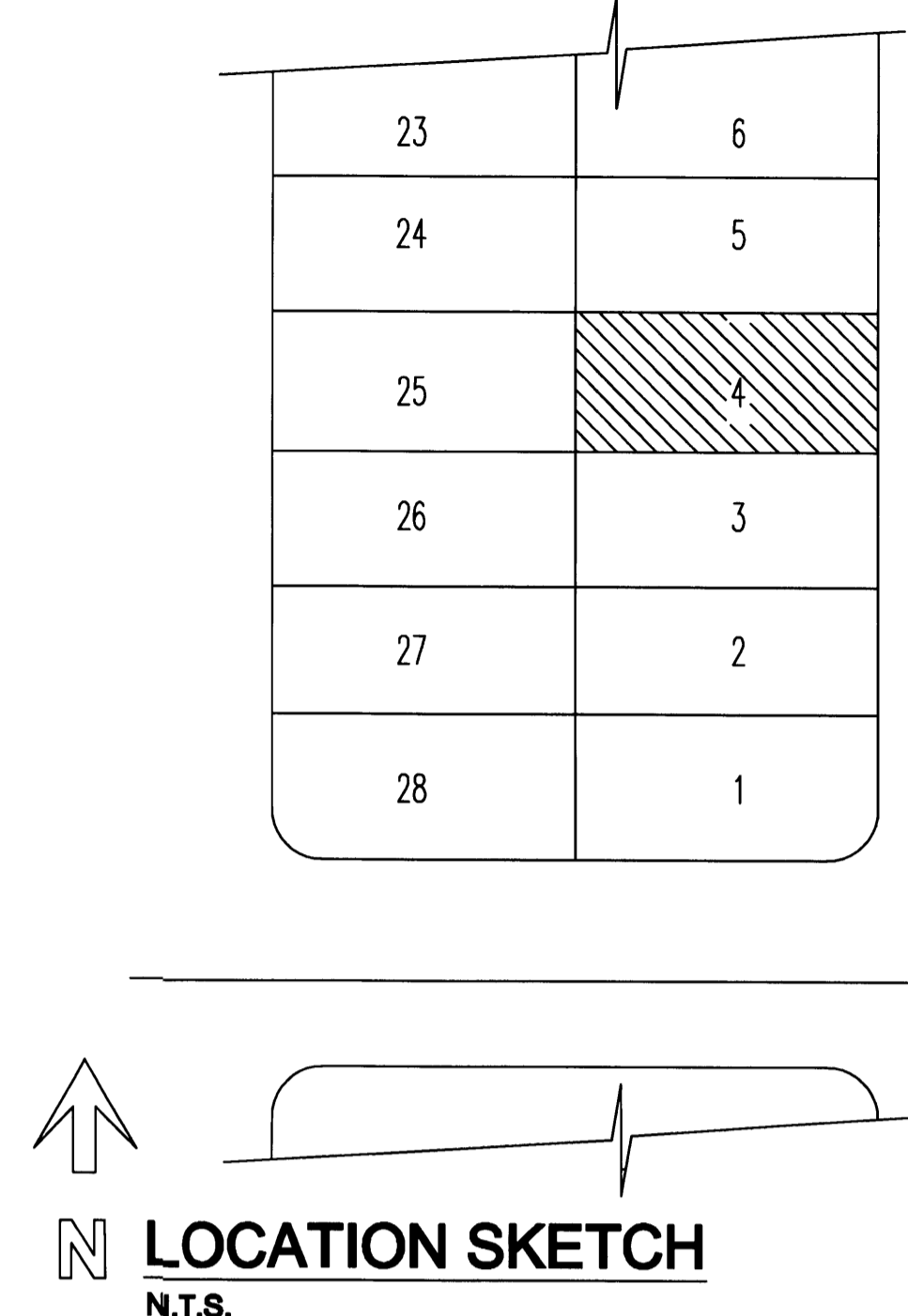


EXISTING SITE PLAN
 SCALE: 1/8" = 1'-0"



LEGAL DESCRIPTION
 LOT 4 BLOCK 13, SUBDIVISION AMENED PLAT OF SUNSET LAKE SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8 AT PAGE 52 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

DRAWING INDEX

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 C-2 PROPOSED NEW CONSTRUCTION
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 A-2 PROPOSED ROOF PLAN/DETAIL
 A-3 ELEVATIONS
 A-4 ELEVATIONS
 A-5 SECTION
 A-6 SECTION
 A-7 SCHEDULE/DETAIL/SECTIONS

STRUCTURAL
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 S-2 FOUNDATION PLAN
 S-3 ROOF
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 S-5 SECTIONS / DETAILS
 S-6 SECTIONS
 S-7 SECTIONS

MECHANICAL
 M-1 MECHANICAL PLANS
 M-2 MECHANICAL DETAILS

ELECTRICAL
 E-1 ELECTRICAL PLANS
 E-2 RISER AND SCHEDULES

PLUMBING
 P-1 PLUMBING SANITARY
 P-2 PLUMBING WATER
 P-3 PLUMBING DETAILS
 P-4 DOMESTIC WATER RISER DIAGRAM
 P-5 SANITARY RISER DIAGRAM
 BACK PAGE

ZONING LEGEND

SITE DATA
 FLOOD ZONE: AE
 LAND USE: SINGLE FAMILY RESIDENTIAL

NEW BUILDING SETBACKS:

	REQUIRED	PROVIDED
MIN. FRONT SETBACK - EAST	20.0' FT	20.0' FT
MIN. REAR SETBACK - WEST	20.0' FT	20.5' FT
MIN. SIDE SETBACK - SOUTH	7.5' FT	7.5' FT
MIN. SIDE SETBACK - NORTH	7.5' FT	7.5' FT

OCCUPANCY CLASSIFICATION: FAMILY
 OCCUPANCY GROUP: FAMILY
 CONSTRUCTION TYPE: (UNPROTECTED)
 TYPE: (UNPROTECTED)

LOT AREA: 7,305 S.F.
 GROSS AREA: 10,305 S.F.

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

CONCURRENCE BY:
 ZONING: _____
 DRB/MD: _____
 PLUMBING: _____
 ELECTRICAL: _____
 MECHANICAL: _____
 FIRE PREVENTION: _____
 ENGINEERING: _____
 PUBLIC WORKS: _____
 STRUCTURAL: _____
 ELEVATOR: _____

PERMIT SET

DWG INFO:

APPROVED BY: _____ DATE: _____

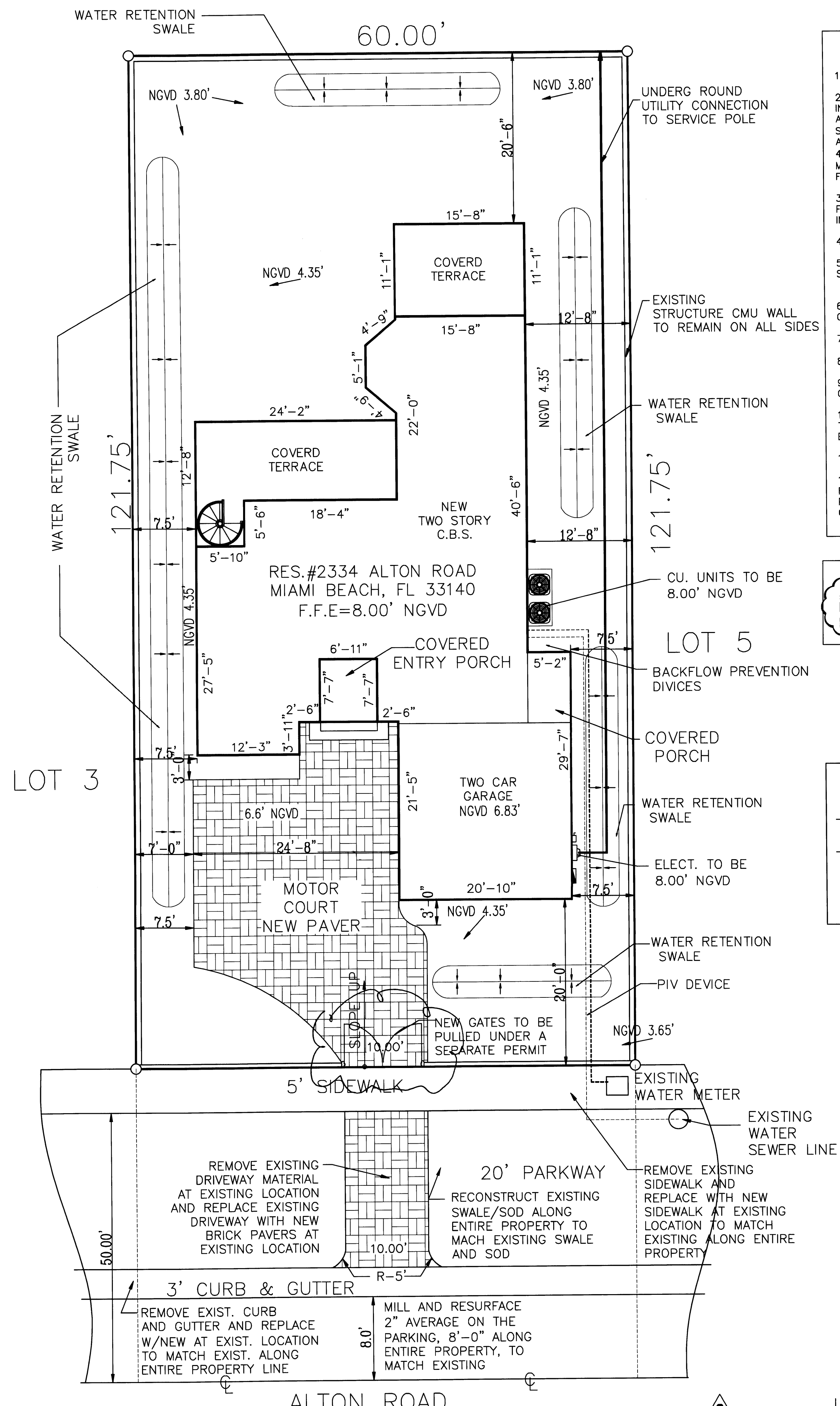
NEW TO: _____

RESIDENCE NEW CONSTRUCTION

2334 ALTON RD MIAMI BEACH FLORIDA 33140

C-1
 SHEET NUMBER

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- ### GENERAL NOTES
- BATHROOM FLOORS AND BASE TO BE OF IMPERVIOUS MATERIAL
 - IN AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE, THE MODE OF OPERATION SHALL NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT. SUCH CLEAR OPENING SHALL BE NOT LESS THAN 20" IN 24" IN HEIGHT, 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" ABOVE FINISHED FLOOR AND NO PART OF THE OPERATING MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE FINISHED FLOOR.
 - NUMBERS OF ADDRESS SHALL BE PLACED VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY AND SHALL BE 3 INCHES MIN. IN HEIGHT.
 - TOILET ROOMS SHALL COMPLY WITH F.B.C.
 - ALL WATER CLOSETS, LAVATORIES, SHOWERHEADS, AND SINKS SHALL COMPLY WITH F.B.C.
 - REFER TO FOUNDATION PLAN FOR CONCRETE FILLED BLOCK CELL LOCATION, SIZE AND REINFORCING.
 - ALL GLASS USED INSIDE OF DWELLING SHALL BE TEMPERED.
 - DISPOSAL OF STORMWATER WILL COMPLY W/F.B.C.
 - EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM THE INSIDE OF THE CLOSET.
 - EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY.
 - ALL OUTSIDE FIXED GLASS IS TO COMPLY WITH F.B.C.
 - ALL WORK SHALL CONFORM WITH LATEST REQUIREMENT OF FLORIDA BUILDING CODE, NATIONAL ELECTRIC CODE, NATIONAL FIRE PROTECTION ASSOCIATION, O.S.H.A. AND ALL OTHER CODES HAVING CONTROL OVER THE PROJECT.

APPLICABLE CODES:
FLORIDA BUILDING CODE - RESIDENTIAL, 2007 EDITION
NFPA 101 - LIFE SAFETY CODE, 2006 EDITION

NOTE

-PROVIDE BACK-FLOW PREVENTION DEVICES ON ALL WATER SERVICES.
-MEET WATER/SEWER CONCURRENCY REQUIREMENTS INCLUDING A HYDRAULIC WATER MODEL ANALYSIS AND GRAVITY SEWER SYSTEM CAPACITY ANALYSIS AS DETERMINED BY THE DEPARTMENT AND THE REQUIRED UPGRADES TO WATER AND SEWER MAINS SERVICING THIS PROJECT.

- ### DRAWING INDEX
- ARCHITECTURAL**
 - C-1 COVER \ SITE PLAN
 - C-2 PROPOSED NEW CONSTRUCTION SITE PLAN
 - L-1 EXISTING TREE LOCATION PLAN
 - L-2 EXISTING TREE LOCATION PLAN W/ PROPOSED NEW RESIDENCE
 - A-1 PROPOSED FIRST /SECOND FLOOR PLAN
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 - P-1 PLUMBING SANITARY
 - P-2 PLUMBING WATER
 - P-3 PLUMBING DETAILS
 - P-4 DOMESTIC RISER DIAGRAM
 - P-5 SANITARY RISER DIAGRAM
 - BLANK BACK SHEET

ZONING LEGEND

SITE DATA
FLOOD ZONE: AE
LAND USE: SINGLE FAMILY RESIDENTIAL

NEW BUILDING SETBACKS:

	REQUIRED	PROVIDED
MIN. FRONT SETBACK - EAST	20.0' FT	20.0' FT
MIN. REAR SETBACK - WEST	20.0' FT	20.5' FT
MIN. SIDE SETBACK - SOUTH	7.5' FT	7.5' FT
MIN. SIDE SETBACK - NORTH	7.5' FT	7.5' FT

OCCUPANCY CLASSIFICATION: FAMILY
OCCUPANCY GROUP: UNPROTECTED
CONSTRUCTION TYPE: UNPROTECTED

LOT AREA: 7,305 S.F.
GROSS AREA: 10,305 S.F.

PROPOSED GROUND FLOOR AREA: 1,823 S.F.
PROPOSED SECOND FLOOR AREA: 1,730 S.F.
TOTAL AREA: 3,553 S.F.

TOTAL PROPOSED SQUARE FOOTAGE: 2,040 S.F.
FIRST FLOOR STORAGE UNDER A/C: 300 S.F.
SECOND FLOOR UNDER A/C: 1,020 S.F.

LOT SIZE: 7,305 X 30% = 2,191 S.F.
50% OF LOT 7,305 = 3,652 S.F.
1,910 / 7,305 = 27%

TOTAL	100 %	100 %
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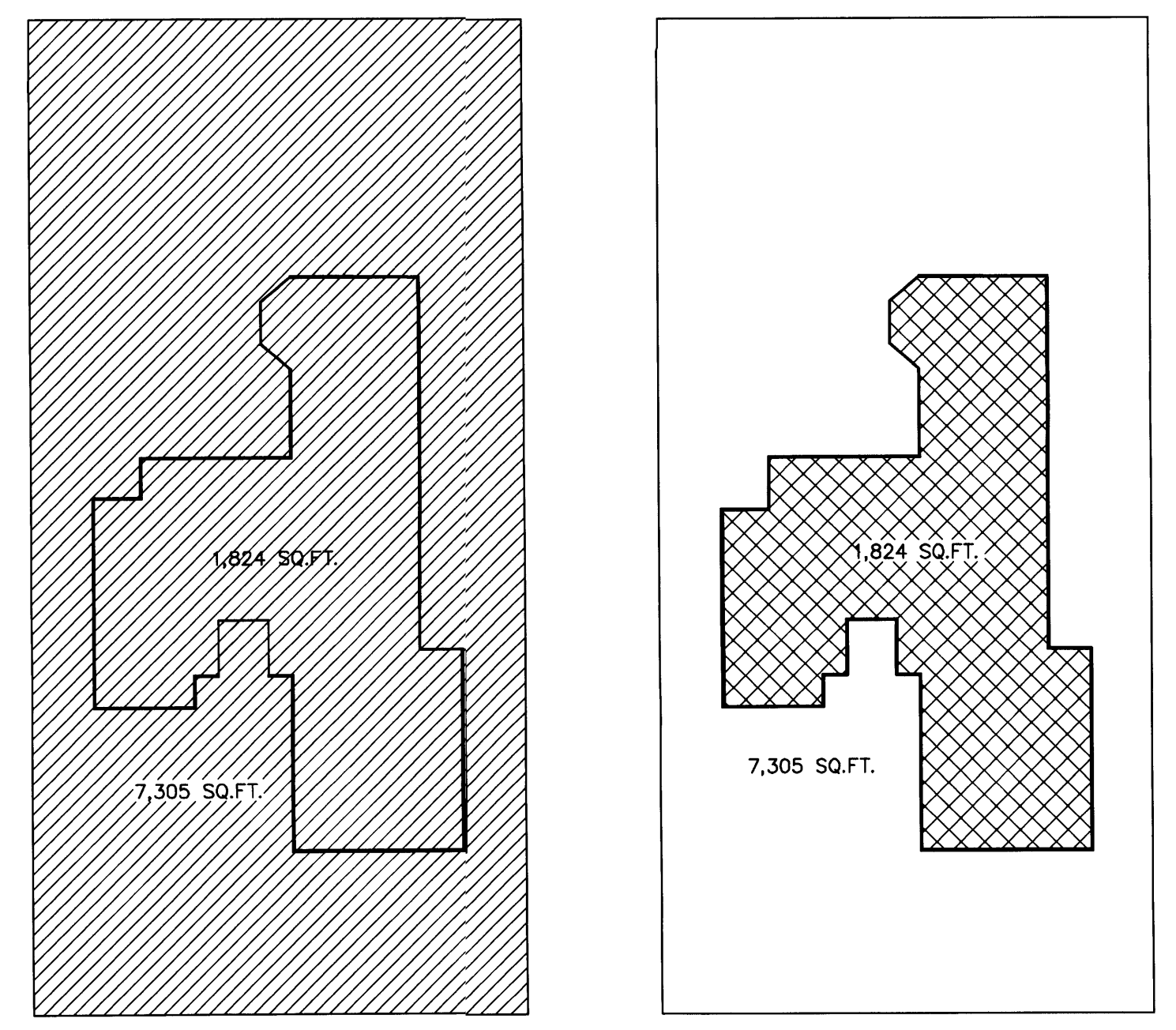
RS-1 REQUIREMENTS:

AVERAGE SITE GRADE ELEVATION: 3.6'
BUILDING HEIGHT: MAXIMUM ALLOWED: 30'
BUILDING HEIGHT PROPOSED: 28'-0"

FRONT YARD
REQUIRED LANDSCAPE= 282 SQ.FT. MIN. PROVIDED= 789 SQ.FT.
FRONT YARD
PROVIDED HARDSCAPE= 780 SQ.FT. MIN. PROVIDED= 400 SQ.FT.

SCOPE OF WORK

NEW SINGLE FAMILY RESIDENCE, LIVING ROOM, KITCHEN, 4 BEDROOMS, 4 FULL BATHS, 1 POWDER ROOM, LAUNDRY ROOM, 2 COVERED TERRACES, 5 OPEN BALCONIES AND AN OPEN ROOF TOP TERRACE



LOT COVERAGE:
LOT AREA (diagonal hatching)
NEW CONSTRUCTION (cross-hatching)

LOT COVERAGE DIAGRAM

NTS

PROPOSED NEW CONSTRUCTION SITE PLAN
SCALE: 1/8" = 1'-0"

PERMIT SET

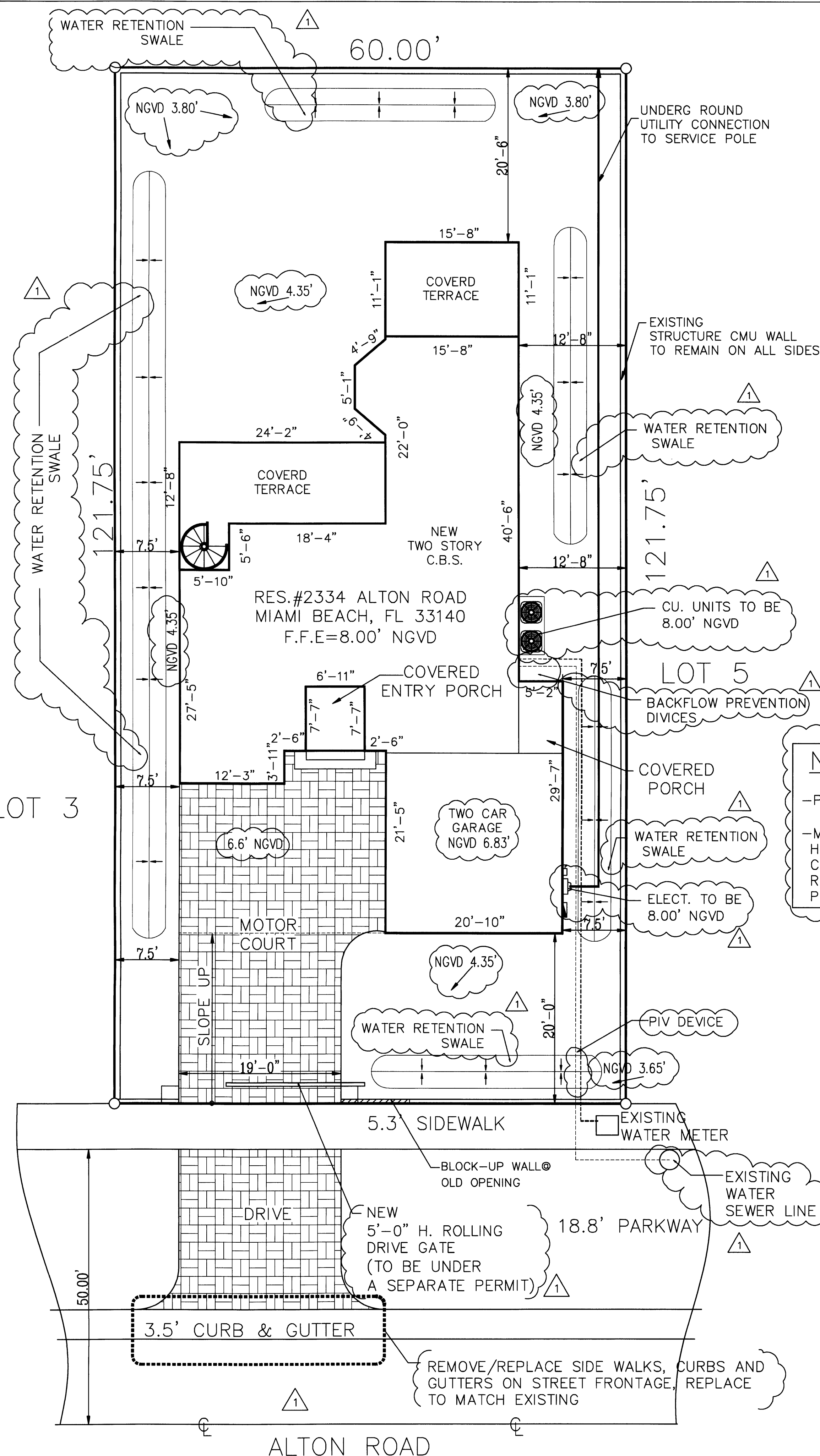
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APPROVED BY	DATE
REV.	4/13/09
REV.	5/19/09

NEW TO:
RESIDENCE NEW CONSTRUCTION
2334 ALTON RD
MIAMI BEACH, FLORIDA 33140

C-2
SHEET NUMBER



GENERAL NOTES

- BATHROOM FLOORS AND BASE TO BE OF IMPERVIOUS MATERIAL
- IN AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE, THE MODE OF OPERATION SHALL NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT. SUCH CLEAR OPENING SHALL BE NOT LESS THAN 20" IN 24" IN HEIGHT, 5.7 SQ.FT. IN AREA THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" ABOVE FINISHED FLOOR AND NO PART OF THE OPERATING MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE FINISHED FLOOR.
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- REFER TO FOUNDATION PLAN FOR CONCRETE FILLED BLOCK CELL LOCATION, SIZE AND REINFORCING.
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DRAWING INDEX

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 - A-2 ROOF PLAN/DETAIL
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 - A-4 ELEVATIONS
 - A-5 SCHEDULE/DETAIL/SECTIONS
 - A-6 SECTION
 - A-7 SECTION
- STRUCTURAL**
- S-1 STRUCTURAL NOTES
 - S-2 FOUNDATION PLAN
 - S-3 ROOF
 - S-4 FRAMING
 - S-5 SECTIONS / DETAILS
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 - S-7 SECTIONS
- MECHANICAL**
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- ELECTRICAL**
- E-1 ELECTRICAL PLANS
 - E-2 RISER AND SCHEDULES
- PLUMBING**
- P-1 PLUMBING SANITARY
 - P-2 PLUMBING WATER
 - P-3 PLUMBING DETAILS
 - P-4 DOMESTIC RISER DIAGRAM
 - P-5 SANITARY RISER DIAGRAM
 - BLANK BACK SHEET

ZONING LEGEND

SITE DATA

FLOOD ZONE: AE

LAND USE: SINGLE FAMILY RESIDENTIAL

NEW BUILDING SETBACKS:

	REQUIRED	PROVIDED
MIN. FRONT SETBACK - EAST	20.0' FT	20.0' FT
MIN. REAR SETBACK - WEST	20.0' FT	20.5' FT
MIN. SIDE SETBACK - SOUTH	7.5' FT	7.5' FT
MIN. SIDE SETBACK - NORTH	7.5' FT	7.5' FT

OCCUPANCY CLASSIFICATION: FAMILY

OCCUPANCY GROUP: (UNPROTECTED)

CONSTRUCTION TYPE: (UNPROTECTED)

SQ. FEET

LOT AREA: 7,305 S.F.

GROSS AREA: 10,305 S.F.

PROPOSED GROUND FLOOR AREA: 1,823 S.F.

PROPOSED SECOND FLOOR AREA: 1,730 S.F.

TOTAL AREA: 3,553 S.F.

TOTAL PROPOSED SQUARE FOOTAGE: 2,040 S.F.

FIRST FLOOR STORAGE UNDER A/C: 300 S.F.

SECOND FLOOR UNDER A/C: 1,020 S.F.

LOT SIZE: 7,305 X 30% = 2,191 S.F.

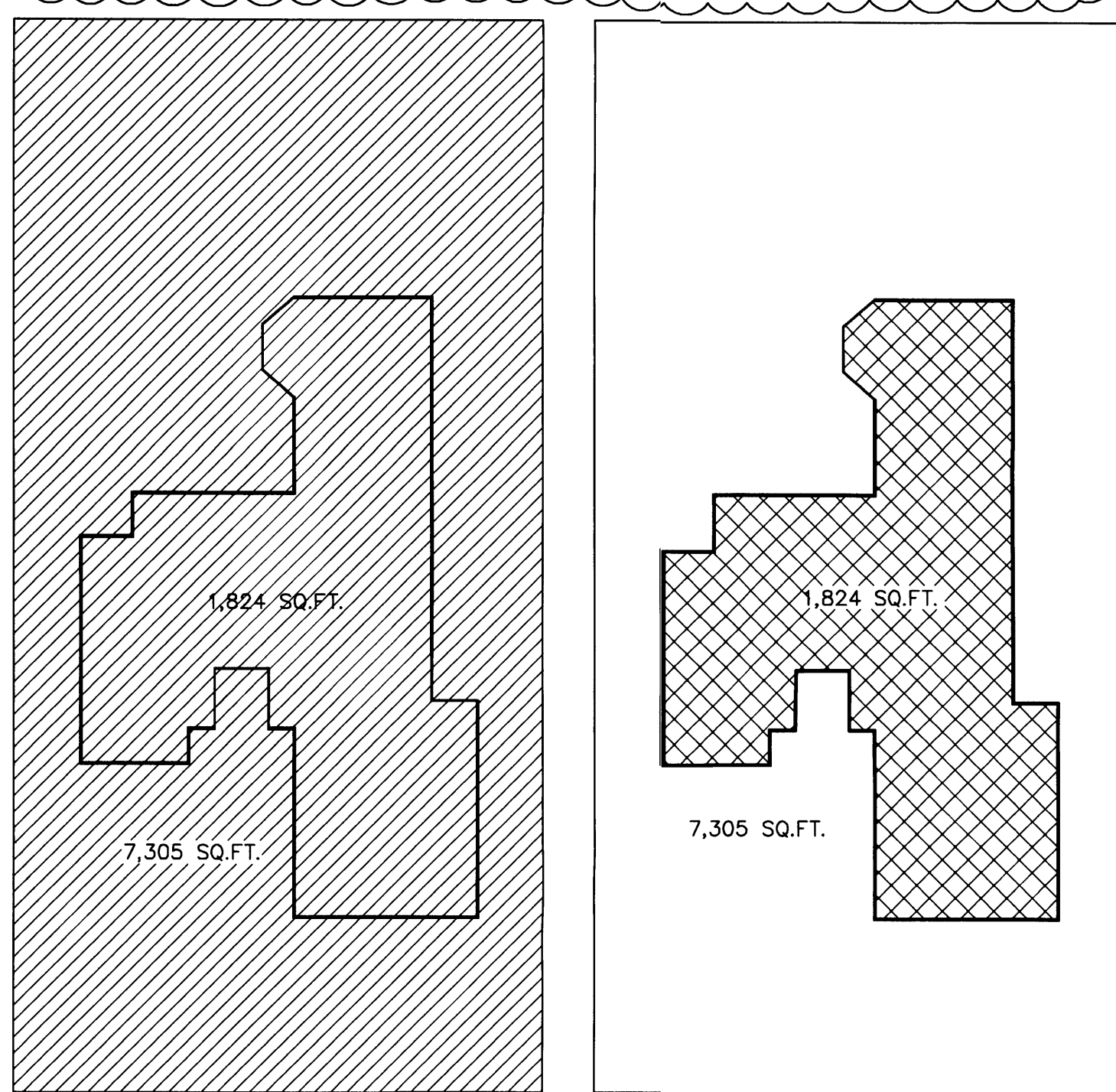
50% OF LOT 7,305 = 3,652 S.F.

1,910 / 7,305 = 27%

TOTAL	100 %	100 %
RS-1 REQUIREMENTS:		
AVERAGE SITE GRADE ELEVATION	3.6'	
BUILDING HEIGHT: MAXIMUM ALLOWED	30'	
BUILDING HEIGHT PROPOSED	28'-0"	

NOTE

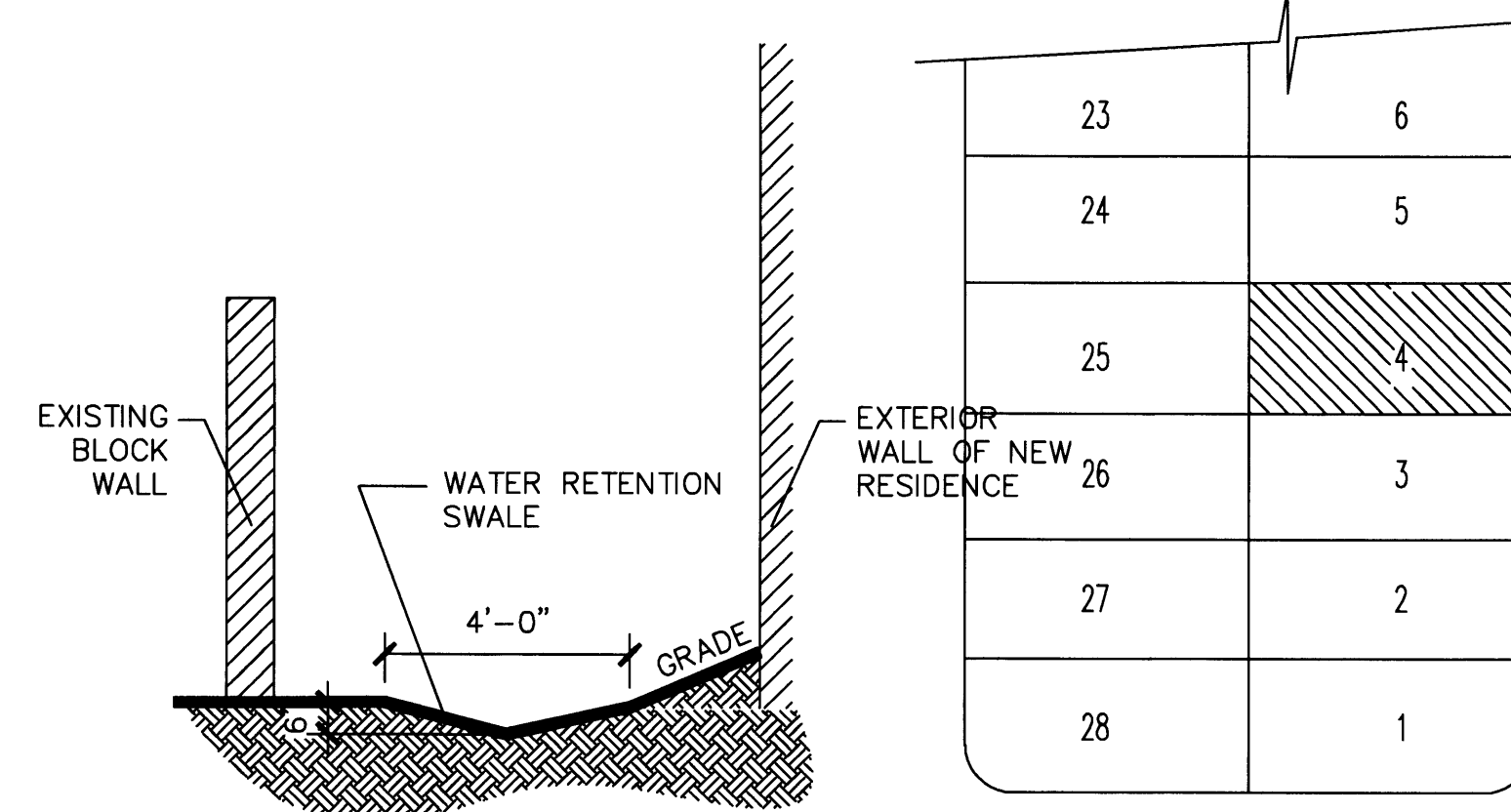
- PROVIDE BACK-FLOW PREVENTION DEVICES ON ALL WATER SERVICES.
- MEET WATER/SEWER CONCURRENCY REQUIREMENTS INCLUDING A HYDRAULIC WATER MODEL ANALYSIS AND GRAVITY SEWER SYSTEM CAPACITY ANALYSIS AS DETERMINED BY THE DEPARTMENT AND THE REQUIRED UPGRADES TO WATER AND SEWER MAINS SERVICING THIS PROJECT.



LOT COVERAGE DIAGRAM
 NTS

SCOPE OF WORK

NEW SINGLE FAMILY RESIDENCE, LIVING ROOM, KITCHEN, 4 BEDROOMS, 4 FULL BATHS, 1 POWDER ROOM, LAUNDRY ROOM, 2 COVERED TERRACES, 5 OPEN BALCONIES AND AN OPEN ROOF TOP TERRACE



SWALE SECTION
 NTS

LOCATION SKETCH
 N.T.S.

PROPOSED NEW CONSTRUCTION SITE PLAN
 SCALE: 1/8" = 1'-0"

PERMIT SET

DWG INFO:

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APPROVED BY	DATE
REV.	4/13/08

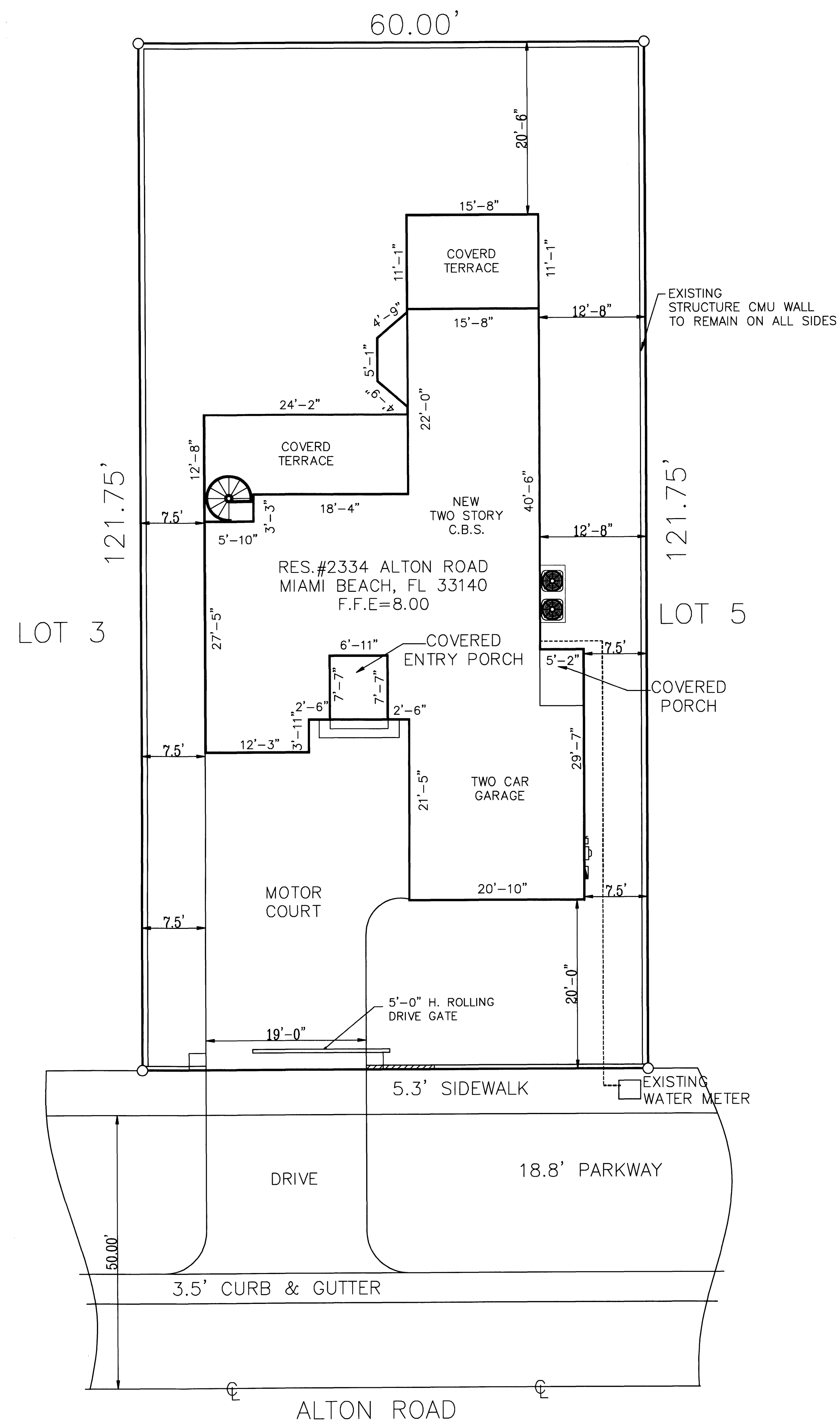
NEW TO:
RESIDENCE NEW CONSTRUCTION

2334 ALTON RD
 MIAMI BEACH FLORIDA 33140

C-2

SHEET NUMBER

Handwritten signature and date: 4/28/08



- ### GENERAL NOTES
- BATHROOM FLOORS AND BASE TO BE OF IMPERVIOUS MATERIAL
 - IN AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE, THE MODE OF OPERATION SHALL NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT. SUCH CLEAR OPENING SHALL BE NOT LESS THAN 20" IN 24" IN HEIGHT, 5.7 SQ.FT. IN AREA THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" ABOVE FINISHED FLOOR AND NO PART OF THE OPERATING MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE FINISHED FLOOR.
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PROPOSED GROUND FLOOR AREA	1832.31 S.F
PROPOSED SECOND FLOOR AREA	1760.94 S.F
TOTAL AREA	3593.25 S.F
TOTAL PROPOSED SQUARE FOOTAGE	2,040 S.F
FIRST FLOOR STORAGE UNDER A/C	300 S.F
SECOND FLOOR UNDER A/C	1,020 S.F

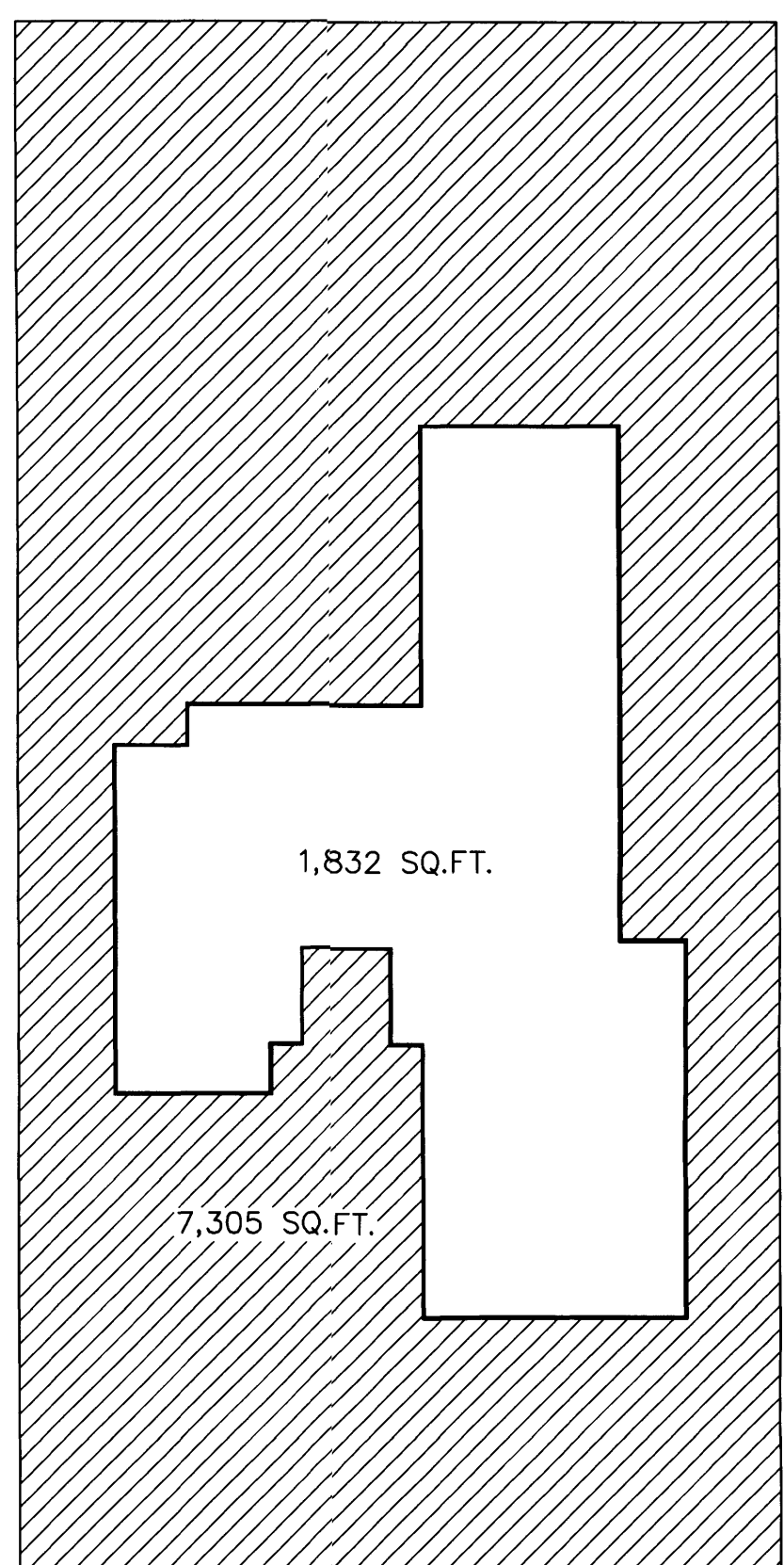
LOT SIZE		
7,305 X 30% =		2,191 S.F
50% OF LOT 7,305 =		3,652 S.F
1,832 / 7,305 =		25%
TOTAL	100 %	100 %

RS-1 REQUIREMENTS:

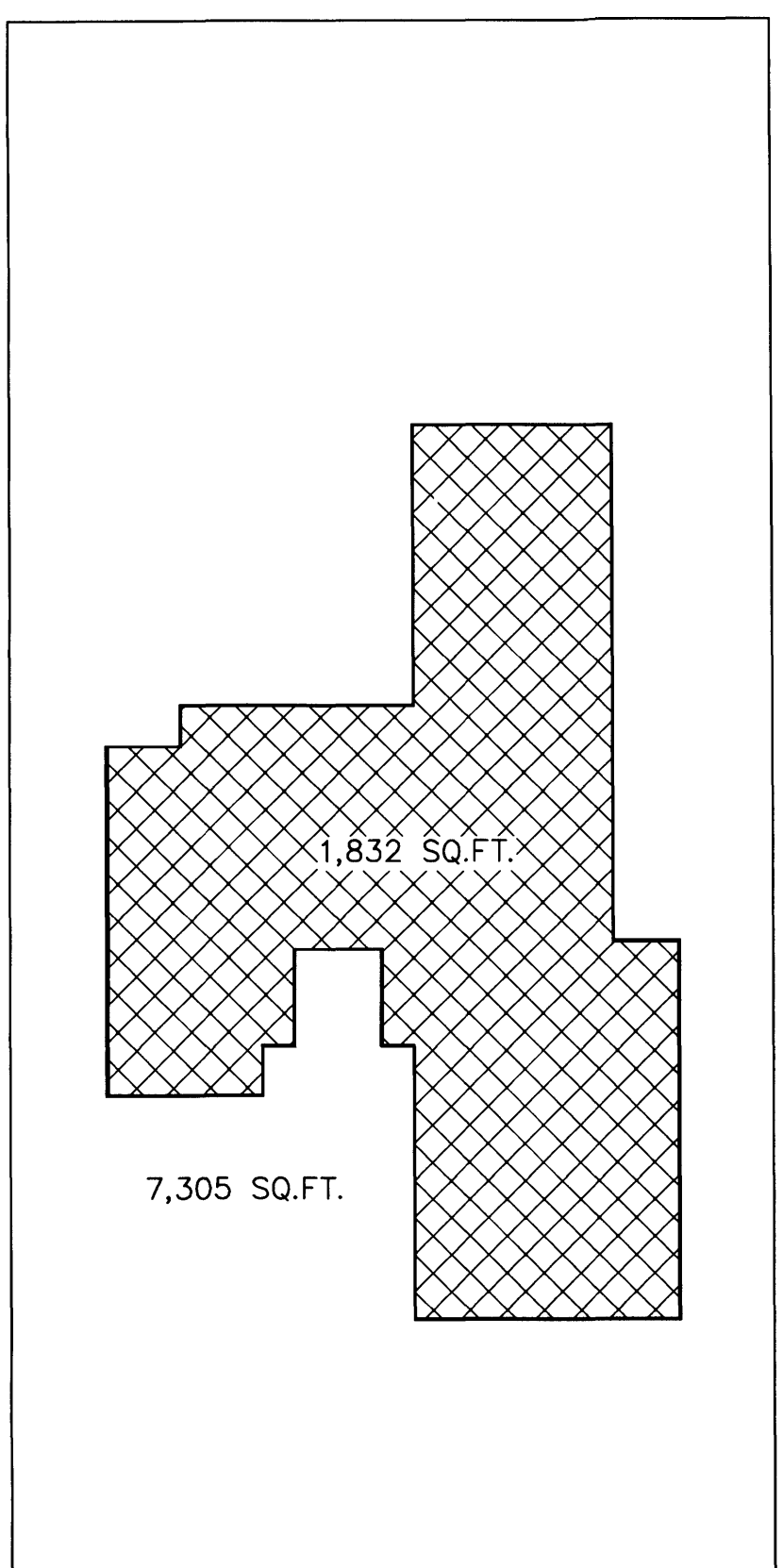
AVERAGE SITE GRADE ELEVATION	3.6'
BUILDING HEIGHT: MAXIMUM ALLOWED	30'
BUILDING HEIGHT PROPOSED	28'-0"

SCOPE OF WORK

NEW SINGLE FAMILY RESIDENCE, LIVING ROOM, KITCHEN, 4 BEDROOMS, 4 FULL BATHS, 1 POWDER ROOM, LAUNDRY ROOM, 2 COVERED TERRACES, 5 OPEN BALCONIES AND AN OPEN ROOF TOP TERRACE



LOT COVERAGE:
LOT AREA [diagonal hatching]
NEW CONSTRUCTION [cross-hatching]



LOT COVERAGE:
LOT AREA [diagonal hatching]
NEW CONSTRUCTION [cross-hatching]

LOT COVERAGE DIAGRAM

NTS

PROPOSED NEW CONSTRUCTION SITE PLAN

SCALE: 1/8" = 1'-0"

PERMIT SET

DWG INFO:

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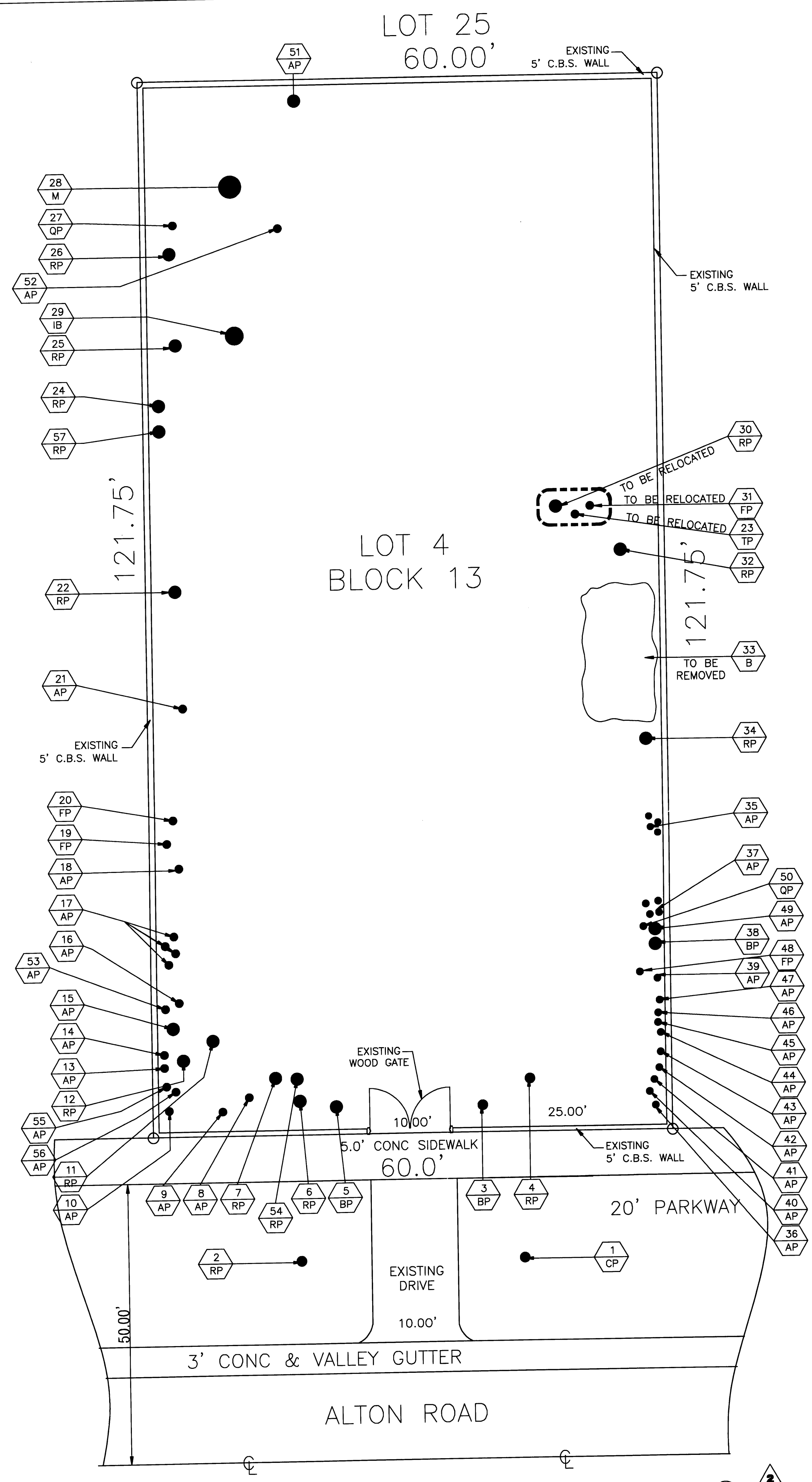
APPROVED BY	DATE

NEW TO:
RESIDENCE NEW CONSTRUCTION
2334 ALTON RD
MIAMI BEACH FLORIDA 33140

C-2
SHEET NUMBER

Edward A. Landers
2.10.09

KEY	QTY.	BOTANICAL NAME	COMMON NAME	TRUNK HT.	CANOPY	DIAMETER TAKEN @ BREAST-CHEST HEIGHT	TREES TO BE RELOCATED	REMARKS
1	1	ADONIDIA MERRILLI	CHRISTMAS PALM	9'	10'	4" DIA.		TO REMAIN
2	1	ROYSTONIA ELATA	ROYAL PALM	20'	16'	15" DIA.		TO REMAIN
3	1	BISMARCKIA NOBILIS	BISMARCK PALM	5'	21'	19" DIA.		TO REMAIN
4	1	ROYSTONIA ELATA	ROYAL PALM	25'	15'	15" DIA.		TO REMAIN
5	1	BISMARCKIA NOBILIS	BISMARCK PALM	5'	20'	8" DIA.		TO REMAIN
6	1	ROYSTONIA ELATA	ROYAL PALM	27'	16'	19" DIA.		TO REMAIN
7	1	ROYSTONIA ELATA	ROYAL PALM	6'	17'	4" DIA.		TO REMAIN
8	1	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	7'	12'	5" DIA.		TO REMAIN
9	1	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	9'-4"	13'	4" DIA.		TO REMAIN
10	1	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	7'	11'	4" DIA.		TO REMAIN
11	1	ROYSTONIA ELATA	ROYAL PALM	30'	20'	19" DIA.		TO REMAIN
12	1	ROYSTONIA ELATA	ROYAL PALM	30'	20'	15" DIA.		TO REMAIN
13	1	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	4'	5'	4" DIA.		TO REMAIN
14	1	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	5'	11'	4" DIA.		TO REMAIN
15	1	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	4'	5'-4"	16" DIA.		TO REMAIN
16	1	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	6'	12'	3" DIA.		TO REMAIN
17	CLUMP	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	2'	10'	4" DIA.		TO REMAIN
18	1	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	2'	8'	2" DIA.		TO REMAIN
19	1	PLUMERRIA ACUMINATA	FRANGIPANI	5'	4'	1" DIA.		TO REMAIN
20	1	PLUMERRIA ACUMINATA	FRANGIPANI	5'	5'	3" DIA.		TO REMAIN
21	1	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	21'	9'	5" DIA.		TO REMAIN
22	1	ROYSTONIA ELATA	ROYAL PALM	8'-4"	1'-4"	8" DIA.	#23 TRAVEL PALM	TO BE RELOCATED
23	1	RAVENALA MADAGASCARIENSIS	TRAVELERS PALM	12"	12"	4" DIA.		TO REMAIN
24	1	ROYSTONIA ELATA	ROYAL PALM	6'	21'-6"	8" DIA.		TO REMAIN
25	1	ROYSTONIA ELATA	ROYAL PALM	3'	8'	5" DIA.		TO REMAIN
26	1	ROYSTONIA ELATA	ROYAL PALM	3'	9'	5" DIA.		TO REMAIN
27	1	ARECASTRUM ROMANZOFFIANUM	QUEEN PALM	5'	10'	5" DIA.		TO REMAIN
28	1	MANGIFERA INDICA	MANGO	6'-6"	28'	23" DIA.		TO REMAIN
29	1	EXOTHEA PANICULATA	INKWOOD	5'	16'	17" DIA.		TO REMAIN
30	1	ROYSTONIA ELATA	ROYAL PALM	6'	14'	5" DIA.	#30 ROYAL PALM	TO BE RELOCATED
31	1	PLUMERRIA ACUMINATA	FRANGIPANI	6'	11'	3" DIA.	#31 FRANGIPANI	TO BE RELOCATED
32	1	ROYSTONIA ELATA	ROYAL PALM	2'	7'	7" DIA.		REMOVE
33	1	BOUGAINVILLEA SPECTABILIS	BOUGAINVILLEA	N/A	8'			TO REMAIN
34	1	ROYSTONIA ELATA	ROYAL PALM	3'-7"	12"	8" DIA.		TO REMAIN
35	CLUMP	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	2'	6'	8" DIA.		TO REMAIN
36	1	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	11"	12"	4" DIA.		TO REMAIN
37	CLUMP	CHRYSALIDOCAPUS LUTESCEN	ARECA PALM	2'	5'	3" DIA.		TO REMAIN
38	1	BOMBOO CHAMAEDOREA SEIFRII	BAMBOO PALM	6'	3'	10" DIA.		TO REMAIN
39	1	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	15'	7'	2" DIA.		TO REMAIN
40	1	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	10'	6'	3" DIA.		TO REMAIN
41	1	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	9'	9'	3" DIA.		TO REMAIN
42	1	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	2'	6'	3" DIA.		TO REMAIN
43	1	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	4'-3"	7'	3" DIA.		TO REMAIN
44	1	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	1'	3'	5" DIA.		TO REMAIN
45	1	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	1'-1"	6'	4" DIA.		TO REMAIN
46	1	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	2'	7'	2" DIA.		TO REMAIN
47	1	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	6'	12'	2" DIA.		TO REMAIN
48	1	PLUMERRIA ACUMINATA	FRANGIPANI	5'	6'	4" DIA.		TO REMAIN
49	1	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	3'-7"	4'	4" DIA.		TO REMAIN
50	1	ARECASTRUM ROMANZOFFIANUM	QUEEN PALM	2'	12'	4" DIA.		TO REMAIN
51	1	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	3'-7"	6'	5" DIA.		TO REMAIN
52	1	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	3'-7"	4'	3" DIA.		TO REMAIN
53	1	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	3'-7"	6'	3" DIA.		TO REMAIN
54	1	ROYSTONIA ELATA	ROYAL PALM	2'	20'	21" DIA.		TO REMAIN
55	1	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	3'-0"	5'	21" DIA.		TO REMAIN
56	1	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	3'-0"	5'	21" DIA.		TO REMAIN
57	1	ROYSTONIA ELATA	ROYAL PALM	5'	20'	6" DIA.		TO REMAIN



