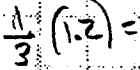


① Retaining Wall:



6.1 NGVD
4.5 NAVD

$$P_s = \frac{1}{2} (120)(1.2) = 72 \text{ W}$$

The City of Miami Beach assumes no responsibility for accuracy of or results from these plans which are approved subject to compliance with all Federal, State, and Local Laws, Rules, and Regulations.

12



$d = 8 - 1.5 - \frac{5}{16}$
 $d = 6.18''$

$$K = \frac{M}{F} = \frac{0.0288}{0.038} = 0.75$$

$$\rho_{\text{mean}} = 0.0033$$



Cases -

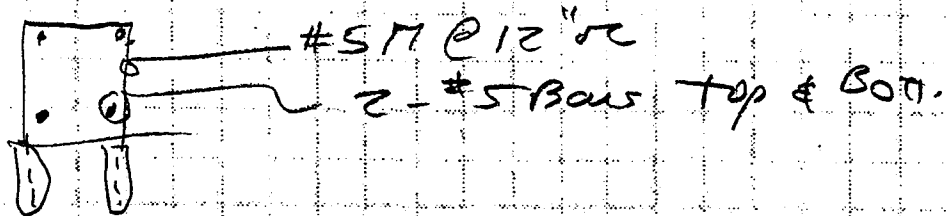
10-3-16

/

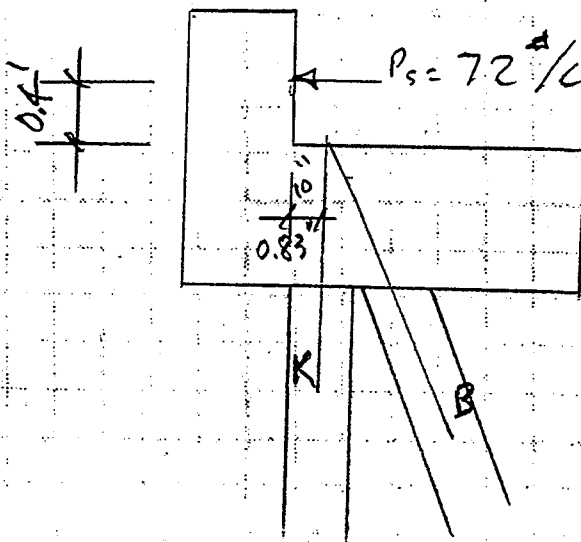
$$A_s = 0.0033 (12)(6.18)$$

$$A_s = 0.24 \text{ in}^2$$

USE : #5 BARS @ 12" OC



② Check EFFECT on Piles.



$$720(0.4) + P_K(0.83) + P_B(0.83)$$

$$P_K = P_B$$

$$720(0.4) = -1.66 P$$

$$P = \frac{308}{1.66} = 185.5 \text{ k}$$

∴ Added Load on Piles
IS NEGLIGIBLE.



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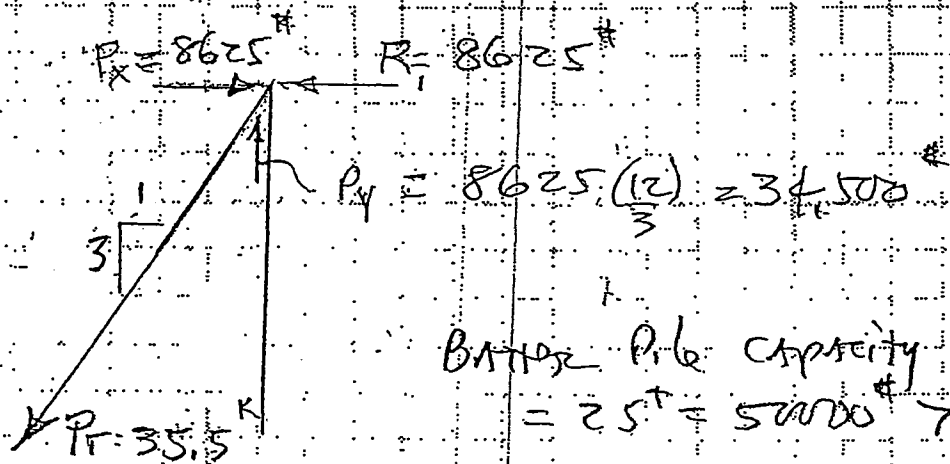
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CALC.

10-3-16

2

④ BAKER Pile Capacity

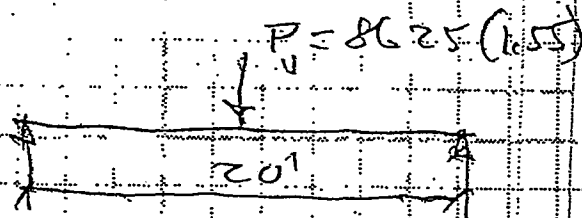


BAKER Pile Capacity

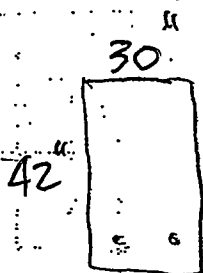
$$= 25^{\circ} = 50000 \text{ lb} > 35,560 \text{ lb}$$

USE 12" x 12" Pile (OK) (0.19)

⑤ SLOTTED CAP BEAM

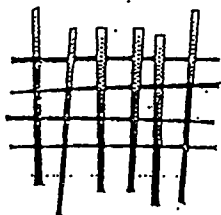


$$M = P_u \frac{l}{4} = 8625 (1.55) \left(\frac{20}{4} \right) = 66.84 \text{ k}$$



$$d = 42 - 6 - \frac{5}{16} = 35.6''$$

$$F = 30 \left(\frac{35.6}{12} \right)^2 = 3.16$$



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PALIS

0.71 16

$$K = \frac{M}{F} = \frac{66.84}{3.16} = 21.15$$

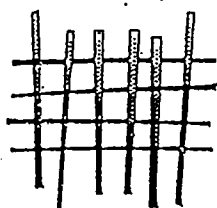
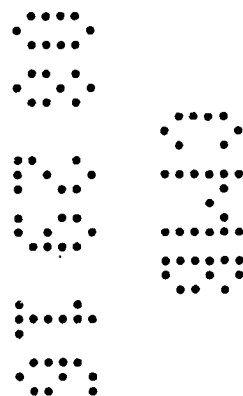
$$P_{min} = 0.0033$$

$$A_s = 0.0033(30)(35.6)$$

$$A_s = 3.52 \text{ in}^2$$

Pile
CAP.

USE: 5-#5 Bars
Top & Bottom of
#3 stirrups @
14" oc. (3" oc. in pile)



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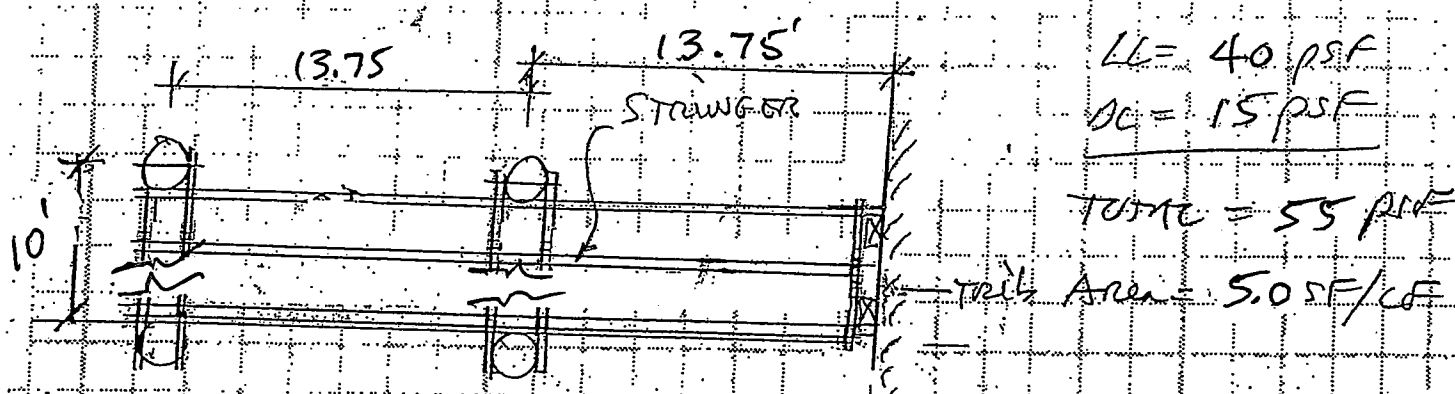
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CACJ

0.7 d.c.

