

EASTCOAST TESTING & ENGINEERING, INC.

4100 North Powerline Rd. - Suite G-1

Pompano Beach, Florida 33073

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FACSIMILE #954-9718872

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SEPTEMBER 18, 2013

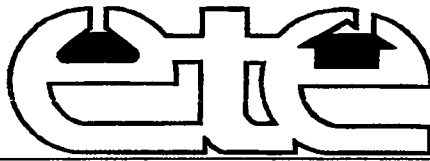
**REPORT OF GEOTECHNICAL EXPLORATION &
ENGINEERING ANALYSIS**

FOR

Z. W. JAROSZ ARCHITECT, P.A.

PROPOSED RESIDENCE & POOL

**190 S. HIBISCUS DRIVE
NORTH MIAMI BEACH, FLORIDA
DADE COUNTY, FLORIDA**



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September 18, 2013

**Report of Engineering Evaluation for: Z.W. Jarosz Architect P.A.
Project : Proposed Single Family Residence & Pool - "Tear-Down"
Location : 190 S. Hibiscus Drive
North Miami Beach, Florida
Dade County, Florida**

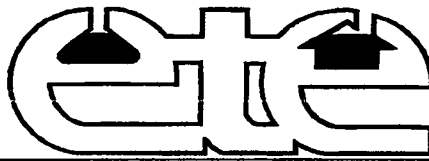
To Whom it May Concern;

As per your request EastCoast Testing & Engineering, Inc. performed the standard penetration test boring at the above reference location as requested. The purpose of this investigation was to provide information concerning the site and subsurface conditions in order to provide site preparation and foundation design recommendations for support of the proposed construction. This report presents our findings and foundation recommendations.

We understand that plans and information with regards for this project consist of a new two story single family residence consisting of reinforced load bearing masonry walls with a complete concrete floor system, and wood truss. In addition there will be a new reinforced gunite pool constructed at the site. The finished floor elevation for the main floor was given at 7.75 feet. Elevations for the test boring was not furnished at the time of our subsurface exploration. Major Intersections for this project site are east of US #1 and north SR #922, (Broad Causeway) in North Miami, Florida.

STANDARD PENETRATION TEST BORINGS

The location of the test borings were determined by our drill supervisor and is identified on the test boring report logs'. A review of our subsurface investigation indicates the upper layers of subsoils consist of compressible muck with little wood and debris in the top +/-2.0 feet of depth. Below this surface layer our boring disclosed layers of very loose to medium dense limestone fragments with some clayey silty fine-grained sands and little shell fragments to +/-7.0 feet below grade. Below this zone we discovered stratus of clayey silt with some limestone and shell fragments, organic clay, and plastic silty clay primarily in a very loose state of relative consolidation which continued to +/-20.0 feet below the existing surface grade elevation. Underlying these deleterious substrate our boring encountered multifarious layers of limestone fragments with little calcareous silty fine-grained sands, (non-plastic) predominantly in a medium dense to a dense consolidated condition which extended to -32.0 feet below the land surface. From this elevation were layers of loose to medium dense fine-grained sands to -42.0 feet. Below the sand layer a medium dense unweathered limestone formation was found which terminated our subsurface exploration investigation at -45.0 feet, maximum penetration.



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**Page #2. Lab #6001678
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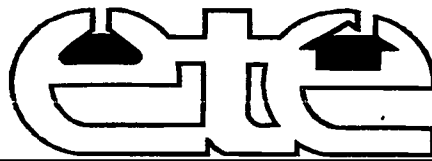
The natural ground water table was discovered to exist at an elevation of +/-4'10" below the existing natural ground surface at the time of our boring. Fluctuation in the observed groundwater levels should be expected due to rainfall variations, seasonal climatic changes, construction activity and other on-site specific factors.

The general location and nature of the proposed project, the thickness and depth of the very loose compressible silt and clay, (muck), and the existence of nearby structures, precludes the use of conventional foundation methods. We therefore recommend that all proposed structure 's and slab-on-grade's be supported on auger pilings.

Pressure grouted auger cast piles can be used to transfer building loads to a minimum depth of -25 feet below the existing grade or to refusal conditions. A summary of the auger cast piles' compression, tension, (uplift), and lateral load capacities for the structures are shown in Table 1. The 2010 Florida Building Code requires that a pile load test is needed for pressure grouted auger-cast pile capacities designed over 36 tons. Auger cast piles installed in groups should have a minimum center-to-center spacing of 3 to 3.5 times the pile diameter. The maximum compressive load on any auger cast pile due to mislocation shall not exceed 110 percent of the allowable, (working) design load.

Table 1: Summary of Auger Cast Pile Load Bearing Capacity

Auger Cast Pile Capacities	Auger Cast Pile Diameter-12-Inch	Auger Cast Pile Diameter-14-Inch	Auger Cast Pile Diameter-16-Inch
Pile Tip Depth Below Grade, (feet)	25	25	25
Allowable Compression Load, (tons)	17	25	35
Allowable Tension Load Capacity, (tons)	6	10	15
Allowable Lateral, (Horizontal) Load Capacity, (tons), Fixed Head	1	2	2



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Table 1: Summary of Auger Cast Pile Load Bearing Capacity, (continued)

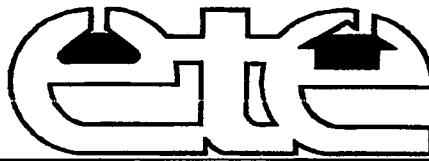
<i>Auger Cast Pile Capacities</i>	<i>Auger Cast Pile Diameter-12-Inch</i>	<i>Auger Cast Pile Diameter-14-Inch</i>	<i>Auger Cast Pile Diameter-16-Inch</i>
<i>Pile Settlement, (inches)</i>	0.5	0.5	0.5
<i>Required Pile Grout Strength, (psi)</i>	5,000	5,000	5,000

The above calculations are based upon conditions noticed in the field at the time and locations of the borings. Situations in the field may require the pile tips elevation to be changed if a premature refusal condition is met. The installation of the auger piles shall be witnessed by a Geotechnical Inspector from this laboratory or the engineer who will confirm compliance with depth requirements, bearing capacity, continuity of grouting, grout factors, procedures, pile locations and reinforcement details.

For your convenience we have included a set of pressure injected auger piling specifications for your use.

Pressure Grouted Auger Piling Installation Specifications

- 1. Piling shall be constructed by rotating a continuous flight hollow stem auger to the required depth. Diameter of the auger flights shall not be less than the specified piling diameter.**
- 2. Piling shall be installed within 1% of vertical or batter alignment, and within three inches of the specified plan location.**
- 3. Piling should have a minimum design center to center spacing of 3 pile diameters.**



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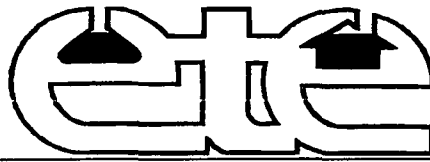
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4. Piling reinforcing shall be designed by the project structural engineer. Piling contractor will equip and place reinforcing with spacers to insure a minimum of 3 inches of concrete cover between the primary pile reinforcing and the outer edge of the piling. Piling shall have a minimum concrete grout strength of 5000 psi in 28 days.
5. During piling production the cement grout shall be tested for compressive strength twice daily. One test shall be taken during the morning's production, and one test during the afternoon's production.
6. Pressure injected auger piling shall not be installed closer than six feet on centers until initial cement grout set has occurred, plus an additional 4 hours.
7. Following the pile drill process, pumping of fluid cement grout shall be started immediately. A minimum of 7 feet of cement grout head shall be achieved and maintained prior to and during the auger withdrawal. Piling shall be grouted with a pump capable of sustaining constant pressure sufficient to fill piling during auger withdrawal and maintain required head of grout.
8. Contractor shall provide metal sleeves of specified diameter for pilings with cutoffs above the existing ground surface at time of piling installation.
9. The minimum volume of grout placed in a piling shall be equal to or greater than 130% of the theoretical volume of the piling.
10. Any piling which do not conform to these specifications shall be immediately re-drilled and re-grouted. Piling which must be re-grouted more than once should be brought to the attention of the structural engineer of record.
11. The installation of the production piling shall be monitored by a Registered Geotechnical Engineer or his representative for compliance to these specifications.



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HYDRAULIC CONDUCTIVITY

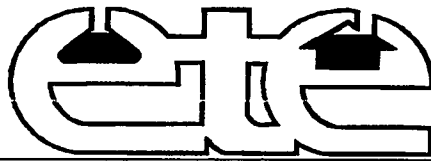
One, (1) "usual open hole" exfiltration test was performed on the property in accordance with SFWMD specifications to a depth of 15.0 feet below grade. The test was performed in order to calculate the hydraulic conductivity of the in-situ subsoils in order to evaluate the drainage requirements for this project. The calculated hydraulic conductivity was 1.826×10^{-4} cubic feet per second, per square foot, per foot of head. Detailed soil descriptions and flow rates, etc., are enclosed along with our test boring reports.

Report Limitations

This consulting report has been prepared for the exclusive use of the current project owners and other members of the design team for the above referenced project site location. This report has been prepared in accordance with generally accepted local geotechnical engineering practices; no other warranty is expressed or implied. The evaluation submitted in this report, is based in part upon the data collected during a field exploration, however, the nature of extent of variations throughout the subsurface profile may not become evident until the time of construction. If variations then appear evident, it may become necessary to reevaluate information and professional opinions as provided in this report. In the event changes are made in the nature, design, or locations of the proposed structures, the evaluation and opinions contained in this report shall not be considered valid, unless the changes are reviewed and conclusions modified or verified in writing by EastCoast Testing & Engineering, Inc.

The Standard Penetration Test ASTM D-1586

The Standard Penetration Test is the most commonly employed tool utilized to identify in-situ subsurface soil conditions. The "N" values obtained from the boring provide an accurate estimation of internal soil characteristics such as relative density, internal shear strength, angle of internal friction, and the approximate range of the soil's unit weight. These "N" values represent the resistance of a 2 inch diameter split spoon sampler driven by a 140 pound hammer free falling 30 inches. Each drive of the 24 inch long split spoon is divided into four six inch increments. The second and third increments are totaled to produce the "N" value found on your report.



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The Standard Penetration Test also allows for the recovery of soil samples which are returned to our laboratory and visually examined and classified. The SPT samples are available for laboratory testing if requested. Samples are generally held for 30-90 days unless otherwise directed by the client.

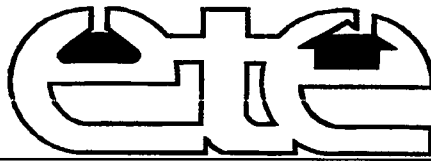
An approximate ground water table is obtained from the borehole upon completion of the drilling procedures. This water table is useful in the general evaluation of particular soil conditions, and may give the contractor some insight into what can be anticipated during construction. It should be noted that the ground water level will fluctuate seasonally. This level may also be affected by local drawdowns, soil conditions, and the watersheds contribution to the underlying aquifer. It should not be construed to be a measure of the soils permeability, or of the dewatering characteristics of the site.

Although the standard penetration test is one of the most reliable methods used to identify soil characteristics and types, it may only represent a small fraction of the materials actually deposited at the site. As is common industry practice, we have assumed a uniformity of profile between borings to provide a subsoil profile for engineering purposes. This profile is strictly based on the data obtained from the borings, and if unusual or varying conditions are found we should be notified immediately.

A test is expressly representative of the immediate location tested, and the reliability of the conclusions are a direct result of the quantity of tests performed. Any variation in location may reveal similarly some changes in the depth, thickness, texture, and conditions of the stratum encountered.

Unless specifically stated otherwise, and specifically directed and prearranged by the client, all elevations are taken with respect to the existing ground surface at the time of testing. Boring locations are usually obtained in the field by pacing off distances and approximating right angles to landmarks and property corners. More precise locations may be obtained from on site surveys and placement of the boring locations by a Land Surveyor, Registered in the State of Florida. These services are provided at additional costs and are beyond the scope of this report.

The data presented herein was obtained for the specific purposes stated in this report, and should not be misconstrued to apply to any other circumstance, project, or ancillary use unless so specified and addressed by the engineer of record.



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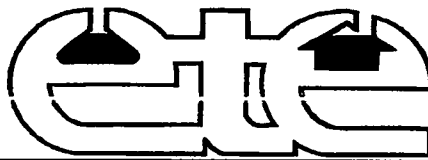
Thank you for using EASTCOAST TESTING AND ENGINEERING, INC., for your geotechnical needs. Should you need further assistance with this or any other project, please contact this office.

Respectfully Submitted;
EASTCOAST TESTING & ENGINEERING, INC.
Certificate of Authorization #3425

Em Pro 9-18-13
Etienne Prophete, V.P., P.E.
State of Florida #44316

Craig Smith
Craig Smith, President

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TEST BORING REPORT

CVO:	C.O.D.:	PO#:
LABORATORY NUMBER: 6001678A	OFFICE FAX #: 954-971-8872	BORING NUMBER: 1
CLIENT: Z.W. JAROSZ ARCHITECT P.A.		CUSTOMER #:
PROJECT: PROPOSED NEW RESIDENCE, POOL & DRAINAGE		CREW CHIEF: H.E.
PROJECT LOCATION: 190 S. HIBISCUS DRIVE - MIAMI BEACH, FLORIDA		DRILLER: M.J.
BORING LOCATION: APPROX. 20' S. & 12' W. OF THE NE PROPERTY CORNER		DRILL RIG#: SIMCO
GROUND WATER: 4'10" DATE: 9/12/13 ELEV: UNFURNISHED		CASING: 3"

NOTE: SURVEY NOT GIVEN UNLESS NOTED: B.E.G: BELOW EXISTING GRADE LOCATIONS: APPROX UNLESS STAKED

DEPTH	SAMPLE	BORING NUMBER:	PAGE NUMBER:	N VALUES	SPT
FEET	NUMBER	VISUAL SOIL CLASSIFICATION/AASHTO M145/ASTMD2487	DEPTH		BLOWS PER 6"
1	1	DARK BROWN-BLACK MUCK LITTLE WOOD, ROOT & DEBRIS	0.0-2.0'	4	1 2
2					2 2
3	2	GRAY LIMESTONE FRAGMENTS SOME CLAYEY SILTY	2.0-3.5'	12	9 7
4		FINE GRAINED SAND			5 2
5	3	GRAYISH BROWN LIMESTONE FRAGMENTS SOME SILTY	3.5-7.0'	3	1 2
6		SAND & SHELL FRAGMENTS			1 1
7					1 1
8	4	GRAY ORGANIC SILTY CLAY SOME LIMESTONE & SHELLS,	7.0-11.0'	2	1 1
9		(MUCK)			1 1
10				2	1 1
11					1 0
12	5	GRAY ORGANIC SILTY CLAY, (PLASTIC) - MUCK	11.0-16.0'	0	0 1
13					0 2
14				4	2 2
15					1 2
16				3	1 0

BORING CONTINUED

STANDARD STANDARD PENETRATION TEST BORING: BLOWS PER FOOT ON 2" O.D. SAMPLER WITH A 140 LB. HAMMER FALLING 30"

SOIL INVESTIGATION AND SAMPLING BY AUGER BORINGS: A.S.T.M. D 1452/STANDARD PENETRATION TEST: ASTM D1586.
THE SAMPLES COLLECTED CONSTITUTE A MINUTE PERCENTAGE OF THE SUBSOILS AT THE SITE. AS A MUTUAL PROTECTION THE SOILS WILL BE STORED IN OUR LABORATORY FACILITIES FOR A MAXIMUM OF THREE (3) MONTHS. THE OWNER, ARCHITECT AND/OR ENGINEER ARE ENCOURAGED TO VISUALLY INSPECT SAMPLES PRIOR TO PURCHASE OF PROPERTY AND DESIGN OF THE STRUCTURE.

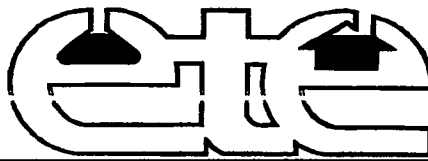
RESPECTFULLY SUBMITTED,
EASTCOAST TESTING & ENGINEERING, INC.,
CERTIFICATE OF AUTHORIZATION #3425

Em Pro
ETIENNE PROPHETE, V.P., P.E.
STATE OF FLORIDA #44316

Craig Smith
CRAIG SMITH, PRESIDENT

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TEST BORING REPORT

CVO:	C.O.D.:	PO#:
LABORATORY NUMBER: 6001678B	OFFICE FAX #: 954-971-8872	BORING NUMBER: 1
CLIENT: Z.W. JAROSZ ARCHITECT P.A.		CUSTOMER #:
PROJECT: PROPOSED NEW RESIDENCE, POOL & DRAINAGE		CREW CHIEF: H.E.
PROJECT LOCATION: 190 S. HIBISCUS DRIVE - MIAMI BEACH, FLORIDA		DRILLER: M.L.
BORING LOCATION: APPROX. 20' S. & 12' W. OF THE NE PROPERTY CORNER		DRILL RIG#: SIMCO
GROUND WATER: 4'10" DATE: 9/12/13 ELEV: UNFURNISHED		CASING: 3"

NOTE: SURVEY NOT GIVEN UNLESS NOTED: B.E.G: BELOW EXISTING GRADE LOCATIONS: APPROX UNLESS STAKED

DEPTH	SAMPLE	BORING NUMBER: 1	PAGE NUMBER: 2	N VALUES	SPT
FEET	NUMBER	VISUAL SOIL CLASSIFICATION/AASHTO M145/ASTMD2487	DEPTH		BLOWS PER 6"
17	6	GRAY SILTY CLAY LITTLE LIMESTONE & SHELL FRAGMENTS (PLASTIC)	16.0-20.0'	1	1 0
18				1	1 0
19					1 1
20				4	3 12
21	7	WHITE LIMESTONE FRAGMENTS TRACE CALCAREOUS SILTY SAND	20.0-23.0'		16 14
22				36	22 18
23					20 24
24	8	WHITE LIMESTONE FRAGMENTS LITTLE CALCAREOUS SILTY SILTY SAND, (NP)	23.0-28.0'	32	8 7
25					7 7
26				14	7 5
27					6 4
28				7	3 4
29	9	WHITE LIMESTONE FRAGMENTS LITTLE FINE-MEDIUM GRAINED SAND	28.0-32.0'		3 4
30				8	4 6
31					8 11
32				24	13 15

BORING CONTINUED

STANDARD STANDARD PENETRATION TEST BORING:

BLOWS PER FOOT ON 2" O.D. SAMPLER WITH A 140 LB. HAMMER FALLING 30"

SOIL INVESTIGATION AND SAMPLING BY AUGER BORINGS: A.S.T.M. D 1452/STANDARD PENETRATION TEST: ASTM D1586.

THE SAMPLES COLLECTED CONSTITUTE A MINUTE PERCENTAGE OF THE SUBSOILS AT THE SITE. AS A MUTUAL PROTECTION THE SOILS WILL BE STORED IN OUR LABORATORY FACILITIES FOR A MAXIMUM OF THREE (3) MONTHS. THE OWNER, ARCHITECT AND/OR ENGINEER ARE ENCOURAGED TO VISUALLY INSPECT SAMPLES PRIOR TO PURCHASE OF PROPERTY AND DESIGN OF THE STRUCTURE.

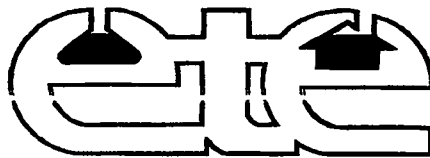
RESPECTFULLY SUBMITTED,
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Etienne Prophe
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STATE OF FLORIDA #44316

Craig Smith
CRAIG SMITH, PRESIDENT

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FEET	NUMBER	VISUAL SOIL CLASSIFICATION/AASHTO M145/ASTMD2487	DEPTH		BLOWS PER 6"
33	10	VERY PALE BROWN FINE GRAINED SAND	32.0-42.0'		15
34				15	3
35				7	4
36					3
37				12	7
38					8
39				6	4
40					4
41				8	2
42					5
43	11	PALE BROWN LIMESTONE FRAGMENTS SOME FINE-MEDIUM GRAINED SAND	42.0-45.0'		6
44				15	7
45					8
46					6
47					
48		BOTTOM OF BORING @ 45.0 FEET			

STANDARD STANDARD PENETRATION TEST BORING: BLOWS PER FOOT ON 2" O.D. SAMPLER WITH A 140 LB. HAMMER FALLING 30"

SOIL INVESTIGATION AND SAMPLING BY AUGER BORINGS: A.S.T.M. D 1452/STANDARD PENETRATION TEST: ASTM D1586.

THE SAMPLES COLLECTED CONSTITUTE A MINUTE PERCENTAGE OF THE SUBSOILS AT THE SITE. AS A MUTUAL PROTECTION THE SOILS WILL BE STORED IN OUR LABORATORY FACILITIES FOR A MAXIMUM OF THREE (3) MONTHS. THE OWNER, ARCHITECT AND/OR ENGINEER ARE ENCOURAGED TO VISUALLY INSPECT SAMPLES PRIOR TO PURCHASE OF PROPERTY AND DESIGN OF THE STRUCTURE.

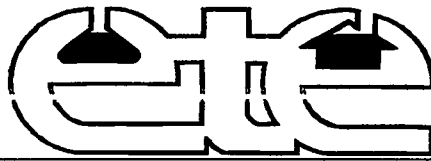
RESPECTFULLY SUBMITTED,
 EASTCOAST TESTING & ENGINEERING, INC.,
 CERTIFICATE OF AUTHORIZATION #3425

Em. Prop
 ETIENNE PROPHETE, V.P., P.E.
 STATE OF FLORIDA #44316

Craig Smith
 CRAIG SMITH, PRESIDENT

THE INTENT OF THIS REPORT IS NOT FOR ENVIRONMENTAL PURPOSES UNLESS SPECIFIED. AUTHORIZATION FOR PUBLICATION OF STATEMENTS, CONCLUSIONS, CERTIFICATIONS OR EXTRACTS REGARDING THIS OR ANY OTHER TEST REPORT BY THIS FIRM, (ETE) IS STRICTLY PROHIBITED UNLESS WRITTEN AUTHORIZATION IS PROVIDED AND APPROVED BY EASTCOAST TESTING & ENGINEERING, INC.

THRESHOLD/SPECIAL INSPECTIONS, BORINGS, DENSITY, CONCRETE, ASPHALT, ETC, A "GEOTECHNICAL TESTING LAB"



EASTCOAST TESTING & ENGINEERING, INC.

4100 North Powerline Rd. - Suite G-1

Pompano Beach Florida 33073

4361 Okeechobee Blvd. - Suite A-5

West Palm Beach Florida 33409

Broward (954) 972.7645 (SOIL) - Dade (954) 972.7645

(954).972.SOIL

FACSIMILE #954-9718872

ESTABLISHED 1981

ETE@BELLSOUTH.NET

SEPTEMBER 18, 2013

Lab No. 6001678EX

TEST REPORT OF: S. F. W. M. D. Exfiltration
(FDOT Usual Open Hole)

CLIENT: Z.W. JAROSZ ARCHITECT P.A.

ENGINEER: NOT FURNISHED

PROJECT: PROPOSED DRAINAGE - SINGLE FAMILY RESIDENCE
190 S. HIBISCUS DRIVE - MIAMI BEACH, FLORIDA

TESTED BY: HAROLD E. & MIKE L. ON SEPTEMBER 12, 2013

RESULTS OF TEST REPORTED TO: 3-CLIENT ON: SEPTEMBER 18, 2013

TEST LOCATION: EXFILTRATION: APPROX. 15' S. & 15' W. OF THE NE PROPERTY CORNER

DEPTHS

SOIL DESCRIPTIONS

0.0'- 2.0'	BLACK MUCK SOME WOOD & DEBRIS
1.5'- 3.5'	GRAY LIMESTONE FRAGMENTS WITH SILTY CLAYEY FINE SAND
3.5'- 7.0'	GRAY CLAYEY SAND WITH LIMESTONE FRAGMENTS & SOME SHELLS
7.0'- 10.0'	GRAY SILTY CLAY WITH SOME LIMESTONE FRAGMENTS & SHELLS
10.0'-15.0'	GRAY CLAY, (PLASTIC)

Depth of Test Hole

15.00 ft.

Water Table

4.67 ft. +/-

TIME

TOTAL FLOW - GALLONS

G.P.M.

10 MINUTES

76.9 Gallons

7.69

AVERAGE CUBIC FEET/SECOND:

Q= 0.01713267

HYDRAULIC CONDUCTIVITY:

K= 0.00018258

K= 1.826 X 10^-4 CFS/FT^2/FT.HEAD

EASTCOAST TESTING ENGINEERING, INC.

CERTIFICATE of AUTHORIZATION #3425

on the 9.18.13

ETIENNE PROPHETE, V.P., P.E.

