

10635 SW 63RD AVE

10635 SW 63RD AVE, MIAMI,
FL 33156, USA

MISC. SHOP DWGS

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SHOP DRAWING/ SUBMITTAL REVIEW

☒ REVIEWED NO EXCEPTIONS TAKEN

☐ REVIEWED WITH CHANGES NOTED

SUBMITTAL WAS REVIEWED FOR DESIGN CONFORMITY AND
GENERAL CONFORMANCE TO CONTRACT DOCUMENTS ONLY.

SUBMITTAL NO.: _____

REVIEWED BY: _____ DATE: 4.24.26



BALLI-TRAUTMAN ARCHITECTS LLC

David Scott Trautman, AIA, RA, LEED AP

CITY STAMP:



PROJECT NAME:
10635 SW 63RD AVE

JOB No.: 26-0297 | VERSION: 04 | DATE: 4/23/2026

LOCATION: 10635 SW 63RD AVE, MIAMI, FL 33156, USA

CLIENT:
BALLI GROUP

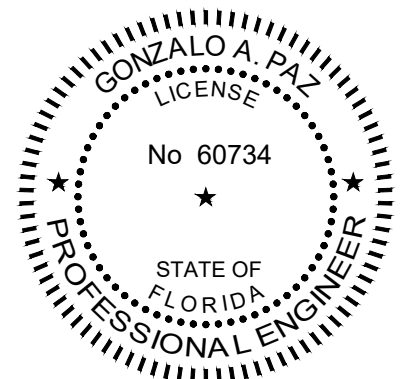
PM: MARIO MORALES | DRAWN BY: G.T.

DESIGNED BY: M.E.P. | CHECKED BY: GONZALO A. PAZ

No.	DESCRIPTION	DATE	APP'D

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4/23/2026

GONZALO A. PAZ, PE. (Lic No-60734)

CERTIFICATE OF AUTHORIZATION No. 26655

SHEET NAME:
COVER PAGE

X-0.0

GENERAL NOTES:

(*) IF APPLICABLE.

1. ALL WORK SHALL CONFORM TO FLORIDA BUILDING CODE 2023.
2. IT IS THE INTENT OF THESE DRAWINGS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
3. (*) EXISTING UTILITIES SHOWN ARE BASED ON INFORMATION SUPPLIED BY OTHERS. IT SHALL BE THE CONTRACTOR’S RESPONSIBILITY TO MEET WITH ALL APPLICABLE UTILITY COMPANIES TO VERIFY ALL UNDER– GROUND FACILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION.
4. (*) ALL EXCAVATIONS SHALL PROCEED WITH EXTREME CAUTION AT ALL TIMES. IN THE EVENT THAT EXISTING UTILITIES ARE DAMAGED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE ALL DAMAGES.
5. THIS WORK REQUIRES A BUILDING PERMIT. DO NOT BEGIN WORKING UNTIL A BUILDING PERMIT IS OBTAINED.
6. CONTRACTOR IS TO FURNISH ALL LABOR, MATERIALS, SERVICES AND EQUIPMENT NECESSARY TO COMPLETE ALL WORK SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.
7. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN.
8. ENGINEERS’ VISITS TO THE SITE, AS PER G.C OR OWNER’S REQUEST DURING CONSTRUCTION SHALL BE SCHEDULED WITHIN 24 HOURS PRIOR TO INSPECTION.
9. THE CONTRACTOR SHALL MAKE REQUIRED ARRANGEMENTS, SECURE AND PAY FOR ALL BARRICADES, ENCLOSURES, AND FENCING AS NEEDED FOR AND DURING THE PROGRESS TO PROTECT ADJACENT PROPERTIES.
10. THE CONTRACTOR SHALL NOT PROCEED WITH ANY ADDITIONAL SERVICES OR WORK WITHOUT PRIOR NOTIFICATION TO THE OWNER.
11. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS CONSTRUCTION, AND FOR THE SEQUENCES AND PROCEDURES TO BE USED.
12. (*) EXISTING GRADES WERE TAKEN FROM THE BEST AVAILABLE DATA AND MAY NOT ACCURATELY REFLECT PRESENT CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING WITH CURRENT SITE CONDITIONS AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO STARTING WORK.
13. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE JOB SITE. ANY DISCREPANCIES BETWEEN PLANS, SECTIONS AND DETAILS OR THE APPLICABLE CODES OR REGULATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER DURING BIDDING OR BEFORE WORK BEGINS IN ORDER TO CLARIFY THE REQUIREMENTS AND TO EFFECT THE NECESSARY MODIFICATIONS, CHANGES AND /OR INSTRUCTIONS.
14. CONTRACTOR TO VERIFY THE LOCATION OF ANY EXISTING UTILITY LINE AND IMPROVEMENTS AND SHALL BE RESPONSIBLE FOR REPAIRS FOR ANY DAMAGE AS A RESULT OF THE WORK.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTNG ALL DISTURBED EXISTING CONDITIONS AND PROPER DISPOSAL OF ANY EXTRA MATERIALS & GARBAGE FROM THE SITE AFTER COMPLETION OF WORK.
16. DRAWINGS AND DIMENSIONS ARE BASED UPON DRAWINGS SUPPLIED BY THE CLIENT. EASTERN ENGINEERING GROUP WILL NOT BE RESPONSIBLE FOR ERRORS OR MISINTERPRETATIONS OF THE SYSTEM DESIGNED BY US BASED ON CLIENT CONFIRMED DESIGN AND DIMENSIONS. ADDITIONAL DRAFTING TIME EMPLOYED IN THE CHANGE OF THE DESIGN AFTER SIGNING AND SEALING OF DRAWINGS WILL RESULT IN ADDITIONAL COST.
17. DO NOT SUBSTITUTE MATERIALS, EQUIPMENTS OR METHODS OF CONSTRUCTION UNLESS SUCH SUBSTITUTIONS OR CHANGES HAVE BEEN APPROVED IN WRITING BY THE OWNER.

18. EASTERN ENGINEERING GROUP HAS GENERATED THESE STRUCTURAL SHOP DRAWINGS BASED ON A PROVIDED DESIGN THAT HAS BEEN DEVELOPED BY A LICENSED ARCHITECT OR A COMPETENT LICENSED DESIGN PROFESSIONAL WHO CONFIRMED COMPLIANCE WITH ALL APPLICABLE NATIONAL AND FLORIDA BUILDING CODES.
19. (*) ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI AT 28 DAYS.
20. EASTERN ENGINEERING GROUP SHALL NOT BE LEGALLY RESPONSIBLE FOR THE STRUCTURAL DESIGN OF ANY COMPONENT AND/OR PRODUCT USED IN OUR PROJECTS WHICH HAS BEEN PREVIOUSLY GRANTED A PATENT OR COPYRIGHT. THE CONFIRMATION OF INTELLECTUAL PROPERTY OWNERSHIP IS BEYOND OUR SCOPE AS STRUCTURAL ENGINEERS AND SHALL BE THE SOLE RESPONSIBILITY OF OUR CLIENT.
21. EASTERN ENGINEERING GROUP HAS EXCLUSIVELY DESIGNED THE STRUCTURE AND/OR BUILDING COMPONENTS IN COMPLIANCE WITH THE APPLICABLE EDITION OF THE FLORIDA BUILDING CODE AND DESIGN STANDARDS FOR STRUCTURAL REQUIREMENTS ONLY. THE EXISTING STRUCTURE MUST SUPPORT THE LOADS IMPOSED BY THE SYSTEM OR SYSTEMS. ENGINEER ON RECORD OF THE BUILDING OR CERTIFIED PROFESSIONAL ENGINEER SHALL VERIFY THE STRUCTURE FOR SUCH LOADINGS.
22. STRUCTURAL ELEMENTS WILL BE AS DESIGNED BY THE EASTERN ENGINEERING GROUP AND AS APPROVED BY ARCHITECT AND/OR OWNERS, TO CONFORM GENERALLY WITH THE ARCHITECTURAL DRAWING AND SPECIFICATIONS.
23. CONTRACTOR SHALL CONSIDER ALL ARCHITECTURAL FINISHES, INCLUDING FLOOR FINISHES, WHETHER INDICATED OR NOT ON STRUCTURAL DRAWINGS, FOR INSTALLATION AND DIMENSIONAL COORDINATION. FINAL ELEVATIONS AND DIMENSIONS SHALL BE VERIFIED BASED ON FINISHED FLOOR LEVELS. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL ELEVATIONS PRIOR TO FABRICATION
24. FLORIDA BUILDING CODE, 2023 EDITION LOADS:

RAILING:

P=CONCENTRATED LOAD OF 200 # IN ANY DIRECTION AT ANY PLACE OF TOP MEMBER.
W= DISTURB. LOAD OF 50 PLF AT TOP MEMBER (NOT APPLICABLE FOR RESIDENTIAL APPLICATIONS)
WIND LOAD AS PER ASCE 7–22
KD=0.85, CATEGORY 2

STAIRS

DL=DISTRIBUTED LOAD 35 PSF TOTAL (SYSTEM 20 PSF, SUPERIMPOSED 15 PSF)
LL=DISTRIBUTED LOAD 60 PSF (ONE–AND TWO–FAMILY DWELLINGS, FBC 2023 TABLE 1607.1)
OR 300# CONC. IN 4SQ–IN
WIND LOAD AS PER ASCE 7–22
KD=0.85, CATEGORY 2

WIND VELOCITY AS PER ASCE 7–22

CATEGORY 2 ----- MIAMI–DADE
175 mph

25. (*) THE EXISTING STRUCTURE MUST SUPPORT THE LOADS IMPOSED BY THE SYSTEM OR SYSTEMS. ENGINEER ON RECORD OF THE BUILDING OR FLORIDA PROFESSIONAL ENGINEER SHALL VERIFY THE STRUCTURE FOR SUCH LOADINGS. THIS SHOP DRAWINGS DOES NOT COVER THE EXISTING STRUCTURE.
26. THE QUANTITIES AND DIMENSIONS SHOWN ON THE DRAWINGS ARE BASED ON THE ARCHITECTURAL DRAWINGS.
27. ALL DIMENSIONS TO BE VERIFIED.

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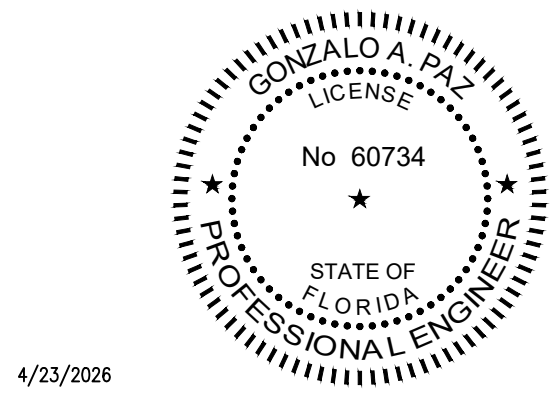
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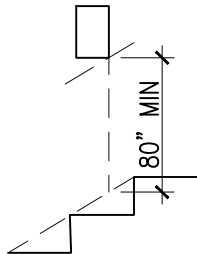


GONZALO A. PAZ, PE. (Lic No-60734)

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SHEET NAME:
GENERAL NOTES

28. STAIRWAYS SHALL HAVE A HEADROOM CLEARANCE OF NOT LESS THAN 80 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSINGS. SUCH HEADROOM SHALL BE CONTINUOUS ABOVE THE STAIRWAY TO THE POINT WHERE THE LINE INTERSECTS THE LANDING BELOW, ONE TREAD DEPTH BEYOND THE BOTTOM RISER. THE MINIMUM CLEARANCE SHALL BE MAINTAINED THE FULL WIDTH OF THE STAIRWAY AND LANDING. G.C. SHALL VERIFY HEADROOM REQUIREMENTS AS SHOWN BELOW. CONTACT A.O.R. OR E.O.R IN CASE EXIST. COND. DO NOT COMPLY WITH THIS REQUIREMENTS.



29. SHOP DRAWINGS MUST BE REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER OF RECORD (E.O.R) AND BY THE ARCHITECT OF RECORD (A.O.R.) PRIOR TO FABRICATION

30. CONTRACTOR SHALL FIELD VERIFY (BY X-RAY) LOCATION OF EXISTING CABLES INTO EXISTING CONCRETE SLAB PRIOR INSTALLATION (IF APPLICABLE)

LEGEND

- A.F.F. – (ABOVE FINISH FLOOR)
- A.O.R. – (ARCHITECT OF RECORD)
- D.E.O.R. – (DESIGNERS OF RECORD)
- E.D. – (EDGE DISTANCE)
- F.F. – (FINISH FLOOR)
- F.T.F. – (FINISH TO FINISH)
- G.C. – (GENERAL CONTRACTOR)
- HSS – (HOLLOW STRUCTURAL SECTION)
- I.D. – (INSIDE DIAMETER)
- O.C. – (ON CENTER)
- O.D. – (OUTSIDE DIAMETER)
- R.T. – (RECTANGULAR TUBE)
- S.E.O.R. – (STRUCTURAL ENGINEER OF RECORD)
- S.S. – (STAINLESS STEEL)
- THK. – (THICKNESS)
- TYP. – (TYPICAL)

GLASS

- 1. ALL GLASS IN THIS PROJECT WILL BE SAFETY GLASS ACCORDING TO FBC 2023– SECTION 2407.1
- 2. LAMINATED GLASS 9/16. COMPOSED OF (2) 1/4” FULLY TEMPERED GLASS WITH 0.060 SENTRY GLASS PLUS INTERLAYER FILM. LAMINATED GLASS 3/4 NOMINAL. COMPOSED OF (2) 3/8” FULLY TEMPERED GLASS WITH 0.060 SENTRY GLASS PLUS INTERLAYER FILM.
- 3. FULLY TEMPERED GLASS AND LAMINATED GLASS SHALL COMPLY WITH CATEGORY II OF CPSC 16 CFR 1201 OR CLASS A OF ANSI Z97.1, LISTED IN CHAPTER 35.ANSI Z97.1.

ALUMINUM

1. ALUMINUM SHALL MEET THE FOLLOWING REQUIREMENTS UNLESS NOTED OTHERWISE ON THE DRAWINGS:

TYPE	Fb	Fb(WELDED)	Fv	Fv(WELDED)
6063–T5(TUBES & SHAPES)	9.5 KSI	4.8 KSI	5.5 KSI	2.8 KSI

- 2. WELDING: ALUMINUM ALLOY 5356. CLEANING: SSPC–SP2 ”HAND TOOL CLEANING”.
- 3. PAINT ALUMINUM AND STEEL HOT GALVANIZED SURFACES IN CONTACT WITH CONCRETE WITH ALKALI–RESISTANT COATINGS, SUCH AS HEAVY–BODIED BITUMINOUS PAINT OR WATER–WHITE METHACRYLATE LACQUER.
- 4. ISOLATE DISSIMILAR MATERIALS WITH ALKALI–RESISTANT COATINGS, SUCH AS HEAVY–BODIED BITUMINOUS PAINT OR WATER–WHITE METHACRYLATE LACQUER.

