

# Versailles – temporary construction signs

Historic Preservation Board Final Submittal – March 27, 2017

**Scope of work:**

- Installation of temporary construction signs on the west, south, and east facing facades of the historic Versailles building and temporary construction signs on the construction fence along the west, north and east sides of the property pursuant to Sec. 138-133 of the City Code. See sizes of signs below. The west and east facing façade signs are installed with a cabling system due to the irregular shape of those facades. The cabling system consists of metal o-rings that are drilled into the concrete shear wall of the existing building and the ¼" diameter steel cables are run vertically through the o-rings which are spaced approximately every five (5) feet up and down the facade. There are grommets every 18 inches and the signs are attached to the cables by tie wraps that connect the grommets to the cable. The south façade sign is installed and secured onto the wall with ¼" x 2" deep tap con screws and heavy duty No. 5 spur grommets every 18" through all outside edges of the banner.

**Zoning Information:**

Address:	3425 Collins Avenue
Folio number:	02-3226-001-1440
Zoning District:	RM-3 and within the Faena District Overlay
Prior use:	Hotel
Proposed use:	not applicable

Proposed size of temporary construction signs:

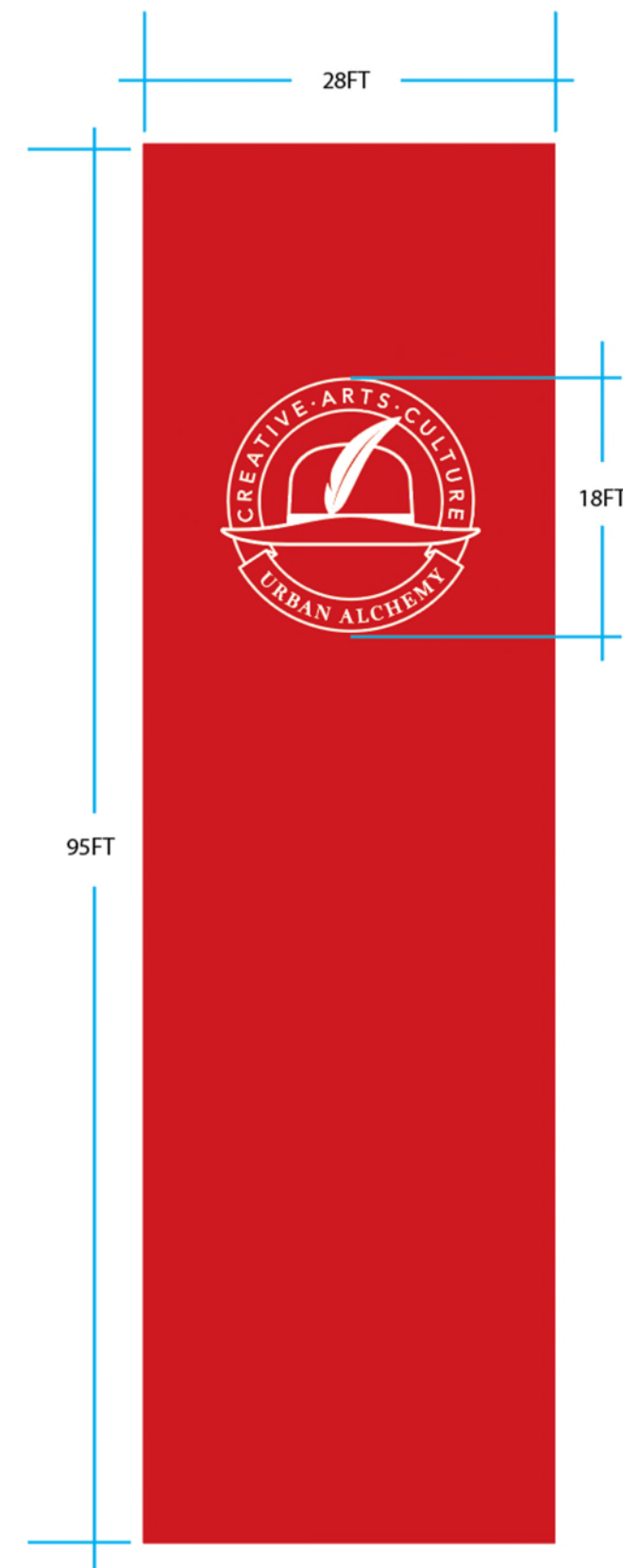
- East side                18' wide x 18' tall on façade (324 sqft). 23.75 square feet of lettering on the fence.
- South side             22' wide x 90' tall "CULTURE REIMAGINED" lettering and 3.5' x 39' "FAENA DISTRICT" lettering on façade (total of 2,116 sqft). No lettering on the fence.
- West side              18' wide x 18' tall on the façade (324 sqft). 16 square feet of lettering on the fence. Total 340 square feet.
- North side            No wall sign on façade. 15 square feet of lettering on the fence. Total of 339 square feet (including the east facing façade sign).