State of Florida #44316

CRAIG SMITH, PRESIDENT

EQBWLAB\6001678.EX\JAROSZ\CS\SCORES.CS.EP

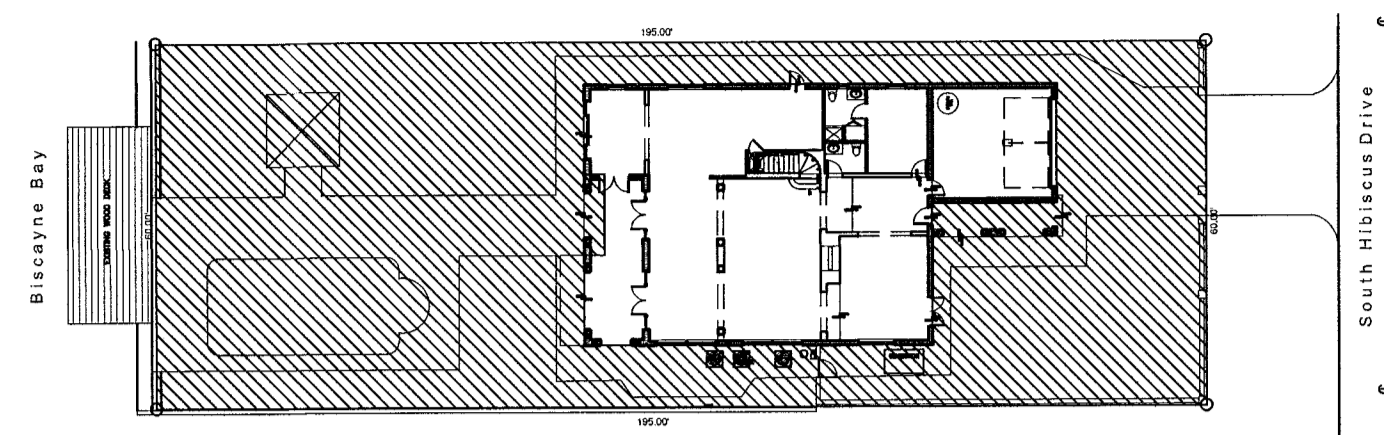


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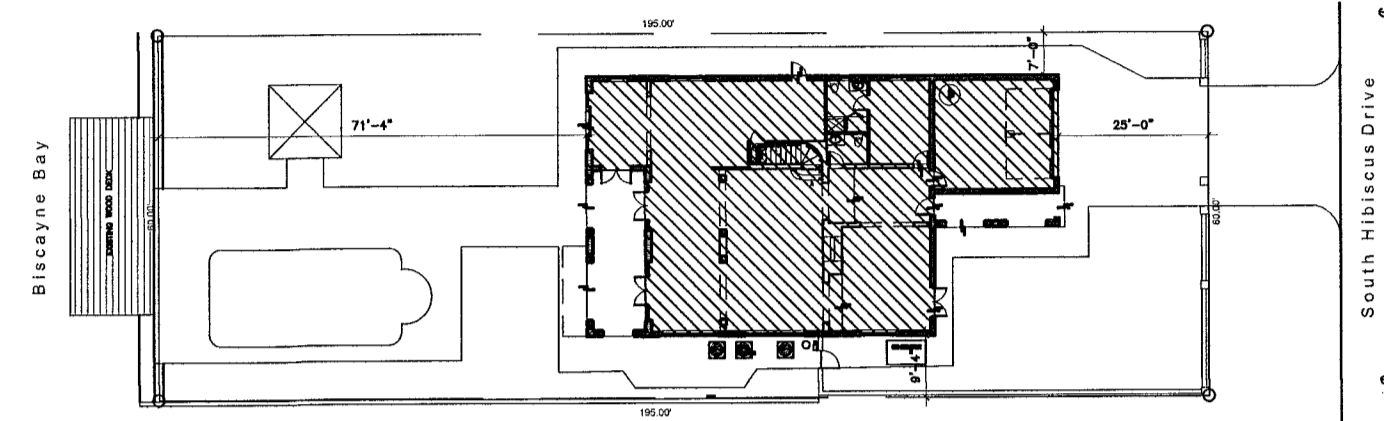
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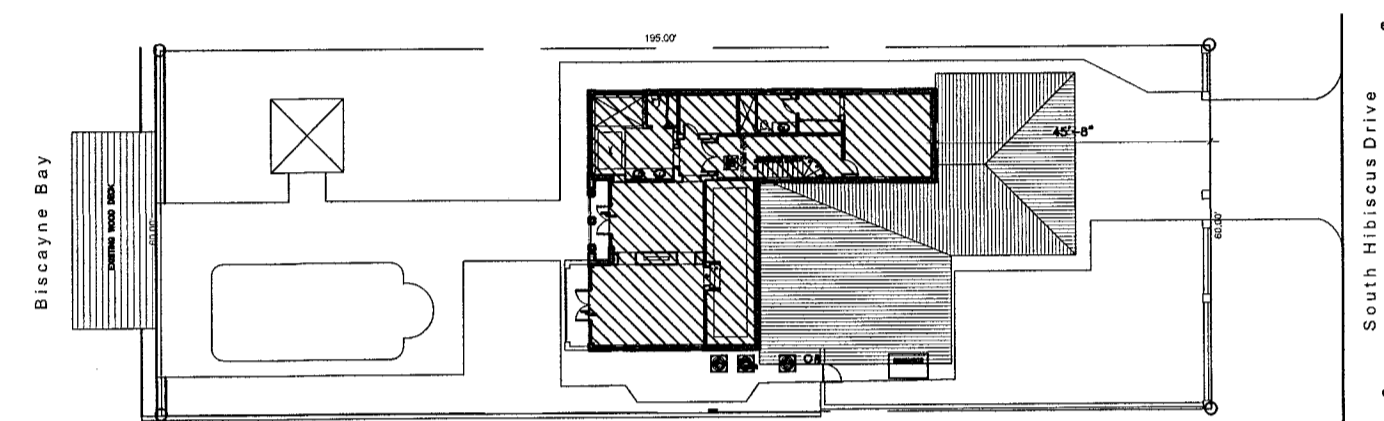
AREA DIAGRAM - EXISTING



LOT COVERAGE - 2,836.5 SF



1st FLOOR UNIT SIZE - 2,612.7 SF

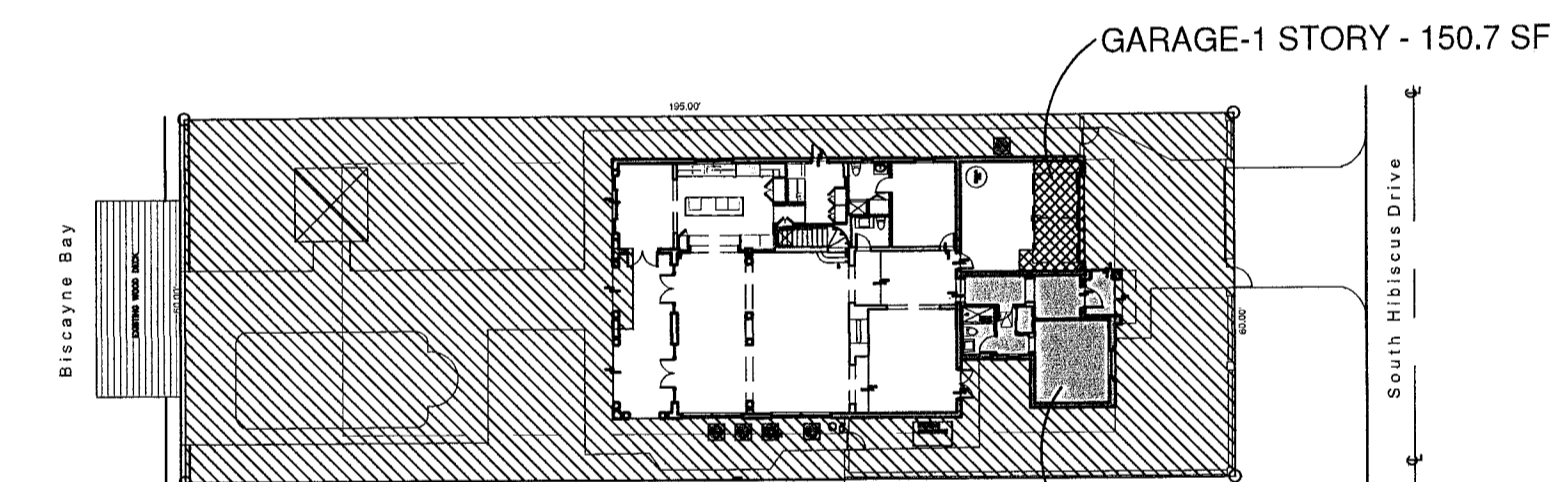


2nd FLOOR UNIT SIZE - 1,627.5 SF



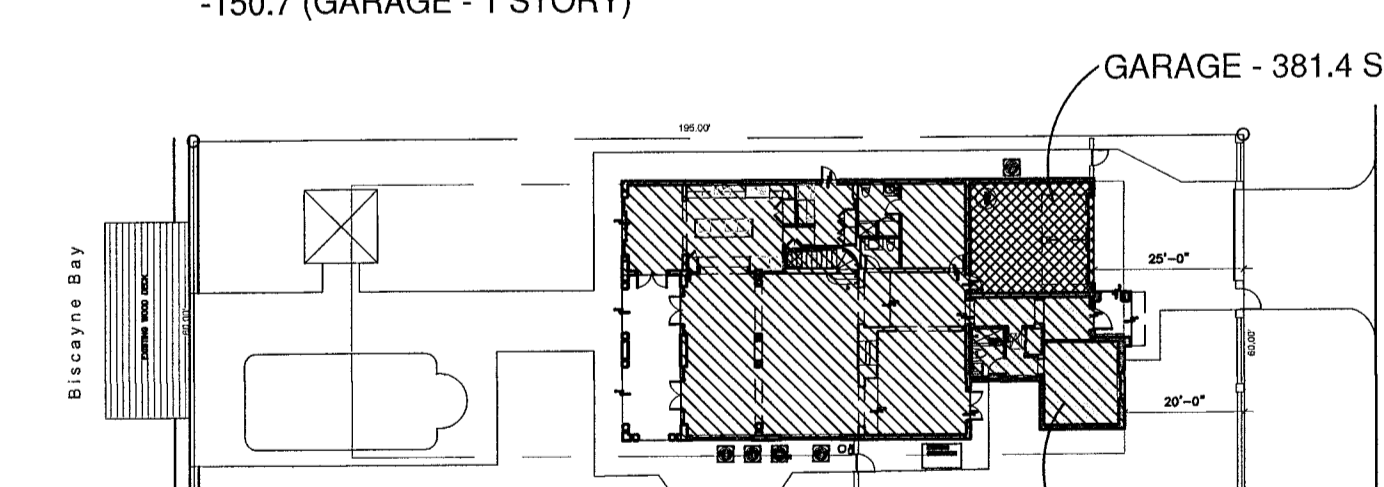
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AREA DIAGRAM - PROPOSED



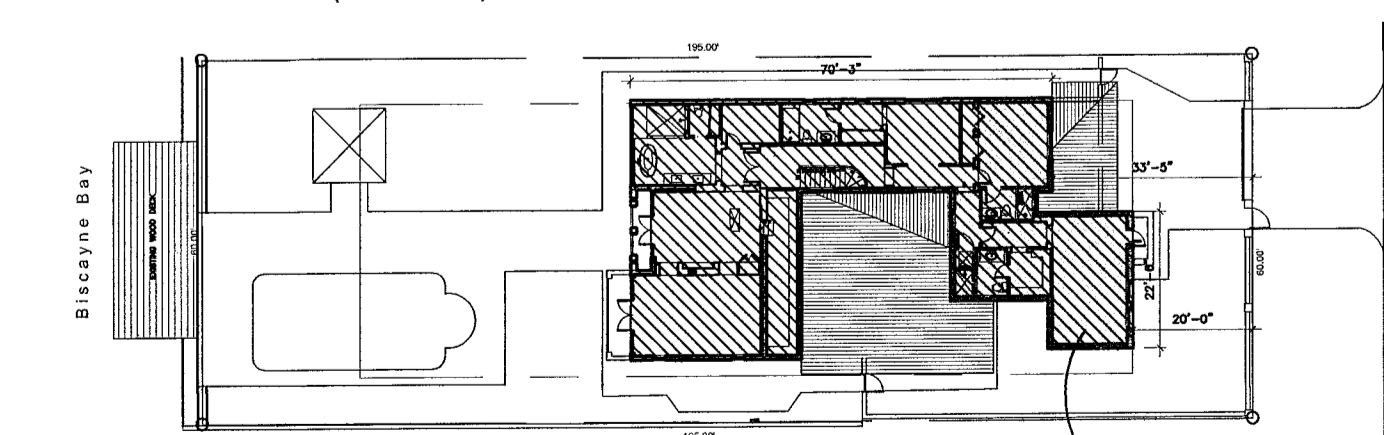
TOTAL LOT COVERAGE -
3,299.1 SF
-150.7 (GARAGE - 1 STORY)

ADDITION - 462.6 SF



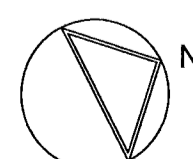
TOTAL 1st FLOOR UNIT SIZE -
3,040.7 SF
-381.4 (GARAGE)

ADDITION - 428.0 SF

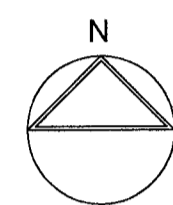


TOTAL 2nd FLOOR UNIT SIZE - 2,409.6 SF

ADDITION - 782.1 SF



SCALE: 1/32" = 1'-0"



LOCATION MAP
N.T.S.

NOTES:

- All utilities, equipment, and accessories (Electrical, Mechanical, and Plumbing) servicing the buildings shall be installed at least matching FFE of the existing house (7.75' NGVD).
- All new construction and finish material below Base Flood Elevation shall be flood-damage-resistant material (ASCE 24-05 Ch. 5.0).
- All buildings shall have a pre-construction treatment for protection against subterranean termites. treatment is in accordance w. rules and laws established by the F.D.A.C.S. as per FBCR 4409.13.5
- Fire blocking shall be provided in walls every 8', at interconnections, between stair stringers, at openings, at chimneys, at floor joists, around door pockets as per FBCR 4409.7.2
- Provide impermeable material in bathroom wet areas to 6' min. above floor as per FBC 307.2

NOTE:

All electrical and mechanical equipment to be above base flood elevation plus 1'.

NOTE:

Applicable code FBC 2010. All plans have been prepared in compliance with FBC Residential 2010.

SITE DATA

RS-3 SINGLE FAMILY RESIDENTIAL

GROSS LOT AREA: 10,500 SF

	ALLOWED	EXISTING	PROPOSED ADDITION	PROPOSED TOTAL	NOTES
LOT COVERAGE (30% OF LOT AREA)	3,150.0 SF	2,836.5 SF	462.6 SF	3,299.1 SF -150.7 SF (GARAGE -1 STORY)*	* SUBTRACTED AS PER SEC. 142-105 (d) (4)
UNIT SIZE (50% OF LOT AREA)	5,250.0 SF	1st 2,612.7 SF 2nd +1,627.5 SF Total 4,240.2 SF	1st 428.0 SF 2nd +782.1 SF Total -828.7 SF	5,068.9 SF	

SETBACKS	REQ'D	EXISTING	PROPOSED	NOTES
FRONT	LOWER UPPER **	20'-0" 30'-0"	25'-0" 20'-0" **/33'-5"	** UP TO 50% OF THE DEVELOPABLE WIDTH OF THE SECOND FLOOR MAY ENCRoACH FORWARD TO THE 20' SETBACK LINE. *** WHEN AN EXISTING SINGLE-FAMILY STRUCTURE IS BEING RENOVATED LESS THAN 50% OF THE VALUE DETERMINATION, AND HAS A NON-CONFORMING SIDE YARD SETBACK OF AT LEAST 5', THE SETBACK OF THE NEW CONSTRUCTION IN CONNECTION WITH THE EXISTING BUILDING MAY BE ALLOWED TO FOLLOW THE EXISTING BUILDING LINES
SIDES ***	EAST WEST	7'-6" 7'-6"	9'-4" 7'-0" ***	
REAR (15% OF 195'-0")		28'-3"	71'-4"	N/A

ROOF HEIGHT	MAX. ALLOWED	PROPOSED	NOTES
EXISTING	33'	33'-0"	
ADDITION	25' (Two-Story)	20'-10"	

SCOPE OF WORK:

- New two-story addition
- Existing kitchen renovation
- New corridor at existing 2nd floor

B1400193

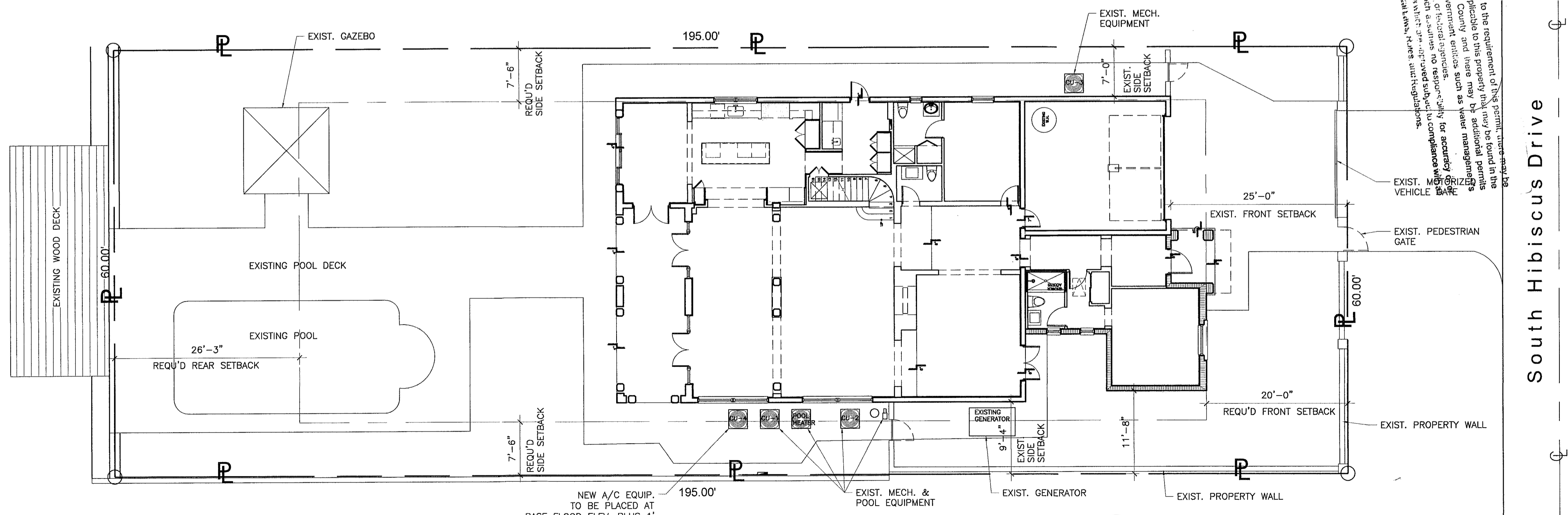
AREA OF CONSTRUCTION WORK

	NEW CONSTRUCTION / ADDITION	ALTERATION / RECONFIGURATION OF SPACE
1ST FLOOR	462.6 SF	367 SF
2ND FLOOR	782.1 SF	84 SF
TOTAL	1,244.7 SF	451 SF

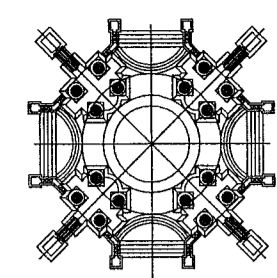
PLAN REVIEW NOTICE
Phone 305-673-7000 Fax 305-673-7028
THIS PLAN REVIEW CONSTITUTES APPROVAL FOR OBTAINING BUILDING PERMITS ONLY.
All construction and/or use of equipment in the right-of-way and/or easements, requires a separate Public Works Department permit prior to start of construction.
Permit Requirements: 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] 2/14/14

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:
BUILDING: [Signature] 1/10/14
ZONING: [Signature] 1/15/14
PLUMBING: [Signature] 2/10/14
ELECTRICAL: [Signature] 2/10/14
MECHANICAL: [Signature] 2/10/14
FIRE PREVENTION: [Signature] 2/10/14
FLOOD: [Signature] 2/10/14
PUBLIC WORKS: [Signature] 2/10/14
STRUCTURAL: [Signature] 2/10/14
ELEVATOR: [Signature] 2/10/14

B1400193
ROAD FIRE SCHOOL
IMPACT FEE NOT REQUIRED
JAN 08 2014
MIAMI-DADE COUNTY
APPROVED [Signature]
Original house
over 3800 apply
NIC for addition



PROPOSED SITE PLAN
SCALE: 3/32" = 1'-0"



Z.W. JAROSZ ARCHITECT, P.A.
3326 MARY STREET SUITE 500
COCONUT GROVE, FLORIDA 33133
305.446.0888 WWW.JAROSZARCH.COM

PROJECT / SHEET TITLE

SNYDER RESIDENCE
190 S Hibiscus Drive, Miami Beach, FL 33139
EXISTING / PROPOSED
SITE PLAN & ZONING INFO

LIC. AR8223

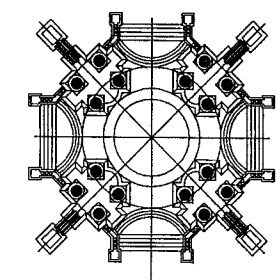
2013

NO.	DATE	DESCRIPTION
11.20.13		Building Comments

DATE:	Nov 20, 2013
DRAWN BY:	AS
CHECKED BY:	CHECKED BY: ZJ
SCALE:	AS SHOWN
SHEET	

1301-SNYD

A1.01



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PROJECT / SHEET TITLE

SNYDER RESIDENCE
190 S Hibiscus Drive, Miami Beach, FL 33139
DEMOLITION PLANS

LIC. AR8223

3/7/2013

REVISIONS

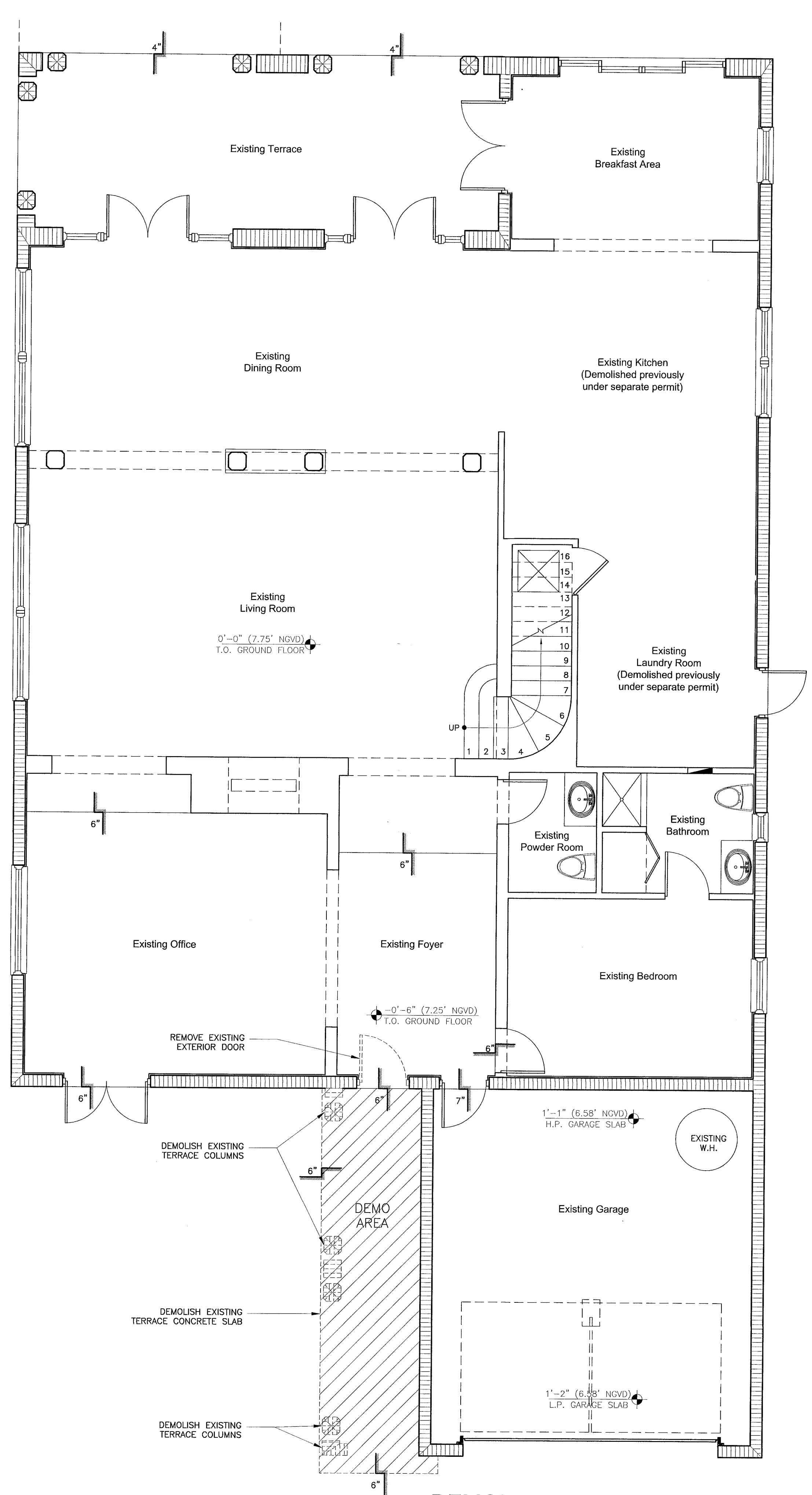
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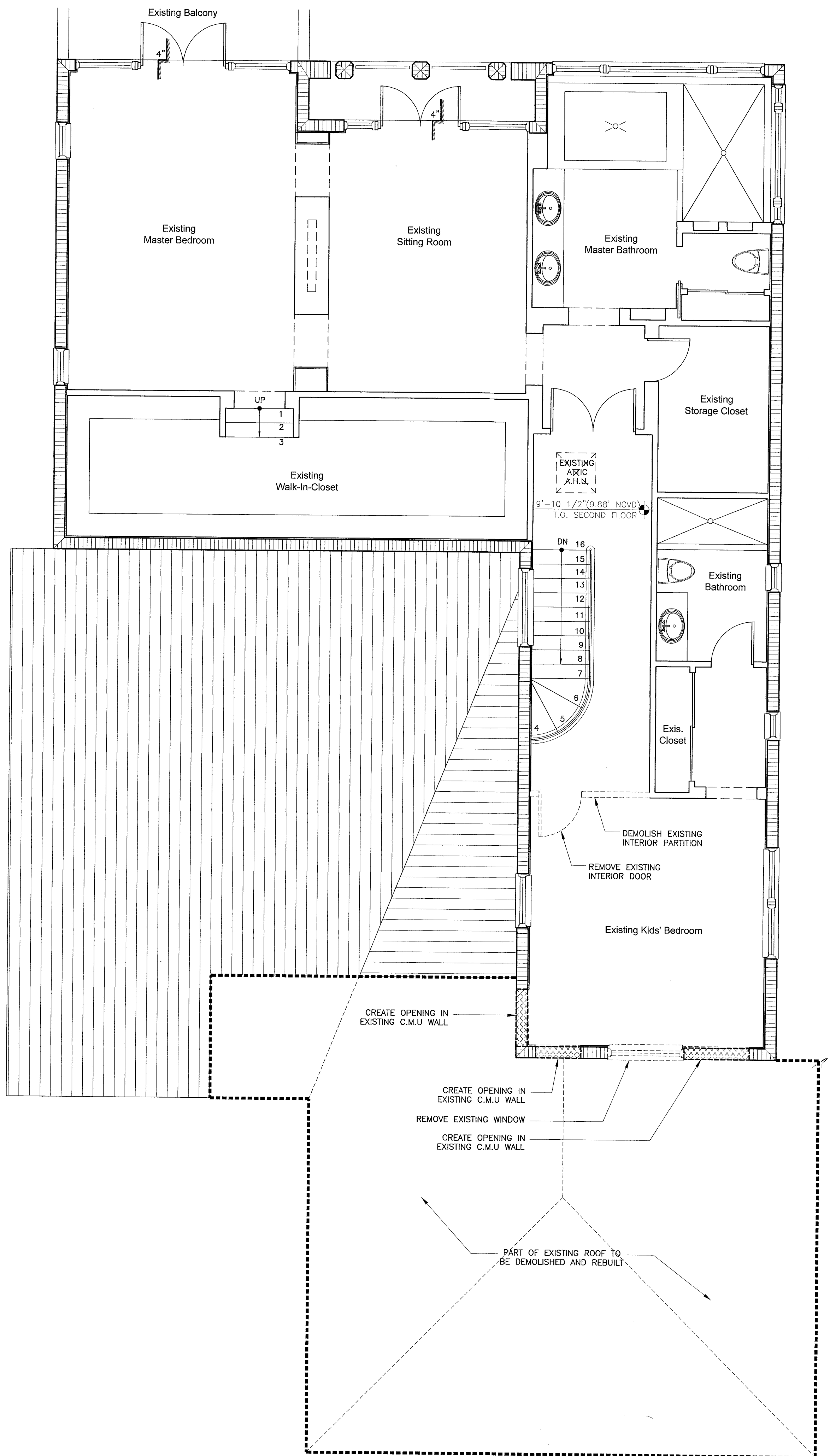
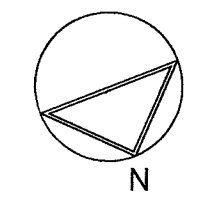
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DATE: Oct. 7, 2013
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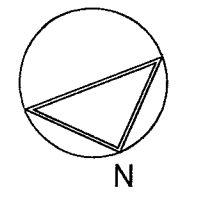
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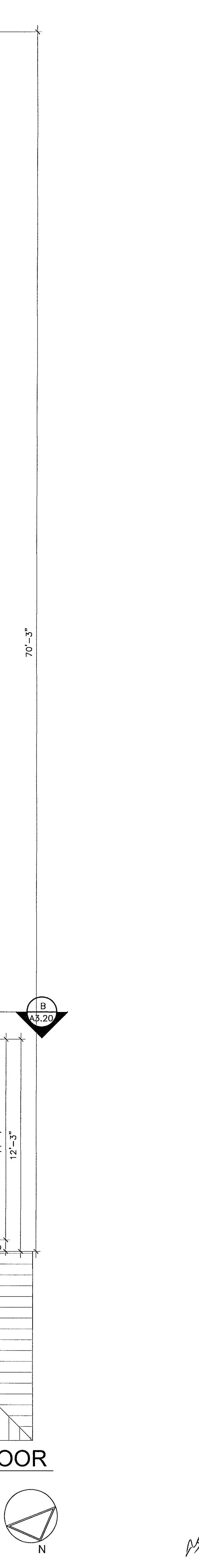
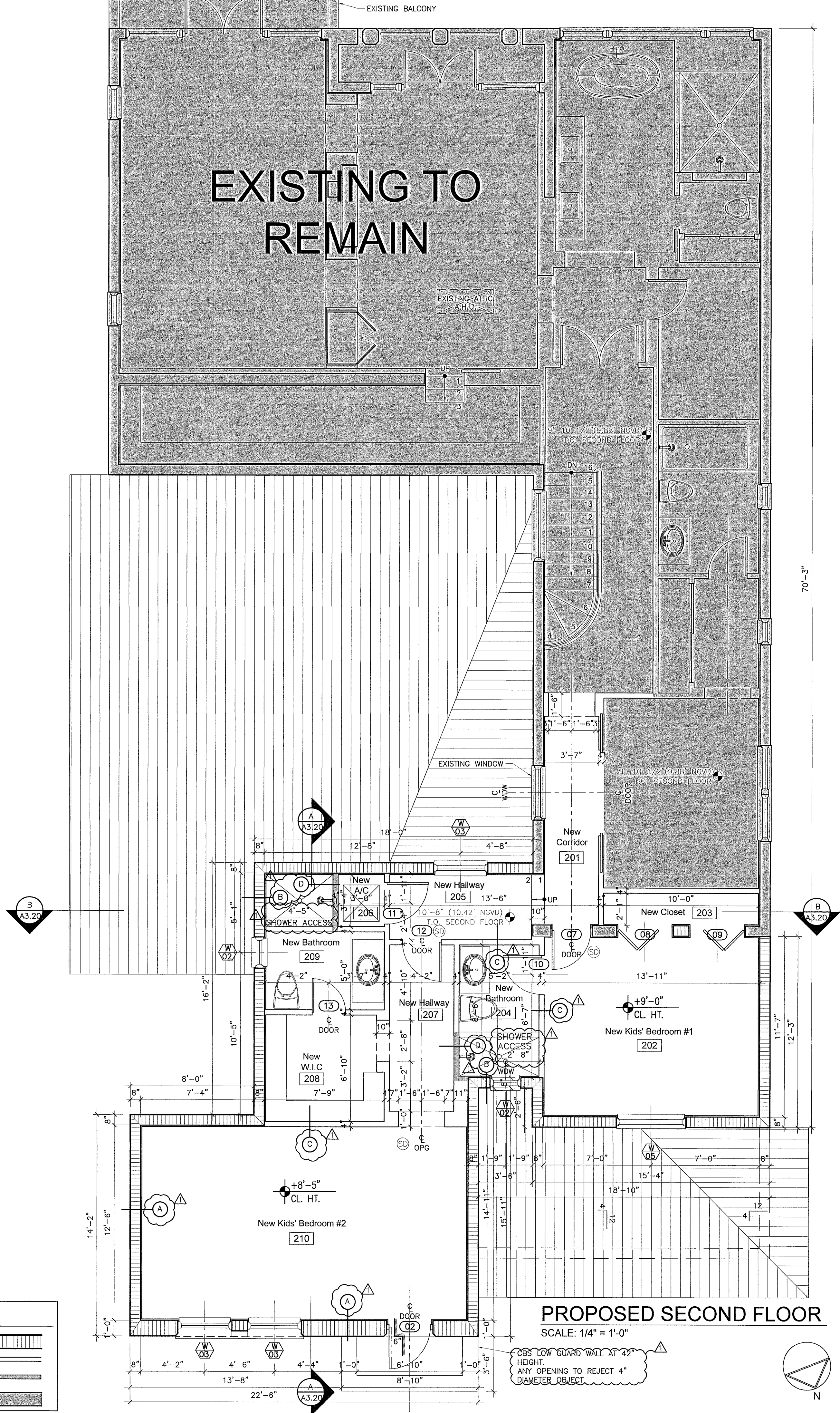