STRUCTURAL STEEL

- 1. STRUCTURAL STEEL HAS BEEN DESIGNED IN ACCORDANCE WITH THE BUILDING CODE AND AISC SPECIFICATIONS 15TH EDITION.
- 2. STRUCTURAL STEEL SHALL MEET THE FOLLOWING REQUIREMENTS UNLESS NOTED OTHERWISE ON THE DRAWINGS:

TYPE	ASTM	GRADE	FY
ALL OTHER STANDARD STEEL SHAPES	A36	----	36.0 KSI
STRUCTURAL TUBING RECTANGULAR HSS	A500	B	46.0 KSI
ANCHOR BOLTS	A307	----	----
BOLTED CONNECTIONS	A325–N	----	----

- 3. ALL WELDING SHALL BE IN ACCORDANCE WITH LATEST AWS CODE. ALL WELDS SHALL USE E70XX ELECTRODES.
- 4. WELDING SHALL BE TOUCHED UP WITH ZINC BASE RUST INHIBITING PAINT AFTER WELDING HAS TAKEN PLACE.
- 5. ALL CONNECTIONS TO BE WELDED USE 3/16” MIN. WELD SIZE, TYPICAL U.N.O.
- 6. PAINT STEEL HOT GALVANIZED SURFACES IN CONTACT WITH CONCRETE WITH ALKALI–RESISTANCE COATINGS, SUCH AS HEAVY–BODIED BITUMINOUS PAINT OR WEATHER–WHITE METHACRYLATE LACQUER. STEEL IN CONTACT WITH ALUMINUM SHALL BE PAINED WITH 850–Y–01 FAST DRY ZINC PHOSPHATE.
- 7. STEEL SYSTEMS USED IN EXTERIOR APPLICATIONS AND/OR EXPOSED TO ADVERSE CONDITIONS MUST BE PROPERLY AND REGULARLY MAINTAINED TO MINIMIZE CORROSION WHICH CAN RESULT IN EVENTUAL STRUCTURAL FAILURE.
- 8. QUANTITIES AND DIMENSIONS SHOWN ON THE DRAWINGS ARE BASED ON THE ARCHITECTURAL DRAWINGS.

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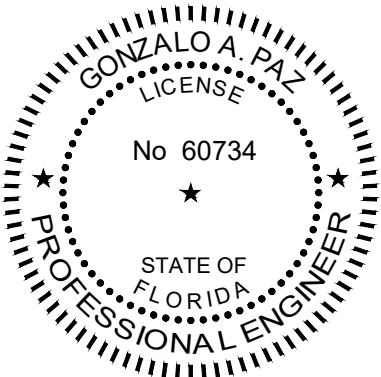
CLIENT:
BALLI GROUP

PM: MARIO MORALES | DRAWN BY: G.T.
DESIGNED BY: M.E.P. | CHECKED BY: GONZALO A. PAZ

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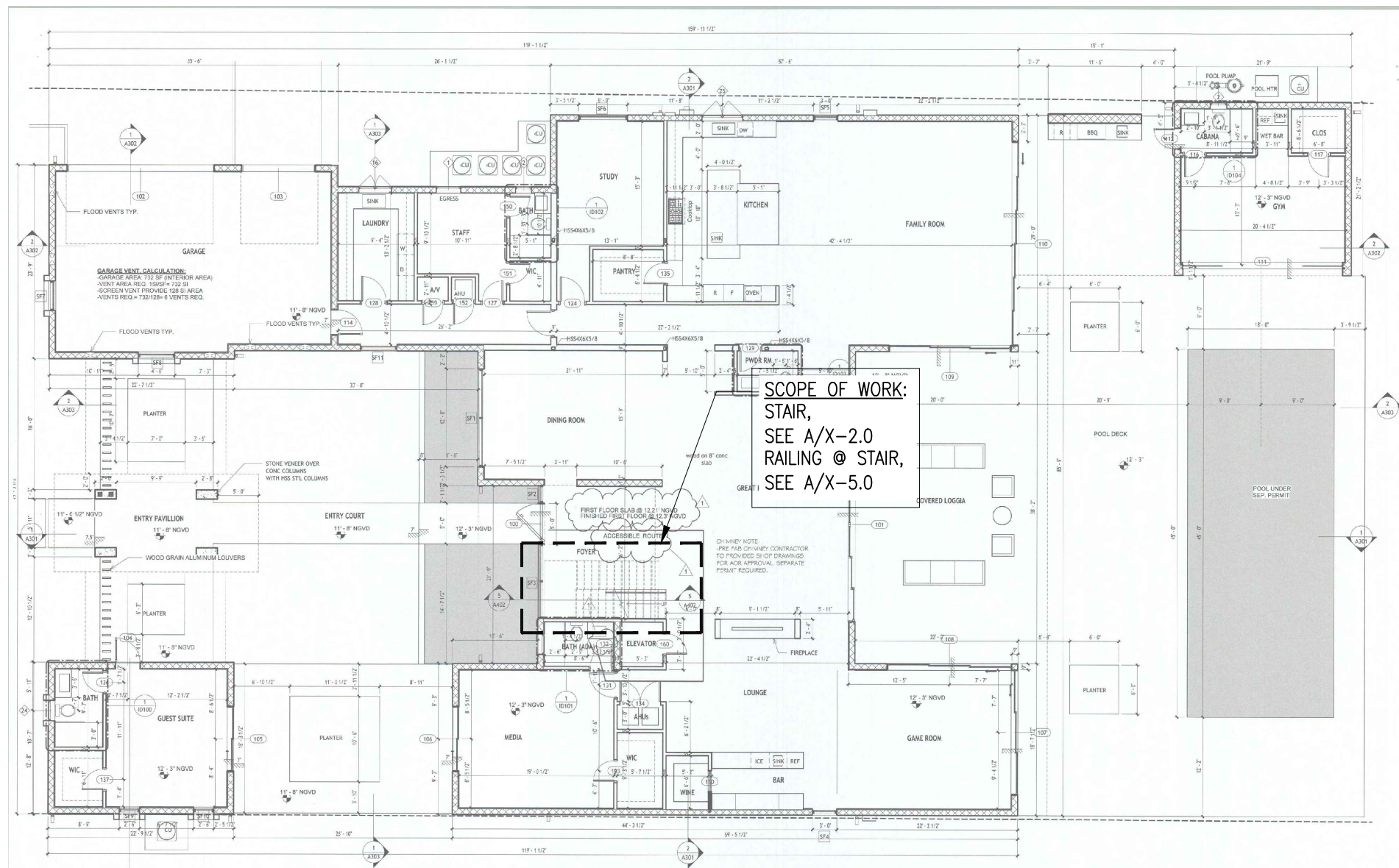


4/23/2026

GONZALO A. PAZ, PE. (Lic No-60734)

CERTIFICATE OF AUTHORIZATION No. 26655

SHEET NAME:
GENERAL NOTES



A FIRST FLOOR KEY PLAN.
X-1.0 SCALE: N.T.S.

CITY STAMP:



Eastern
Engineering Group
3401 NW 82nd Avenue Suite 370 Doral, FL 33122
Phone: (305) 599-8133 info@easterneg.com
www.easterneg.com

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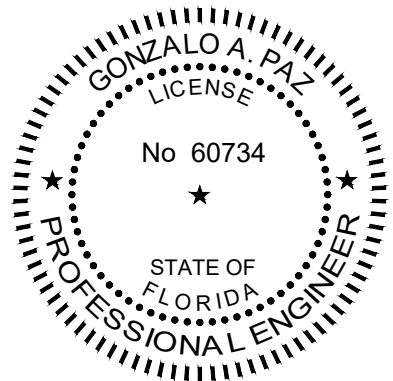
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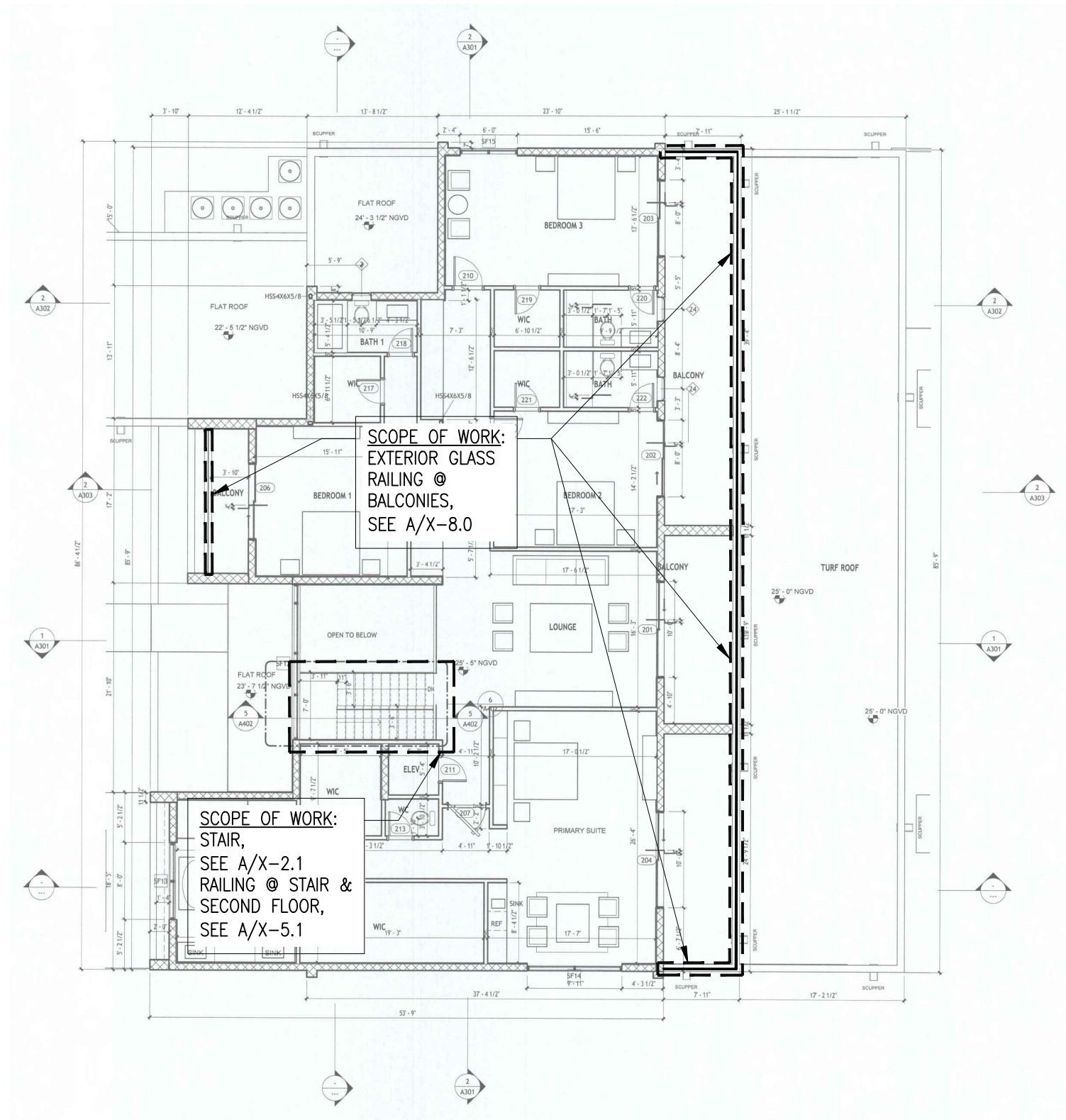


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SHEET NAME:
FIRST FLOOR KEY PLAN

X-1.0



A SECOND FLOOR KEY PLAN.
X-1.1 SCALE: N.T.S.

CITY STAMP:

Eastern Engineering Group
3401 NW 82nd Avenue Suite 370 Doral, FL 33122
Phone: (305) 599-8133 info@easternegroup.com
www.easternegroup.com

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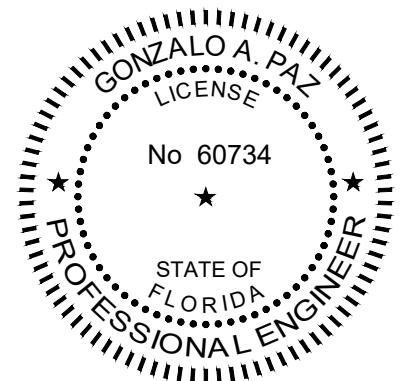
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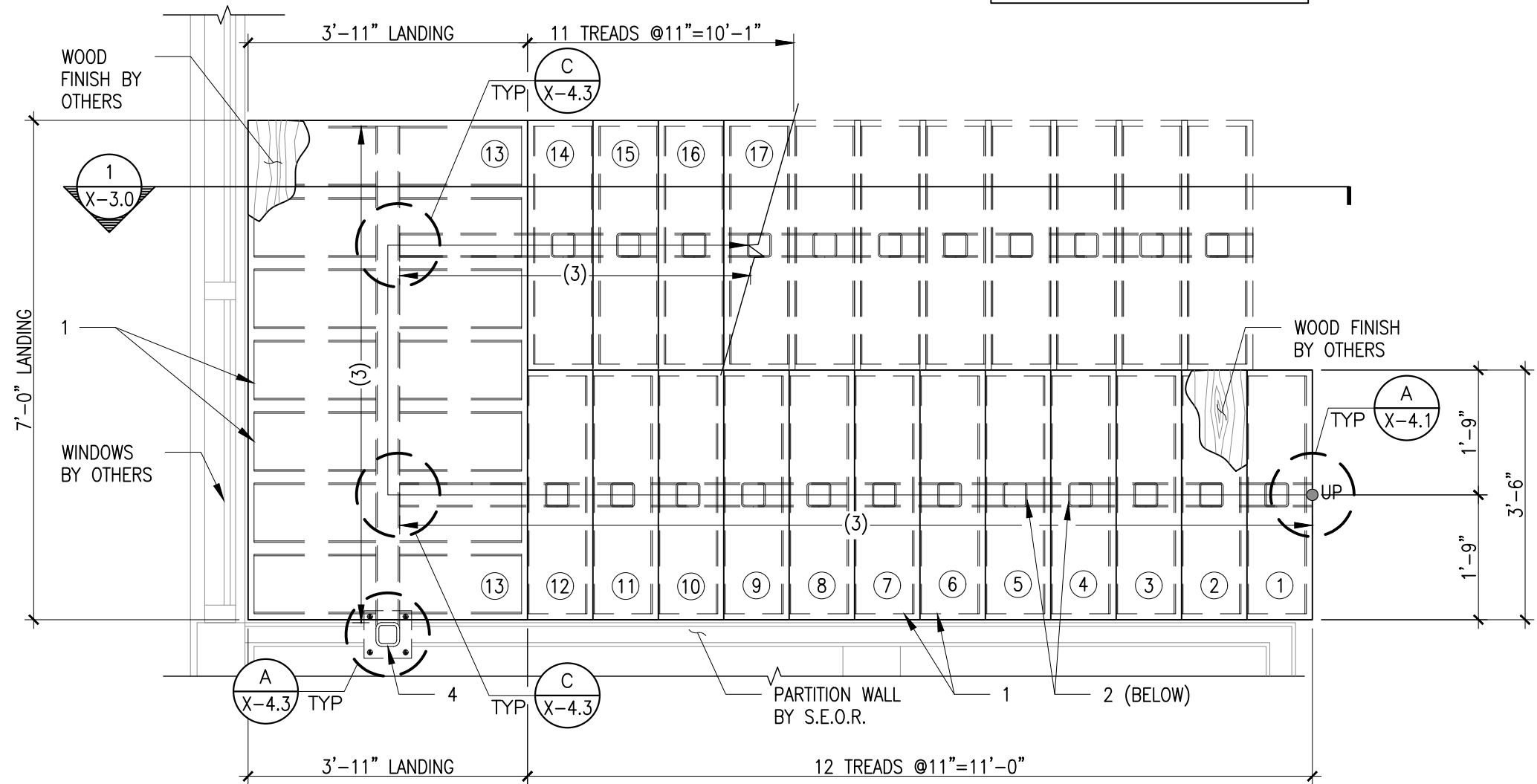
4/23/2026
GONZALO A. PAZ, PE. (Lic No-60734)
CERTIFICATE OF AUTHORIZATION No. 26655
SHEET NAME:
SECOND FLOOR KEY PLAN