EXISTING TREE LOCATION PLAN
 SCALE: 1/8" = 1'-0"

PERMIT SET

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APPROVED BY	DATE
REV.	4/13/09
REV.	5/19/09

NEW TO:
**RESIDENCE
 NEW CONSTRUCTION**
 2334 ALTON RD
 MIAMI BEACH FLORIDA 33140

L-1.0
 SHEET NUMBER

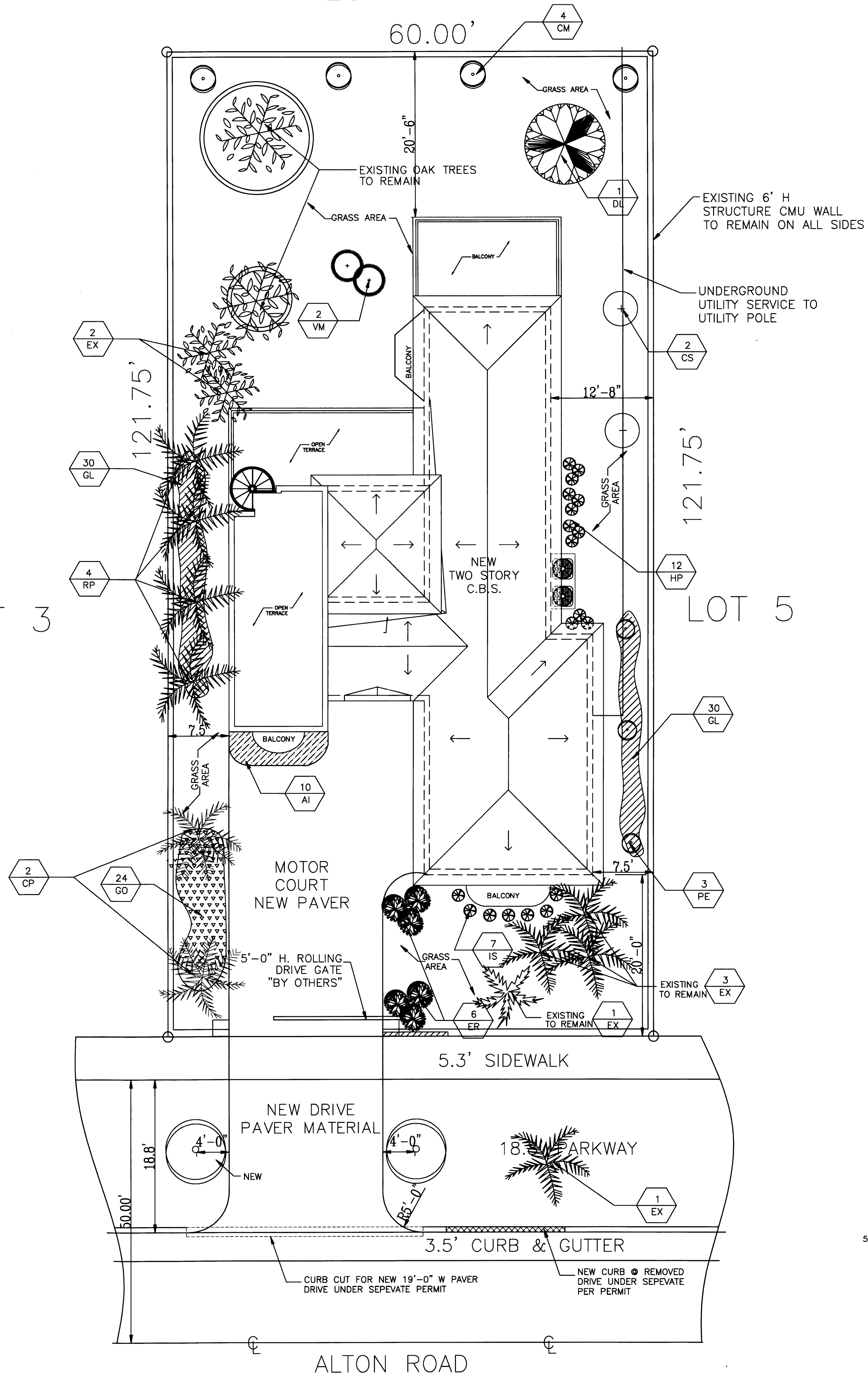
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 Date: 6/17/09

LOT 25

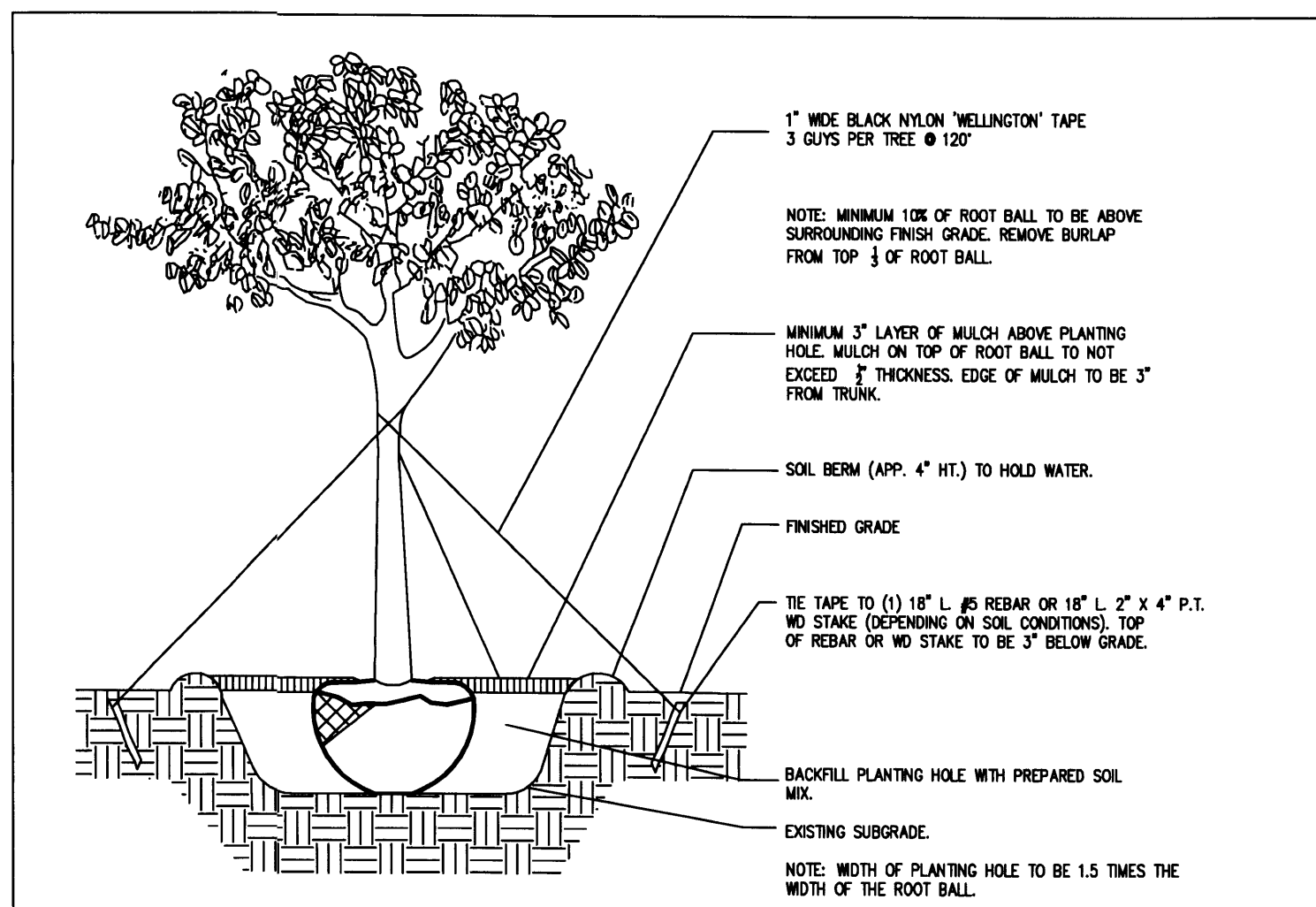
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LOT 3

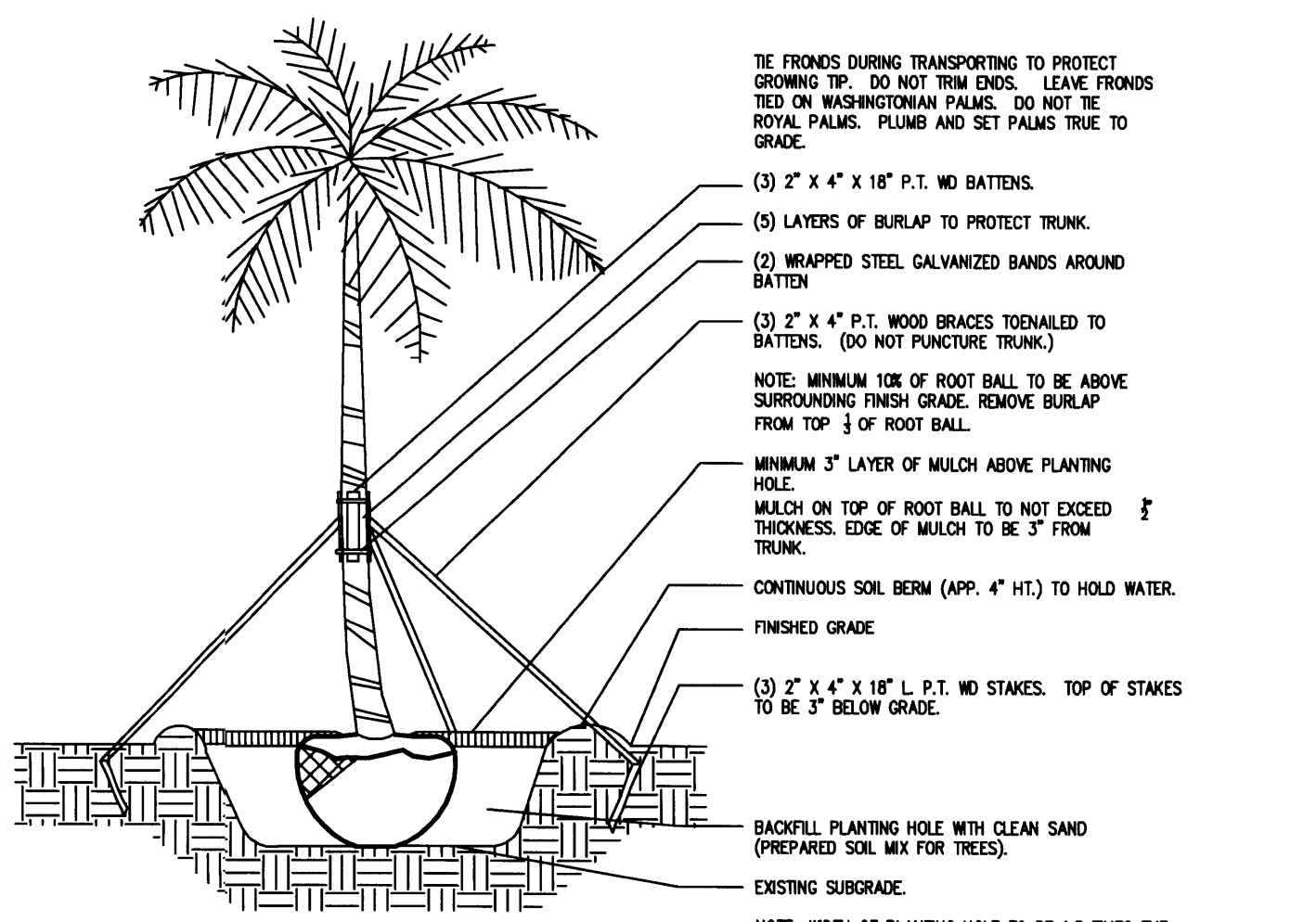
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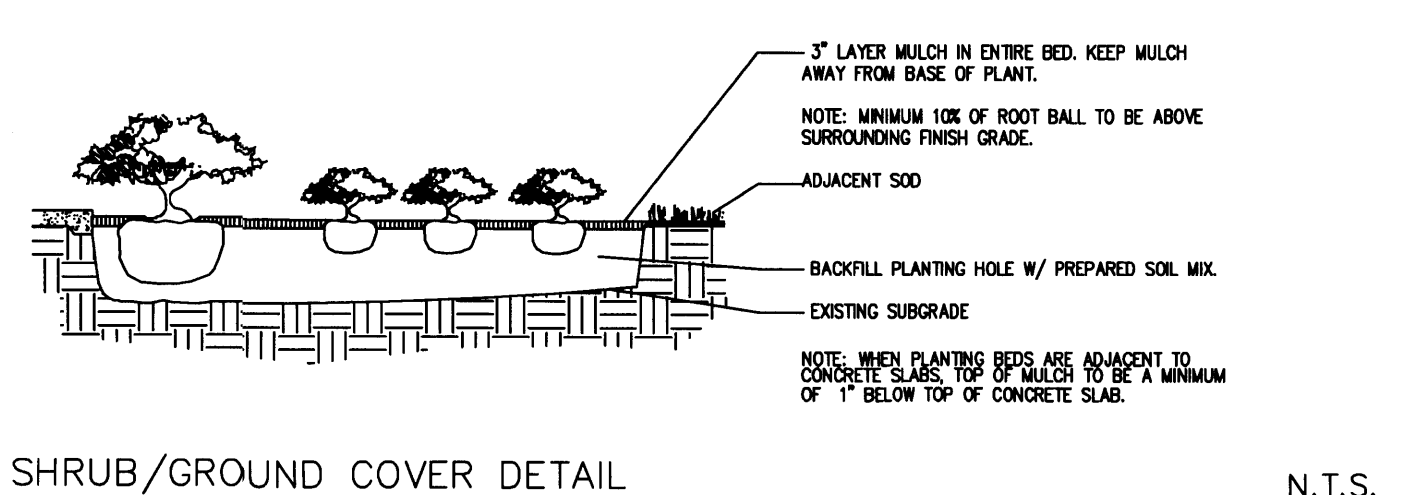
LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"



TREE PLANTING DETAIL
TREES WITH 3" CALIPER OR LESS
N.T.S.



PALM PLANTING DETAIL
LARGE TREE PLANTING DETAIL SIMILAR
N.T.S.



SHRUB/GROUND COVER DETAIL
N.T.S.

NOTE: RED COLORED + CYPRESSMULCH NOT PERMITTED
ALL LANDSCAPING TO RECEIVE AN IRRIGATION SYSTEM

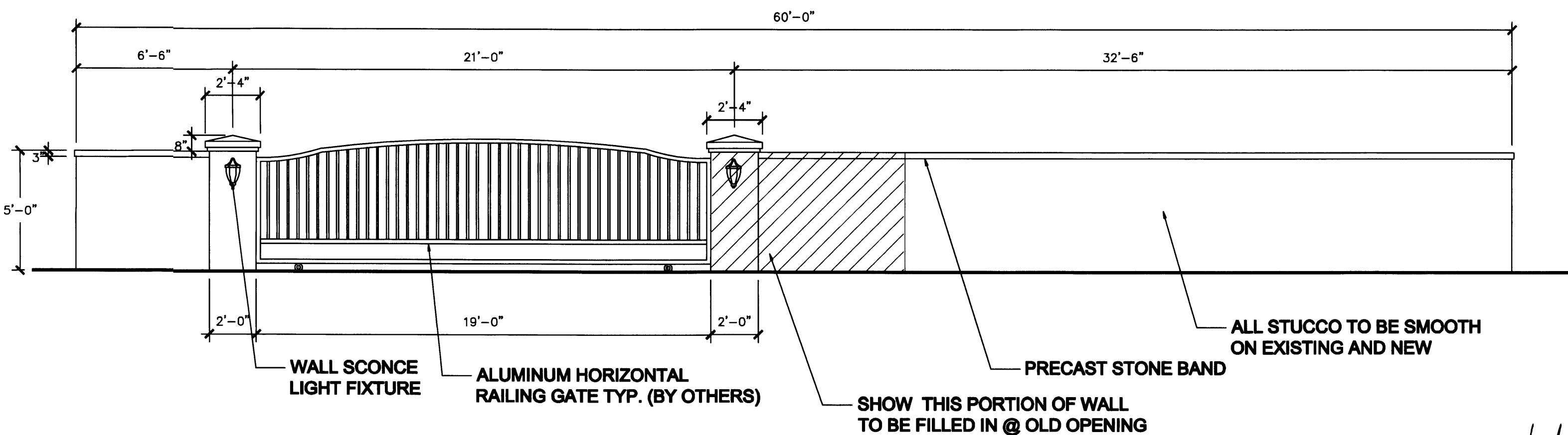
PLANT NOTES

- ALL PLANT MATERIAL TO BE FLORIDA NO. 1 OR BETTER FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS; PARTS I AND II, 2ND EDITION; FEBRUARY 1998, RESPECTIVELY.
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- AT TIME OF PLANTING "LESCO" FERTILIZER TO BE APPLIED AS PER MANUFACTURER'S SPECIFICATIONS. PALMS AND TREES (13-3-13) SHRUBS (8-10-10). ANNUAL FERTILIZATION SCHEDULE TO BE THREE TIMES PER YEAR. (FEBRUARY, JUNE, OCTOBER). REFER TO MANUFACTURER'S SPECIFICATIONS FOR QUANTITIES.

PLANTLIST-BATIAN RESIDENCE

TREES & PALMS			
QTY.	KEY	BOTANICAL NAME	COMMON NAME DESCRIPTION
2	CP	Adonia Merrillii	Christmas Palm 14' OAH TRIPLES
1	DL	Dypsis lastelliana	Teddy Bear Palm 12'-14' OAH
3	PE	Ptychosperma Elegans	Alexander Palm 16'-18' OAH
2	VM	Vetelia Montageriana	Sunshine Palm 12'-14' OAH
2	CS	Cordia Sebestena	Orange Gieger 8'-10' OAH
SHRUBS & GROUNDCOVERS			
QTY.	KEY	BOTANICAL NAME	COMMON NAME DESCRIPTION
4	CM	Clerodendrum Minahasae	Starburst #10 GAL Bush
6	ER	Eugenia Rhombica	Red Stopper #3 GAL
12	HP	Hamelia Patens	Firebush #3 GAL
7	IS	Ischaemum	Dwarf Holy #7 GAL-Cone Shape
60	GL	Lantana Camara	Gold Lantana #1 GAL FULL
10	AI	African Iris	#1 GAL FULL
24	GO	Spathoglottis Pictum	Ground Orchid #3 GAL 18" FULL
2	EX		Royal Palm 15'
4	RP		Royal Palm 20' Relocated
1	EX		Christmas palm 12'
2	NEW		Mahogany Tree
3	EX		Royal Palm 20'
2	EX		Oak Trees

NOTE: NEW MAHOGANG STREET TREES TO BE PROVIDED EVERY 20'-0", 12'-0" HT, 5'-6" SPREAD @ TIME OF PLANTING IN PUBLIC SWALE



FRONT WALL ELEVATION
SCALE: 1/4" = 1'-0"

Edward A. LANDERS, P.E.
CONSULTING ENGINEERS
3000 NW 14TH STREET, SUITE 200, MIAMI LAKES, FL 33016
Tel. (305) 823-3938
Fax (305) 823-9355

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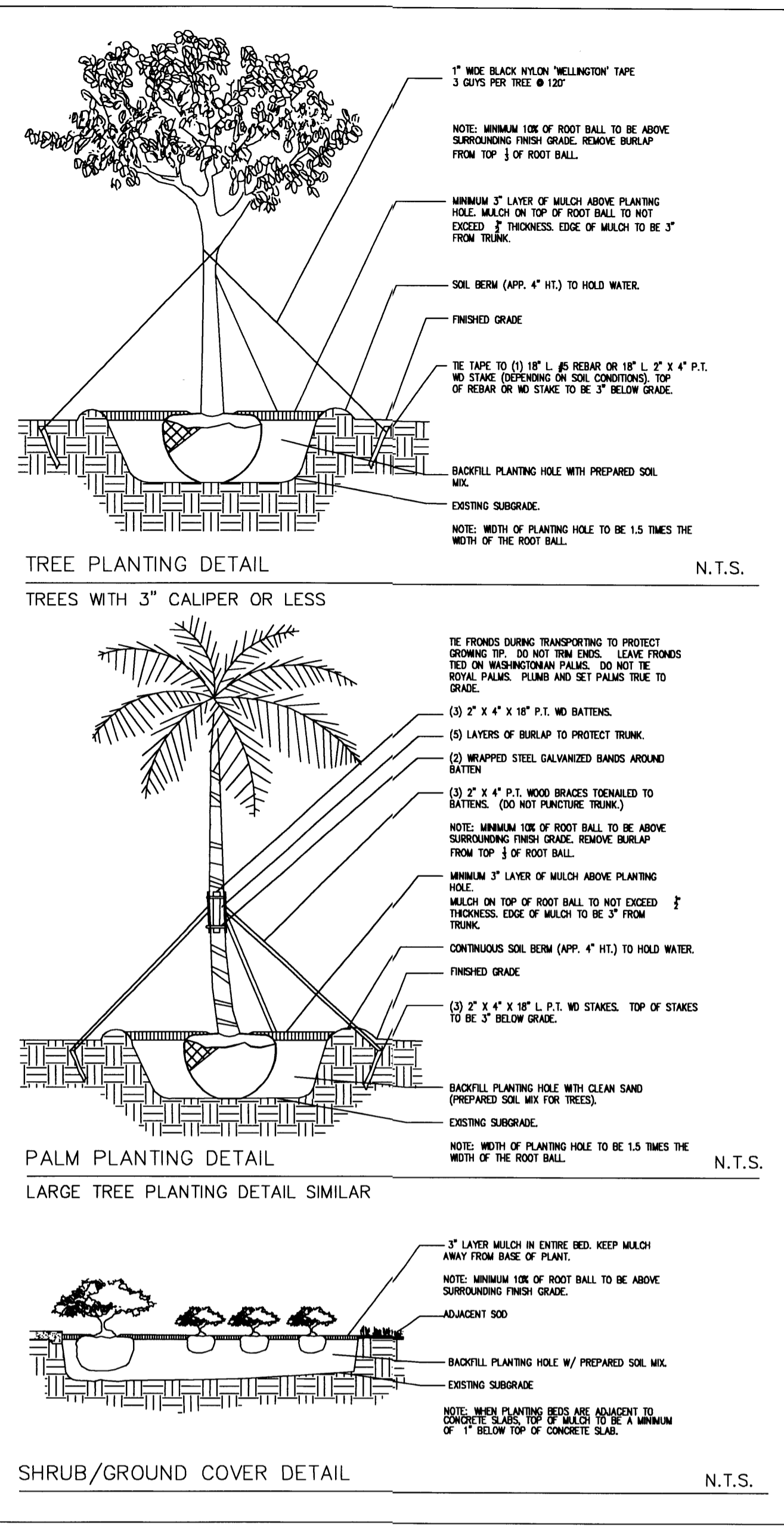
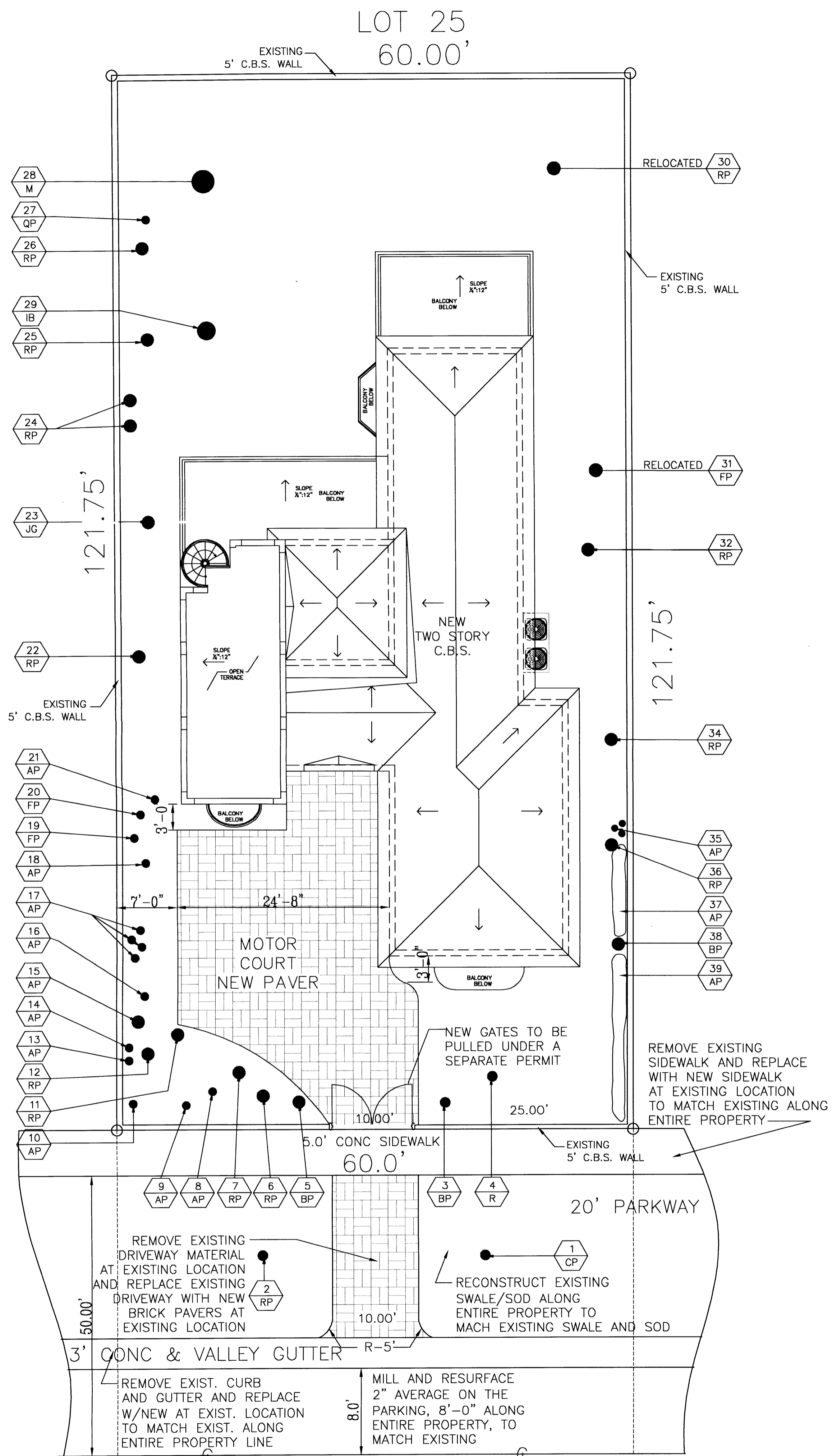
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MIAMI BEACH, FLORIDA 33140

L-1
SHEET NUMBER



NOTE: RED COLORED + CYPRESS MULCH NOT PERMITTED
 ALL LANDSCAPING TO RECEIVE AN IRRIGATION SYSTEM

NOTE: PROVIDE IRRIGATION SYSTEM
 COVER 100% GREEN AREA

- PLANT NOTES**
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PERMIT SET

DWG INFO:

APPROVED BY: [Signature] DATE: 4/13/09
 REV. 5/19/09

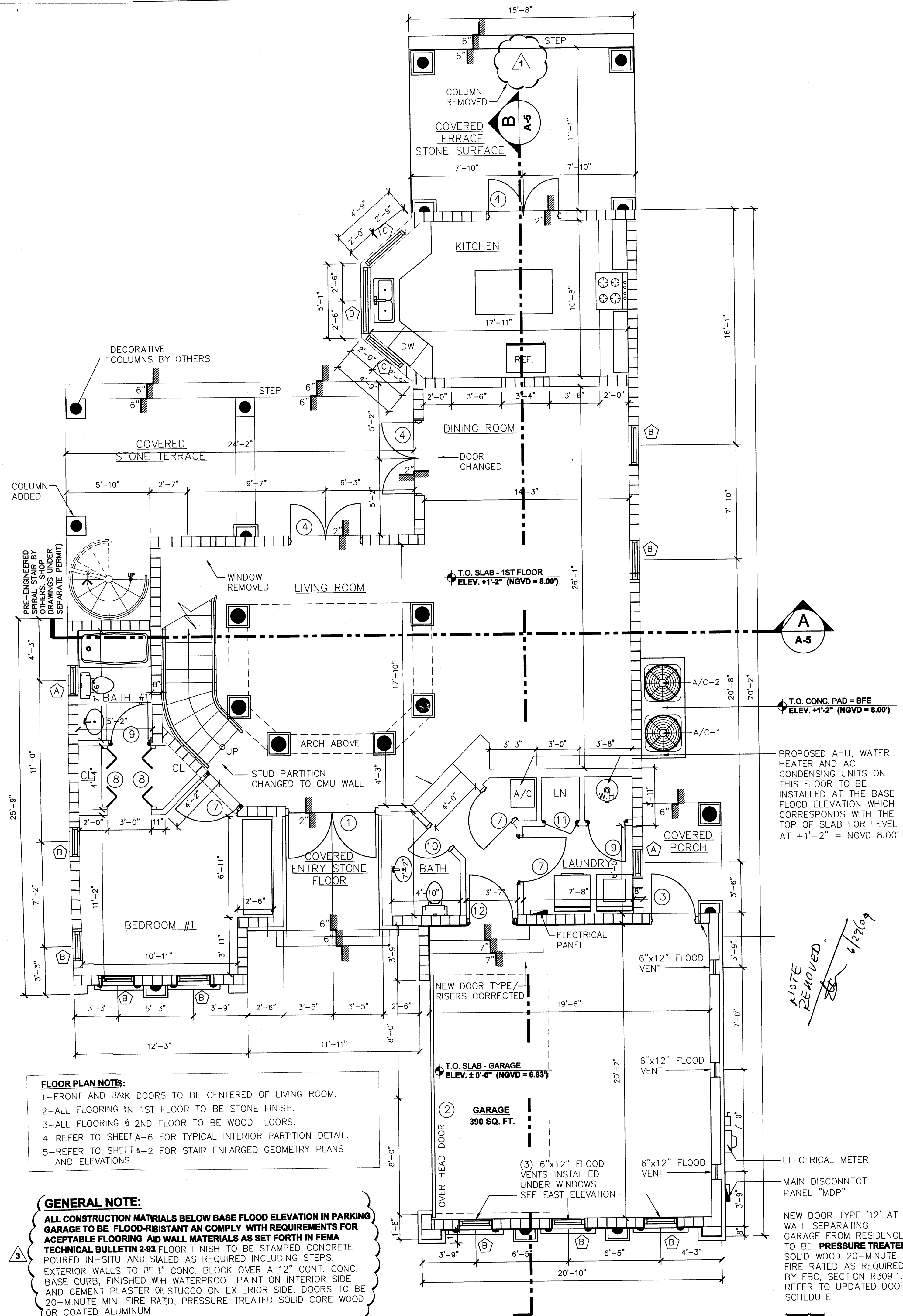
TREE LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	TRUNK HT.	CANOPY	TREES TO BE RELOCATED	DIAMETER	REMARKS
1	1	ADONDIS MERRILLII	CHRISTMAS PALM	9'	10'	#1 CHRISTMAS PALM	12" DIA.	TO REMAIN
2	1	ROYSTONIA ELATA	ROYAL PALM	20'	16'	#2 ROYAL PALM	54" DIA.	TO REMAIN
3	1	BISMARCKIA NOBILIS	BISMARCK PALM	5'	21'	#3 BISMARCK PALM		TO REMAIN
4	1	ROYSTONIA ELATA	ROYAL PALM	25'	15'			TO REMAIN
5	1	BISMARCKIA NOBILIS	BISMARCK PALM	5'	20'	#5 BISMARCK PALM	27" DIA.	TO REMAIN
6	1	ROYSTONIA ELATA	ROYAL PALM	27'	16'	#6 ROYAL PALM	56" DIA.	TO REMAIN
7	1	ROYSTONIA ELATA	ROYAL PALM	6'	17'	#7 ROYAL PALM	14" DIA.	TO REMAIN
8	1	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	7'	12'	#8 ALEXANDER PALM	11" DIA.	TO REMAIN
9	1	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	9'-4"	13'	#9 ALEXANDER PALM	13" DIA.	TO REMAIN
10	1	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	7'	11'			TO REMAIN
11	1	ROYSTONIA ELATA	ROYAL PALM	30'	20'	#11 ROYAL PALM	64" DIA.	TO REMAIN
12	1	ROYSTONIA ELATA	ROYAL PALM	30'	20'			TO REMAIN
13	1	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	4'	5'			TO REMAIN
14	1	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	5'	11'			TO REMAIN
15	1	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	4'	5'-4"			TO REMAIN
16	1	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	6'	12'			TO REMAIN
17	4	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	2'	10'			TO REMAIN
18	1	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	2'	8'			TO REMAIN
19	1	PLUMERRIA ACUMINATA	FRANGIPANI	5'	4'			TO REMAIN
20	1	PLUMERRIA ACUMINATA	FRANGIPANI	5'	5'			TO REMAIN
21	1	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	21'	9'			TO REMAIN
22	1	ROYSTONIA ELATA	ROYAL PALM	8'-4"	16"			TO REMAIN
23	1	CAPPARIS CYNOPHALLOPHORA	JAMAICA CAPER SHRUB	N/A	8"			TO REMAIN
24	2	ROYSTONIA ELATA	ROYAL PALM	6'	21'-6"			TO REMAIN
25	1	ROYSTONIA ELATA	ROYAL PALM	3'	8"			TO REMAIN
26	1	ROYSTONIA ELATA	ROYAL PALM	3'	9"			TO REMAIN
27	1	ARECASTRUM ROMANZOFFIANUN	QUEEN PALM	5'	10'			TO REMAIN
28	1	MANGIFERA INDICA	MANGO	6'-6"	28'			TO REMAIN
29	1	EXOTHEA PANICULATA	INKWOOD	5'	16"			TO REMAIN
30	1	ROYSTONIA ELATA	ROYAL PALM	6'	14'	#30 ROYAL PALM	12" DIA.	TO BE RELOCATED
31	1	PLUMERRIA ACUMINATA	FRANGIPANI	6'	11"	#31 FRANGIPANI	8" DIA.	TO BE RELOCATED
32	1	ROYSTONIA ELATA	ROYAL PALM	2'	7"			TO REMAIN
33	1	BOUGAINVILLEA SPECTABILIS	BOUGAINVILLE	N/A	8"			REMOVE
34	1	ROYSTONIA ELATA	ROYAL PALM	3'-7"	12"			TO REMAIN
35	3	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	2'	6"			TO REMAIN
36	1	ROYSTONIA ELATA	ROYAL PALM	3'-7"	12"			TO REMAIN
37	CLUMP	CHRYSALIDOCAPUS LUTESCEN	ARECA PALM	2'	5"			TO REMAIN
38	1	BOMBOO CHAMAEDOREA SEIFRII	BAMBOO PALM	6'	3"			TO REMAIN
39	CLUMP	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	15'	7"			TO REMAIN

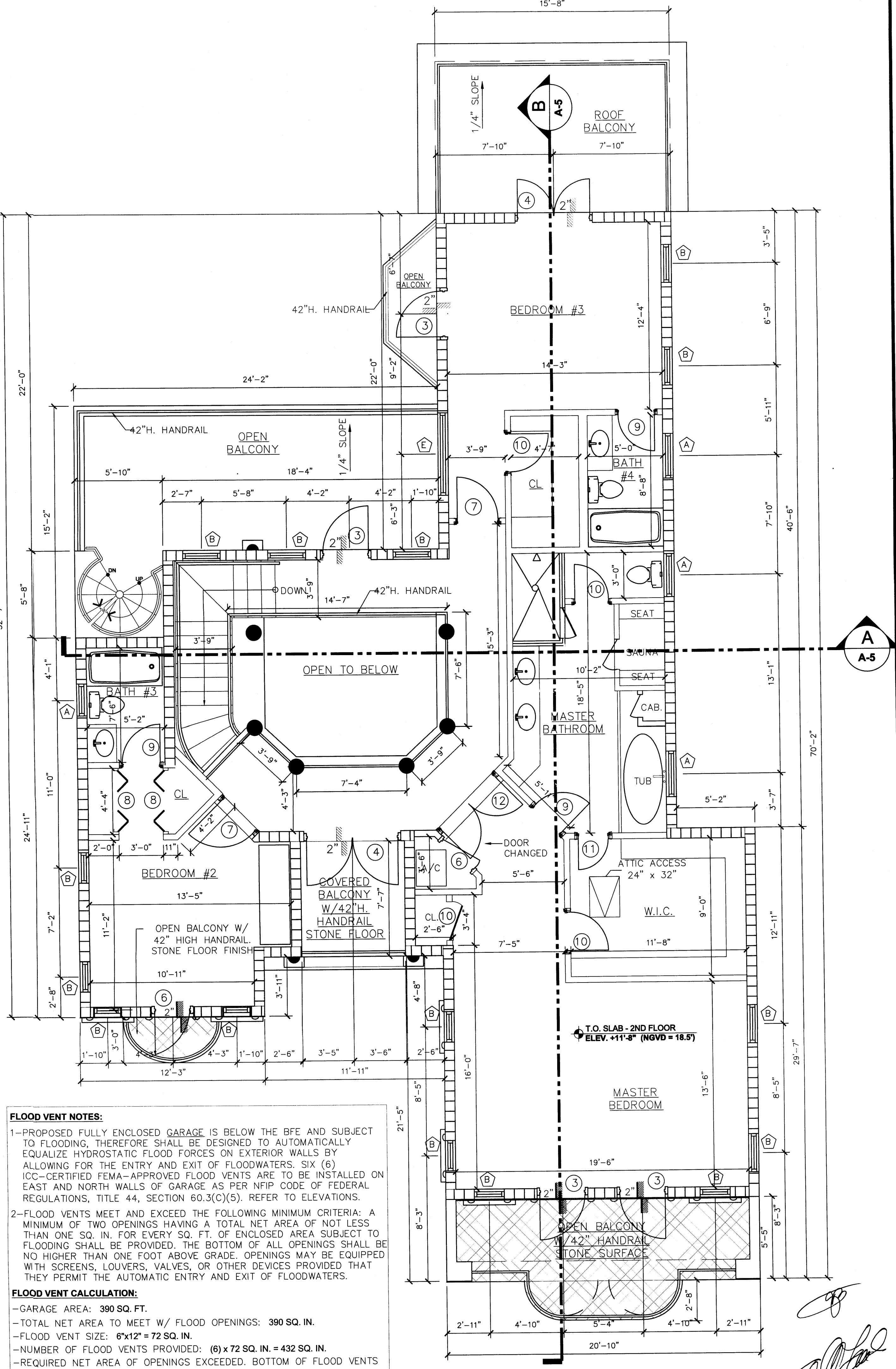
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2334 ALTON RD MIAMI BEACH FLORIDA 33140

L-2 SHEET NUMBER



PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1' - 0"



PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1' - 0"

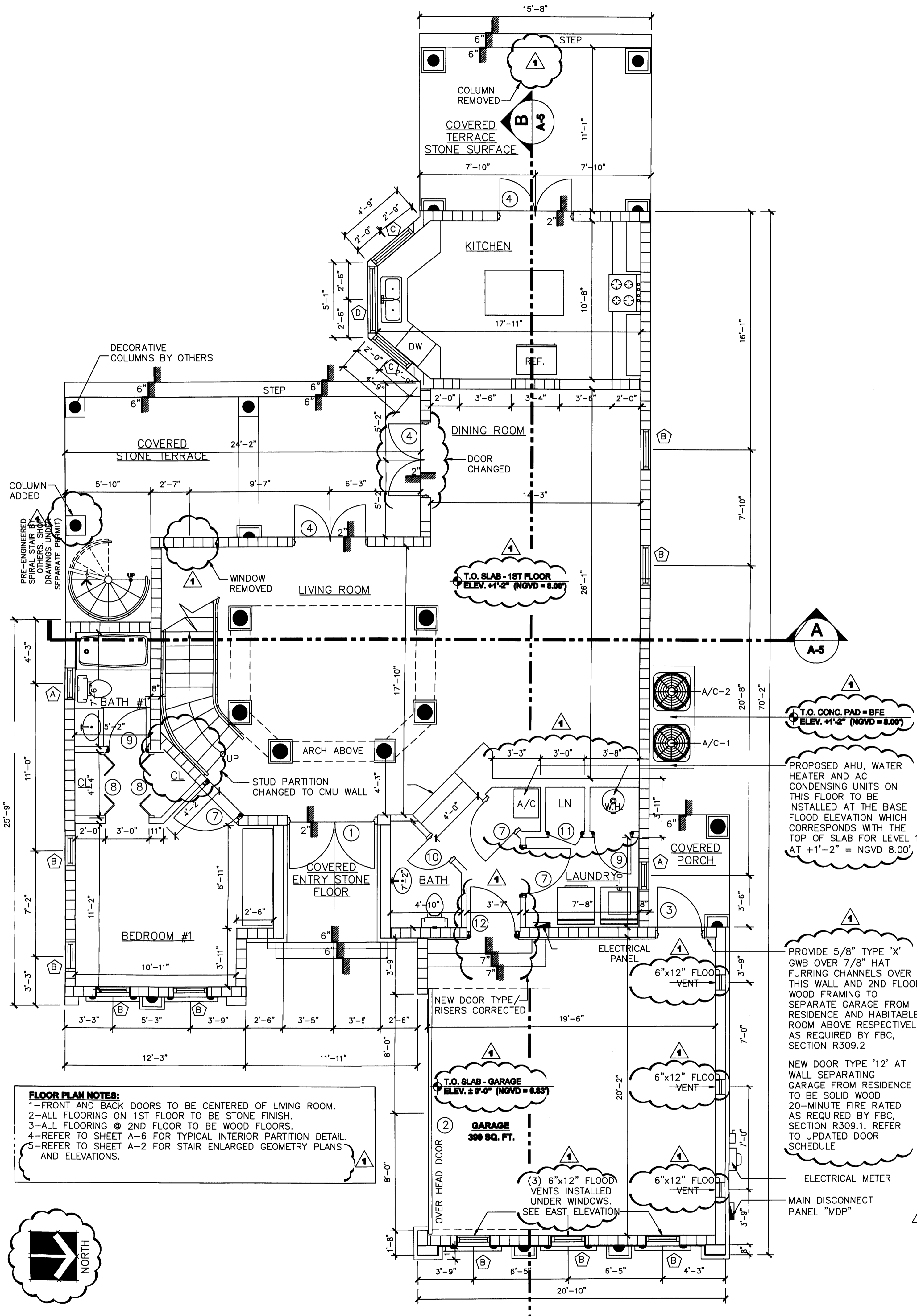
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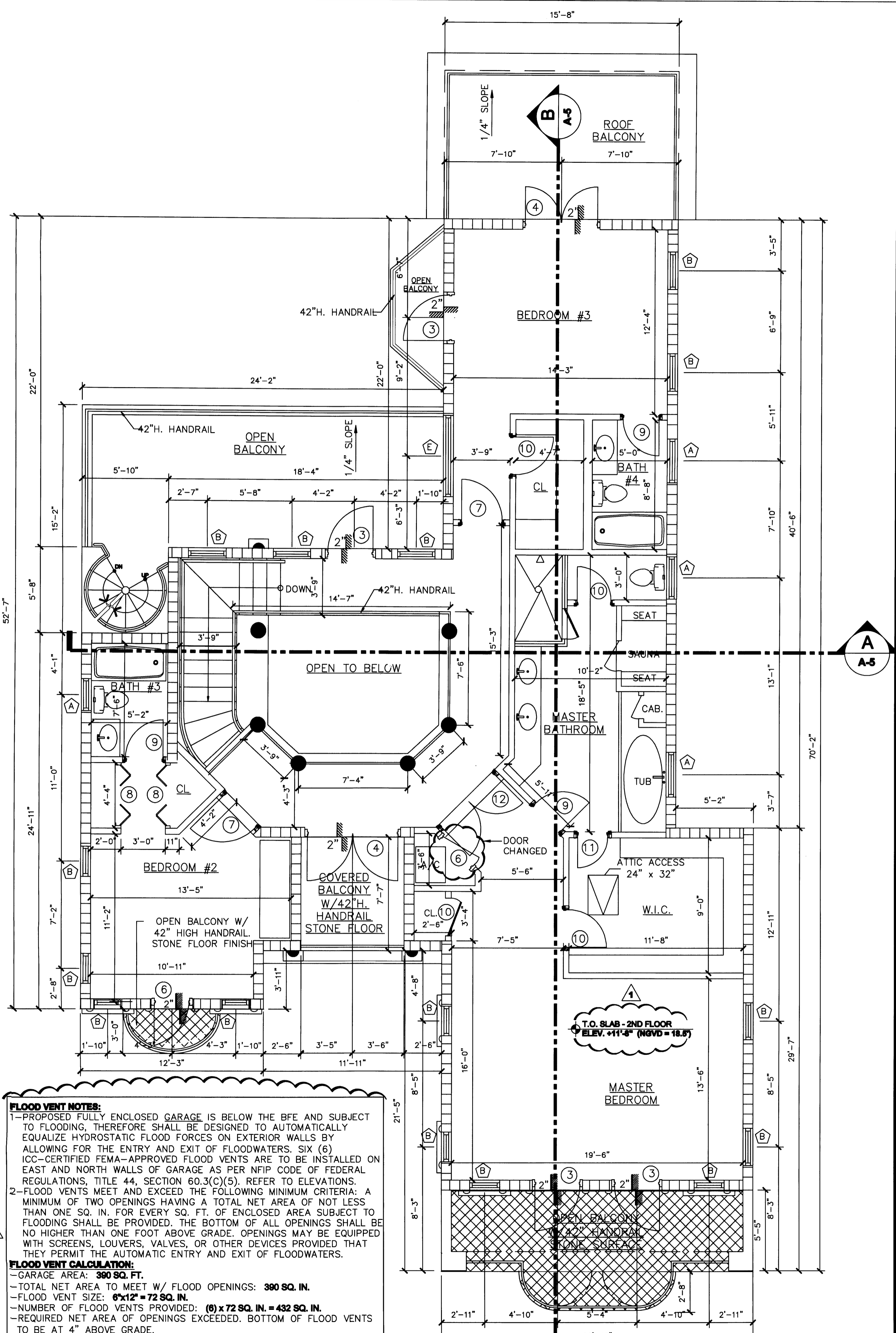
APPROVED BY	DATE
△ CORRECTION 1	04/17/09
△ CORRECTION 2	05/19/09
△ CORRECTION 3	06/19/09

NEW TO:
 PRESIDENCE
 NEW CONSTRUCTION
 2334 ALTON RD
 MIAMI BEACH FLORIDA 33140

A-1
 SHEET NUMBER



PROPOSED FIRST FLOOR PLAN
 SCALE: 1/4" = 1' - 0"



PROPOSED SECOND FLOOR PLAN
 SCALE: 1/4" = 1' - 0"

FLOOR PLAN NOTES:
 1- FRONT AND BACK DOORS TO BE CENTERED OF LIVING ROOM.
 2- ALL FLOORING ON 1ST FLOOR TO BE STONE FINISH.
 3- ALL FLOORING @ 2ND FLOOR TO BE WOOD FLOORS.
 4- REFER TO SHEET A-6 FOR TYPICAL INTERIOR PARTITION DETAIL.
 5- REFER TO SHEET A-2 FOR STAIR ENLARGED GEOMETRY PLANS AND ELEVATIONS.

T.O. CONC. PAD = BFE
 ELEV. +1'-2" (NGVD = 8.00')

PROPOSED AHU, WATER HEATER AND AC CONDENSING UNITS ON THIS FLOOR TO BE INSTALLED AT THE BASE FLOOD ELEVATION WHICH CORRESPONDS WITH THE TOP OF SLAB FOR LEVEL 1 AT +1'-2" = NGVD 8.00'

PROVIDE 5/8" TYPE 'X' CWB OVER 7/8" HAT FURRING CHANNELS OVER THIS WALL AND 2ND FLOOR WOOD FRAMING TO SEPARATE GARAGE FROM RESIDENCE AND HABITABLE ROOM ABOVE RESPECTIVELY AS REQUIRED BY FBC, SECTION R309.2

NEW DOOR TYPE '12' AT WALL SEPARATING GARAGE FROM RESIDENCE TO BE SOLID WOOD 20-MINUTE FIRE RATED AS REQUIRED BY FBC, SECTION R309.1. REFER TO UPDATED DOOR SCHEDULE

FLOOD VENT NOTES:
 1- PROPOSED FULLY ENCLOSED GARAGE IS BELOW THE BFE AND SUBJECT TO FLOODING, THEREFORE SHALL BE DESIGNED TO AUTOMATICALLY EQUALIZE HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS BY ALLOWING FOR THE ENTRY AND EXIT OF FLOODWATERS. SIX (6) ICC-CERTIFIED FEMA-APPROVED FLOOD VENTS ARE TO BE INSTALLED ON EAST AND NORTH WALLS OF GARAGE AS PER NFIP CODE OF FEDERAL REGULATIONS, TITLE 44, SECTION 60.3(C)(5). REFER TO ELEVATIONS.
 2- FLOOD VENTS MEET AND EXCEED THE FOLLOWING MINIMUM CRITERIA: A MINIMUM OF TWO OPENINGS HAVING A TOTAL NET AREA OF NOT LESS THAN ONE SQ. IN. FOR EVERY SQ. FT. OF ENCLOSED AREA SUBJECT TO FLOODING SHALL BE PROVIDED. THE BOTTOM OF ALL OPENINGS SHALL BE NO HIGHER THAN ONE FOOT ABOVE GRADE. OPENINGS MAY BE EQUIPPED WITH SCREENS, LOUVERS, VALVES, OR OTHER DEVICES PROVIDED THAT THEY PERMIT THE AUTOMATIC ENTRY AND EXIT OF FLOODWATERS.

FLOOD VENT CALCULATION:
 - GARAGE AREA: 390 SQ. FT.
 - TOTAL NET AREA TO MEET W/ FLOOD OPENINGS: 390 SQ. IN.
 - FLOOD VENT SIZE: 6"x12" = 72 SQ. IN.
 - NUMBER OF FLOOD VENTS PROVIDED: (6) x 72 SQ. IN. = 432 SQ. IN.
 - REQUIRED NET AREA OF OPENINGS EXCEEDED. BOTTOM OF FLOOD VENTS TO BE AT 4" ABOVE GRADE.

