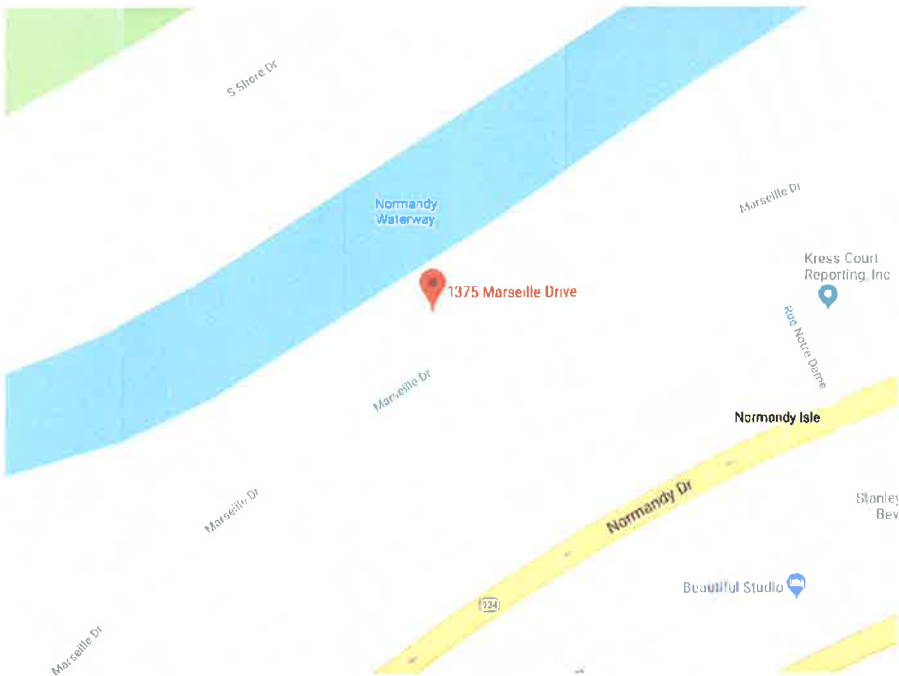
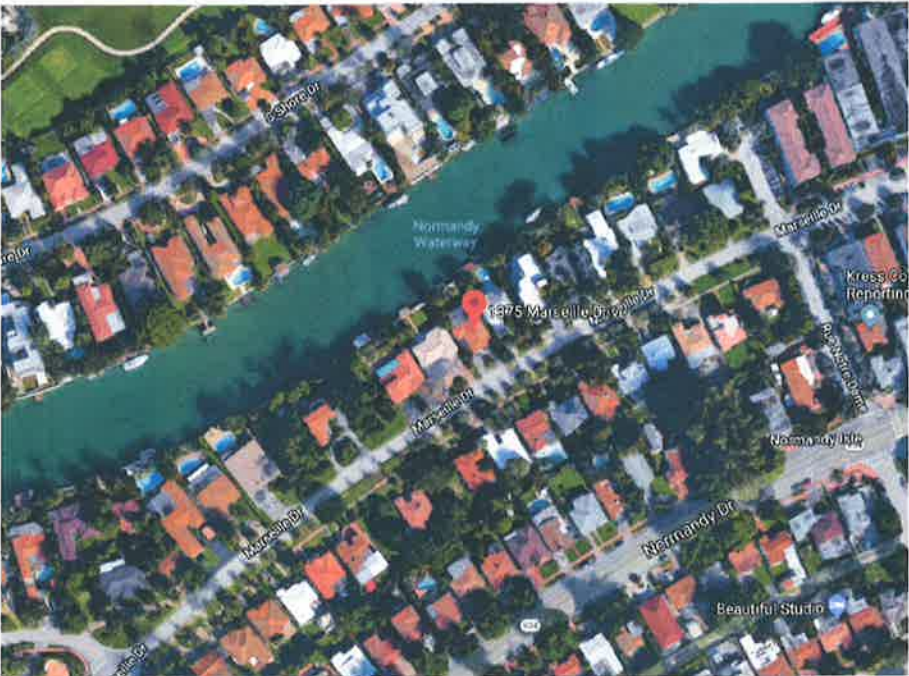


NEW TERRACE ADDITION

1375 MARSEILLE DR. MIAMI BEACH FLORIDA 33141



Location Map
SCALE: N.T.S.



Aerial Map
SCALE: N.T.S.



CLIENT

REINALDO AQUIT
1375 MARSEILLE DR. MIAMI BEACH FLORIDA 33141

SURVEYOR

IRELAND AND ASSOCIATES SURVEYING, INC.
1301 S. INTERNATIONAL PARKWAY SUITE 2001
P. 407.678.3366

ARCHITECT

FRANCISCO A. BENITEZ A.I.A. ARCHITECT AR#0007438
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786.619.5905
Contact: Allan Hidalgo
E-mail: allan@hidalgoarchitectural.com

s y m b o l s :

	BREAK LINE
	WALL TYPE SYMBOL
	COLUMN TAG COLUMN CENTERLINE
	CEILING HEIGHT TAG
	DATUM POINT TAG, ELEVATION HEIGHT FROM / TO
	DETAIL TAG, DETAIL NUMBER SHEET NUMBER
	DETAIL BLOW-UP TAG, DETAIL NUMBER SHEET NUMBER
	AREA DETAIL BOUNDARY
	DRAWING TITLE TAG, SCALE: 1/8"=1'-0"
	DRAWING TITLE LABEL
	STEP NOTICE SYMBOL, HEIGHT OF STEP
	DOOR TYPE TAG, DOOR NUMBER
	INTERIOR ELEVATION TAG, ELEVATION NUMBER SHEET NUMBER
	INTERIOR ELEVATION TAG, ELEVATION NUMBER SHEET NUMBER
	EXTERIOR ELEVATION TAG, ELEVATION NUMBER SHEET NUMBER
	FINISH TAG, FINISH NUMBER FINISH MATERIAL
	FIRE EXTINGUISHER WALL RECESSED
	FIRE EXTINGUISHER WALL MOUNTED
	FIXTURE NOTE,
	MATCH LINE SHEET MATCH LINE SHEET NUMBER
	NORTH ARROW,
	REVISION TAG AND CLOUD DENOTES REVISED AREA DENOTES REVISION NUMBER
	ROOM TAG, ROOM NAME ROOM NUMBER
	SECTION DETAIL TAG, DETAIL NUMBER SHEET NUMBER
	SLOPE RATIO SYMBOL, SLOPE LABEL SLOPE RATIO