X-1.1

CITY STAMP:

- LEGEND:
- 1. HSS10X2X1/4 STEEL TREAD, FY=46 KSI
 - 2. HSS4X4X1/4 STEEL TREAD SUPPORT, FY=46 KSI
 - 3. HSS8X4X1/4 STEEL STRINGER, FY=46 KSI
 - 4. HSS4X4X1/2 STEEL COLUMN, FY=46 KSI

NOTE:
CONTRACTOR MUST VERIFY IN FIELD
ALL DIMENSIONS PRIOR FABRICATION
AND INSTALLATION



A
X-2.0

STAIR AT FIRST FLOOR PLAN VIEW (TYP)

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



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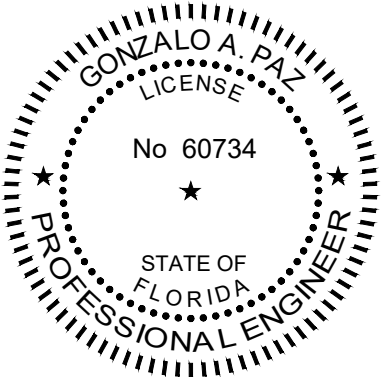
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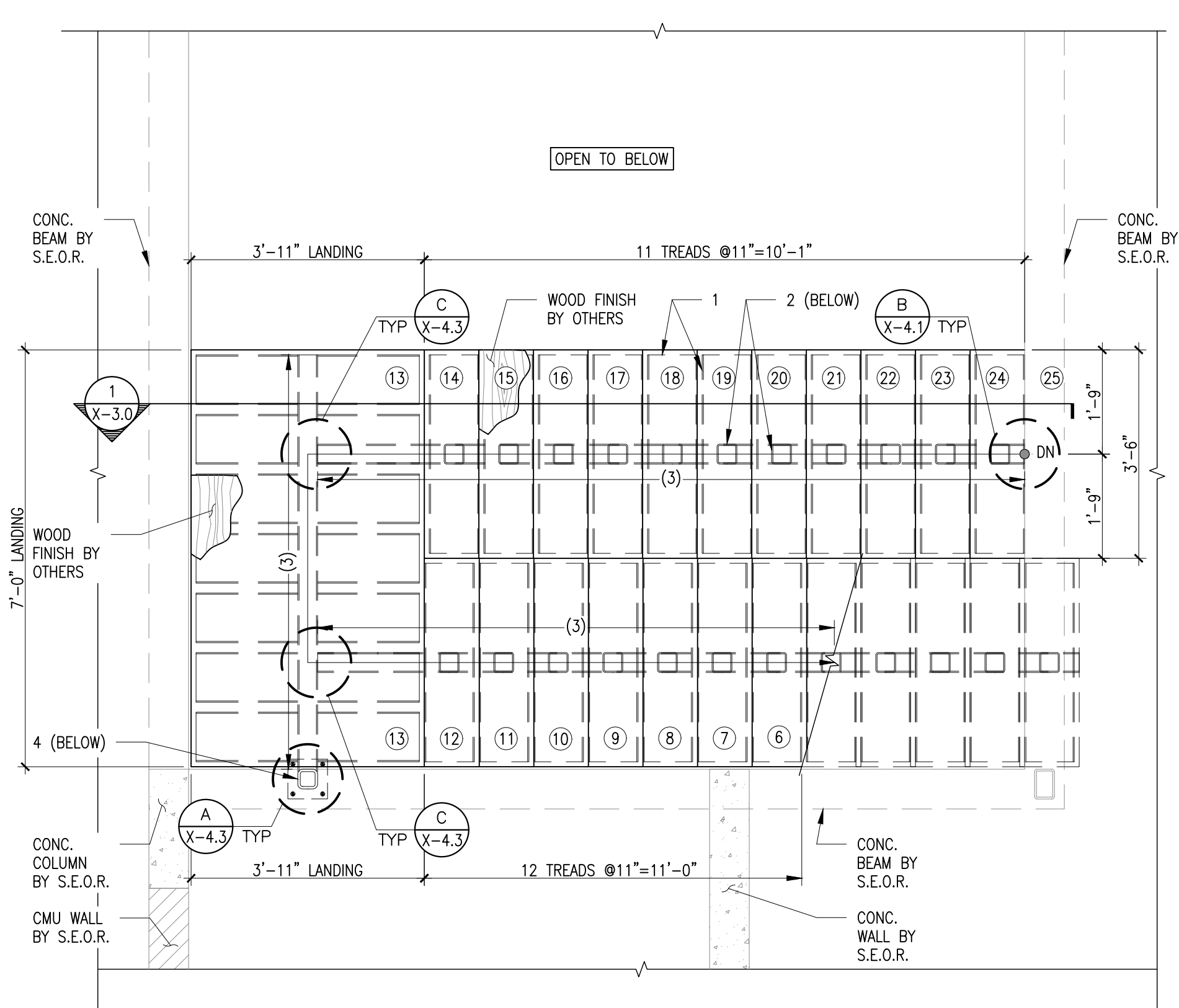
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SHEET NAME:
STAIR AT FIRST FLOOR PLAN VIEW

X-2.0



A
X-2.1

STAIR AT SECOND FLOOR PLAN VIEW (TYP)

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

- LEGEND:
1. HSS10X2X1/4 STEEL TREAD, FY=46 KSI
 2. HSS4X4X1/4 STEEL TREAD SUPPORT, FY=46 KSI
 3. HSS8X4X1/4 STEEL STRINGER, FY=46 KSI
 4. HSS4X4X1/2 STEEL COLUMN, FY=46 KSI

NOTE:
CONTRACTOR MUST
VERIFY IN FIELD ALL
DIMENSIONS PRIOR
FABRICATION
AND INSTALLATION

CITY STAMP:



PROJECT NAME:
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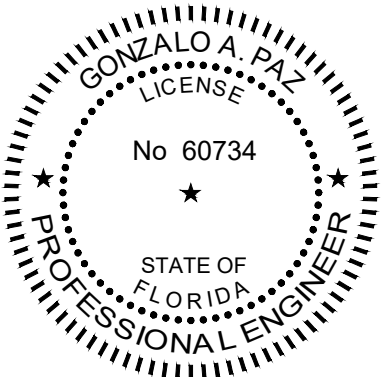
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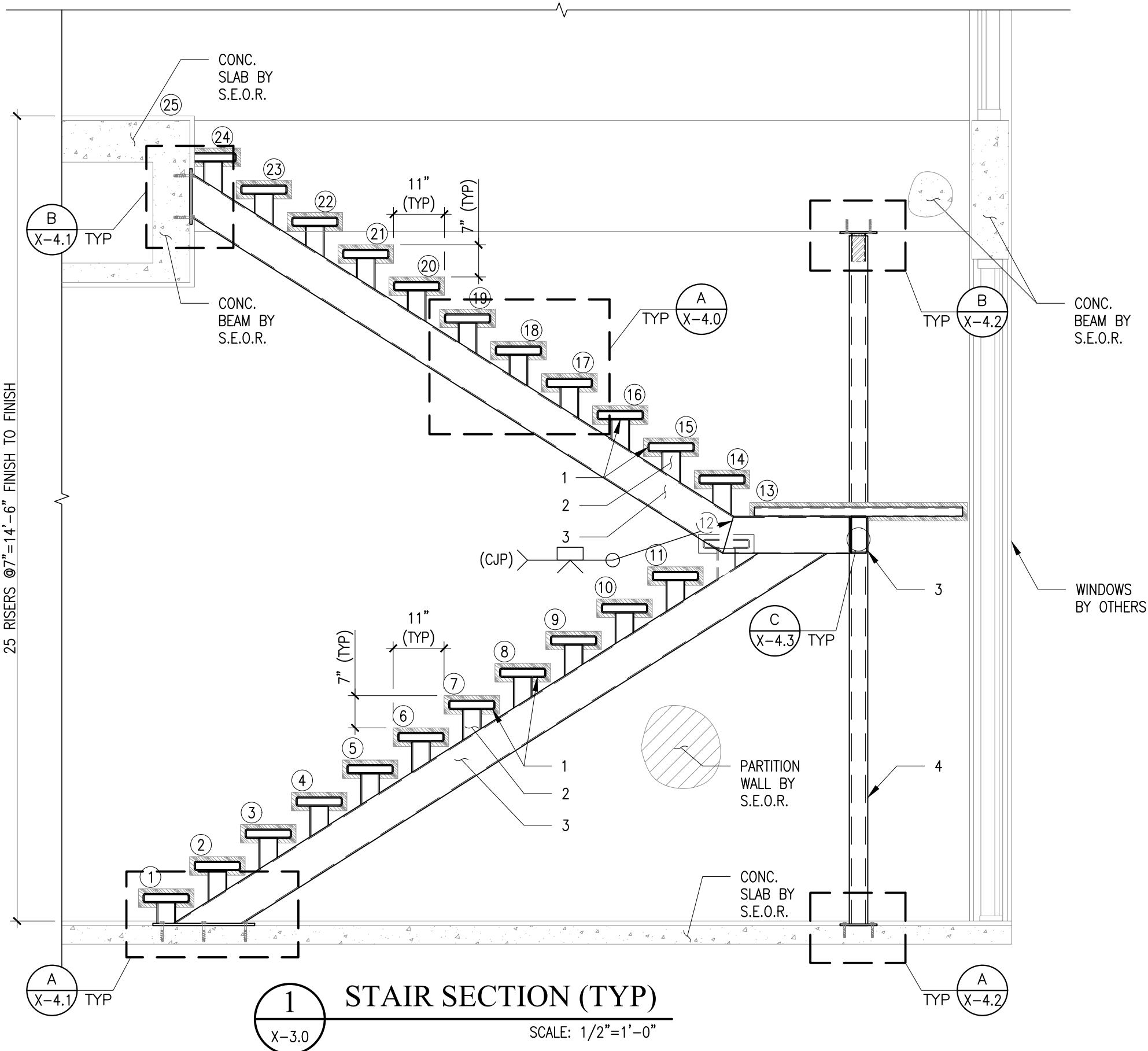
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SHEET NAME:
STAIR AT SECOND FLOOR PLAN VIEW

X-2.1

- LEGEND:
- 1. HSS10X2X1/4 STEEL TREAD, FY=46 KSI
 - 2. HSS4X4X1/4 STEEL TREAD SUPPORT, FY=46 KSI
 - 3. HSS8X4X1/4 STEEL STRINGER, FY=46 KSI
 - 4. HSS4X4X1/2 STEEL COLUMN, FY=46 KSI

NOTE:
CONTRACTOR MUST VERIFY
IN FIELD ALL DIMENSIONS
PRIOR FABRICATION
AND INSTALLATION



CITY STAMP:

Eastern Engineering Group
3401 NW 82nd Avenue Suite 370 Doral, FL 33122
Phone: (305) 599-8133 info@easterneg.com
www.easterneg.com

PROJECT NAME:
10635 SW 63RD AVE

JOB No.: 26-0297 | VERSION: 04 | DATE: 4/23/2026
LOCATION: 10635 SW 63RD AVE, MIAMI, FL 33156, USA

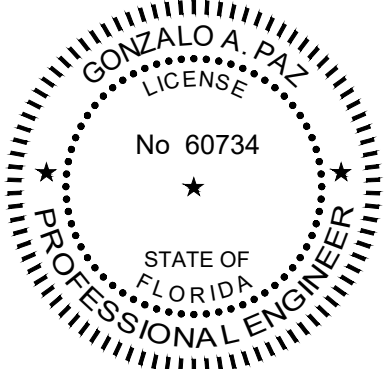
CLIENT:
BALLI GROUP

PM: MARIO MORALES | DRAWN BY: G.T.
DESIGNED BY: M.E.P. | CHECKED BY: GONZALO A. PAZ

No.	DESCRIPTION	DATE	APP'D

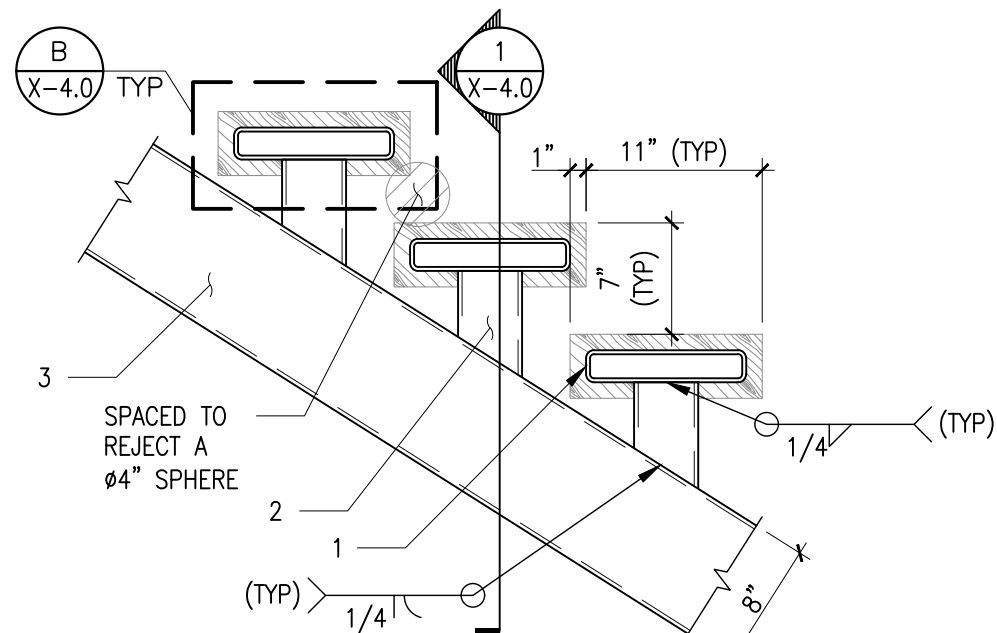
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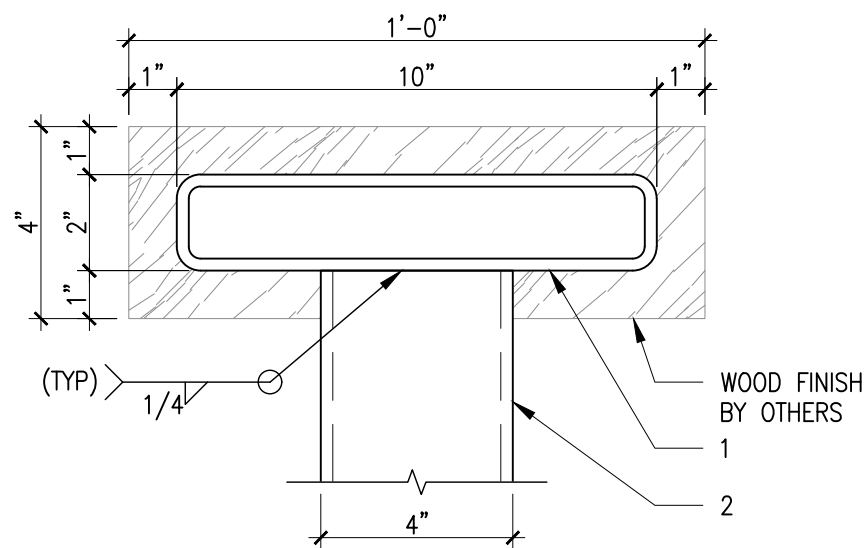