PERMIT SET

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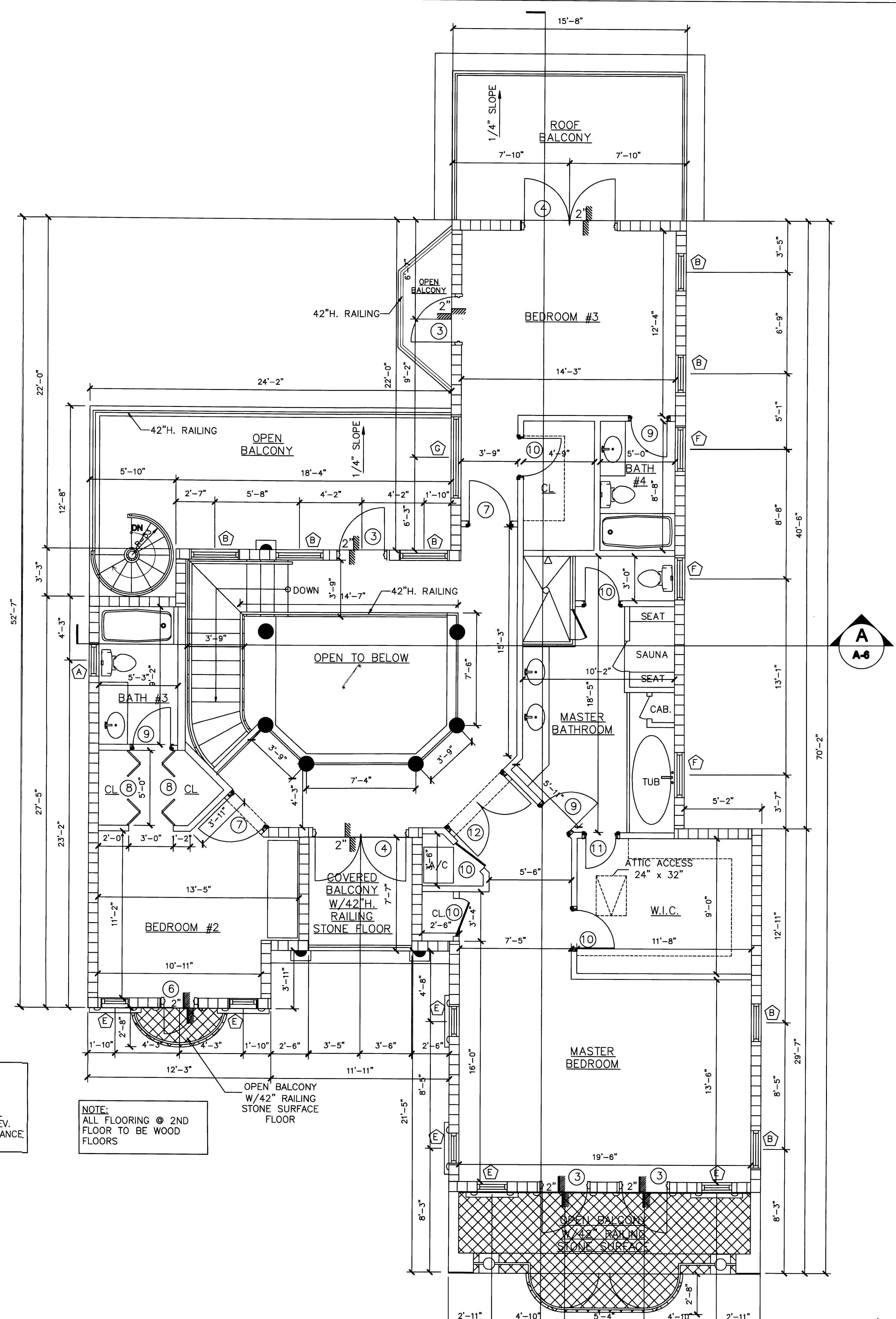
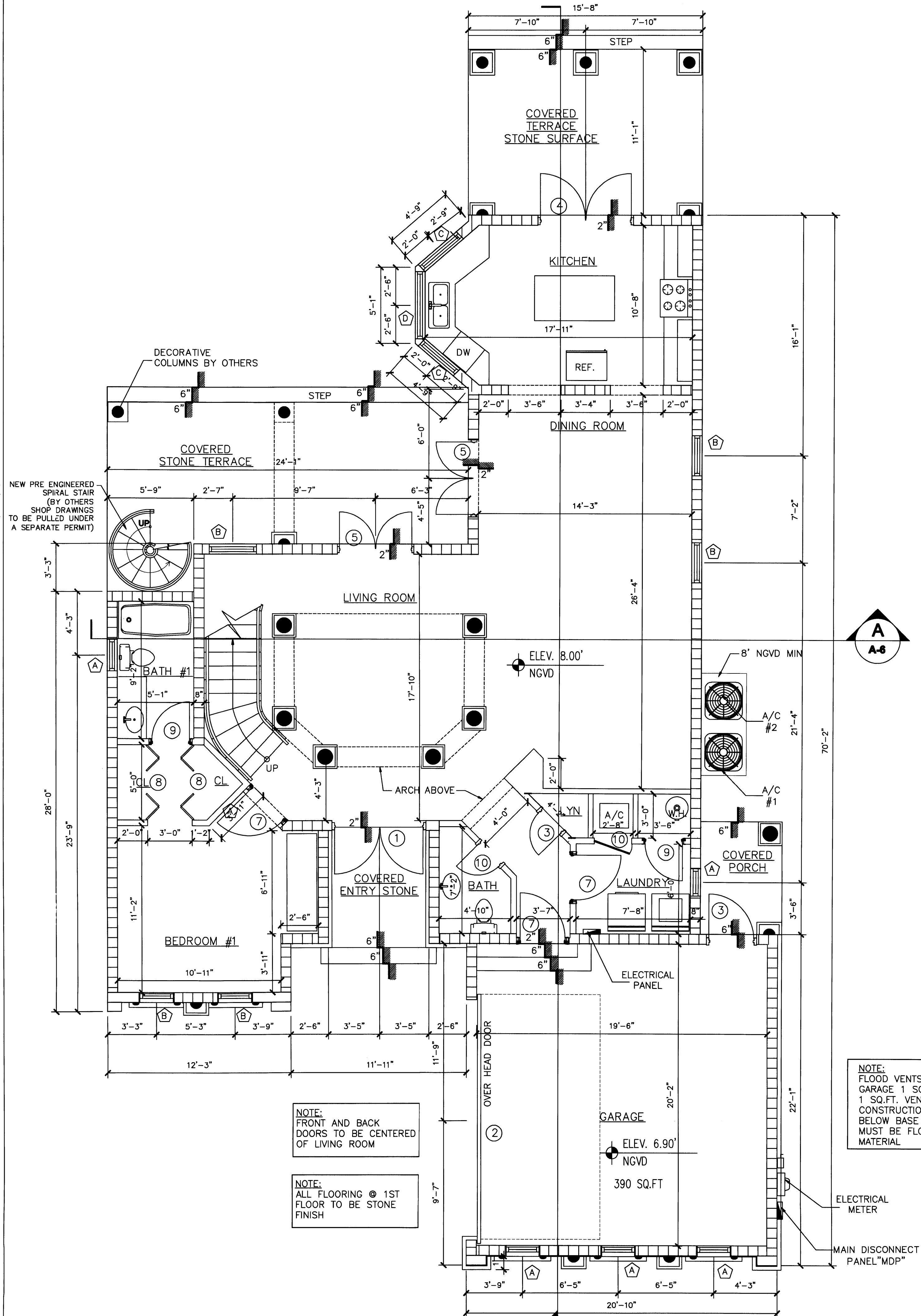
APPROVED BY: **EDWARD A. LANDERS** DATE: **04/17/08**

RESIDENCE NEW CONSTRUCTION

2334 ALTON RD MIAMI BEACH FLORIDA 33140

A-1

SHEET NUMBER



NOTE: FRONT AND BACK DOORS TO BE CENTERED OF LIVING ROOM

NOTE: ALL FLOORING @ 1ST FLOOR TO BE STONE FINISH

NOTE: FLOOD VENTS GARAGE 1 SQ.FT PER 1 SQ.FT. VENT. CONSTRUCTION MATERIAL BELOW BASE FLOOR ELEV. MUST BE FLOOD RESISTANCE MATERIAL

NOTE: ALL FLOORING @ 2ND FLOOR TO BE WOOD FLOORS

PERMIT SET

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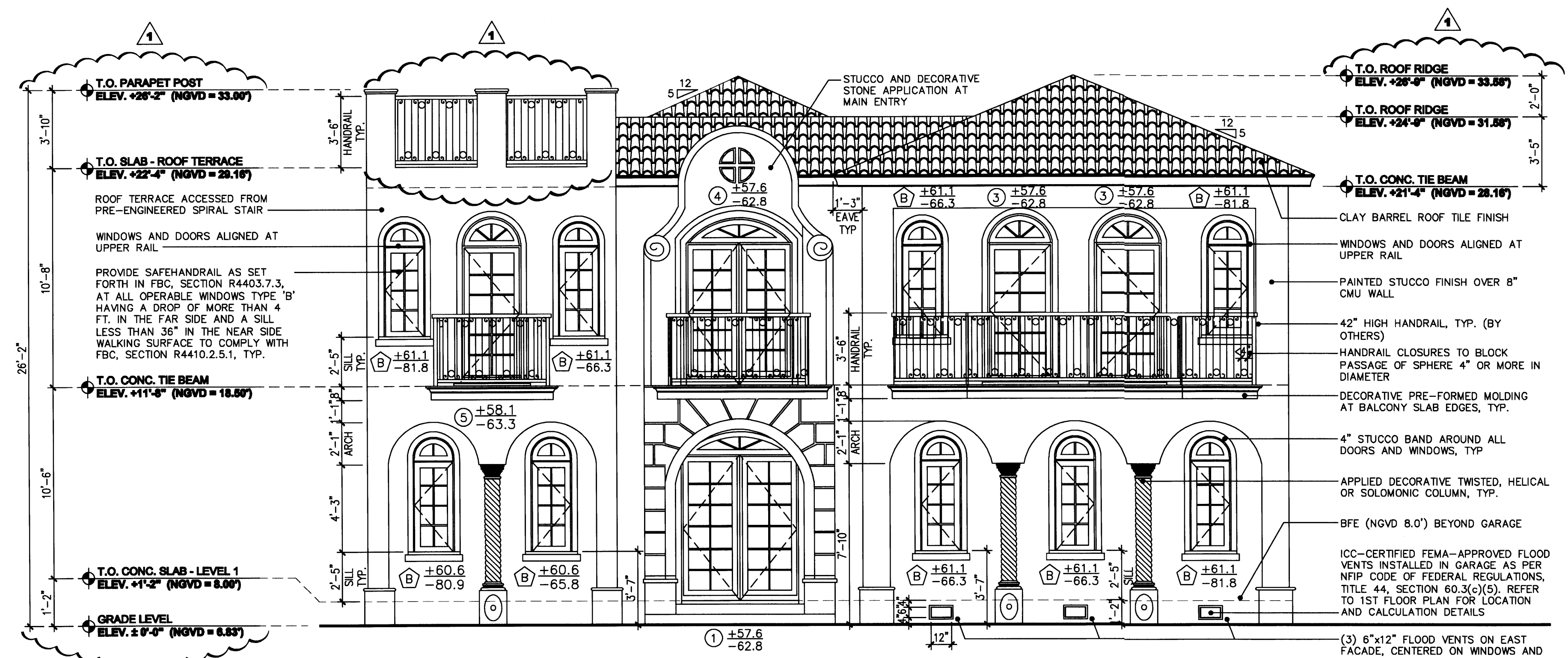
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2334 ALTON RD
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A-1
SHEET NUMBER

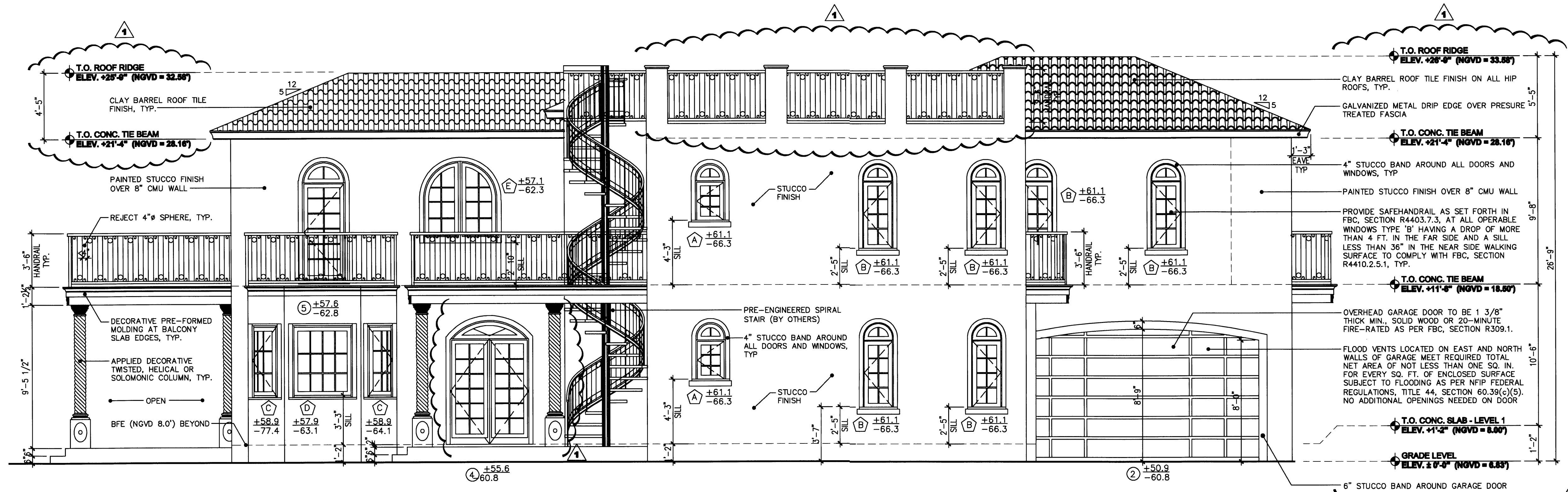
Edward A. Landers
2/20/08



PROPOSED EAST ELEVATION (FRONT)
 SCALE: 1/4" = 1' - 0"

GENERAL ELEVATION NOTES:

1. CIRCULAR STAIR BY OTHERS UNDER SEPARATE PERMIT
2. STAIR BARRIERS & HANDRAILS UNDER SEPARATE PERMIT
3. WINDOWS AND DOORS UNDER SEPARATE PERMIT
4. ALL WINDOW SILL HEIGHTS INDICATED AS A GENERAL COMMENT CLOUDED ON THIS TABLE



PROPOSED SOUTH ELEVATION
 SCALE: 1/4" = 1' - 0"

PERMIT SET

DWG INFO:

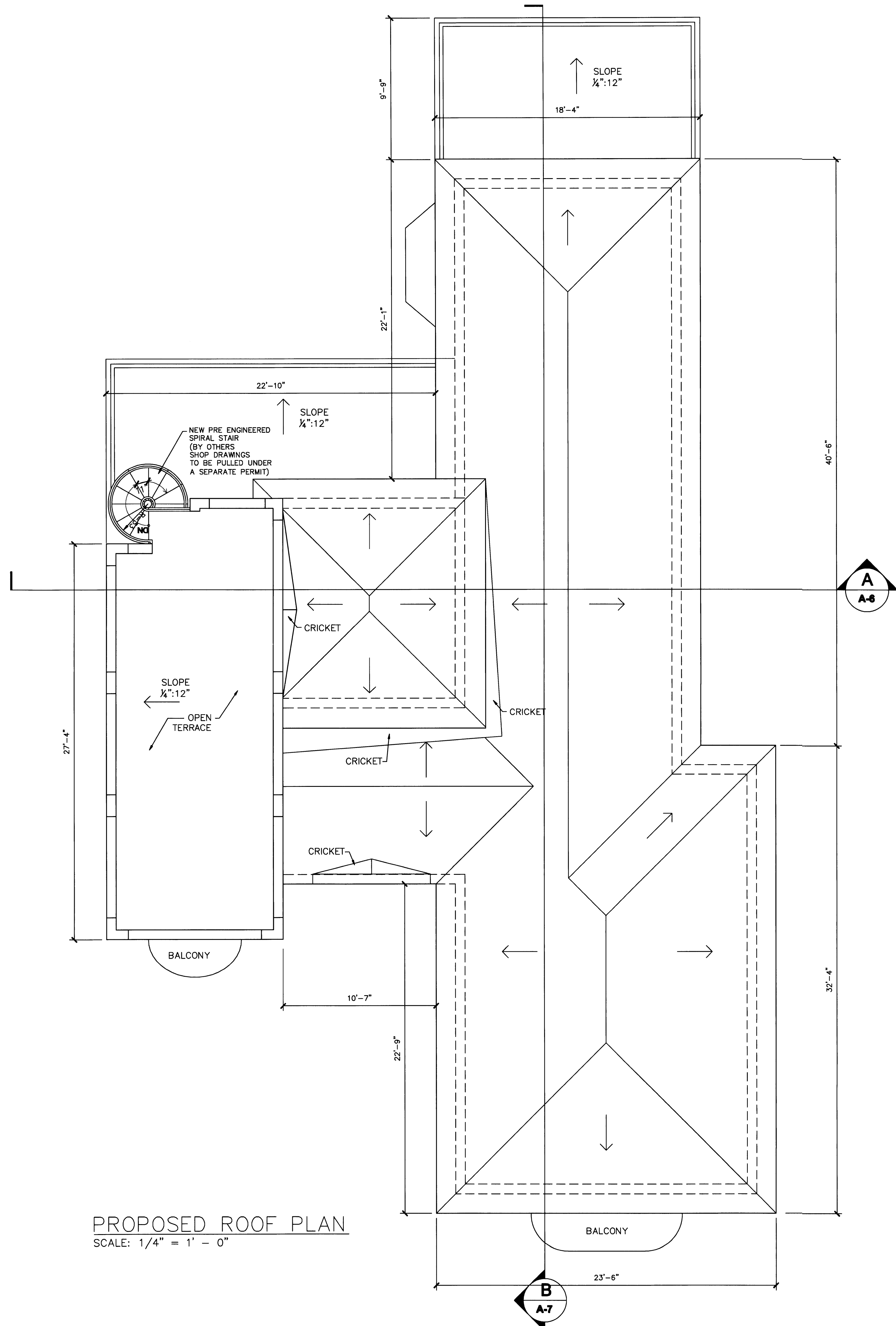
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APPROVED BY	DATE
△ CORRECTION 1	04/17/09

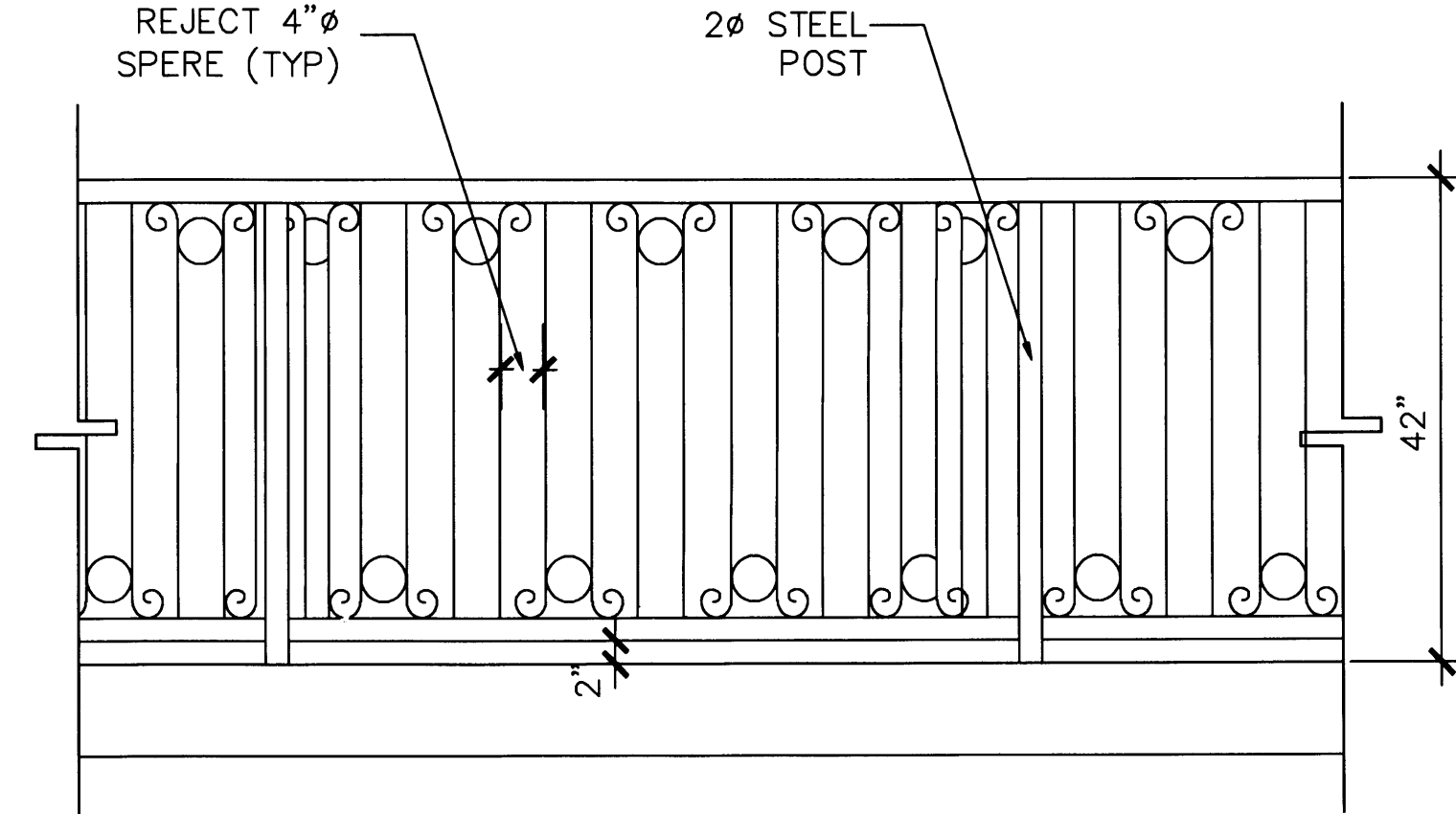
NEW TO:
RESIDENCE
NEW CONSTRUCTION
 2334 ALTON RD
 MIAMI BEACH, FLORIDA 33140

A-3
 SHEET NUMBER

Handwritten signature and date: 5/22/09

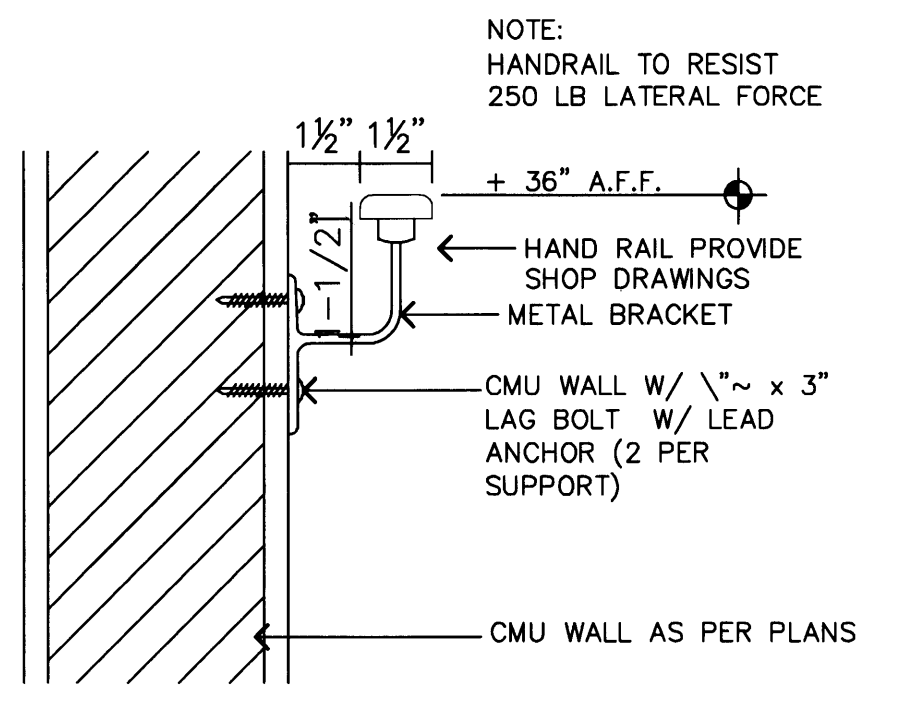


PROPOSED ROOF PLAN
 SCALE: 1/4" = 1' - 0"



PROPOSED RAILING DETAIL (TYP)
 SCALE: 3/4" = 1' - 0"

NOTE: ALLRAILS TO BE BY OTHERS UNDER SEPERATE PERMIT



TYP. HANDRAIL DETAIL
 SCALE: = 3" = 1'-0"

PERMIT SET

DWG INFO:

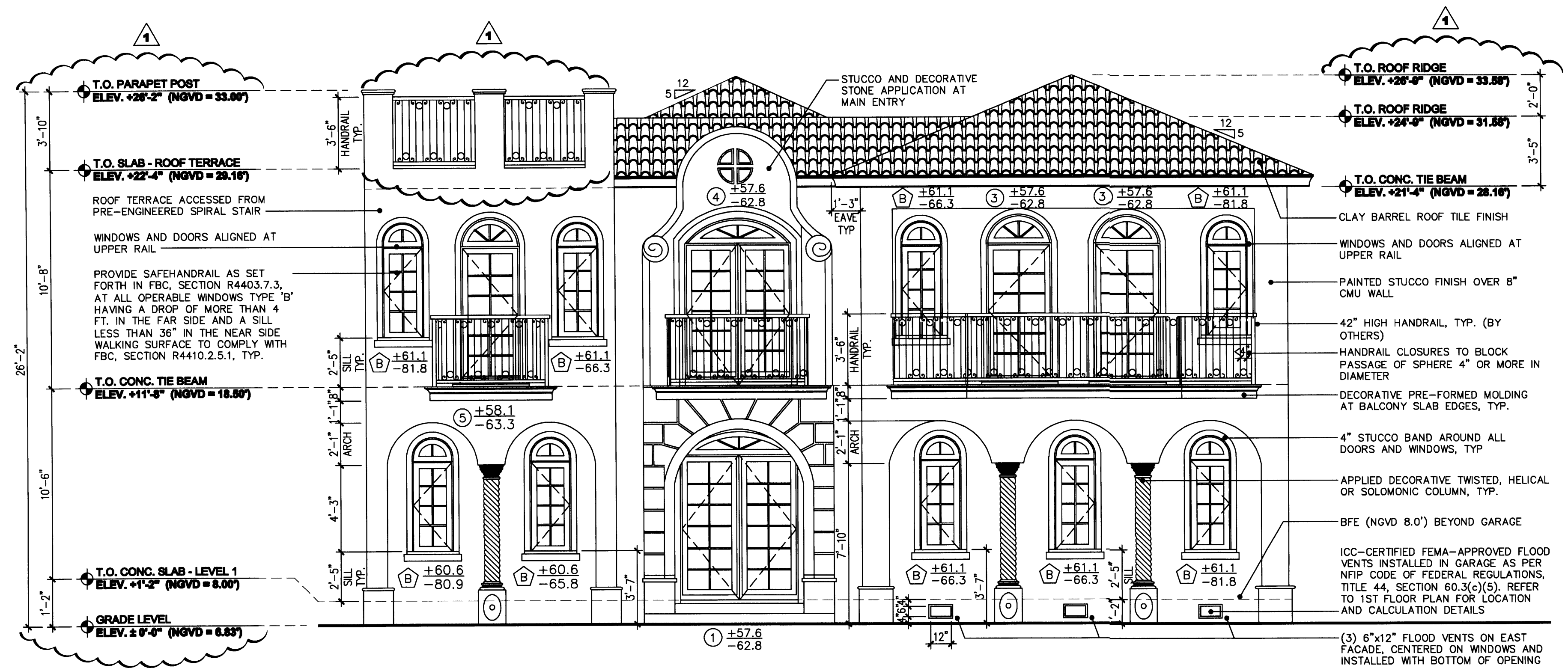
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APPROVED BY	DATE

NEW TO:
RESIDENCE
NEW CONSTRUCTION
 2334 ALTON RD
 MIAMI BEACH FLORIDA 33140

Handwritten signature and date: 2-12-08

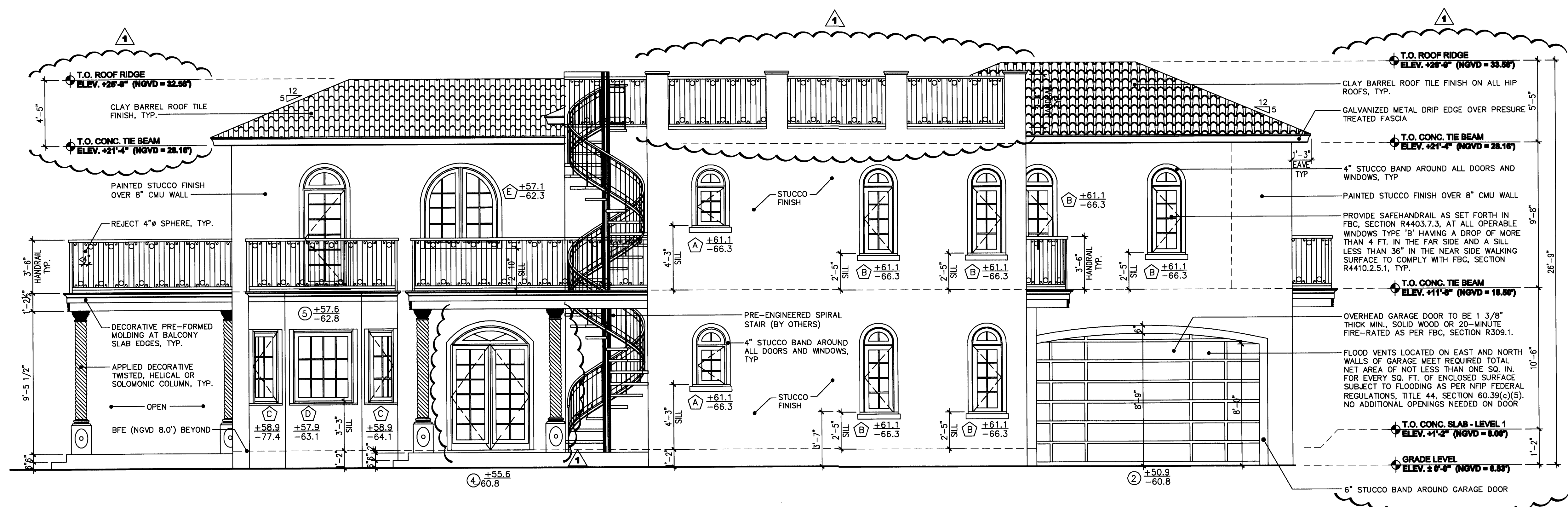
A-2
 SHEET NUMBER



PROPOSED EAST ELEVATION (FRONT)
SCALE: 1/4" = 1' - 0"

GENERAL ELEVATION NOTES:

1. CIRCULAR STAIR BY OTHERS UNDER SEPARATE PERMIT
2. STAIR BARRIERS & HANDRAILS UNDER SEPARATE PERMIT
3. WINDOWS AND DOORS UNDER SEPARATE PERMIT
4. ALL WINDOW SILL HEIGHTS INDICATED AS A GENERAL COMMENT CLOUDED ON THIS TABLE



PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1' - 0"

PERMIT SET

DWG INFO:

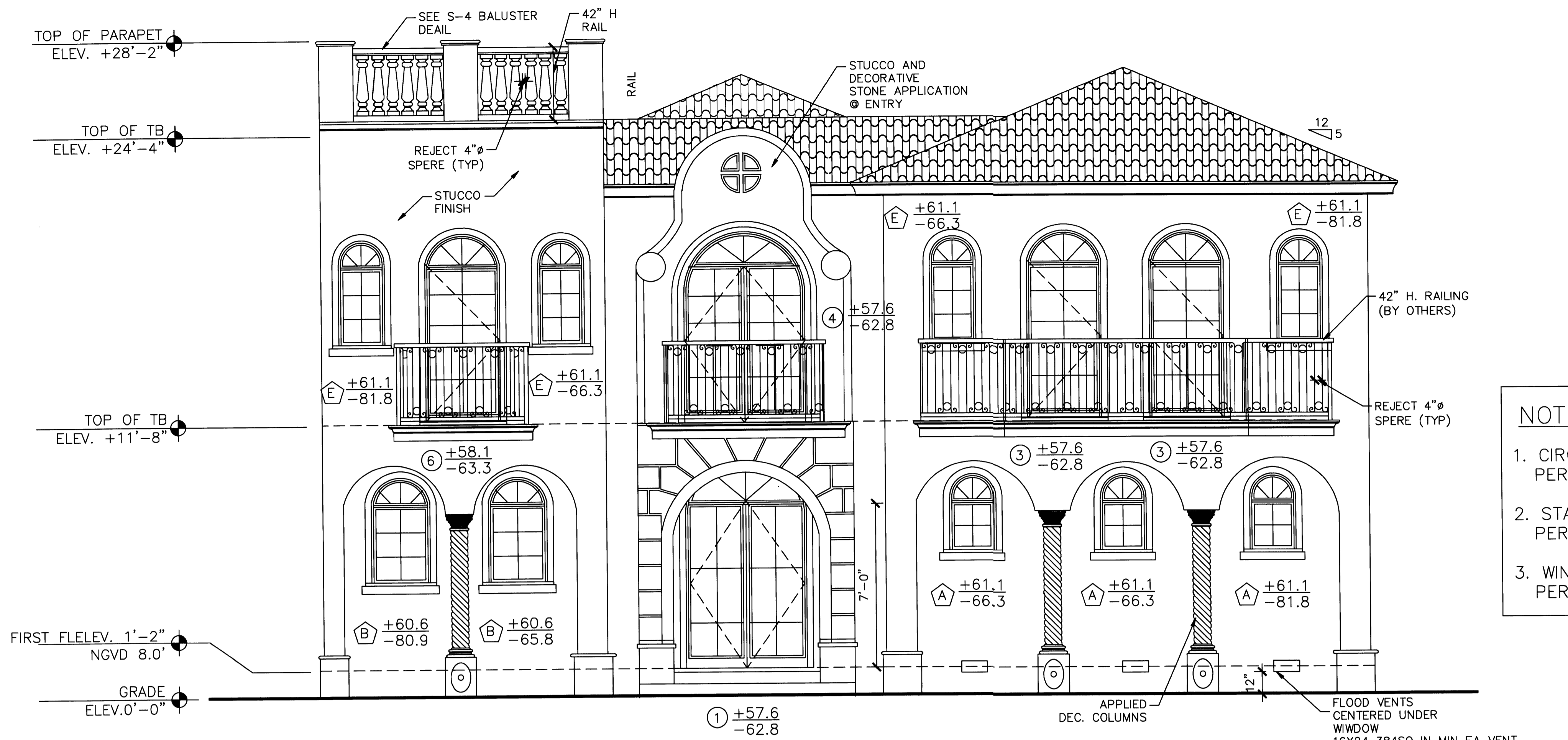
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APPROVED BY	DATE
△ CORRECTION 1	04/17/08

NEW TO:
**RESIDENCE
NEW CONSTRUCTION**
2334 ALTON RD
MIAMI BEACH, FLORIDA 33140

A-3
SHEET NUMBER

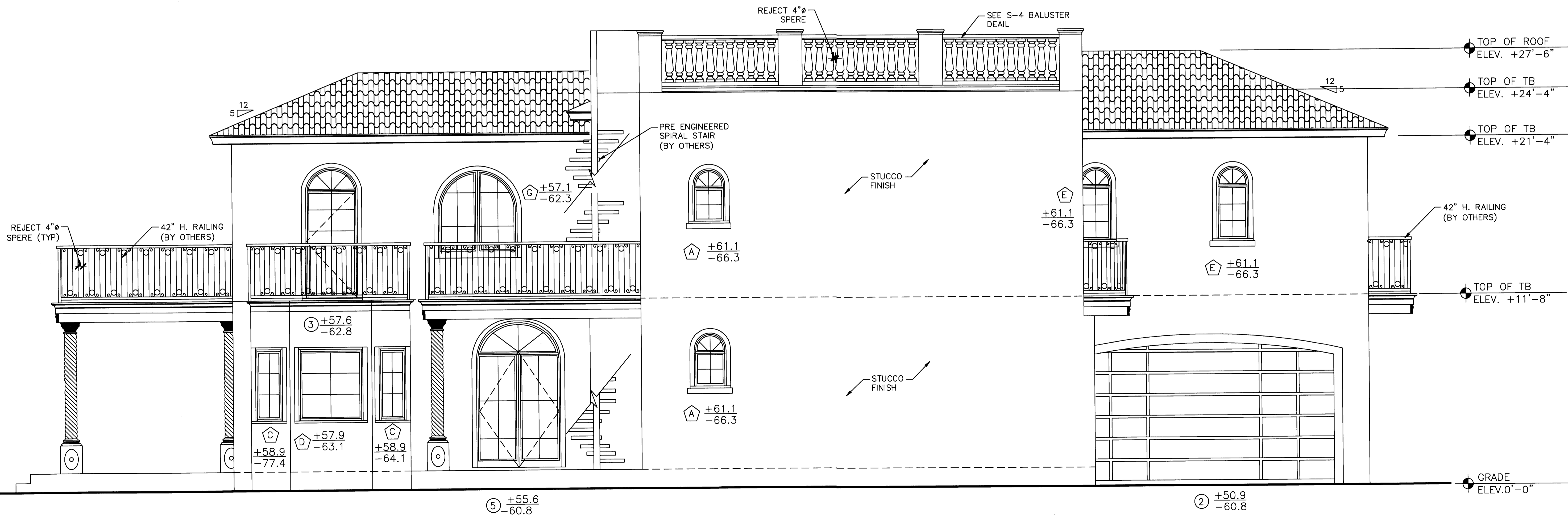
Ed Landers
2/28/09



NOTE:

1. CIRCULAR STAIR BY OTHERS SEPARATE PERMIT
2. STAIR BARRIER & RAILINGS UNDER SEPARATE PERMIT
3. WINDOWS AND DOORS UNDER SEPARATE PERMIT

EAST ELEVATION (FRONT)
 SCALE: 1/4" = 1' - 0"



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

PERMIT SET

DWG INFO:

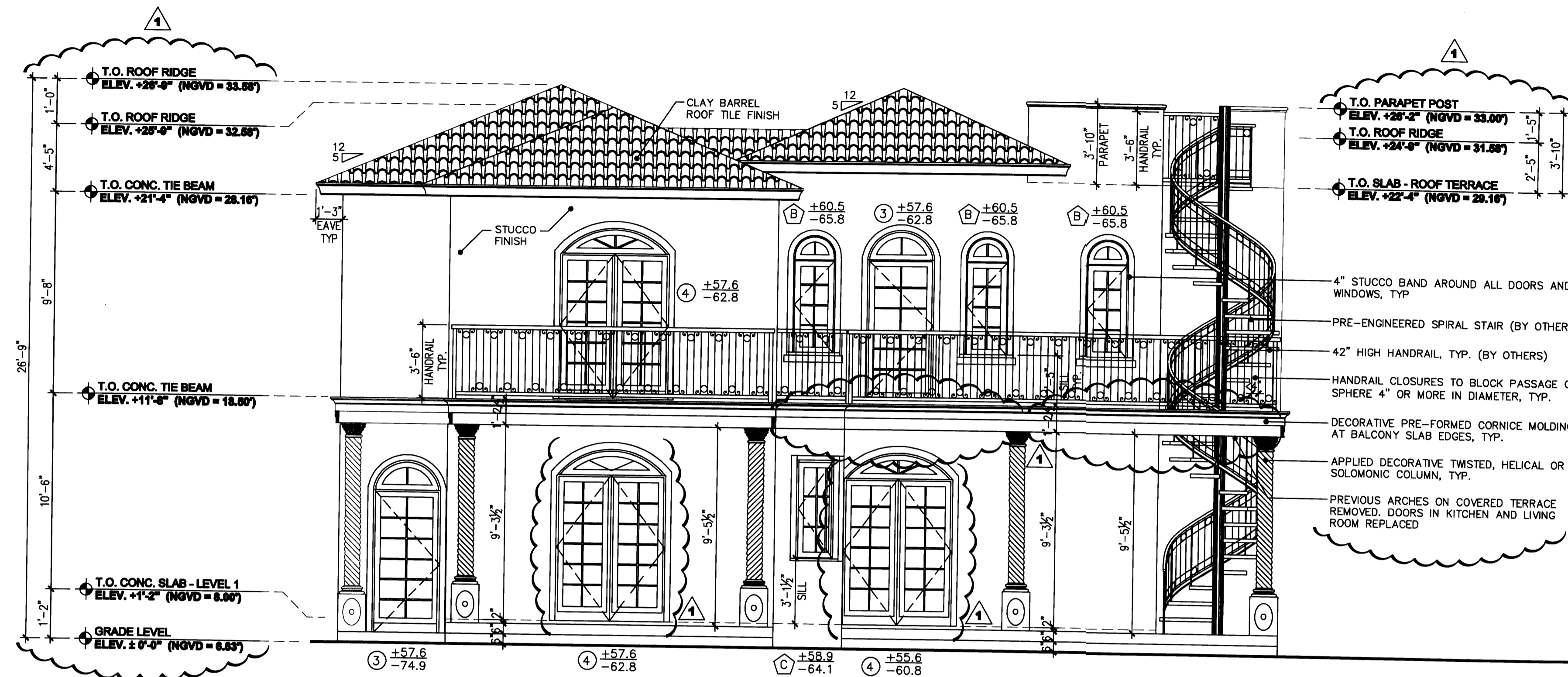
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APPROVED BY	DATE

NEW TO:
RESIDENCE
NEW CONSTRUCTION
 2334 ALTON RD
 MIAMI BEACH, FLORIDA 33140

A-3
 SHEET NUMBER

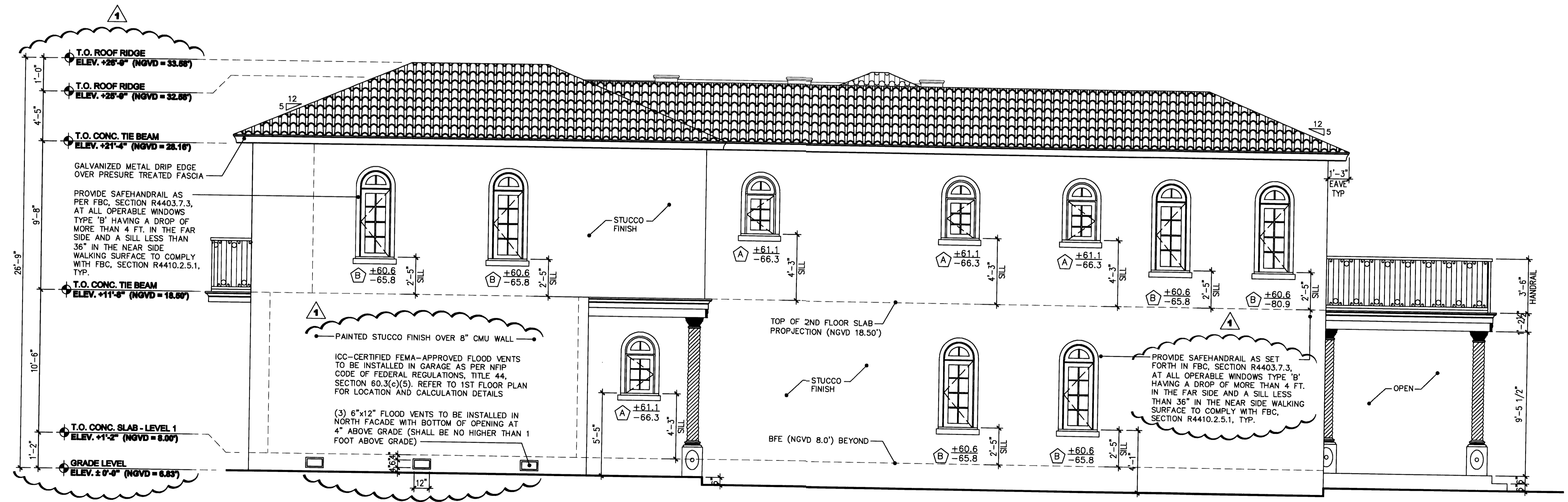
Edward A. Landers
 2/21/2008



GENERAL ELEVATION NOTES:

1. CIRCULAR STAIR BY OTHERS UNDER SEPARATE PERMIT
2. STAIR BARRIERS & HANDRAILS UNDER SEPARATE PERMIT
3. WINDOWS AND DOORS UNDER SEPARATE PERMIT
4. ALL WINDOW SILL HEIGHTS INDICATED AS A GENERAL COMMENT CLOUDED ON THIS TABLE

PROPOSED WEST ELEVATION (REAR)
 SCALE: 1/4" = 1' - 0"



PROPOSED NORTH ELEVATION
 SCALE: 1/4" = 1' - 0"

PERMIT SET

DWG INFO:

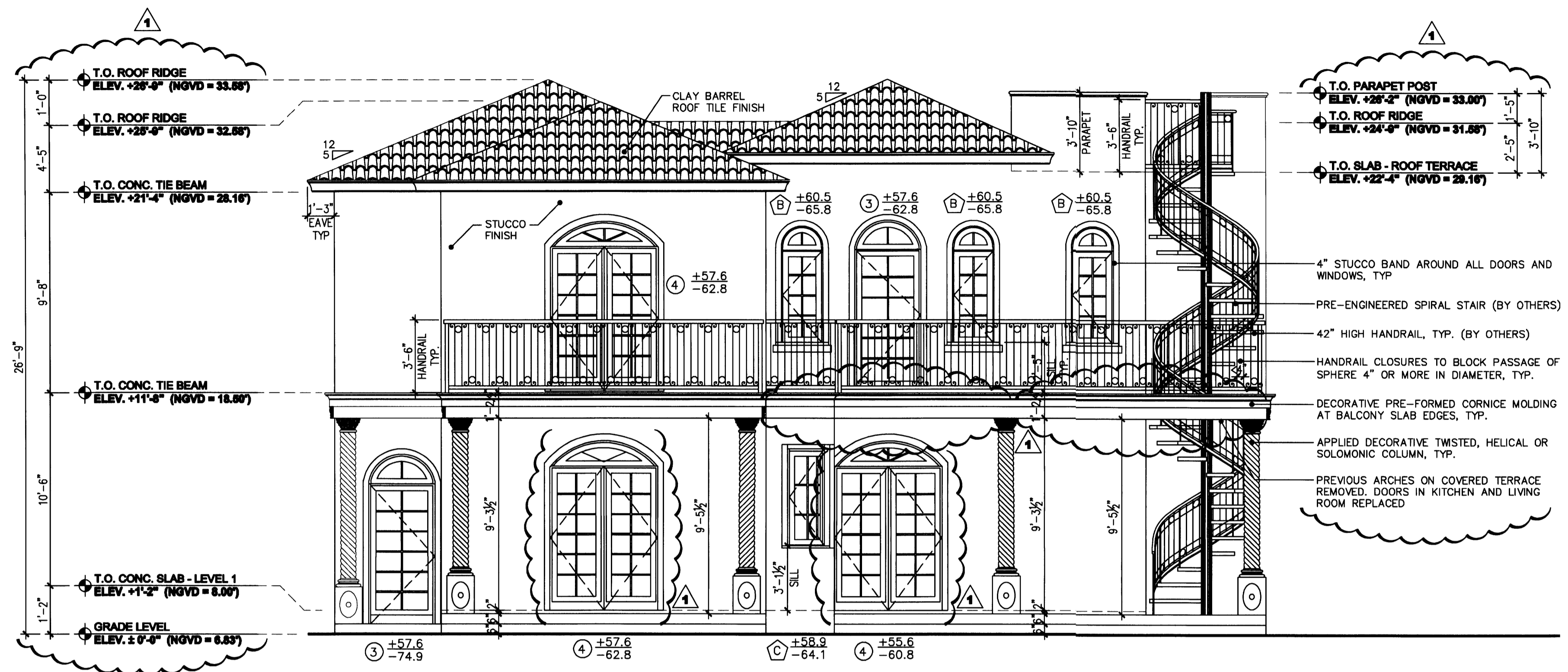
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APPROVED BY	DATE
EDWARD A. LANDERS	04/17/08
CORRECTION 1	

RESIDENCE
 NEW CONSTRUCTION
 2334 ALTON RD
 MIAMI BEACH FLORIDA 33140

NEW TO:
 A-4
 SHEET NUMBER

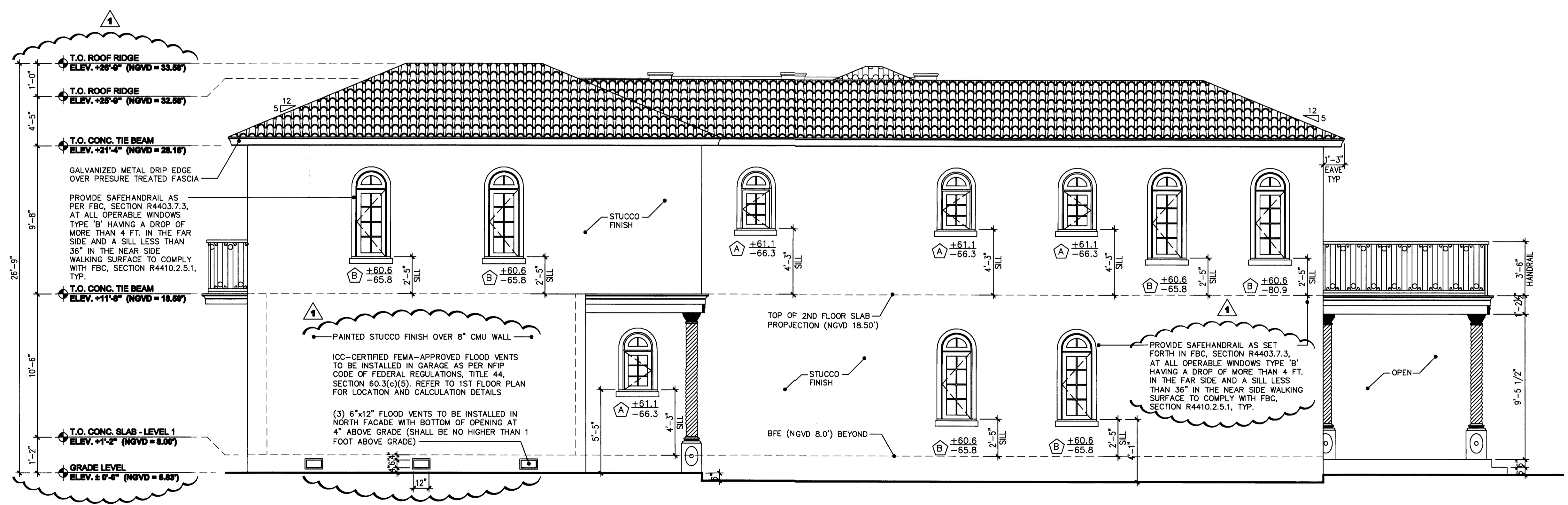
Handwritten signature and date: 5/22/07



GENERAL ELEVATION NOTES:

1. CIRCULAR STAIR BY OTHERS UNDER SEPARATE PERMIT
2. STAIR BARRIERS & HANDRAILS UNDER SEPARATE PERMIT
3. WINDOWS AND DOORS UNDER SEPARATE PERMIT
4. ALL WINDOW SILL HEIGHTS INDICATED AS A GENERAL COMMENT CLOUDED ON THIS TABLE

PROPOSED WEST ELEVATION (REAR)
SCALE: 1/4" = 1' - 0"



PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1' - 0"

PERMIT SET

DWG INFO:

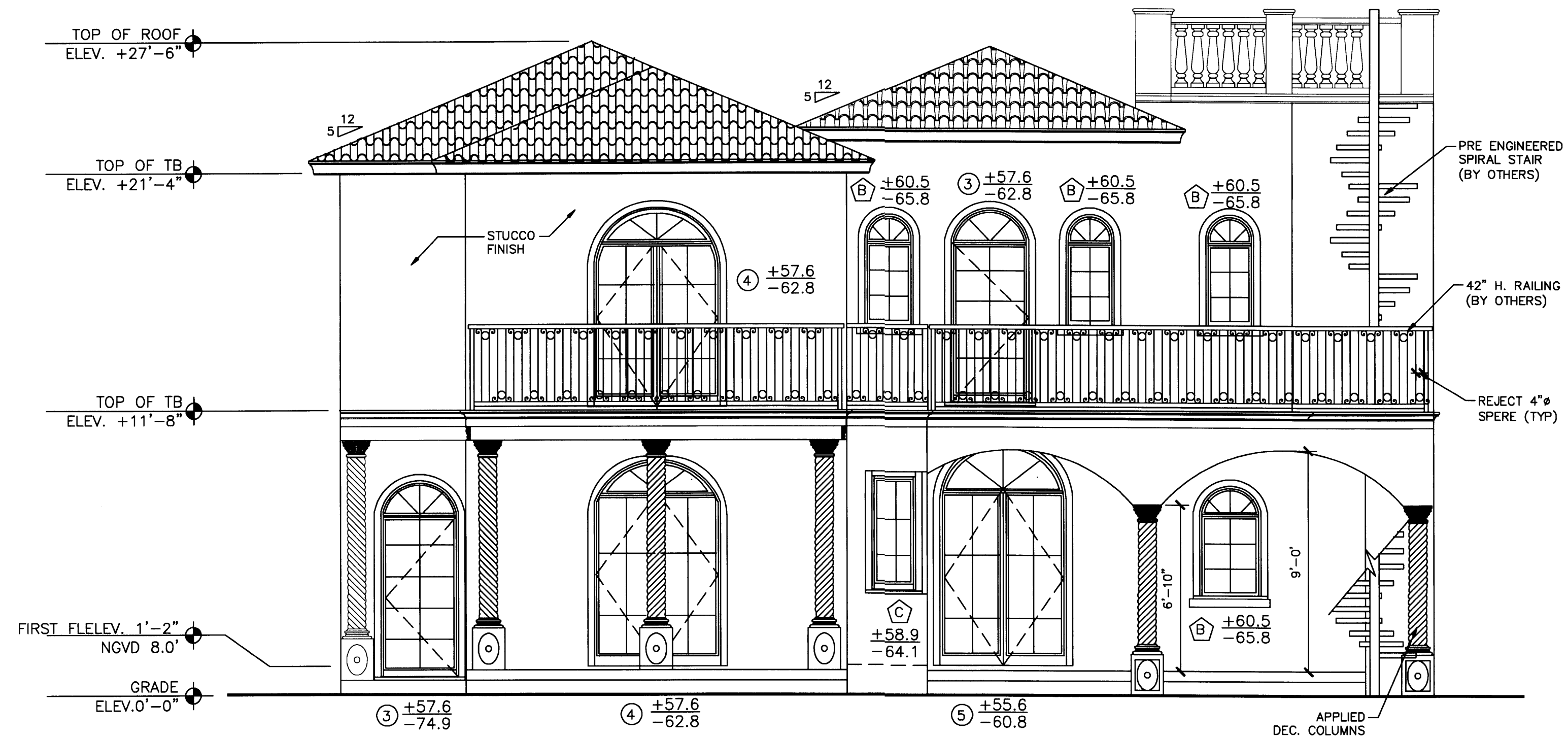
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APPROVED BY	DATE
▲ CORRECTION 1	04/17/08

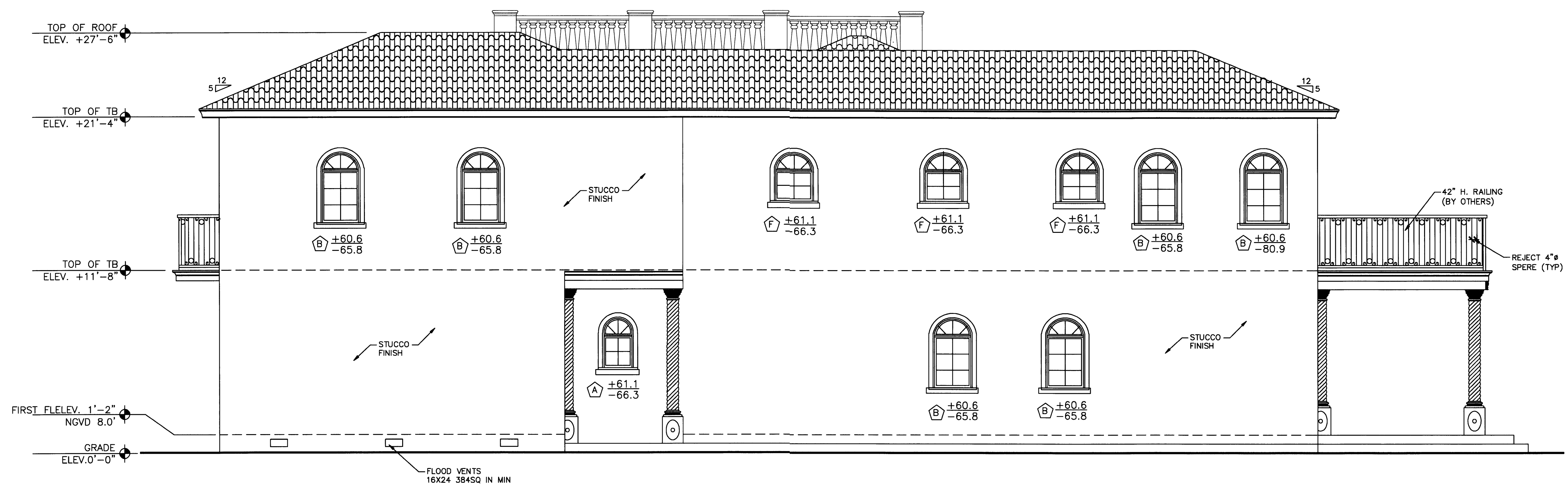
NEW TO:
RESIDENCE NEW CONSTRUCTION
2334 ALTON RD
MIAMI BEACH, FLORIDA 33140

A-4
SHEET NUMBER

Handwritten signature and date: 4-28-07



WEST ELEVATION (REAR)
 SCALE: 1/4" = 1' - 0"



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

PERMIT SET

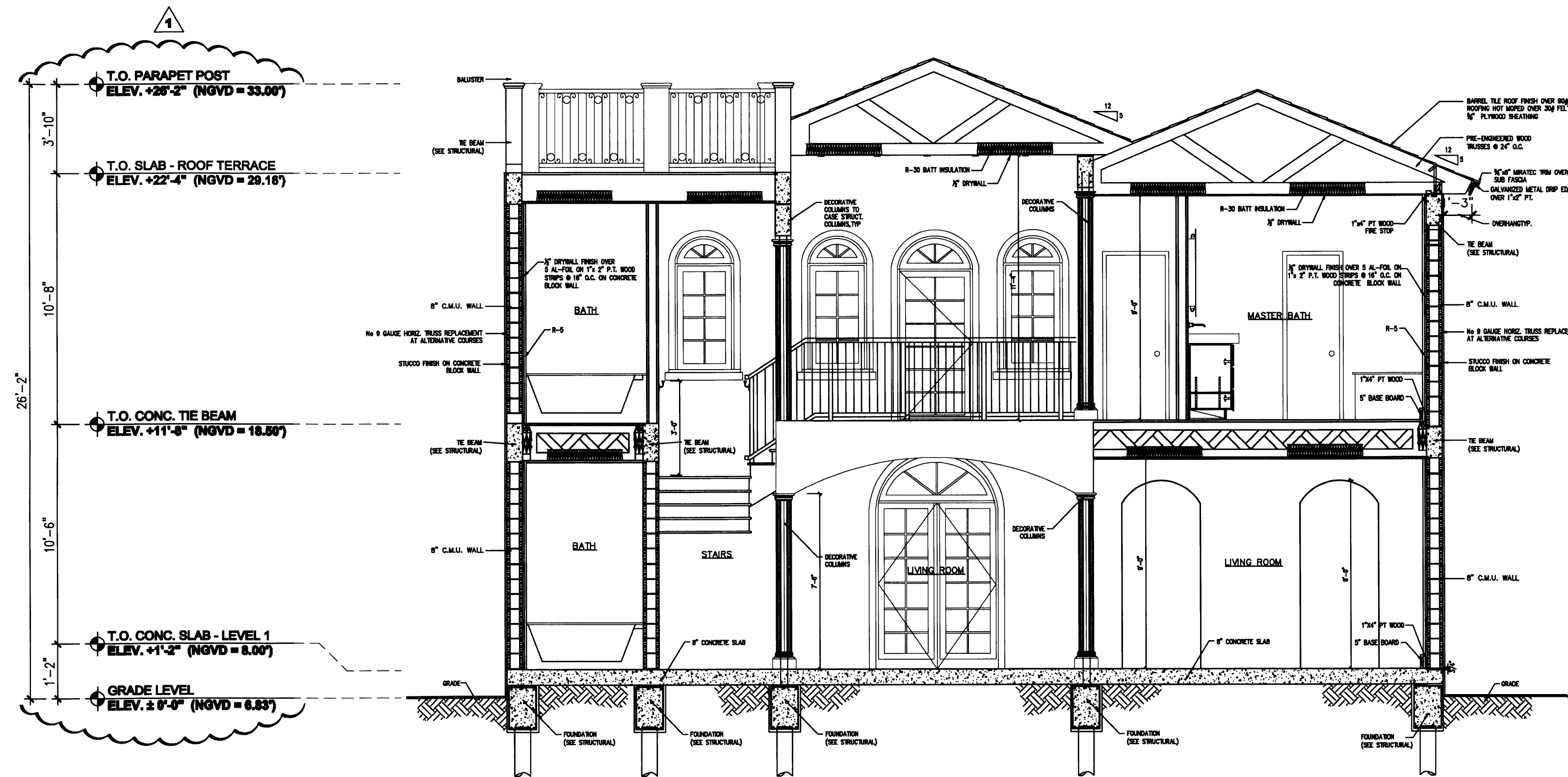
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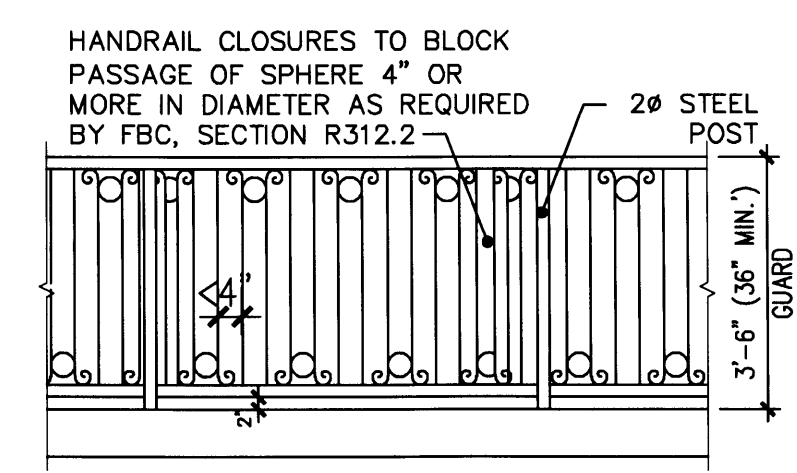
APPROVED BY	DATE

