





ST JUDE HEALTH WELLNESS CENTER

DEVELOPMENT REVIEW COMMITTEE
CITY OF CORAL GABLES

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Development Services/Concurrency Office
427 Biltmore Way, 2nd Floor
Coral Gables, FL 33134
305-460-5236
www.coralgables.com

City of Coral Gables Certificate of Use



Activity # _____
Permit # _____
Certificate of Use # _____
Check # & Date _____

TO BE COMPLETED BY APPLICANT

Contact Name: Marilyn Rodriguez Email: admstjudehealthwellnesscenter@gmail.com Cell # _____
Business Name: St Jude Health Wellness Center DBA Name: St Jude Health Wellness Center, Corp
Business Address: 85 Grand Canal Dr. Unit/Suite #: 301 Zip Code: 33144
Mailing address if different from above: "Same"

Square footage of Unit/Suite: _____ Prior Tenant: _____

Nature of Business (description of type of business proposed, type of merchandise carried or nature of services rendered):

Behavioral health, rehabilitation programs, mutual support groups

Permit Number (if there was renovation, expansion, establishment of use, or new construction) _____

Signature of applicant verifies the above information is true and correct and subject to the City's False Claim Ord. (Chapter 39 City Code). I understand the conditions under which my Certificate of Use (CU) is being approved and accept that no changes or refunds can be made once issued. I am authorized to sign for the business and understand that any misrepresentation of information on this application may result in the revocation of the CU and/or possible enforcement action being initiated against the business and/or its authorized representatives.

Please remit a \$114.19 non-refundable processing fee via check payable to the "City of Coral Gables" to process the application.

Date: 02/04/2019 Print Name: Marilyn Rodriguez Signature: [Signature]

TO BE COMPLETED BY DEPARTMENT STAFF ONLY

Folio #: _____ Lot: _____ Block: _____ Sect.: _____

Proposed Use: _____ Prior Use: _____ Existing Zoning: _____

Restrictions: _____

☐ Approved ☐ Required parking provided _____ Signature: _____ Date: _____

☐ Denied Notes: _____

ST JUDE HEALTH WELLNESS CENTER

85 Grand Canal Dr. Suite 301. Miami FL 33144

Ph. (786) 362-6248 Fax: (786)362-6331

stjudehealthwellnesscenter@gmail.com

City of Coral Gables
Development Review Committee

ST JUDE HEALTH WELLNESS CENTER is an institution located in Miami, Fl and we provide a comprehensive range of psychiatric and an extensive listing of health services.

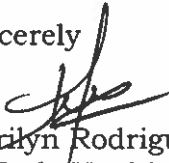
What sets us apart from other programs is the way in which we engage with our patients. Our substance abuse program provides counseling to adolescents and adults who have been involved in illegal drug usage. In addition to a range of interventions, the program provides outreach services. ST JUDE HEALTH WELLNESS CENTER provide to the community awareness and education activities related to HIV and substance abuse matters. We have PSR to the patients, and an intensive outpatient program. We also advocate for patients' rights and needs as determined through intake and counseling services providing psychological evaluations, social services hypnosis and biofeedback.

Our mission is to assist and help individuals in our community affected by mental illness, serious emotional problems, substance abuse, domestic violence, anger management, providing professional services in a sensitive manner that is insightful and tailored in the culture and needs of everyone.

We would like to extend to you an invitation to visit ST JUDE HEALTH WELLNESS CENTER to see our programs at firsthand and learn more about the different programs.

Please, feel free to contact us if you have additional questions regarding our program services.

Sincerely



Marilyn Rodriguez
St Jude Health Wellness Center
President.



ST JUDE HEALTH WELLNESS CENTER

Letter of Intent

JANUARY 2019
ST JUDE HEALTH WELLNESS CENTER

The St Jude Health Wellness Center at Coral Gables seeks to provide to the elder and/or disabled low-income population located in Coral Gables and vicinity, with a comprehensive range of preventive and curative, primary and mental healthcare, as well as laboratory exams.

Who we are?

St Jude Health Wellness Center, LLC is an institution located in 85 Grand Canal Dr, Suite 301, Miami, Florida 33144, which provides a comprehensive range of mental healthcare services, and it is looking to move and expand its list of same.

Who is the owner?

Mrs. Marilyn Rodriguez

Expected Start Date (at new location)

February 1st, 2019.

Where do we start to work and where we want to move?

Current Location: 85 Grand Canal Dr, Suite 301, Miami, Florida 33144.

New Location: 4800 SW 8th St, Coral Gables, Florida 33134.

How much does it measure?

12,944 sq ft

How many parking spaces?

18

Do you provide patient's transportation services?

Yes. The Center owns 3 vans which provide transportation for patients.

Number of Employees

12

How many doctors?

2

How many therapists?

2

Who are the patients?

Elder and/or disabled low-income individuals located in the city of Coral Gable and its vicinity.

How many patients will be serviced daily?

150

Statement of Need

St Jude Health Wellness Center is located at 85 Grand Canal Dr, Suite 301, Miami, Florida 33144. This 1,200 sq. ft. location only allows serving 58 mental healthcare patients per day. The current location is not only limiting the expansion of the services of the Center, but is also affecting negatively the overall experience of the patients. This project proposes to relocate all St Jude Health Wellness Center from 85 Grand Canal Dr, Suite 301, Miami, Florida 33144 to 4800 SW 8th St, Coral Gables, Florida 33134 (a 12,944 sq. ft. location), and expand the list of services.

The majority of patients seen at St Jude Health Wellness Center's current location live in Coral Gables and its vicinity. Even though the Center provides transportation to all its patients, the long distance to the current location, and the high volume of traffic surrounding this location, make it very inconvenient for patients. Also, due to its limited size, the current location does not allow the Center to provide the all-inclusive services the Center's patients need, instead it requires patients to travel from one center to another in order to receive these additional service not currently provided by the Center.

Project Activity

St Jude Health Wellness Center provides preventive and curative mental healthcare to elder and/or disabled low-income people located in Coral Gables and its vicinity. With just one and a half years of operation, St Jude Health Wellness Center has grown exponentially due its exceptional group of multidisciplinary professionals, broad line of services, and outstanding customer service.

Its current location is very limited in space (just 1,200 sq. ft.), which restricts the possibility to offer more services, highly requested and needed by existing and future patients. The majority of patients have claimed they would like to have most of their healthcare needs offered in just one place, instead of having to move from one center to another. The inability to add new services in the Center also has a negative effect on the labor market, as it renders the Center unable to create more permanent job positions. In order to grow, the Center needs more physicians, medical assistants, drivers, therapists and more, but this is not feasible given the limited space available in the current location.

Another significant issue patients are complaining about the current location is the distance they have to travel from their homes to the Center and vice-versa. The main road that connects Coral Gables and its vicinity with the current location of the Center is the Dolphin Expressway 836, which is very congested during the day, making the patients spend more time in the vans commuting.

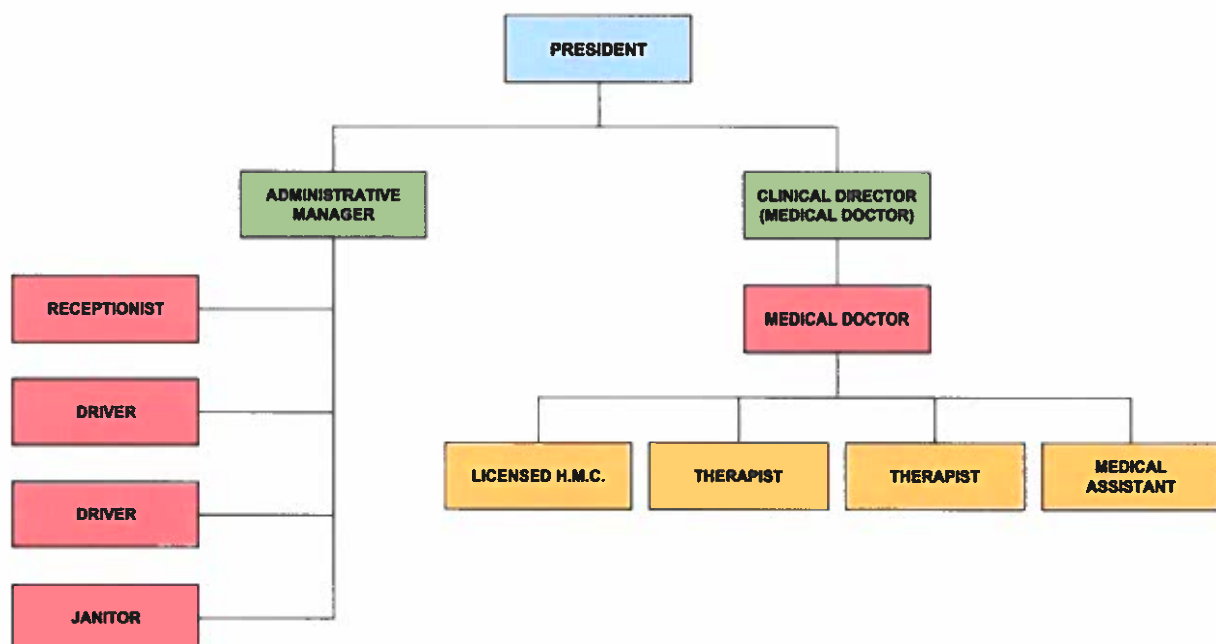
The new location in Coral Gables will allow St Jude Health Wellness Center to resolve all the above mentioned issues and address the concerns expressed by patients regarding the current location.

Once the Center has moved to the new location, the business hours will be Monday to Friday from 8 am to 5 pm.

In this new site the Center will provide two additional services, which are: 1) primary health care, and 2) laboratory exams, adding six new jobs, and increasing the number of patients that will be served per day.

