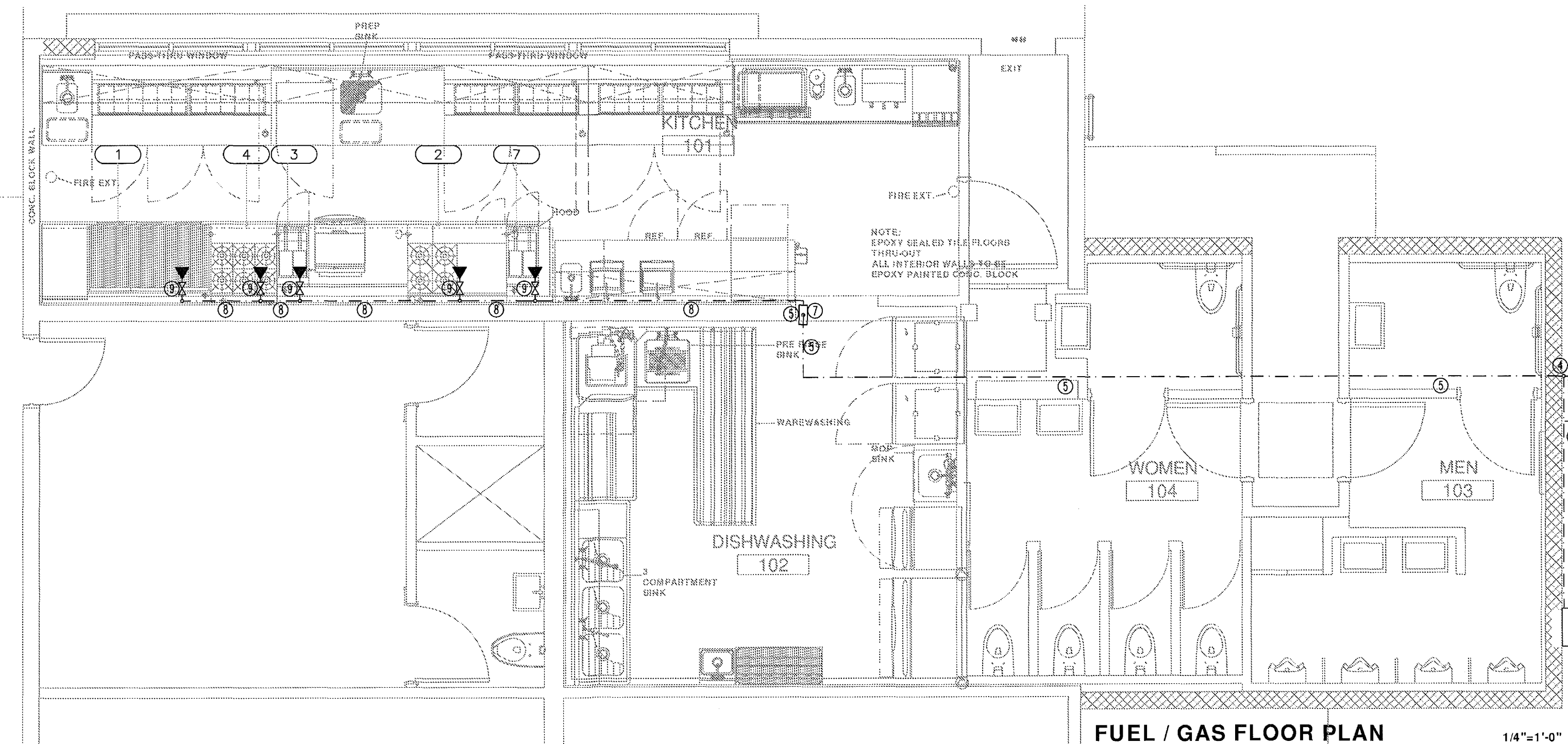
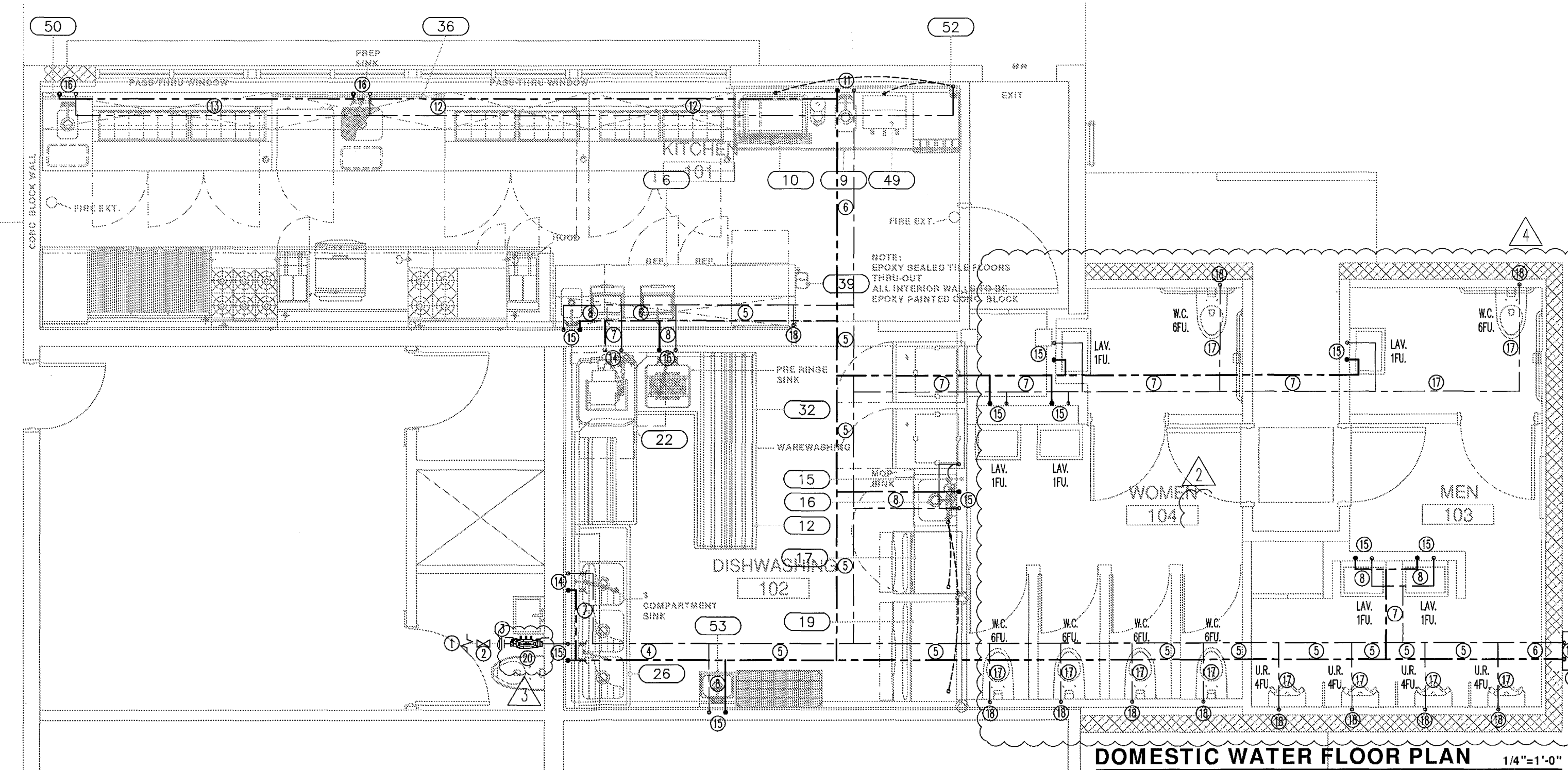
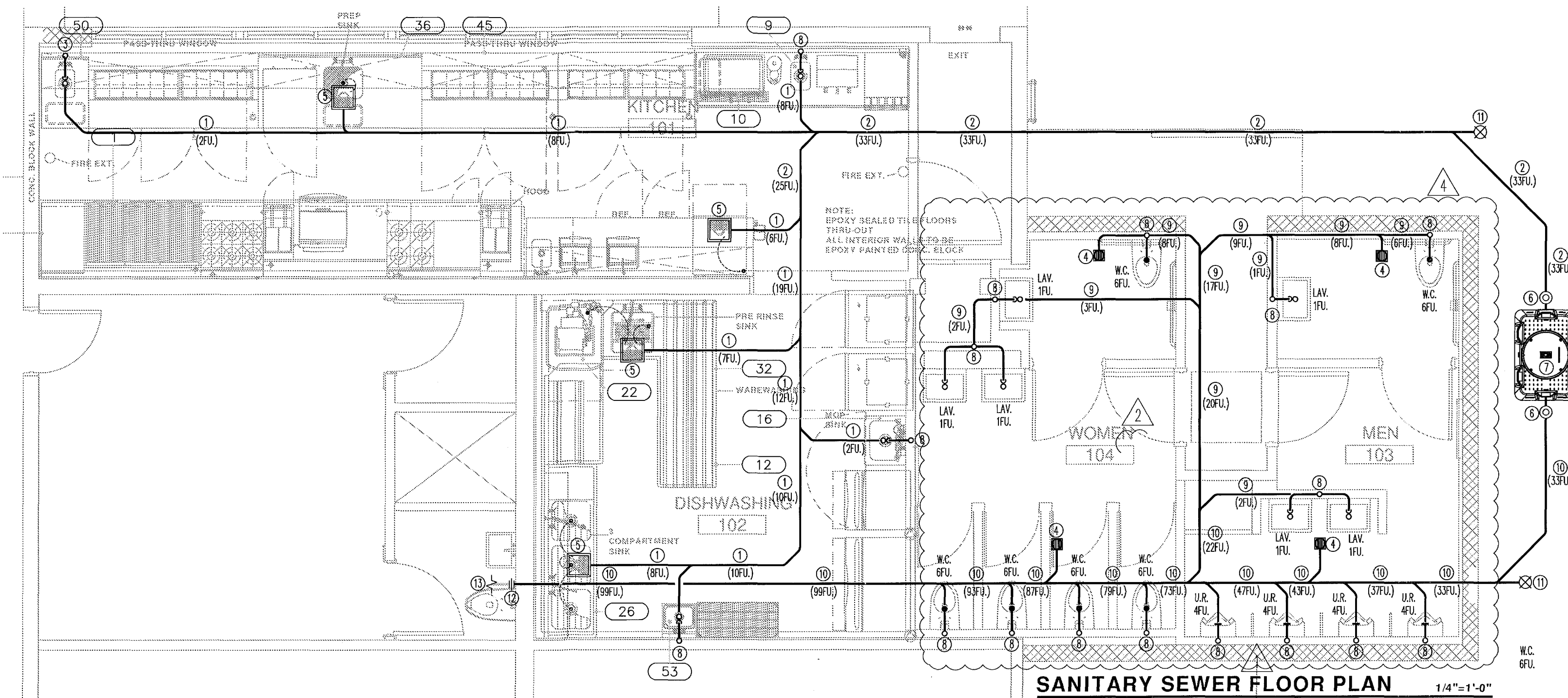




PLUMBING KEY

- ① 3"CMC/FI/B.F.F.
- ② 4"CMC/FI/B.F.F.
- ③ JSAN. STACK WITH 2" AIR ADMITTANCE VALVE.
- ④ 270° LO DRAIN WITH 3"CMC TRAP REMOVER (2FU).
- ⑤ FLOOR SINK (5FU)
- ⑥ 2WAY CLEAN OUT.
- ⑦ GREASE TRAP BY SCHER MODEL-GB-75, 75GPM.
OR APPROVED EQUAL FLOW
COORDINATE EXIST. LOCATION.
- ⑧ 3"SAN/VENT STACK.
- ⑨ 3"SAN/FI/FI/B.G. (22FU).
- ⑩ 3"SAN/FI/FI/B.G. (22FU).
- ⑪ GRADED CLEAN OUT.
- ⑫ CONNECT NEW TO EXISTING AT THIS POINT.
- ⑬ EXISTING SANITARY SEWER LINE TO REMAIN AS IS.
SCOPE OF WORK LIMITED TO CONNECT NEW
TO EXISTING. FIELD VERIFY FOR EXIST. LOCATION
AND COORDINATE FOR CONNECTION.

NOTE: PROVIDE 1/2" C.W. TO FLOOR DRAINS

PLUMBING KEY

- 1) EXISTING 15" W.C. LINES AT CEILING TO REMAIN AS IS. SCOPE OF WORK LIMITED TO CONNECT NEW TO EXISTING. FIELD VERIFY EXISTING LOCATION.
- 2) SHUT OFF VALVE. (S.O.V.)
- 3) CONNECT NEW TO EXISTING AT THIS POINT. FIELD COORDINATE EXIST. LOCATION.
- 4) NEW 15" W.C./W.H. LINES AT O.G. FIELD COORDINATE FOR EXIST. LOCATION.
- 5) NEW 15" W.C./W.H. LINES AT O.G. FIELD COORDINATE FOR EXIST. LOCATION.
- 6) NEW 12" W.C./W.H. LINES AT O.G. FIELD COORDINATE FOR EXIST. LOCATION.
- 7) NEW 30" W.C./W.H. LINES AT O.G. FIELD COORDINATE FOR EXIST. LOCATION.
- 8) NEW 30" W.C./W.H. LINES AT O.G. FIELD COORDINATE FOR EXIST. LOCATION.
- 9) NEW 12" W.C. LINE AT O.G. FIELD COORDINATE FOR EXIST. LOCATION.
- 10) NEW 12" W.C. LINE DOWN TO GAS FRED WITH-HTR AND 1" W.H. UP TO CEILING. FIELD VERIFY EXIST. LOCATION.
- 11) 30" W.C./W.H. LINES DOWN TO 38" A.F. PROVIDING 30" W.C./W.H. TO SINK. FIELD COORDINATE FOR EXIST. LOCATION.
- 12) 30" W.C./W.H. LINES APPROX. 38" A.F. RUNNING ACROSS WALL. FIELD COORDINATE FOR EXIST. ROUTING.
- 13) 30" W.C./W.H. LINES APPROX. 38" A.F. RUNNING ACROSS WALL. FIELD COORDINATE FOR EXIST. ROUTING.
- 14) 30" W.C./W.H. LINES DOWN TO FUTURE.
- 15) 30" W.C./W.H. LINES DOWN TO FUTURE.
- 16) 30" W.C./W.H. LINES DOWN TO FUTURE.
- 17) 30" W.C. LINE AT CEILING. FIELD COORDINATE EXIST. LOCATION.
- 18) 30" W.C. DOWN TO FUTURE. FIELD COORDINATE EXIST. LOCATION.

19 GAS FRED WTR-HTR BY NOBITZ MODEL: NOC

EXACT LOCATION
 (19) AS APPROVED WITHIN THE CITY OF NEW YORK
 1990 NATIONAL EFFECT 0.34 OR APPROVED EQUAL
 EXISTING AND EXISTING. EXIST COORDINATE
 EXACT LOCATION
 (20) LINE BASED ON PRESENTING BY 2000 MILLIONS
 MODEL 350 OR APPROVED EQUAL. BEING
 COORDINATE EXACT LOCATION
 THE FOLLOWING:

BUILDING:
ZONING:
DRB/HPB:
CONCURRE
PLUMBING
ELECTRIC
MECHANIC
FIRE PRE
ENGINEER
PUBLIC V
STRUCTUR
ELEVATOR

PLUMBING KEY

- ① EXISTING GAS LINE TO REMAIN AS IS.
- ② EXISTING METER TO REMAIN AS IS. FIELD VERIFY FOR EXACT LOCATION.
- ③ CONNECT NEW TO EXISTING AT METER OULET.
- ④ 2.5" GAS LINE AGAINST WALL UP HIGH AT C/LG. LEVEL.
- ⑤ 2.5" GAS LINE AT CEILING.
- ⑥ 2.5" GAS LINE DOWN APPROX. 32" A.F.F. FIELD COORDINATE FOR EXACT LOCATION.
- ⑦ GAS MAIN SHUT-OFF VALVE. S.O.V. TO BE INTERCONNECTED TO HOOD FIRE SUPPRESSION SYSTEM & TO BUILDING FIRE ALARM SYSTEM.
- ⑧ 2.5" GAS LINE APPROX. 32" A.F.F. RUNNING AGAINST WALL.
- ⑨ SHUT OFF VALVE. (S.O.V.)

THE STANDARD

40 ISLAND AVE
MIAMI BEACH, FL 33139

BAYSIDE GRILL
SEWER, DOM. WTR.
& GAS FLOOR PLANS

REVISIONS BY

1 GEN. REV.	11.30.12
2 GEN. REV.	02.11.13
3 GEN. REV.	04.22.13
4 GEN. REV.	05.22.13

STAM

ESI
ENERGY SCIENCES INC
CONSULTING/ENGINEERS
C.A. #27285
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MECH./ELEC. - #42454
2821 DOUGLAS ROAD
MIAMI, FL 33133
TEL 305-449-8822
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TODD TRAGASH, A.I.A. FLORIDA
REGISTRATION NUMBER #11053

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05.25.11

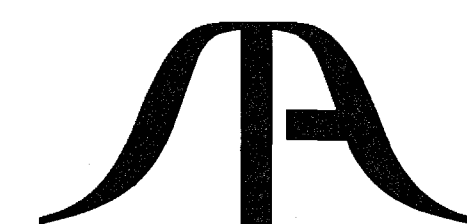
SCALE
1/4" = 1'-0"

JOB NO.
3015

FILE NO.

