

Owner A. H. PAXSON

Mailing Address

Permit No. 10680

Lot 22 Block 32 Subdivision Lake View

No. 4838 Street Pine Tree Date Dec.2-1937

General Contractor A. H. PAXSON CONSTRUCTION COMPANY
Bond 1743

Address

Architect Wm. H. Merriam

Address

Front 49' Depth 53' Height 2 story

Stories

Use Residence & garage

Type of construction c-b-s- Cost \$ 15,000.00

Foundation concrete Piling Roof Tile

Plumbing Contractor A.H. Paxson # 10669

Address

Date Dec.7-1937

No. fixtures 18

Rough approved by GAS OK JJ Farrey- Jan 12th-1938

Date

~~XXXXXXXXXX~~ 1 Gas stove- 2 Gas heater -

Plumbing Contractor

Address

Date

No. fixtures set

Final approved by

Date

Sewer connection 1 -

Septic tank

Make

Date

Electrical Contractor Ast Electric Co. # 10360

Address

Date Jan.6-1938

No. outlets 26 Water 1
27 Heaters
25- receptaclesStoves 1 Motors
1 Refrig
1 IronFans
space heaters
centers of distribution- Jan. 6-1938
Date

Rough approved by

Electrical Contractor F C AST Electric # 10822-

Address

Date May.4-1938

No. fixtures set 30

Final approved by H.C. Inman

Date

Date of service May 7- 1938

13239- AST Electric- 1 water heater- Aug.23-1939
13253- AST- 1 range- Aug.28-1939

Alterations or repairs # 14514 - 1 SWIMMING POOL -- National Swimming Pool Corp:

Date

33' X 20'

\$ 2,000.00

Aug.26-1940

Plumbing permit # 14042 - Leo Hohauser - 2 scum gutters - 1 pool drain - 9/3/ 40

BUILDING PERMIT # 14651- Addition of wood fence 3'6" - bulkhead and boat landing
remodelings - owner with day labor - \$1,000. Sep.19-1940

Electrical # 15828 - La Vigne- 1 switch - 1 light outlet - 2 receptacles - 2 motors -10-8-40

PERMIT #

B0201964

07

CITY OF MIAMI BEACH
Miami Beach, Florida 33139
Receipt of Payment

Building Work Permit

Activity Number: 00201964
Status: APPROVED

Date Applied: 02/27/2002
Date Issued: 03/01/2002
Date Expired: 09/28/2002
Entered By: BUILWILR

Address: 4838 PINETREE DR MCH
City: 3220821740

Balance Due: \$0.00
Validation: \$10,000.00

Client: MARLIN CONSTRUCTION SERVICES INC/Owner
601 SW 21ST RD
MIAMI BEACH FL 33139
305-265-9226

Project: LUIS GAJER & W ROSIMERY
4838 PINETREE DR
MIAMI BEACH FL 33140

Description: REPL 9 WINDOWS W/ 9 IMPACT WDWS

Amount: \$0.00

Accepted By: _____

Payment: \$0.00

Payment Made to the Following Items:

Amount Summary for Fees and Payments:

Description	Account Code	Tot. Fee	Paid	Prev. Bal.	Cur. Bal.
Building Permit	0118000322100	65.00	65.00	65.00	0.00
Impact Fee	0118000322630	15.00	15.00	15.00	0.00
Plan Fee	0118000322640	13.00	13.00	13.00	0.00
SPR Compliance Fee	6017000229217	6.00	6.00	6.00	0.00
Training	6017000229253	2.50	2.50	2.50	0.00
Sanitation Impact Fee	6358000361193	30.00	30.00	30.00	0.00

Luis Gajer's Residence
4838 Pinetree Drive
Miami Beach, Florida

WINDOW SCHEDULE

#	Width	Height
1	53	51
2	37	26
3	37	26
4	74	51
5	47	47
6	74	39
7	22	57
8	37	51
9	53	38

Note: Proposed Impact Window Acceptance No. 99-0916.03

BO 20 1969
Bldg SM 7/27/02

ENGCO, Inc.
Engineering Services - CA 91110

Project: 02-022
Date: 03/28/02

Contractor: Luis Gajer
4838 Pinetree Dr., Miami Beach, FL
Jill: 4838 Pinetree Dr.
Miami Beach, FL
Design by: PEDRO DE FARIAS, P.E. 33500

Wind Load Calculation for Compression and Cladding on Buildings (ASCE 7-00 or 99)

Building Mean Height: 22.00 Feet
Maximum Width: 51.00 Feet

Roof Slope: 0.00

Import. Factor (I): 1.05
(Category I - 1.05, Category II & III - 1.11, Category IV - 1.00 - Reference: Table 5)
(As per S.F.B.C., this factor must always be taken at hurricane ocean floor)

Basic Wind Speed: 110 mph

Exposure: C
Kz - Table 6: 0.89

qz (psf) = 0.00256 Kz V^2 = 30.51 Psf
(Exposure C applies for all buildings below 60' height as per ASCE 7)

Tributary Area: 10 ft x 82 ft
Reference: Section 6.2 ASCE-7 Commentary
("Tributary area is the wind loading surface area of a particular structural element that is to be designed.")
("A cladding panel that experiences wind load on its surface, the tributary area is the surface area.")

GCP (Int. Pressure): 0.25 -0.25
Reference: Table 9 ASCE-7
(Use GCP = 0.25 for Condition I as per ASCE-788)

GCP (Ext. Pressure):
Zone 4 (+): 1.40
Zone 4 (-): -1.80
Zone 5 (+): 1.40
Zone 5 (-): -2.00

Wind Load Psf	positive Psf	negative Psf
Zone 4	50.3	-53.4
Zone 5	50.3	-68.7

End zone (a): 5.1 feet
Notation: (a) - 10% of minimum width or 0.4 of mean roof height, whichever is smaller.
Also (a) must not be less than either 4% of minimum width or 3 feet.

ENGCO INC HAS NOT VISIT THE JOB SITE. WINDLOAD BASED ON CONTRACTOR INFORMATION

Sheet 1 of 1

JAN 23 2002

MIAMI-DADE COUNTY, FLORIDA
METRO-DADE FLAGLER BUILDING
BUILDING CODE COMPLIANCE OFFICE
METRO-DADE FLAGLER BUILDING
140 WEST FLAGLER STREET, SUITE 1600
MIAMI, FLORIDA 33130-1540
(305) 375-2941 FAX (305) 375-2949

PRODUCT CONTROL NOTICE OF ACCEPTANCE

Sabana Windows Inc.
6187 NW 167th Street, Miami Lakes
Miami FL 33015

CONTRACTOR LICENSING SECTION
(305) 375-2377 FAX (305) 375-2399

CONTRACT ENFORCEMENT SECTION
(305) 375-2941 FAX (305) 375-2949

PRODUCT CONTROL DIVISION
(305) 375-2942 FAX (305) 375-4339

Your application for Product Approval of:
"Sabana" Outswing Wood Casement Window - Impact Resistant
under Chapter 8 of the Code of Miami-Dade County governing the use of Alternate Materials and Types of
Construction, and completely described herein, has been recommended for acceptance by the Miami-Dade
County Building Code Compliance Office (BCCO) under the conditions specified herein.

This approval shall not be valid after the expiration date stated below. BCCO reserves the right to accept this
product or material at anytime from a jobsite or manufacturer's plant for quality control testing.
If this product or material fails to perform in the approved manner, BCCO may revoke, modify, or suspend
the use of such product or material immediately. BCCO reserves the right to revoke this approval, if it is
determined BCCO that this product or material fails to meet the requirements of the South Florida Building
Code.

The expense of such testing will be incurred by the manufacturer.

Acceptance No.: 99-0716.83
Expires: 10/07/2002

Raul Rodriguez
Raul Rodriguez
Chief Product Control Division

**THIS IS THE COVERSHEET, SEE ADDITIONAL PAGES FOR SPECIFIC AND GENERAL
CONDITIONS**

BUILDING CODE & PRODUCT REVIEW COMMITTEE

This application for Product Approval has been reviewed by the BCCO and approved by the Building Code
and Product Review Committee to be used in Dade County, Florida under the conditions set forth above.

Francisco J. Quintana, P.E.
Francisco J. Quintana, P.E.
Director
Miami-Dade County
Building Code Compliance Office

Approved: 10/07/1999 1 of 3

0020 1964
Bldg 8/13 7/27/02

Internet mail address: pcc@buildingcode.com Homepage: http://www.buildingcode.com

Sabana Windows, Inc.

ACCEPTANCE No.: 99-0716.83
APPROVED: OCT 07 1999
EXPIRES: OCT 07 2002

NOTICE OF ACCEPTANCE: SPECIFIC CONDITIONS

1. SCOPE
1.1 This approves an outswing wood casement window, as described in Section 2 of this Notice of
Acceptance, designed to comply with the South Florida Building Code (SFBC), 1994 Edition for
Miami-Dade County, for the locations where the pressure requirements, as determined by SFBC
Chapter 23, do not exceed the Design Pressure Rating values indicated in the approved drawings.

2. PRODUCT DESCRIPTION
2.1 The "Sabana" Outswing Wood Casement Window - Impact Resistant and its components shall
be constructed in strict compliance with the following documents: Drawing No SWD99-526, titled
"Wood Casement Windows" Sheets 1 through 5 of 5, prepared by manufacturer dated 08/26/99,
bearing the Miami-Dade County Product Control approval stamp with the Notice of Acceptance
number and approval date by the Miami-Dade County Product Control Division. These documents
shall hereinafter be referred to as the approved drawings.

3. LIMITATIONS
3.1 This approval applies to single unit applications only, as shown in approved drawings.

4. INSTALLATION
4.1 The wood casement window and its components shall be installed in strict compliance with the
approved drawings.
4.2 Hurricane protection system (shutters): the installation of this unit will not require a hurricane
protection system.

5. LABELING
5.1 Each unit shall bear a permanent label with the manufacturer's name or logo, city, state and
following statement: "Miami-Dade County Product Control Approved".