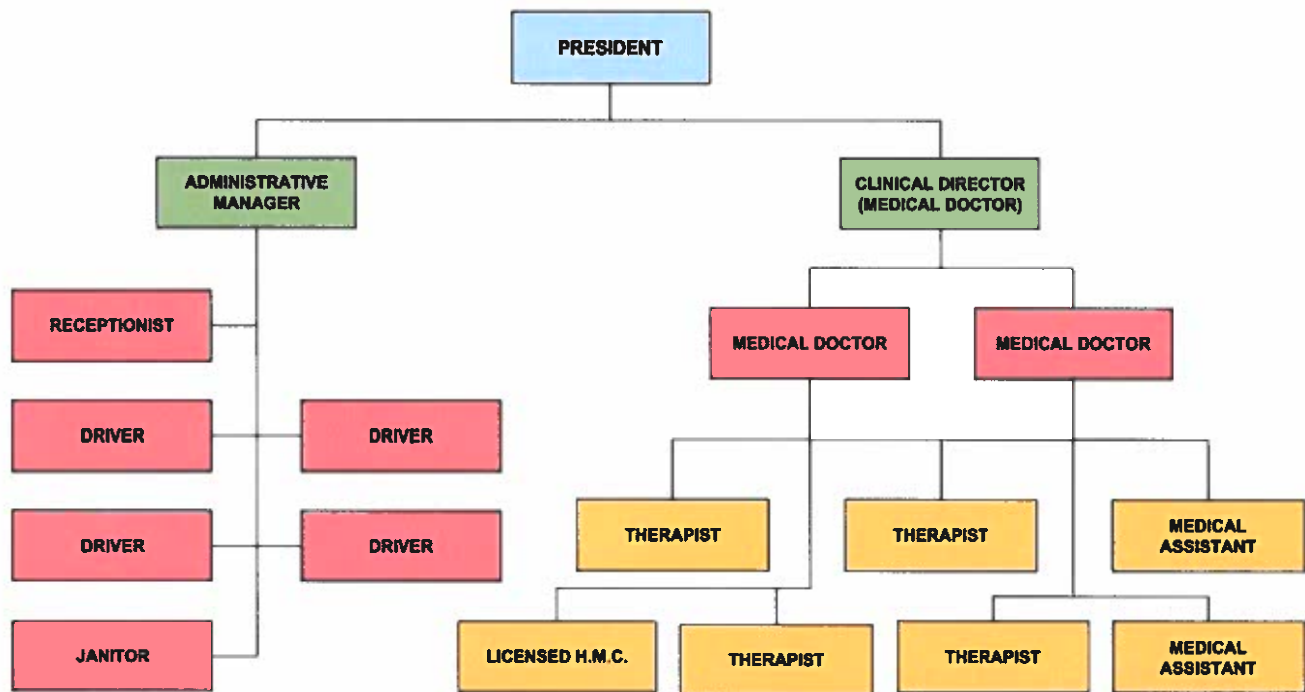
Today the Center counts with a staff of twelve people, as follows:

- One (1) President.
- Two (2) Medical Doctors.
- One (1) Medical Assistant.
- Two (2) Therapists.
- One (1) Administrative Manager.
- One (1) Receptionist.
- Two (2) Drivers.
- One (1) Janitor.
- One (1) Licensed Health Mental Counselor.



Once the Center is moved to the new location the staff will consist of eighteen people, as shown:

- One (1) President.
- Three (3) Medical Doctors.
- Two (2) Medical Assistants.
- Four (4) Therapists.
- One (1) Administrative Manager.
- One (1) Receptionist.
- Four (4) Drivers.
- One (1) Janitor.
- One (1) Licensed Health Mental Counselor.



Another big advantage of relocating the Center to the new location is shortening the distance patients have to travel from their homes to the center and vice-versa, improving their overall experience. St Jude Health Wellness Center will use its three vans to transport more than 97% of the Center's daily patients. Having more patients will not negatively affect the traffic in the area.

The new location was previously occupied by another health center that moved north looking for expansion. The people in the vicinity which used to visit the previous health center are constantly approaching the new location asking for services which St Jude Health Wellness Center provides, as well as other services that will be provided by St Jude Health Wellness Center once the relocation is completed. This potential client pool will bring more walk-in patients and increase the revenue, thereby contribute to the city's economy.

In the current location, the Center offers food to patients who require several hours of therapy. The Center provides breakfast, snacks and lunch to those patients that attend the morning therapy sessions. The Center provides lunch and snacks to those patients that attend in the afternoon. In the new location the Center will be able to expand the food options provided to patients, and will have a space where Patients could comfortably eat and interact/mingle with other patients.

In addition to the current efforts to create community awareness and education activities related to HIV and substance abuse matters, St Jude Health Wellness Center is committed to providing Sexually Transmitted Disease (STD) testing free of charge (to detect HIV, syphilis, hepatitis A, B & C, oral herpes or genital herpes) as an additional contribution and retribution to the community, once the move to the new Coral Gables location is completed.

The future plan for St Jude Health Wellness Center is to open two additional locations in Miami, with the new Coral Gables location as the headquarters, once all three are operational.

Outcomes

Based on the existing data collected and managed in the current location, once the relocation is completed, 92 new patients per day will start using the services of the Center, rising to an estimated of 150 patients daily. This calculation was made taking in consideration the current amount of patients serviced by Center and those who have contacted the Center, but could not use the services due the limitation in space. This number is very conservative considering that patients referred from other sources, such as other physicians and center, have not been taken into account.

This new location will also allow the Center to create a minimum of 6 new jobs as soon as the move is completed.

The most important of all the achievements resulting from the Center's relocation is the improvement of the patient's overall experience and quality service provided, which will be measure by surveys, interviews, and the statistics of monthly active patients of the Center.

Credentials

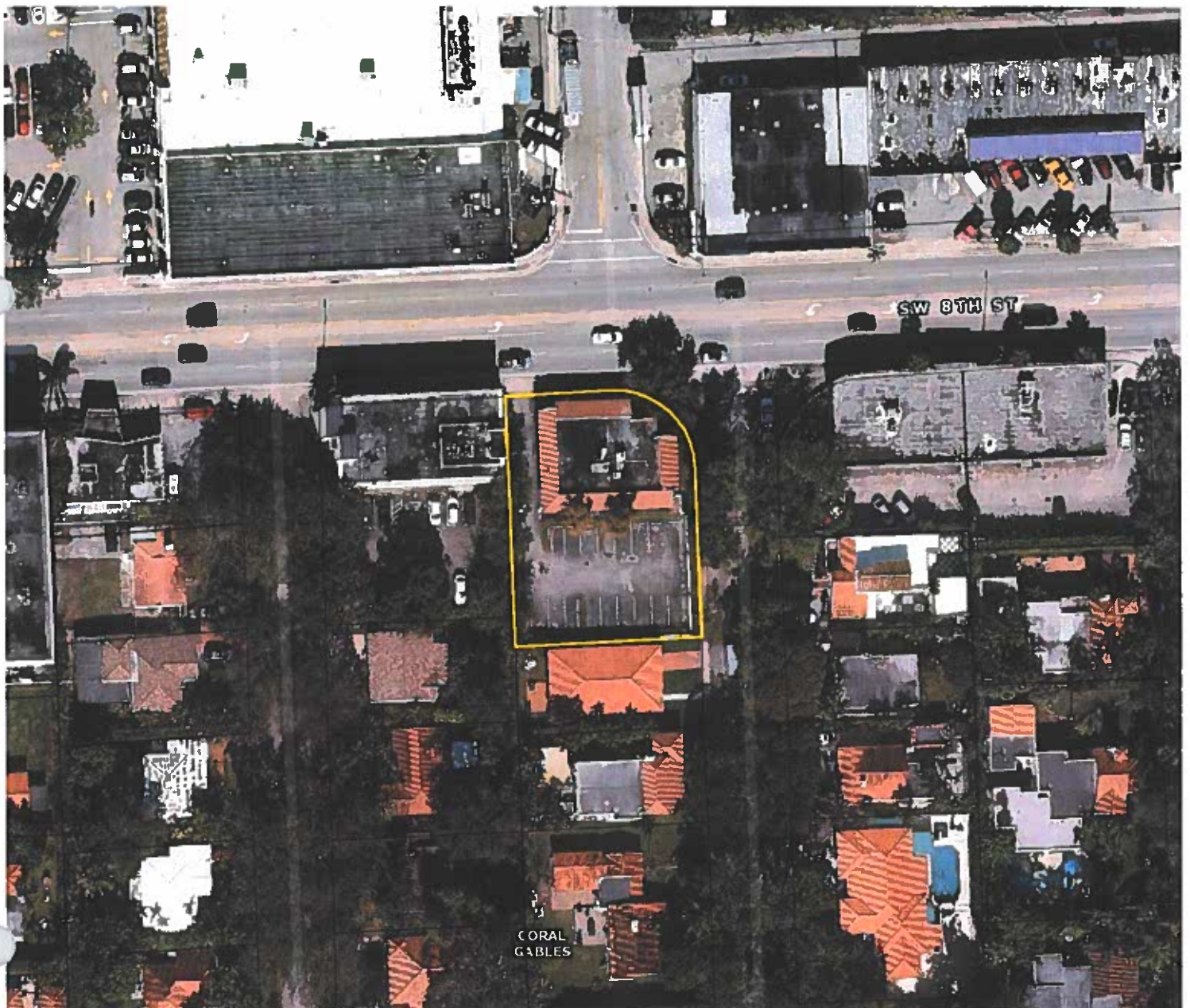
Nowadays, the staff working in the Center has demonstrated its ability to manage the daily operations. The Center has been operating for one year and a half, and the number of patients has increased exponentially along the time.

The current professional staff of the center is composed of:

- Luis L. Mas. Medical Doctor – Principal Investigator.
 - Clinical Director, St Jude Health Wellness Center, Miami, USA.
 - HIV Specialist, Board Certified, USA.
 - Medical Doctor in Florida.
 - Assistant Professor of Internal Medicine, Cuba.
 - Fellowship in Internal Medicine, Cuba.
 - Numerary Member of Internal Medicine Cuban Society, Cuba.
 - Board Certified in Internal Medicine, Cuba.
 - Doctor in Medicine, Havana, Cuba.

- Niraj Mehta. Medical Doctor.
- Ana María Garzon. Bachelor of Arts in Psicology.
- Jesimar El Yamel Vera. Bachelor of Arts in Psicology.
- Saily Delgado. Licensed Mental Health Counselor.
- Maylin Veloso. Medical Assistant.
- Daniel Primera. Business Administrator.