2	AND	JAN	JANITOR
2	ANGLE	JT	JOINT
2	AT		
2	CENTER LINE	K	THOUSAND (1,000)
2	DIAMETER OR ROUND	KIT	KITCHEN
2	PERPENDICULAR		
2	POUND OR NUMBER	LAM	LAMINATED
2	EXISTING	LAV	LAVATORY
(E)		LP	LOW POINT
		LVR	LOUVER
ABV	ABOVE		
ACOUS	ACOUSTICAL	MACH	MACHINE
A/C	AIR CONDITIONING	MATL	MATERIAL
AD	AREA DRAIN	MAX	MAXIMUM
ADJ	ADJACENT/ADJUSTABLE	MDF	MEDIUM DENSITY FIBERBOARD
A.H.U.	ABOVE FINISHED FLOOR	MECH	MECHANICAL
ALT	AIR HANDLER UNIT	MEMB	MEMBRANE
ALUM	ALTERNATE	MEZZ	MEZZANINE
ANOD	ALUMINUM	MFR	MANUFACTURE
APPROX	ANODIZED	MH	MAN HOLE
	APPROXIMATE (LY)	MIN	MINIMUM
		MIR	MIRROR
BD	BOARD	MISC	MISCELLANEOUS
BITUM	BITUMINOUS	NO	NO
BLDG	BUILDING	NAX	NIGHT IN CONTRACT
BLCK	BLACK	NO OR #	NUMBER
BLKG	BLOCKING	NOM	NOMINAL
BM	BEAM	NTS	NOT TO SCALE
BOT	BOTTOM		
BRZ	BRONZE	OA	OVERALL
		OC	ON CENTER
C.	CHANNEL	OD	OUTSIDE DIAMETER
CAB	CABINET	OFF	OFFICE
CB	CATCH BASIN	OPNG	OPENING
CER	CERAMIC		
CJ	CONTROL JOINT	PARTN	PARTITION
CL	CEILING	PED.	PEDESTAL
CL	CLOSET	PH	PENTHOUSE
CLB	CLEAR	P L	PROPERTY LINE
CLR OPG	CLEAR OPENING	PLAM	PLASTIC LAMINATE
CMU	CONCRETE MASONRY UNIT	PLAS	PLASTER
CNTR	COUNTER	PLBG	PLUMBING
CO	CLEAN OUT	PLWD	PLYWOOD
COL	COLUMN	PNL	PANEL
CONC	CONCRETE	PNT	PANT
CONSTR.	CONSTRUCTION	PR	PAIR
CONT	CONTINUOUS	PREFAB	PREFABRICATED
CONTR	CONTRACTOR	PREFIN	PREFINISHED
COORD	COORDINATE	PS	PULL STATION
COORD	COORDINATE	PSP	POUNDS PER SQUARE FOOT
CT	CAPET	PSI	POUNDS PER SQUARE INCH
CTR	CERAMIC TILE	PT	PRESSURE TREATED
	CENTER	PRCST	PREFABRICATED
		PREFAB	PAVEMENT
D	DRYER	PVC	POLYVINYL CHLORIDE
DBL	DOUBLE		
DEPT	DEPARTMENT	QT	QUARRY TILE
DET	DETAIL	QTY	QUALITY
DF	DRINKING FOUNTAIN		
DD	DECK DRAIN	R	RISER OR RADIUS
DIM	DIMENSION	R&S	ROD AND SHELF
DISP	DISPENSER	RA	RETURN AIR
DN	DOWN	RAD	RADIUS
DR	DOOR	RD	ROOF DRAIN
DS	DOWNSPOUT	REF	REFRIGERATOR
DTL	DETAIL	REINF	REINFORCED
DW	DISHWASHER	REQ'D	REQUIRED
DWG	DRAWING	REV	REVISION
		RM	ROOM
E	EAST	RTU	ROUGH OPENING
EA	EACH	RTU	ROUGH TOP UNIT
EJ	EXPANSION JOINT	RWL	RAIN WATER LEADER
EL	ELEVATION		
ELECT	ELECTRICAL	S	SOUTH
ELEV	ELEVATOR	SC	SOLID CORE
EMER	EMERGENCY	SCHED	SCHEDULE
ENCL	ENCLOSE/ENCLOSURE	SEC	SECTION
EQ	EQUAL	SECT	SHEET
EQUIP	EQUIPMENT	SHWR	SHOWER
ESP	ELECTROSTATIC SPRAYED PAINT	SHWR	SIMILAR
EWIC	ELECTRIC WATER COOLER	SPEC	SPECIFICATION
EXIST	EXISTING	SQ	SQUARE
EXP	EXPANSION	SS	STAINLESS STEEL
EXT	EXTERIOR	SSK	SERVICE SINK
		STA	STATION
FA	FIRE ALARM	STC	SOUND TRANSMISSION COEFF.
FDN	FOUNDATION	STD	STANDARD
FE	FIRE EXTINGUISHER	STL	STEEL
FEC	FIRE EXTINGUISHER CABINET	STOR	STORAGE
FF/FIN.FLR.	FINISH FLOOR	SUSP	STRUCTURAL/STRUCTURE
FIN	FINISH FLOOR ELEVATION	SYMP	SUSPENDED
FHC	FIRE HOSE CABINET		SYMMETRICAL
FHR	FIRE HOSE RACK	T	TREAD OR TOILET
FIXT	FIXTURE	TELE	TELEPHONE
FLR	FLOOR	TEMP	TEMPERED
FLUOR	FLUORESCENT	T&G	TONGUE AND GROOVE
FND	FOUNDATION	THK	THICK (NESS)
FP	FIRE PROOF	THRES.	THRESHOLD
FRT	FIRE RETARDANT TREATED	TO	TOP OF
FRT	FIRE SIZE	TYP	TYPICAL
FT	FOOT		
FTG	FOOTING	UC	UNDERCUT
FURN	FURNITURE	UNF	UNFINISHED
FURR	FURRING	UON	UNLESS OTHERWISE NOTED
		UR	URNAL
GA	GAUGE		
GALV	GALVANIZED	VOT	VINYL COMPOSITION TILE
GC	GENERAL CONTRACTOR	VEST	VESTIBULE
GL	GLASS	VIF	VERIFY IN FIELD
GL BLK	GLASS BLOCK		
GND	GROUND	W	WASHER
GRND	GROUND	W/	WITH
GYP	GYP SUM	W/O	WITHOUT
GYP BD	GYP SUM BOARD	WC	WATER CLOSET
		WD	WOOD
HB	HOSE BIBB	WR	WATER RESISTANT
HC	HANDICAPPED	WSCT	WAINSCOT
HDWR	HARDWARE	WT	WEIGHT
HM	HOLLOW METAL	WWF	WELDED WIRE FABRIC
HP	HIGH POINT		
HR	HOUR (S)		
HT	HEIGHT		
HVAC			

1. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ANY GOVERNMENTAL AGENCIES NECESSARY IN ORDER TO ESTABLISH ANY UTILITY EASEMENTS OR LINES PRESENT WITHIN THE PROPERTY PRIOR TO PERFORMING ANY WORK.
2. CONCRETE SHALL HAVE 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS OTHERWISE NOTED (U.O.N.)
3. ALL REINFORCING STEEL SHALL BE DEFORMED BARS, AND SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI GRADE 60, AND MEET ASTM A-36 SPECS.
4. ALL STRUCTURAL STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 36,000 PSI, AND MEET ASTM A-36 SPECS.
5. ALL DETAILING, FABRICATION AND PLACING OF REINFORCING BARS MUST FOLLOW THE ACI "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES", U.O.N..
6. STRUCTURAL DRAWINGS SHALL BE WORKED TOGETHER WITH ARCHITECTURAL, A/C, ELECTRICAL AND MECHANICAL DWGS., TO LOCATE OPENINGS, DRAINS, SLEEVES, SLOPES, DEPRESSED SLABS, BOLTS, CURBS, ETC.
7. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI-301ETC. "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS."
8. REMOVAL OF FORMWORK SHALL BE IN ACCORDANCE WITH ACI-347 RECOMMENDED PRACTICE FOR CONCRETE FORMWORK."
9. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN.
11. NO BEAMS SHALL BE FORMED/POURED PRIOR TO TRUSS SHOP DRAWINGS APPROVAL.
12. WINDOW MANUFACTURER TO VERIFY ALL WINDOW OPENINGS AT FIELD PRIOR TO WINDOW PLACEMENT.
13. ARCHITECT/ INTERIOR DESIGN ENGINEER'S VISITS AT THE SITE DURING CONSTRUCTION SHALL BE SCHEDULED WITH CONTRACTOR BEFORE COMMENCING OF WORK AND DURING CONSTRUCTION SHALL BE COORDINATED WITHIN 48 HOURS IN ADVANCE PRIOR TO INSPECTION.
14. VERIFY ALL DIMENSIONS ON DRAWINGS AND CONDITIONS AT JOB SITE PRIOR TO COMMENCING WORK. NOTIFY ARCHITECT OR OWNER REPRESENTATIVE OF ANY DISCREPANCIES AND SECURE AN INTERPRETATION OR DECISION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN.
15. OBTAIN THE LATEST SET OF DRAWINGS, INCLUDING ANY REVISIONS, BEFORE COMMENCING WORK. NO CHANGES OR SUBSTITUTIONS SHALL BE MADE WITHOUT THE WRITTEN PERMISSION OF THE OWNER/ARCHITECT/ INTERIOR DESIGNER.
16. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF THE "FLORIDA BUILDING CODE - RESIDENTIAL 2007" , ALL LOCAL CODES SHALL PREVAIL.
17. THE ARCHITECT DOES NOT ACCEPT RESPONSIBILITY FOR THE MISINTERPRETATION OF THESE PLANS BY OTHERS, THE REVIEW AND APPROVAL OF SHOP DRAWINGS OR PRODUCT CONTROL APPROVAL BY OTHERS.
18. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY ITEMS PURCHASED BY THE OWNER AND GIVEN TO HIM FOR INSTALLATION.
19. THE CONTRACTOR SHALL NOT PROCEED WITH ANY ADDITIONAL SERVICES OR WORK WITHOUT PRIOR NOTIFICATION TO THE OWNER, FOLLOWED BY A CHANGE ORDER.
20. THE CONTRACTOR SHALL MAKE REQUIRED ARRANGEMENTS, SECURE AND PAY FOR ALL SANITARY FACILITIES, BARRICADES, ENCLOSURES, AND FENCING AS NEEDED FOR AND DURING THE PROGRESS OF CONSTRUCTION, CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES.
21. DO NOT SUBSTITUTE MATERIALS, EQUIPMENTS OR METHODS OF CONSTRUCTION UNLESS SUCH SUBSTITUTIONS OR CHANGES HAVE BEEN APPROVED IN WRITING BY THE OWNER/ ARCHITECT/ ENGINEER.
22. THE ARCHITECT/ INTERIOR DESIGNER /OWNER HAS THE RIGHT TO REFUSE ANY MATERIAL AND WORKSMANSHIP THAT DOES NOT MEET HIGH QUALITY STANDARDS OF THE VARIOUS TRADES INVOLVED.
23. CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF CHANGE ORDERS AND VARIATIONS THROUGHOUT THE PROGRESS OF THE WORK. USE ONE SET OF DOCUMENTS EXCLUSIVELY FOR THIS JOB.
24. CONTRACTOR SHALL DELIVER THE ANNOTATED JOB RECORD SET TO THE OWNER UPON COMPLETION OF THE WORK AS A CONDITION OF ACCEPTANCE.
25. CLEANING AND DEBRIS REMOVAL - THE OWNER SHALL RECEIVE THE PROPERTY FREE FROM DUST, ALL GLASS SURFACES SHALL BE CLEAN AND DEBRIS SHALL BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL MAKE EFFORT TO MAINTAIN THE FLOOR CLEAN DURING CONSTRUCTION PROGRESS. LEFTOVERS FORM MEALS CONSUMED ON PREMISES SHALL BE DEPOSITED IN SEALED CONTAINERS.
26. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, AND FOR THE SEQUENCES AND PROCEDURES TO BE USED.
27. THE ARCHITECTURAL AND STRUCTURAL DRAWINGS SHALL GOVERN THE LOCATIONS OF THE INSTALLATIONS OF THE MECHANICAL AND ELECTRICAL SYSTEM. CONTRACTOR MUST INFORM THE ARCHITECT BEFORE FORMING ANY CONCRETE BEAM IF INTERFERING WITH A/C DUCT OR PLUMBING FIXTURES EXACT LOCATION, ANY DEVIATION FROM THE MECHANICAL/ ELECTRICAL PLANS TO ACCOMMODATE THE ABOVE CONDITIONS SHALL BE MADE WITHOUT ADDITIONAL COST TO THE OWNER.
28. THE CONTRACTOR SHALL PRODUCE, BY MEANS OF SHOP DRAWINGS, ALL ADDITIONAL DETAILS WHICH ARE INFERRABLE FROM THESE PLANS AND WHICH ARE NECESSARY FOR THE EXECUTION AND COMPLETION OF THE CONSTRUCTION.
29. THE CONTRACTOR MUST FURNISH ALL LABOR, TOOLS, MATERIALS AND EQUIPMENT NECESSARY TO EXECUTE THE CONSTRUCTION OF THIS JOB.
30. UPON ACCEPTANCE AS SUBSTANTIALLY COMPLETE, THE ARCHITECT SHALL ISSUE THE CONTRACTOR A "PUNCHLIST", INDICATING THE OBSERVED DEFICIENCIES IN THE WORK. THE CONTRACTOR SHALL MAKE SUCH CORRECTIONS AND ACHIEVE FINAL COMPLETION WITHIN 14 CALENDAR WORKING DAYS.
31. ANY OMISSION OF EQUIPMENT INSTALLATIONS AND MATERIALS SHALL BE PROMPTLY RECTIFIED, BY CONTRACTOR UPON NOTIFICATION BY ARCHITECT/ ENGINEER/ OWNER.
32. ANY OTHER SERVICES NECESSARY FOR THE COMPLETION OF THIS JOB THAT MAY BE INVOLUNTARY UNDER THE JURISDICTION OF THE FLORIDA BUILDING CODE AND NOT SPECIFIED IN THE "GENERAL NOTES AND OR SPECIFICATIONS" ARE THE CONTRACTOR'S SOLE RESPONSIBILITY.
33. CONTRACTOR SHALL SUBMIT TO ARCHITECT/ ENGINEER & BUILDING DEPARTMENT ALL REQUIRED SHOP DRAWINGS FOR REVIEW AND APPROVAL AS REQUIRED.
34. ALL GLASS SHOWER AND TUB ENCLOSURES SHALL BE RECEIVE CATEGORY II - SAFETY GLAZING.
35. ALL FIXED GLASS SHALL BE 1/4" THICK (U.O.N.)
36. ALL CEILINGS SHALL BE SEALED SO THAT AIR FLOW FROM SHAFTS, WALL CHASES, CAVITIES AND BETWEEN CONDITIONED AND UNCONDITIONED ATTIC SPACE IS STOPPED.
37. USE ONLY HIGH HAT LIGHTS WITH SEALED CANS OR SEAL THEM FROM THE ATTIC DRYWALL SO THAT COLD AIR DOES NOT GET INTO THE ATTIC.
38. ALL DIFFUSERS AND GRILLS SHALL HAVE GASKETTS AND THE FIBERGLASS BOOT

