.

REVISIONS:	DESCRIPTION:

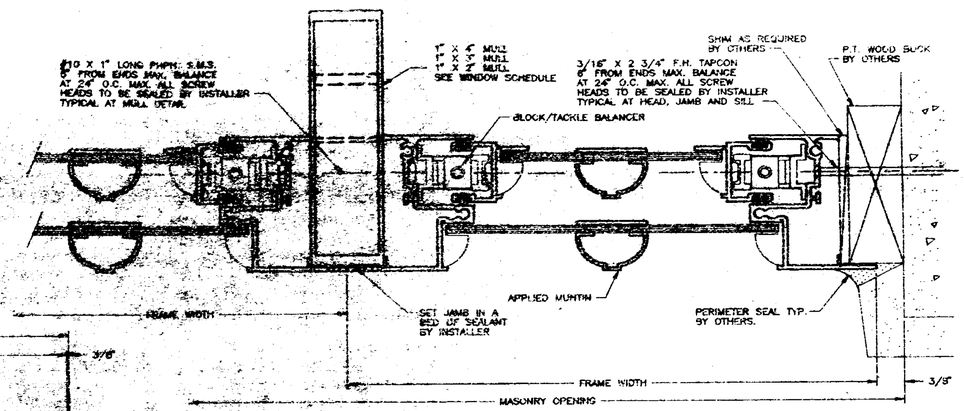
9



1/2 SECTION OF SINGLE HUNG



MARK (A)
2100 SERIES SINGLE HUNG



2/2 SECTION OF SINGLE HUNG JAMB
FULL SCALE

GENERAL NOTES:

INCLUDED

1. 2100 SERIES COLONIAL SINGLE HUNG AS DESIGNED AND MANUFACTURED BY SECURITY ALUMINUM WINDOWS AND DOORS. IN ACCORDANCE WITH AAMA-101-88 & SFBC
2. FINISH: WHITE E5P.
3. GLASS AND GLAZING:
   A. 3/16" ANNEALED
4. ROLL FORMED ALUMINUM SCREEN FRAMES WITH FIBERGLASS MESH.
5. STANDARD MANUFACTURERS HARDWARE – 2 SWEEP LOCKS PER VENT 30" AND WIDER.
6. BLOCK & TACKLE BALANCERS.
7. EXISTING STRUCTURE MUST SUSTAIN LOADS IMPOSED BY WINDOWS AS PER SOUTH FLORIDA BUILDING CODE.

WINDOW SCHEDULE

ITEM #	MARK	QTY.	F.W.	F.H.	R.H. MULL	L.H. MULL	COMMENTS
1	A	4	37	50 5/8	(2) 1X4	—	—
2							
3							
4							
5							
6							
7							
8							
9							
10							
11							
12							
13							
14							
15							

SECURITY
ALUMINUM
WINDOWS & DOORS
DIVISION OF SE-GO INDUSTRIES

5100 N.W. 72ND. AVENUE
(MILAM DAIRY ROAD)
MIAMI FLORIDA 33166
PHONE: (305) 591-8990

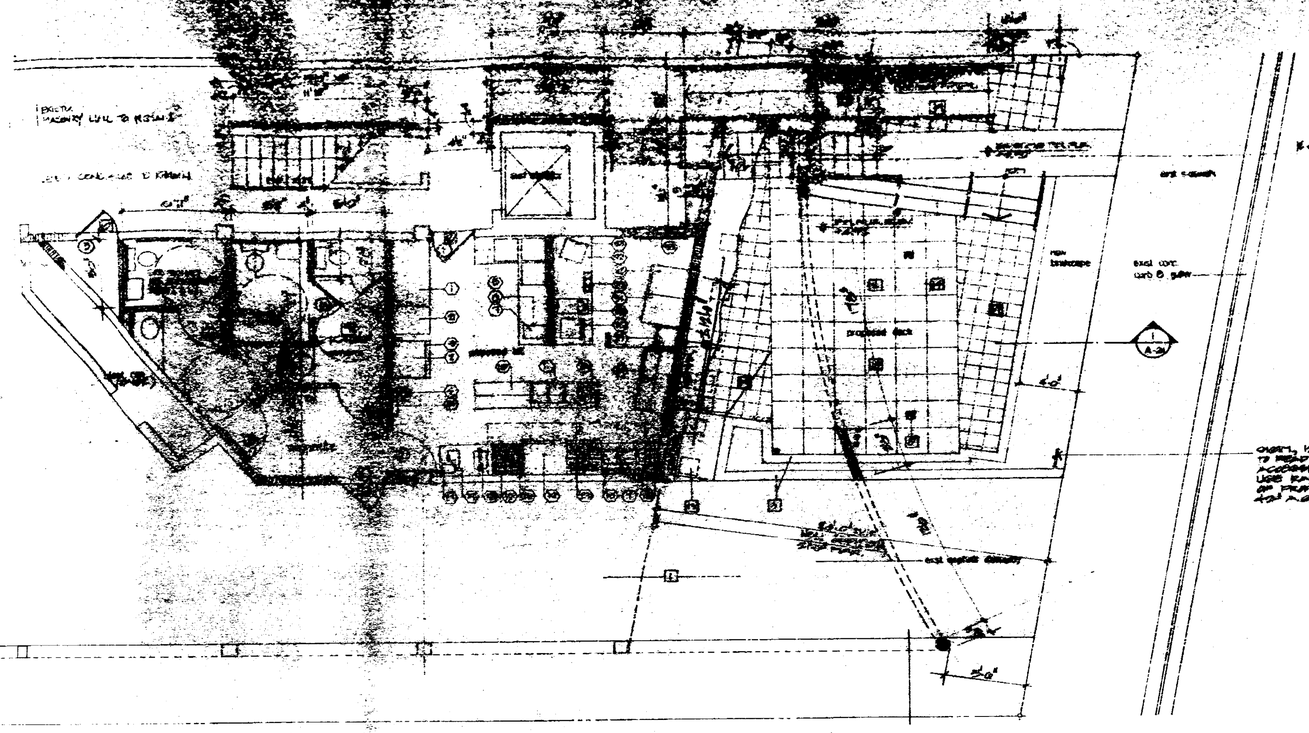
CUSTOMER: TIRSO MARTINEZ
ARCHITECT: LES BELLHASEN
GENERAL CONTRACTOR: [illegible] CONSTRUCTION
PROJECT: [illegible] PLACE

DESCRIPTION | DATE | DRAWN BY | SCALE | SHEET

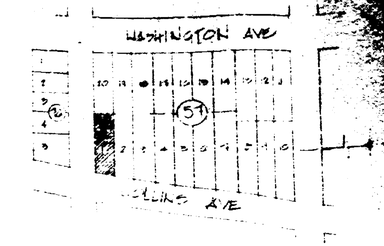
9

B9500430 1506
COLLINS

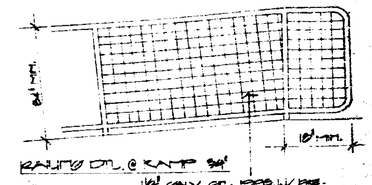
9



first floor plan



location plan



DOOR SCHEDULE

MARK	SIZE	TYPE	MATERIAL	FRAME	THRESHOLD	HARDWARE	REMARKS
1	3'0" x 7'0" x 1 3/4"	FLUSH.	METAL EC.	METAL	ALUMINUM	[illegible]	[illegible]
2	4'-0" x 7'0" x 1 3/4"	FILL. GLASS	METAL	METAL	ALUMINUM	[illegible]	[illegible]
3	3'0" x 7'0" x 1 3/4"	FILL. GLASS	METAL EC.	METAL	ALUMINUM	[illegible]	[illegible]
4	3'0" x 7'0" x 1 3/4"	FLUSH. VIBR.	METAL EC.	METAL		[illegible]	[illegible]
5	3'0" x 7'0" x 1 3/4"	FLUSH.	EC. LABEL	LABEL		[illegible]	[illegible]
C1	3'0" x 7'0" x 1 3/4"	FLUSH.	EC. LABEL	LABEL		[illegible]	

[illegible]

ZONING DISTRICT: MXE

EXISTING OCCUPANCY: 30 APARTMENTS
12 PARKING SPACES

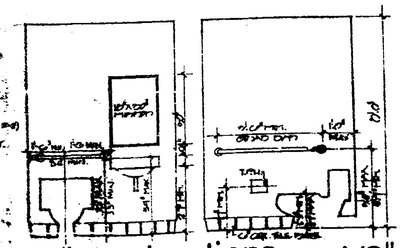
PROPOSED OCCUPANCY: 42 APARTMENTS
12 PARKING SPACES
INTERIOR SEAT 50 SEATS

NO FLOOR AREA WAS EVER ADDED.

TO THE BEST OF MY KNOWLEDGE THIS BUILDING IS IN CONFORMANCE WITH THE [illegible] FIRE PREVENTION SAFETY CODE OF THE CITY OF [illegible] THE PROPERTY MAINTENANCE STANDARDS OF THE CITY OF [illegible]

FLOOR PLAN NOTES:

1. EXISTING ASPHALT DRIVEWAY TO REMAIN.
2. DEMOLISH THE EXISTING CONCRETE PATIO AND EXCAVATE TO ELEVATION AS NECESSARY TO ACCOMMODATE NEW CONCRETE PAVER TERRACE.
3. [illegible] NEW BRICK WALL, BRUSHED FINISH.
4. [illegible] EXISTING ALUMINUM WINDOWS.
5. NEW ALUMINUM & GLASS SINGLE HUNG WINDOWS.
6. NEW [illegible] STAIR. TO TERRACE AT SECOND FLOOR. (SEE SHEET 3/SHEET 3A)
7. EXISTING CONCRETE WALKS AND STEPS TO REMAIN. PRESSURE CLEAN TO REMOVE ALL DIRT.
8. NEW FLOOR DRAINS TO CONNECT TO EXISTING STORM/SANITARY SYSTEM.
9. PROVIDE NEW ADDITIONAL AND KITCHEN IN EXISTING LOBBY.
10. [illegible] HOLLOW METAL DOOR [illegible]
11. TRASH ROOM ON WEST 2ND OF PARKING AREA.
12. [illegible] CMU WALL WITH BRUSHED FINISH.
13. [illegible] SHIELDED LIGHT FIXTURES AT THE UNDERSIDE OF EXISTING BALCONY.
14. NEW DRAINAGE PIPES.
15. NEW 10' CAST-IN-PLACE WALL WITH SPLIT-FACE POWER TERRAINE BRUSHED FINISH.
16. [illegible] WALL WITH BRUSHED FINISH - TO MATCH EXISTING BUILDING.
17. [illegible] MOSAIC TILE.
18. [illegible] TILE.
19. NEW [illegible] RAILING.

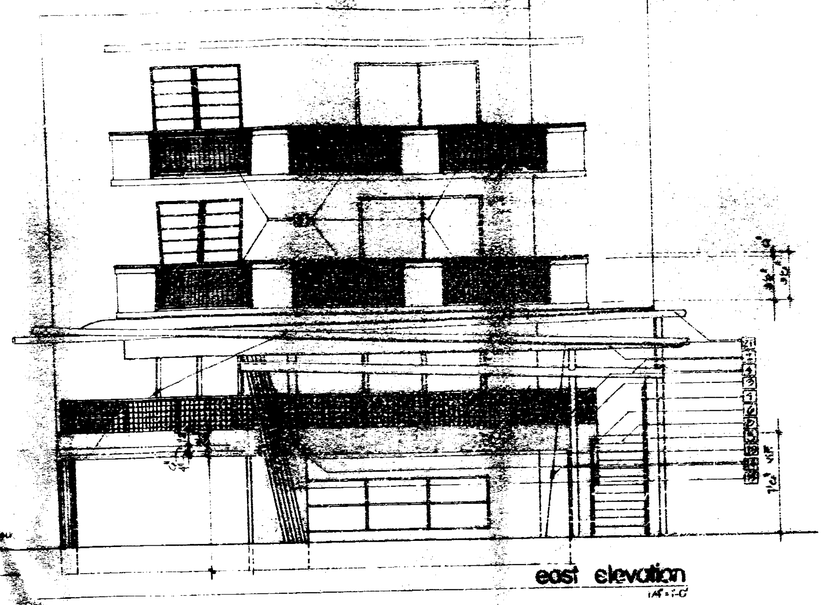


toilet elevations 1/2"

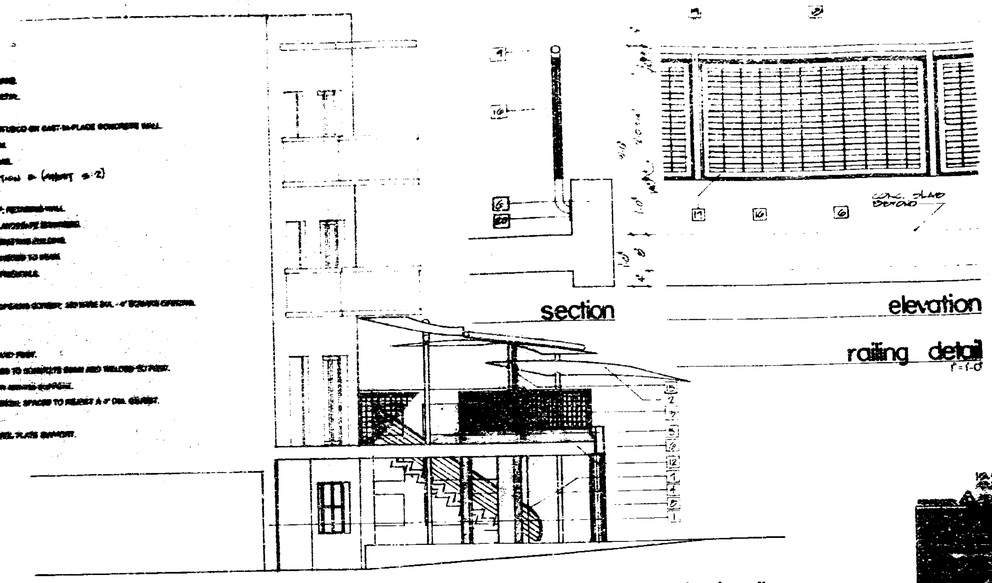
DRAFT'S PLACE
[illegible] AVENUE MIAMI BEACH, FL.
[illegible] ARCHITECT P.A.

80-37

3



east elevation
1/4" = 1'-0"

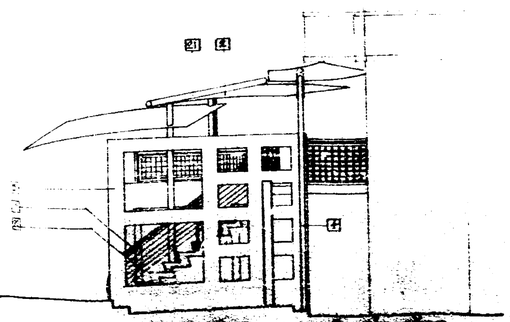


south elevation
1/4" = 1'-0"

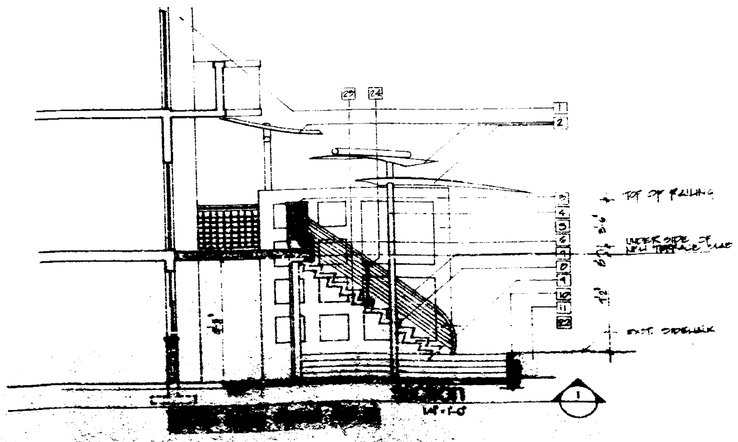
section

elevation

railing detail
1" = 1'-0"

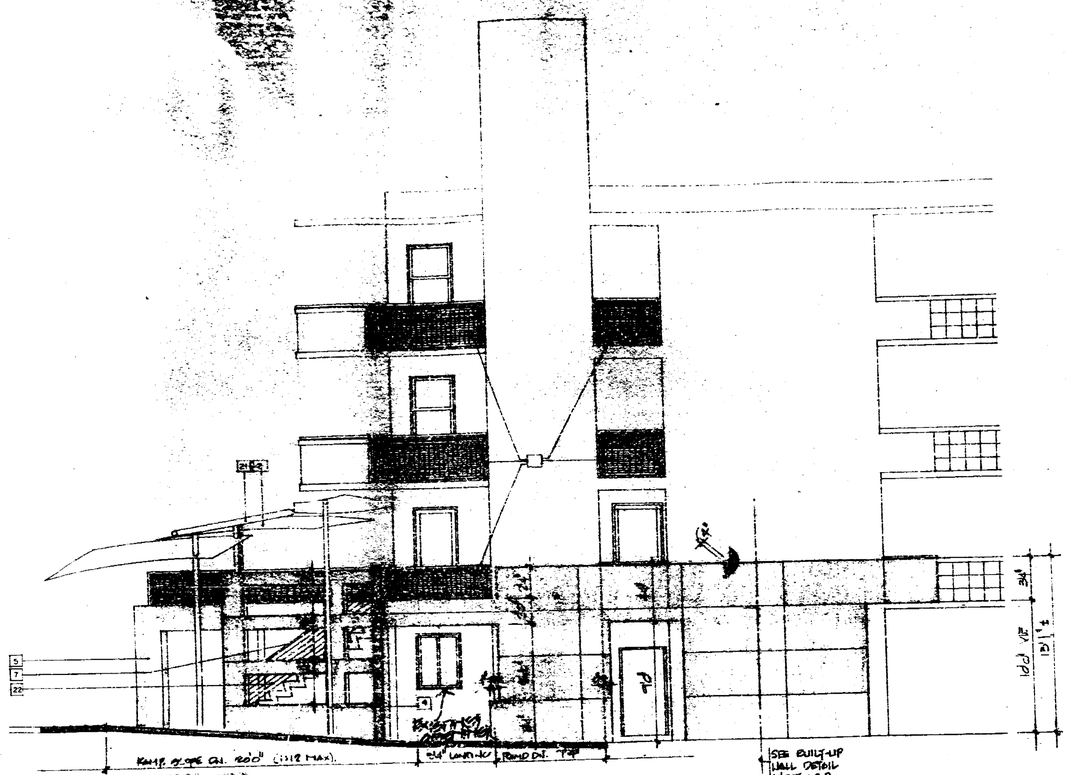


north elevation

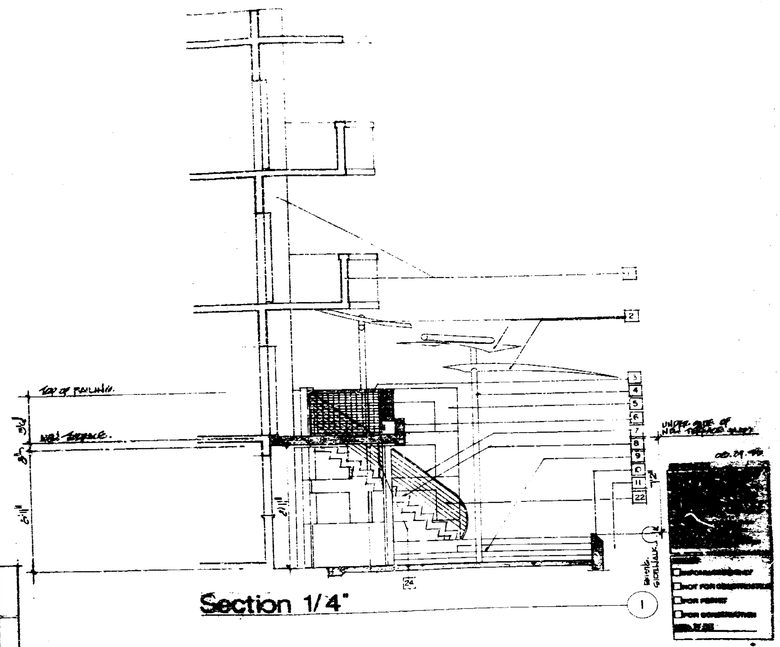


section
1/4" = 1'-0"

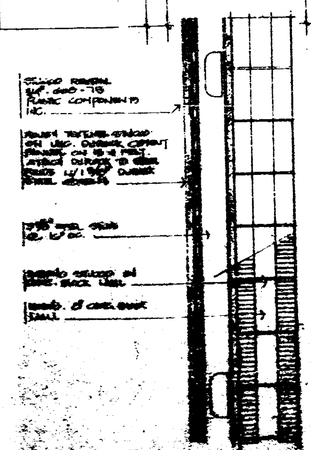
RAFFI'S PLACE
1000 COLLINS AVENUE, MIAMI BEACH, FL.
83-37
ROBINSON ARCHITECT P.A.