Historic District:	Collins Waterfront Architectural District & Collins Waterfront Historic District
Contributing Building:	Yes

## Site Plan

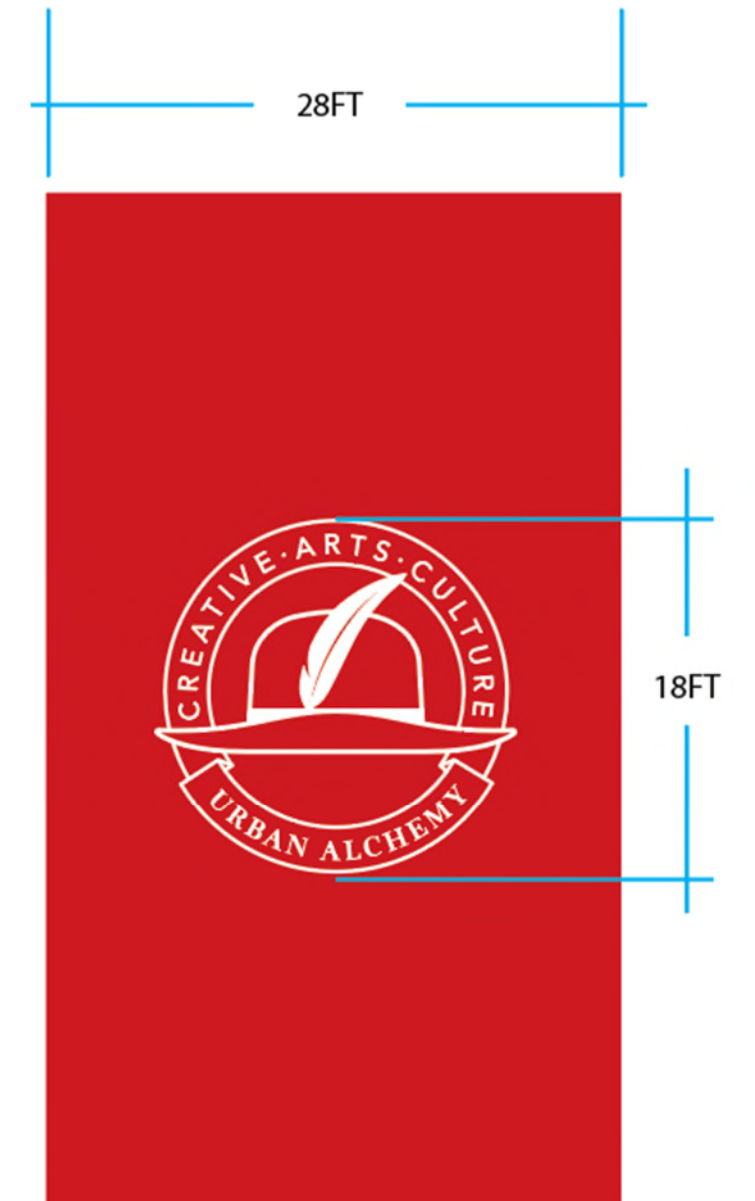


# West facing facade



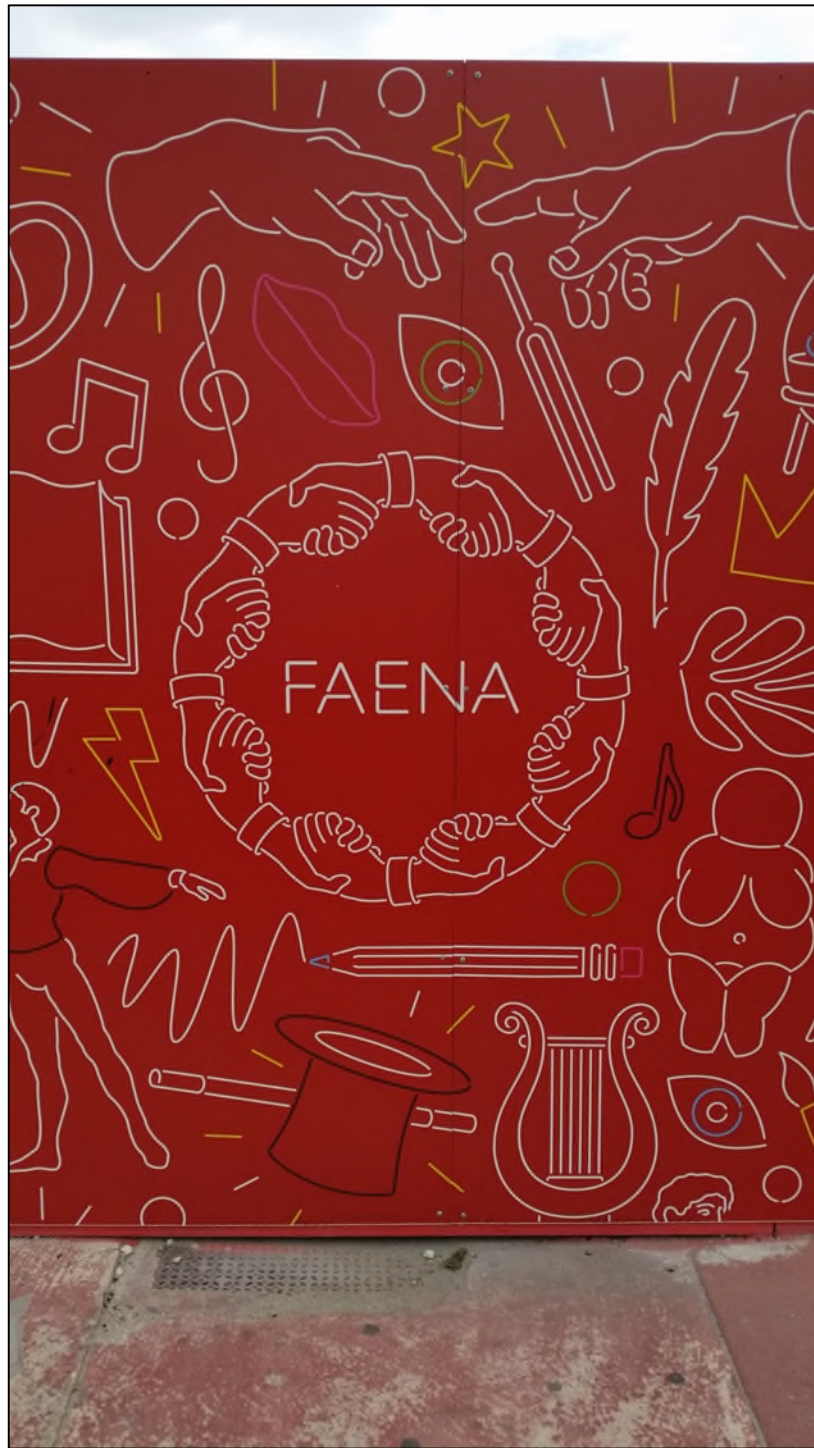
18' wide x 18' tall on the façade (324 sqft). 16 square feet of lettering on the fence. Total 340 square feet.

East facing facade



18' wide x 18' tall on façade (324 sqft). 15 square feet of lettering on the fence. Total of 339 square feet (including the east facing façade sign).