General notes:

CONNECTIONS SHALL BE TIGHT IN ORDER TO PREVENT COLD AIR TO LEAK OUT THROUGH THE DRYWALL OPENINGS ALLOWING CONDENSATION TO FORM.

39. DRAFT STOPS SHALL BE SEALED AROUND PIPES AND CONDUITS AT THE TOPS OF ALL INTERIOR PARTITION WALLS SO THAT AIR CANNOT PENETRATE DOWN INTO THE WALLS.
40. SEAL ALL CEILING SPACES BETWEEN THE CONDITIONED FLOORS FROM OUTSIDE AIR.
41. PROVIDE THE ABSOLUTE MINIMUM ATTIC VENTILATION, LOCATE THE NECESSARY SOFFIT VENTS ON THE EXPOSURE AWAY FROM THE LOCAL PREVAILING BREEZE.
42. INSURE THAT ALL INSULATION IS PROPERLY DISTRIBUTED AND INSTALLED WITHOUT GAPS OR IN CONTACT WITH SURFACES THAT TRANSFER AIR.
43. DO NOT VENTILATE THE ATTIC BY FORCED VENTILATION.
44. ASSURE THAT ALL FIREPLACE DAMPERS ARE TIGHTLY CLOSED.
45. INSURE THAT THERE IS NO DUCT LEAKAGE.
46. KEEP ALL DUCTWORK SEPARATE FROM ALL OTHER DUCTWORK, ATTIC INSULATION, AND BUILDING CONSTRUCTION MATERIALS.
47. SLABS OVER CRAWLSPACES, UNCONDITIONED SPACES SHALL BE SEALED AND INSULATED UNDERNEATH.
48. MAINTAIN CONDITIONS IN ATTIC SUCH THAT THE DEW POINT OF THE ATTIC AIR IS HIGHER THAN THE SKIN TEMPERATURE OF THE DUCTWORK AT ALL TIMES.
49. EXTERIOR AND ADJACENT WALLS SHALL BE SEALED AT THE FOLLOWING LOCATIONS AS PER FLORIDA BUILDING CODE, LATEST EDITION.
 1. BETWEEN WINDOWS AND DOORS AND THEIR FRAMES,
 2. BETWEEN WINDOWS AND DOOR FRAMES AND THE SURROUNDING WALL,
 3. BETWEEN THE FOUNDATION AND WALL ASSEMBLY SILL-PLATES,
 4. JOINTS BETWEEN EXTERIOR WALL PANELS AT CHANGES IN PLANE, SUCH AS WITH EXTERIOR SHEATHING AT CORNERS AND CHANGES IN ORIENTATION.
 5. OPENINGS AND CRACKS AROUND ALL PENETRATIONS THROUGH THE WALL ENVELOPE SUCH AS UTILITY SERVICES AND PLUMBING,
 6. BETWEEN THE WALL PANELS AND TOP AND BOTTOM PLATES IN EXTERIOR AND ADJACENT WALLS. IN FRAME CONSTRUCTION, THE CRACK BETWEEN EXTERIOR AND ADJACENT WALL BOTTOM PLATES AND FLOORS SHALL BE SEALED WITH CAULKING OR GASKET MATERIAL.
 7. GYPSUM BOARD OR OTHER WALL PANELING ON THE INTERIOR SURFACE OF EXTERIOR AND ADJACENT WALL SHALL BE SEALED TO THE FLOOR, AND (WHEN APPLICABLE), BETWEEN WALLS AND FLOOR WHERE THE FLOOR PENETRATES THE WALL.
50. WALL & CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION NOT GREATER THAN 200, AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 AS PER A.S.T.M. E-84.