AERIAL VIEW



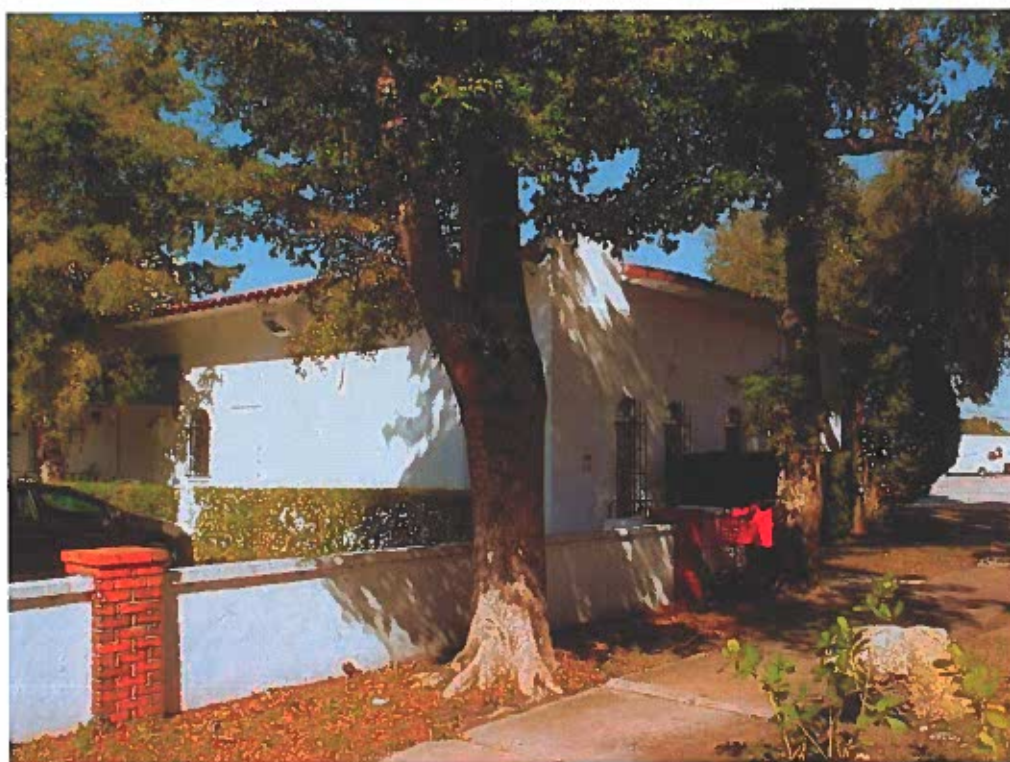








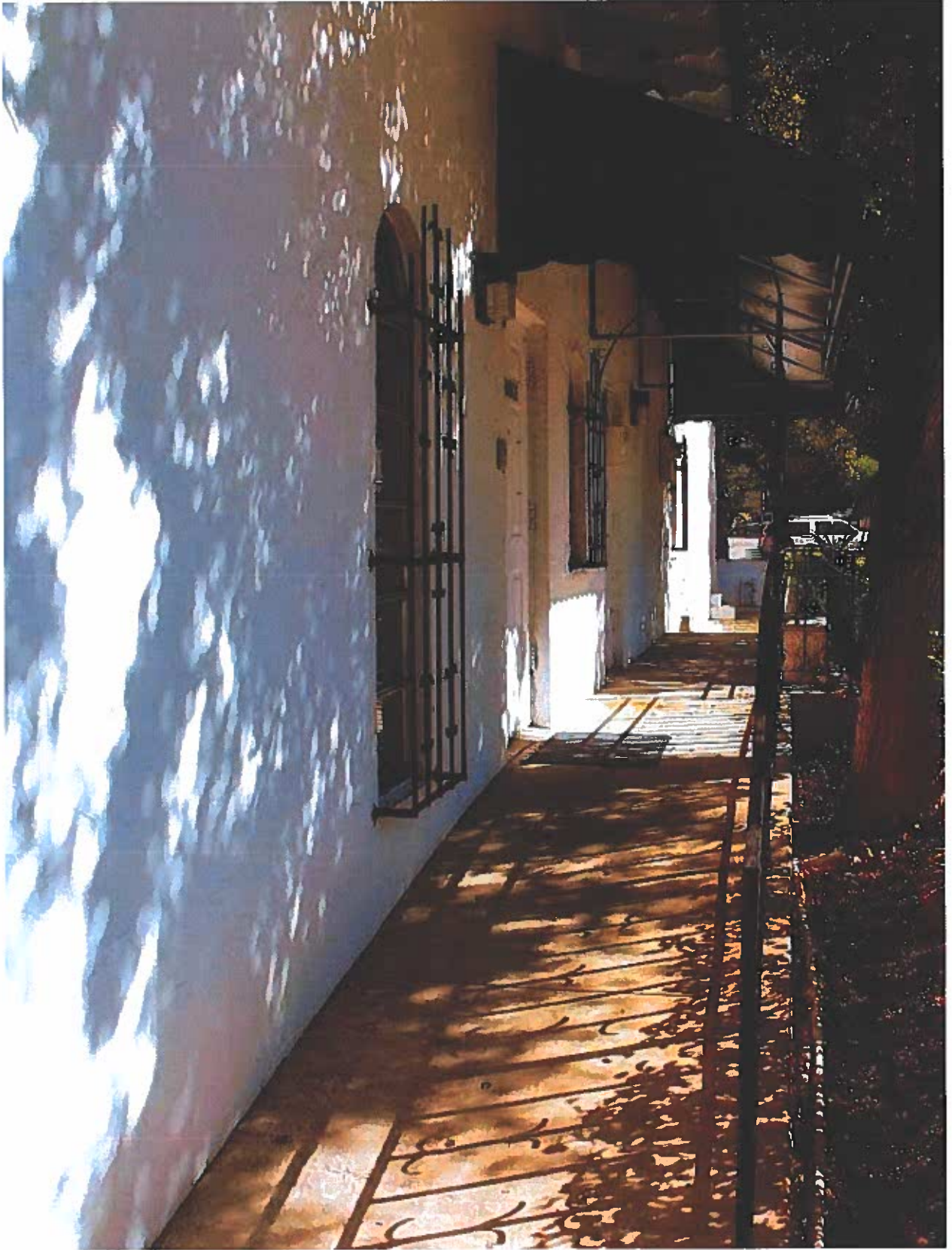


















LOCATION SKETCH

SCALE: NTS



JOB No. 19-014800 CLIENT: ST JUDE HEALTH WELLNESS CENTER
PROPERTY ADDRESS 4800 SW 8 ST Coral Gables, FL 33134-2523
LEGAL DESCRIPTION: (FURNISHED BY CLIENT)
LOTS 1 AND 2 , BLOCK 18
SUBDIVISION CORAL GABLES GRANADA SEC REV

ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8 AT PAGE 113
OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHT-OF-WAY OF RECORD, UNDERGROUND ENCROACHMENTS IF ANY, NOT LOCATED.

SURVEYOR'S NOTES:

- 1-) IF SHOWN, BEARINGS AND ANGLES ARE REFEREED TO SAID PLAT IN LEGAL DESCRIPTION.
- 2-) THE RELATIVE CLOSURE IN THE FIELD MEASURED BOUNDARY IS BETTER THAN: 1 FOOT IN 7,500 FEET; LINEAR (SUBURBAN).
- 3-) A TITLE REPORT WAS NOT PROVIDED FOR THIS SURVEY. THEREFORE, THERE MAY BE RESTRICTIONS ON THIS PARCEL THAT ARE NOT SHOWN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. NO EXPRESSED OR IMPLIED DETERMINATION OF TITLE OR OWNERSHIP TO THE LAND DESCRIBED IS MADE.
- 4-) THERE MAY BE UNDERGROUND UTILITY LOCATIONS AND SUBSURFACE FEATURES WITHIN THE PARCEL THAT ARE NOT SHOWN. THERE IS NO VISIBLE SURFACE OR OVERHEAD ENCROACHMENT, OTHER THAN SHOWN ON THIS SURVEY.
- 5-) IT IS A VIOLATION OF RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY DRAWING WITHOUT THE PRIOR WRITTEN CONSENT OF THE SURVEYOR.
- 6-) INFORMATION OF TREE PROVIDED: DIAMETER (Ø), HEIGHT (H), CANOPY SHADE (CS). ALL NAMES ARE NOTED TO SURVEYORS ABILITY. SURVEYOR IS NOT AN ARBORIST AND CANNOT PROVIDE SCIENTIFIC NAMES OF TREE AND OR PLANTS.

ELEVATION INFORMATION:

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY DATED OR
REVISED ON 09-11-09 THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN ZONE X
BASE FLOOD ELEVATION N/A COMMUNITY 120639 PANEL NUMBER 0294 SUFFIX L
ELEVATIONS(WHEN SHOWN) REFER TO N.G.V.D., 1929 DATUM,
COUNTY BENCHMARK USED D-238 ELEVATIONS 9.88' FEET B.M. LOCATION SW 8 ST
GRANADA BLVD

CERTIFIED TO:

ST JUDE HEALTH WELLNESS CENTER

MAQ
SERVICES INC
Professional Land Surveyors, Mapper
CERTIFICATE No.L.B. 8064
STATE OF FLORIDA
Main Line: (305) 901-1317
Fax: (305) 901-1323

BY: _____

LEONARDO MAQUEIRA, P.S.M
CERTIFICATE No.L.S.-6992
STATE OF FLORIDA

SURVEY DATE: 01-31-2019

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



MAO SERVICES, INC.
Professional Land Surveyors, Mapper
CERTIFICATE No.L.B. 8064
STATE OF FLORIDA
Main Line: (305) 901-1317
Fax: (305) 901-1323

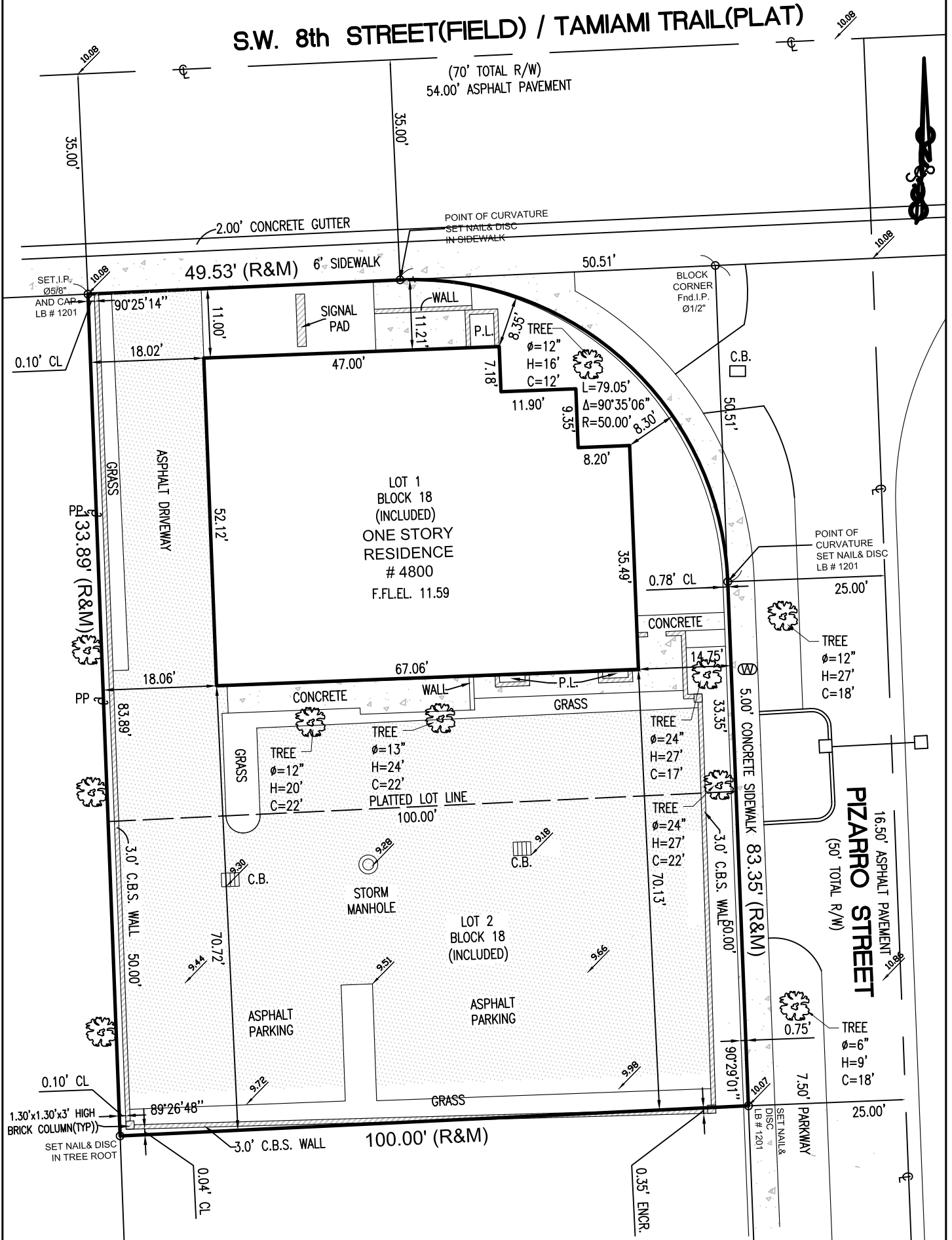
PAGE 2 OF 2
NOT VALID WITHOUT PAGE 1 OF 2