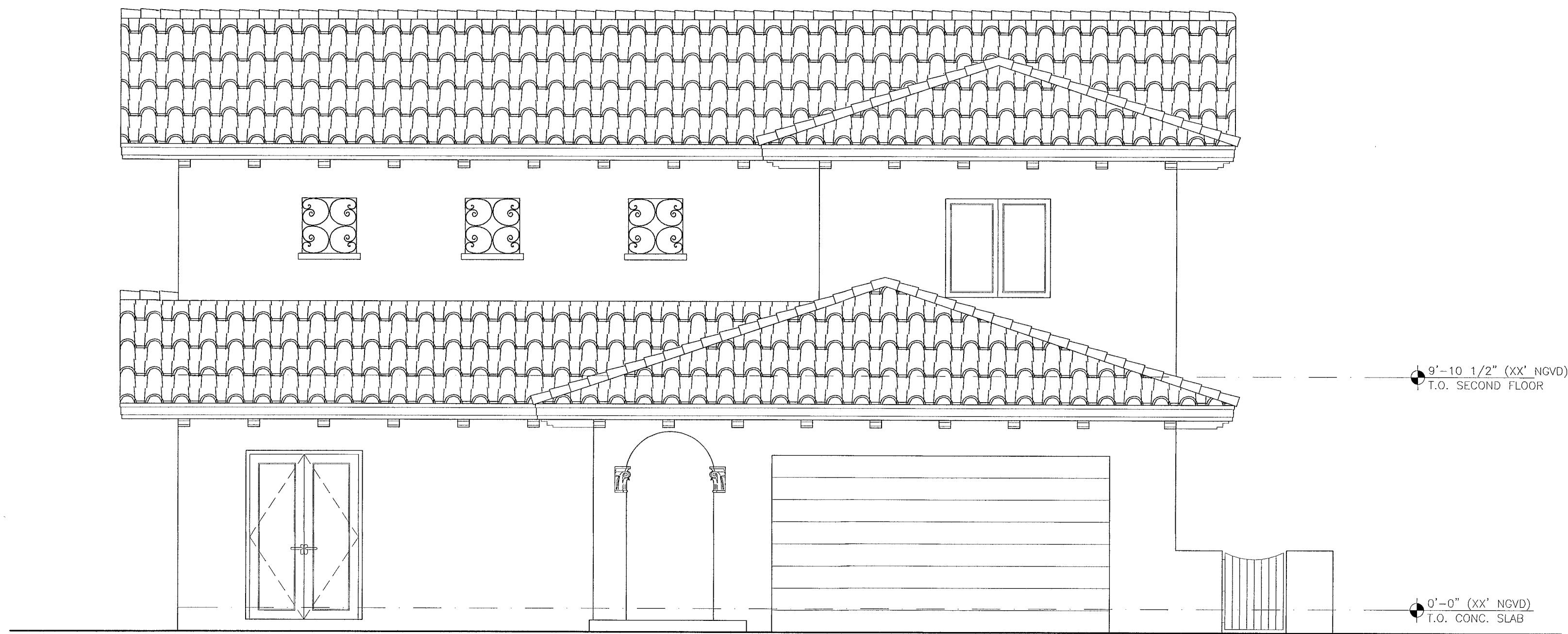
DEMOLITION PLAN - GROUND FLOOR
SCALE: 3/32" = 1'-0"



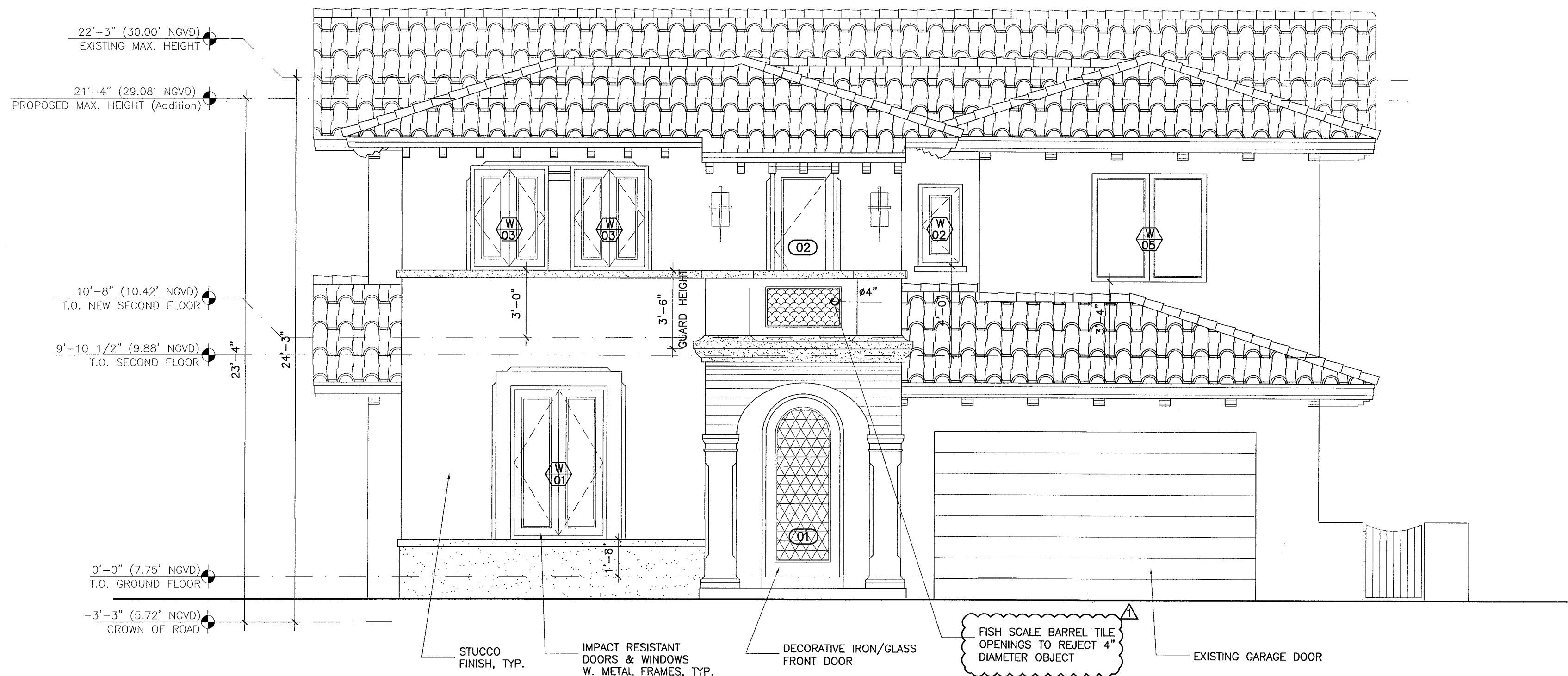
DEMOLITION PLAN - SECOND FLOOR
SCALE: 3/32" = 1'-0"



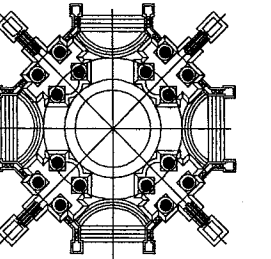




EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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PROJECT /
SHEET TITLE

SNYDER RESIDENCE
190 S Hibiscus Drive, Miami Beach, FL 33139
FRONT ELEVATION
EXISTING VS. PROPOSED

LIC. AR8223

[Signature]
11.20.13

REVISIONS

NO.	DATE	DESCRIPTION
1	11.20.13	Building Comments

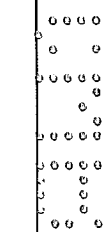
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CHECKED BY:	CHECKED BY: JZ
SCALE:	AS SHOWN

SHEET

A3.01



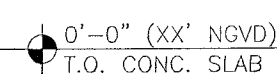
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305.446.0888 WWW.ARC SZARCH.COM

SNYDER RESIDENCE
90 S Hibiscus Drive, Miami Beach, FL 33139

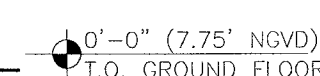
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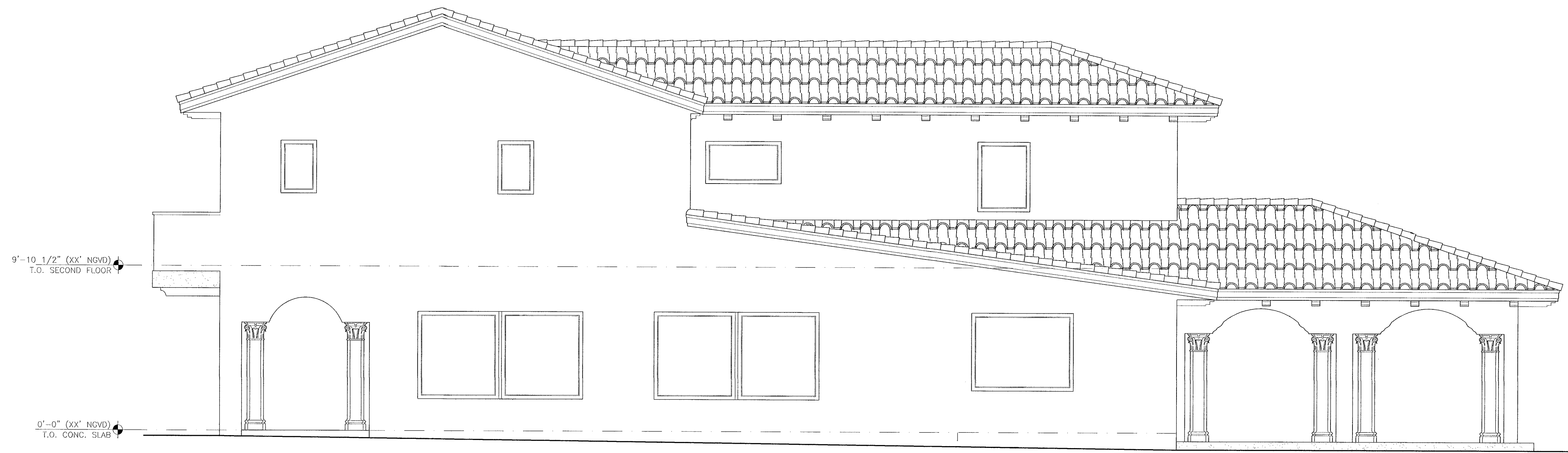
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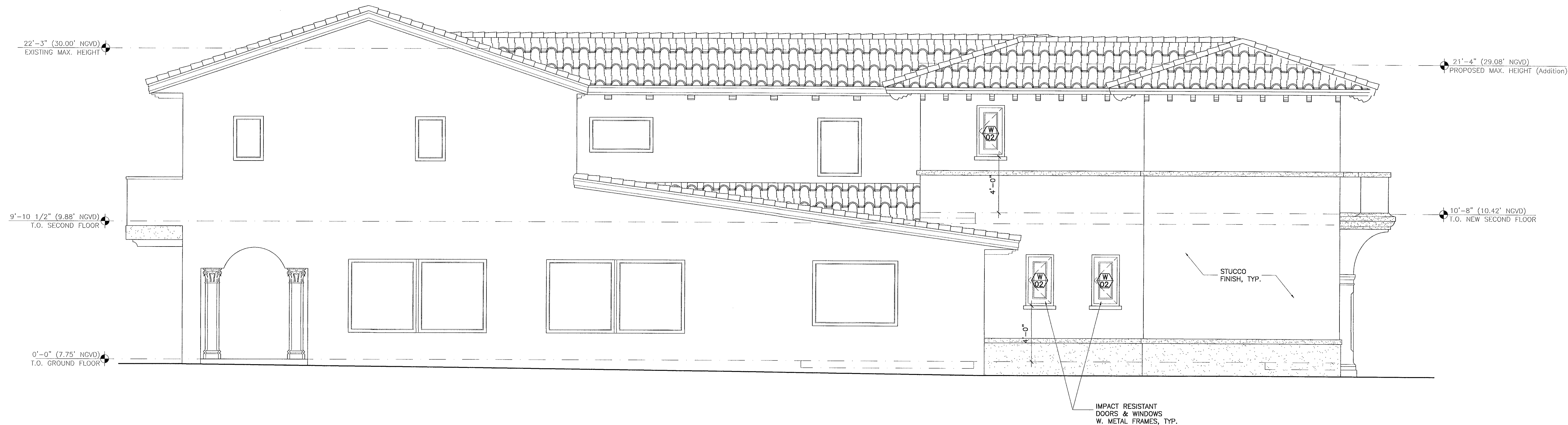
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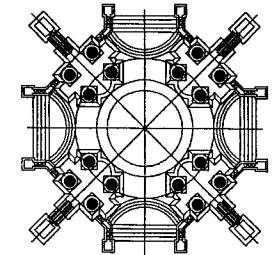
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EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



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



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COCONUT GROVE, FLORIDA 33133
305.446.0888 WWW.JAROSZARCH.COM

PROJECT /
SHEET TITLE

SNYDER RESIDENCE
190 S Hibiscus Drive, Miami Beach, FL 33139
WEST ELEVATION
EXISTING VS. PROPOSED

LIC. AR8223

08.07.2013

REVISIONS

NO.	DATE	DESCRIPTION

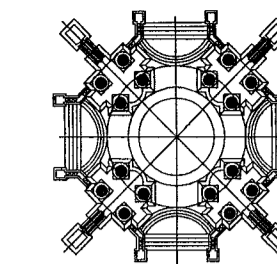
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DATE:	08.07.2013
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SCALE:	AS SHOWN

SHEET

A3.02



Z.W. JAROSZ ARCHITECT, P.A.

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COCONUT GROVE, FLORIDA 33133
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PROJECT /
SHEET TITLE

SNYDER RESIDENCE
190 S Hibiscus Drive, Miami Beach, FL 33139

SECTIONS & TYP.
PROPOSED WALL SECTION

LIC. AR8223

NOV 20 2013

REVISIONS

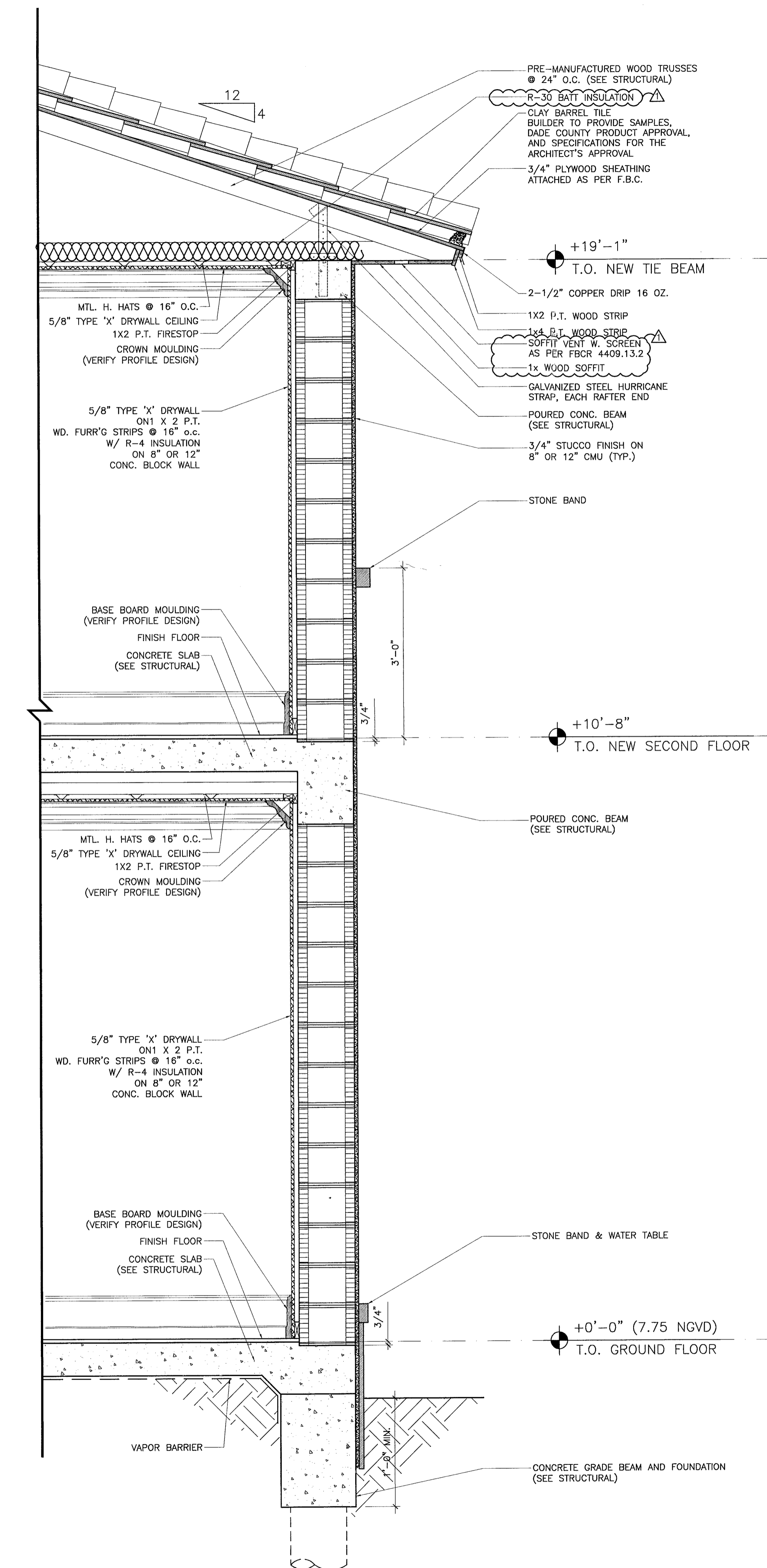
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1	11.20.13	Building Comments

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1301-SNYD

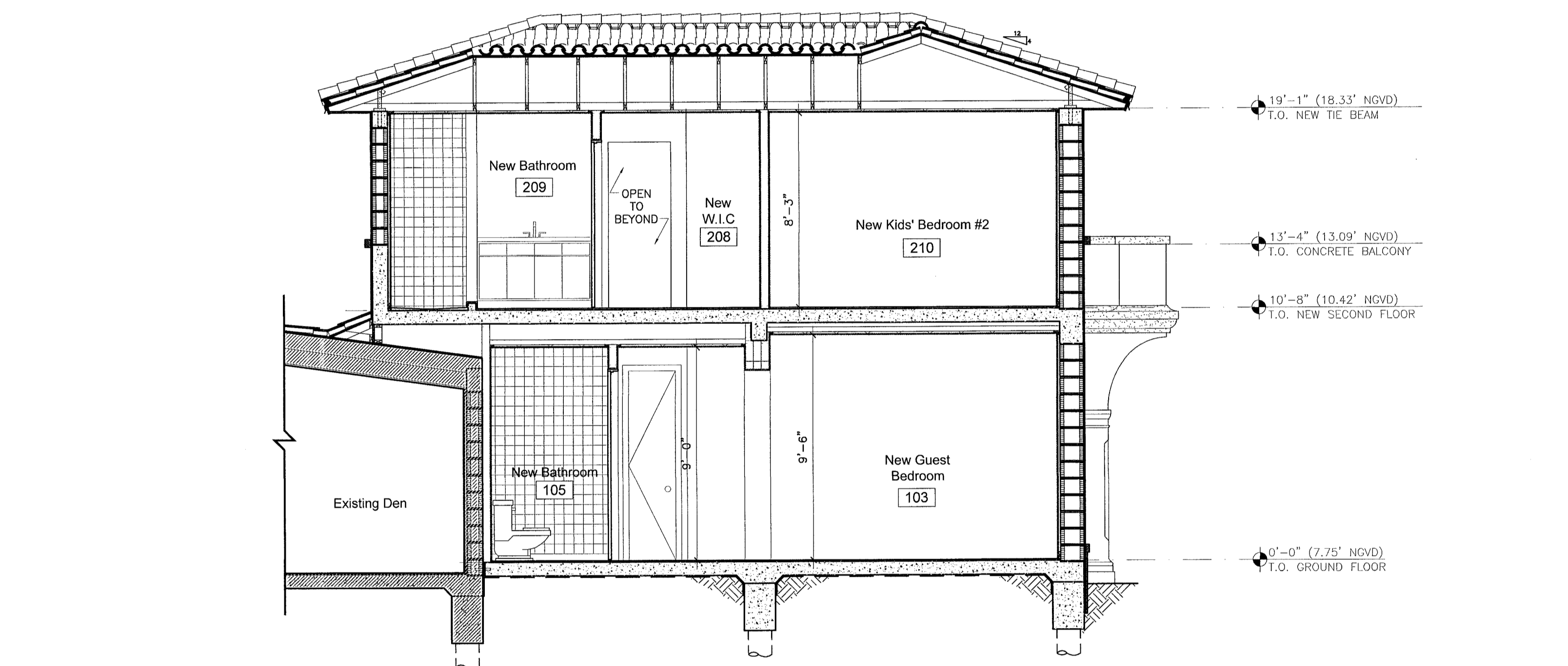
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SCALE: AS SHOWN
SHEET

A3.20



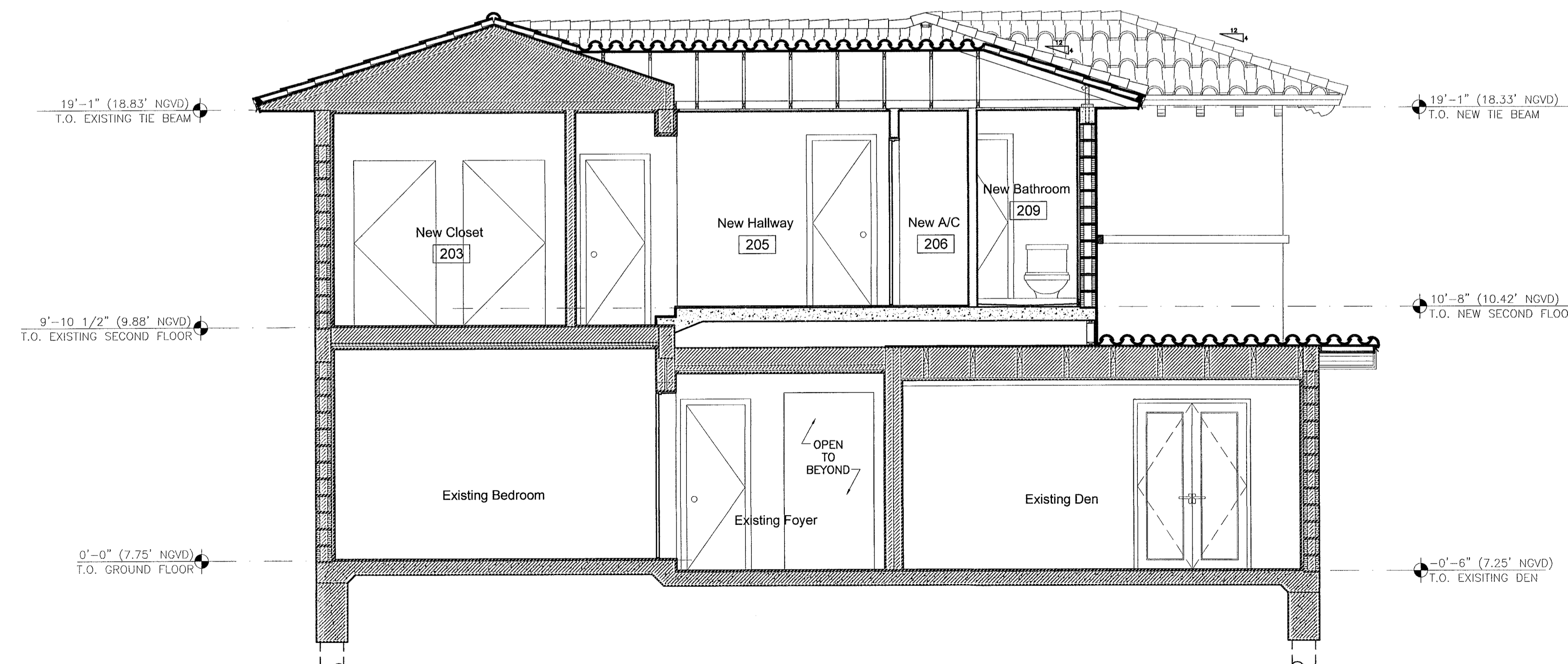
TYP. PROPOSED WALL SECTION

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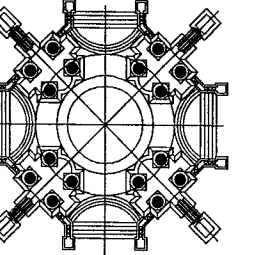
SECTION A-A