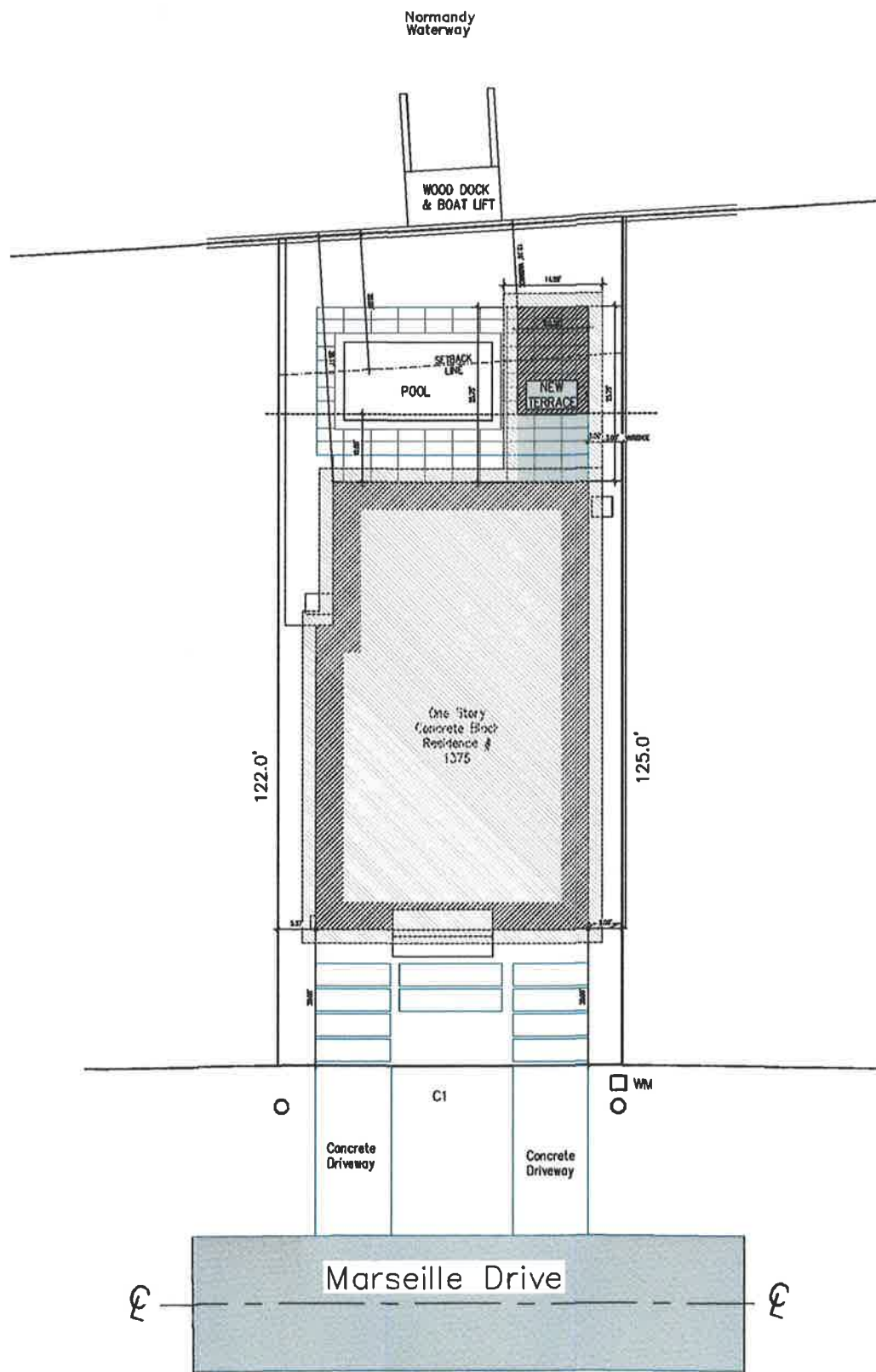
Index of drawings :

DESCRIPTION

ARCHITECTURAL DRAWINGS :

A0.00	COVER SHEET, PROJECT NAME, LOCATION, CONTACTS				
A0.01	ABBREVIATIONS, SYMBOLS, INDEX OF DRAWINGS				
A1.00	SITE PLAN				
A2.00	PROPOSED FLOOR PLAN AND ELEVATIONS				
S1.00	STRUCTURAL PLANS AND DETAILS				

Seal of the State of Florida, Registered Architect. The seal features a rope border and the text "STATE OF FLORIDA" at the top and "REGISTERED ARCHITECT" at the bottom. In the center is a star flanked by two horizontal lines. A signature is written across the seal, and the number "13,517" is written below it. A stamp in the upper right corner reads "AUG 01".