SHEET

P-2.0



STA ARCHITECTURAL GROUP
3526 NORTH MIAMI AVE. MIAMI, FL 33126
305.571.1811 FAX 305.571.1821

City of Miami Beach
Fire Prevention Division
PLANS APPROVED



THE STANDARD

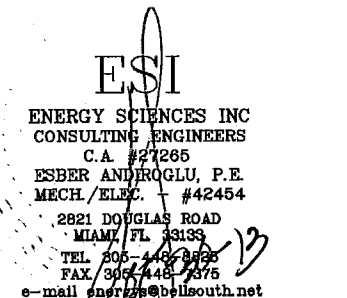
40 ISLAND AVE
MIAMI BEACH, FL 33139

BAYSIDE GRILL
SEWER, DOM. WTR.
& GAS ISOMETRICS

REVISIONS BY

1	GEN. REV.	02.11.13
2	GEN. REV.	04.22.13
3	GEN. REV.	05.22.13

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

BUILDING:

ZONING:

CURRENCY:

PLUMBING:

ELECTRICAL:

MECHANICAL:

FIRE PREVENTION:

ENGINEERING:

PUBLIC WORKS:

STRUCTURAL:

ELEVATION of Miami Beach

Fire Prevention Division

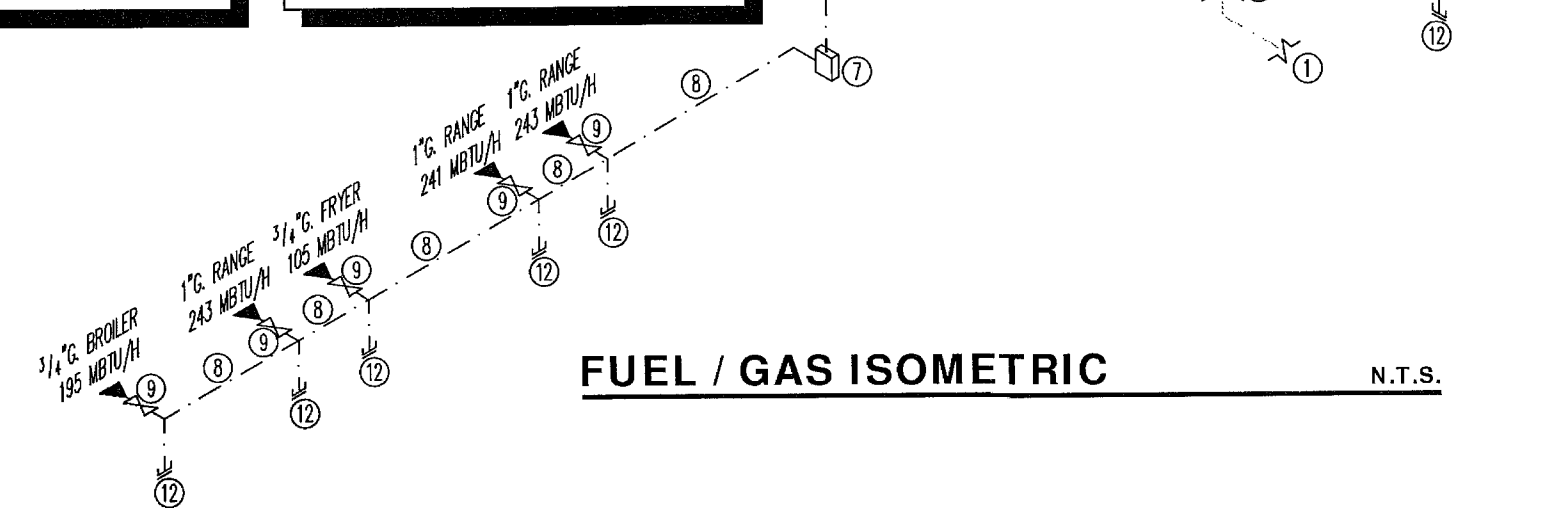
STA ARCHITECTURAL GROUP

3526 NORTH MIAMI AVE, MIAMI, FL 33127

305.571.1811 FAX 305.571.1821

FUEL / GAS SCHEDULE
TOTAL GAS SERVICE LOAD: 1226 MBTU/H
DISTANCE TO FURTHEST GAS APPLIANCE: 90' UNFT.
FURTHEST GAS APPLIANCE: 195 MBTU/H BROILER
SIZED PER F.B.C. 2007 FUEL/GAS SECTION
TABLE 402.4(2) SCHEDULE 40 METALLIC PIPE

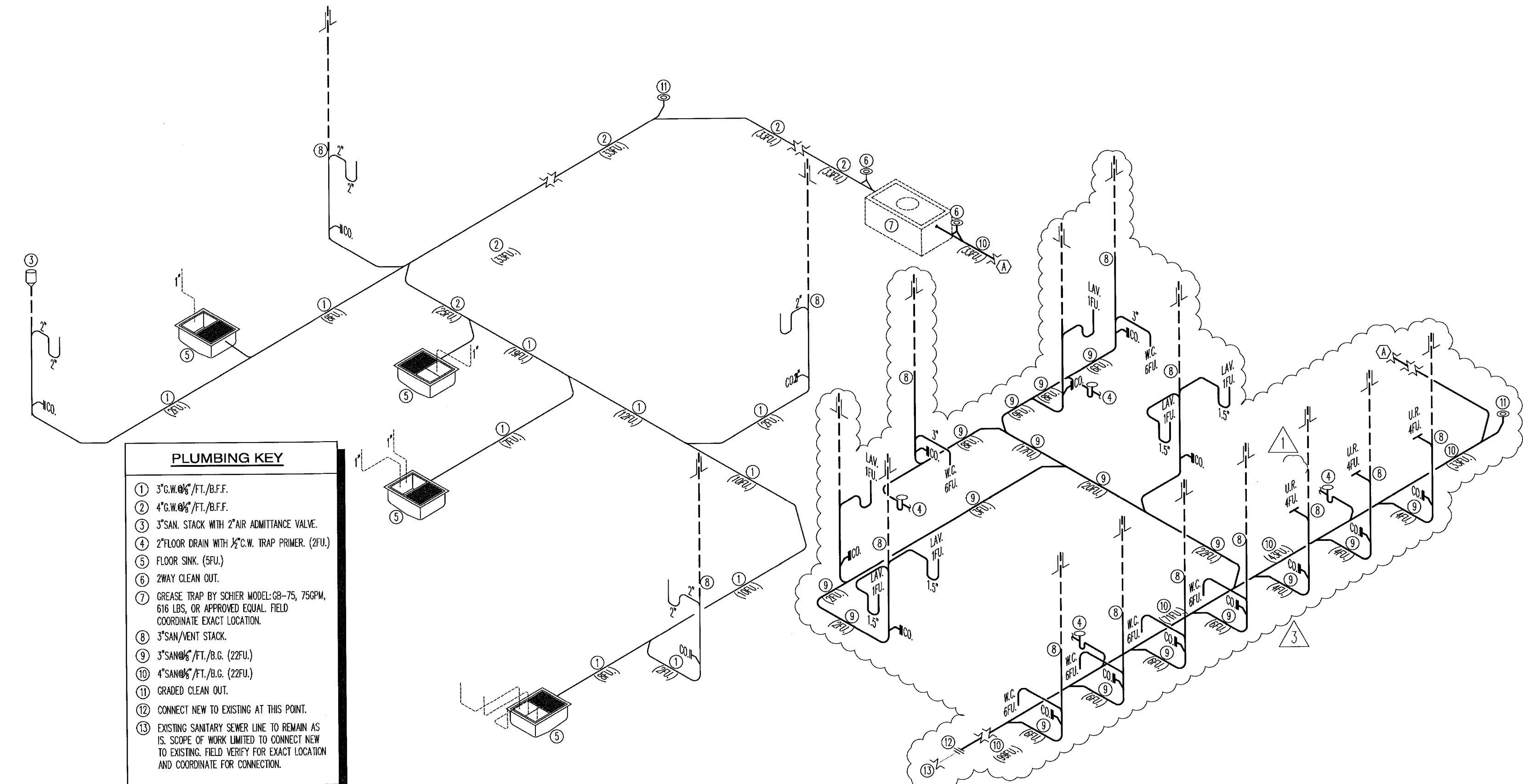
PLUMBING KEY
1 EXISTING GAS LINE TO REMAIN AS IS.
2 EXISTING METER TO REMAIN AS IS. FIELD VERIFY FOR EXACT LOCATION.
3 CONNECT NEW TO EXISTING AT METER OUTLET.
4 2.5" GAS LINE AGAINST WALL UP HIGH AT CLG. LEVEL.
5 2.5" GAS LINE AT CEILING.
6 2.5" GAS LINE DOWN APPROX. 32" A.F.F. FIELD COORDINATE FOR EXACT LOCATION.
7 GAS MAIN SHUT-OFF VALVE. S.O.V. TO BE INTERCONNECTED TO HOOD FIRE SUPPRESSION SYSTEM & TO BUILDING FIRE ALARM SYSTEM.
8 2.5" GAS LINE APPROX. 32" A.F.F. RUNNING AGAINST WALL.
9 SHUT OFF VALVE. (S.O.V.)
10 MAIN SHUT OFF VALVE. (S.O.V.)
11 GRADE PENETRATION.
12 DIRT LEG.



FUEL / GAS ISOMETRIC

N.T.S.

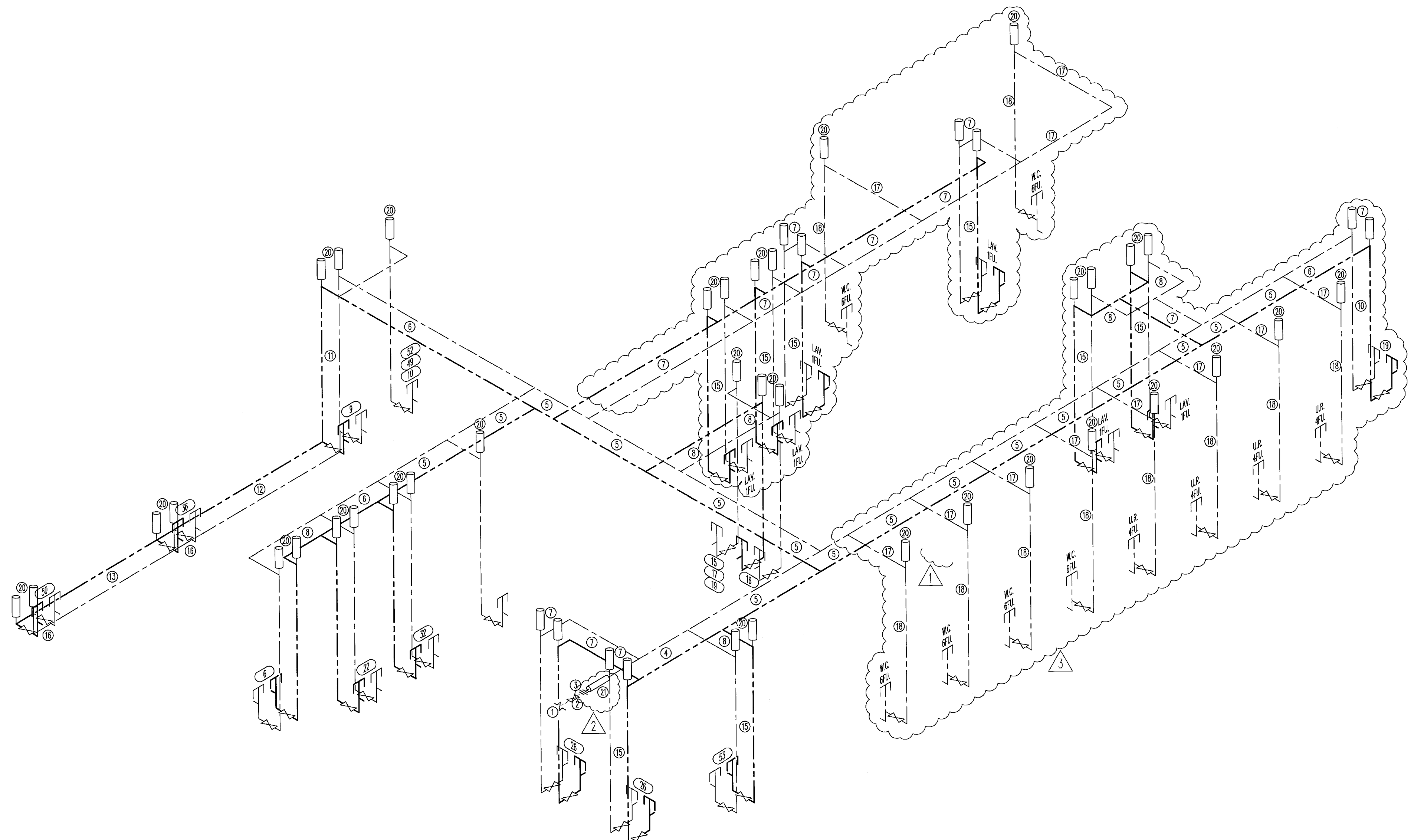
PLUMBING KEY
1 3" C.W. 1/1" B.F.F.
2 4" C.W. 1/1" B.F.F.
3 3" SAN. STACK WITH 2" AIR ADMITTANCE VALVE.
4 2" FLOOR DRAIN WITH 3/4" C.W. TRAP PRIMER. (2FU)
5 FLOOR SINK. (5FU)
6 2WAY CLEAN OUT.
7 GREASE TRAP BY SCHER MODEL-G8-75, 75GPM, 616 LBS. OR APPROVED EQUAL. FIELD COORDINATE EXACT LOCATION.
8 3" SAN/VENT STACK.
9 3" SAN/VENT 1/1" B.G. (22FU)
10 4" SAN/VENT 1/1" B.G. (22FU)
11 GRADED CLEAN OUT.
12 CONNECT NEW TO EXISTING AT THIS POINT.
13 EXISTING SANITARY SEWER LINE TO REMAIN AS IS. SCOPE OF WORK LIMITED TO CONNECT NEW TO EXISTING. FIELD VERIFY FOR EXACT LOCATION AND COORDINATE FOR CONNECTION.
NOTE: PROVIDE 3/4" C.W. TO FLOOR DRAINS



SANITARY SEWER ISOMETRIC

N.T.S.

PLUMBING KEY
1 EXISTING 1.5" C.W. LINE AT CEILING TO REMAIN AS IS. SCOPE OF WORK LIMITED TO CONNECT NEW TO EXISTING. FIELD VERIFY EXACT LOCATION.
2 SHUT OFF VALVE. (S.O.V.)
3 CONNECT NEW TO EXISTING AT THIS POINT. FIELD COORDINATE EXACT LOCATION.
4 NEW 1.5" C.W. 1/4" W. LINES AT CLG. FIELD COORDINATE FOR EXACT LOCATION.
5 NEW 1.5" C.W. 1/4" W. LINES AT CLG. FIELD COORDINATE FOR EXACT LOCATION.
6 NEW 1" C.W. 1/4" W. LINES AT CLG. FIELD COORDINATE FOR EXACT LOCATION.
7 NEW 3/4" C.W. 1/4" W. LINES AT CLG. FIELD COORDINATE FOR EXACT LOCATION.
8 NEW 3/4" C.W. 1/4" W. LINES AT CLG. FIELD COORDINATE FOR EXACT LOCATION.
9 NEW 1" C.W. LINE AT CLG. FIELD COORDINATE FOR EXACT LOCATION.
10 NEW 1" C.W. LINE DOWN TO GAS FRED WTR-HTR AND THEN UP TO CEILING. FIELD COORDINATE EXACT LOCATION.
11 3/4" C.W. 1/4" W. LINES DOWN TO 38" A.F.F. PROVIDING 3/4" C.W. 1/4" W. TO SINK. FIELD COORDINATE FOR EXACT LOCATION.
12 3/4" C.W. 1/4" W. LINES APPROX. 38" A.F.F. RUNNING AGAINST WALL. FIELD COORDINATE FOR EXACT ROUTING.
13 3/4" C.W. 1/4" W. LINES APPROX. 38" A.F.F. RUNNING AGAINST WALL. FIELD COORDINATE FOR EXACT ROUTING.
14 3/4" C.W. 1/4" W. LINES DOWN TO FIXTURE.
15 3/4" C.W. 1/4" W. LINES DOWN TO FIXTURE.
16 3/4" C.W. 1/4" W. LINES TO FIXTURE.
17 1" C.W. LINE DOWN AND SPLIT ON 3/4" C.W. TO EACH FIXTURE. FIELD COORDINATE EXACT LOCATION.
18 3/4" C.W. DOWN TO FIXTURE. FIELD COORDINATE EXACT LOCATION.
19 GAS FRED WTR-HTR BY WORTZ MODEL-NOC99, 195 MBTU/H. EFFICIENCY: 0.94 OR APPROVED EQUAL. OUTDOOR WALL MOUNTED. FIELD COORDINATE EXACT LOCATION.
20 WATER HAMMER ARRESTOR.
21 IN-LINE BACKFLOW PREVENTER BY ZURN WILKINS MODEL-350 OR APPROVED EQUAL. FIELD COORDINATE EXACT LOCATION.
NOTE: PROVIDE 3/4" C.W. TO FLOOR DRAINS



DOMESTIC WATER ISOMETRIC

N.T.S.

THE STANDARD

40 ISLAND AVE
MIAMI BEACH, FL 33139

BAYSIDE GRILL

FIRE PROTECTION

REVISIONS BY

1 GEN. REV. 04.26.13

2 GEN. REV. 05.21.13

STAMP

ES
ENERGY SERVICES INC.
CONSULTING ENGINEERS
C.A. #27355
ESHER AND/OR/AL P.E.
MECH./ELC./#42484
2501 N. MIAMI AVE.
MIAMI, FL 33137
TEL: 305.441.2200
FAX: 305.441.2201

TODD TRAGASH, AIA, FLORIDA
REGISTRATION NUMBER #11053

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E.A.