Design wood deck Attached to Seawall Cap.



$$LL = 40 \text{ psf}$$

$$DL = 15 \text{ psf}$$

$$TOTAL = 55 \text{ psf}$$

$$TRAIL \text{ AREA} = 5.0 \text{ SF/CF}$$

1. DESIGN STRINGER (SUB STRINGER)

$$W = \frac{13.75}{2} \times 55 = 378.1 \text{ \#/LF}$$

$$W = 378.1 \text{ \#/LF}$$

$$9' \text{ MAX } \sqrt{2} \text{ 1701 \#}$$

$$M = \frac{378.1 (9')^2}{2} = 1538.0 \text{ \#-FT}$$

$$M_u = 45942.1 \text{ \#-FT}$$

$$S_{reqd} = \frac{45942.1}{950} = 48.3 \text{ in}^3$$

TRY: 4x12 SUB STRINGER

$$S_x = \frac{3.5 (11.25)^2}{6} = 73.8 \text{ in}^3 > 48.3 \text{ in}^3 \text{ (OK)}$$

check shear: $V = 1701 \text{ \#}$

$$f_v = \frac{3}{2} \frac{(1701)}{(3.5)(11.25)} = 64.8 \text{ PSI} < 90 \text{ PSI (OK)}$$

ADJUSTMENT FACTORS

$$C_D = \text{LOAD DURATION FACTOR} = 1.0$$

$$C_M = \text{WET SERVICE FACTOR} = 1.0$$

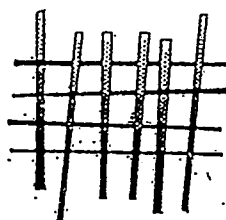
$$C_t = \text{TEMPERATURE FACTOR} = 1.0$$

$$C_g = \text{GROUP ACTION FACTOR} = 1.0$$

$$C_s = \text{GEOMETRY FACTOR} = 1.0$$

$$C_d = \text{PENETRATION DEPTH FACTOR} = 1.0$$

$$C_e = \text{END GRAIN FACTOR} = 1.0$$



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RESIDENCE

CATER

8-24-16

4

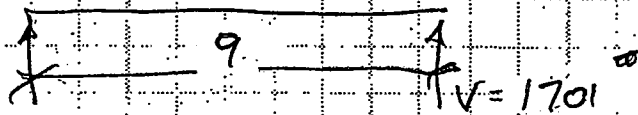
Check Deflection: $\Delta_{allow} = \frac{L}{360} = \frac{5(12)}{360} = 0.16"$

$\Delta_{ACTUAL} = \frac{5(275)(5)^4(1728)}{384(11.6 \times 10^6)(98.9)} = 0.03" < 0.16"$
(OK)

Sub-
Stranger

USE 4" x 12" Sub-Strangers

② Check Anchors to Piles.



try 3/4" thru Bolts:

Capacity Shear = A307 $F_v = 10$ ksi

$\therefore 74 \left(\frac{0.625}{2} \right)^2 (10,000) = 3067.9" > 1701" \quad (OK)$

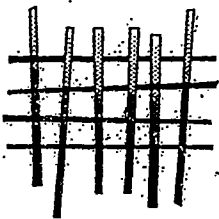
check Shear in wood stranger.

Southern Pine:

w/ 3/4" Bolt = $845 \text{ #/bolt} \times 2 = 1890" > 1701" \quad (OK)$

Stranger
Bolts

USE 2- 3/4" thru Bolts



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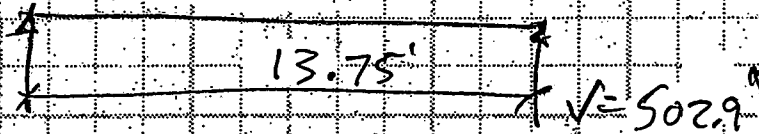
8-24-16

5

Design Framing elements of Deck:

3. JOISTS

$$W = 73.15 \text{ #/LF}$$



Design Loads:

$$LL = 40 \text{ psf}$$

$$DL = 15 \text{ psf}$$

$$TOTAL = 55 \text{ psf}$$

$$M = \frac{73.15(13.75)^2}{8} \cdot 12 = 20744.8$$

$$S_{required} = 16 \text{ " (max)}$$

$$W = 1.33 \times 55 = 73.1 \text{ psf}$$

$$S_{req'd} = \frac{20744.8}{1200} = 17.28 \text{ in}^3$$

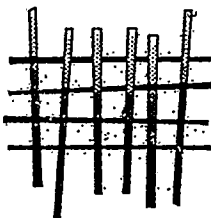
$$S_{2 \times 10} = \frac{1.5(11.25)^2}{6} = 31.64 \text{ in}^3 > 17.28 \text{ in}^3 \text{ (OK)}$$

check shear: $V = 502.9$

$$f_v = \frac{3}{2} \frac{(502.9)}{(1.5 \times 11.25)} = 44.7 \text{ psi} < 90 \text{ psi (OK)}$$

JOISTS

USE: 2x12 @ 16" OC



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6

⑤ Check Owp Hanger @ Sea wall:

DESIGN LOAD = 125

TOTAL LOAD @ seawall

$$W = \frac{10}{2} \times 125 \times 4.0 = 2500 \text{ #}$$

TRY $Z = 34$ " Rivet Bolts:

Shear Capacity = 5120 # / Bolt

Reduction: edge = 0.51

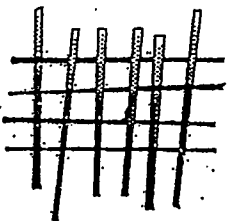
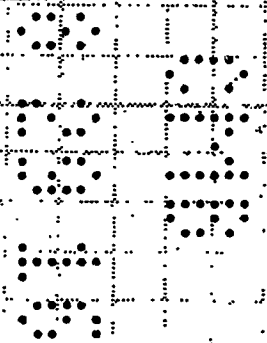
$$\therefore 0.51 \times 5120 = 2611.2 \text{ #}$$

spacing = 0.72

$$\therefore 0.72 \times 2611.2 = 1880 \text{ # / Bolt}$$

$$\therefore 2 \times 1880 = 3600 \text{ #} > 2500 \text{ # (OK)}$$

USE: $Z = 34$ " Rivet Bolts



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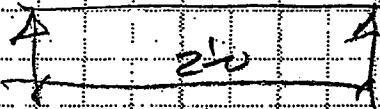
CALCS

0.7.4.16

7

④ check 2x6 decking

$$W = 27.5 \text{ #/CF}$$



$$\text{DESIGN LOAD} = 55 \text{ PSF}$$

$$W = \frac{55}{2} = 27.5 \text{ #/CF}$$

$$M = \frac{27.5 (2)^2}{8} \times 12$$

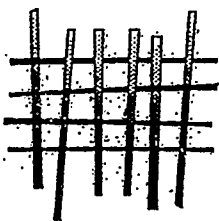
$$M = 165 \text{ ft-lb}$$

$$S_{\text{reqd}} = \frac{165}{1200} = 0.137 \text{ in}^3$$

TRY 2x6's (FLAT)

$$S_x = \frac{5.5 (1.5)^2}{6} = 2.06 \text{ in}^3 > 0.137 \text{ in}^3 \text{ (OK)}$$

USE: 2x6' Decking



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8

Kwik Bolt II Expansion Anchor

4.3.3

Influence of Anchor Spacing and Edge Distance f_s , f_e (h_{min} = minimum embedment)

Load Adjustment Factors (Anchor Spacing) f_s							Load Adjustment Factors (Edge Distance) f_e																			
Tensile/Shear							Tensile f_{tR}																			
Spacing s in. (mm)	Anchor Diameter						Edge Distance c in. (mm)	Anchor Diameter						Shear f_{sR}						Anchor Diameter						
	$\frac{1}{4}$	$\frac{3}{8}$	$\frac{1}{2}$	$\frac{5}{8}$	$\frac{3}{4}$	1		$\frac{1}{4}$	$\frac{3}{8}$	$\frac{1}{2}$	$\frac{5}{8}$	$\frac{3}{4}$	1	$\frac{1}{4}$	$\frac{3}{8}$	$\frac{1}{2}$	$\frac{5}{8}$	$\frac{3}{4}$	1							
1 1/4 (29)	.70						1 1/4 (29)	.80																		
1 1/2 (41)	.83	.70					1 1/2 (41)	.97	.80																	
2 (51)	.93	.77					2 (51)	1.0	.89						.50											
2 1/4 (57)	1.0	.82	.70				2 1/4 (57)		.95	.80					.59											
2 1/2 (64)		.86	.73				2 1/2 (64)		1.0	.84					.67											
2 3/4 (70)		.91	.77	.70			2 3/4 (70)			.89	.80				.74	.51										
3 1/4 (83)		1.0	.83	.75	.70		3 1/4 (83)			.98	.87	.80			.81	.56										
3 1/2 (95)			.90	.81	.75		3 1/2 (95)			1.0	.95	.86			.96	.67										
4 1/2 (114)			1.0	.89	.82	.70	4 1/2 (114)				1.0	.95	.80		1.0	.77	.56									
5 (127)				.95	.86	.73	5 (127)					1.0	.84		.92	.67	.54									
5 1/2 (140)				1.0	.91	.77	5 1/2 (140)						.89		1.0	.74	.61	.51								
6 (152)					.95	.80	6 (152)						.93			.81	.67	.56								
6 1/2 (165)					1.0	.83	6 1/2 (165)						.98			.89	.73	.61								
7 (178)						.87	7 (178)						1.0			.97	.79	.67								
8 (203)						.93	8 (203)									1.0	.85	.72	.52							
9 (229)						1.0	9 (229)										.97	.82	.59							
							10 (254)										1.0	.92	.67							
							12 (305)											1.0	.74							
							14 (356)												.89							
																			1.0							