4/23/2026
GONZALO A. PAZ, PE. (Lic No-60734)
CERTIFICATE OF AUTHORIZATION No. 26655
SHEET NAME:
STAIR SECTION

X-3.0



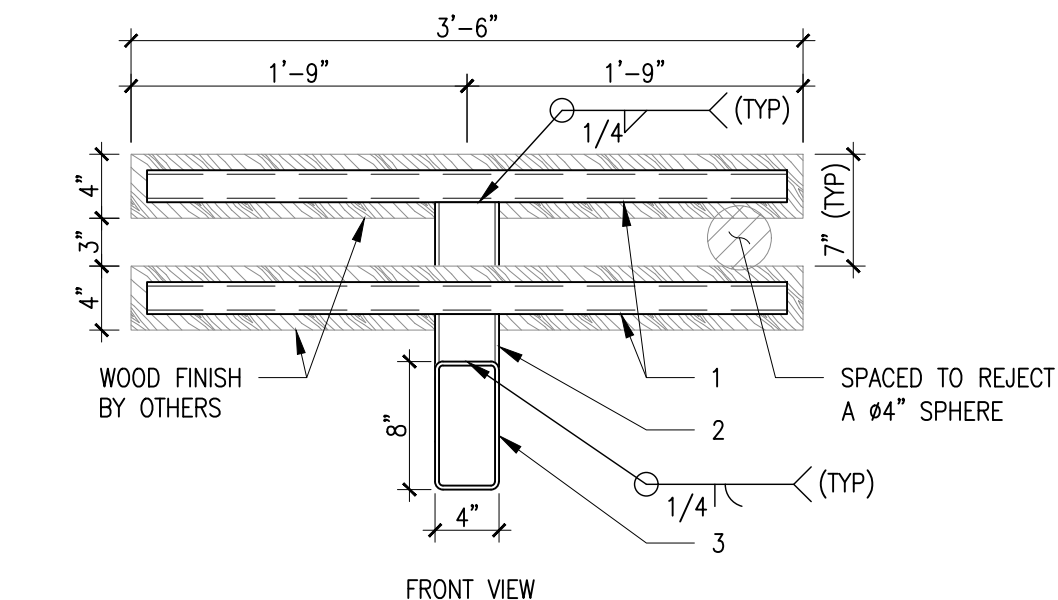
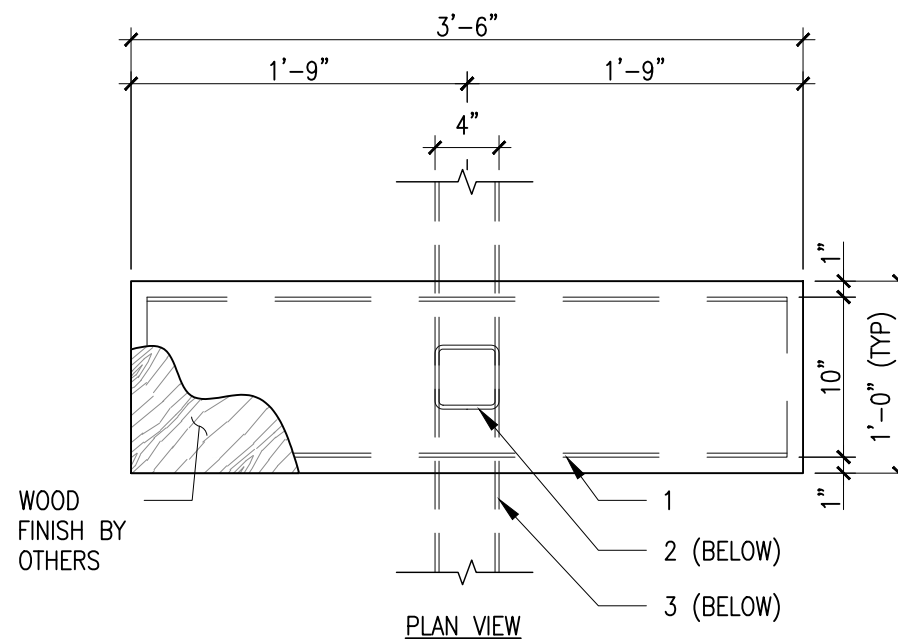
A DETAIL (TYP)
X-4.0 SCALE: 1"=1'-0"



B TREAD DETAIL (TYP)
X-4.0 SCALE: 3"=1'-0"

- LEGEND:
1. HSS10X2X1/4 STEEL TREAD, FY=46 KSI
 2. HSS4X4X1/4 STEEL TREAD SUPPORT, FY=46 KSI
 3. HSS8X4X1/4 STEEL STRINGER, FY=46 KSI

NOTE:
CONTRACTOR MUST VERIFY IN FIELD
ALL DIMENSIONS PRIOR FABRICATION
AND INSTALLATION



1 SECTION (TYP)
X-4.0 SCALE: 1"=1'-0"

CITY STAMP:



PROJECT NAME:
10635 SW 63RD AVE

JOB No.: 26-0297 | VERSION: 04 | DATE: 4/23/2026
LOCATION: 10635 SW 63RD AVE, MIAMI, FL 33156, USA

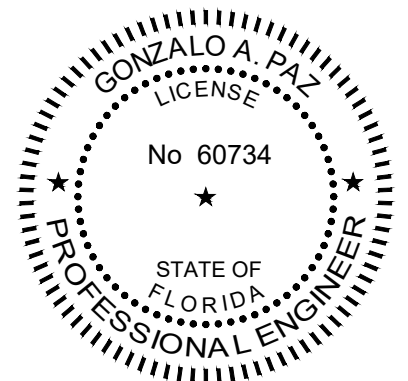
CLIENT:
BALLI GROUP

PM: MARIO MORALES | DRAWN BY: G.T.
DESIGNED BY: M.E.P. | CHECKED BY: GONZALO A. PAZ

No.	DESCRIPTION	DATE	APP'D

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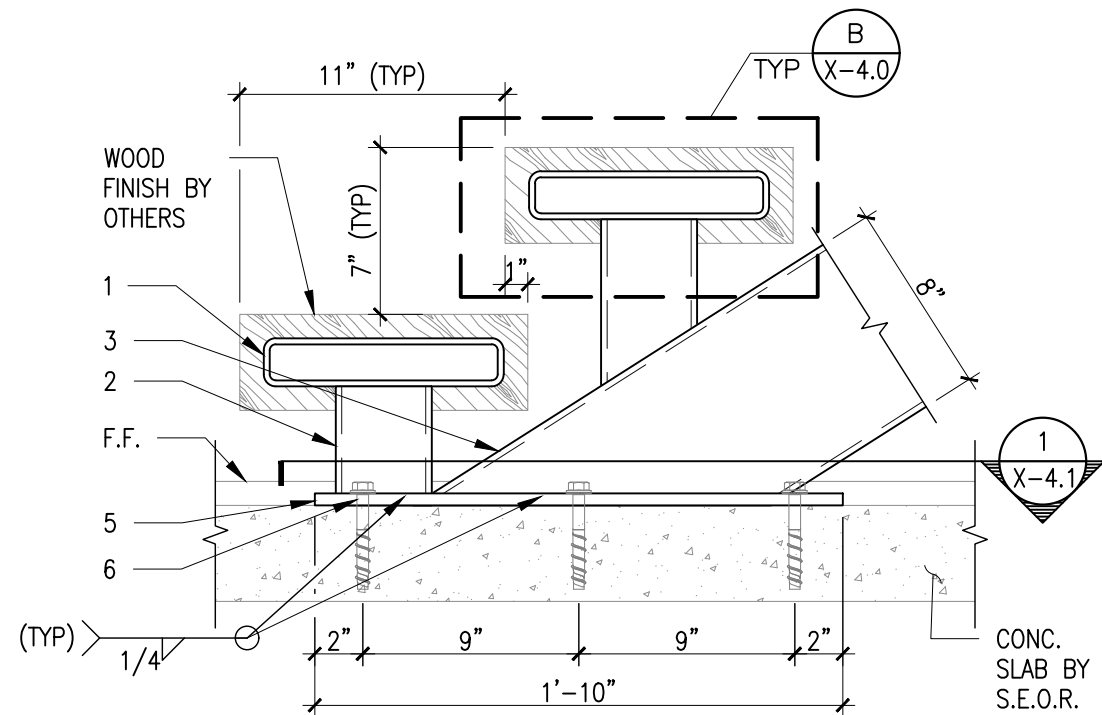


4/23/2026

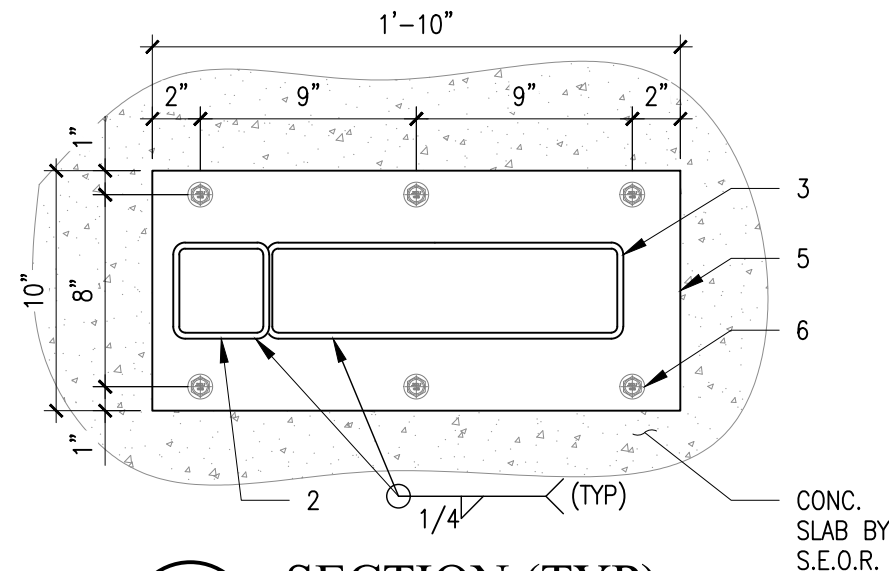
GONZALO A. PAZ, PE. (Lic No-60734)
CERTIFICATE OF AUTHORIZATION No. 26655

SHEET NAME:
SECTION & DETAILS

X-4.0



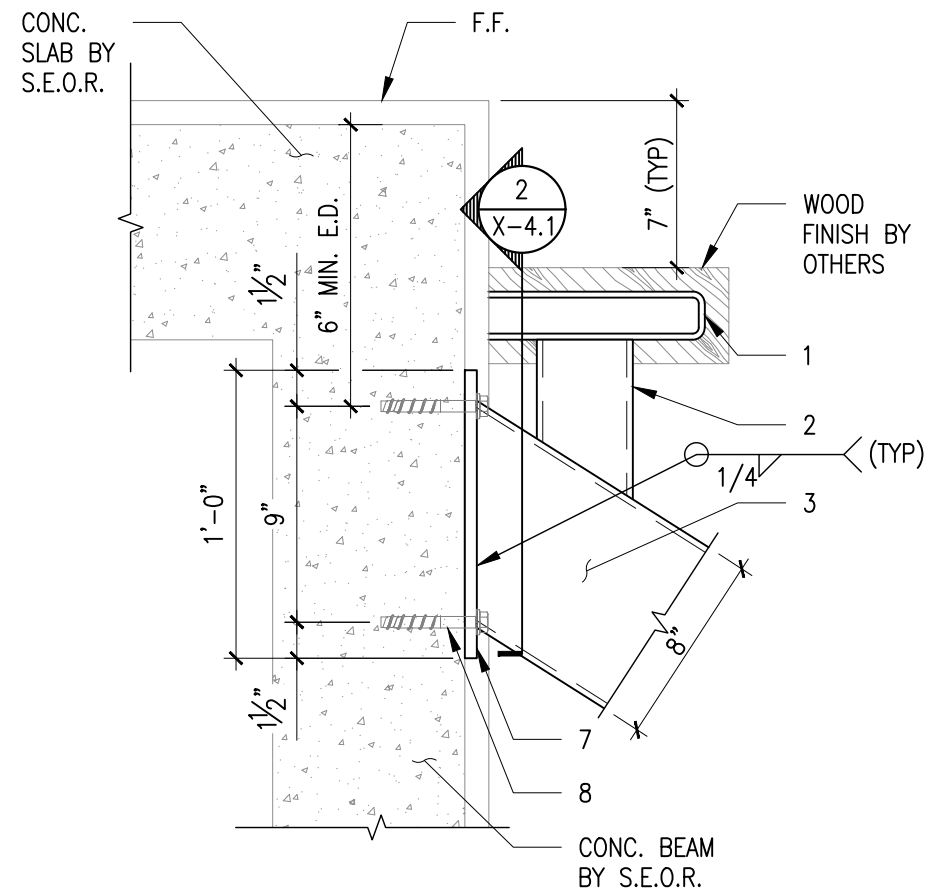
A CONN. DETAIL (TYP)
X-4.1 SCALE: 1 1/2"=1'-0"



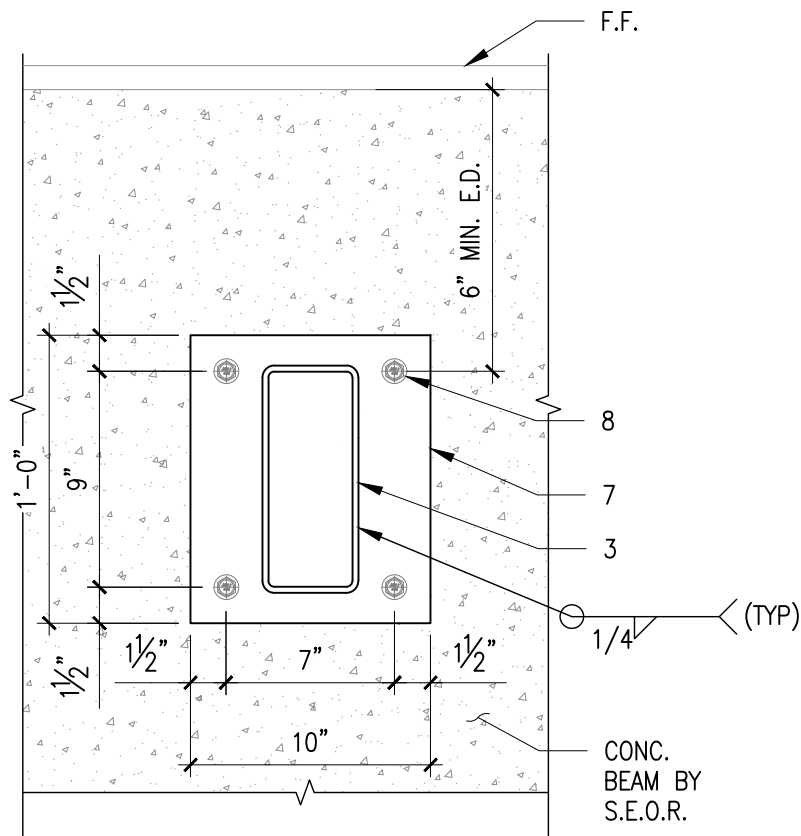
1 SECTION (TYP)
X-4.1 SCALE: 1 1/2"=1'-0"

- LEGEND:
1. HSS10X2X1/4 STEEL TREAD, FY=46 KSI
 2. HSS4X4X1/4 STEEL TREAD SUPPORT, FY=46 KSI
 3. HSS8X4X1/4 STEEL STRINGER, FY=46 KSI
 5. PL22X10X1/2 STEEL PLATE, FY=36 KSI
 6. Ø1/2" SCREW BOLT + BY DEWALT W/ 4-1/4" MIN. EMBEDMENT, 8" MIN. SPACING & 8" MIN. EDGE DISTANCE
 7. PL12X10X1/2 STEEL PLATE, FY=36 KSI
 8. Ø1/2" SCREW BOLT + BY DEWALT W/ 4-1/4" MIN. EMBEDMENT, 7" MIN. SPACING & 6" MIN. EDGE DISTANCE