6. BUILDING PERMIT REQUIREMENTS
6.1 Application for building permit shall be accompanied by copies of the following:
6.1.1 This Notice of Acceptance
6.1.2 Duplicate copies of the approved drawings, as identified in Section 2 of this Notice of
Acceptance, clearly marked to show the components selected for the proposed installation.
Any other documents required by the Building Official or the South Florida Building Code
(SFBC) in order to properly evaluate the installation of this system.

Manuel Perez
Manuel Perez, P.E. Product Control Examiner
Product Control Division

2 of 3

Sabana Windows, Inc.

ACCEPTANCE No.: 99-0716.83
APPROVED: OCT 07 1999
EXPIRES: OCT 07 2002

NOTICE OF ACCEPTANCE: STANDARD CONDITIONS

1. Removal of this Acceptance (approval) shall be considered after a removal application has been filed and the
original submitted documentation, including test supporting data, engineering documents, are no older than
eight (8) years.

2. Any and all approved products shall be permanently labeled with the manufacturer's name, city, state, and the
following statement: "Miami-Dade County Product Control Approved", or as specifically stated in the
specific conditions of this Acceptance.

3. Renewals of Acceptance will not be considered if:
a) There has been a change in the South Florida Building Code affecting the evaluation of this product and the
product is not in compliance with the code changes.
b) The product is no longer the same product (identical) as the one originally approved;
c) If the Acceptance holder has not complied with all the requirements of this acceptance, including the correct
installation of the product;
d) The engineer who originally prepared, signed and sealed the required documentation initially submitted is no
longer practicing the engineering profession.

4. Any revision or change in the materials, use, and/or manufacture of the product or process shall automatically
be cause for termination of this Acceptance, unless prior written approval has been requested (through the
filing of a revision application with appropriate fee) and granted by this office.

5. Any of the following shall also be grounds for removal of this Acceptance:
a) Unsatisfactory performance of this product or process.
b) Misuse of this Acceptance as an endorsement of any product, for sales, advertising or any other purpose.

6. The Notice of Acceptance number preceded by the words Miami-Dade County, Florida, and followed by the
expiration date may be displayed in advertising literature. If any portion of the Notice of Acceptance is
displayed, then it shall be done in its entirety.

7. A copy of this Acceptance as well as approved drawings and other documents, where it applies, shall be
provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site
at all time. The engineer need not retain the copies.

8. Failure to comply with any section of this Acceptance shall be cause for termination and removal of
Acceptance.

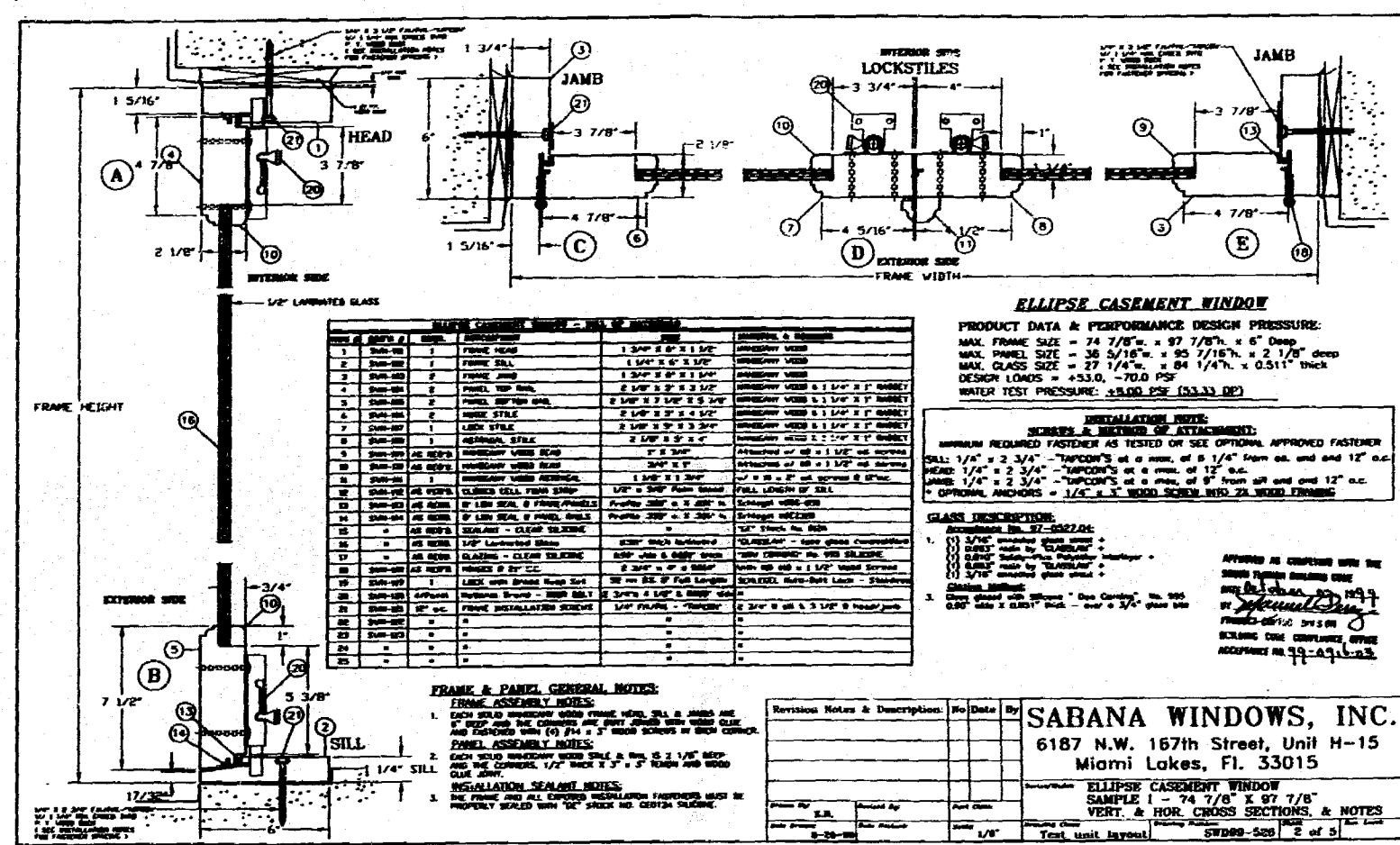
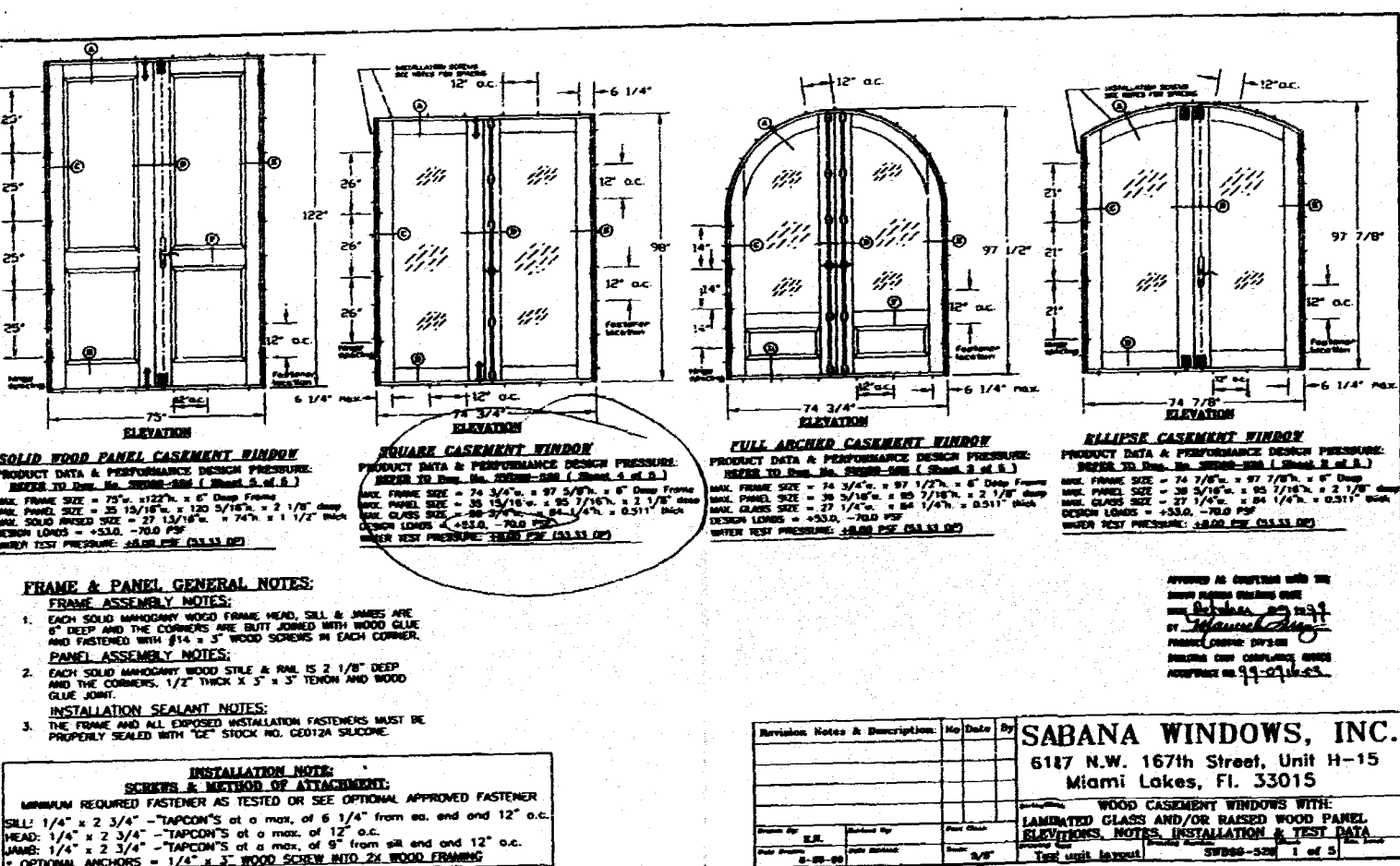
9. This Notice of Acceptance consists of pages 1, 2 and this last page 3.

