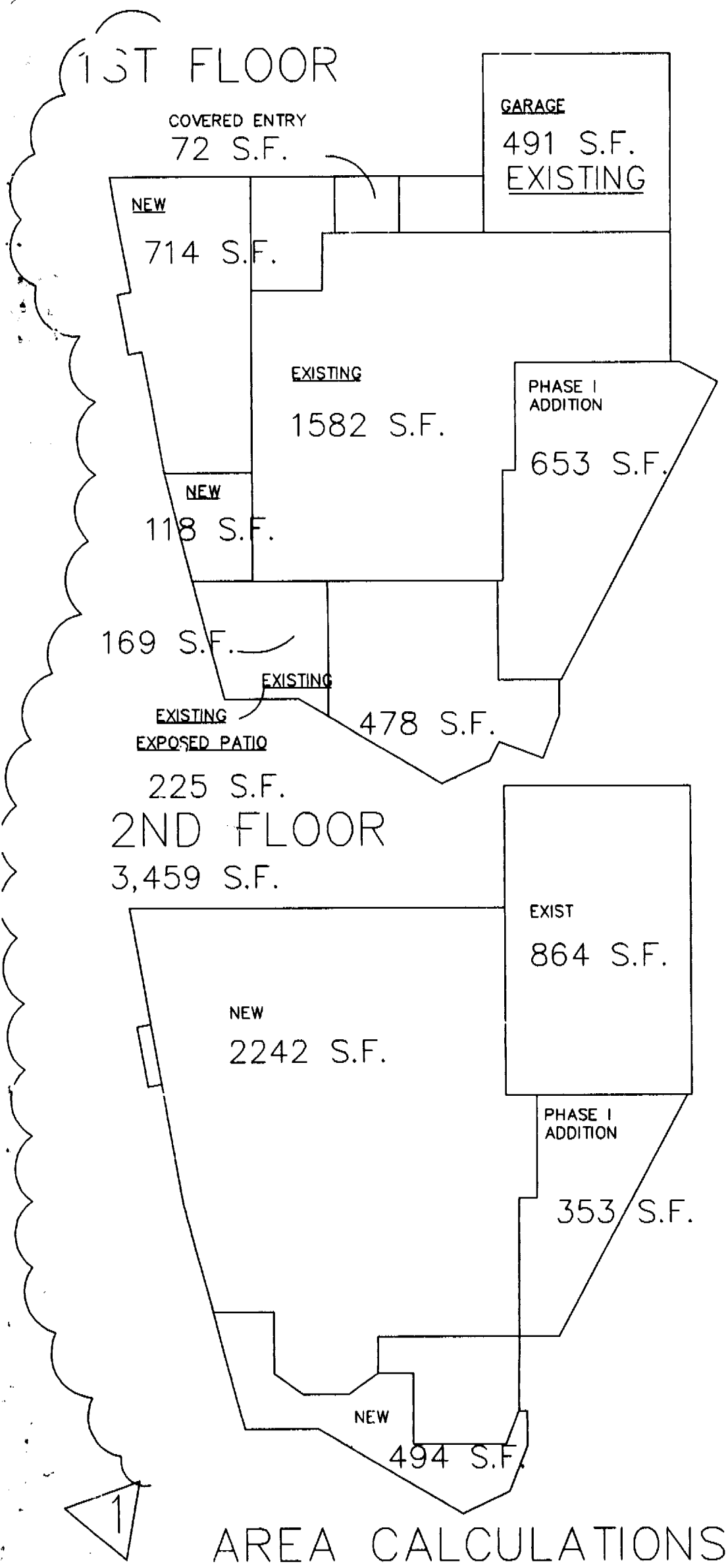




GENERAL NOTES

- WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:
 - THESE GENERAL NOTES (UNLESS OTHERWISE NOTED ON PLANS OR SPECIFICATIONS).
 - SOUTH FLORIDA BUILDING CODE, LATEST EDITION.
 - ALL APPLICABLE STATE AND LOCAL CODES ORDINANCES AND REGULATIONS.
- ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE SUB-CONTRACTOR. NOTED DIMENSIONS ARE PRECEDENT OVER SCALE.
- THE GENERAL NOTES AND TYPICAL DETAILS APPLY THROUGHOUT THE JOB UNLESS OTHERWISE NOTED OR SHOWN.
- DISCREPANCIES: THE CONTRACTOR SHALL COMPARE AND COORDINATE ALL DRAWINGS, WHEN IN THE OPINION OF THE CONTRACTOR A DISCREPANCY EXISTS HE SHALL PROMPTLY REPORT IT TO THE ARCHITECT FOR PROPER ADJUSTMENT BEFORE PROCEEDING WITH THE WORK.
- ALL CONDITIONS AND ALL APPLICABLE REQUIREMENTS OF THE CONTRACT BETWEEN THE CONTRACTOR AND THE OWNER SHALL GOVERN ALL SECTIONS OF THE SPECIFICATIONS.
- OMISSIONS: IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, THEN THEIR CONSTRUCTION SHALL BE OF THE CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN.
- ALL WORK THAT IS EITHER IMPLIED OR REASONABLY INFERRED FROM THE CONTRACT DOCUMENTS, DRAWINGS AND SPECIFICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL DRAWINGS AND SPECIFICATIONS ARE DIRECTED TO THE ATTENTION OF THE CONTRACTOR AND THE INCLUSION OF ANY WORK BY MENTION, NOTE OR DETAIL ITEMIZATION OR IMPLICATIONS HOWEVER BRIEF, MEANS THE CONTRACTOR SHALL PROVIDE AND INSTALL SAME. ALL WORK PERFORMED TO BE PART OF A COMPLETE PACKAGE WITHIN THE DEFINITIONS NORMAL INDUSTRY STANDARDS.
- ALTERING STRUCTURAL MEMBERS: NO STRUCTURAL MEMBERS SHALL BE OMITTED, NOTCHED, CUT, BLOCKED OUT, OR RELOCATED WITHOUT PRIOR APPROVAL BY THE ARCHITECT.
- ALL PERMITS, INSPECTIONS, APPROVALS, ETC. SHALL BE APPLIED FOR AND PAID BY THE CONTRACTOR IN ALL FIELDS OF HIS WORK, AND HE SHALL BE RESPONSIBLE FOR THE COORDINATION OF INSPECTION AND APPROVAL OF HIS WORK. PRIME BUILDING PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AND PAID FOR BY THE OWNER.
- ALL WORK COMPLETED OR OTHERWISE, SHALL BE PROPERLY PROTECTED AT ALL TIMES. CONTRACTOR SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY PRACTICE AND PROVIDE FENCES, BARRICADES, ETC. AS MAY BE NEEDED TO PROTECT LIFE AND PROPERTY AND AS MAY BE REQUIRED BY ALL AUTHORITIES HAVING JURISDICTION OVER THIS WORK. HE SHALL REPAIR AT HIS OWN COST ANY DAMAGES TO THE PREMISES OR ADJACENT WORK CAUSED BY HIS OPERATION.

SUNSET DRIVE

BLOCK 5

SITE PLAN

NORTH SCALE 1"=20'-0"

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- CONSTRUCTION LEGEND**
- EXISTING TWO CBS STRUCTURE
 - NEW TWO STY OVER EXISTING ONE STORY
 - NEW TWO STORY ADDITION
 - NEW CONC TERRACE OVER EXIST PORCH

LEGAL DESCRIPTION:

LOT 12, BLOCK 4F, OF SUNSET ISLES. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 40, AT PAGE 23, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ZONING LEGEND:

ZONING DISTRICT RS-3
GRADE ± 5'-2"
HEIGHT (TO MID-RIDGE ROOF): ± 33'-0"
HEIGHT (TO MID-RIDGE EXISTING): ± 25'-4"
NET LAND AREA 10,803 S.F.
GROSS LAND AREA 10,803 S.F.
ADDITION SHALL COMPLY WITH CHARTER 34 OF FBC.

NEW IMPACT FEE:
NEW ADDITION PHASE II (1ST FLR) 1192 SQ. FT.

TOTAL:

PUBLIC WORKS
1192 S.F. PLAN REVIEW NOTICE
Phone 305-673-7080 Fax 305-673-7028

THIS PLAN REVIEW CONSTITUTES APPROVAL FOR OBTAINING BUILDING PERMITS ONLY.

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

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

ENC 03-28-2007

FLOOD CRITERIA: ZONE "AE", +8'-0"

GROSS LOT AREA = 10,803 SQ FT

BUILDING SETBACK DATA:

DATA
SOUTH SETBACK
EAST SETBACK
WEST SETBACK
NORTH SETBACK

EXISTING 30'-0"
PROPOSED 22'-10"
5'-0" (EXIST)
5'-0" (EXIST)
11'-6" (2ND FLR)

ROAD X FINE SCHOOL
IMPACT FEE NOT REQUIRED
B450701092
MAR 27 2007
MIAMI-DADE COUNTY
APPROVED
PAID BY 820040800071
03003 08 26 1
ANALOG OVER 3000 SF
446 WITH ADJUSTMENTS

DWG. INFO.

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KURTEN RESIDENCE
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Revisions	Date
Rev. 01-11-03	01-11-03
Rev. 03-14-04	03-14-04
Rev. 03-31-04	03-31-04
1 BLDG COMM	7-28-03
2 BLDG COMM	8-8-05

KURTEN RESIDENCE
2001 LAKE AVENUE
MIAMI BEACH, FL 33140

ADDITION TO:

A-0

SHEET NUMBER

SITE PLAN

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KURTEN RESIDENCE
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ADDITION TO:

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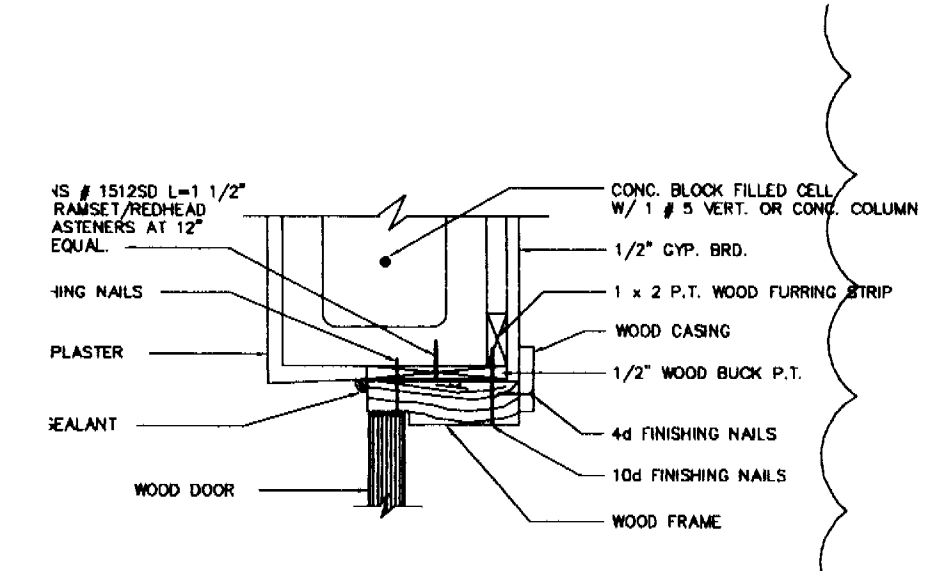
Revisions	Date
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1 BLDG COMM	7-28-03
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KURTEN RESIDENCE
2001 LAKE AVENUE
MIAMI BEACH, FL 33140

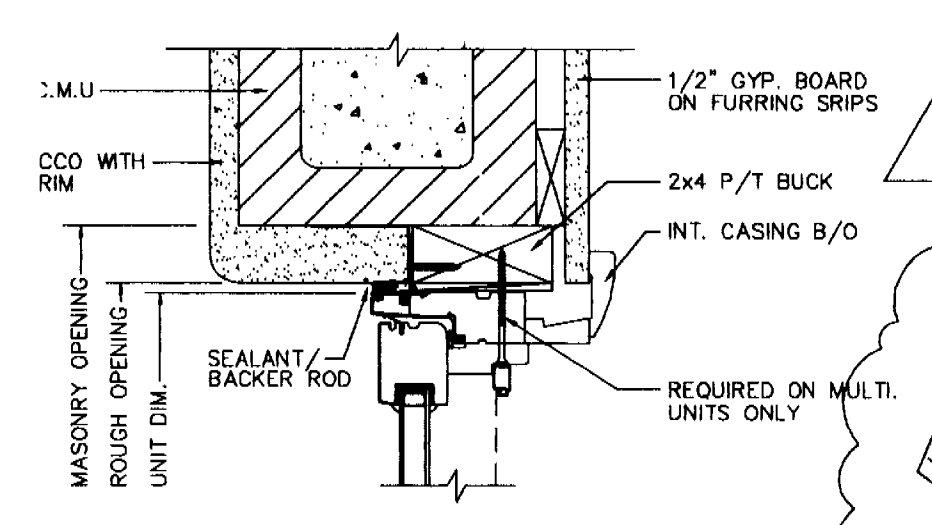
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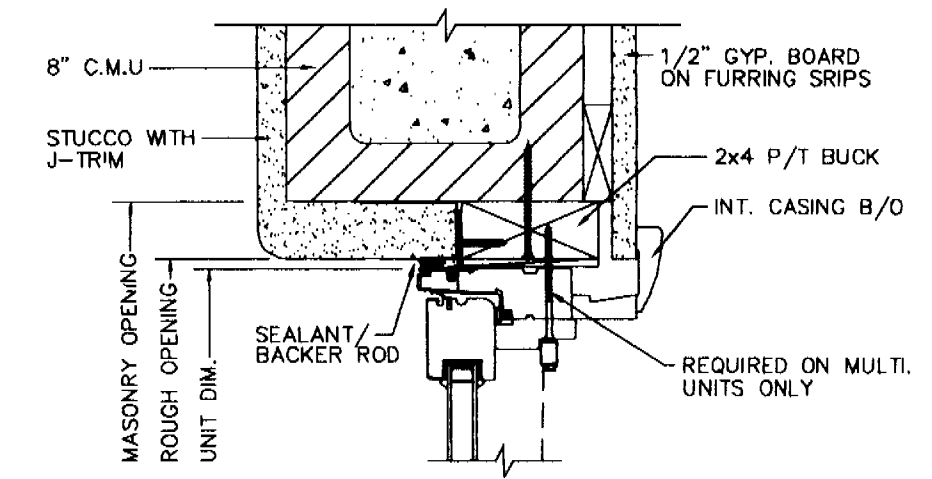
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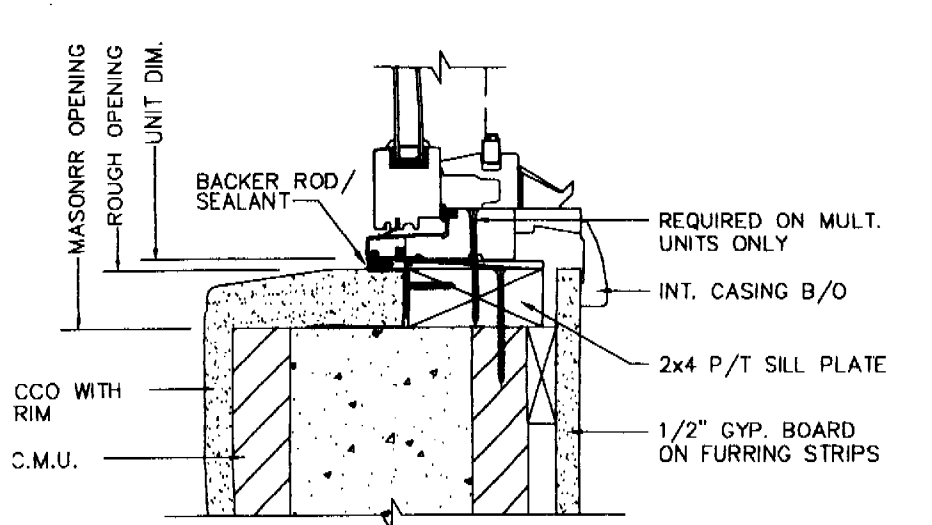
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2. JAMB DETAIL SINGLE HUNG/FIXED SCALE: 3" = 1'-0"

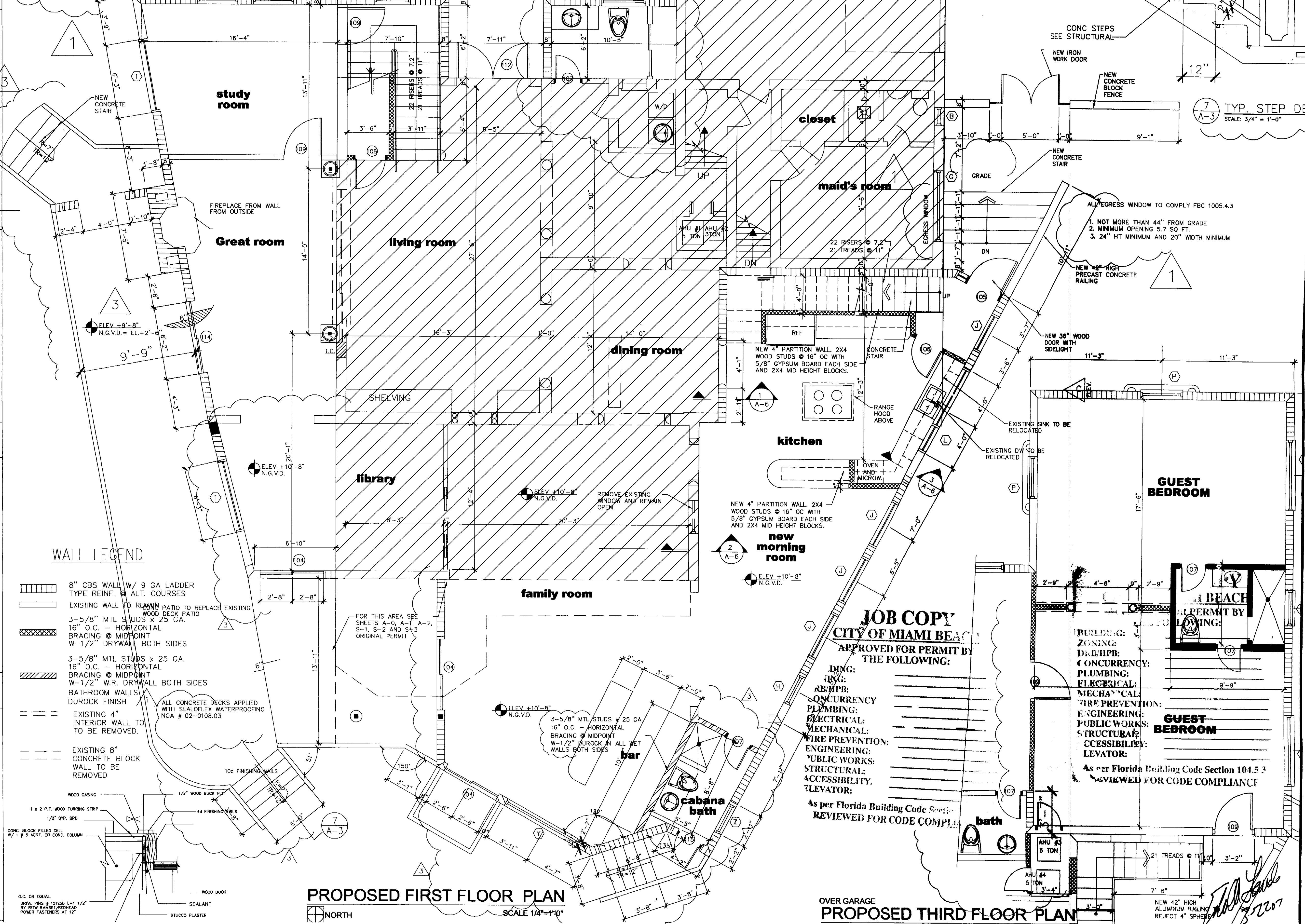


3. HEADER DETAIL SINGLE HUNG/FIXED SCALE: 3" = 1'-0"



4. SILL DETAIL SINGLE HUNG/FIXED SCALE: 3" = 1'-0"

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3. ROOF ANCHORAGE SHALL BE CHECKED AT ALL WALLS WHERE THE ADDITION CONNECTS TO THE EXISTING BUILDING
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5. GFCI OUTLETS SHALL BE INSTALLED WHERE REQUIRED BY CODE
6. SMOKE DETECTORS SHALL BE INSTALLED WHERE REQUIRED BY CODE



- WALL LEGEND**
- 8" CBS WALL W/ 9 GA LADDER TYPE REINF. @ ALT. COURSES
 - EXISTING WALL TO REMAIN PATIO TO REPLACE EXISTING WOOD DECK PATIO
 - 3-5/8" MTL STUDS x 25 GA. 16" O.C. - HORIZONTAL BRACING @ MIDPOINT W-1/2" DRYWALL BOTH SIDES
 - 3-5/8" MTL STUDS x 25 GA. 16" O.C. - HORIZONTAL BRACING @ MIDPOINT W-1/2" W.R. DRYWALL BOTH SIDES
 - BATHROOM WALLS DUROCK FINISH
 - EXISTING 4" INTERIOR WALL TO BE REMOVED.
 - EXISTING 8" CONCRETE BLOCK WALL TO BE REMOVED
- ALL CONCRETE DECKS APPLIED WITH SEALOFLEX WATERPROOFING NOA # 02-0108.03

Edward A. LANDERS, P.E.
CONSULTING ENGINEERS
7800 NW 14TH STREET, SUITE 800 MIAMI LAKES, FL 33055
Tel. (305) 823-3938
Fax (305) 823-9355

PERMIT SET

DWG INFO:	
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EDWARD A. LANDERS, P.E., HAS REVIEWED THIS SET OF PERMIT DRAWINGS AND ASSURES THAT THEY COMPLY WITH THE CITY OF MIAMI BEACH PERMIT REQUIREMENTS. THESE DRAWINGS ARE TO BE USED FOR THE PROJECT STATED ONLY AND SHALL NOT BE USED FOR ANY OTHER PURPOSE. REPRODUCED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER IS PROHIBITED. VERIFY ALL DIMENSIONS AND SHALL NOT RELY ON SCALED DIMENSIONS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.	
Revisions	Date
3 BLDG COMM	12-29-06