$f_s = 0.3 \frac{s}{h_{min}} + 0.40$
for $s_{cr} > s > s_{min}$

$f_{tR} = 0.4 \frac{c}{h_{min}} + 0.40$
for $c_{cr} > c > c_{min}$

$f_{sR} = 0.333 \frac{c}{h_{min}}$
for $c_{cr} > c > c_{min}$

Influence of Anchor Spacing and Edge Distance f_s , f_e (h_{nom} = standard embedment)

Load Adjustment Factors (Anchor Spacing) f_s							Load Adjustment Factors (Edge Distance) f_e																
Tension/Shear							Tension f_{tR}																
Spacing s in. (mm)	Anchor Diameter						Edge Distance c in. (mm)	Anchor Diameter						Shear f_{sR}									
	$\frac{1}{4}$	$\frac{3}{8}$	$\frac{1}{2}$	$\frac{5}{8}$	$\frac{3}{4}$	1		$\frac{1}{4}$	$\frac{3}{8}$	$\frac{1}{2}$	$\frac{5}{8}$	$\frac{3}{4}$	1	$\frac{1}{4}$	$\frac{3}{8}$	$\frac{1}{2}$	$\frac{5}{8}$	$\frac{3}{4}$	1				
2 (51)	.70						2 (51)	.80						.59									
2 1/4 (57)	.74						2 1/4 (57)	.85						.67									
2 1/2 (64)	.78	.70					2 1/2 (64)	.90	.80					.74	.51								
2 3/4 (70)	.81	.73					2 3/4 (70)	.95	.84					.81	.56								
3 1/4 (83)	.89	.79					3 1/4 (83)	1.0	.92					.96	.67								
3 1/2 (95)	.96	.85	.72				3 1/2 (95)		1.0	.83				1.0	.77	.56							
4 1/2 (114)	1.0	.94	.79	.74			4 1/2 (114)			.91	.85				.92	.67	.54						
5 (127)		1.0	.83	.78	.72		5 (127)			.97	.90	.82			1.0	.74	.61	.51					
5 1/2 (140)			.87	.81	.75		5 1/2 (140)			1.0	.95	.86				.81	.67	.56					
6 (152)			.91	.85	.78	.70	6 (152)				1.0	.91	.80			.89	.73	.61					
6 1/2 (165)			.96	.89	.81	.73	6 1/2 (165)					.95	.83			.97	.79	.67					
7 (178)			1.0	.93	.84	.75	7 (178)					1.0	.87			1.0	.85	.72	.52				
8 (203)				1.0	.91	.80	8 (203)						.93				.97	.82	.59				
9 (229)					.97	.85	9 (229)						1.0				1.0	.92	.67				
10 (254)					1.0	.90	10 (254)										1.0	.74					
12 (305)						1.0	12 (305)											.89					
14 (356)							14 (356)											1.0					
16 (406)							16 (406)												1.0				
18 (457)							18 (457)																

$f_s = 0.3 \frac{s}{h_{nom}} + 0.40$
for $s_{cr} > s > s_{min}$

$f_{tR} = 0.4 \frac{c}{h_{nom}} + 0.40$
for $c_{cr} > c > c_{min}$

$f_{sR} = 0.333 \frac{c}{h_{min}}$
for $c_{cr} > c > c_{min}$

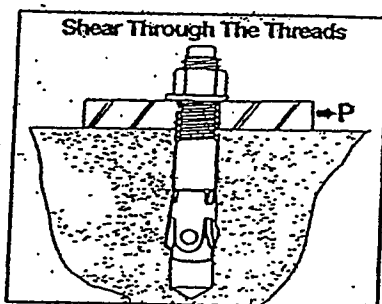
Kwik Bolt II Expansion Anchor

4.3.3

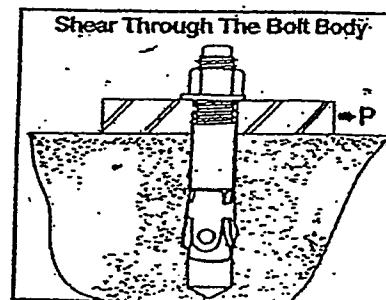
Carbon Steel Kwik Bolt II Allowable Loads in Concrete

Anchor Diameter in. (mm)	Embedment Depth in. (mm)	2000 psi (13.8 MPa)		3000 psi (20.7 MPa)		4000 psi (27.6 MPa)		6000 psi (41.4 MPa)	
		Tension lb (kN)	Shear lb (kN)	Tension lb (kN)	Shear lb (kN)	Tension lb (kN)	Shear lb (kN)	Tension lb (kN)	Shear lb (kN)
1/4 (6.4)	1 1/8 (29)	270 (1.2)	430 (1.9)	330 (1.5)	430 (1.9)	380 (1.7)	430 (1.9)	470 (2.1)	430 (1.9)
	2* (51)	560 (2.5)	530 (2.4)	590 (2.6)	530 (2.4)	630 (2.8)	530 (2.4)	670 (3.0)	530 (2.4)
	3 1/4* (95)	670 (3.0)		670 (3.0)		670 (3.0)			
3/8 (9.5)	1 1/8 (41)	530 (2.4)	990 (4.4)	650 (2.9)	1040 (4.6)	750 (3.3)	1100 (4.9)	850 (3.8)	1100 (4.9)
	2 1/2* (64)	1200 (5.3)	1470 (6.5)	1290 (5.7)	1470 (6.5)	1370 (6.1)	1470 (6.5)	1550 (6.9)	1470 (6.5)
	4 1/4* (108)	1330 (5.9)		1390 (6.2)		1440 (6.4)			
1/2 (12.7)	2 1/4 (57)	1170 (5.2)	1940 (8.6)	1310 (5.8)	1970 (8.8)	1450 (6.4)	1970 (8.8)	1730 (7.7)	1970 (8.8)
	3 1/2* (89)	1870 (8.3)	2450 (10.9)	2130 (9.5)	2450 (10.9)	2400 (10.7)	2450 (10.9)	2800 (12.5)	2450 (10.9)
	6* (152)	2080 (9.3)		2310 (10.3)		2530 (11.3)			
5/8 (15.9)	2 1/4 (70)	1600 (7.1)	3070 (13.7)	1870 (8.3)	3070 (13.7)	2130 (9.5)	3070 (13.7)	2670 (11.9)	3070 (13.7)
	4** (102)	2400 (10.7)	3840 (17.1)	2850 (12.7)	3840 (17.1)	3290 (14.6)	3840 (17.1)	4190 (18.6)	3840 (17.1)
	7** (178)	3200 (14.2)		3470 (15.4)		3730 (16.6)			
3/4 (19.1)	3 1/4 (83)	1970 (8.8)	4140 (18.4)	2320 (10.3)	4140 (18.4)	2670 (11.9)	4140 (18.4)	3200 (14.2)	4140 (18.4)
	4 1/4** (121)	2930 (13.0)	5120 (22.8)	4130 (18.4)	5120 (22.8)	4800 (21.4)	5120 (22.8)	5870 (26.1)	5120 (22.8)
	8** (203)	4000 (17.8)		4930 (21.9)		5870 (26.1)		6320 (28.1)	
1 (25.4)	4 1/2 (114)	3330 (14.8)	7070 (31.4)	4050 (18.0)	7600 (33.8)	4570 (20.8)	8140 (36.2)	5070 (22.6)	9200 (40.9)
	6 (152)	4930 (21.9)	9200 (40.9)	6000 (26.7)	9200 (40.9)	7070 (31.4)	9200 (40.9)	8400 (37.4)	9200 (40.9)
	9 (229)	6670 (29.7)		7670 (34.1)		8670 (38.6)		10670 (47.5)	

* Values shown are for a shear plane acting through the anchor bolt body. When the shear plane is acting through the anchor bolt threads, reduce the shear values by 20%.



** Values shown are for a shear plane acting through the anchor bolt body. When the shear plane is acting through the anchor bolt threads, reduce the shear value by 12%.