JOB No. 19-014800

SCALE: 1" = 20'

BOUNDARY SURVEY

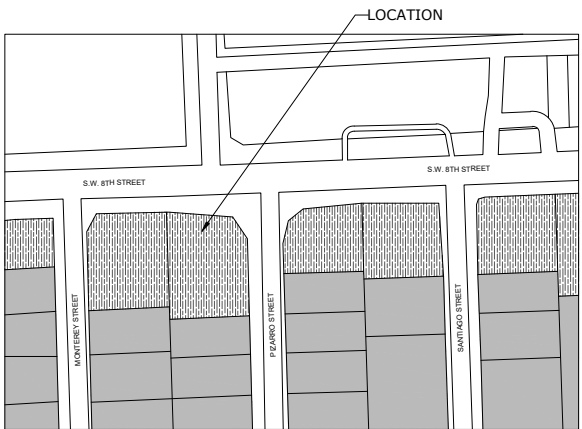
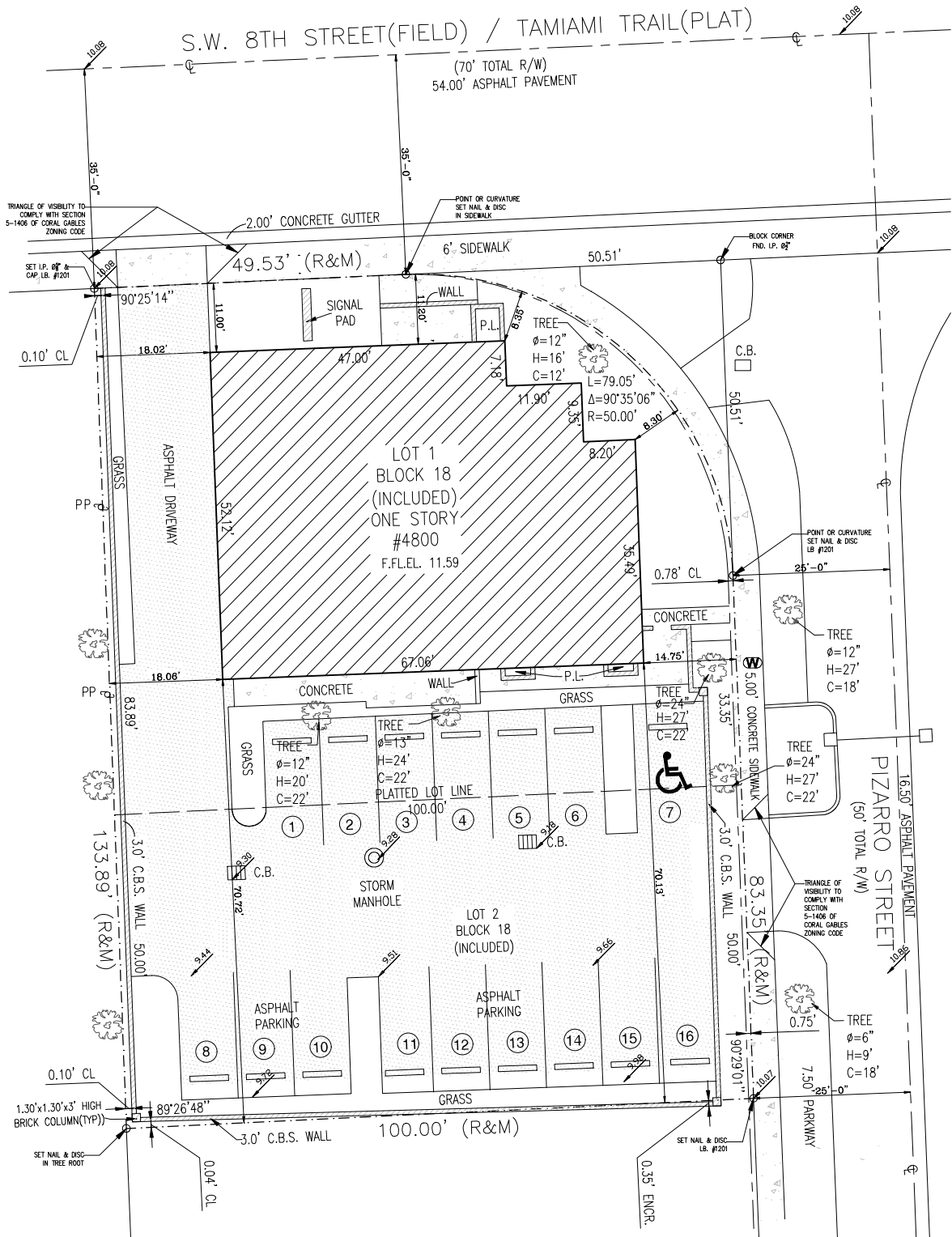
S.W. 8th STREET(FIELD) / TAMiami TRAIL(PLAT)



LEGEND AND ABBREVIATIONS

0.00' = ELEVATION	F.N. = FOUND NAIL	E.M. = ELECTRIC METER	CONC. = CONCRETE
DRWY. = DRIVEWAY	P.O.C. = POINT OF COMMON-CEMENT	P.I. = POINT OF INTERSECTION	CONC. FOUNDATION
U.P. = UTILITY POLE	F.D.H. = FOUND DRILL HOLE	P.R.C. = POINT OF REVERSE CURVE	Δ = CENTRAL ANGLE
B.O.B. = BASIS OF BEARINGS	P.T. = POINT OF TANGENCY	P.C. = POINT OF CURVATURE	-/- = WOOD FENCE
A/C = AIR CONDITIONING PAD	E.N.C. = ENCROACHMENT	F.N.D. = FOUND NAIL/DISK	-X- = CHAIN LINK FENCE
A = ARC DISTANCE	F.H. = FIRE HYDRANT	P.C.C. = POINT OF COMPOUND CURVE	= C.B.S. WALL
BLDG. = BUILDING	F.I.P. = FOUND IRON PIPE	M/L = MONUMENT LINE	B/C = BLOCK CORNER
C.B. = CATCH BASIN	F.I.R. = FOUND REBAR	N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM	R = RADIUS
C.B.S. = CONCRETE BLOCK STRUCTURE	I.F.E. = LOWEST FLOOR ELEVATION	O.E. = OVERHEAD ELECTRIC LINE	RAD. = RADIAL
CH. = CHORD DISTANCE	I.P. = LIGHT POLE	P.B. = PLAT BOOK	RES. = RESIDENCE
CL. = CLEAR	(M) = MEASURED	P.C.P. = PERMANENT CONTROL POINT	R/W = RIGHT OF WAY
C/L = CENTER LINE	(R) = RECORD	P.G. = PAGE	SEC. = SECTION
CONC. = CONCRETE	(R & M) = RECORD & MEASURED	P.O.B. = POINT OF BEGINNING	S.I.P. = SET IRON PIPE
		P/L = PROPERTY LINE	STY = STORY
		N.T.S. = NOT TO SCALE	SWK = SIDEWALK
			UE. = UTILITY EASEMENT
			OVERHEAD ELECTRIC
			UTILITY CONC. POLE
			WATER METER
			METAL FENCE

ST. JUDE HEALTH WELLNESS CENTER
CHANGE OF USE
4800 S.W. 8TH ST.
CORAL GABLES, FL 33134-2523



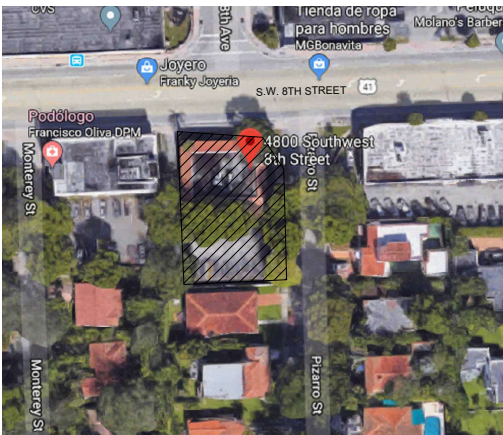
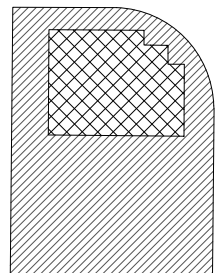
ZONING MAP
ZONING DISTRICTS

(SFR) SINGLE-FAMILY RESIDENTIAL DISTRICT	(S) SPECIAL USE DISTRICT
(MF1) MULTI-FAMILY 1 DUPLEX DISTRICT	(P) PRESERVATION DISTRICT
(MF2) MULTI-FAMILY 2 DISTRICT	(CL) COMMERCIAL LIMITED DISTRICT
(MFSA) MULTI-FAMILY SPECIAL AREA DISTRICT	(C) COMMERCIAL DISTRICT
(UCD) UNIVERSITY CAMPUS DISTRICT	(I) INDUSTRIAL DISTRICT

ZONING INFORMATION

CLASSIFICATION: COMMERCIAL LIMITED DISTRICT (CL) MEDICA CLINIC/OFFICES "CONDITIONAL USE"		
PERFORMANCE STANDARDS: PARCEL OF LAND: (LESS THAN 45 FT IN HEIGHT) MIN. PARCEL SIZE: 2500 SF PROVIDED: 12,822 SF		
GROSS BUILDING SF 1ST FLOOR: 3,265 SF		
NET BUILDING SF 1ST FLOOR: 3,265 SF		
SETBACKS: FRONT: SIDE STREET: SIDE: REAR: ALLEY OR STREET: NO ALLEY OR STREET:	MIN. (0) FT (0) FT (0) FT (8.30) FT	PROVIDED: (11) FT(5) FT (14.75) FT (18.02) FT (70.13) FT NA NA
FAR: HEIGHT:	MAX. 3.0 3 STORIES OR 45 FT	PROVIDED: 0.25 1 STORY LESS THAN 45 FT
PARKING REQUIREMENTS: SPACE: PARKING CALCULATIONS: MIN. 1/200 SF TOTAL SPACES:	8'-6"x18'.00" REQUIRED 16 SPACES 1 SPACES 16 SPACES	8'-6"x18'.00" PROVIDED 16 SPACES 1 SPACES 16 SPACES

BUILDING AREA DIAGRAM



2 AERIAL VIEW
NTS

LEGEND

JOB AREA

INDEX

DWG	TITLE	SHEET
SP-1	EXISTING AND PROPOSED SITE PLAN	1 OF 1

LEGAL DESCRIPTION AND ZONING INFORMATION:

ADDRESS: 4800 SW 8TH STREET, CORA GABLES, FL 33134-2523
OWNER: ST. JUDE HEALTH WELLNESS CENTER
SUB-DIVISION: CORAL GABLES GRANADA SEC REV
MUNI ZONE: CB
ZONING CODE : CL

FOLIO NUMBER: 03-4107-018-2040

EXISTING LAND USE: 113-OFFICE BUILDING

PA ZONE: 6400 COMMERCIAL-CENTRAL

LEGAL DESCRIPTION:

CORAL GABLES GRANADA SEC REV

PB 8-113

LOTS 1 & 2 BLK 18

LOT SIZE IRREGULAR

OR 19482-1384 0101 5 (3)

COC 24340-0661 03 2006 1

APPLICABLE CODES

- * FLORIDA BUILDING CODE 2017
- * FLORIDA FIRE PREVENTION CODE
- * FLORIDA EXISTING BUILDING CODE 2017
- * FLORIDA ENERGY CONSERVATION CODE 2017
- * NFPA
- * LOCAL REGULATIONS ON FIRE SAFETY CODE FOR FIRE PROTECTION SYSTEMS

PROPOSED BUILDING INFORMATION:

CLASSIFICATION:	OCCUPANCY TYPE	FIRE RESISTANT RATE
BUSINESS	GROUP B	1 HOUR

FAUSTO GUERRERO
PROFESSIONAL ENGINEER
PE 50465
17082 SW 91 AVE.
PALMETO BAY, FL
(786) 443-1685

SEAL:

PROJECT TITLE:
ST. JUDE HEALTH WELLNESS CENTER
CHANGE OF USE

OWNER:
WALDO TOYOS, SUSANA S. TOYOS

ADDRESS:
4800 S.W. 8TH ST. CORAL GABLES, FL 33134-2523

REVISIONS DATE

REVISIONS	DATE

SHEET TITLE:

SITE PLAN

DRAWN :

MDJA

CHECKED :

FG

DATE :

02/04/18

SCALE :

AS SHOWN

DRAWING NUMBER:

SP-1

SHEET NUMBER: 1 of 1

Project No. #19.091



ST JUDE HEALTH WELLNESS CENTER

Coral Gables, February 2019

Development Rivew Committee

Letter of Acknowledgement

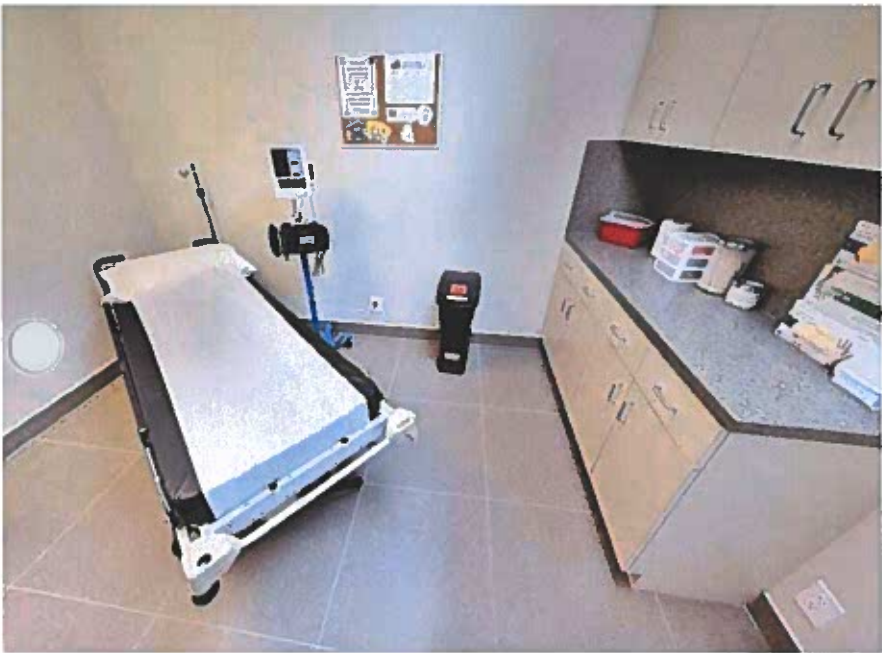
Dear Committee.

This letter is to let you know that St. Jude Health Wellness Center, Corp expects to work at the Coral Gables facility at 4800 SW 8th St, Coral Gables, Fl. 33144 without altering or changing any existing areas.

No more to reference.

Best Regards.

Marilyn Rodriguez
St Jude Health Wellness Center





23-1-9
SWS

A-3
revised

Sheet

PROJECT NO. 80073

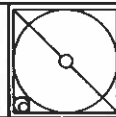
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DATE: 08-78-49

CHECKED BY: [Signature]

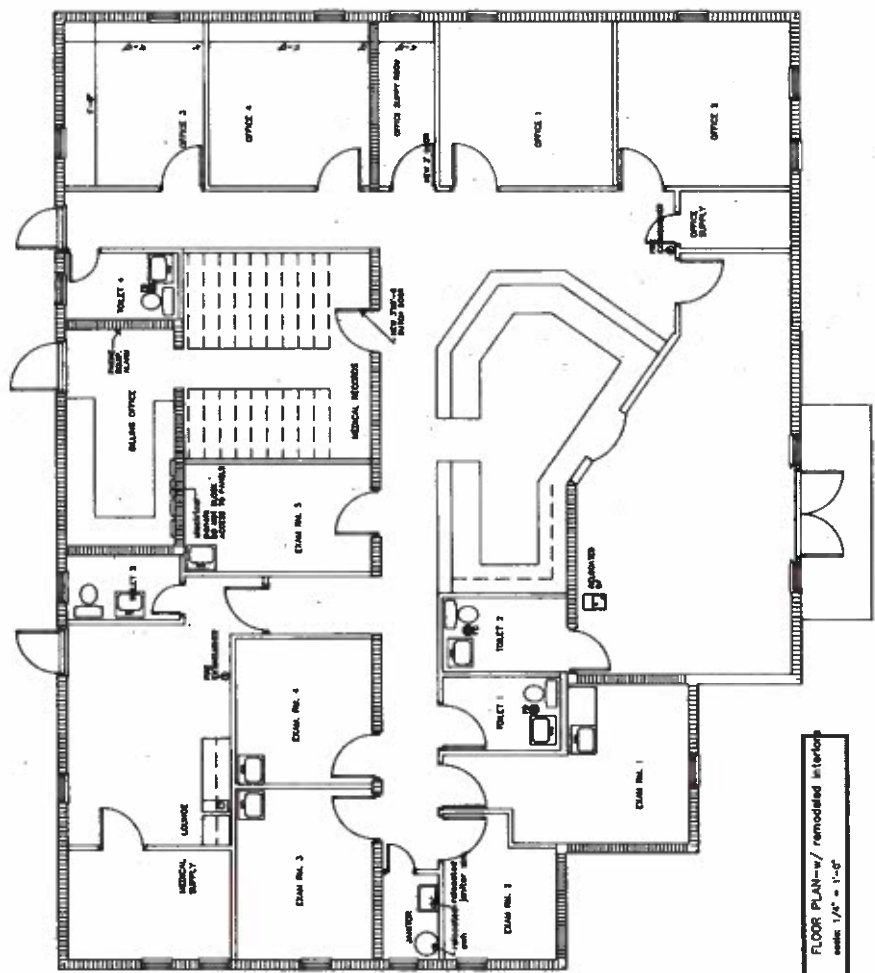
DRAWN BY:

orchitque, inc
architecture interiors planning
4115 laguna street
coral gables, florida 33146
Phone: 305.444.0892 fax: 305.380-1815
also in carroll



AM INTERIOR RENOVATING FOR
DR. WOODS HOSPITAL
4800 SW 8th STREET
CORAL GABLES, FLORIDA

REVISIONS



FLOOR PLAN-w/ renovated interior
scale: 1/4" = 1'-0"

SHEET

PROJECT NO. 104973

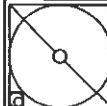
SCALE: AS SHOWN

DATE: 11-1-88

DRAWN BY:

DESIGNED BY:

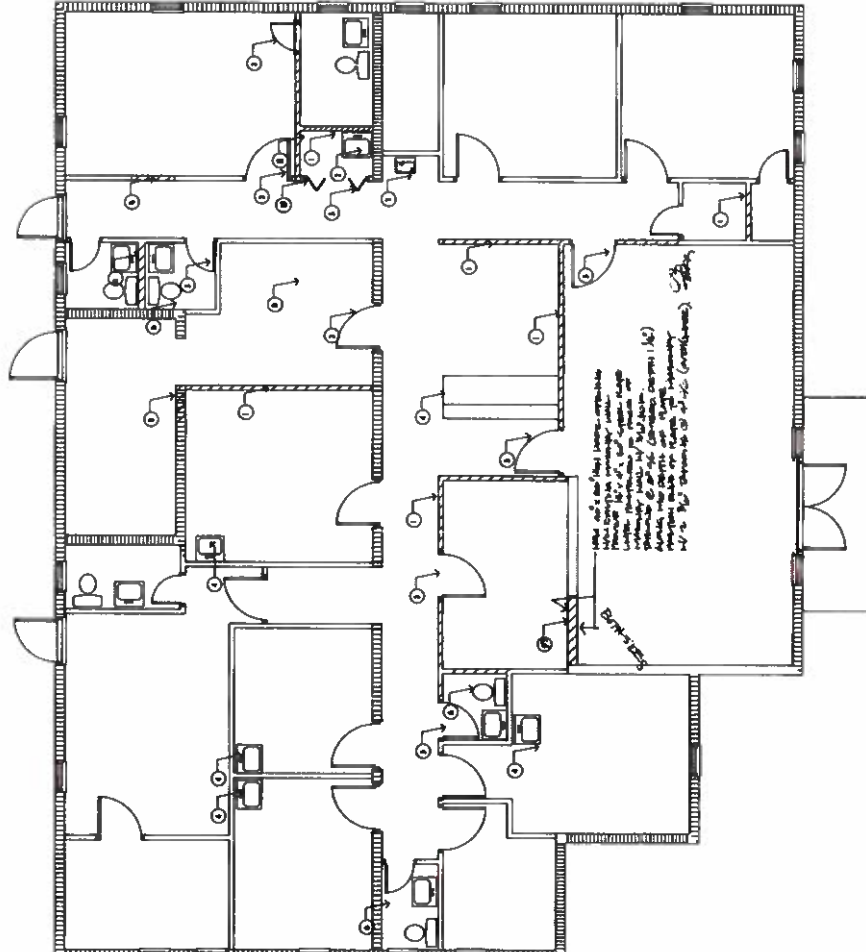
architect, inc.
7520 s.w. 57th avenue, suite g
south miami, florida 33143
phone: 305.666.8804 fax: 305.380-1615



AN INTERIOR RESTORATION FIRM
QUANTUM CRAFT, INC.
4800 SW 8TH STREET
CORAL GABLES, FLORIDA

EXISTING FLOOR PLAN

Scale 1/4" = 1'-0"