KURTEN RESIDENCE
2001 LAKE AVENUE
MIAMI BEACH, FL 33140

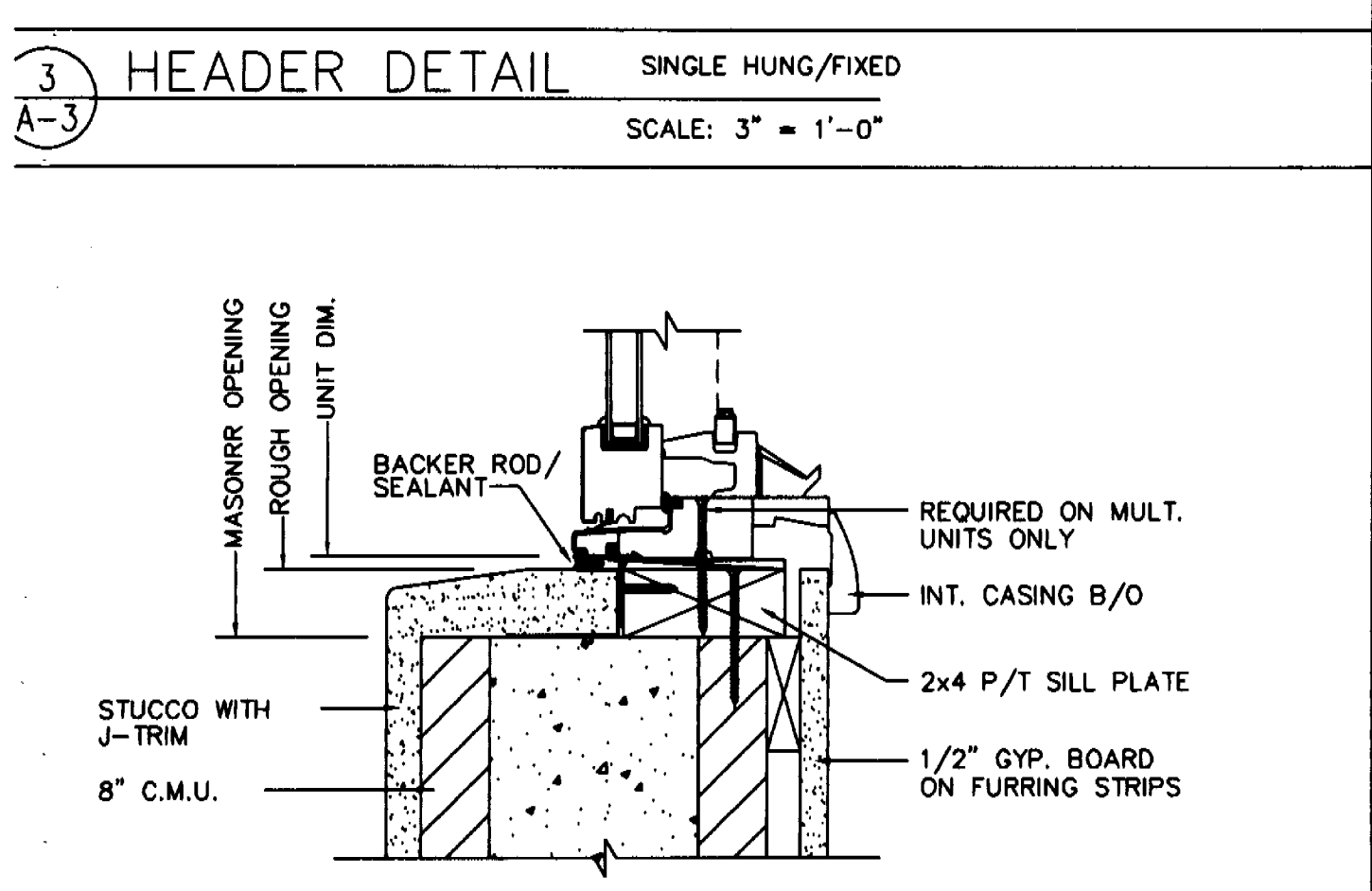
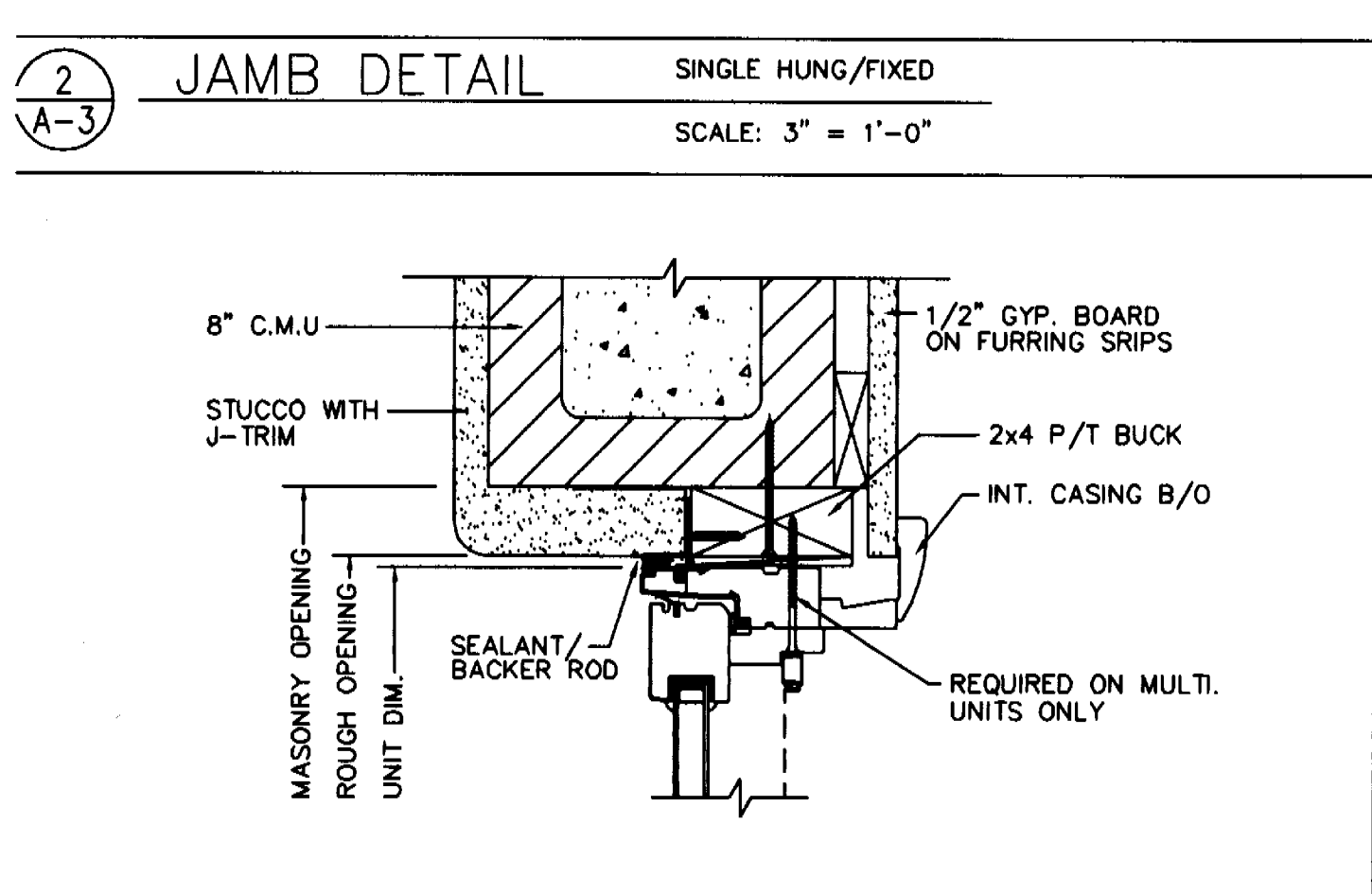
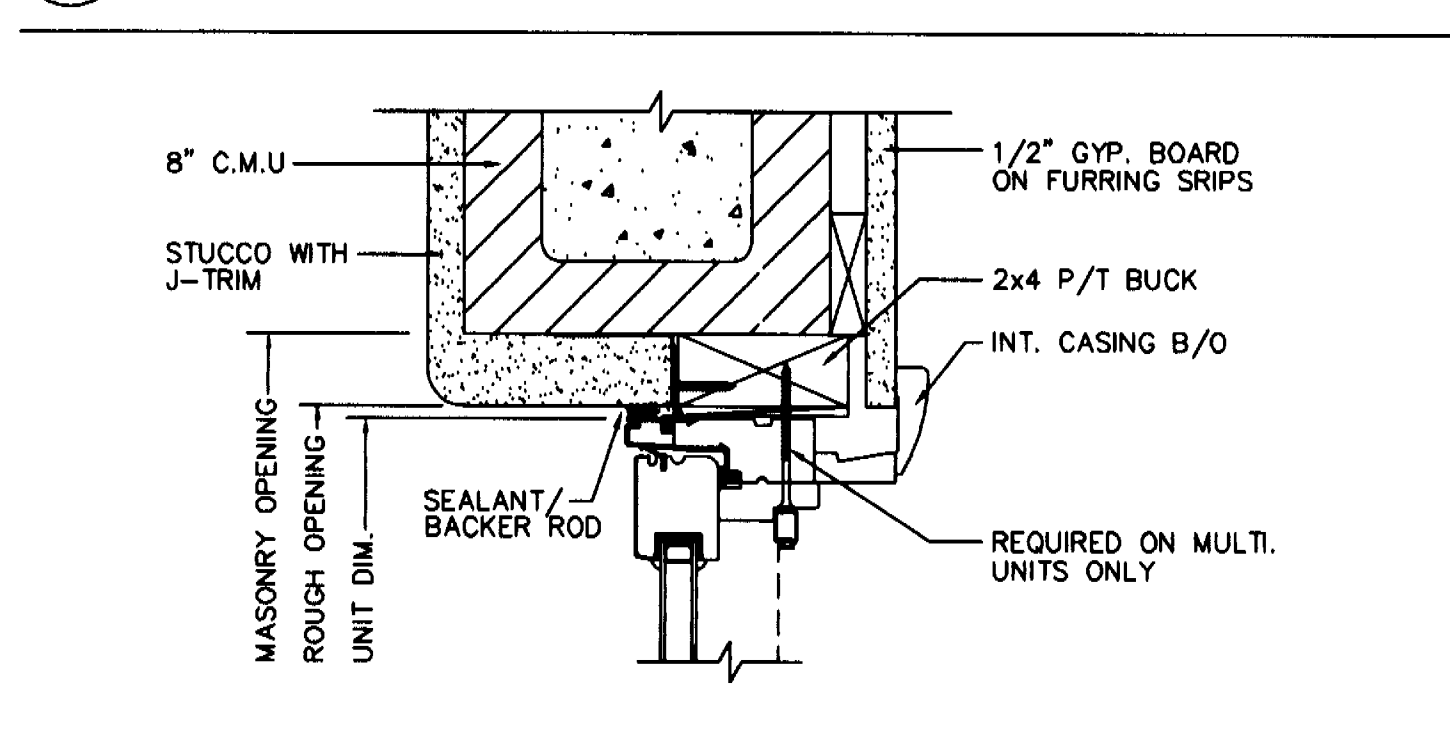
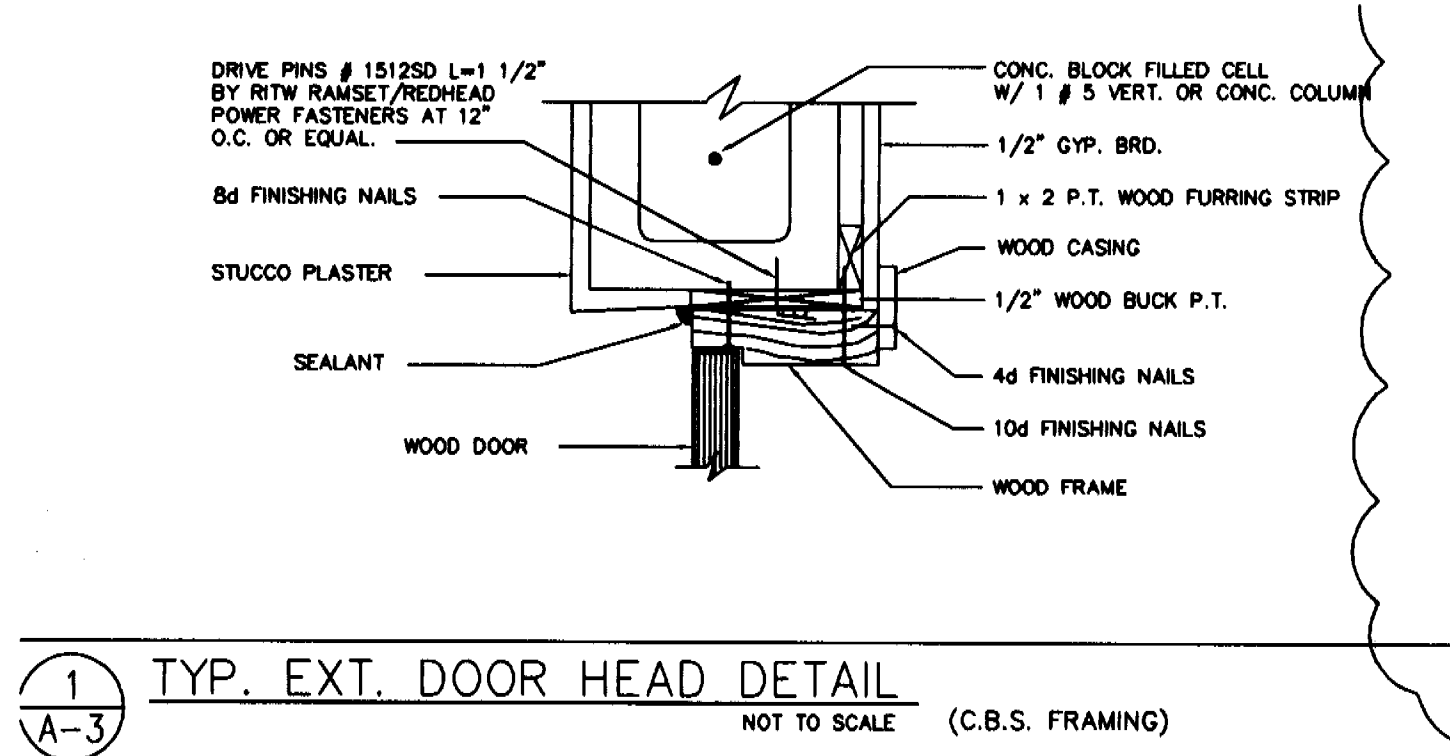
A-3
SHEET NUMBER

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

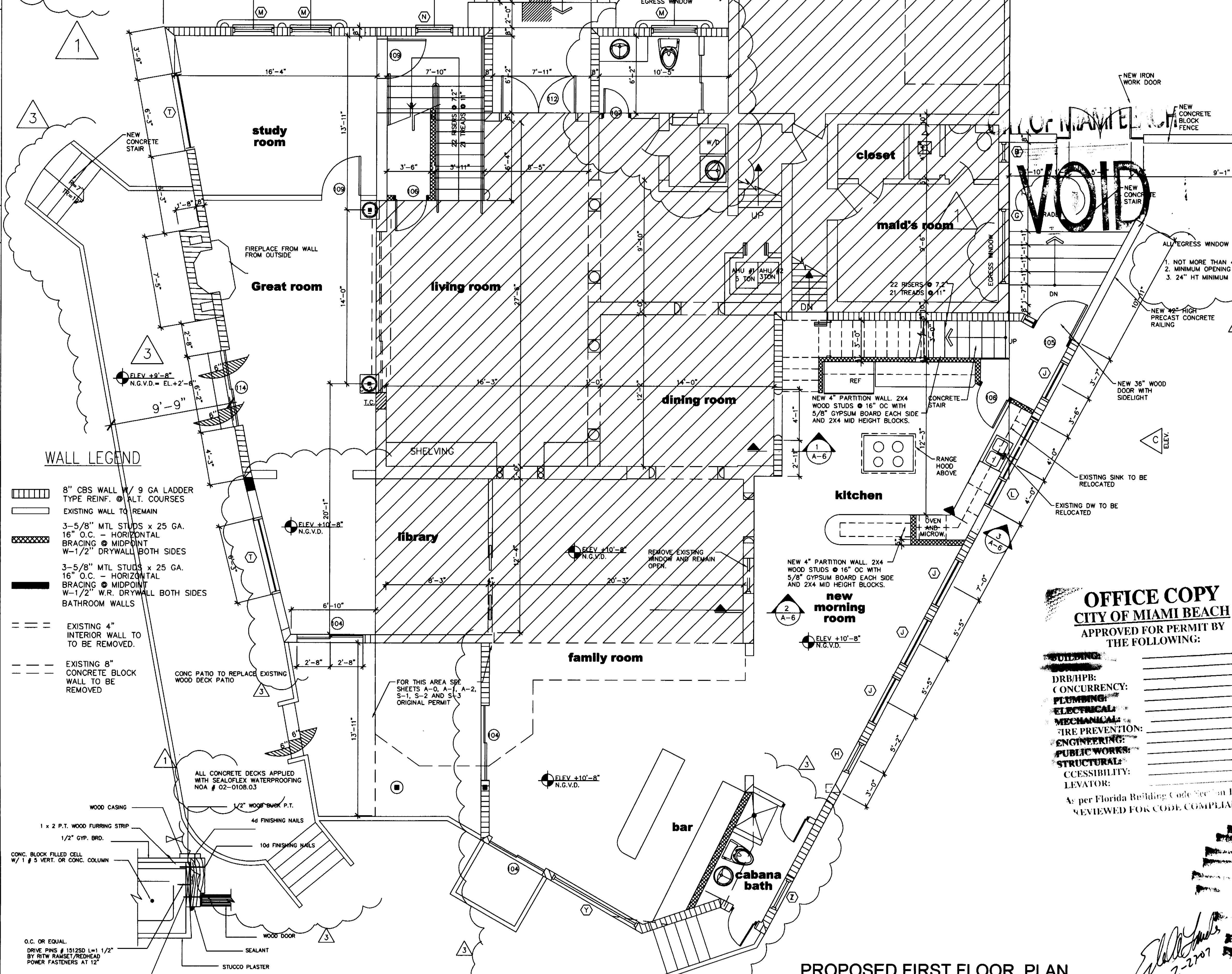
DATE: 12/29/06
BY: RB/HPB
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

As per Florida Building Code Section 104.5.3 REVIEWED FOR CODE COMPLIANCE

OVER GARAGE
PROPOSED THIRD FLOOR PLAN



1. IMPACT RESISTIVE WINDOWS TO BE PROVIDED IN ALL WINDOWS AND DOORS. PROVIDE PRODUCT APPROVALS PRIOR TO SUBMITTAL FOR APPROVAL.
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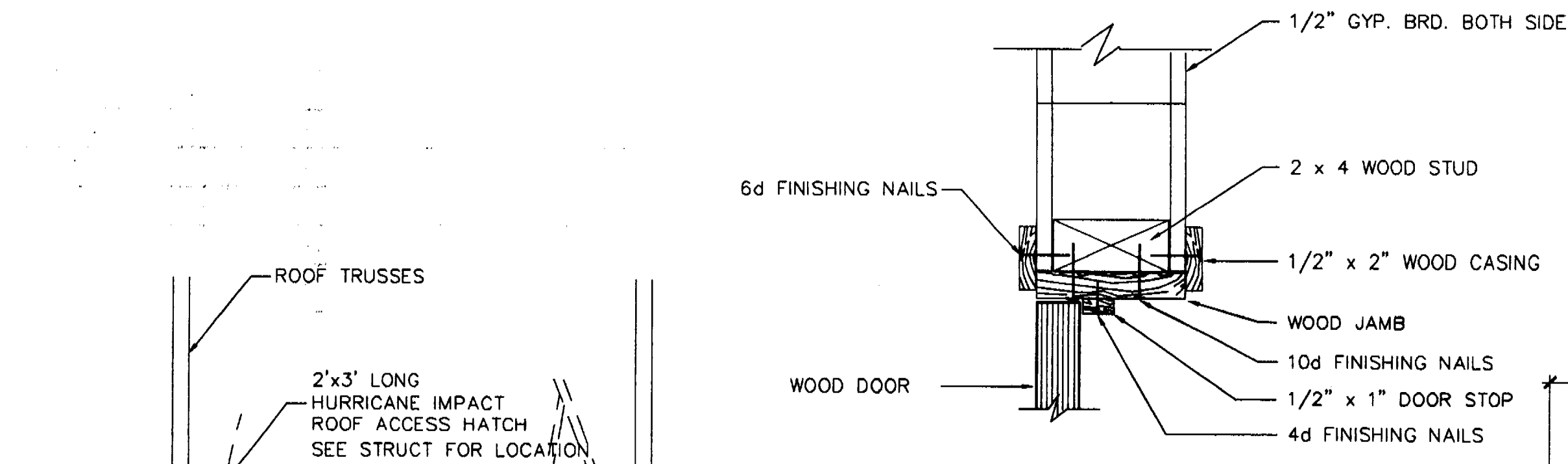


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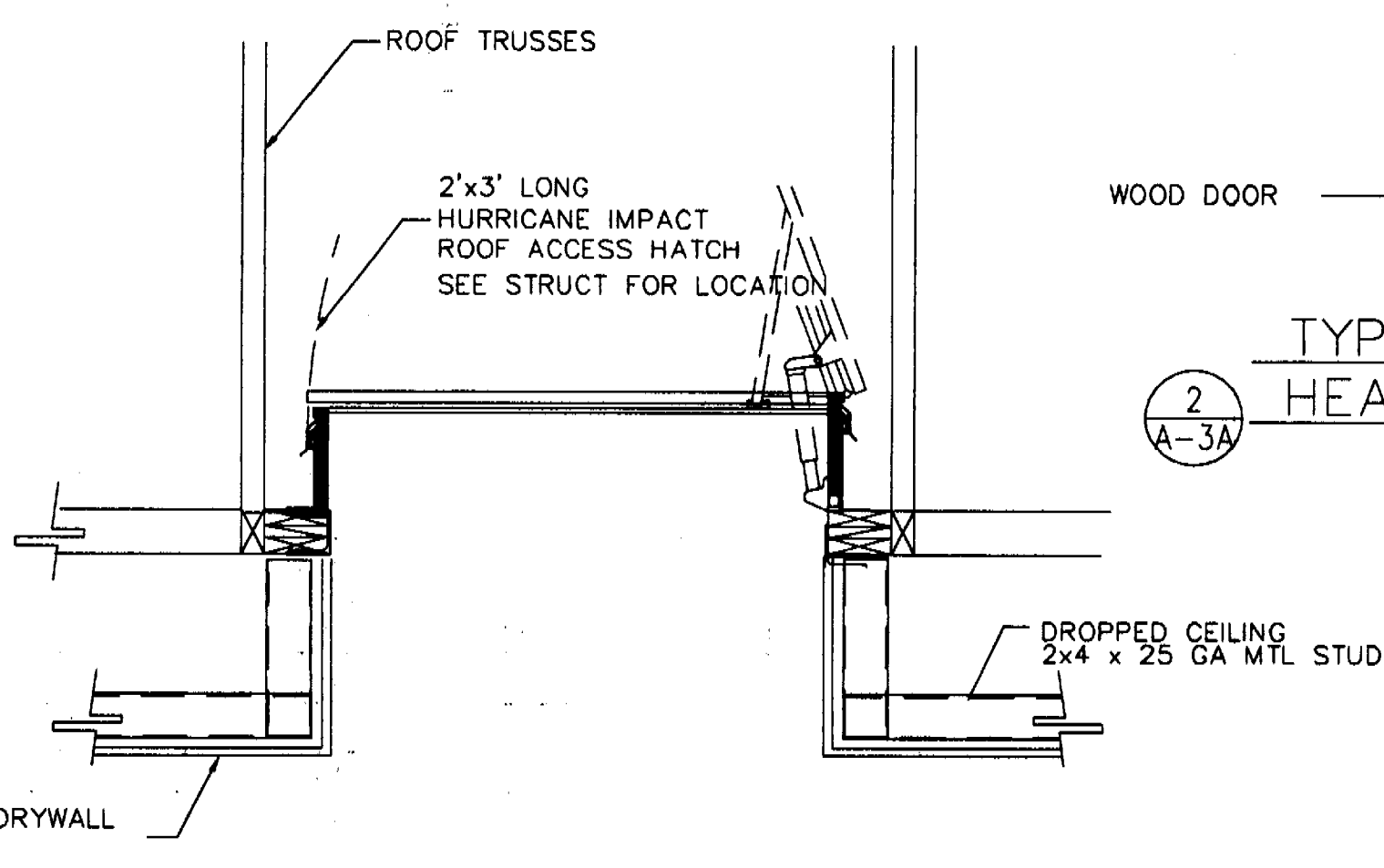
PERMIT SET
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Revisions
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12-29-06
Date

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING: _____
DRB/HPB: _____
CONCURRENCY: _____
PLUMBING: _____
ELECTRICAL: _____
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PUBLIC WORKS: _____
STRUCTURAL: _____
ACCESSIBILITY: _____
LEVATOR: _____
As per Florida Building Code Section 104.5.3
REVIEWED FOR CODE COMPLIANCE

RESIDENCE
19001 LAKE AVENUE, FL 33140
MIAMI BEACH, FL
A-3
SHEET NUMBER



TYP INTERIOR DOOR
HEAD & JAMB DETAIL
SCALE: 3" = 1'-0"