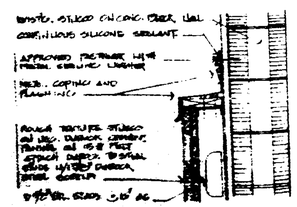
North Elevation 1/4"



Section 1/4"



1 1/2"

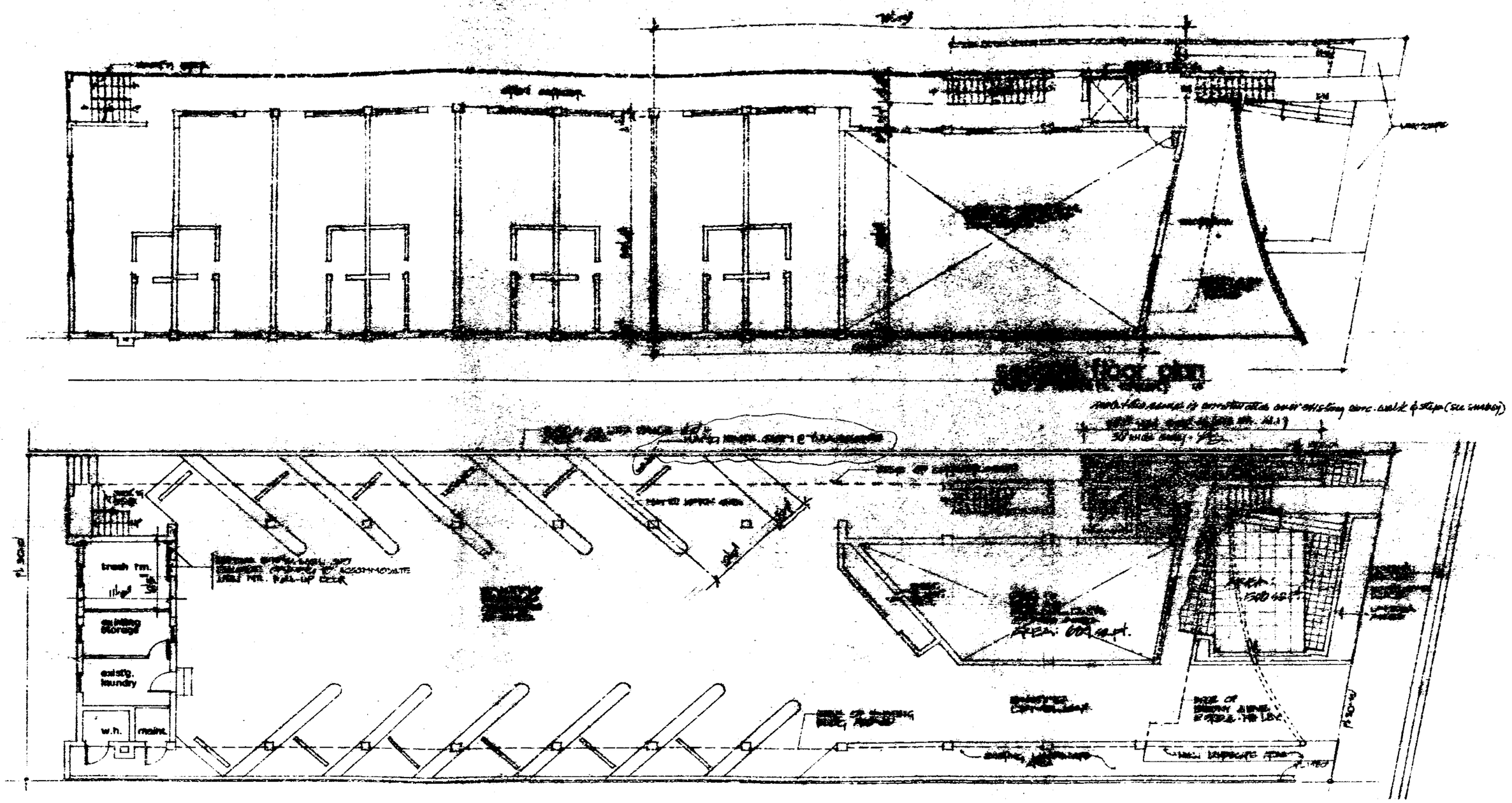


BUILT UP WALL / PARAPET DETAIL 1 1/2"

DRAFT'S PLACE

ROBERT LARSON ARCHITECT P.A.

9



ground floor/site plan

HANDICAP MODIFICATIONS/IMPROVEMENTS.

NOTICE TO OWNER, DESIGNER & CONTRACTOR

THIS PLAN HAS BEEN REVIEWED FOR COMPLIANCE WITH THE PRESENT REQUIREMENTS OF THE FLORIDA BUILDING CODE ONLY. THE AMERICANS WITH DISABILITIES ACT (ADA) (202) 514-0301 IS YOU WANT INFORMATION ABOUT THE APPLICABILITY OF THE ADA TO THIS PROJECT.

DOOR HARDWARE: (Handles, pulls, latches, locks, and other operating mechanisms on exit doors required to be accessible shall not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever operated mechanisms and U-shaped handles are acceptable designs.

STABILITY PLANS ARE REQUIRED FOR FIRE ALARM AND LIFE SAFETY SYSTEMS SEALED AND SIGNED BY A STATE OF FLORIDA P.E. STABILITY REQUIREMENTS SHALL BE COMPLIED WITH PER NFPA 72.

MINOR DRAWINGS ARE REQUIRED FOR FIRE ALARMS, FIRE SPRINKLERS, AND LIFE SAFETY SYSTEMS SEALED AND SIGNED BY A STATE OF FLORIDA P.E.

APPROVAL IS CONTINGENT ON PERFORMANCE OF FIRE SUPPRESSION LIFE SAFETY SYSTEMS IN ACCORDANCE WITH S.F.B.C. CHAPTER 39

MINIMUM REQUIREMENTS OF FIRE SUPPRESSION / LIFE SAFETY SYSTEMS IN ACCORDANCE WITH SFBC CHAPTER 39.

FIRE STOPPING REQUIREMENT

Penetrations thru rated walls and floors shall be sealed with a material capable of preventing the passage of flames and hot gases when subjected to the requirements of the Test Standard specific for Fire Stops As.TM-E-814.

GENERAL NOTE: "AWNINGS ARE NOT PART OF THIS PERMIT"

FIRE & ROAD IMPACT FEE PAID
MAR 13 1996
METRO-DADE COUNTY PUBLIC WORKS DEPT.
APPROVED

OFFICE COPY
CITY OF MIAMI BEACH

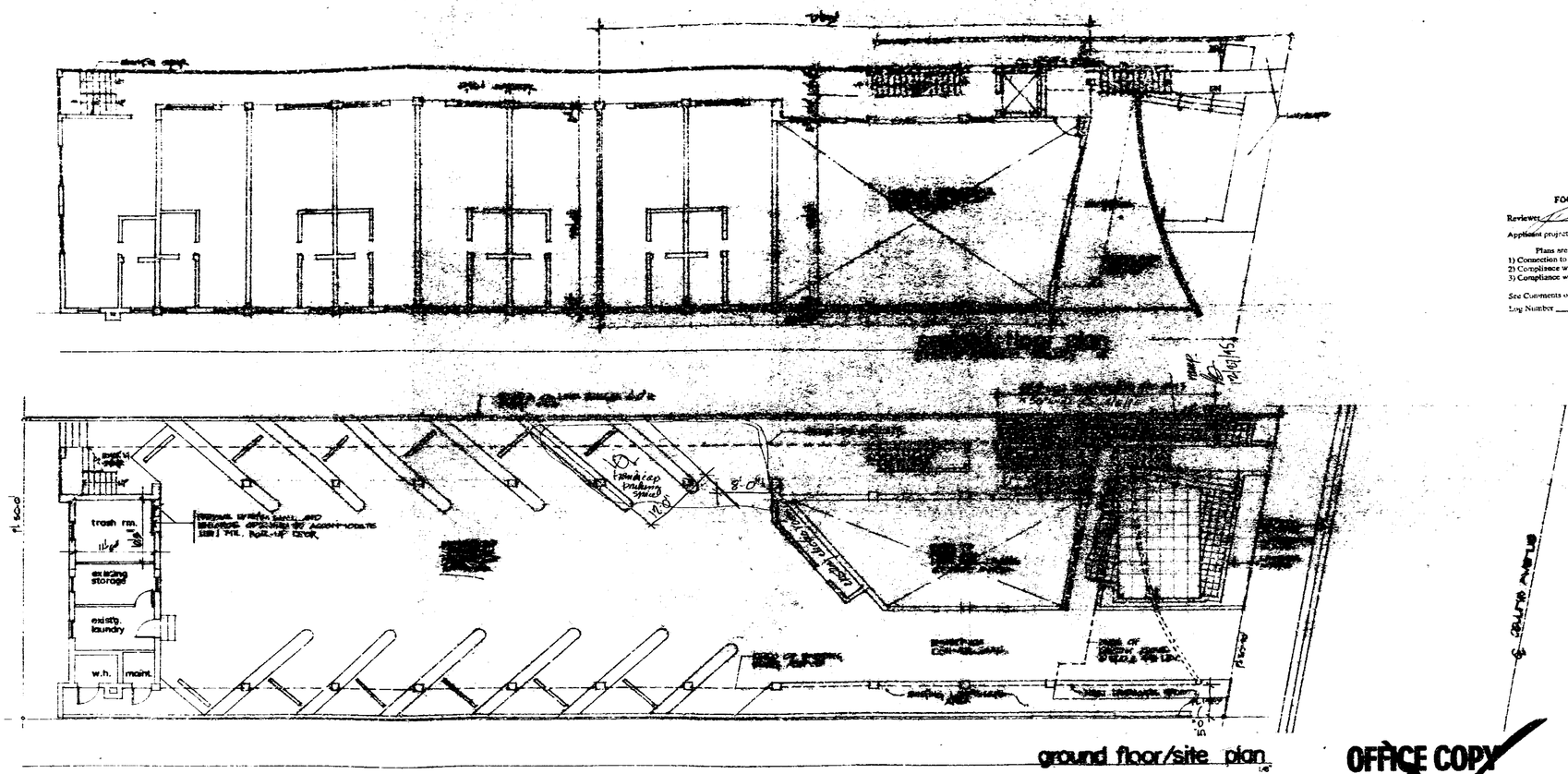
APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING:	
ZONING:	
PLUMBING:	
ELECTRICAL:	
MECHANICAL:	
FIRE PREVENTION:	
ENGINEERING:	
PUBLIC WORKS:	
STRUCTURAL:	
ACCESSIBILITY:	03/20/96

93-37

TRAFFY'S PLACE
1100 COLLINS AVENUE MIAMI BEACH, FL.

ELLINSON ARCHITECT P.A.
1000 NORTH AVE. MIAMI, FL. 33139



FOOD SERVICE PLAN APPROVED

Reviewer: _____ Date: 1-29-96

Applicant projects total number of seats: 26

Plans are in compliance subject to:
1) Connection to approved water and wastewater systems.
2) Compliance with applicable state and local codes.
3) Compliance with all provisos on specification worksheet.

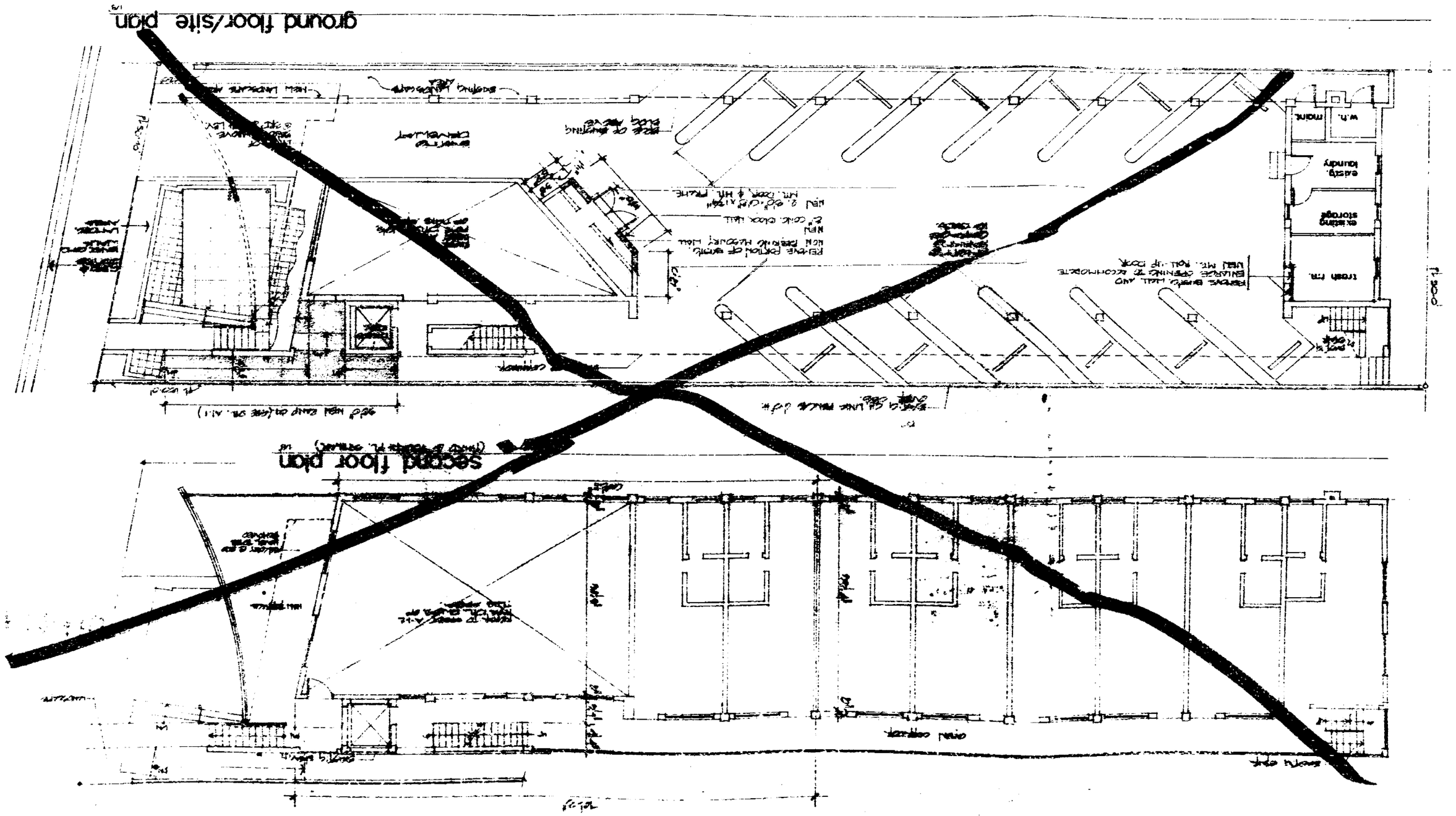
See Comments on specification worksheet.