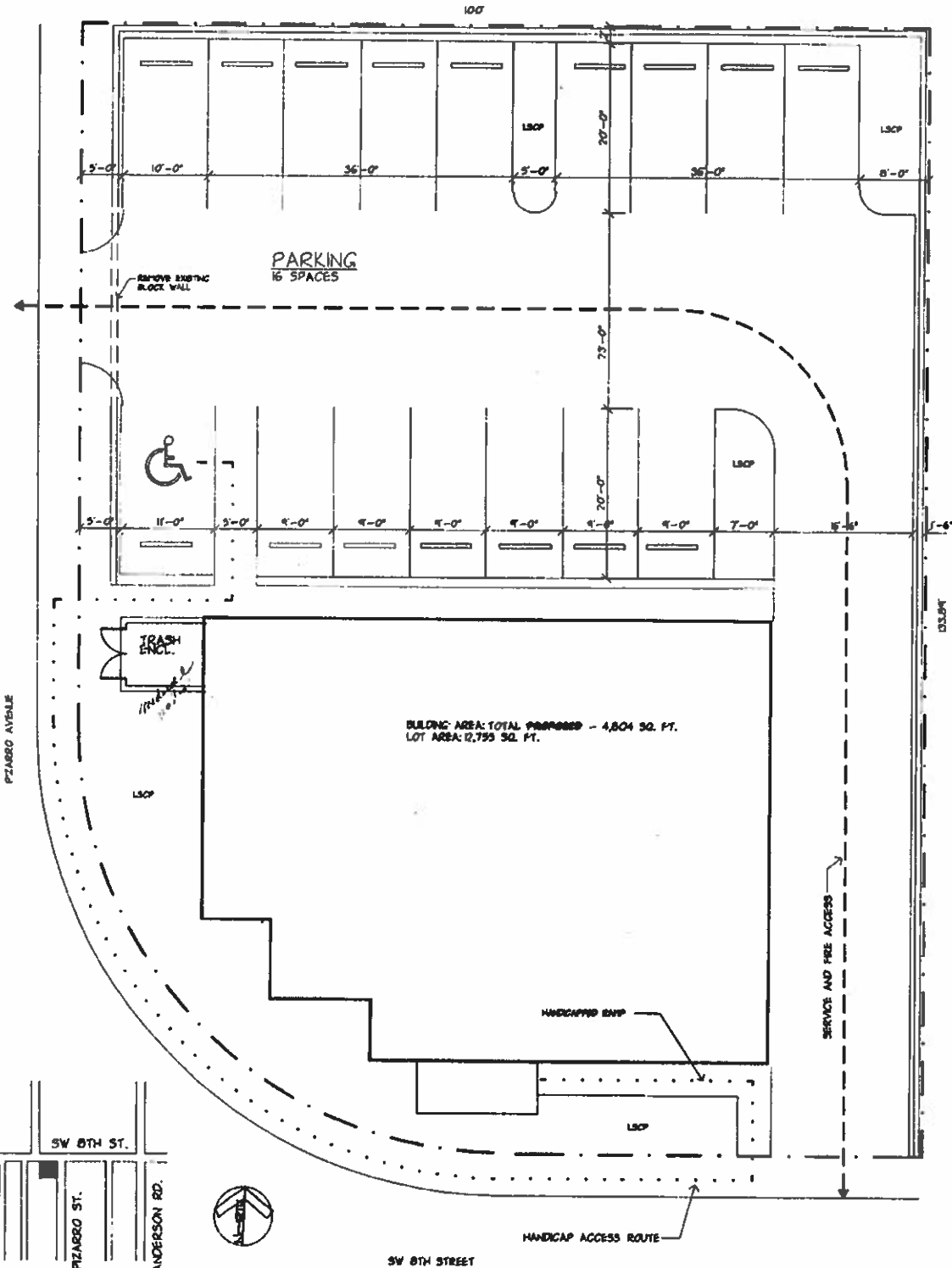


LEGEND	
	EXISTING WALL
	PROPOSED WALL
	Partition to be removed

GENERAL NOTES

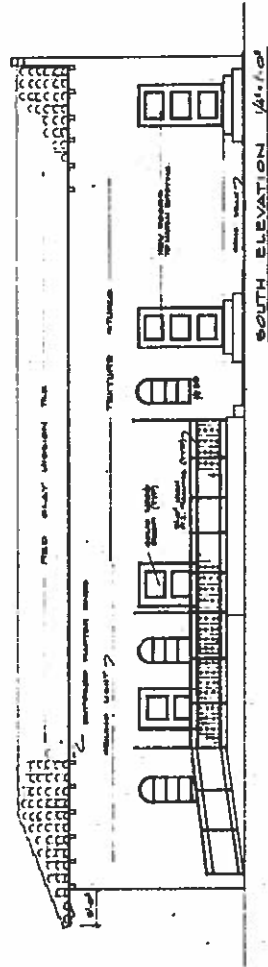
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI BUILDING CODE.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI PLUMBING CODE.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI ELECTRICAL CODE.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI MECHANICAL CODE.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI FIRE CODE.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI HEALTH CODE.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI ENVIRONMENTAL CODE.
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI ZONING CODE.
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI LAND USE CODE.
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI HISTORIC PRESERVATION CODE.
11. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI ARTS AND CULTURE CODE.
12. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI TOURISM CODE.

PARKING LOT

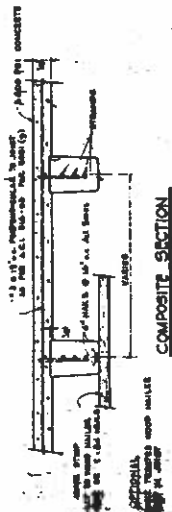


LOCATION PLAN

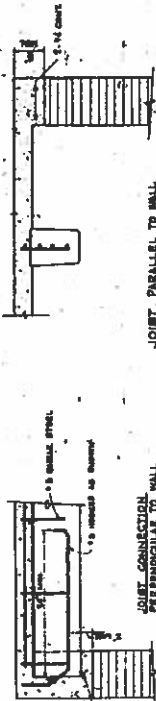
SITE PLAN
V8-4-0



ALL DIMENSIONS ARE IN FEET AND INCHES
 UNLESS OTHERWISE SPECIFIED
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 1/4" = 4'-0"
 1/8" = 2'-0"
 1/16" = 1'-0"
 1/32" = 6"-0"
 1/64" = 3"-0"
 1/128" = 1'-0"
 1/256" = 6"-0"
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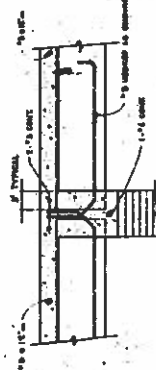


COMPOSITE SECTION



JOINT CONNECTION PERPENDICULAR TO WALL

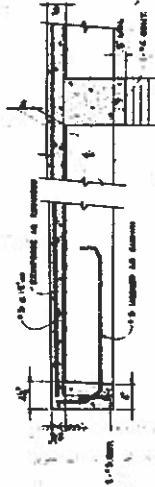
END WALL CONDITIONS



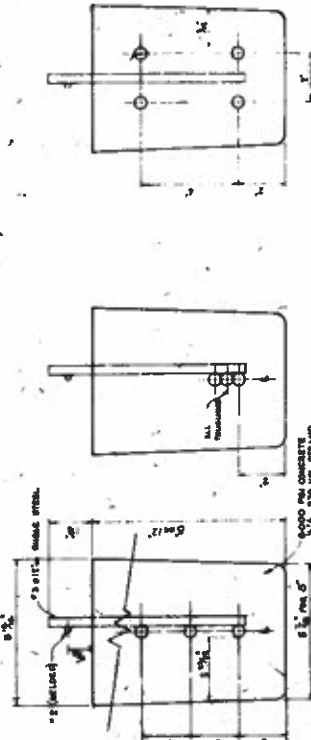
JOINT CONNECTION AT PARTY WALL



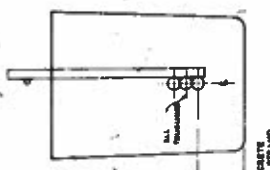
CANTILEVERED SLAB



CANTILEVERED JOINT DETAIL



END CROSS SECTION



MIDSPAN CROSS SECTION

END CROSS SECTION

STRAND DETAILS

TABLES OF SPACING & SAME SUPERIMPOSED LOADS (PSF) DEFLECTION (IN)

S. & S. DEFLECTION - 25 FT. SPACING - 1000 LB. LOAD																																																		
SPACING	12	14	16	18	20	22	24	26	28	30	32	34	36	38	40	42	44	46	48	50	52	54	56	58	60	62	64	66	68	70	72	74	76	78	80	82	84	86	88	90	92	94	96	98	100					
DEFLECTION	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	2.0	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0
12	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	2.0	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0
14	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	2.0	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0	
16	1.3	1.4	1.5	1.6	1.7	1.8	1.9	2.0	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0		
18	1.4	1.5	1.6	1.7	1.8	1.9	2.0	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0			
20	1.5	1.6	1.7	1.8	1.9	2.0	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0				
22	1.6	1.7	1.8	1.9	2.0	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0					
24	1.7	1.8	1.9	2.0	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0						
26	1.8	1.9	2.0	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0							
28	1.9	2.0	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0								
30	2.0	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0									
32	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0										
34	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0											
36	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0												
38	2.4	2.5	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0													
40	2.5	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0														
42	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0															
44	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0																
46	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0																	
48	2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0																		
50	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0																			
52	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0																				
54	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0																					
56	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0																						
58	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0																							
60	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0																								
62	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0																									
64	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0																										
66	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0																											
68	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0																												
70	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0																													
72	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0																														
74	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0																															
76	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0																																
78	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0																																	
80	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0																																		
82	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0																																			
84	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0																																				
86	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0																																					
88	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0																																						
90	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0																																							
92	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0																																								
94	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0																																									
96	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0																																										
98	5.4	5.5	5.6	5.7	5.8	5.9	6.0																																											
100	5.5	5.6	5.7	5.8	5.9	6.0																																												

SPACING	12	14	16	18	20	22	24	26	28	30	32	34	36	38	40	42	44	46	48	50	52	54	56	58	60	62	64	66	68	70	72	74	76	78	80	82	84	86	88	90	92	94	96	98	100					
DEFLECTION	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	2.0	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0
DEFLECTION	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	2.0	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0
DEFLECTION	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	2.0	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0
DEFLECTION	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	2.0	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0
DEFLECTION	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	2.0	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0
DEFLECTION	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	2.0	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0
DEFLECTION	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	2.0	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0
DEFLECTION	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	2.0	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0
DEFLECTION	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	2.0	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0
DEFLECTION	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	2.0	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0
DEFLECTION	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	2.0	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0
DEFLECTION	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	2.0	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0
DEFLECTION	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	2.0	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0
DEFLECTION	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	2.0	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0
DEFLECTION	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	2.0	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0
DEFLECTION	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	2.0	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0
DEFLECTION	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	2.0	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0
DEFLECTION	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	2.0	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0
DEFLECTION	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	2.0	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0
DEFLECTION	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	2.0	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0
DEFLECTION	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	2.0	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0
DEFLECTION	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	2.0	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0
DEFLECTION	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	2.0	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0
DEFLECTION	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	2.0	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0
DEFLECTION	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	2.0	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0
DEFLECTION	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	2.0	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0
DEFLECTION	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	2.0	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0
DEFLECTION	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	2.0	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0
DEFLECTION	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	2.0	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0
DEFLECTION	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	2.0	2.1	2.2	2.3	2.4	2.5	2.6																																		

NOTE: SPACING SHOWN AT MIDSPAN UNTIL TOPPING HAS ATTAINED MIN. STRENGTH OF 2000 PSI

LEGEND

- ① Top Joint
- ② Slab or Joist
- ③ Reinforcement at Straps
- ④ Reinforcement at Ends
- ⑤ Reinforcement at Corners

LEAP ASSOCIATES
1000 W. 10th Street
ST. LOUIS, MO 63101

STANDARD JOIST DETAILS
PREFABRICATED SYSTEMS INC.