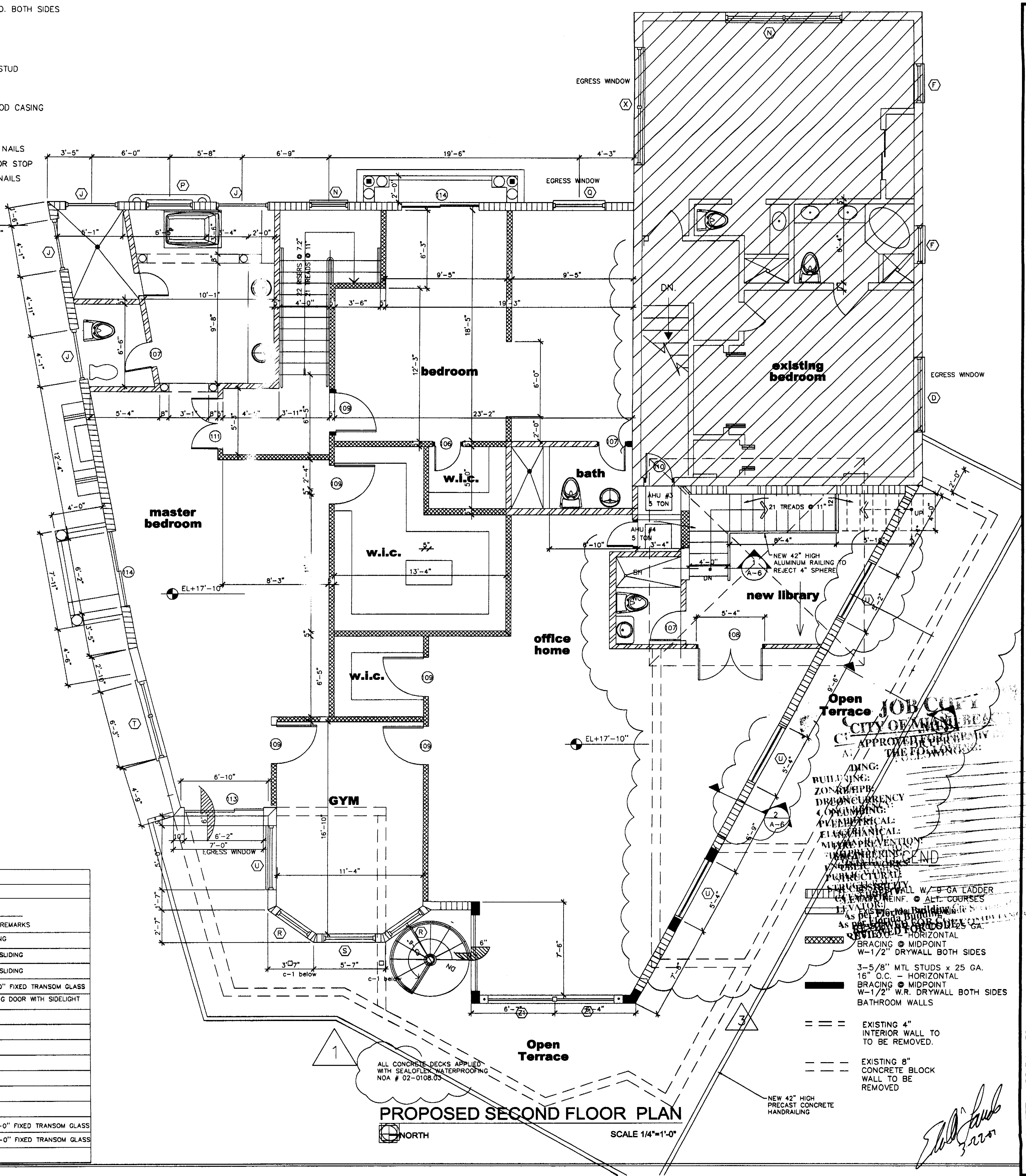
ATTIC ACCESS DETAIL
SCALE: 3" = 1'-0"

WINDOW SCHEDULE

OPG MARK	TYPE	SIZE		FRAME		GLASS	DETAILS			REMARKS
		W	H	MAT.	FINISH	TYPE	HEAD	JAMB	SILL	
A	SLIDING	9'-0"	4'-0"	ALUMINUM	PAINT	GREEN TINT IMPACT	3/A-3	2/A-3	4/A-3	
B	SINGLE HUNG	1'-6"	3'-0"	ALUMINUM	PAINT	OPAQUE GLASS IMPACT				
C	SLIDING/FIXED	12'-0"	5'-0"	ALUMINUM	PAINT	GREEN TINT IMPACT				
D	SINGLE HUNG	6'-0"	4'-0"	ALUMINUM	PAINT	GREEN TINT IMPACT				
E	SINGLE HUNG	3'-0"	2'-6"	ALUMINUM	PAINT	GREEN TINT IMPACT				
F	SINGLE HUNG	3'-0"	3'-0"	ALUMINUM	PAINT	GREEN TINT IMPACT				
G	SINGLE HUNG	6'-0"	3'-0"	ALUMINUM	PAINT	GREEN TINT IMPACT				
H	SINGLE HUNG	3'-0"	5'-0"	ALUMINUM	PAINT	GREEN TINT IMPACT				W/2'-0" FIXED TRANSOM GLASS
I	SINGLE HUNG	4'-0"	5'-0"	ALUMINUM	PAINT	GREEN TINT IMPACT				W/2'-0" FIXED TRANSOM GLASS
J	FIXED	4'-0"	2'-0"	ALUMINUM	PAINT	GREEN TINT IMPACT				
K	SINGLE HUNG	2'-2 "	2'-2"	ALUMINUM	PAINT	GREEN TINT IMPACT				
L	SINGLE HUNG	8'-0"	5'-0"	ALUMINUM	PAINT	GREEN TINT IMPACT				
M	SINGLE HUNG	4'-0"	5'-6"	ALUMINUM	PAINT	GREEN TINT IMPACT				
N	FIXED	2'-0"	2'-0"	ALUMINUM	PAINT	GREEN TINT IMPACT				
P	SINGLE HUNG	3'-0"	5'-0"	ALUMINUM	PAINT	GREEN TINT IMPACT				
Q	SINGLE HUNG	4'-0"	5'-0"	ALUMINUM	PAINT	GREEN TINT IMPACT				
R	SINGLE HUNG	3'-0"	5'-0"	ALUMINUM	PAINT	GREEN TINT IMPACT				W/2'-0" FIXED TRANSOM GLASS
S	SINGLE HUNG	4'-0"	5'-0"	ALUMINUM	PAINT	GREEN TINT IMPACT				W/2'-0" FIXED TRANSOM GLASS
T	SLIDERS	6'-0"	5'-0"	ALUMINUM	PAINT	GREEN TINT IMPACT				W/2'-0" FIXED TRANSOM GLASS
U	SLIDERS	5'-0"	5'-0"	ALUMINUM	PAINT	GREEN TINT IMPACT				W/2'-0" FIXED TRANSOM GLASS
V	SINGLE HUNG	4'-0"	(3) 3'-0"	ALUMINUM	PAINT	GREEN TINT IMPACT				
W	SINGLE HUNG	4'-6"	(5) 3'-0"	ALUMINUM	PAINT	GREEN TINT IMPACT				
X	SINGLE HUNG	4'-0"	8'-6"	ALUMINUM	PAINT	GREEN TINT IMPACT	↓	↓	↓	
Y	FIXED	7'-0"	7'-0"	ALUMINUM	PAINT	GREEN TINT IMPACT				W/2'-0" FIXED TRANSOM GLASS
Z1	FIXED	5'-0"	7'-0"	ALUMINUM	PAINT	GREEN TINT IMPACT				W/2'-0" FIXED TRANSOM GLASS
Z	FIXED	2'-6"	OCTOGON	ALUMINUM	PAINT	GREEN TINT IMPACT				OCTOGON WINDOW

DOOR SCHEDULE

OPG MARK	DOOR							GLASS			SIZE			
	SIZE			TYPE	MAT.	FINISH	TYPE	MAT.	FINISH	HD	JMB	THR	REMARKS	
	W	H	T											
101	(4) 4'-0"	6'-8"	1 3/4"	SWING	ALUM.	STAIN	GREEN TINT IMPACT	ALUM.	PAINT	-	-	-	EXISTING	
102	(2) 3'-0"	6'-8"	1 3/4"	SLIDING	ALUM.	PAINT		ALUM.	PAINT	-	-	-	EXIST SLIDING	
103	(3) 4'-0"	6'-8"	1 3/4"	SLIDING	ALUM.	PAINT		ALUM.	PAINT	-	-	-	EXIST SLIDING	
104	(2) 2'-8"	8'-0"	1 3/4"	SLIDING	ALUM.	PAINT		ALUM.	PAINT	1/A-3	5/A-3	YES	W/2'-0" FIXED TRANSOM GLASS	
105	3'-0"	8'-0"	1 3/4"	SWING	WOOD	PAINT		WOOD	PAINT	1/A-3	5/A-3	YES	SWINGING DOOR WITH SIDELIGHT	
106	3'-0"	8'-0"	1 3/4"	SWING	WOOD	PAINT		WOOD	PAINT	2/A-3A	2/A-3A			
107	2'-8"	8'-0"	1 3/4"	SWING	WOOD	PAINT		WOOD	PAINT				YES	
108	(2) 2'-8"	8'-0"	1 3/4"	SWING	WOOD	PAINT		WOOD	PAINT					
109	2'-8"	8'-0"	1 3/4"	SWING	WOOD	PAINT		ALUM.	PAINT					
110	2'-8"	8'-0"	1 3/4"	LOUVERED	WOOD	PAINT		ALUM.	PAINT					
111	(2) 2'-6"	8'-0"	1 3/4"	SWING	ALUM.	PAINT		ALUM.	PAINT	↓	↓			
112	(2) 3'-0"	8'-0"	1 3/4"	SWING	WOOD/GL	PAINT		WOOD	PAINT	1/A-3	5/A-3	YES		
113	(2) 3'-0"	8'-0"	1 3/4"	SLIDING	ALUM.	PAINT		ALUM.	PAINT	1/A-3	5/A-3	YES	W/2'-0" FIXED TRANSOM GLASS	
114	(2) 3'-0"	8'-0"	1 3/4"	SLIDING	ALUM.	PAINT		ALUM.	PAINT	1/A-3	5/A-3	YES	W/2'-0" FIXED TRANSOM GLASS	
115	2'-8"	8'-0"	1 3/4"	SWING	ALUM.	PAINT		ALUM.	PAINT	1/A-3	5/A-3	YES		



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

Edward A. LANDERS, P.E.

CONSULTING ENGINEERS
2800 NW 14TH STREET, SUITE 200, MIAMI, FL 33150
Tel: (305) 823-3938
Fax: (305) 823-9355

PERMIT SET

DWG. INFO:	
© 2004	EDWARD A. LANDERS, P.E., hereby certifies that the drawings shown on these drawings are to be used for the project stated. ONLY AND SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER PURPOSE WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ENGINEER. VERIFY ALL DIMENSIONS AND SHALL NOT RELY ON SCALED DIMENSIONS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
Revisions	Date
5 bldg comm	6-30-06

KURTEN RESIDENCE
2001 LAKE AVENUE
MIAMI BEACH, FL 33140

A-3A

SHEET NUMBER

PERMIT SET

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Revisions	Date
5 bldg comm	6-30-05

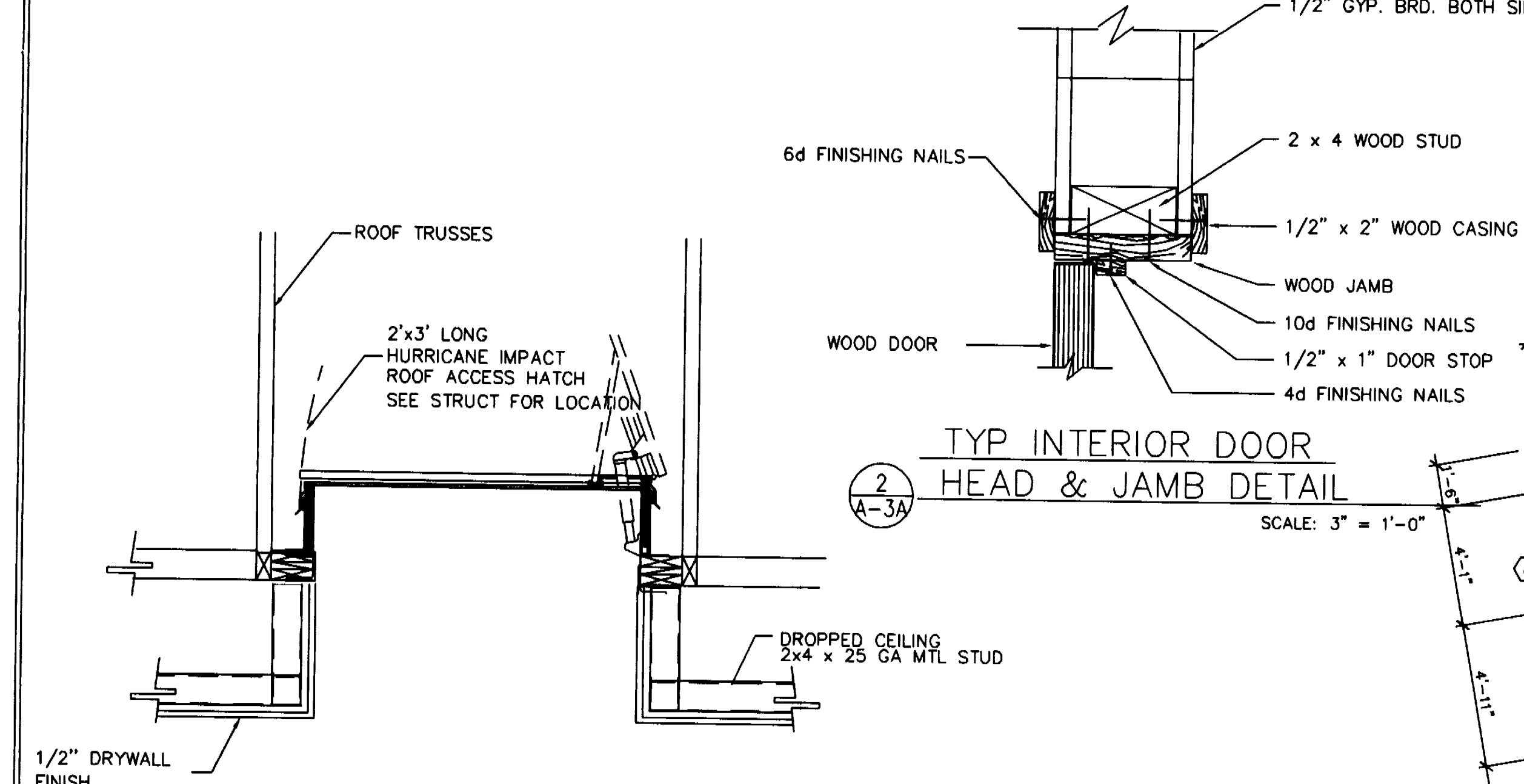
OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

KURTEN RESIDENCE
2001 LAKE AVENUE
MIAMI BEACH, FL 33140

ADDITION TO:

A-3A

SHEET NUMBER



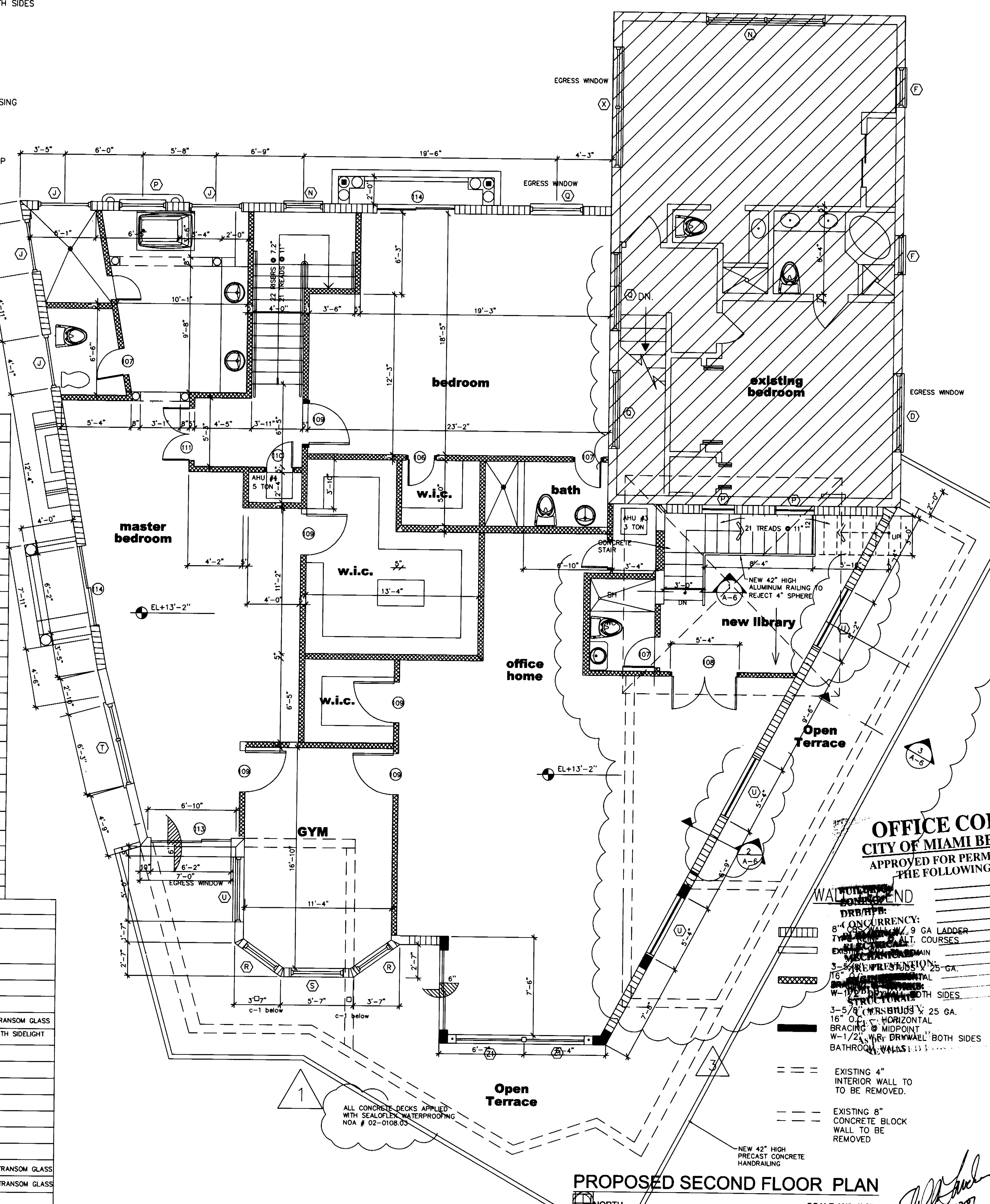
1 ATTIC ACCESS DETAIL
A-3A SCALE: 3" = 1'-0"

WINDOW SCHEDULE

OPG MARK	TYPE	SIZE		FRAME		GLASS	DETAILS			REMARKS
		W	H	MAT.	FINISH	TYPE	HEAD	JAMB	SILL	
A	SLIDING	9'-0"	4'-0"	ALUMINUM	PAINT	GREEN TINT IMPACT	3/A-3	2/A-3	4/A-3	
B	SINGLE HUNG	1'-6"	3'-0"	ALUMINUM	PAINT	OPAQUE GLASS IMPACT				
C	SLIDING/FIXED	12'-0"	5'-0"	ALUMINUM	PAINT	GREEN TINT IMPACT				
D	SINGLE HUNG	6'-0"	4'-0"	ALUMINUM	PAINT	GREEN TINT IMPACT				
E	SINGLE HUNG	3'-0"	2'-6"	ALUMINUM	PAINT	GREEN TINT IMPACT				
F	SINGLE HUNG	3'-0"	3'-0"	ALUMINUM	PAINT	GREEN TINT IMPACT				
G	SINGLE HUNG	6'-0"	3'-0"	ALUMINUM	PAINT	GREEN TINT IMPACT				
H	SINGLE HUNG	3'-0"	5'-0"	ALUMINUM	PAINT	GREEN TINT IMPACT				W/2'-0" FIXED TRANSOM GLASS
I	SINGLE HUNG	4'-0"	5'-0"	ALUMINUM	PAINT	GREEN TINT IMPACT				W/2'-0" FIXED TRANSOM GLASS
J	FIXED	4'-0"	2'-0"	ALUMINUM	PAINT	GREEN TINT IMPACT				
K	SINGLE HUNG	2'-2 "	2'-2"	ALUMINUM	PAINT	GREEN TINT IMPACT				
L	SINGLE HUNG	8'-0"	5'-0"	ALUMINUM	PAINT	GREEN TINT IMPACT				
M	SINGLE HUNG	4'-0"	5'-6"	ALUMINUM	PAINT	GREEN TINT IMPACT				
N	FIXED	2'-0"	2'-0"	ALUMINUM	PAINT	GREEN TINT IMPACT				
P	SINGLE HUNG	3'-0"	5'-0"	ALUMINUM	PAINT	GREEN TINT IMPACT				
Q	SINGLE HUNG	4'-0"	5'-0"	ALUMINUM	PAINT	GREEN TINT IMPACT				
R	SINGLE HUNG	3'-0"	5'-0"	ALUMINUM	PAINT	GREEN TINT IMPACT				W/2'-0" FIXED TRANSOM GLASS
S	SINGLE HUNG	4'-0"	5'-0"	ALUMINUM	PAINT	GREEN TINT IMPACT				W/2'-0" FIXED TRANSOM GLASS
T	SLIDERS	6'-0"	5'-0"	ALUMINUM	PAINT	GREEN TINT IMPACT				W/2'-0" FIXED TRANSOM GLASS
U	SLIDERS	5'-0"	5'-0"	ALUMINUM	PAINT	GREEN TINT IMPACT				W/2'-0" FIXED TRANSOM GLASS
V	SINGLE HUNG	4'-0"	(3) 3'-0"	ALUMINUM	PAINT	GREEN TINT IMPACT				
W	SINGLE HUNG	4'-6"	(3) 3'-0"	ALUMINUM	PAINT	GREEN TINT IMPACT				
X	SINGLE HUNG	4'-0"	8'-6"	ALUMINUM	PAINT	GREEN TINT IMPACT	↓	↓	↓	
Y	FIXED	7'-0"	7'-0"	ALUMINUM	PAINT	GREEN TINT IMPACT				W/2'-0" FIXED TRANSOM GLASS
Z1	FIXED	5'-0"	7'-0"	ALUMINUM	PAINT	GREEN TINT IMPACT				W/2'-0" FIXED TRANSOM GLASS
Z	FIXED	2'-6"	OCTOGAN	ALUMINUM	PAINT	GREEN TINT IMPACT				OCTOGON WINDOW