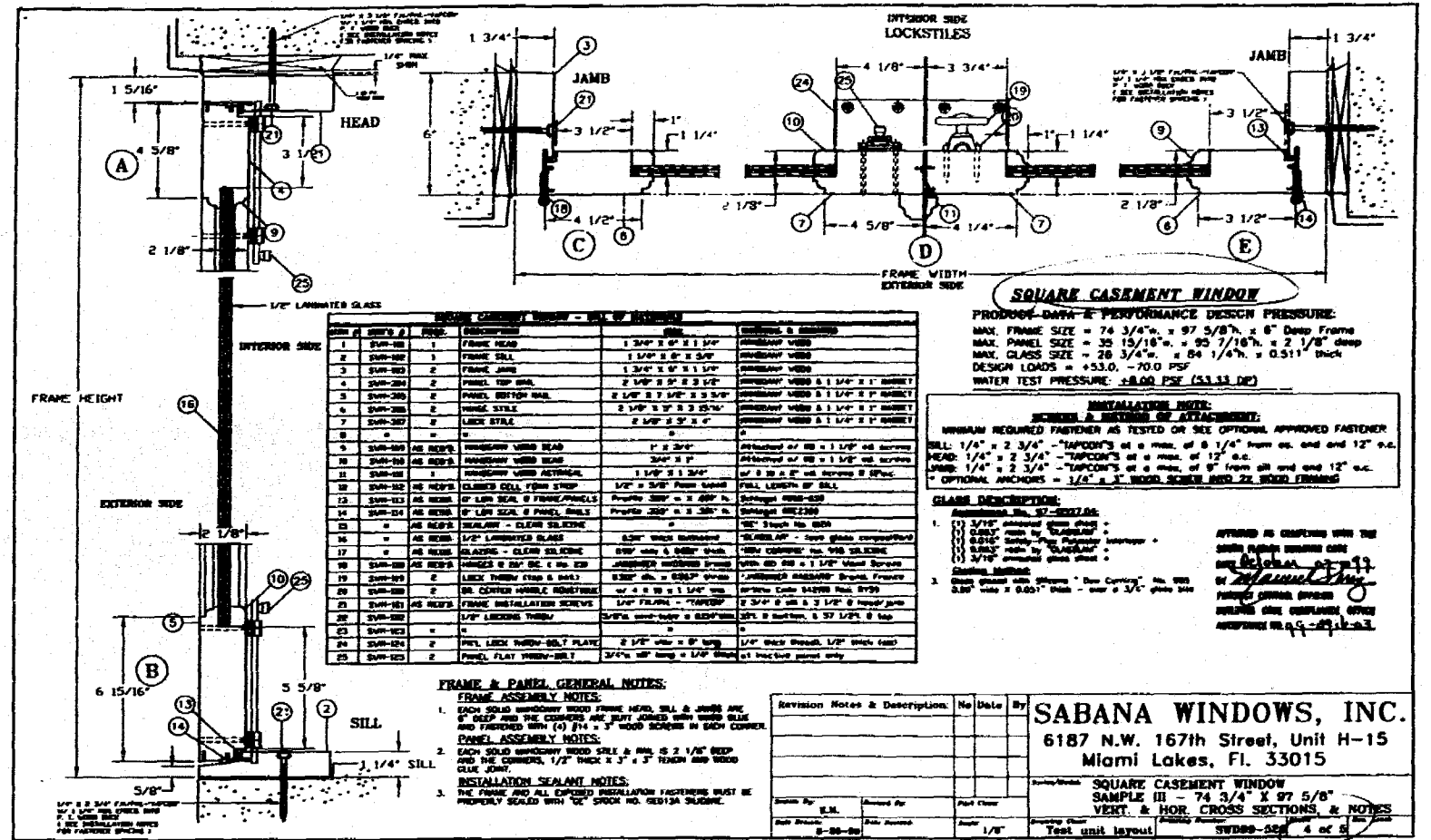
Manuel Perez
Manuel Perez, P.E. Product Control Examiner
Product Control Division

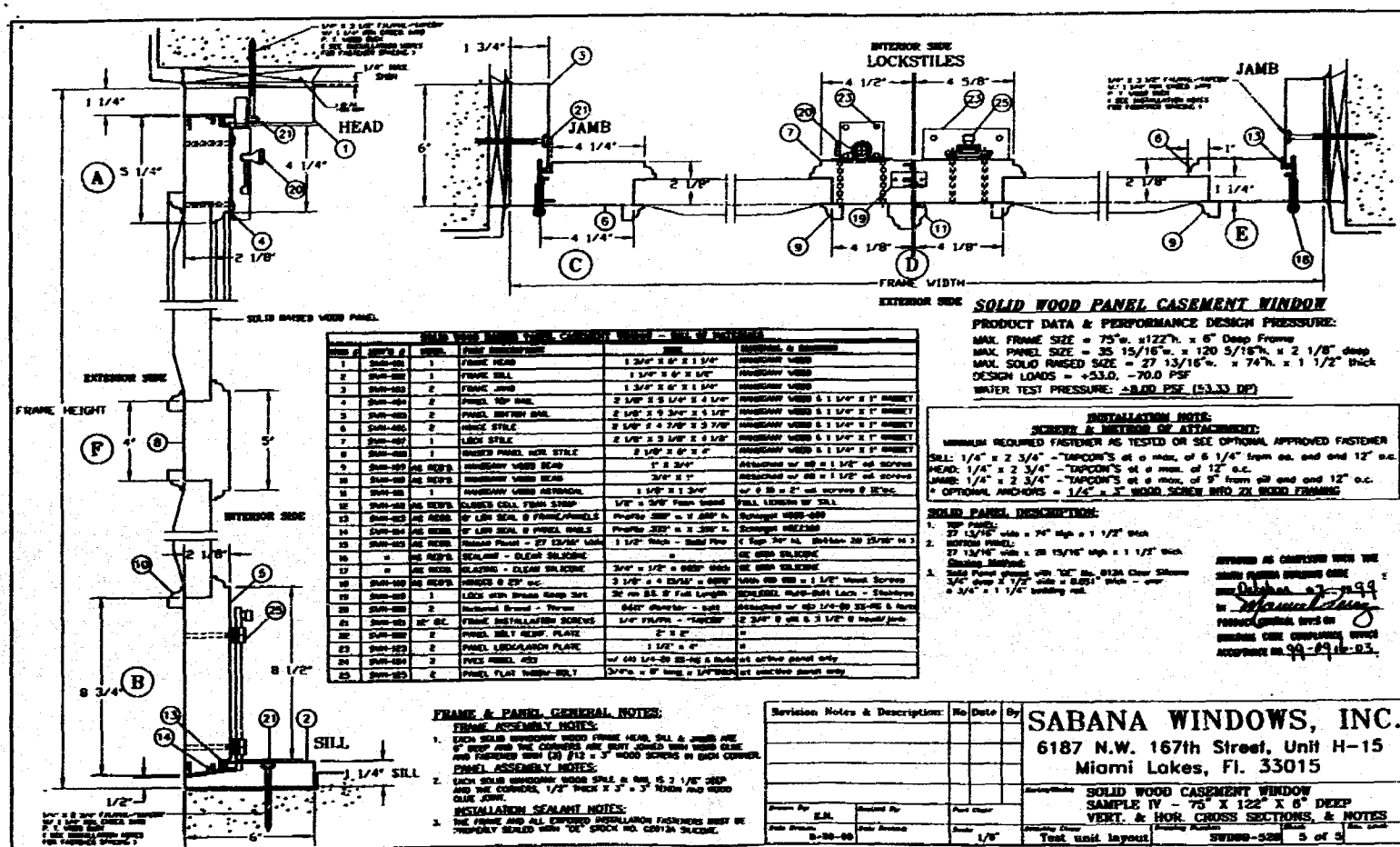
END OF THIS ACCEPTANCE

3 of 3

07







B0201964

4838 Pinetree

Wdw

PERMIT #

B0204773

41

B0804773
4838 PINETREE JR

41

PERMIT #

B0204913

39

CITY OF MIAMI BEACH
Miami Beach, Florida 33139
RECEIPT OF PAYMENT
(This is not a permit it is a receipt only)

09-16-2002

Receipt: Activity Number: 00000013
Status: APPROVED
Date Applied: 09/26/2002 Date Issued: 09/26/2002 Date Expired: 09/26/2002
Date Completed: 09/26/2002
Received By: BLUMBERG

Site Address: 4020 FORESTVIEW DR NW
Parcel ID: 3228221740
Business Name: BLUM
Volume: 0.00
P/L: 0.00

Applicant: HOME COSMETICS CORP
37521 BARRING ST
CORAL GABLES FL 33136
Owner: LUIS GARCIA JR BOHANNON
4020 FORESTVIEW DR
MIAMI BEACH FL 33140
305-322-3211

Description: 4020 FORESTVIEW DR NW
APLC EXT EXIST TERRACE TILE AND EXT COSMETIC

Payments made for this receipt:

Type Method Description Amount

Payment Mode Accepted By

Total Payment: 22.00

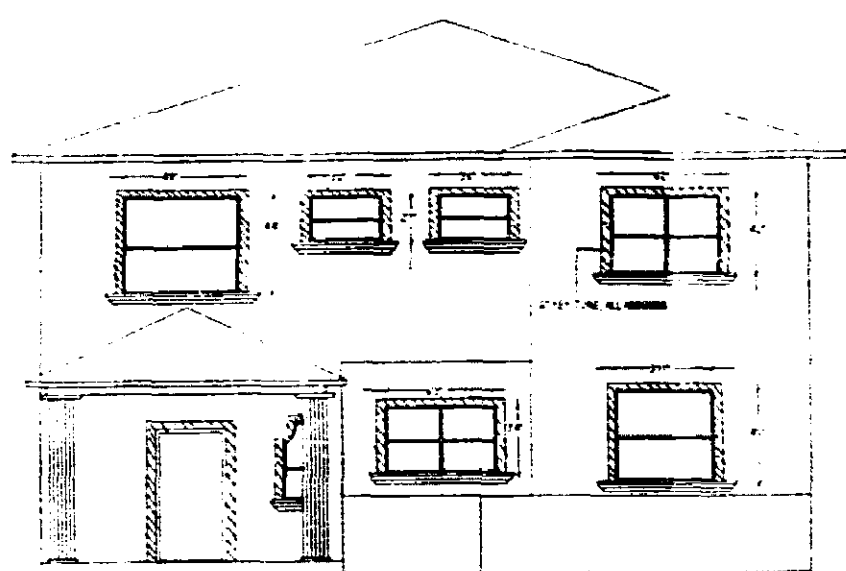
Current Payment Made to the Following Date:

Account Summary for Fees and Payments:

Item Description	Account Code	Tot Fee	Pld	Prm	Prca	Cur	Prca
10 Building Permit	01-01-00-00000000	10.00	10.00	10.00	10.00	10.00	10.00
20 Building Permit	01-01-00-00000000	10.00	10.00	10.00	10.00	10.00	10.00
400 APN Compliance Fee	01-01-00-00000000	2.00	2.00	2.00	2.00	2.00	2.00
400 Building Fee	01-01-00-00000000	2.00	2.00	2.00	2.00	2.00	2.00
400 Building Impact Fee	01-01-00-00000000	2.00	2.00	2.00	2.00	2.00	2.00

39

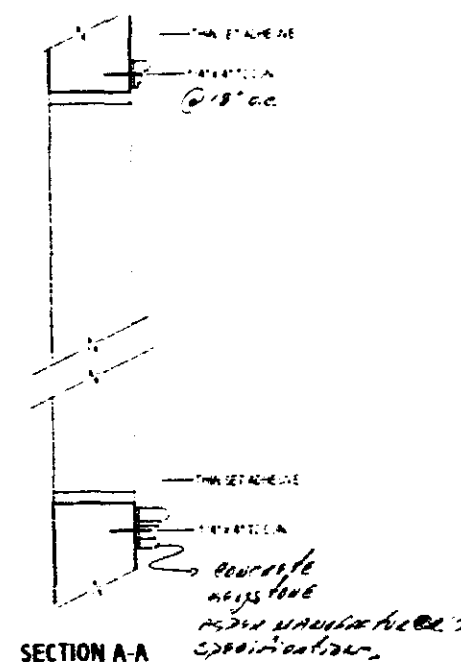
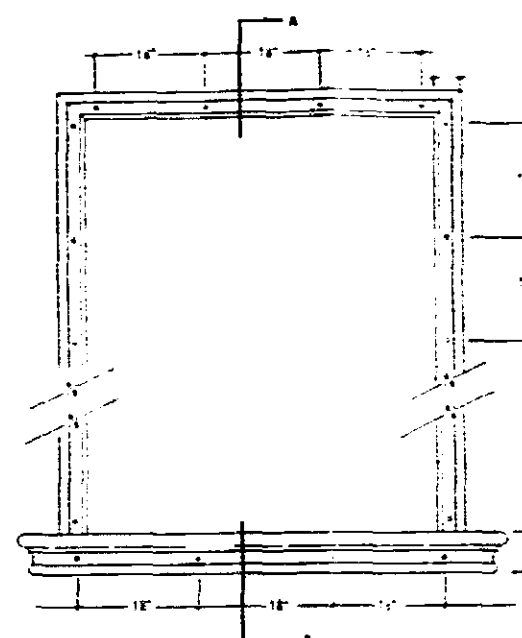
4838 PINE TREE DRIVE



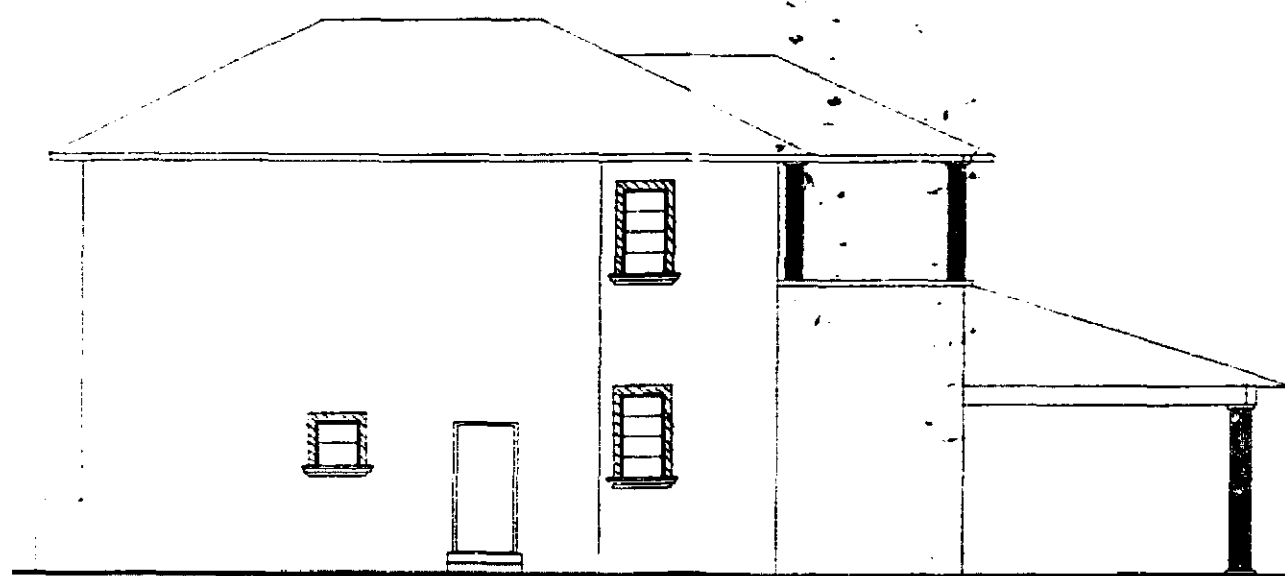
EAST ELEVATION



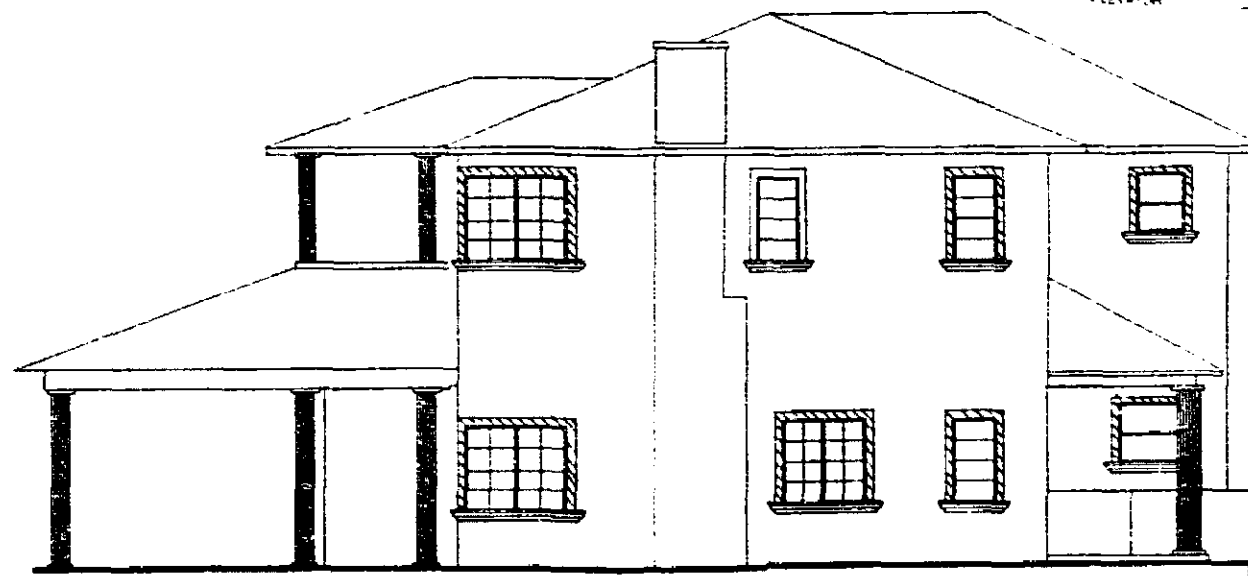
WEST ELEVATION



SCOPE OF WORK
 Replace existing exterior terrace tile.
 Cosmetic drywall around windows
 Exterior plaster using stucco cement.



NORTH ELEVATION



SOUTH ELEVATION

OFFICE COPY
 CITY OF MIAMI BEACH
 APPROVED FOR PERMIT BY
 THE FOLLOWING:
 BUILDING: _____
 ENGINEER: _____
 ARCHITECT: _____
 ELECTRICAL: _____
 MECHANICAL: _____
 PLUMBING: _____
 ROOFING: _____
 STRUCTURAL: _____
 ELEVATOR: _____

As per Florida Building Code Section 104.5.3
 REVIEWED FOR CODE COMPLIANCE

39

80904913

4838 PINETREE DR

39



PERMIT #

B0300187

12

$$D_f = \begin{cases} 0.45 & \text{if } f_c \leq 4500 \text{ psi} \\ 0.45 & \text{if } f_c = 4500 \text{ psi} \\ 0.45 - 0.00015(f_c - 4500) & \text{otherwise} \end{cases}$$

$$B_f = 0.85$$

LIMITS FOR REINFORCEMENT RATIO (ρ):

$$\rho_{min} = \frac{0.85 f_c}{f_y} \left(\frac{1}{1 + \frac{1}{\rho_{min}}} \right)$$

$$\rho_{min} = 0.0214$$

$$\rho_{max} = 0.75 \rho_{min}$$

$$\rho_{max} = 0.016$$

$$\rho_{min} = \frac{2.5}{f_y}$$

$$\rho_{min} = 0.0033$$

$$\rho_{min} = \frac{1}{100} \left(\frac{f_c}{f_y} \right)$$

$$\rho_{min} = 0.0027$$

$$\rho_{min} = \max(\rho_{min}, \rho_{min})$$

$$\rho_{min} = 0.0033$$

$$\text{USING } \rho = 0.01 \text{ (min)}$$

$$\rho = 0.01$$

$$\rho = 0.01$$

$$m = \frac{f_y}{f_c}$$

$$m = 21.5$$

$$R_d = \rho \cdot m \cdot \left(1 - \frac{1}{2} \rho \cdot m \right)$$

$$R_d = 0.434$$

$$\phi_y = 0.9$$

$$M_{u, required} = \frac{M_u}{\phi_y}$$

$$M_{u, required} = 118.2 \text{ k-ft}$$

$$M_{u, required} = \frac{M_u}{\phi_y}$$

$$M_{u, required} = 97.1 \text{ k-ft}$$

$$d_{min} = \frac{M_{u, required}}{\phi_y}$$

$$d_{min} = 2.7 \text{ ft}$$

$$d(d) \leq d_{min} \cdot (4 \cdot \sqrt{f_c} \cdot (1 + K)) \cdot (1 + K)$$

W.A. SUTHERLAND, P.E.
PE44363
1200 SW 133 CT
MIAMI, FL 33186
(305) 255-1848

COMPUTE REQUIRED A_s

$$R_d, reqd = \frac{M_{u, required}}{b \cdot d^2}$$

$$R_d, reqd = 0.174 \text{ ksi}$$

$$\rho_{required} = \frac{1}{m} \left(1 - \sqrt{1 - \frac{2 \cdot R_d, reqd}{m}} \right)$$