Log Number: 1-96-024

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

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

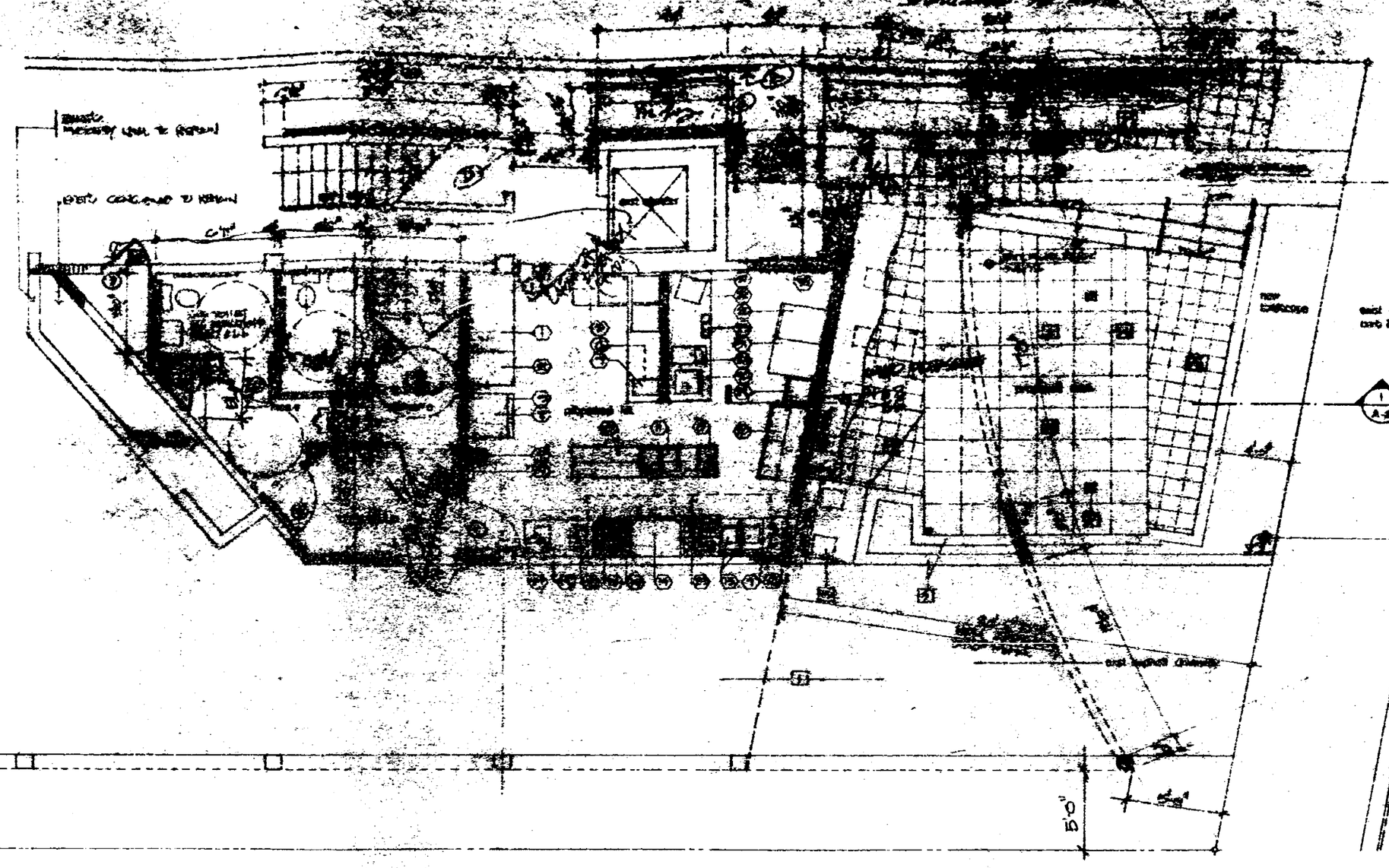
DESIGN REVIEW BOARD
BOARD APPROVAL: ✓
DIRECTOR APPROVAL:
APPROVAL:
CONDITIONS:
NOT APPROVED:
DATE: 12/29/95
BY:



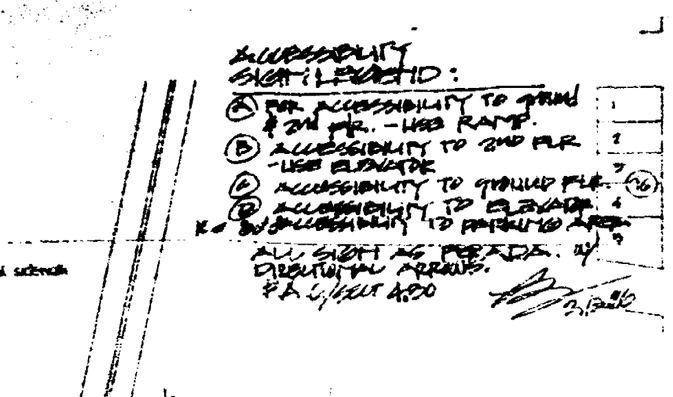
OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR REPRODUCTION

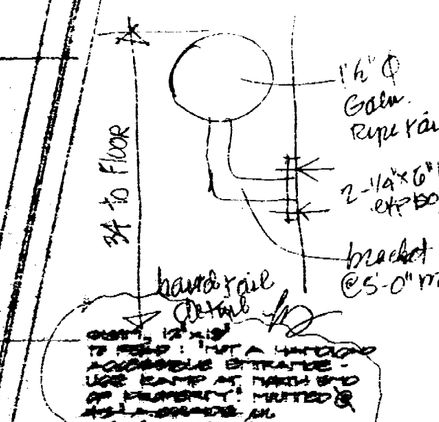
RAFFIS PLACE
1001 COLLINS AVENUE MIAMI BEACH, FL.
ROLINSON ARCHITECT P.A.
1000 NORTH ALMA AVE. MIAMI, FL. 33172 305-1800

93-37

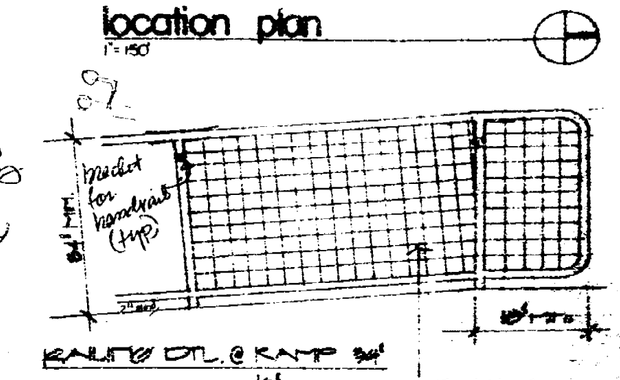


first floor plan





location plan



OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING: 3/13/96
ZONING: 3/13/96
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY: 02/13/96

DOOR SCHEDULE

MARK	SIZE	TYPE	MATERIAL	FINISH	THRESHOLD	HARDWARE	REMARKS
1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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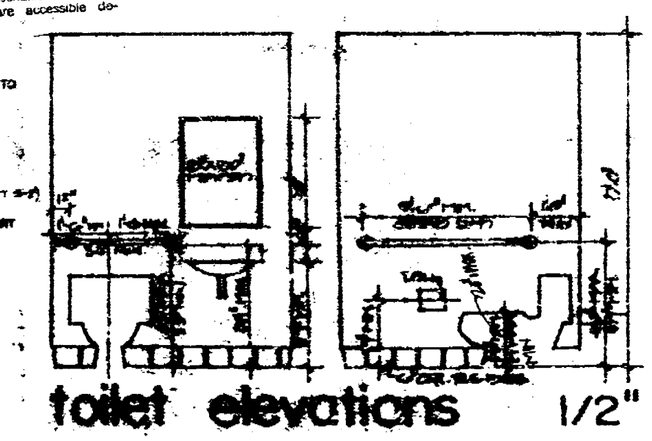
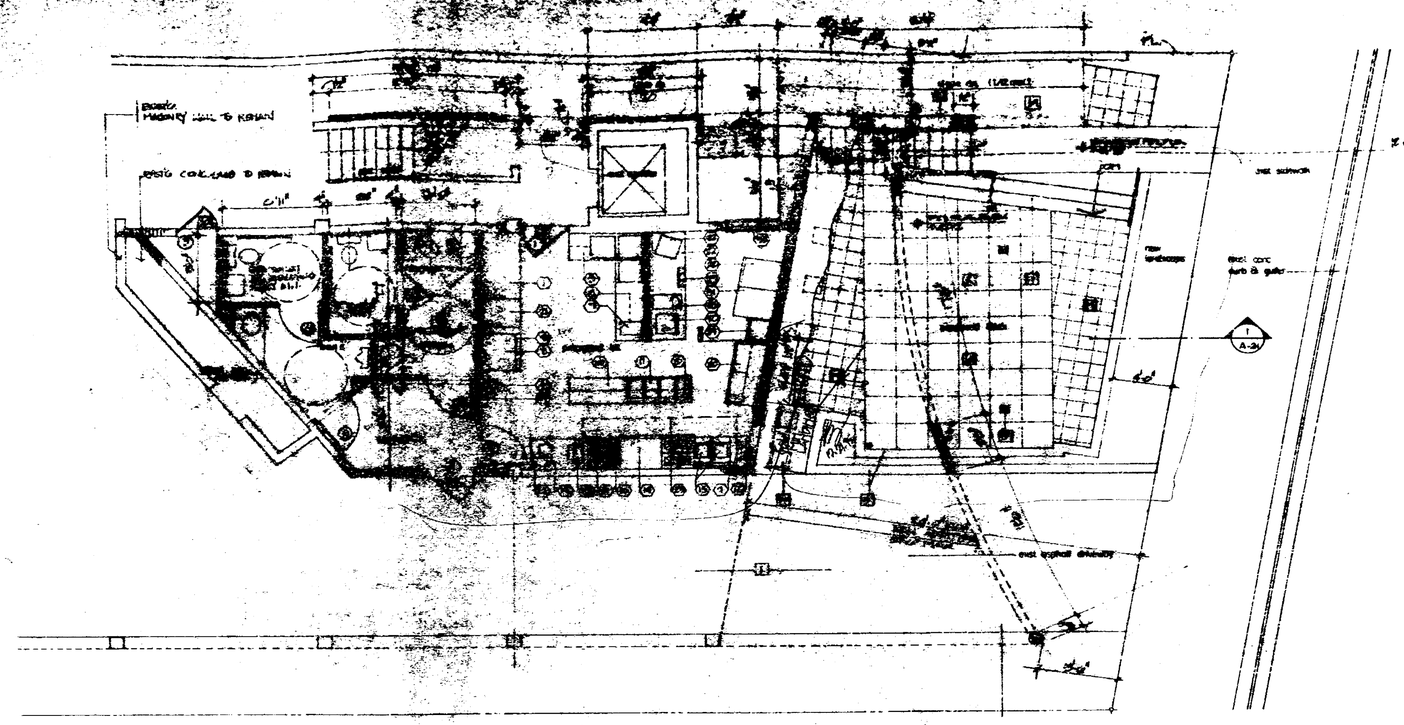
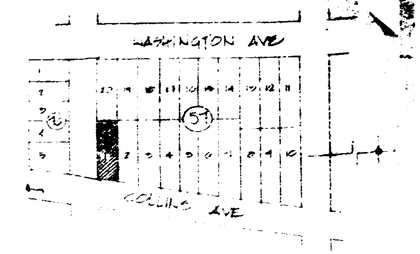


toilet elevations 1/2"

TRAPPS PLACE
ROBERTSON ARCHITECT P.A.



first floor plan



location plan

DOOR SCHEDULE

DOOR	SIZE	TYPE	MATERIAL	FRAME	THRESHOLD	HARDWARE	REMARKS
1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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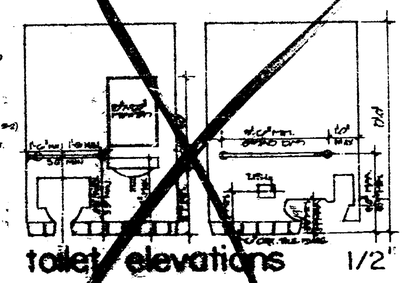


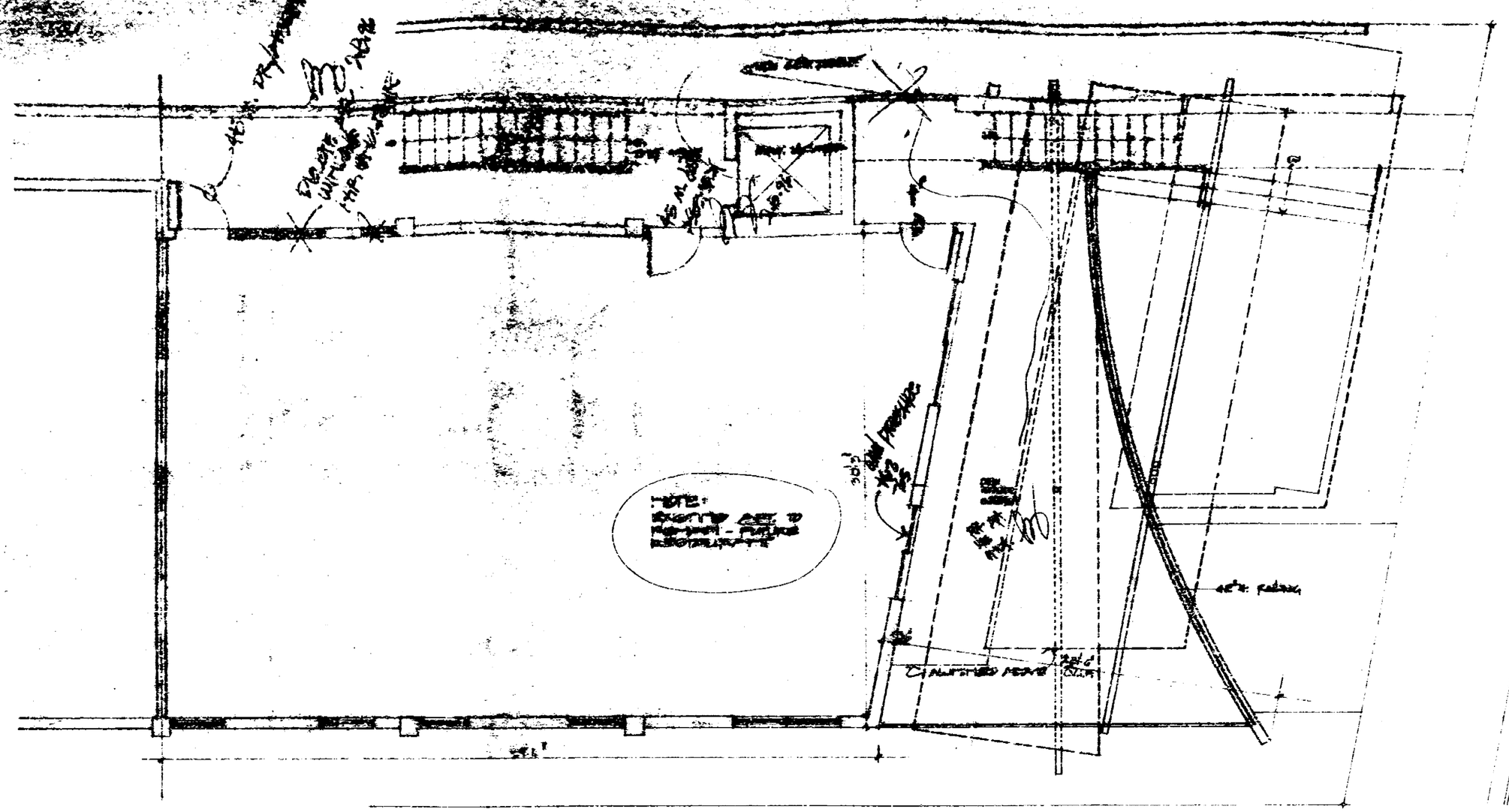
toilet elevations 1/2"

12/31/95

TRAFFIC PLACE
[illegible] COLLINS AVENUE MIAMI BEACH, FL.

BRILINSKIN ARCHITECT P.A.
[illegible] AVE. MIAMI, FL. 33172 [illegible]

93-37



second floor plan

OFFICE COPY
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:

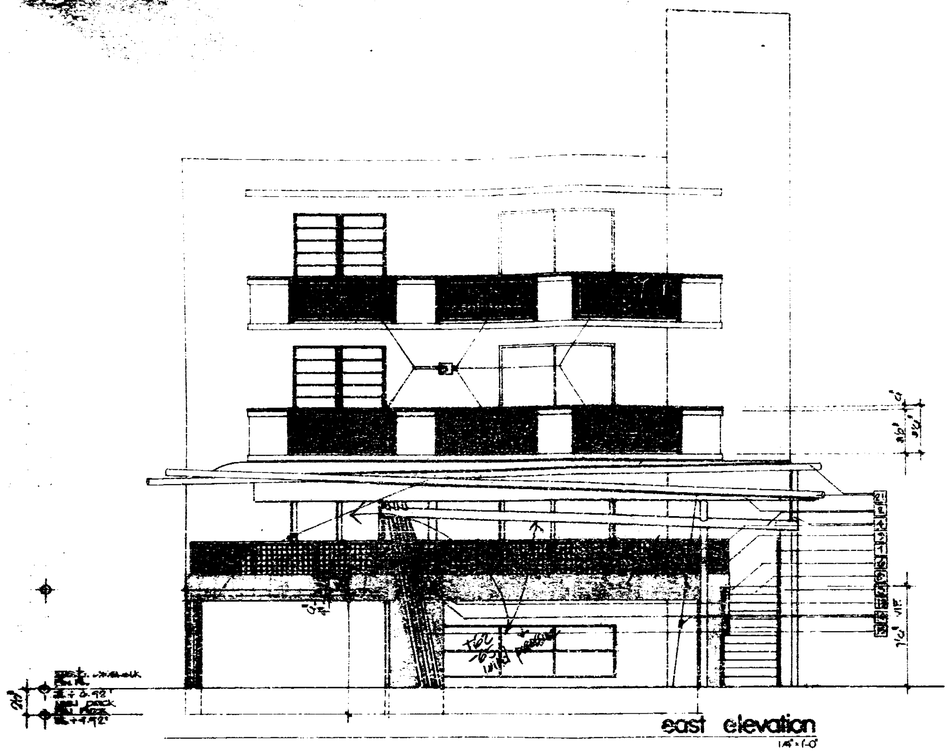
BUILDING:
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:

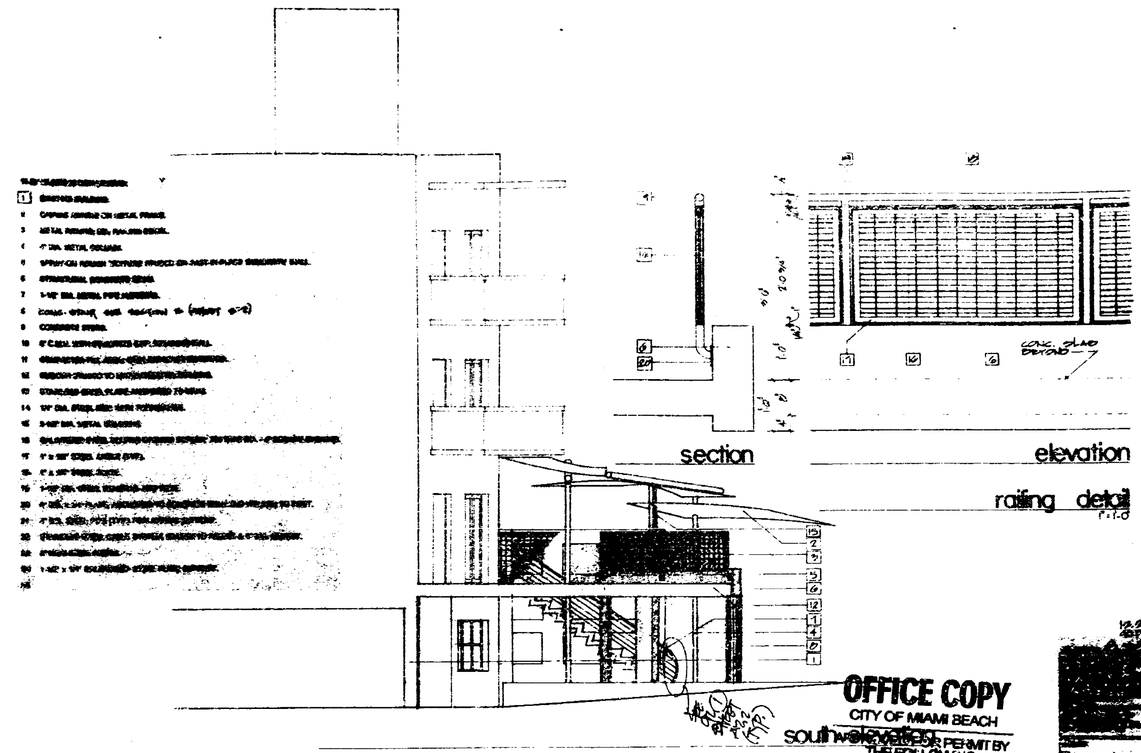
INFORMATION ONLY
NOT FOR CONSTRUCTION
FOR PERMIT
FOR CONSTRUCTION

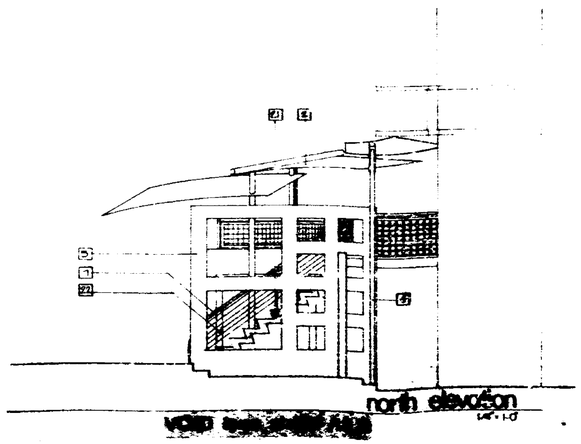
RAFFI'S PLACE
1200 COLLINS AVENUE MIAMI BEACH, FL.