If other values shown are for shear plane acting through either body or threads

TABLE 8.4 (Continued)

Species and commercial grade	Size classification	Design values in pounds per square inch (psi)						Grading Rules Agency
		Bending F_b	Tension parallel to grain F_t	Shear parallel to grain F_v	Compression perpendicular to grain $F_{c\perp}$	Compression parallel to grain $F_{c\parallel}$	Modulus of Elasticity E	
Non-Dense Select Structural No.1 Dense No.1 Non-Dense No.2 Dense No.2 Non-Dense No.3	2"-4" thick 10" wide	1850	950	90	480	1750	1,700,000	
		1450	775	90	680	1750	1,800,000	
		1300	725	90	565	1600	1,700,000	
		1200	650	90	480	1500	1,600,000	
		1050	575	90	565	1650	1,700,000	
		950	550	90	480	1500	1,600,000	
Dense Select Structural Select Structural Non-Dense Select Structural No.1 Dense No.1 Non-Dense No.2 Dense No.2 Non-Dense No.3	2"-4" thick 12" wide	2050	1100	90	565	850	1,400,000	
		1900	1050	90	660	1950	1,900,000	
		1750	900	90	565	1800	1,800,000	
		1350	725	90	480	1700	1,700,000	
		1250	675	90	565	1600	1,600,000	
		1150	600	90	480	1500	1,700,000	
SOUTHERN PINE Dense Structural 86 Dense Structural 72 Dense Structural 65	2"-4" thick 2" & wider	575	325	90	565	1350	1,400,000	
		2600	1750	155	660	2000	1,800,000	
		2200	1450	130	660	1650	1,800,000	
		2000	1300	115	660	1500	1,800,000	
SOUTHERN PINE Dense Structural 86 Dense Structural 72 Dense Structural 65	2"-12" & thicker 2"-12" & wider	2400	1400	145	440	1300	1,600,000	SPIB
		1750	1200	120	440	1100	1,600,000	
		1600	1050	110	440	1000	1,600,000	

(Dry service conditions — 19% or less moisture content)
(Wet service conditions)
Values are based on the National Design Specification (NDS) for Wood Construction, AFPA (formerly NFPA), Washington, DC, 1991.

							SPIB
Dense Select Structural		3050	1650	100	660	2259	1,900,000
Select Structural		2850	1600	100	565	2100	1,800,000
Non-Dense Select Structural		2650	1350	100	480	1950	1,700,000
No.1 Dense	2'-4" thick	2000	1100	100	660	2000	1,800,000
No.1 Non-Dense		1850	1050	100	565	1850	1,700,000
No.2 Dense	2'-4" wide	1700	900	100	480	1700	1,600,000
No.2 Non-Dense		1500	825	90	565	1650	1,700,000
No.3		1350	775	90	480	1600	1,600,000
Stud		850	475	90	565	975	1,400,000
Construction	2'-4" thick	1100	625	100	565	1800	1,500,000
Standard	4" wide	625	350	90	565	1500	1,300,000
Utility		300	175	90	565	975	1,300,000
Dense Select Structural		2700	1500	90	660	2150	1,900,000
Select Structural		2550	1400	90	565	2000	1,800,000
Non-Dense Select Structural		2350	1200	90	480	1850	1,700,000
No.1 Dense		1750	950	90	660	1900	1,800,000
No.1 Non-Dense	2'-4" thick	1650	900	90	565	1750	1,700,000
No.2 Dense		1500	800	90	480	1600	1,600,000
No.2 Non-Dense	5'-6" wide	1450	775	90	660	1750	1,700,000
No.3		1250	725	90	565	1600	1,600,000
Stud		1150	675	90	480	1500	1,400,000
Dense Select Structural		750	425	90	565	925	1,400,000
Select Structural		775	425	90	565	925	1,400,000
Non-Dense Select Structural		2450	1350	90	660	2050	1,900,000
No.1 Dense	2'-4" thick	2300	1300	90	565	1999	1,800,000
No.1 Non-Dense		2100	1100	90	480	1750	1,700,000
No.2 Dense		1650	875	90	660	1800	1,800,000
No.2 Non-Dense	8" wide	1500	825	90	565	1650	1,700,000
No.3		1350	725	90	480	1550	1,600,000
Stud		1400	675	90	660	1700	1,700,000
Dense Select Structural		1200	650	90	565	1550	1,600,000
Select Structural		1100	600	90	480	1450	1,400,000
Non-Dense Select Structural		709	400	90	565	875	1,400,000
No.1 Dense		2150	1200	90	660	2000	1,900,000
No.1 Non-Dense		2050	1100	90	565	1850	1,800,000



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 2/7/2016

Property Information	
Folio:	02-3232-003-0550
Property Address:	205 E SAN MARINO DR Miami Beach, FL 33139-1105
Owner	AZENDA PROPERTIES LLC
Mailing Address	8750 NW 36 ST DORAL, FL 33178 USA
Primary Zone	0800 SGL FAMILY - 1701-1900 SQ
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	5 / 6 / 1
Floors	2
Living Units	1
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	5,982 Sq.Ft
Lot Size	18,375 Sq.Ft
Year Built	1938

Assessment Information			
Year	2015	2014	2013
Land Value	\$6,247,500	\$3,730,125	\$2,682,750
Building Value	\$759,239	\$731,819	\$741,212
XF Value	\$33,988	\$34,417	\$34,846
Market Value	\$7,040,727	\$4,496,361	\$3,458,808
Assessed Value	\$7,040,727	\$2,901,683	\$2,858,801

Benefits Information				
Benefit	Type	2015	2014	2013
Save Our Homes Cap	Assessment Reduction		\$1,594,678	\$600,007
Homestead	Exemption		\$25,000	\$25,000
Second Homestead	Exemption		\$25,000	\$25,000
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
32 53 42	
SAN MARINO ISLAND PB 9-22	
LOT 12 & S45FT LOT 13 BLK 4	
LOT SIZE 105.000 X 175	
OR 18708-1799 07 1999 1	

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:
The City of Miami Beach assumes no responsibility for accuracy of results from these plans which are approved subject to compliance with all applicable laws, rules, and Regulations.
Public Records of this County and there may be additional permits required for other government entities such as water management's districts, state agencies, or federal agencies.
NOTICE: In addition to the requirement of this form, there may be additional restrictions applicable to this property that may be found in the Public Records of this County and there may be additional permits required for other government entities such as water management's districts, state agencies, or federal agencies.
<http://www.miamidade.gov/propertysearch>

BUILDING:
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
FLOOD:
PUBLIC WORKS:
STRUCTURAL:
ELEVATOR:
ROOFING:
SUSTAINABILITY



Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$50,000	\$50,000
Taxable Value	\$7,040,727	\$2,851,683	\$2,808,801
School Board			
Exemption Value	\$0	\$25,000	\$25,000
Taxable Value	\$7,040,727	\$2,876,683	\$2,833,801
City			
Exemption Value	\$0	\$50,000	\$50,000
Taxable Value	\$7,040,727	\$2,851,683	\$2,808,801
Regional			
Exemption Value	\$0	\$50,000	\$50,000
Taxable Value	\$7,040,727	\$2,851,683	\$2,808,801

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
07/31/2015	\$6,088,500	29738-1341	Qual by exam of deed
07/17/2014	\$100	29237-3724	Financial inst or "In Lieu of Foreclosure" stated
07/01/2007	\$6,900,000	25834-3989	Sales which are qualified
03/01/2005	\$3,950,000	23204-4649	Sales which are qualified

CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

CMA 8-29-16 ✓
D/18/16 ✓
VF 8/29/16 ✓
NKW 10/28/16 ✓
AUG 25 2016
RECEIVED
Permit Section
(2370)