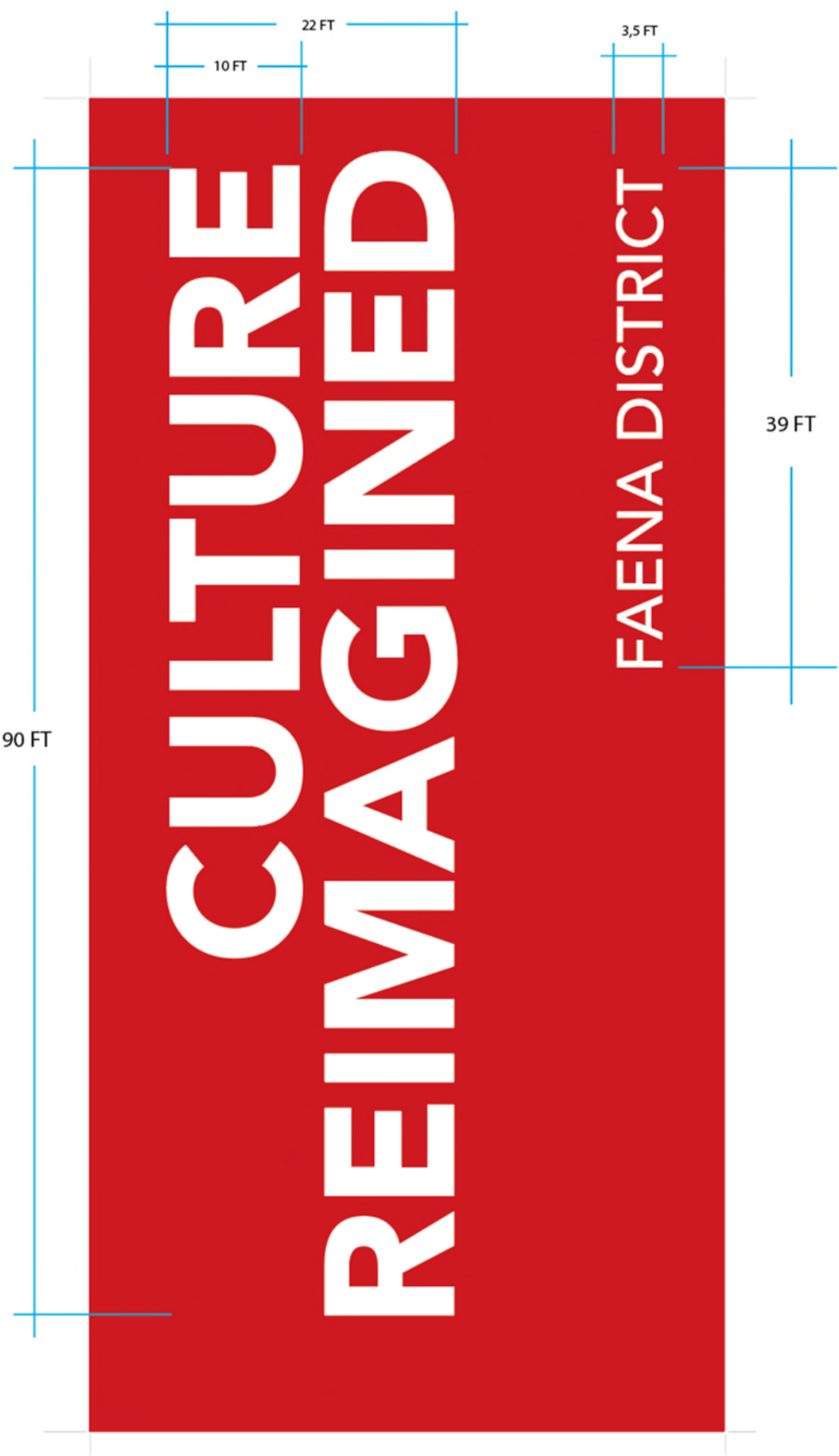
construction fence along west,  
north and east sides of property



South facing facade



22' wide x 90' tall "CULTURE REIMAGINED" lettering and 3.5' x 39' "FAENA DISTRICT" lettering on facade (total of 2,116 sqft). No lettering on the fence.