NEW TO:
RESIDENCE
NEW CONSTRUCTION
 2334 ALTON RD
 MIAMI BEACH FLORIDA 33140

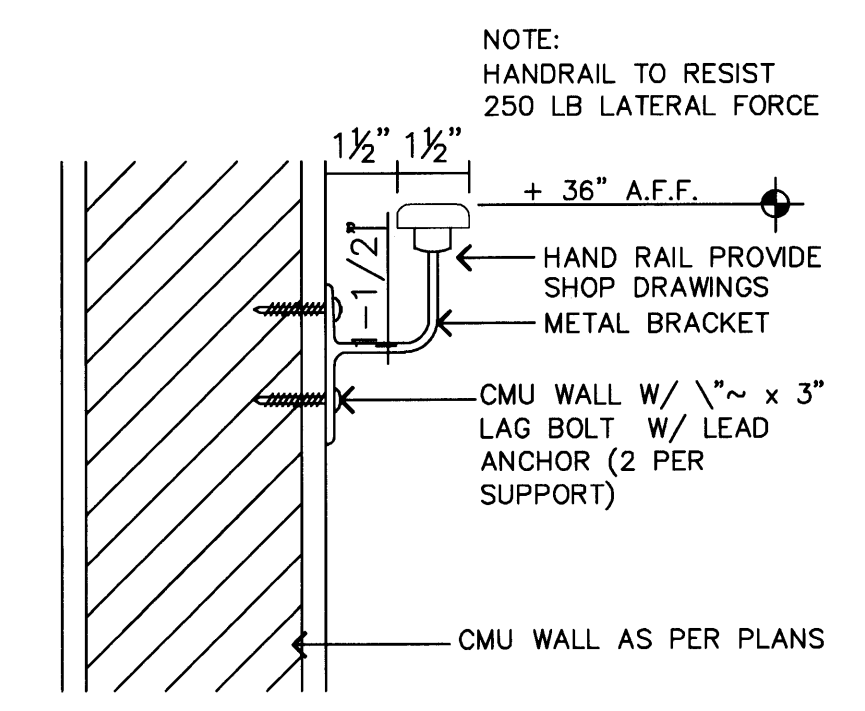
Edward A. Landers
 2/20/09



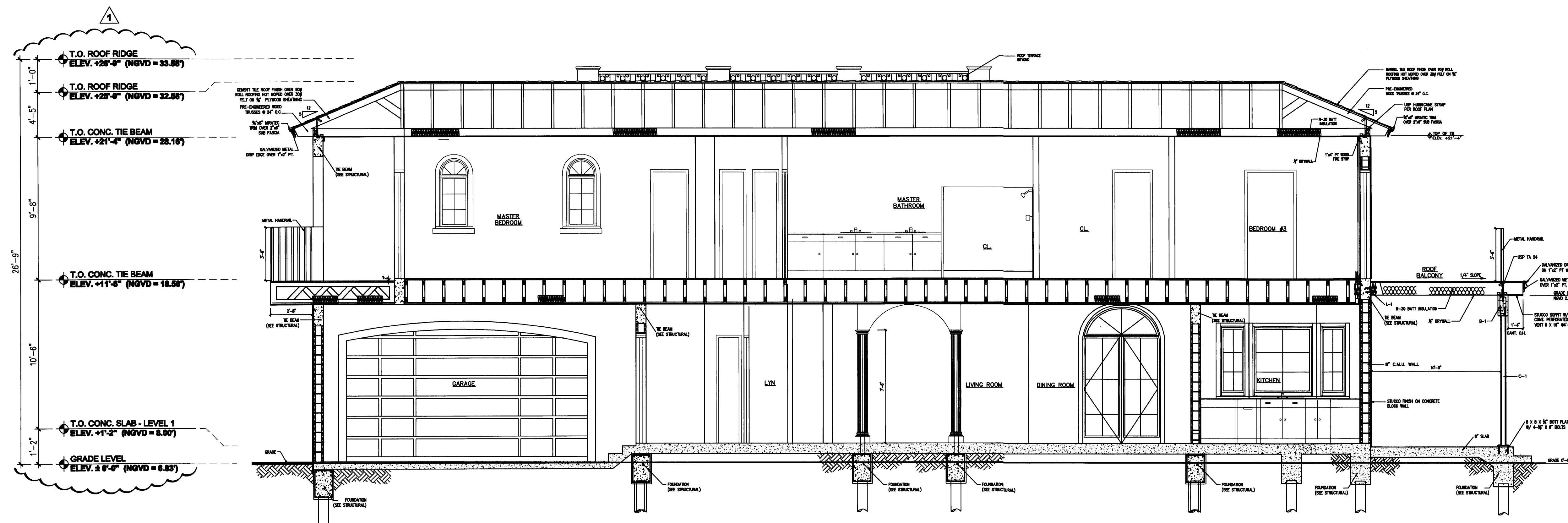
A SECTION (NORTH-SOUTH)
 SCALE: 1/4" = 1'-0"



PROPOSED HANDRAIL DETAIL
 SCALE: 3/8" = 1'-0"
 NOTE: ALL HANDRAILS TO BE BY OTHERS UNDER SEPARATE PERMIT



TYP. HANDRAIL DETAIL
 SCALE: 3" = 1'-0"



B SECTION (EAST-WEST)
 SCALE: 1/4" = 1'-0"

PERMIT SET

DWG INFO:

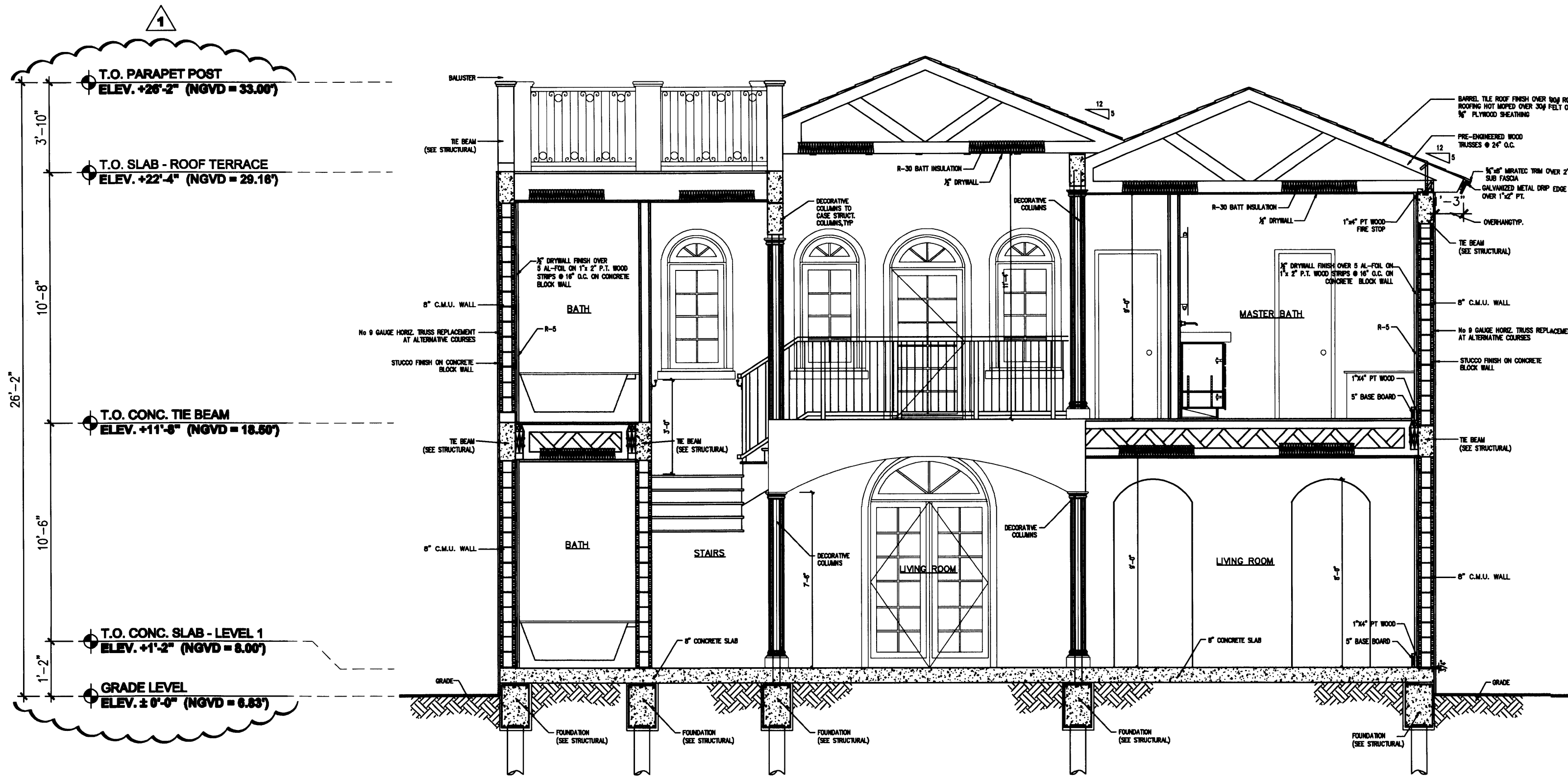
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APPROVED BY	DATE
△ CORRECTION 1	04/17/09

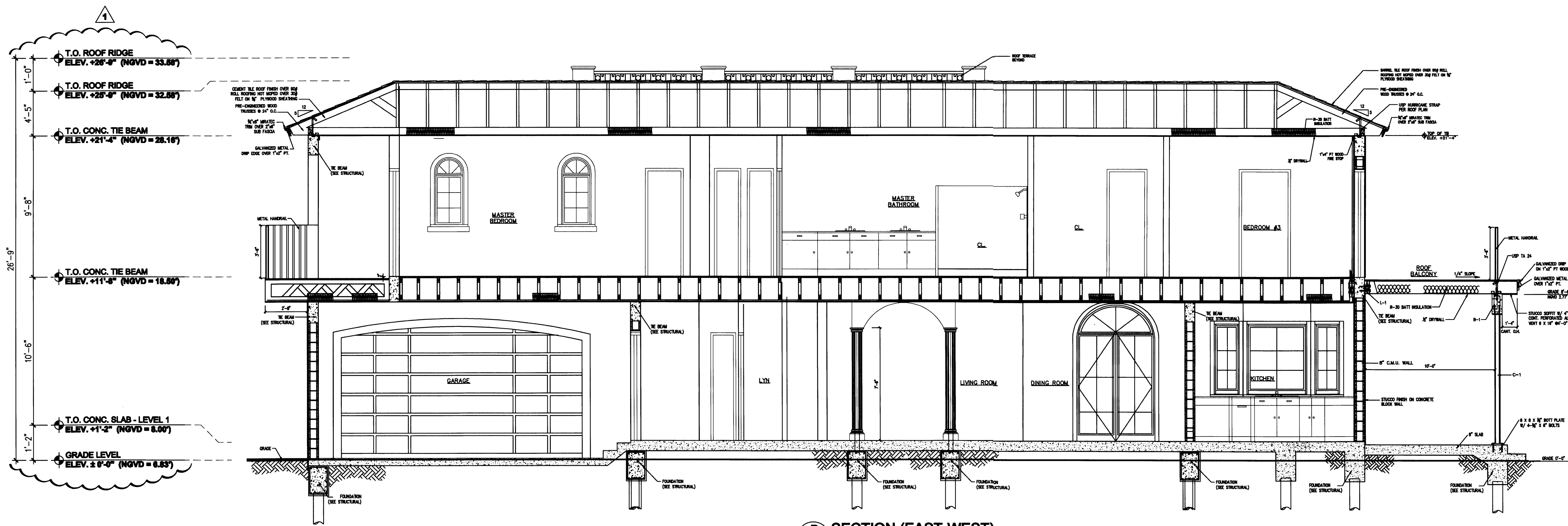
NEW TO:
RESIDENCE NEW CONSTRUCTION
 2334 ALTON RD
 MIAMI BEACH, FLORIDA 33140

A-5
 SHEET NUMBER

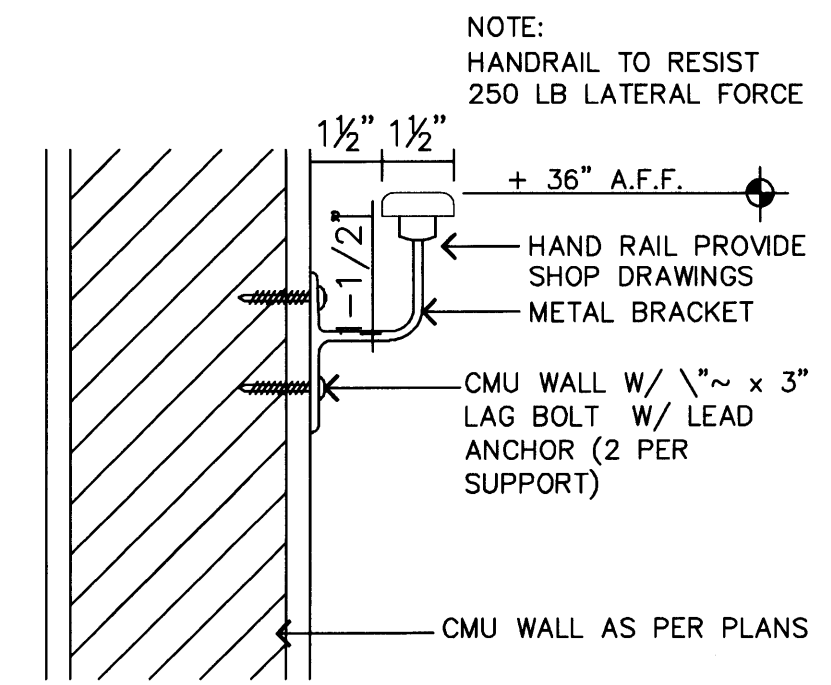
Handwritten signature and date: 5/27/09



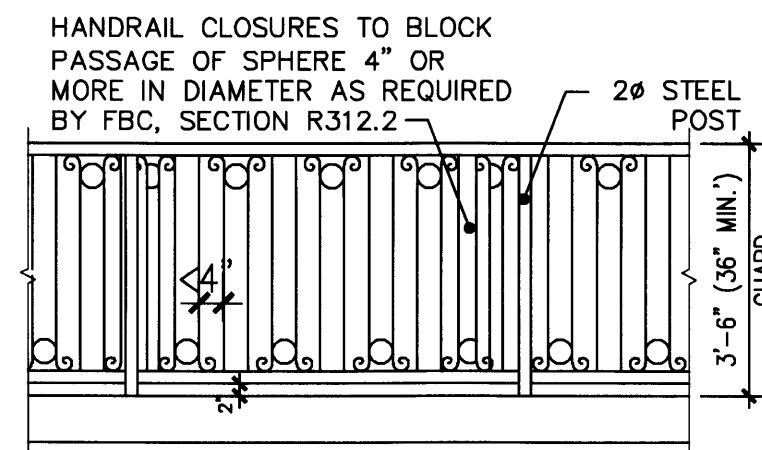
A SECTION (NORTH-SOUTH)
 SCALE: 1/4" = 1'-0"



B SECTION (EAST-WEST)
 SCALE: 1/4" = 1'-0"



TYP. HANDRAIL DETAIL
 SCALE: = 3" = 1'-0"



PROPOSED HANDRAIL DETAIL
 SCALE: 3/8" = 1'-0"

NOTE: ALL HANDRAILS TO BE BY OTHERS UNDER SEPARATE PERMIT

PERMIT SET

DWG. INFO:

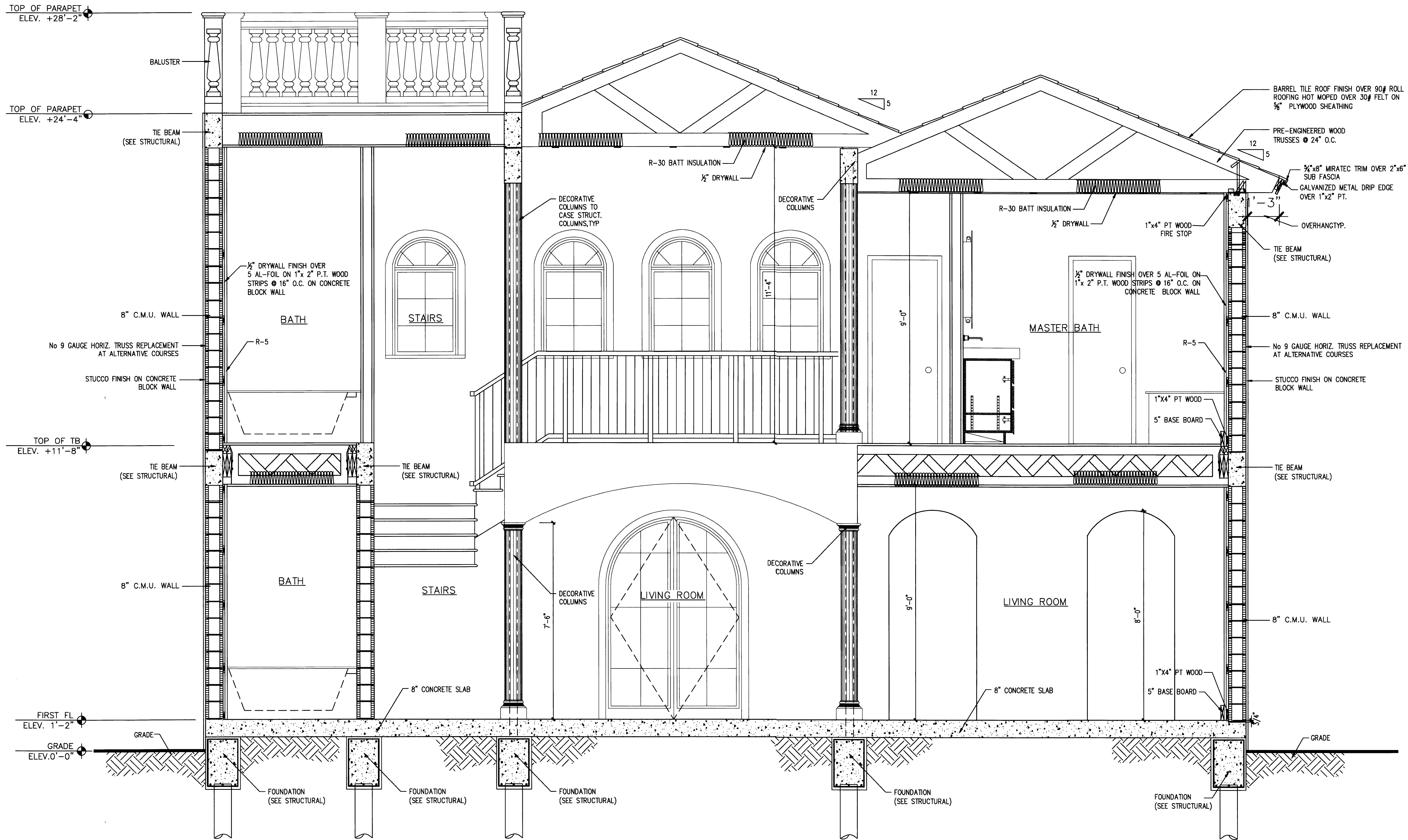
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APPROVED BY	DATE
△ CORRECTION 1	04/17/08

NEW TO:
RESIDENCE
NEW CONSTRUCTION
 2334 ALTON RD
 MIAMI BEACH, FLORIDA 33140

A-5
 SHEET NUMBER

Handwritten signature and date: Ed Landers 4/20/08



A SECTION (NORTH-SOUTH)
 A-6 SCALE: 1/2" = 1' - 0"

PERMIT SET

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APPROVED BY	DATE

NEW TO:
RESIDENCE
NEW CONSTRUCTION
 2334 ALTON RD
 MIAMI BEACH, FLORIDA 33140

A-5
 SHEET NUMBER

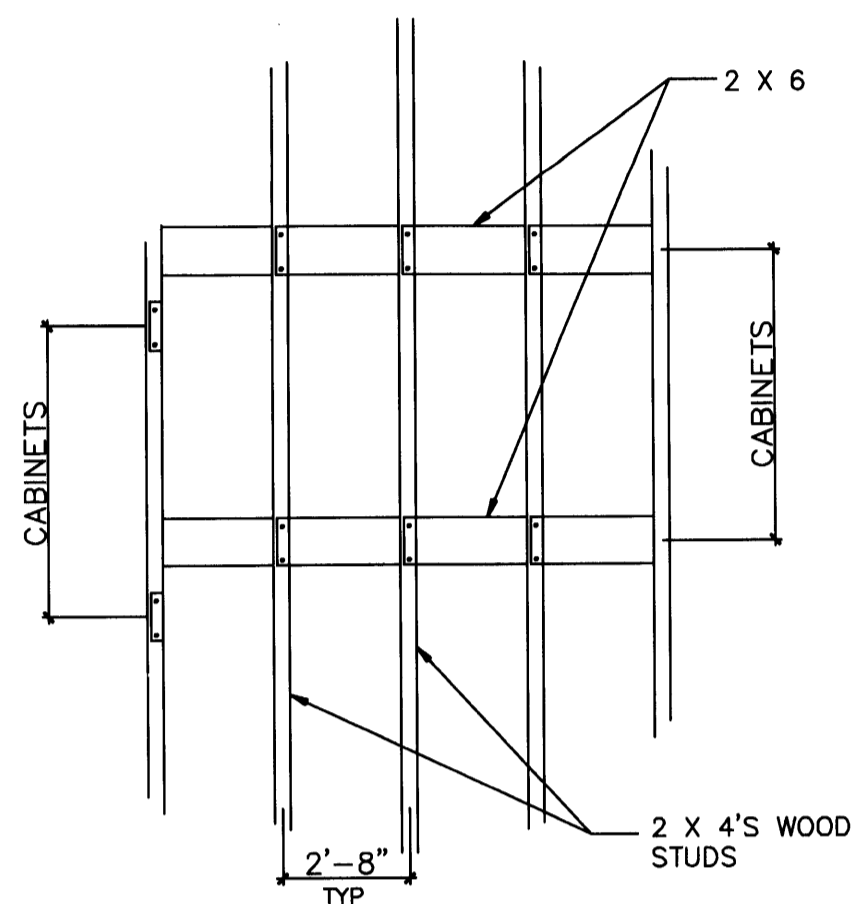
Edward A. Landers
 2-12-09

ADDITIONAL NOTES

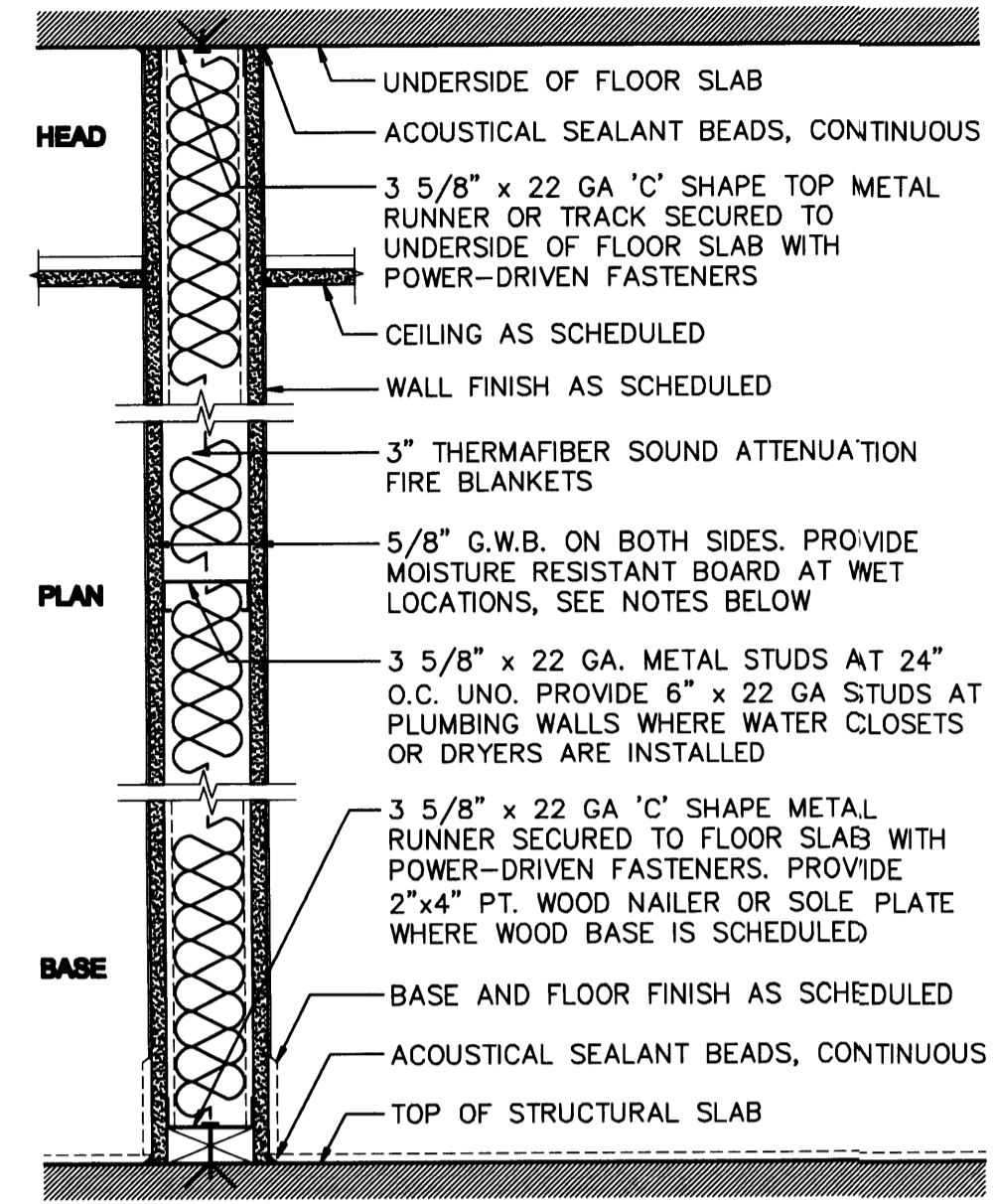
SOIL TREATMENT NOTES:
 1. TERMITE PROTECTION SHALL BE PROVIDED, AS PER SECTION 1816 OF THE F.B.C.
 2. TREATMENT FOR SUBTERRANEAN TERMITES SHALL BE PROVIDED INSIDE THE FOUNDATION PERIMETER AFTER ALL EXCAVATION, BACKFILLING AND COMPACTION IS COMPLETE.
 3. VAPOR BARRIER (6 MIL MIN.) SHALL BE PLACED OVER TREATED SOIL IMMEDIATELY AFTER TREATMENT.
 4. IF SOIL IS DISTURBED IN ANY WAY, RETREATMENT SHALL BE REQUIRED.
 5. DUPLICATE TREATMENT CERTIFICATES SHALL BE POSTED ON A WATER RESISTANT JOBSITE BOARD, AS PER SECTION 104.2.6 OF THE F.B.C.
 6. A PERMANENT NOTICE OF TERMITE TREATMENT, WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER, NEED FOR RE-INSPECTION AND TREATMENT CONTACT RENEWAL REQUIREMENTS SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRICAL PANEL INSIDE THE HOUSE, AS PER SECTION 104.2.7 OF THE F.B.C.

STAIRWAY CONSTRUCTION:
 1. NEW INTERIOR & EXTERIOR SHALL COMPLY W/ SECTIONS 1006, 1007 & CHAPTER 16 OF F.B.C.
 2. NEW INTERIOR STAIR SHALL BE PREFABRICATED. DESIGN SHALL BE BY MANUFACTURER'S SHOP DRAWINGS.
 4. GUARDRAILS AND HANDRAILS FOR STAIRS AND LANDINGS SHALL COMPLY W/ SECTIONS 1007 & 1015 OF THE F.B.C.
 5. GUARDRAILS SHALL BE MIN. 42" HIGH AND BE ABLE TO REJECT 4" ROUND OBJECT.
 6. HANDRAILS SHALL BE 34" HIGH AT BOTH SIDES OF STAIR.
 7. HANDRAILS @ STAIRS SHALL NOT BE REQUIRED TO EXTEND TOP OR BOTTOM RISER, AS PER EXCEPTION #1 TO SECTION 1007.5.5 OF THE F.B.C.

NEW WINDOWS & EXTERIOR DOORS:
 1. ALL WINDOWS & EXTERIOR DOORS SHALL COMPLY W/ SECTIONS 2410 THROUGH 2415 OF THE F.B.C.
 2. NEW WINDOWS & EXTERIOR DOORS SHALL HAVE MIAMI- DADE COUNTY PRODUCT APPROVAL NOTICE OF ACCEPTANCE WHICH INDICATES INSTALLATION AND ATTACHMENT TO STRUCTURE REQUIREMENTS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW FOR ISSUANCE OF PERMIT.

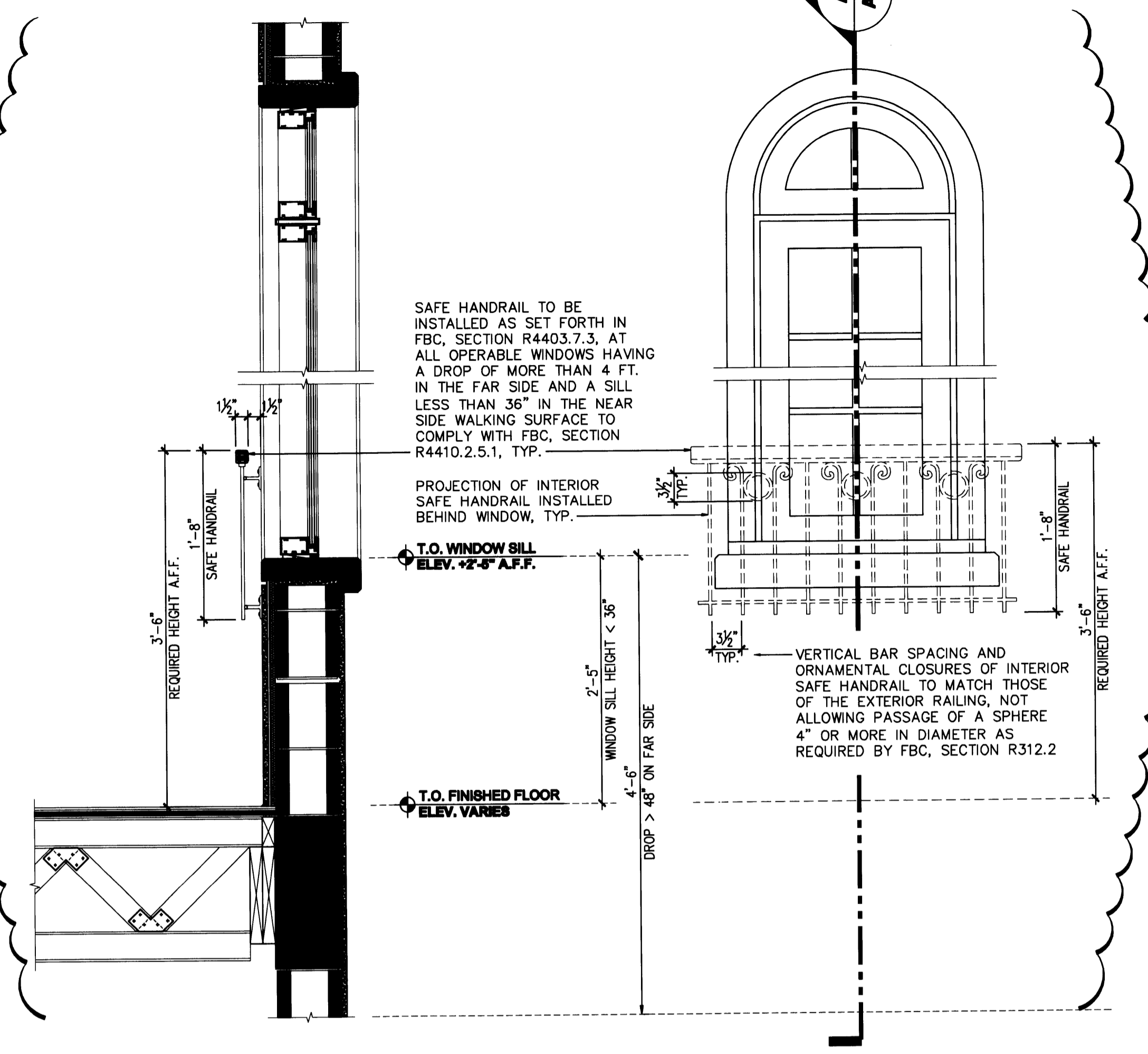


TYPICAL PARTITION REINFORCEMENT FOR WALL-HUNG CABINETS / PLUMBING FIXTURES
 SCALE: NTS

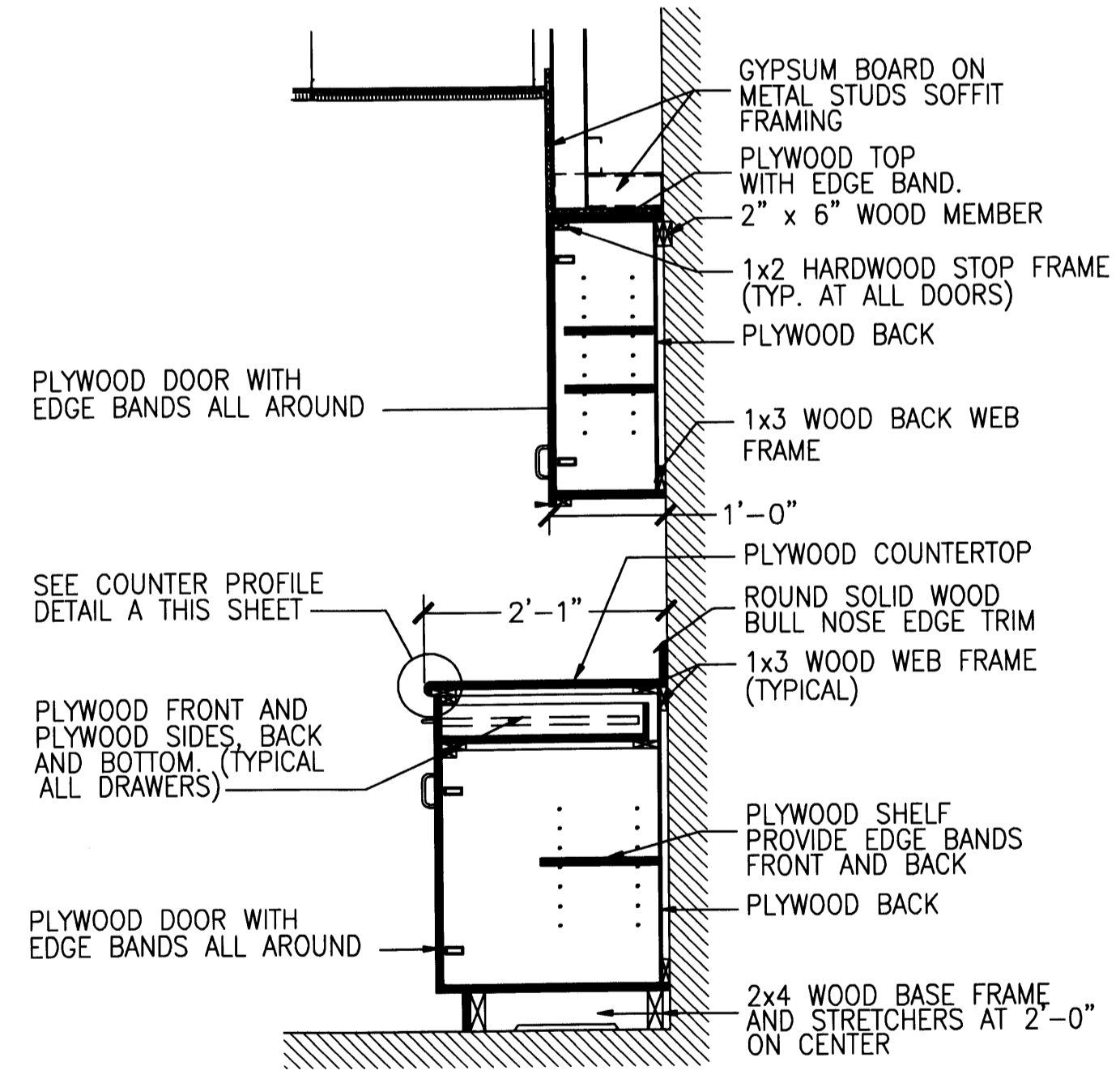


A1 TYPICAL NON-RATED INTERIOR PARTITION
 - 3 5/8" OR 6" 22 GA METAL STUD PARTITION, AS APPLICABLE
 - G.W.B. BOTH SIDES
 - SOUND INSULATION, STC = 61 (48db) MIN.
NOTES:
 - PROVIDE MOISTURE RESISTANT BOARD (DENS-GUARD OR EQUAL) AT KITCHEN, LAUNDRY ROOM AND A/C ENCLOSURES.
 - PROVIDE TILE-BACKER BOARD (DENS-SHIELD OR EQUAL) AT BATHROOMS AND LOCATIONS W/ CERAMIC TILE FINISH.
 - 20 GA. AT TOILET PARTITIONS BEARING CABINETS OR FIXTURES.

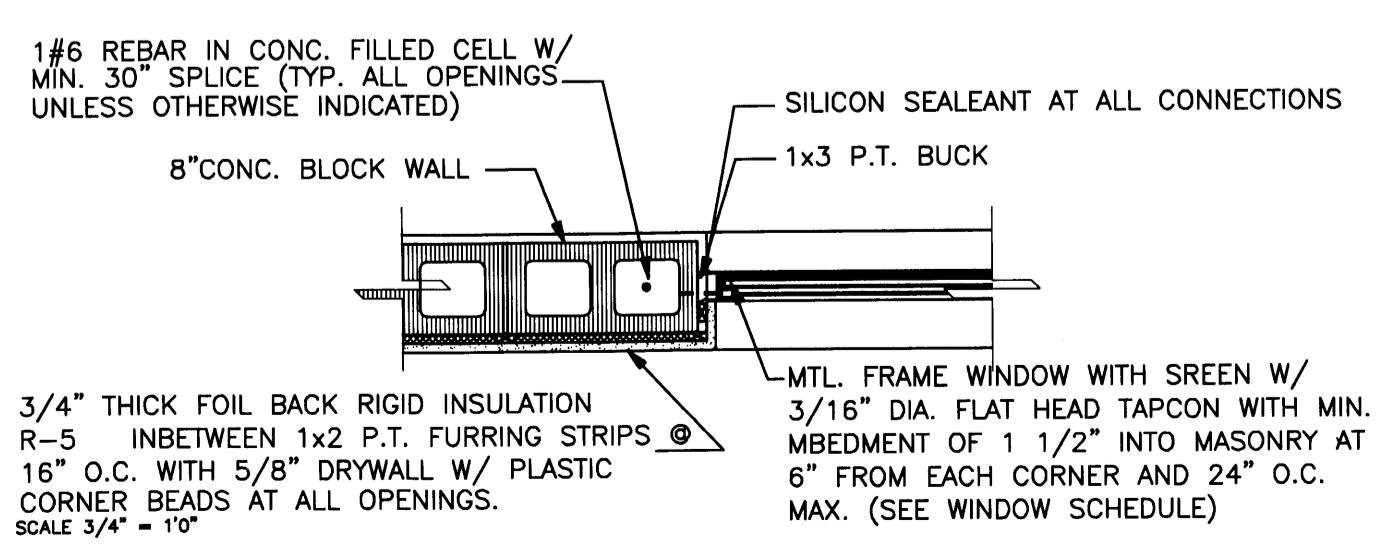
TYP. INTERIOR PARTITION DETAIL
 SCALE: 1 1/2" = 1'-0"



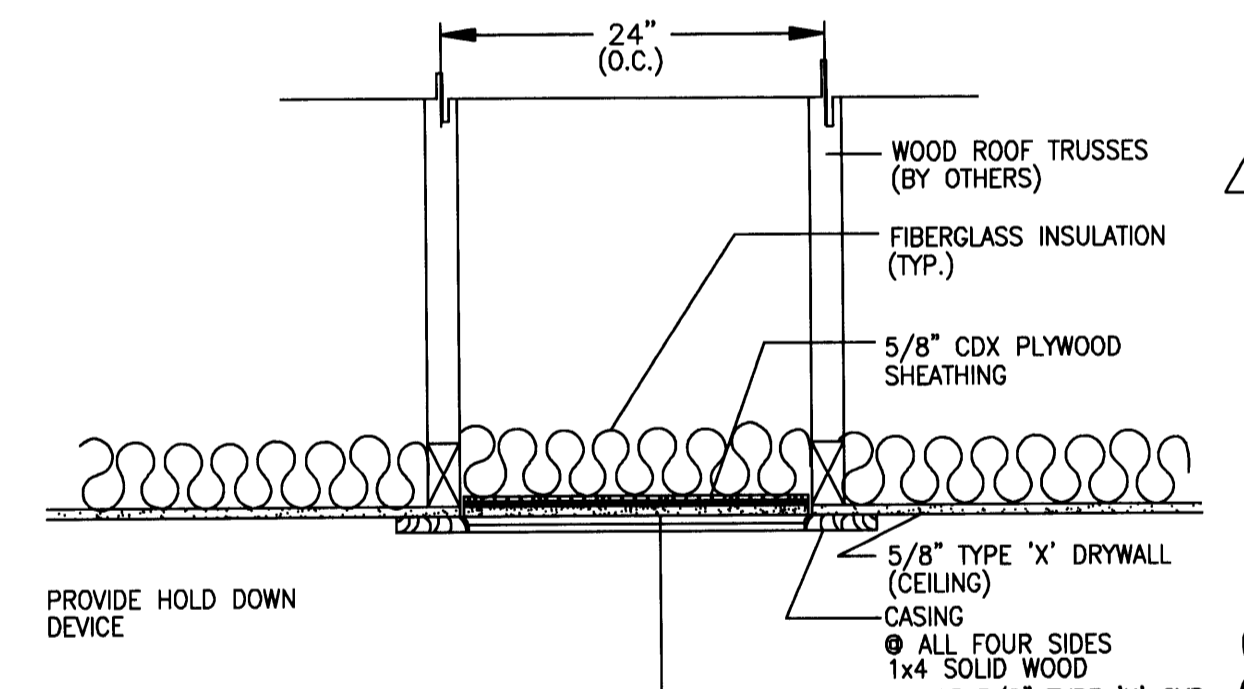
INTERIOR SAFE HANDRAIL - TYP. ELEVATION AND SECTION
 SCALE: 1" = 1'-0"



KITCHEN CABINET DETAIL
 Not to scale

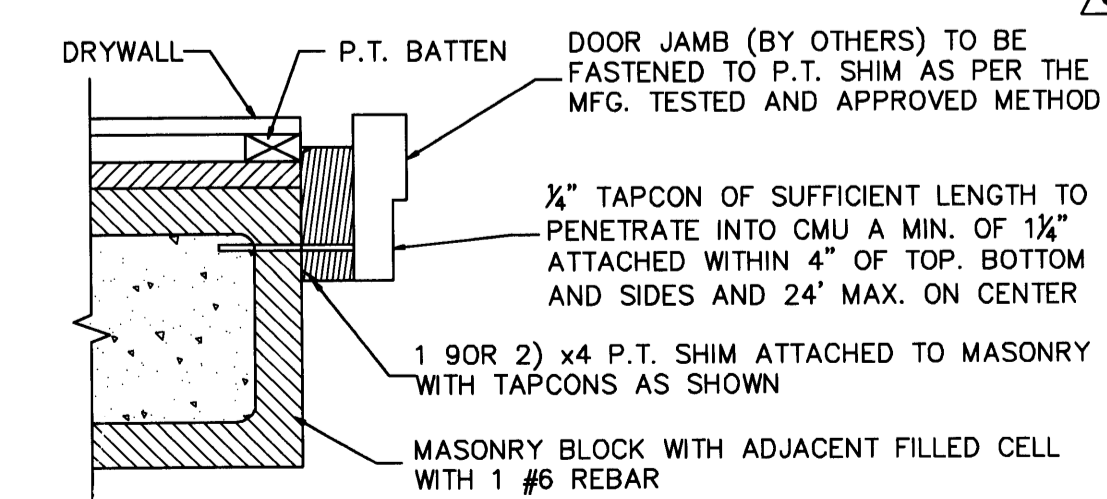


TYPICAL WINDOW JAMB DETAIL
 NTS



ATTIC ACCESS PANEL DETAIL (24" x 32")
 SCALE: NTS

ALL DOOR ASSEMBLIES MUST BE CERTIFIED FOR USE AND MEET ALL DESIGN PRESSURES AS REQUIRED BY THE FLORIDA BUILDING CODE 2004 EDITION. THE ATTACHMENT SHOWN ON THIS PLAN IS BASED ON TECHNICAL SPECIFICATION FROM ITBUILDEX FOR TAPCONS WHICH SHOW A SHEAR STRENGTH OF 1050 LBS (270 LBS ALLOWABLE) WITH 1/2" EMBEDMENT INTO LIGHTWEIGHT HOLLOW BLOCK



TYPICAL EXTERIOR DOOR INSTALLATION FOR MASONRY CONSTRUCTED HOMES

DOOR SCHEDULE

OPG. MARK	SIZE	WIDTH	HEIGHT	THICK	MATERIAL	TYP.	LOCATION	NOA#	REMARKS
1	72"	84"	1-1/4"	ALUM/GLASS	IMPACT FRENCH	EXTERIOR	#07-0629.10		
2	192"	96"	1-3/8"	ALUM	IMPACT	EXTERIOR	#04-0407.10		OVERHEAD GARAGE DOOR TO BE 1 3/8" THICK MIN., SOLID/HONEYCOMB CORE STEEL, OR 20-MINUTE FIRE-RATED AS PER FBC, SECTION R309.1.
3	36"	80"	1-1/4"	ALUM/GLASS	IMPACT FRENCH	EXTERIOR	#07-0629.10		DOORS TAGS REASSIGNED IN ELEVATIONS
4	60"	80"	1-1/4"	ALUM/GLASS	IMPACT FRENCH	EXTERIOR	#07-0629.10		DOORS TAGS REASSIGNED IN ELEVATIONS
5	34"	80"	1-1/4"	ALUM/GLASS	IMPACT FRENCH	EXTERIOR	#07-0629.10		
6	34"	96"	1-3/8"	WOOD	PANEL	INTERIOR			DOOR TO HAVE A 24"x24" GRILLE AT BOTTOM AT AC ENCLOSURES AND CLOSETS
7	36"	96"	1-3/8"	WOOD	PANEL	INTERIOR			
8	(2)24"	96"	1-3/8"	WOOD	POCKET	INTERIOR			
9	32"	96"	1-3/8"	WOOD	PANEL	INTERIOR			
10	30"	96"	1-3/8"	WOOD	PANEL	INTERIOR			
11	24"	96"	1-3/8"	WOOD	PANEL	INTERIOR			
12	36"	96"	1-3/8"	SOLID WOOD	PANEL	INTERIOR			SWING DOOR AT WALL SEPARATING GARAGE FROM RESIDENCE TO BE SOLID WOOD 20-MINUTE FIRE RATED AS REQUIRED BY FBC, SECTION R309.1.

WINDOWS SCHEDULE

OPG. MARK	TYPE	SIZE		FRAME		GLASS	NOA#	REMARKS
		W	H	MAT.	FINISH			
A	CASEMENT	24"	30"	ALUMIN.	PAINT	CLEAR	#08-0117.11	
B	CASEMENT	24"	54"	ALUMIN.	PAINT	CLEAR	#08-0117.11	SAFEGUARDS REQUIRED AT SOME LOCATIONS. REFER TO NOTES ON EXTERIOR ELEVATIONS REFERENCING RELATED CODE SECTION
C	CASEMENT	37"	54"	ALUMIN.	PAINT	CLEAR	#08-0117.11	OPERABLE SIDE PANES IN BAY WINDOW
D	FIXED PICTURE	54"	54"	ALUMIN.	PAINT	CLEAR	#08-1112.10	FIXED CENTRAL PANE IN BAY WINDOW
E	FIXED PICTURE	72"	72"	ALUMIN.	PAINT	CLEAR	#08-0117.11	FIXED PANES
F	FIXED FAN LIGHTS	VARIES	VARIES	ALUMIN.	PAINT	CLEAR	#08-1112-10	FIXED PANES

PERMIT SET

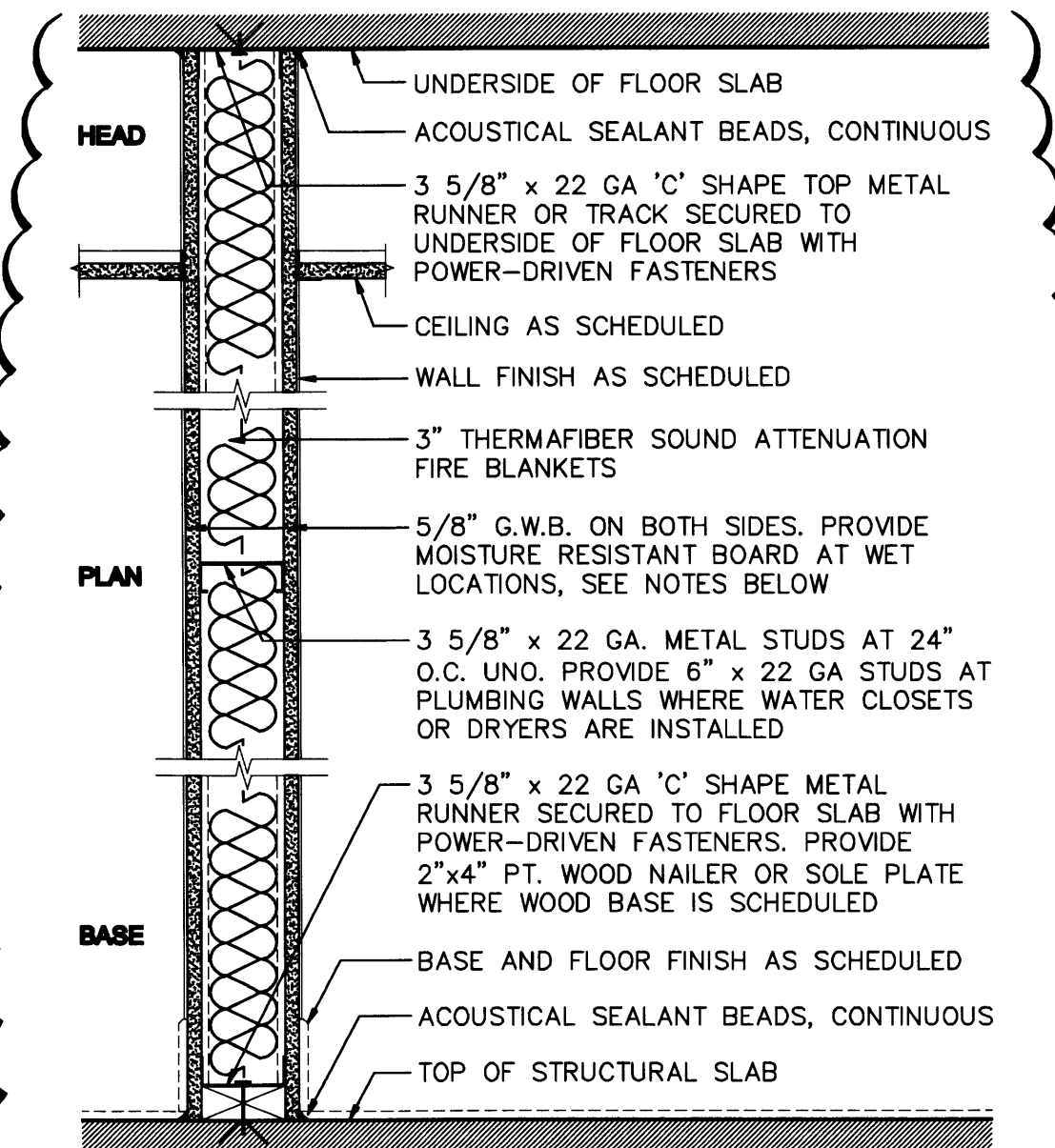
DWG INFO:

APPROVED BY	DATE
▲ CORRECTION 1	04/17/09
▲ CORRECTION 2	05/19/09
▲ CORRECTION 3	09/24/09

NEW TO:
RESIDENCE NEW CONSTRUCTION
 2334 ALTON RD
 MIAMI BEACH, FLORIDA 33140

A-6

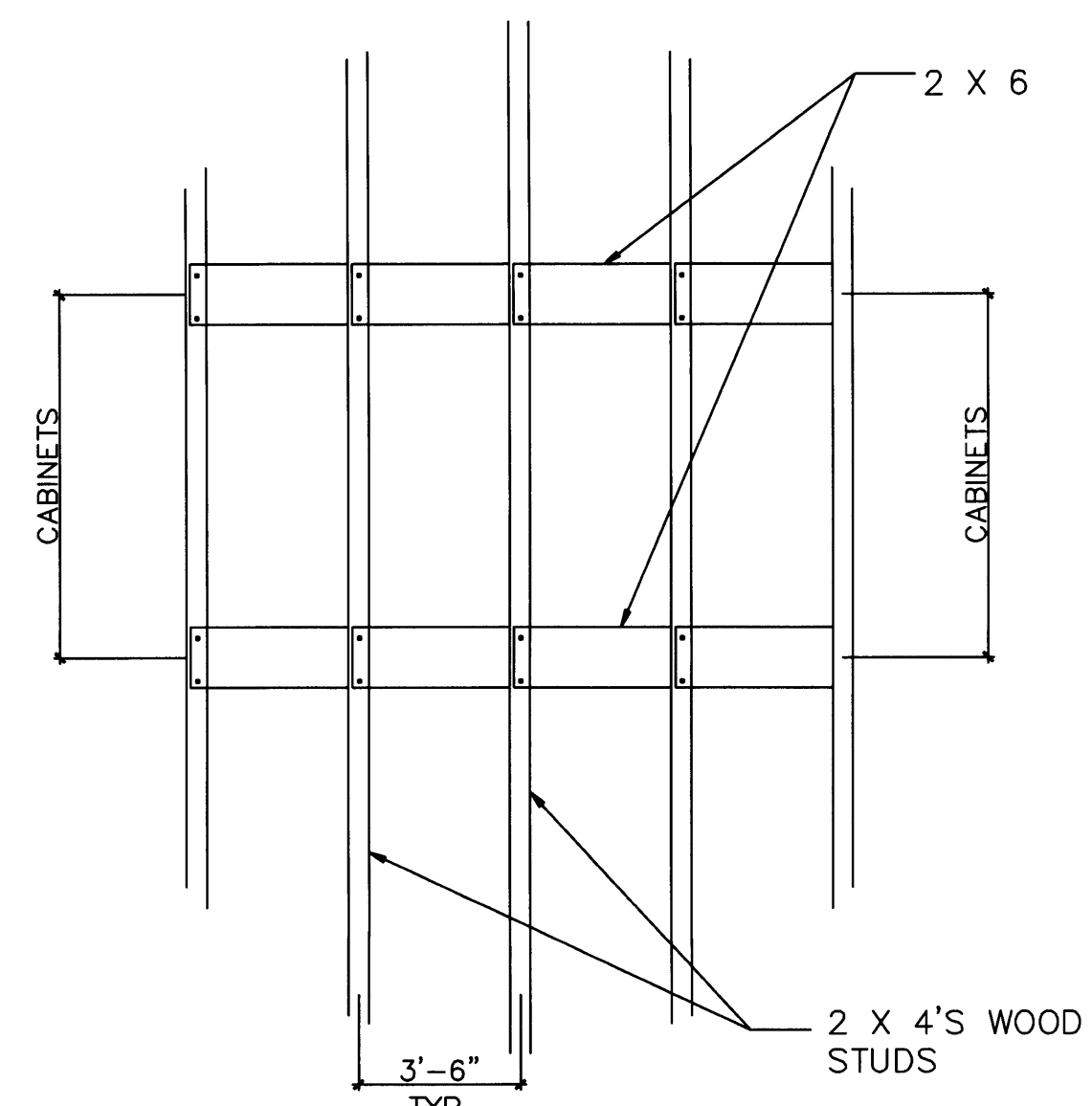
SHEET NUMBER



A1 TYPICAL NON-RATED INTERIOR PARTITION
- 3 5/8" OR 6" 22 GA METAL STUD PARTITION, AS APPLICABLE
- G.W.B. BOTH SIDES
- SOUND INSULATION, STC = 61 (48db) MIN.

NOTES:
- PROVIDE MOISTURE RESISTANT BOARD (DENS-GUARD OR EQUAL) AT KITCHEN, LAUNDRY ROOM AND AC ENCLOSURES.
- PROVIDE TILE-BACKER BOARD (DENS-SHIELD OR EQUAL) AT BATHROOMS AND LOCATIONS W/ CERAMIC TILE FINISH.
- 20 GA. AT TOILET PARTITIONS BEARING CABINETS OR FIXTURES.