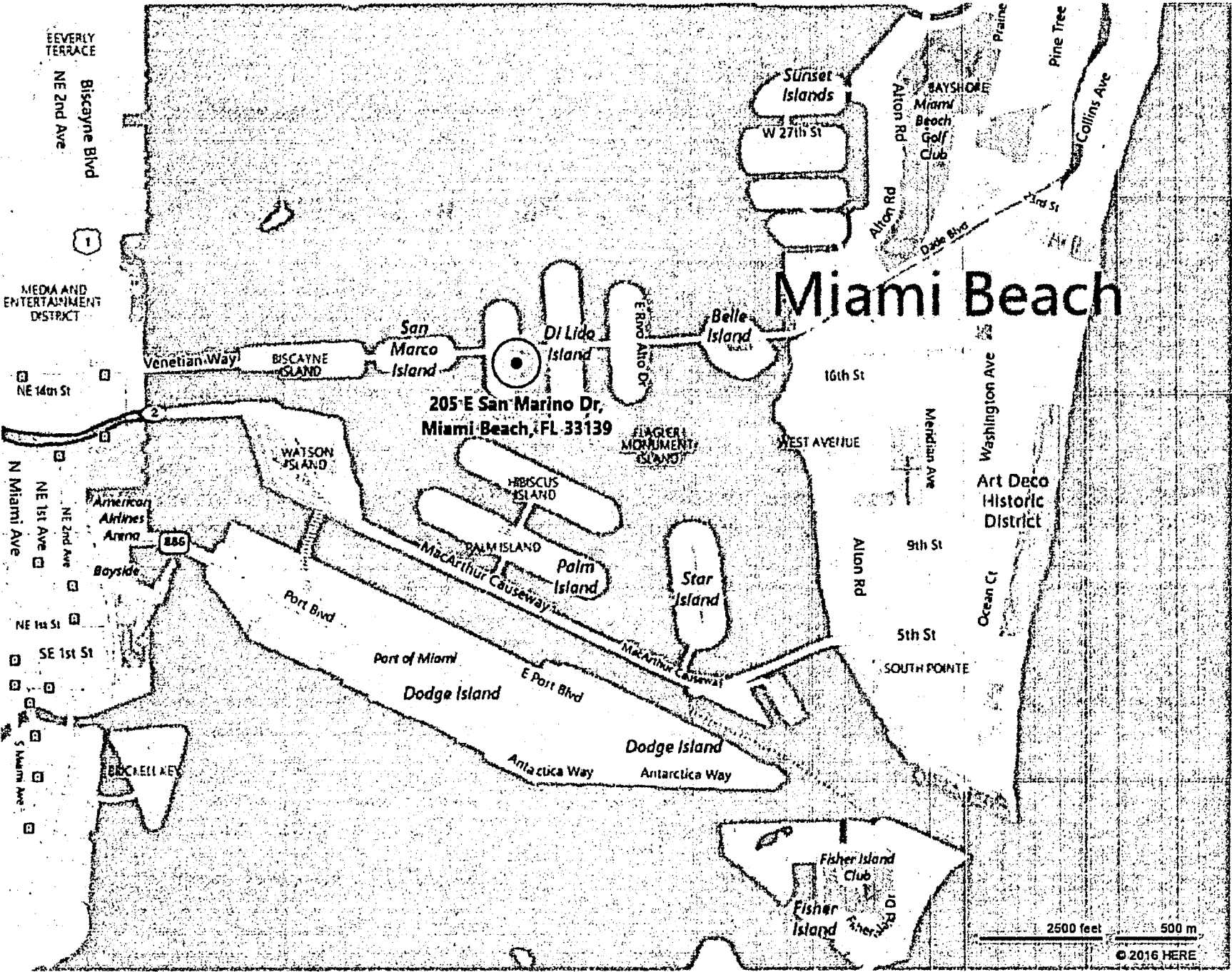
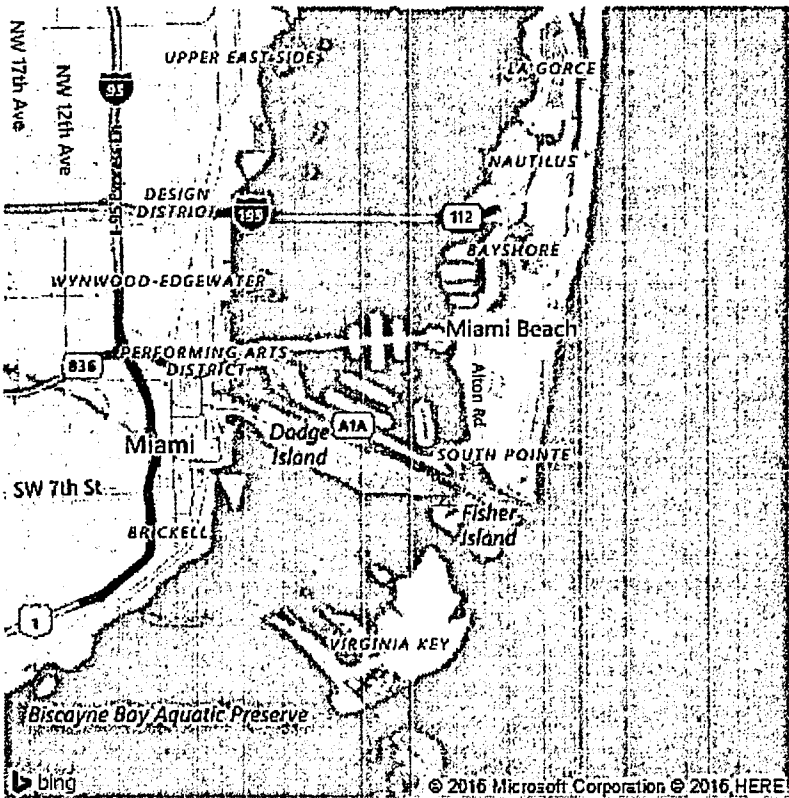
2/7/2016

BR0816-0454

bing maps

Notes

Type your notes here



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DERM Coastal Resources Section
Natural Resources Regulation & Restoration
Division (NRRRD)

2/8/2016 8:49 AM



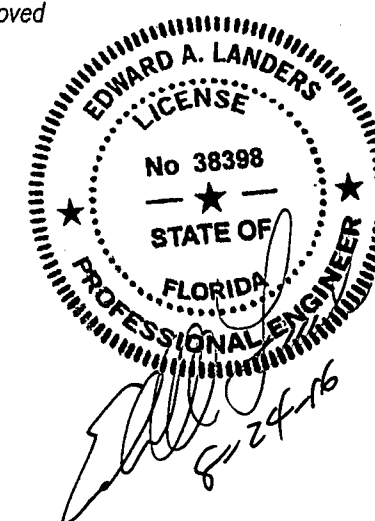
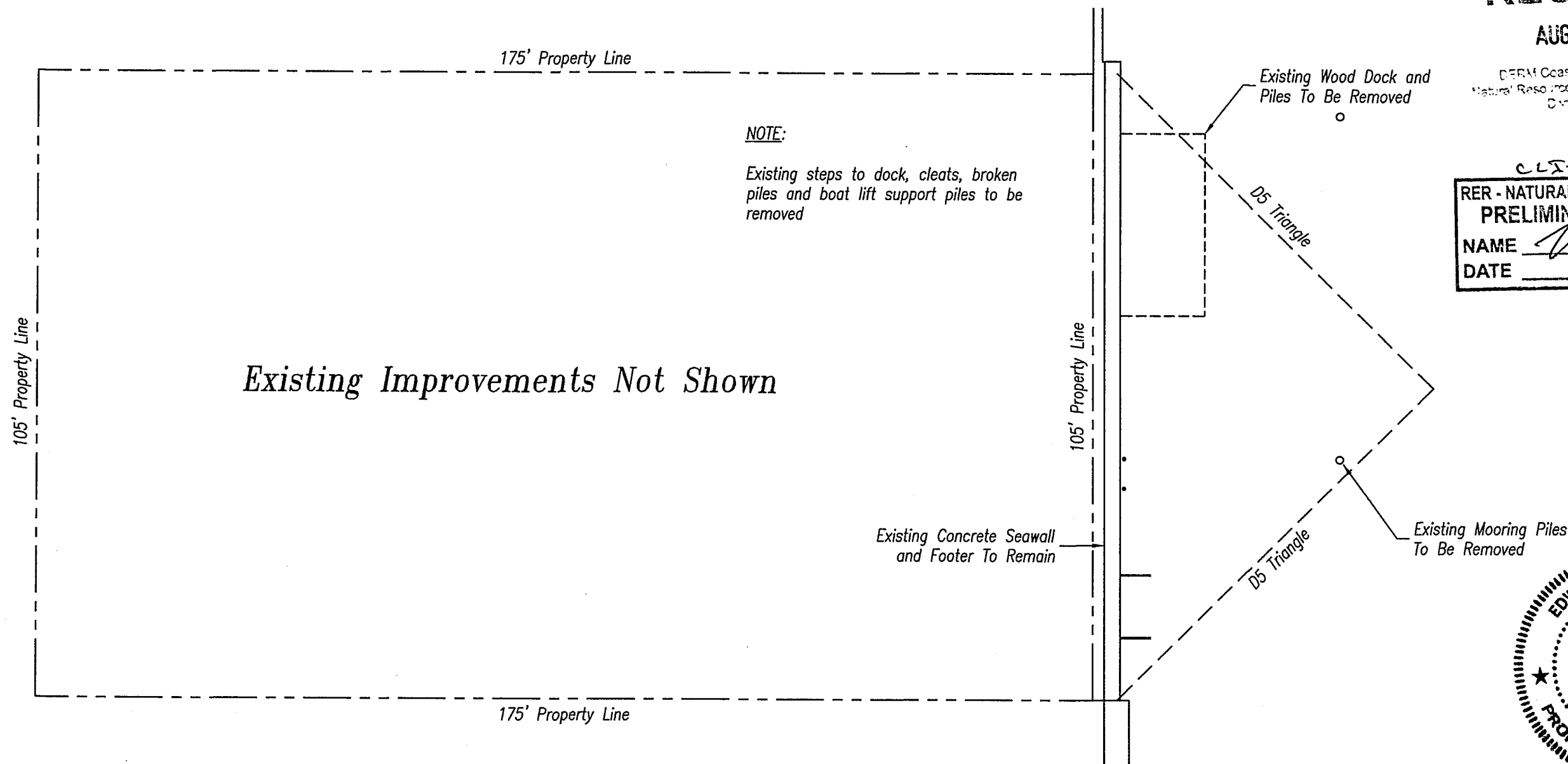
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DERM Coastal Resources Section
Natural Resources Regulation & Restoration
Division (NRRRD)