# STRUCTURAL NOTES

## GENERAL NOTES

- The governing Code for this Project is the Florida Building Code, 2010 Edition. This Code prescribes which edition of each referenced standard applies to this Project.
- To the best of our knowledge, the Structural Drawings and Specifications comply with the applicable requirements of the governing Building Code.
- Construction is to comply with the requirements of the governing Building Code and all other applicable Federal, State, and Local Codes, Standards, Regulations and Laws.
- The General Contractor shall coordinate all Contract Documents with field conditions and dimensions and Project Shop Drawings prior to construction. Do not change size or location of structural members without written instructions from the Structural Engineer of Record.
- The Contractor shall protect adjacent property, his own work and the public from harm. The Contractor is solely responsible for construction means and methods, and jobsite safety including all OSHA requirements.
- DeMURAL Wind Loads

Governing Code	ASCE TBD
Basic Wind Speed	V = TBD
Building Category	II
Directionality Factor	Kd = TBD
Exposure - Components and Cladding	C
Gust Effect Factor	G = TBD
Top of MURAL	TBD
MURAL Wind Pressure	TBD

## STRUCTURAL STEEL

- Fabricate and erect structural steel in conformance with AISC "Specification for Structural Steel Buildings", with Commentary, AISC "Code of Standard Practice for Steel Buildings and Bridges", AISC "Specification for Structural Joints Using ASTM A307 Bolts, including Commentary" and all OSHA requirements.
- Submit complete fabrication and erection drawings. Details or connections changed or proposed by the fabricator shall be signed, sealed and dated by the Delegated Engineer.
- Fabricate structural steel shapes from grade steel ASTM A36.
- All shop and field welding procedures and personnel shall conform to AWS D1.1 Structural Code- Steel Welding
- Cut, drill, or punch holes perpendicular to metal surfaces.
- All steel to be hot-dip galvanize after shop welding is complete