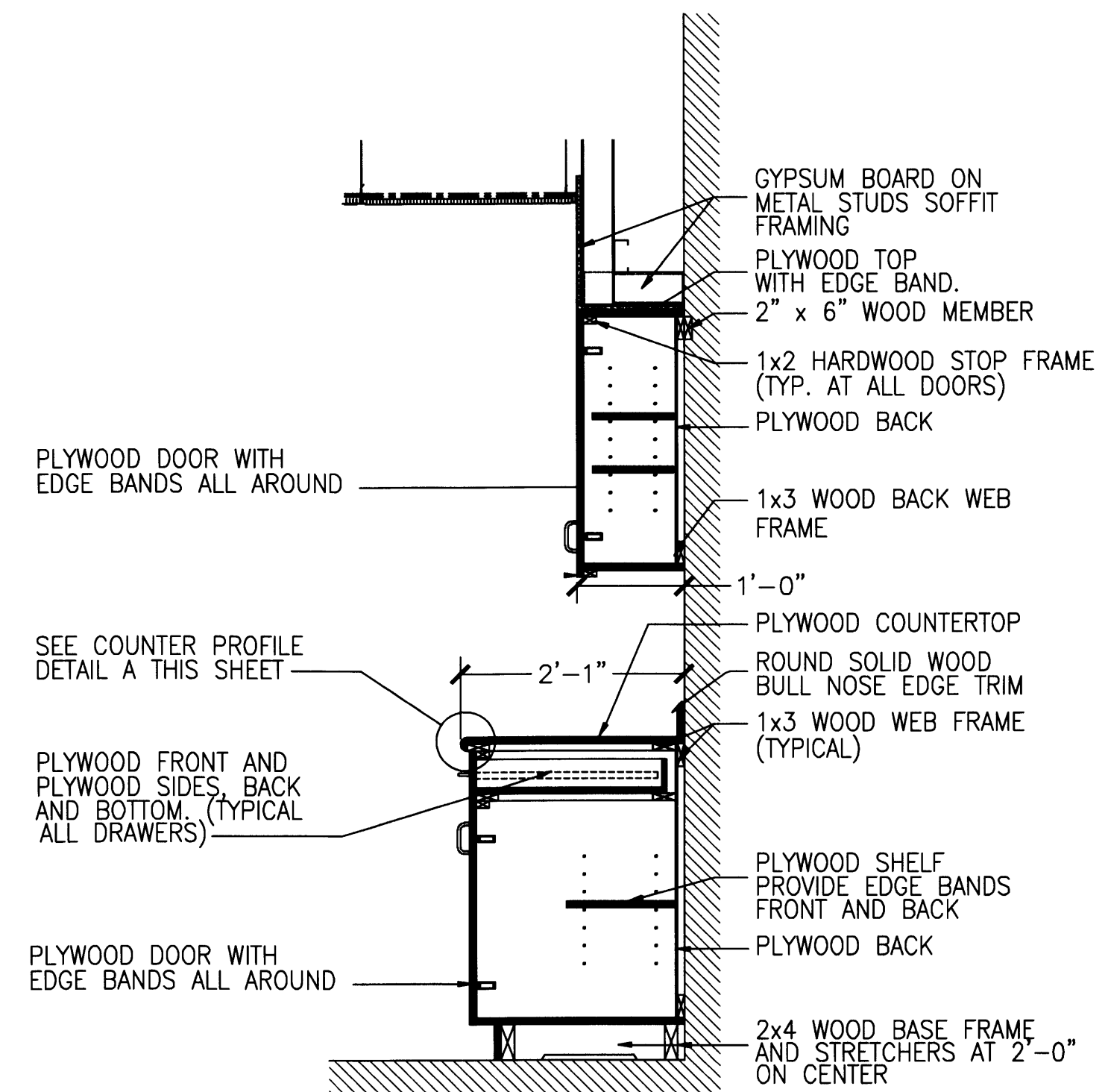
TYP. INTERIOR PARTITION DETAIL
SCALE: 1 1/2" = 1'-0"



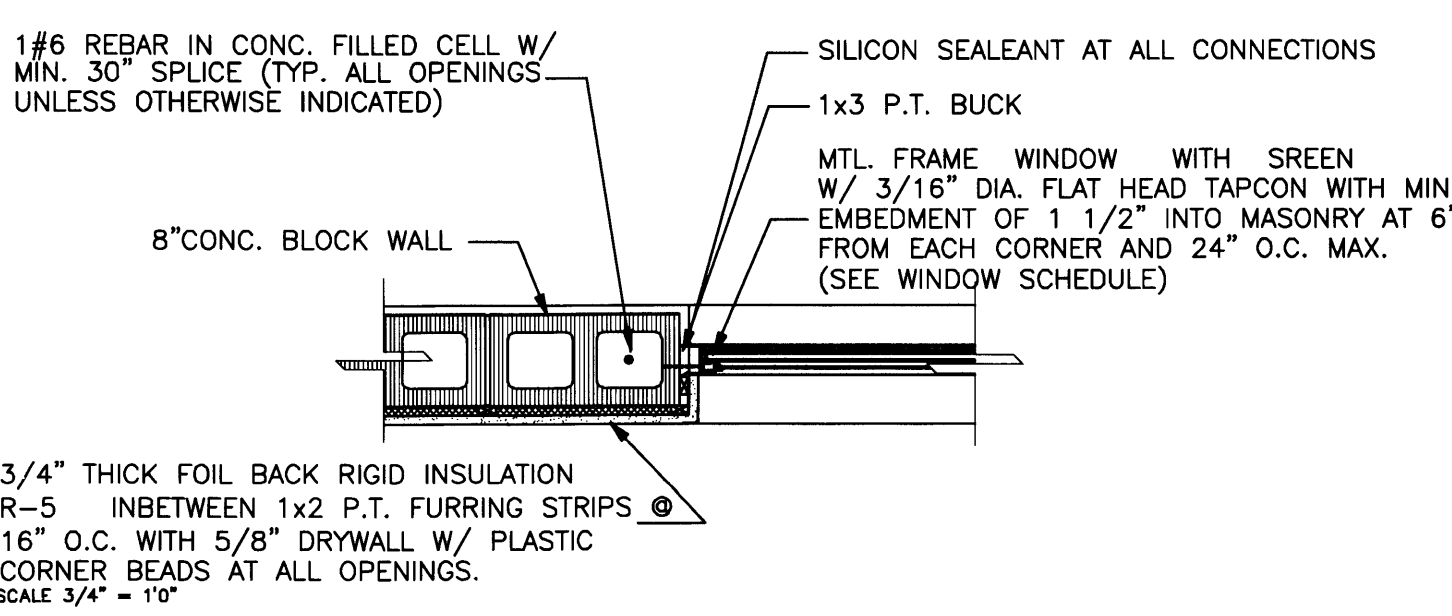
TYPICAL PARTITION REINFORCEMENT FOR WALL-HUNG CABINETS/PLUMBING FIXTURES
SCALE: NTS

ADDITIONAL NOTES

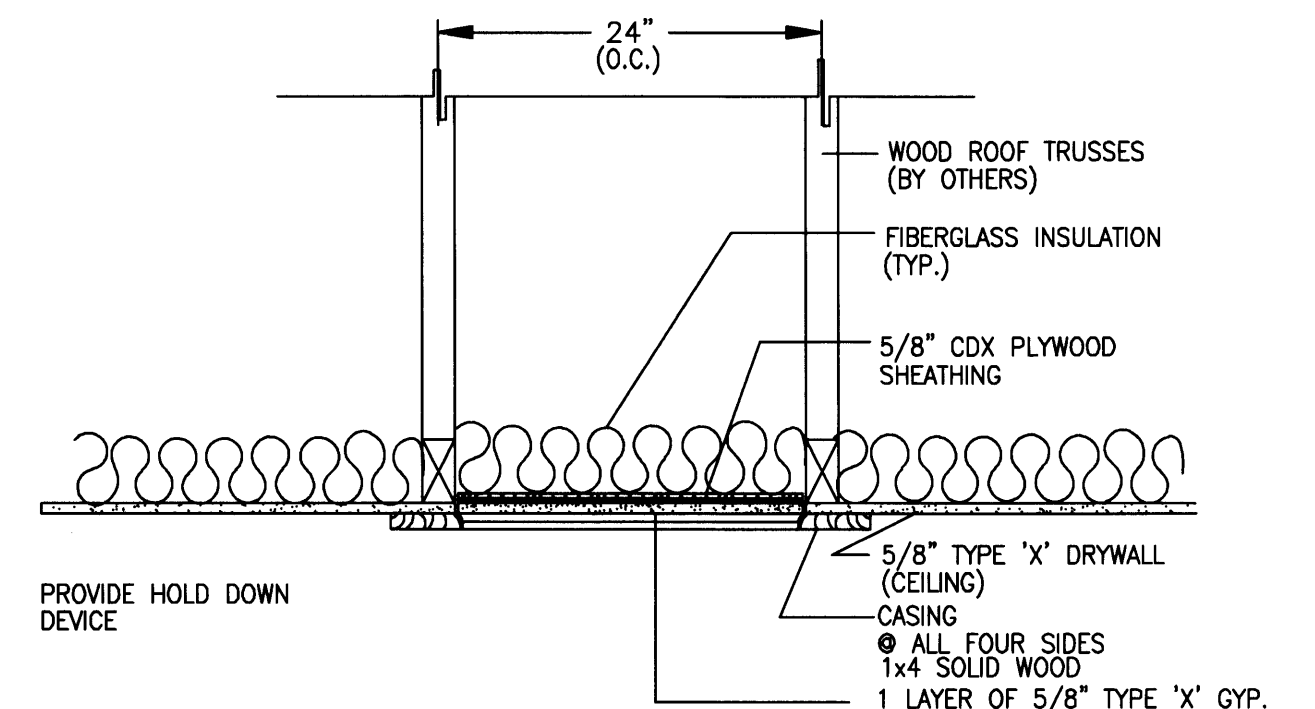
- SOIL TREATMENT NOTES:**
1. TERMITE PROTECTION SHALL BE PROVIDED, AS PER SECTION 1816 OF THE F.B.C.
 2. TREATMENT FOR SUBTERRANEAN TERMITES SHALL BE PROVIDED INSIDE THE FOUNDATION PERIMETER AFTER ALL EXCAVATION, BACKFILLING AND COMPACTION IS COMPLETE.
 3. VAPOR BARRIER (6 MIL MIN.) SHALL BE PLACED OVER TREATED SOIL IMMEDIATELY AFTER TREATMENT.
 4. IF SOIL IS DISTURBED IN ANY WAY, RETREATMENT SHALL BE REQUIRED.
 5. DUPLICATE TREATMENT CERTIFICATES SHALL BE POSTED ON A WATER RESISTANT JOBSITE BOARD, AS PER SECTION 104.2.6 OF THE F.B.C.
 6. A PERMANENT NOTICE OF TERMITE TREATMENT, WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER, NEED FOR RE-INSPECTION AND TREATMENT CONTACT RENEWAL REQUIREMENTS SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRICAL PANEL INSIDE THE HOUSE, AS PER SECTION 104.2.7 OF THE F.B.C.
- STAIRWAY CONSTRUCTION:**
1. NEW INTERIOR & EXTERIOR SHALL COMPLY W/ SECTIONS 1006, 1007 & CHAPTER 16 OF F.B.C.
 2. NEW INTERIOR STAIR SHALL BE PREFABRICATED. DESIGN SHALL BE BY MANUFACTURER'S SHOP DRAWINGS.
 3. GUARDRAILS AND HANDRAILS FOR STAIRS AND LANDINGS SHALL COMPLY W/ SECTIONS 1007 & 1015 OF THE F.B.C.
 4. GUARDRAILS SHALL BE MIN. 42" HIGH AND BE ABLE TO REJECT 4" ROUND OBJECT.
 5. HANDRAILS SHALL BE 34" HIGH AT BOTH SIDES OF STAIR.
 6. HANDRAILS @ STAIRS SHALL NOT BE REQUIRED TO EXTEND TOP OR BOTTOM RISER, AS PER EXCEPTION #1 TO SECTION 1007.5.5 OF THE F.B.C.
- NEW WINDOWS & EXTERIOR DOORS:**
1. ALL WINDOWS & EXTERIOR DOORS SHALL COMPLY W/ SECTIONS 2410 THROUGH 2415 OF THE F.B.C.
 2. NEW WINDOWS & EXTERIOR DOORS SHALL HAVE MIAMI- DADE COUNTY PRODUCT APPROVAL NOTICE OF ACCEPTANCE WHICH INDICATES INSTALLATION AND ATTACHMENT TO STRUCTURE REQUIREMENTS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW FOR ISSUANCE OF PERMIT.



KITCHEN CABINET DETAIL
Not to scale

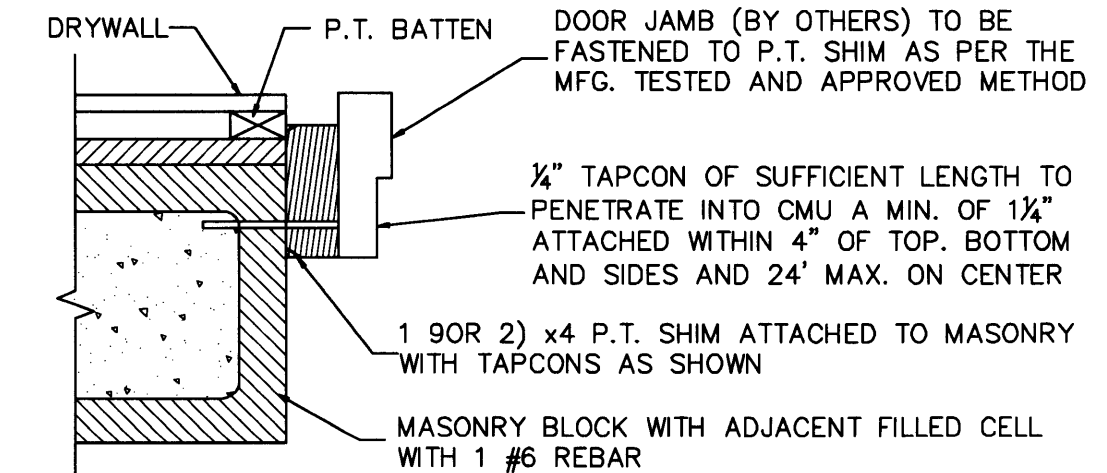


TYPICAL WINDOW JAMB DETAIL
NTS



ATTIC ACCESS PANEL DETAIL (24"x32")
SCALE: NTS

ALL DOOR ASSEMBLIES MUST BE CERTIFIED FOR USE AND MEET ALL DESIGN PRESSURES AS REQUIRED BY THE FLORIDA BUILDING CODE 2004 EDITION. THE ATTACHMENT SHOWN ON THIS PLAN IS BASED ON TECHNICAL SPECIFICATION FROM ITWBUILDEX FOR TAPCONS WHICH SHOW A SHEAR STRENGTH OF 1050 LBS (270 LBS ALLOWABLE) WITH 1 1/4" EMBEDMENT INTO LIGHTWEIGHT HOLLOW BLOCK



TYPICAL EXTERIOR DOOR INSTALLATION FOR MASONRY CONSTRUCTED HOMES

DOOR SCHEDULE

OPG. MARK	SIZE	THICK	MATERIAL	TYP.	LOCATION	NOA#	REMARKS
①	72" x 84"	1-1/4"	ALUM/GLASS	IMPACT FRENCH	EXTERIOR		
②	192" x 96"	1-3/8"	ALUM/WOOD	IMPACT	EXTERIOR		OVERHEAD GARAGE DOOR TO BE 1 3/8" THICK MIN., SOLID WOOD, OR SOLID/HONEYCOMB CORE STEEL, OR 20-MINUTE FIRE-RATED AS PER FBC, SECTION R309.1.
③	36" x 80"	1-1/4"	ALUM/GLASS	IMPACT FRENCH	EXTERIOR		DOORS TAGS REASSIGNED IN ELEVATIONS
④	60" x 80"	1-1/4"	ALUM/GLASS	IMPACT FRENCH	EXTERIOR		DOORS TAGS REASSIGNED IN ELEVATIONS
⑤	34" x 80"	1-1/4"	ALUM/GLASS	IMPACT FRENCH	EXTERIOR		
⑥	34" x 96"	1-3/8"	WOOD	PANEL	INTERIOR		DOOR TO HAVE A 24"x24" GRILLE AT BOTTOM AT AC ENCLOSURES AND CLOSETS
⑦	36" x 96"	1-3/8"	WOOD	PANEL	INTERIOR		
⑧	(2)24" x 96"	1-3/8"	WOOD	POCKET	INTERIOR		
⑨	32" x 96"	1-3/8"	WOOD	PANEL	INTERIOR		
⑩	30" x 96"	1-3/8"	WOOD	PANEL	INTERIOR		
⑪	24" x 96"	1-3/8"	WOOD	PANEL	INTERIOR		
⑫	36" x 96"	1-3/8"	SOLID WOOD	PANEL	INTERIOR		SWING DOOR AT WALL SEPARATING GARAGE FROM RESIDENCE TO BE SOLID WOOD 20-MINUTE FIRE RATED AS REQUIRED BY FBC, SECTION R309.1.

WINDOWS SCHEDULE

OPG. MARK	TYPE	SIZE		FRAME		GLASS	NOA#	REMARKS
		W	H	MAT.	FINISH			
A	CASEMENT	24"	30"	ALUMIN.	PAINT	CLEAR		
B	CASEMENT	24"	54"	ALUMIN.	PAINT	CLEAR		SAFEGUARDS REQUIRED AT SOME LOCATIONS. REFER TO NOTES ON EXTERIOR ELEVATIONS REFERENCING RELATED CODE SECTION
C	CASEMENT	37"	54"	ALUMIN.	PAINT	CLEAR		OPERABLE SIDE PANES IN BAY WINDOW
D	PICTURE	54"	54"	ALUMIN.	PAINT	CLEAR		FIXED CENTRAL PANE IN BAY WINDOW
E	PIXED PICTURE	72"	72"	ALUMIN.	PAINT	CLEAR		FIXED PANES

PERMIT SET

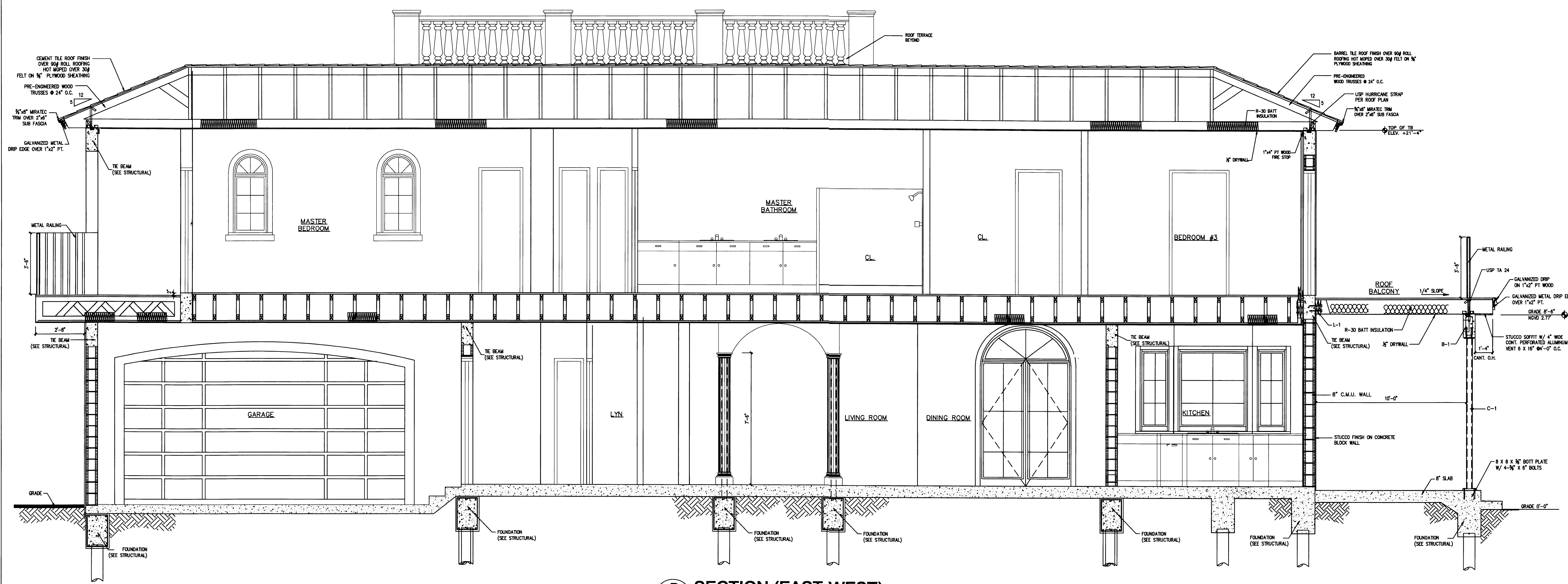
DWG INFO:

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APPROVED BY: **EDWARD A. LANDERS**
DATE: **04/17/08**

RESIDENCE
NEW CONSTRUCTION
2334 ALTON RD
MIAMI BEACH, FLORIDA 33140

A-6
SHEET NUMBER



B SECTION (EAST-WEST)
 A-7 SCALE: 3/8" = 1' - 0"

PERMIT SET

DWG INFO:

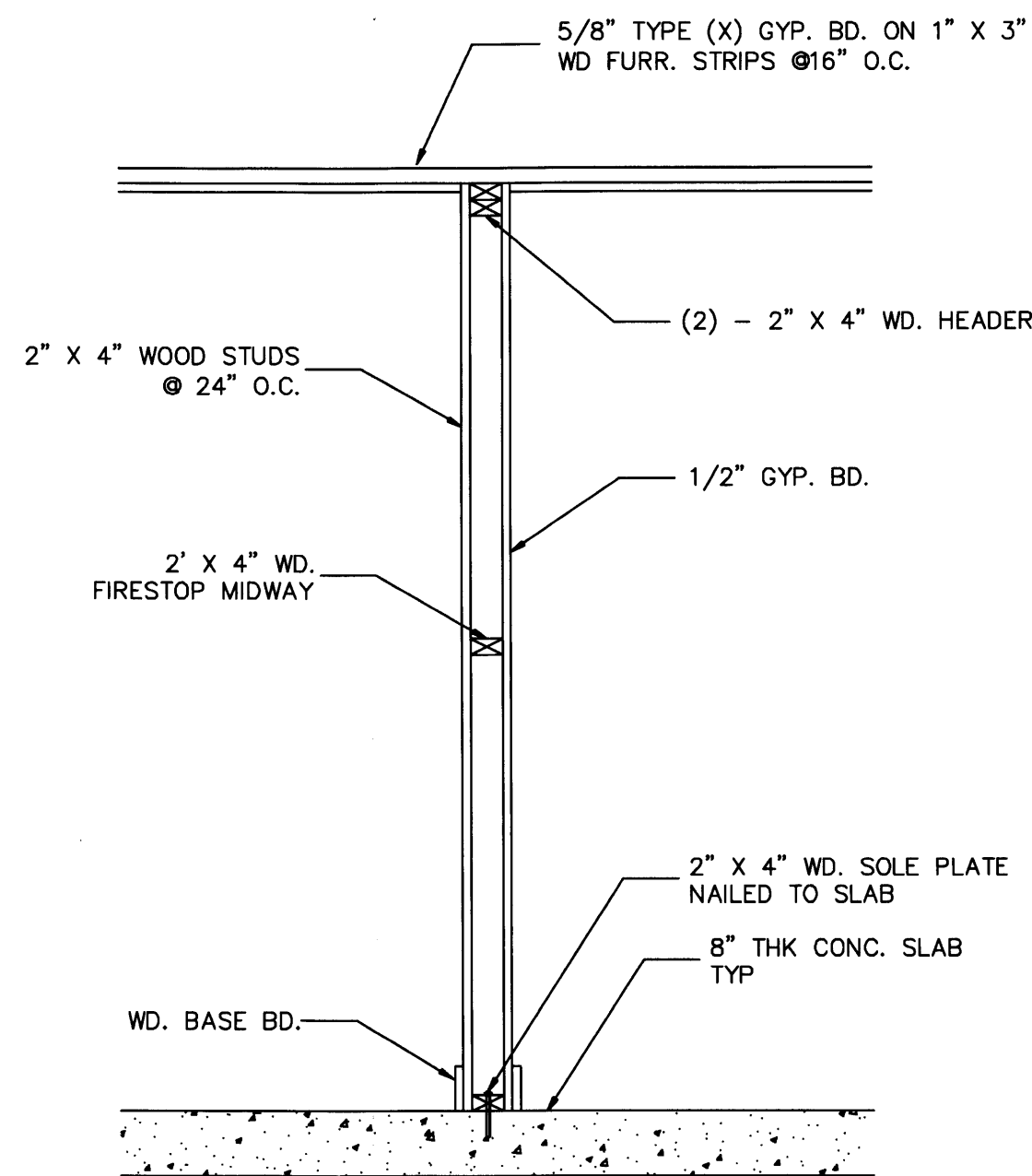
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APPROVED BY	DATE

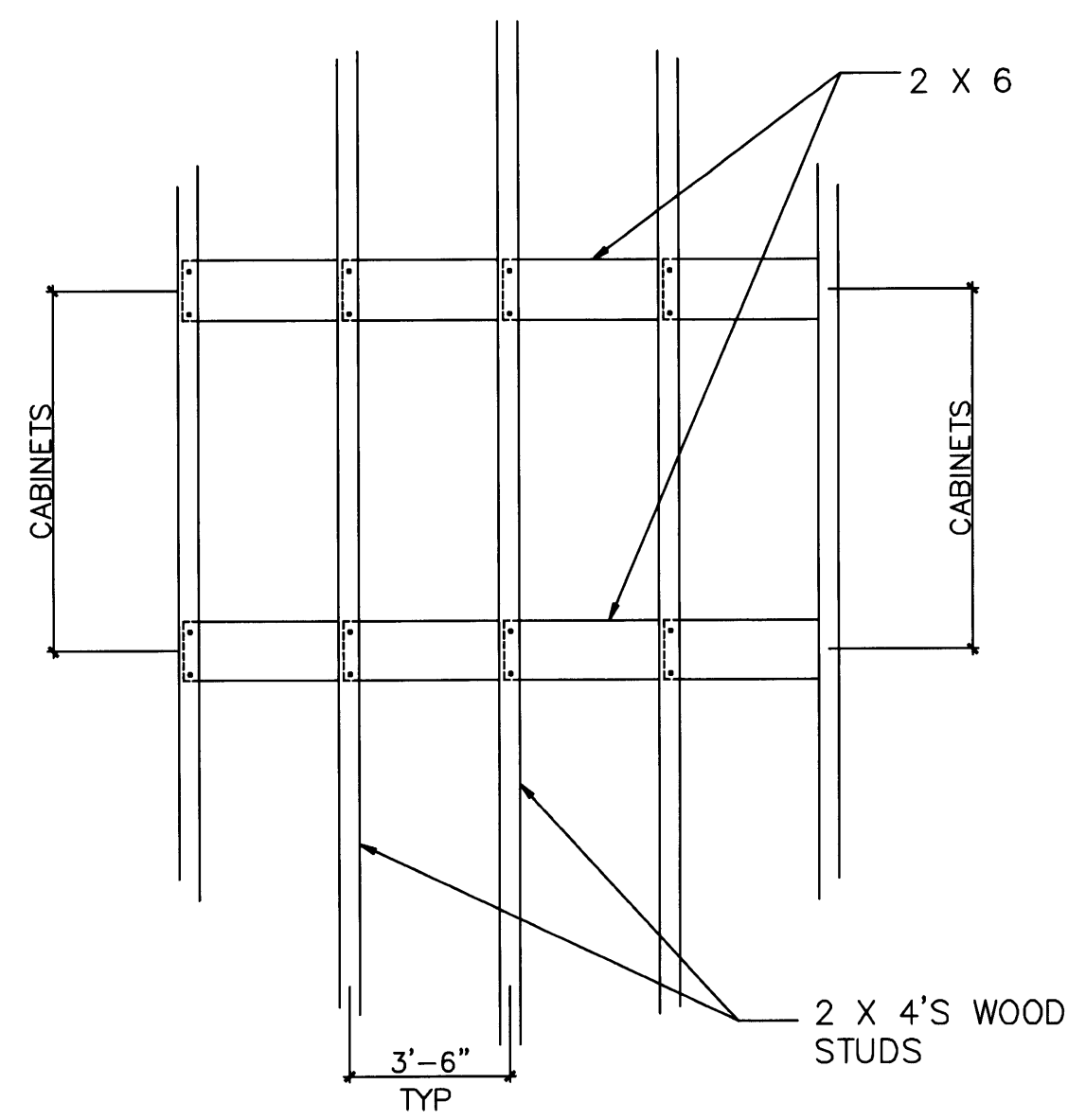
NEW TO:
RESIDENCE
NEW CONSTRUCTION
 2334 ALTON RD BEACH FLORIDA 33140
 MIAMI

A-6
 SHEET NUMBER

Edward A. Landers
 2/1/08



TYP INTERIOR WALL SECTION
 SCALE: NTS



TYPICAL PARTITION REINFORCEMENT FOR WALL-HUNG CABINETS/PLUMBING FIXTURES
 SCALE: NTS

ADDITIONAL NOTES

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**SAFETY NOTES
 STANDARD REQUIREMENT IN ACCORDANCE TO S.F.B.C. 3111.2 (D)**

ALL PASSAGES THROUGH ADJACENT UNLOCKABLE SPACES INDEPENDENT OF ALL REMOTE FROM THE PRIMARY MEANS OF ESCAPE TO ANY APPROVED MEANS OF ESCAPE

DOORS

1. NO DOOR IN PATH OF TRAVEL OF A MEANS OF ESCAPE SHALL BE LESS THAN 28" WIDE
2. HANDICAPPED ACCESS DOORS SHALL BE 32" MIN. AND/OR >
3. EVERY CLOSET DOOR LATCH SHALL BE SUCH CHILDREN CAN OPEN THE DOOR FROM WITHIN.
4. EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN EMERGENCY. PRIVACY LOCK.

DOOR NOTES:

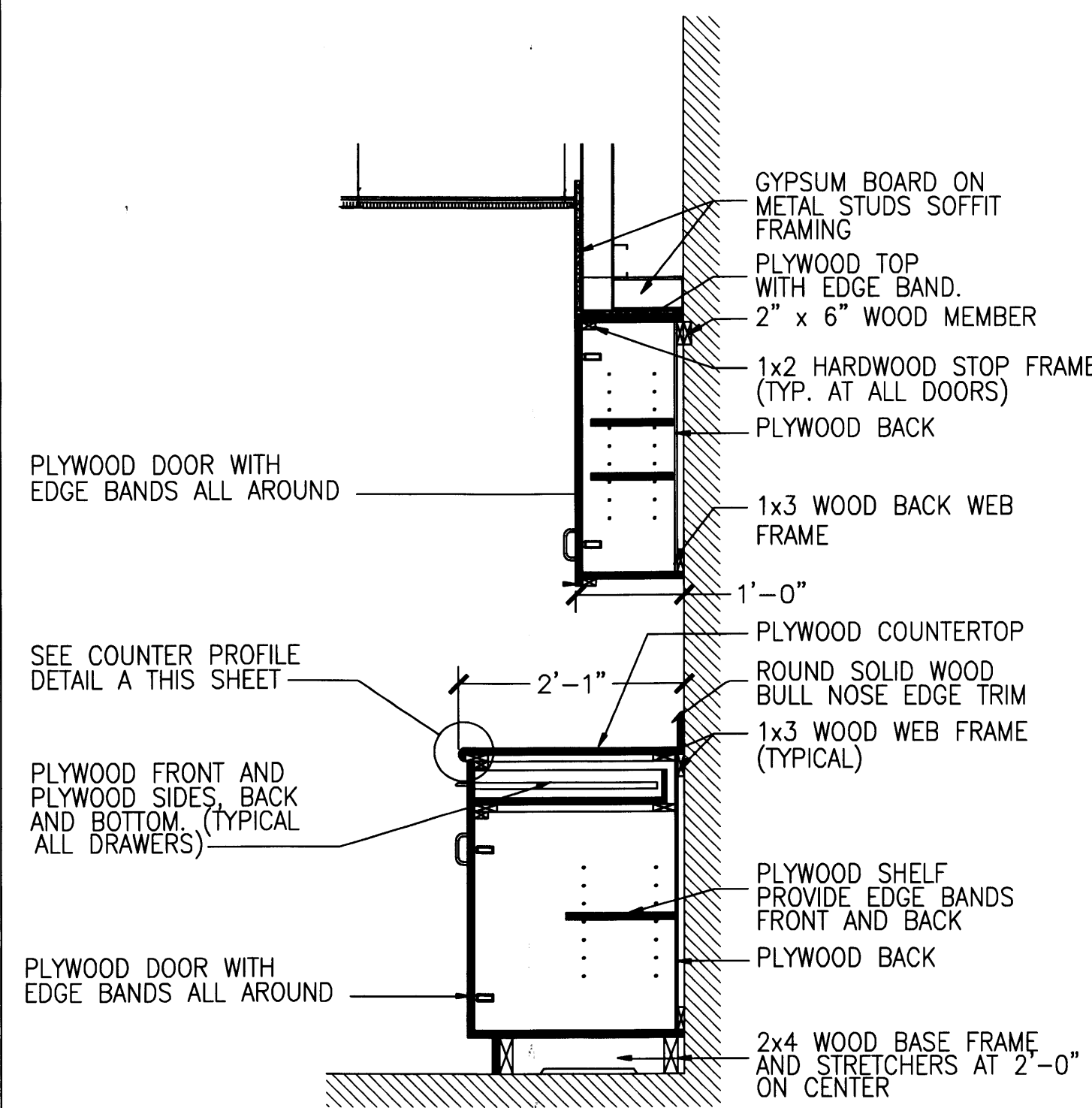
1. ALL EXTERIOR DOORS TO BE BY CGI WINGUARD IMPACT-RESISTANT WINDOWS AND DOORS OR APPROVED EQUAL. DOORS SHALL BE A HEAVY DUTY ALUMINUM FRAME WITH PAINTED FINISH ON INTERIOR AND EXTERIOR. FRAME COLOR TO BE APPROVED BY DESIGNER AND OWNER.

SUBMIT SHOP DRAWINGS FOR DESIGNER APPROVAL BEFORE ORDERING. UNLESS OTHERWISE NOTED, ALL INTERIOR DOORS ARE TO BE SOLID CORE, WITH A FINISH TO BE PRIMED AND PAINTED.

2. ALL EXTERIOR DOOR GLASS TO BE IMPACT RESISTANT WITH A WRATOG HIGH TINT. THE DESIGN OPTION OF THE WINDOW IS STANDARD (WITH OR WITHOUT ANY MUNTINS).
3. ALL EXTERIOR DOOR DIMENSIONS / SIZES INDICATED ARE MODULAR, UNLESS OTHERWISE INDICATED.
4. REFER TO BUILDING ELEVATIONS FOR CORRECT SWNG OR DIRECTION SLIDE OF DOOR UNITS.
5. ALL EXTERIOR SOLID CORE WOOD DOORS, INCLUDING GARAGE DOORS, TO HAVE MIAMI-DADE COUNTY APPROVAL.
6. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR DESIGNER APPROVAL PRIOR TO ORDERING DOORS.
7. ALL GLAZING WITHIN 60" OF TUB OR SHOWER SHALL HAVE SAFETY GLAZING PER SECTION 3508.4 (B) S.F.B.C.
8. ALL HARDWARE INCLUDING FINISH, TO BE APPROVED BY DESIGNER AND OWNER.
10. INSTALL DOORS ACCORDING TO MANUFACTURERS INSTRUCTIONS AND THE APPROVED SHOP DRAWINGS TO INSURE PROPER INSTALLATION AND OPERATION.
11. INITIATE AND MAINTAIN ALL PROTECTION AND OTHER PRECAUTIONS REQUIRED TO ENSURE DOORS ARE IN ACCEPTABLE CONDITION AT TIME OF SUBSTANTIAL COMPLETION.
12. EXTERIOR DOORS AND SIDELIGHTS SHALL HAVE CAT II SAFETY GLASS

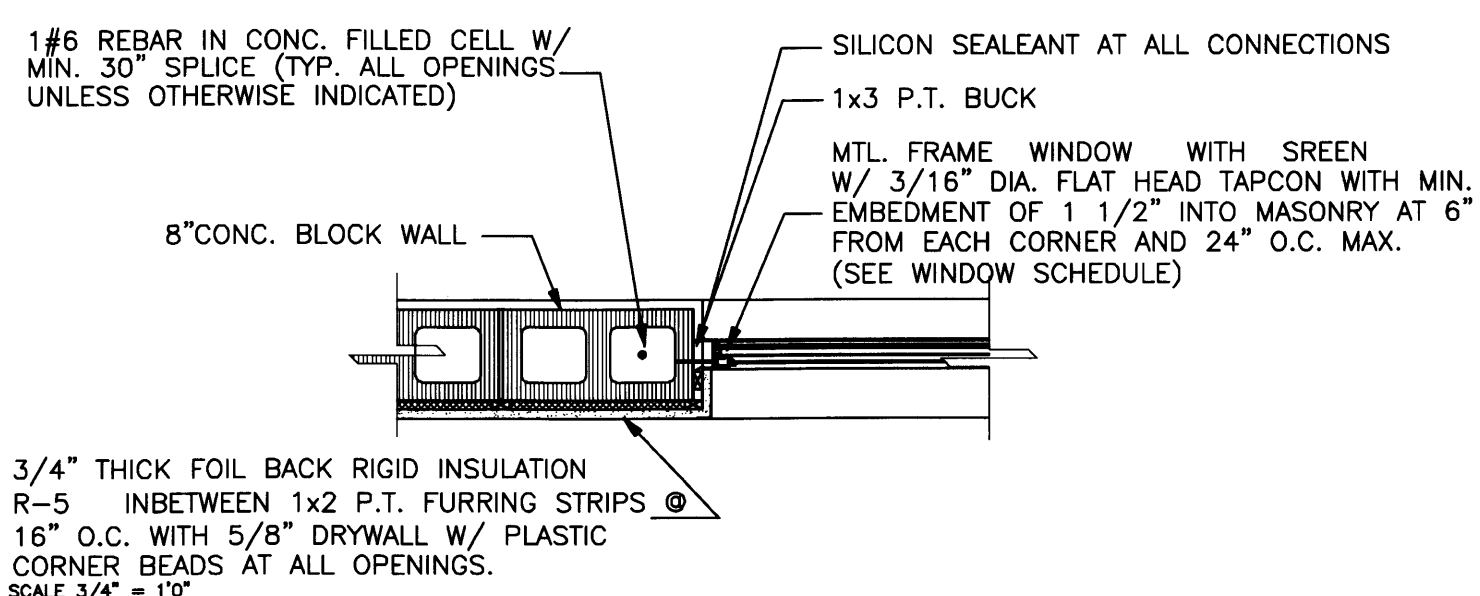
WINDOW NOTES:

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2. ALL WINDOWS TO BE IMPACT RESISTANT GLASS, WITH A WRATOG HIGH TINT. THE DESIGN OPTION OF WINDOW IS STANDARD (WITH OR WITHOUT ANY MUNTINS).
3. ALL WINDOW DIMENSIONS / SIZES INDICATED ARE MODULAR, UNLESS OTHERWISE INDICATED.
4. REFER TO BUILDING ELEVATIONS FOR CORRECT DIRECTION OF SLIDING UNIT.
5. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR DESIGNER APPROVAL PRIOR TO ORDERING OF WINDOWS.
6. ALL WINDOWS TO HAVE MIAMI-DADE COUNTY APPROVAL.
7. WINDOWS AT BEDROOMS WHICH ARE 2ND MEANS OF ESCAPE SHALL COMPLY WITH S.F.B.C. EGRESS REQUIREMENTS.
8. ALL GLAZING WITHIN 60" OF TUB OR SHOWER SHALL HAVE SAFETY GLAZING PER SECTION 3508.4 (B) S.F.B.C.
9. INSTALL WINDOWS ACCORDING TO THE MANUFACTURERS INSTRUCTIONS AND THE APPROVED SHOP DRAWINGS TO INSURE PROPER INSTALLATION AND OPERATION.
10. INITIATE AND MAINTAIN ALL PROTECTION AND OTHER PRE-CAUTIONS REQUIRED TO ENSURE WINDOWS ARE IN ACCEPTABLE CONDITION AT TIME OF SUBSTANTIAL COMPLETION.



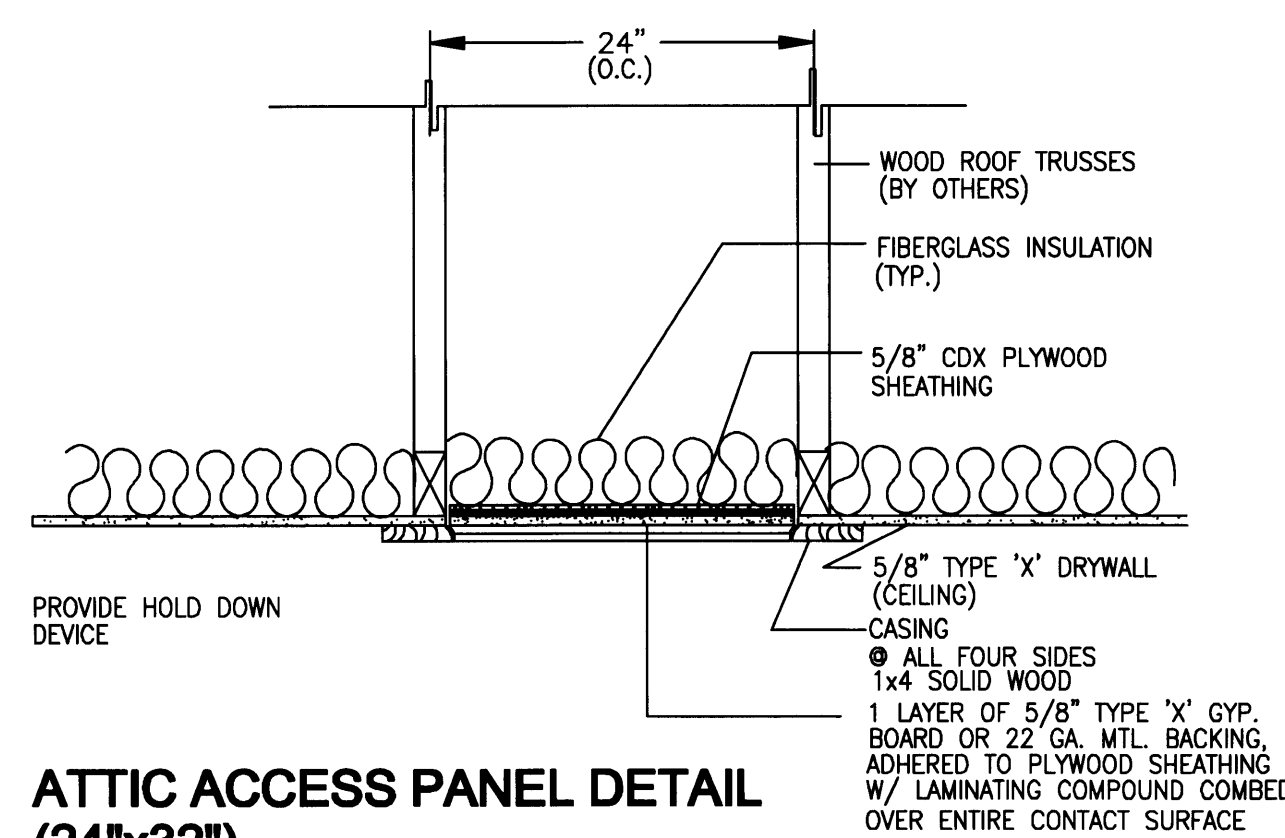
KITCHEN CABINET DETAIL

Not to scale



TYPICAL WINDOW JAMB DETAIL

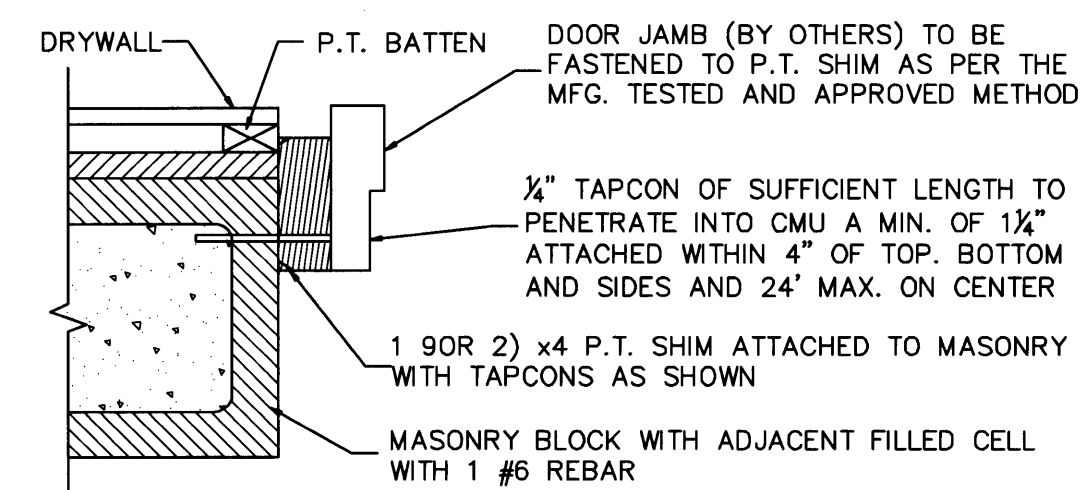
NTS



ATTIC ACCESS PANEL DETAIL (24"x32")

SCALE NTS

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TYPICAL EXTERIOR DOOR INSTALLATION FOR MASONRY CONSTRUCTED HOMES

DOOR SCHEDULE

OPG. MARK	SIZE		THICK	MATERIAL	TYP.	LOCATION	NOA#
	WIDTH	HEIGHT					
①	72"	84"	1-1/4"	ALUM/GLASS	IMPACT FRENCH	EXTERIOR	xxxxxxxx
②	192"	96"	1-1/4"	ALUM/GLASS	IMPACT FRENCH	EXTERIOR	
③	36"	80"	1-1/4"	ALUM/GLASS	IMPACT FRENCH	EXTERIOR	
④	72"	80"	1-1/4"	ALUM/GLASS	IMPACT FRENCH	EXTERIOR	
⑤	60"	80"	1-1/4"	ALUM/GLASS	IMPACT FRENCH	EXTERIOR	
⑥	34"	80"	1-1/4"	ALUM/GLASS	IMPACT FRENCH	EXTERIOR	
⑦	34"	96"	1-3/8"	WOOD	PANEL	INTERIOR	
⑧	30"	96"	1-3/8"	WOOD	POCKET	INTERIOR	
⑨	32"	96"	1-3/8"	WOOD	PANEL	INTERIOR	
⑩	30"	96"	1-3/8"	WOOD	PANEL	INTERIOR	
⑪	24"	96"	1-3/8"	WOOD	PANEL	INTERIOR	

WINDOWS SCHEDULE

OPG. MARK	TYPE	SIZE		FRAME		GLASS	NOA#
		W	H	MAT.	FINISH		
A	CASEMENT	24"	24"	ALUMIN.	PAINT	CLEAR	xxxxxxxx
B	CASEMENT	30"	39"	ALUMIN.	PAINT	CLEAR	
C	CASEMENT	37"	54"	ALUMIN.	PAINT	CLEAR	
D	PICTURE	54"	54"	ALUMIN.	PAINT	CLEAR	
E	CASEMENT	24"	39"	ALUMIN.	PAINT	CLEAR	
F	CASEMENT	30"	30"	ALUMIN.	PAINT	CLEAR	
G	PIXED PICTURE	60"	66"	ALUMIN.	PAINT	CLEAR	

PERMIT SET

DWG INFO:

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APPROVED BY:	DATE:

NEW TO:
**RESIDENCE
 NEW CONSTRUCTION**
 2334 ALTON RD
 MIAMI BEACH FLORIDA 33140

A-7

SHEET NUMBER

Handwritten signature and date

GENERAL:

- 1. THE DRAWINGS ARE INTENDED TO SHOW THE GENERAL ARRANGEMENT, DESIGN AND EXTENT OF THE WORK AND ARE PARTIALLY DIAGRAMATIC. THEY ARE NOT INTENDED TO BE SCALED FOR ROUGH-IN MEASUREMENTS, OR TO SERVE AS SHOP DRAWINGS OR PORTIONS THEREOF.
2. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT, EXCEPT WHERE A DIFFERENT DETAIL OR SECTION IS SHOWN.
3. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR AND ALL THE SUBCONTRACTORS SHALL VERIFY ALL GRADES, LINES, LEVELS, DIMENSIONS AND COORDINATE EXISTING CONDITIONS AT THE JOB SITE WITH THE PLANS AND SPECIFICATIONS. THEY SHALL REPORT ANY INCONSISTENCIES OR ERRORS IN THE ABOVE TO THE ARCHITECT/ENGINEER BEFORE COMMENCING WORK. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL LAY OUT THEIR WORK FROM ESTABLISHED REFERENCE POINTS AND BE RESPONSIBLE FOR ALL LINES, ELEVATIONS AND MEASUREMENTS IN CONNECTION WITH THEIR WORK.
4. IF ANY ERRORS OR OMISSIONS APPEAR IN THE DRAWINGS, GENERAL NOTES OR OTHER DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF SUCH OMISSION OR ERROR PRIOR TO PROCEEDING WITH ANY WORK WHICH APPEARS IN QUESTION. IN THE EVENT OF THE CONTRACTOR'S FAILING TO GIVE SUCH AN ADVANCED NOTICE, HE SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERRORS OR OMISSIONS AND THE COST OF RECTIFYING THE SAME.
5. THE CONTRACTOR SHALL USE THE STRUCTURAL DRAWINGS AND SPECIFICATIONS TOGETHER WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND OTHER TRADE DRAWINGS AND SHOP DRAWINGS, TO LOCATE DEPRESSED SLABS, SLOPES, DRAINS, OUTLETS, RECESSES, OPENINGS, BOLT SETTING, SLEEVES, DIMENSIONS, ETC. NOTIFY ARCHITECT/ENGINEER IN WRITING, OF ANY POTENTIAL CONFLICTS BEFORE PROCEEDING WITH THE WORK.

SHOP DRAWINGS & DELEGATED ENGINING:

- 1. ALL SHOP DRAWINGS SHALL BE SUBMITTED FOR ENGINEER'S REVIEW ONLY AFTER THEY HAVE BEEN THOROUGHLY REVIEWED BY THE CONTRACTOR FOR CONSTRUCTION METHODS, DIMENSIONS AND OTHER TRADE REQUIREMENTS, AND STAMPED WITH THE CONTRACTOR'S APPROVAL STAMP. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR DIMENSIONS, QUANTITIES, ENGINEERING DESIGN BY DELEGATED ENGINEERS, ERRORS OR OMISSIONS AS A RESULT OF REVIEWING ANY SHOP DRAWINGS. ANY ERRORS OR OMISSIONS MUST BE MADE GOOD BY THE CONTRACTOR, IRRESPECTIVE OF RECEIPT, CHECKING OR REVIEW OF DRAWINGS BY THE ENGINEER AND EVEN THOUGH WORK IS DONE IN ACCORDANCE WITH SUCH DRAWINGS.
2. BEFORE STRUCTURAL INSPECTIONS CAN BE MADE ON A PORTION OF THE STRUCTURE, ALL RELATED SHOP DRAWINGS, DELEGATED ENGINEERING, PRODUCT APPROVAL, MANUFACTURER'S DATA AND OTHER RELATED INFORMATION, MUST BE REVIEWED AND ACCEPTED BY THE ENGINEER-OF-RECORD AND APPROVED BY THE BUILDING DEPARTMENT.
3. ALL SHOP DRAWINGS SHALL CONTAIN THE MINIMUM INFORMATION, OUTLINED IN THE FLORIDA BUILDING CODE.
4. ALL DELEGATED ENGINEER'S SHOP DRAWINGS SHALL COMPLY WITH ALL THE REQUIREMENTS OF THE FLORIDA BUILDING CODE. SHOP DRAWINGS SHALL CONTAIN ALL INFORMATION SHOWN ON THE STRUCTURAL PLANS (RELATED TO THE DELEGATED DESIGN) INCLUDING ALL DESIGN LOADS, IN ADDITION TO THE INFORMATION REQUIRED BY THE DELEGATED ENGINEER'S DESIGN.
5. THE ENGINEER OF RECORD SHALL REVIEW ALL SHOP DRAWINGS, PREPARED AND SIGNED AND SEALED BY THE CONTRACTOR'S DELEGATED ENGINEER, ONLY FOR GENERAL COMPLIANCE WITH THE DESIGN INTENT, REQUIRED LOADING AND COORDINATION WITH THE STRUCTURE DESIGNED BY THE ENGINEER OF RECORD.
6. CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD, ONLY ONE SET OF SEPIA AND ONE SET OF BLUE PRINTS OF THE STRUCTURAL SHOP DRAWINGS FOR ENGINEER'S REVIEW BEFORE STARTING FABRICATION. THE ENGINEER WILL RETURN THE MARKED-UP AND STAMPED SEPIA TO THE ARCHITECT. THESE SEPIA COPIES SHALL BE USED TO MAKE PRINTS AS REQUIRED FOR THE SHOP DRAWING DISTRIBUTION. SETS OF BLUE PRINTS (WITHOUT SEPIA) WILL NOT BE ACCEPTED.

CONSTRUCTION MEANS AND METHODS:

- 1. THE CONTRACTOR IS RESPONSIBLE AND SHALL COMPLY WITH THE SAFETY REQUIREMENTS OF THE FLORIDA BUILDING CODE AND ALL LOCAL, STATE AND FEDERAL LAWS.
2. PROVIDE ALL SHORING, BRACING AND SHEETING AS REQUIRED FOR SAFETY, STRUCTURAL STABILITY AND FOR THE PROPER EXECUTION OF THE WORK. REMOVE WHEN WORK IS COMPLETED.
3. PROVIDE AND MAINTAIN GUARD LIGHTS AT ALL BARRICADES, RAILINGS, OBSTRUCTIONS IN THE STREETS, ROADS OR SIDEWALKS AND ALL TRENCHES OR PITS ADJACENT TO PUBLIC WALKS OR ROADS.
4. AT ALL TIMES, PROVIDE PROTECTION AGAINST WEATHER (RAIN, WIND, STORMS OR THE SUN), SO AS TO MAINTAIN ALL WORK, MATERIALS, APPARATUS AND FIXTURES FREE FROM INJURY OR DAMAGE.
5. AT THE END OF THE DAYS WORK, COVER ALL WORK LIKELY TO BE DAMAGED. ANY WORK DAMAGED BY FAILURE TO PROVIDE PROTECTION SHALL BE REMOVED AND REPLACED WITH NEW WORK AT THE CONTRACTOR'S EXPENSE.
6. THE CONTRACTOR SHALL PAY FOR ALL DAMAGES TO ADJACENT PROPERTY

SPECIAL CONSTRUCTION NOTES:

- 1. REINFORCING STEEL IN ALL EXPOSED EXTERIOR BALCONIES SHALL BE PROTECTED AGAINST MOISTURE INTRUSION IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2007 AS FOLLOWS:
1. MINIMUM CLEARANCE TO ALL TOP (NEGATIVE) REINFORCING SHALL NOT BE LESS THAN 1"
2. THE CONCRETE SHALL BE 6000 PSI (NORMAL WEIGHT CONCRETE) WITH A MAXIMUM WATER CEMENT RATIO OF 0.40 BY WEIGHT.
3. REINFORCING STEEL SUPPORT BARS, THE WIRE ETC IN BALCONY SLABS, BEAMS AND CURBS SHALL BE HOT-DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A767, SPECIFICATIONS FOR ZINC-COATED (GALVANIZED) BARS FOR CONCRETE REINFORCEMENT. ONLY USE PLASTIC CHAIRS FOR STEEL SUPPORT.
4. A SURFACE PENETRANT SEALER OF ALKYL-ALKOXY SILANE CLASSIFICATION OR APPROVED EQUAL SHALL BE APPLIED TO ALL EXPOSED CONCRETE.
5. BALCONY SLABS SHALL BE SLOPED A MINIMUM 1/8" PER LINEAR FOOT TO SAFE GUARD AGAINST PONDING OF WATER.
6. PLACEMENT OF SLAB REINFORCEMENT SHALL BE UNDER THE SUPERVISION OF A FLORIDA REGISTERED ARCHITECT OR ENGINEER.