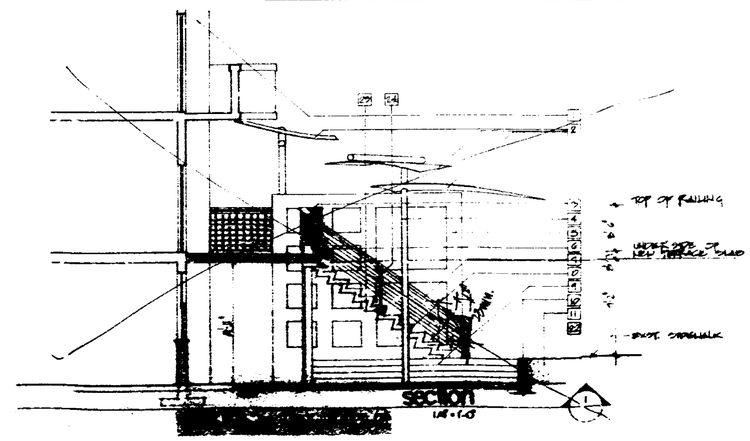
BEILINSON ARCHITECT P.A.
7900 N.W. FIFTH AVE. MIAMI, FL. 33127 696-1660

93-37









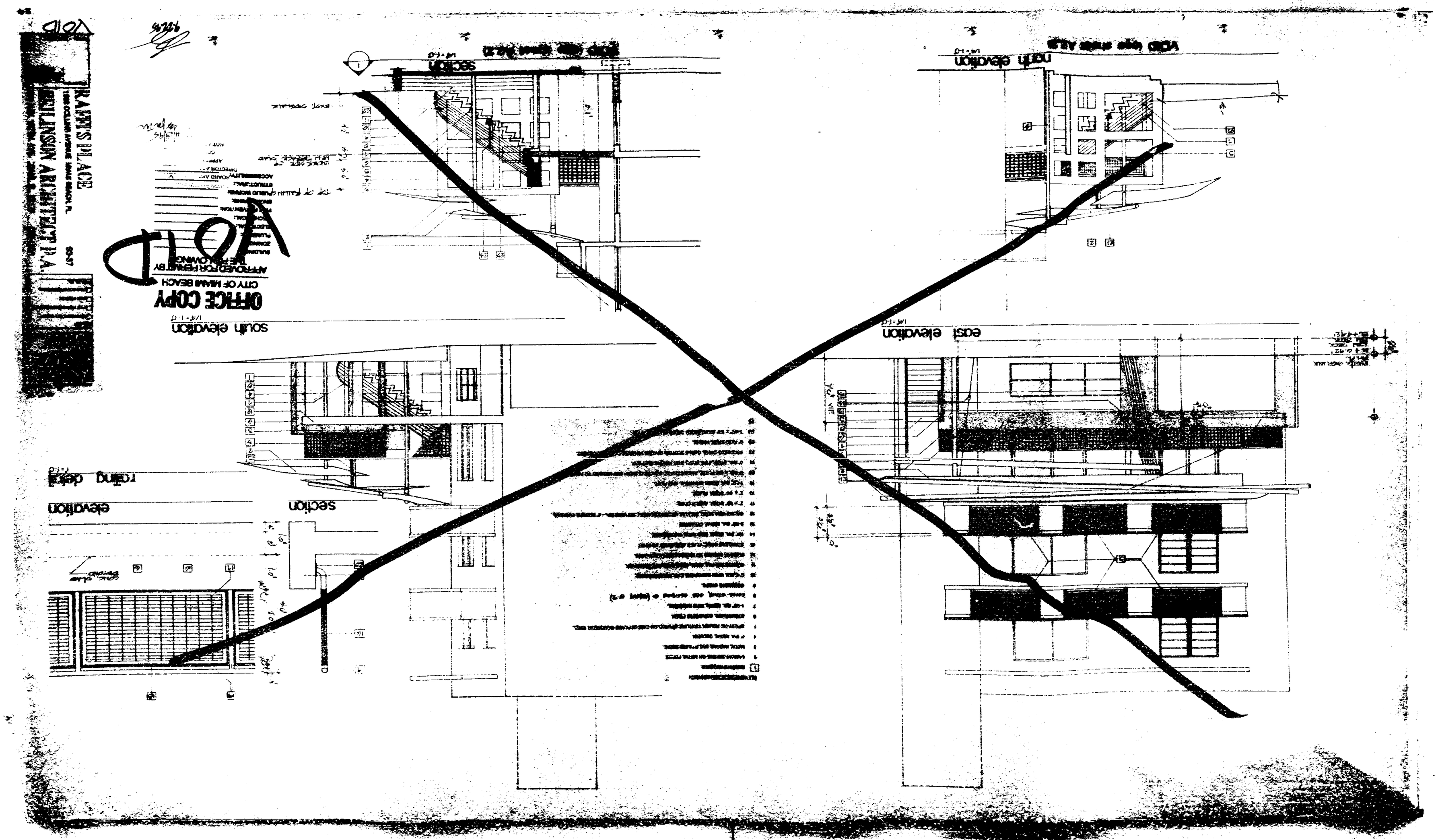
OFFICE COPY
CITY OF MIAMI BEACH

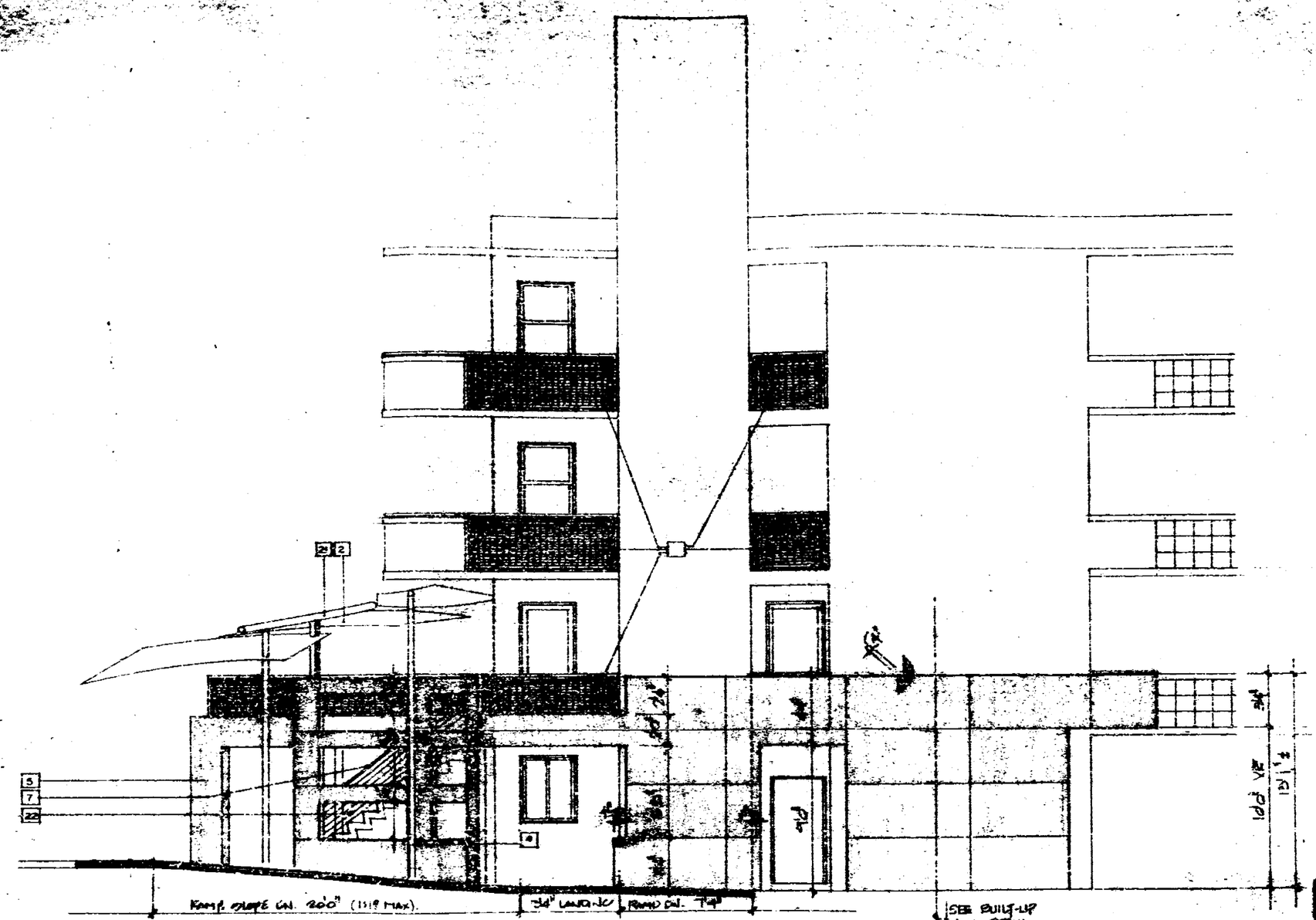
NOT A VALID PERMIT BY THE FOLLOWING:

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

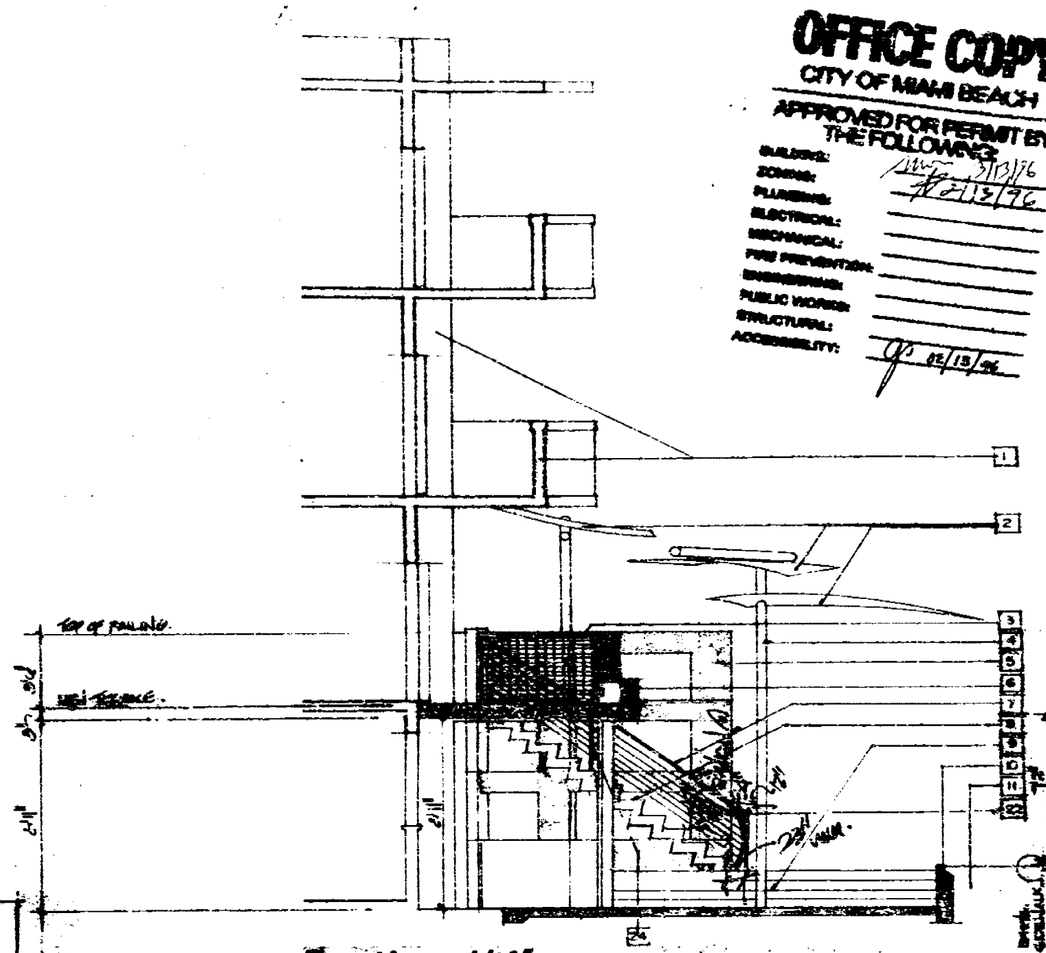
12/29/95

PLAZA PLACE
ROBERTSON ARCHITECT P.A.
REVISED

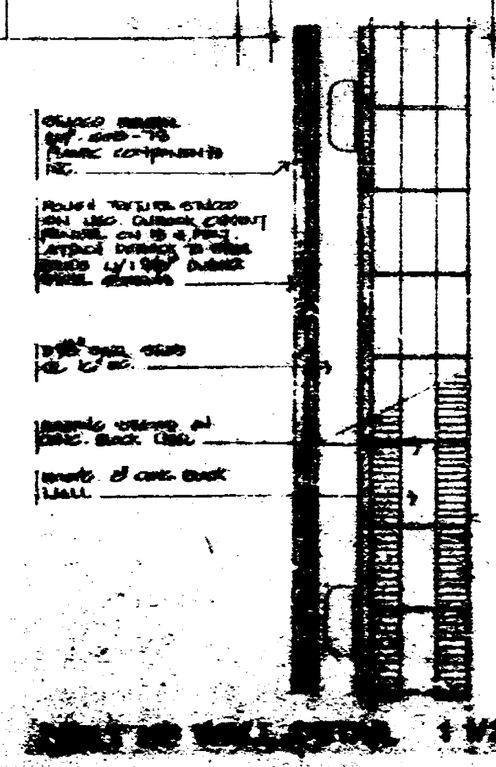

TRAFFIS PLACE
BRILJNSON ARCHITECT P.A.
OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMITS BY
THE PLANNING DEPT.
south elevation
1/4"=1'-0"
east elevation
1/4"=1'-0"
section
elevation
rating detail
section
elevation
north elevation
1/4"=1'-0"
section
1/4"=1'-0"



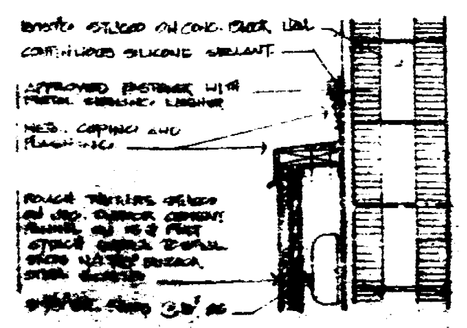
North Elevation 1/4"



Section 1/4"



1 1/2"

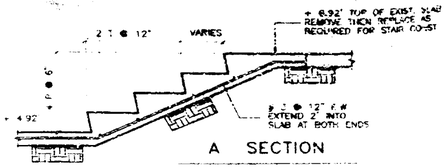


1 1/2"

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
PLANNING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:

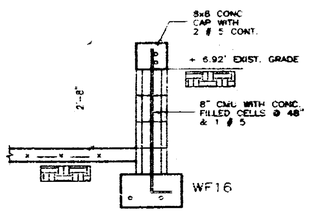
BRAD'S PLACE

BELLANSON ARCHITECT P.A.



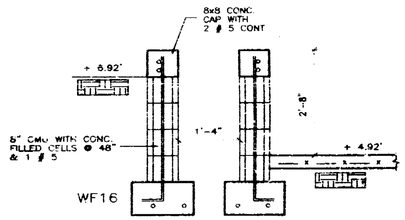
A SECTION

3/4" = 1'-0"



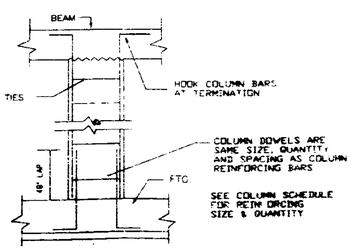
B SECTION

3/4" = 1'-0"



C SECTION

3/4" = 1'-0"



TYPICAL COLUMN REBAR PLACEMENT SECTION

CONCRETE COLUMN SCHEDULE

MARK	SIZE	REINFORCING		TYPE
	B" X H"	VERTICAL	TIES	
C1	8 X 16	4 # 5	# 3 @ 12	TYPE 1
C2	13 X 14	4 # 6	# 3 @ 12	TYPE 1
C3	8 X 24	4 # 6	# 3 @ 8	TYPE 1
C4	8 X 48	6 # 6	# 3 @ 8	TYPE 2
C5	12" DIA.	4 # 6	# 3 @ 12	

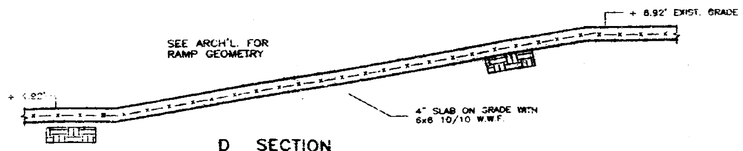
NOTE:
1. FIELD DETERMINE LOCATION AND CURVATURE OF COLUMNS C3, C4
2. FLARE NORTH 8" OF COLUMN C1 FROM 12" AT GRADE TO 16" AT TOP

TYPE 1 TYPE 2

FOOTING SCHEDULE

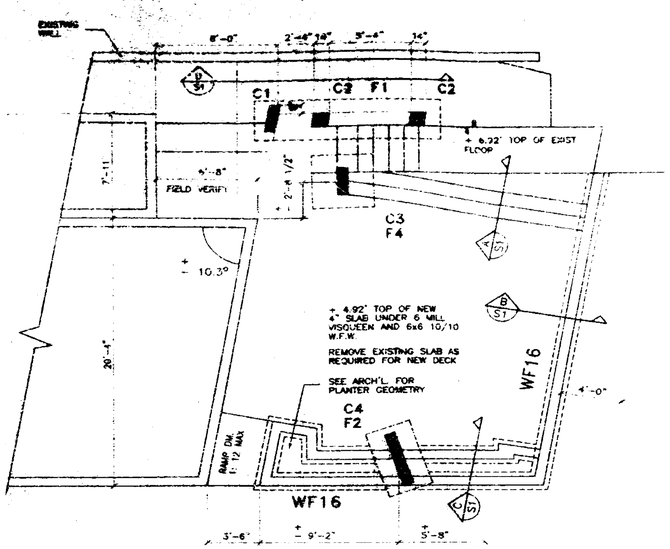
MARK	SIZE	REINFORCING	
		BOT.	TOP
TE	8" X 8" CONT.	1 # 5 CONT.	
WF16	16" X 10" CONT.	2 # 5 CONT	
F1	3'-0" X 13'-0" X 16"	5 # 6 L.B. # 5 @ 12 S.B.	5 # 6 L.B.
F2	3'-0" X 5'-0" X 16"	5 # 5 E.W.	
F4	4'-0" X 4'-0" X 16"	5 # 5 E.W.	