NOTE:
CONTRACTOR MUST VERIFY IN FIELD ALL DIMENSIONS PRIOR FABRICATION AND INSTALLATION



B CONN. DETAIL (TYP)
X-4.1 SCALE: 1 1/2"=1'-0"



2 SECTION (TYP)
X-4.1 SCALE: 1 1/2"=1'-0"

CITY STAMP:



PROJECT NAME:
10635 SW 63RD AVE

JOB No.: 26-0297 | VERSION: 04 | DATE: 4/23/2026
LOCATION: 10635 SW 63RD AVE, MIAMI, FL 33156, USA

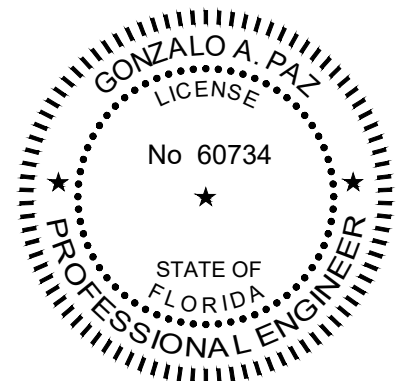
CLIENT:
BALLI GROUP

PM: MARIO MORALES | DRAWN BY: G.T.
DESIGNED BY: M.E.P. | CHECKED BY: GONZALO A. PAZ

No.	DESCRIPTION	DATE	APP'D

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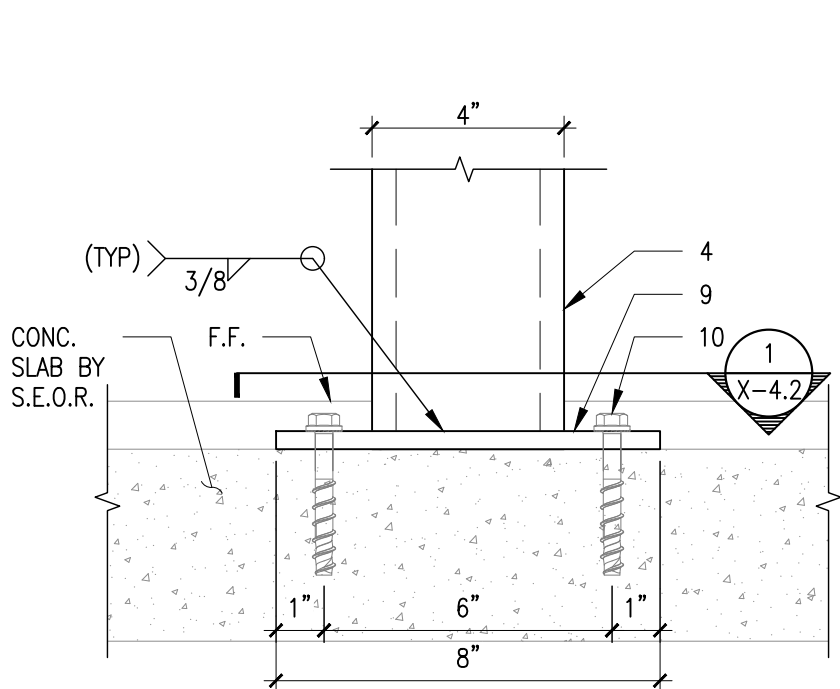
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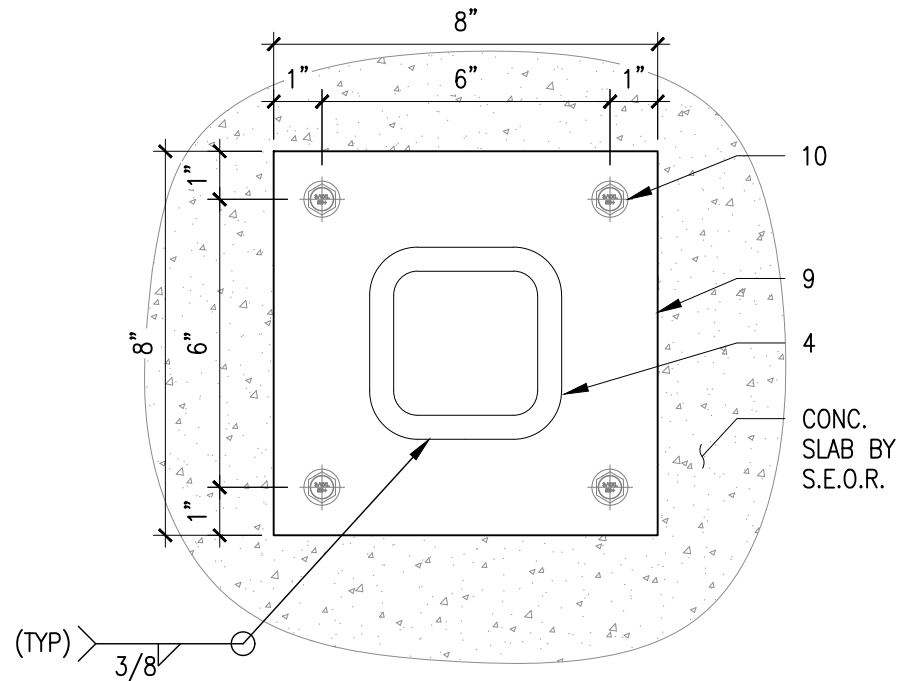
4/23/2026
GONZALO A. PAZ, PE. (Lic No-60734)
CERTIFICATE OF AUTHORIZATION No. 26655

SHEET NAME:
SECTIONS & DETAILS

X-4.1



A DETAIL (TYP)
X-4.2 SCALE: 3"=1'-0"



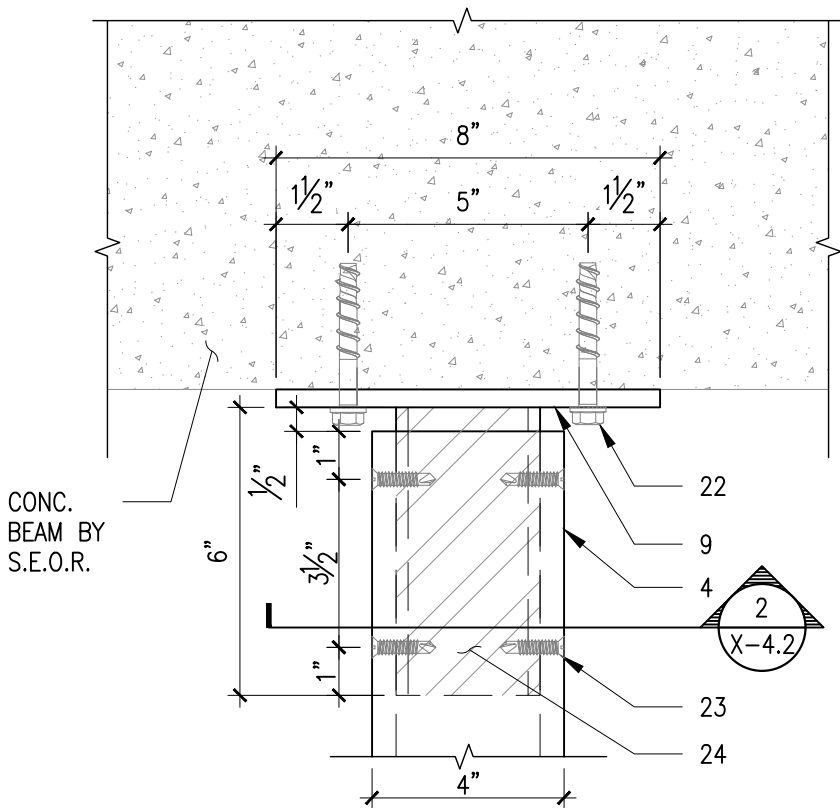
1 SECTION (TYP)
X-4.2 SCALE: 3"=1'-0"

LEGEND:

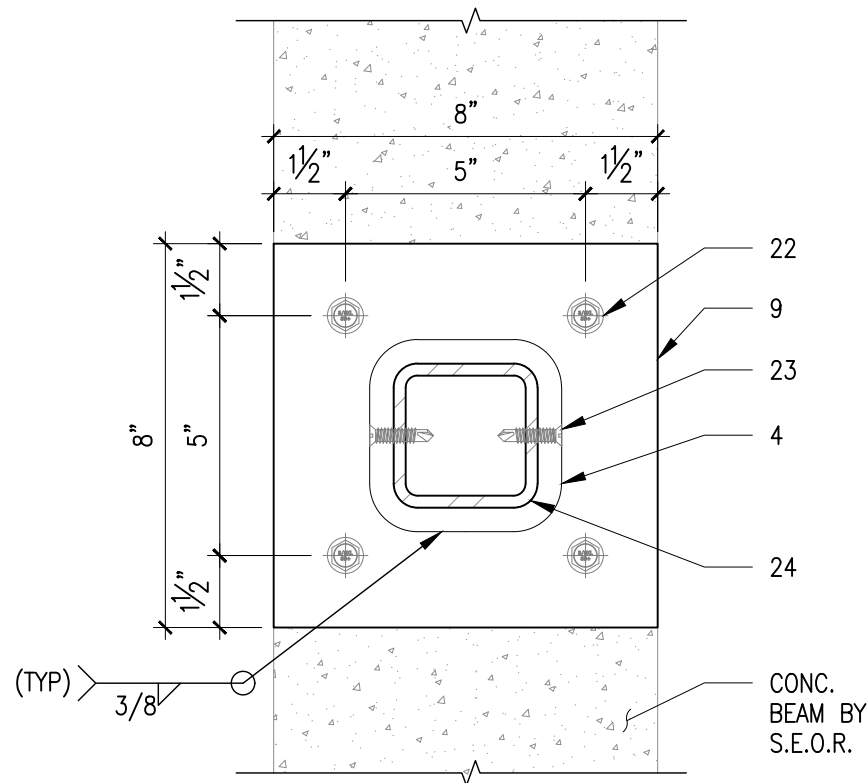
4. HSS4X4X1/2 STEEL COLUMN, FY=46 KSI
9. PL8X8X3/8 STEEL PLATE, FY=36 KSI
10. $\phi 3/8$ " SCREW BOLT + BY DEWALT W/
3-1/4" MIN. EMBEDMENT, 6" SPACING & 6"
MIN. EDGE DISTANCE
22. $\phi 3/8$ " SCREW BOLT + BY DEWALT W/
2-1/2" MIN. EMBEDMENT, 5" SPACING &
1-1/2" EDGE DISTANCE
23. $\phi 1/4$ -20 S.S. FLAT HEAD SELF DRILLING
SCREW
24. HSS3X3X1/4X6" LONG. STEEL INSERT TO BE
SNUG FIT INTO COLUMN, FY=46 KSI

NOTE:

CONTRACTOR MUST VERIFY IN FIELD
ALL DIMENSIONS PRIOR FABRICATION
AND INSTALLATION



B DETAIL (TYP)
X-4.2 SCALE: 3"=1'-0"



2 SECTION (TYP)
X-4.2 SCALE: 3"=1'-0"

CITY STAMP:



PROJECT NAME:

10635 SW 63RD AVE

JOB No.: 26-0297 | VERSION: 04 | DATE: 4/23/2026

LOCATION: 10635 SW 63RD AVE, MIAMI, FL 33156, USA

CLIENT:

BALLI GROUP

PM: MARIO MORALES

DRAWN BY: G.T.

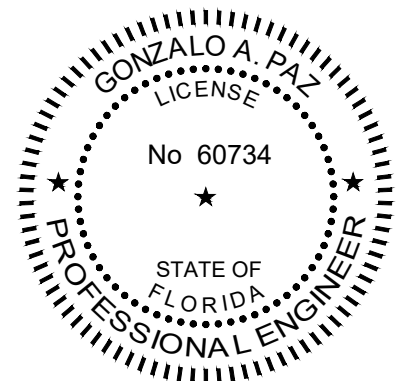
DESIGNED BY: M.E.P.

CHECKED BY: GONZALO A. PAZ

No.	DESCRIPTION	DATE	APP'D

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4/23/2026

GONZALO A. PAZ, PE. (Lic No-60734)

CERTIFICATE OF AUTHORIZATION No. 26655

SHEET NAME:

SECTIONS & DETAILS

X-4.2



- | |
|---|
| <p><u>PROCEDURE:</u></p> <ol style="list-style-type: none"> 1. CUT SECTION AS SHOWN 2. INSTALL INSIDE STIFFENER AND WELDED AS SHOW 3. RE-WELD WITH FULL PENETRATION WELD AS SHOW |
|---|

(Tt) THICKNESS TUBE	(Ts) THICKNESS STIFFENER	(Tw) EFFECTIVE THROAT
1/8	1/4	1/4
3/16	5/16	5/16
1/4	3/8	3/8
5/16	7/16	7/16
3/8	1/2	1/2
7/16	9/16	9/16
1/2	5/8	5/8
9/16	11/16	11/16
5/8	3/4	3/4

LEGEND:
3. HSS8X4X1/4 STEEL STRINGER, $F_y=46$ KSI
4. HSS4X4X1/2 STEEL COLUMN, $F_y=46$ KSI

NOTE:
CONTRACTOR MUST VERIFY IN FIELD
ALL DIMENSIONS PRIOR FABRICATION
AND INSTALLATION

CITY STAMP:



PROJECT NAME:
10635 SW 63RD AVE

JOB No.: 26-0297	VERSION: 04	DATE: 4/23/2026
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LOCATION: 10635 SW 63RD AVE, MIAMI, FL 33156, USA	VERSION: 3.1	DATE: 7/23/2017
---	--------------	-----------------

CLIENT:
BALLI GROUP

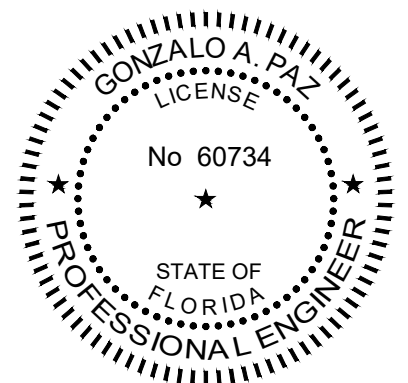
PM: MARIO MORALES	DRAWN BY: G.T.
--------------------------	-----------------------