CLX-2015-0444

RER - NATURAL RESOURCES DIVISION
PRELIMINARY APPROVAL
NAME [Signature]
DATE 8-26-2016



Lot 12 & S45FT Lot 13 Block 4
SAN MARINO ISLAND
Plat Book 9 Page 22
Dade County
Florida

Site Plan
(Existing Conditions)
Scale: 1" = 20'



Dock/Seawall Repair
Azenda Properties LLC
205 E San Marion Drive
Miami Beach, Florida 33139
Edward A Landers PE Inc
PE License # 038398
7850 NW 146 Street #509
Miami Lakes, Florida 33016
(305) 823-3938
Edward A Landers, P.E.

DSN WRT	DWN
DATE 02.07.2016	
PLOT 240	
DWG No. 205 SP 240	
DIRECTORY MM\Dock	
Sheet 1	

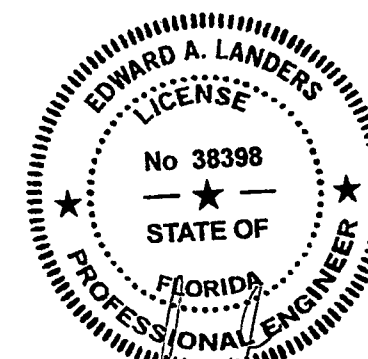
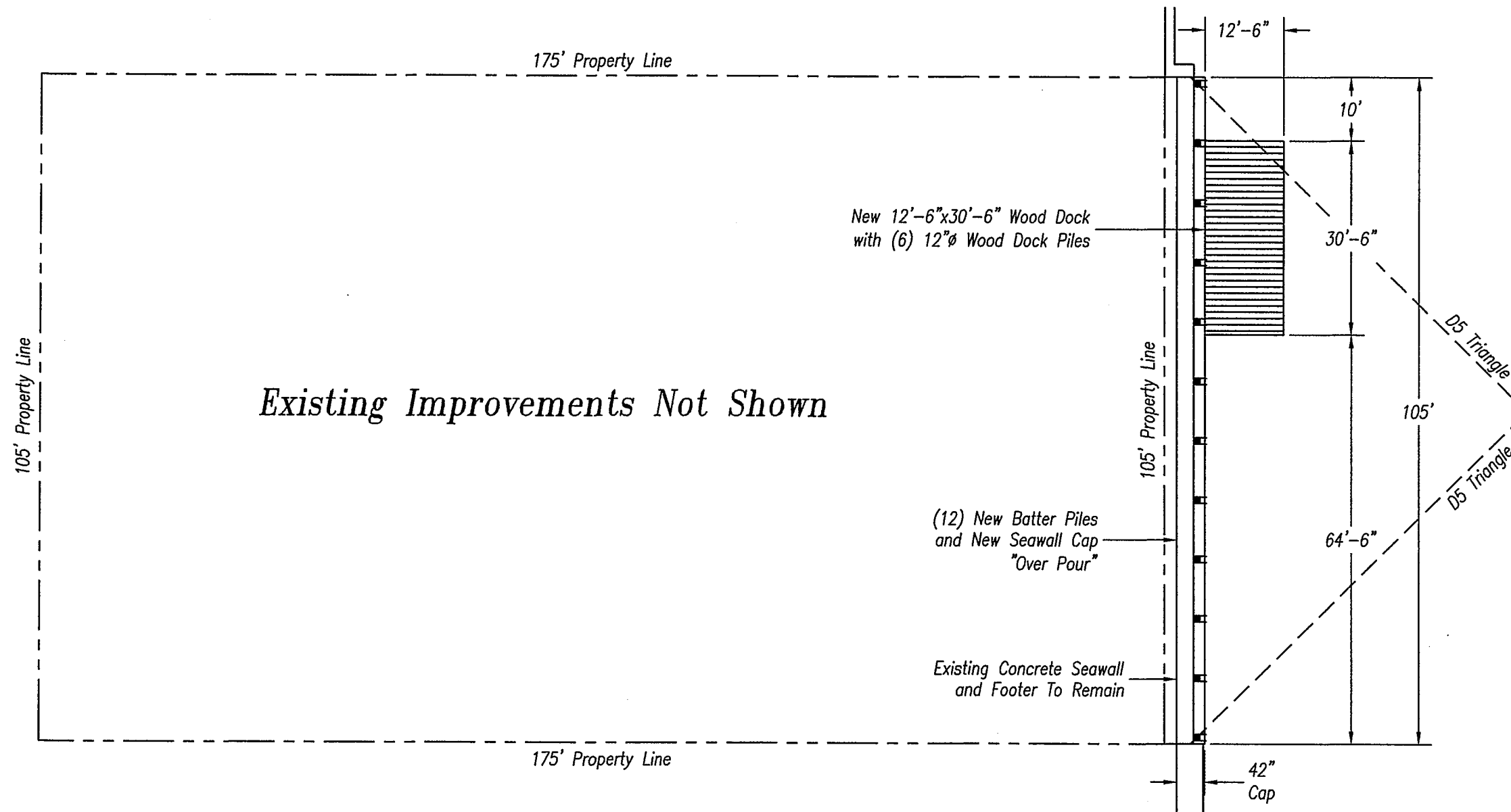
See attached survey for exact property information.

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DERM Coastal Resources Section
Natural Resources Regulation & Restoration
Division (NRRRD)

RER - NATURAL RESOURCES DIVISION
PRELIMINARY APPROVAL
NAME W. H. L.
DATE 8-26-16



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8-26-16

Lot 12 & S45FT Lot 13 Block 4
SAN MARINO ISLAND
Plat Book 9 Page 22
Dade County
Florida

Site Plan
(Proposed Conditions)
Scale: 1" = 20'

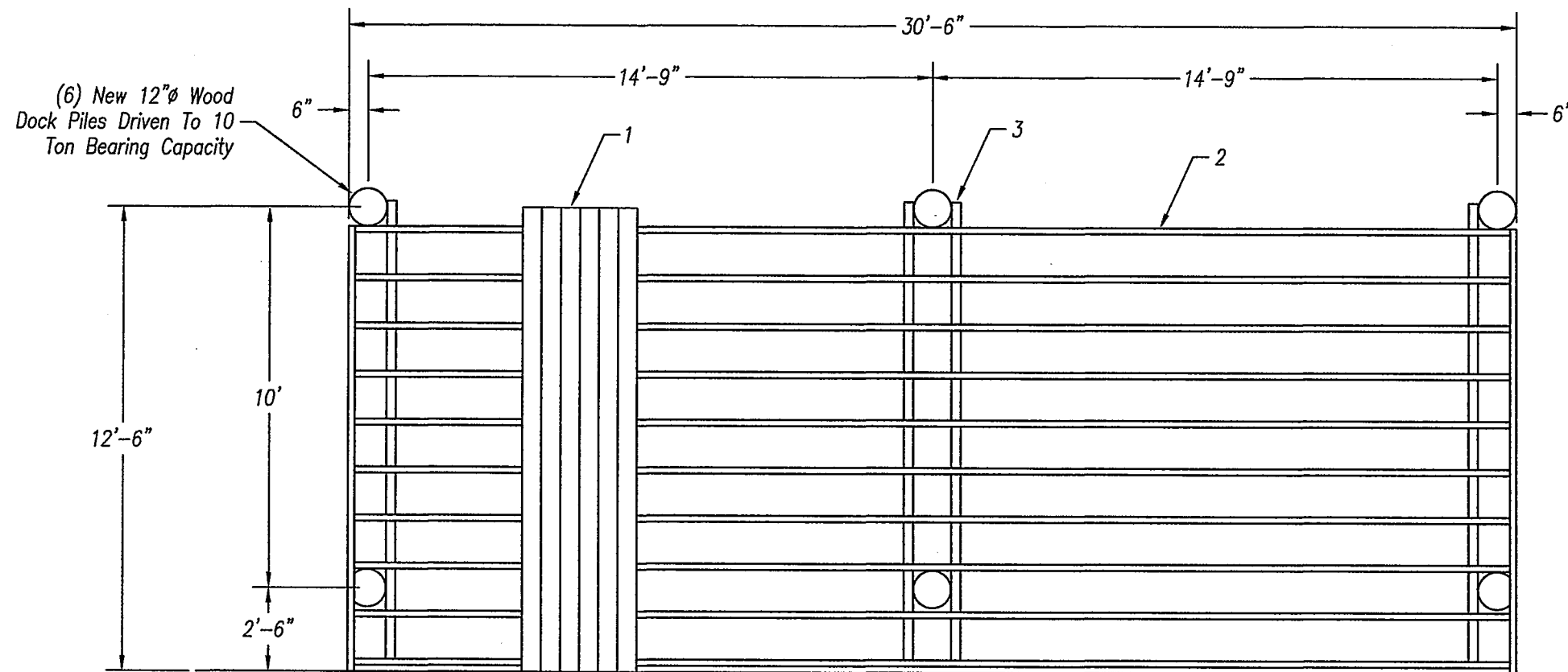


97 07 00

See attached survey for exact property information.