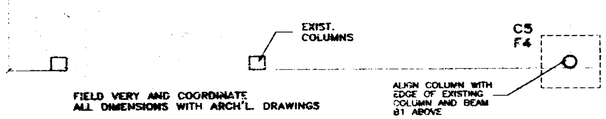
NOTES: 1. TOP OF FTG. 12" BELOW GRADE



D SECTION

3/4" = 1'-0"





FOUNDATION & FIRST FLOOR PLAN

1/4" = 1'-0"

SOILS STATEMENT

BASED UPON VISUAL INSPECTION, SOIL CONSIST OF CLEAN INORGANIC SANDY MATERIAL CAPABLE OF PROVIDING A SAFE SOILS BEARING CAPACITY OF 2000 PSF

OFFICE COPY

CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING: 2/13/96
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:

COMBINED ENGINEERING SERVICES
CARLOS ESCAMILLA, PE 13566
1142 NW 133 CT
MIAMI, FL 33182
(305) 220-9167

RAFFI'S PLACE
1506 COLINS AVENUE MIAMI BEACH, FL.
BEILINSON ARCHITECT P.A.
760 N.W. 107 AVE, MIAMI, FL 33172 559-1250

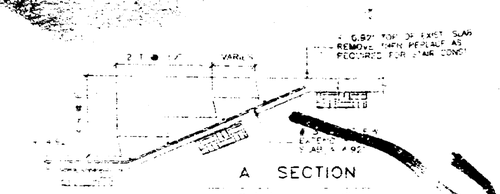
PROJECT NUMBER

DATE 12-27-95

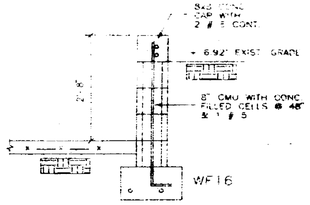
SHEET NUMBER S-1

REVISED

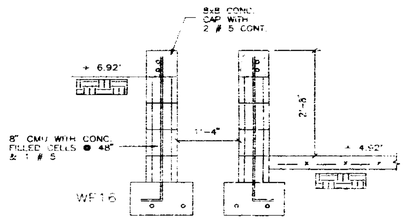
12-28-95



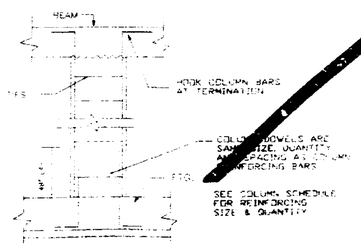
A SECTION
3/4" = 1'-0"



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



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



TYPICAL COLUMN REBAR PLACEMENT SECTION

CONCRETE COLUMN SCHEDULE

MARK	SIZE B" X H"	REINFORCING VERTICAL	REINFORCING TIES	TYPE
C1	8 X 16	4 # 5	# 3 @ 12	TYPE 1
C2	12 X 12	4 # 5	# 3 @ 12	TYPE 1
C3	8 X 24	4 # 5	# 3 @ 8	TYPE 1
C4	8 X 48	[illegible]	[illegible]	[illegible]
C5	8 X [illegible]	[illegible]	[illegible]	[illegible]
		FILLED CELL & 1 # 5		

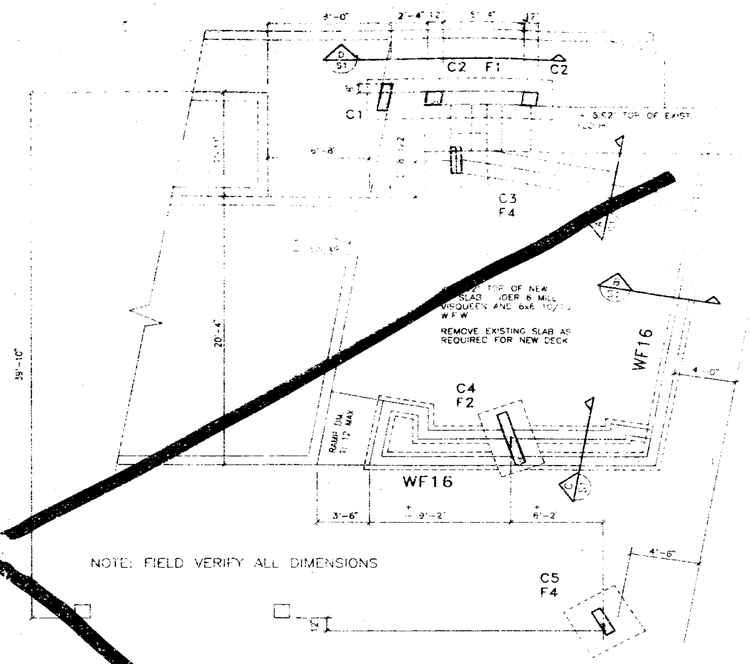
NOTE: 1. FIELD DETERMINE LOCATION AND CURVATURE OF COLUMNS C2,C4,C5
2. FLARE NORTH 8" OF COLUMN C1 FROM [illegible]" AT GRADE TO 16" AT TOP.

TYPE 1 TYPE 2

FOOTING SCHEDULE

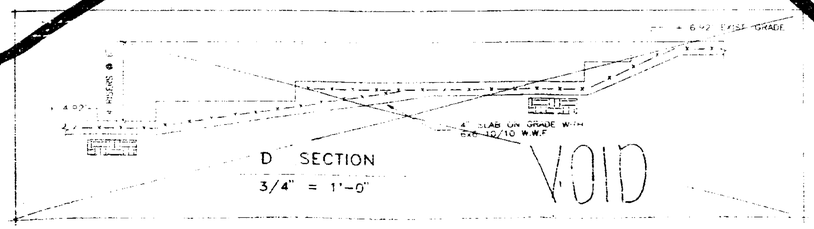
MARK	SIZE	REINFORCING BOT.	REINFORCING TOP
TE	8" X 8" CONT.	1 # 5 CONT.	
WF16	16" X 10" CONT.	2 # 5 CONT	2 # 5 CONT
WF24	24" X 10" CONT.	3 # 5 CONT	
F1	3'-0" X 13'-0" X 16"	5 # 6 L.B. # 5 @ 12 S.B.	5 # 6 L.B.
F2	3'-0" X 5'-0" X 16"	5 # 5 [illegible]	
F4	4'-0" X 4'-0" X 16"	5 # 5 E.W.	

NOTES: 1. TOP OF FTG. 12" BELOW GRADE



NOTE: FIELD VERIFY ALL DIMENSIONS

FOUNDATION & FIRST FLOOR PLAN
1/4" = 1'-0"



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

VOID

SOILS STATEMENT

BASED UPON VISUAL INSPECTION, SITE CONSIST OF CLEAN INTERMIXED SANDY MATERIAL CAPABLE OF PROVIDING [illegible] BEARING [illegible]

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PROTECTION:
ENVIRONMENTAL:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:

REVISIONS: 10.27.95

ISSUED:
- INFORMATION ONLY
- NOT FOR CONSTRUCTION
- FOR PERMIT
- FOR CONSTRUCTION

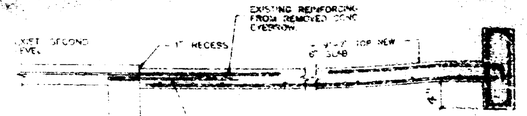
93-37

RAPPAPORT PLACE
1506 COLLINS AVENUE MIAMI BEACH, FL.

BEILINSON ARCHITECT P.A.
760 N.W. 107TH. AVE. MIAMI, FL 33172 559-1250

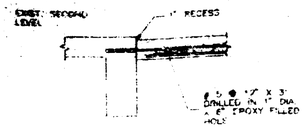
SHEET NO. S.1

DATE 9-25-95



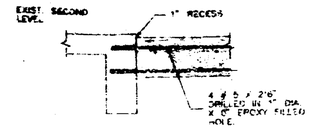
A SECTION

3/4" = 1'-0"



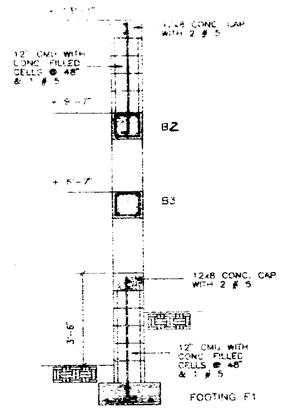
B SECTION

3/4" = 1'-0"



C SECTION

3/4" = 1'-0"



D SECTION

3/4" = 1'-0"

G GENERAL STRUCTURAL NOTES

1.0 GENERAL

A. SUBMITTED STRUCTURES SHALL BE WORKED TOGETHER WITH CIVIL, ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS TO LOCATE CONCRETED SLABS, SLOPES, DRAINS, OUTLETS, ASTERISK, MASONRY, BOLT SETTINGS, SLEEVES, DIMENSIONS, ECT.

1. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE IN WRITING FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

B. ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE SOUTH FLORIDA BUILDING CODE AND THE LATEST ACI, ASTM, AND AISC SPECIFICATIONS AND RECOMMENDED PRACTICE.

C. CONTRACTORS SHALL VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK.

D. NO DIMENSION SHALL BE SCALED FROM THE DRAWINGS.

1. CONTRACTORS SHALL CHECK AND VERIFY ALL PLANS, DIMENSIONS AND SITE CONDITIONS PRIOR TO CONSTRUCTION.

1.02 BUILDING DESIGNED FOR THE FOLLOWING LIVE LOADS

FLOOR LOADS ..... 100 PSF
ROOF & CORRIDORS ..... 100 PSF
WIND ..... AS PER S.F.B.C. FOR 120 MPH.

2.01 FOUNDATIONS [redacted]

A. FOUNDATIONS HAVE BEEN PROPORTIONED WITH A BEARING CAPACITY OF 2000 PSF.

1. FORMS SHALL BEFAN SERVICES OF SOILS ENGINEER TO CERTIFY THAT SPECIFIED BEARING CAPACITY IS OBTAINED. ALL SOIL PREPARATION WORK SHALL BE BASED ON SOILS ENGINEER RECOMMENDATIONS

3.01 CONCRETE

A. CAST IN PLACE CONCRETE SHALL BE A MIX DESIGN IN ACCORDANCE WITH ACI - 318 TO ACHIEVE THE SPECIFIED COMPRESSIVE STRENGTH.

B. CONCRETE STRENGTH AT 28 DAYS SHALL BE AS FOLLOWS.
1. FOUNDATIONS ..... 3000 PSI
2. COLUMNS ..... 3000 PSI
3. BEAM & SLABS ..... 3000 PSI U.O.N.

C. ALL CONCRETE SHALL HAVE A SLUMP OF 4 TO 6 INCHES

4.0 REINFORCEMENT FOR CONCRETE

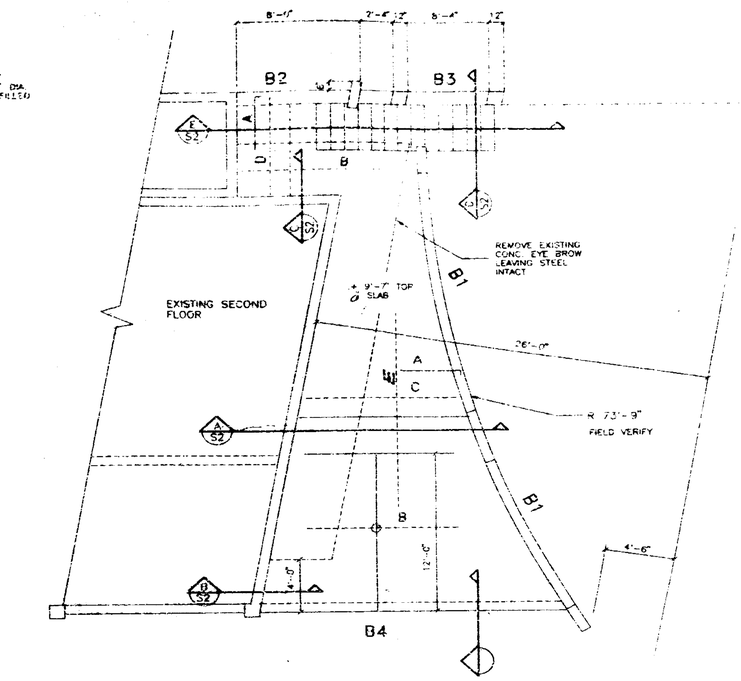
A. SHALL BE DEFORMED BARS FREE FROM RUST, MILL SCALE, PAINT OR OTHER COATINGS THAT WILL REDUCE BOND AND CONFORMING TO THE STANDARD SPECIFICATIONS FOR DEFORMED BARS FOR CONCRETE REINFORCING, ASTM A 615, GRADE 60

B. ALL BARS SHALL BE BENT AND FABRICATED FOLLOWING THE REQUIREMENTS OF ACI-318. PLACING OF BARS SHALL CONFORM TO "CRSI RECOMMENDED PRACTICES FOR PLACING REINFORCING BARS".

C. UNLESS OTHERWISE SHOWN ON PLANS, LAP ALL BARS 48 BAR DIAMETERS. BEND ALL HORIZONTAL BEAM AND WALL BARS 36" AROUND CORNERS.

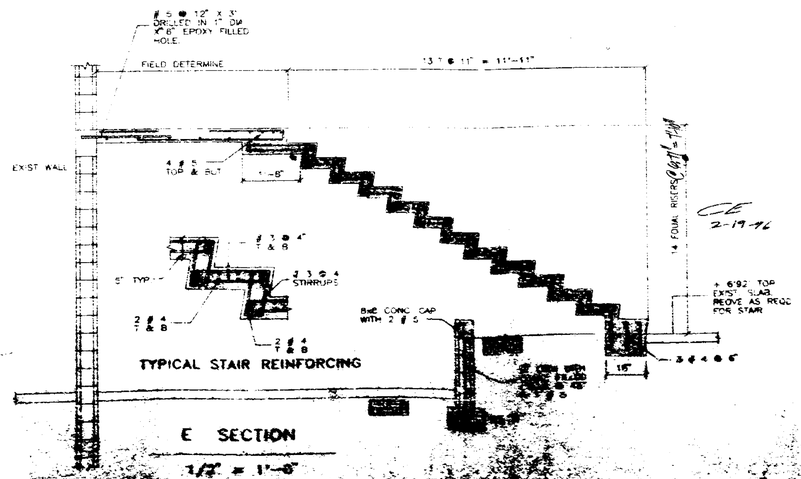
D. MINIMUM CONCRETE COVER ON REINFORCING BARS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED.

1. CONCRETE BEAMS AND COLUMNS ..... 1 1/2"
2. FORMED SURFACES EXPOSED TO WEATHER ..... 2"
3. CONCRETE DEPOSITED AGAINST GROUND ..... 3"
4. INTERIOR STRUCTURAL SLABS ..... 3/4"
5. EXTERIOR STRUCTURAL SLABS (UNLESS NOTED) ..... 1"



SECOND FLOOR FRAMING PLAN

1/4" = 1'-0"



E SECTION

1/2" = 1'-0"

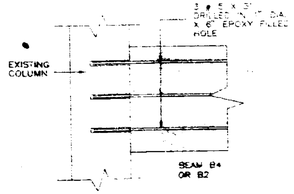
CE 2-19-96

CONCRETE BEAM SCHEDULE

MARK	SIZE B" X H"	ELEV.	REINFORCING BOT	REINFORCING TOP	STIRRUPS
B1	8 X 24	10'-3"	2 # 7	2 # 5	# 3 @ 9
B2	12 X 12	9'-7"	2 # 6	2 # 6	# 3 @ 6
B3	12 X 12	6'-7"	2 # 6	2 # 6	# 3 @ 6
B4	8 X 24	10'-3"	2 # 8	2 # 6	# 3 @ 9

SLAB REINFORCING SCHEDULE

MARK	SIZE, SPACING, LENGTH	LOCATION
A	# 4 @ 18 X 4'	[illegible]
B	# 5 @ 6"	[illegible]
C	# 5 @ 12	[illegible]
D	# 3 @ 18	[illegible]
E	[illegible]	[illegible]



CONNECTION OF NEW CONCRETE BEAM TO EXISTING COLUMN

COMPUTER ENGINEERING SCIENCES
CONSULTING ENGINEERS

12-21-95

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ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:

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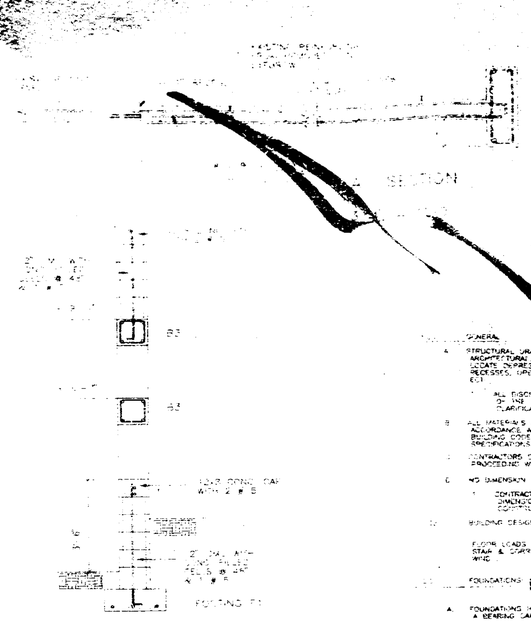
FOR CONSTRUCTION

93-37

ST. TRAPPY'S PLACE
1000 COLLINS AVENUE MIAMI BEACH, FL.