DESIGNED BY: M.E.P.	CHECKED BY: GONZALO A. PAZ
----------------------------	-----------------------------------

No.	DESCRIPTION	DATE	APP'D

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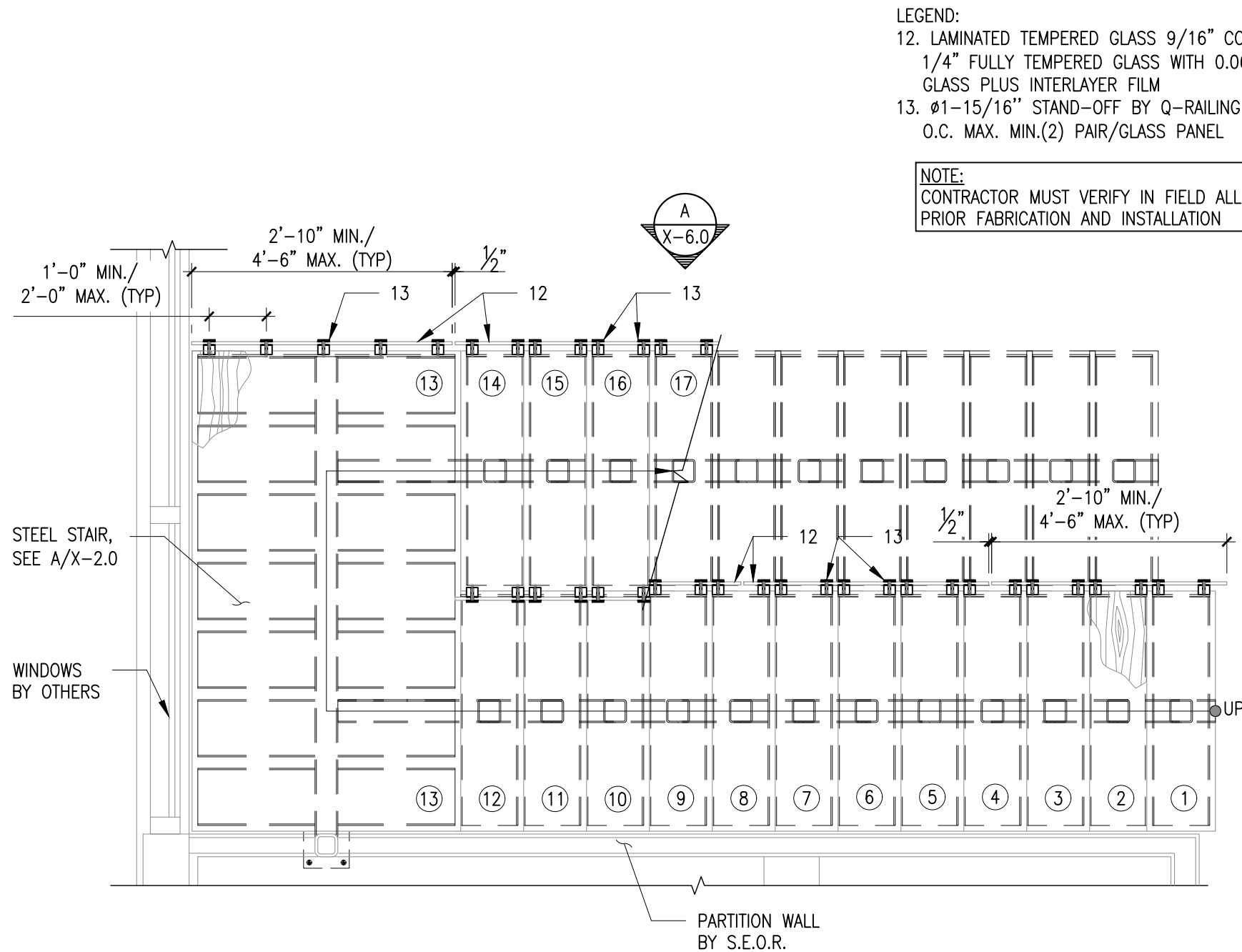
4/23/2026

GONZALO A. PAZ, PE. (Lic No-60734)

CERTIFICATE OF AUTHORIZATION No. 26655

SHEET NAME:
DETAILS

X-4.3



GLASS RAILING AT STAIR FIRST FLOOR PLAN VIEW (TYP)

A
X-5.0

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

CITY STAMP:



PROJECT NAME:

10635 SW 63RD AVE

JOB No.: 26-0297 | VERSION: 04 | DATE: 4/23/2026

LOCATION: 10635 SW 63RD AVE, MIAMI, FL 33156, USA

CLIENT:

BALLI GROUP

PM: MARIO MORALES

DRAWN BY: G.T.

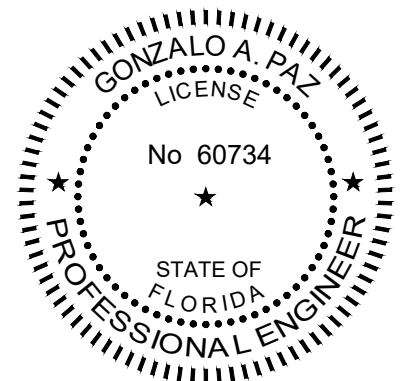
DESIGNED BY: M.E.P.

CHECKED BY: GONZALO A. PAZ

No.	DESCRIPTION	DATE	APP'D

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4/23/2026

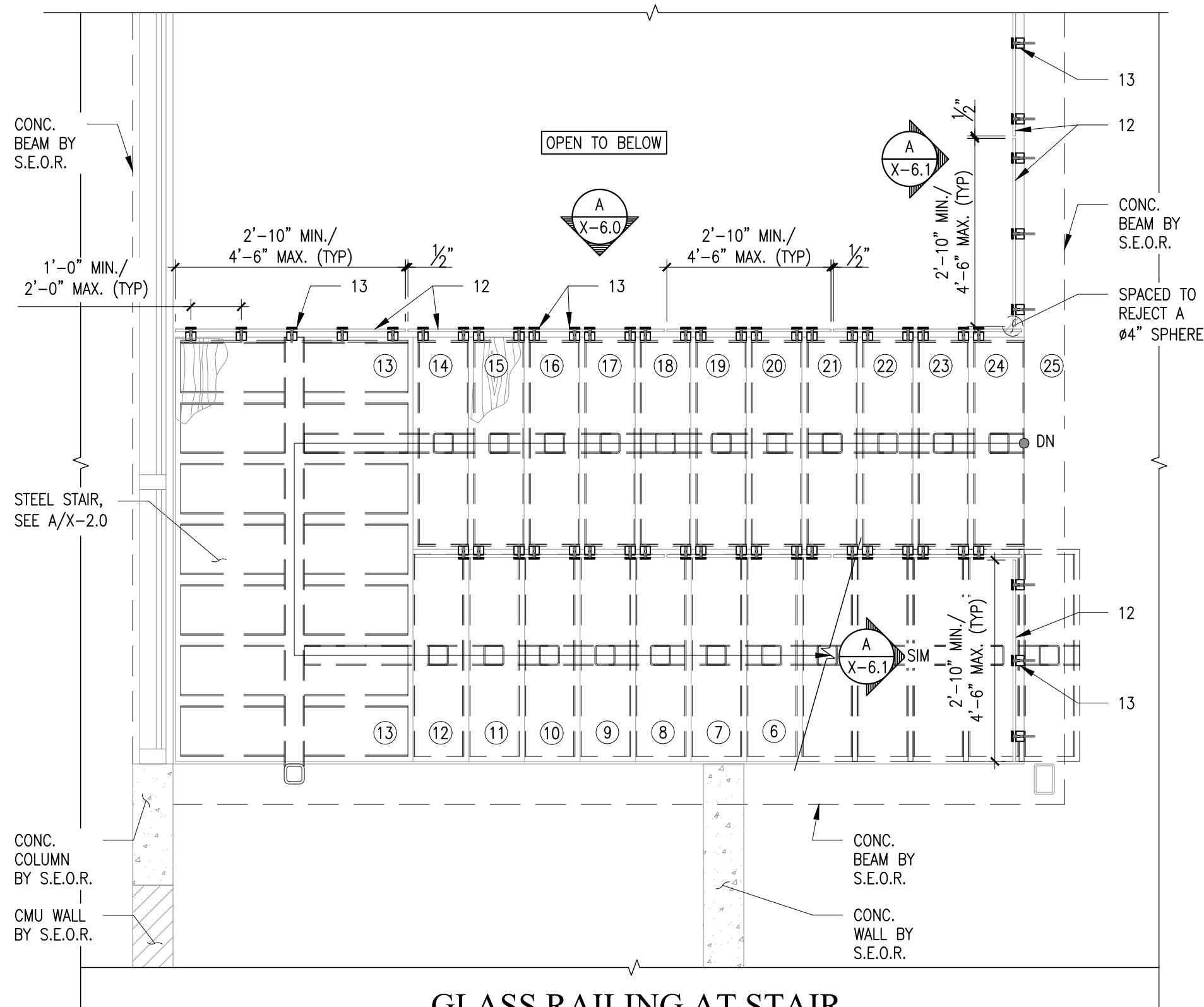
GONZALO A. PAZ, PE. (Lic No-60734)

CERTIFICATE OF AUTHORIZATION No. 26655

SHEET NAME:

GLASS RAILING AT STAIR FIRST FLOOR PLAN
VIEW

X-5.0



- LEGEND:
- 12. LAMINATED TEMPERED GLASS 9/16" COMPOSED (2) 1/4" FULLY TEMPERED GLASS WITH 0.06 SENTRY GLASS PLUS INTERLAYER FILM
 - 13. Ø1-15/16" STAND-OFF BY Q-RAILING PAIR @24" O.C. MAX. MIN.(2) PAIR/GLASS PANEL

NOTE:
CONTRACTOR MUST VERIFY IN FIELD ALL DIMENSIONS PRIOR FABRICATION AND INSTALLATION

SPACED TO REJECT A Ø4" SPHERE

GLASS RAILING AT STAIR
SECOND FLOOR PLAN VIEW (TYP)

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

A
X-5.1

CITY STAMP:



PROJECT NAME:
10635 SW 63RD AVE

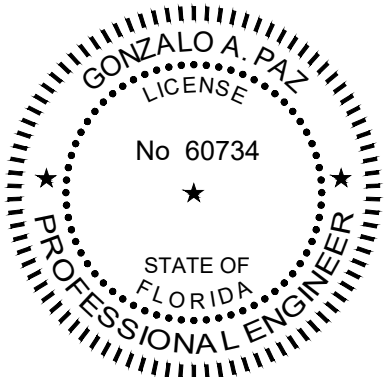
JOB No.: 26-0297 | VERSION: 04 | DATE: 4/23/2026
LOCATION: 10635 SW 63RD AVE, MIAMI, FL 33156, USA

CLIENT:
BALLI GROUP

PM: MARIO MORALES		DRAWN BY: G.T.	
DESIGNED BY: M.E.P.		CHECKED BY: GONZALO A. PAZ	
No.	DESCRIPTION	DATE	APP'D

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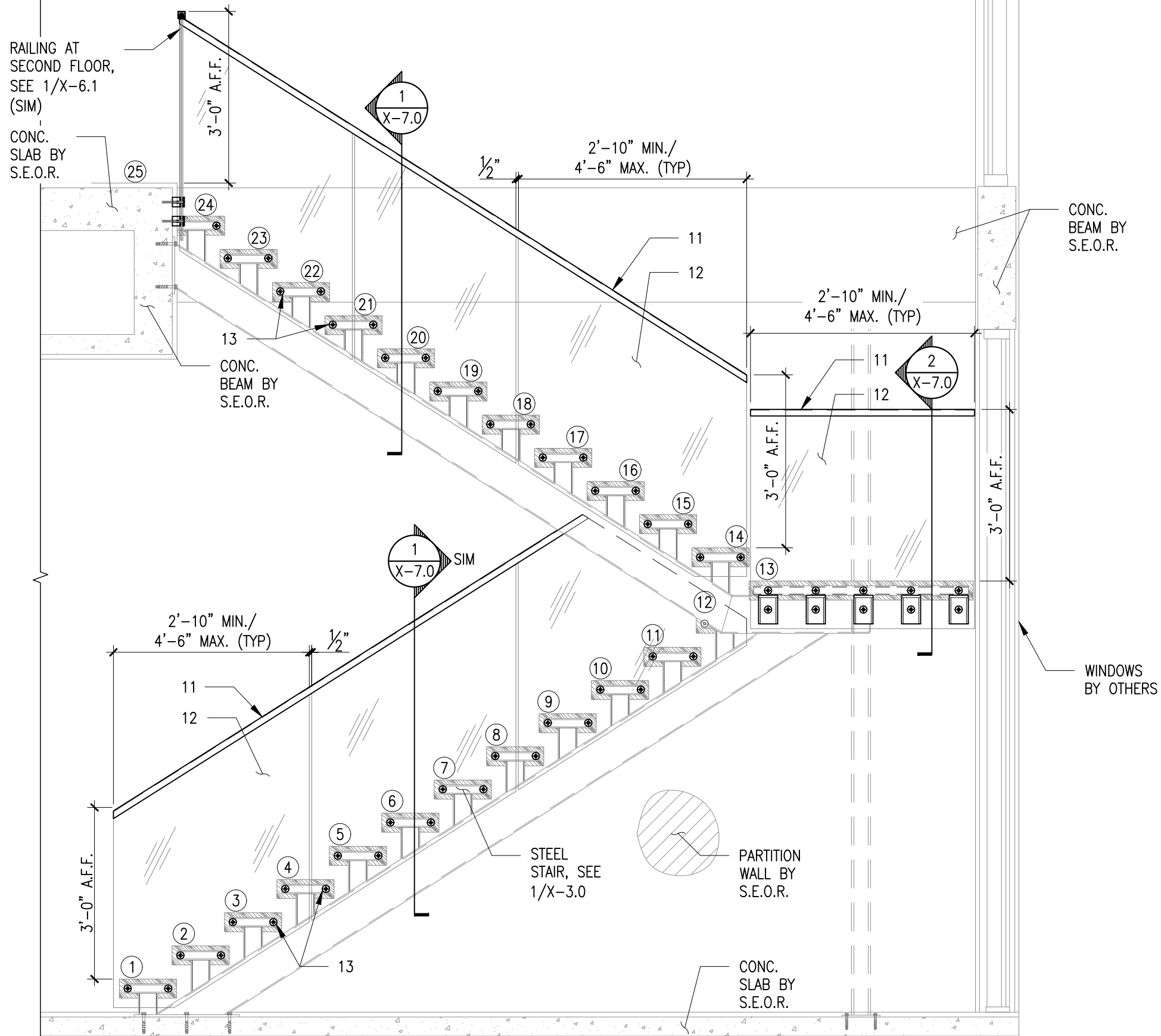
GONZALO A. PAZ, PE. (Lic No-60734)
CERTIFICATE OF AUTHORIZATION No. 26655

SHEET NAME:
GLASS RAILING AT STAIR SECOND FLOOR
PLAN VIEW

X-5.1

- LEGEND:
- 1-1/2"x1-1/2"x1/16" S.S. CAP RAIL GRSC 15 BY C.R.L. (S30400), FY=30 KSI, SEE DETAIL C/X-6.1
 - LAMINATED TEMPERED GLASS 9/16" COMPOSED (2) 1/4" FULLY TEMPERED GLASS WITH 0.06 SENTRY GLASS PLUS INTERLAYER FILM
 - Ø1-15/16" STAND-OFF BY Q-RAILING PAIR @24" O.C. MAX. MIN.(2) PAIR/GLASS PANEL

NOTE:
CONTRACTOR MUST VERIFY
IN FIELD ALL DIMENSIONS
PRIOR FABRICATION
AND INSTALLATION



A
X-6.0

GLASS RAILING AT STAIR ELEVATION (TYP)

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

CITY STAMP:



PROJECT NAME:

10635 SW 63RD AVE

JOB No.: 26-0297 | VERSION: 04 | DATE: 4/23/2026

LOCATION: 10635 SW 63RD AVE, MIAMI, FL 33156, USA

CLIENT:

BALLI GROUP

PM: MARIO MORALES

DRAWN BY: G.T.

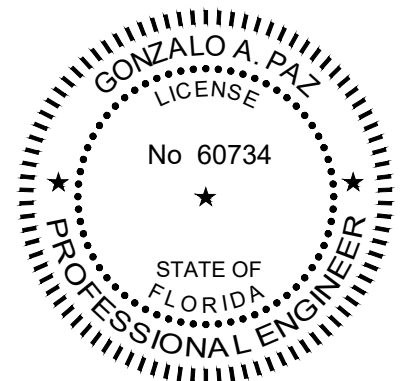
DESIGNED BY: M.E.P.