DATE
05.25.11

SCALE
1/4" = 1'-0"

JOB NO.
3015

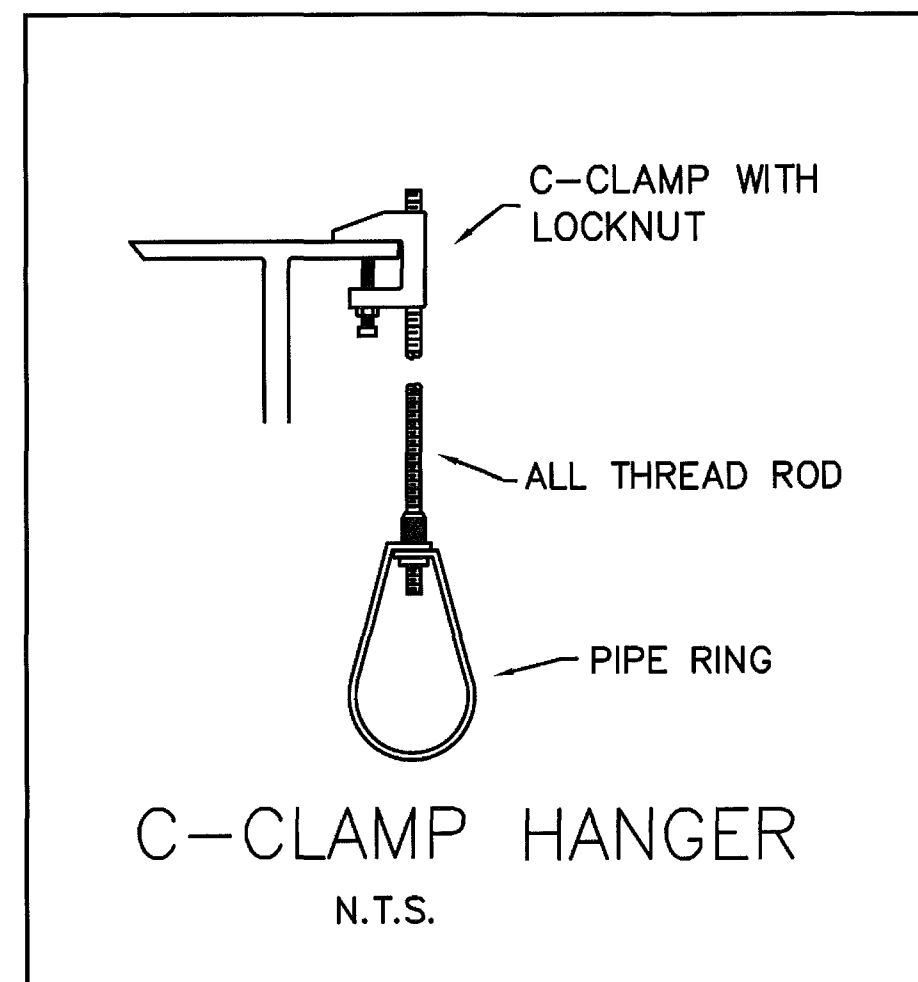
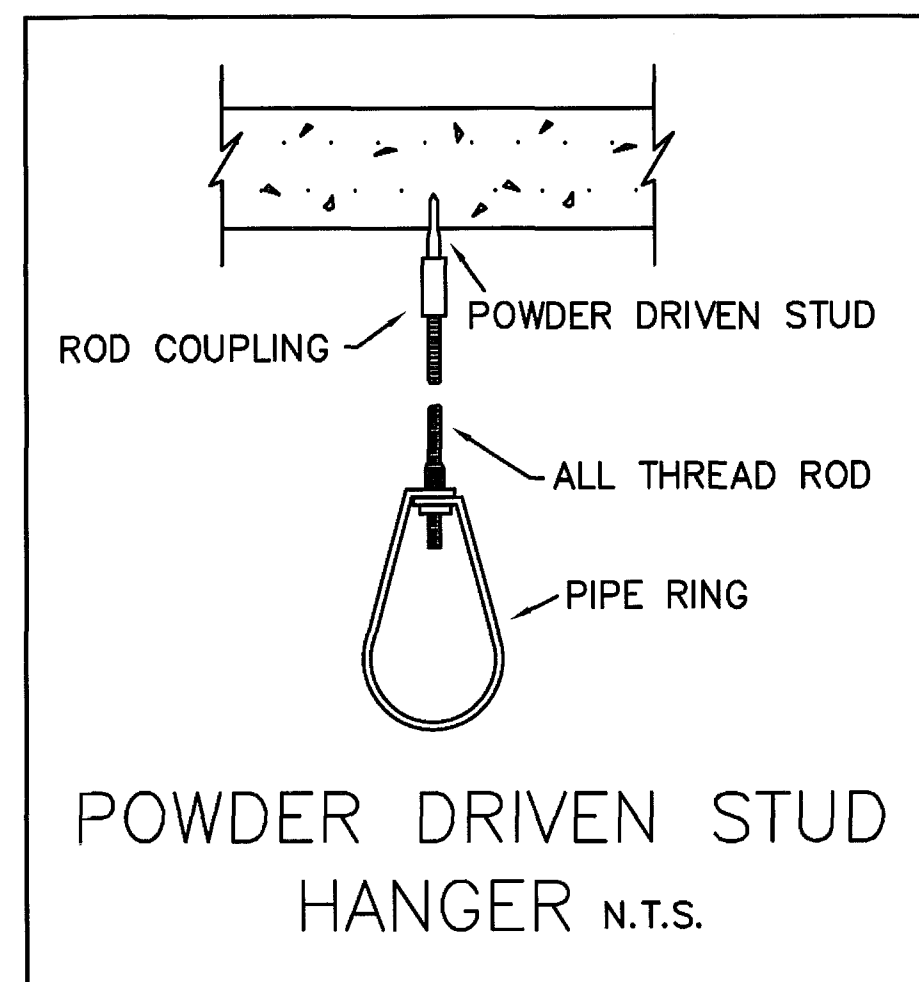
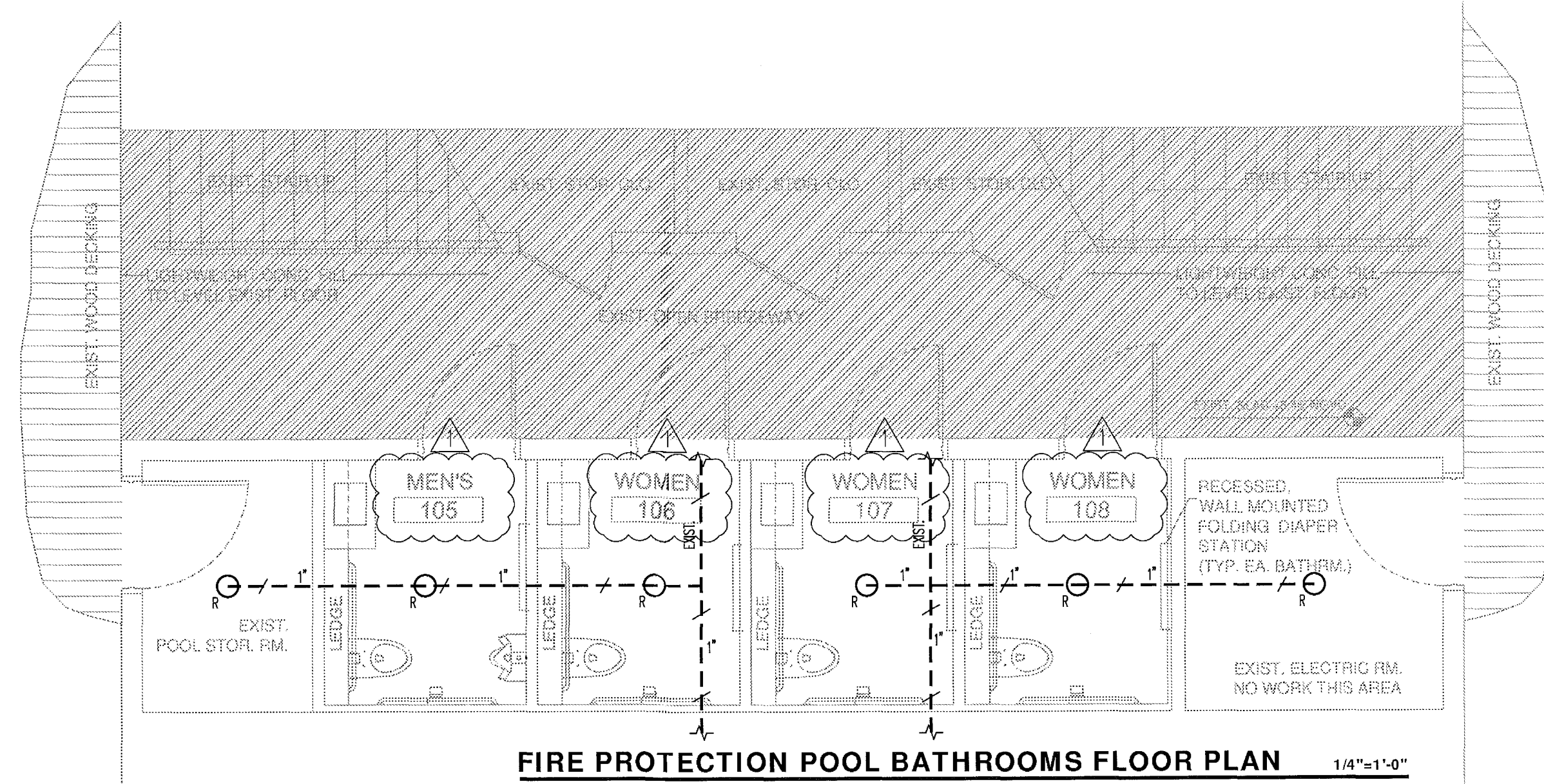
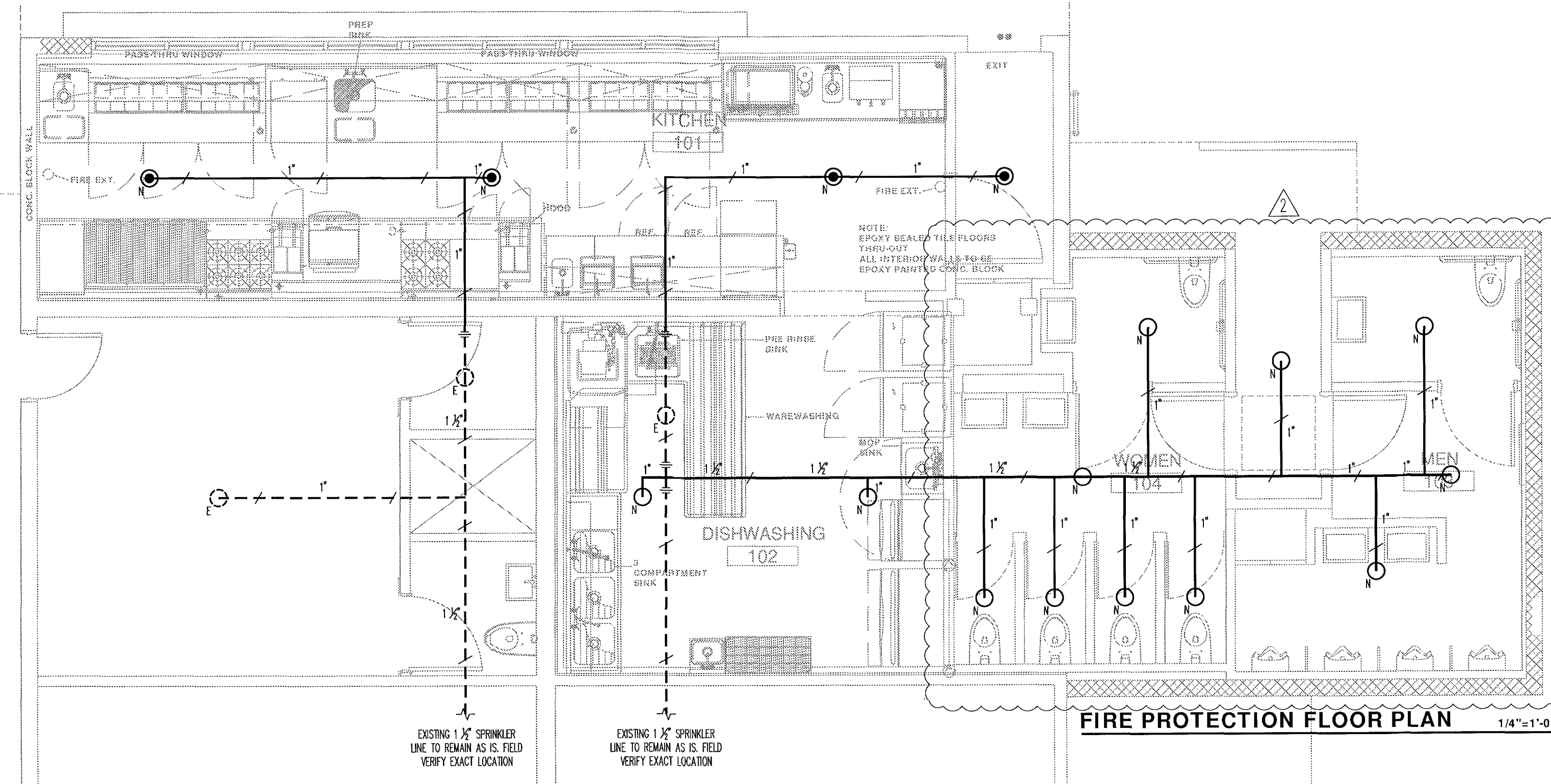
FILE NO.

SHEET

FP-1.0



STA ARCHITECTURAL GROUP
3528 NORTH MIAMI AVE. MIAMI, FL 33127
305.571.1811 FAX 305.571.1821



FIRE SPRINKLER NOTES:

ALL FIRE SPRINKLER PIPING AND SPRINKLER HEAD DISTRIBUTION TO BE AS PER
THE REQUIREMENTS OF THE NATIONAL FIRE CODE CHAPTER 13, THE STATE FIRE
MARSHALL, AND THE AUTHORITIES HAVING LOCAL JURISDICTION. IT SHALL BE THE
CONTRACTOR'S RESPONSIBILITY TO DESIGN THE SYSTEM HYDRAULICALLY, AND
SUBMIT HYDRAULIC CLACS. FOR REVIEW & APPROVAL IN COMPLIANCE WITH ALL
GOVERNING AGENCY CRITERIA, AND TO VERIFY THE PROPER WATER PRESSURES
AND QUANTITIES TO INSURE THE PROPER OPERATION OF THE SYSTEM. THE
SPRINKLER HEADS SHALL BE PENDANT TYPE, UPRIGHT HEADS (OR SIDE WALL
HEADS ONLY WHERE IMPRACTICAL TO USE UPRIGHT), CHROME PLATED IN ALL
FINISHED AREAS, AND BRASS PLATED IN UNFINISHED AREAS ALL PIPING TO BE
CONCEALED IN ALL FINISHED AREAS. ECUOTHEON PLATES ARE TO BE CHROME
PLATED, AND BE FURNISHED AS TWO PIECE IN ALL LAY-IN CEILINGS TO
FACILITATE REMOVAL OF CEILING TILES AFTER THE INSTALLATION.

Legend

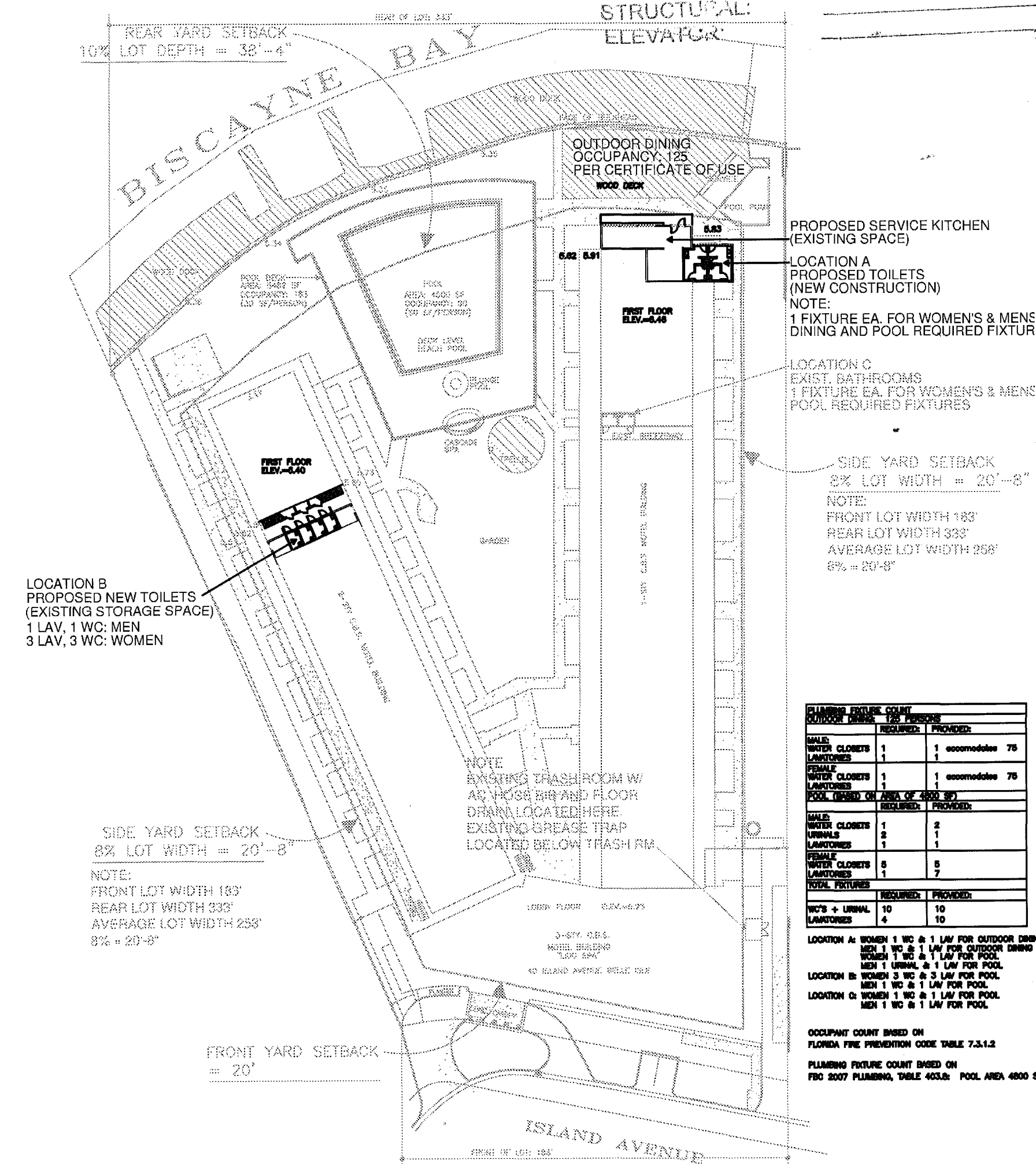
--- EXISTING SPRINKLER PIPING
--- NEW SPRINKLER BRANCH PIPING
||| CONNECT NEW TO EXISTING AT THIS POINT

○ --00-- VIKING MODEL MICROFAST
OR 1/2" 155°F, 5.6 K- FACTOR
RECESSED PENDANT
● --00-- NEW VIKING MODEL MICROFAST
OR 1/2" 155°F, 5.6 K- FACTOR
BRASS UPRIGHT

NOTE: ALL ITEMS AND SYSTEMS ARE EXISTING EXCEPT WHERE
SPECIALLY OTHERWISE INDICATED OR ASSOCIATED
WITH THE FOLLOWING NOMENCLATURE:

E DENOTES EXISTING TO REMAIN
R DENOTES EXISTING TO BE RELOCATED
N DENOTES NEW

NOTE: ALL SPRINKLER WORK TO BE CARRIED OUT BY LANDLORD'S
SPRINKLER CONTRACTOR FOR THE SHELL BUILDING CONSTRUCTION.