STRUCTURAL OBSERVATIONS:

- 1. THE ENGINEER OF RECORD MUST BE RETAINED AS THE STRUCTURAL INSPECTOR AND NOTIFIED AT LEAST 24 HOURS PRIOR TO ANY CONCRETE PLACING OR OTHER OPERATIONS THAT WILL CONCEAL STRUCTURAL ELEMENTS. UNLESS EVERY STRUCTURAL ELEMENT WAS ADEQUATELY OBSERVED BY THE STRUCTURAL ENGINEER-OF-RECORD (OR HIS REPRESENTATIVE), THE ENGINEER WILL NOT ISSUE THE REQUIRED "STATEMENT OF INSPECTION".
2. IN THE EVENT THAT THE ENGINEER OF RECORD WERE NOT RETAINED TO PERFORM STRUCTURAL OBSERVATIONS, THE OWNER AND THE CONTRACTOR MUST NOTIFY THE BUILDING DEPARTMENT AND OBTAIN AN APPROVAL OF THE ENGINEER ENGAGED TO PERFORM THE INSPECTIONS, BEFORE START OF ANY STRUCTURAL WORK.
3. IT IS UNDERSTOOD THAT THE ENGINEER WILL NOT BE HELD RESPONSIBLE AND LIABLE FOR ANY OF THE CONTRACTOR'S WORK WHICH WAS NOT PROPERLY OBSERVED BY THE ENGINEER-OF-RECORD (OR HIS REPRESENTATIVE) OR FOR ANY WORK, APPROVED BY THE INSPECTING ENGINEER (OTHER THAT THE ENGINEER-OF-RECORD) WHICH MODIFIES OR CHANGES THE STRUCTURAL PERMIT RECORD DOCUMENTS.

STRUCTURAL DESIGN CRITERIA:

- 1. THE DESIGN COMPLIES WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE - (2007 EDITION) AND OTHER REFERENCED CODES AND SPECIFICATIONS. ALL CODES AND SPECIFICATIONS SHALL BE LATEST EDITION AT TIME OF PERMIT.
2. WIND LOAD CRITERIA:
BASED ON ANS/ASCE 7-05, BASIC WIND VELOCITY 146 MPH, OCCUPANCY CATEGORY II (AT HURRICANE OCEANLINE), EXPOSURE "C".
3. ROOF DESIGN LOADS:
DEAD LOADS: 25 PSF
LIVE LOADS: 30 PSF
LIVE LOADS @ DECK: 100 PSF
4. FLOOR DESIGN LOADS:
DEAD LOADS: 25 PSF
LIVE LOADS: 40 PSF
LIVE @ BALCONY: 60 PSF
5. WIND NET UPLIFT ON ROOF TRUSSES:

CONCRETE AND REINFORCING:

- 1. CONCRETE DESIGN AND REINFORCEMENT IN ACCORDANCE WITH "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" AND WITH "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT"
2. ALL CONCRETE WORK IN ACCORDANCE WITH "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDING" PRODUCTION OF CONCRETE, DELIVERY, PLACING AND CURING TO BE IN ACCORDANCE WITH "HOT WEATHER CONCRETING"
3. ALL CONCRETE TO BE REGULAR WEIGHT WITH A DESIGN STRENGTH OF 5,000 P.S.I. AT 28 DAYS. MAXIMUM SLUMP 3".
4. ALL REINFORCING TO BE NEW BILLET STEEL CONFORMING TO THE LATEST A.S.T.M. A-615 GRADE 60, FABRICATED IN ACCORDANCE WITH C.R.S.I. MANUAL OF STANDARD PRACTICE AND PLACED IN ACCORDANCE WITH LAP SPLICE PER A.C.I. 318-05.
5. CONCRETE COVER UNLESS OTHERWISE DETAILED ON DRAWINGS:
GRADE BEAMS: (BOTTOM) 3"
(TOP & SIDES) 2"
EXTERIOR SLABS ON GRADE: (BOTTOM) 2"
(TOP) 1-1/2"
COLUMNS AND BEAMS: (TO THE TIES) 1-1/2"

AUGERED GROUT INJECTED PILES:

- 1. SCOPE:
1.1 FURNISH ALL LABOR, MATERIALS, EQUIPMENT, INCIDENTALS, TRANSPORTATION, ERECTION/INSTALLATION AND SUPERVISION NECESSARY TO COMPLETE ALL PILING AND RELATED WORK CALLED FOR ON THE PLANS OR HEREIN OR REASONABLY INFERRABLE FROM EITHER OR BOTH, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
(A) AUGERED CAST IN PLACE GROUTED PILES.
(B) ACCURATE LAYOUT AND INSTALLATION OF ALL PILES.
(C) RECORDS.
1.2 FOUNDATION CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE NATURE OF THE PROJECT, EXISTING ON-SITE AND ADJACENT UTILITIES AND POTENTIAL HAZARDS AND TAKE WHATEVER PRECAUTIONS NECESSARY TO PROTECT THE OWNER FROM ANY DAMAGE OR LIABILITY. A VISUAL INSPECTION OF ANY NEARBY STRUCTURES SHALL BE PERFORMED BY A FLORIDA REGISTERED STRUCTURAL ENGINEER PRIOR TO FOUNDATION CONSTRUCTION. ALL EXISTING CRACKS, DAMAGES OR POTENTIALLY HAZARDOUS CONDITIONS SHALL BE NOTED, DOCUMENTED AND REPORTED PRIOR TO PILE INSTALLATION.
2. TYPE OF PILES:
AUGERED GROUT INJECTED PILES SHALL HAVE A NOMINAL DIAMETER OF 14" AND SHALL BE CAST WITH A GROUT DEVELOPING 5,000 PSI AT THE END OF 28 DAYS. REINFORCING SHALL CONSIST ON 4-#5 VERTICAL REBARS (FULL LENGTH OF PILE) HOOKED AT THE TOP AND PLACED CENTERED WITH THE PILE. PROVIDE #3 TIES AT 12" ON CENTERS.
ALL PILES SHALL BE INSTALLED TO THE DEPTH REQUIRED TO DEVELOP A BEARING CAPACITY OF 35 TONS AND DEPTH TO 20' BLS.

GENERAL STRUCTURAL NOTES

(Florida Building Code-RESIDENTIAL 2007 Edition)

- 6. COLUMN REINFORCEMENT: DOWELS TO BE SAME SIZE AND NUMBER AS VERTICAL REBARS ABOVE. LAP 36 BAR DIAMETER OR MINIMUM OF 18 INCHES, U.O.N. PROVIDE RIGID TEMPLETS FOR DOWEL LOCATION. PROVIDE STANDARD HOOKS AT TOP OF ALL VERTICAL REINFORCEMENT AT NONCONTINUOUS COLUMNS (U.O.N.).
7. ALL DOWELS FOR COLUMNS SHALL BE SECURED IN POSITION PRIOR TO CONCRETING. PUSHING THE DOWELS INTO POSITION IN WET CONCRETE IS NOT PERMITTED.
8. BEAM REINFORCEMENT: LAPPED 36 BAR DIAMETER OR MINIMUM 18 INCHES (SEE BEAM DIAGRAM ON PLAN). BOTTOM BARS SPLICED ONLY AT SUPPORTS, TOP BARS SPLICED ONLY AT MID-SPAN. ALL TOP BARS HOOKED AT NONCONTINUOUS EDGES (U.O.N.). ALL HOOKS TO BE STANDARD 90 DEGREE HOOKS AS REQUIRED (U.O.N.).
9. ADDED REINFORCEMENT: PROVIDE ADDITIONAL CORNER BARS BENT 36 INCHES MINIMUM EACH WAY AT "L" AND "T" CORNERS IN OUTER FACES OF ALL BEAMS TO MATCH ALL HORIZONTAL BAR (TOP, BOTTOM AND INTERMEDIATE REBARS).
10. SEE PLAN FOR MINIMUM SIZE CONCRETE PER BEAM REQUIREMENTS.

REINFORCED MASONRY WALLS:

- 1. HOLLOW LOAD-BEARING MASONRY UNITS SHALL CONFORM TO ASTM C-90, TYPE I, GRADE N, SQUARE END, WITH A MINIMUM AVERAGE COMPRESSIVE STRENGTH ON NET AREA OF fm=1,500 (PSI).
2. SPECIAL INSPECTOR SERVICES ARE REQUIRED FOR ALL REINFORCED MASONRY CONSTRUCTION. THE SPECIAL INSPECTOR SHALL INSPECT THE PLACING OF THE REBARS IN THE CELLS, VERIFY CLEANLINESS OF THE CELLS TO BE GROUTED, AND OBSERVE THE PLACING OF THE GROUT OR CONCRETE INTO THE CELLS.
3. MORTAR SHALL CONFORM TO ASTM C-270, TYPE "M" OR "S".
4. LAY ALL MASONRY WITH FULL FACE HEAD JOINTS AND WITH FACE SHELL MORTAR BEDDING.
5. MASONRY ANCHORAGE TO SUPERSTRUCTURE SHALL BE PROVIDED IN ACCORDANCE WITH STRUCTURAL DRAWINGS AND DETAILS.
6. THE USE OF ADMIXTURES SHALL NOT BE PERMITTED WITHOUT PRIOR REVIEW OF THE ENGINEER.
7. VERTICAL REINFORCING:
(A) ASTM A-615 PER REINFORCING SECTION.
(B) WHEN A FOUNDATION DOWEL DOES NOT LINE UP WITH A VERTICAL CORE IT SHALL NOT BE SLOPED MORE THAN ONE HORIZONTAL INCH TO SIX INCHES VERTICAL FOR ALIGNMENT. EVEN THOUGH IT IS IN A CELL ADJACENT TO THE VERTICAL WALL REINFORCING.
(C) VERTICAL REINFORCING STEEL SHALL BE PLACED CENTERED IN THE CELL. LAP 48 BAR-DIAMETERS. PROVIDE BAR SPACERS AS REQUIRED TO MAINTAIN REINFORCING SECURED IN POSITION.
(D) VERTICAL REINFORCEMENT SHALL BE PROVIDED AT EACH SIDE OF OPENINGS IN WALL, AT WALL INTERSECTIONS, CORNERS AND ENDS. THIS REINFORCING SHALL BE THE SAME SIZE AS THE SCHEDULED WALL REINFORCING FOR THE PARTICULAR WALL BUT NEVER LESS THAN 4# REBAR. SPECIAL CARE SHALL BE TAKEN TO INSURE THAT CELLS TO BE GROUTED LINE UP PROPERLY AND ARE CLEAN OF EXCESS MORTAR.
(E) TC-1 REINFORCING SHALL BE #6 VERTICAL IN CONCRETE FILLED CELLS WHERE INDICATED ON PLANS.
(F) ALL VERTICAL REINFORCING SHALL BE HOOKED INTO THE BOND BEAMS AT THE NON-CONTINUOUS END OF THE REBARS.
(G) PROVIDE INSPECTION HOLES AT THE BOTTOM OF EACH REINFORCED MASONRY CELL, AS REQUIRED FOR LIFTS HIGHER THAN 4 FT. MAX LIFT TO BE 4' ON H.
8. HORIZONTAL REINFORCING:
PROVIDE GALVANIZED #9 GAGE, LADDER TYPE HORIZONTAL JOINT REINFORCING EVERY SECOND BLOCK COURSE (1'-4" O.C. VERTICALLY) LAPPED 7'-1/2'. PROVIDE SPECIAL HORIZONTAL REINFORCING AT "T" AND "L" INTERSECTION. ANCHOR TO COLUMNS WITH MINIMUM 4" EXTENSION INTO AREA OF POUR.
9. PROVIDE "DOVE-TAIL" ANCHORS AT 16" O.C. VERTICALLY FOR ALL MASONRY PLACED ADJACENT TO ALREADY IN PLACE COLUMNS.
10. CELL FILLING CONCRETE SHALL BE "PEA DOCK" CONCRETE MIX (8" TO 9" SLUMP) OR GROUT WITH f'c=3,500 PSI MIN. AT 28 DAYS.
11. LINTELS:
A. THE CONTRACTOR SHALL PROVIDE PRECAST CONCRETE OR CAST-IN-SITE LINTELS AT THE HEADS OF ALL OPENINGS IN MASONRY WALLS NOT EX-CEEDING SIX (6) FEET IN WIDTH WHERE BEAMS HAVE NOT BEEN SPECIFIED. FOR OPENING ADJACENT TO CONCRETE COLUMNS - THE LINTEL SHALL BE CAST-IN-PLACE WITH THE COLUMN.
B. LINTEL MAY BE INTEGRAL WITH THE STRUCTURAL OR THE BEAM WHEN HEAD OF THE OPENING IS 16 INCHES OR LESS BELOW. CONTINUE BEAM'S TYPICAL BOTTOM REBARS THROUGH AND ADD 2-#5 BOTTOM TRUSS BARS AT DROPS AND 2-#3 STRIRRUPS AT 6 INCHES O.C. EACH END AT DROP.
C. MINIMUM BEARING FOR ALL LINTELS 8 INCHES EACH SIDE OR PROVIDE DOWELS AND POCKETS IN ADJACENT CONCRETE COLUMNS.
D. LINTEL TO BE MINIMUM OF 8 INCHES DEEP WITH 2-#4 TOP AND BOTTOM FOR CLEAR SPANS LESS THAN 6 FEET, 12 INCHES DEEP WITH 2-#5 TOP AND BOTTOM AND 2-#3 STRIRRUPS AT 6 INCHES O.C. EACH END. FOR SPANS GREATER THAN 6 FEET (UP TO 8 FEET), CALL ENGINEER FOR SPANS LARGER THAN 8 FEET WITH NO SPECIFIED BEAMS OR LINTELS OVER.

TERMITE PROTECTION COMPLIANCE

GENERAL CONTRACTOR TO PROVIDE A CERTIFICATE OF COMPLIANCE BY PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT AS PER FBC 2007.
"THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITE TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES"

SOIL REPORT

REFERENCE DYNATECH ENGINEERING CORP. REPORT DATE OCTOBER 20, 2008
14" AUGERCAST PILES WITH 35 TON CAPACITY @25' BLS.
COMPRESSION: 35 TONS
TENSION: 17 TONS
LATERAL: 2 TONS

STRUCTURAL WOOD

- 1. TO CONFORM TO RULES OF THE MANUFACTURER'S ASSOCIATION UNDER WHOSE RULES THE LUMBER IS PRODUCED. (SEE SUPPLIER'S SPECIFICATIONS).
2. TO BE AIR DRIED, WELL SEASONED AND GRADE MARKED AT MILL.
3. TO BE NO. 2 SOUTHERN PINE, OR DOUGLAS FIR.
4. ALL STRUCTURAL WOOD TO BE SURFACED FOUR (4) SIDES (S-4-S) WITH A MINIMUM FIBER STRESS IN BENDING OF 975 P.S.I. AND A MAXIMUM MOISTURE CONTENT OF 19 PERCENT.
5. ALL LUMBER AND PLYWOOD IN CONTACT WITH CONCRETE, STUCCO, MASONRY OR OTHER CEMENTATIOUS MATERIALS SHALL BE TREATED TO COMPLY WITH AMPA STANDARD LP-2.
6. STORE ALL LUMBER ABOVE GRADE OR FLOOR. STACK TO ALLOW PROPER AIR CIRCULATION AND PROTECT FROM WEETING WITH SUITABLE COVER.

WOOD TRUSSES:

THE BUILDING CODE REQUIRES THE ENGINEER-OF-RECORD TO INCLUDE WITH ALL RECORD PLANS COMPLETE TRUSS FRAMING PLANS, INCLUDING ALL CONNECTIONS AND LOADING DATA, TO THE BUILDING DEPARTMENT FOR PERMIT. THE TRUSS DESIGNER-DELEGATED ENGINEER MUST FOLLOW THE LAYOUT OF THE TRUSSES AND ORDER-TRUSSES, AS SHOWN ON THE STRUCTURAL FRAMING PLANS. IN THE EVENT THAT THE TRUSS DESIGN ENGINEER REQUIRES A CHANGE IN THE LAYOUT, HE MUST CONTACT THE ENGINEER-OF-RECORD (AS SOON AS POSSIBLE AND DURING THE DESIGN PHASE) AND PROVIDE THE PERTINENT INFORMATION (LOCATION AND MAGNITUDE OF LOADS) TO THE ENGINEER-OF-RECORD.
IN THE EVENT THAT SUCH COORDINATION DID NOT TAKE PLACE, PRIOR TO PERMITTING OF THE PROJECT, THE OWNER OR CONTRACTOR SHALL PROVIDE TRUSS SHOP DRAWING FOR A/E REVIEW, PRIOR TO START OF FOUNDATION CONSTRUCTION. THE STRUCTURAL FRAMING PLANS OF RECORD, WILL BE MODIFIED TO INCLUDE ALL THE INFORMATION CHANGED ON THE SHOP DRAWINGS, AND NEW FRAMING PLANS WILL BE ISSUED (AT ADDITIONAL COST).
NO FOUNDATION WORK SHALL BEGIN BEFORE THE STRUCTURAL ROOF AND FLOORS TRUSS FRAMING PLANS HAVE BEEN VERIFIED AND COORDINATED WITH THE ENGINEERED TRUSS SHOP DRAWINGS.

- 1. DESIGNED AND FABRICATED IN ACCORDANCE WITH "NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADE LUMBER AND ITS FASTENERS" BY NFPA
2. TRUSSES SHALL BE DESIGNED, SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER, WHO SHALL BE ASSIGNED AS A DELEGATED ENGINEER FOR THE CONTRACTOR. THE DELEGATED ENGINEER DESIGN AND INDICATE ON THE SHOP DRAWINGS ALL TRUSS COMPONENTS, TEMPORARY BRACING, BRIDGING, HARDWARE, METAL HANGERS, ANCHORS AND METAL SHAPES AS REQUIRED BY DESIGN OR AS INDICATED ON THE PLANS. ALL METAL PARTS TO BE GALVANIZED.
3. SHOP DRAWINGS SHALL COMPLY WITH THE FLORIDA BUILDING CODE, REGARDING MODIFICATION OF THE FRAMING (FROM THE ONE SHOWN ON THE STRUCTURAL PLANS), INDICATING ALL PERMANENT BRACING (AS SHOWN ON THE STRUCTURAL PLANS) AND INDIVIDUAL MEMBER BRACING.
4. TRUSS DESIGNER ENGINEER SHALL INDICATE THE NET WIND UPLIFT REACTIONS FOR EACH TRUSS AND GIRDER TRUSS. EACH TRUSS SHALL BE STRAPPED TO THE SUPPORT WITH A HURRICANE STRAP (AS PER DETAIL ON PLAN). THE SIZE OF STRAP AND AMOUNT OF NAILS SHALL BE SELECTED BASED ON THE UPLIFT DATA OF THE STRAP AND THE TRUSS SHOP DRAWINGS.
5. ALL SEATS FOR THE WOOD GIRDER TRUSSES HAVE BEEN SPECIFIED BY ED LANDERS, IN COORDINATION WITH LOCATION AND LOADING INFORMATION PROVIDED ON THE PRE-ENGINEERED WOOD TRUSS SHOP DRAWINGS.
6. THE STRUCTURAL PLANS INDICATE ALL THE REQUIRED LATERAL PERMANENT BRIDGING, AS RECOMMENDED BY THE "TRUSS PLATE INSTITUTE". TRUSS DESIGNER ENGINEER SHALL PROVIDE INFORMATION AND SHOW ON PLAN, ALL LATERAL BRACING OF ANY TRUSS INDIVIDUAL MEMBERS, AS REQUIRED BY TRUSS DESIGN.
7. TRUSSES SHALL BE INSTALLED WITH OUT OF PLUMB AND OUT OF PLANE TOLERANCES, AS PER THE "TRUSS PLATE INSTITUTE" (SHOWN ON THE ROOF PLAN). ANY TRUSS EXCEEDING THE SPECIFIED TOLERANCE MUST BE REALIGNED OR REPLACED.
8. INSTALLATION OF TRUSSES LONGER THAN 35 FT. OR HIGHER THAN 6 FT. SHALL BE MADE UNDER THE DIRECT SUPERVISION OF A LICENSED BUILDING OR GENERAL CONTRACTOR OR A LICENSED STRUCTURAL ENGINEER OR ARCHITECT.

PLYWOOD ROOF DIAPHRAGM:

- 1. ROOF DIAPHRAGM SHALL COMPLY WITH THE DESIGN RECOMMENDATIONS OF "A.P.A. DESIGN/CONSTRUCTION GUIDE - DIAPHRAGMS" AND THE FLORIDA BUILDING CODE.
2. PLYWOOD ROOF DECKING SHALL BE 19/32" MINIMUM THICKNESS, AND SHALL BE CONTINUOUS OVER TWO OR MORE SPANS, WITH FACE GRAIN PERPENDICULAR TO THE SUPPORTS.
3. CONNECT PLYWOOD DIAPHRAGM TO STRUCTURE WITH 10d GALV. NAILS, SPACED AT 6" O.C. MAX. AT SUPPORTED EDGES AND AT 6" O.C. ALONG THE INTERMEDIATE SUPPORTS.
4. GABLE ENDS NAIL SPACING SHALL BE 4" ON CENTERS MAXIMUM.
5. INSPECTIONS: COMPLY WITH THE FLORIDA BUILDING CODE AND COUNTY REQUIREMENTS FOR INSPECTIONS (BY THE COUNTY, ARCHITECT OR ENGINEER) OF SPECIFIED COMPONENTS OF THE ROOF STRUCTURE REQUIRING INSPECTIONS.

STRUCTURAL STEEL & STEEL JOIST

- 1. STANDARDS: All Structural Steel, Steel Joists and erection thereof shall conform to AISC "Manual of Steel Construction" AISC "Specification for the Design, Fabrication, and Erection of Structural Steel for Buildings" AISC "Code of Standard Practice for Steel Buildings and Bridges", and SJI Standards and Designations, latest edition.
2. LOADS: For load requirements for steel structural elements,
3. STRUCTURAL SHAPES: All structural steel hot rolled shapes and plates shall be ASTM A36 with a minimum yield stress of 36 ksi. All steel shall conform to AISC Standards and Specifications for the Design, Fabrication, and Erection of Structural Steel.

- 4. TUBES: All structural steel tubes shall be ASTM A500, Grade B with a minimum yield stress of 46 ksi.
5. PIPE: All steel pipe shall be ASTM A53 Grade B, Type S with a minimum yield stress of 35 ksi or ASTM A501 with a minimum yield stress of 36 ksi.
6. BOLTS: All bolts shall conform to "Specifications for Low Carbon Steel Externally and Internally Threaded Standard Fasteners", ASTM A307 or "High Strength Bolts for Structural Steel Joints, Including Suitable Nuts and Plain Hardened Washers" ASTM A325. See plans for designations and locations. All bolts shall be A325 unless specifically noted otherwise.

- 7. JOISTS & JOIST GIRDERS: All steel open web joists and joist girders shall conform to standard specifications and configurations as set forth by SJI Unit Designations, or they shall be specifically designed by a Florida Registered Professional Engineer. All such design and submittals shall conform to the requirements as set forth by the State of Florida Department of Professional Regulation Board of Professional Engineers relating to "Specialty Engineers". All bridging shall be in place before any superimposed loads are placed on the roof system.

- 8. WELDS: All welds shall conform to AWS Standards and shall be made by properly certified welders. All electrodes shall be E70XX. All welds shall be wire brushed and painted to assure weather resistance.

- 9. ROOF OPENINGS: Steel Contractor shall supply and install all roof openings. Exact sizes and locations shall be coordinated by the General Contractor, Steel Contractor, and Trade affected by the opening.

- 10. SHOP PAINTING: All steel shall be shop painted prior to delivery to the job site with an approved weather and rust resistant paint. All steel shall be substantially free from rust when delivered to the job site.

- 11. SHOP DRAWINGS: Prior to fabrication and construction, the steel fabricator shall submit shop drawings for all related work to the Architect for review and approval. All details of steel elements and connections shall be part of this submittal. All materials and designations shall be clearly indicated. The Fabricator shall be responsible for implementing the design as set forth on the plans and maintaining fabrication and erection tolerances and for ensuring the fit and erectable structure. Structural submittals requiring engineering input such as those dealing with substitute connections shall be accompanied by design calculations and shall bear the impress seal and signature of the "Specialty Engineer". All such design and submittals shall conform to the requirements as set forth by the State of Florida Department of Professional Regulation Board of Professional Engineers relating to "Specialty Engineers".

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APPROVED BY: [Signature] DATE: 04/17/08
CORRECTION 1

NEW TO: RESIDENTIAL NEW CONSTRUCTION
2334 ALTON RD MIAMI BEACH FLORIDA 33140

GENERAL:

- THE DRAWINGS ARE INTENDED TO SHOW THE GENERAL ARRANGEMENT, DESIGN AND EXTENT OF THE WORK AND ARE PARTIALLY DIAGRAMMATIC. THEY ARE NOT INTENDED TO BE SCALED FOR ROUGH-IN MEASUREMENTS, OR TO SERVE AS SHOP DRAWINGS OR PORTIONS THEREOF.
- ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT, EXCEPT WHERE A DIFFERENT DETAIL OR SECTION IS SHOWN.
- PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR AND ALL THE SUBCONTRACTORS SHALL VERIFY ALL GRADES, LINES, LEVELS, DIMENSIONS AND COORDINATE EXISTING CONDITIONS AT THE JOB SITE WITH THE PLANS AND SPECIFICATIONS. THEY SHALL REPORT ANY INCONSISTENCIES OR ERRORS IN THE ABOVE TO THE ARCHITECT/ENGINEER BEFORE COMMENCING WORK. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL LAY OUT THEIR WORK FROM ESTABLISHED REFERENCE POINTS AND BE RESPONSIBLE FOR ALL LINES, ELEVATIONS AND MEASUREMENTS IN CONNECTION WITH THEIR WORK.
- IF ANY ERRORS OR OMISSIONS APPEAR IN THE DRAWINGS, GENERAL NOTES OR OTHER DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF SUCH OMISSION OR ERROR PRIOR TO PROCEEDING WITH ANY WORK WHICH APPEARS IN QUESTION. IN THE EVENT OF THE CONTRACTOR'S FAILING TO GIVE SUCH AN ADVANCED NOTICE, HE SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERRORS OR OMISSIONS AND THE COST OF RECTIFYING THE SAME.
- THE CONTRACTOR SHALL USE THE STRUCTURAL DRAWINGS AND SPECIFICATIONS TOGETHER WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND OTHER TRADE DRAWINGS AND SHOP DRAWINGS, TO LOCATE DEEPS, SLOPES, DRAINS, OUTLETS, RECESSES, OPENINGS, BOLT SETTING, SLEEVES, DIMENSIONS, ETC. NOTIFY ARCHITECT/ENGINEER, IN WRITING, OF ANY POTENTIAL CONFLICTS BEFORE PROCEEDING WITH THE WORK.

SHOP DRAWINGS & DELEGATED ENGING:

- ALL SHOP DRAWINGS SHALL BE SUBMITTED FOR ENGINEER'S REVIEW ONLY AFTER THEY HAVE BEEN THOROUGHLY REVIEWED BY THE CONTRACTOR FOR CONSTRUCTION METHODS, DIMENSIONS AND OTHER TRADE REQUIREMENTS AND STAMPED WITH THE CONTRACTOR'S APPROVAL STAMP. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR DIMENSIONS, QUANTITIES, ENGINEERING DESIGN OR OTHER SHOP DRAWINGS, ERRORS OR OMISSIONS AS A RESULT OF REVIEWING ANY SHOP DRAWINGS. ANY ERRORS OR OMISSIONS MUST BE MADE GOOD BY THE CONTRACTOR, IRRESPECTIVE OF RECEIPT, CHECKING OR REVIEW OF DRAWINGS BY THE ENGINEER AND EVEN THOUGH WORK IS DONE IN ACCORDANCE WITH SUCH DRAWINGS.
- BEFORE STRUCTURAL INSPECTIONS CAN BE MADE ON A PORTION OF THE STRUCTURE, ALL RELATED SHOP DRAWINGS, DELEGATED ENGINEERING, PRODUCT APPROVAL, MANUFACTURER'S DATA AND OTHER RELATED INFORMATION, MUST BE REVIEWED AND ACCEPTED BY THE ENGINEER-OF-RECORD AND APPROVED BY THE BUILDING DEPARTMENT.
- ALL SHOP DRAWINGS SHALL CONTAIN THE MINIMUM INFORMATION, OUTLINED IN THE FLORIDA BUILDING CODE.
- ALL DELEGATED ENGINEER'S SHOP DRAWINGS SHALL COMPLY WITH ALL THE REQUIREMENTS OF THE FLORIDA BUILDING CODE. SHOP DRAWINGS SHALL CONTAIN ALL INFORMATION SHOWN ON THE STRUCTURAL PLANS (RELATED TO THE DELEGATED DESIGN) INCLUDING ALL DESIGN LOADS IN ADDITION TO THE INFORMATION REQUIRED BY THE DELEGATED ENGINEER'S DESIGN.
- THE ENGINEER OF RECORD SHALL REVIEW ALL SHOP DRAWINGS, PREPARED AND SIGNED AND SEALED BY THE CONTRACTOR'S DELEGATED ENGINEER, ONLY FOR GENERAL COMPLIANCE WITH THE DESIGN INTENT, REQUIRED LOADING AND COORDINATION WITH THE STRUCTURE DESIGNED BY THE ENGINEER OF RECORD.
- CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD, ONLY ONE SET OF SEPIA AND ONE SET OF BLUE PRINTS OF THE STRUCTURAL SHOP DRAWINGS FOR ENGINEER'S REVIEW, BEFORE STARTING FABRICATION. THE ENGINEER WILL RETURN THE MARKED UP AND STAMPED SEPIA TO THE ARCHITECT. THESE SEPIA COPIES SHALL BE USED TO MAKE PRINTS AS REQUIRED FOR THE SHOP DRAWING DISTRIBUTION. SETS OF BLUE PRINTS (WITHOUT SEPIA) WILL NOT BE ACCEPTED.

CONSTRUCTION MEANS AND METHODS:

- THE CONTRACTOR IS RESPONSIBLE AND SHALL COMPLY WITH THE SAFETY REQUIREMENTS OF THE FLORIDA BUILDING CODE AND ALL LOCAL, STATE AND FEDERAL LAWS.
- PROVIDE ALL SHORING, BRACING AND SHEETING AS REQUIRED FOR SAFETY, STRUCTURAL STABILITY AND FOR THE PROPER EXECUTION OF THE WORK. REMOVE WHEN WORK IS COMPLETED.
- PROVIDE AND MAINTAIN GUARD LIGHTS AT ALL BARRICADES, RAILINGS, OBSTRUCTIONS IN THE STREETS, ROADS OR SIDEWALKS AND ALL TRENCHES OR PITS ADJACENT TO PUBLIC WALKS OR ROADS.
- AT ALL TIMES, PROVIDE PROTECTION AGAINST WEATHER (RAIN, WIND, STORMS OR THE SUN), SO AS TO MAINTAIN ALL WORK, MATERIALS, APPARATUS AND FIXTURES FREE FROM INJURY OR DAMAGE.
- AT THE END OF THE DAYS WORK, COVER ALL WORK LIKELY TO BE DAMAGED. ANY WORK DAMAGED BY FAILURE TO PROVIDE PROTECTION SHALL BE REMOVED AND REPLACED WITH NEW WORK AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL PAY FOR ALL DAMAGES TO ADJACENT PROPERTY

SOIL REPAT

REFERENCE DYANATECH ENGINEERING CORP. REPORT DATE OCTOBER 20, 2008

14" AUGERCAST PILES WITH 35 TON CAPACITY @23' IS COMPRESSION: 35 TONS TENSION: 17 TONS LATERAL: 2 TONS

ALL PILES SHALL BE INSTALLED TO THE DEPTH REQUIRED TO DEVELOP A BEARING CAPACITY OF 35 TONS AND DEPTH TO 20' BLS.

GENERAL STRUCTURAL NOTES

(Florida Building Code-RESIDENTIAL 2004 Edition) W/ AMENDMENTS NOV. 2005

STRUCTURAL OBSERVATIONS:

- DADE COUNTY REQUIRES THAT THE ENGINEER-OF-RECORD SUBMIT A STATEMENT, AT THE COMPLETION OF THE CONSTRUCTION WORK, REGARDING THE COMPLIANCE OF THE WORK WITH THE APPROVED PERMIT PLANS (.F.B.C.
- IN ORDER TO COMPLY WITH THE ABOVE, THE ENGINEER OF RECORD MUST BE RETAINED AS THE STRUCTURAL INSPECTOR, AND NOTIFIED AT LEAST 24 HOURS PRIOR TO ANY CONCRETE PLACING OR OTHER OPERATIONS THAT WILL CONCEAL STRUCTURAL ELEMENTS. UNLESS EVERY STRUCTURAL ELEMENT WAS ADEQUATELY OBSERVED BY THE STRUCTURAL ENGINEER-OF-RECORD (OR HIS REPRESENTATIVE), THE ENGINEER WILL NOT ISSUE THE REQUIRED "STATEMENT OF INSPECTION".
- IN THE EVENT THAT THE ENGINEER OF RECORD WERE NOT RETAINED TO PERFORM STRUCTURAL OBSERVATIONS, THE OWNER AND THE CONTRACTOR MUST NOTIFY THE BUILDING DEPARTMENT AND OBTAIN AN APPROVAL OF THE ENGINEER ENGAGED TO PERFORM THE INSPECTIONS, BEFORE START OF ANY STRUCTURAL WORK.
- IT IS UNDERSTOOD THAT THE ENGINEER WILL NOT BE HELD RESPONSIBLE AND LIABLE FOR ANY OF THE CONTRACTOR'S WORK WHICH WAS NOT PROPERLY OBSERVED BY THE ENGINEER-OF-RECORD (OR HIS REPRESENTATIVE) OR FOR ANY WORK, APPROVED BY THE INSPECTING ENGINEER (OTHER THAN THE ENGINEER-OF-RECORD) WHICH MODIFIES OR CHANGES THE STRUCTURAL PERMIT RECORD DOCUMENTS.

STRUCTURAL DESIGN CRITERIA:

- THE DESIGN COMPLIES WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE - (2004 EDITION) AND OTHER REFERENCED CODES AND SPECIFICATIONS. ALL CODES AND SPECIFICATIONS SHALL BE LATEST EDITION AT TIME OF PERMIT.
- WIND LOAD CRITERIA:
BASED ON ANSI/ASCE 7-02. BASIC WIND VELOCITY 148 MPH, OCCUPANCY CATEGORY II (AT HURRICANE OCEANLINE), EXPOSURE "C".
- ROOF DESIGN LOADS:
DEAD LOADS: 25 PSF
LIVE LOADS: 30 PSF
- FLOOR DESIGN LOADS:
DEAD LOADS: 25 PSF
LIVE LOADS: 40 PSF
- WIND NET UPLIFT ON ROOF TRUSSES:

CONCRETE AND REINFORCING:

- CONCRETE DESIGN AND REINFORCEMENT IN ACCORDANCE WITH "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" AND WITH "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT"
- ALL CONCRETE WORK IN ACCORDANCE WITH "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDING" PRODUCTION OF CONCRETE, DELIVERY, PLACING AND CURING TO BE IN ACCORDANCE WITH "HOT WEATHER CONCRETING"
- ALL CONCRETE TO BE REGULAR WEIGHT WITH A DESIGN STRENGTH OF 5,000 P.S.I. AT 28 DAYS. MAXIMUM SLUMP 5".
- ALL REINFORCING TO BE NEW BILLET STEEL CONFORMING TO THE LATEST A.S.T.M. A-615 GRADE 60, FABRICATED IN ACCORDANCE WITH C.R.S.I. MANUAL OF STANDARD PRACTICE AND PLACED IN ACCORDANCE WITH LAP SPLICE PER A.C.I. 318-02 SEC. 12.2.3,30.5" MIN
- CONCRETE COVER UNLESS OTHERWISE DETAILED ON DRAWINGS:
GRADE BEAMS: (BOTTOM) 3"
(TOP & SIDES) 2"
EXTERIOR SLABS ON GRADE: (BOTTOM) 2"
(TOP) 1-1/2"
COLUMNS AND BEAMS: (TO THE TIES) 1-1/2"

AUGERED GROUT INJECTED PILES:

- SCOPE:
1.1 FURNISH ALL LABOR, MATERIALS, EQUIPMENT, INCIDENTALS, TRANSPORTATION, ERECTION/INSTALLATION AND SUPERVISION NECESSARY TO COMPLETE ALL PILING AND RELATED WORK CALLED FOR ON THE PLANS OR HEREIN OR REASONABLY INFERRABLE FROM EITHER OR BOTH, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
(A) AUGERED CAST IN PLACE GROUTED PILES.
(B) ACCURATE LAYOUT AND INSTALLATION OF ALL PILES.
(C) RECORDS.
 - FOUNDATION CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE NATURE OF THE PROJECT, EXISTING ON-SITE AND ADJACENT UTILITIES AND POTENTIAL HAZARDS AND TAKE WHATEVER PRECAUTIONS NECESSARY TO PROTECT THE OWNER FROM ANY DAMAGE OR LIABILITY. A VISUAL INSPECTION OF ANY NEARBY STRUCTURES SHALL BE PERFORMED BY A FLORIDA REGISTERED STRUCTURAL ENGINEER PRIOR TO FOUNDATION CONSTRUCTION. ALL EXISTING CRACKS, DAMAGES OR POTENTIALLY HAZARDOUS CONDITIONS SHALL BE NOTED, DOCUMENTED AND REPORTED PRIOR TO PILE INSTALLATION.
 - TYPE OF PILES:
AUGERED GROUT INJECTED PILES SHALL HAVE A NOMINAL DIAMETER OF 14" AND SHALL BE CAST WITH A GROUT DEVELOPING 5,000 PSI AT THE END OF 28 DAYS. REINFORCING SHALL CONSIST ON 4-#5 VERTICAL REBARS (FULL LENGTH OF PILE) HOOKED AT THE TOP AND PLACED CENTERED WITH THE PILE. PROVIDE #3 TIES AT 12" ON CENTERS.
- ALL PILES SHALL BE INSTALLED TO THE DEPTH REQUIRED TO DEVELOP A BEARING CAPACITY OF 35 TONS AND DEPTH TO 20' BLS.

REINFORCED MASONRY WALLS:

- HOLLOW LOAD-BEARING MASONRY UNITS SHALL CONFORM TO ASTM C-90, TYPE I, GRADE N, SQUARE END, WITH A MINIMUM AVERAGE COMPRESSIVE STRENGTH ON NET AREA OF $f_m=1,500$ (PSI).
- SPECIAL INSPECTOR SERVICES ARE REQUIRED FOR ALL REINFORCED MASONRY CONSTRUCTION. THE SPECIAL INSPECTOR SHALL INSPECT THE PLACING OF THE REBARS IN THE CELLS, VERIFY CLEANLINESS OF THE CELLS TO BE GROUTED, AND OBSERVE THE PLACING OF THE GROUT OR CONCRETE INTO THE CELLS.
- MORTAR SHALL CONFORM TO ASTM C-270, TYPE "M" OR "S".
- LAY ALL MASONRY WITH FULL FACE HEAD JOINTS AND WITH FACE SHELL MORTAR BEDDING.
- MASONRY ANCHORAGE TO SUPERSTRUCTURE SHALL BE PROVIDED IN ACCORDANCE WITH STRUCTURAL DRAWINGS AND DETAILS.
- THE USE OF ADMIXTURES SHALL NOT BE PERMITTED WITHOUT PRIOR REVIEW OF THE ENGINEER.
- VERTICAL REINFORCING:
(A) ASTM A-615 PER REINFORCING SECTION.
(B) WHEN A FOUNDATION DOWEL DOES NOT LINE UP WITH A VERTICAL CORE IT SHALL NOT BE SUBSTITUTED WITH ONE HORIZONTAL LIFT TO SIX INCHES REINFORCING FOR ALIGNMENT, EVEN THOUGH IT IS IN A CELL ADJACENT TO THE VERTICAL WALL REINFORCING.
(C) VERTICAL REINFORCING STEEL SHALL BE PLACED CENTERED IN THE CELL. LAP 48 BAR-DIAMETERS. PROVIDE BAR SPACERS AS REQUIRED TO MAINTAIN REINFORCING SECURED IN POSITION.
(D) VERTICAL REINFORCEMENT SHALL BE PROVIDED AT EACH SIDE OF OPENINGS IN WALL, AT WALL INTERSECTIONS, CORNERS AND ENDS. THIS REINFORCING SHALL BE THE SAME SIZE AS THE SCHEDULED WALL REINFORCING FOR THE PARTICULAR WALL BUT NEVER LESS THAN A #5 REBAR. SPECIAL CARE SHALL BE TAKEN TO INSURE THAT CELLS TO BE GROUTED LINE UP PROPERLY AND ARE CLEAN OF EXCESS MORTAR.

- HORIZONTAL REINFORCING SHALL BE HOOKED INTO THE BOND BEAMS AT THE NON-CONTINUOUS END OF THE REBARS.
- PROVIDE INSPECTION HOLES AT THE BOTTOM OF EACH REINFORCED MASONRY CELL, AS REQUIRED FOR LIFTS HIGHER THAN 5 FT. MAX LIFT TO BE 8' ON H.
- HORIZONTAL REINFORCING:
PROVIDE GALVANIZED #9 GAGE, LADDER TYPE HORIZONTAL JOINT REINFORCING EVERY SECOND BLOCK COURSE (1"-4" O.C. VERTICALLY) LAPPED 7-1/2". PROVIDE SPECIAL HORIZONTAL REINFORCING AT "T" AND "L" INTERSECTION. ANCHOR TO COLUMNS WITH MINIMUM 4" EXTENSION INTO AREA OF POUR.
- PROVIDE "DOVE-TAIL" ANCHORS AT 16" O.C. VERTICALLY FOR ALL MASONRY PLACED ADJACENT TO ALREADY IN PLACE COLUMNS.
- CELL FILLING CONCRETE SHALL BE "PEA DOCK" CONCRETE MIX (8" TO 9" SLUMP) OR GROUT WITH $f_c=3,500$ PSI MIN. AT 28 DAYS.
- LINTELS:
A. THE CONTRACTOR SHALL PROVIDE PRECAST CONCRETE OR CAST-IN-SITE LINTELS AT THE HEADS OF ALL OPENINGS IN MASONRY WALLS NOT EXCEEDING SIX (6) FEET IN WIDTH WHERE BEAMS HAVE NOT BEEN SPECIFIED. FOR OPENING ADJACENT TO CONCRETE COLUMNS - THE LINTEL SHALL BE CAST-IN-PLACE WITH THE COLUMN.
B. LINTEL MAY BE INTEGRAL WITH THE STRUCTURAL OR THE BEAM WHEN HEAD OF THE OPENING IS 16 INCHES OR LESS BELOW. CONTINUE BEAM'S TYPICAL BOTTOM REBARS THROUGH AND ADD 2-#5 BOTTOM TRUSS BARS AT DROPS AND 2-#3 STIRRUPS AT 6 INCHES O.C. EACH END AT DROP.
C. MINIMUM BEARING FOR ALL LINTELS 8 INCHES EACH SIDE OR PROVIDE DOWELS AND POCKETS IN ADJACENT CONCRETE COLUMNS.
D. LINTEL TO BE MINIMUM OF 8 INCHES DEEP WITH 2-#4 TOP AND BOTTOM FOR CLEAR SPANS LESS THAN 6 FEET, 12 INCHES DEEP WITH 2-#5 TOP AND BOTTOM AND 2-#3 STIRRUPS AT 6 INCHES O.C. EACH END, FOR SPANS GREATER THAN 6 FEET (UP TO 8 FEET). CALL ENGINEER FOR SPANS LARGER THAN 8 FEET WITH NO SPECIFIED BEAMS OR LINTELS OVER.

TERMITE PROTECTION COMPLIANCE

GENERAL CONTRACTOR TO PROVIDE A CERTIFICATE OF COMPLIANCE/ LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT AS PER FC 2004 SECTION 1816.1.7
"THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITE TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES"

STRUCTURAL WOOD

- TO CONFORM TO RULES OF THE MANUFACTURER'S ASSOCIATION UNDER WHOSE RULES THE LUMBER IS PRODUCED. (SEE SUPPLIER'S SPECIFICATIONS).
- TO BE AIR DRIED, WELL SEASONED AND GRADE MARKED AT MILL.
- TO BE NO. 2 SOUTHERN PINE, UTILITY GRADE DOUGLAS FIR OR WEST COAST HEMLOCK.
- ALL STRUCTURAL WOOD TO BE SURFACED FOUR (4) SIDES (S-4-S) WITH A MINIMUM FIBER STRESS IN BENDING OF 1,200 P.S.I. AND A MAXIMUM MOISTURE CONTENT OF 19 PERCENT.
- ALL LUMBER AND PLYWOOD IN CONTACT WITH CONCRETE, STUCCO, MASONRY OR OTHER CEMENTATIUS MATERIALS SHALL BE TREATED TO COMPLY WITH AMPA STANDARD LP-2.
- STORE ALL LUMBER ABOVE GRADE OR FLOOR. STACK TO ALLOW PROPER AIR CIRCULATION AND PROTECT FROM WETTING WITH SUITABLE COVER.

WOOD TRUSSES:

THE BUILDING CODE REQUIRES THE ENGINEER-OF-RECORD TO INCLUDE WITH ALL RECORD PLANS COMPLETE TRUSS FRAMING PLANS, INCLUDING ALL CONNECTIONS AND LOADING DATA, TO THE BUILDING DEPARTMENT FOR PERMIT. THE TRUSS DESIGNER-DELEGATED ENGINEER MUST FOLLOW THE LAYOUT OF THE TRUSSES AND GIRDER-TRUSSES, AS SHOWN ON THE STRUCTURAL FRAMING PLANS. IN THE EVENT THAT THE TRUSS DESIGN ENGINEER REQUIRES A CHANGE IN THE LAYOUT, HE MUST CONTACT THE ENGINEER-OF-RECORD (AS SOON AS POSSIBLE AND DURING THE DESIGN PHASE) AND PROVIDE THE PERTINENT INFORMATION (LOCATION AND MAGNITUDE OF LOADS) TO THE ENGINEER-OF-RECORD.

IN THE EVENT THAT SUCH COORDINATION DID NOT TAKE PLACE, PRIOR TO PERMITTING OF THE PROJECT, THE OWNER OR CONTRACTOR SHALL PROVIDE TRUSS SHOP DRAWING, FOR A/E REVIEW, PRIOR TO START OF FOUNDATION CONSTRUCTION. THE STRUCTURAL FRAMING PLANS OF RECORD, WILL BE MODIFIED TO INCLUDE ALL THE INFORMATION CHANGED ON THE SHOP DRAWINGS, AND NEW FRAMING PLANS WILL BE ISSUED (AT ADDITIONAL COST).

NO FOUNDATION WORK SHALL BEGIN BEFORE THE STRUCTURAL ROOF AND FLOORS TRUSS FRAMING PLANS HAVE BEEN VERIFIED AND COORDINATED WITH THE ENGINEERED TRUSS SHOP DRAWINGS.

- DESIGNED AND FABRICATED IN ACCORDANCE WITH "NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADE LUMBER AND ITS FASTENERS" BY NFPA
- TRUSSES SHALL BE DESIGNED, SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER, WHO SHALL BE ASSIGNED AS A DELEGATED ENGINEER FOR THE CONTRACTOR. THE DELEGATED ENGINEER DESIGN AND INDICATE ON THE SHOP DRAWINGS ALL TRUSS COMPONENTS, TEMPORARY BRACING, BRIDGING, HARDWARE, METAL HANGERS, ANCHORS AND METAL SHAPES AS REQUIRED BY DESIGN OR AS INDICATED ON THE PLANS. ALL METAL PARTS TO BE GALVANIZED.
- SHOP DRAWINGS SHALL COMPLY WITH THE FLORIDA BUILDING CODE, REGARDING MODIFICATION OF THE FRAMING (FROM THE ONE SHOWN ON THE STRUCTURAL PLANS), INDICATING ALL PERMANENT BRACING (AS SHOWN ON THE STRUCTURAL PLANS) AND INDIVIDUAL MEMBER BRACING.
- TRUSS DESIGNER ENGINEER SHALL INDICATE THE NET WIND UPLIFT REACTIONS FOR EACH TRUSS AND GIRDER TRUSS. EACH TRUSS SHALL BE STRAPPED TO THE SUPPORT WITH A HURRICANE STRAP (AS PER DETAIL ON PLAN). THE SIZE OF STRAP AND AMOUNT OF NAILS SHALL BE SELECTED BASED ON THE UPLIFT DATA OF THE STRAP AND THE TRUSS SHOP DRAWINGS.
- ALL SEATS FOR THE WOOD GIRDER TRUSSES HAVE BEEN SPECIFIED BY ED LANDERS, IN COORDINATION WITH LOCATION AND LOADING INFORMATION PROVIDED ON THE PRE-ENGINEERED WOOD TRUSS SHOP DRAWINGS.
- THE STRUCTURAL PLANS INDICATE ALL THE REQUIRED LATERAL PERMANENT BRIDGING, AS RECOMMENDED BY THE "TRUSS PLATE INSTITUTE". TRUSS DESIGNER ENGINEER SHALL PROVIDE INFORMATION AND SHOW ON PLAN, ALL LATERAL BRACING OF ANY TRUSS INDIVIDUAL MEMBERS, AS REQUIRED BY TRUSS DESIGN.
- TRUSSES SHALL BE INSTALLED WITH OUT OF PLUMB AND OUT OF PLANE TOLERANCES, AS PER THE "TRUSS PLATE INSTITUTE" (SHOWN ON THE ROOF PLAN). ANY TRUSS EXCEEDING THE SPECIFIED TOLERANCE MUST BE REALIGNED OR REPLACED.
- INSTALLATION OF TRUSSES LONGER THAN 35 FT. OR HIGHER THAN 6 FT. SHALL BE MADE UNDER THE DIRECT SUPERVISION OF A LICENSED BUILDING OR GENERAL CONTRACTOR OR A LICENSED STRUCTURAL ENGINEER OR ARCHITECT.

PLYWOOD ROOF DIAPHRAGM:

- ROOF DIAPHRAGM SHALL COMPLY WITH THE DESIGN RECOMMENDATIONS OF "A.P.A. DESIGN/CONSTRUCTION GUIDE - DIAPHRAGMS" AND THE FLORIDA BUILDING CODE.
 - PLYWOOD ROOF DECKING SHALL BE 19/32" MINIMUM THICKNESS, AND SHALL BE CONTINUOUS OVER TWO OR MORE SPANS, WITH FACE GRAIN PERPENDICULAR TO THE SUPPORTS.
 - CONNECT PLYWOOD DIAPHRAGM TO STRUCTURE WITH 10d GALV. NAILS, SPACED AT 6" O.C. MAX. AT SUPPORTED EDGES AND AT 6" O.C. ALONG THE INTERMEDIATE SUPPORTS.
 - INSPECTIONS: COMPLY WITH THE FLORIDA BUILDING CODE AND COUNTY REQUIREMENTS FOR INSPECTIONS (BY THE COUNTY, ARCHITECT OR ENGINEER) OF SPECIFIED COMPONENTS OF THE ROOF STRUCTURE REQUIRING INSPECTIONS.
- GABLE ENDS NAIL SPACING SHALL BE 4" ON CENTERS MAXIMUM.

STRUCTURAL STEEL & STEEL JOIST

- STANDARDS: All Structural Steel, Steel Joists and erection thereof shall conform to AISC "Manual of Steel Construction" AISC "Specification for the Design, Fabrication, and Erection of Structural Steel for Buildings" AISC "Code of Standard Practice for Steel Buildings and Bridges", and SJI Standards and Designations, latest edition.
- LOADS: For load requirements for steel structural elements,
- STRUCTURAL SHAPES: All structural steel hot rolled shapes and plates shall be ASTM A36 with a minimum yield stress of 36 ksi. All steel shall conform to AISC Standards and Specifications for the Design, Fabrication, and Erection of Structural Steel.
- TUBES: All structural steel tubes shall be ASTM A500, Grade B with a minimum yield stress of 46 ksi.
- PIPE: All steel pipe shall be ASTM A53 Grade B, Type S with a minimum yield stress of 35 ksi or ASTM A501 with a minimum yield stress of 36 ksi.
- BOLTS: All bolts shall conform to "Specifications for Low Carbon Steel Externally and Internally Threaded Standard Fasteners" ASTM A307 or "High Strength Bolts for Structural Steel Joints, Including Suitable Nuts and Plain Hardened Washers" ASTM A325. See plans for designations and locations. All bolts shall be A325 unless specifically noted otherwise.

- JOISTS & JOIST GIRDERS: All steel open web joists and joist girders shall conform to standard specifications and configurations as set forth by SJI Unit Designations, or they shall be specifically designed by a Florida Registered Professional Engineer. All such design and submittals shall conform to the requirements as set forth by the State of Florida Department of Professional Regulation Board of Professional Engineers relating to "Specialty Engineers". All bridging shall be in place before any superimposed loads are placed on the roof system.
- WELDS: All welds shall conform to AWS Standards and shall be made by properly certified welders. All electrodes shall be E70XX. All welds shall be wire brushed and painted to assure weather resistance.
- ROOF OPENINGS: Steel Contractor shall supply and install all roof openings. Exact sizes and locations shall be coordinated by the General Contractor, Steel Contractor, and Trade affected by the opening.
- SHOP PAINTING: All steel shall be shop painted prior to delivery to the job site with an approved weather and rust resistant paint. All steel shall be substantially free from rust when delivered to the job site.
- SHOP DRAWINGS: Prior to fabrication and construction, the steel fabricator shall submit shop drawings for all related work to the Architect for review and approval. All details of steel elements and connections shall be part of this submittal. All materials and designations shall be clearly indicated. The Fabricator shall be responsible for implementing the design as set forth on the plans and maintaining fabrication and erection tolerances and for ensuring the fit and erectable structure. Structural submittals requiring engineering input such as those dealing with substitute connections shall be accompanied by design calculations and shall bear the impress seal and signature of the "Specialty Engineer". All such design and submittals shall conform to the requirements as set forth by the State of Florida Department of Professional Regulation Board of Professional Engineers relating to "Specialty Engineers".

Edward A. LANDERS, P.E.
CONSULTING ENGINEERS
7800 NW 145TH STREET, SUITE 500, MIAMI LAKES, FL. 33018
P.E. #05306
Tel. (305) 823-3938
Fax (305) 823-9355

PERMIT SET

DWG INFO:

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APPROVED BY	DATE

NEW TO:
RESIDENCE
NEW CONSTRUCTION
2334 ALTON RD
MIAMI BEACH FLORIDA 33140

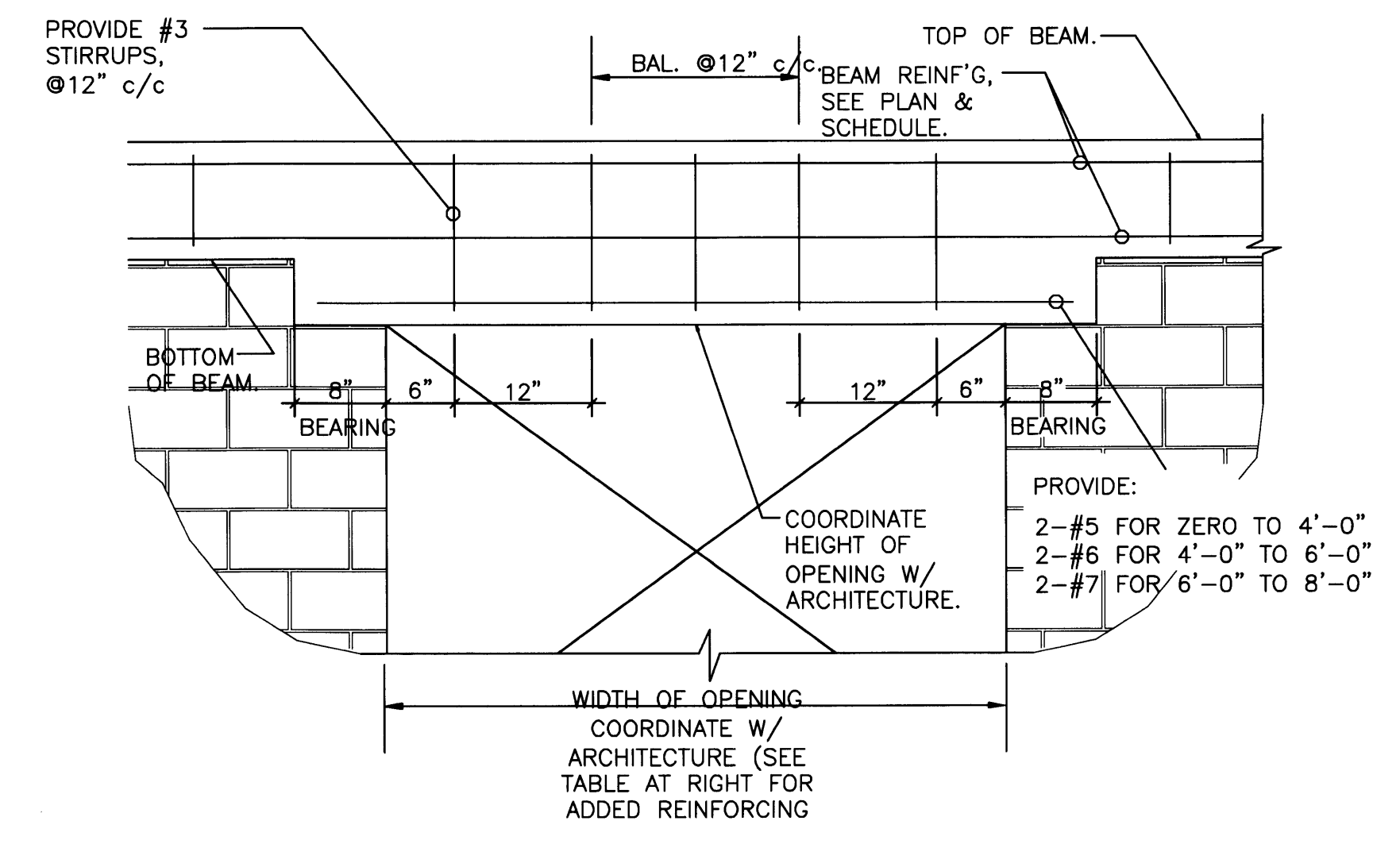
S-1
SHEET NUMBER

FOUNDATION SCHEDULE

GB-1	16" X 24" W/ 3-#6 BARS TOP & BOTT 2- #6 BARS MID & #3 STIRR @7" O.C.
P-1	14" AUGERCAST PILE W/5 - #5 BARS & #3 TIES @12" O.C.
GB-2	16" X 18" W/ 3-#6 BARS TOP & BOTT #3 STIRR @10" O.C.