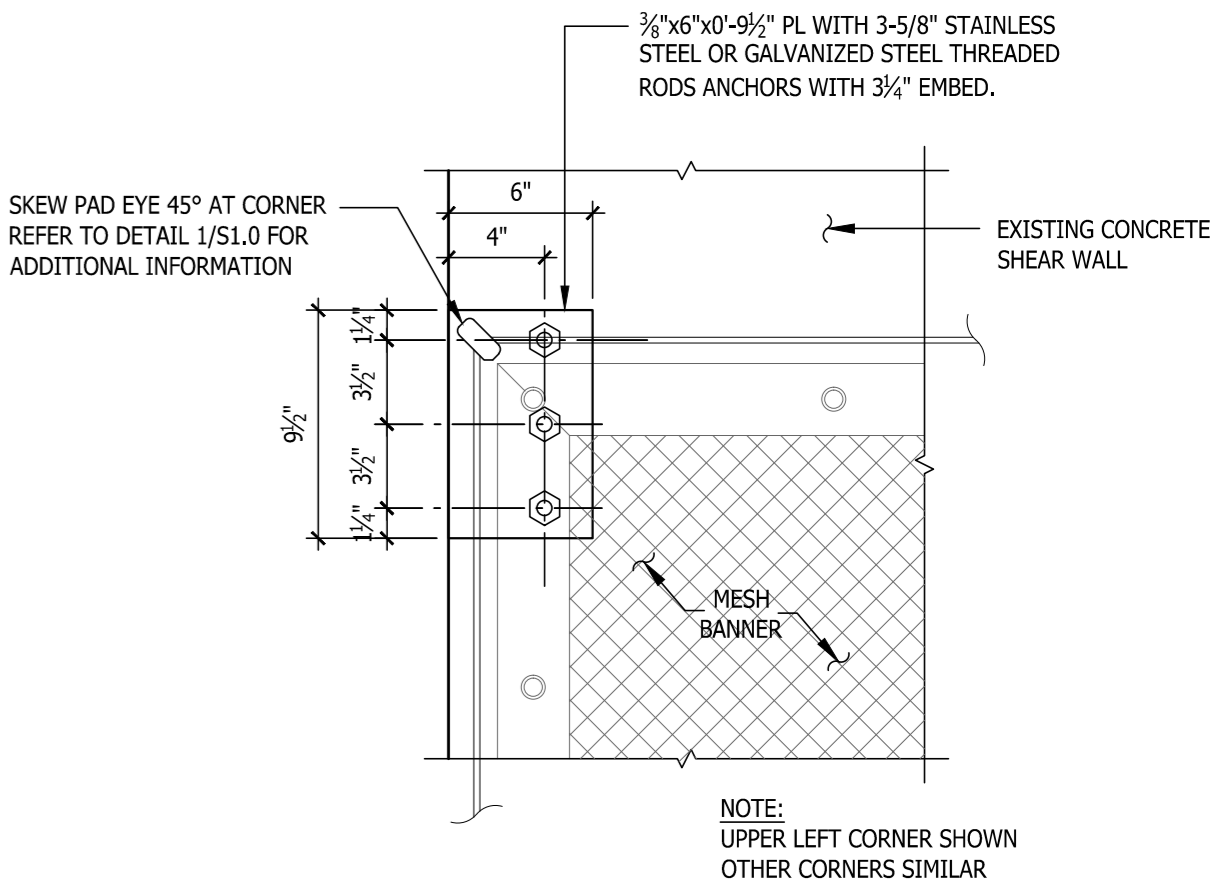
## POST-INSTALLED ANCHORS & CHEMICAL ADHESIVE FOR ANCHORING ANCHOR BOLTS

- Use an epoxy, acrylic or polyester resin adhesive system such as the Hilti Hit HY 200, ITW Ramset/Red Head Epcn A7 or C6 Injection System, Powers Power-Fast + System, Simpson Strong-Tie AT or ET, Allied Fastener, Allied +, or accepted equivalent. Follow Manufacturer's Specifications for use and installation.
- Confirm the absence of reinforcing steel by drilling a ¼" diameter pilot hole for each anchor. Do not cut reinforcing steel without approval of the Structural Engineer. Anchors may be placed at a slight angle from horizontal to avoid existing wall reinforcement.
- Refer to manufacturer's installation instructions for appropriate drill size. Thoroughly clean hole including removal of dust prior to filling with epoxy, per manufacturer's instructions.
- Provide anchor embedment, spacing and edge distance as shown on the Drawings.

Acceptable manufacturers:

- Simpson Strong-Tie Co. Inc.
- Hilti, Inc.
- Powers Fasteners, Inc.
- Williams Form Engineering, Corp.