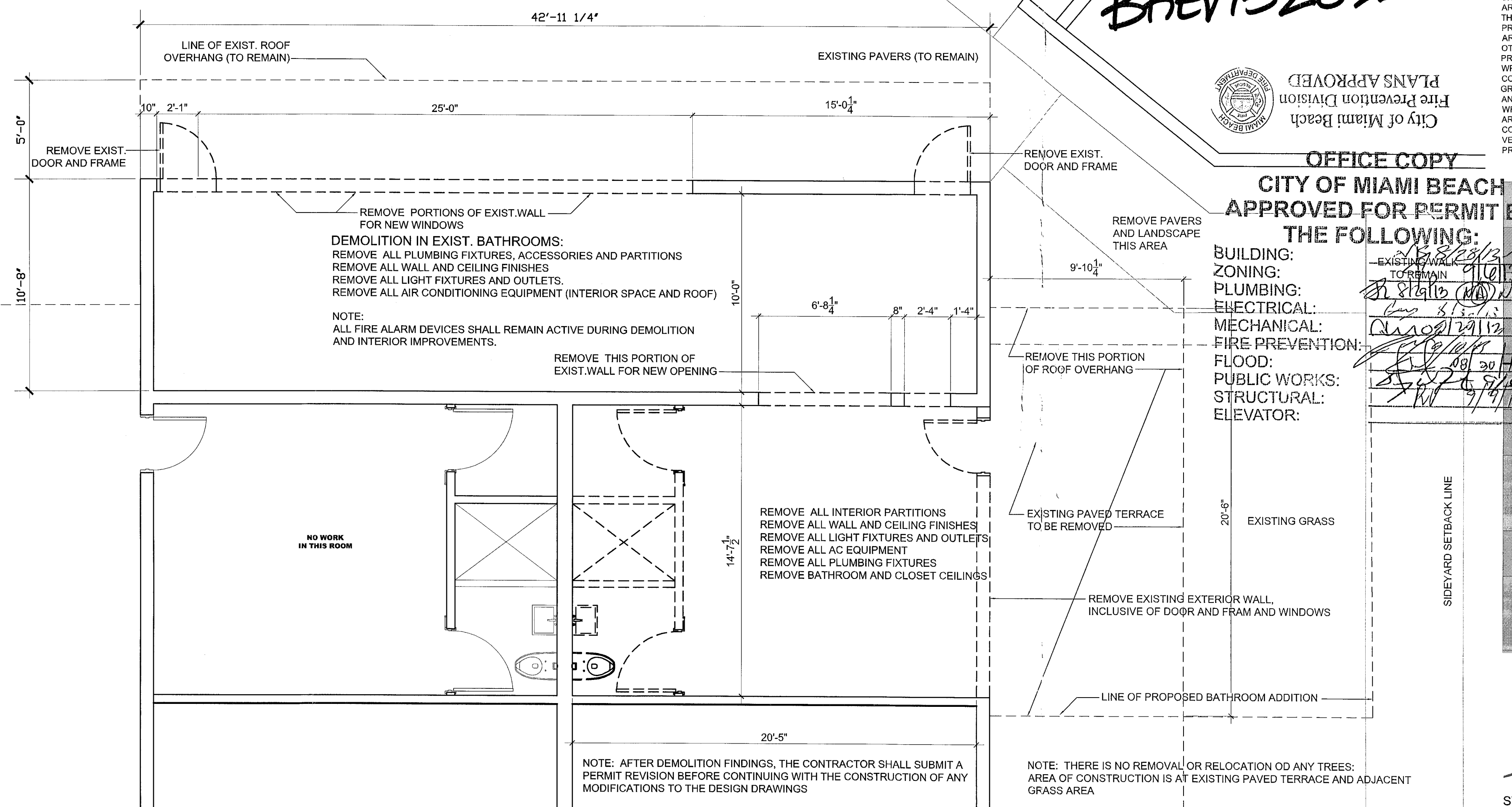
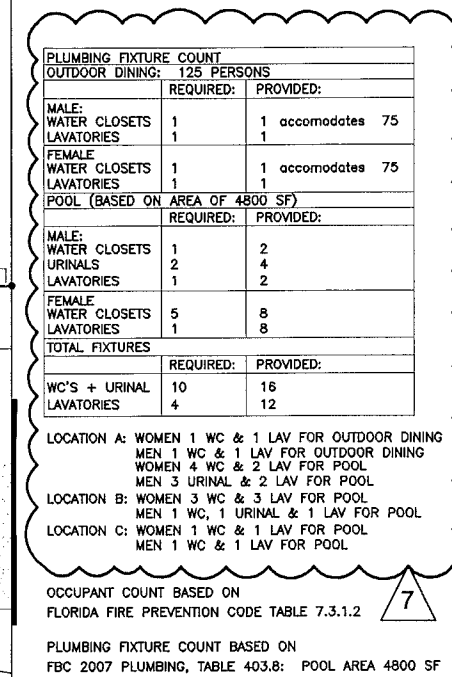


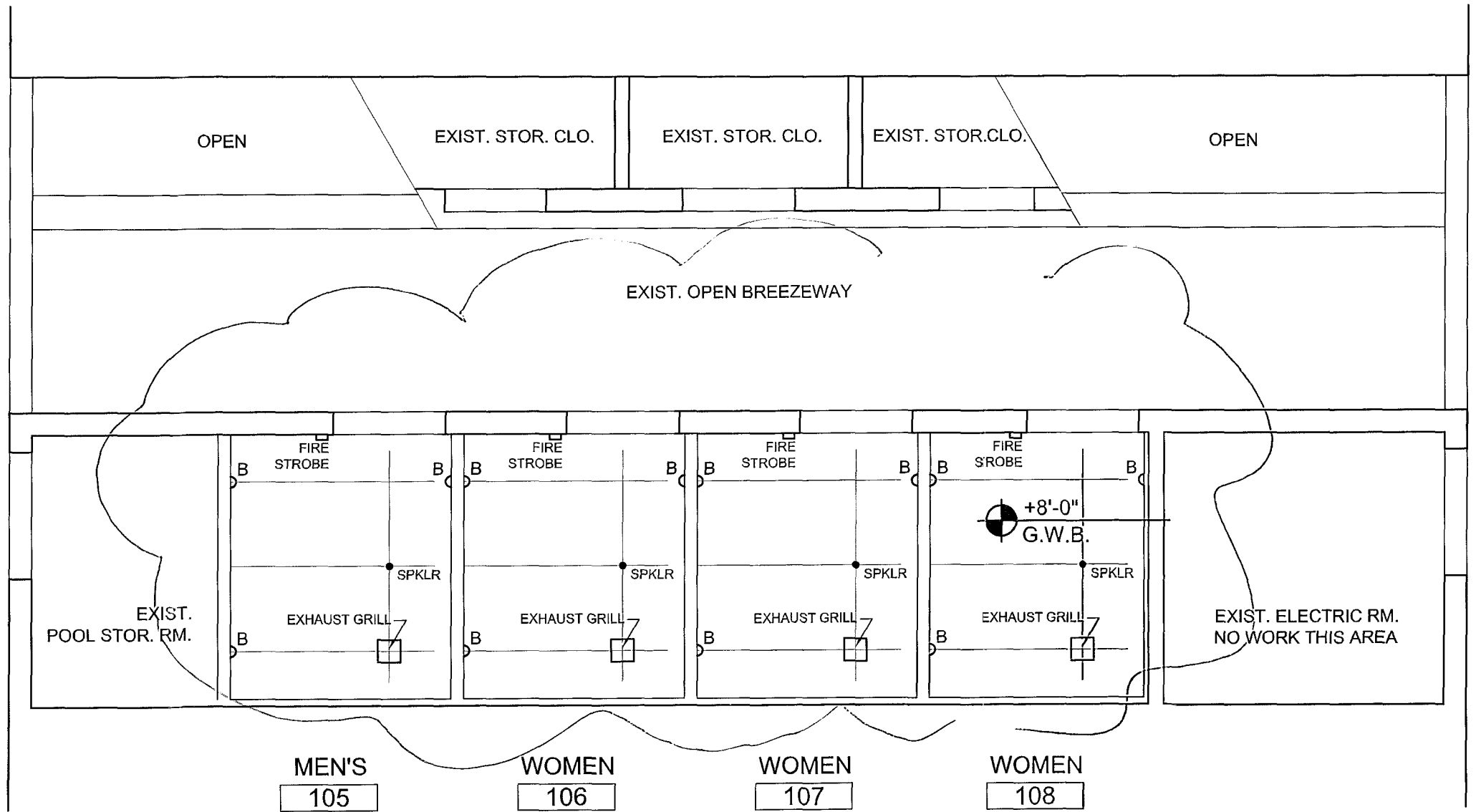
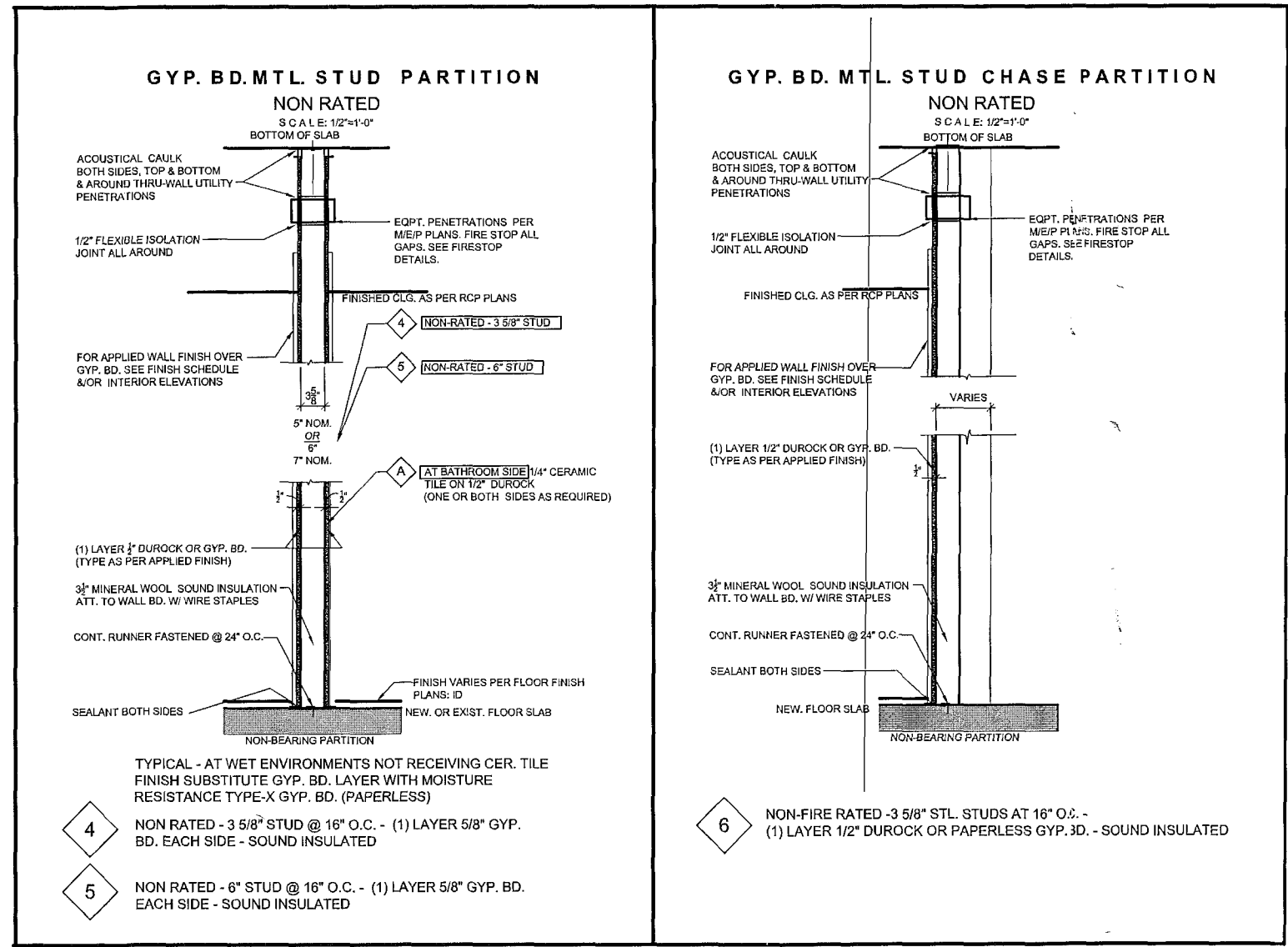
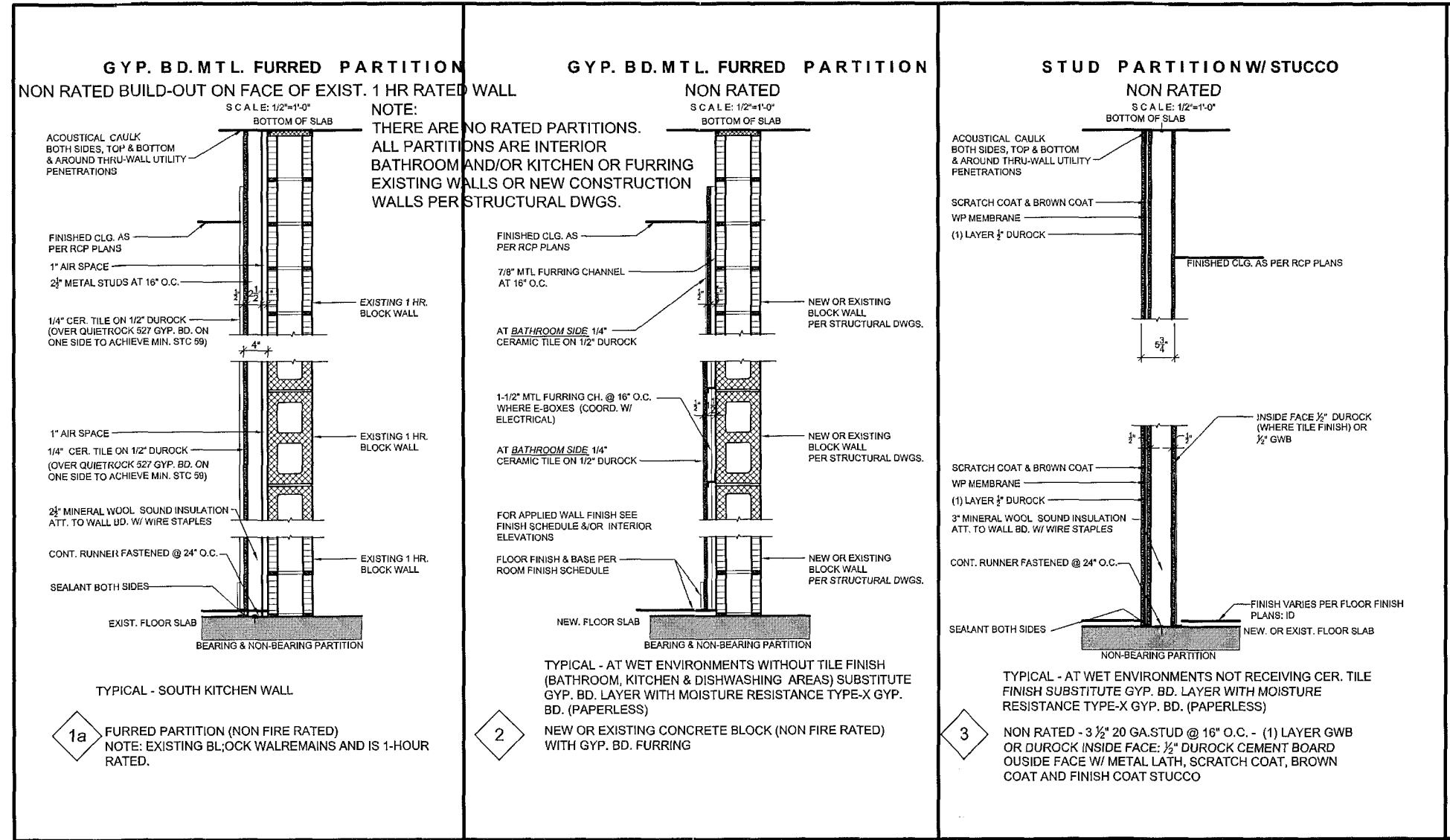
CLIMATE ZONE	TYPE	REQUIRED	PROVIDED
WALL	1	1	1
WALL CLOSERS	1	1	1
WALL CLOSERS	1	1	1
WALL CLOSERS	1	1	1
WALL CLOSERS	1	1	1
WALL CLOSERS	1	1	1
WALL CLOSERS	1	1	1
WALL CLOSERS	1	1	1
WALL CLOSERS	1	1	1
WALL CLOSERS	1	1	1

LOCATION A: 1 NO. & 1 LAV FOR OUTDOOR DINING
WALL 1 NO. & 1 LAV FOR OUTDOOR DINING
WALL 1 NO. & 1 LAV FOR OUTDOOR DINING
WALL 1 NO. & 1 LAV FOR OUTDOOR DINING
WALL 1 NO. & 1 LAV FOR OUTDOOR DINING
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WALL 1 NO. & 1 LAV FOR OUTDOOR DINING
WALL 1 NO. & 1 LAV FOR OUTDOOR DINING

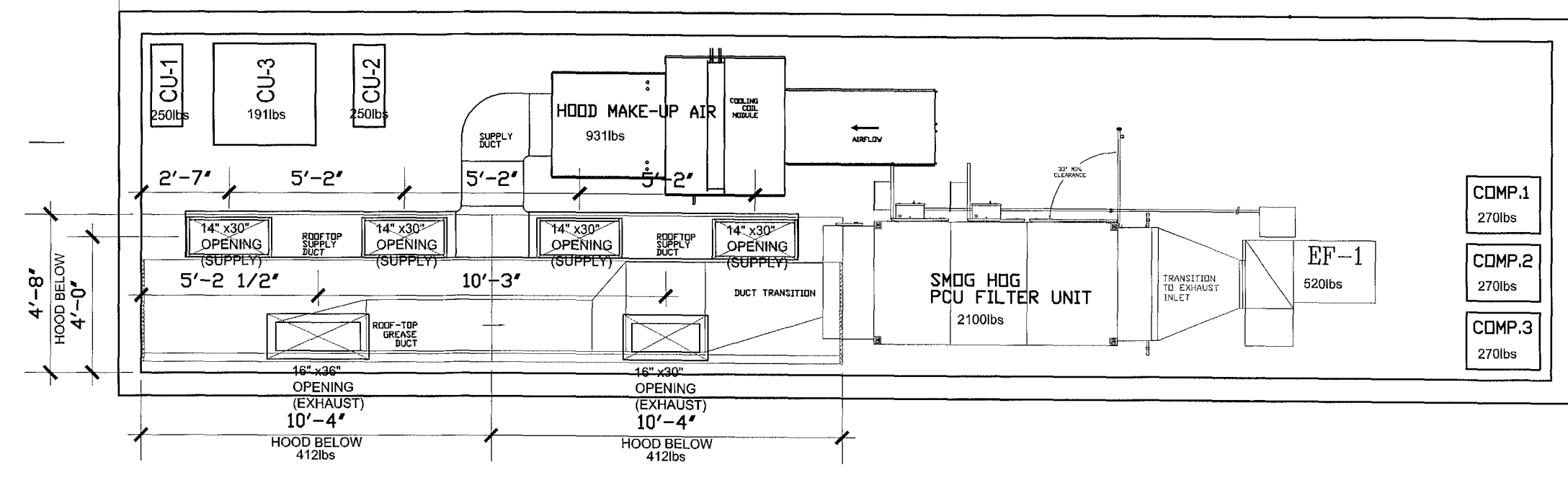
OCCUPANT COUNT BASED ON
FLORIDA FIRE PREVENTION CODE TABLE 7.2.1.2
PLUMBING FIXTURE COUNT BASED ON
FBC 2007 PLUMBING, TABLE 404.4: POOL AREA 4000 S

B1205616
Brew 131543
40 Island
Ave.