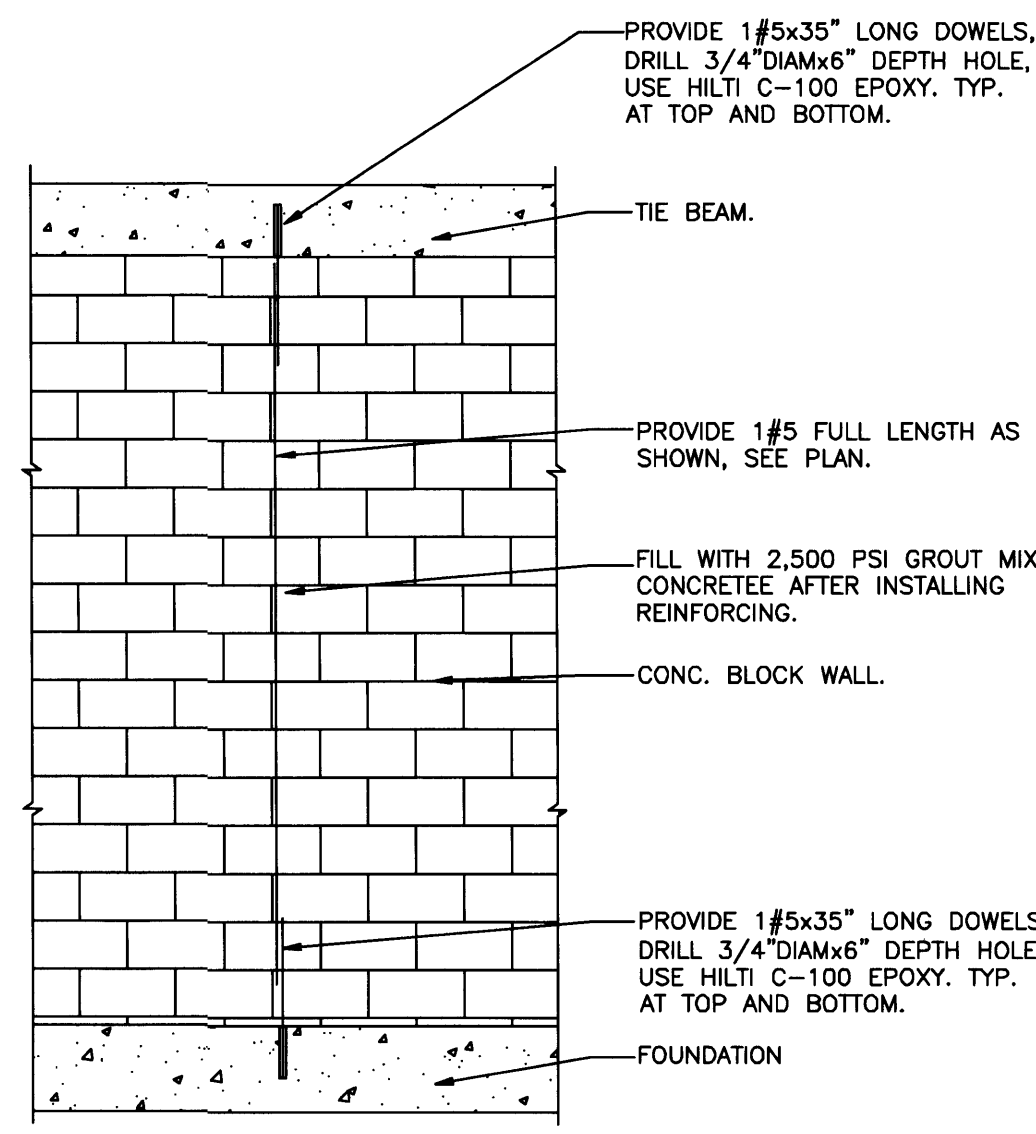
COLUMN SCHEDULE

TC-1	8 X 12 W/4 -#5BARS & #3 TIES @12" O.C.
TC-2	- # 6 BAR IN FILL CELL
TC-3	8 X 18 W/2-#5 BARS @ #3 TIES @ 12" O.C.
TC-4	8 X 18 X 18 W/2-#5 BARS @ #3 TIES @ 12" O.C.
C-1	6" X 6" X 3/8" STEEL TUBE W/ CONC. FILL
C-2	8 X 8 X 8 W/4-#5 BARS @ #3 TIES @ 8" O.C.
C-3	4" X 4" X 3/8" STEEL TUBE W/ CONC. FILL



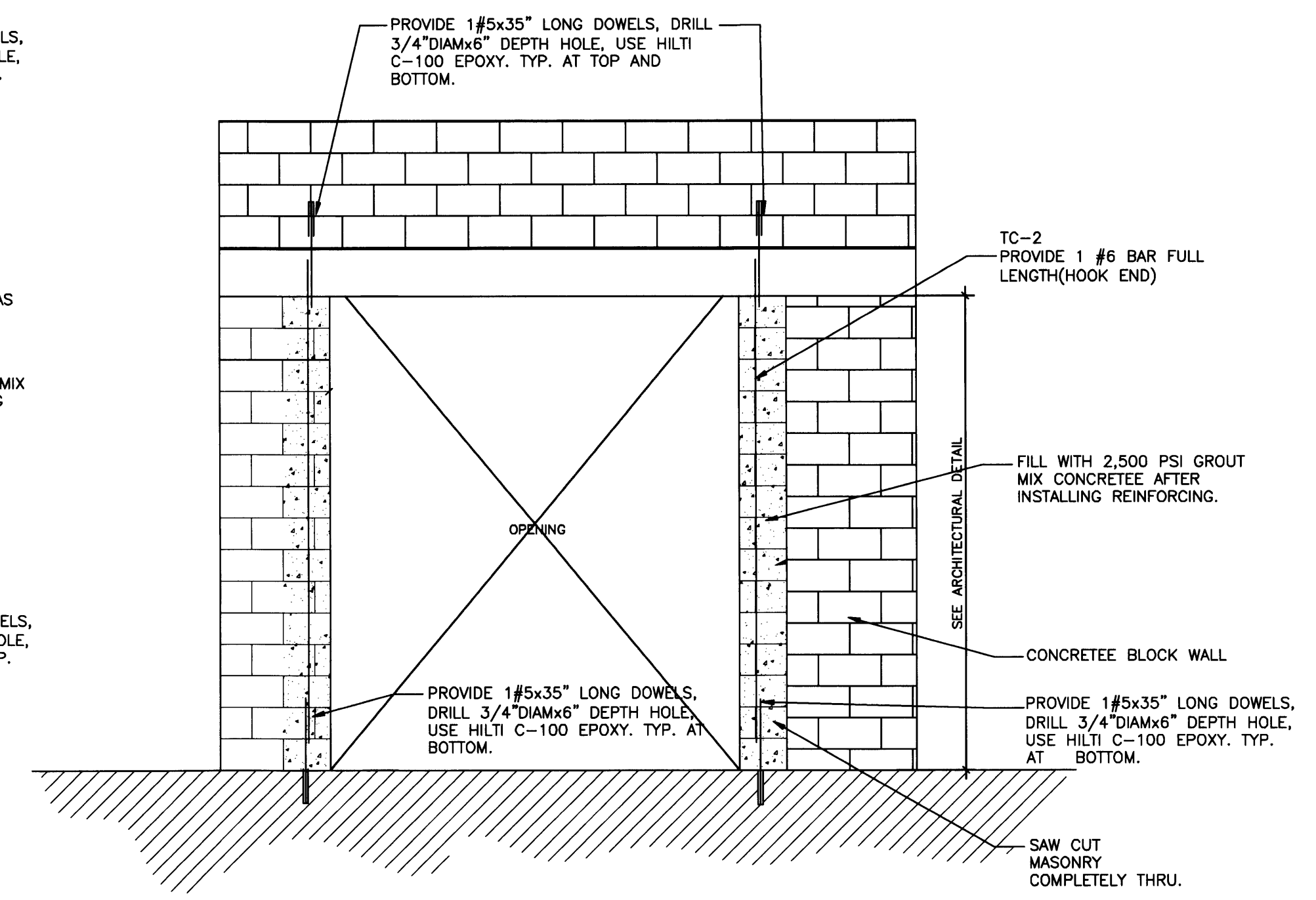
TYPICAL WINDOW AND DOOR OPENING DETAIL

NTS
 NOTE, USE THIS DETAIL WHERE THE BOTTOM OF THE BEAM MUST BE DROPPED IN ORDER TO MEET THE TOP OF THE WINDOW OR DOOR OPENING.



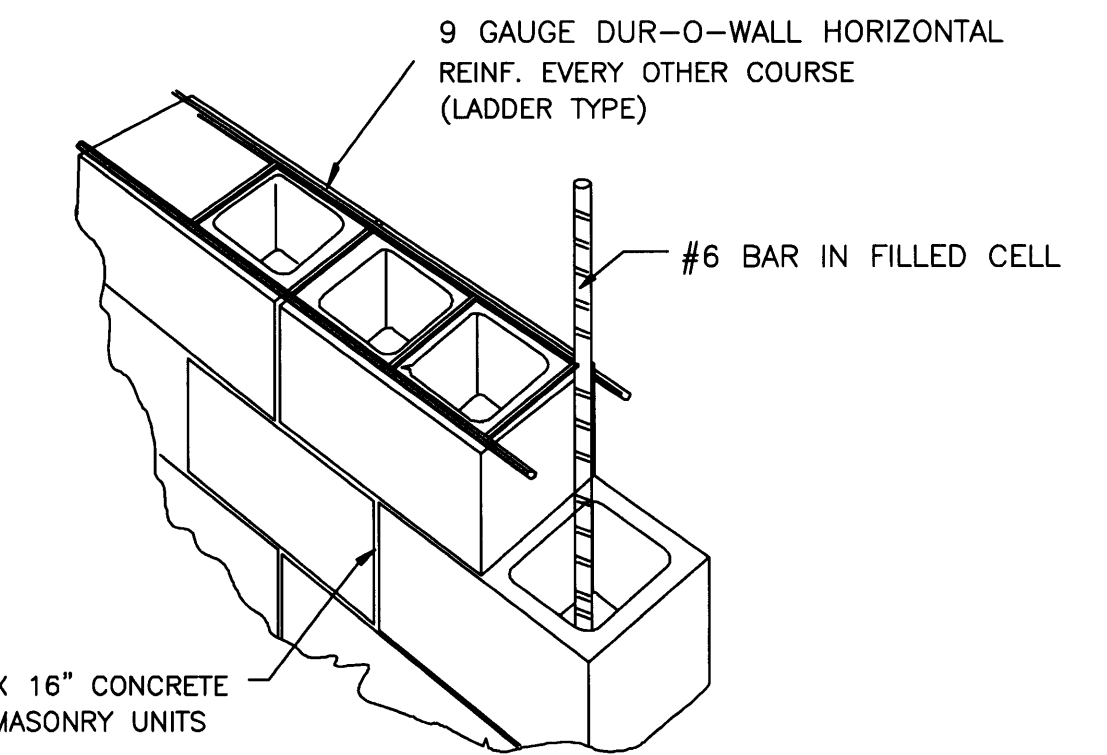
TC-2 REINFORCEMENT WALL DETAIL

NTS



OPENING DETAIL

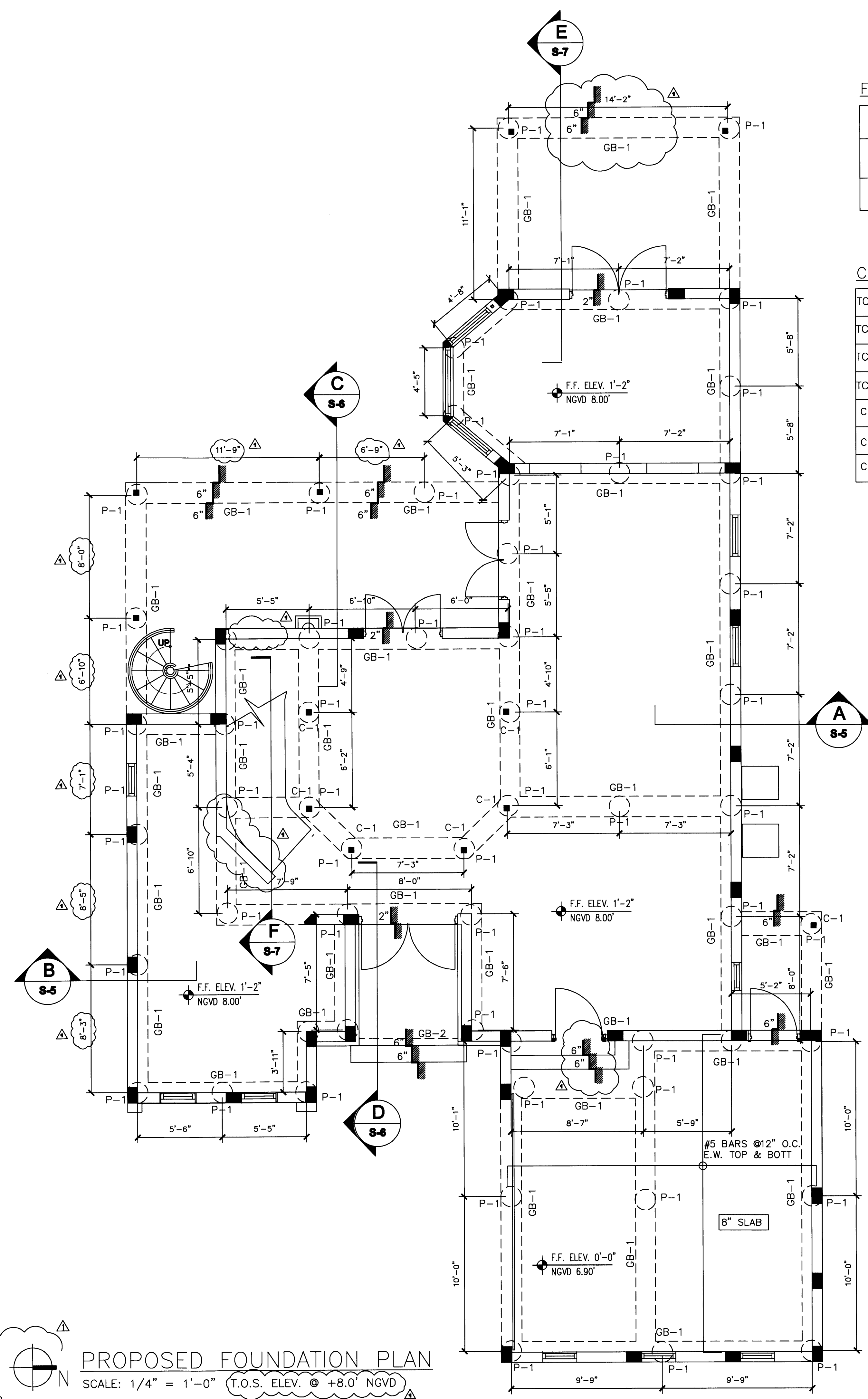
NTS



DETAIL MASONRY WALL

NTS

TERMITE PROTECTION STATEMENT:
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PERMIT SET

DWG INFO:

APPROVED BY	DATE
CORRECTION 1	04/17/09

NEW TO:
RESIDENCE NEW CONSTRUCTION
 2334 ALTON RD
 MIAMI BEACH, FLORIDA 33140

S-2
 SHEET NUMBER

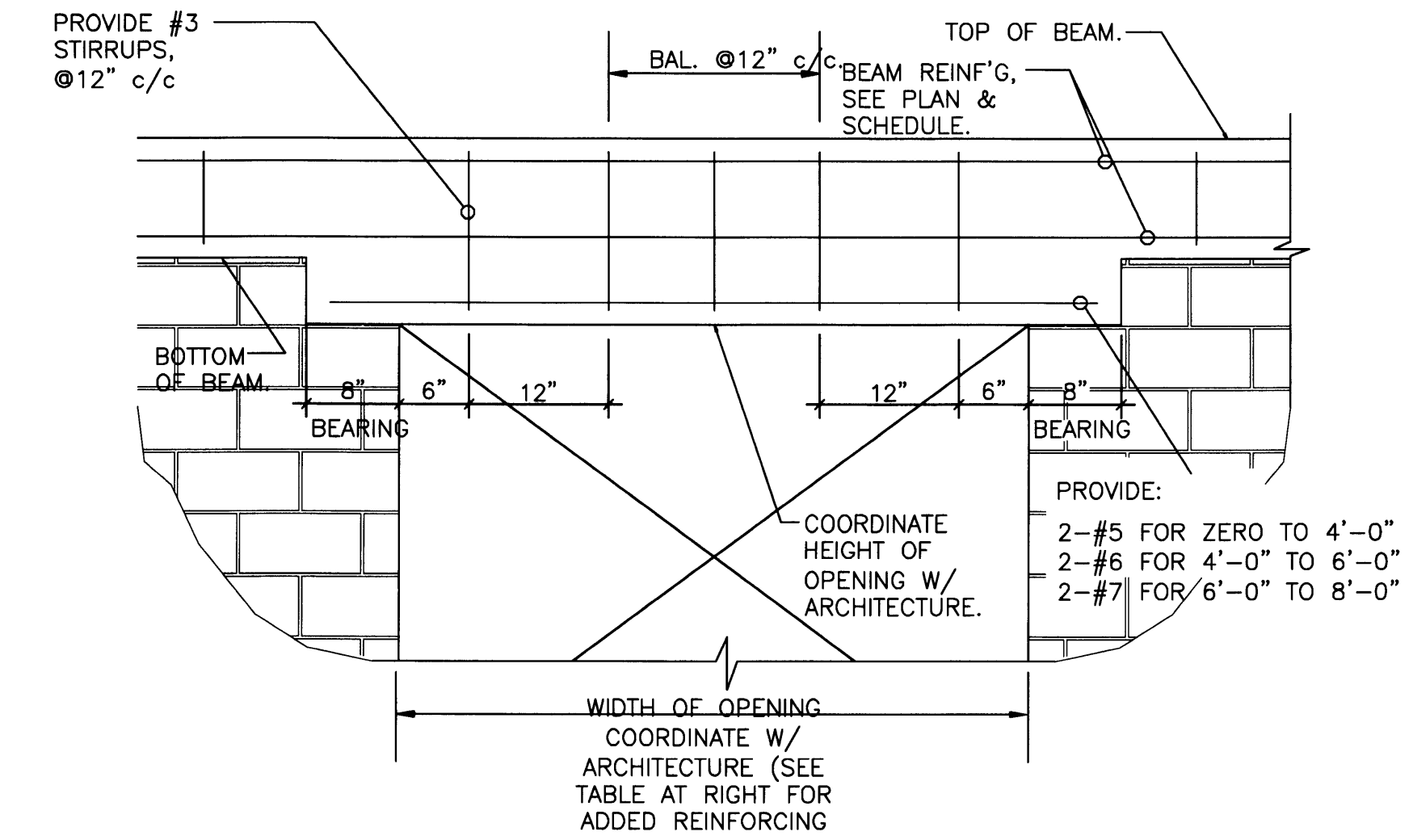
Edward A. Landers
 5/27/09

FOUNDATION SCHEDULE

GB-1	16" X 24" W/ 3-#6 BARS TOP & BOTT 2-#6 BARS MID & #3 STIRR @7" O.C.
P-1	14" AUGERCAST PILE W/5 - #5 BARS & #3 TIES @12" O.C.
GB-2	16" X 18" W/ 3 -#6 BARS TOP & BOTT #3 STIRR @10" O.C.

COLUMN SCHEDULE

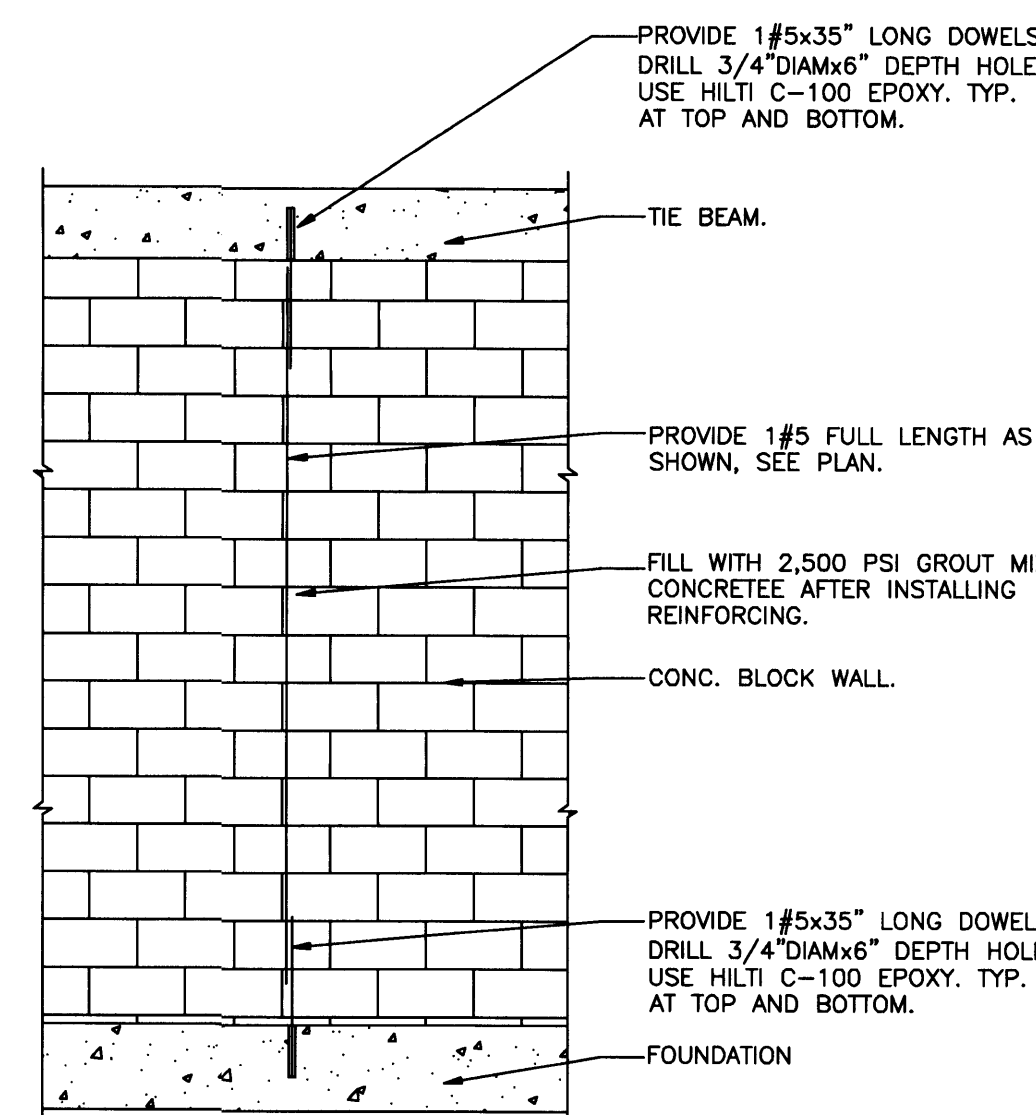
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TC-2	1 - # 6 BAR IN FILL CELL
TC-3	8 X 18 W/2-#5 BARS @ #3 TIES @ 12" O.C.
TC-4	8 X 18 X 18 W/2-#5 BARS @ #3 TIES @ 12" O.C.
C-1	6" X 6" X 3/8" STEEL TUBE W/ CONC. FILL
C-2	8 X 8 X 8 W/4-#5 BARS @ #3 TIES @ 8" O.C.
C-3	4" X 4" X 3/8" STEEL TUBE W/ CONC. FILL



TYPICAL WINDOW AND DOOR OPENING DETAIL

NTS

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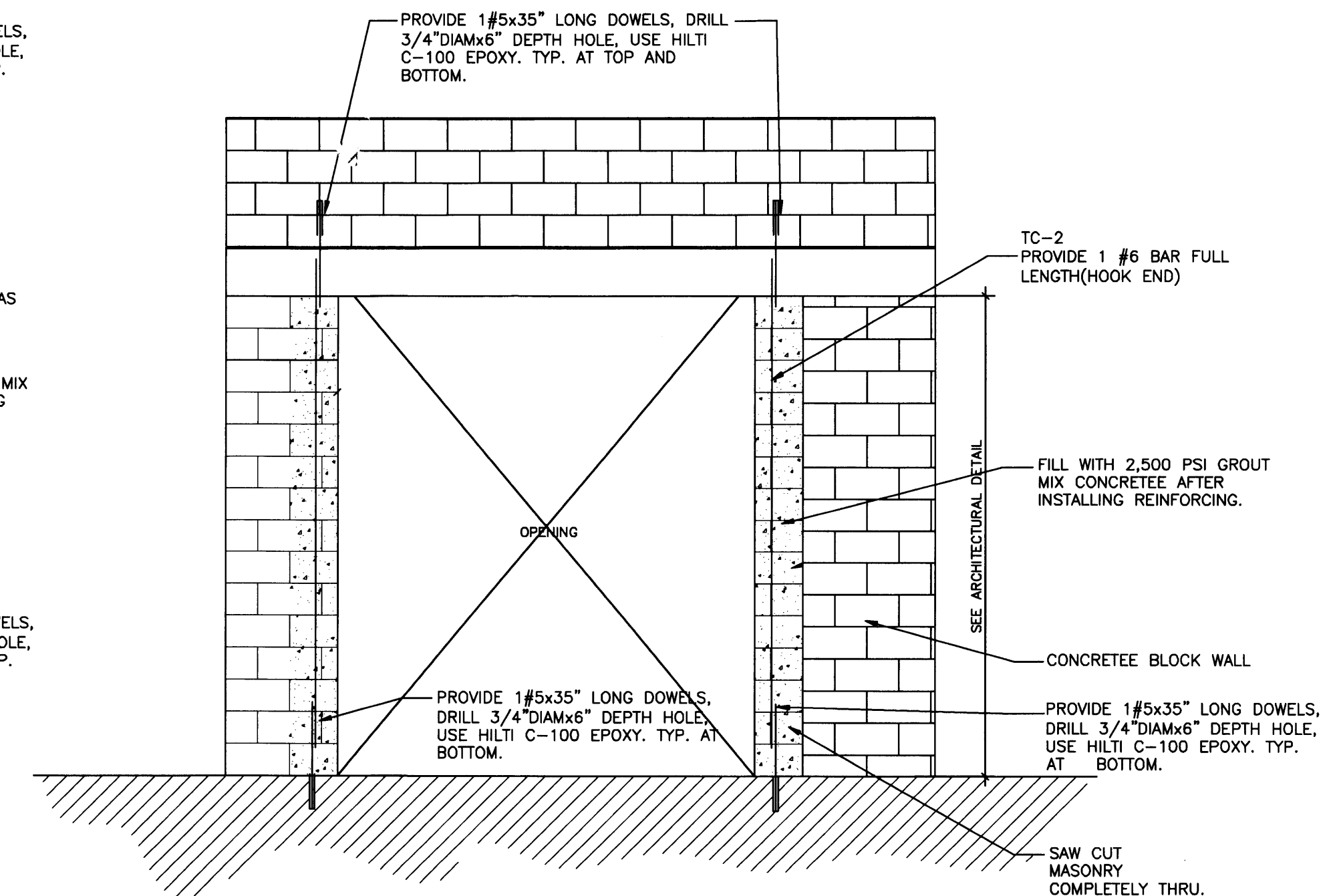


TC-2 REINFORMENT WALL DETAIL

NTS

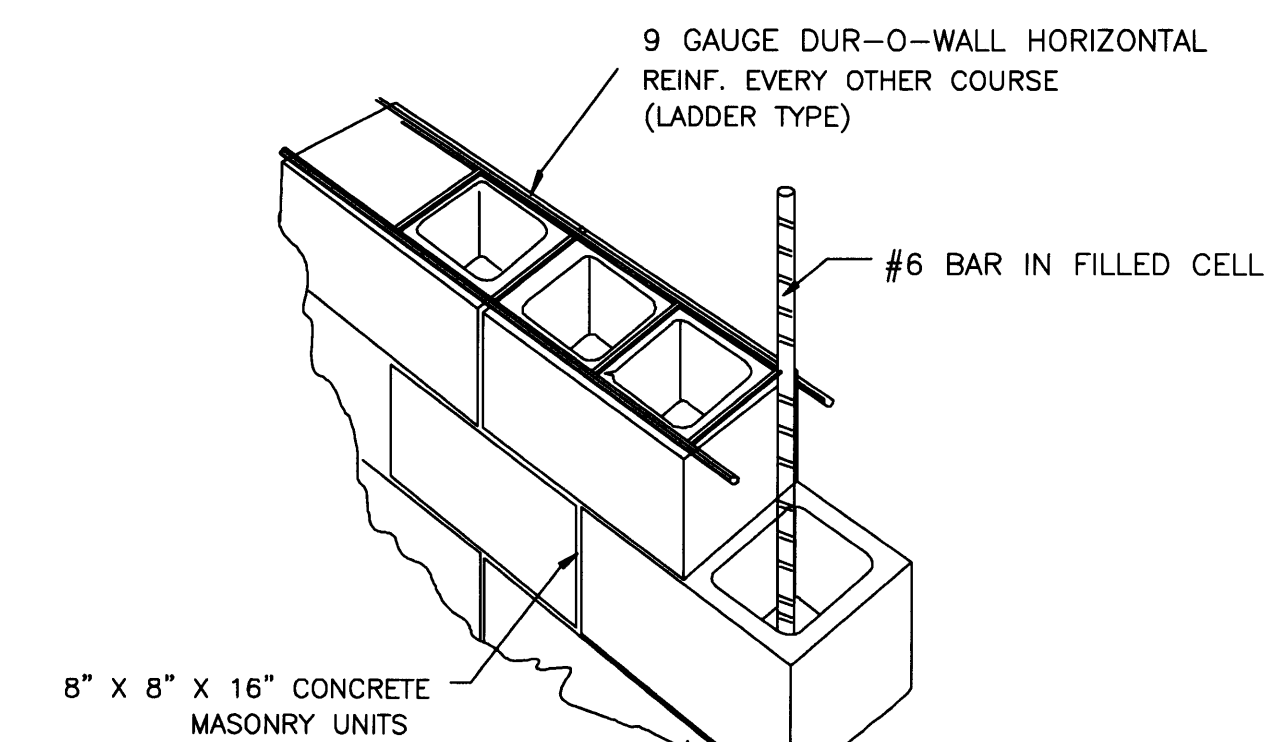
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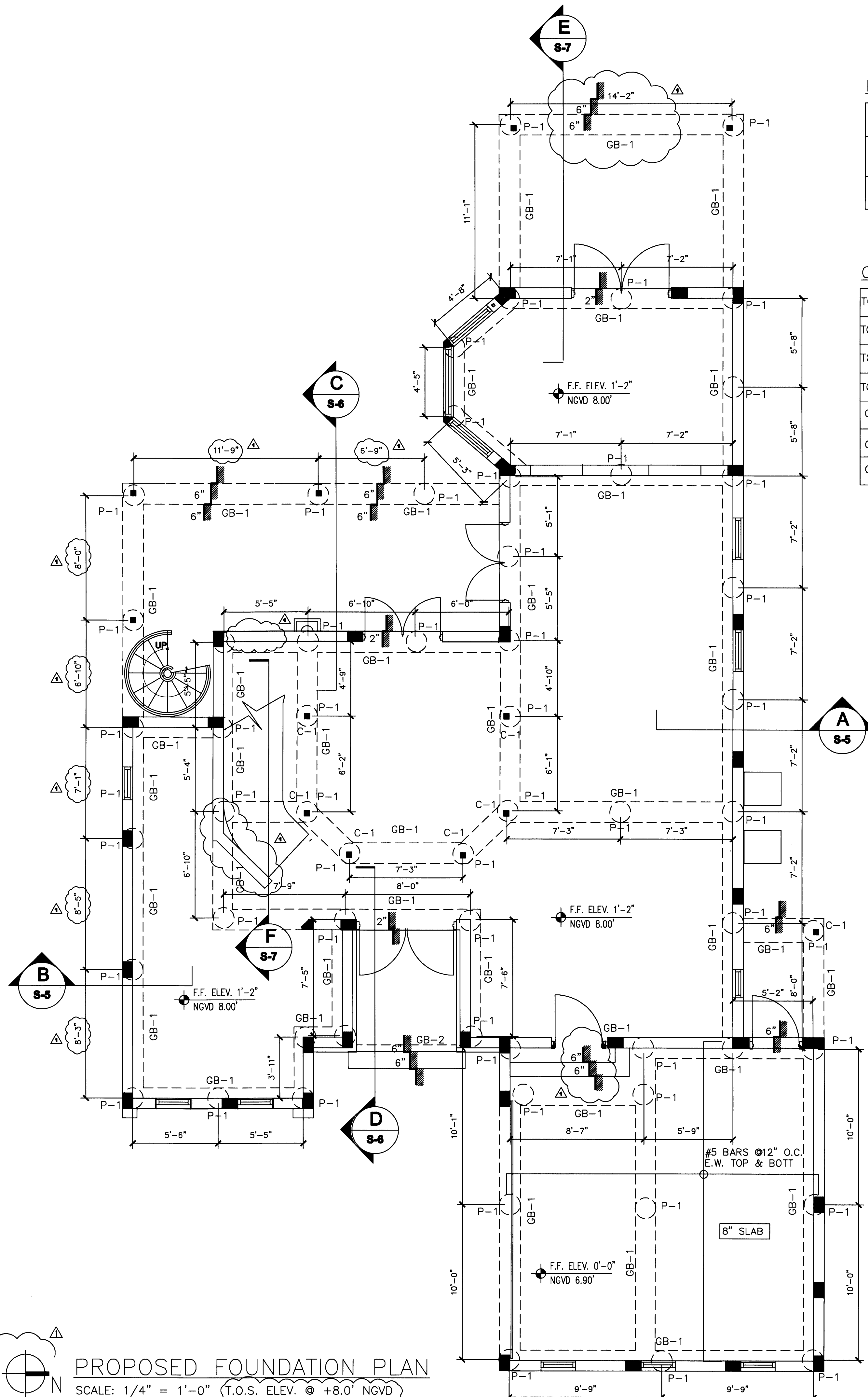
OPENING DETAIL

NTS



DETAIL MASONRY WALL

NTS



PROPOSED FOUNDATION PLAN
 SCALE: 1/4" = 1'-0" (T.O.S. ELEV. @ +8.0' NGVD)

PERMIT SET

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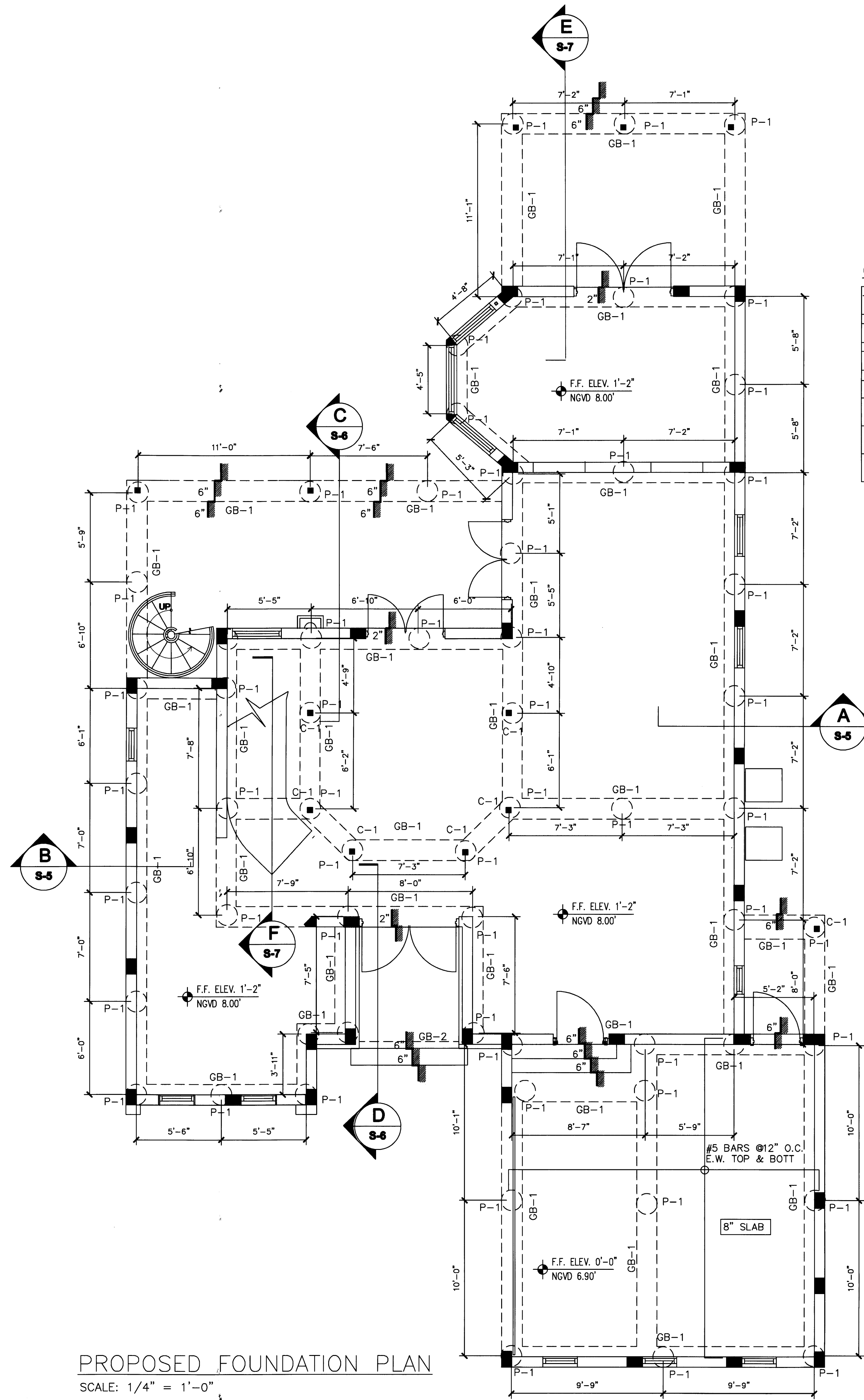
APPROVED BY	DATE
▲ CORRECTION 1	04/17/09

NEW TO:
RESIDENCE NEW CONSTRUCTION
 2334 ALTON RD
 MIAMI BEACH, FLORIDA 33140

S-2

SHEET NUMBER

Edward A. Landers
 4/2009



FOUNDATION SCHEDULE

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P-1	14" AUGERCAST PILE W/5 - #5 BARS & #3 TIES @12" O.C.
GB-2	16" X 18" W/ 3 -#6 BARS TOP & BOTT #3 STIRR @10" O.C.

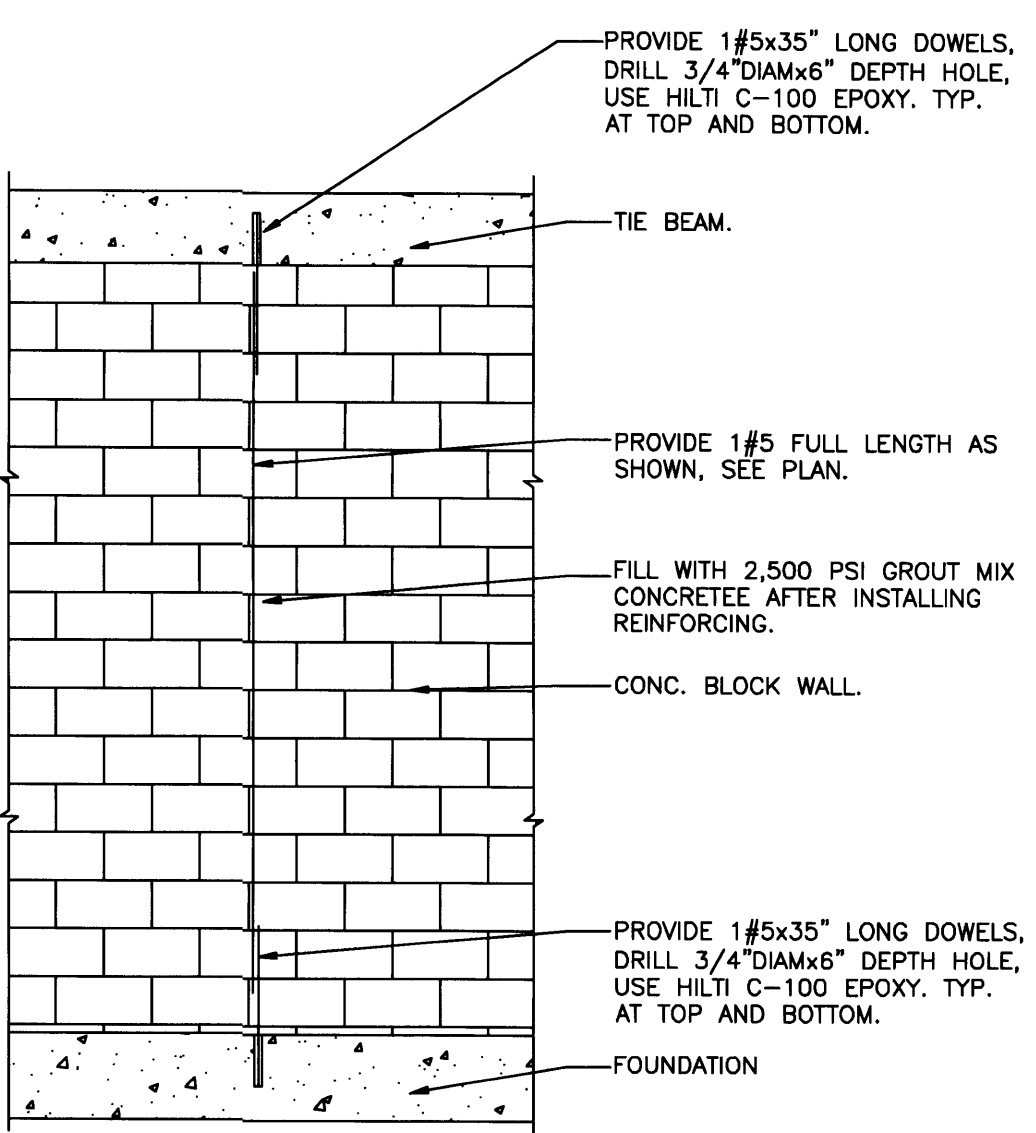
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TC-1	8 X 12 W/4 -#5BARS & #3 TIES @12" O.C.
TC-2	- # 6 BAR IN FILL CELL
TC-3	8 X 18 W/2-#5 BARS @ #3 TIES @ 12" O.C.
TC-4	8 X 18 X 18 W/2-#5 BARS @ #3 TIES @ 12" O.C.
C-1	6" X 6" X 3/8" STEEL TUBE W/ CONC. FILL
C-2	8 X 8 X 8 W/4-#5 BARS @ #3 TIES @ 8" O.C.
C-3	4" X 4" X 3/8" STEEL TUBE W/ CONC. FILL



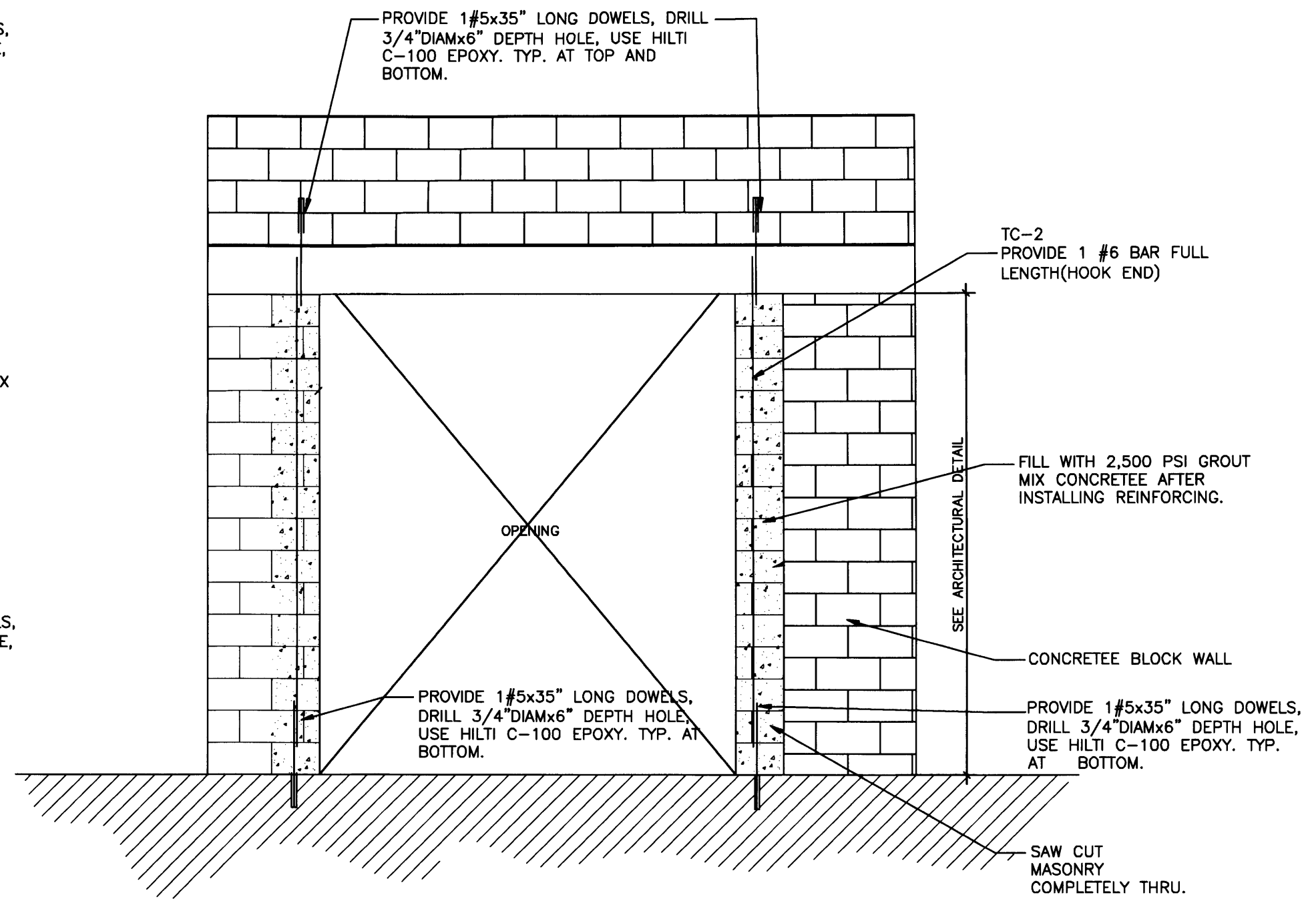
TYPICAL WINDOW AND DOOR OPENING DETAIL

NTS
 NOTE, USE THIS DETAIL WHERE THE BOTTOM OF THE BEAM MUST BE DROPPED IN ORDER TO MEET THE TOP OF THE WINDOW OR DOOR OPENING.



TC-2 REINFORMENT WALL DETAIL

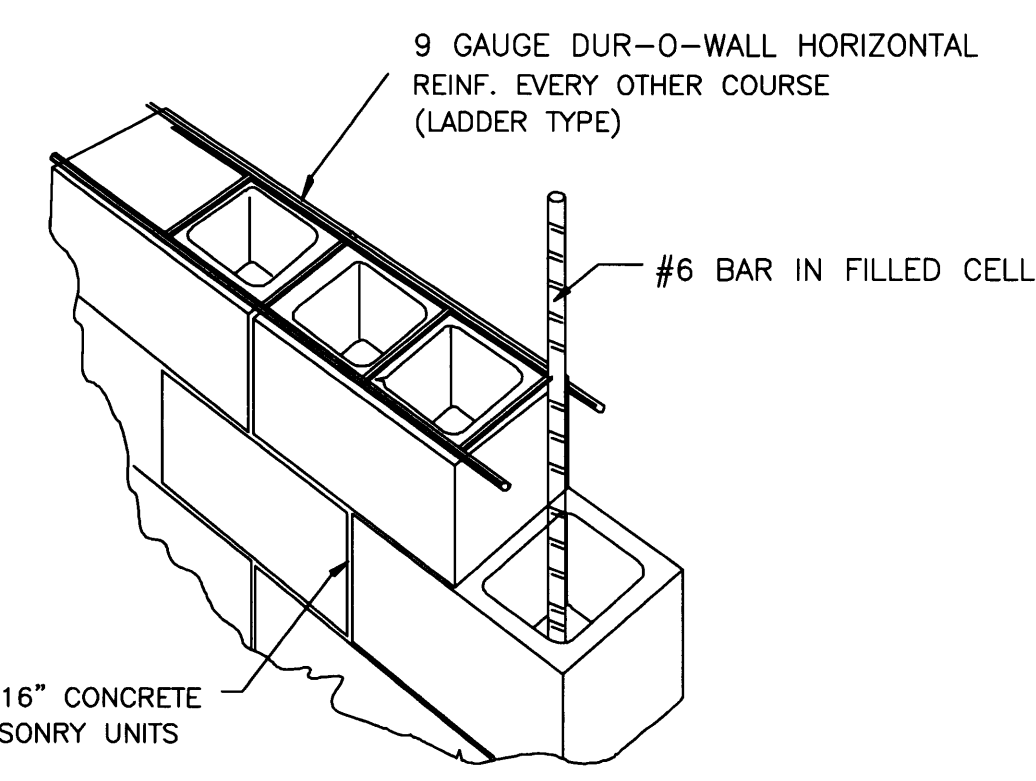
NTS



OPENING DETAIL

NTS

TERMITE PROTECTION STATEMENT:
 TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDED, BAITING SYSTEMS AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. UPON COMPLETION OF THE APPLICATION OF TERMITE PROTECTIVE TREATMENT A "CERTIFICATE OF COMPLIANCE" SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY.



DETAIL MASONRY WALL

NTS

PERMIT SET

DWG INFO:

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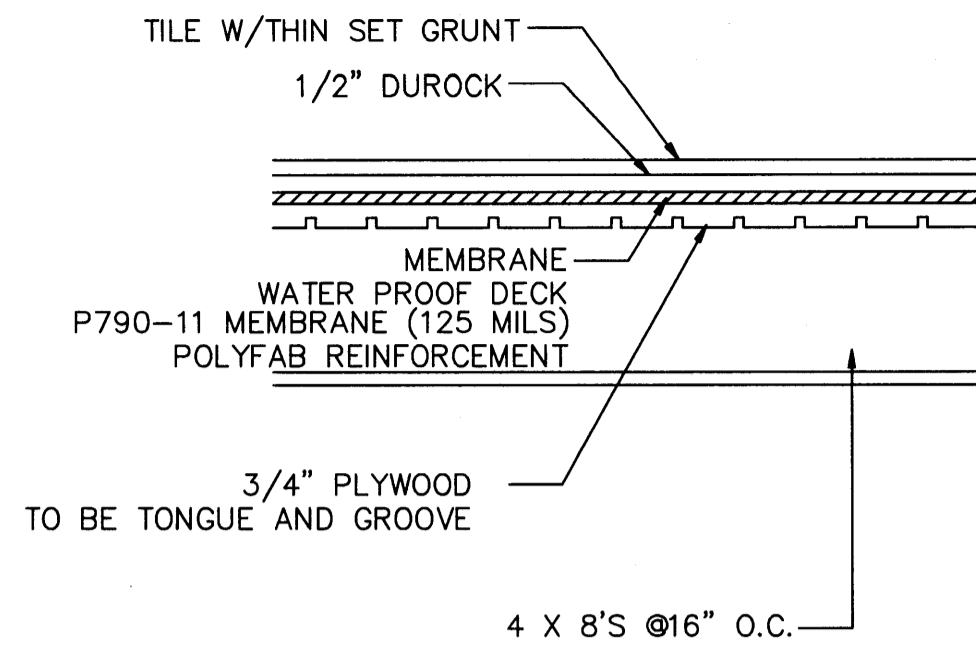
APPROVED BY	DATE

NEW TO:
RESIDENCE
NEW CONSTRUCTION
 2334 ALTON RD
 MIAMI BEACH, FLORIDA 33140

S-2
 SHEET NUMBER

PROPOSED FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"

Edward A. Landers
 2/2/09

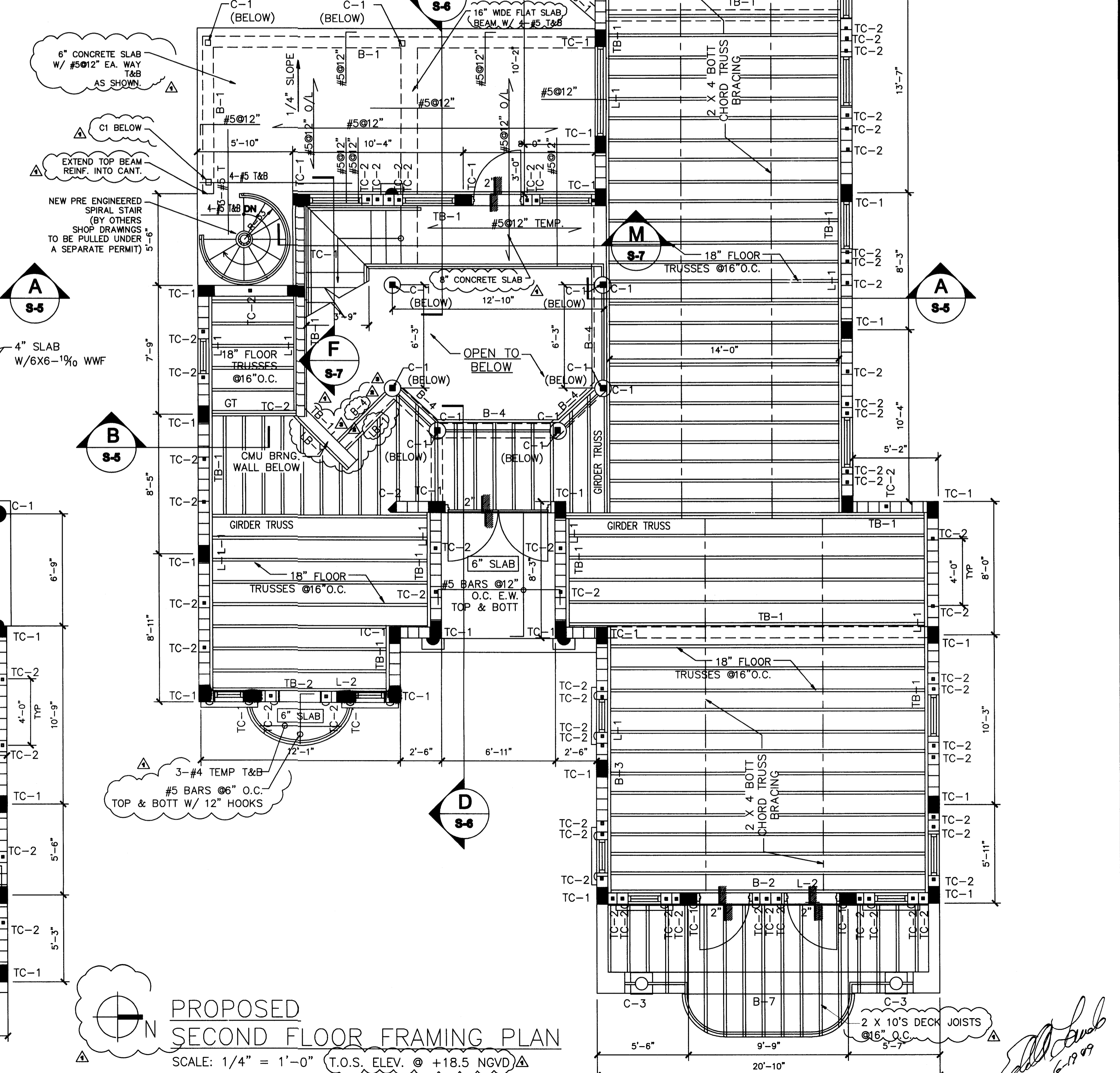
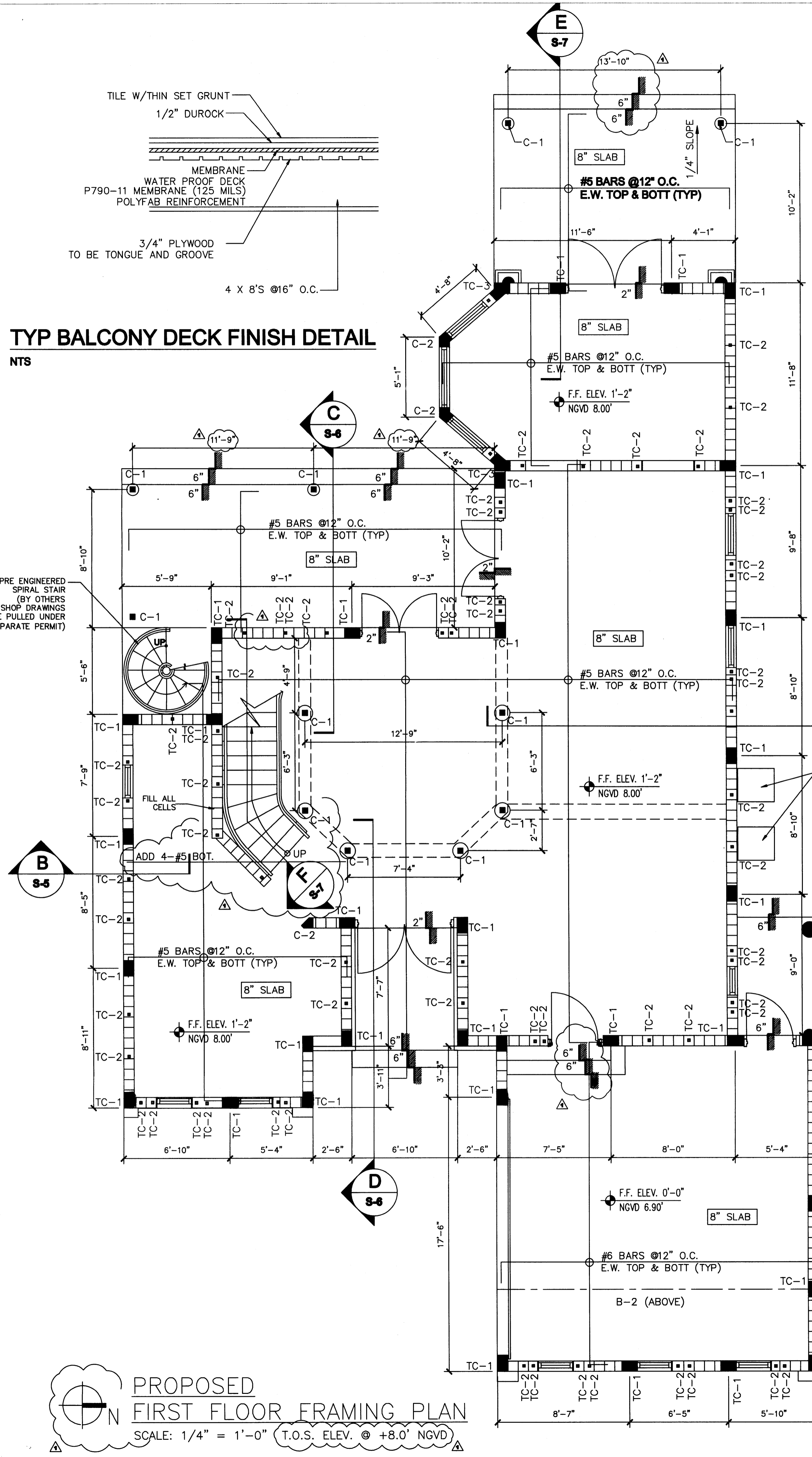


TYP BALCONY DECK FINISH DETAIL

NTS

BEAM SCHEDULE

TB-1	8"X16"W/4 -# 5 BARS W/ # 3 STIRR @ 6" O.C.
TB-2	8"X16"W/4 -# 5 BARS W/ # 3 CLOSED TIES @ 3" O.C.
B-1	8" X 12" W/ 2 -# 6 BARS TOP & BOTT W/ # 3 STIRR @ 5" O.C.
B-2	8" X 18" W/ 2 -# 9 BARS TOP & BOTT W/ # 3 STIRR @ 7" O.C.
B-3	8" X 24" W/ 2 -# 7 BARS TOP & BOTT, MID W/ # 3 STIRR @ 9" O.C.
B-4	8" X 16" W/ 2 -# 6 BARS TOP & BOTT W/ # 3 STIRR @ 7" O.C.
B-5	8" X 24" W/ 2 -# 6 BARS TOP & BOTT W/ # 3 STIRR @ 10" O.C.
B-6	12" X 12" W/ 2 -# 6 BARS TOP & BOTT W/ # 3 STIRR @ 5" O.C.
B-7	12" X 12" W/ 3 -# 5 BARS W/ # 3 STIRR @ 5" O.C.
B-8	8" X 18" W/ 2 -# 5 BARS TOP & BOTT W/ # 3 STIRR @ 5" O.C.
B-9	2-2 X 12 W/ 1/2" BOLTS @ 16" O.C. 2 ROWS, STAGG
L-1	2-2 X 12'S PT W/ 3/4" KWIK BOLTS @ 12" O.C. 2 ROWS, STAGG.
L-2	2 X 10'S PT W/ 3/4" KWIK BOLTS @ 16" O.C. 2 ROWS, STAGG.
L-3	2 X 8'S PT W/ 3/4" KWIK BOLTS @ 16" O.C. 2 ROWS, STAGG.



