

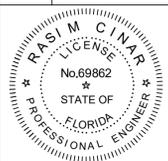
OWNER:

333 JEFFERSON HOLDING LLC  
NATHANIEL COHEN MBR  
2800 BISCAYNE BLVD PH FLOOR  
MIAMI, FL 33137

JOB TITLE &  
ADDRESS:

JEFFERSON APARTMENTS/HOTEL  
333 JEFFERSON AVENUE  
MIAMI BEACH, FL 33139

SHEET TITLE :



RASIM CINAR, P.E.  
P.E. #69862

REVISION DATE:

2.4.2022

CAD FILE:

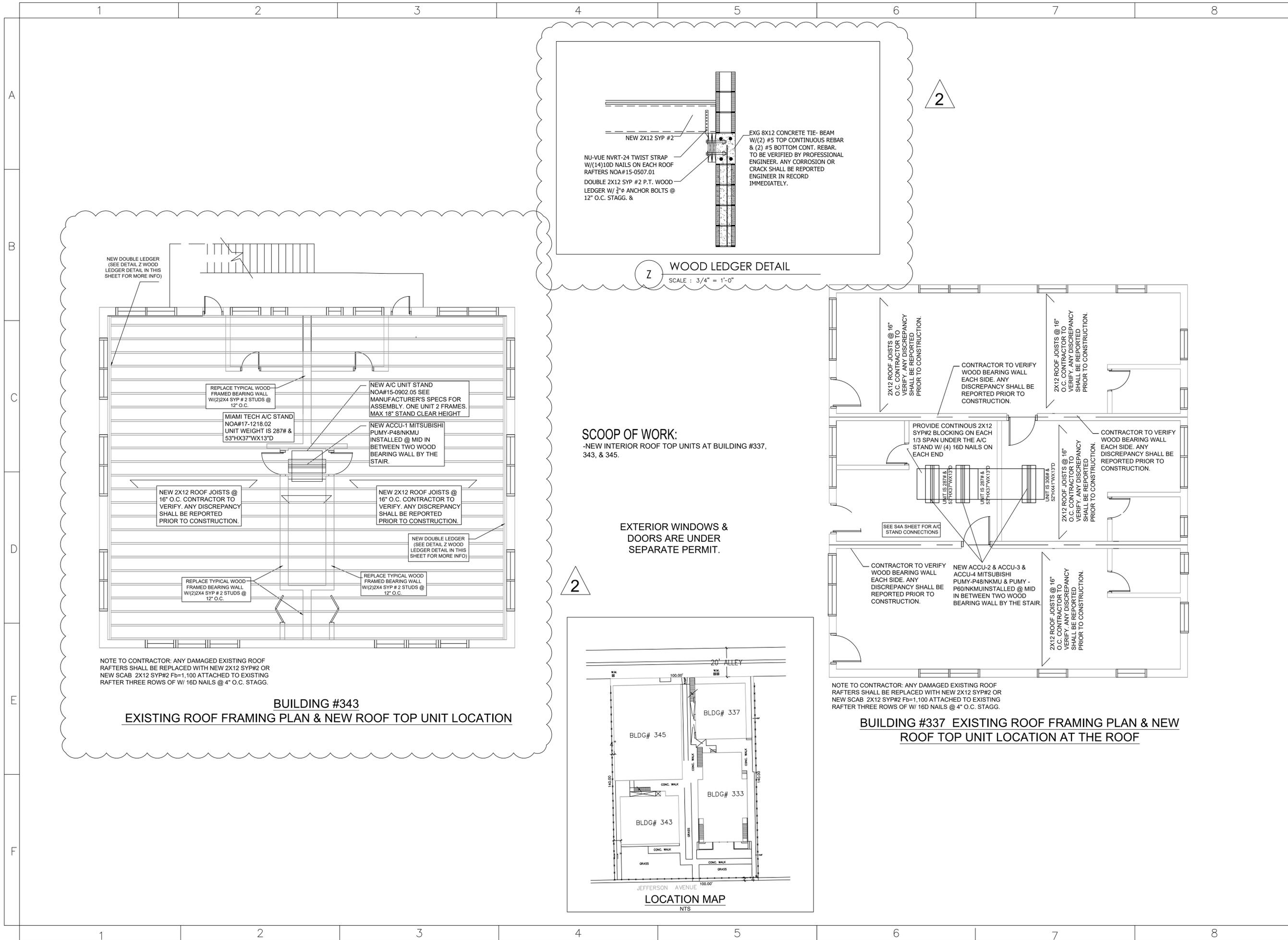
SCALE:

DRAWN:

JOB:

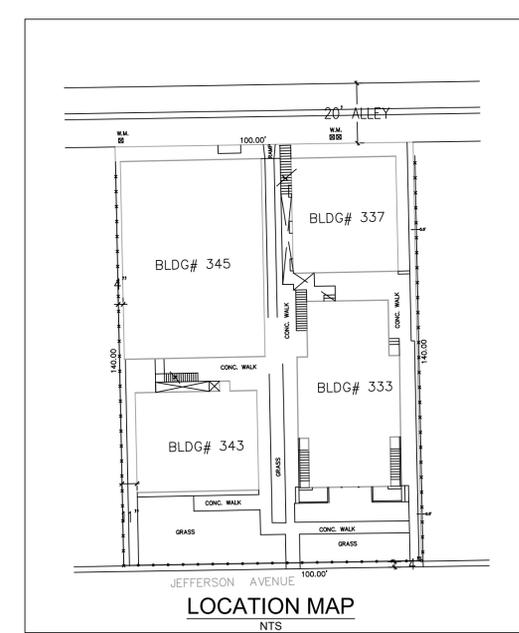
SHEET:

**S-1A**



**SCOOP OF WORK:**  
-NEW INTERIOR ROOF TOP UNITS AT BUILDING #337,  
343, & 345.

**EXTERIOR WINDOWS &  
DOORS ARE UNDER  
SEPARATE PERMIT.**



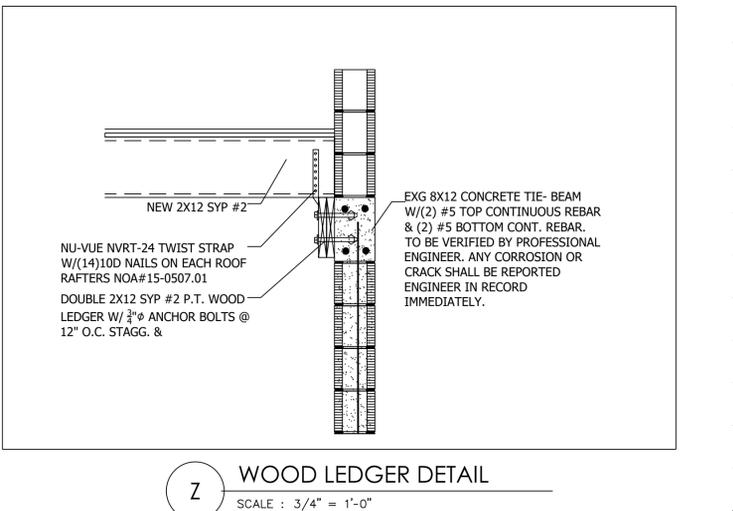
**BUILDING #337 EXISTING ROOF FRAMING PLAN & NEW  
ROOF TOP UNIT LOCATION AT THE ROOF**

NOTE TO CONTRACTOR: ANY DAMAGED EXISTING ROOF  
RAFTERS SHALL BE REPLACED WITH NEW 2X12 SYP#2 OR  
NEW SCAB 2X12 SYP#2 Fb=1,100 ATTACHED TO EXISTING  
RAFTER THREE ROWS OF W/ 16D NAILS @ 4" O.C. STAGG.

NOTE TO CONTRACTOR: ANY DAMAGED EXISTING ROOF  
RAFTERS SHALL BE REPLACED WITH NEW 2X12 SYP#2 OR  
NEW SCAB 2X12 SYP#2 Fb=1,100 ATTACHED TO EXISTING  
RAFTER THREE ROWS OF W/ 16D NAILS @ 4" O.C. STAGG.