$$\rho_{required} = 0.0175$$

$$\rho_{design} = \begin{cases} \rho = \rho_{min} & \text{if } (\rho_{required} < \rho_{min}) \\ \rho = \rho_{required} & \text{otherwise} \end{cases}$$

$$\rho_{design} = 0.0175$$

$$A_s = \rho_{design} \cdot b \cdot d$$

$$A_s = 27.0 \text{ in}^2$$

$$\text{Rebar spacing, } s = \frac{12 \cdot A_s \cdot \text{bar}}{A_s}$$

$$\text{Rebar spacing, } s = 11.5 \text{ in}$$

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FLOOR JOIST DESIGN (MOMENT)

$$\text{Live Load} = 11 \cdot \frac{L}{2} \quad \text{Dead Load} = 1 \cdot \frac{L}{2} \quad \text{Total Load} = 12 \cdot \frac{L}{2}$$

$$\text{Use } L_{unbraced} = 16 \text{ ft}$$

2x8 JOIST (SOUTHERN PINE No. 2)

$$F_u = 1.1 \text{ ksi} \quad F_y = 4 \text{ ksi} \quad F_c = 4.5 \text{ ksi} \quad E = 1,900,000 \text{ psi}$$

$$\text{Spacing} = 16 \text{ in} \quad \text{Span} = 11.8 \text{ ft} \quad C_u = 1.1 \quad C_F = 1.15$$

$$C_u = 1.1 \quad F_{u, design} = F_u \cdot C_u \cdot C_F \quad F_{u, design} = 1.31 \text{ ksi}$$

$$F_{u, design} = F_u \cdot C_u \quad F_{u, design} = 1.21 \text{ ksi}$$

$$w = \text{Live Load Dead Load Pressure} \quad w = 47 \cdot \frac{L}{2}$$

$$M = \frac{w \cdot L^2}{8} \quad M = 11.4 \text{ k-ft} \quad \text{End Reaction} = \frac{w \cdot L}{2} \quad \text{End Reaction} = 471 \text{ lb}$$

$$S_{reqd} = \frac{M}{F_{u, design}} \quad S = 11.4 \text{ in}^3 \quad S = 11.4 \text{ in}^3 \quad \text{Area} = 4 \text{ in}^2$$

$$\text{Area} = 11.4 \text{ in}^2 \quad I = 47 \cdot \frac{L^3}{12} \quad I_{reqd} = \frac{S^2}{12} \quad I_{reqd} = 11.4 \text{ in}^4$$

$$S_{reqd} = \frac{M}{F_{u, design}} \quad S_{reqd} = 11.4 \text{ in}^3$$

$$C_u = \begin{cases} 1.1 & \text{if } L_{unbraced} \leq L_u \\ 1.0 & \text{otherwise} \end{cases} \quad C_u = 1.1$$

$$\text{Required Rebar Length} = \frac{1.31 \text{ ksi} \cdot \text{Area}}{F_y} \quad \text{Required Rebar Length} = 11.4 \text{ in}$$

$$\text{Rebar Length, actual} = 11.4 \text{ in}$$

W.A. SUTHERLAND, P.E.
PE44363
1200 SW 133 CT
MIAMI, FL 33186
(305) 255-1848

WOOD BEAM DIMENSIONS

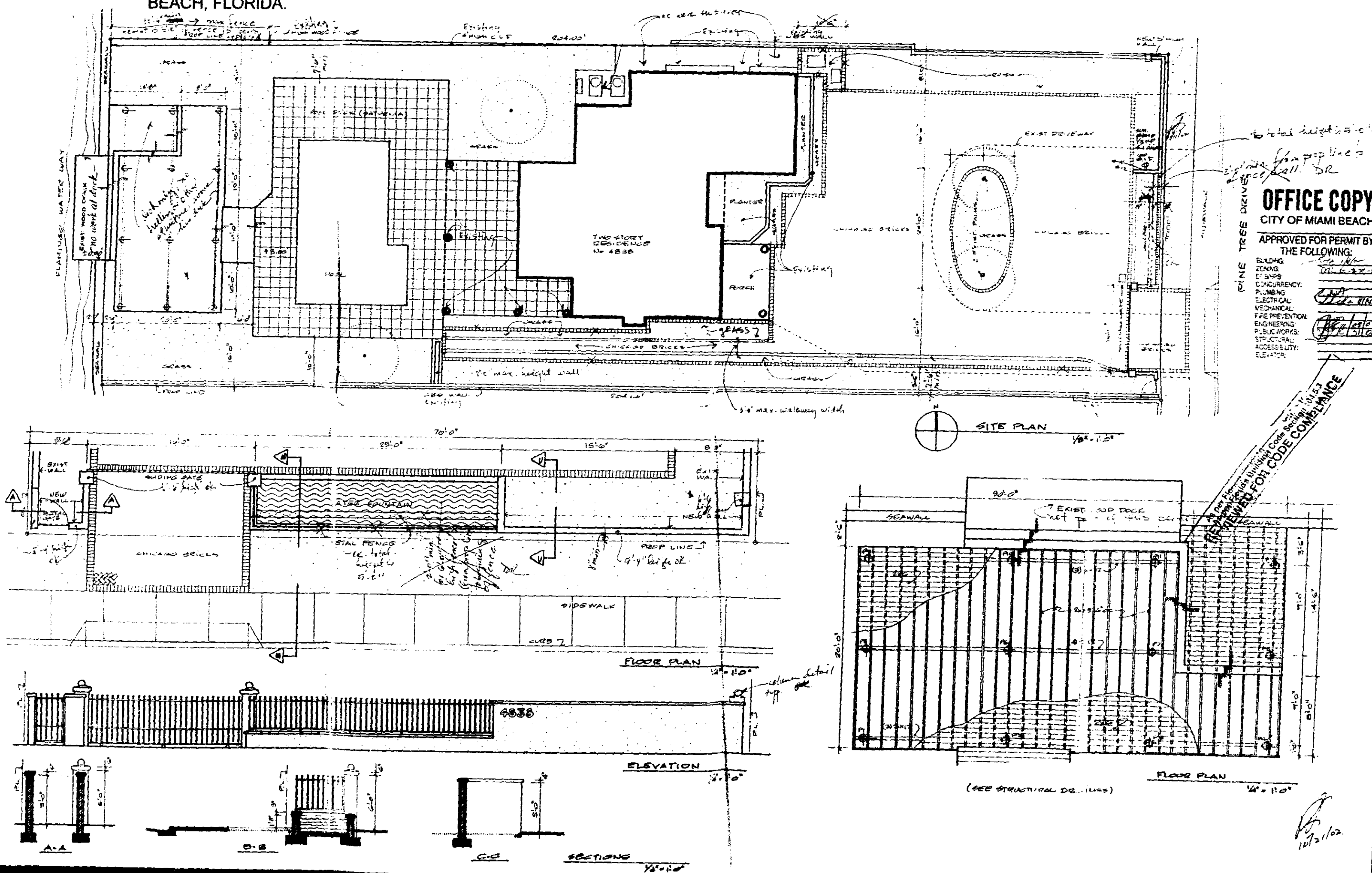
$$\begin{aligned} \rho_d &= \frac{\rho}{g} & \rho_w &= \frac{\rho}{g} & E &= 10000 \text{ psi} & D &= 10 \text{ psi} \\ L &= 5 \text{ psi} & W &= 5 \text{ psi} & W &= 25 + L & W &= 5 \text{ psi} \\ L &= 140 & W &= 50 & W &= \frac{W \cdot \text{width}}{4} & W &= 51.25 \frac{W}{4} \\ F_b &= 15.5 \text{ psi} & F_c &= 9 \text{ psi} & F_{c, \text{perpendicular}} &= 50 \text{ psi} & P_{\text{beam}} &= 8.25 \text{ psi} \\ \text{Beam Size} & & b &= 1.5 \text{ m} & d &= 11.5 \text{ m} & I &= \frac{b \cdot d^3}{12} \\ L &= 14 \cdot 11 \text{ m}^2 & A &= \frac{b \cdot d^2}{4} & A &= 11 \cdot 12 \text{ m}^2 & N_{\text{beam}} &= 1 \\ A &= N_{\text{beam}} \cdot b \cdot d & A &= 17.25 \text{ m}^2 & C_D &= 1.7 & C_F &= 1.4 \\ F_b &= F_b \cdot C_D \cdot C_F & F_b &= 21.1 \text{ psi} & F_c &= F_c \cdot C_D & F_c &= 9 \text{ psi} \\ M &= \frac{w \cdot L^2 \cdot \text{Pile Diameter}^2}{8} & M &= 2.15 \cdot 10^3 \text{ lb} \cdot \text{m} & F_{b, \text{Req}} &= \frac{M}{S} \\ F_{b, \text{Req}} &= 650.2 \text{ psi} & & & & & \\ \text{Bending Stress} &= \begin{cases} \text{Bending Stress} = 7.8 \text{ psi} & \text{if } F_{b, \text{Req}} \leq F_b \\ \text{Bending Stress} = 7.8 \text{ psi} & \text{otherwise} \end{cases} & \text{Bending Stress} &= 7.8 \text{ psi} \\ V &= \frac{w \cdot L \cdot d \cdot \text{Pile Diameter}}{2} & V &= 541.5 \text{ lb} & F_v &= \frac{1.5 \cdot V}{A} \\ C_v &= 47.512 \text{ psi} & & & & & \\ \text{Shear Stress} &= \begin{cases} \text{Shear Stress} = 7.8 \text{ psi} & \text{if } F_v \leq F_v \\ \text{Shear Stress} = 7.8 \text{ psi} & \text{otherwise} \end{cases} & \text{Shear Stress} &= 7.8 \text{ psi} \\ R &= \frac{\left(\frac{F_{b, \text{Req}}}{F_b} \right)^2 + \left(\frac{F_{v, \text{Req}}}{F_v} \right)^2}{2} & R &= 0.59 \text{ E} \\ \text{Req. Bending Length} &= \frac{R}{F_{c, \text{perpendicular}}} & \text{Req. Bending Length} &= 1.54 \text{ m} \end{aligned}$$