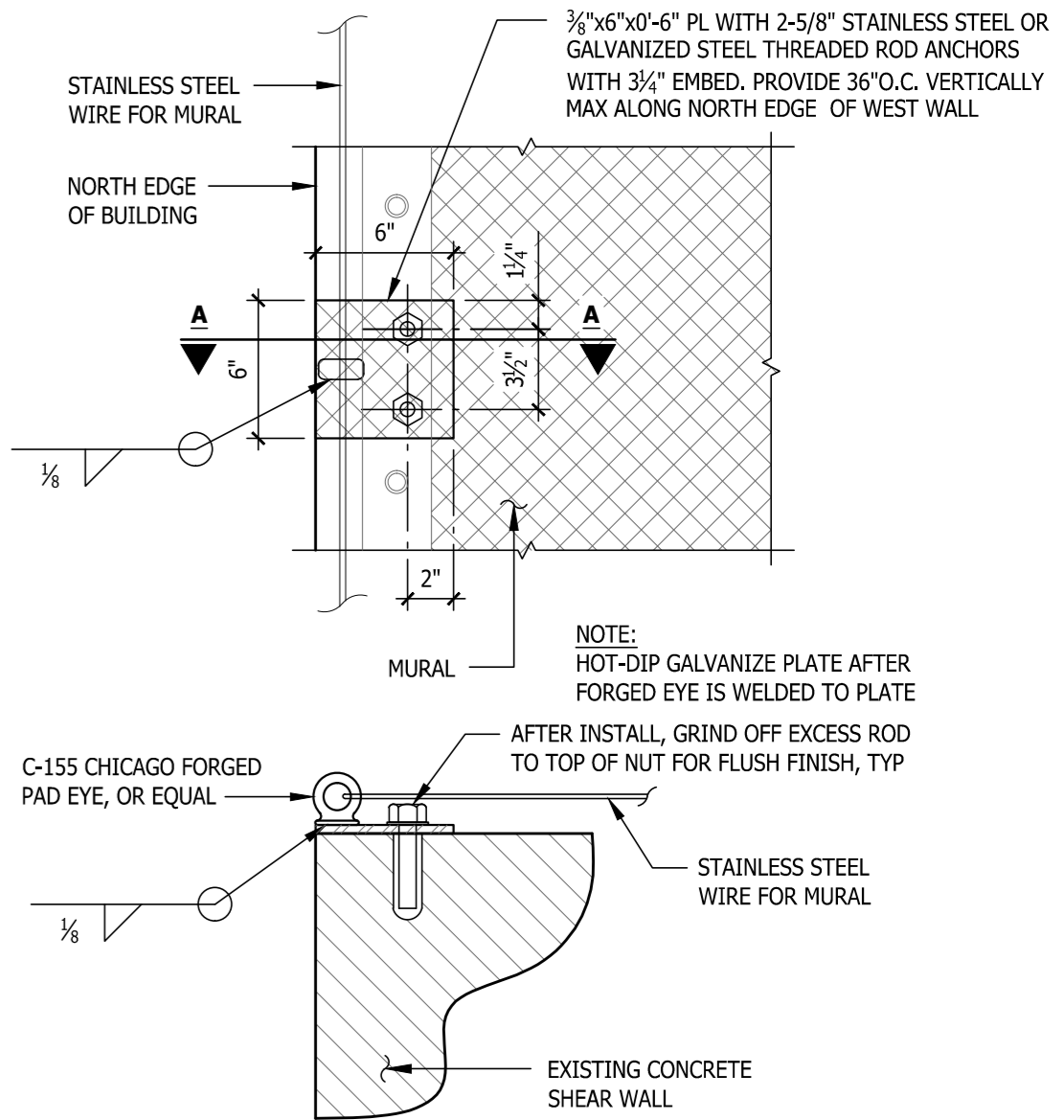
## Cabling system details for west and east facades