JOIST SIZE: 12" x 12"

JOIST SPACING: 16" o.c.

JOIST WEIGHT: 760-G 1

21360-B



SEE MEDICAL BUREAU IN DAS A PR-2735 REAMUTZ	DO NOT WRITE IN THESE SPACES 2-8
Civil Control, Bureau	EUGENE R. FORTUN AGENT

Q1360-B

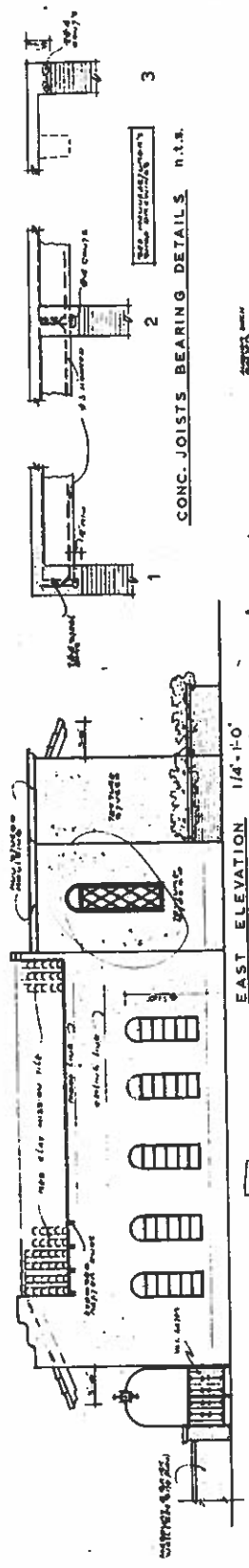


1/2" x 0"

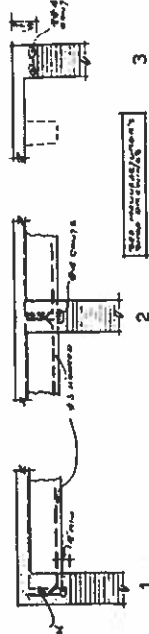
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COO MEXICO BUILDING CO
DRS A PATEZ & S. ROCA
CONS. ENGEN. LIMA-2
308
EUGENE R. FOATUN
ARCHTCT

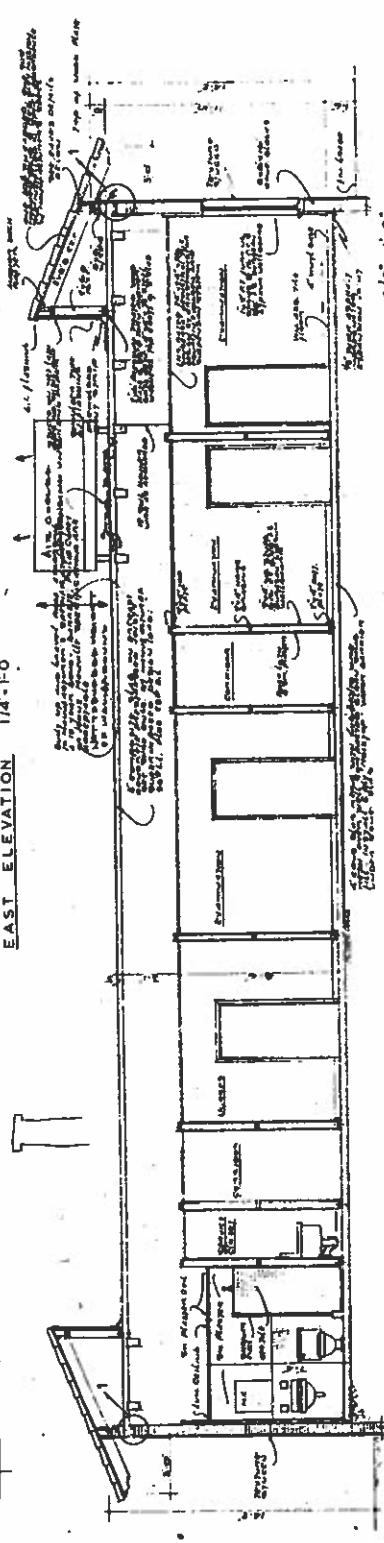
Q1360-B



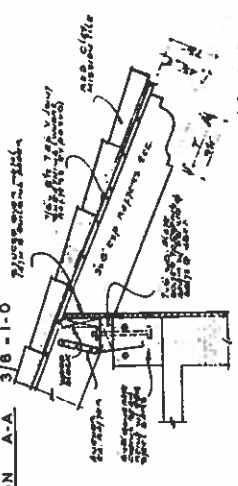
EAST ELEVATION 1/4" = 1'-0"



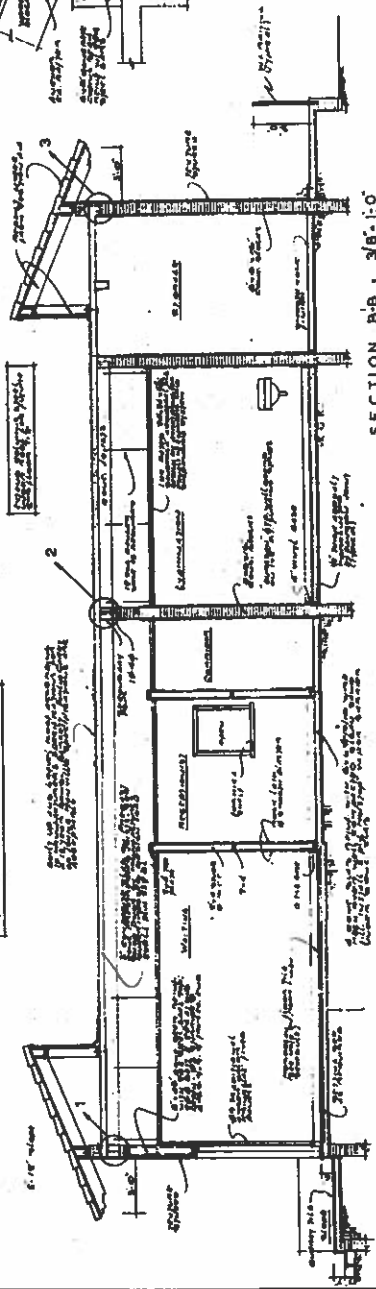
CONC. JOISTS BEARING DETAILS N.E.S.



SECTION A-A 3/8" = 1'-0"



EAVES DETAIL 1-1/2" = 1'-0"



SECTION B-B 3/8" = 1'-0"

DESIGNED BY
DONALD S. RICHMOND
 Civil Engineer
 1015 N. 1st St.
 ST. LOUIS, MO.
 DRAWN BY
EUGENE W. FORTUN
 ARCHT.
 1015 N. 1st St.
 ST. LOUIS, MO.

21360-B

FIXTURE CONNECTION SCHEDULE

FIXTURE	DESCRIPTION	CM	W	WASTE	REMARKS
1	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
2	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
3	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
4	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
5	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
6	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
7	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
8	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
9	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
10	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
11	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
12	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
13	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
14	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
15	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
16	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
17	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
18	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
19	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
20	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
21	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
22	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
23	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
24	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
25	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
26	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
27	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
28	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
29	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
30	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
31	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
32	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
33	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
34	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
35	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
36	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
37	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
38	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
39	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
40	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
41	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
42	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
43	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
44	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
45	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
46	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
47	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
48	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
49	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
50	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
51	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
52	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
53	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
54	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
55	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
56	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
57	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
58	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
59	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
60	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
61	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
62	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
63	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
64	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
65	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
66	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
67	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
68	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
69	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
70	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
71	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
72	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
73	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
74	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
75	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
76	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
77	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
78	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
79	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
80	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
81	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
82	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
83	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
84	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
85	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
86	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
87	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
88	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
89	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
90	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
91	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
92	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
93	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
94	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
95	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
96	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
97	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
98	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
99	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	
100	1/2" x 1/2" x 1/2" x 1/2"	1	1	1	

PLUMBING FIXTURE SPECIFICATIONS

1. All fixtures to be installed in accordance with the specifications of the American Water Works Association (AWWA) and the International Association of Plumbing and Mechanical Officials (IAPMO).

2. All fixtures to be installed in accordance with the specifications of the American National Standards Institute (ANSI) and the International Association of Plumbing and Mechanical Officials (IAPMO).

3. All fixtures to be installed in accordance with the specifications of the American National Standards Institute (ANSI) and the International Association of Plumbing and Mechanical Officials (IAPMO).

4. All fixtures to be installed in accordance with the specifications of the American National Standards Institute (ANSI) and the International Association of Plumbing and Mechanical Officials (IAPMO).

5. All fixtures to be installed in accordance with the specifications of the American National Standards Institute (ANSI) and the International Association of Plumbing and Mechanical Officials (IAPMO).

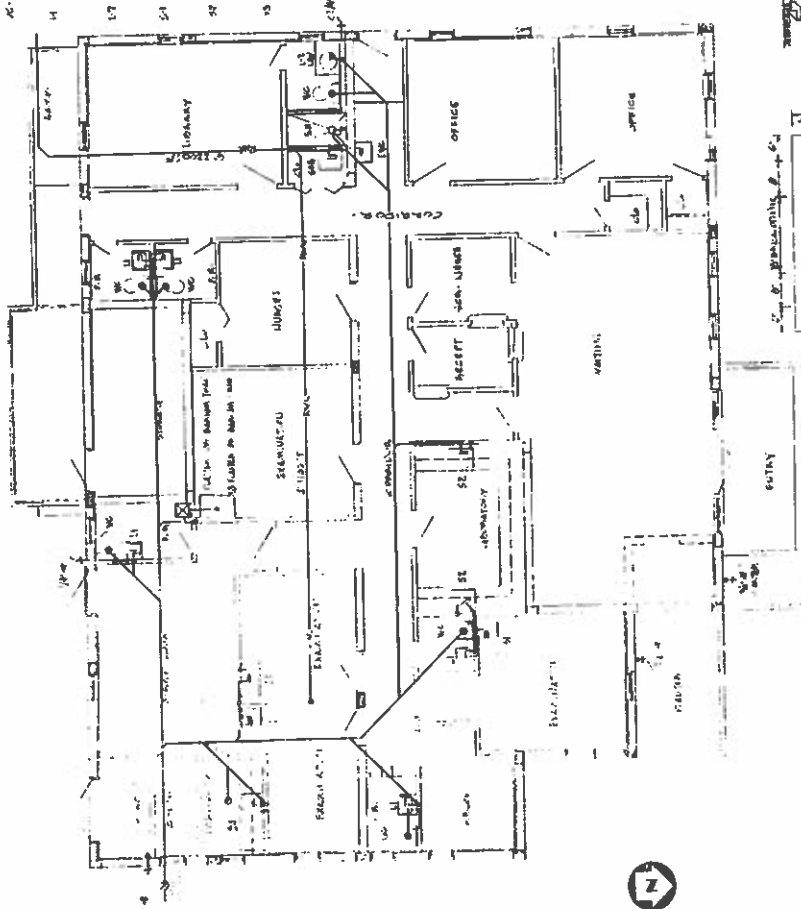
6. All fixtures to be installed in accordance with the specifications of the American National Standards Institute (ANSI) and the International Association of Plumbing and Mechanical Officials (IAPMO).