10/17/62

$$\begin{aligned} R &= \frac{1}{2} & R &= 1.17 \text{ E} \\ \text{Req. Bending Length} &= \frac{R}{F_{c, \text{perpendicular}}} & \text{Req. Bending Length} &= 1.54 \text{ m} \\ \text{REACTIONS AT CORRECTIONS} & & & \\ F_{1, \text{add}} &= \frac{W \cdot L \cdot \text{width}}{2} & F_{1, \text{add}} &= 14.4 \text{ psi} \\ F_{1, \text{given}} &= \frac{W \cdot L \cdot d}{2} & F_{1, \text{given}} &= 14.4 \text{ psi} \end{aligned}$$

10/17/62

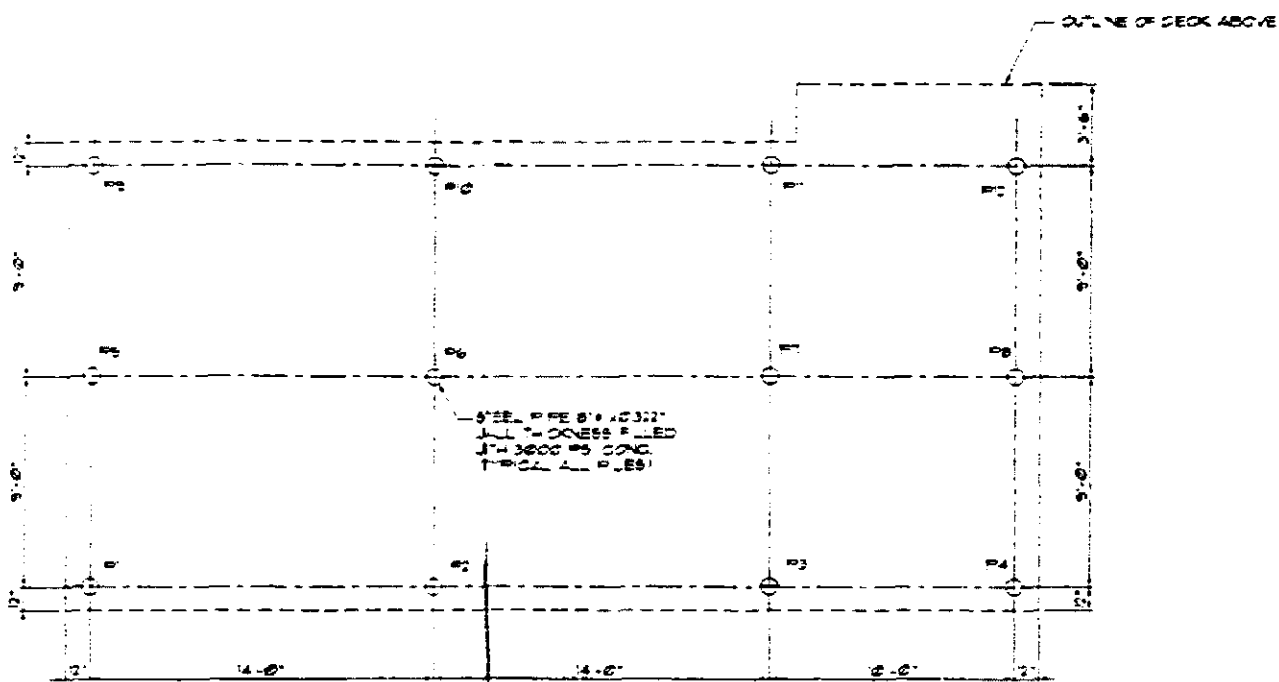
**SITE PLAN IMPROVEMENTS
FOR THE HOUSE AT
4838 PINE TREE DRIVE, MIAMI
BEACH, FLORIDA.**



PELAYO G. FRAGA AIA
5631 S.W. 94th. Place, MIAMI, FL 33173
Phone (305)274-5448 Fax (305)279-4967

SITE PLAN IMPROVEMENTS FOR THE HOUSE AT
4838 PINE TREE DRIVE, MIAMI BEACH, FLORIDA.

2018.01



PILE LAYOUT PLAN

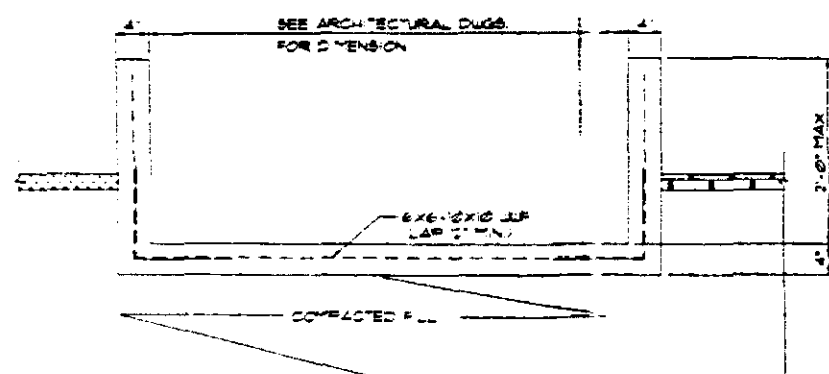
SCALE 1/4" = 1'-0"

PILE MARK	GT. OF ELEVATION	APPLIED GRAVITY LOAD KIPS
P1		32
P2		33
P3		47
P4		24
P5		32
P6		32
P7		32
P8		32
P9		32
P10		32
P11		32
P12		32

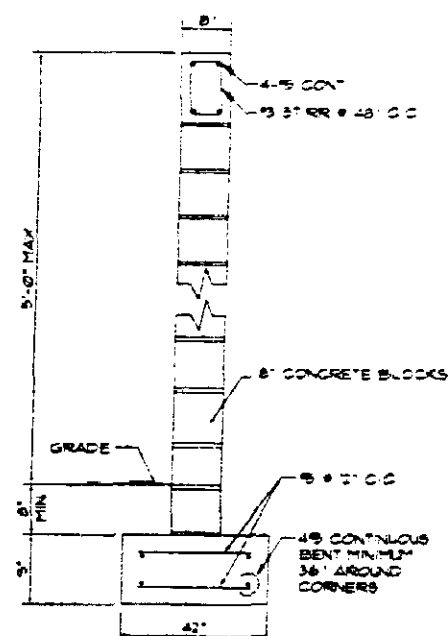
- PILES TO BE DRIVEN/INSTALLED TO A DEPTH THAT WILL ADEQUATELY SUPPORT THE LOADS SHOWN IN THIS TABLE
- PILE CAPACITY: 30 KIPS
- MINIMUM PILE RESISTANCE TO BE 48 KIPS ALL PILES
- MINIMUM PILE PENETRATION DEPTH TO BE 16' "PA"

- STRUCTURAL NOTES:**
- CONCRETE TO BE 4000 PSI 28 DAYS
 - CONC COVER TO REBAR TO BE AS FOLLOWS:
 - FOOTINGS: 3"
 - SLAB: 2" MIN BARS 1" ABOVE OF SLAB
 - BEAMS: 2"
 - COLUMNS: 2"
 - REBAR TO BE GRADE 60
 - REBAR LAPS TO BE 48" & 48"
 - LAP LAPS TO BE 48"
 - WECS TO BE 50%

W. SUTHERLAND & ASSOC. INC.
STRUCTURAL
CIVIL



SECTION THROUGH WATER FOUNTAIN
N.T.S.



FENCE DETAIL

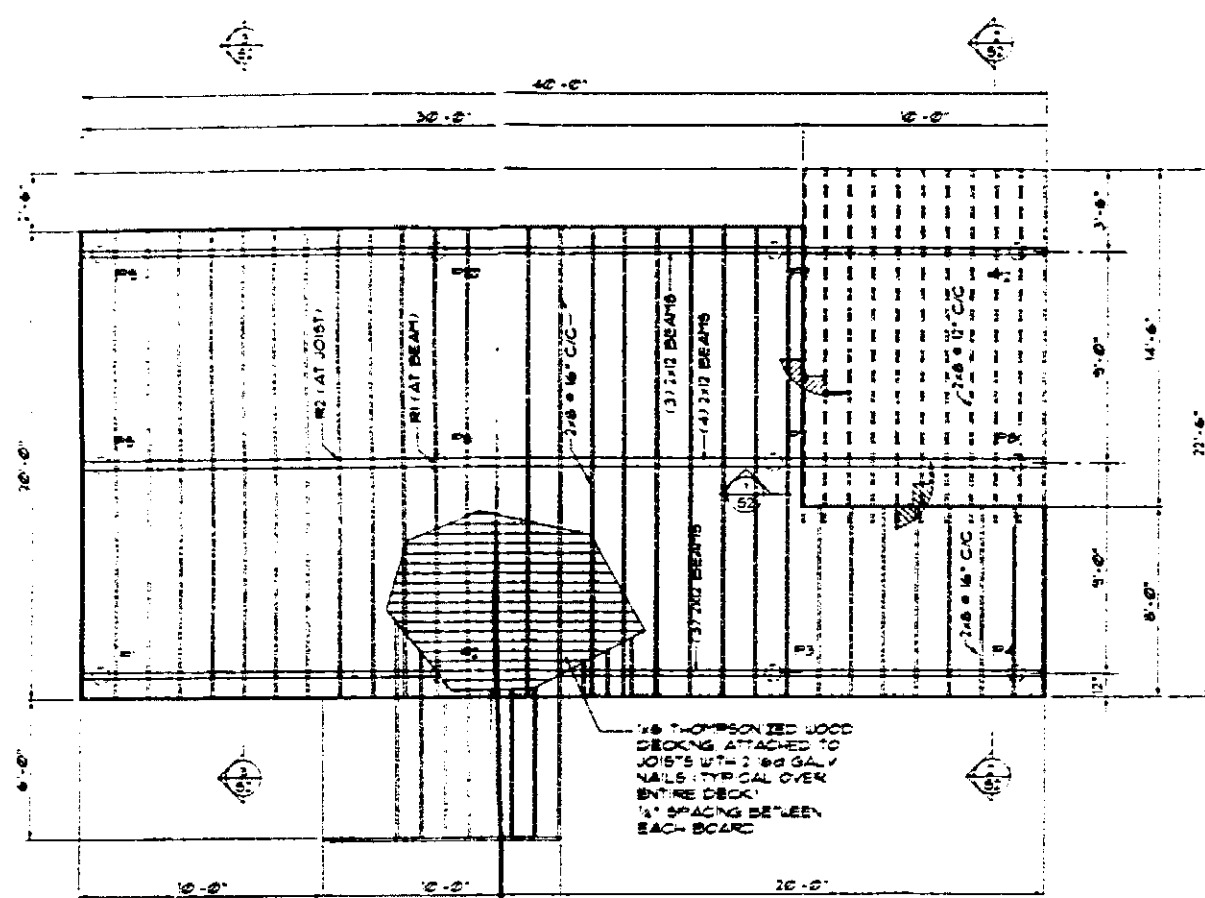
OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