Dock/Seawall Repair
Azenda Properties LLC
205 E San Marion Drive
Miami Beach, Florida 33139
Edward A Landers PE Inc
PE License # 038398
7850 NW 146 Street #509
Miami Lakes, Florida 33016
(305) 823-3938
Edward A Landers, P.E.

DSN	DWN
WRT	
DATE	02.07.2016
PLOT	240
DWG No.	205 SP 240
DIRECTORY	MM\Docka
Sheet	2



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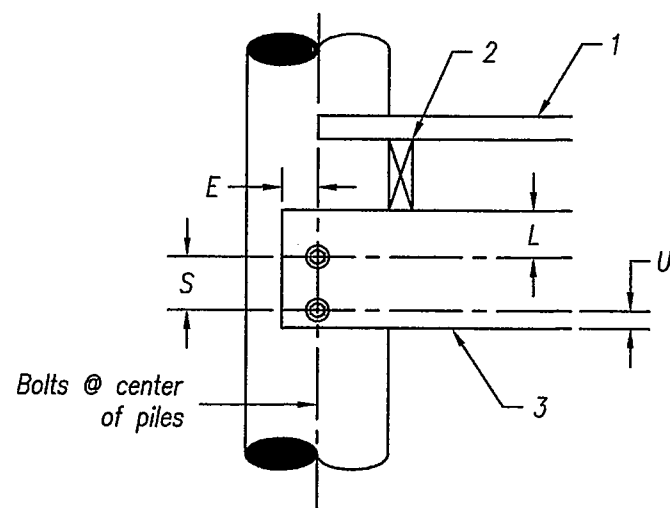
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DERM Coastal Resources Section
Natural Resources Regulation & Restoration
Division (NRRD)

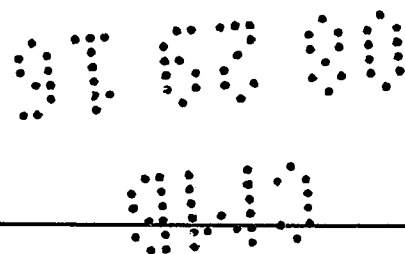
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PRELIMINARY APPROVAL
NAME [Signature]
DATE 8-26-16

Framing Plan

Scale 1/4" = 1'-0"



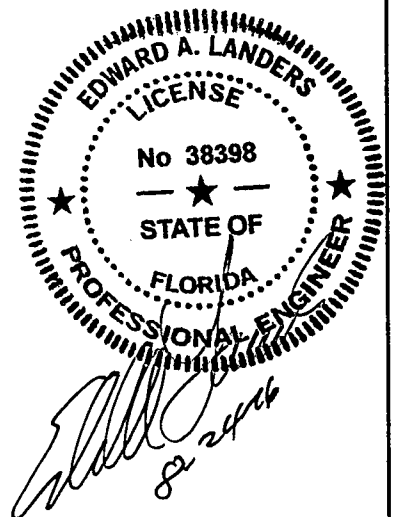
Pile Connection Detail



Bolt Diameter	1/2"	5/8"	3/4"	7/8"
E = End Dist = 4D	2	2 1/2"	3	3 1/2"
L = Edge Dist, Loaded = 4D	2	2 1/2"	3	3 1/2"
S = Spacing = 4D	2	2 1/2"	3	3 1/2"
U = Edge Dist, Unloaded = 1.5D	3/4	15/16	1 1/8	1 5/16"

NDS Bolt Spacing Requirements

1. IPE Wood Decking with (2) #10x2-1/2" S.S. Wood Screws per stringer
2. 2x12 stringers @ 16" max spacing
3. 4x12 substringer with (2) 3/4" Thru Bolts into Wood Dock Piles
4. Hurricane strap Simpson H2.5A (FL10456) w/ (5) 8d nails each leg (12" Hurricane Straps)



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Miami Lakes, Florida 33016
(305) 823-3938

Edward A Landers, P.E.

DSN WRT	DWN
DATE 02.07.2018	
PLOT 48	
DWG No. 205 FP 48	
DIRECTORY MM\Dock	
Sheet 3	

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DERM Coastal Resources Section
Natural Resources Regulation & Restoration
Division (NRRRD)

1. IPE Wood Decking with (2) #10x2-1/2" S.S. Wood Screws per stringer
2. 2x12 stringers @ 16" max spacing
3. 4x12 substringer with (2) 3/4" Thru Bolts into Wood Dock Piles
4. Hurricane strap Simpson H2.5A (FL10456) w/ (5) 8d nails each leg (12" Hurricane Straps)

Finished Grade
New Seawall
Elevation 4.5' NAVD

New Batter Piles and
Seawall Cap "Over Pour",
See Cap Detail

Existing Concrete Seawall With
Footer To Remain

(6) New 12"Ø Wood Dock
Piles Driven To 10 Ton
Bearing Capacity

MHW 0.2' NAVD

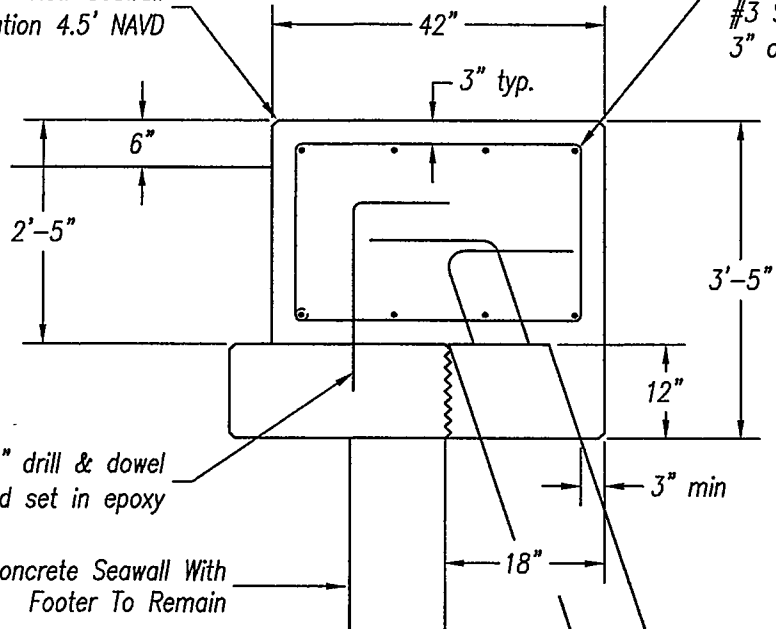
MLW (-) 1.9' NAVD

Existing Berm

(12) new 12x12 prestressed concrete
batter piles @ 10' max spacing, driven
to 10 ton load bearing capacity

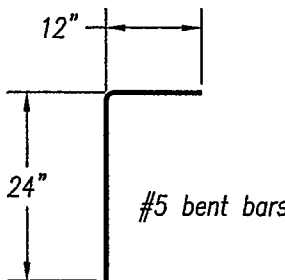
- (4) #5 Continuous Top
- 4) #5 Continuous Bottom
- #3 Stirrups @ 12" on center
- 3" on center over piles

New Seawall
Elevation 4.5' NAVD



#5 bent bars @ 12" drill & dowel
min. 6" into cap and set in epoxy

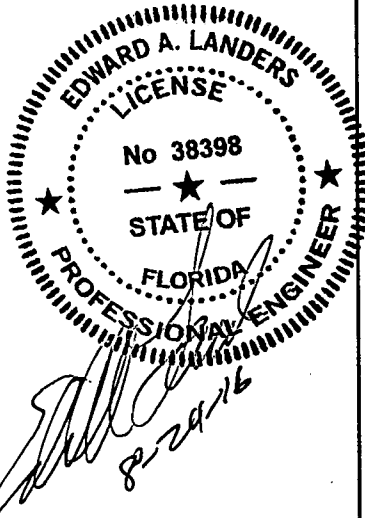
Existing Concrete Seawall With
Footer To Remain



Dock Section

Scale 1/4" = 1'-0"

RER - NATURAL RESOURCES DIVISION
PRELIMINARY APPROVAL
NAME [Signature]
DATE 8-26-16



Dock/Seawall Repair
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Miami Beach, Florida 33139

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Edward A Landers, P.E.