7. All fixtures to be installed in accordance with the specifications of the American National Standards Institute (ANSI) and the International Association of Plumbing and Mechanical Officials (IAPMO).

8. All fixtures to be installed in accordance with the specifications of the American National Standards Institute (ANSI) and the International Association of Plumbing and Mechanical Officials (IAPMO).

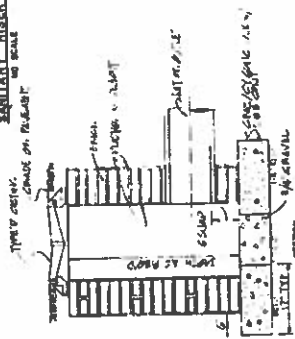
9. All fixtures to be installed in accordance with the specifications of the American National Standards Institute (ANSI) and the International Association of Plumbing and Mechanical Officials (IAPMO).

10. All fixtures to be installed in accordance with the specifications of the American National Standards Institute (ANSI) and the International Association of Plumbing and Mechanical Officials (IAPMO).



PLUMBING FLOOR PLAN

SANITARY RISER DIAGRAM



TYPE D CATCHBASIN

SCALE

SCALE

SCALE

SCALE

SCALE

SCALE

SCALE

SCALE

SCALE

SCALE

SCALE

SCALE

SCALE

SCALE

SCALE

SCALE

SCALE

SCALE

SCALE

SCALE

DESIGNED BY: J. K. ROY, P.E.
 CONSULTING ENGINEER
 1932
 100-1000

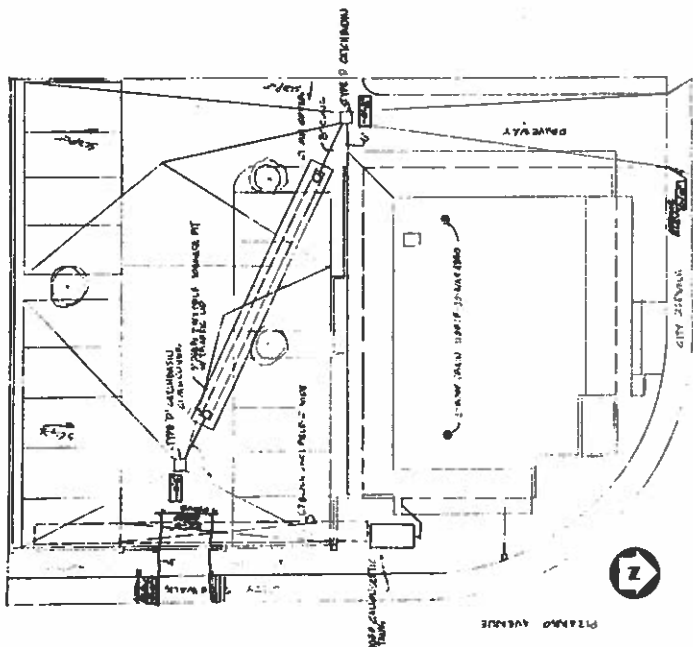
FOR MEDICAL BUILDING FOR
 DR. A. PEREZ & S. RODRIGUEZ
 100-1000

EUGENE R. EPTON
 100-1000

FLORIDA

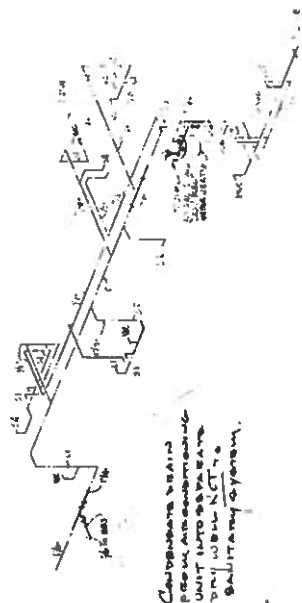
21360-B

1. The first group of people who are not in the majority are the people who are not in the majority.



SITE & ROOF PLYING PLAN

SEPTIC TANK DESIGN BASIS



HOT & COLD WATER RISER
NO SEAL

POLLUTION CONTROL
INTERNATIONAL MARK GROUP
AIR POLLUTION CONTROL
FLEX-ALOX ONLY
APPROVED

COB MEXICAL, DML-PHON FOR
JOS A. PEREZ & S. RODRIGUEZ

EUGENE R. FORTUN

10

087 310

81360-B

DATE 9/1/91

Manuel Gonzalez, P.E.
 120 Adams Ave.
 Coral Gables, FL 33134
 Phone: 305-441-1100
 Fax: 305-441-1101

IN MY PROFESSIONAL JUDGMENT & TO THE BEST OF MY KNOWLEDGE AND BELIEF THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE BUILDING CODES.

HOT & COLD WATER ISOMETRIC

INTERIOR REMODELING
 OFFICE BUILDING
 4800 S.W. 8 STREET
 MIAMI, FLORIDA

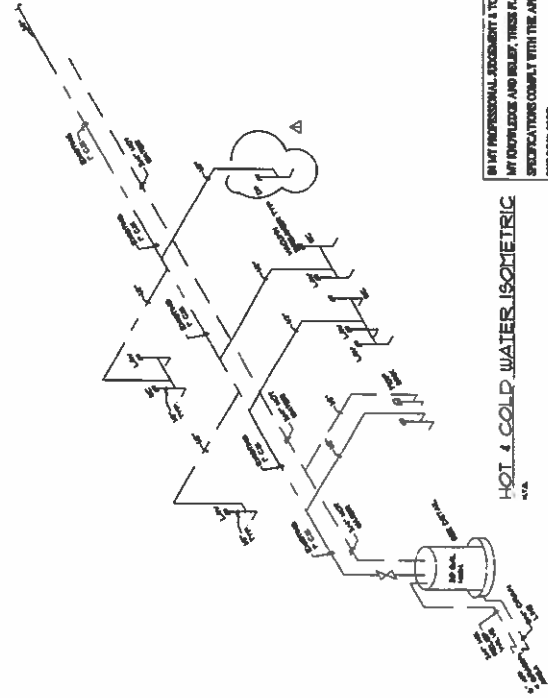
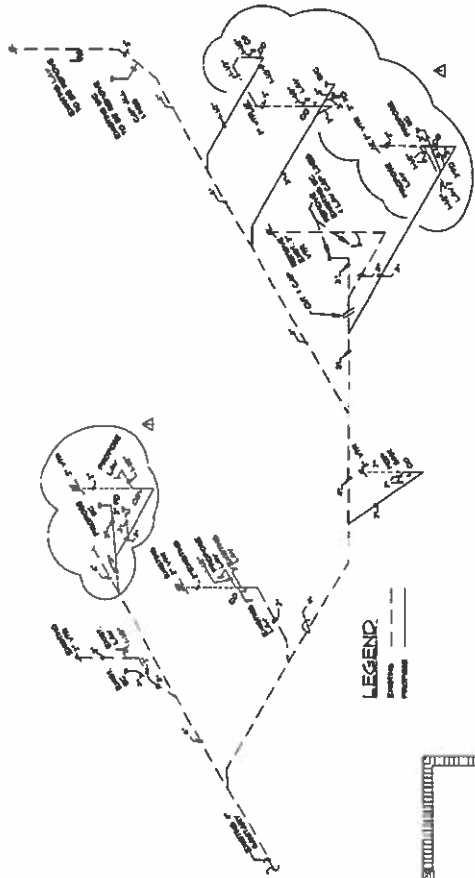
NO.	1	DATE	9/1/91
BY	J.G.	SCALE	AS SHOWN
CHECKED BY	J.G.	PROJECT NO.	91-001
APPROVED BY	J.G.	CLIENT	INTERIOR REMODELING
DATE	9/1/91	LOCATION	4800 S.W. 8 STREET
PROJECT NO.	91-001	DESIGNER	MANUEL GONZALEZ, P.E.



Lace Consulting Engineers, Inc.
 325 ALHAMBRA AVENUE, CORAL GABLES, FLORIDA 33134
 TELEPHONE: (305) 441-1100 FAX: (305) 441-1101

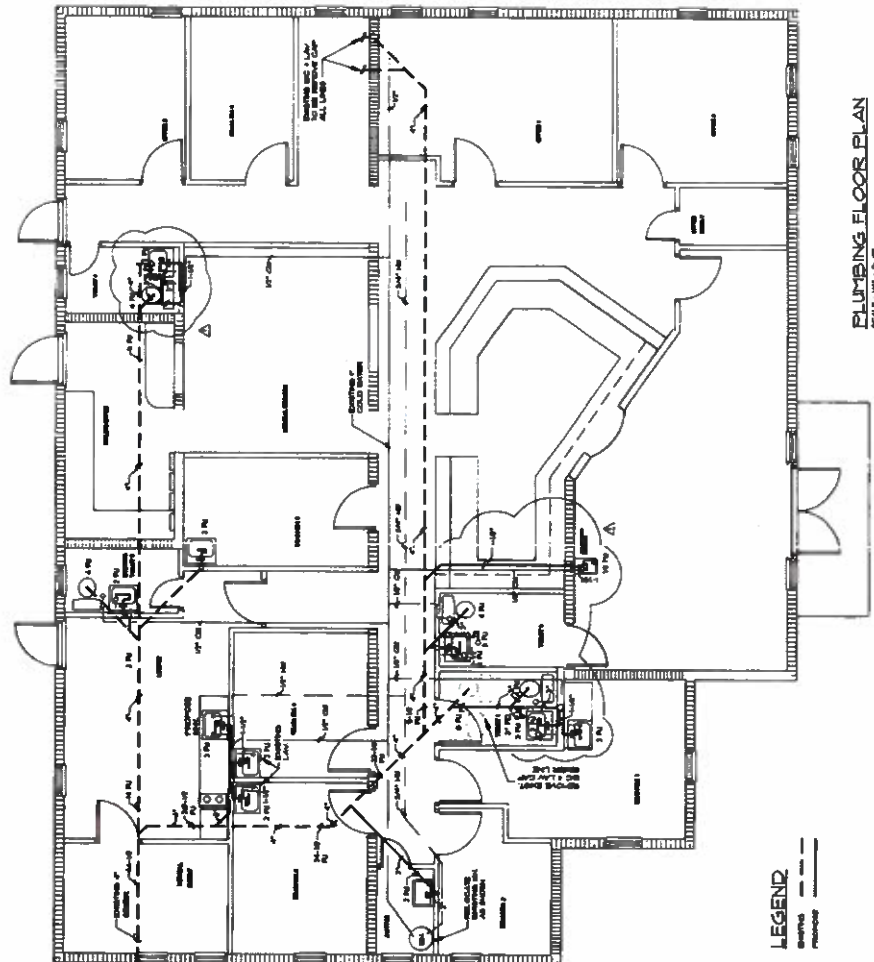
SANITARY ISOMETRIC

LEGEND
 --- DRAINAGE
 --- WASTE



PLUMBING FLOOR PLAN

LEGEND
 --- DRAINAGE
 --- WASTE



ELECTRIC WATER HEATER-DETAIL