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



SECTION B-B

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



Z.W. JAROSZ ARCHITECT, P.A.
3326 MARY STREET, SUITE 500
COCONUT GROVE, FLORIDA 33133
305.446.0888 WWW.JAROSZARCH.COM

PROJECT / SHEET TITLE

SNYDER RESIDENCE
190 S Hibiscus Drive, Miami Beach, FL 33139
LIC. AR8223

DETAILS

DATE: OCT 07 2013

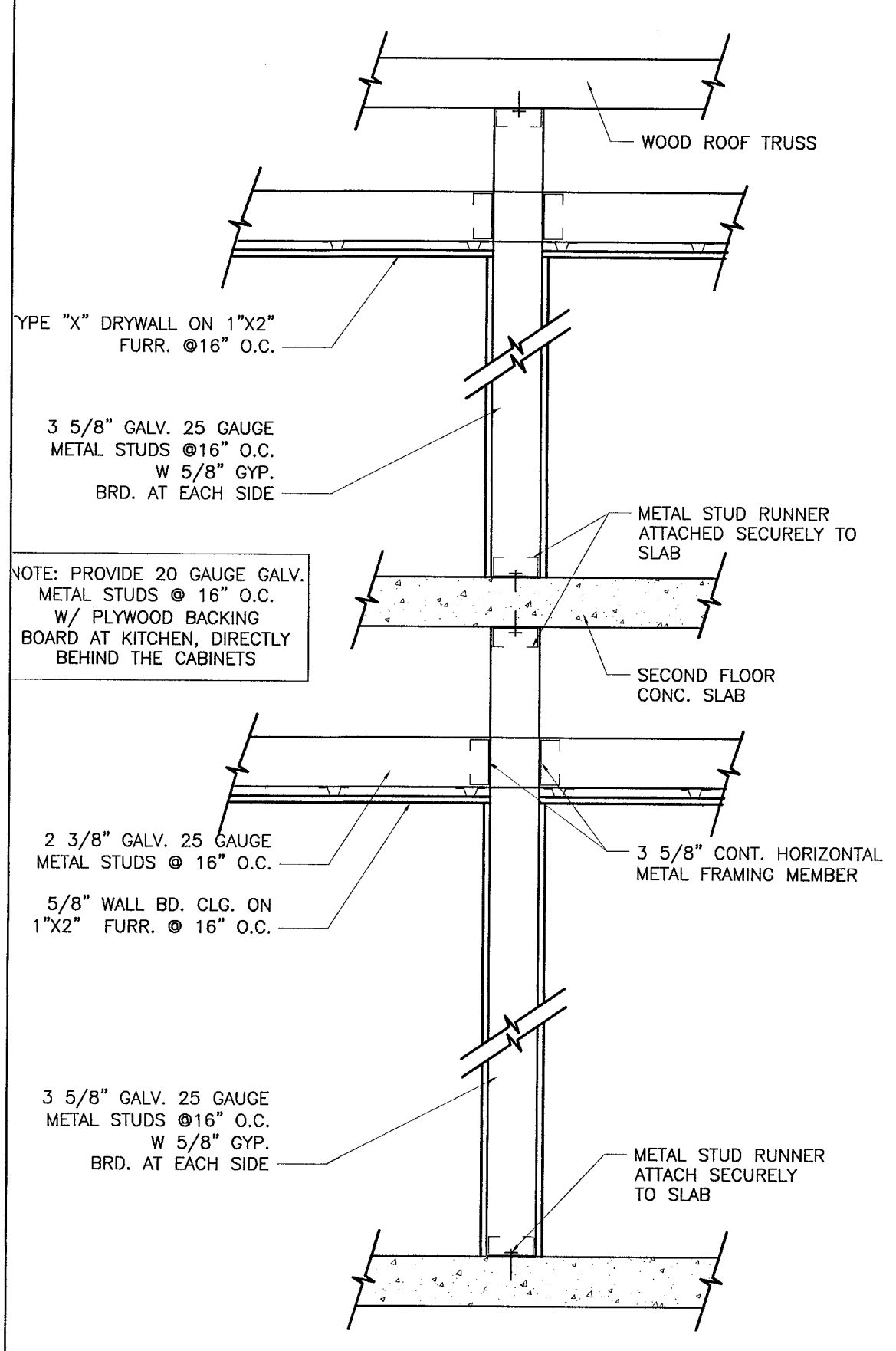
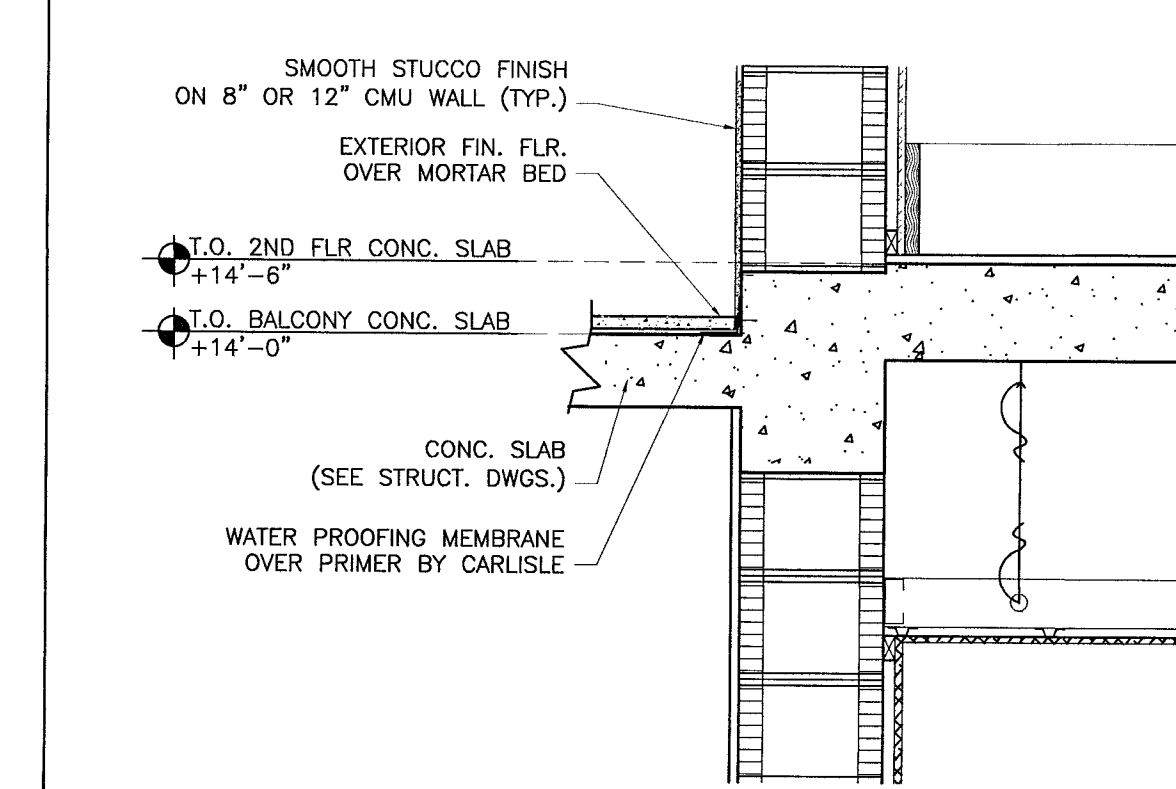
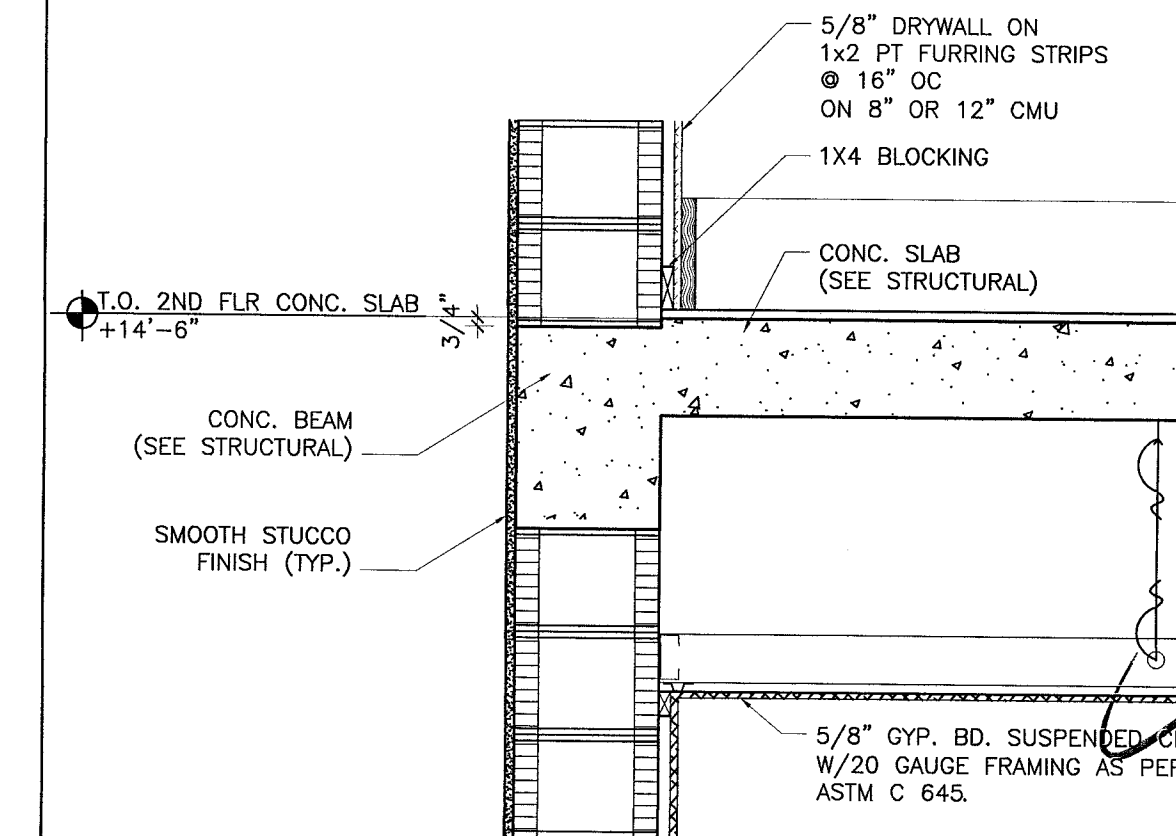
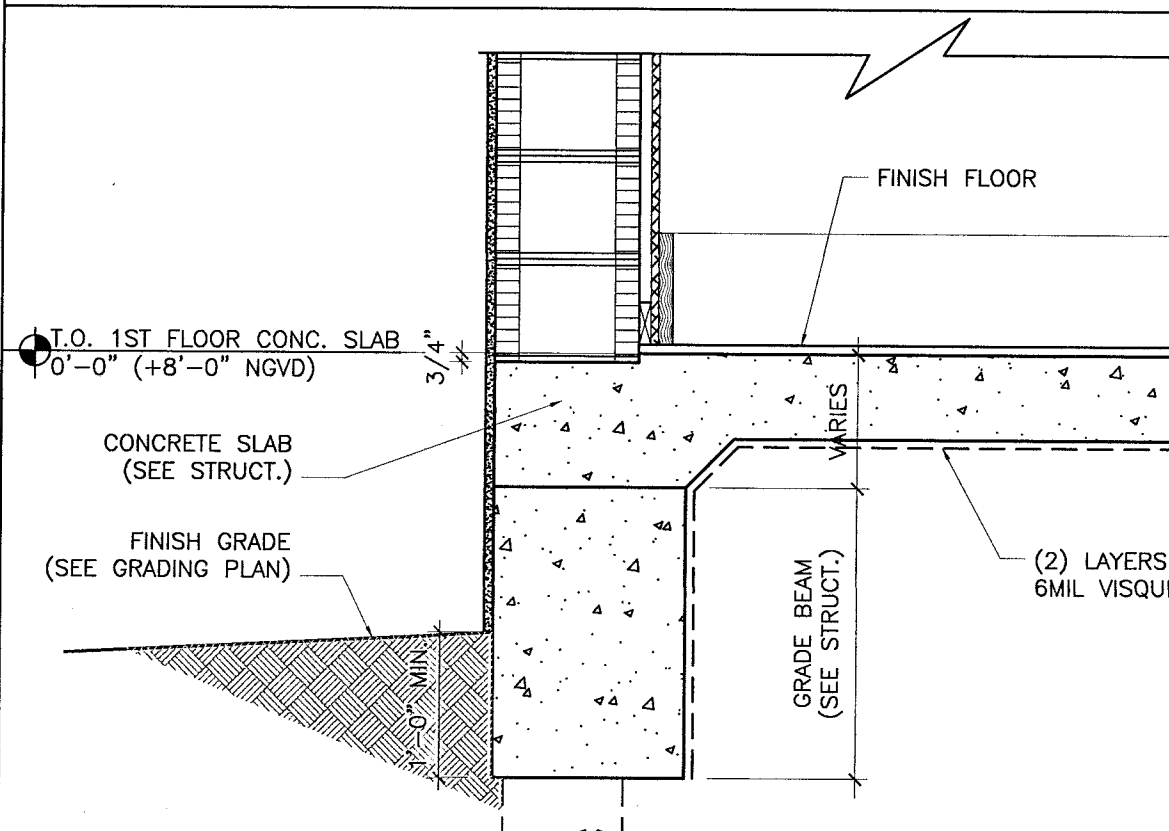
REVISIONS		
NO.	DATE	DESCRIPTION

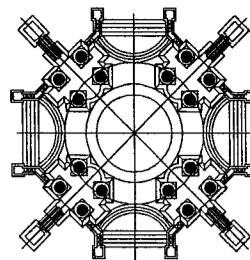
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1301-SNYD

DATE:	OCT 7, 2013
DRAWN BY:	AB
CHECKED BY:	CHECKED BY: JZ
SCALE:	AS SHOWN

A4.01

				17 A4.01		16 A4.01		15 A4.01			
 <p>WOOD ROOF TRUSS</p> <p>TYPE "X" DRYWALL ON 1"x2" FURR. @ 16" O.C.</p> <p>3 5/8" GALV. 25 GAUGE METAL STUDS @ 16" O.C. W 5/8" GYP. BRD. AT EACH SIDE</p> <p>NOTE: PROVIDE 20 GAUGE GALV. METAL STUDS @ 16" O.C. W/ PLYWOOD BACKING BOARD AT KITCHEN, DIRECTLY BEHIND THE CABINETS</p> <p>METAL STUD RUNNER ATTACHED SECURELY TO SLAB</p> <p>SECOND FLOOR CONC. SLAB</p> <p>2 3/8" GALV. 25 GAUGE METAL STUDS @ 16" O.C.</p> <p>5/8" WALL BD. CLG. ON 1"x2" FURR. @ 16" O.C.</p> <p>3 5/8" CONT. HORIZONTAL METAL FRAMING MEMBER</p> <p>3 5/8" GALV. 25 GAUGE METAL STUDS @ 16" O.C. W 5/8" GYP. BRD. AT EACH SIDE</p> <p>METAL STUD RUNNER ATTACH SECURELY TO SLAB</p>		14 A4.01		13 A4.01		12 A4.01		11 A4.01			
						 <p>SMOOTH STUCCO FINISH ON 8" OR 12" CMU WALL (TYP.)</p> <p>EXTERIOR FIN. FLR. OVER MORTAR BED</p> <p>T.O. 2ND FLR CONC. SLAB +14'-6"</p> <p>T.O. BALCONY CONC. SLAB +14'-0"</p> <p>CONC. SLAB (SEE STRUCT. DWGS.)</p> <p>WATER PROOFING MEMBRANE OVER PRIMER BY CARLISLE</p>		12 A4.01			
						 <p>5/8" DRYWALL ON 1x2 PT FURRING STRIPS @ 16" OC ON 8" OR 12" CMU</p> <p>1X4 BLOCKING</p> <p>CONC. SLAB (SEE STRUCTURAL)</p> <p>T.O. 2ND FLR CONC. SLAB +14'-6"</p> <p>CONC. BEAM (SEE STRUCTURAL)</p> <p>SMOOTH STUCCO FINISH (TYP.)</p> <p>5/8" GYP. BD. SUSPENDED CLG W/20 GAUGE FRAMING AS PER ASTM C 645</p>		11 A4.01			
10 A4.01 TYPICAL STUD WALL SCALE: X/X" = 1'-0"		9 A4.01		8 A4.01		7 A4.01 TYP. SLAB @ BALCONY SCALE: 3/4" = 1'-0"		6 A4.01 TYP. SLAB @ 2ND FLR. DETAIL SCALE: 3/4" = 1'-0"			
 <p>FINISH FLOOR</p> <p>T.O. 1ST FLOOR CONC. SLAB +10'-0" (+8'-0" NGVD)</p> <p>CONCRETE SLAB (SEE STRUCT.)</p> <p>FINISH GRADE (SEE GRADING PLAN)</p> <p>GRADE BEAM (SEE STRUCT.)</p> <p>(2) LAYERS OF 6MIL VISQUEEN</p>											
5 A4.01 TYPICAL FOOTING DETAIL SCALE: 3/4" = 1'-0"		4 A4.01		3 A4.01		2 A4.01		1 A4.01			



Z.W. JAROSZ ARCHITECT, P.A.
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PROJECT /
SHEET TITLE

SNYDER RESIDENCE
190 S Hibiscus Drive, Miami Beach, FL 33139
TYPICAL PLUMBING FIXTURES
CLEARANCE DETAILS

LIC. AR8223

[Signature]
11/20/2013

REVISIONS		
NO.	DATE	DESCRIPTION
1	11.20.13	Building Comments

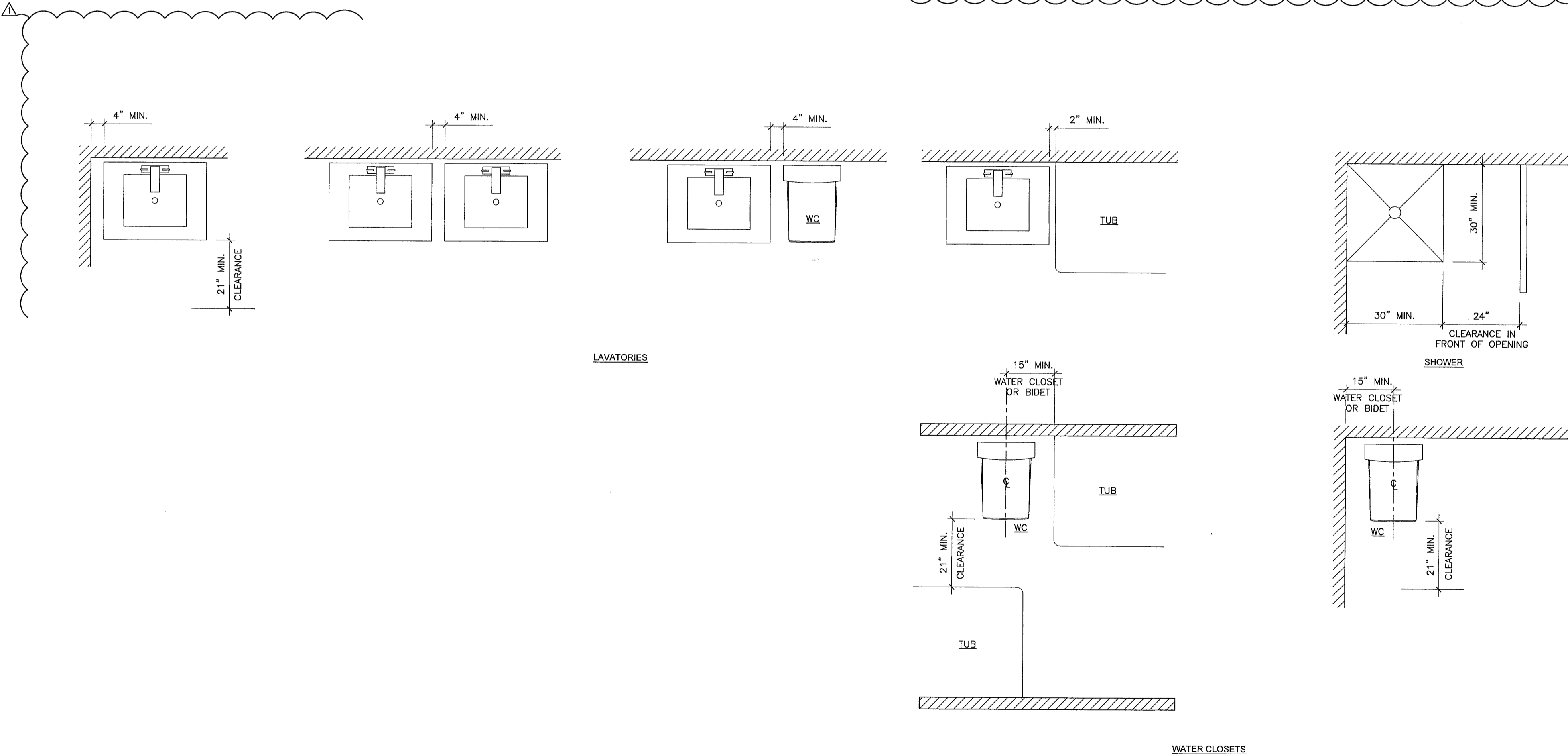
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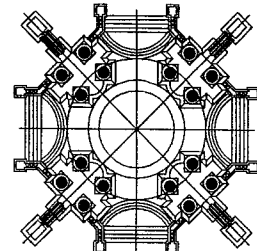
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CHECKED BY:	CHECKED BY: ZJ
SCALE:	AS SHOWN
SHEET	

A6.40

NOTE:
Bathroom fixtures shall be installed as per FBCR 2010 Figure R307.1



TYPICAL PLUMBING FIXTURES CLEARANCE DETAILS
SCALE: 1/2" = 1'-0"



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WALL TYPES

LIC. AR8223

NOV 26 2013

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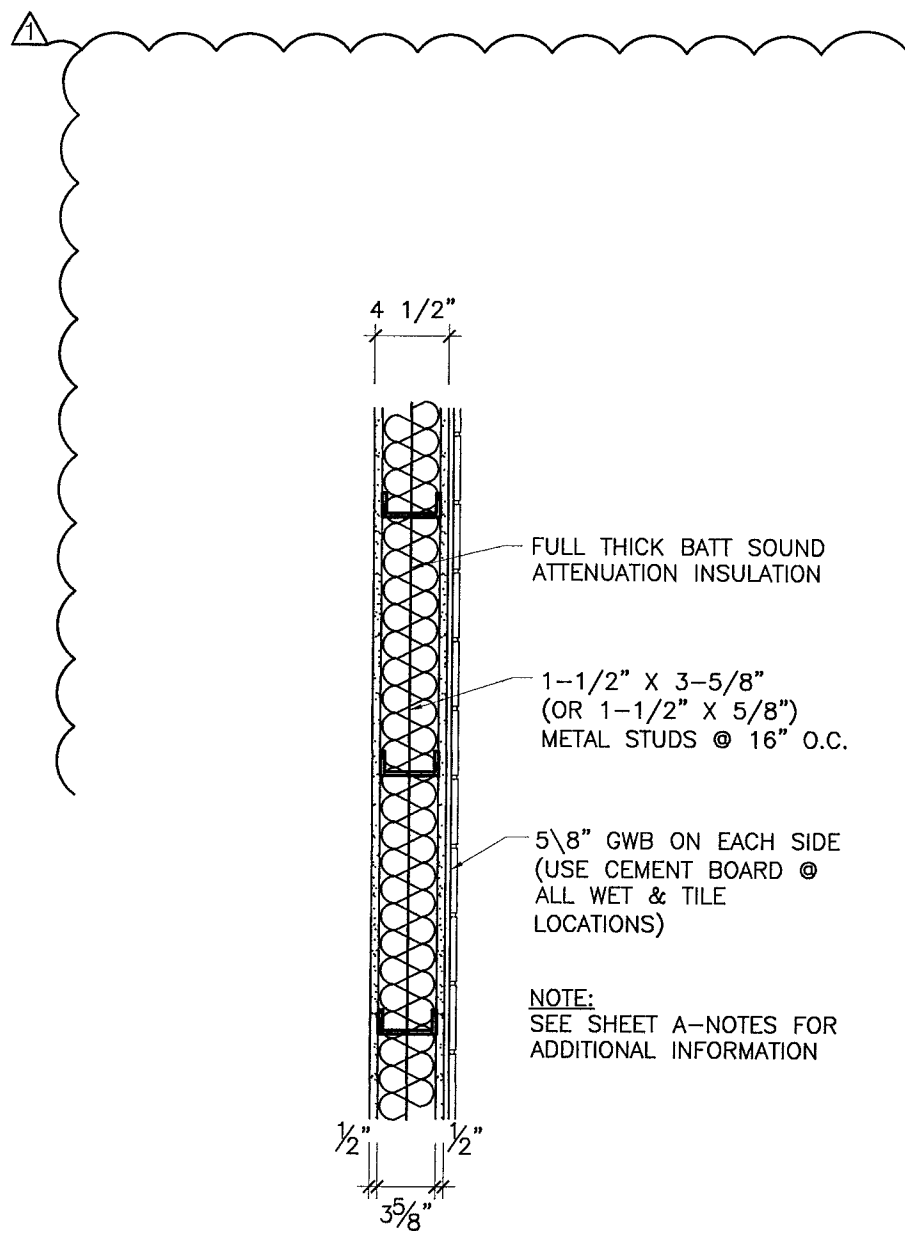
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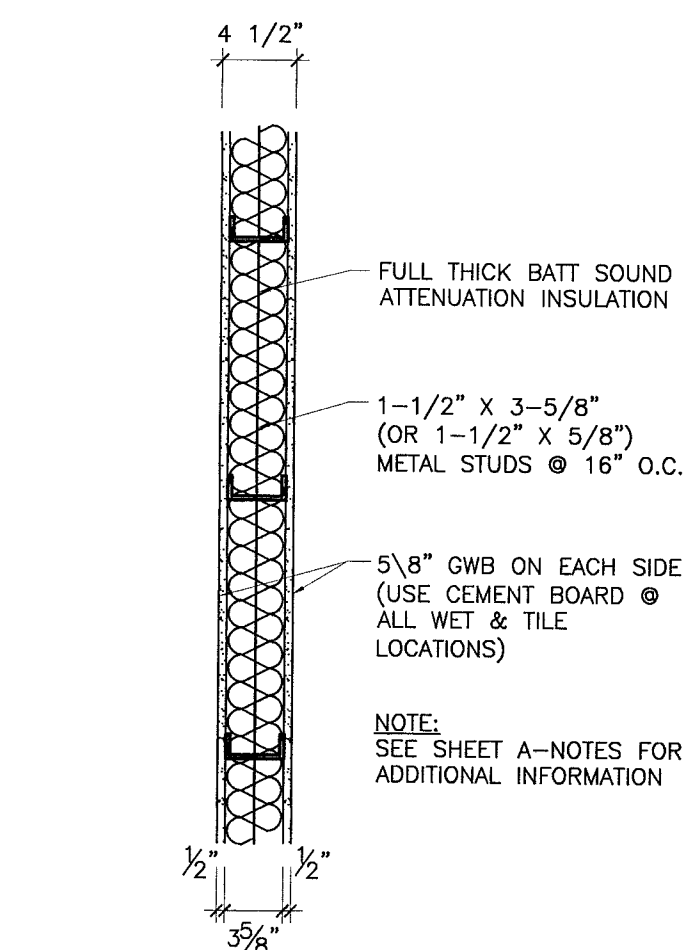
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SCALE: AS SHOWN