DOOR SCHEDULE

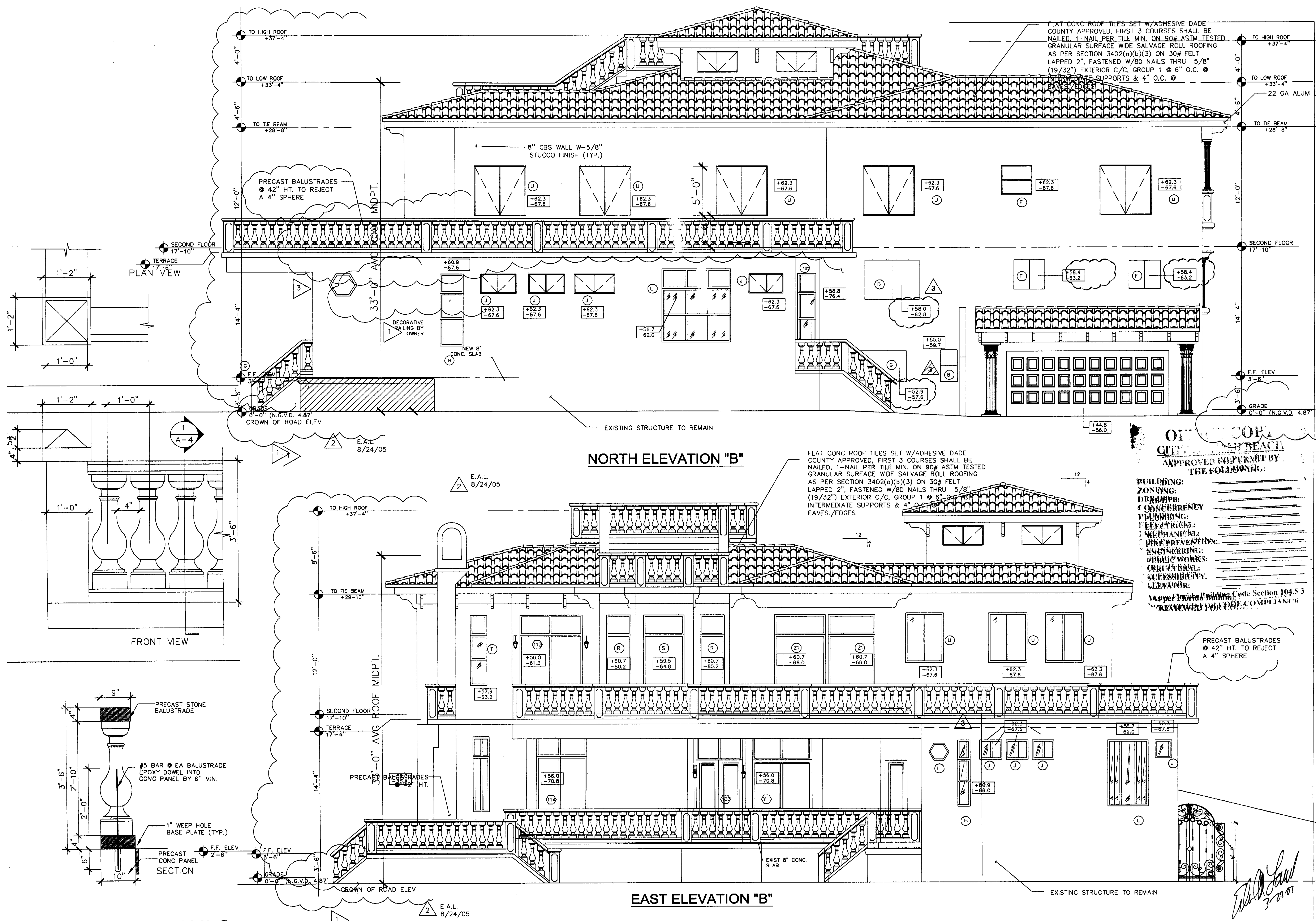
OPG MARK	DOOR							FRAME					
	SIZE			TYPE	MAT.	FINISH	GLASS TYPE	MAT.	FINISH	SIZE			REMARKS
	W	H	T							HD	JMB	THR	
101	(4) 4'-0"	6'-8"	1 3/4"	SWING	ALUM.	PAINT	GREEN TINT IMPACT	ALUM.	PAINT	—	—	—	EXISTING
102	(2) 3'-0"	6'-8"	1 3/4"	SLIDING	ALUM.	PAINT		ALUM.	PAINT	—	—	—	EXIST SLIDING
103	(3) 4'-0"	6'-8"	1 3/4"	SLIDING	ALUM.	PAINT		ALUM.	PAINT	—	—	—	EXIST SLIDING
104	(2) 2'-6"	8'-0"	1 3/4"	SLIDING	ALUM.	PAINT		ALUM.	PAINT	1/A-3	5/A-3	YES	W/2'-0" FIXED TRANSOM GLASS
105	3'-0"	8'-0"	1 3/4"	SWNG	WOOD	PAINT		WOOD	PAINT	1/A-3	5/A-3	YES	SWINGING DOOR WITH SIDELIGHT
106	3'-0"	8'-0"	1 3/4"	SWNG	WOOD	PAINT		WOOD	PAINT	2/A-3A	2/A-3A		
107	2'-0"	8'-0"	1 3/4"	SWNG	WOOD	PAINT		WOOD	PAINT			YES	
108	(2) 2'-6"	8'-0"	1 3/4"	SWNG	WOOD	PAINT		WOOD	PAINT				
109	2'-8"	8'-0"	1 3/4"	SWNG	WOOD	PAINT		ALUM.	PAINT				
110	2'-0"	8'-0"	1 3/4"	LOUVERED	WOOD	PAINT		ALUM.	PAINT				
111	(2) 2'-6"	8'-0"	1 3/4"	SWNG	ALUM.	PAINT		ALUM.	PAINT	↘	↘		
112	(2) 3'-0"	8'-0"	1 3/4"	SWNG	WOOD/GL	PAINT		WOOD	PAINT	1/A-3	5/A-3	YES	
113	(2) 3'-0"	8'-0"	1 3/4"	SLIDING	WOOD	PAINT		WOOD	PAINT	1/A-3	5/A-3	YES	W/2'-0" FIXED TRANSOM GLASS
114	(2) 3'-0"	8'-0"	1 3/4"	SLIDING	WOOD	PAINT		WOOD	PAINT	1/A-3	5/A-3	YES	W/2'-0" FIXED TRANSOM GLASS
115	2'-8"	8'-0"	1 3/4"	SWNG	WOOD	PAINT		ALUM.	PAINT	1/A-3	5/A-3	YES	



PROPOSED SECOND FLOOR PLAN

SCALE 1/4"=1'-0"

NORTH



PERMIT
SET

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COMMENCING WORK.

Revisions	Date
Rev. 1	12-20-03
Rev. 2	01-14-04
Rev. 3	03-14-04
Rev. 4	06-30-05

ADDITION TO:
KURTEN RESIDENCE
2001 LAKE AVENUE
MIAMI BEACH, FL 33140

A-5

SHEET NUMBER

NAILED, 1-NAIL PER TILE MIN. ON 90# ASTM TESTED
GRANULAR SURFACE WIDE SALVAGE ROLL ROOFING
AS PER SECTION 3402(a)(b)(3) ON 30# FELT
LAPPED 2". FASTENED W/8D NAILS THRU 5/8"
(19/32") EXTERIOR C/C, GROUP 1 @ 6" O.C. @
INTERMEDIATE SUPPORTS & 4" O.C. @
EAVES./EDGES

22 GA ALUM DRIP EDGE

PRECAST BALUSTRADES
@ 42" HT.

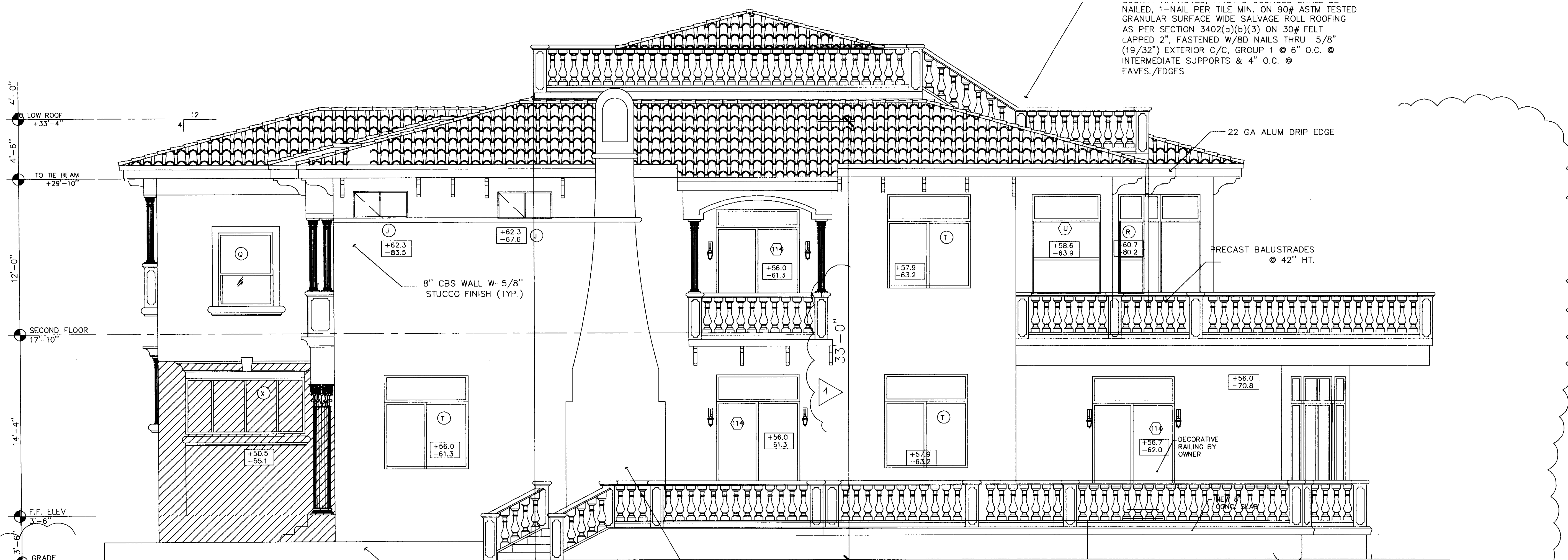
DECORATIVE
RAILING BY
OWNER

SOUTH ELEVATION "B"

SCALE 1/4"=1'-0"

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

BUILDING:
ZONING:
FIRE/HAZARD BOARD:
COMMUNITY DEVELOPMENT:
MECHANICAL:
ELECTRICAL:
PLUMBING:
PUB. WORKS:
STRUCTURAL:
ACCESSIBILITY:
LEVATOR:
As per Florida Building Code Section 104.5
REVIEWED FOR CODE COMPLIANCE



CONSULTING ENGINEERS
7060 NW 146TH STREET, SUITE 300 MIAMI LAKES FL 33016
P.E. #033396

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Revisions	Date
Rev.	12-20-0
Rev.	01-14-0
Rev.	03-4-04
5	06-30-0

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THE FOLLOWING:

**BUILDING:
ZONING:
DRB/HPB:
FLOOR CONCURRENCY:
FLOODING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
LIFTATOR:**

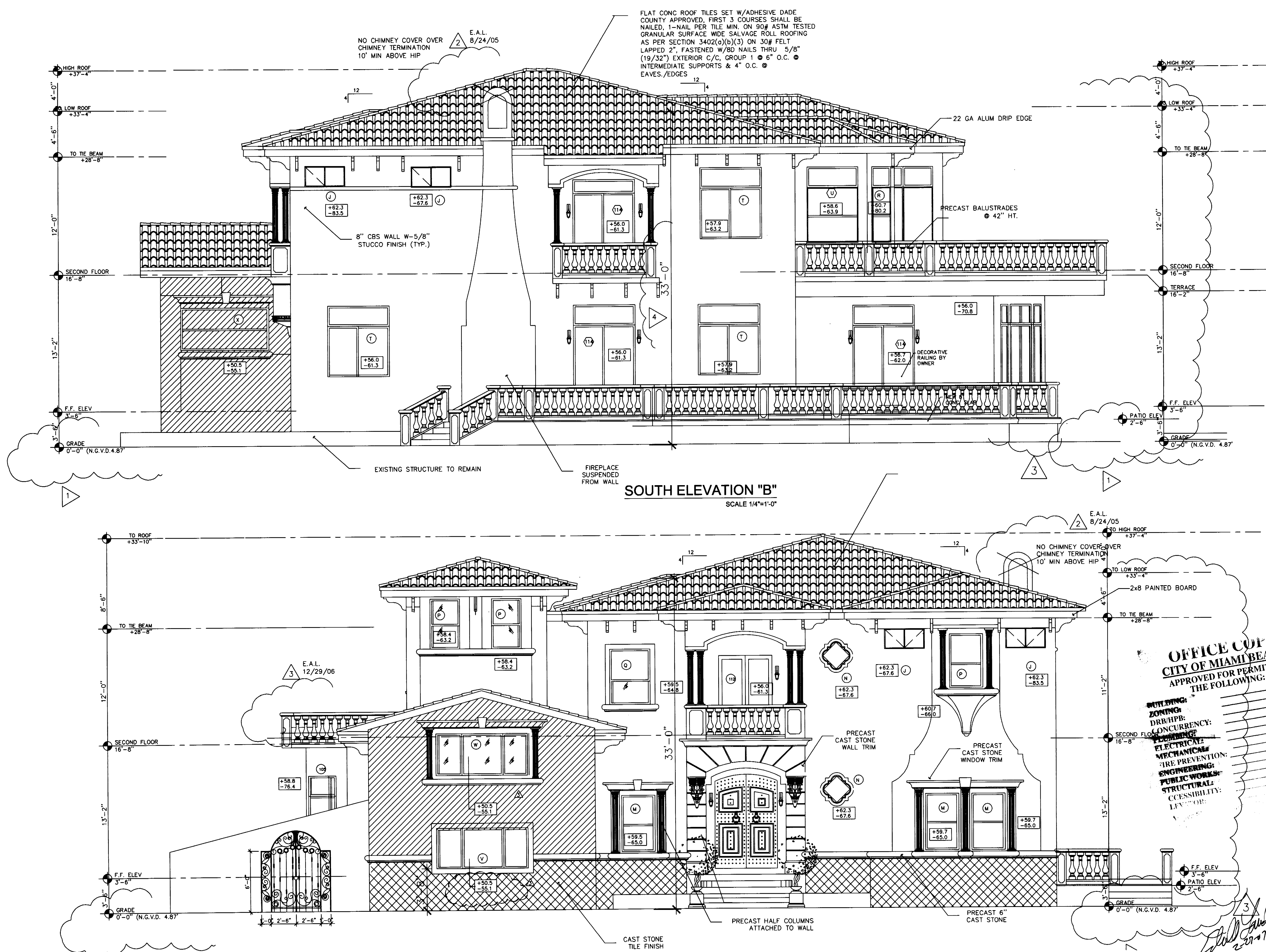
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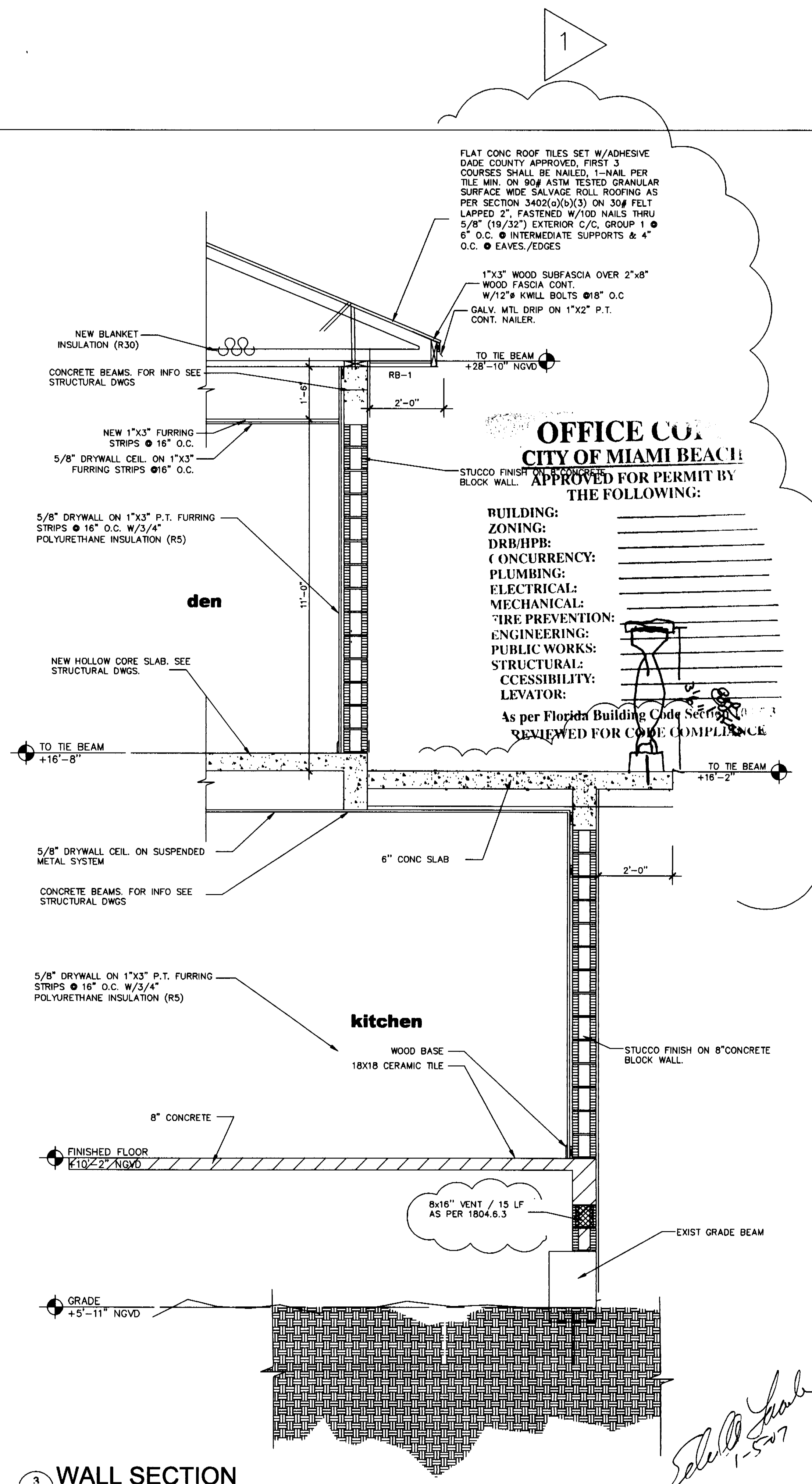
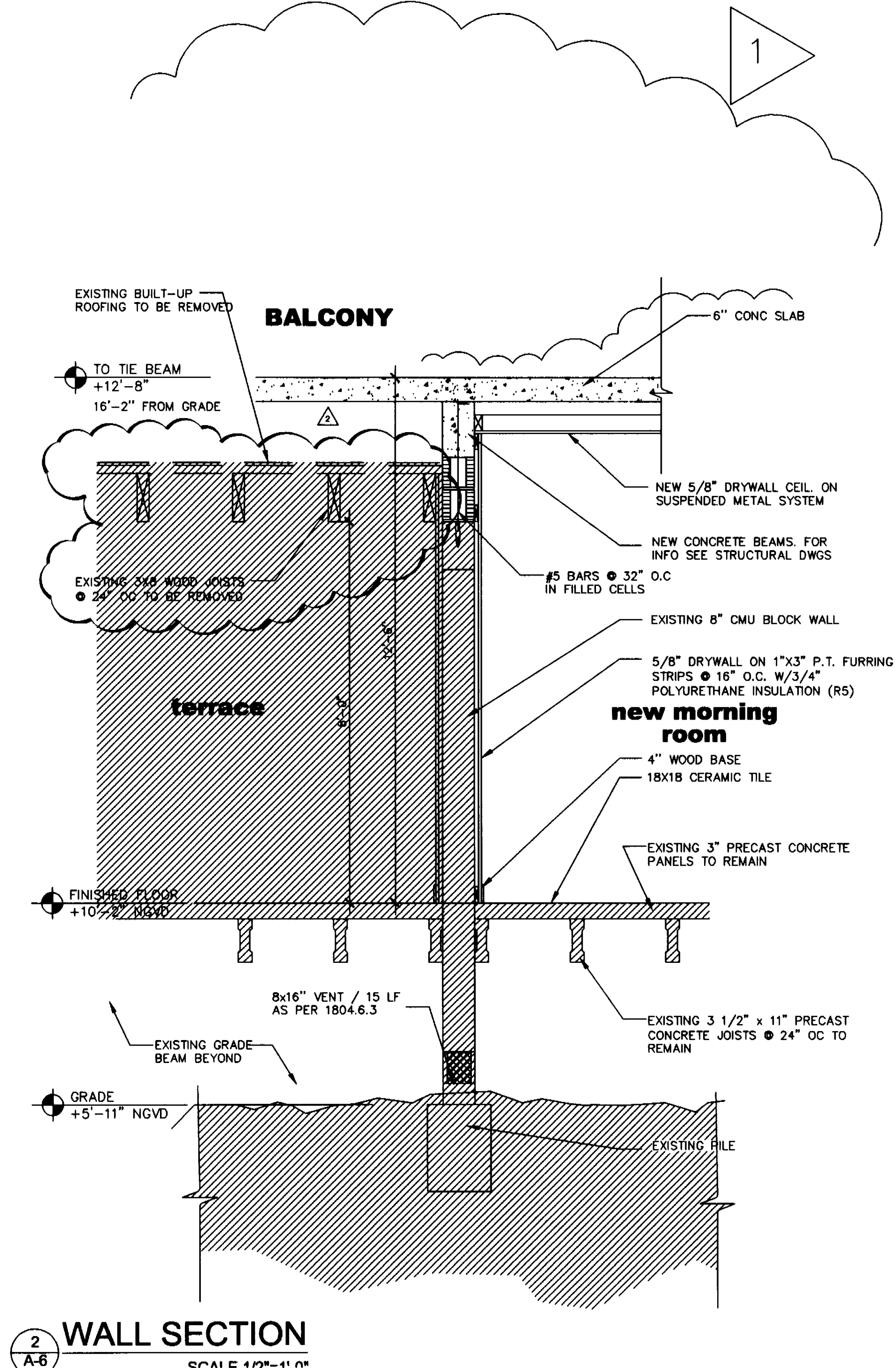
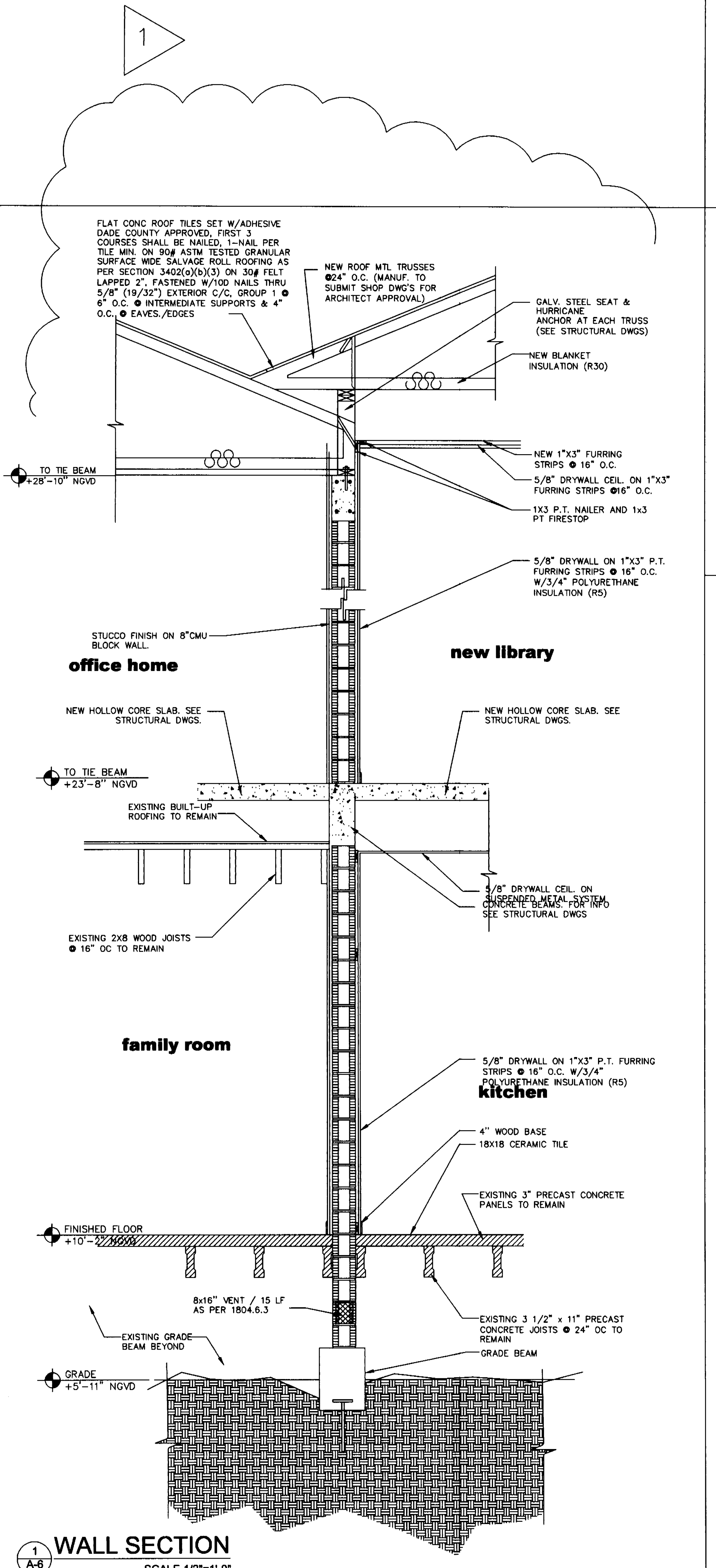
KURTEN RESIDENCE