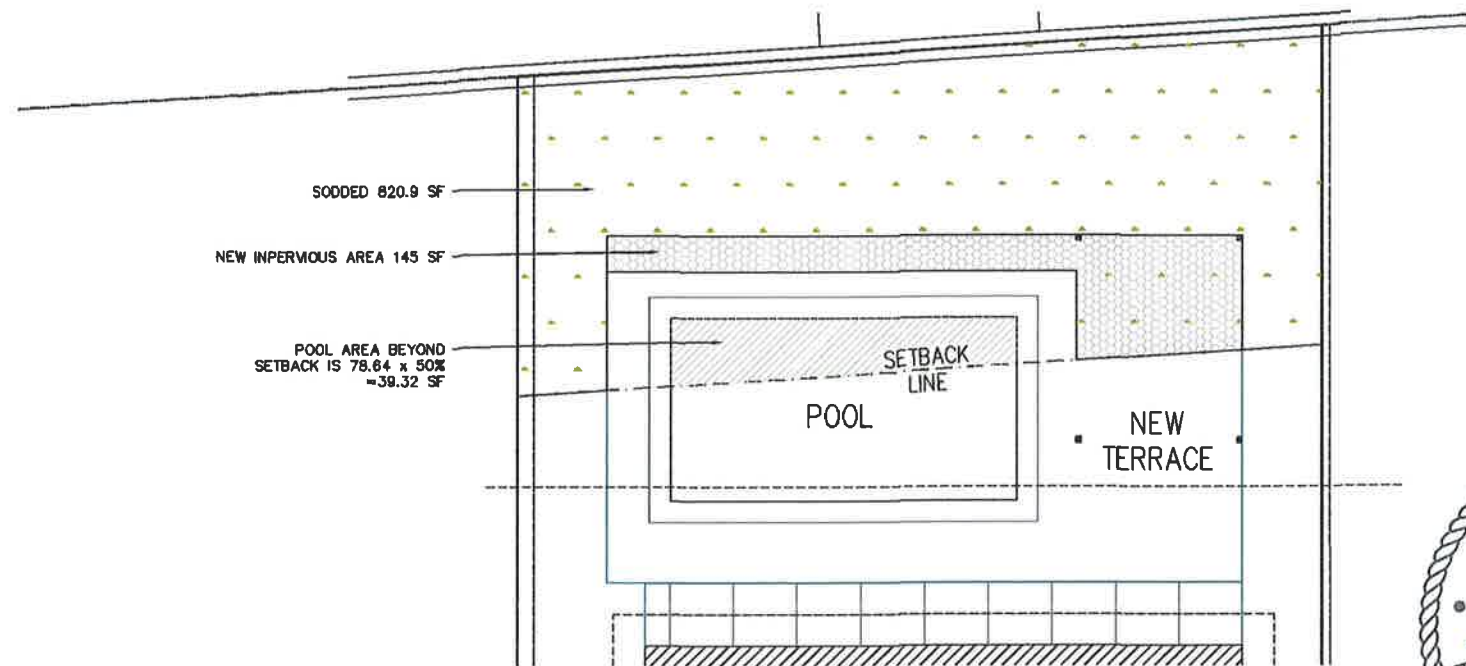


01 Site Plan
SCALE: 3/32"=1'-0"

SCOPE OF WORK

1. PERMIT FOR AFTER THE FACT CONSTRUCTION OF AN OPEN TERRACE
2. REQUEST FOR A VARIANCE TO REDUCE THE REAR SETBACK BY 7.00 FEET

Zoning Data				
Site Address:	1375 MARSEILLE DR Miami Beach, FL 33141			
Folio Number:	02-210-013-3910			
Legal Description:	2-9-10-11 53 42 PB 25-60 OCEAN SIDE SEC ISLE OF NORMANDY LOT 16 BLK 19 LOT SIZE 50.960 X 125 OR 18564-4885 04 1999 1 COC 26147-4408 01 2008 4			
PROPERTY OWNER:	REINALDO AQUIT			
NET LOT AREA:	LOT 1:	total	acres	
	6970.00	6970.00	0.146	
CLASSIFICATION OF WORK:	AS BUILT ADDITION OF A TERRACE			
NEW AREA	270.38 SF			
	REQ'D./ALLOWED	EXISTING	AS BUILT	
ZONING:	RS-4			
USE:	RESIDENTIAL			
MIN. LOT AREA	6000.00	6970.00		
MIN. LOT WIDTH	50.00	50.00		
SETBACKS				
FRONT	20.00	20.00		
REAR	20.00	36.17	12.16	VARIANCE
SIDE INTERIOR	15.00 ADDED	5.58		
SIDE INTERIOR	25% OF WIDTH	5.00		
MAX. BUILDING HIGH FT.	27.00	13.71		
	50%	0.40		
MAX. FLOOR AREA SQ.FT	3185.00	2545.30		
	45%	68%	3%	
MAX IMPERVIOUS AREA	2866.50	4198.00	165.00	
REAR YARD AREA		3013.40 sf		
	70%	81%	71%	
SODED	708.38	820.90	715.22	
IMPERVIOUS			145.00	
POOL		78.64		
Area Tabulation				
	Existing	Proposed		
A/C area	2191.00 sf			
Garage	354.30 sf			
Terrace		270.00 sf		
Total	2545.30 sf	270 sf		
Grand Total		2815.30 sf		



02 Rear Yard (Pervious vs Impervious Area)
SCALE: 3/16"=1'-0"



FRANCISCO A. BENITEZ A.I.A. ARCHITECT
AR 0007438/420 NW. 43rd. Place Miami, FL. PH 786 619 5905
REVISIONS:
DRAWN: A. BENITEZ
CHECKED: ALAN REINALDO
DATE: 4-19-2012