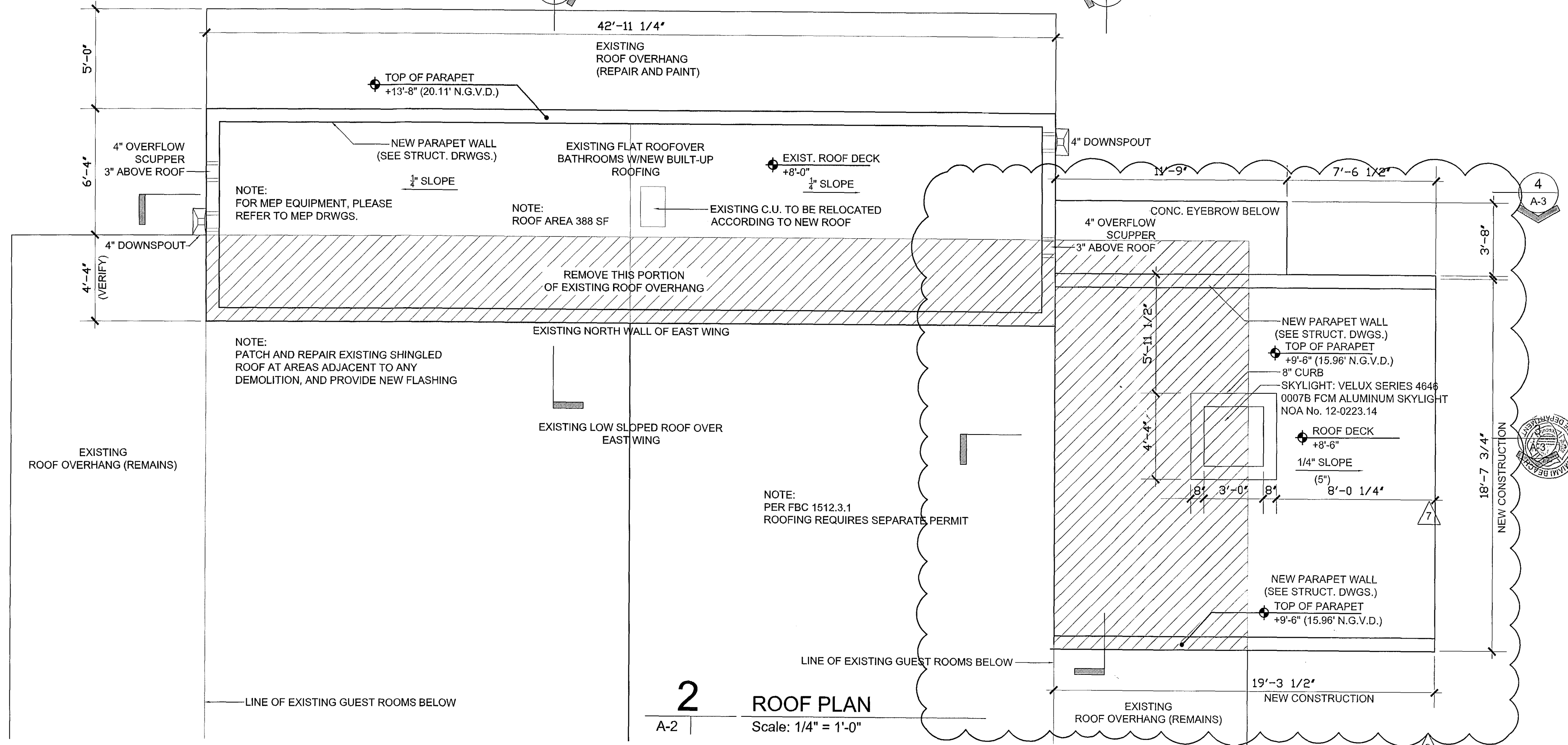




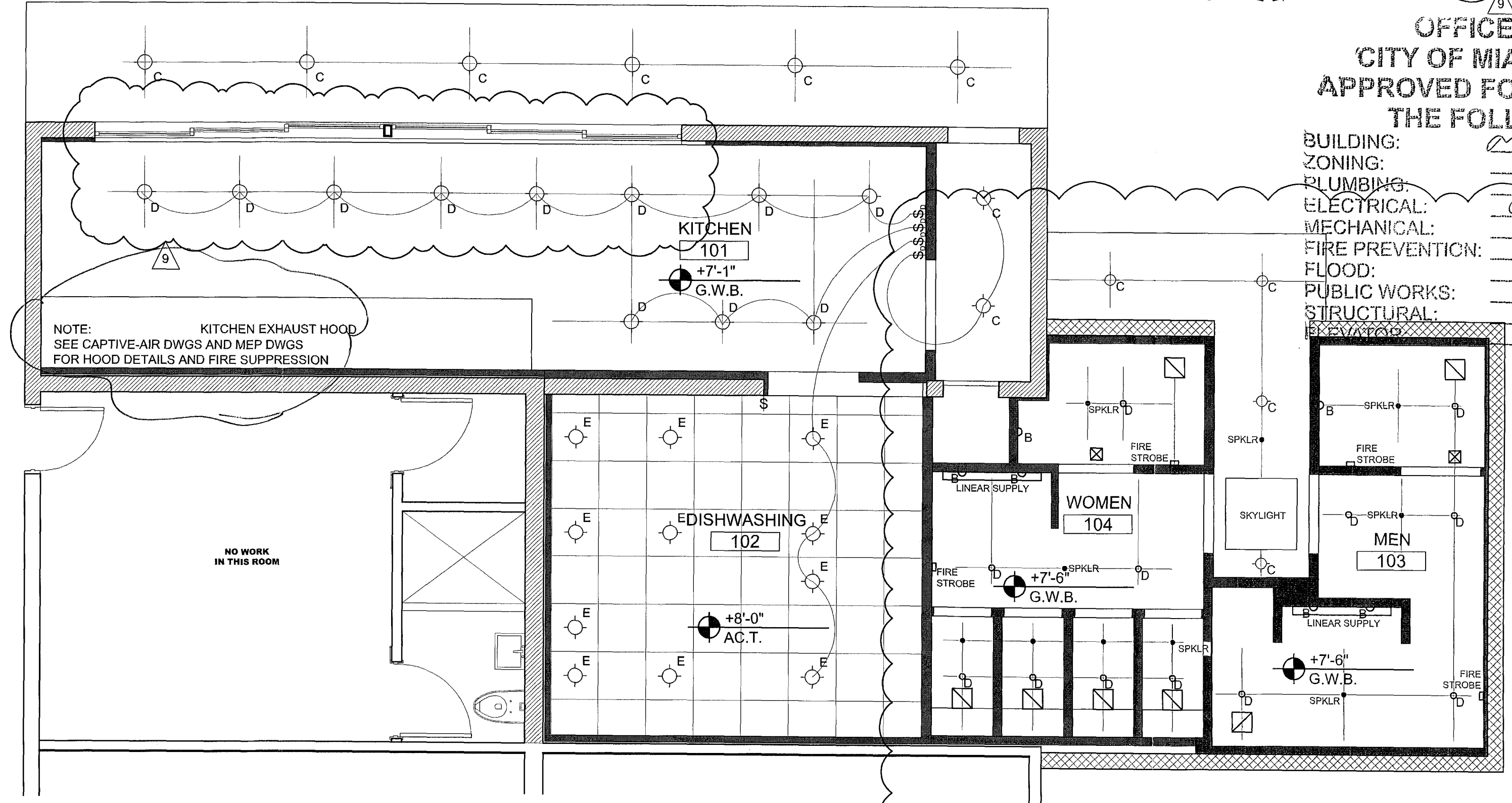
3 REFLECTED CEILING PLAN
A-2 | Scale: 1/4" = 1'-0"



ROOFTOP EQUIPMENT LAYOUT



2 ROOF PLAN
A-2 | Scale: 1/4" = 1'-0"



1 REFLECTED CEILING PLAN
A-2 | Scale: 1/4" = 1'-0"

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

BUILDING: *0-3 8/28/13*
ZONING: *0-3 8/28/13*
PLUMBING: *0-3 8/28/13*
ELECTRICAL: *0-3 8/28/13*
MECHANICAL: *0-3 8/28/13*
FIRE PREVENTION: *0-3 8/28/13*
FLOOD: *0-3 8/28/13*
PUBLIC WORKS: *0-3 8/28/13*
STRUCTURAL: *0-3 8/28/13*

THE STANDARD

40 ISLAND AVE
MIAMI BEACH, FL 33139

BAYSIDE GRILL
RCP &
ROOF PLANS

REVISIONS BY

6	04.26.2013	BD
7	05.28.2013	BD
8	06.28.2013	
9	08.05.2013	
10	08.16.2013	BD

STAMP

PLANS APPROVED
City of Miami Beach
AUG 20 2013
TODD TRACON, AIA, FLORIDA
REGISTRATION NUMBER 11053

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DRAWN BY
CHECKED BY
DATE
07.20.2012
SCALE
1/4" = 1'-0"
JOB NO.
3015
FILE NO.

SHEET
A-2

STA ARCHITECTURAL GROUP
3526 NORTH MIAMI AVE. MIAMI, FL 33127
305.571.1811 FAX 305.571.1821

THE STANDARD

40 ISLAND AVE
MIAMI BEACH, FL 33139

BAYSIDE GRILL ELEVATIONS

REVISIONS	BY
1	12.06.2012 BD
2	02.08.2013 BD
3	03.11.2013 BD
7	05.28.13 BD
8	08.05.2013
9	08.16.2013 BD

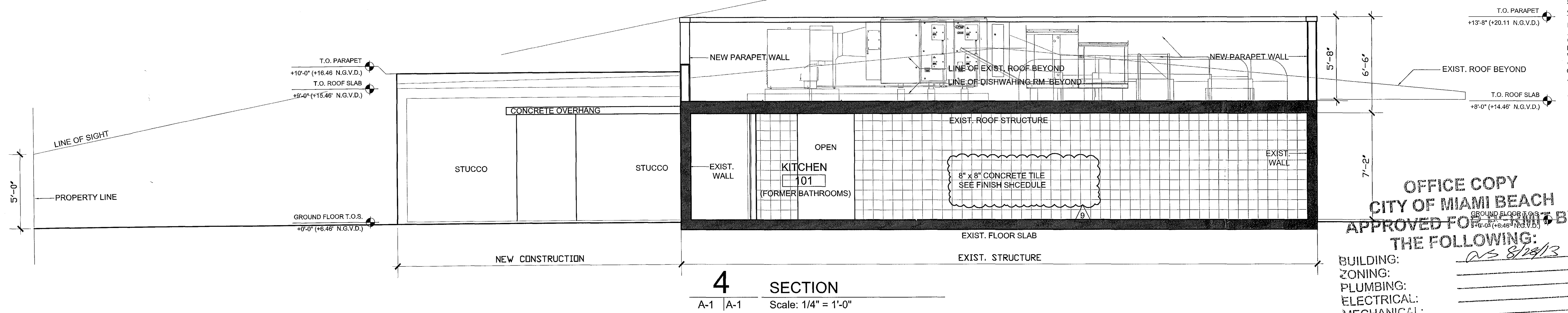
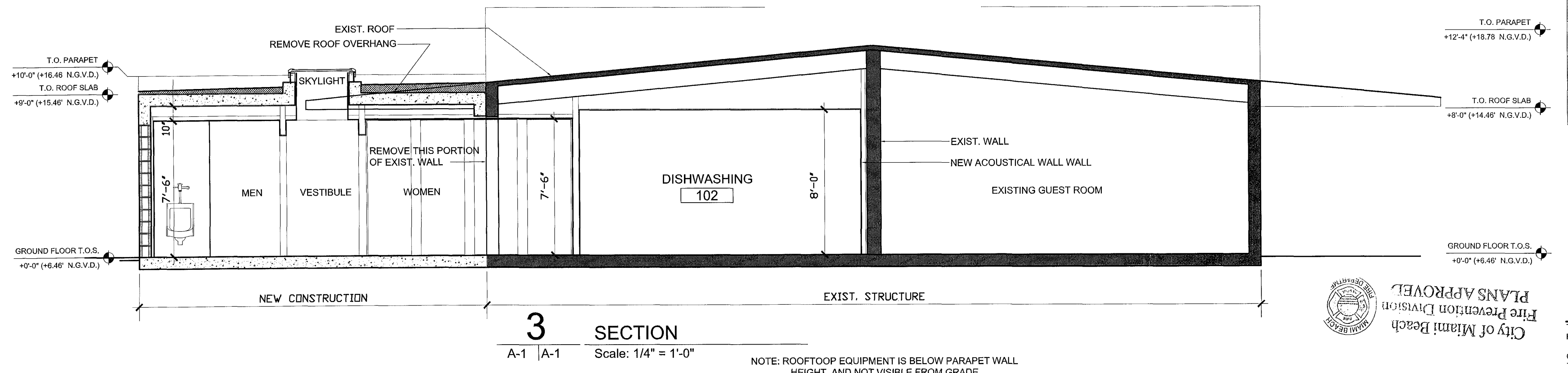
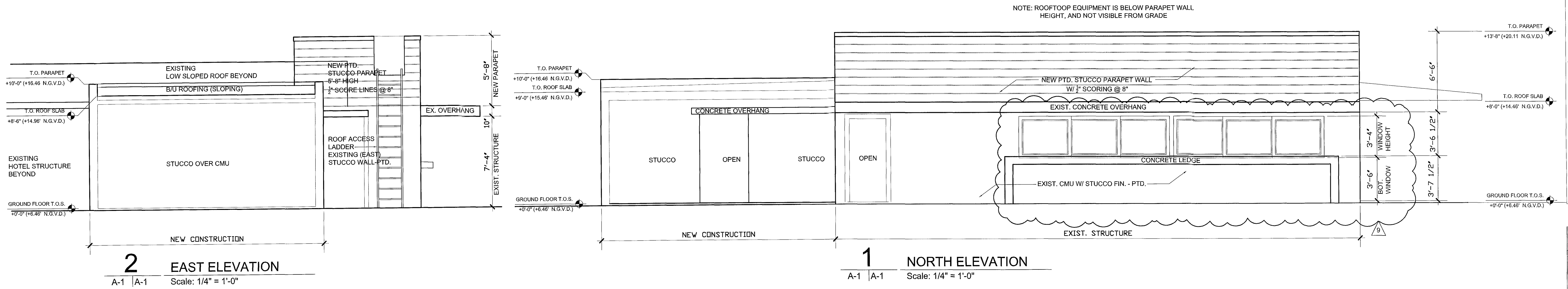
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REGISTRATION NUMBER #1053

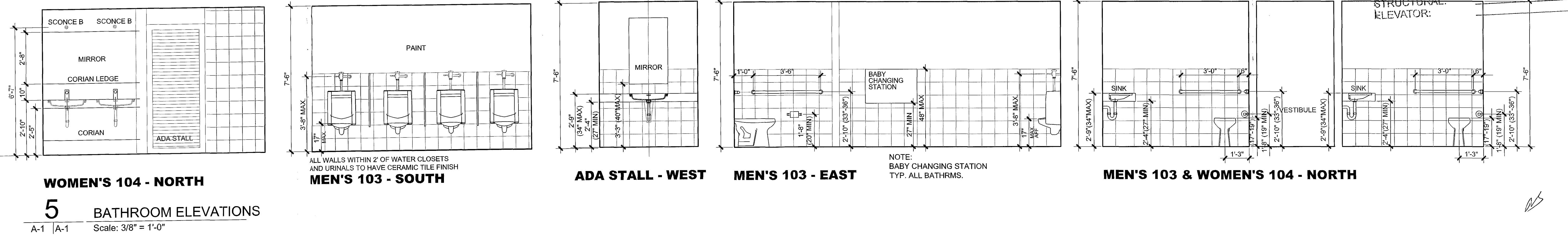
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CHECKED BY	
DATE	07.20.2012
SCALE	1/4" = 1'-0"
JOB NO.	3015
FILE NO.	
SHEET	A-3

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CITY OF MIAMI BEACH
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BUILDING:
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
FLOOD:
PUBLIC WORKS:
STRUCTURAL:
ELEVATOR:



THE STANDARD

40 ISLAND AVE
MIAMI BEACH, FL 33139

BAYSIDE GRILL SECTIONS

REVISIONS	BY
1	12.06.2012 BD
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7	05.28.13 BD
8	08.05.2013
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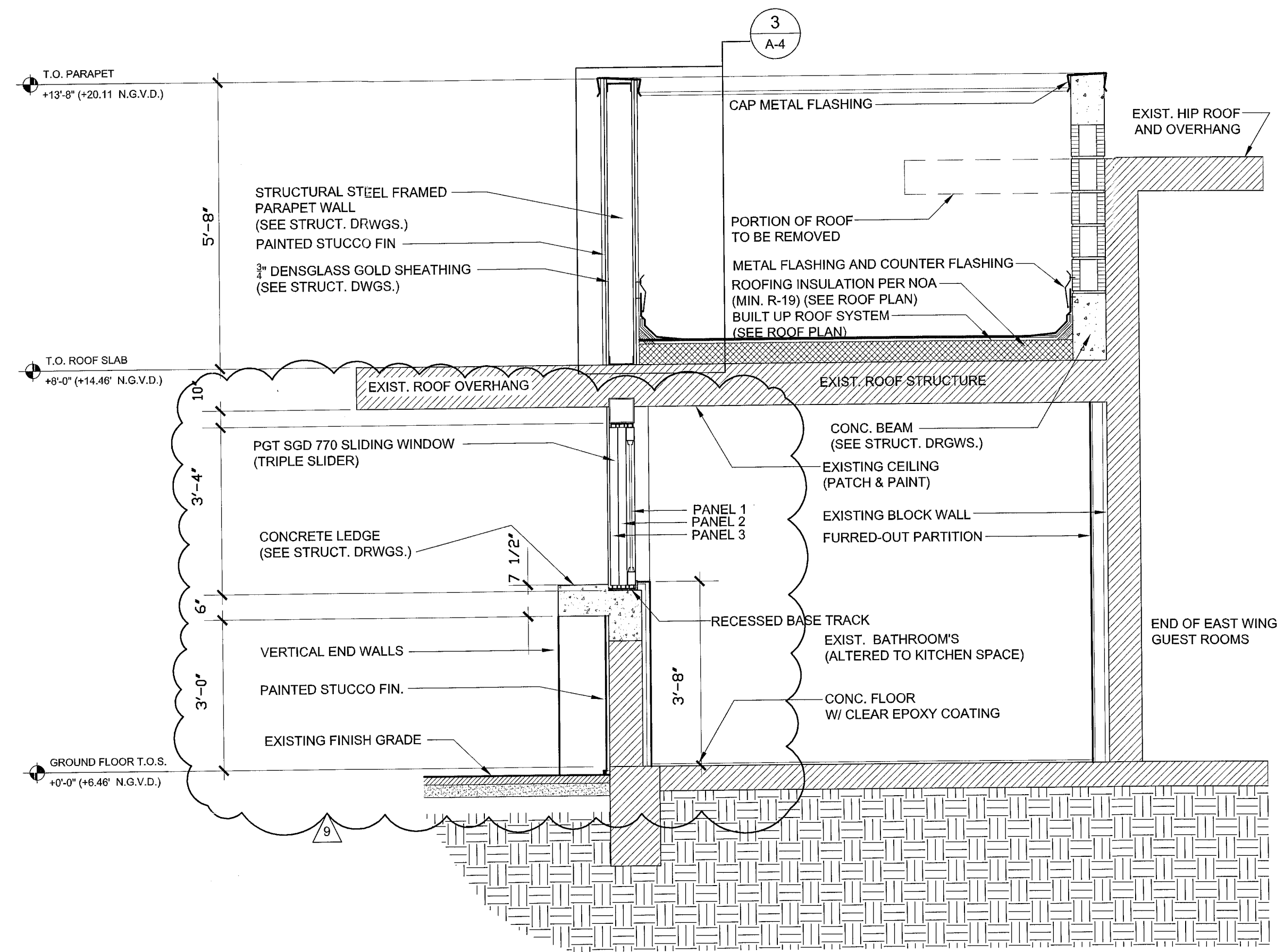
City of Miami Beach
Fire Prevention Division
PLANS APPROVED

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

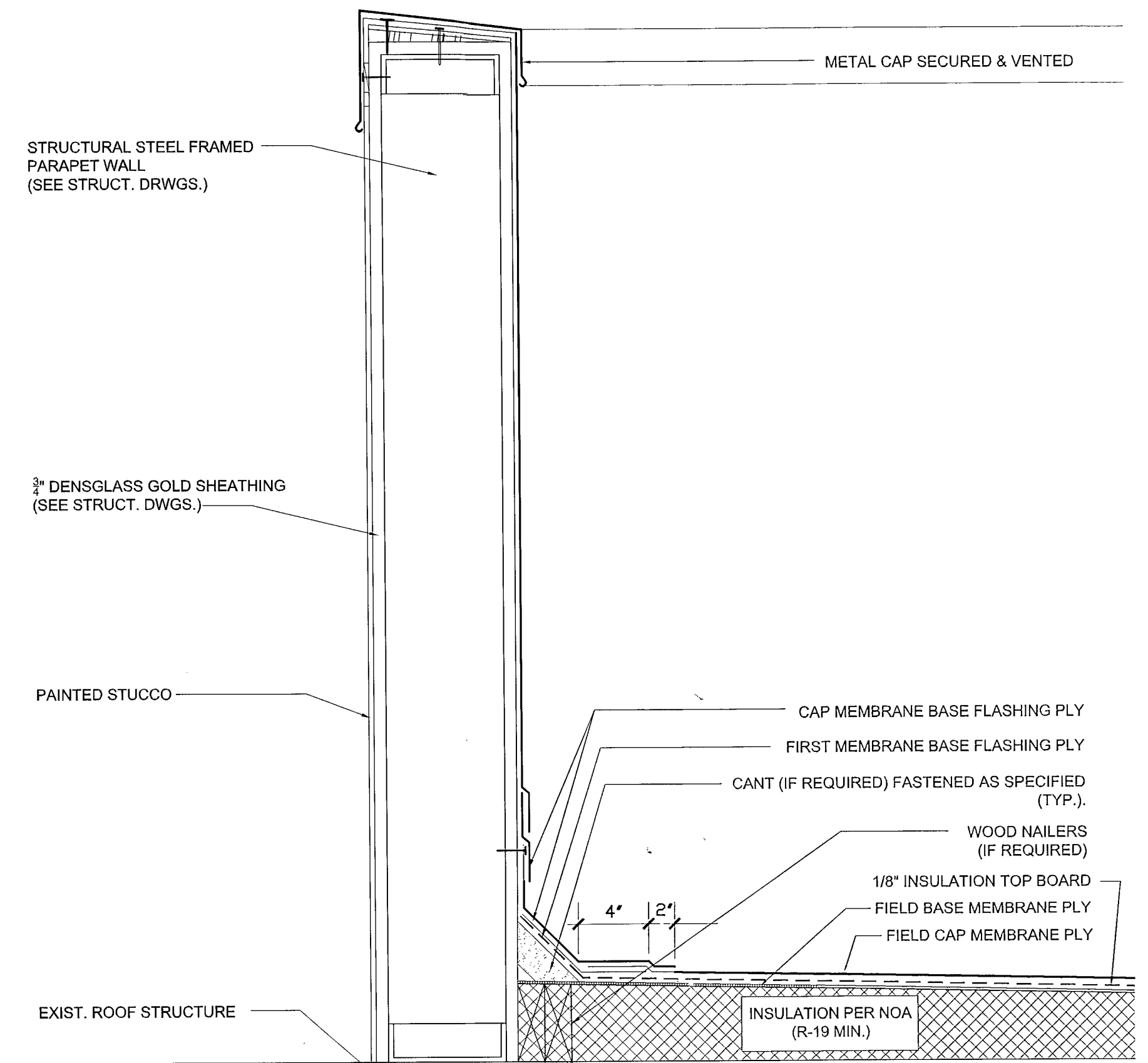
BUILDING: 08/20/13
ZONING: 08/20/13
PLUMBING: 08/20/13
ELECTRICAL: 08/20/13
MECHANICAL: 08/20/13
FIRE PREVENTION: 08/20/13
FLOOD: 08/20/13
PUBLIC WORKS: 08/20/13
STRUCTURAL: 08/20/13
ELEVATOR: 08/20/13

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CHECKED BY
DATE 07.20.12
SCALE 3/4" = 1'-0"
JOB NO. 3015
FILE NO.
SHEET A-4

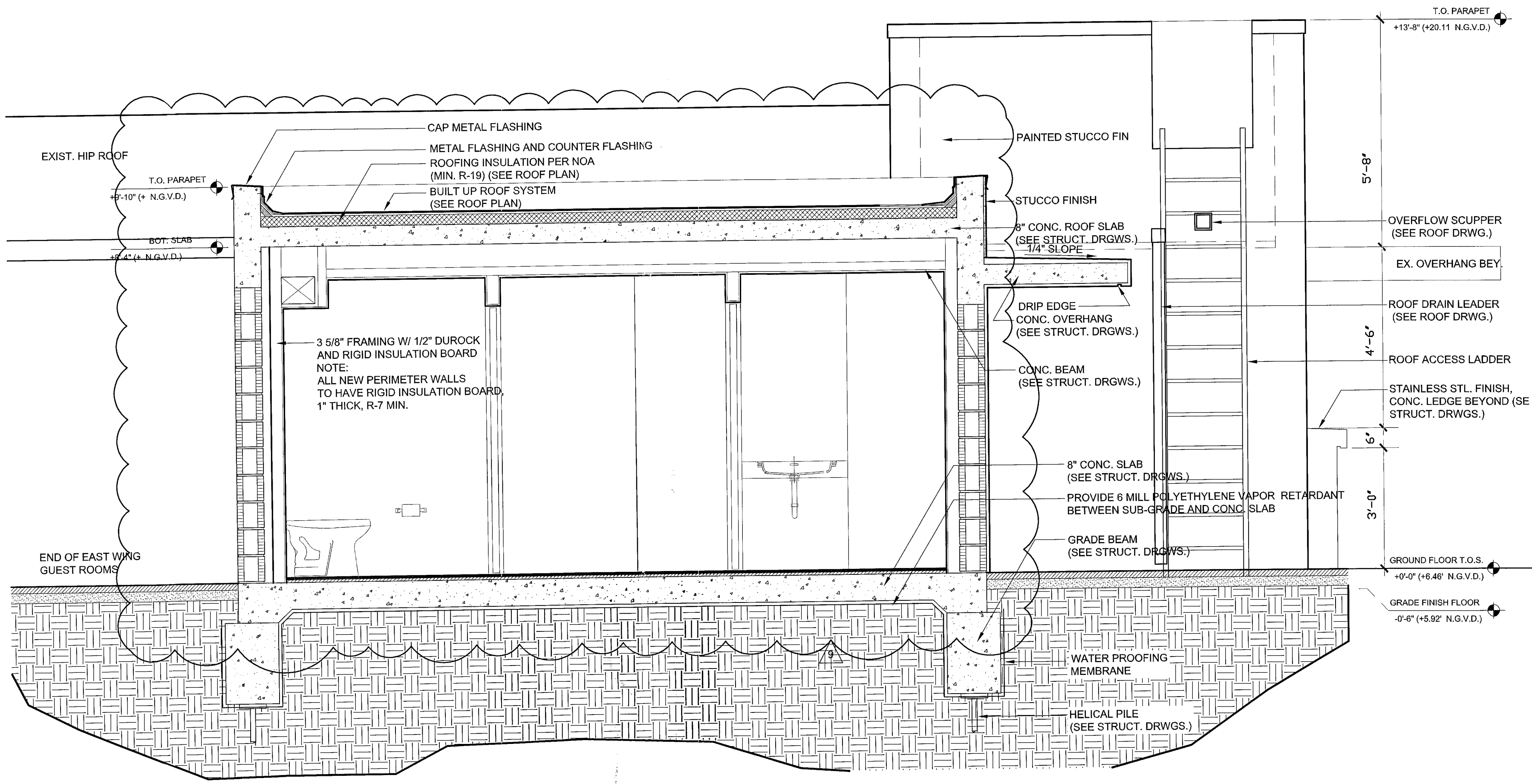
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305.571.1811 FAX 305.571.1821



1 WALL SECTION
A-2 | A-1 Scale: 1/2" = 1'-0"



3 ROOF/PARAPET DETAIL
A-2 | A-2 Scale: 2" = 1'-0"



2 WALL SECTION
A-2 | A-1 Scale: 1/2" = 1'-0"

REVISIONS	BY
1	12-11-2012 BDC RESPONSE
2	02-14-2013 BDC RESPONSE
3	05-21-2013 OWNER REV.
4	06-13-2013 OWNER REV.
5	
6	01-23-2013 OWNER REV.
7	01-25-2013 OWNER REV.
8	01-30-2013 OWNER REV.
9	
10	03-03-2013 BDC RESPONSE

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DRAWN BY

CHECKED BY
T.H.

DATE
06-27-2011

SCALE
AS SHOWN

JOB NO. 0015

FILE NO. _____

[illegible]

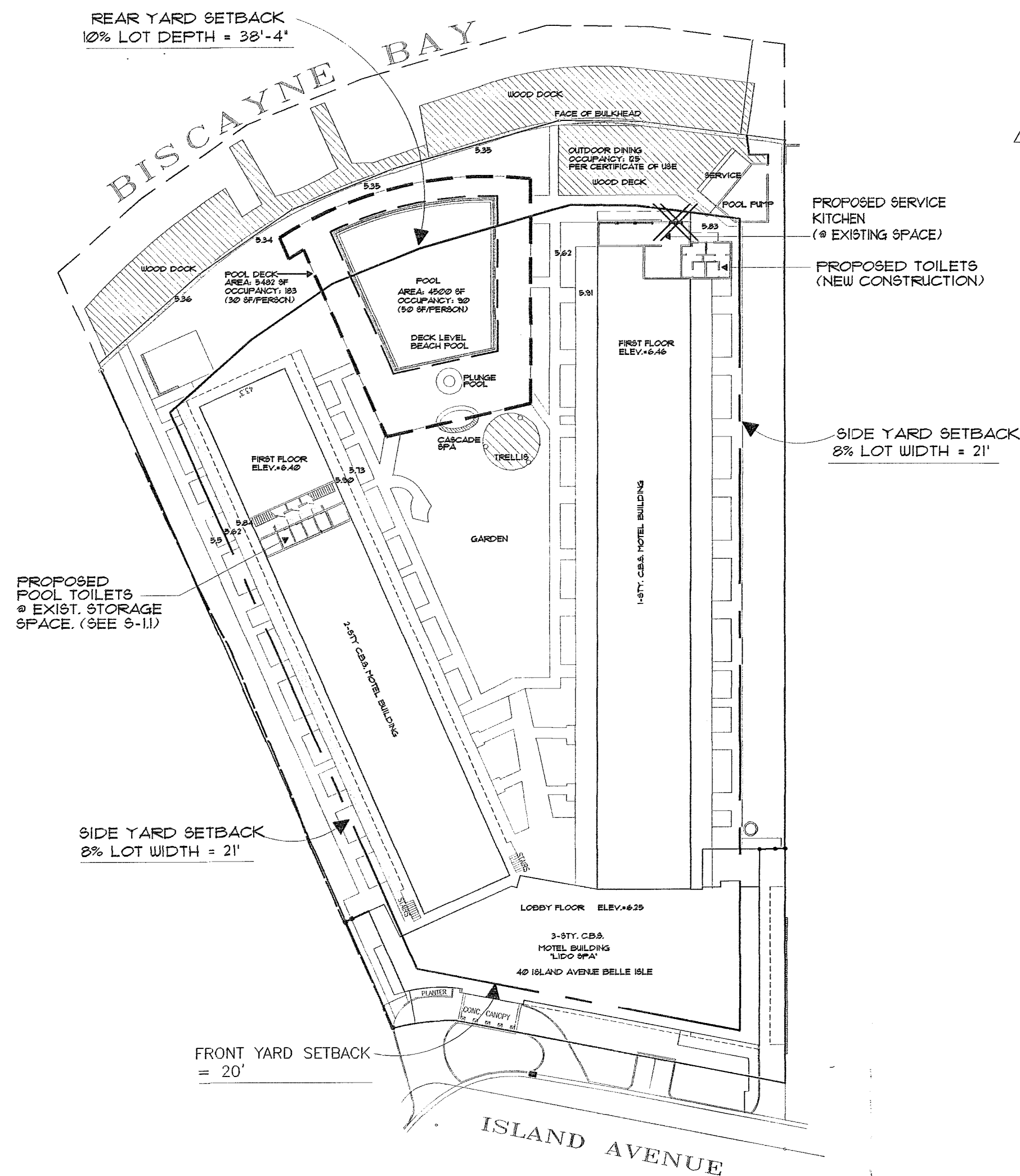
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S-10

AA

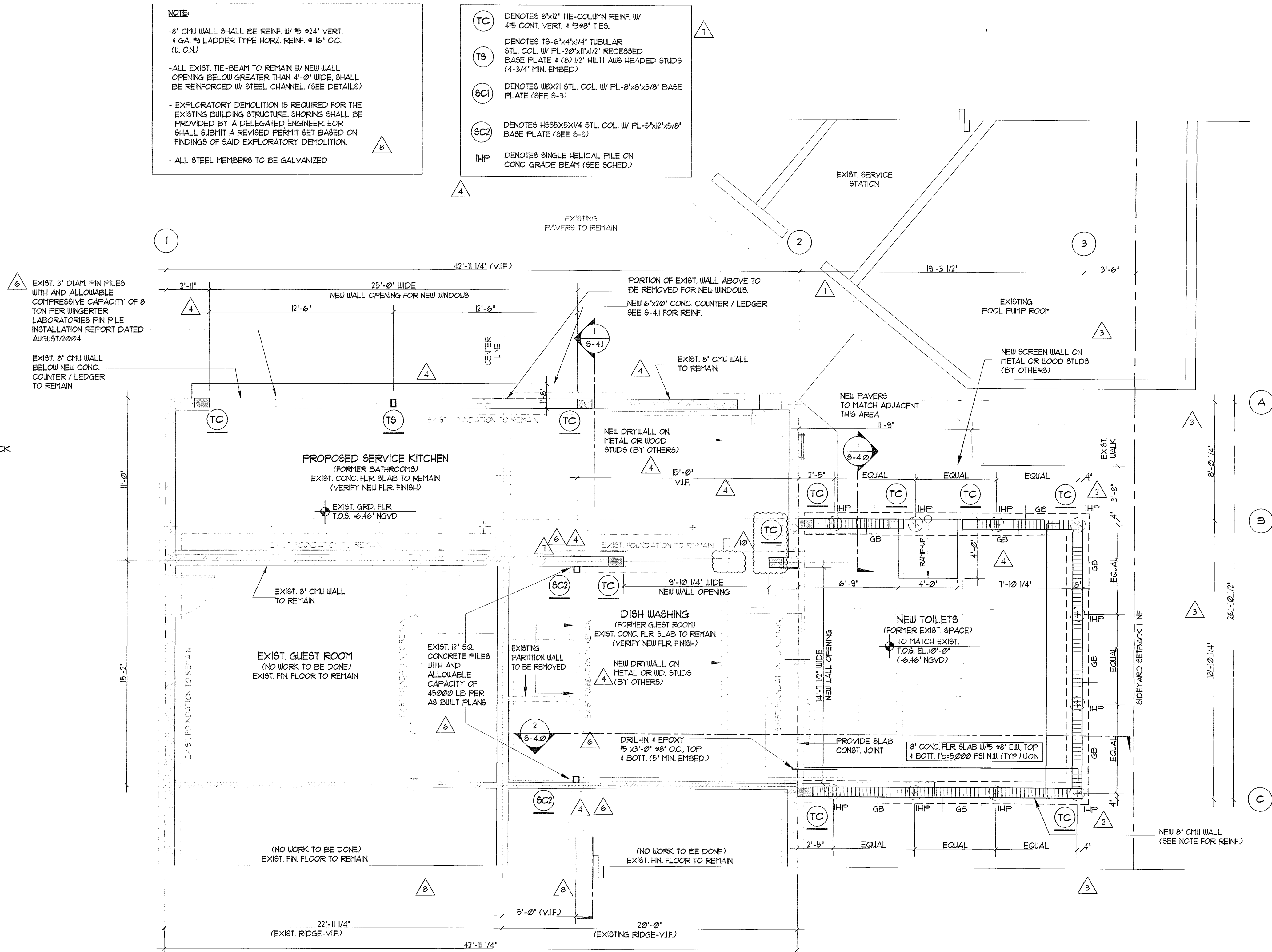
STA ARCHITECTURAL GROUP

305.571.1811 FAX 305.571.1811



KEY PLAN: EXISTING SITE

SCALE: N.T.S.