## 2 CORNER PAD EYE PLATE CONNECTION

TOTAL 4 REQUIRED

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



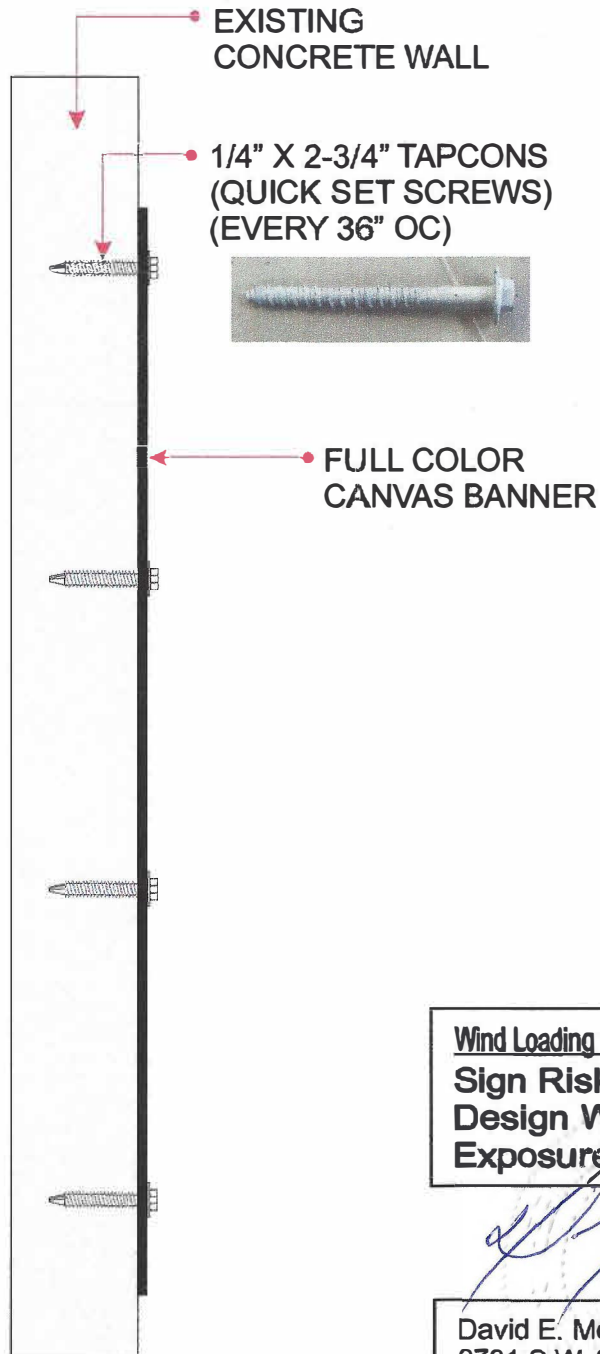
## PLAN DETAIL

## 1 EDGE PAD EYE PLATE CONNECTION

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

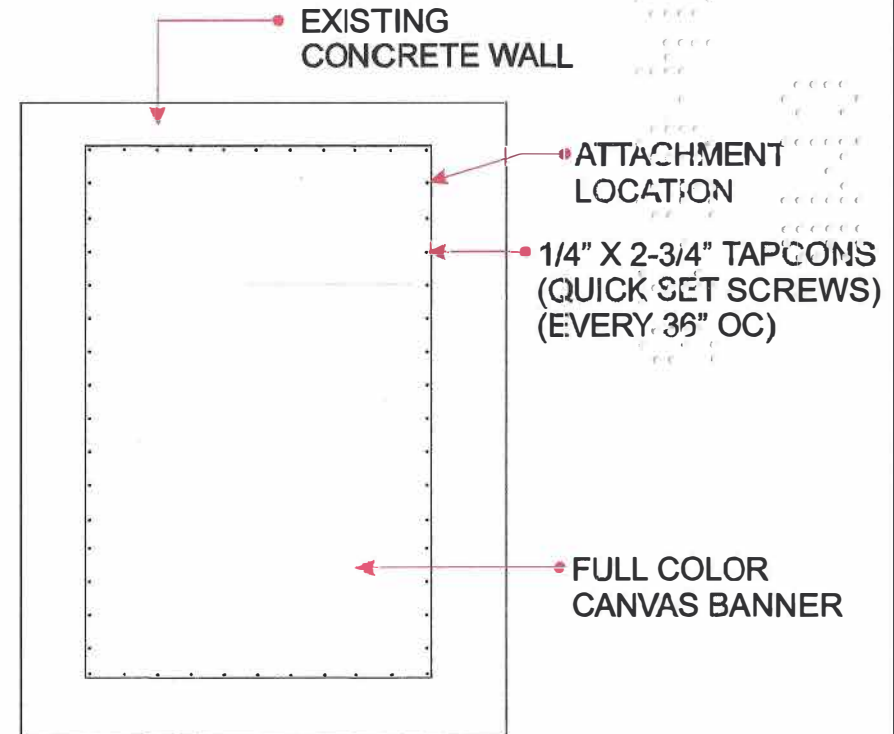
## IMPORTANT SAFETY NOTE

AS REQUIRED BY CHAPTER 31 OF THE FBC, THE NOTED FABRIC MURAL MUST BE REMOVED IN ITS ENTIRETY BY THE BUILDING OWNER (OR ITS AUTHORIZED AGENT) ONCE THE NATIONAL WEATHER CENTER ISSUES A FORMAL HURRICANE WARNING FOR THIS AREA, OR ANY ADVERSE WEATHER CONDITIONS EXPECTED TO EXCEED 75 MPH WIND SPEED.



## Attachment details for south facade

## NON-ILLUMINATED REMOVABLE CANVAS BANNER ATTACHMENT



Wind Loading per ASCE7-10 & FBC 2014  
Sign Risk Category 1  
Design Wind Speed 175  
Exposure Category C

David E. Moros, PE #17757  
9731 S.W. 3rd Street  
Miami, FL 33174 Ph 305-775-6652  
Date: 3/30/16

**SIDE VIEW**