- BUILDING
- TRADING
- CONCURRENCY
- PLUMBING
- ELECTRICAL
- MECHANICAL
- FIRE PREVENTION
- ENGINEERING
- PUBLIC WORKS
- STRUCTURAL
- ACCESSIBILITY
- PLANNING

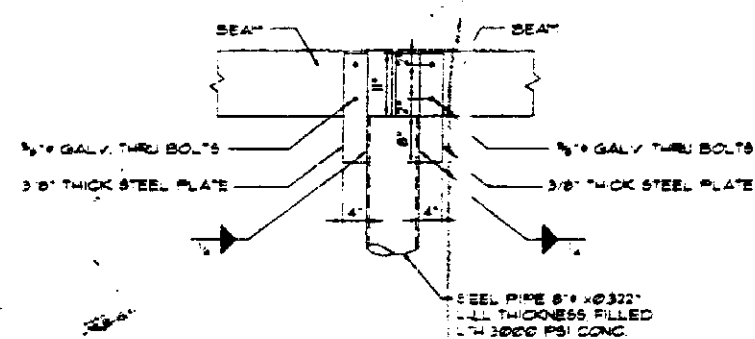
OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

DATE: 11/1/01
JOB NO: 1111
DRAWN BY: GNS
FILE: DEBBIE

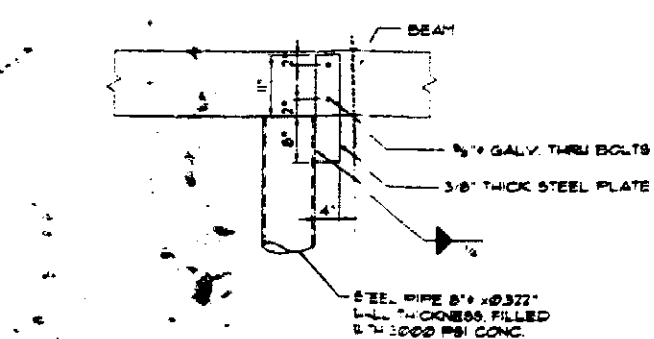
W.A. SUTHERLAND & ASSOC. INC.
STRUCTURAL ENGINEERS AND ARCHITECTS
1228 SW 133 COURT MIAMI, FL 33136
TEL (305) 235-1148
4338 PINE TREE DRIVE MIAMI BEACH, FL



DECK FRAMING PLAN
SCALE 1/4"=1'-0"



DETAIL A
CONNECTION AT F2, P3, P6, P7, P10 & P11
SCALE 1/4"=1'-0"



CONNECTION AT F1, P4, P5, P8, P9 & P12
SCALE 1/4"=1'-0"

JOIST/BEAM LOAD SCHEDULE				
MARK	UPPER LOAD (LBS)	GRAVITY LOAD (LBS)	MANUFACTURER	STATION
R	3640	4550	SEE DETAIL A	SEE DETAIL A
B	34"	475	-0	6'-00" TO BEAM 6'-00" TO JOIST

NOTE

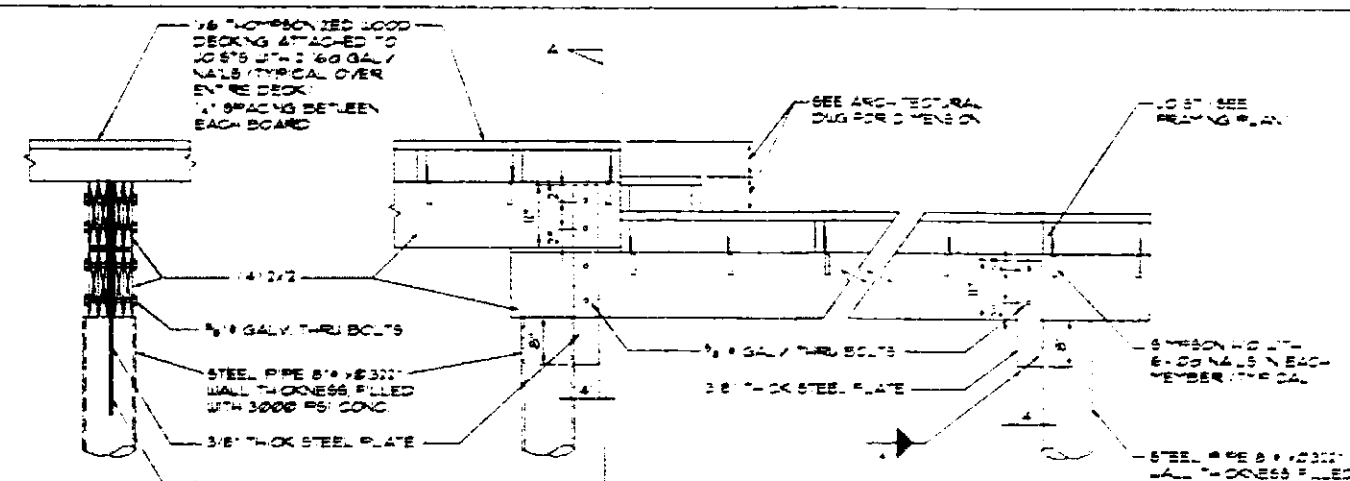
1. ALL NAILS, SCREWS & BOLTS ARE TO BE GALVANIZED
2. ALL WOOD MEMBERS TO BE PRESSURE TREATED
3. ALL LUMBER TO BE SOUTHERN PINE NO. 1 OR OF GREATER STRUCTURAL QUALITY
4. 1/2" DECKING TO BE THOMPSONIZED LUMBER

DESIGN LOADS

LIVE LOAD = 60 LBS/SF
DEAD LOAD = 10 LBS/SF

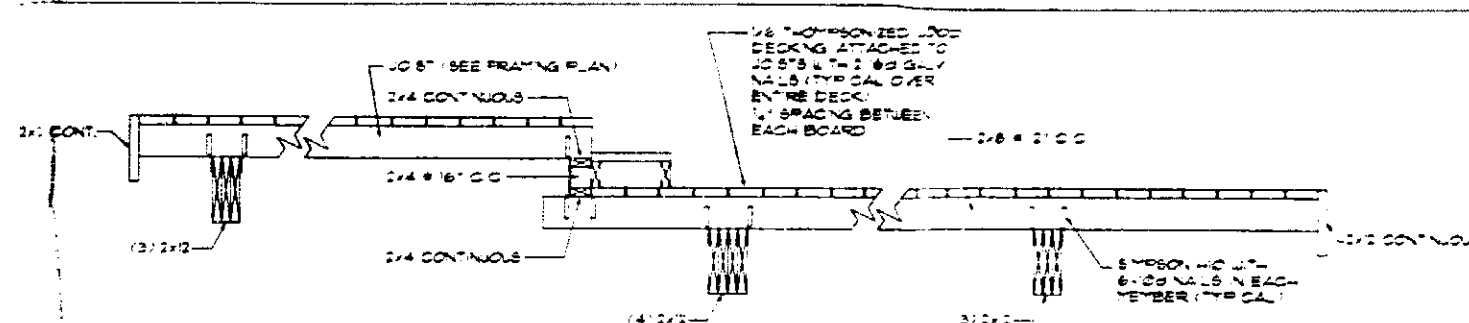
WIND CODE: ASCE 7-92

WIND SPEED = 80 MPH
DESIGN WIND = 44 LBS/SF

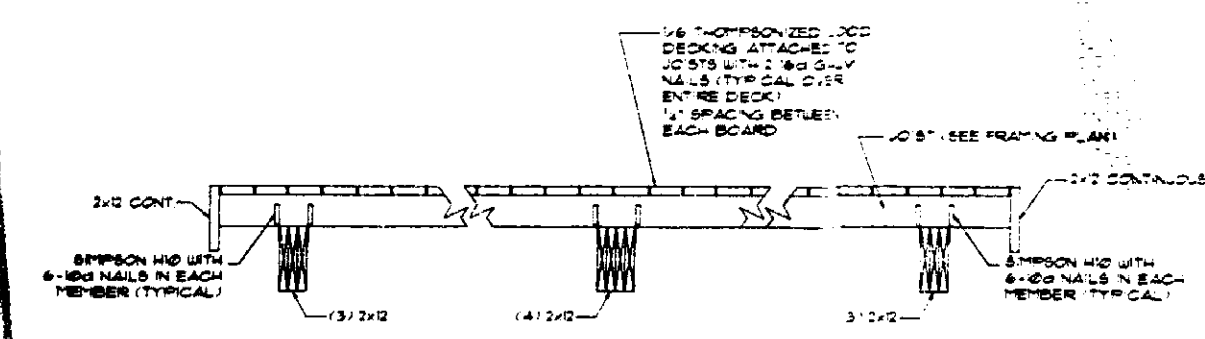


SECTION A-A

SECTION 1-1



SECTION 1-2
SCALE 1/4"=1'-0"



SECTION 3-3

WASHINGTON
LOCAL #44355
STRUCTURAL
CIVIL

DESCRIPTION

DATE

REV

FILE

AS NOTED

SCALE

DATE

FILE

10/12/02

10/12/02

10/12/02

10/12/02

10/12/02

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30300187

4838 PINETREE

DR

**CITY OF MIAMI BEACH
BUILDING DEPARTMENT**

APPENDIX 11

1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Phone: (305) 673-7610
Fax: (305) 673-7857

SPECIAL INSPECTOR

DATE: 11/6/02

ATTENTION: Building Official

I, the undersigned, a Professional Engineer ☒, Registered Architect ☐, registered in the State of Florida, have been retained by the owners: LUIS GATER & ROSIMERY of the property located at: 4838 PINE TREE DR
MIAMI BEACH, FL to perform all the duties of a Special Inspector, as defined in Section 305.3 of the South Florida Building Code.