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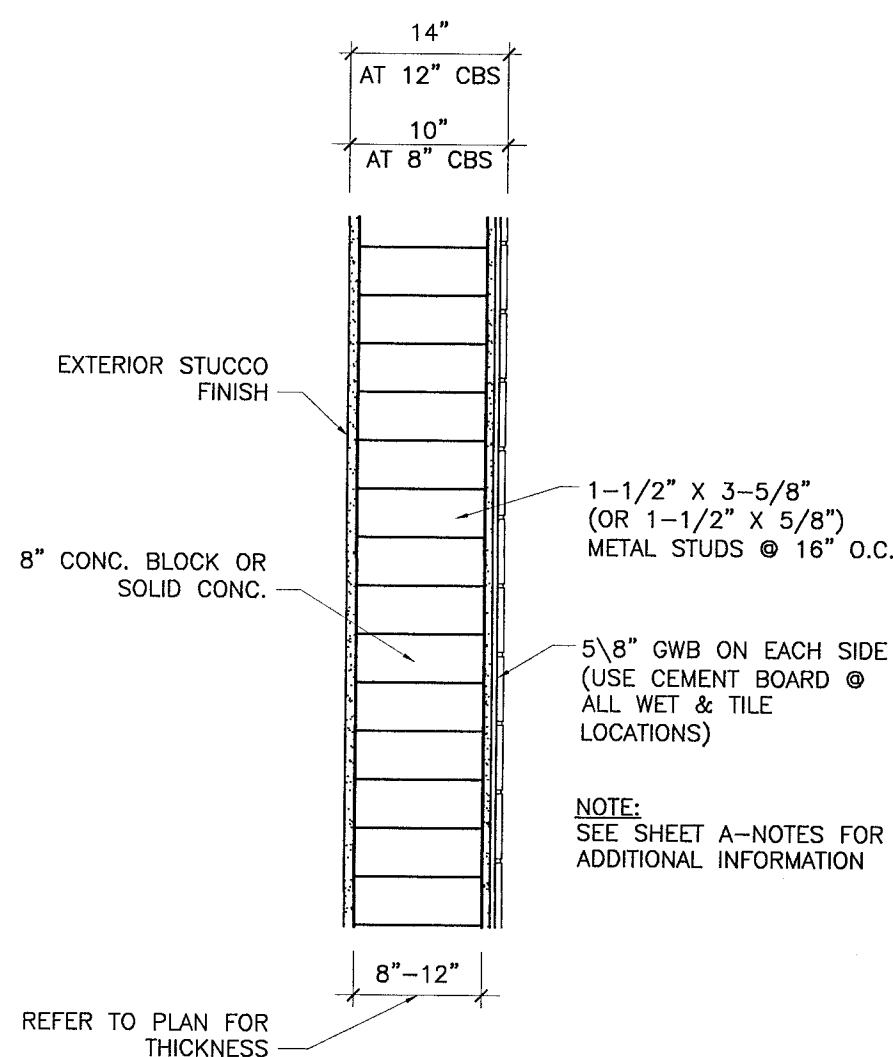
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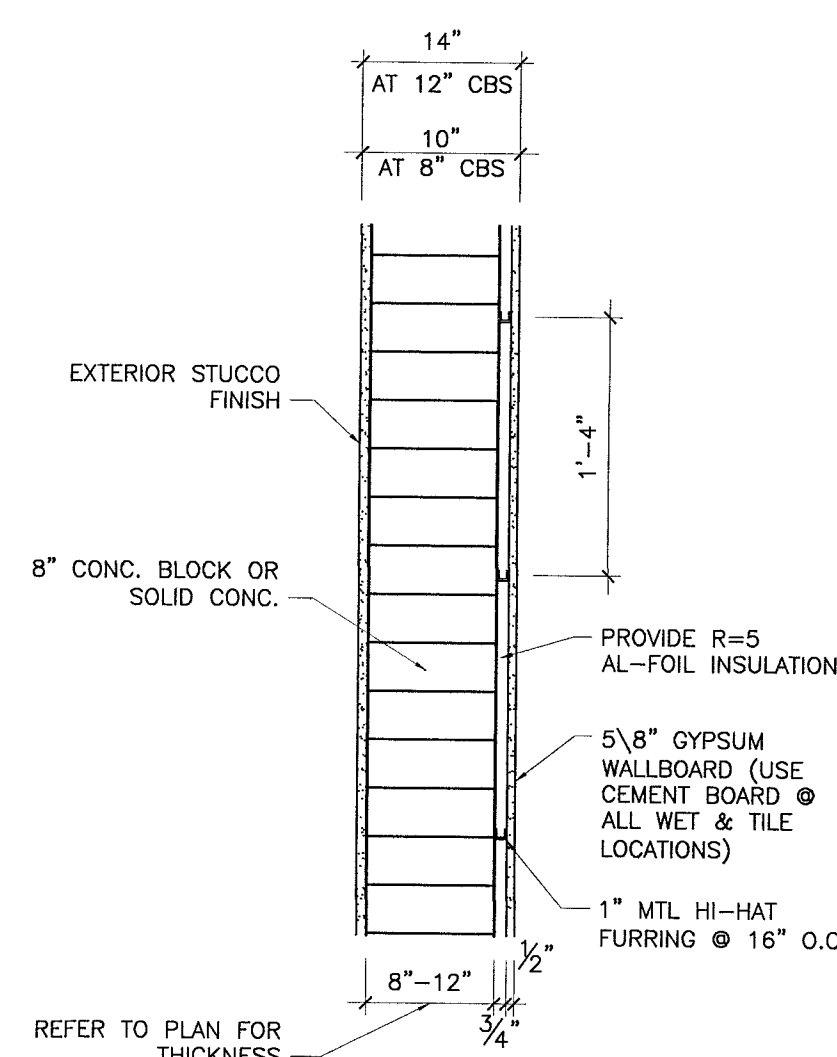
D EXTERIOR MASONRY WALL SECTION



C TYPICAL INTERIOR PARTITION



B EXTERIOR MASONRY WALL SECTION



A EXTERIOR MASONRY WALL SECTION

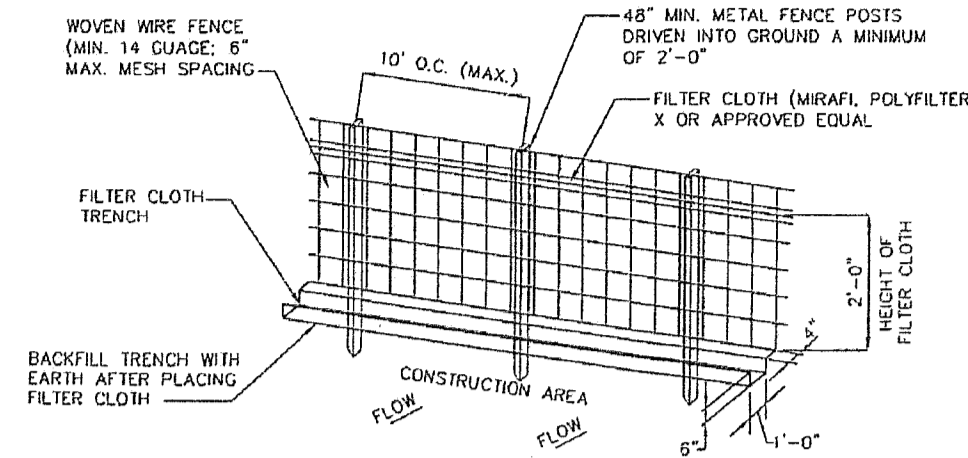
WALL TYPES
SCALE: 3/16" = 1'-0"

NOTES:

EROSION AND SEDIMENT CONTROL GENERAL NOTE:

THE FOLLOWING ARE BEST MANAGEMENT PRACTICES (BMP'S) DETAILS AND SPECIFICATIONS. IN ADDITION TO THE STANDARDS PER FDOT INDEX 100, 101, 102, 103 AND 104, AS WELL AS PER FLORIDA'S EROSION AND SEDIMENT CONTROL MANUAL, AND ARE ONLY SUGGESTED APPROACHED DEVELOPED FOR USE BY THE OWNER / CONTRACTOR TO ASSIST THEM IN IMPLEMENTING APPROPRIATE POLLUTION PREVENTION TECHNIQUES TO COMPLY WITH FLORIDA NPDES STORM WATER CONSTRUCTION ACTIVITY, AS ESTABLISHED.

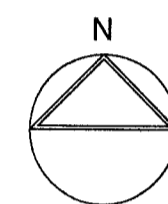
IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE AND IMPLEMENT THE BEST MANAGEMENT PRACTICE THAT ARE APPROPRIATE FOR THE PROJECT'S SITE SPECIFIC CONDITIONS DURING THE LIFE OF THE CONSTRUCTION ACTIVITIES.



- CONSTRUCTION SPECIFICATIONS
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS BY USE OF WIRE TIES.
 2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE BY USE OF WIRE TIES SPACED EVERY 24" X 24".
 3. SILT FENCES TO BE INSTALLED IN LOCATIONS AS SHOWN ON THIS EROSION AND SEDIMENT CONTROL PLAN PRIOR TO BEGINNING OF CONSTRUCTION TO CONTROL SEDIMENT.
 4. SILT FENCES TO BE MAINTAINED AND CLEANED AS NECESSARY TO MAINTAIN IN FUNCTIONAL CONDITION.
 5. SILT FENCES TO BE REMOVED AND THE AREA TO BE RESTORED TO ITS NATURAL CONDITION WHEN PERMANENT EROSION AND SEDIMENT CONTROL PROCEDURES ARE EFFECTIVE.

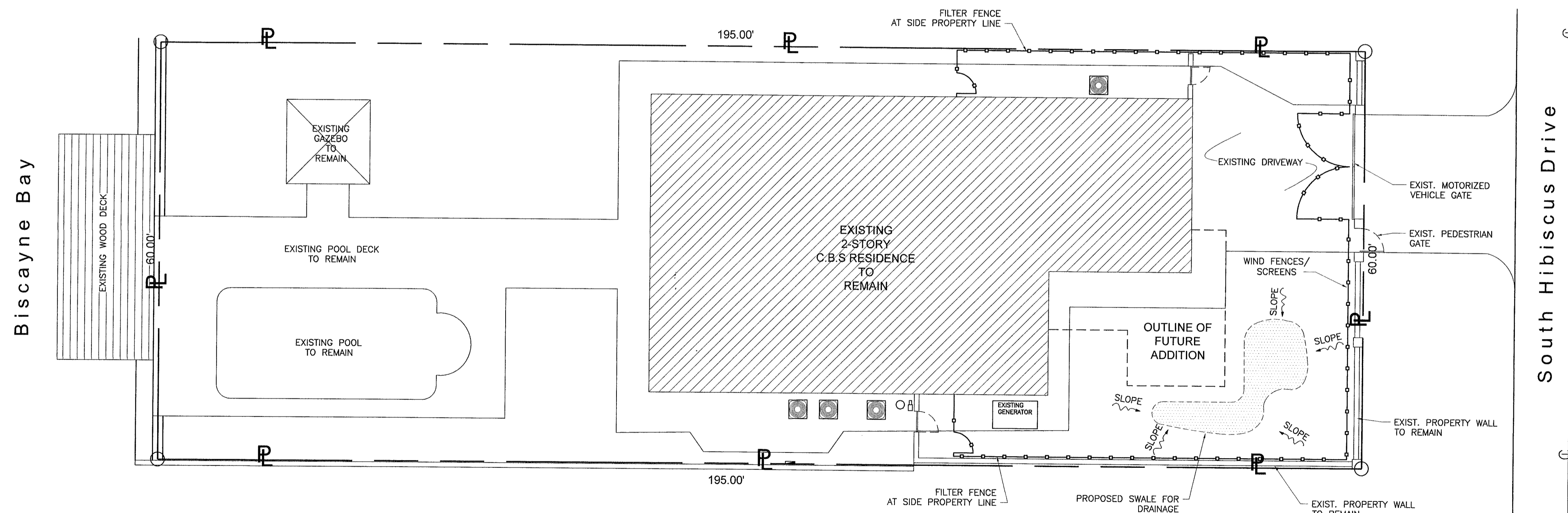
FILTER FENCE

SCALE: N.T.S.

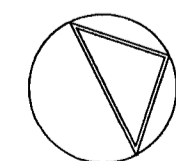


LOCATION MAP

N.T.S.

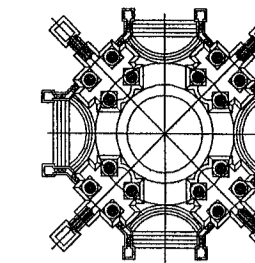


NOTE:
ALL DRAINS TO BE CONNECTED
TO SITE DRAINAGE SYSTEM.



SITE PLAN

SCALE: 3/32" = 1'-0"



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SHEET TITLE

SNYDER RESIDENCE
190 S Hibiscus Drive, Miami Beach, FL 33139

EROSION AND SEDIMENTS
CONTROL PLAN

LIC. AR8223

JAN 29 2014

REVISIONS

NO.	DATE	DESCRIPTION

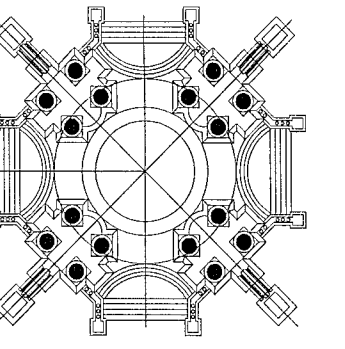
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1301-SNYD

DATE:	Jan 29, 2014
DRAWN BY:	AB
CHECKED BY:	CHECKED BY: JZ
SCALE:	AS SHOWN

SHEET

A11.01



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PROJECT /
SHEET TITLE

HIBISCUS ISLAND
RESIDENCE

Lic. # APR8223

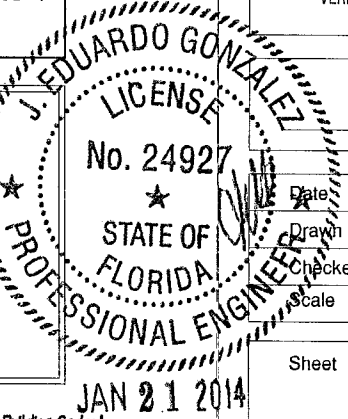
Revisions

No.	Date	Description
1	11-21-13	B.D.C.
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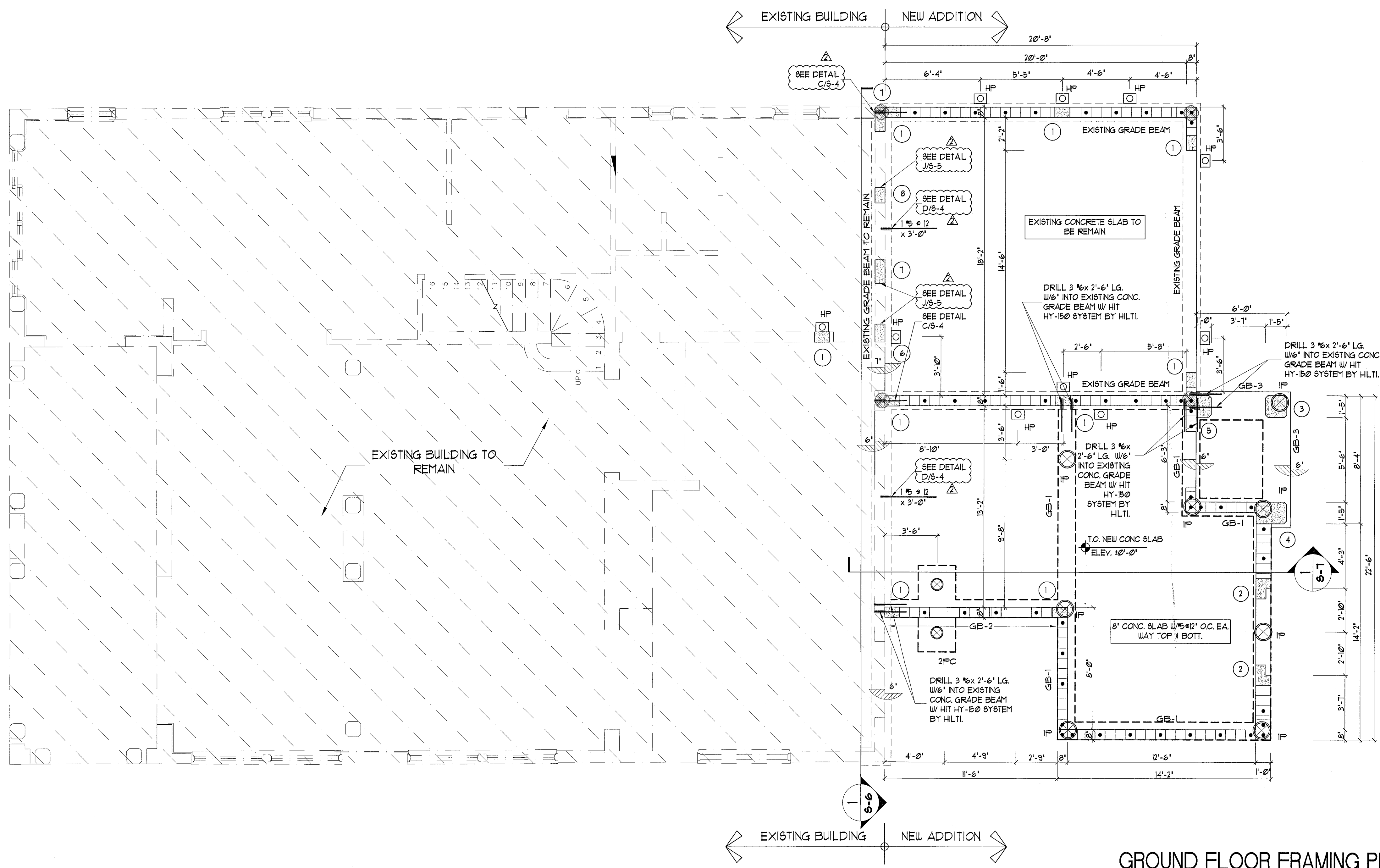
J. EDUARDO GONZALEZ P.E., INC.
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Coral Gables, Florida 33134
Tel. (305) 445-5100 Fax (305) 445-6644
STATE OF FLORIDA REGISTRATION # 24927
STATE OF FLORIDA LICENSE # CA-0006188
PROJECT # 1331



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S-1

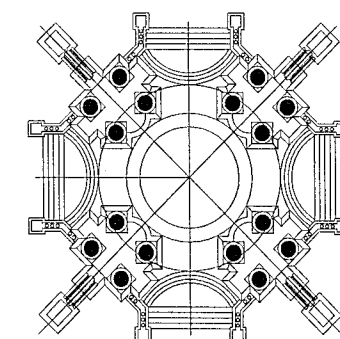
CAD ID:



GROUND FLOOR FRAMING PLAN
SCALE 1/4" = 1'-0"

- NOTES:
- 1- TOP OF SLAB ELEVATION 0'-0" ± 1.15' NGVD TYP., UNLESS OTHERWISE NOTED.
0'-0" ELEV. DENOTES MIN. ELEV. REQ. SEE CIVIL ENGINEERING DOCUMENTS
FOR MIN. ELEVATION REQ. ABOVE MEAN SEA LEVEL.
 - 2- COORDINATE ALL SLAB DEPRESSIONS AND OPENINGS WITH ARCHITECTURAL
AND MECHANICAL DRAWINGS.
 - 3- FOR SCHEDULES AND GENERAL NOTE AND TYPICAL DETAILS SEE SHEET S-4
AND S-5
 - 4- SOIL SHALL BE TREATED AS PER FLORIDA BUILDING CODE 2010 EDITION
SECTION 1806.11.
 - 5- GENERAL CONTRACTOR MUST VERIFY & COORDINATE ALL DIMENSIONS WITH
ARCHITECTURAL DRAWING
 - 6- PLANS & CALCULATIONS HAVE BEEN DESIGNED IN COMPLIANCE W/ F.B.C. 2010
EDITION

LEGEND	
	DENOTES 8" REINF. BEARING MASONRY BLOCK WALLS FILLED W/ 3000 PSI GROUT AND REINF. W/ #5 @ 24" O.C. (3) @ EVERY CORNER. (2) AT EA. SIDE OF WINDOW OPENING, AND AS SHOWN ON PLAN. #5 GAUGE LADDER TYPE EVERY 16" O.C. IN ALL WALLS. (TYP.)
	DENOTES EXISTING RESIDENCE
	DENOTES EXISTING GRADE BEAM
	DENOTES NEW CONC. GRADE BEAM AS SHOWN ON PLAN.
	CONCRETE COLUMN
	12" DIA. COMPRESSSION AUGER PILES (SEE DETAIL C/S-5)
	4" DIA. HELICAL PILE W/ BRACKETS
	DENOTES EXIST. CONCRETE PILE.
	STEP DOWN SEE ARCH



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RESIDENCE

Lic. # AR8223

Revisions

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Date
Drawn by
Checked By
Scale

Sheet

S-2

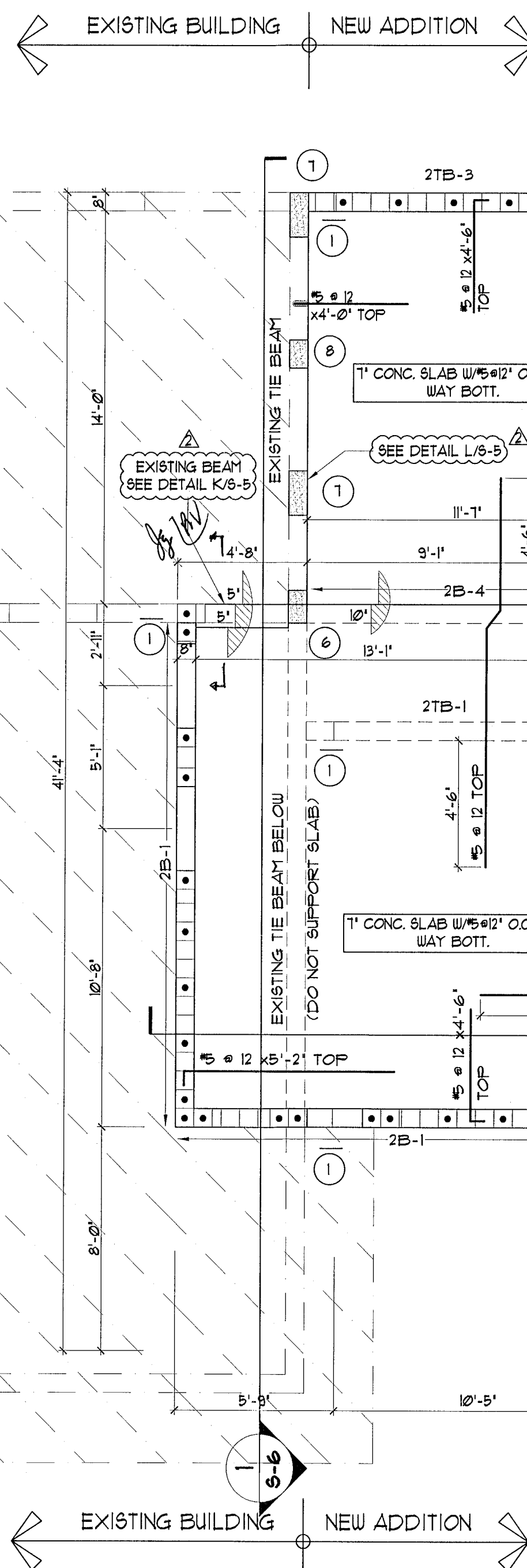
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Tel: (305) 445-5100 Fax: (305) 445-5101
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PROJECT # 135-
JAN 21 2014

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SECOND FLOOR FRAMING PLAN

SCALE 1/4" = 1' - 0"

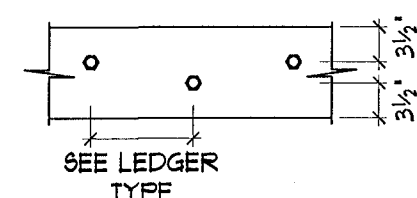
NOTES:

- COORDINATE ALL SLAB DEPRESSIONS AND OPENINGS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
- PLANS AND CALCULATIONS HAVE BEEN DESIGNED IN COMPLIANCE WITH IBC 2010 EDITION.
- FOR SCHEDULES AND GENERAL NOTE AND TYPICAL DETAILS SEE SHEET S-4 AND S-5.
- ROOF DESIGN LOADS: SECOND DESIGN LOADS:
D.L. = 25 PSF S.D.L. = 55 PSF
L.L. = 30 PSF L.L. = 40 PSF
- NET UPLIFT: AS SHOWN ON PLAN. TRUSSES SHALL BE DESIGNED AS A COMPONENT AND CLADDING.
- SEE ARCH. DUG'S. FOR OVERHANG DIMENSION.
- ALL STRAP SHALL BE NYHTA-20H (1 FLY) BY NU-VUE W/ (6) 1/2" x 1/2" SEAT PLATE AND (10) 1/2" x 1/2" TO TRUSS OUN. (UPLIFT CAPACITY = 3111 LBS). N.O.A. # 13-020611

LEGEND

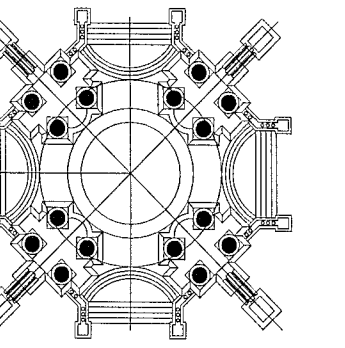
LEDGER TYPES:
LEDGER TYPES 'A': 2 - 2"x12" P.T. WOOD LEDGER W/ (1) 3/4" KWIK BOLTS II BY HILTI @ 16" O.C. STAGGERED, 6" INTO CONCRETE, W/ HUS 26 METAL HANGER BY USP W/ (14) 1/2" NAIL TO LEDGER AND (6) 1/2" NAIL TO TRUSS UPLIFT CAP. = 1925LBS GRAVITY CAP. = 3030LBS.

LEDGER TYPES 'B': 2"x10" P.T. WOOD LEDGER W/ (1) 3/4" KWIK BOLTS II BY HILTI @ 24" O.C. STAGGERED, 6" INTO CONCRETE.



BOLT DISTRIBUTION ON LEDGER
R.T.S.

LEGEND
DENOTE 8" REIN. BEARING MASONRY BLOCK WALLS FILLED W/ 3000 p.s.i. GROUT AND REIN. W/ #5 @ 24" O.C. MAX. (3) @ EVERY CORNER. (2) @ EA. SIDE OF WINDOW OPENING, AND AS SHOWN ON PLAN. #3 GAUGE LADDER TYPE EVERY 16" O.C. IN ALL WALLS. (TYP.)
DENOTES CONCRETE COLUMN
STEP DOWN AT UNIT DOOR (UON)
DENOTE WOOD LEDGER
PREFABRICATED WOOD TRUSS @ 24" O.C.



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No.	Date	Description
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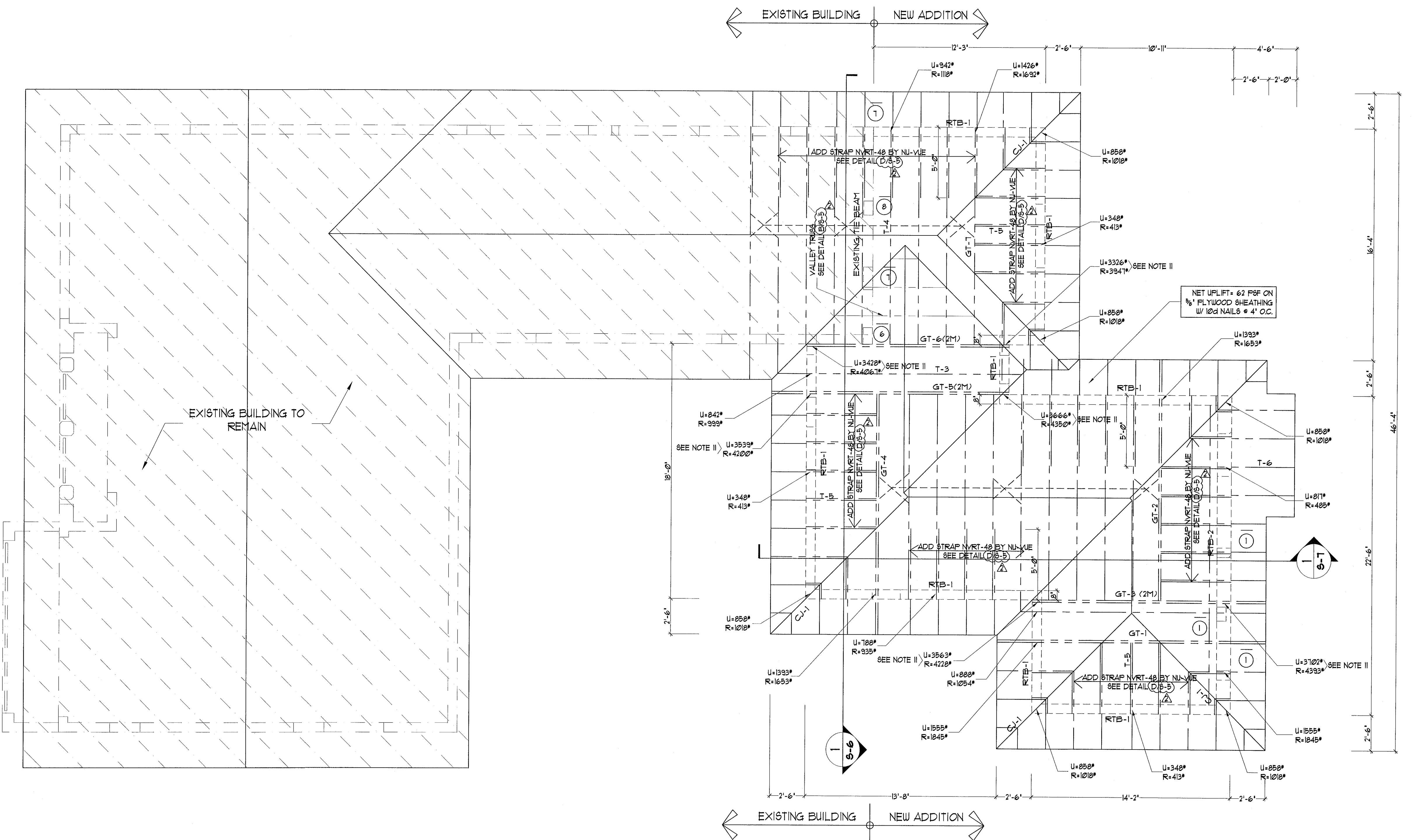
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S-3
CAD ID:



- WOOD ROOF NOTES:**
1. ROOF DESIGN LOADS:
D.L. = 25 PSF LL. = 30 PSF
 2. ALL PRE-FABRICATED ROOF TRUSSES @ 24' O.C. DESIGNED AND FABRICATED IN ACCORDANCE WITH THE FLORIDA BLDG. CODE 2010 EDITION LOCAL CITY CODE, THE TRUSS PLATE INSTITUTE AND ARCHITECTURAL/STRUCTURAL DRAWINGS.
 3. NET UPLIFT: AS SHOWN ON PLAN TRUSSES SHALL BE DESIGNED AS A COMPONENT AND CLADDING.
 4. FOR SCHEDULES, GENERAL NOTES, & TYP. DETAILS SEE SHEET S-4.
 5. FOR SECTIONS SEE SHEETS S-5 THRU S-7.
 6. COORDINATE ALL SLAB DEPRESSIONS AND OPENINGS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
 7. SEE ARCH. DIAG'S. FOR OVERHANG DIMENSION.
 8. GENERAL CONTRACTOR MUST VERIFY AND COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWING.
 9. PLAN AND CALCULATIONS HAVE BEEN DESIGNED FOR COMPLIANCE WITH F.B.C. 2010 EDITION.
 10. ALL STRAP SHALL BE NYHTA-20H BY NU-VUE W/ (6) 1/2d x 1 1/2 SEAT PLATE AND (10) 1/2d x 1 1/2 TO TRUSS O.W.N. (UPLIFT CAPACITY = 311T *), N.O.A. # 13-0206.JT.
 11. FOR GIRDER TRUSSES 2 MEMBER USE NYVUC-2 BY NU-VUE W/ 3/4" THRU BOLT AT TRUSSES AND (2) 3/4" WEDGE ANCHOR BOLT. (UPLIFT CAPACITY = 3600T *)

LEGEND

--- PREFABRICATED WOOD ROOF TRUSSES @ 24' O.C.