BELLINSON ARCHITECT P.A.
[illegible] NORTH AVE. MIAMI, FL 33172 [illegible]



D SECTION

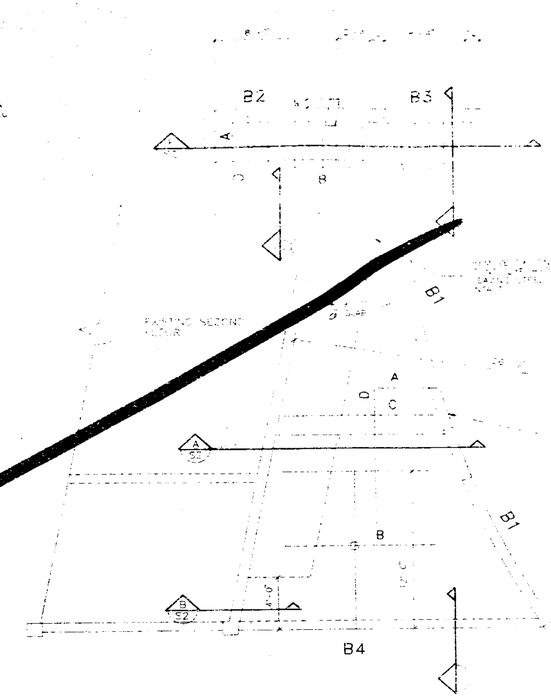
3/4" = 1'-0"

B SECTION

3/4" = 1'-0"

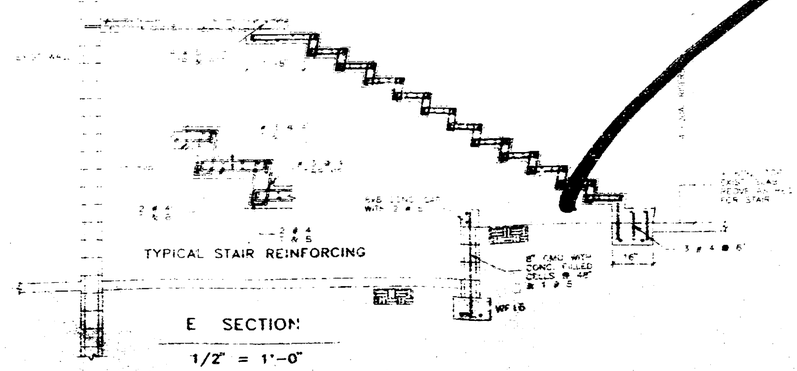
C SECTION

3/4" = 1'-0"



SECOND FLOOR FRAMING PLAN

1/4" = 1'-0"



E SECTION

1/2" = 1'-0"

CONCRETE BEAM SCHEDULE

MARK	SIZE B" X H"	ELEV.	REINFORCING BOT	REINFORCING TOP	STIRRUPS
B1	8 X 24	[illegible]	[illegible]	[illegible]	[illegible]
B2	8 X 12	[illegible]	[illegible]	[illegible]	[illegible]
B3	8 X 12	[illegible]	2 # 6	2 # 6	[illegible]
B4	8 X 24	[illegible]	2 # 6	2 # 6	[illegible]

SLAB REINFORCING SCHEDULE

MARK	SIZE, SPACING, LENGTH	LOCATION
A	# 4 @ 16 X 4'	TOP
B	# 5 @ 6	BOT
C	# 5 @ 12	
D	# 4 @ 16	TOP & BOT

CONNECTION OF NEW CONCRETE BEAM TO EXISTING COLUMN

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VOID

08.29.95

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RAPPIN'S PLACE
1658 COLLINS AVENUE MIAMI BEACH, FL.
BEHLINSON ARCHITECT P.A.
790 N.W. 107TH AVE. MIAMI, FL 33172 559-1250

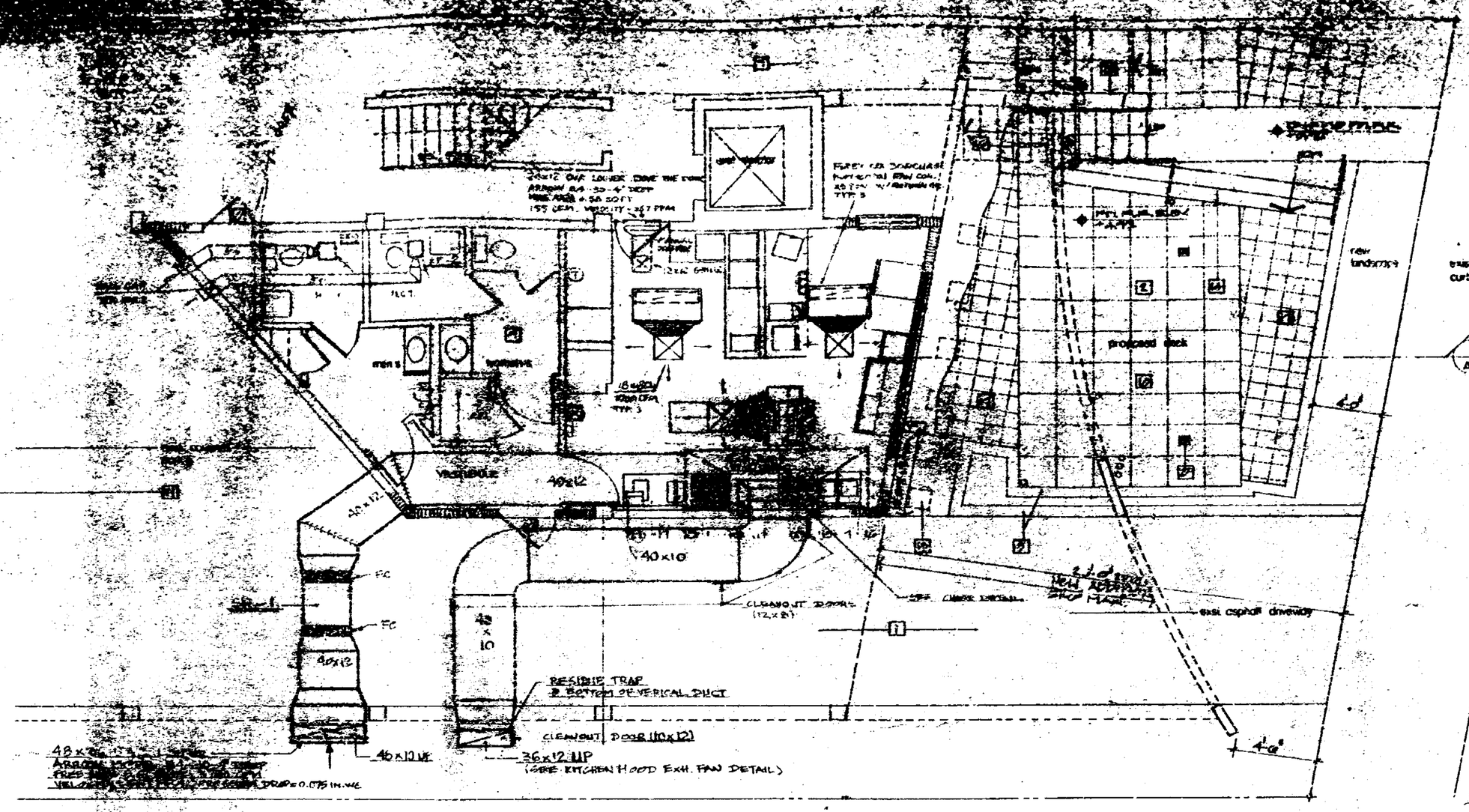
93-37

SHEET NO. S.2

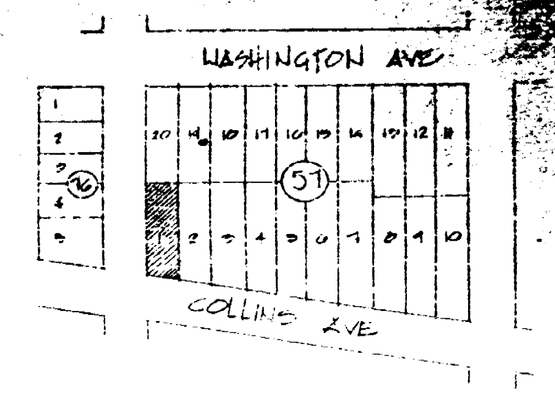
DATE 7.7.94

VOID

4-25-95



first floor plan



location plan

1"=50'

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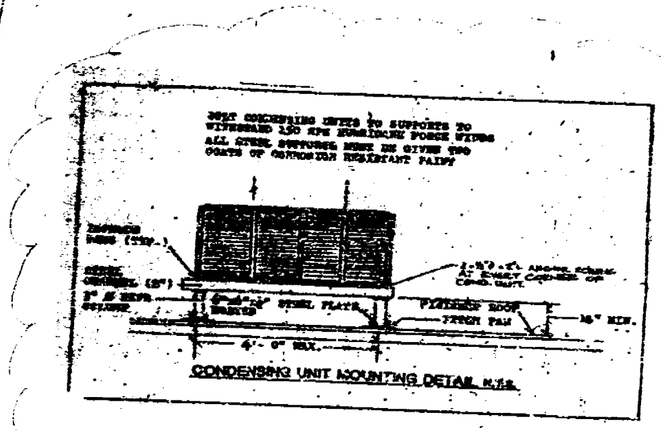

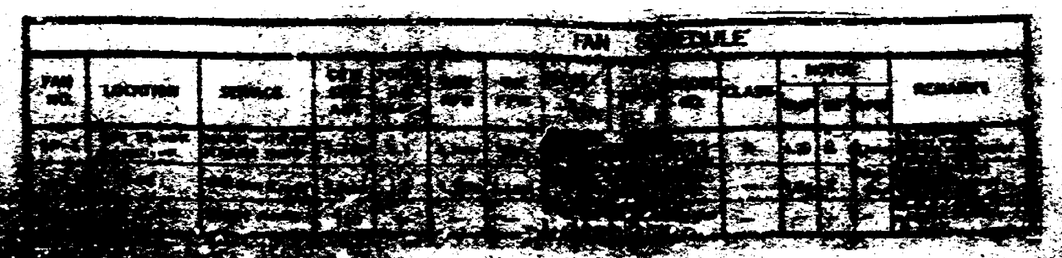

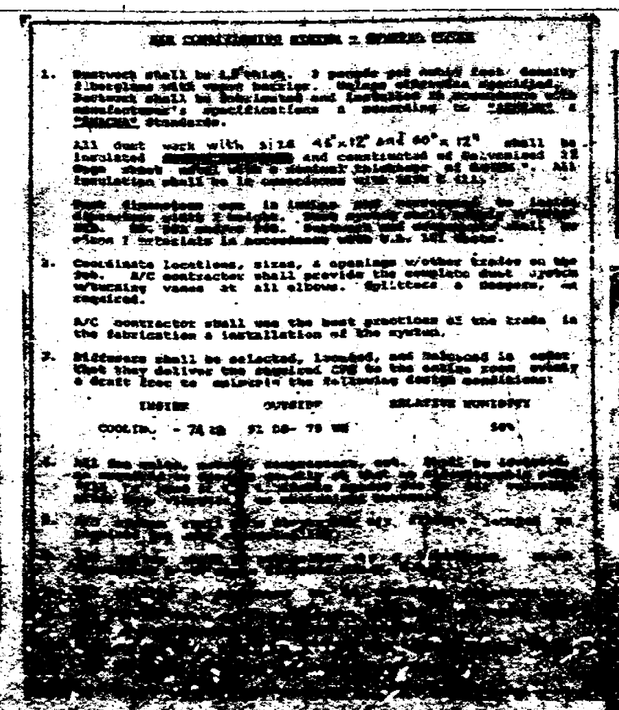

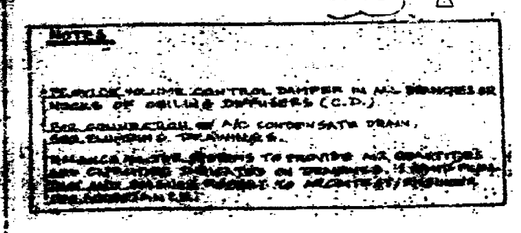

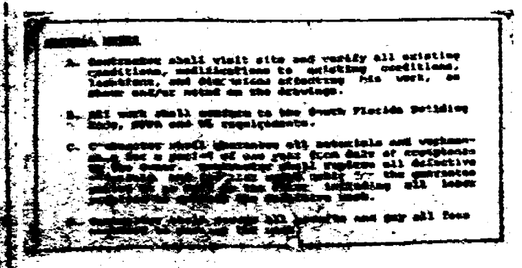

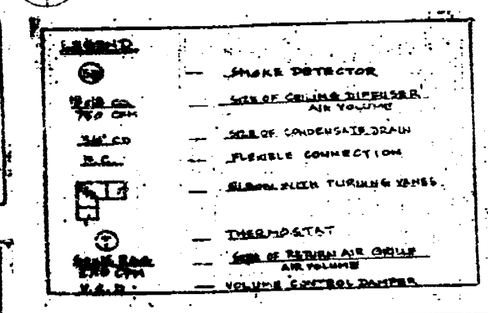

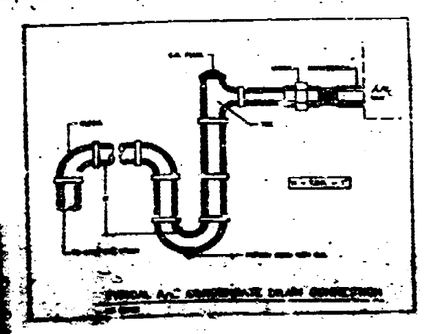

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CONSULTING ENGINEERS
150 ALHAMBRA CIRCLE, SUITE 1100, CORAL GABLES, FL 33134
TELEPHONE: (305) 443-4850 FAX NO.: (305) 443-7775

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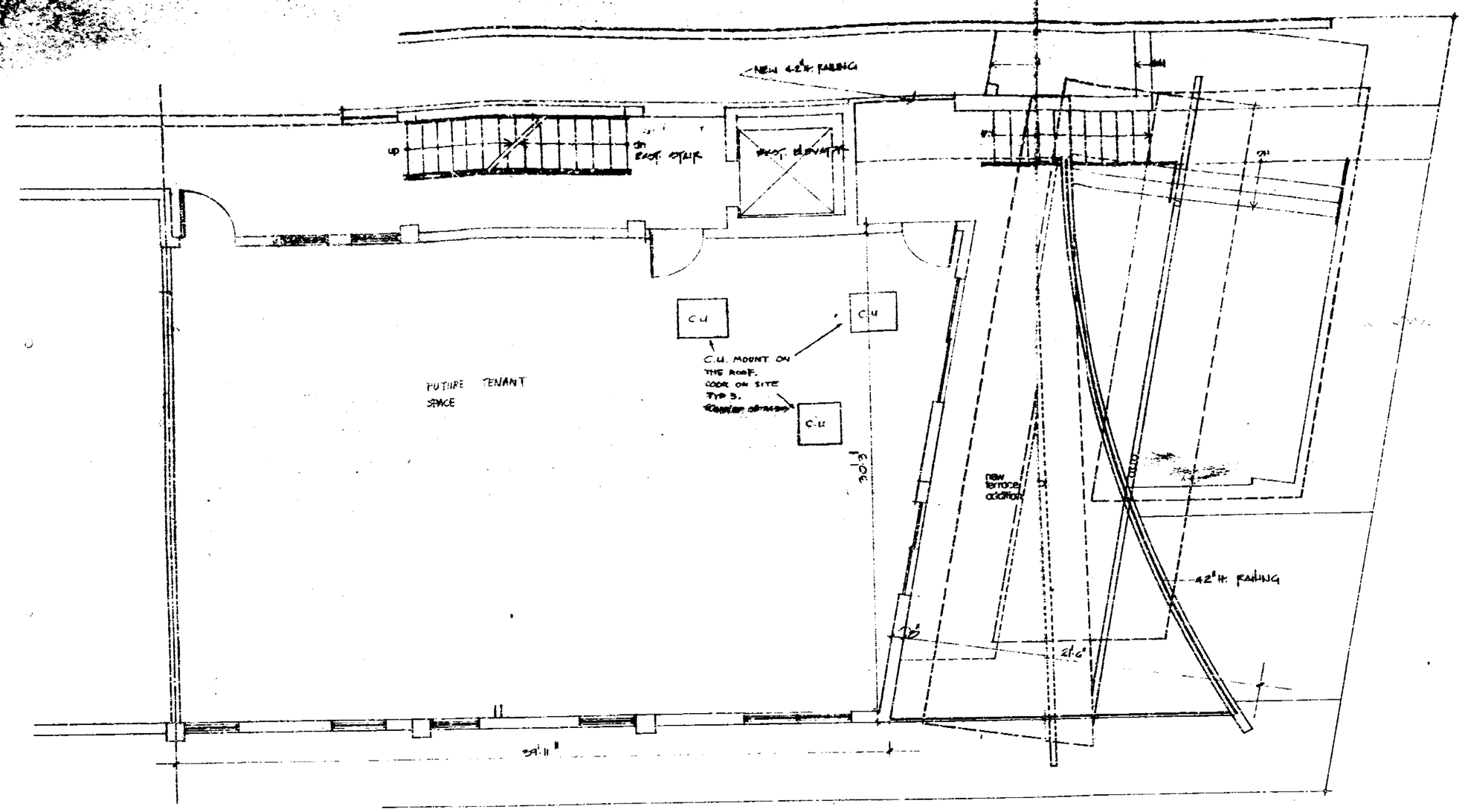
RAFFI'S PLACE
1500 COLLINS AVENUE MIAMI BEACH, FL.