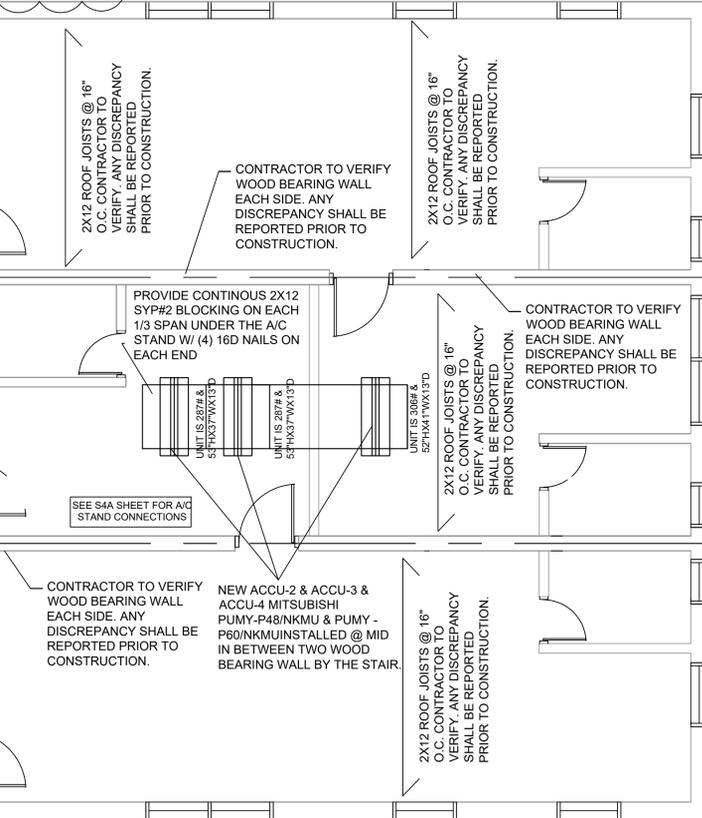
**BUILDING #343  
EXISTING ROOF FRAMING PLAN & NEW ROOF TOP UNIT LOCATION**

- REPLACE TYPICAL WOOD FRAMED BEARING WALL W/(2)2X4 SYP # 2 STUDS @ 12" O.C.
- MIAMI TECH A/C STAND NOA#17-1218.02 UNIT WEIGHT IS 287# & 53"HX37"WX13"D
- NEW A/C UNIT STAND NOA#15-0902.05 SEE MANUFACTURER'S SPECS FOR ASSEMBLY. ONE UNIT 2 FRAMES. MAX 18" STAND CLEAR HEIGHT
- NEW ACCU-1 MITSUBISHI PUMY-P48/NKMU INSTALLED @ MID IN BETWEEN TWO WOOD BEARING WALL BY THE STAIR.
- NEW 2X12 ROOF JOISTS @ 16" O.C. CONTRACTOR TO VERIFY. ANY DISCREPANCY SHALL BE REPORTED PRIOR TO CONSTRUCTION.
- NEW 2X12 ROOF JOISTS @ 16" O.C. CONTRACTOR TO VERIFY. ANY DISCREPANCY SHALL BE REPORTED PRIOR TO CONSTRUCTION.
- NEW DOUBLE LEDGER (SEE DETAIL Z WOOD LEDGER DETAIL IN THIS SHEET FOR MORE INFO)
- REPLACE TYPICAL WOOD FRAMED BEARING WALL W/(2)2X4 SYP # 2 STUDS @ 12" O.C.
- REPLACE TYPICAL WOOD FRAMED BEARING WALL W/(2)2X4 SYP # 2 STUDS @ 12" O.C.



**Z WOOD LEDGER DETAIL**  
SCALE : 3/4" = 1'-0"

EXG 8X12 CONCRETE TIE-BEAM W/(2) #5 TOP CONTINUOUS REBAR & (2) #5 BOTTOM CONT. REBAR. TO BE VERIFIED BY PROFESSIONAL ENGINEER. ANY CORROSION OR CRACK SHALL BE REPORTED ENGINEER IN RECORD IMMEDIATELY.



CONTRACTOR TO VERIFY WOOD BEARING WALL EACH SIDE. ANY DISCREPANCY SHALL BE REPORTED PRIOR TO CONSTRUCTION.

NEW ACCU-2 & ACCU-3 & ACCU-4 MITSUBISHI PUMY-P48/NKMU & PUMY - P60/NKMU INSTALLED @ MID IN BETWEEN TWO WOOD BEARING WALL BY THE STAIR.

PROVIDE CONTINUOUS 2X12 SYP#2 BLOCKING ON EACH 1/3 SPAN UNDER THE A/C STAND W/ (4) 16D NAILS ON EACH END

CONTRACTOR TO VERIFY WOOD BEARING WALL EACH SIDE. ANY DISCREPANCY SHALL BE REPORTED PRIOR TO CONSTRUCTION.

2X12 ROOF JOISTS @ 16" O.C. CONTRACTOR TO VERIFY. ANY DISCREPANCY SHALL BE REPORTED PRIOR TO CONSTRUCTION.

2X12 ROOF JOISTS @ 16" O.C. CONTRACTOR TO VERIFY. ANY DISCREPANCY SHALL BE REPORTED PRIOR TO CONSTRUCTION.