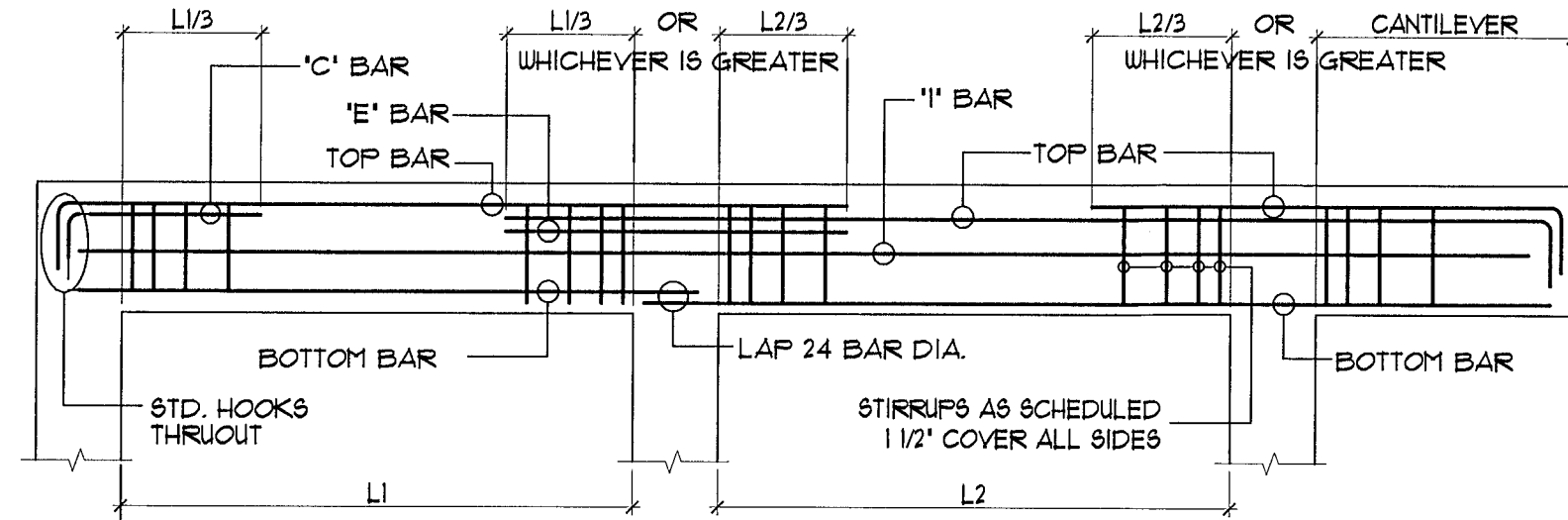
<-----> 2"x4" CONT. PERM. HORIZONTAL BRACING W/ (3) 1/2d NAILS @ EA. TRUSS @ 8'-0" (MAX). PROVIDE CROSS BRACING AS SHOWN AND AT EA. END ROW OF HORIZONTAL BRACING, AT EA. END OF THE BUILDING, AND NOT MORE THAN 20'-0" SPACING IN DIRECTION OF HORIZONTAL BRACING.

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

GENERAL STRUCTURAL NOTES

- ALLOWABLE SOIL BEARING CAPACITY:
ALLOWABLE LOADS FOR 14" ø AUGER CAST PILE AS PER SOIL REPORT PREPARED BY EASTCOAST TESTING & ENGINEERING INC., DATED OF 09-18-13.
COMPRESSION: 35 TONS.
TENSION: 2 TONS.
LATERAL LOAD: 2 TONS.
MINIMUM PILE DEPTH BELOW GRADE = 30'-0".
REINFORCEMENT: 4 #6 VERTICAL 16'-0" LONG. 1 #1 VERTICAL FULL LENGTH. #3 ø 6" O.C. FIRST 6'-0" BALANCED ø 18".
USE 5000 PSI GROUT
WATER CEMENT RATIO = 0.40
TENSION PILES (SEE DETAIL H/5-5)
TENSION: 2 TONS.
LATERAL LOAD: 2 TONS.
MINIMUM PILE DEPTH BELOW GRADE = 30'-0".
REINFORCEMENT: 4 #6 VERTICAL 21'-0" LONG. 1 #1 VERTICAL FULL LENGTH. #3 ø 6" O.C. FIRST 6'-0" BALANCED ø 34".
USE 5000 PSI GROUT
WATER CEMENT RATIO = 0.40
ALLOWABLE LOADS FOR 4" ø GALVANIZED HELICAL PILES AS PER SOIL REPORT PREPARED BY EASTCOAST TESTING & ENGINEERING INC., DATED OF 09-18-13.
COMPRESSION: 35 KIPS.
TENSION: 6 KIPS.
LATERAL LOAD: 1 KIP.
MINIMUM PILE DEPTH BELOW GRADE = 25'-0".
- CONCRETE:
A. ALL CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301-08 AND ACI 318-08, SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS.
B. ALL CONCRETE SHALL ATTAIN 5000 PSI (WATER CEMENT RATIO = 0.4) MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS.
C. MIX DESIGNS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO COMMENCEMENT OF ANY CONCRETE WORK.
D. NO WATER SHALL BE ADDED TO THE CONCRETE AT THE JOB SITE.
E. TRANSPORTING, PLACING, CURING AND DEPOSITING OF CONCRETE SHALL COMPLY WITH ACI 301-08.
3. CONCRETE COVER:
TO BE AS FOLLOWS:

	BOTTOM	TOP	SIDES
FOOTINGS	3"	2"	3"
BEAMS	1 1/2"	1 1/2"	1 1/2"
COLUMNS	---	---	1 1/2"
INTERIOR SLABS	3/4"	3/4"	1 1/2"
EXTERIOR SLAB	1"	1 1/2"	1 1/2"
GROUND FLOOR SLAB	3"	1"	---
AUGER CAST PILES	---	---	2 1/2"
- REINFORCING STEEL:
TO BE NEW HIGH STRENGTH BILLET STEEL DEFORMED AS PER ASTM A-305 AND CONFORMING TO ASTM A-615, GRADE 60. LAP CONTINUOUS BARS 36 BARS DIAMETERS. HOOK DISCONTINUOUS ENDS OF ALL TOP BARS. ALL REINFORCING STEEL TO BE DETAILED AND FABRICATED IN ACCORDANCE WITH MANUAL OF STANDARD PRACTICE OF DETAILING REINFORCED CONCRETE STRUCTURES AND THE ACI BUILDING CODE 318-08. SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
- CONCRETE MASONRY WALLS:
A. ALL CONCRETE MASONRY WALLS ARE DESIGNED AS LOAD BEARING WALLS, UNLESS OTHERWISE NOTED, AND SHALL BE IN PLACE BEFORE THE SLABS AND BEAMS SUPPORTED BY THEM ARE POURED AS WELL AS THE CONCRETE TIE COLUMNS FRAMING THEM.
B. ALL CONCRETE MASONRY UNITS (CMU) SHALL CONFORM TO ASTM C 90, STANDARD SPECIFICATIONS FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS WITH A NET AREA COMPRESSIVE STRENGTH OF MASONRY OF 1900 PSI.
C. CONCRETE MASONRY STRENGTH SHALL BE A MINIMUM OF 2000 PSI.
D. VERTICAL REINFORCING IN CMU CELLS SHALL BE SPLICED WITH 48 BAR DIAMETER LAP SPLICES. PROVIDE CLEAN OUT HOLES AT BASE OF FILLED CELLS FOR LAP INSPECTION AND VERIFYING THAT THE CELLS HAVE BEEN FILLED SOLID WITH GROUT.
E. FILLED CELLS SHALL BE FILLED WITH 3000 PSI GROUT AS PER ACI 330-08 AND ACI 332.1-08. FILLING OF CELLS SHALL BE DONE IN FOUR FOOT LIFTS WITH A MAXIMUM FOUR OF 12 FEET. USE MECHANICAL VIBRATION TO ACHIEVE GROUT FILLED SOLID CELLS. GROUT SHALL CONFORM TO ASTM C-416. SLUMP SHALL BE BETWEEN 8" ø 11".
F. ALL CMU WALLS SHALL BE HORIZONTALLY REINFORCING WITH STANDARD NO. 9 LADDER TYPE GALVANIZED STEEL REINFORCING EVERY SECOND COURSE. EXTEND REINFORCING A MINIMUM OF 4' INTO COLUMNS.
G. MORTAR SHALL CONFORM TO ASTM C 270, TYPE "M", WITH A MINIMUM AVERAGE STRENGTH OF 2500 PSI.
- STRUCTURAL STEEL:
SHALL CONFORM TO ASTM A-36 DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST AISI SPECIFICATIONS. ALL STEEL COLUMNS TO BE ASTM A-500 FILL WITH 3000 PSI CONCRETE. SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
- WELDING:
ALL WELDING TO CONFORM WITH AWS, AND AISC SPECIFICATIONS AND TO BE DONE BY CERTIFIED WELDERS HOLDING CURRENT WELDING CERTIFICATION. WELDING TO BE E70XX ELECTRODES, BOLTS TO BE A325 AS SHOWN ON DRAWINGS.
- SLAB ON GRADE:
A. FILL AND BACKFILL TO BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AT OPTIMUM MOISTURE AS DETERMINED BY THE MODIFIED PROCTOR TEST. COMPACTION LAYERS NOT TO EXCEED 12". SEE GEOTECHNICAL REPORT.
B. ALL CONCRETE SLABS ON GRADE TO BE IN ACCORDANCE WITH THE LATEST GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION (ACI 302).
C. JOINTS SHALL BE PROVIDED IN ALL SLABS ON GRADE WHERE INDICATED ON THE PLANS.
D. 6 MIL POLYETHYLENE MEMBRANE SHALL BE PROVIDED UNDER ALL SLABS FORMED ON FILL.
E. COLUMNS, BEAMS, WALLS OR ANY OTHER STRUCTURAL MEMBER PENETRATING SLABS ON FILL SHALL BE ISOLATED BY PRE-MOLDED JOINT FILLER (1/2" THK) COMPLYING WITH ASTM D152, TYPE I.
- PRE-FABRICATED WOOD TRUSSES:
TO BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH THE FLORIDA BLDG. CODE, 2010 EDITION, THE TRUSS PLATE INSTITUTE, AND ARCHITECTURAL/STRUCTURAL DRAWINGS. SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL TO ENGINEER OF RECORD AND BUILDING DEPARTMENT PRIOR TO FABRICATION. SIGNED AND SEALED BY A FLORIDA REGISTERED ENGINEER.
DESIGN LOADS AS FOLLOWS:
TOP CHORD: 45 PSF. BOTTOM CHORD: 10 PSF.
ADDITIONAL 200 LB LOAD IN BOTTOM CHORD PANEL POINT.
WIND UPLIFT: AS ACCORDING TO FLA. BUILDING CODE. ASCE 1-10.
- PRESSURE TREATED LUMBER / LUMBER:
ALL LUMBER SHALL BE GIVEN A PRESERVATIVE TREATMENT IN ACCORDANCE WITH THE LATEST FEDERAL SPECIFICATION. THE PRESERVATIVE AND THE METHOD AND RESULT OF TREATMENT SHALL BE SUITABLE FOR THE SPECIES OF WOOD SPECIFIED AND EXPOSURE CONDITIONS ANTICIPATED. ALL LUMBER SHALL BE SOUTHERN PINE NO. 2 OR BETTER W/MIN. FLEXURAL ALLOWABLE STRESS $F_b = 1200$ PSI, MIN. SHEAR STRESS $F_v = 90$ PSI, MIN. MODULES OF ELASTICITY $E = 1,600,000$ PSI.
- DESIGN LOADS:
A. THE DESIGN COMPLIES WITH THE REQUIREMENTS OF THE FLA. BLDG. CODE 2010 AND OTHER REFERENCED CODES AND SPECIFICATIONS. ALL REFERENCED CODES SHALL BE LATEST EDITION AT THE TIME OF PERMIT.
B. WIND LOAD CRITERIA:
BASIC LOAD VELOCITY = 115 MPH. ASCE 1-10.
IMPORTANCE FACTOR (CAT-2) = 1.00
EXPOSURE CATEGORY: D
WIND DIRECTIONALITY FACTOR, $K_d = 0.85$ SUPERIMPOSED LOADS:
LIVE LOADS: ROOF = 30 PSF. FLOOR = 40 PSF (U.O.N. ON PLAN)
DEAD LOADS: ROOF = 25 PSF. FLOOR = 55 PSF + SYSTEM WEIGHT
- FORM WORK AND SHORING:
FORMS AND SHORES FOR CONCRETE SLAB AND BEAM SHALL BE DESIGNED TO WITHSTAND THE DEAD LOAD OF CONCRETE AND ALL CONSTRUCTION DESIGN AND CONSTRUCTION OF FORM WORK AND SHORING SHALL COMPLY WITH THE ACI 308-08 BUILDING CODE AND BE ENTIRELY THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. SHORING DRAWINGS TO BE PROVIDED BY THE GENERAL CONTRACTOR AND SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA.
- RAILINGS:
BALCONY AND TERRACE RAILINGS AND STAIR RAILINGS SHALL BE DESIGNED BY MANUFACTURER'S REGISTERED ENGINEER IN THE STATE OF FLORIDA TO RESIST A LOAD OF 50 LBS/FT. APPLIED IN ANY DIRECTION AT TOP OF SUCH A BARRIER POSTS SHALL BE DESIGNED TO RESIST THE REACTION FROM THE RAILINGS OR A MINIMUM LOAD OF 200 LBS. HANDRAILS SHALL BE DESIGNED AND CONSTRUCTED TO RESIST A LOAD OF NOT LESS THAN 200 LBS. APPLIED IN ANY DIRECTION AND AT ANY POINT ON THE RAIL.
- TERMITES NOTE:
SOIL SHALL BE TREATED FOR TERMITE PROTECTION AS PER F.B.C. 2010, SECTION R 320.
- SAFETY:
A. THE CONTRACTOR SHALL COMPLY WITH THE SAFETY REQUIREMENTS OF ALL LOCAL, STATE AND FEDERAL LAWS.
B. PROVIDE SHORING, BRACING AND SHEETING AS REQUIRED FOR SAFETY AND FOR THE PROPER EXECUTION OF THE WORK, REMOVE WHEN THE WORK IS COMPLETED.
- GENERAL:
STRUCTURAL DRAWINGS SHALL BE WORKED TOGETHER WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS TO LOCATE DEPRESSIONED SLABS, SLOPES, OPENINGS AND DIMENSIONS, ETC. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE BEFORE STARTING WORK. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING AND RE-SHORING REQUIRED.



TYPICAL BEAM DIAGRAM

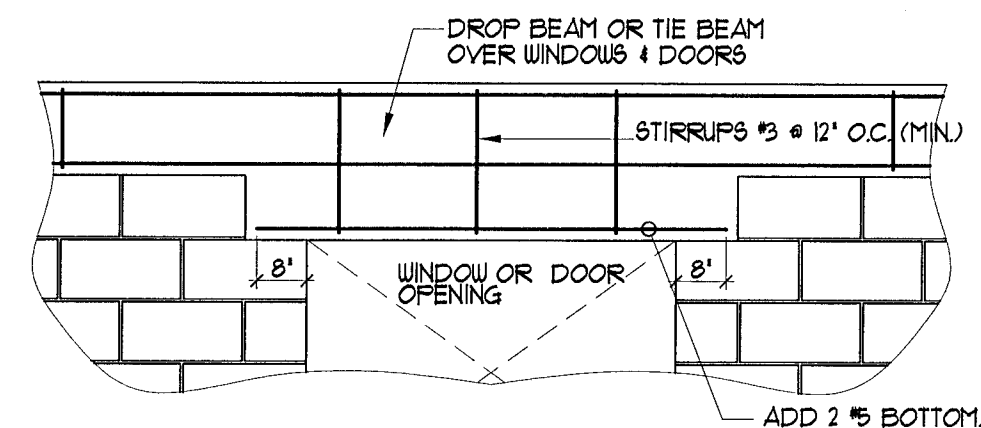
'C' BARS ARE TOP BARS AT NON-CONTINUOUS ENDS.
'E' BARS ARE TOP BARS OVER RIGHT INTERIOR SUPPORTS. ø 6" O.C.
TOP BARS CALLED FOR AS CONTINUOUS, WHEN SPLICED, SHALL BE SPLICED IN THE MIDDLE THIRD OF THE SPAN.
'I' INTERMEDIATE BARS IN SCHEDULE SHALL BE PLACED 1/2" EF.

BEAM SCHEDULE

MARK	ELEV	DIM. (IN.)	REINFORCING				STIRRUPS		REMARKS
			B	T	C	I	No.	SPACING	
2B-1	+13'-1"	8"x42"	2#5	2#5			□3	ø 8" O.C.	UPTURN BEAM
2B-2	+10'-8"	8"x16"	2#1	2#1			□3	ø 6" O.C.	
2B-3	+11'-0"	8"x24"	4#1	4#1			□3	ø 6" O.C.	TWO LAYER UPTURN BEAM
2B-4	+10'-8"	8"x17"	2#1	2#1			□3	ø 6" O.C.	
2B-5	+10'-8"	8"x36"	2#6	2#6			□3	ø 8" O.C.	ARCH BEAM
2B-6	+9'-0"	8"x24"	2#5	2#5			□3	ø 8" O.C.	
2B-7	+10'-2"	17"x48"	4#6	4#6			□3	ø 8" O.C.	ARCH BEAM
2B-8	+10'-8"	12"x24"	3#5	3#5			□3	ø 8" O.C.	
2TB-1	+10'-8"	8"x12"	2#5	2#5			□3	4#12" EE. BAL ø48"	
2TB-2	+10'-8"	12"x12"	2#5	2#5			□3	4#12" EE. BAL ø48"	
2TB-3	+9'-10"	8"x12"	2#5	2#5			□3	4#12" EE. BAL ø48"	
2TB-4	+9'-0"	8"x12"	2#5	2#5			□3	4#12" EE. BAL ø48"	
RTB-1	+19'-3"	8"x12"	2#5	2#5			□3	4#12" EE. BAL ø48"	
RTB-2	+19'-3"	12"x12"	2#5	2#5			□3	4#12" EE. BAL ø48"	
GB-1	MATCH TO EXISTING	14"x24"	4#6	4#6			□3	ø 8" O.C.	
GB-2	MATCH TO EXISTING	14"x24"	6#3	6#3			□4	ø 6" O.C.	TWO LAYER
GB-3	MATCH TO EXISTING	22"x24"	4#6	4#6			□3	ø 8" O.C.	

COLUMN SCHEDULE

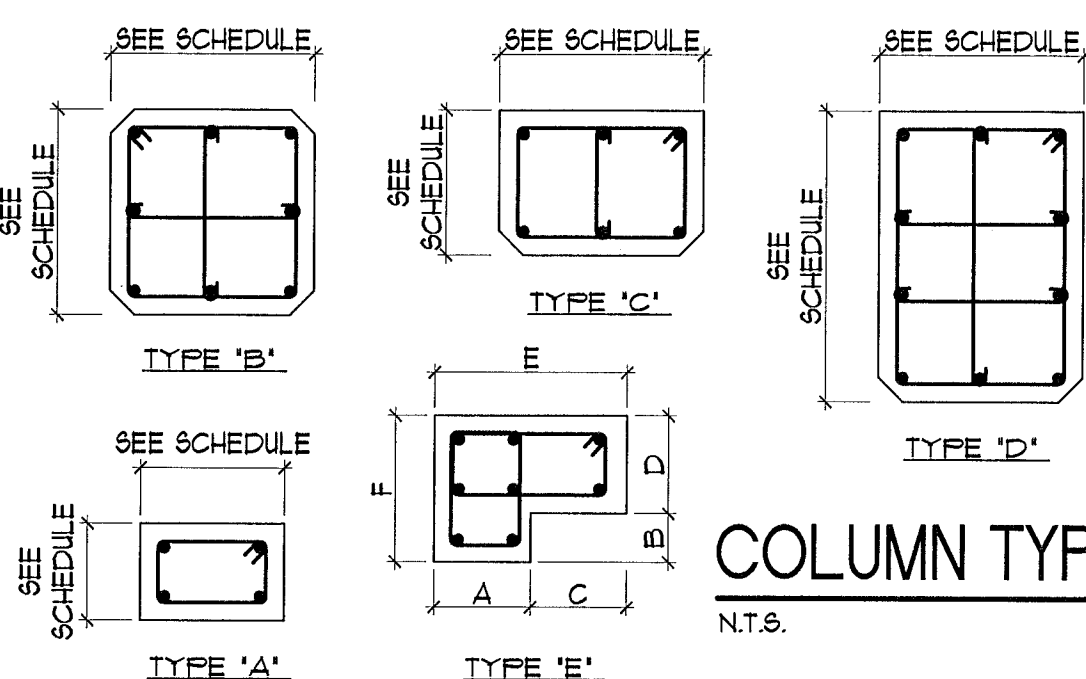
MARK	SIZE (IN.) a b c d e f	REINFORCING		TYPE	REMARKS
		VERTICAL	TIES		
①	8" x 12"	4 #6	#3 ø 8" O.C.	A	CONCRETE
②	a-b-c-d-e-f 8"-4"-8"-8"-10"-12"	8 #6	#3 ø 8" O.C.	E	CONCRETE
③	11" x 11"	8 #6	#3 ø 8" O.C.	B	CONCRETE
④	11" x 24"	10 #6	#3 ø 8" O.C.	D	CONCRETE
⑤	11" x 12"	6 #6	#3 ø 8" O.C.	C	CONCRETE
⑥	8" x 14"	4 #5	#3 ø 8" O.C.	A	CONCRETE. SEE DETAIL J/5-5
⑦	8" x 19"	4 #6	#3 ø 8" O.C.	A	CONCRETE. SEE DETAIL J/5-5
⑧	8" x 12"	4 #6	#3 ø 8" O.C.	A	CONCRETE. SEE DETAIL J/5-5



DROP TIE BEAM DETAIL

N.T.S.

C S-4



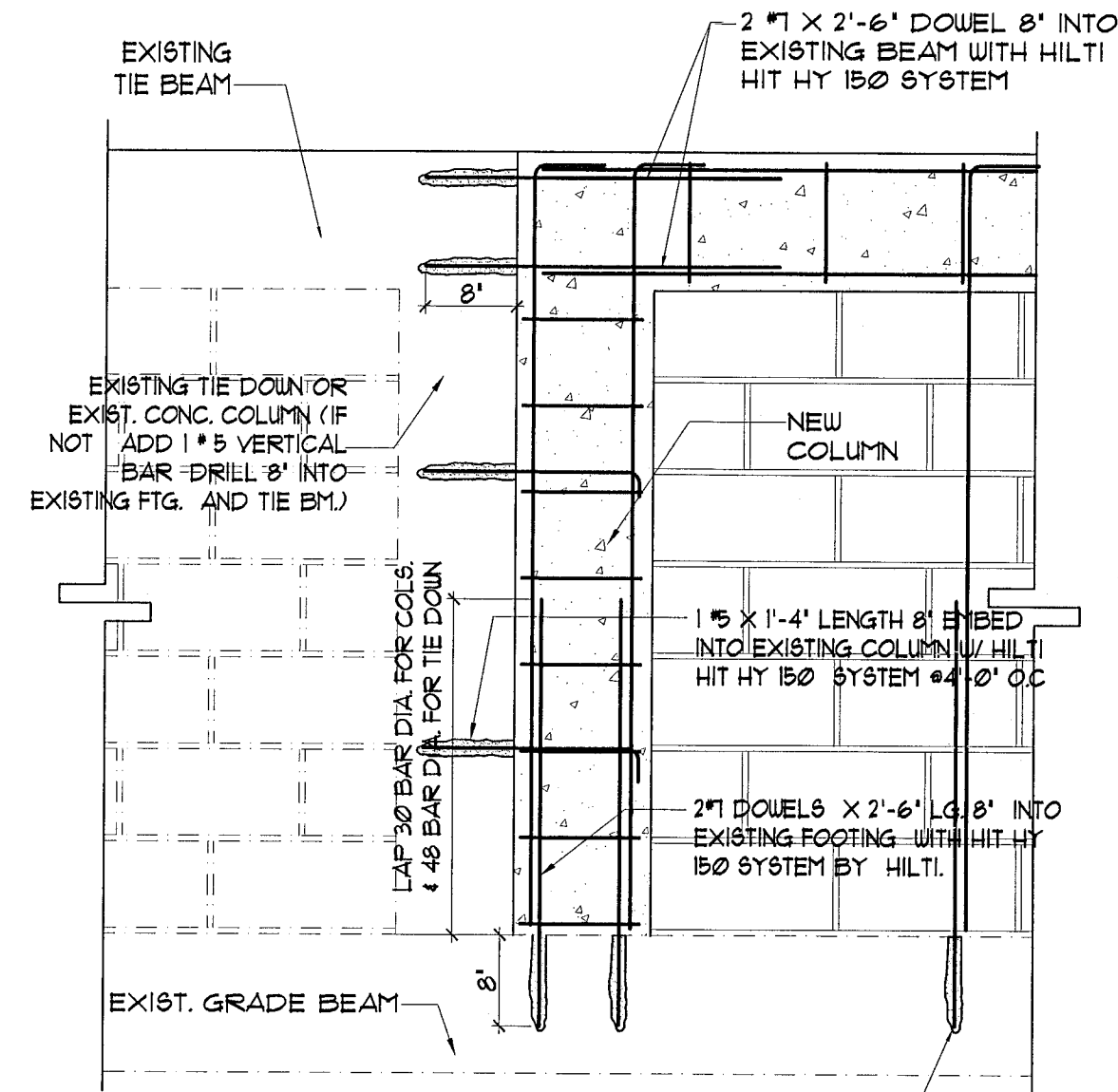
COLUMN TYPES

N.T.S.

TYPICAL GRADE BEAM CORNER REINF DETAIL

N.T.S.