Edward A. LANDERS, P.E.
 CONSULTING ENGINEERS
 7850 NW 148th STREET, SUITE 500 MIAMI LAKES FL 33116
 Tel. (305) 823-3938
 Fax (305) 823-9355

PERMIT SET

DWG INFO:

APPROVED BY	DATE
CORRECTION 1	04/15/09
CORRECTION 2	05/08/09
CORRECTION 3	06/18/09

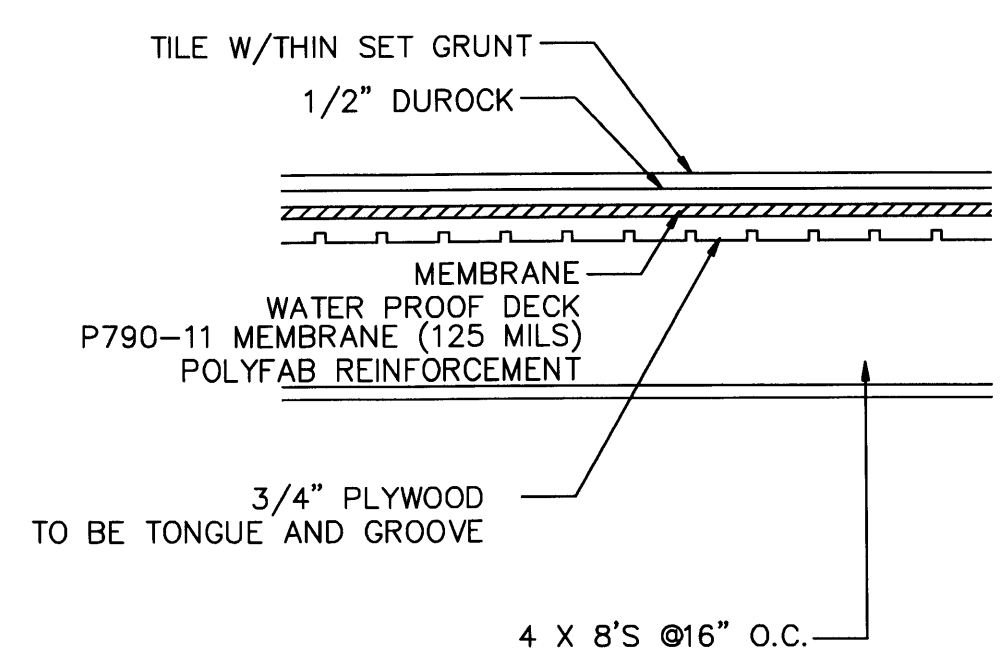
NEW TO:
RESIDENCE
NEW CONSTRUCTION
 2334 ALTON RD
 MIAMI BEACH, FLORIDA 33140

S-3
 SHEET NUMBER
 4-24-9

PROPOSED FIRST FLOOR FRAMING PLAN
 SCALE: 1/4" = 1'-0" (T.O.S. ELEV. @ +8.0' NGVD)

PROPOSED SECOND FLOOR FRAMING PLAN
 SCALE: 1/4" = 1'-0" (T.O.S. ELEV. @ +18.5' NGVD)

Handwritten signature and date: 6-19-09

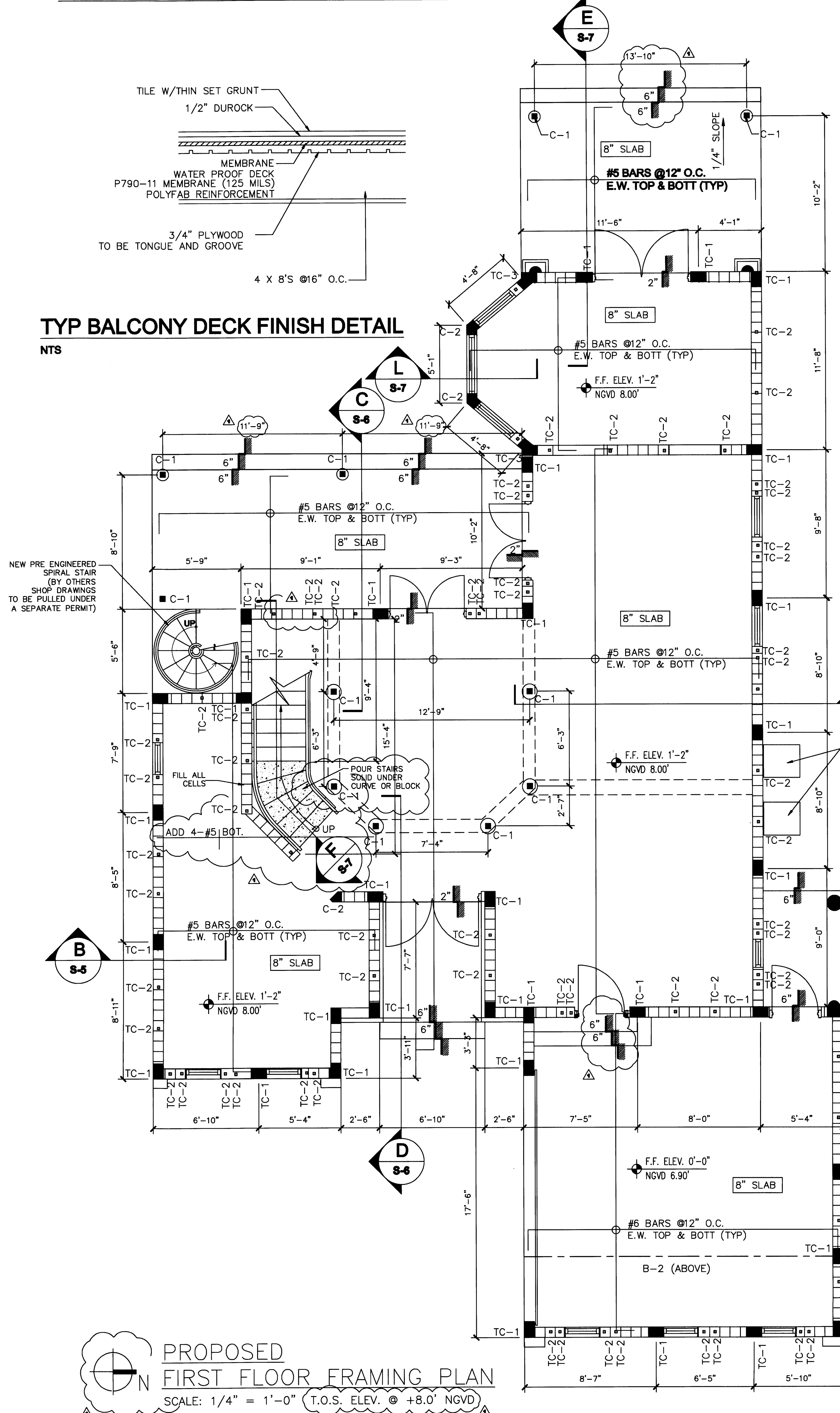


TYP BALCONY DECK FINISH DETAIL

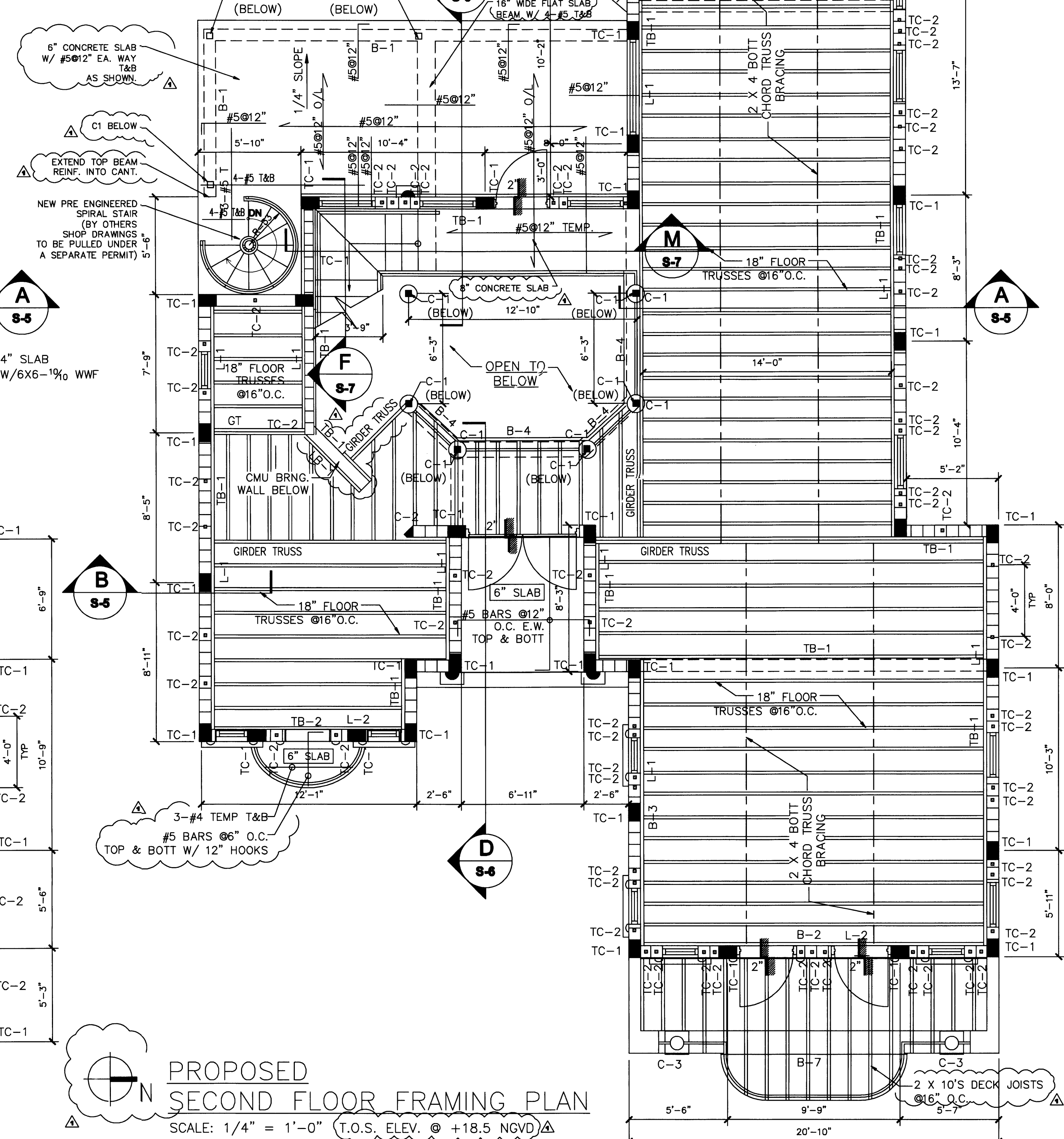
N.T.S.

BEAM SCHEDULE

TB-1	8" X 16" W/ 4 -# 5 BARS W/ # 3 STIRR @ 6" O.C.
TB-2	8" X 16" W/ 4 -# 5 BARS W/ # 3 STIRR @ 3" O.C.
B-1	8" X 12" W/ 2 -# 7 BARS TOP & BOTT W/ # 3 STIRR @ 5" O.C.
B-2	8" X 18" W/ 2 -# 9 BARS TOP & BOTT W/ # 3 STIRR @ 7" O.C.
B-3	8" X 24" W/ 2 -# 7 BARS TOP & BOTT, MID W/ # 3 STIRR @ 9" O.C.
B-4	8" X 16" W/ 2 -# 6 BARS TOP & BOTT W/ # 3 STIRR @ 7" O.C.
B-5	8" X 24" W/ 2 -# 6 BARS TOP & BOTT W/ # 3 STIRR @ 10" O.C.
B-6	12" X 12" W/ 2 -# 6 BARS TOP & BOTT W/ # 3 STIRR @ 5" O.C.
B-7	12" X 12" W/ 3 -# 5 BARS W/ # 3 STIRR @ 5" O.C.
B-8	8" X 18" W/ 2 -# 5 BARS TOP & BOTT W/ # 3 STIRR @ 5" O.C.
B-9	2-2 X 12 W/ 1/2" BOLTS @ 16" O.C. 2 ROWS, STAGG.
L-1	2-2 X 12'S PT W/ 3/4" KWIK BOLTS @ 12" O.C. 2 ROWS.
L-2	2 X 10'S PT W/ 5/8" KWIK BOLTS @ 16" O.C. 2 ROWS, STAGG.
L-3	2 X 8'S PT W/ 3/8" KWIK BOLTS @ 16" O.C. 2 ROWS, STAGG.



PROPOSED FIRST FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0" (T.O.S. ELEV. @ +8.0' NGVD)



PROPOSED SECOND FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0" (T.O.S. ELEV. @ +18.5' NGVD)

Edward A. LANDERS, P.E.
CONSULTING ENGINEERS
1700 NW 14TH STREET, SUITE 500, MIAMI LAKES, FL 33109
Tel. (305) 823-3938
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PERMIT SET

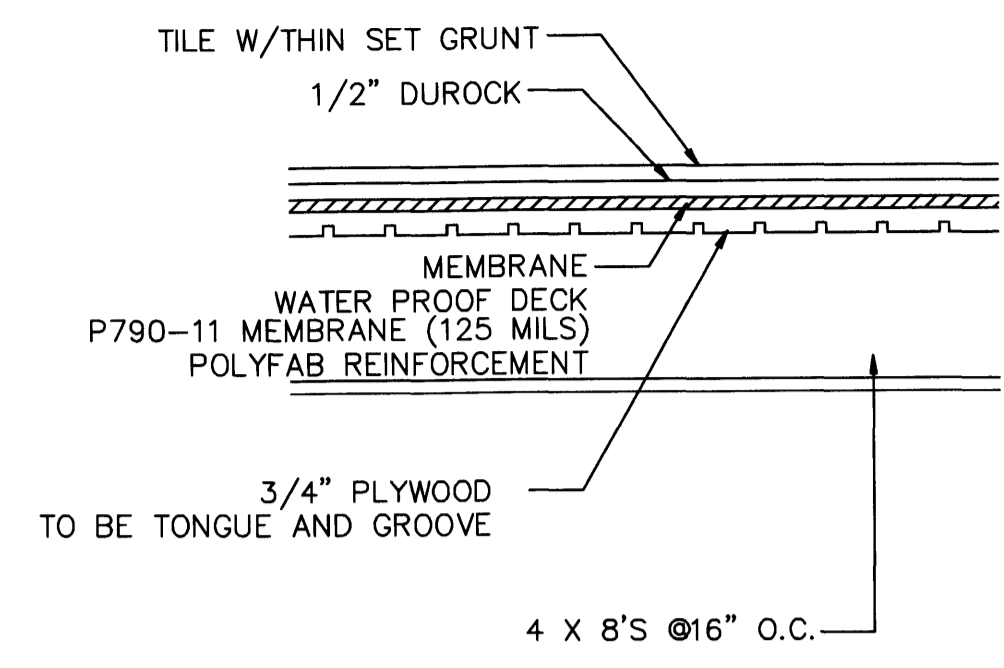
DWG INFO:

APPROVED BY: **CORRECTION 1** DATE: **04/17/08**

NEW TO:
RESIDENCE NEW CONSTRUCTION
2334 ALTON RD
MIAMI BEACH, FLORIDA 33140

S-3
SHEET NUMBER

Handwritten signature and date: 5/20/09

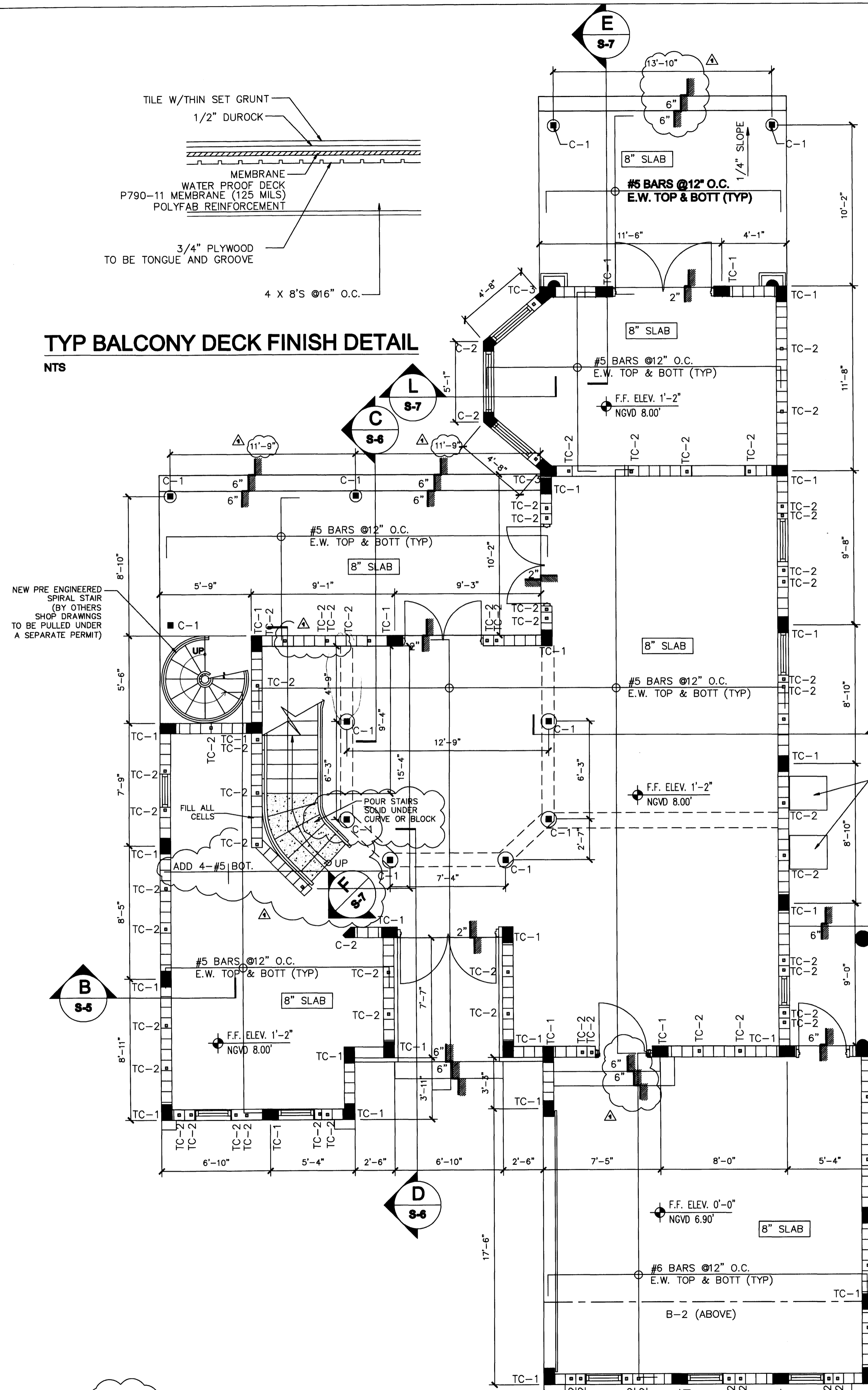


TYP BALCONY DECK FINISH DETAIL

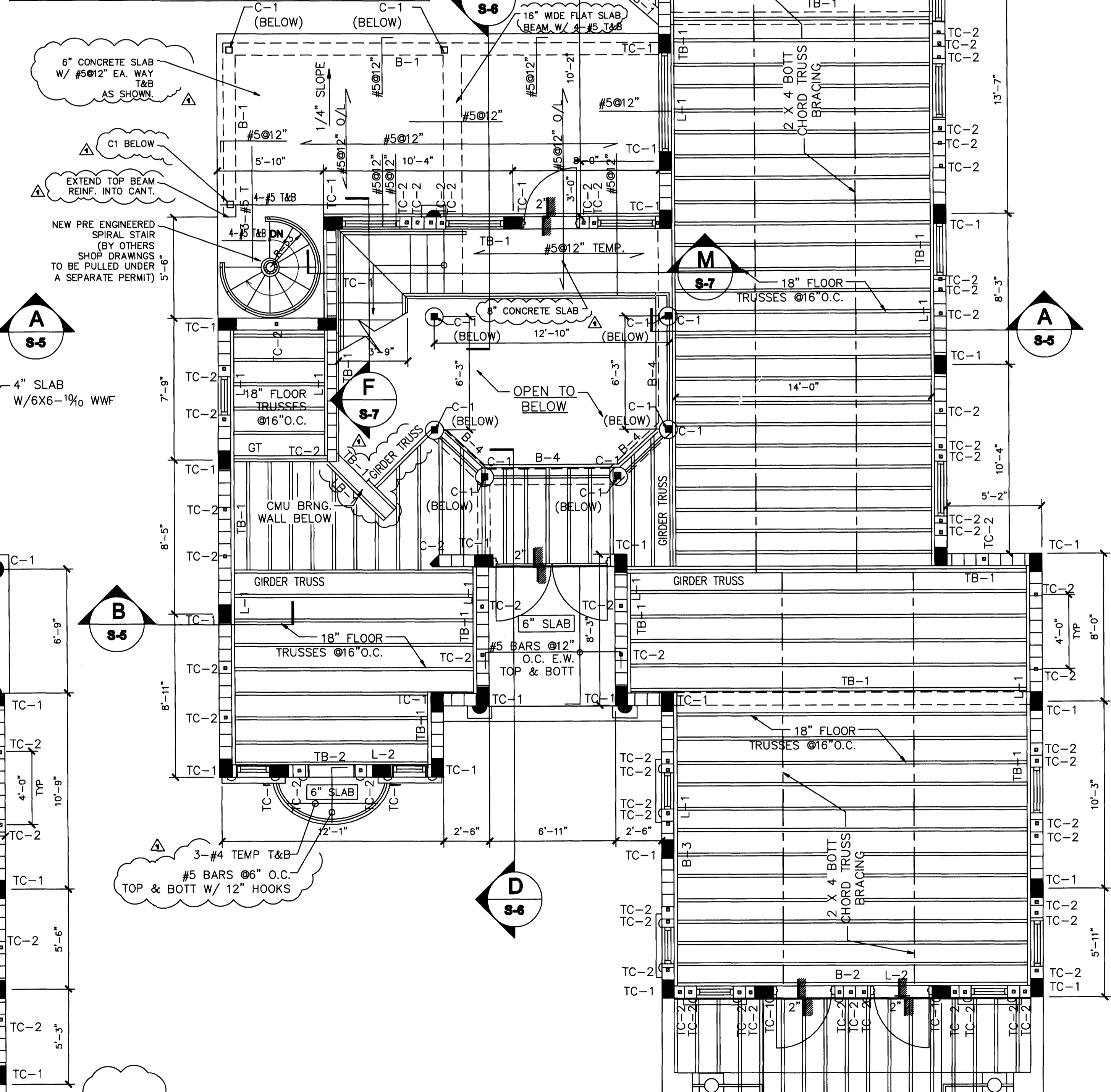
N.T.S.

BEAM SCHEDULE

TB-1	8" X 16" W/ 4 -# 5 BARS W/ # 3 STIRR @ 6" O.C.
TB-2	8" X 16" W/ 4 -# 5 BARS W/ # 3 STIRR @ 3" O.C.
B-1	8" X 12" W/ 2 -# 7 BARS TOP & BOTT W/ # 3 STIRR @ 5" O.C.
B-2	8" X 18" W/ 2 -# 9 BARS TOP & BOTT W/ # 3 STIRR @ 7" O.C.
B-3	8" X 24" W/ 2 -# 7 BARS TOP & BOTT, MID W/ # 3 STIRR @ 9" O.C.
B-4	8" X 16" W/ 2 -# 6 BARS TOP & BOTT W/ # 3 STIRR @ 7" O.C.
B-5	8" X 24" W/ 2 -# 6 BARS TOP & BOTT W/ # 3 STIRR @ 10" O.C.
B-6	12" X 12" W/ 2 -# 6 BARS TOP & BOTT W/ # 3 STIRR @ 5" O.C.
B-7	12" X 12" W/ 3 -# 5 BARS W/ # 3 STIRR @ 5" O.C.
B-8	8" X 18" W/ 2 -# 5 BARS TOP & BOTT W/ # 3 STIRR @ 5" O.C.
B-9	2-2 X 12 W/ 1/2" BOLTS @ 16" O.C. 2 ROWS, STAGG.
L-1	2-2 X 12'S PT W/ 3/4" KWIK BOLTS @ 12" O.C. 2 ROWS.
L-2	2 X 10'S PT W/ 5/8" KWIK BOLTS @ 16" O.C. 2 ROWS, STAGG.
L-3	2 X 8'S PT W/ 5/8" KWIK BOLTS @ 16" O.C. 2 ROWS, STAGG.



PROPOSED FIRST FLOOR FRAMING PLAN
 SCALE: 1/4" = 1'-0" (T.O.S. ELEV. @ +8.0' NGVD)



PROPOSED SECOND FLOOR FRAMING PLAN
 SCALE: 1/4" = 1'-0" (T.O.S. ELEV. @ +18.5' NGVD)

PERMIT SET

DWG INFO:

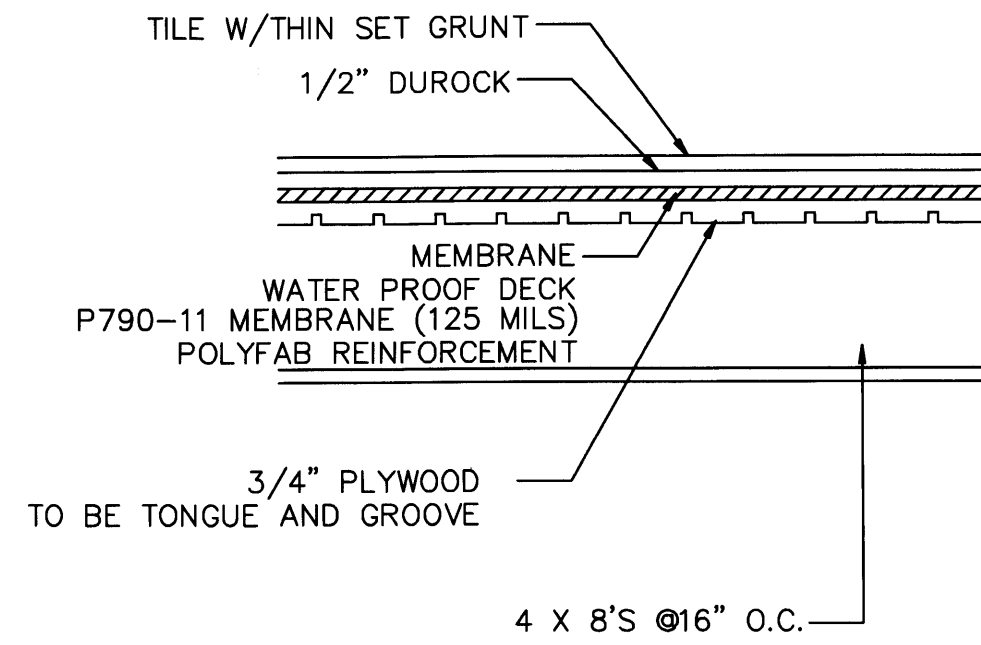
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APPROVED BY: **EDWARD A. LANDERS** DATE: **04/17/09**
 CORRECTION 1

NEW TO:
RESIDENCE NEW CONSTRUCTION
 2334 ALTON RD
 MIAMI BEACH, FLORIDA 33140

S-3
 SHEET NUMBER

Handwritten signature and date: 4/20/09

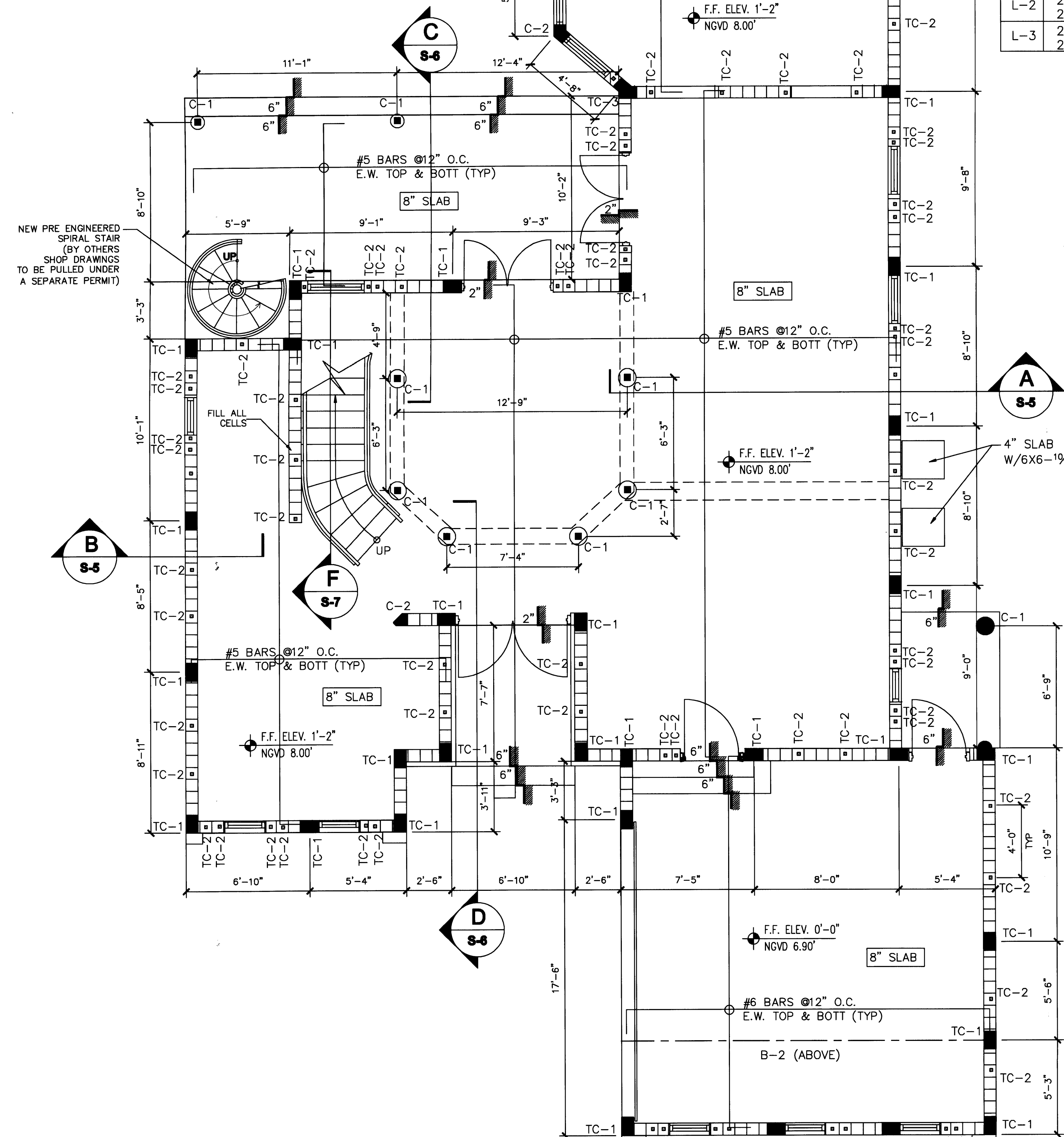


TYP BALCONY DECK FINISH DETAIL

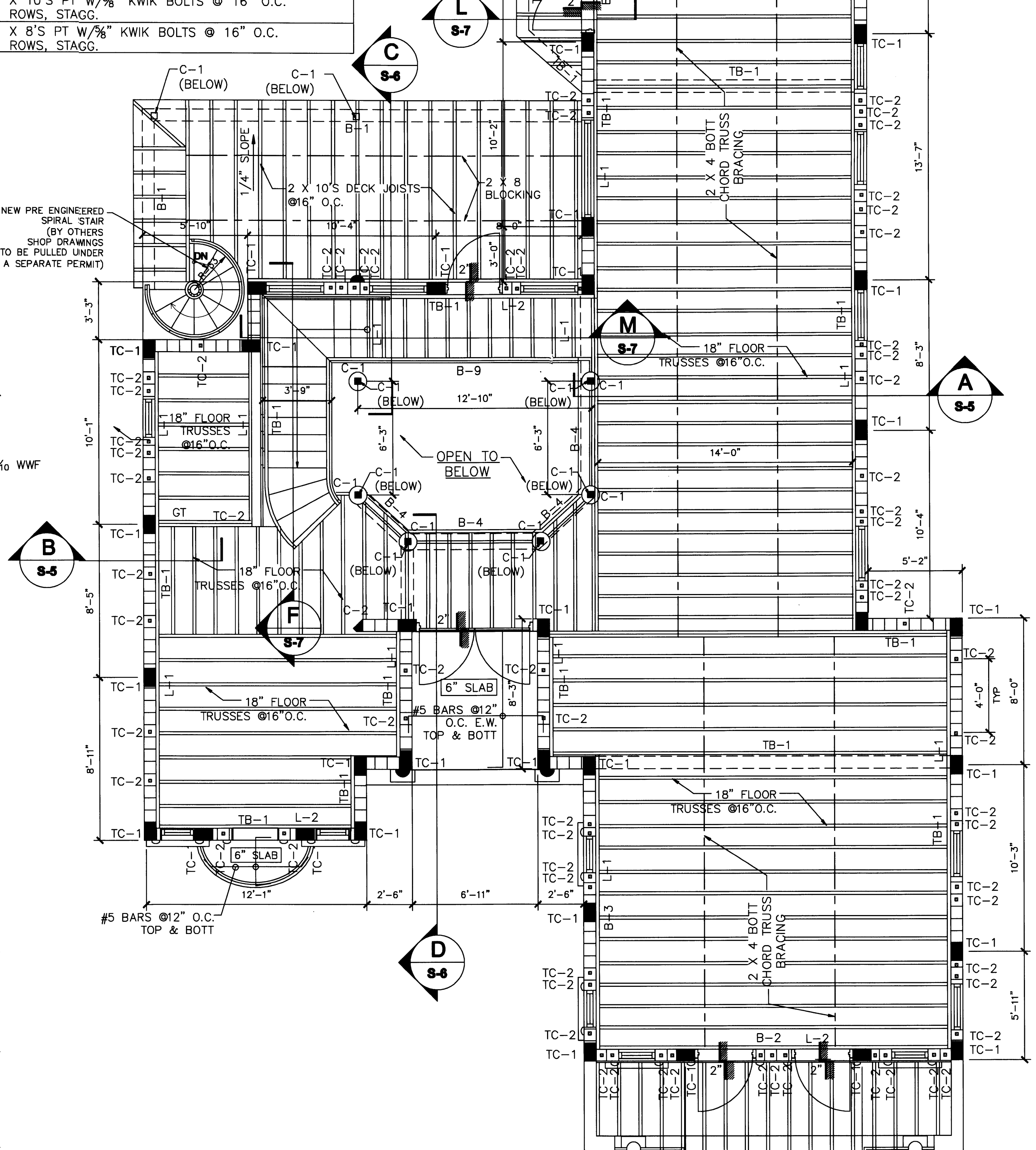
NTS

BEAM SCHEDULE

TB-1	8" X 16" W/ 4 -# 5 BARS W/ # 3 STIRR @ 6" O.C.
B-1	8" X 12" W/ 2 -# 6 BARS TOP & BOTT W/ # 3 STIRR @ 5" O.C.
B-2	8" X 18" W/ 2 -# 9 BARS TOP & BOTT W/ # 3 STIRR @ 7" O.C.
B-3	8" X 24" W/ 2 -# 7 BARS TOP & BOTT, MID W/ # 3 STIRR @ 9" O.C.
B-4	8" X 16" W/ 2 -# 6 BARS TOP & BOTT W/ # 3 STIRR @ 7" O.C.
B-5	8" X 24" W/ 2 -# 6 BARS TOP & BOTT W/ # 3 STIRR @ 10" O.C.
B-6	12" X 12" W/ 2 -# 6 BARS TOP & BOTT W/ # 3 STIRR @ 5" O.C.
B-7	12" X 12" W/ 3 -# 5 BARS W/ # 3 STIRR @ 5" O.C.
B-8	8" X 18" W/ 2 -# 5 BARS TOP & BOTT W/ # 3 STIRR @ 5" O.C.
B-9	2-2 X 12 W/ 1/2" BOLTS @ 16" O.C. 2 ROWS, STAGG.
L-1	2-2 X 12'S PT W/ 3/4" KWIK BOLTS @ 12" O.C. 2 ROWS.
L-2	2 X 10'S PT W/ 3/8" KWIK BOLTS @ 16" O.C. 2 ROWS, STAGG.
L-3	2 X 8'S PT W/ 3/8" KWIK BOLTS @ 16" O.C. 2 ROWS, STAGG.



PROPOSED FIRST FLOOR FRAMING PLAN
 SCALE: 1/4" = 1'-0"



PROPOSED SECOND FLOOR FRAMING PLAN
 SCALE: 1/4" = 1'-0"

PERMIT SET

DWG INFO:

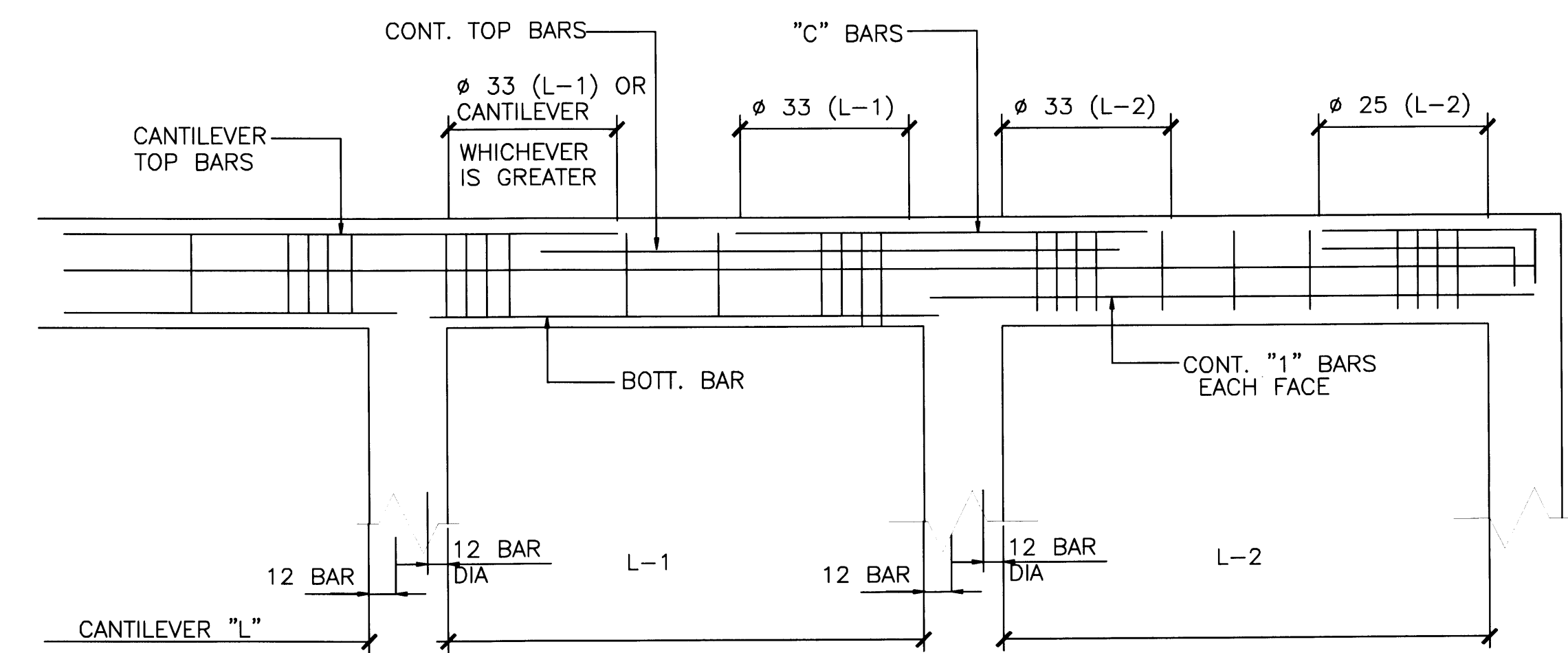
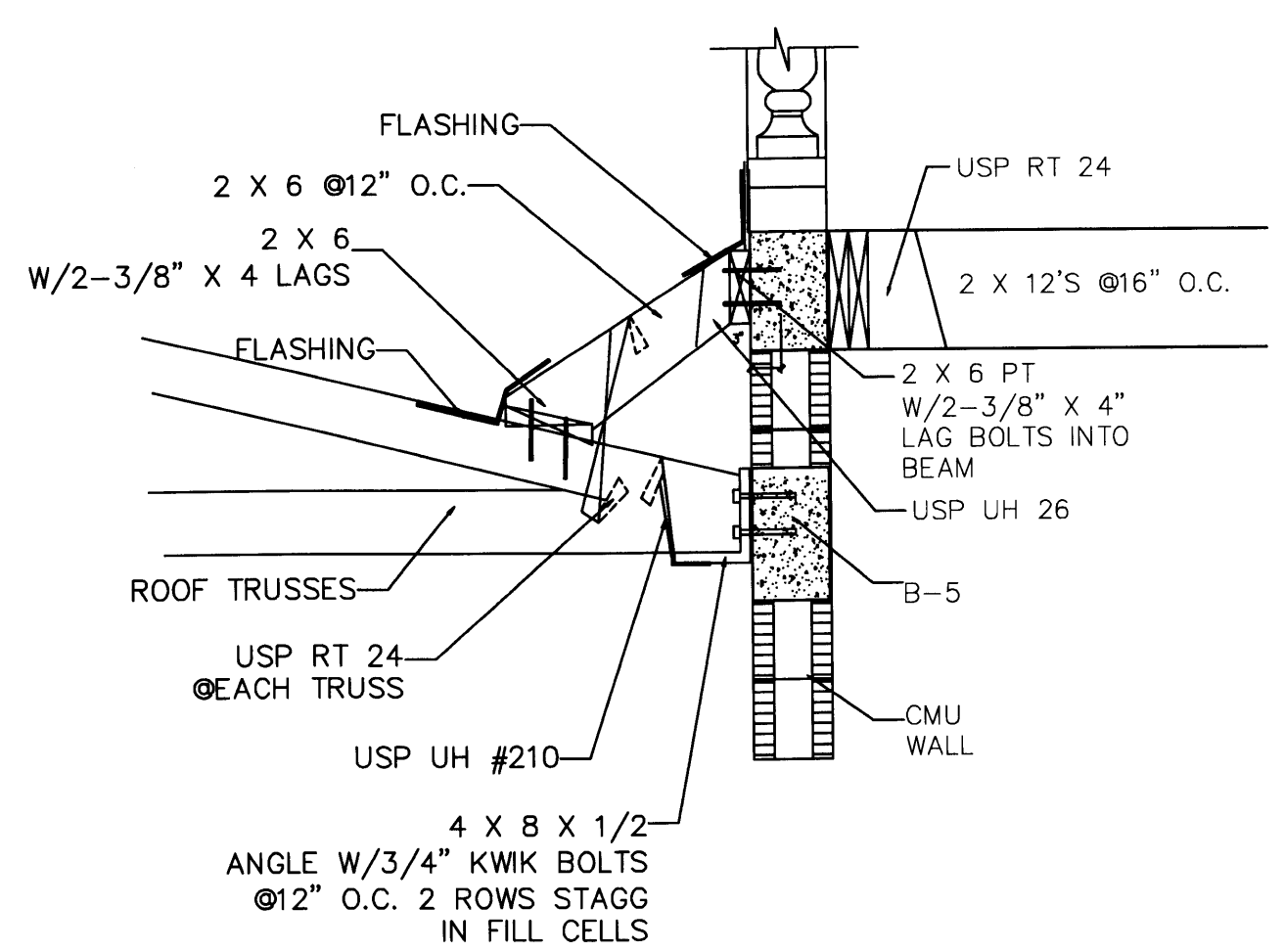
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APPROVED BY	DATE

NEW TO:
RESIDENCE NEW CONSTRUCTION
 2334 ALTON RD
 MIAMI BEACH, FLORIDA 33140

S-3
 SHEET NUMBER

Edward A. Landers
 2/20/08

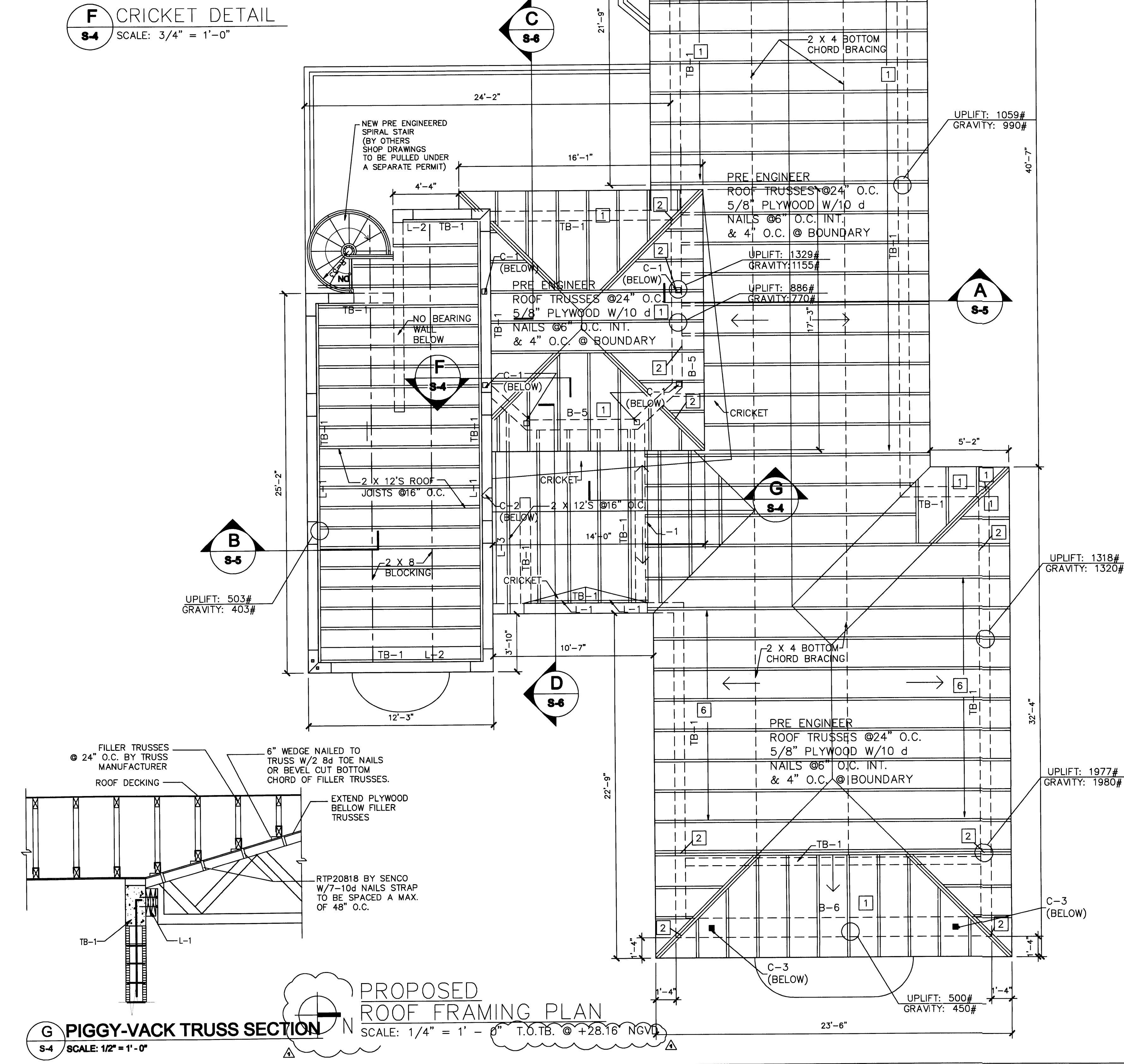
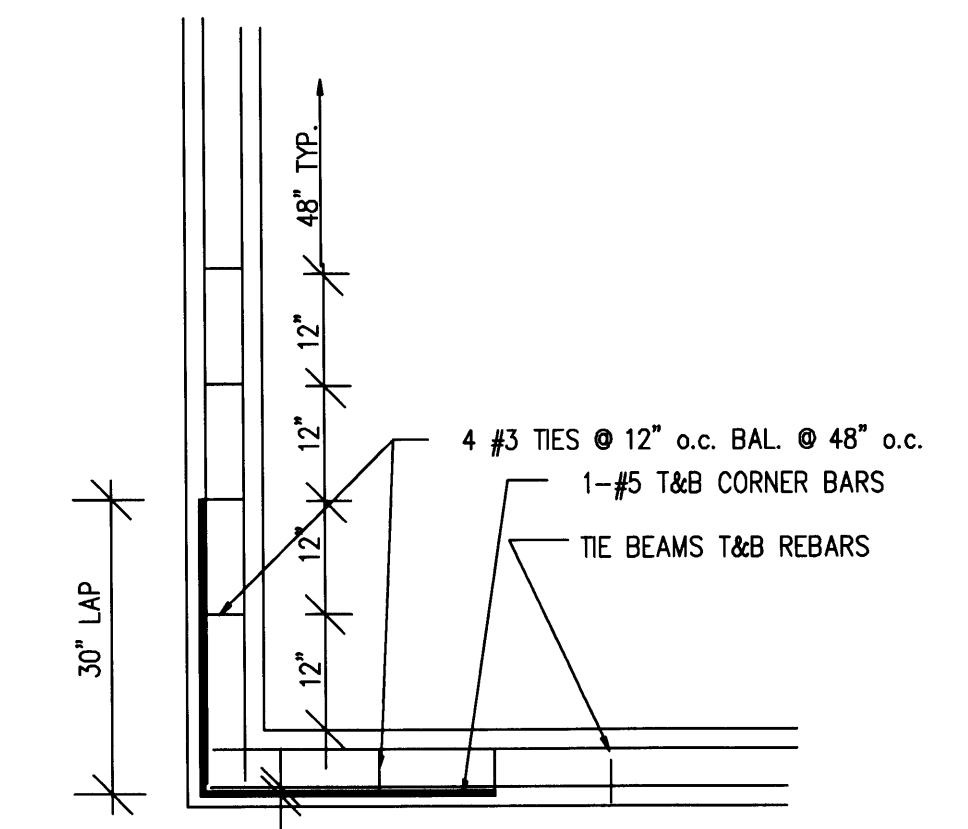


- NOTES:
- WHERE NECESSARY CONT. TOP BARS SHALL BE LAPPED 24 BAR DIA. IN MIDDLE 1/3 OF SPAN.
 - WHICHEVER IS GREATER
 - BEAMS @ THE PERIMETER OF THE STRUCTURE SHALL HAVE AT LEAST 1/6 OF THE TENSION REINF. REQUIRED FOR NEGATIVE MOMENT AT THE SUPPORT AND 1/4 OF THE POSITIVE MOMENT REINF. REQUIRED AT MID-SPAN MADE CONTINUOUS AROUND THE PERIMETER AND TIED WITH CLOSED STIRRUPS.

UNIT	TYPE	DESIGN UPLFT	ALLOWABLE UPLIFT	NOA *	NAILING
1	USP-TA-24	629#	1270#	01-0912.05	11-10D INT TRUSS
2	2-USP-TA-24	1482#	2540#	01-0912.05	18-16D TO TRUSS
4	USP-RT-24	704#	1020#	01-0102.03	18-16D TO RAFTER, 3-1/4" TAPCON INTO EXISTING TIE BEAM
5	2-USP-RT-24	1250#	2040#	01-0102.03	18-16D TO RAFTER, 3-1/4" TAPCON INTO EXISTING TIE BEAM (EACH STRAP)
6	USP-TAPL-16	1318#	1350#	02-0102.03	11-16D NAILS TO TRUSS

ZONE	1	2	3
GROSS UPLIFT	-53.2	-83.8	-83.8
GRAVITY	+10.0	+10.0	+10.0
NET UPLIFT	-43.2	-73.8	-73.8

LIVE	=30 PSF
DEAD	=25 PSF
TOTAL	=55 PSF
NET WIND UPLIFT = SEE SCHEDULE	



PERMIT SET

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APPROVED BY	DATE
▲ CORRECTION 1	04/17/09

RESIDENCE
 NEW CONSTRUCTION
 2334 ALTON RD
 MIAMI BEACH, FLORIDA 33140

NEW TO:
 S-4
 6-24-9
 SHEET NUMBER