CHECKED BY: GONZALO A. PAZ

No.	DESCRIPTION	DATE	APP'D

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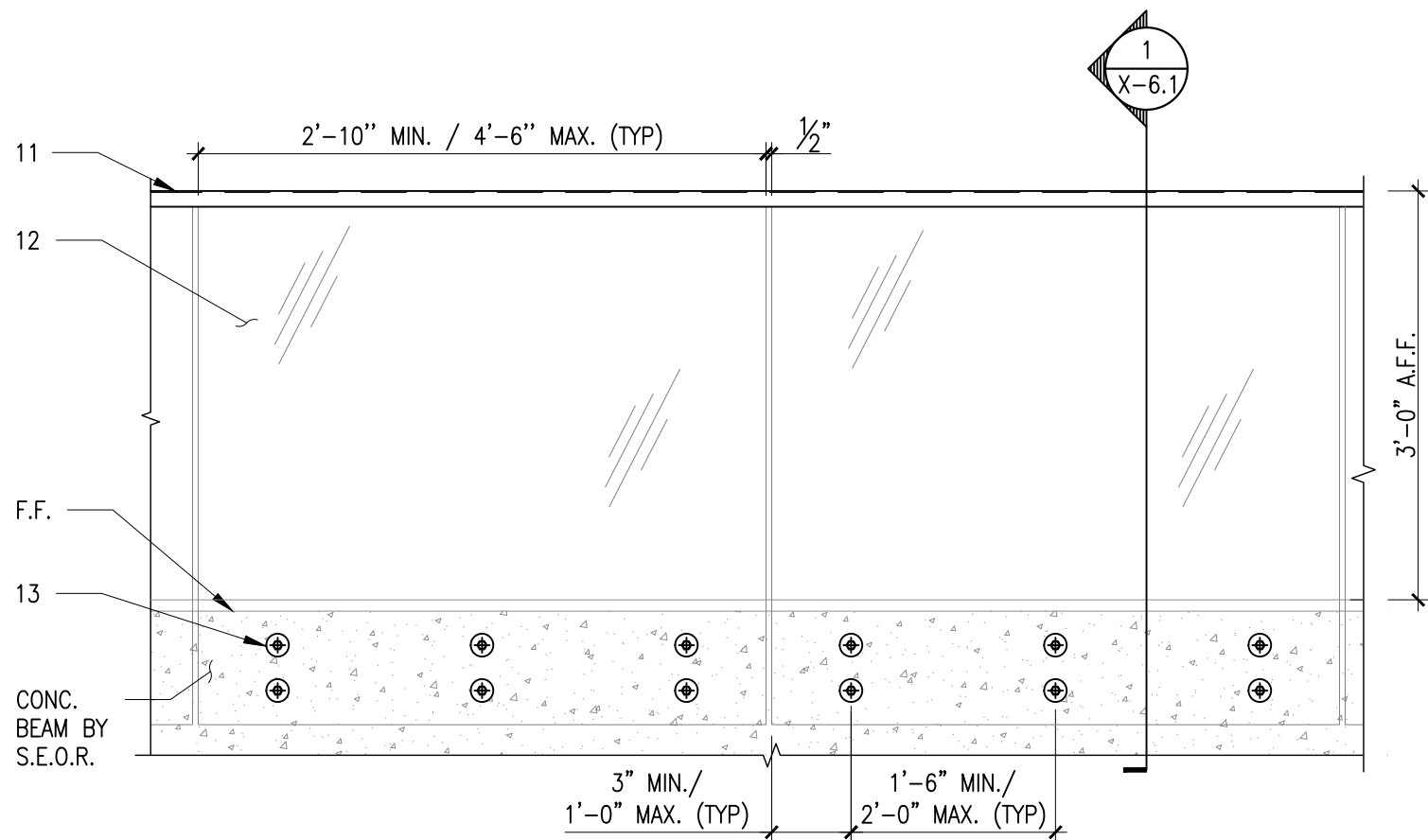
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CERTIFICATE OF AUTHORIZATION No. 26655

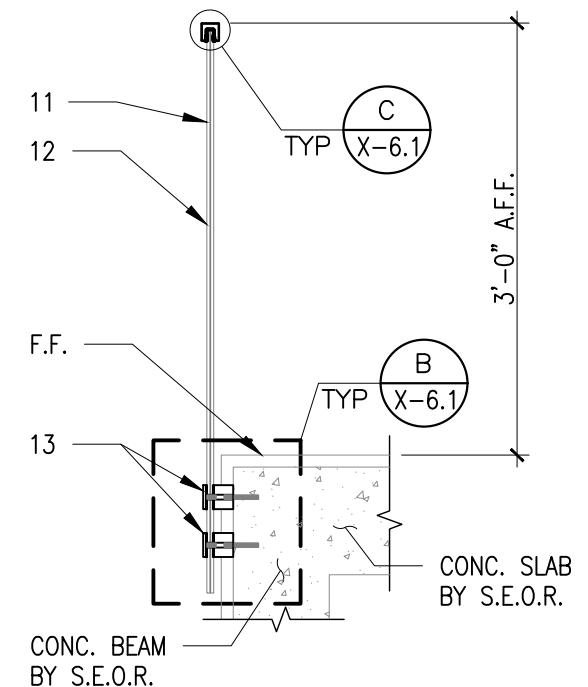
SHEET NAME:

GLASS RAILING AT STAIR ELEVATION

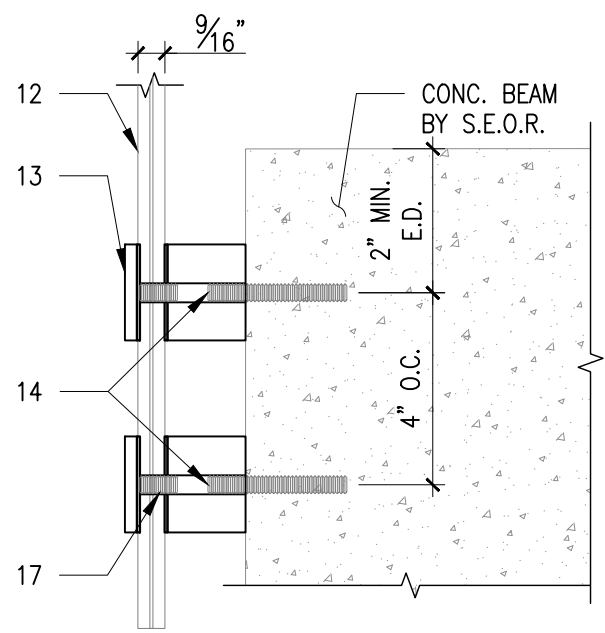
X-6.0



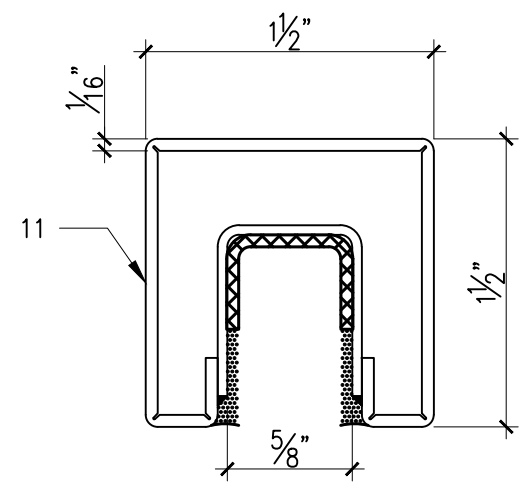
A
X-6.1
INTERIOR GLASS RAILING AT SECOND FLOOR ELEVATION (TYP)
SCALE: 3/4"=1'-0"



1
X-6.1
SECTION (TYP)
SCALE: 3/4"=1'-0"



B
X-6.1
DETAIL (TYP)
SCALE: 3"=1'-0"



C
X-6.1
CAP RAIL DETAIL (TYP)
SCALE: FULL"=1'-0"

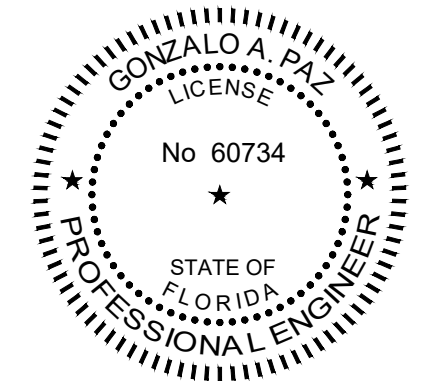
- LEGEND:
- 11. 1-1/2"x1-1/2"x1/16" S.S. CAP RAIL GRSC 15 BY C.R.L. (S30400), FY=30 KSI, SEE DETAIL C/X-6.1
 - 12. LAMINATED TEMPERED GLASS 9/16" COMPOSED (2) 1/4" FULLY TEMPERED GLASS WITH 0.06 SENTRY GLASS PLUS INTERLAYER FILM
 - 13. Ø1-15/16" STAND-OFF BY Q-RAILING PAIR @24" O.C. MAX. MIN.(2) PAIR/GLASS PANEL
 - 14. Ø3/8" S.S. THREADED ROD W/ C6+ EPOXY ADHESIVE BY RED HEAD W/ 3-3/8" MIN. EMBEDMENT, 4" MIN. SPACING & 2" MIN. EDGE DISTANCE
 - 17. Ø3/8" S.S. THREADED ROD A-307 W/ 1/4" MIN. THREAD PENETRATION

NOTE:
CONTRACTOR MUST VERIFY IN FIELD ALL DIMENSIONS PRIOR FABRICATION AND INSTALLATION

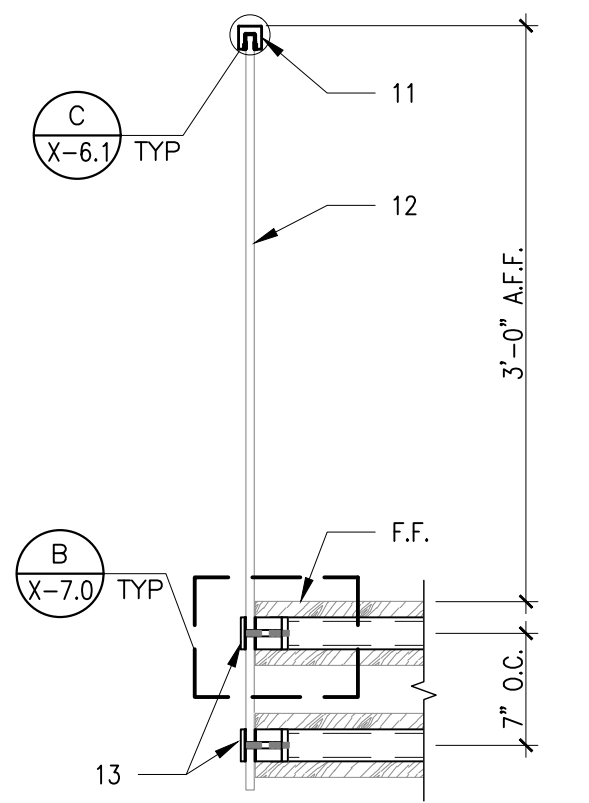
CITY STAMP:



PROJECT NAME: 10635 SW 63RD AVE			
JOB No.: 26-0297		VERSION: 04	DATE: 4/23/2026
LOCATION: 10635 SW 63RD AVE, MIAMI, FL 33156, USA			
CLIENT: BALLI GROUP			
PM: MARIO MORALES		DRAWN BY: G.T.	
DESIGNED BY: M.E.P.		CHECKED BY: GONZALO A. PAZ	
No.	DESCRIPTION	DATE	APP'D
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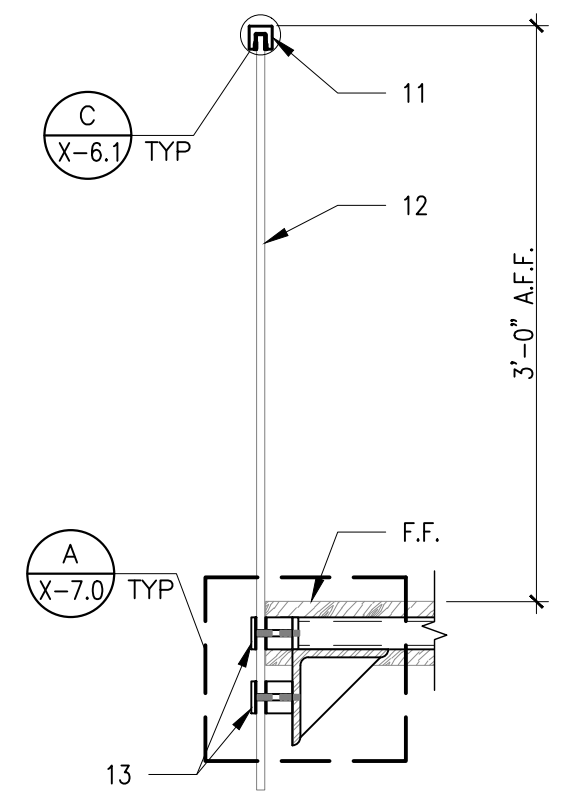
4/23/2026
GONZALO A. PAZ, PE. (Lic No-60734)
CERTIFICATE OF AUTHORIZATION No. 26655
SHEET NAME:
INTERIOR GLASS RAILING AT SECOND FLOOR
ELEVATION, SECTION & DETAILS
X-6.1



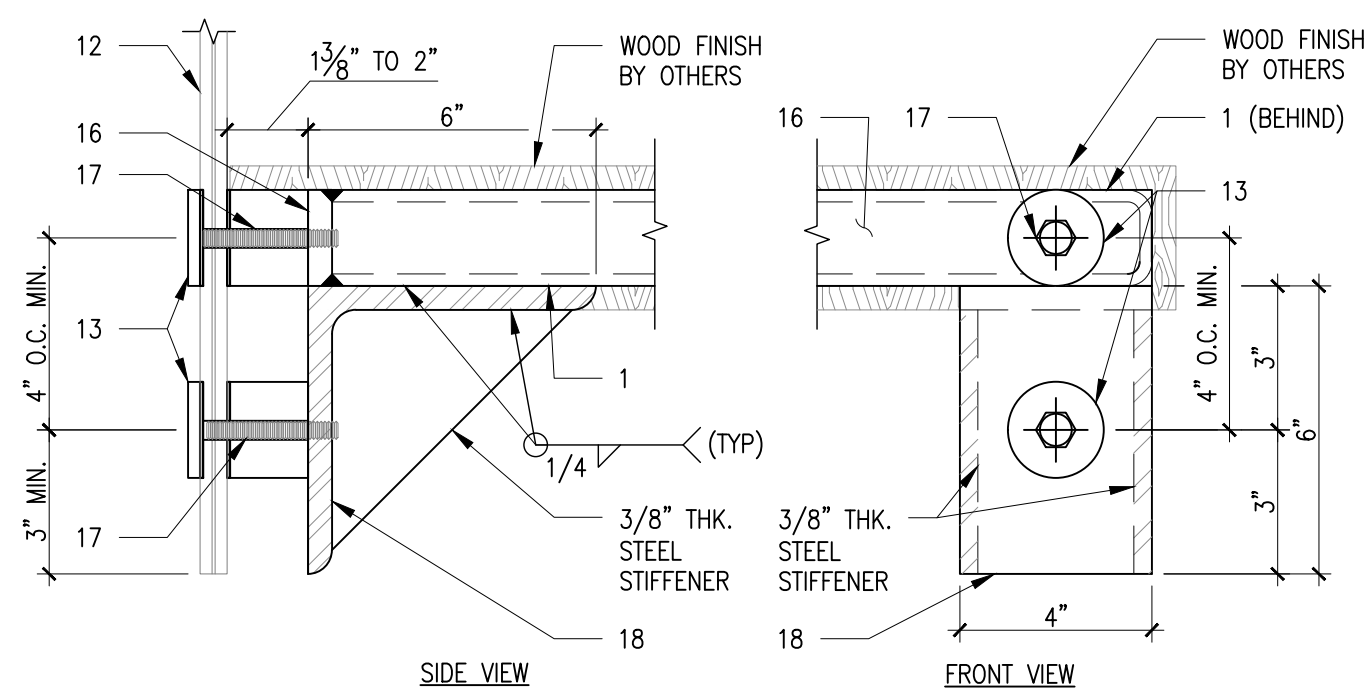
1 SECTION (TYP)
X-7.0 SCALE: 1"=1'-0"