This office will be responsible to the Building Official of the City of Miami Beach for the inspection of the structural elements of the building, including all excavations, pilings, foundation, all reinforced concrete and structural steel, and will file written weekly reports for the same as to the progress, compliance or non-compliance with the plans and the South Florida Building Code. In the event of non-compliance the Building Official shall be notified immediately so that appropriate action can be taken. The pile logs and all concrete test reports will be submitted to the Building Official within one week after their completion.

All mandatory inspections, as required by the South Florida Building Code, **MUST** be performed by the City of Miami Beach when the special inspector is hired by the owner. The City building inspections must be called for on **ALL MANDATORY** inspections. Inspections performed by the special inspector hired by the owner are **IN ADDITION** to the mandatory inspections performed by the City.

Upon completion of the structure, I will submit to the City of Miami Beach a certificate of compliance with the South Florida Building Code and approved plans.

ENGINEER/ARCHITECT SIGNATURE & SEAL: 

ENGINEER/ARCHITECT (PRINTED): WAYNE SUTHERLAND

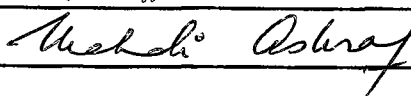
LICENSE NUMBER: PE 44353

CONTACT PHONE NUMBER: 305-255-1948

BUILDING PERMIT NUMBER: B0300187

OWNER/AGENT SIGNATURE: 

OWNER/AGENT (PRINTED): PEARL S. SMITH

BUILDING DEPARTMENT, ACCEPTED BY:  11/8/02

DATE: _____

**CITY OF MIAMI BEACH
BUILDING DEPARTMENT**

APPENDIX 11

Must bear Engineer/Architect Original Signature and Raised Seal !!

Scope of work and/or type of inspection to be done:

EXCAVATION & PILING FOR WOOD DECK


11/6/02

**ARCHITECT/ENGINEER
SEAL**

**CITY OF MIAMI BEACH
BUILDING DEPARTMENT**

APPENDIX 11

SPECIAL INSPECTORS:

THE FOLLOWING ARE THE ONLY JOBS FOR WHICH A SPECIAL INSPECTOR WILL BE PERMITTED IN THE CITY OF MIAMI BEACH:

1. FOR PILE INSTALLATION. A SPECIAL INSPECTOR WILL BE REQUIRED, AND MUST BE A SOIL ENGINEER. PREFERABLY THE SAME SOIL ENGINEER THAT COMPLETED THE SOIL INVESTIGATION FOR THE PARTICULAR PROJECT.
2. FOR THRESHOLD BUILDINGS ONLY, A SPECIAL INSPECTOR IS REQUIRED BY STATE LAW.
3. FOR GLAZING ON THRESHOLD BUILDINGS, A SPECIAL INSPECTOR WILL BE REQUIRED. IT MAY BE THE SAME THRESHOLD INSPECTOR
4. FOR GUNITE TYPE CONCRETE REPAIRS AND RESTORATION, A SPECIAL INSPECTOR WILL BE REQUIRED.
5. FOR REINFORCED MASONRY, AS PER THE SOUTH FLORIDA BUILDING CODE, A SPECIAL INSPECTOR WILL BE REQUIRED.
6. FOR SPECIAL EVENTS, WHERE TENTS, STAGES, ETC. . . . ARE USED, A SPECIAL INSPECTOR WILL BE REQUIRED.
7. FOR VERY SPECIAL CASES, AS PERMITTED BY THE BUILDING OFFICIAL, DUE TO THE EXTREMELY SPECIAL NATURE OF THE WORK. MUST BE REQUESTED DIRECTLY FROM THE BUILDING OFFICIAL AND MAY ONLY BE APPROVED BY THE BUILDING OFFICIAL.
8. WELDING AND HIGH STRENGTH BOLTING
9. FOR TRUSSES HAVING AN OVERALL LENGTH OF THE BOTTOM CHORD IN EXCESS 40'-0"
10. FOR POST TENSIONING
11. THE COMPACTION OF FILL UNDER SLAB ON GRADE

NO EXCEPTIONS, IF YOU COMPLETE WORK WITH A SPECIAL INSPECTOR AND IT IS NOT APPROVED AS STATED ABOVE, YOU WILL BE REQUIRED TO UNCOVER ALL OF THE WORK IN ORDER FOR IT TO BE INSPECTED.

PHIL AZAN
BUILDING DIRECTOR/OFFICIAL
CITY OF MIAMI BEACH
BUILDING DEPARTMENT

f:\buil\adm\evie\98-99>manual\appendix\appndX.011

**CITY OF MIAMI BEACH
BUILDING DEPARTMENT**

APPENDIX 11

INSTRUCTIONS FOR SPECIAL INSPECTORS

- ◆ A SPECIAL INSPECTOR AND A THRESHOLD SPECIAL INSPECTOR ARE EACH PRIVATE PROFESSIONALS WHO ARE WORKING FOR AND WITH THE CONSENT OF THE BUILDING OFFICIAL.
- ◆ NO MATTER WHO IS PAYING THE BILLS, WHEN IT COMES TO THE INSPECTION TO BE MADE, ONLY THE REQUIREMENTS OF THE CODE, THE BUILDING OFFICIAL AND YOUR OWN EXPERTISE AND EXPERIENCE SHOULD BE CONSIDERED.
- ◆ AS AN INSPECTOR YOU (THE SPECIAL INSPECTOR) ARE PRESENT TO OBSERVE AND TO REACH ONE OF THE THREE POSSIBLE CONCLUSIONS:
 - ◆ "THIS IS CORRECT," IT IS IN CLOSE COMPLIANCE THE APPROVED DRAWINGS AND THE CODE.
 - ◆ "THIS IS NOT CORRECT," IT IS NOT CLOSE COMPLIANCE THE APPROVED DRAWINGS AND THE CODE.
 - ◆ "NO DECISION CAN BE MADE," USUALLY DUE TO INSUFFICIENT INFORMATION, THE FOLLOWING IS NEEDED.
- ◆ INSPECTIONS ARE MADE ON AN AS REQUIRED BASIS, THE ONLY EXCEPTION TO THIS IS THRESHOLD BUILDINGS WHICH REQUIRE BY LAW THAT ALL WORK OF STRUCTURAL NATURE BE INSPECTED BY A THRESHOLD CERTIFIED SPECIAL INSPECTOR ON A CONTINUOUS BASIS. AS A SPECIAL INSPECTOR YOU MUST REMIND THE CONTRACTOR THAT HE/SHE STILL HAS A RESPONSIBILITY TO NOTIFY THE CITY BUILDING AND TRADE INSPECTORS OF ALL MANDATORY INSPECTIONS SO THAT THEY CAN PERFORM A COMPLIMENTARY INSPECTION DESIRED.
- ◆ A WRITTEN REPORT IS REQUIRED FOR EACH DAY OF INSPECTION ON EACH PROJECT. THIS REPORT WILL LIST INSPECTIONS MADE AND CONCLUSIONS REACHED. IF ANY ACTION IS TAKEN, SAID ACTION WILL BE DETAILED. IF ANY ITEM OF INSPECTION IS **"NOT APPROVED"** OR ANY PROBLEMS IS PERCEIVED, IT SHALL BE PRESENTED TO THE BUILDING OFFICIAL AS PART OF THE INSPECTION REPORT. ALL PROBLEMS AND FAILURES REPORTED MUST BE FOLLOWED UP IN SUBSEQUENT REPORTS DETAILING WHAT ACTIONS WERE TAKEN TO CORRECT THE DEFICIENCIES.
- ◆ COPIES OF ALL FIELD REPORTS AND SUCH OTHER INFORMATION AS SHALL BE NECESSARY TO SPECIFY THE **"CONDITION"** OF THE STRUCTURE UNDER CONSTRUCTION SHALL BE KEPT ON THE JOB SITE AS AN INSPECTION LOG. SIGNED AND SEALED COPIES OF ALL FIELD REPORTS, AND SUCH OTHER INFORMATION AS IS NECESSARY SHALL BE SUBMITTED AT REGULAR INTERVALS NOT TO EXCEED TEN (10) WORKING DAYS. THE SPECIAL INSPECTOR WILL MAKE HIMSELF/HERSELF AVAILABLE SHOULD THE BUILDING OFFICIAL REQUIRE ADDITIONAL INFORMATION.
- ◆ AS A SPECIAL INSPECTOR, YOU HAVE A GREAT RESPONSIBILITY TO HELP PRESERVE THE PUBLIC SAFETY. ALL DANGEROUS CONDITIONS MUST BE REPORTED IN WRITING TO THE BUILDING OFFICIAL AS QUICKLY AS POSSIBLE, CONDITIONS WHICH ARE IMMEDIATELY DANGEROUS WILL REQUIRE FURTHER ACTION. COMMON SENSE WILL BE REQUIRED IN DETERMINING A PROPER RESPONSE TO ANY SITUATION.