NEW TERRACE FOR REINALDO AQUIT
1375 MARSEILLE DR.
MIAMI BEACH, FLORIDA

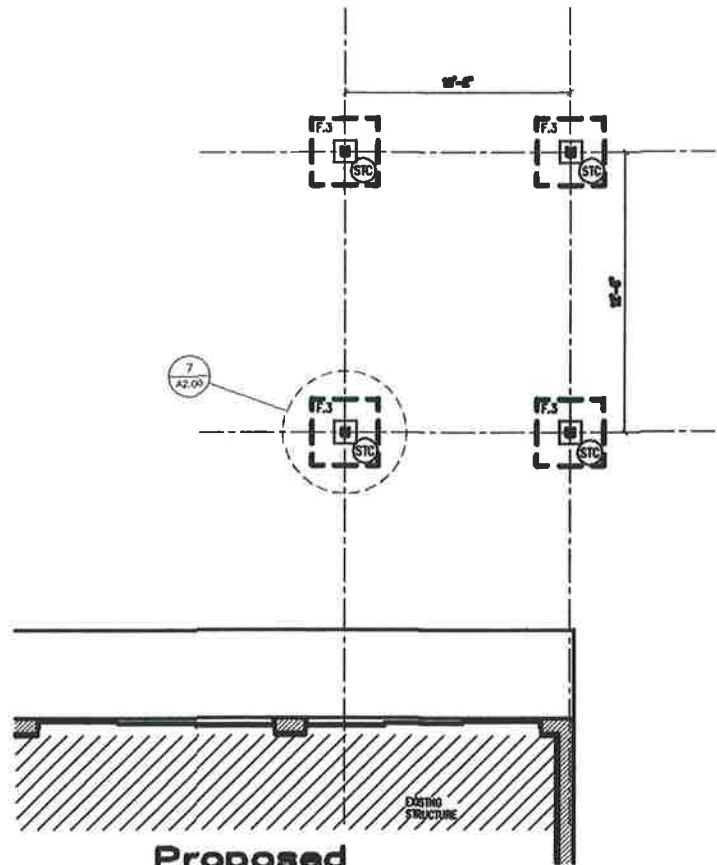




**1375 MARSELLE DR.
MIAMI BEACH, FLORIDA**

FRANCISCO A. BENITEZ A.I.A. ARCHITECT
AR 0007438/420 NW. 43rd. Place Miami, FL/ PH 786 619 5905

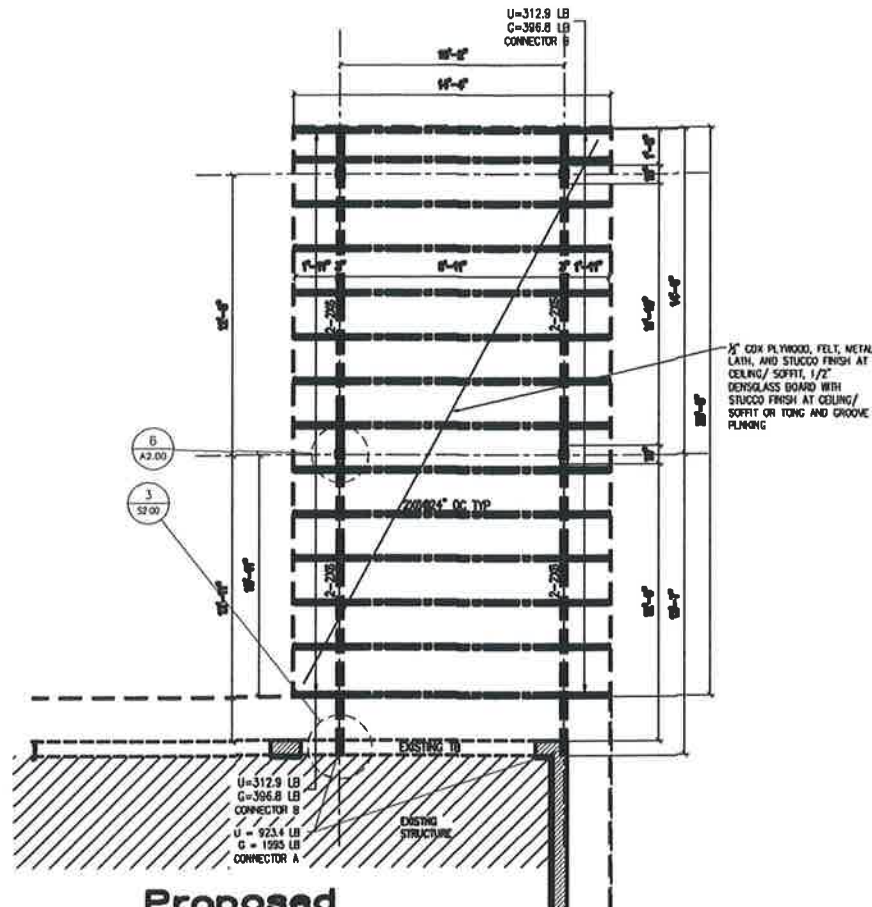
FRANCISCO A. BENITEZ A.I.A. A
AR 0007438/420 NW. 43rd. Place Miami, FL/ PH



O1 Proposed Foundation Plan
SCALE: 1/4"=1'-0"

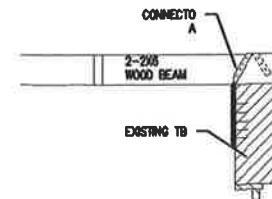
COLUMN SCHEDULE				
MARK	SIZE	REINFORCEMENT VERTICAL OR BASE PLATE	REINFORCEMENT TIES OR CAP PLATE	REMARKS
STC	4" x 4" x 1/4"	12" x 12" x 1/2"		

FOOTING SCHEDULE						
MARK	WIDTH	LENGTH	THICKNESS	GRAV. CONC.	REF. CONC.	TO BE
FL3	30"	30"	30"		(1) #5 @ 12" O.C.	(1) #5 @ 12" O.C.