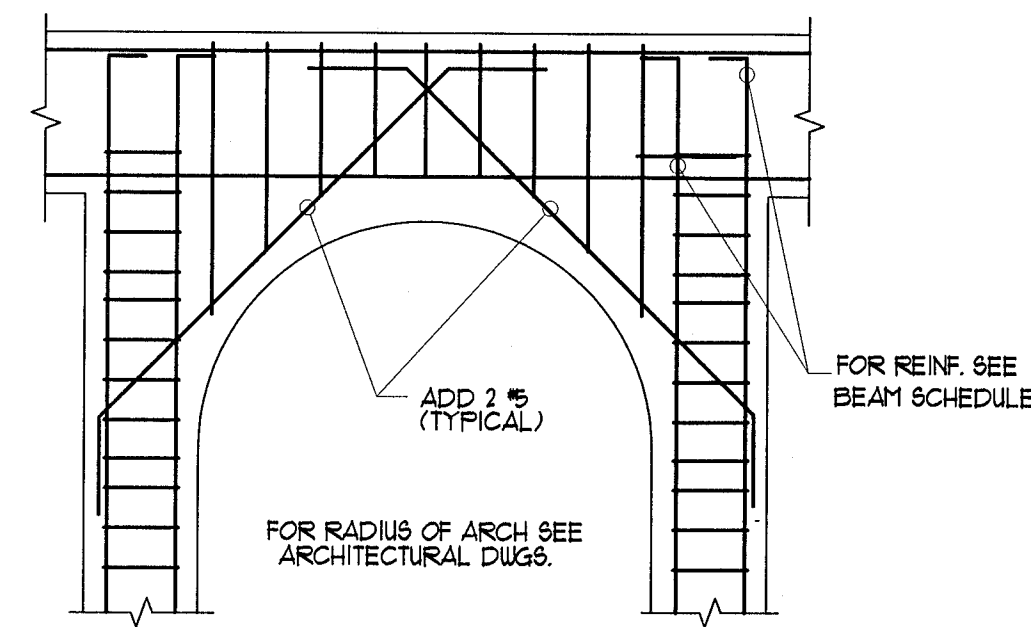
A S-4



NEW STARTING COL. DETAIL

SCALE 3/4" = 1'-0"

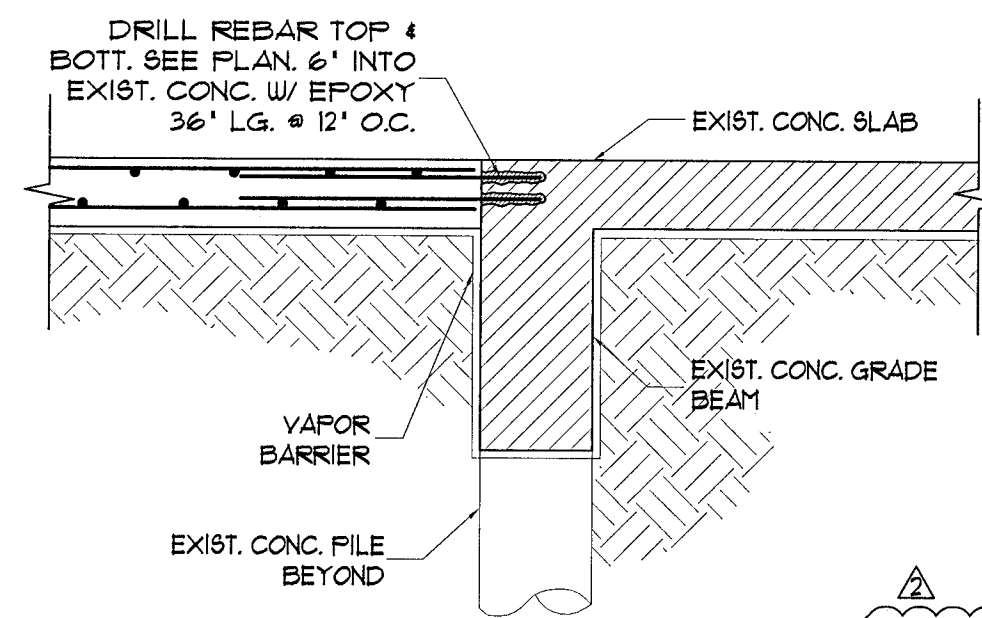
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TYP. ARCH DETAIL

N.T.S.

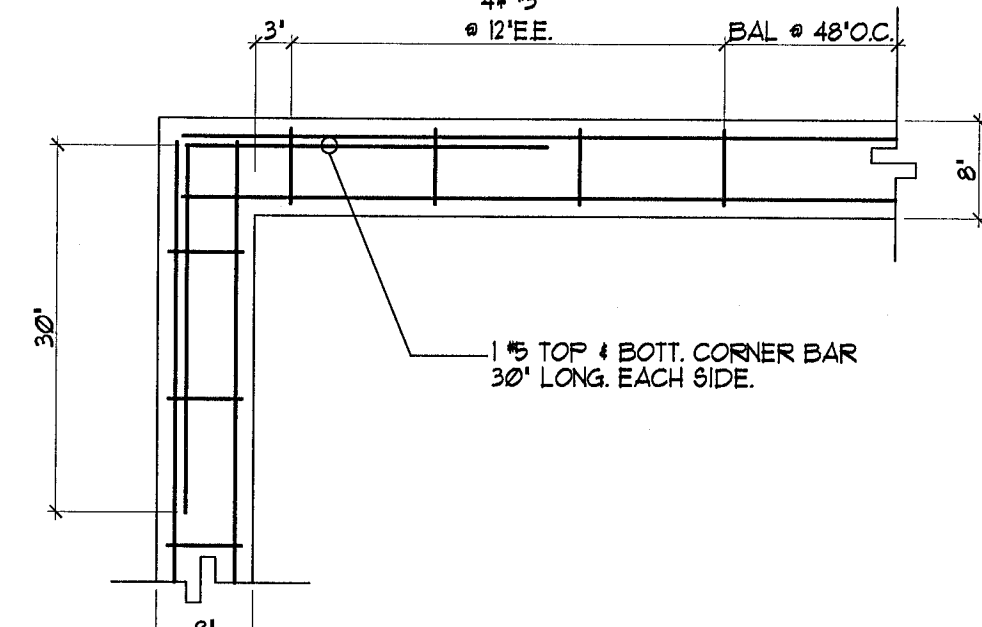
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CONNECTION DETAIL

SCALE 1/2" = 1'-0"

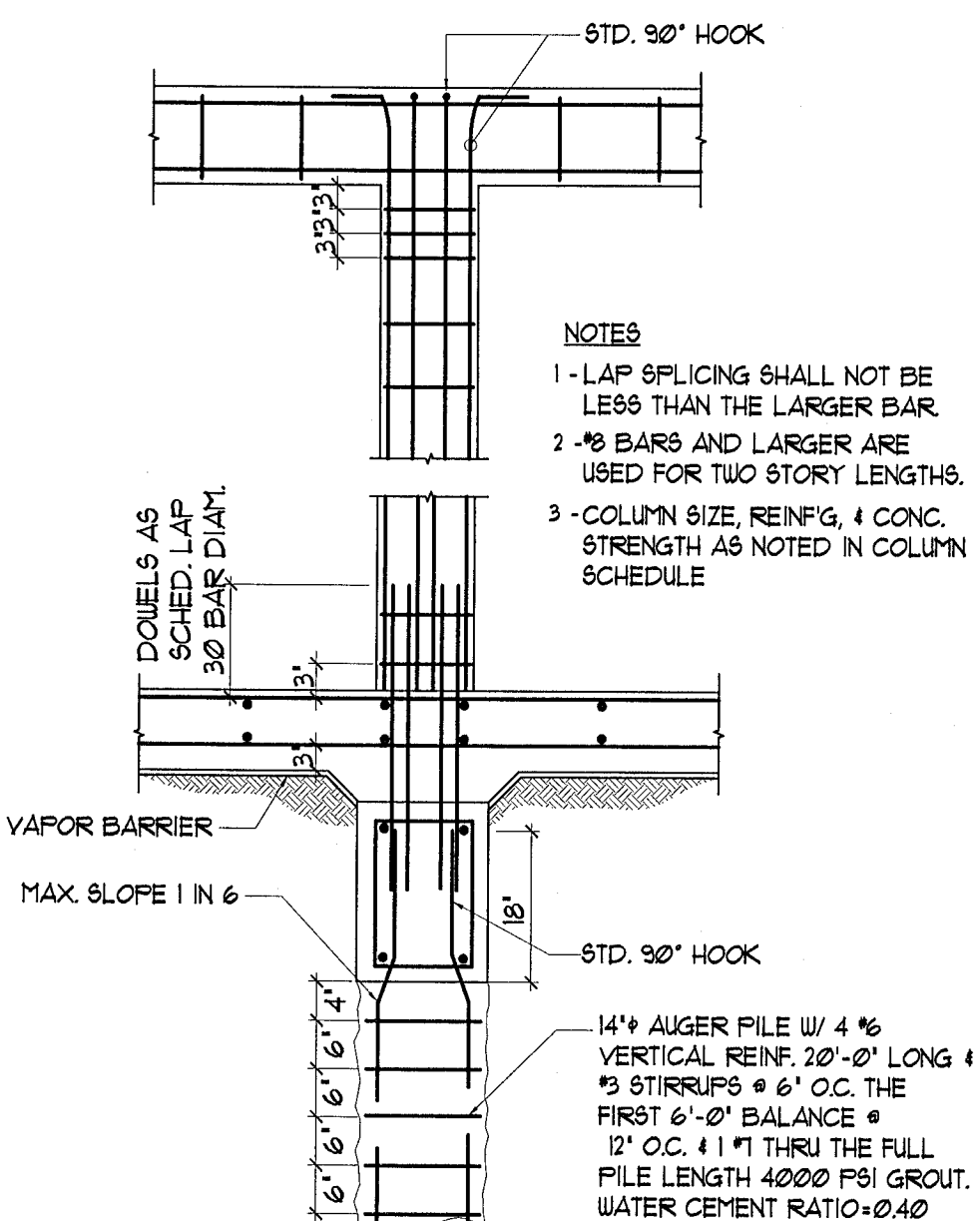
D S-4



TYP. TIE BEAM AND BEAM CORNER DETAIL

N.T.S.

B S-4



TYPICAL COLUMN TO GRADE BEAM DETAIL

SCALE 1/2" = 1'-0"

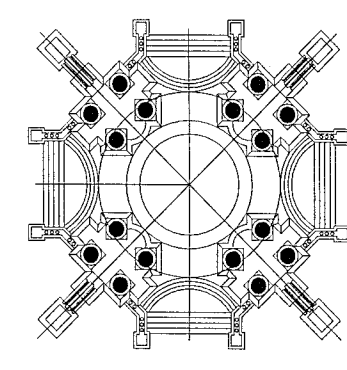
H S-4

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STATE OF FLORIDA LICENSE # CA-0006188
PROJECT # 1331

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PROJECT / SHEET TITLE

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LC: # AR8223

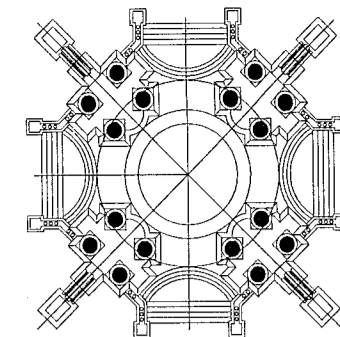
Revisions		
No.	Date	Description
1	11-21-13	B.D.C.
2	01-20-14	B.D.C.

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SHEET TITLE

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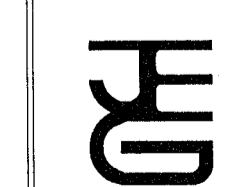
Revisions

No.	Date	Description
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2	02-10-14	B.D.C.

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STATE OF FLORIDA LICENSE # CA-0006188
PROJECT # 1331

Date

Drawn by

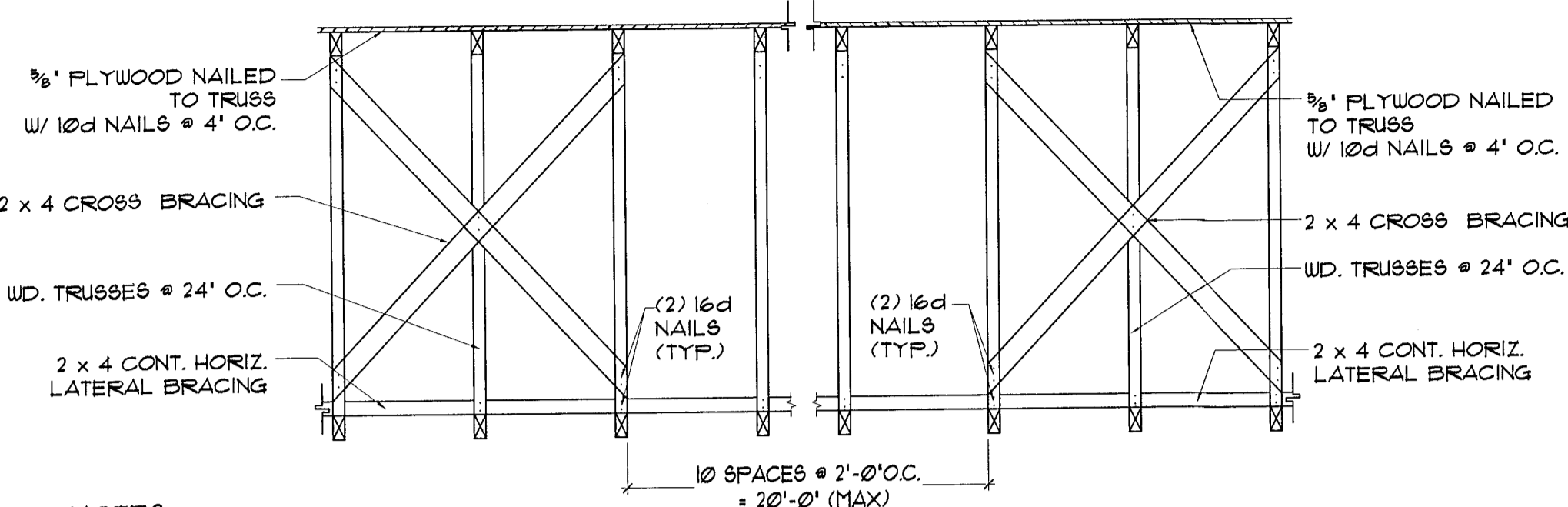
Checked by

Scale

Sheet

S-5

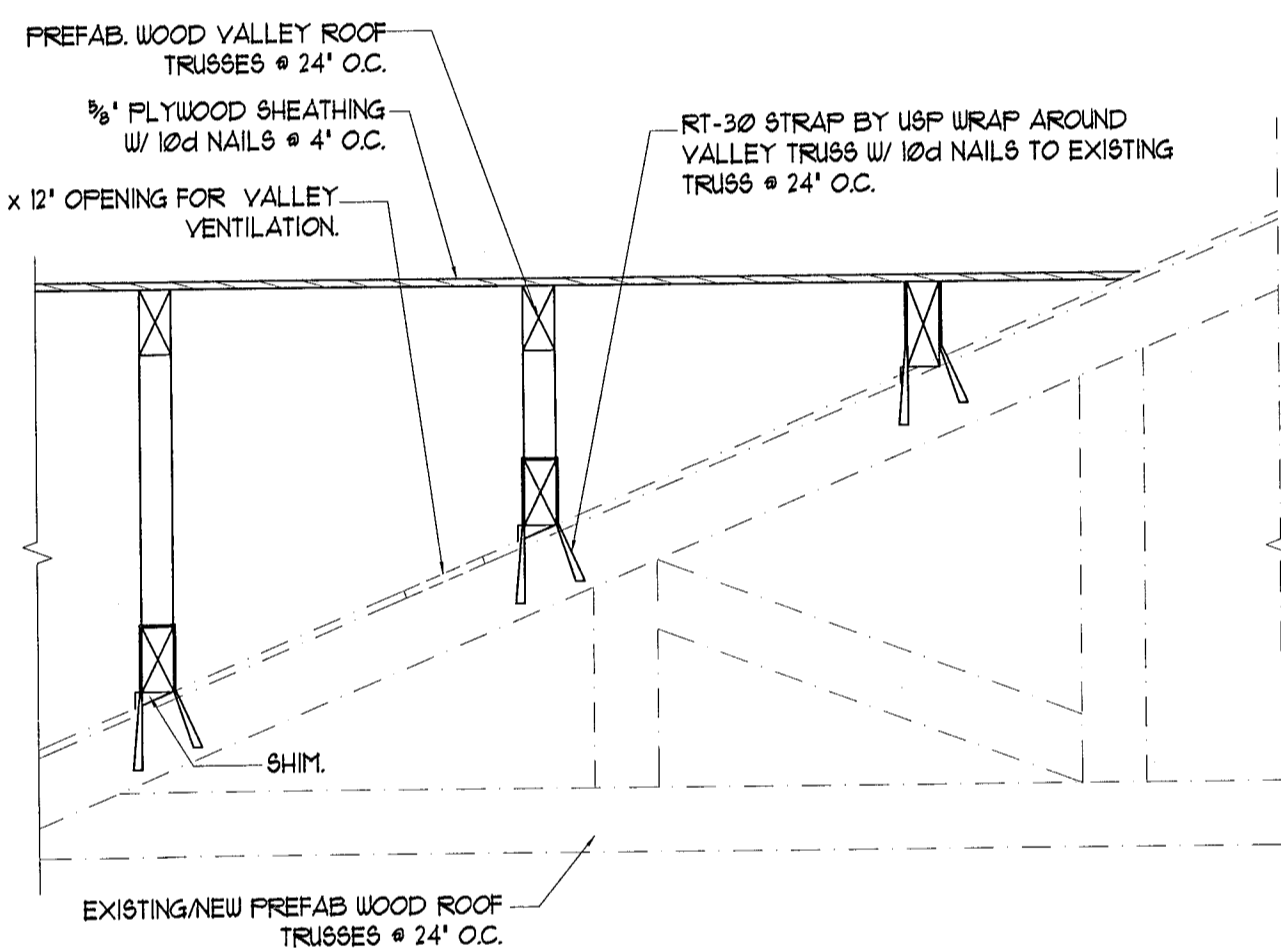
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DETAIL OF PERMANENT LATERAL BRACING OF TRUSS

SCALE 1/2" = 1'-0"

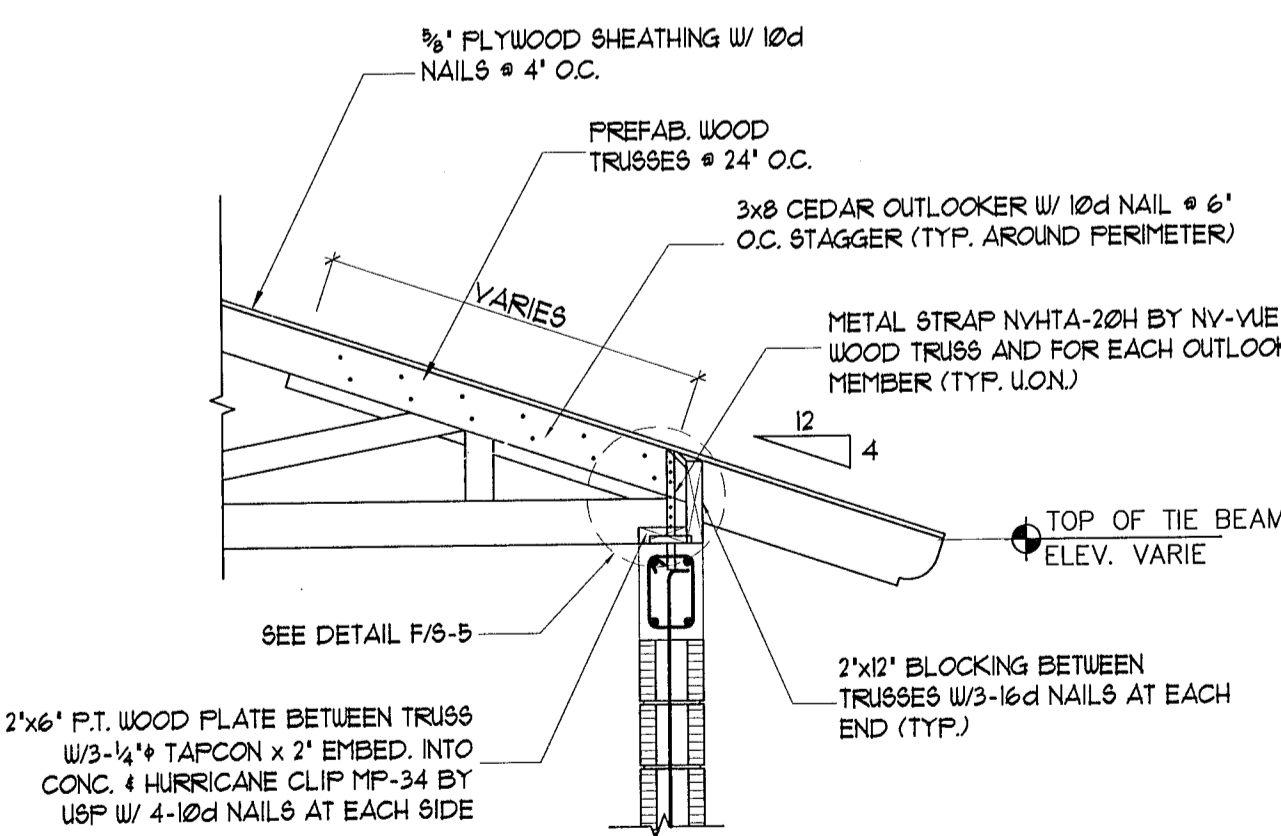
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VALLEY TRUSS DETAIL

SCALE 1" = 1'-0"

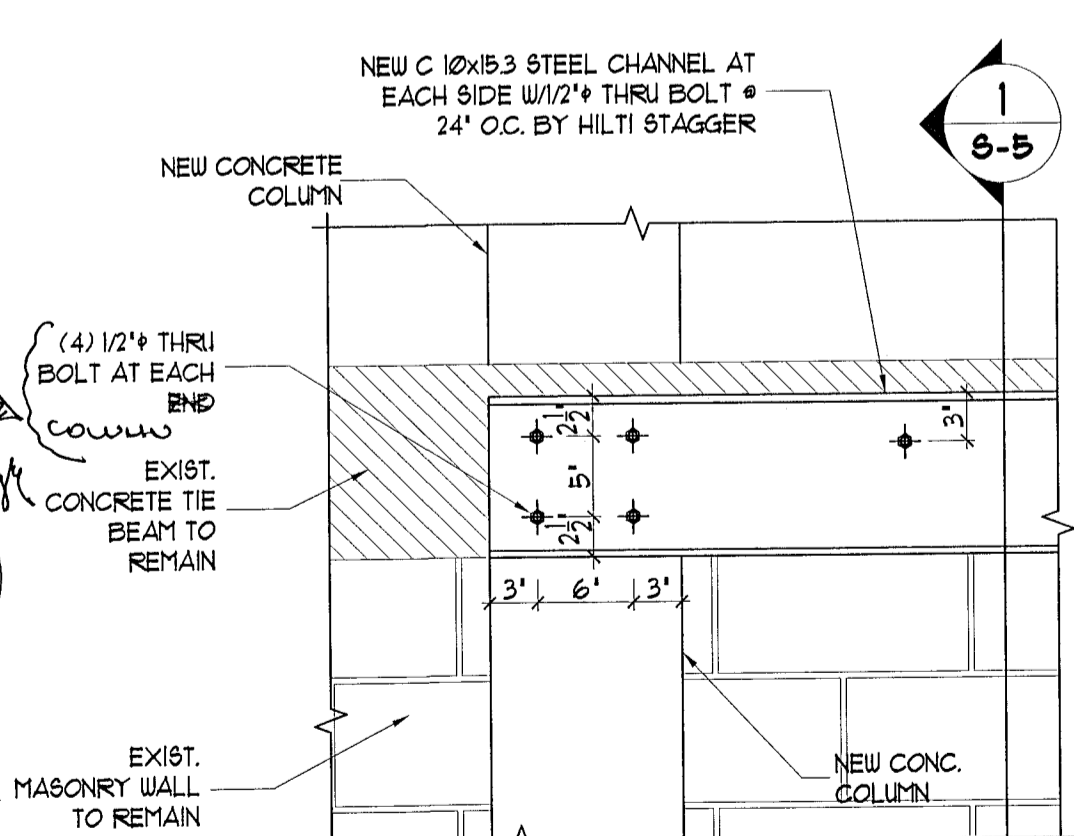
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DETAIL D

SCALE 1/2" = 1'-0"

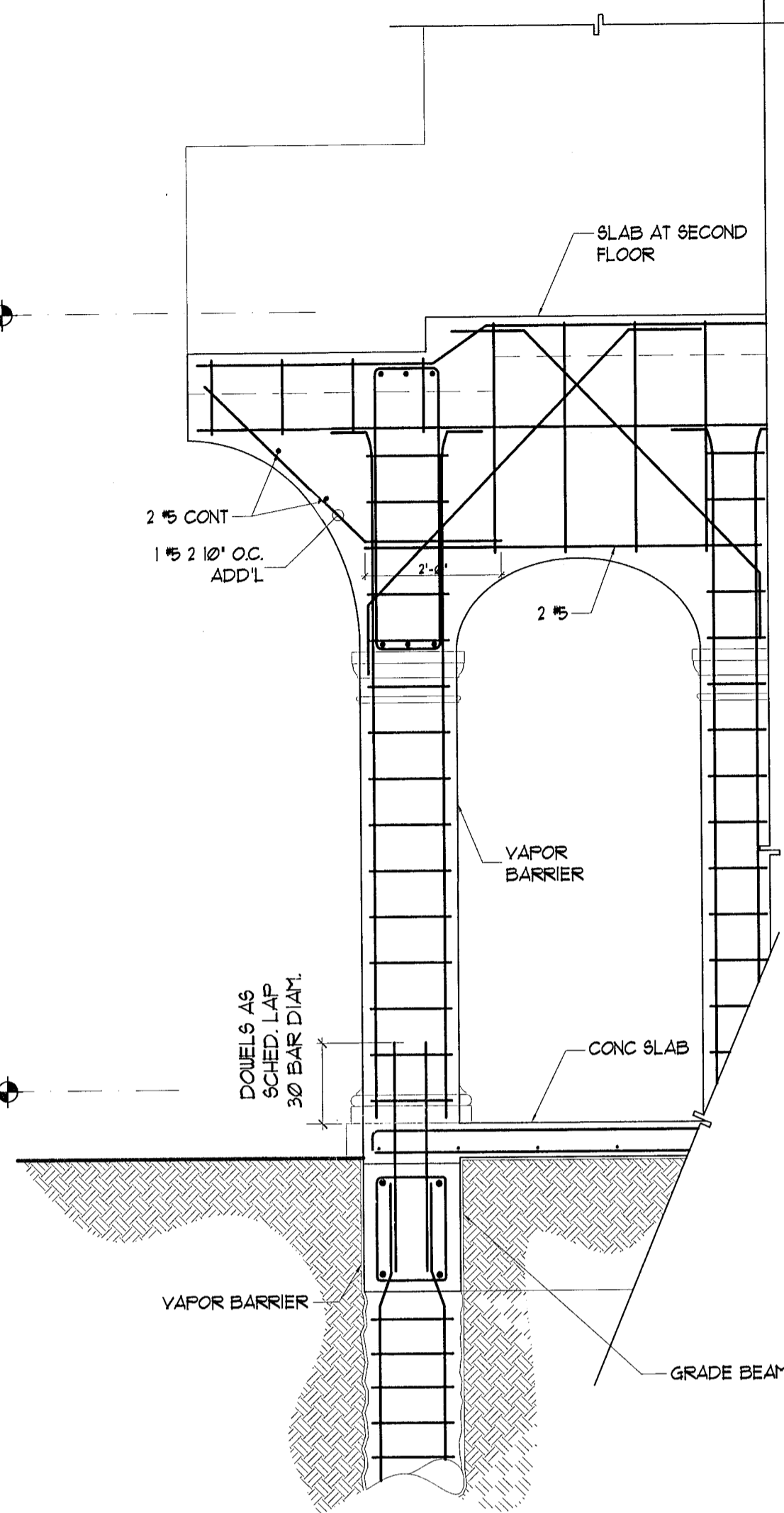
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DETAIL L

SCALE 1" = 1'-0"