2001 LAKE AVENUE E 33140
 MIAMI BEACH FL 33140

A-5

SHEET NUMBER





PERMIT
SET

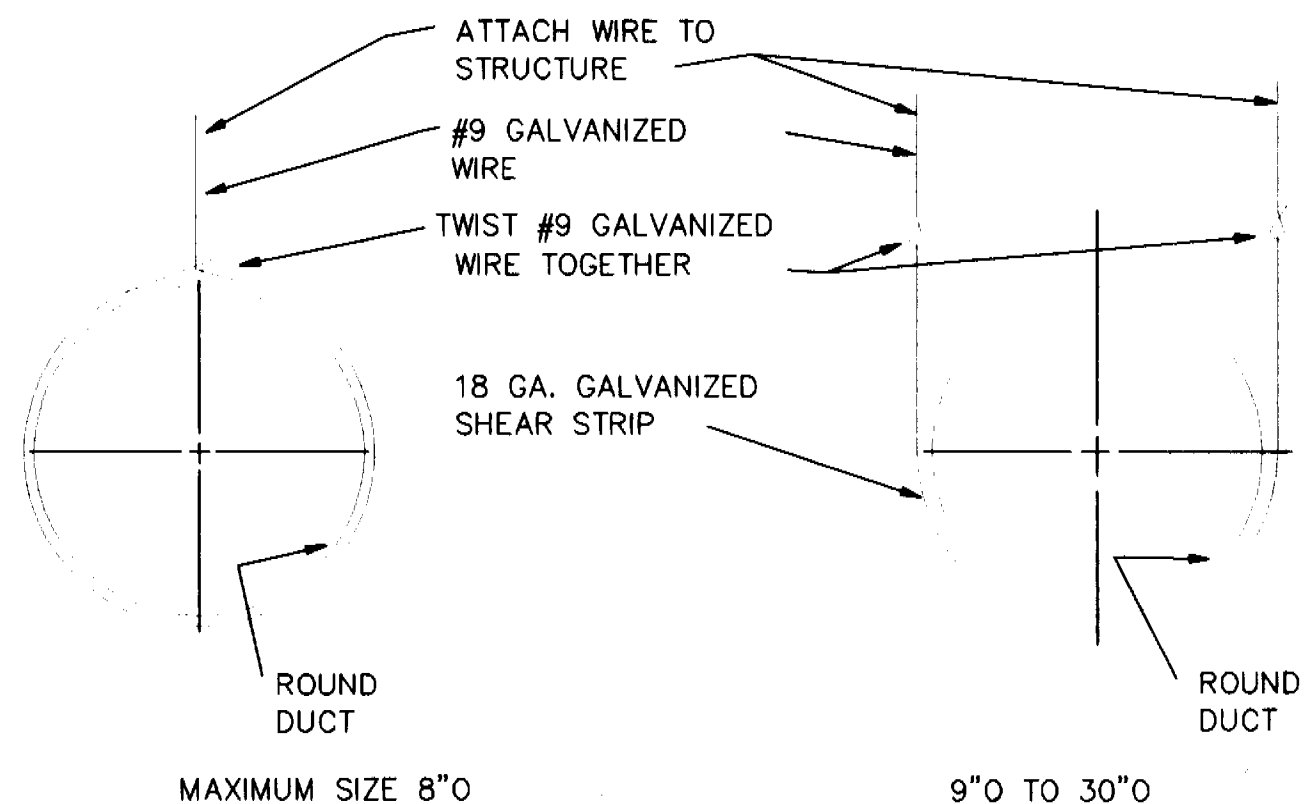
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Revisions	Date
Rev.	12-20-03
3. Owner's revisions	12-29-06

ADDITION TO:
KURTEN RESIDENCE
2001 LAKE AVENUE
MIAMI BEACH, FL 33140

A-6
SHEET NUMBER

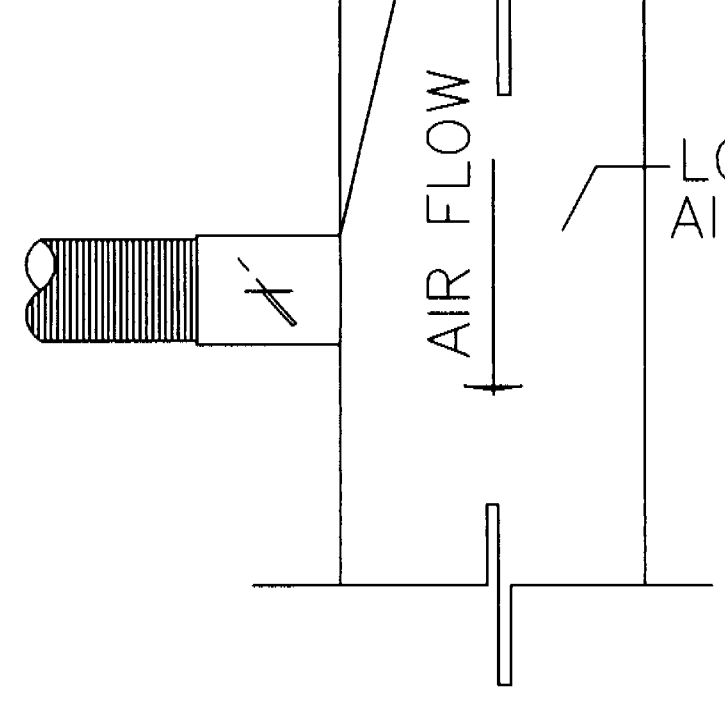


- NOTES:
1. THIS DETAIL SHALL APPLY TO SUPPLY RETURN, OR EXHAUST ROUND DUCTWORK HIGH OR LOW PRESSURE SYSTEMS.
 2. HANGER WIRE SHALL BE #9 GALVANIZED ATTACHED TO A SUITABLE TRUSSES
 3. ON ROUND DUCTWORK UP THRU 8", A SINGLE STRAND OF HANGER WIRE WILL BE SUFFICIENT.
 4. ON 9" THRU 30" ROUND DUCTWORK A 18 GA. GALVANIZED SHEAR STRIP SHALL BE USED TO CRADLE DUCT BEING HUNG. HANGER WIRE SHALL BE SECURELY FASTENED TO EACH END OF THE SHEAR STRIP.

ROUND DUCTWORK HANGER DETAIL

NO SCALE

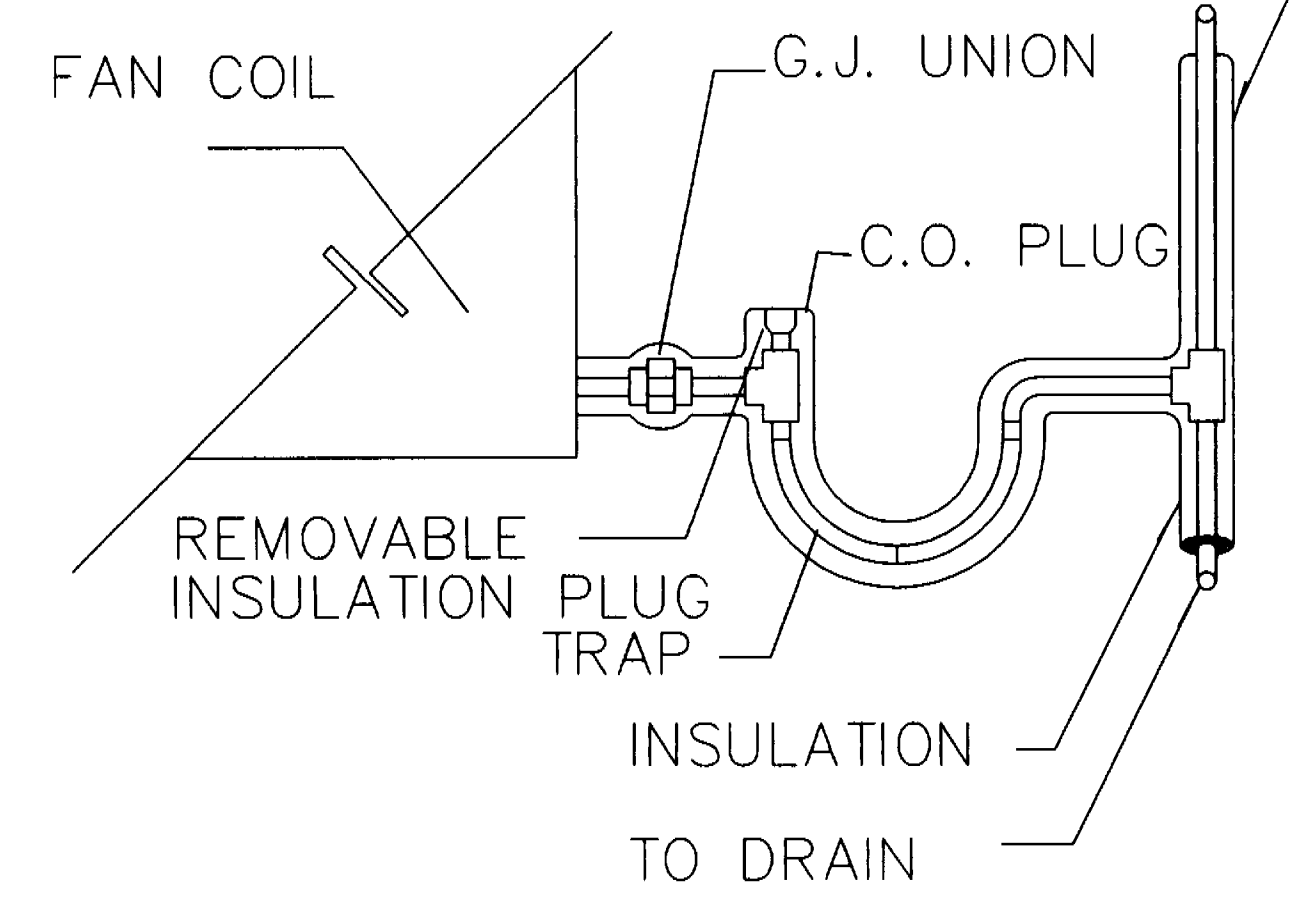
SEAL JOINT WITH DUCT SEALER & TAPE



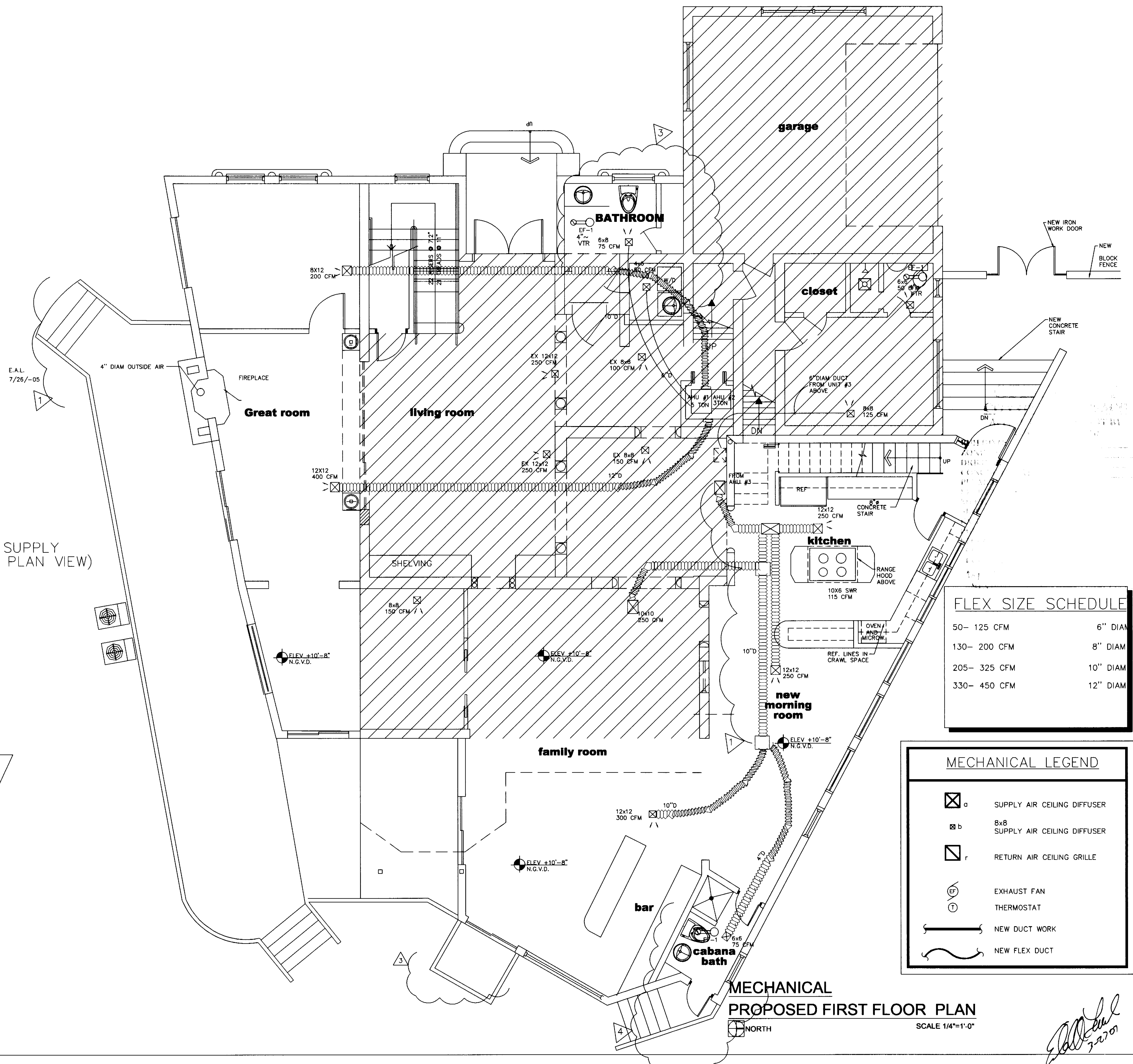
FLEXIBLE DUCT CONN. DETAIL

SCALE: N.T.S.

EXTEND VENT INSULATION 2'-0" ABOVE TRAP WEIR



CONDENSATE DRAIN TRAP DETAIL



FLEX SIZE SCHEDULE

50- 125 CFM	6" DIAM
130- 200 CFM	8" DIAM
205- 325 CFM	10" DIAM
330- 450 CFM	12" DIAM

MECHANICAL LEGEND

	SUPPLY AIR CEILING DIFFUSER
	8x8 SUPPLY AIR CEILING DIFFUSER
	RETURN AIR CEILING GRILLE
	EXHAUST FAN
	THERMOSTAT
	NEW DUCT WORK
	NEW FLEX DUCT

MECHANICAL PROPOSED FIRST FLOOR PLAN

SCALE 1/4"=1'-0"

PERMIT SET

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Revisions	Date
Rev.	12-20-03
Rev.	01-14-04
Rev.	03-4-04
1 BLDG COMM	07-28-04
3 BLDG COMM	12-29-06

KURTEN RESIDENCE
2001 LAKE AVENUE
MIAMI BEACH, FL 33140

ADDITION TO:

AC-1

SHEET NUMBER

Handwritten signature and date: 3-27-07

Edward A. LANDERS, P.E.

CONSULTING ENGINEERS

7800 NW 116TH STREET, SUITE 200 MIAMI LAKES, FL 33016
Tel: (305) 823-3938
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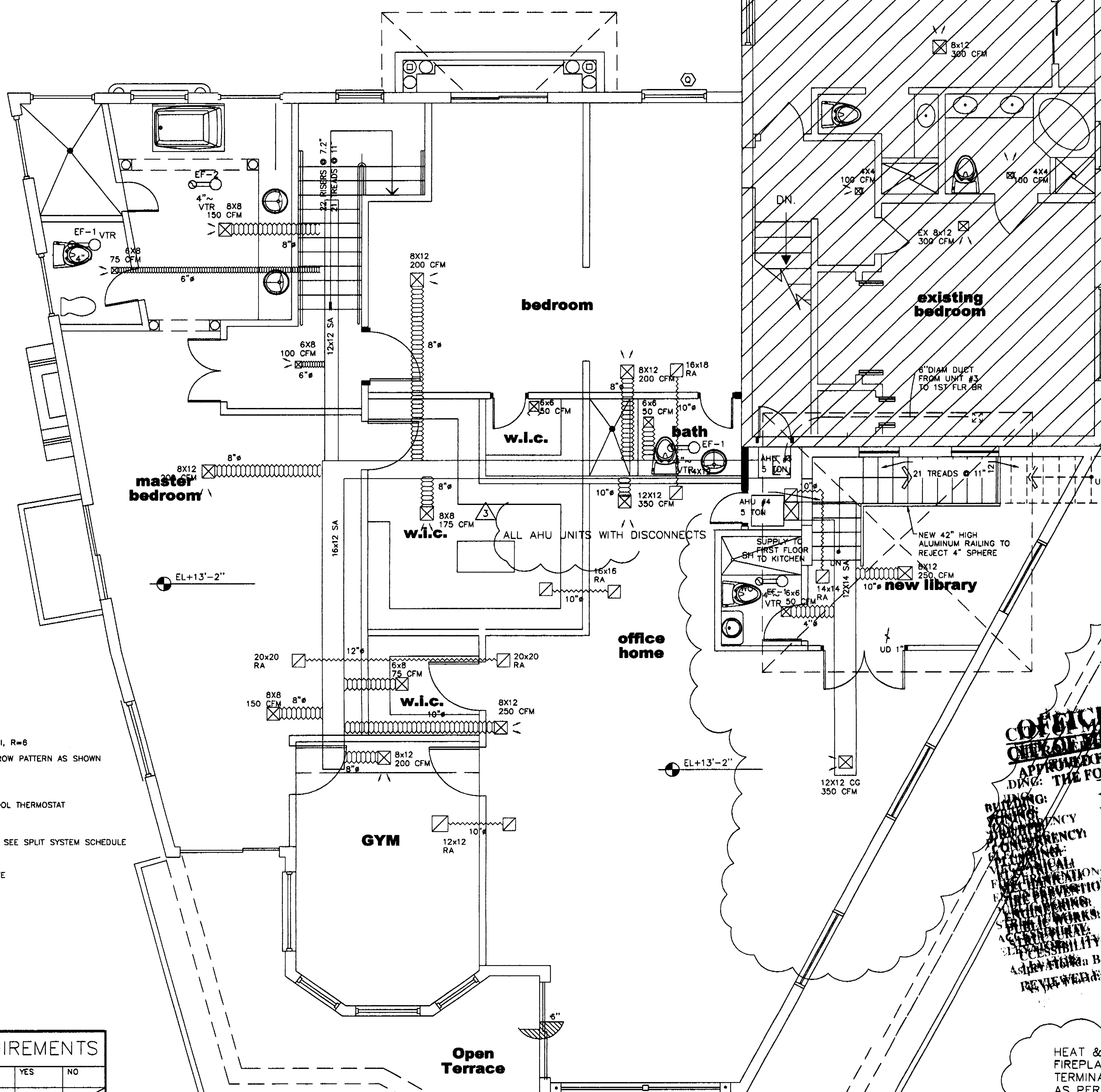
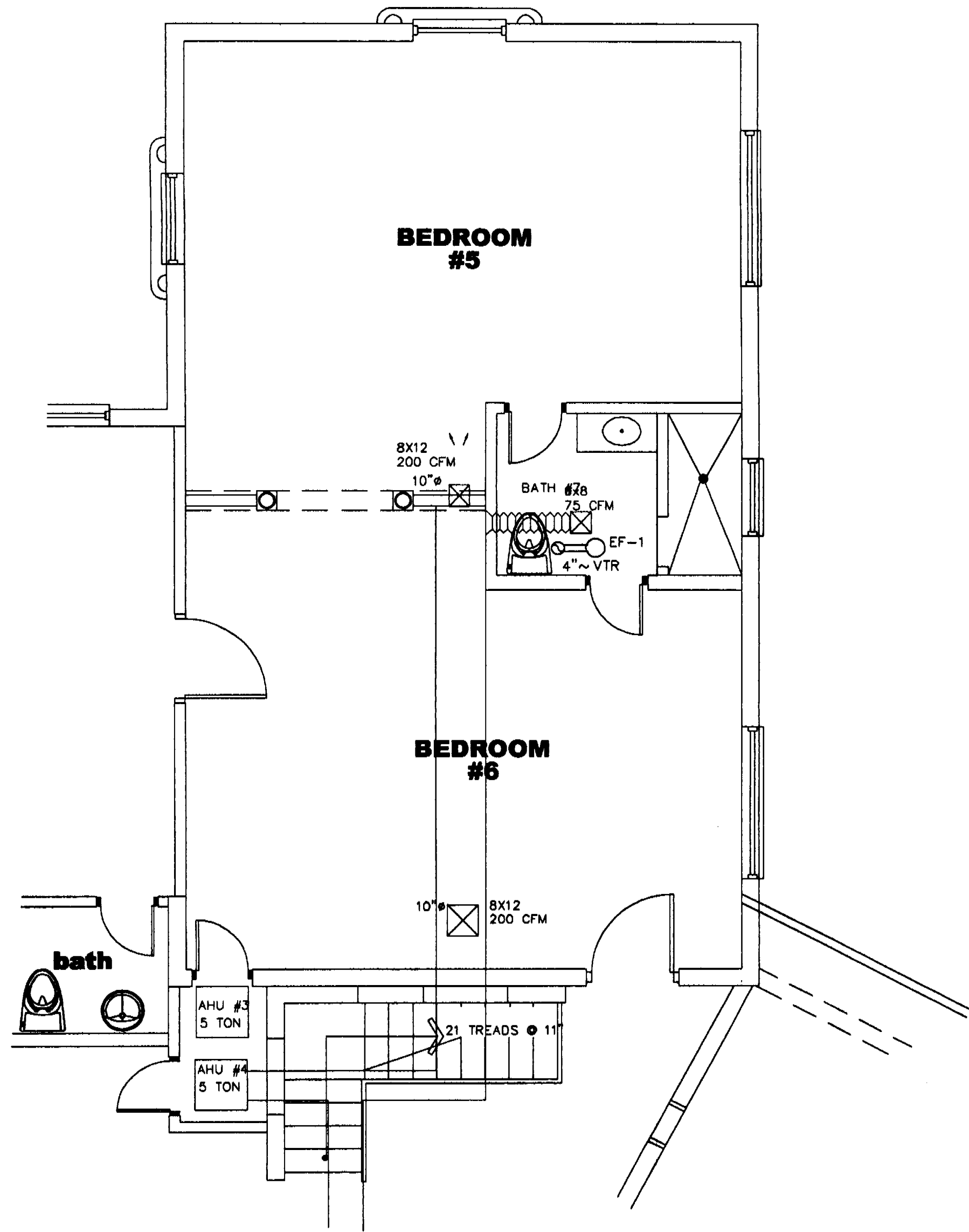
Revisions	Date
Rev. 1	12-20-03
Rev. 2	01-14-04
Rev. 3	03-14-04