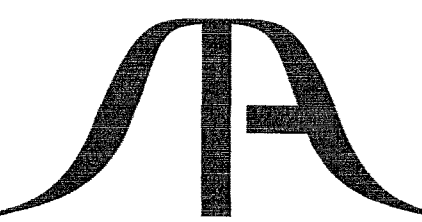


GROUND FLOOR: FOUNDATION PLAN

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

STRUCTURAL DESIGN LLC	OPTIMUS		CONSULTING ENGINEERS
	C.A. No: 26217		
	TANYA HOMEIDE PE	61706	
	7850 NW 146 STREET, SUITE 305 MIAMI LAKES, FLORIDA 33016		
	Tel. 305.512.5860 Fax 305.512.5861 E-mail: optimussd@bellsouth.net		

TO THE BEST OF MY KNOWLEDGE, THE PLANS
AND SPECIFICATIONS COMPLY WITH THE
FLORIDA BUILDING CODE.



STA ARCHITECTURAL GROUP

3526 NORTH MIAMI AVE. MIAMI, FL 3312

FAX 305.571.1811

1	12-11-2012	EDG RESPONSE
2	02-14-2013	EDG RESPONSE
3	05-21-2013	OWNER REV.
4	06-19-2013	OWNER REV.
5		
6	07-23-2013	OWNER REV.
7	07-25-2013	OWNER REV.
8	07-30-2013	OWNER REV.
9	03-04-2013	EDG RESPONSE

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DRAWN BY
J.P.

CHECKED BY
T.H.

DATE
06.27.2011

SCALE
AS SHOWN

JOB NO.
3015

FILE NO.

100

1000

SHEET

S-20

5.7.6

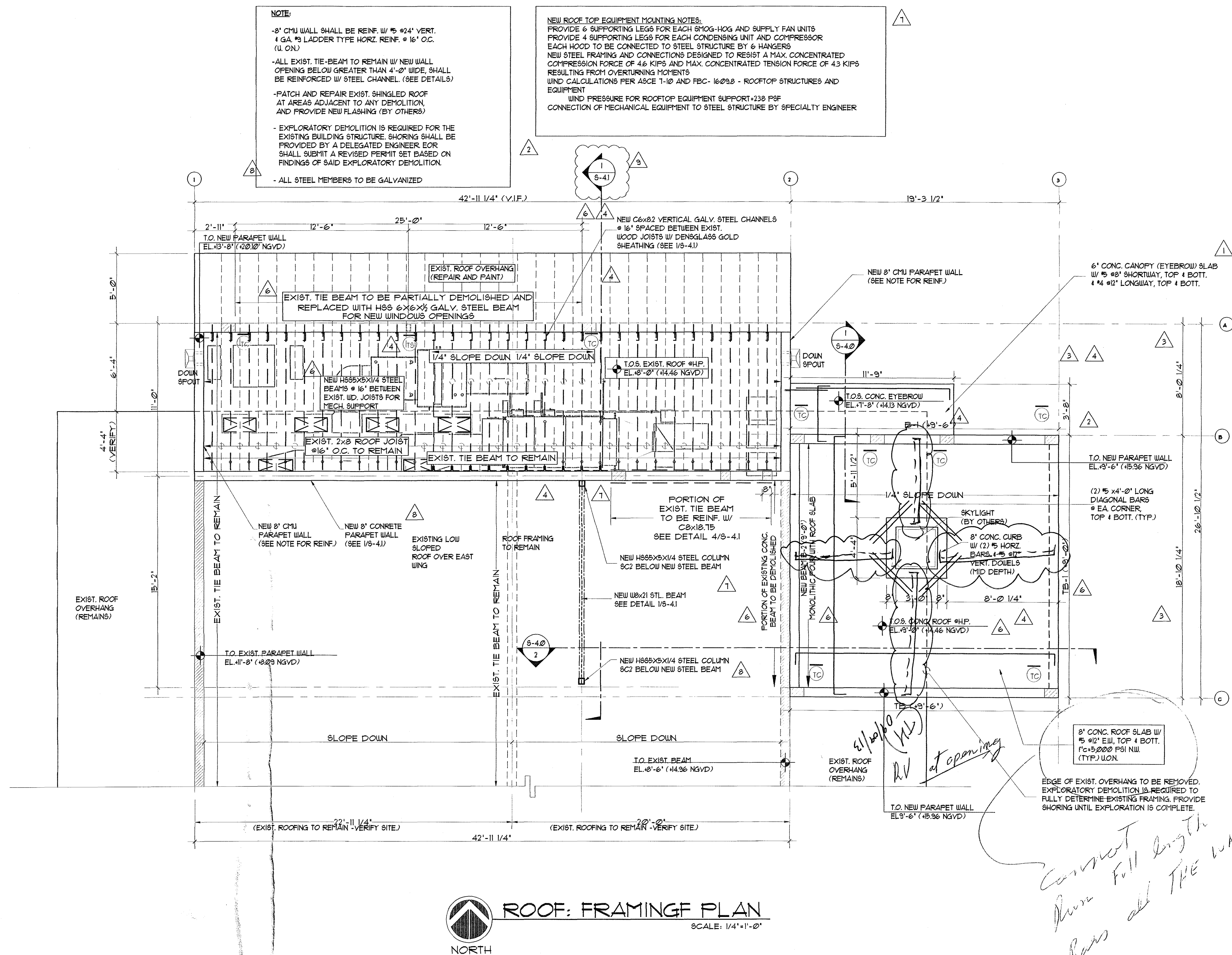


1

1

ARCHITECTURAL C

MIAMI AVE. MIAMI,



Connect Full Length
Down all THE WAY
Bars

RV

20.09.2023

STRUCTURAL DESIGN LLC	OPTIMUS		CONSULTING ENGINEERS
	C.A. No: 28217 TANYA HOWLEID PE		61706
7850 NW 146 STREET, SUITE 305 MIAMI LAKES, FLORIDA 33016 Tel. 305.512.5860 Fax 305.512.5861 E-mail: optimussd@bellsouth.net			

TO THE BEST OF MY KNOWLEDGE, THE PLANS
AND SPECIFICATIONS COMPLY WITH THE
FLORIDA BUILDING CODE.



STA ARCHITECTURAL GROUP
3526 NORTH MIAMI AVE. MIAMI, FL 33127
305.571.1811 FAX 305.571.182

FILE NOTES

1. HP AND HFC PILES DESIGN LOADS ARE SHOWN BELOW AS PER THE RECOMMENDATION IN UNGERTER LABORATORIES, INC. REPORT DATED FEBRUARY 13, 2013.

FILE	COMP.	TENSION
HELICAL	15 T (30K)	10 T (20K)

2. ALL PILE WORK SHALL BE SUPERVISED BY A STATE OF FLORIDA LICENSED PROFESSIONAL ENGINEER.

3. ALL PILE WORK SHALL CONFORM WITH THE FLORIDA BUILDING CODE, 2010 EDITION SECTION 1822, "PILE FOUNDATIONS, GENERAL," AND SECTION 1828 "SPECIAL FILES".

4. TOP OF PILE CAPS ARE INDICATED ON PLAN OR THIS: (+X'-X" NGVD). GENERAL CONTRACTOR SHALL IDENTIFY THOSE PILE CAPS WHERE CONFLICT WITH OTHER TRADES EXIST AND BRING THEM TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE COMMENCING WORK AT THAT AREA.

5. ALL PILES ARE TO BE INSTALLED DOWN TO THE BEARING STRATA AS PER SOIL CONSULTANT'S RECOMMENDATIONS.

6. RECORDS OF PILE PENETRATION OF EVERY PILE, AND THE BEHAVIOR OF SOME DURING INSTALLATION SHALL BE FILED WITH THE BUILDING DEPARTMENT AND SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW.

7. A PLAN SHOWING THE IDENTIFICATION AND THE AS-BUILT LOCATION OF ALL PILES SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO POURING OF PILE CAPS AND GRADE BEAMS.

8. THE OWNER SHALL CONTRACT A COMPETENT SOILS LABORATORY TO SUPERVISE THE INSTALLATION OF PILES, PERFORM PILE GROUT TESTS AS PER SPECIFICATIONS AND SOIL REPORT AND SUPERVISE THE LOAD TESTS.

HELICAL PILES SHALL BE A.B. CHANCE HELICAL PILES, MODEL 59175 SQUARE SHAFT OR EQUAL WITH 15 TON COMPRESSION AND 10 TON TENSION CAPACITY. INSTALLATION SHALL BE AS PER GEOTECHNICAL ENGINEER REPORT AND MANUFACTURER'S RECOMMENDATION.

9. LOAD TESTS SHALL BE PERFORMED AS PER THE FLORIDA BUILDING CODE, 2010 EDITION. IN ADDITION THE LOAD TEST SHALL VERIFY THE PILE TENSION AND LATERAL CAPACITIES.

10. CONTRACTOR SHALL PROTECT FROM CORROSION ANY STEEL EXPOSED TO WEATHER FOR A PROLONGED PERIOD OF TIME DURING CONSTRUCTION.

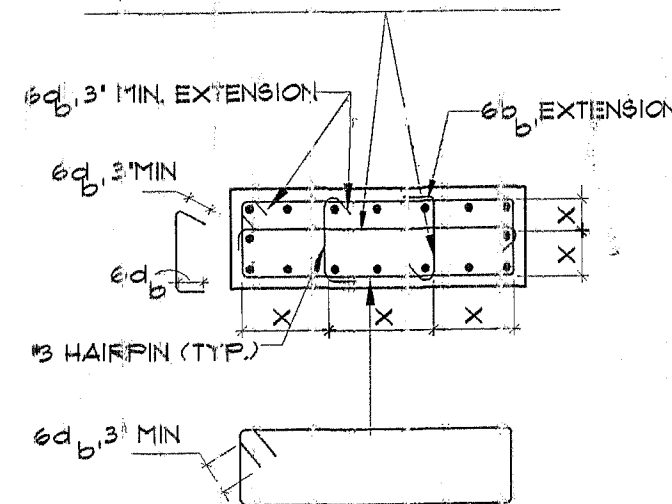
11. PROVIDE FULL TENSION SPLICES IN ALL REINFORCING. CONFORM TO ALL APPLICABLE REQUIREMENTS OF "CONCRETE REINFORCEMENT" AND "CAST-IN-PLACE CONCRETE." LOCATION TOLERANCE SHALL BE AS FOLLOWS:
SINGLE PILE AND 2 PILE CAPS TRANSVERSE TO LINE OF PILES 2"
ALL OTHERS 3"

CONCRETE COLUMN SCHEDULE				
MARK	SIZE	VERT. REINF.	TIES	REMARKS
TC	8' X 12'	4 #5	3 #2'	

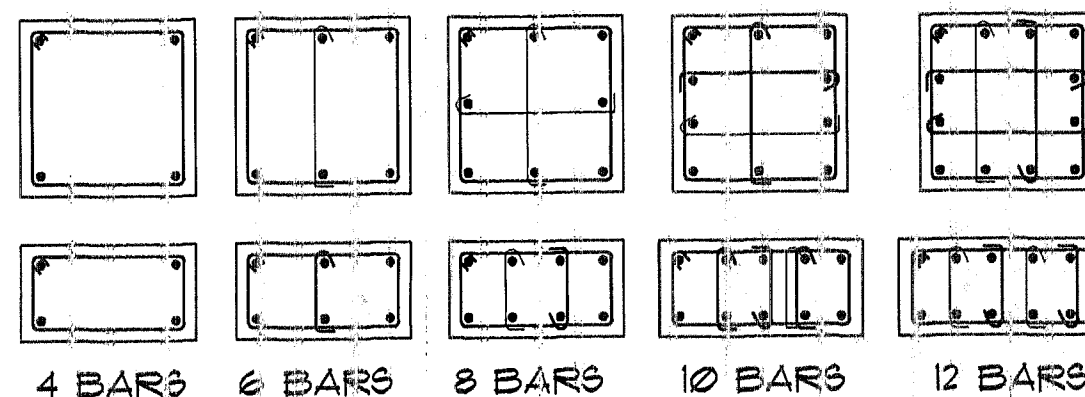
COLUMN TIES		
VERTICAL BAR SIZE	TIE SIZE	TIE SPACING
#5	#3	10'
#6	#3	12'
#7	#3	14'
#8	#3	16'
#9, #10	#3	18'
#11	#4	22'

* TIE SPACING NOT TO EXCEED LEAST COLUMN DIMENSION.

CONSECUTIVE CROSS-TIES MUST HAVE THEIR 90-DEGREE HOOKS ON OPPOSITE SIDES OF COLUMN. MUST NOT EXCEED 14 INCHES.



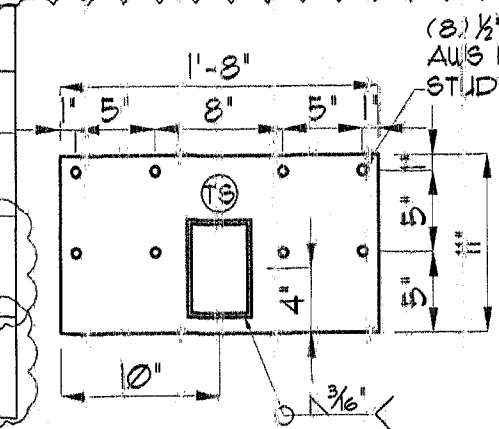
REFER TO COLUMN TIE SCHEDULE



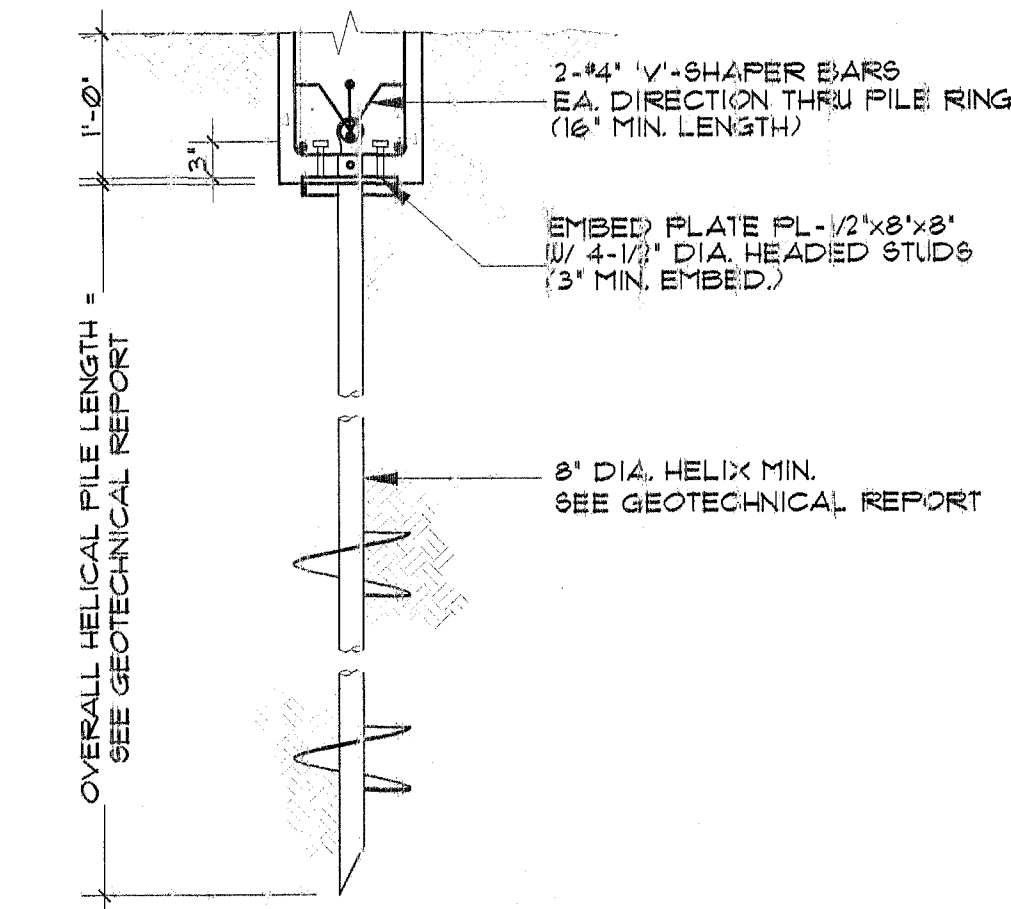
COLUMN TERMINATION AT BEAM AND SLAB

4 BARS 6 BARS 8 BARS 10 BARS 12 BARS

STEEL COLUMN SCHEDULE					
MARK	ELEVATION	SIZE	BASE PLATE	CAP (TOP) PLATE	REMARKS
TC	TOP (SEE PLAN)	76 6' X 4' X 1/2'	1/2' X 20' X 1/2'	1/2' X 10' X 8'	SEE DETAIL
SC	50' NEW ST. BEAM (SEE PLAN)	HSS 5X5X1/4	5/8' X 8' X 1/2'		SEE DETAIL



12. WHERE AS BUILT PILES ARE OUT OF POSITION BY MORE THAN THE TOLERANCES, OR REJECTED BY THE SUPERVISING GEOTECHNICAL ENGINEER, THE CONTRACTOR SHALL BEAR ALL COSTS OF REVIEWING, CHECKING, AND REDESIGNING THE PILE CAPS FOR ADDITIONAL MATERIALS AND LABOR TO CONSTRUCT THE REVISED CAPS, AND FOR ANY ADDITIONAL PILES THAT ARE REQUIRED TO SATISFY THE DESIGN CRITERIA.