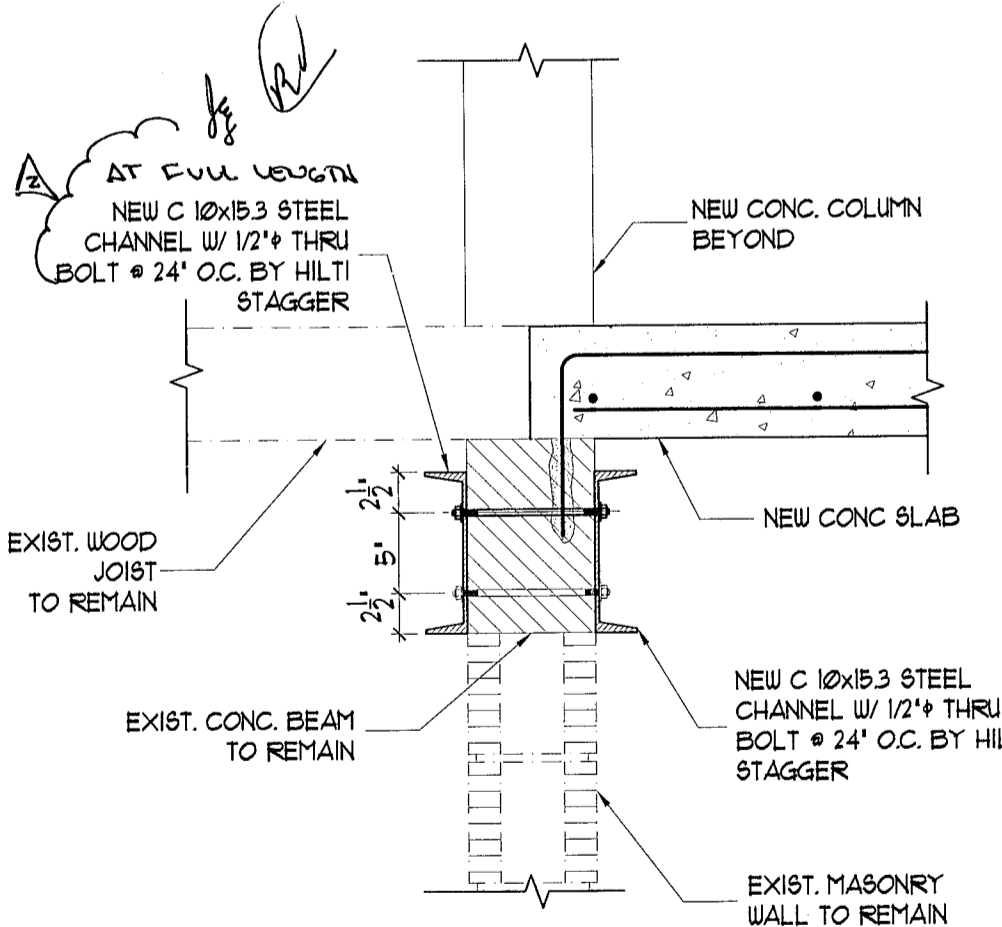
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DETAIL C

SCALE 1/2" = 1'-0"

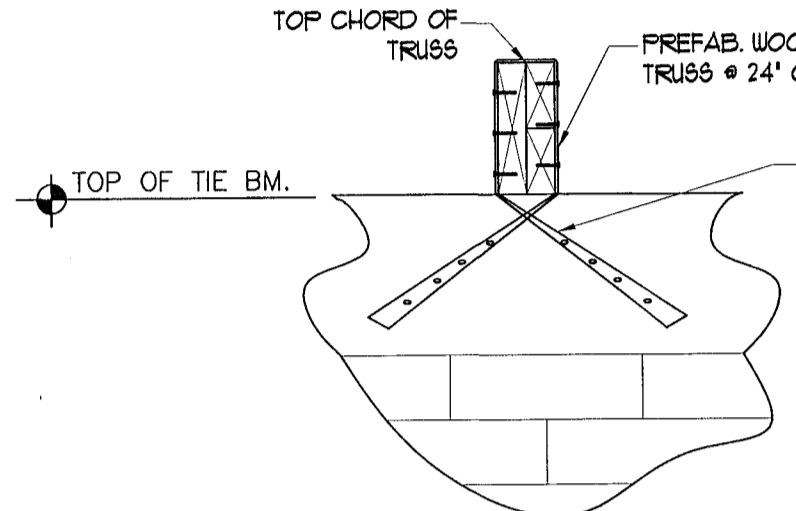
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SECTION 1

SCALE 1" = 1'-0"

1
S-5



DETAIL F

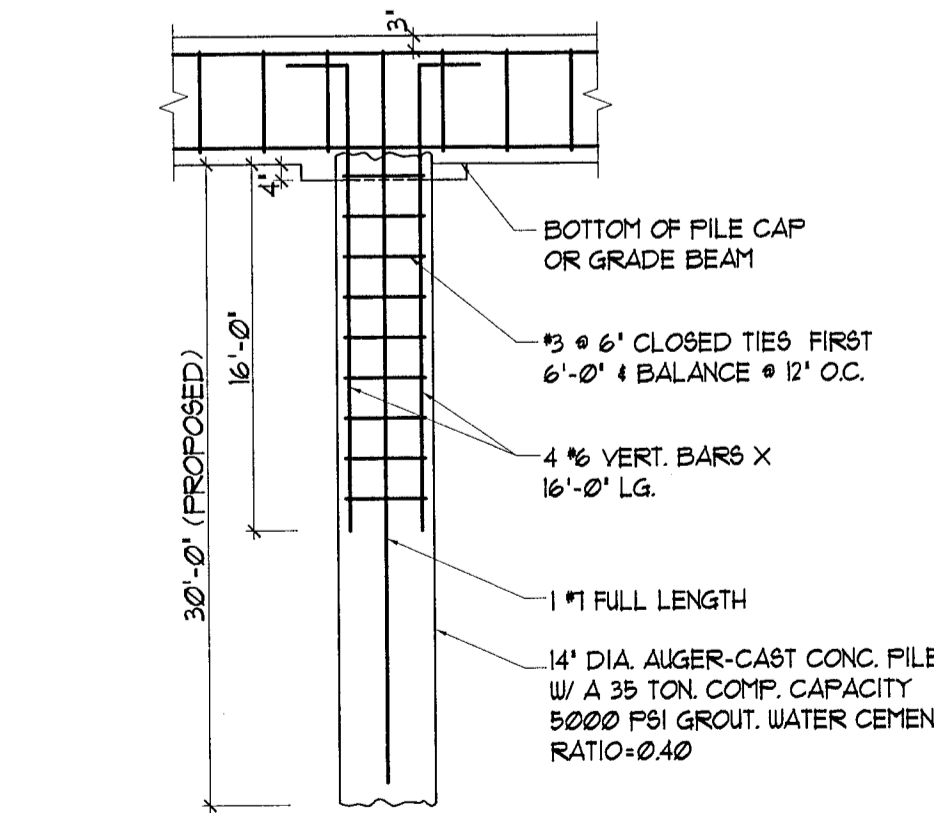
SCALE 1/2" = 1'-0"

F
S-5

TYPICAL 14" DIA TENSION PILE DETAIL

SCALE 1" = 1'-0"

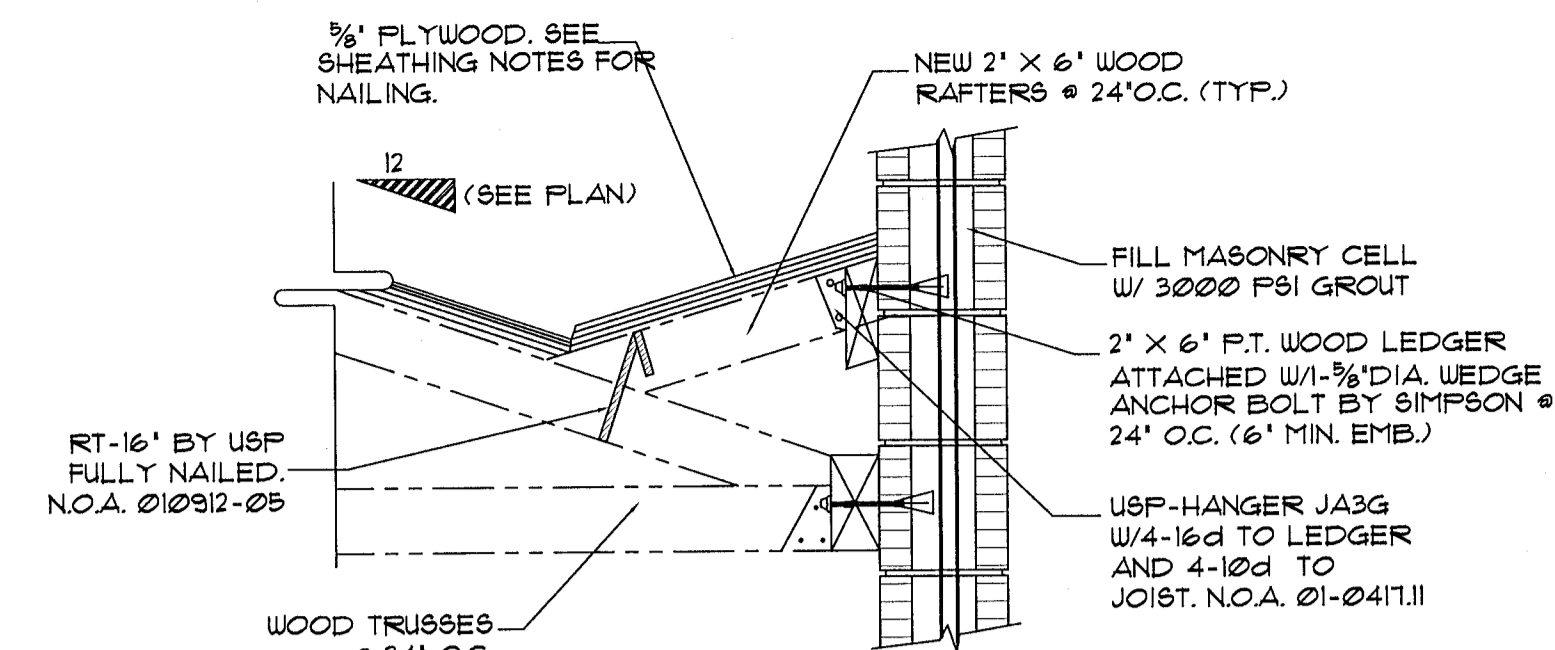
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TYPICAL 14" DIA COMP. PILE DETAIL

SCALE 1" = 1'-0"

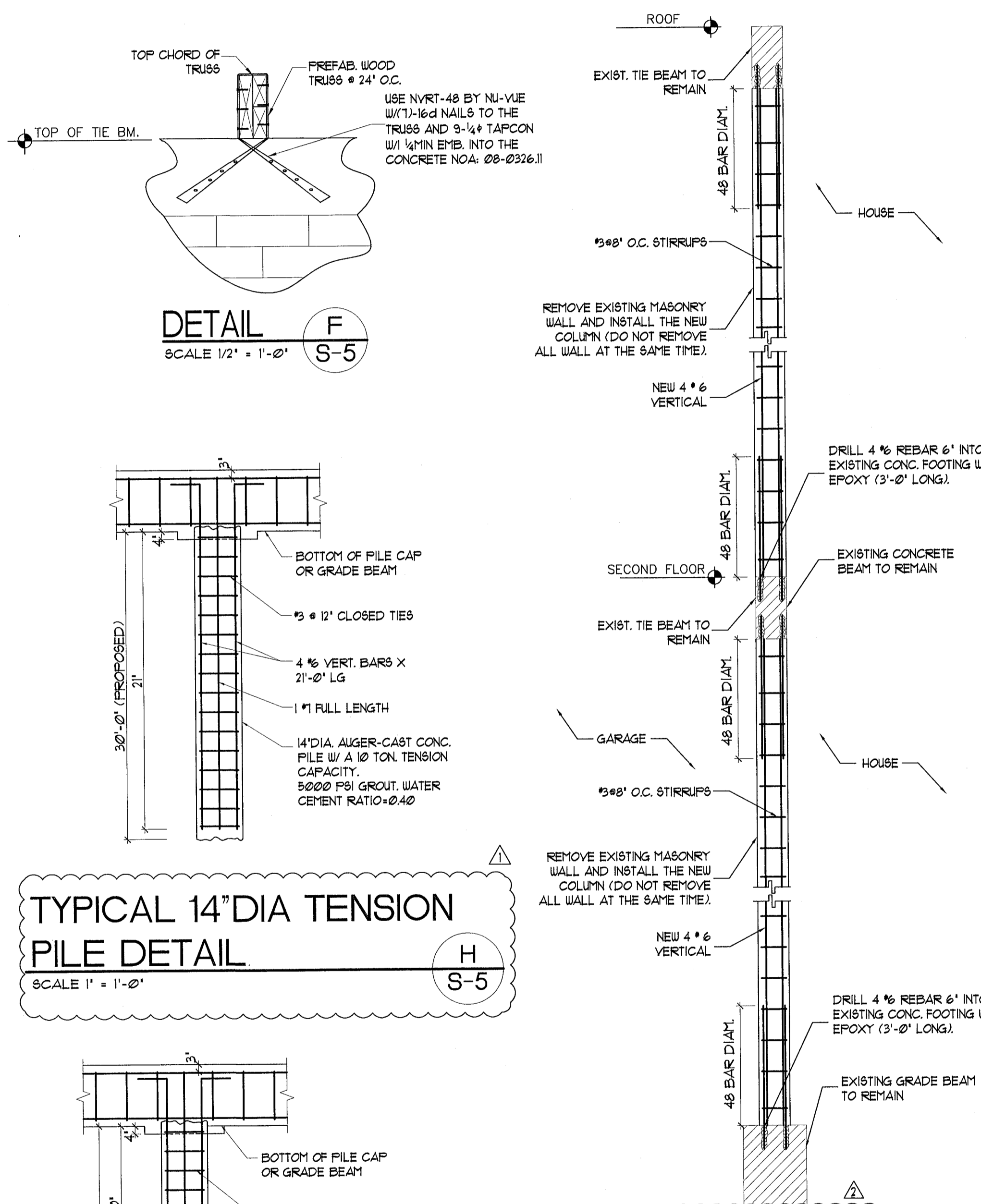
G
S-5



TYPICAL CRICKET DETAIL

SCALE 1/2" = 1'-0"

E
S-5



DETAIL J

SCALE 1/2" = 1'-0"

J
S-5



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HIBISCUS ISLAND RESIDENCE

C. # AF8223

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 Tel. (305) 445-5100 Fax (305) 445-6644
 STATE OF FLORIDA REGISTRATION # 24927
 STATE OF FLORIDA LICENSE # CA-0006188
 PROJECT # 1231

Professional Engineer Seal for R. D. Gonzalez, State of Florida, License No. 24927, expires 10/01/2013.

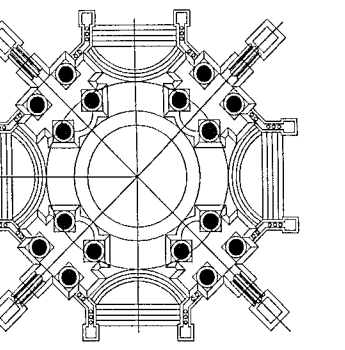
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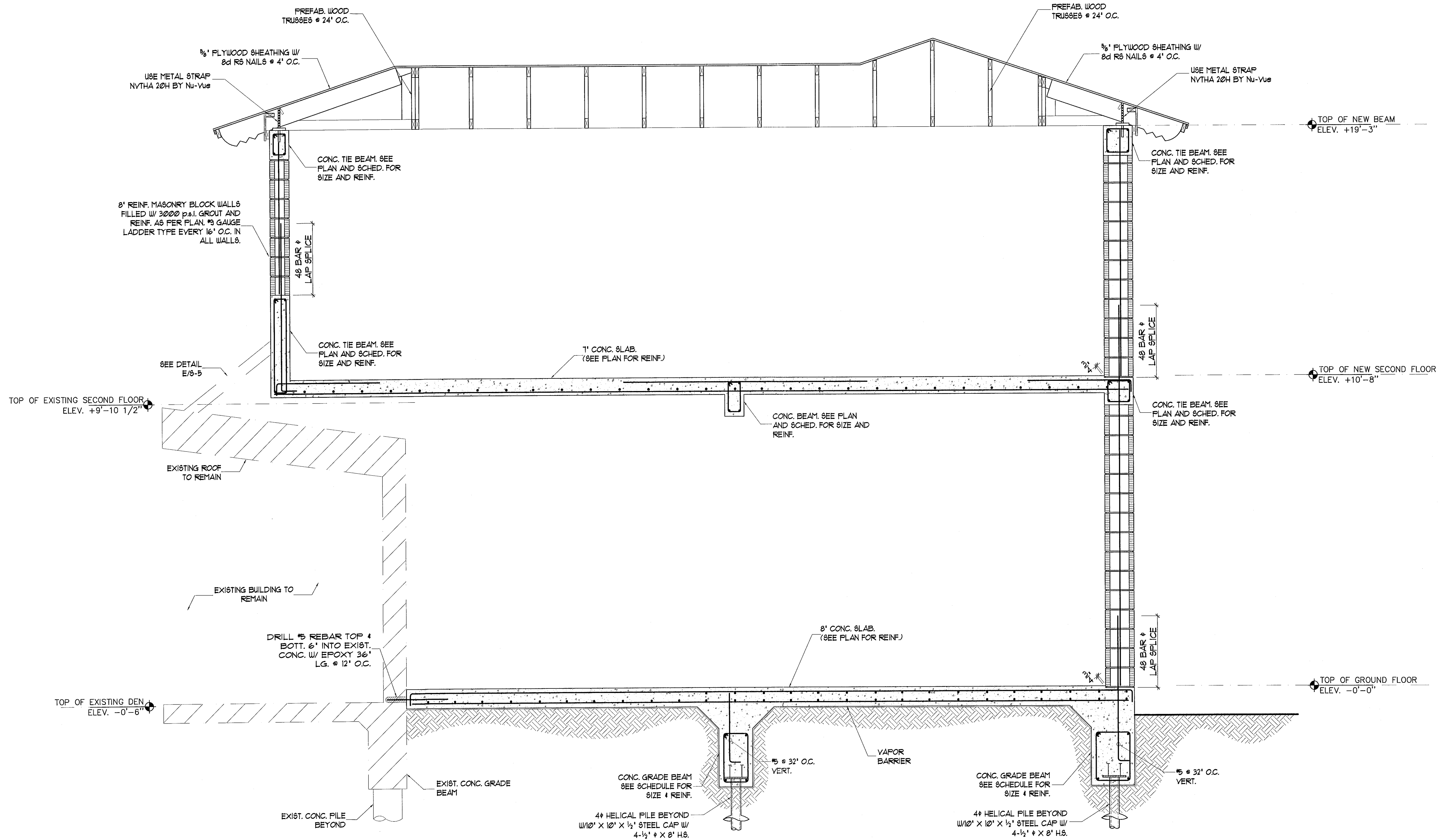
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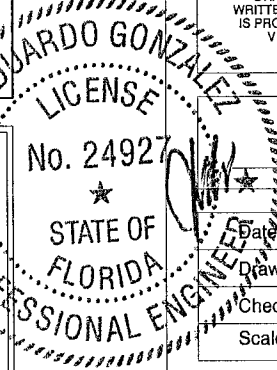
Z.W. JAROSZ ARCHITECT, P.A.
AR 8223
3326 MARY STREET
COCONUT GROVE, FLORIDA 33133
TELE (305) 446-0888



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

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STRUCTURAL ENGINEERS
717 Ponce de Leon Blvd., Suite 309
Coral Gables, Florida 33134
Tel. (305) 445-5100 Fax (305) 445-6644
STATE OF FLORIDA REGISTRATION # 24927
STATE OF FLORIDA LICENSE # CA-0008188
PROJECT # 1331

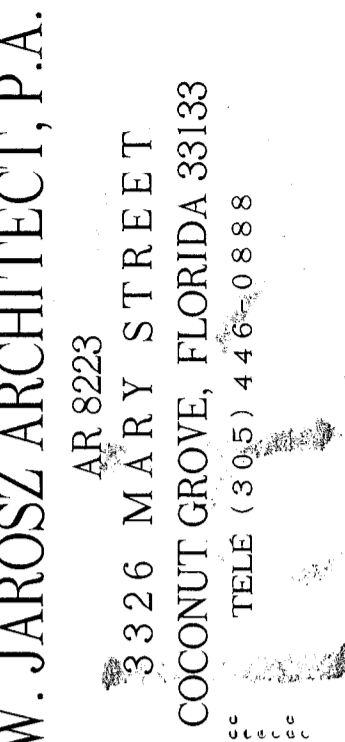


Revisions		
No.	Date	Description

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S-7
CAD ID:



FOR WIND PRESSURE ONLY

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 717 Ponce de Leon Blvd. Suite 309
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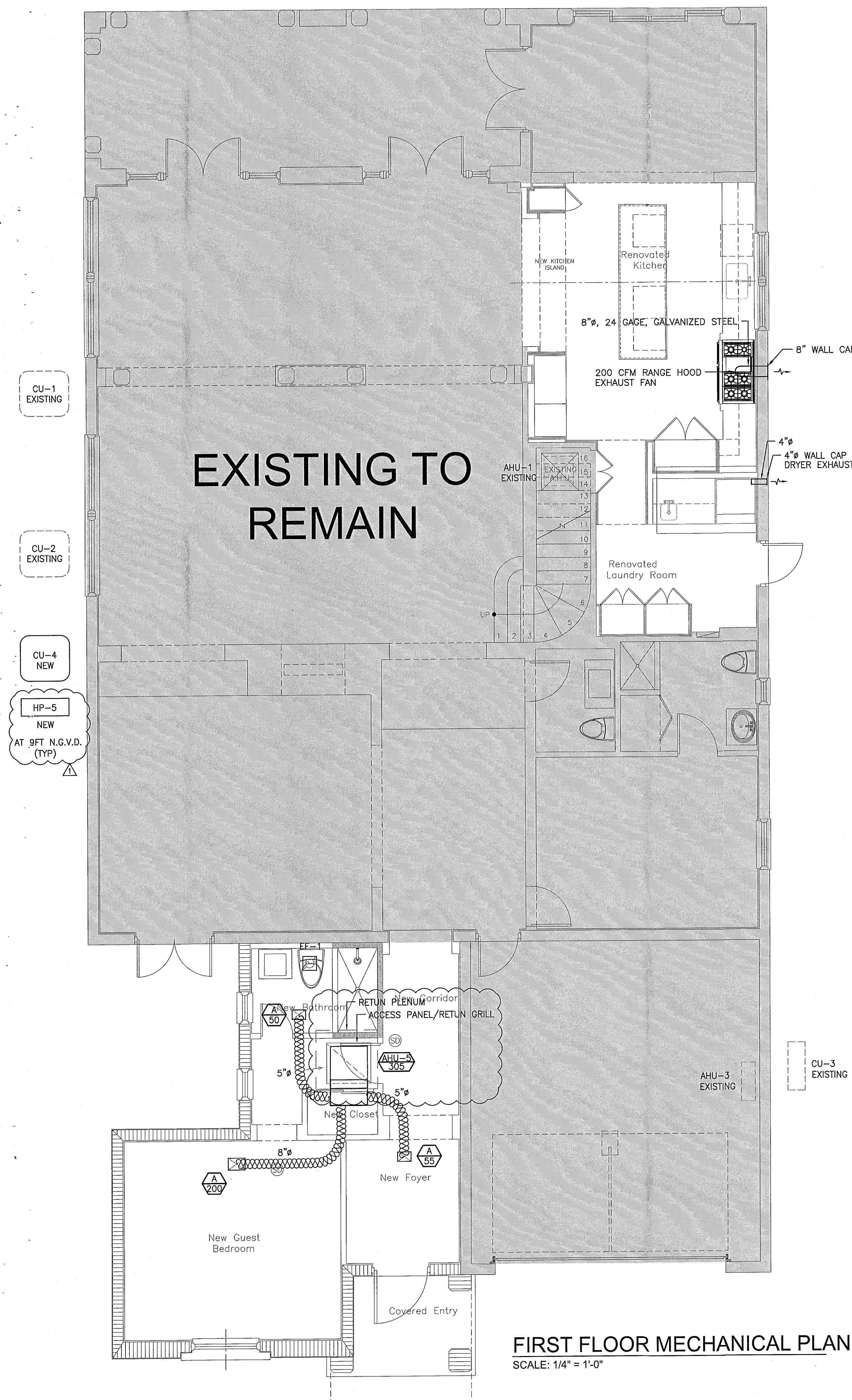
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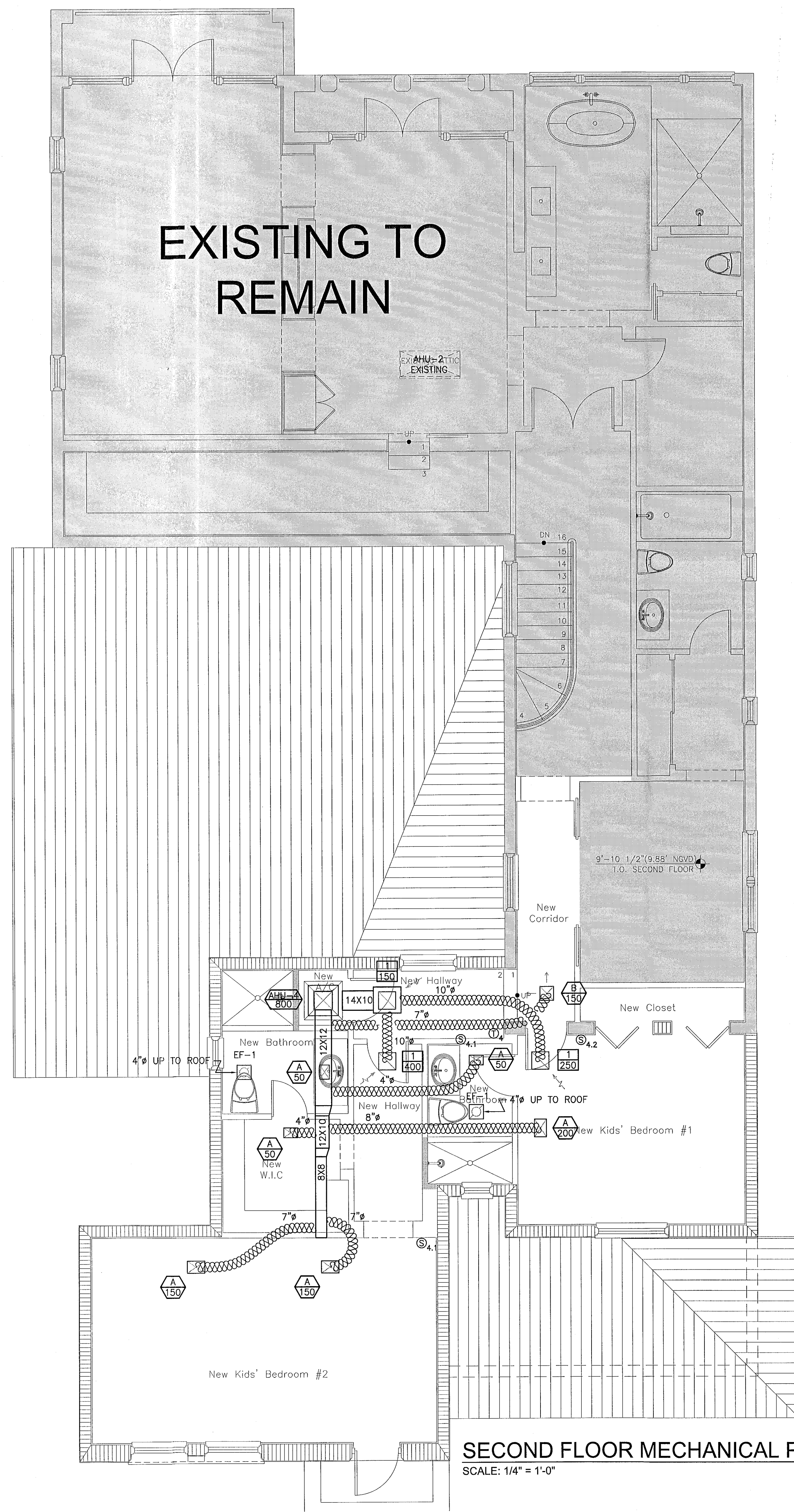
CAD ID:

B1400193

1905 Hibiscus
Dr



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



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

RPA Engineering
PROVIDING MEP SOLUTIONS

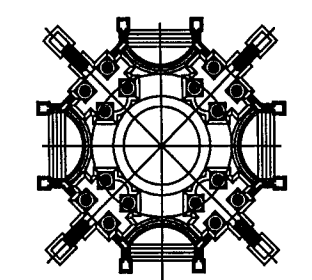
RPA

7930 NW 167th St.
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Phone: 305.508.9857
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SEAL

[Signature]
11/16/13

LIC. # 58728



Z.W. JAROSZ ARCHITECT, P.A.
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PROJECT / SHEET TITLE

SNYDER RESIDENCE
190 S Hibiscus Drive, Miami Beach, FL 33139

MECHANICAL FLOOR PLANS

LIC. AR8223

REVISIONS		
NO.	DATE	DESCRIPTION
1	11/13/13	B.O.C.

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1301-SNYD

DATE:	OCT. 7, 2013
DRAWN BY:	AB
CHECKED BY:	CHECKED BY: ZJ
SCALE:	AS SHOWN

SHEET

M1.01