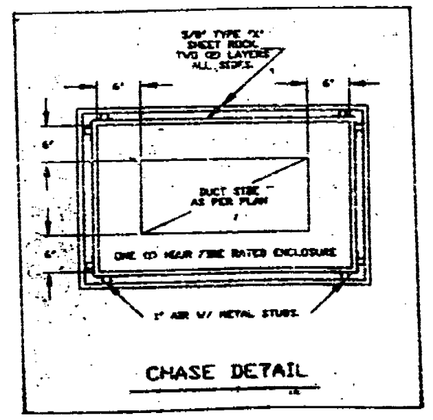
BELLINSON ARCHITECT P.A.
7160 N.W. 107TH. AVE. MIAMI, FL 33172 558-4880

SHEET NO.
M-1

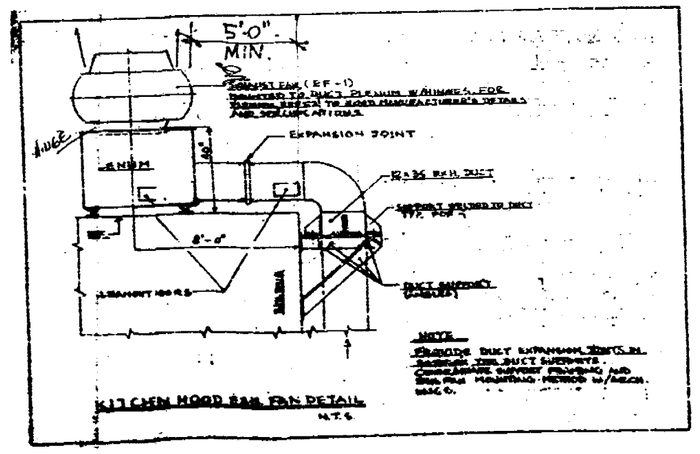


second floor plan

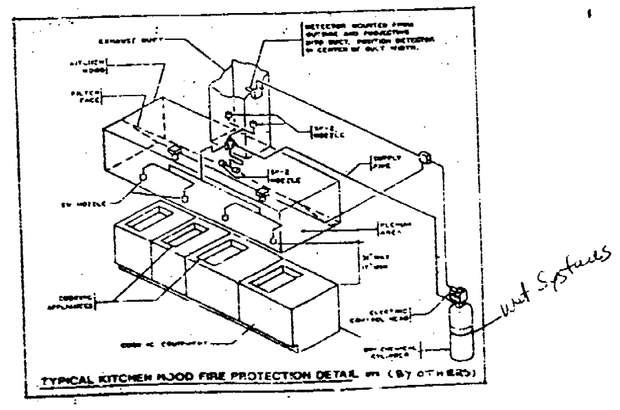
KITCHEN EXHAUST AND SUPPLY SYSTEM



CHASE DETAIL



KITCHEN HOOD EXH. FAN DETAIL



TYPICAL KITCHEN HOOD FIRE PROTECTION DETAIL

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RAFFI'S PLACE
1508 COLLINS AVENUE MIAMI BEACH, FL.
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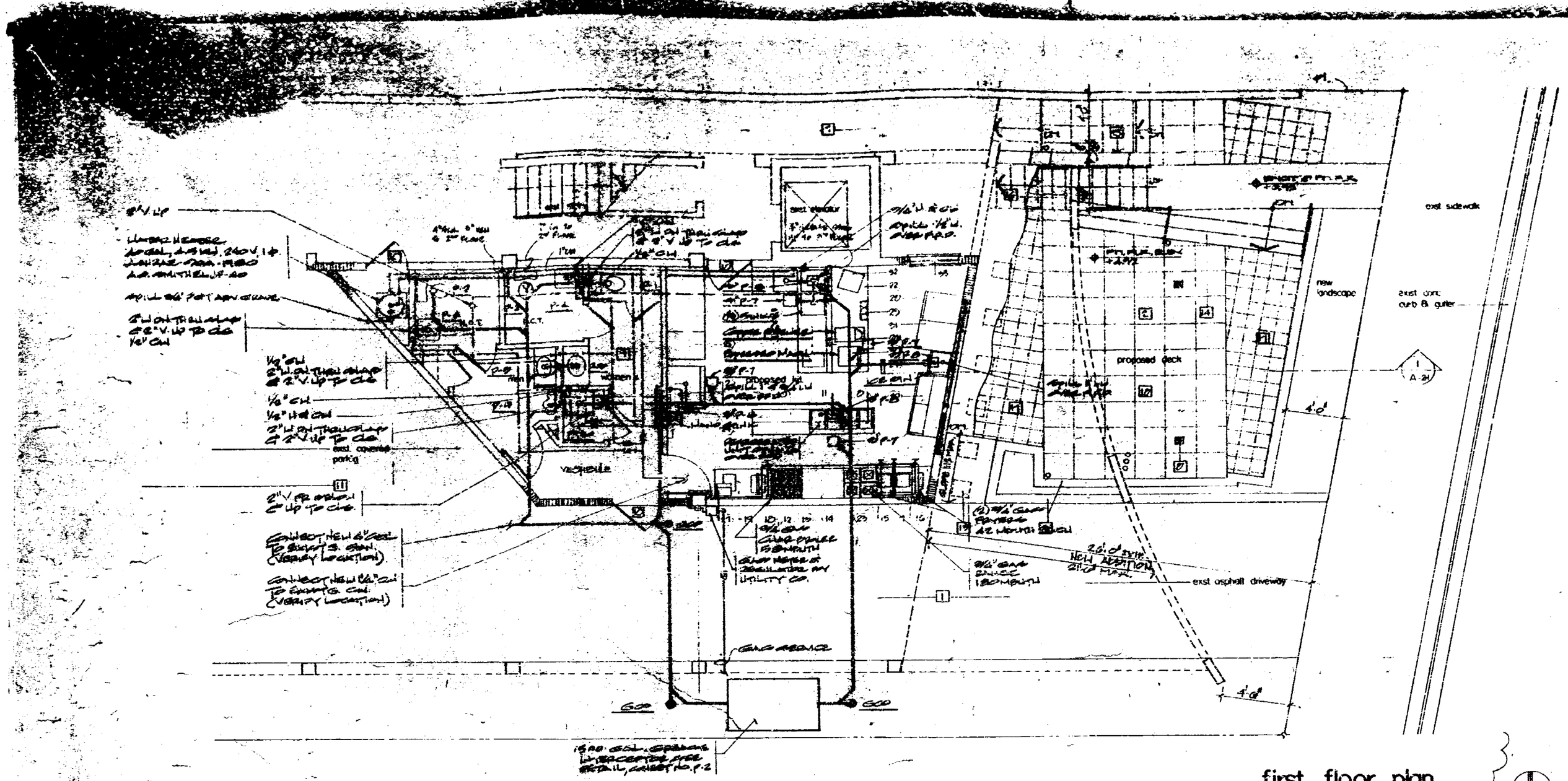
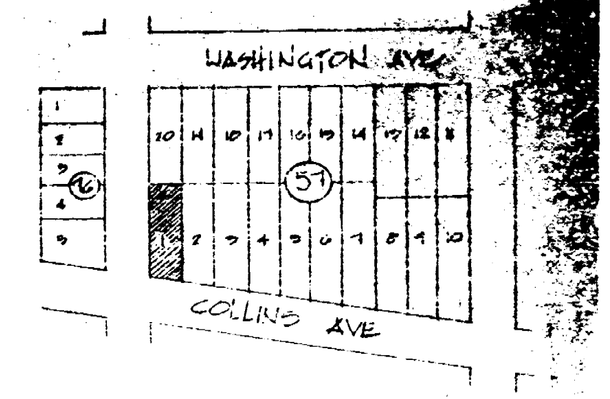
760 N.W. 107TH. AVE. MIAMI, FL. 33172
596-1250

SHEET NO. M-2
DATE: 7-7-93

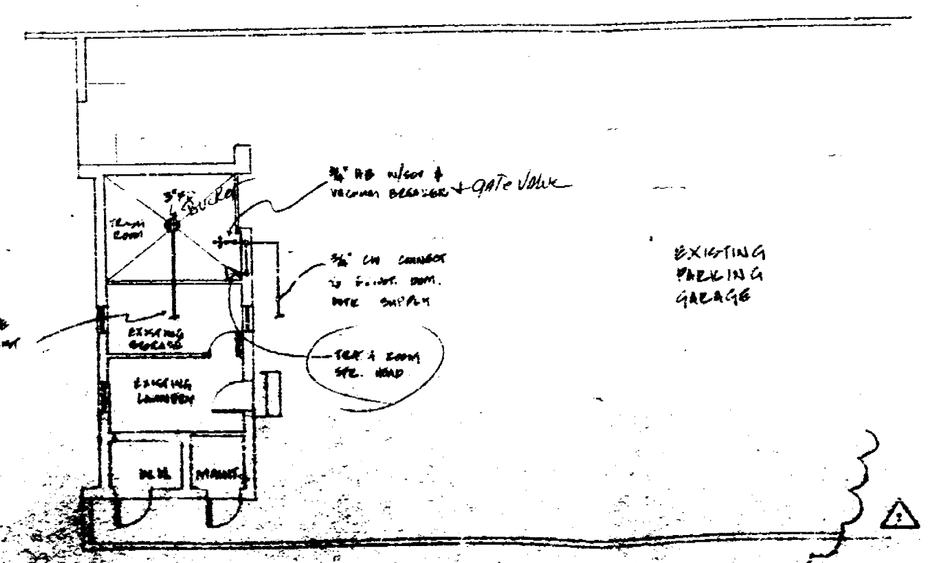


first floor plan
1/4"=1'-0"

REVISION 9-11-95



location plan
1"=150'



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GROUND FLOOR SITE PLAN

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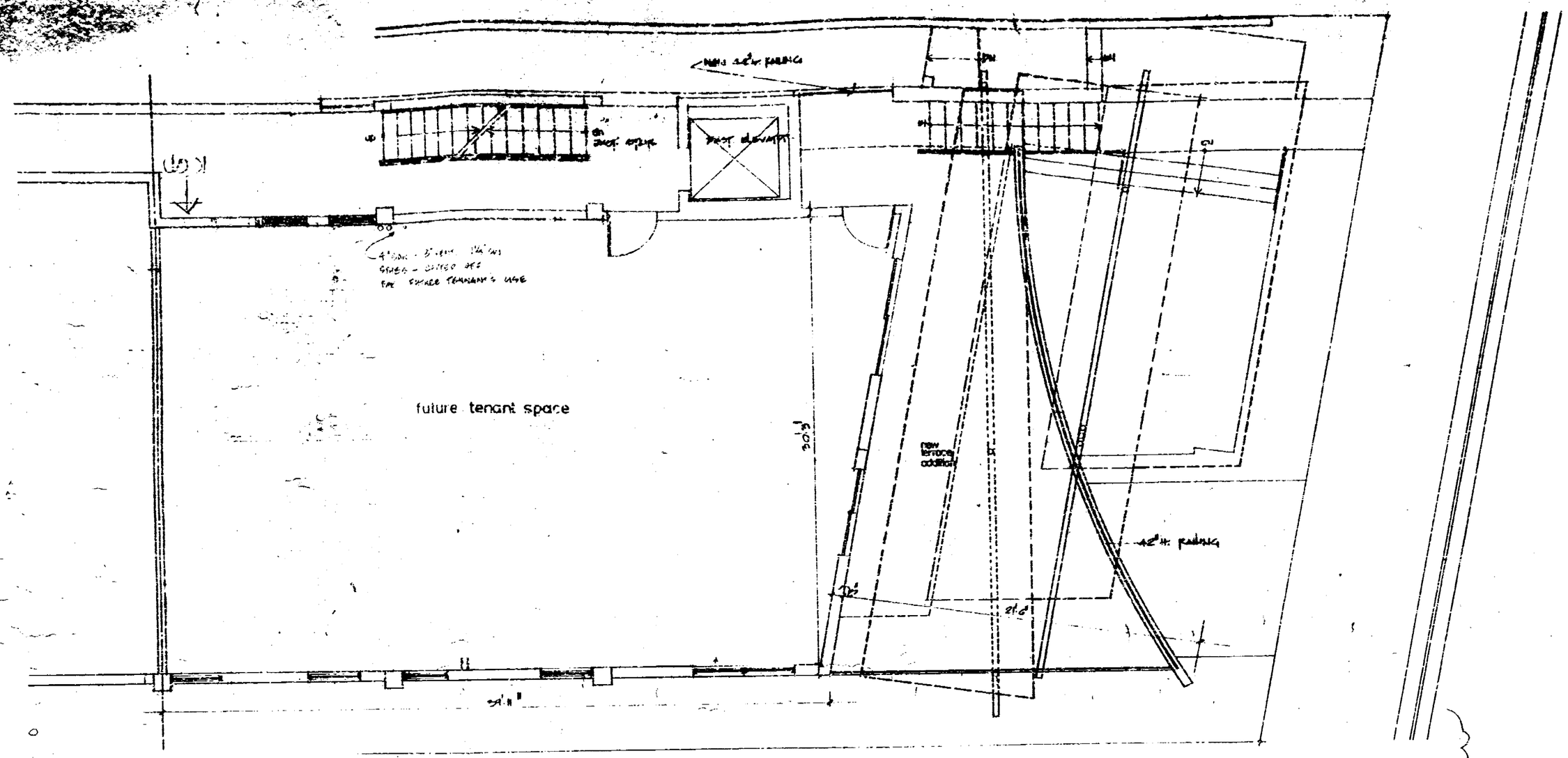
700 N.W. 107TH. AVE. MIAMI, FL 33172 559-1250

SHEET NO.
P-1

24



second floor plan

1/4" = 1'-0"

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ENERGY SCIENCES, INC.
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FIELD WORK:
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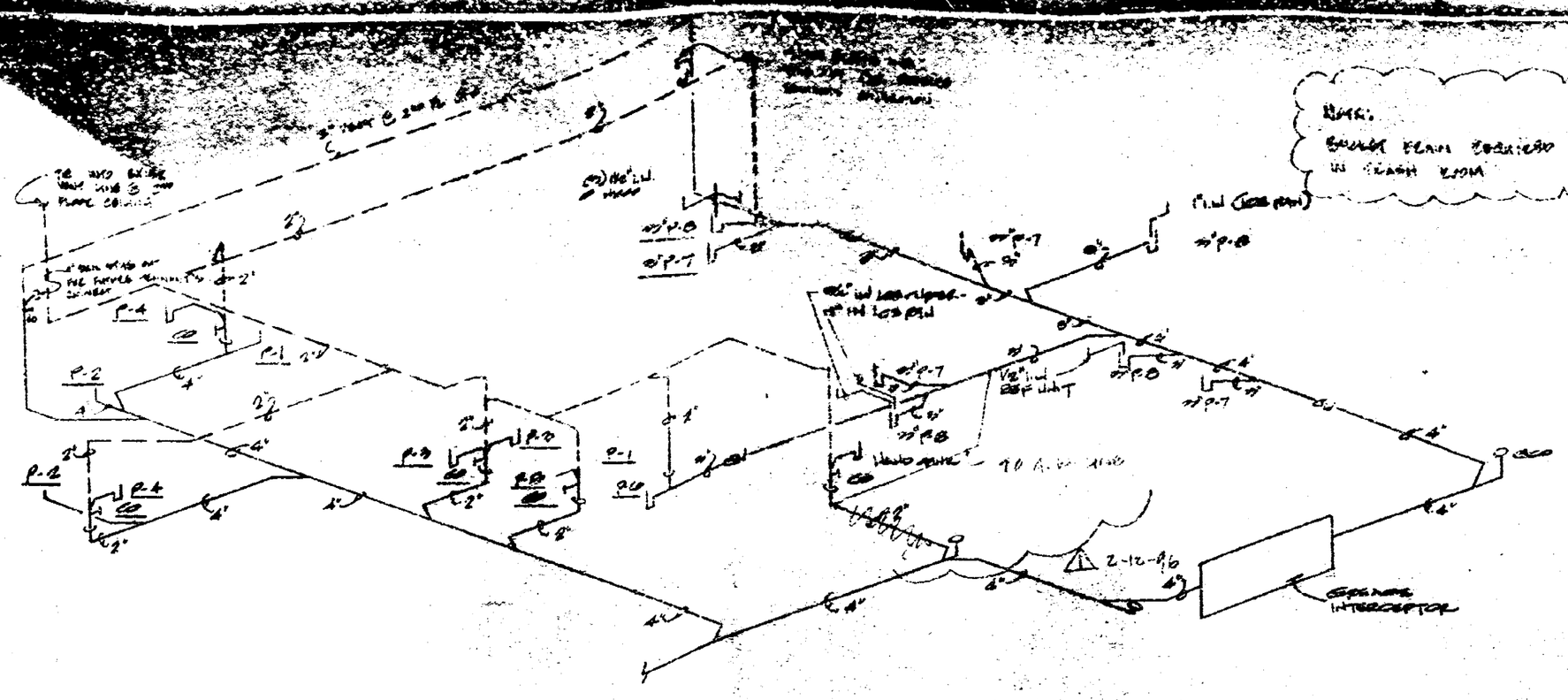
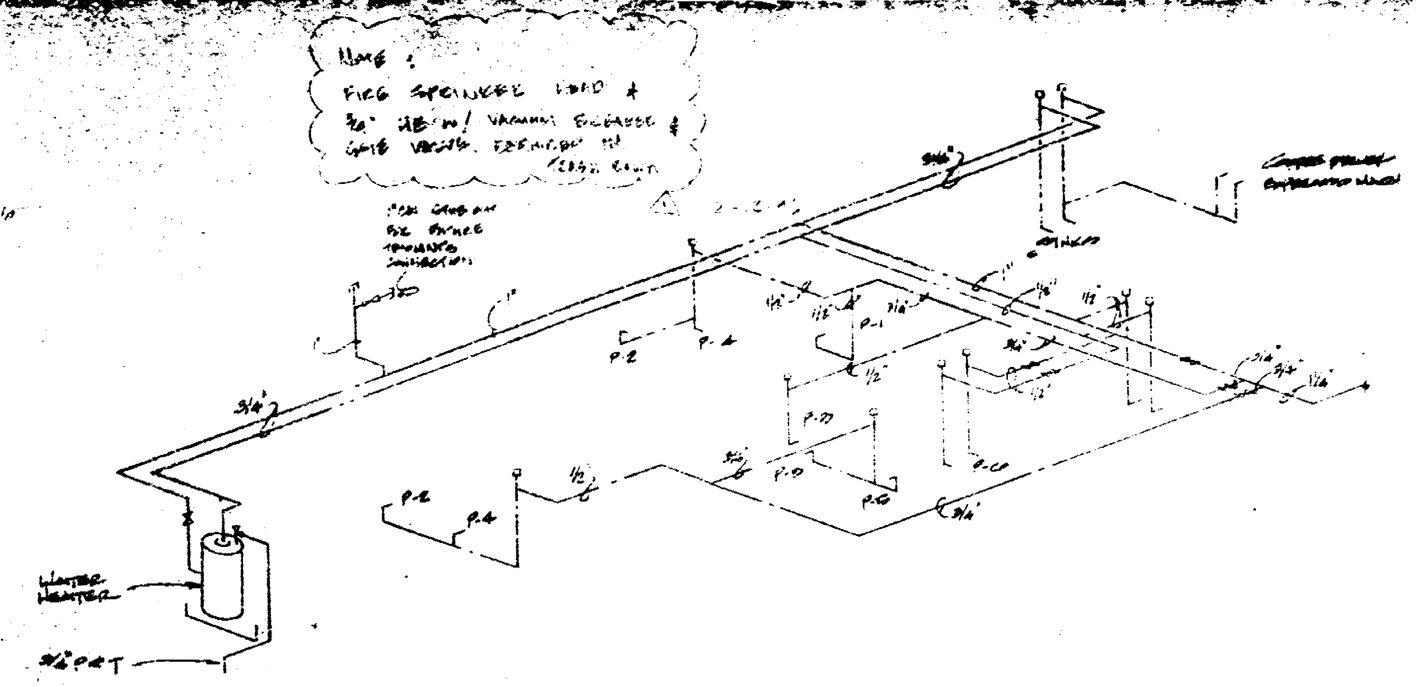
1906 COLLINS AVENUE MIAMI BEACH, FL 93-37
BELLINSON ARCHITECT P.A.
780 N.W. 107TH. AVE. MIAMI, FL 33172 559-1250