DSN	DWN
WRT	
DATE	02.07.2018
PLOT	48
DWG No.	205 FP 48
DIRECTORY	MM\Dock
Sheet	4

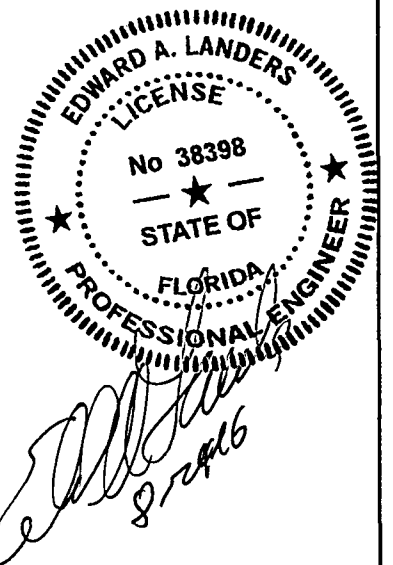
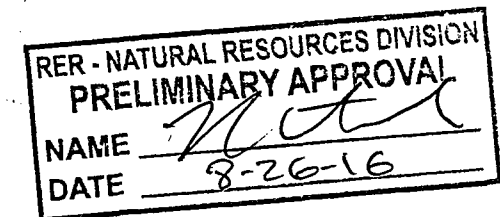
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Resources Section
Natural Resources Regulation & Restoration
Division (NRRRD)

PILE DRIVING:

1. Pile driving operations shall be observed by a special inspector, including test piles sufficient to determine the approximate length required to meet design capacity.
2. Piles shall be driven using an approved cushion block consisting of material so arranged so as to provide the transmission of the hammer energy.
3. Piles shall be driven to required capacity a minimum of 8' into berm.
4. Piles shall be driven with a drop hammer or gravity hammer provided the hammer shall weight no less than 3,000 pounds, and the fall of the hammer shall not exceed 6'.
5. Piles shall be driven with a variation of not more than $\frac{1}{4}$ inch per foot from the vertical, or from the batter line indicated, with a maximum variation of the head of the pile from the position shown on the plans of not more than three inches.
6. Where piling must penetrate strata offering high resistance to driving, the structural engineer of records or special inspector may require that the piles be set in pre-drilled or punched holes. The piles shall reach their final penetration by driving.



Dock/Seawall Repair	
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DSN	DWN
WRT	
DATE	
02.07.2016	
PLOT	
48	
DWG No.	
205 FP 48	
DIRECTORY	
MM/Docks	
Sheet 5	

General Notes:

1. Licensed Contractor shall verify the existing conditions prior to commencement of the work. Any conflicts or omissions between existing conditions or the various elements of the working drawings shall be brought to the attention of the Engineer prior to the commencement of the work. The Licensed Contractor and all subcontractors are responsible for all lines, elevations, and measurements
2. Do not scale drawings for dimensions
3. All unanticipated or unforeseen demolition and/or new construction conditions which require deviation from the plans and notes herein shall be reported to the Engineer prior to commencement of work
4. Licensed Contractor to verify location of existing utilities prior to commencing work
5. The Licensed contractor to install and remove all shoring and bracing as required for the proper execution of the work
6. Licensed Contractor to obtain all permits as necessary from all Local, State, and Federal agencies
7. For all prestressed piles, extend pile strands a min. of 18" into cap steel or cut strands even w/ top of pile & dowel & epoxy. (2) #5 L-bars, 24" long w/ 12" bend, into top of pile, w/ a min. of 4" embedment
8. New batter piling to have a minimum 4" penetration into the new seawall cap forms
9. Concrete piling to be 12"x12" prestressed piles with (4) 7/16" strands
10. Wood piling to be 12"Ø minimum 2.5 lb CCA treated
11. Piles to be driven a minimum of 8' into berm with a minimum bearing capacity of 10 tons
12. Piles to be driven with a drop hammer or gravity hammer. The hammer weight shall not be less than 3,000 lbs and the fall shall not exceed 6 feet
13. Concrete to be min. 5000 psi @ 28 days, .40 water/cement ratio.
14. Reinforcing steel shall be in conformance with the latest version of ASTM A615 Grade 60 Specifications. All reinforcement shall be placed in accordance with ACI 315 and ACI Manual of Standard Practice
15. Concrete cover shall be 3 inches unless otherwise noted on the approved drawings
16. Splices in reinforcing bars shall not be less than 48 bar diameters and reinforcing shall be continuous around all corners and changes in direction. Continuity shall be provided at corners or changes in direction by bending the longitudinal steel around the corner 48 bar diameters
17. All framing materials to be pressure treated, southern pine, grade 2 or better, min. Fb = 1450 psi
18. All hardware to be galvanized or stainless steel
19. Design in accordance with Florida Building Code 5th Edition (2014)

BR0816-0454
205 SAN MARINO DR

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01 03 00

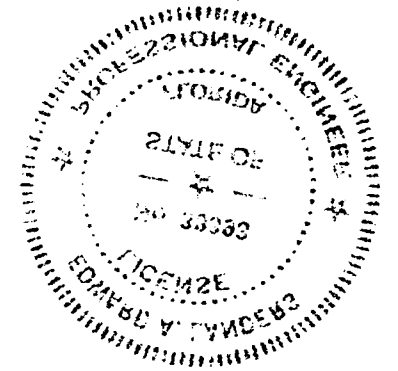
PUBLIC WORKS
PLAN REVIEW NOTICE
Phone 305-673-7080 Fax 305-673-7028

THIS PLAN REVIEW CONSTITUTES APPROVAL FOR
OBTAINING BUILDING PERMITS ONLY.

All construction and/or use of equipment in the right-of-way and/or
easements, requires a separate Public Works Department permit prior
to start of construction.

Permit Requirements: Proof of existing sidewalk/swale area conditions
(pictures) and/or posting of sidewalk/roadway bonds
(Public Works Inspection of the right-of-way will be required prior to
final sign-off on the C.C. / C.O., or the release of bonds.)

Approved/Reviewed By: [Signature] Date: 1-9-16



Exact Phrase ☒ Search

Reset

 Export**Found 4 results**[Next \(\)](#) | [Top \(\)](#) | [Paging Options \(\)](#) | [Filter Options \(\)](#) | [Main Menu \(\)](#)**Inspection Number** BCO14238-7005-3000000-A002317476**Type** Converted Inspection**Status** Passed**Requested Date****Main Parcel** 0232320030550**Address** 205 E SAN MARINO DR Miami Beach**Scheduled Date**[Previous \(\)](#) | [Next \(\)](#) | [Top \(\)](#) | [Paging Options \(\)](#) | [Filter Options \(\)](#) | [Main Menu \(\)](#)**Permit Number** BCO14238**Applied Date** 06/02/2014**Type** Certificate Process - Commercial**Issued Date** 08/06/2014**Project Name****Expiration Date****Status** Issued**Finalized Date****Main Parcel** 0232320030550**Address** 205 E SAN MARINO DR Miami Beach**Description** CO/ ADDITION & REMODELING TO SINGLE FAMILY HOME[Previous \(\)](#) | [Next \(\)](#) | [Top \(\)](#) | [Paging Options \(\)](#) | [Filter Options \(\)](#) | [Main Menu \(\)](#)**Request Number** 2020-074023

LAND INFORMATION ⓘ					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RS-3	0800 - SGL FAMILY - 1701-1900 SQ	Square Ft.	18,375.00	\$6,063,750

BUILDING INFORMATION

i

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1938	5,579	4,871	4,738	\$355,350
1	2	1960	100	100	80	\$6,950
1	3	1962	230	230	197	\$17,114
1	4	2001	1,656	413	928	\$95,120
1	5	2002	283	136	181	\$18,779
2	1	2004	384	256	277	\$29,431

Current Building Sketches Available!

EXTRA FEATURES ⓘ			
Description	Year Built	Units	Calc Value
Wall - CBS unreinforced	2002	450	\$1,530
Wrought Iron Fence	2002	15	\$548
Patio - Marble	2001	650	\$6,396
Pool 8' res BETTER 3-8' dpth, tile 650-1000 sf	2001	1	\$32,800
Dock - Wood on Light Posts	1970	420	\$5,775
Chain-link Fence 4-5 ft high	1970	429	\$2,360