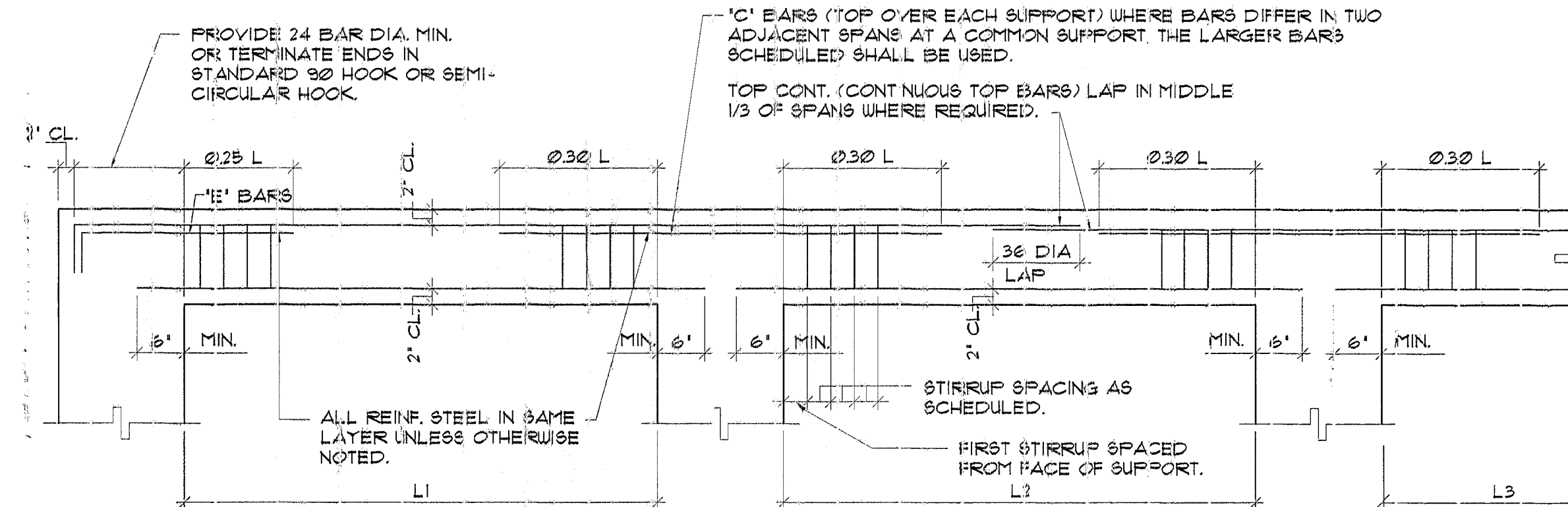


SECTION THRU HP (HELICAL PILE)

SCALE: 3/4"=1'-0"

BEAM SCHEDULE											
MARK	ELEVATION	SIZE	BOTTOM	TOP CONT.	'C' BARS	'E' BARS	STIRRUPS	REMARKS			
		B X D	No.	SIZE	No.	SIZE	SIZE	SPACING	EA. END		
GB	TO MATCH EXIST. FOUNDATION	16' X 24'	3	#6	3	#6	#3	#3			
B-1	+9'-6"	8' X 30"	2	#7	2	#7	#3	#3			ADD 2-#5 SIDE BARS EF.
B-2	+1'-2"	HSS 6X6X1/2"									GALVANIZED STEEL
B-3	+1'-1"	HSS 6X6X1/4"									GALVANIZED STEEL
TB	+9'-6"	8' X 26"	2	#6	2	#6	#3	#3			
B-1	+9'-6"	8' X 12'	2	#6	2	#6	#3	#3			ADD 2-#5 SIDE BARS EF.
B-2	+9'-0"	8' X 16"	2	#7	2	#7	#3	#3			

NOTE: VERIFY ARCHT'L FOR TOP OF BEAM ELEVATION



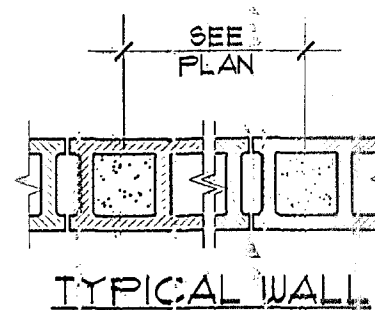
TYP. BEAM BAR PLACING DIAGRAM

SCALE: N.T.S.

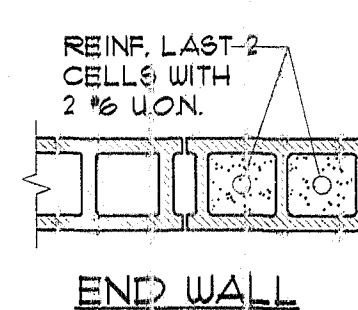
NOTES:

- 'L' INDICATES THE LARGER OF ADJACENT SPANS.
- WHERE BOTTOM BARS ARE INDICATED AS CONTINUOUS WITH ADJACENT SPANS, SPLICES WHERE NEEDED, SHALL BE MADE IN THE END 1/3 OF SPAN WITH 24 DIA. LAP.
- PLACE MAXIMUM OF 3 BARS PER LAYER ON 8'-WIDE BEAMS.
- ALL BEAMS ARE CAST-IN-PLACE BEAMS, UNLESS OTHERWISE NOTED IN SCHEDULE.
- WHEN NECESSARY, LAP BOTTOM BARS OVER SUPPORTS AND TOP BARS AT MIDSPAN AS SHOWN.
- TOP BARS SHALL BE CONTINUOUS. IF REQUIRED, SPLICE WITH 36 BAR DIAMETER SPLICE AT INTERIOR SPANS OTHER THAN FIRST AND LAST. LOCATE SPLICE AT MIDSPAN.
- BOTTOM REINFORCEMENT SHALL BE TERMINATED WITH A.C.I. STANDARD HOOK FOR ALL PERIMETER BEAMS.

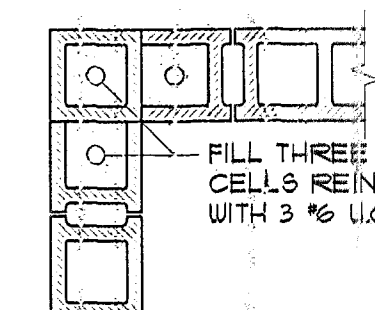
INTERMEDIATE BEAM REINF.				
BEAM DEPTH	BEAMS 8' WIDE	BEAMS 8' TO 14'	BEAMS 15' TO 18'	OVER 18'
UP TO 24"	NONE	NONE	NONE	NONE
25" TO 36"	2 #5 EA. FACE	2 #4 EA. FACE	2 #5 EA. FACE	2 #6 EA. FACE
37" TO 54"	2 #4 EA. FACE	2 #5 EA. FACE	3 #5 EA. FACE	3 #6 EA. FACE
55" & OVER	#4 #20' EA. FACE	#5 #18' EA. FACE	#5 #14' EA. FACE	#6 #14' EA. FACE



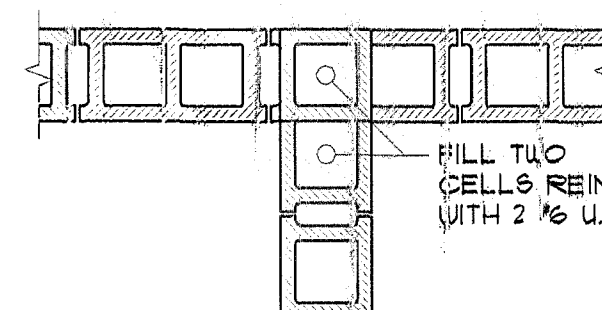
TYPICAL WALL



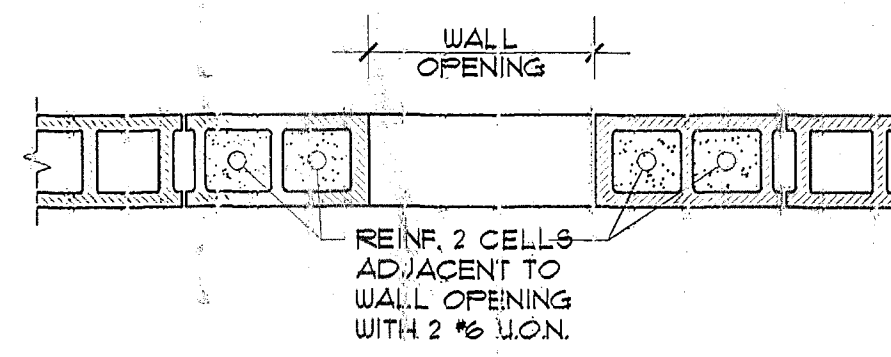
END WALL



CORNER WALL



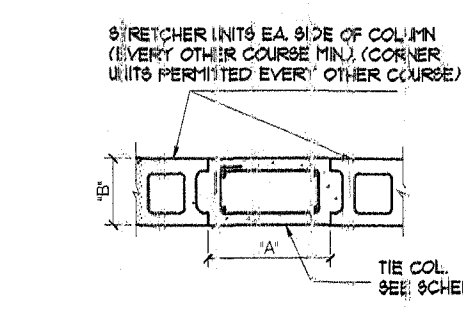
WALL INTERSECTION



WALL OPENING

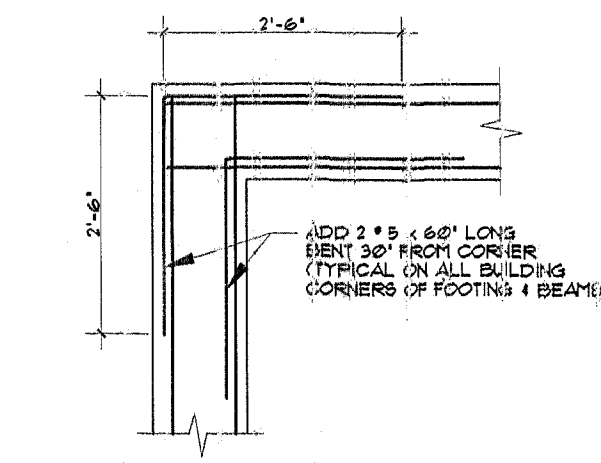
TYP. CMU WALL REINFORCEMENT DETAIL

SCALE: N.T.S.



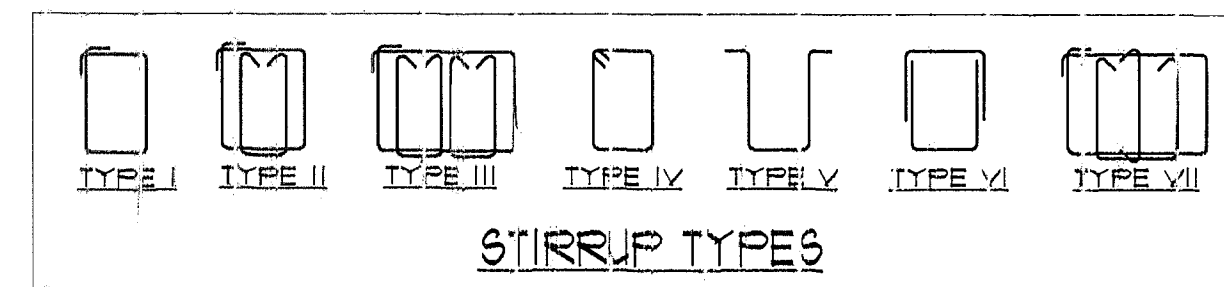
TYP. TIE COLUMN DETAIL

SCALE: N.T.S.



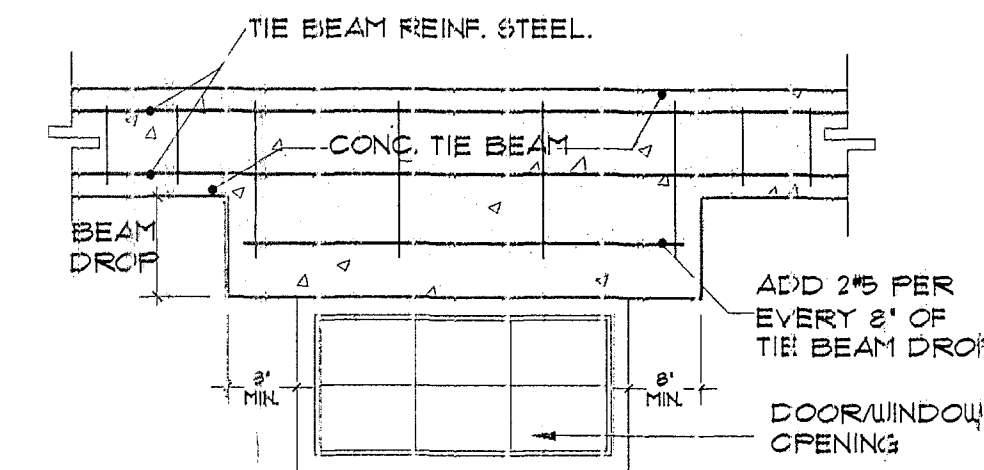
CORNER FOOTING / BEAM BAR DETAIL

SCALE: N.T.S.



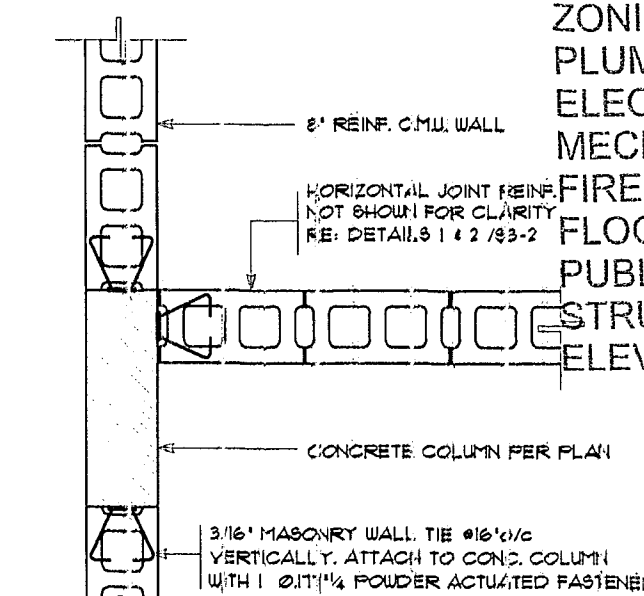
STIRRUP TYPES

NOTE: MORE THAN 2'-0" BEAM DROP SHALL USE CONC. LINTEL BEAM



TYP. TIE BEAM DROP DETAIL

N.T.S.



MASONRY TO CONCRETE CONNECTION DETAIL (TYP.)

SCALE: N.T.S.

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APPROVED FOR PERMIT BY
THE FOLLOWING: DATE: 08.27.2014

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PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
FLOOD:
PUBLIC WORKS:
STRUCTURAL:
ELEVATOR:

DRAWN BY: J.P.

CHECKED BY: J.P.

DATE: 08.27.2014

SCALE: AS SHOWN

JOB NO: 3014

FILE NO:

SHEET

S-3.0

OPTIMUS CONSULTING ENGINEERS
C.A. No. 28217
TANYA HONLEY PE 61706
7850 NW 140 STREET, SUITE 303
MIAMI LAKES, FLORIDA 33016
Tel. 305.512.5860
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3526 NORTH MIAMI AVE. MIAMI, FL 33127
305.571.1811 FAX 305.571.1821

THE STANDARD

40 ISLAND AVE
MIAMI BEACH, FL 33139

BAYSIDE GRILL

REVIS ONE BY

1	01-13-2014	EDD RESPONSE
2	02-14-2014	EDD RESPONSE
3	05-21-2014	OWNER REV.
4	01-10-2015	OWNER REV.
5	01-13-2015	OWNER REV.
6	01-22-2015	OWNER REV.
7	01-30-2015	OWNER REV.

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ARE NOT TO BE USED IN ANY MANNER OR
OTHER PROJECTS OR EXTENSIONS TO THIS
PROJECT EXCEPT BY AGREEMENT IN
WRITING AND WITH APPROPRIATE
COMPENSATION TO STA ARCHITECTURAL
GROUP, INC. REPRODUCTION OF DRAWINGS
AND SPECIFICATIONS WITHOUT THE
WRITTEN CONSENTS OF STA
ARCHITECTURAL GROUP, INC. IS PROHIBITED.
CONTRACTOR IS RESPONSIBLE FOR
VERIFYING ALL SITE CONDITIONS
PRIOR TO PROCEEDING WITH WORK.

TO THE BEST OF MY KNOWLEDGE, THE PLANS
AND SPECIFICATIONS COMPLY WITH THE
FLORIDA BUILDING CODE.