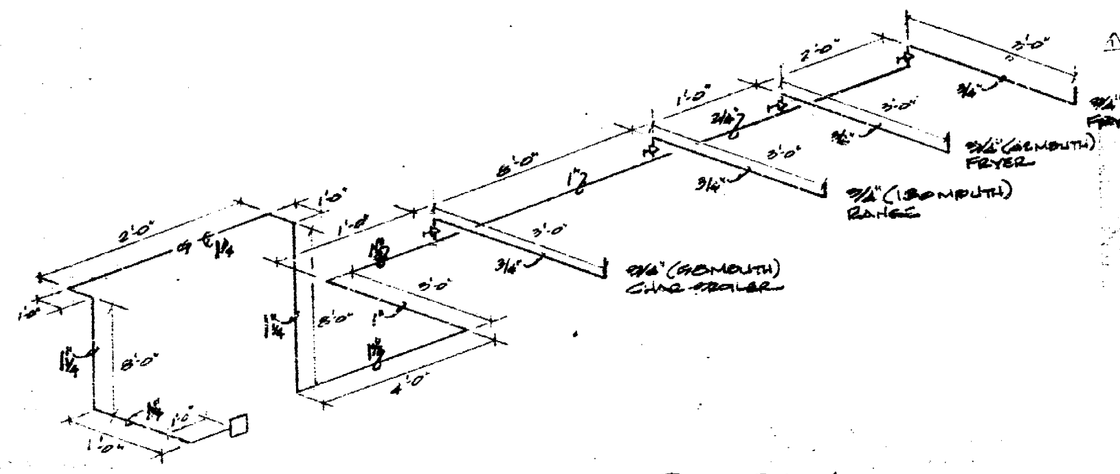
SHEET 3 P-2
DATE: 7-7-94



SANITARY & GREASE WASTE RISER DIAGRAM
NOT TO SCALE



DOMESTIC WATER RISER DIAGRAM - 1ST FLOOR
NOT TO SCALE



GAS RISER DIAGRAM
NOT TO SCALE

LEGEND

P-1 :	WATER CLOSET	
P-2 :	WATER CLOSET	(HANDICAP)
P-3 :	LAVATORY	
P-4 :	LAVATORY	(HANDICAP)
P-5 :	URINAL	
P-6 :	MOP SINK	
P-7 :	3" FLOOR DRAIN	
P-8 :	3" FLOOR DRAIN W / INDIRECT WASTE LINES	

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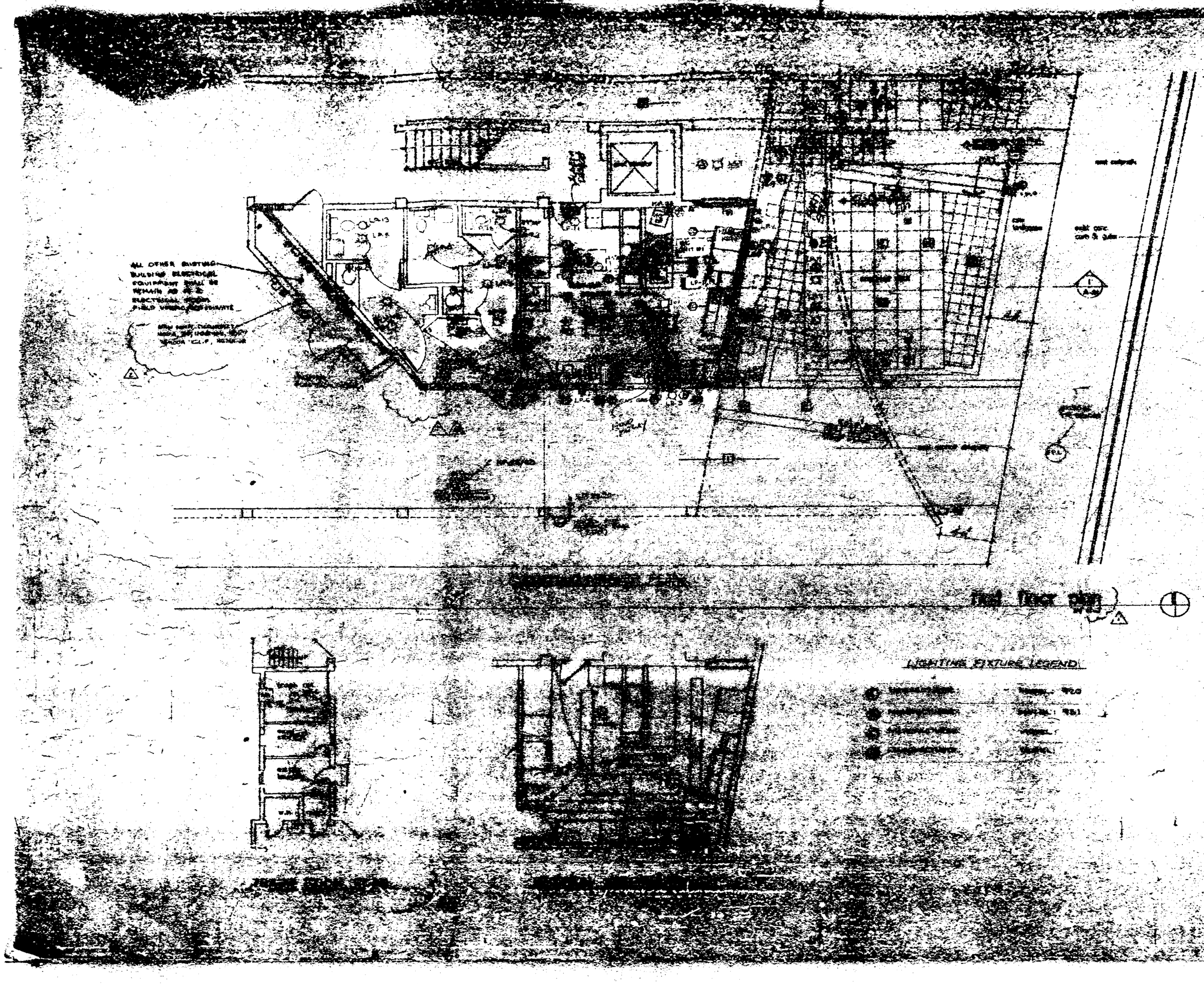
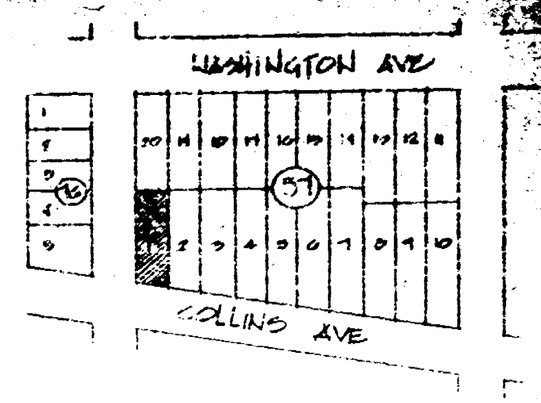
TRAFFIC PLACE
1805 COLLINS AVENUE MIAMI BEACH, FL.
93-37
BEELJNSON ARCHITECT P.A.
7790 N.W. 107TH. AVE. MIAMI, FL. 33172 559-1250

P-3





location plan
1"=150'

ENERGY SCIENCES, INC.
CONSULTING ENGINEERS

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CITY OF MIAMI BEACH

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PLUMBING:	
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MECHANICAL:	
FIRE PREVENTION:	
ENGINEERING:	
PUBLIC WORKS:	
STRUCTURAL:	
ACCESSIBILITY:	

IMPORTANT NOTICE
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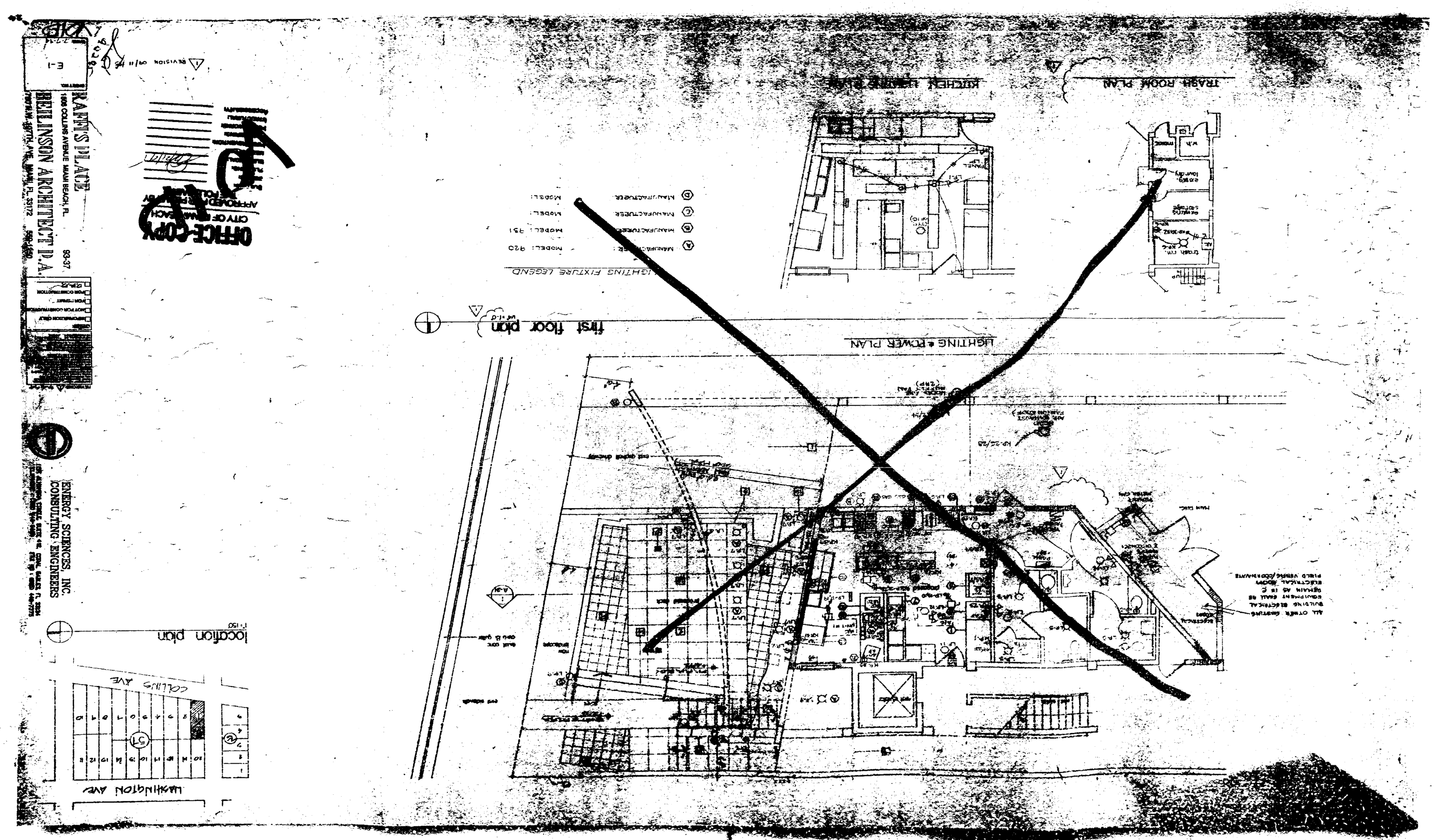
TRAFFIC PLACE
1688 COLLINS AVENUE, MIAMI BEACH, FL.

93-37

BEHLPSON ARCHITECT P.A.
1750 N.W. 167TH AVE., MIAMI, FL. 33172

REVISION 01/11/96
REVISION 02/27/96
REVISION 03/01/96


RAFFI'S PLACE
BEILINSON ARCHITECT P.A.
1806 COLLINS AVENUE MIAMI BEACH, FL.
93-37
ENERGY SCIENCES, INC.
CONSULTING ENGINEERS
E-1
REVISION 09/11/95
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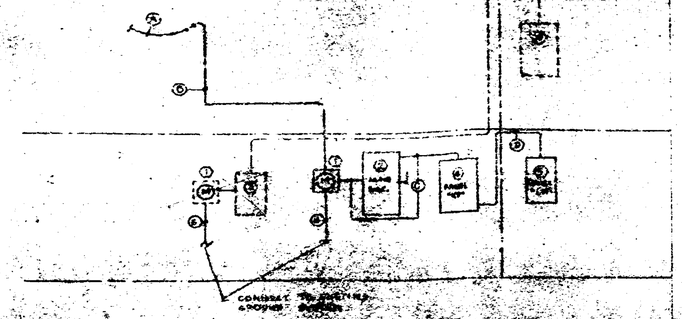
CITY OF MIAMI BEACH
APPROVED FOR FILE
location plan
1"=150
COLLINS AVE
WASHINGTON AVE
37
first floor plan
LIGHTING & POWER PLAN
LIGHTING FIXTURE LEGEND
MODEL: 923
MODEL: 931
TRASH ROOM PLAN
KITCHEN LAYOUT PLAN

PLANTS PLACE
ELLENSON ARCHITECT P.A.



ELECTRICAL RISER DIAGRAM

LEGEND

PANEL "KF"

ELECTRICAL PANEL

PANEL "LP"

ELECTRICAL NOTES

1. General:
   A. All work performed under this contract shall comply with all national, state and local codes having jurisdiction and with the requirements of the utility companies whose services shall be used. All modifications required by these codes shall be made by the contractor without additional charge.
   B. Drawings: Refer to all drawings for coordination of the electrical work.
   C. Arrange and pay for all permits, licenses, inspections and tests. Obtain the required certificates and present to owner.
   D. Guarantee: The completed installation shall be fully guaranteed against defective materials and/or improper workmanship for minimum of one year for material and labor.
2. Contractor is expected to review the building plans and specifications for limitations of construction, identification of materials and products, definition of workmanship. This contractor shall include in his proposal all costs necessary for a complete and operational installation and shall visit the job site prior to a bid date.
3. Contractor needs to establish a field liaison with property supervision prior to commencing work.
4. All required insurance shall be provided for protection against public liability and property damage for duration of the work.
5. It shall not be the intent of these plans and/or specifications to show every minor detail of construction. The electrical contractor shall be expected to furnish and install all items for a complete electrical system and provide all requirements necessary for equipment to be placed in proper working order.
6. Electrical contractor shall not scale drawings. Contractor shall refer to architectural plans and elevations for exact locations of all equipment unless otherwise noted.
7. All conduit runs are shown diagrammatically. Exact routing shall be determined by the shortest distance unless noted.
8. Electrical contractor shall verify the job site and verify all conditions, locations, dimensions and conduits as shown and/or noted on the drawings. This shall include any and all fabrications prior to installations.
9. All materials and equipment shall meet applicable standards for the type of equipment and intended use, of the following:
   A. American National Standards Institute (ANSI)
   B. Illuminating Engineers Society (IES)
   C. American Society for Testing and Materials (ASTM)
   D. National Electrical Manufacturer's Association (NEMA)
   Note: These standards are subordinate to codes and standards set by UL.
10. All electrical equipment, devices, etc. shall be listed for the intended use, with Underwriter Laboratories, Inc. (UL) where standards have been established by UL.
11. As-built drawings shall be furnished to the owner upon completion of the work.
12. Wiring devices to be spec. grade.
13. Where shown on the devices is indicated at any location, there shall be gang under one common cover plate.
14. Contractor shall coordinate with electric and telephone utility for service entrance location and any other requirements.
15. All connections to ground rods shall be made with UL approved welded connections, unless noted otherwise.
16. Provide a fuse holder and fuse in the primary side of each ungrounded conductor for all ballasts.
17. Unless noted as existing all equipment, wiring, devices, etc. shall be new.
18. Contractor shall guarantee all materials and workmanship free from defects for a period of not less than (1) year from date of acceptance, unless indicated of specified otherwise. Correction of any defects shall be completed without additional charge and shall include replacement or repair of any other parts of the installation which may have been damaged thereby.
19. Electrical contractor shall provide temporary service for use of all trades as required for construction.
20. Temporary wiring to be removed by contractor.
21. Electrical contractor shall verify requirements, exact location and type or outlet for all electrical fixtures, appliances and equipment.
22. Shop drawings: Coordinate with owner or architect.
23. All wiring to have 600 volt insulation, type TW, THW, THWN for branch circuits and type THW, THX for main feeders or as specified.
24. Design is based on copper conductor. Wire size #10 and smaller: type "TW", wire size #8 and larger: type "THW" or as specified.
25. Wire ways shall be sized as required, per NEC, unless otherwise noted.
26. All feeder- sub-feeder and branch circuits shall be properly phase balanced.
27. All conductors shall be in conduits. All conduits shall be intermediate (IMC) or rigid galvanized steel (RGS) except: (a) poly vinyl chloride (PVC) conduits may used in concrete slabs at underground, provided elbows and risers are RGS; (b) electrical metallic tubing (EMT) may be used for on walls or ceilings where not subject to mechanical damage, damp conditions or corrosive conditions; (c) liquid tight flexible conduits when required; (d) flexible metallic conduit where required in dry locations. All conduit hazardous areas (per NEC) shall meet the requirements of NEC Chapter.
28. Apply bitumastic coating to all metallic conduits in slabs or underground.
29. Electrical contractor shall verify circuit protective device rating for equipment prior to construction.
30. Provide fuse recommended by equipment manufacturer.
31. Furnish and install disconnect switches and wiring for air conditioning systems supplied by air conditioning contractor. Control wiring are to be supplied by air conditioning contractor.
32. Furnish and install control wiring and required control components for air condition systems as shown/noted on space drawings and for other applicable drawings/instructions see AC drawings.
33. Electrical contractor to run control wires for HVAC system as per HVAC drawings.
34. No conduits to be run in ductwork.
35. All electrical wiring must be in conduit (no Romex, BX, etc. is permitted unless specific permission is obtained from owner, engineering or local inspector).

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ENGINEERING:
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ACCESSIBILITY:

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ACCESSIBILITY:
REVISION 08/11/95

VOID

ENERGY SCIENCES, INC.
CONSULTING ENGINEERS
555 ADAMS CIRCLE, SUITE 102, CORAL GABLES, FL 33134
TELEPHONE (305) 445-8866 FAX NO. (305) 445-7375

ISSUED:
☐ INFORMATION ONLY
☐ NOT FOR CONSTRUCTION
☐ FOR PERMIT
☐ FOR CONSTRUCTION

RAPPIS PLACE
1506 COLLINS AVENUE MIAMI BEACH, FL.
93-37
BERLINSKOV ARCHITECTS P.A.
780 N.W. 107TH. AVE. MIAMI, FL 33172
559-1250

SHEET NO. E-2

DATE 7-7-94

VOID

B9500430 1506
COLLINS

PLANT LIST

CODE	PLANT NAME	SIZE	QTY	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	Planting Soil [illegible]	Refer to instructions in plans for placement of soil.	[illegible]	[illegible]
ALCA	[illegible] "Chandler" [illegible]	3 gallon can [illegible]	1	
[illegible]	[illegible]	[illegible]	1	
[illegible]	[illegible]	[illegible]	2	
[illegible]	[illegible]	[illegible]	3	
[illegible]	[illegible]	[illegible]	6	
[illegible]	[illegible]	[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	
ALLA	Alyssum, [illegible] "Snow Alyssum"	3 gallon can, trellised	1	
[illegible]	[illegible]	5 ft. tall overall, standard double red flower	2	

NOTE:

- [illegible] 4 [illegible] EXISTING SOIL IN ALL NEW PLANTING AREAS AS REQUIRED TO CREATE 18" DEEP BEDS OF NEW PLANTING SOIL.
- PROVIDE "[illegible]" IRRIGATION FOR ALL PLANTING AREAS, INSTALLED W/ A SINGLE STATION TIMER.