- LEGEND:
- 1. HSS10X2X1/4 STEEL TREAD, FY=46 KSI
 - 11. 1-1/2"X1-1/2"X1/16" S.S. CAP RAIL GRSC 15 BY C.R.L. (S30400), FY=30 KSI, SEE DETAIL C/X-6.1
 - 12. LAMINATED TEMPERED GLASS 9/16" COMPOSED (2) 1/4" FULLY TEMPERED GLASS WITH 0.06 SENTRY GLASS PLUS INTERLAYER FILM
 - 13. ϕ 1-15/16" STAND-OFF BY Q-RAILING PAIR @24" O.C. MAX. MIN.(2) PAIR/GLASS PANEL
 - 16. PL12X2X3/8 STEEL PLATE W/ FY=36 KSI TO BE DRILL & TAP, WELDED TO ITEM #1 W/ 1/4" FILLET 1"@3" O.C.
 - 17. ϕ 3/8" S.S. THREADED ROD A-307 W/ 1/4" MIN. THREAD PENETRATION
 - 18. L6X6X1/2 STEEL ANGLE, FY=36 KSI

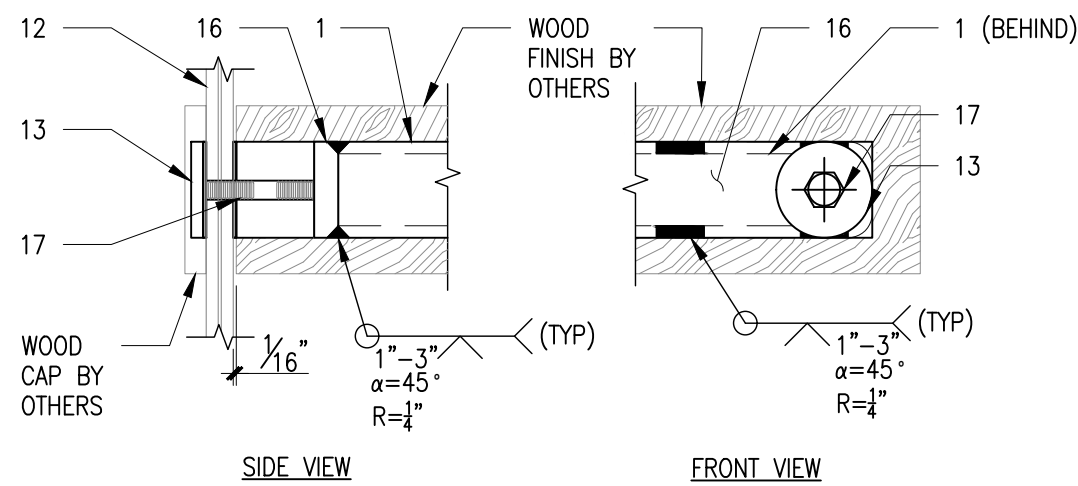
NOTE:
CONTRACTOR MUST VERIFY IN FIELD ALL DIMENSIONS PRIOR FABRICATION AND INSTALLATION



2 SECTION (TYP)
X-7.0 SCALE: 1"=1'-0"



A DETAIL (TYP)
X-7.0 SCALE: 3"=1'-0"



B DETAIL (TYP)
X-7.0 SCALE: 3"=1'-0"

CITY STAMP:

Eastern Engineering Group
3401 NW 82nd Avenue Suite 370 Doral, FL 33122
Phone: (305) 599-8133 info@easterneg.com www.easterneg.com

PROJECT NAME:
10635 SW 63RD AVE

JOB No.: 26-0297 | VERSION: 04 | DATE: 4/23/2026
LOCATION: 10635 SW 63RD AVE, MIAMI, FL 33156, USA

CLIENT:
BALLI GROUP

PM: MARIO MORALES | DRAWN BY: G.T.
DESIGNED BY: M.E.P. | CHECKED BY: GONZALO A. PAZ

No.	DESCRIPTION	DATE	APP'D

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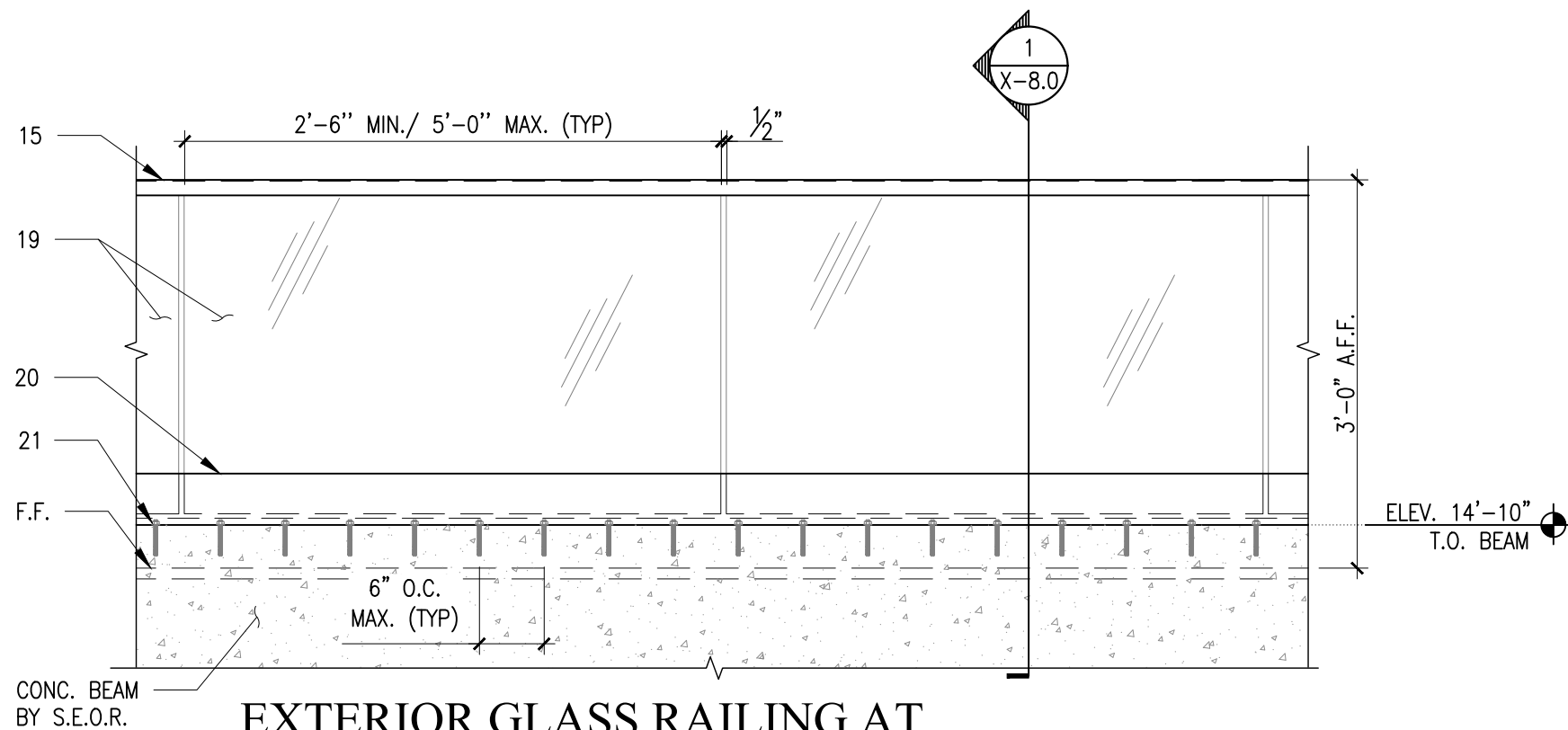
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4/23/2026

GONZALO A. PAZ, PE. (Lic No-60734)
CERTIFICATE OF AUTHORIZATION No. 26655

SHEET NAME:
SECTIONS & DETAILS

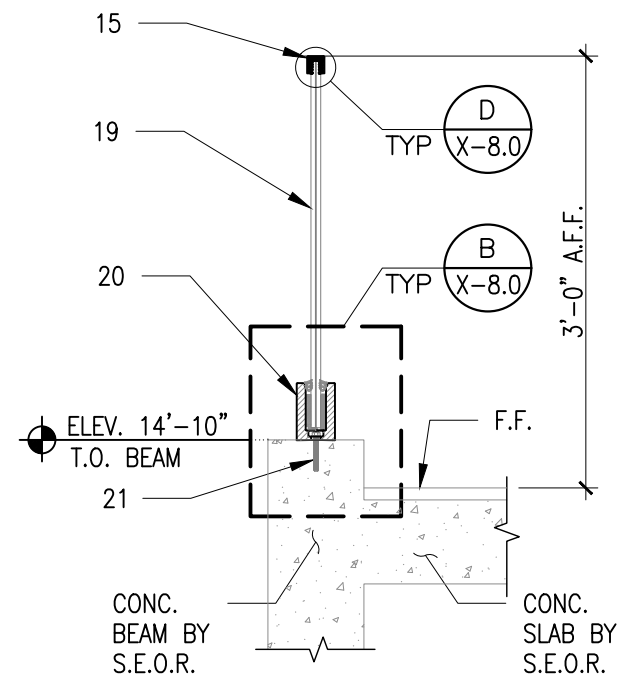
X-7.0



**EXTERIOR GLASS RAILING AT
BALCONIES ELEVATION (TYP)**

A
X-8.0

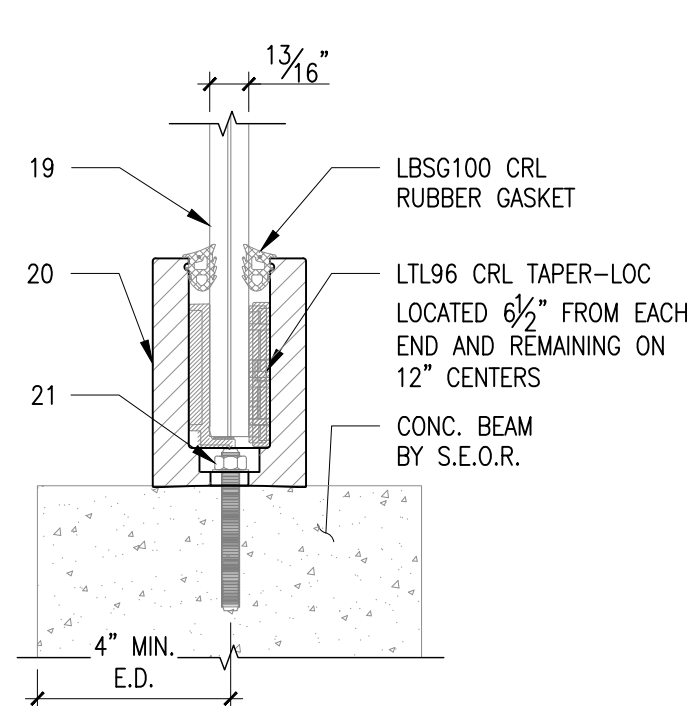
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SECTION (TYP)

1
X-8.0

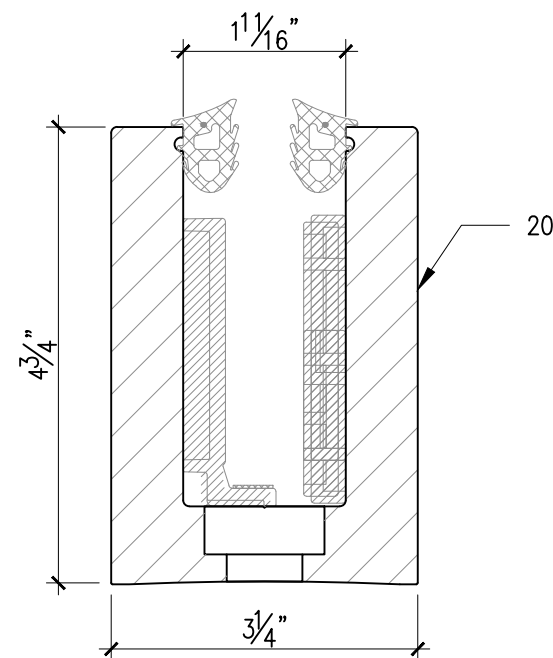
SCALE: 3/4"=1'-0"



DETAIL (TYP)

B
X-8.0

SCALE: 3"=1'-0"



**BASE SHOE
DETAIL (TYP)**

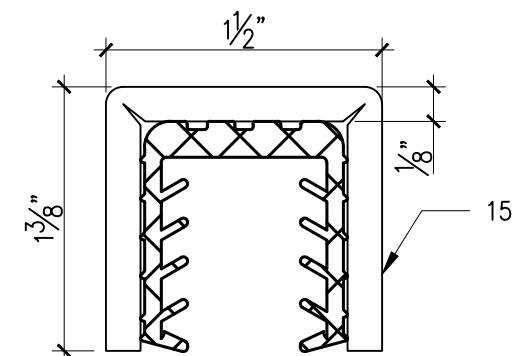
C
X-8.0

SCALE: 6"=1'-0"

- LEGEND:**
- 15. 1-7/16"x1-7/16"x1/8" L10 S.S. DUPLEX LOW PROFILE CAP RAIL S32304, FY=58 KSI, SEE DETAIL D/X-8.0
 - 19. LAMINATED TEMPERED GLASS 13/16" COMPOSED (2) 3/8" FULLY TEMPERED GLASS WITH 0.06 SENTRY GLASS PLUS INTERLAYER FILM
 - 20. ALUMINUM BASE SHOE L21S BY CRL, SEE DETAIL C/X-8.0
 - 21. Ø3/8" S.S. THREADED ROD A193 B7 W/ C6+ EPOXY ADHESIVE BY RED HEAD, 5-13/16" EMBEDMENT INTO CONCRETE, 6" SPACING & 4" MIN. EDGE DISTANCE

NOTES:

- CONTRACTOR MUST VERIFY IN FIELD ALL DIMENSIONS PRIOR FABRICATION AND INSTALLATION
- CENTER TO CENTER BASE SHOE ANCHORS SPACING TO BE REDUCE TO HALF AT EACH CORNER OR AT EACH ALUMINUM BASE SHOE END AND/OR SPLICE BETWEEN ALUM. SHOES



**CAP RAIL
DETAIL (TYP)**

D
X-8.0

SCALE: FULL"=1'-0"

CITY STAMP:



PROJECT NAME:
10635 SW 63RD AVE

JOB No.: 26-0297 | VERSION: 04 | DATE: 4/23/2026
LOCATION: 10635 SW 63RD AVE, MIAMI, FL 33156, USA

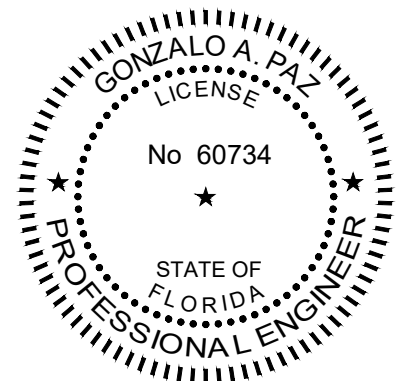
CLIENT:
BALLI GROUP

PM: MARIO MORALES | DRAWN BY: G.T.
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4/23/2026

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SHEET NAME:
EXTERIOR GLASS RAILING AT BALCONIES
ELEVATION, SECTION & DETAILS

X-8.0