KURTEN RESIDENCE

2001 LAKE AVENUE
MIAMI BEACH, FL 33140

AC-2

SHEET NUMBER



LEGEND

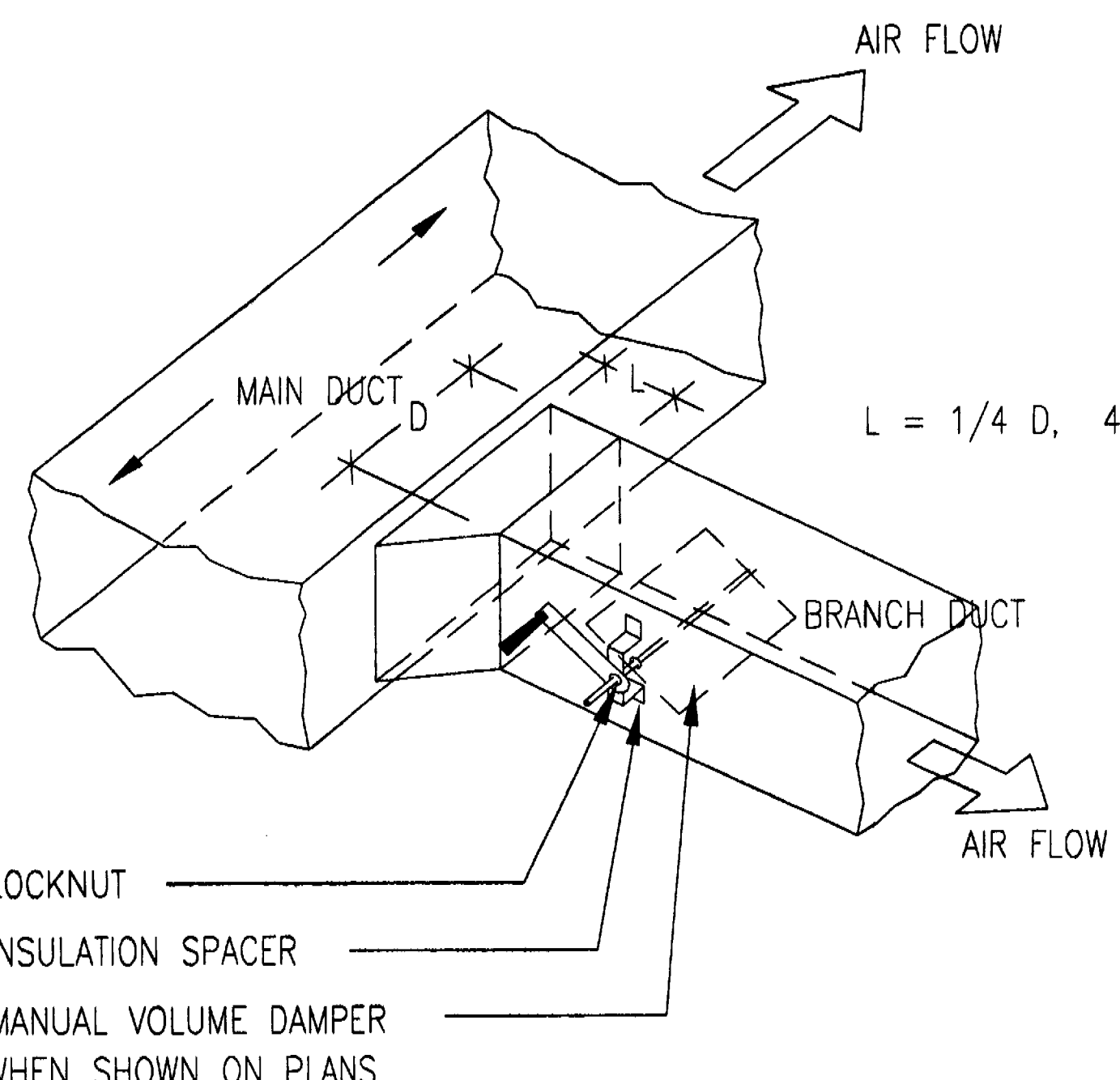
- SHEET METAL DUCT SEE NOTES
 - FLEXIBLE DUCT, CLASS I, R=6
 - CEILING GRILLE W/ THROW PATTERN AS SHOWN ON DRAWING
 - RETURN AIR GRILLE
 - SINGLE STAGE HEAT/COOL THERMOSTAT
 - HUMIDISTAT
 - REFRIGERANT PIPING - SEE SPLIT SYSTEM SCHEDULE FOR SIZES
 - AIR HANDLING UNIT
 - CUBIC FEET PER MINUTE
 - CEILING GRILLE
 - CONDENSING UNIT
 - RETURN AIR GRILLE
 - SIDEWALL REGISTER
- AHU
CFM
CG
CU
RAG
SR

$L = 1/4 D, 4" \text{ MIN.}$

HVAC DESIGN REQUIREMENTS		
DESCRIPTION	YES	NO
DUCT SMOKE DETECTOR		
FIRE DAMPERS		
SMOKE DAMPER		
FIRE RATED ENCLOSURES		
FIRE RATED ROOF/FLOOR/ CEILING ASSEMBLY		
FIRE STOPPING		
SMOKE CONTROL		

MECHANICAL
PROPOSED SECOND FLOOR PLAN

SCALE 1/4"=1'-0"



TYP. BRANCH DUCT TAKEOFF

OFFICIAL COPY
APPROVED FOR PERMIT BY
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BUILDING:
MECHANICAL:
ELECTRICAL:
PLUMBING:
FIRE PROTECTION:
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
PLUMBING:
FIRE PROTECTION:
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
PLUMBING:
FIRE PROTECTION:
STRUCTURAL:

HEAT & GLO PREFAB
FIREPLACE WITH CHIMNEY
TERMINATION AND FIREBOX
AS PER MANUF SPECS.
CRESTFIRE CF230E OR
EQUAL -ELECTRIC

Ed Landers
3-22-07



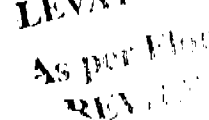
- NO SCALE



MECHANICAL

PROPOSED SECOND FLOOR PLAN

SCALE 1/4"=1'-0"



**Edward A.
LANDERS, P.E.**

CONSULTING ENGINEERS
7800 N.W. 146TH STREET, SUITE 809 MIAMI LAKES, FL 33016

Tel. (305) 823-3938
Fax (305) 823-9355

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Revisions	Date
Rev.	12-20-03
Rev.	01-14-04
Rev.	03-4-04

ADDITION TO:

KURTEN RESIDENCE

2001 LAKE AVENUE
MIAMI BEACH, FL 33140

AC-2

SHEET NUMBER

1. ALL WORK SHALL CONFORM WITH ALL LOCAL, STATE, FEDERAL ORDINANCES AND BUILDING CODES GOVERNING THE INSTALLATION OF THE AIR CONDITIONING SYSTEM. IF WORK AS LAID OUT, INDICATED OR SPECIFIED IS CONTRARY TO OR CONFLICTS WITH LOCAL ORDINANCES, BUILDING CODES AND REGULATIONS, THE CONTRACTOR SHALL REPORT IN WRITING TO THE ARCHITECT/ENGINEER BEFORE SUBMITTING A BID. THE ARCHITECT/ENGINEER WILL THEN ISSUE INSTRUCTIONS AS HOW TO PROCEED.

13. THE HVAC CONTRACTOR SHALL WARRANT ALL WORKMANSHIP AND MATERIALS FOR ONE YEAR FROM THE DATE OF FINAL WORK ACCEPTANCE BY OWNER. ANY BREAKDOWN OCCURRING IN FIRST YEAR SHALL BE REPAIRED AT NO EXPENSE TO THE OWNER. THE COMPRESSOR(S) SHALL HAVE A FIVE YEAR WARRANTY.
14. MOUNT ALL EQUIPMENT FOR WIND LOADS AND MOUNTING HEIGHTS AS REQUIRED BY LOCAL CODES.
15. MATERIALS

2. THE DRAWINGS ARE TO BE CONSIDERED DIAGRAMMATIC, NOT NECESSARILY SHOWING IN DETAIL OR TO SCALE ALL OF THE MINOR ITEMS, UNLESS SPECIFIC DIMENSIONS ARE SHOWN. THE STRUCTURAL, ARCHITECTURAL AND SITE CONDITIONS SHALL GOVERN THE EXACT LOCATION AND DEPTH OF ALL WORK. THE CONTRACTOR SHALL CHECK DRAWINGS OF ALL TRADES TO VERIFY SPACES IN WHICH WORK WILL BE INSTALLED AND MAINTAIN MAXIMUM HEAD ROOM, AND SPACE CONDITIONS TO THE MAXIMUM PERMITTED HEAD ROOM, OR SPACE CONDITIONS APPEAR ON INADEQUATE ARCHITECTURAL DRAWINGS. THE CONTRACTOR SHALL PROCEED WITH INSTALLATION. THIS CONTRACTOR SHALL, WITHOUT EXTRA CHARGE, MAKE FIELD MODIFICATION IN LAYOUT AS NEEDED TO AVOID CONFLICT WITH WORK OF VARIOUS TRADES OF FOR PROPER EXECUTION OF THE WORK.

3. EXAMINE ALL DRAWINGS CAREFULLY PRIOR TO SUBMITTING A BID. CONTRACTOR WILL BE REQUIRED TO FURNISH, INSTALL AND/OR CONNECT WITH APPROPRIATE SERVICES ALL AIR CONDITIONING ITEMS SHOWN ON ANY OF THE ARCHITECTURAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS WITHOUT ADDITIONAL CHARGE. IF ANY DISCREPANCIES, CONFLICTS, INTERFERENCES OR OMISSIONS OCCUR BETWEEN DRAWINGS, NOTIFY IN WRITING THE ARCHITECT/ENGINEER IN AMPLE TIME TO PERMIT REVISIONS BEFORE THE BIDS ARE SUBMITTED.

4. INSTALL MATERIALS AND EQUIPMENT IN A NEAT AND FIRST CLASS WORKMANLIKE MANNER. THE OWNER RESERVES THE RIGHT TO DIRECT REMOVAL AND REPLACEMENT OF ITEMS WHICH, IN HIS OPINION, DO NOT PRESENT A NEAT AND WORKMANLIKE APPEARANCE. REMOVAL AND REPLACEMENT IS TO BE DONE IMMEDIATELY WHEN DIRECTED BY THE OWNER IN WRITING, AT THE SOLE EXPENSE OF CONTRACTOR.

5. START OF WORK BY CONTRACTOR SHALL BE CONSIDERED AS ACCEPTANCE BY HIM OF ALL CLAIMS OR QUESTIONS AS TO SUITABILITY OF THE WORK OF OTHER TRADES OR OTHER CONTRACTORS TO RECEIVE HIS WORK. THIS CONTRACTOR SHALL REMOVE AND REPLACE, AT HIS EXPENSE, ALL AIR CONDITIONING WORK WHICH MAY HAVE TO BE REMOVED BECAUSE OF INTERFERENCE WITH OTHER TRADES.

6. THIS CONTRACTOR SHALL OBTAIN AND PAY ALL INSURANCE, FEES, PERMITS ASSOCIATION DUES, ROYALTIES, AND TAXES OF WHATEVER NATURE SHALL APPLY TO THIS WORK. HE SHALL ALSO PAY ALL INSPECTION FEES AS MAY BE REQUIRED BY LAW OR ORDINANCE AND SHALL KEEP THE OWNER HARMLESS FROM ANY DAMAGE AND EXPENSE ARISING FROM ANY VIOLATION OF THE LAWS, RULES OR ORDINANCES.

7. THE WORD "AIR CONDITIONING" MEANS HEATING, VENTILATION, AIR CONDITIONING, DUCT WORK, PIPING, REFRIGERANT LINES, CONTROLS, SMOKE AND FIRE DAMPERS ETC.

8. PROVIDE MEANS "FURNISH AND INSTALL".

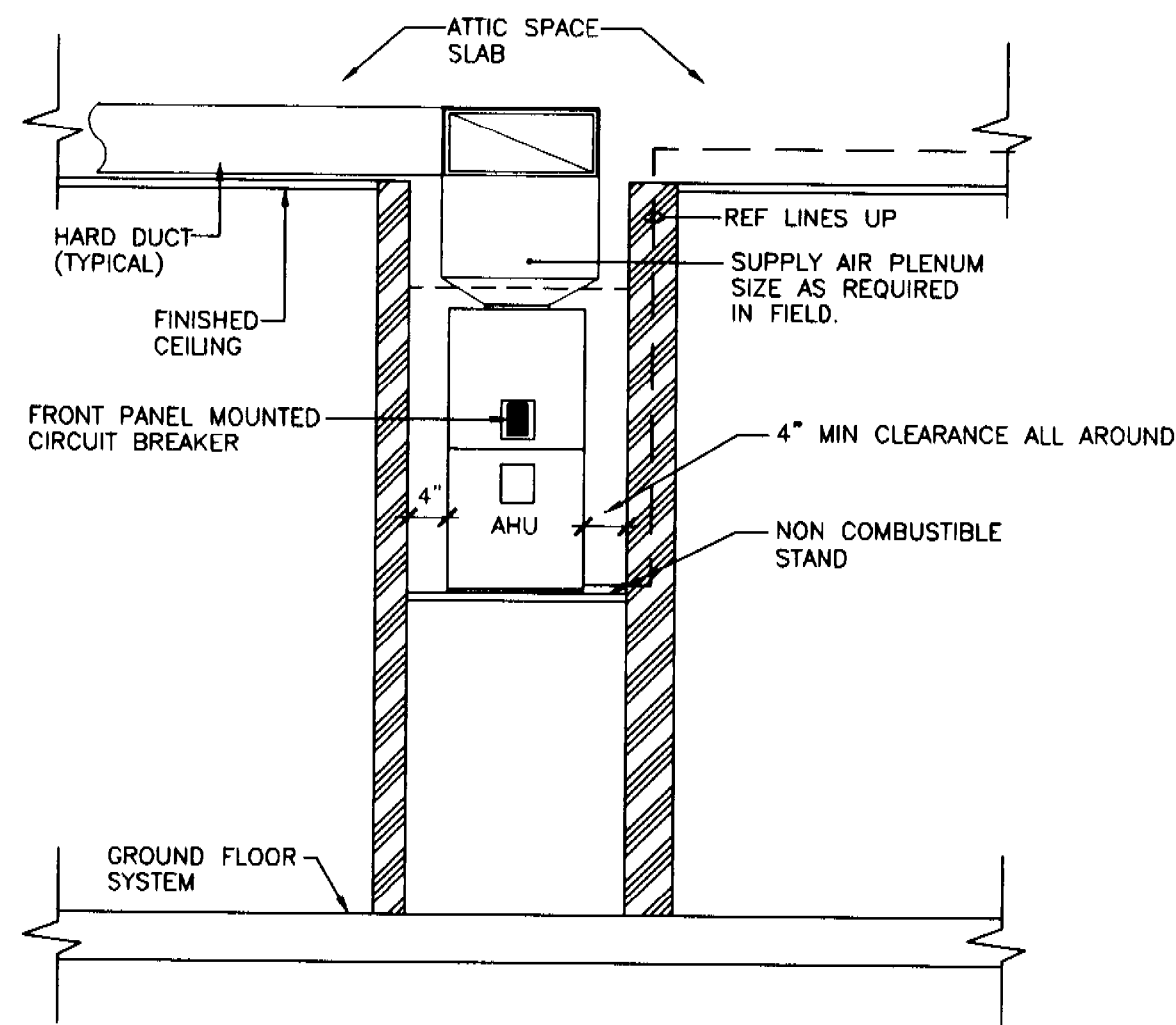
9. DO A COMPLETE JOB, EVERYTHING CONNECTED, READY FOR USE.

10. SHOP DRAWINGS: THIS CONTRACTOR SHALL FURNISH THE ENGINEER WITH SHOP DRAWINGS OF EQUIPMENT PRIOR TO PURCHASE FOR APPROVAL.

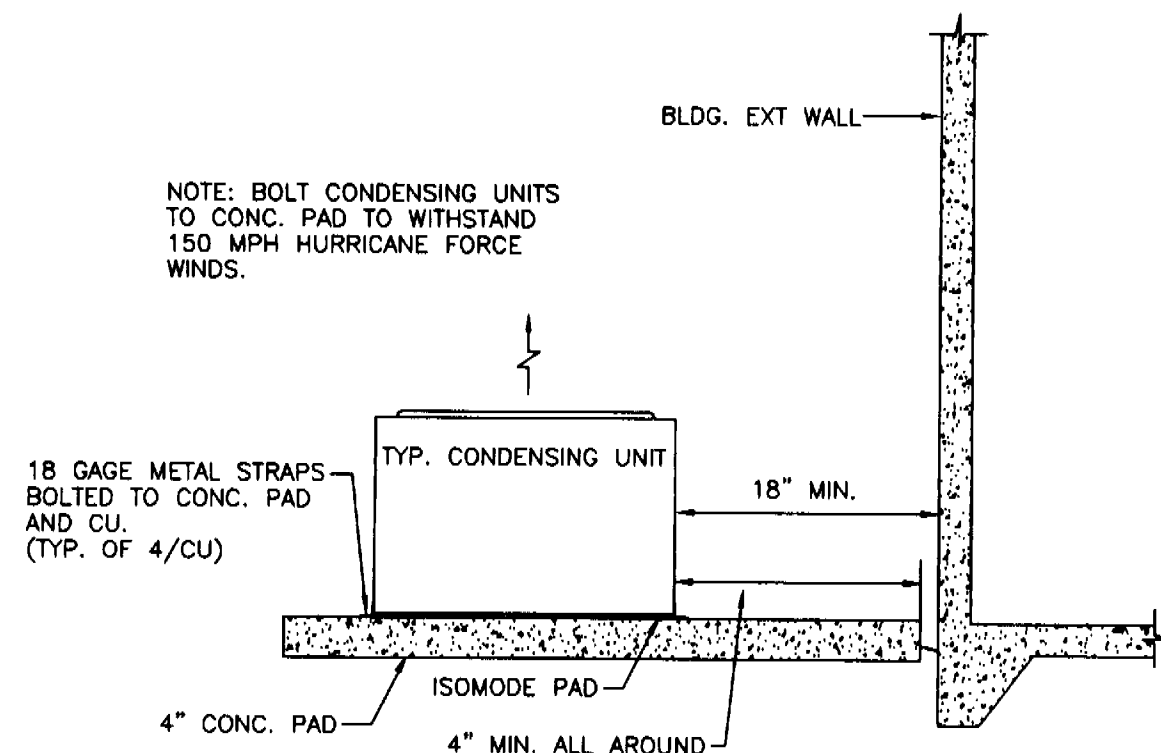
11. AT COMPLETION OF JOB THE HVAC CONTRACTOR SHALL GIVE THE OWNER AN AS-BUILT SET OF REPRODUCIBLE SEPIAS SHOWING THE EXACT INSTALLATION.

12. ALL DUCT SIZES ARE CLEAR INSIDE DIMENSIONS.

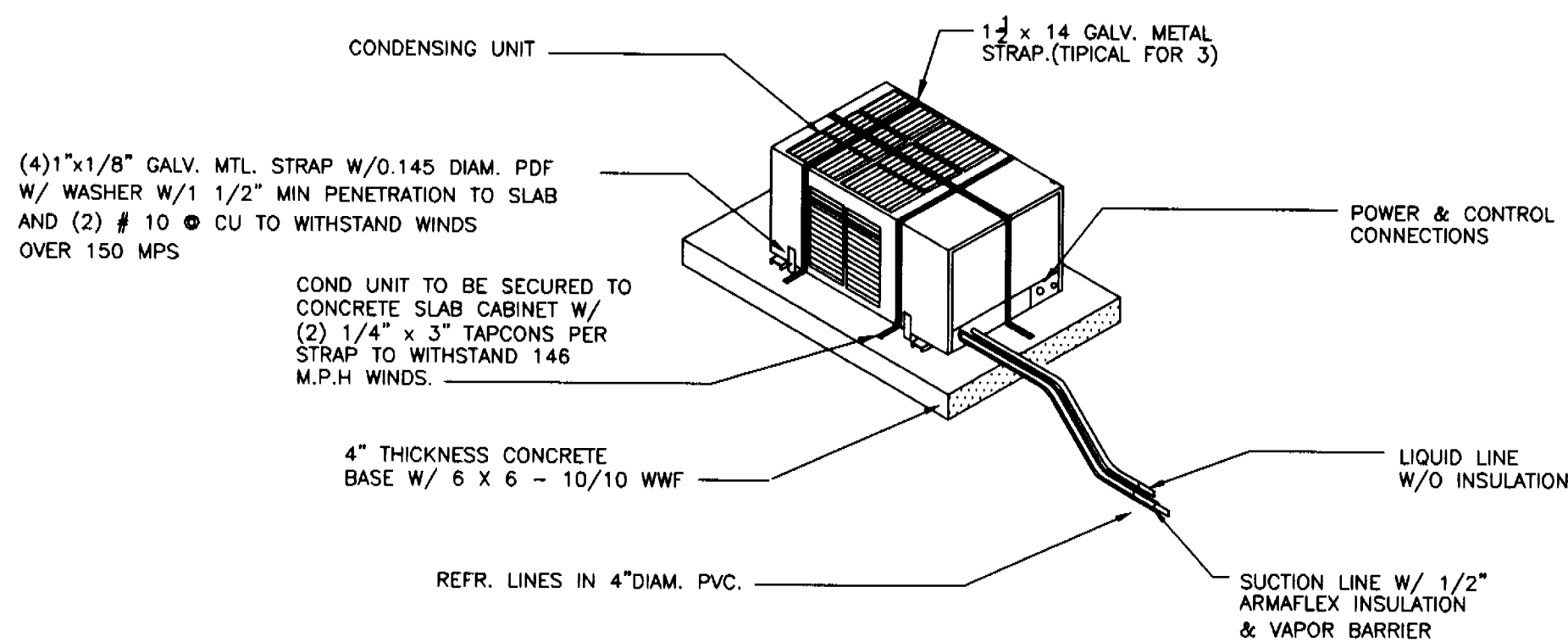
- SHEET METAL DUCT
 SEE NOTES
 FLEXIBLE DUCT, CLASS 1, R=6
 CEILING GRILLE W/ THROW PATTERN AS SHOWN
 ON DRAWING
 RETURN AIR GRILLE
 SINGLE STAGE HEAT/COOL THERMOSTAT
 HUMIDISTAT
 REFRIGERANT PIPING - SEE SPLIT SYSTEM SCHEDULE
 FOR SIZES
 AIR HANDLING UNIT
 CUBIC FEET PER MINUTE
 CEILING GRILLE
 CONDENSING UNIT
 RETURN AIR GRILLE
 SIDEWALL REGISTER



AHU INSTALLATION DETAIL



CONDENSING UNIT MOUNTING DETAIL



CONDENSING UNIT MOUNTING DETAIL

SPLIT A/C UNIT SCHEDULE							
AIR HANDLER INFORMATION	UNIT DESIGNATION	AC-#1	AC-#2	AC-#3	AC-#4		
	AREA SERVED	EXIST 1ST FLR GREATROOM	EXIST 2ND FLR	KIT,DEN,LIBRARY	2ND FLR ADD		
	LOCATION	HALL	HALL	OFFICE	HALL		
	DESIGN MANUFACTURER	RUUD	RUUD	RHEEM	RHEEM		
	MODEL NO.	RCGJ-601GG24	RCGJ-24A2GG17	RBHA 60	RBHA 60		
	SEER, MIN.	12.0	12.0	14.0	14.0		
	CFM	2000	800	2000	2000		
	TONS	5 TONS	2 TONS	5 TONS	5 TONS		
	FAN H.P.	1/2	1/2	1/2	1/2		
	FAN FLA.	4.8	2.8	4.8	4.8		
	CONDENSATE DRAIN	3/4" P.V.C.	3/4" P.V.C.	3/4" P.V.C.	3/4" P.V.C.		
	REFR. SUCTION LINE	7/8"	7/8"	7/8"	7/8"		
	REFR. LIQUID LINE	3/8"	3/8"	3/8"	3/8"		
	DIM (HxWxD)	32x18x22	28x17X22	35x17x22	35x17x22		
	COIL	GRAND TOTAL CAPACITY, KBTUH	55.5	24.0	55.5	55.5	
		TOT. SENSIBLE CAPACITY, KBTUH	38.5	18.0	38.5	38.5	
FAN COIL UNIT	ENTERING AIR TEMP. ~F DB/WB	80/67	80/67	80/67	80/67		
	FILTER	FILTER TYPE & THICKNESS	CLEANABLE, 1"	CLEANABLE,	"CLEANABLE, 1"	CLEANABLE, 1"	
		QUANTITY AND SIZE	1, 20x20	1, 16x16	1, 20x24	1, 20x24	
	HEATER	HEAT/REHEAT COIL TYPE	ELECTRIC	ELECTRIC	ELECTRIC	ELECTRIC	
		ELECTRICAL SERVICE AVAIL.	230V-1~-60	230V-1~-60	230V-1~-60	230V-1~-60	
		AUXILIARY ELECTRIC HEAT, KW	8.5	6.0	8.5	8.5	
STAGES AND KW/STAGE		1/8.5	1/6.0	1/8.5	1/8.5		
FAN COIL UNIT		UNIT DESIGNATION	ACCU-1	ACCU-2	ACCU-4	ACCU-4	
		COMP FLA	18.3	10.3	18.9	18.9	
		COMP LRA	109	56	110	110	
	FAN HP	1/4"	1/4"	1/4"	1/4"		
	TYPE OF FAN	PROPELLER	PROPELLER	PROPELLER	PROPELLER		
	1 FAN FLA	2.4	1.2	2.4	2.4		
	AMBIENT AIR TEMP., DB	95	95	95	95		
	NO. OF COMPRESSORS	1	1	1	1		
	MCA/ MAX FUSE	35/50	20/25	35/50	35/50		
	ELECTRICAL SERVICE AVAIL.	230V-1~-60	230V-1~-60		230V-1~-60		
	DESIGN MANUFACTURER	RUUD'	RUUD		RHEEM		
	MODEL NO.	UAPA-060JAZ	UAPA-024JAZ		RAMB-060JAZ		

[illegible]

Edward J. Laub
3/2/07

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Revisions	Date
Rev.	11-05-0
Rev.	11-19-0

ADDITION TO:

KURTEN RESIDENCE

2001 LAKE AVENUE
MIAMI BEACH, FL 33140

AC-3

SHEET NUMBER

GENERAL ELECTRICAL NOTES

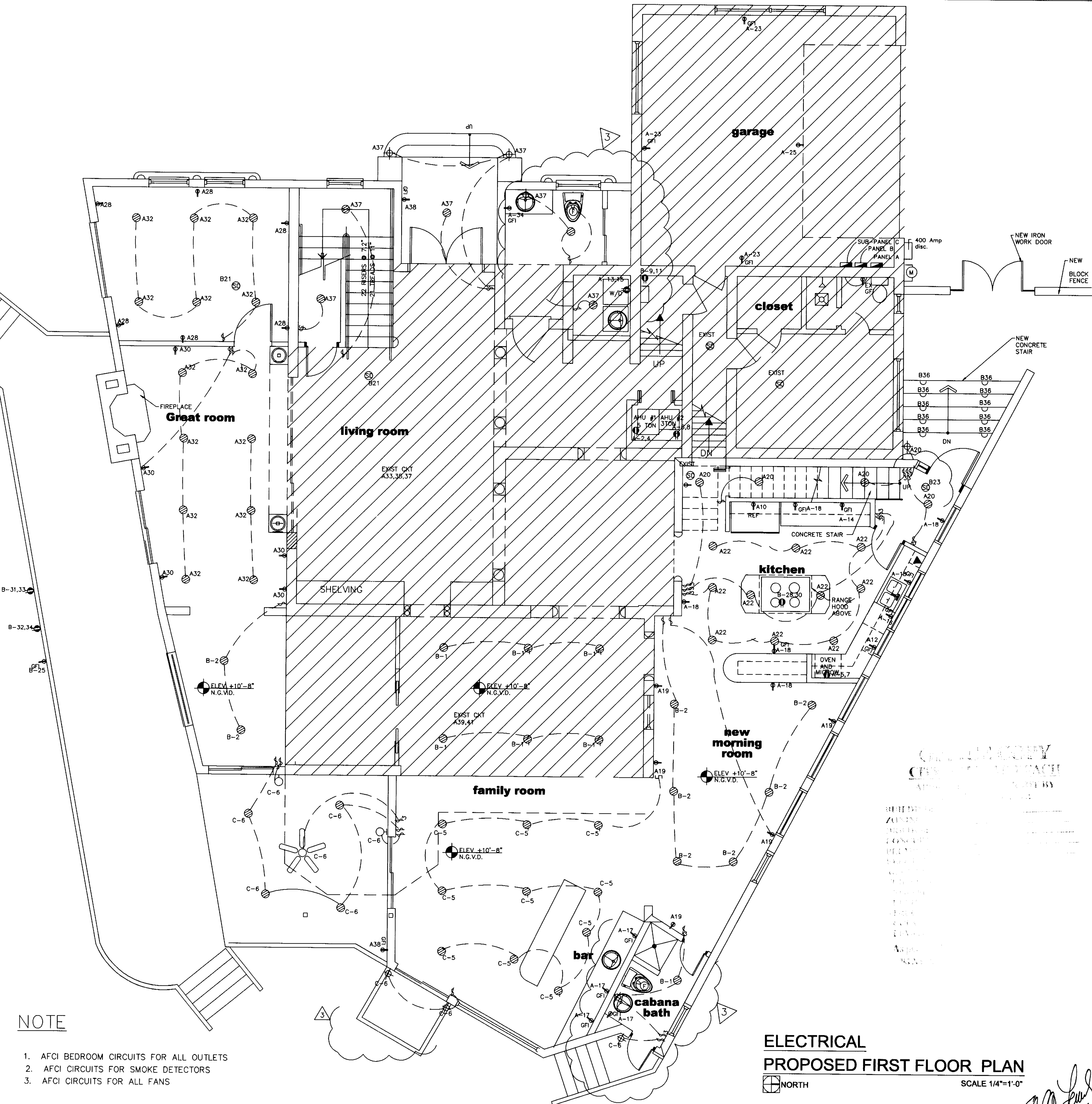
1. ALL WORK SHALL CONFORM WITH ALL LOCAL, STATE, FEDERAL ORDINANCES AND BUILDING CODES GOVERNING THE INSTALLATION OF THE ELECTRICAL SYSTEM. IF WORK AS LAID OUT, INDICATED OR SPECIFIED IS CONTRARY TO OR CONFLICTS WITH LOCAL ORDINANCES, BUILDING CODES AND REGULATIONS, THE CONTRACTOR SHALL REPORT IN WRITING TO THE PROJ. MGR/ENGINEER BEFORE SUBMITTING A BID. THE PROJ. MGR/ENGINEER WILL THEN ISSUE INSTRUCTIONS AS HOW TO PROCEED.
2. THE DRAWING ARE TO BE CONSIDERED DIAGRAMMATIC, NOT NECESSARILY SHOWING IN DETAIL OR TO SCALE ALL OF THE MINOR ITEMS, UNLESS SPECIFIC DIMENSIONS ARE SHOWN. THE STRUCTURAL, ARCHITECTURAL AND SITE CONDITIONS SHALL GOVERN THE EXACT LOCATIONS. CONTRACTOR SHALL FOLLOW DRAWINGS IN LAYING OUT WORK, CHECK DRAWINGS OF ALL TRADES TO VERIFY SPACES IN WHICH WORK WILL BE INSTALLED AND MAINTAIN MAXIMUM HEAD ROOM, OR SPACE CONDITIONS AT ALL POINTS. WHERE HEAD ROOM, OR SPACE CONDITIONS APPEAR INADEQUATE, PROJ. MGR/ENGINEER SHALL BE NOTIFIED BEFORE PROCEEDING WITH INSTALLATION. THIS CONTRACTOR SHALL, WITHOUT EXTRA CHARGE, MAKE FIELD MODIFICATION IN LAYOUT AS NEEDED TO PREVENT CONFLICT WITH WORK OF VARIOUS TRADES OR FOR PROPER EXECUTION OF THE WORK.
3. EXAMINE ALL DRAWINGS CAREFULLY PRIOR TO SUBMITTING A BID. CONTRACTOR WILL BE REQUIRED TO FURNISH, INSTALL AND/OR CONNECT WITH APPROPRIATE SERVICES ALL ELECTRICAL ITEMS SHOWN ON ANY OF THE ARCHITECTURAL, PLUMBING, AIR CONDITIONING, SPRINKLER, DRAWINGS WITHOUT ADDITIONAL EXPENSE TO THE OWNER. IF DISCREPANCIES, CONFLICTS, INTERFERENCES OR OMISSIONS OCCUR BETWEEN DRAWINGS, NOTIFY IN WRITING THE PROJ. MGR/ENGINEER IN AMPLE TIME TO PERMIT REVISIONS BEFORE THE BIDS ARE SUBMITTED.
4. VERIFY SERVICE CHARACTERISTICS, LOCATION AND CONNECTION WITH TELEPHONE AND ELECTRIC UTILITY COMPANIES PERFORM ALL WORK RELATED TO SERVICE IN STRICT ACCORDANCE WITH UTILITY Co. STANDARDS AND REQUIREMENTS.
5. INSTALL MATERIALS AND EQUIPMENT IN A NEAT AND FIRST CLASS WORKMANLIKE MANNER. THE OWNER RESERVES THE RIGHT TO DIRECT REMOVAL AND REPLACEMENT OF ITEM WHICH, IN HIS OPINION, DO NOT PRESENT A NEAT AND WORKMANLIKE APPEARANCE. REMOVAL AND REPLACEMENT IS TO BE DONE IMMEDIATELY WHEN DIRECTED BY THE OWNER IN WRITING, AT THE SOLE EXPENSE OF CONTRACTOR.
6. START OF WORK BY CONTRACTOR SHALL BE CONSIDERED AS ACCEPTANCE BY HIM OF ALL CLAIMS OR QUESTIONS AS TO SUITABILITY OF THE WORK OF OTHER TRADES OR OTHER CONTRACTORS TO RECEIVE HIS WORK. THIS CONTRACTOR SHALL REMOVE AND REPLACE, AT HIS EXPENSE, ALL ELECTRICAL WORK WHICH MAY HAVE TO BE REMOVED BECAUSE OF INTERFERENCE WITH OTHER TRADES.
7. THIS CONTRACTOR SHALL OBTAIN AND PAY ALL INSURANCE, FEES, PERMITS ASSOCIATION DUES, ROYALTIES, AND TAXES OF WHATEVER NATURE SHALL APPLY TO THIS WORK. HE SHALL ALSO PAY ALL INSPECTION FEES AS MAY BE REQUIRED BY LAW OR ORDINANCE AND SHALL KEEP THE OWNER HARMLESS FROM ANY DAMAGE AND EXPENSE ARISING FROM ANY VIOLATION OF THE LAWS, RULES OR ORDINANCES.
8. PROVIDE MEANS "FURNISH AND INSTALL".
9. COORDINATE WORK WITH WORK OF OTHER TRADES TO AVOID ALL CONFLICTS.
10. DO A COMPLETE JOB, EVERYTHING CONNECTED, READY FOR USE.
11. PROVIDE TEMPORARY WIRING SYSTEM FOR USE OF ALL TRADES, ADEQUATE FOR ENTIRE NEEDS OF THIS PROJECTS.
12. CONNECT ALL MOTORS, STARTERS, CONTROLS, DISC. SWITCHES, CKT. BKR. ETC., WHETHER FURNISHED UNDER THIS CONTRACT BY THE GENERAL CONTRACTOR, OTHER SUBCONTRACTORS, OR THE OWNER.
13. PROVIDE PULL WIRES WHEN EMPTY CONDUITS ARE SHOWN ON THE PLANS.
14. PROVIDE LIGHT FIXTURES.
15. PROVIDE ALL WIRING DEVICES.
16. IDENTIFY CLEARLY ON A TYPE WRITTEN FORM ALL CIRCUITS AND EQUIPMENT TO CORRESPOND WITH THE PLANS AND PANELS SCHEDULE AND ATTACH INSIDE THE PERTAINING PANEL.
17. **SHOP DRAWINGS:** THIS CONTRACTOR SHALL FURNISH THE ENGINEER WITH SHOP DRAWINGS OF EQUIPMENT PRIOR TO PURCHASE FOR APPROVAL.
18. **TESTING:** THE CONTRACTOR SHALL TEST ALL WORK AND EQUIPMENT AS DIRECTED BY THE PROJ. MGR AND BY AUTHORITIES HAVING JURISDICTION, FURNISHING ALL EQUIPMENT AND NECESSARY PERSONNEL AND ELECTRIC POWER. THE ENTIRE INSTALLATION SHALL BE TESTED FOR SHORTS, GROUNDS AND OPEN CIRCUITS, AND ALL DEFECTS SHALL BE DEMONSTRATED TO BE IN PROPER WORKING AND OPERATING CONDITION TO THE COMPLETE SATISFACTION OF THE ENGINEER.
19. **GUARANTEES:** ALL EQUIPMENT AND MATERIALS SHALL BE GUARANTEED FOR ONE YEAR AFTER THE DATE OF ACCEPTANCE BY OWNER.
20. AT COMPLETION OF JOB THE ELECTRICAL CONTRACTOR SHALL GIVE THE OWNER AN AS-BUILT SET OF REPRODUCIBLE SEPIAS SHOWING THE EXACT ELECTRICAL INSTALLATION.
21. BEFORE BIDDING THE JOB THE ELECTRICAL CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS.

FAN SCHEDULE:

FAN NO.	CFM	ESP	MANUF.	CAT NO.	PHASE & VOLTAGE
EF-1	50	0.1"	BROAN	676	1~, 120 V.

NOTE

1. AFCI BEDROOM CIRCUITS FOR ALL OUTLETS
2. AFCI CIRCUITS FOR SMOKE DETECTORS
3. AFCI CIRCUITS FOR ALL FANS



ELECTRICAL
PROPOSED FIRST FLOOR PLAN

NORTH

SCALE 1/4"=1'-0"

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ENGINEER. CONTRACTORS SHALL
VERIFY ALL DIMENSIONS AND SHALL NOT
RELY ON SCALED DIMENSIONS. NOTIFY THE
ENGINEER OF ANY DISCREPANCIES PRIOR TO
COMMENCING WORK.

Revisions	Date
Rev.	12-20-03
Rev.	01-14-04
Rev.	03-4-04
1 BLDG COMM	07-28-05
3 BLDG COMM	12-29-08

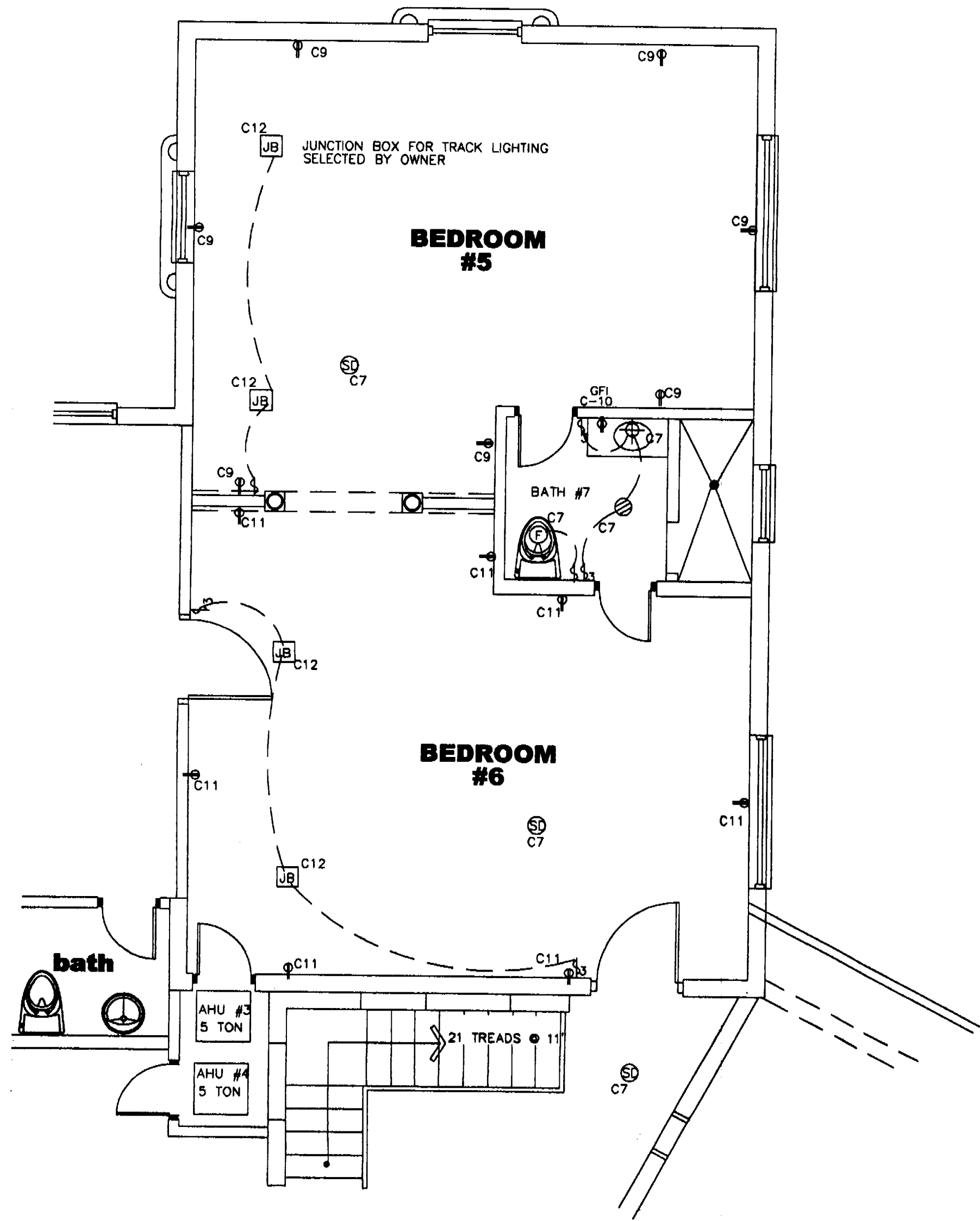
ADDITION TO:

KURTEN RESIDENCE

2001 LAKE AVENUE
MIAMI BEACH, FL 33140

E-1

SHEET NUMBER



**ELECTRICAL
PROPOSED THIRD FLOOR PLAN**
SCALE 1/4"=1'-0"

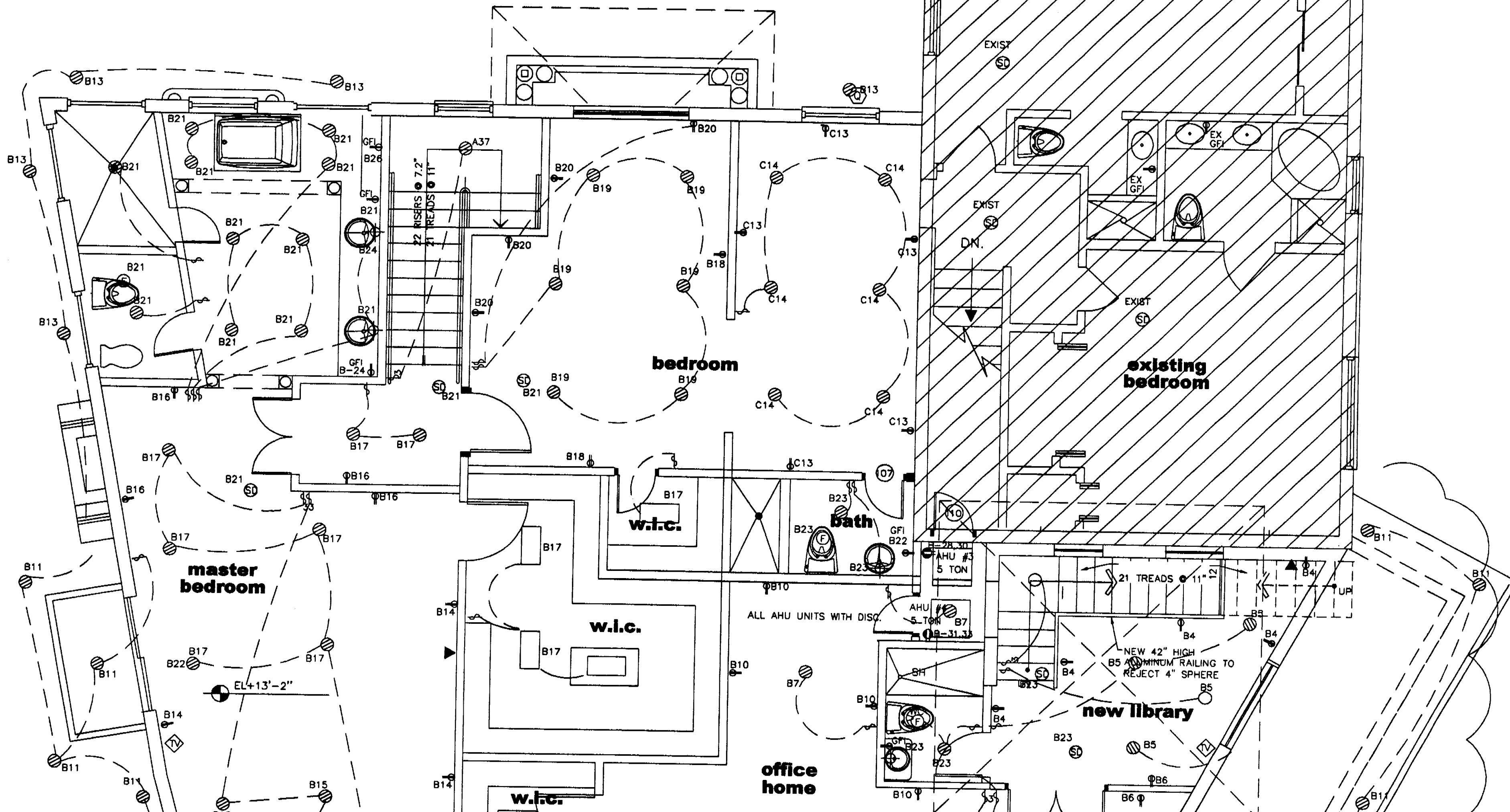
ELECTRICAL LEGEND

- ⊕ 15A, 120V, DUPLEX RECEPTACLE
- ⊕ 15A, 120V, GROUND FAULT, DUPLEX RECEPTACLE

*

ITEM	PANEL A	PANEL B	
SQ. FT.: (WATTS / SQ. FT.)	3,445 S.F.	4,217 SQ. FT.	
GENERAL LIGHTING	10.3 KVA	12.5 KVA	

(*) DENOTES ALL CIRCUITS UNDER 3 WATTS / SQUARE FOOTAGE.

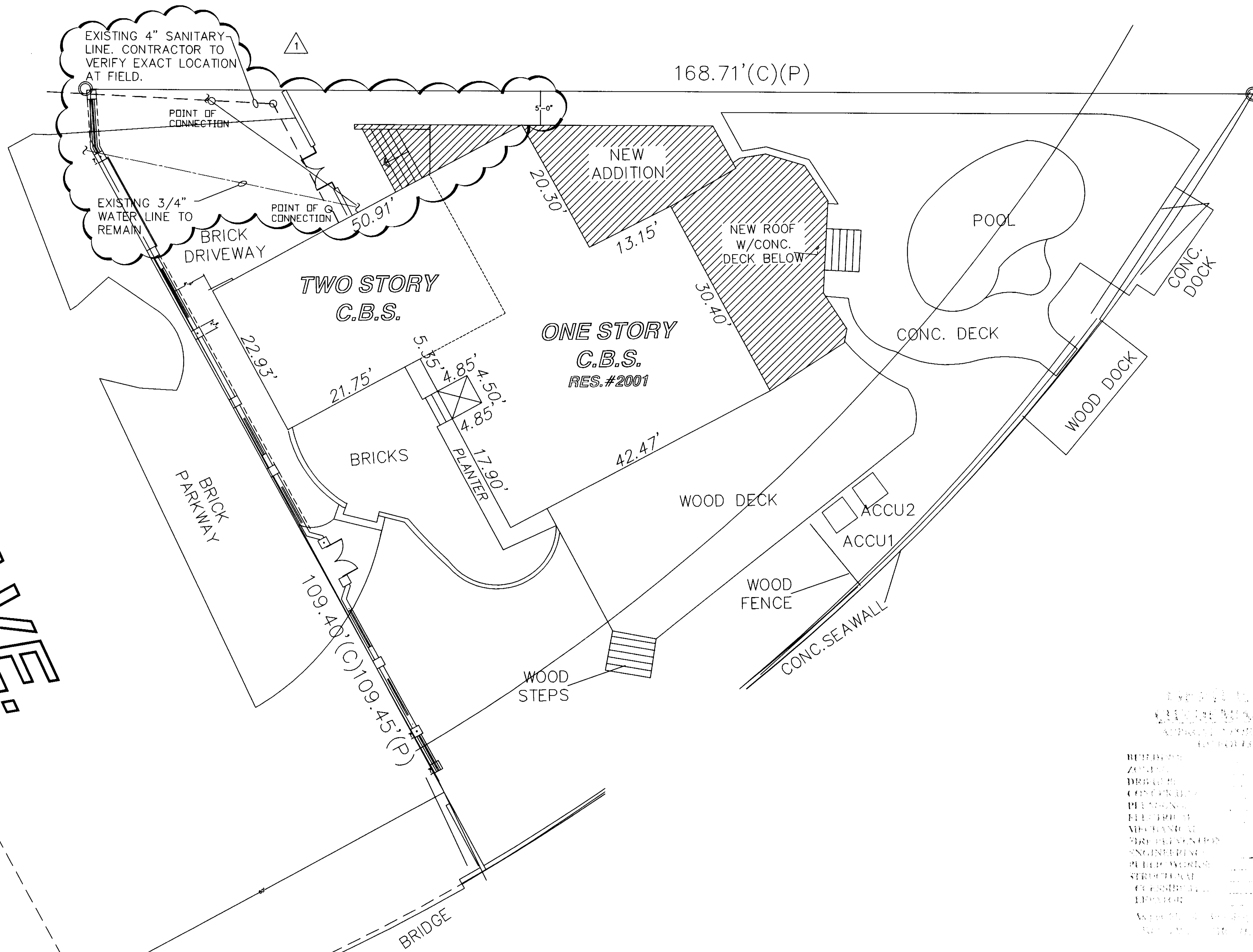


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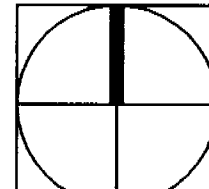
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LAKE AVE.