O2 Proposed Roof Framing Plan
SCALE: 1/4"=1'-0"

WOOD CONNECTOR	
①	MYRT, CONNECT TO CONCRETE WITH 5 #1/4" TAPCONS AND 7 (100) TO CARRIED MEMBER ALLOWABLE UPLIFT 1125 LBS NOA 15-0507.01
②	LUS25-2, CONNECT TO CARRIED MEMBER WITH 4 (100) AND 4 (100) TO CARRIED MEMBER ALLOWABLE UPLIFT 1000 LBS FL 10635-R3



O3 Detail
SCALE: 3/4"=1'-0"

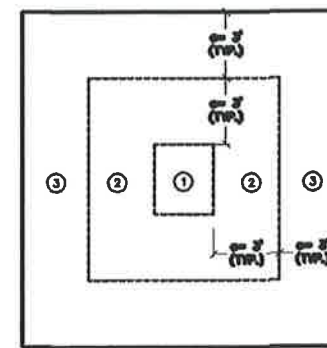
ROOF LOAD NOTES :

TRUSSES TO BE DESIGNED FOR WIND LOAD COMPONENTS AND GLAZING (GAG) LOADING CRITERIA BASED ON:

- 1) WIND LOADS:
F.S.D. 2017
ASCE 7-10
ULTIMATE WIND SPEED = 175 MPH
EXPOSURE = C
CATEGORY = II
WIND FACTOR = 0.8
MEAN ROOF HEIGHT = 8.33 FT
BASIC WIND PRESSURE = 33.84 PSF
 $K_1 = K_2 = 0.85$ $K_d = 0.85$
 $C_e = 3.0$ FT

- 2) ROOF ZONE 1 $P_u = -34.62$ PSF
ROOF ZONE 2 $P_u = -51.83$ PSF
ROOF ZONE 3 $P_u = -51.83$ PSF

- 3) DEAD LOADS:
DEAD LOAD:
WOOD JOISTS _____ 10 PSF
LINE LOAD:
ROOF (NON-ACCESSIBLE) _____ 30 PSF
TOTAL LOAD: _____ 40 PSF



ROOF WIND LOAD DIAGRAM
SCALE: 1/4"=1'-0"

PLYWOOD ROOF SHEAR DIAPHRAGM SCHEDULE

	PANEL GRADE	FRAMING TRUSS SPACING	MINIMUM PANEL THICKNESS	NAILING SCHEDULE	COMMON NAIL SIZE	REMARKS
ROOF	APA RATED SHEATHING EXP.1	2'-0"	19/32" NOM.	6" @ ZONE 1 6" @ ZONE 2 & 3	10d COMMON NAIL	CABLE ENDS (SEE NOTE-6)

NOTES:

1. INSTALL PLYWOOD PANELS AS SHOWN ON DETAIL ABOVE.
2. OSB SHEATHING IS NOT ALLOWED IN THE HIGH VELOCITY HURRICANE ZONES "HVHZ".
3. PLYWOOD ROOF SHEATHING CD GRADE, AND SHALL BE RATED FOR EXPOSURE 1, WITH A MINIMUM NOMINAL THICKNESS OF 19/32" AND SHALL BE CONTINUOUS OVER (2) OR MORE SPANS WITH THE LONG DIMENSION OR STRENGTH AXIS OF THE PANEL PERPENDICULAR TO SUPPORTS.
4. PANEL END JOINTS SHALL OCCUR OVER TRUSSES. JOINTS SHALL BE STAGGERED AND PARALLEL TO THE TRUSSES, AND ENDS AT DIAPHRAGM BOUNDARIES SHALL BE ATTACHED TO A MINIMUM 2-INCH-THICK NOMINAL FASCIA BOARD.
5. ROOF SHEATHING PANELS SHALL BE PROVIDED WITH THE MINIMUM OF 2"x4" EDGEWISE BLOCKING AT ALL HORIZONTAL PANEL JOINTS FOR A DISTANCE AT LEAST 4 FEET FROM EACH GABLE END, UNLESS OTHERWISE NOTED.
6. ZONES 1, 2 & 3 ARE AS SHOWN ON UPLIFT DIAGRAM ABOVE.

WOOD TRUSSES BRACING NOTES:

- A. PERMANENT WEB BRACING SHALL BE INSTALLED ACCORDING TO INDIVIDUAL TRUSS DRAWINGS. REFER TO SHOP DRAWINGS. (WEB BRACING IS NOT SHOWN ON ROOF FRAMING PLAN). HOWEVER, THE PERMANENT WEB AND HORIZONTAL LATERAL BRACING SHALL MEET AT LEAST THE MINIMUM REQUIREMENTS SPECIFIED IN THIS SHEET. THE PERMANENT WEB AND HORIZONTAL LATERAL BRACING SHALL BE RESTRAINED TO PREVENT LATERAL MOVEMENT BY SOLID ANCHORAGE TO END WALLS, OR BY PERMANENT DIAGONAL BRACING IN THE PLANE OF THE WEB MEMBER AT INTERVALS NOT TO EXCEED TWENTY (20) FEET ALONG CONTINUOUS WEB BRACE. (REFER TO HB-91, SECTION 1323.1 AND DETAILS BELOW ON THIS SHEET. IN THE EVENT OF CONFLICT BETWEEN SHOP DRAWINGS AND THE ORDER OF RECORD PERMANENT LATERAL BRACING REQUIREMENTS, THE PROVISIONS OF THE MORE STRINGENT SHALL GOVERN).
- B. ALL TOP CHORDS ARE ASSEMBLED TO BE SHEATHED, AND ALL BOTTOM CHORDS SHALL BRACED BY A 2"x4" CONTINUOUS LATERAL BRACING SPACED NOT MORE THAN 10 FEET AND NAILED TO UPPER SIDE OF THE BOTTOM CHORD WITH 2-16d. REFER TO INDIVIDUAL TRUSS DRAWINGS FOR ACTUAL BRACING REQUIREMENTS. THE CITYWALL CEILING IS NOT TO BE CONSIDERED A CEILING DIAPHRAGM.
- C. BRACING SHOWN ON PLANS DOES NOT INCLUDE TEMPORARY BRACING REQUIRED FOR THE ERECTION AND INSTALLATION OF TRUSSES PRIOR TO THE INSTALLATION OF PERMANENT CROSS BRACING AND WEB LATERAL BRACING REQUIREMENTS. TEMPORARY BRACING IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHOULD REMAIN IN PLACE AS LONG AS NECESSARY FOR THE SAFE AND ACCEPTABLE INSTALLATION OF THE ROOF OR FLOOR. (REF: HB-91 SUMMARY SHEET).
- D. REFER TO HB-91 COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLATION AND BRACING METAL PLATE CONNECTED WOOD TRUSSES. APPENDIX G, FOR RECOMMENDED SEQUENCE OF INSTALLING BRACING COMPONENTS.



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