SITE PLAN

 NORTH SCALE 1"=20'-0"

APPROVED FOR CONSTRUCTION
BY THE CITY OF MIAMI
DATE: 11-19-03
PROJECT: KURTEN RESIDENCE
ADDRESS: 2001 LAKE AVENUE
MIAMI BEACH, FL 33140

Edward A.
LANDERS, P.E.

CONSULTING ENGINEERS
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COMMENCING WORK.

Revisions	Date
Rev.	11-05-03
Rev.	11-19-03
1 BLDG COMM	07-28-05

ADDITION TO:
KURTEN RESIDENCE
2001 LAKE AVENUE
MIAMI BEACH, FL 33140

MEP-1
SHEET NUMBER

Edward A. Landers
1-5-07

PIPING MATERIALS

1. SANITARY WASTE, VENT AND STORM DRAIN:
 BELOW GROUND: "CAST IRON", SERVICE WEIGHT, PIPE, & FITTINGS
 ACCORDING TO ASTM A-74 HUB & SPIGOT OR
 ABOVE GROUND: "CAST IRON", SOIL PIPE, "HUBLESS", ACCORDING
 TO CISPI-301-78, ASTM A-74, WITH STAINLESS STEEL SHIELD AND
 CLAMPS OVER NEOPRENE SEALING SLEEVE.
 ALTERNATE: THE PLUMBING CONTRACTOR MAY ELECT, IF APPROVED BY
 OWNER, TO USE THE FOLLOWING MATERIAL SPECIFICATION FOR WASTE,
 VENT AND STORM DRAIN SYSTEM: POLYVINYL CHLORIDE (PVC) PIPE &
 FITTINGS (SCHEDULE 40). MATERIAL SHALL COMPLY WITH D-1784,
 TYPE 1, GRADE 1 COMPOUND. PIPE SHALL COMPLY WITH ASTM D-1785.

FITTINGS SHALL COMPLY WITH ASTM D-2467 SOCKET TYPE. SOLVENT
 CEMENT SHALL COMPLY WITH D-2564.

2. CONDENSATE DRAINS FROM AIR CONDITIONING UNITS: "PVC"
 SCHEDULE 40 PIPE & FITTINGS.

3. DOMESTIC WATER ABOVE GROUND: TYPE L COPPER PIPE WITH WROUGHT
 COPPER SOLDERED JOINT FITTINGS. TYPE K COPPER BELOW GROUND
 PIPE ACCORDING TO ASTM B-42. TUBE ACCORDING TO ASTM B-88.
 ALTERNATE FOR UNDERGROUND PIPE: CAST IRON WATER PIPE
 ACCORDING TO ANSI A 21.6. STEEL PIPE (SCHEDULE 40,
 GALVANIZED) ACCORDING TO ASTM A120-68.

4. ALL CONTROL VALVES FOR DOMESTIC WATER SHALL BE CAST BRASS
 OR B-88 BRONZE GATE VALVES.

5. PROVIDE DIELECTRIC FITTINGS FOR JOINING DISSIMILAR METALS.

DOMESTIC WATER PIPING

1. UNDERGROUND: GALVANIZED STEEL PIPE, SCHEDULE 40 SCREWED (ASTM
 A120-78) WITH MALLEABLE IRON FITTING GALVANIZED TO MATCH
 PIPE. ANSI B16.3-71, ASTM A197-47 DR CAST IRON FLANGED
 FITTINGS (ANSI B16.1). PIPE SHALL BE PROTECTED WITH COAT OF
 BITUMINOUS COMPOUND. COPPER TUBING TYPE K ASTM B88-75, ACCEPTED
 ALTERNATE.

2. ABOVE GROUND: GALVANIZED STEEL PIPE, SCHEDULE 40 SCREWED
 (ASTM A120-78) WITH MALLEABLE IRON FITTINGS GALVANIZED TO MATCH
 PIPE. ANSI B16.3-71, ASTM A197-47 DR CAST IRON FLANGED FITTINGS
 (ANSI B16.1). COPPER WATER TUBING, TYPE L, ASTM B88-75 WITH
 WROUGHT COPPER FITTINGS, ANSI B16.22-73.

3. PIPE HANGERS AND SUPPORTS: PROVIDE ADJUSTABLE HANGERS, INSERTS
 BRACKETS, ROLLS, CLAMPS AND SUPPLEMENTARY STEEL AS REQUIRED FOR
 PROPER SUPPORT OF PIPE LINES. HANGERS SHALL ALLOW FOR EXPANSION
 AND CONTRACTION OF PIPE LINES AND COVERING TO RUN CONTINUOUSLY
 THROUGH HANGERS.

A. HORIZONTAL CARBON STEEL PIPE		
PIPE SIZE	ROD DIAMETER	MAXIMUM SPACING
UP TO 1-1/4"	3/8"	8'
1-1/2" & 2"	3/8"	10'
B. HORIZONTAL COPPER PIPING		
PIPE SIZE	ROD DIAMETER	MAXIMUM SPACING
UP TO 1"	3/8"	6'
1-1/4" & 1-1/2"	3/8"	6'
2"	3/8"	8'

PLUMBING NOTES

1. ALL PLUMBING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE
 LATEST EDITION OF THE "FLORIDA BUILDING CODE".

2. CONTRACTOR TO VERIFY AT SITE LOCATION THE ELEVATION AND SIZE
 OF EXISTING WATER AND SEWER MAINS FOR CONNECTION OF NEW
 SERVICES BEFORE INSTALLATION OF ANY PIPING.

3. UNDERGROUND METAL PIPING SHALL BE PROTECTED WITH COAT OF
 BITUMINOUS COMPOUND ("BITUMATIC" OR EQUAL) BEFORE COVERING.

4. PROVIDE SHUT-OFF AND VACUUM BREAKER TO ALL HOSE BIBBS AND
 FAUCETS WITH HOSE-END CONNECTION.

5. ALL FIXTURES SHALL BE PROTECTED AGAINST WATER HAMMER WITH AIR
 CHAMBERS OR SHOCK ABSORBERS.

6. PLUMBING FIXTURES SHALL BE "AMERICAN STANDARD" OR APPROVED
 EQUAL. ALL FIXTURE TRIM SHALL BE CHROME PLATED. FIXTURES
 SHALL BE PROVIDED WITH SUPPORTS, HANGERS, ETC.

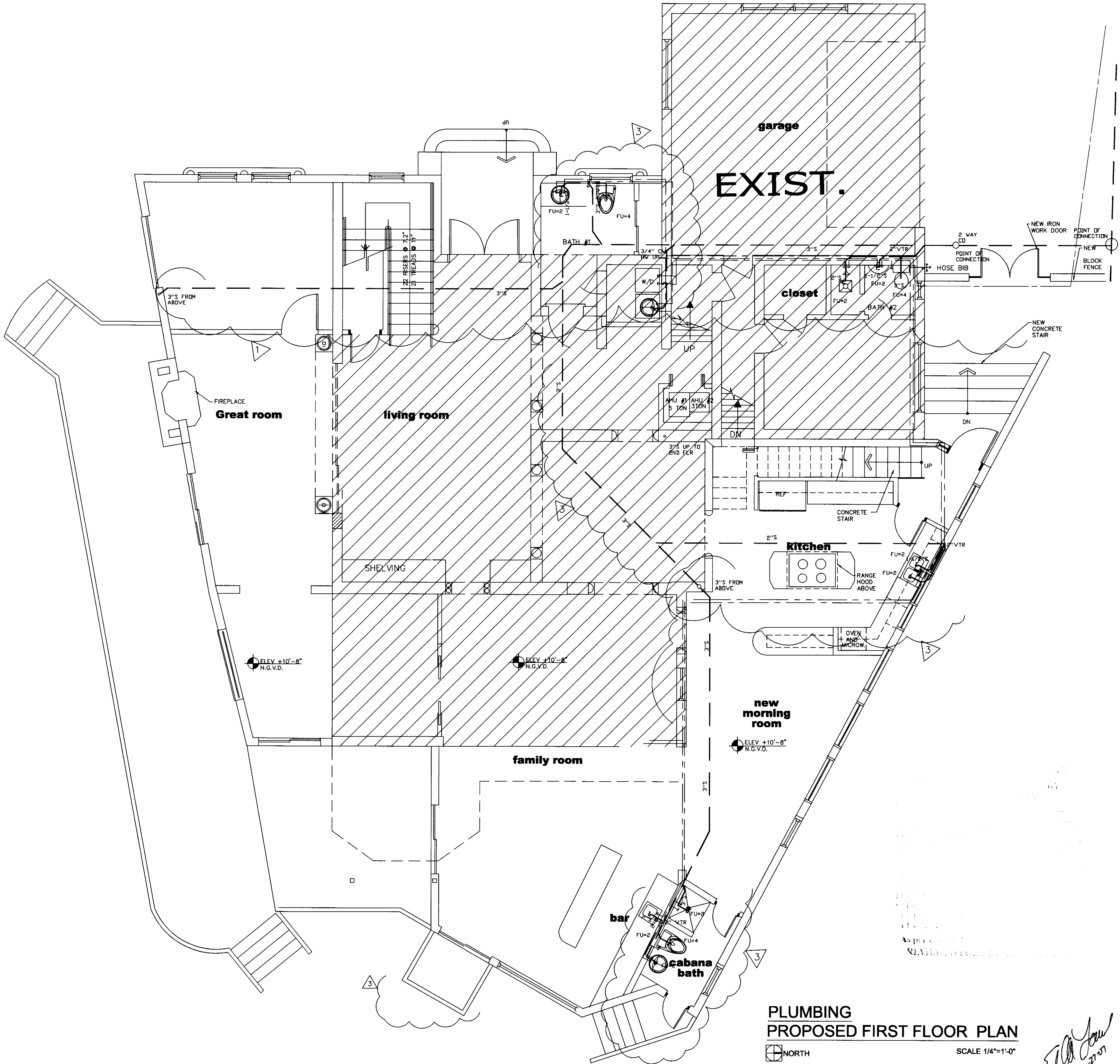
7. WASTE LINES SHALL SLOPE 1/8" PER FOOT, UNLESS OTHERWISE
 NOTED.

8. PROVIDE FULLY ACCESSIBLE CLEANDOUTS ON SANITARY AND ANY WASTE
 PIPING AT EVERY CHANGE OF DIRECTION AND AT BOTTOM OF STACKS
 CLEAN OUT LOCATION AND SIZES ON HORIZONTAL LINES SHALL BE
 ACCORDING TO CODE.

9. VENT LINES SHALL EXTEND 6" MIN. ABOVE ROOF AND FLASHED WITH
 LEAD OR CONNECTED TO EXISTING VENT LINES.

10. ALL FLOOR DRAINS SHALL HAVE TRAP PRIMERS TO PROTECT THE SEAL
 OF THE TRAP.

11. PROVIDE CONTROL VALVES TO ALL MAINS ENTERING THE BUILDING,
 RISERS, BRANCHES, GROUPS OF FIXTURES, AND TO EACH PIECE OF
 EQUIPMENT.



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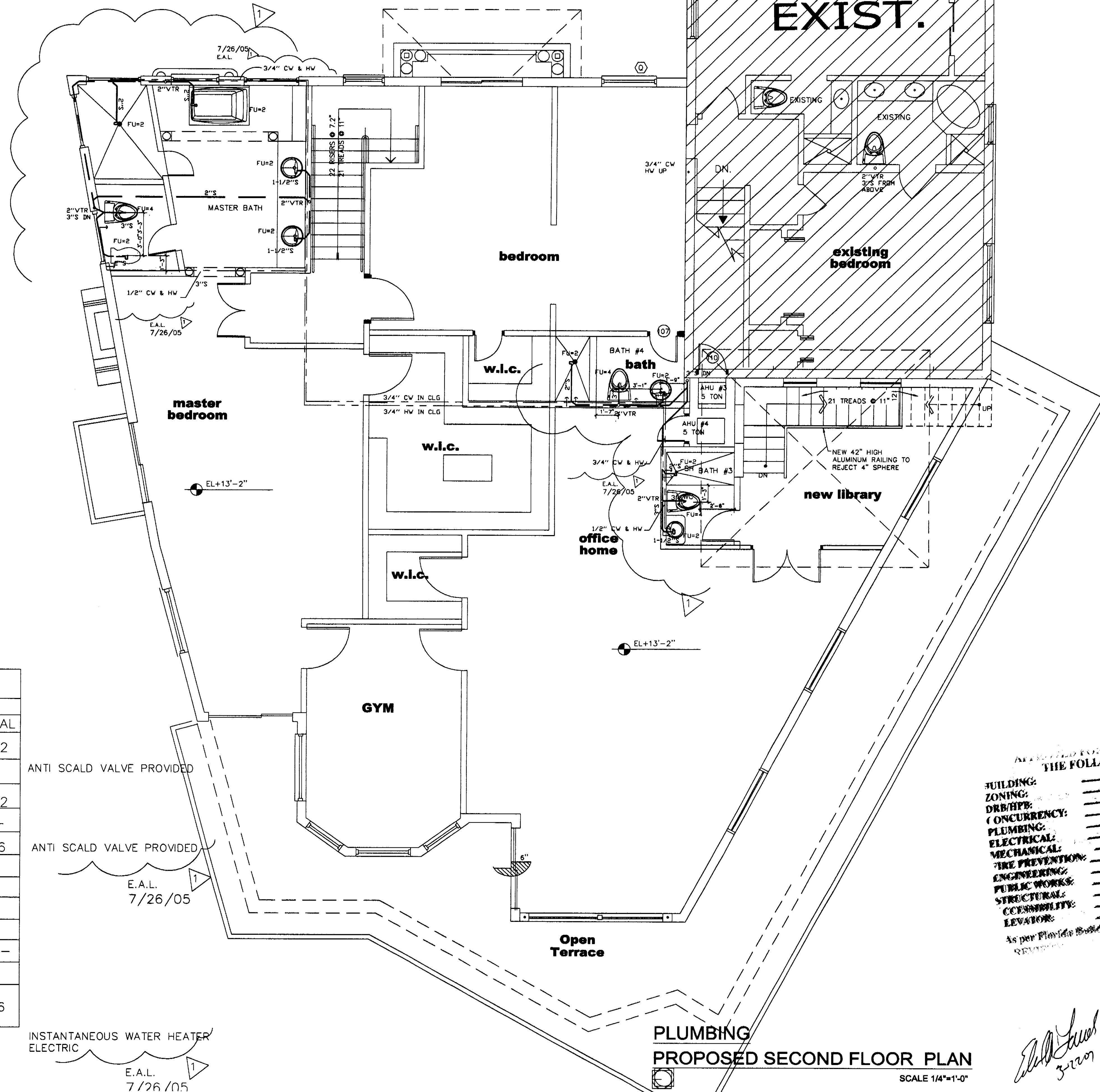
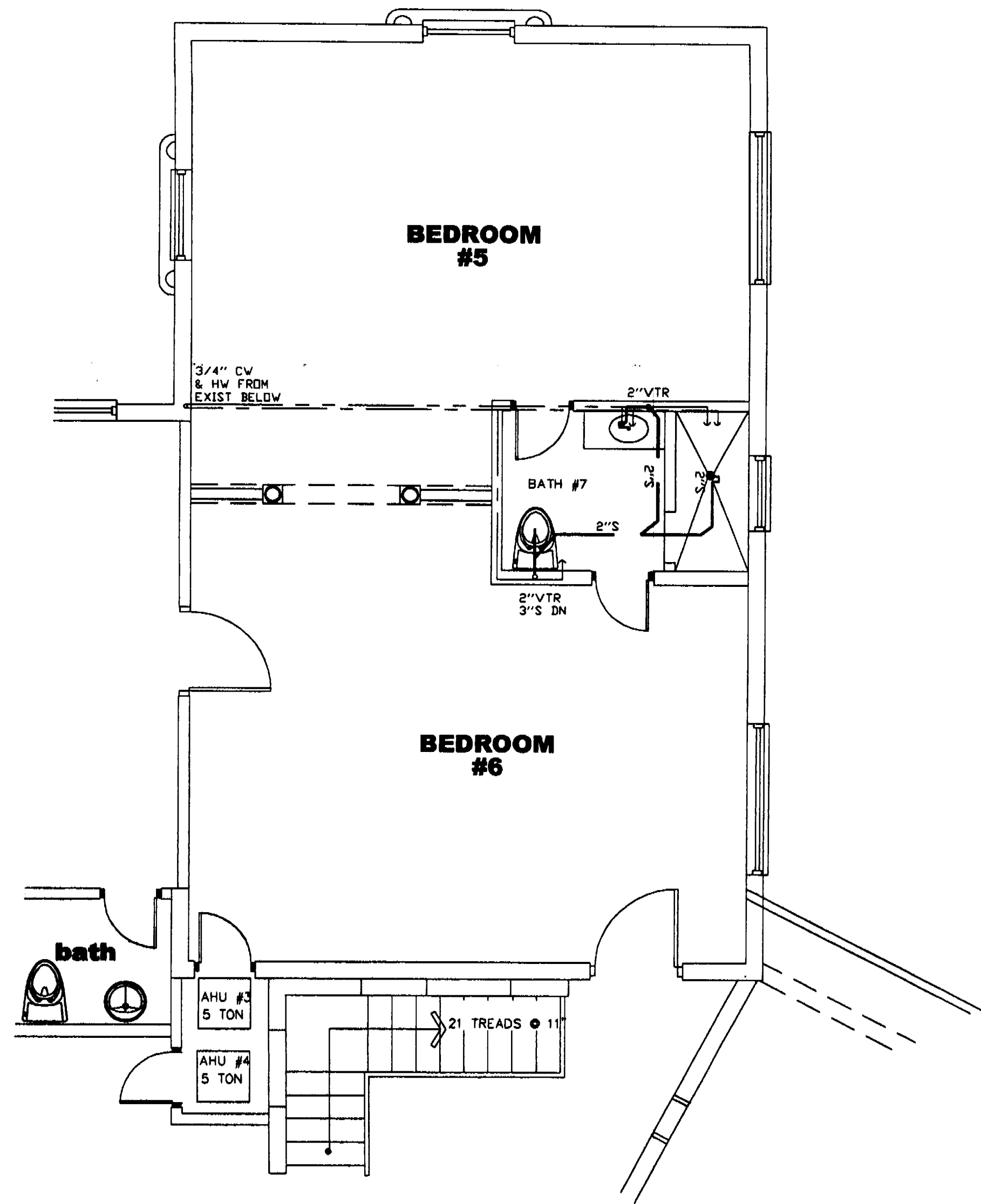
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Revisions	Date
Rev. 12-20-03	
Rev. 01-14-04	
Rev. 03-14-04	
1 BLDG COMM	07-28-05

ADDITION TO:
 KURTEN RESIDENCE
 2001 LAKE AVENUE
 MIAMI BEACH, FL 33140

P-1

SHEET NUMBER



FIXTURE CONNECTION SCHEDULE							
ITEM	WASTE & SOIL	WATER		MAX FLOW RATE/QT	FIXTURE UNITS		
		COLD	HOT		QTY	FU	TOTAL
WATER CLOSET	3" @ 1/8" /FT.	1/2"		1.6G/FLUSHING	8	4	32
TUB	2" @ 1/4" /FT.	1/2"	1/2"	2.5 GPM	2	2	4
LAVATORY	1 1/2" @ 1/4" /FT.	1/2"	1/2"	2.5 GPM	11	2	22
HOSE BIBB		3/4"					--
SHOWER	2" @ 1/4" /FT.	1/2"	1/2"	2.5 GPM	8	2	16
KIT. SINK	2" @ 1/4" /FT.	1/2"	1/2"	2.5 GPM	2	2	4
WASHER	2" @ 1/4" /FT.	1/2"	1/2"		1	2	2
LAUNDRY SINK	2" @ 1/4" /FT.	1/2"	1/2"	2.5 GPM	1	2	2
BAR SINK	2" @ 1/4" /FT.	1/2"	1/2"	2.5 GPM	1	2	2
MOP SINK	2" @ 1/4" /FT.	1/2"	1/2"	2.5 GPM	---	---	---
BIDET	2" @ 1/4" /FT.	1/2"	1/2"	2.5 GPM	1	2	2
NOTE					PROPOSED	86	

NOTE
ALL PLUMBING FIXTURES COMPLY WITH TABLE 604.4 FBC
THE MAXIMUM FLOW RATES AND CONSUMPTION FOR
PLUMBING FIXTURES AND FIXTURE FITTINGS.

INSTANTANEOUS WATER HEATER
ELECTRIC
E.A.L.
7/26/05

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

Edward A.
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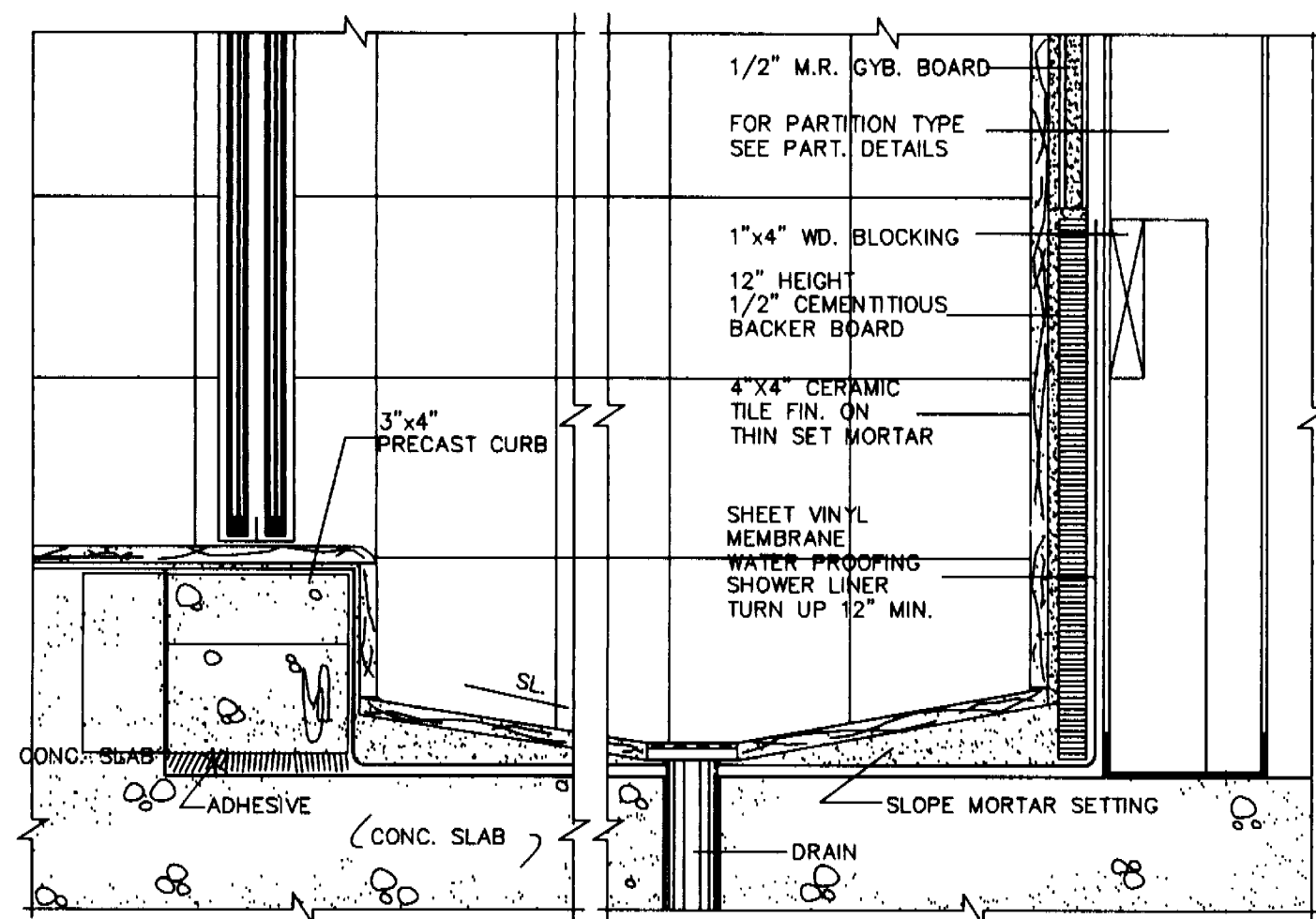
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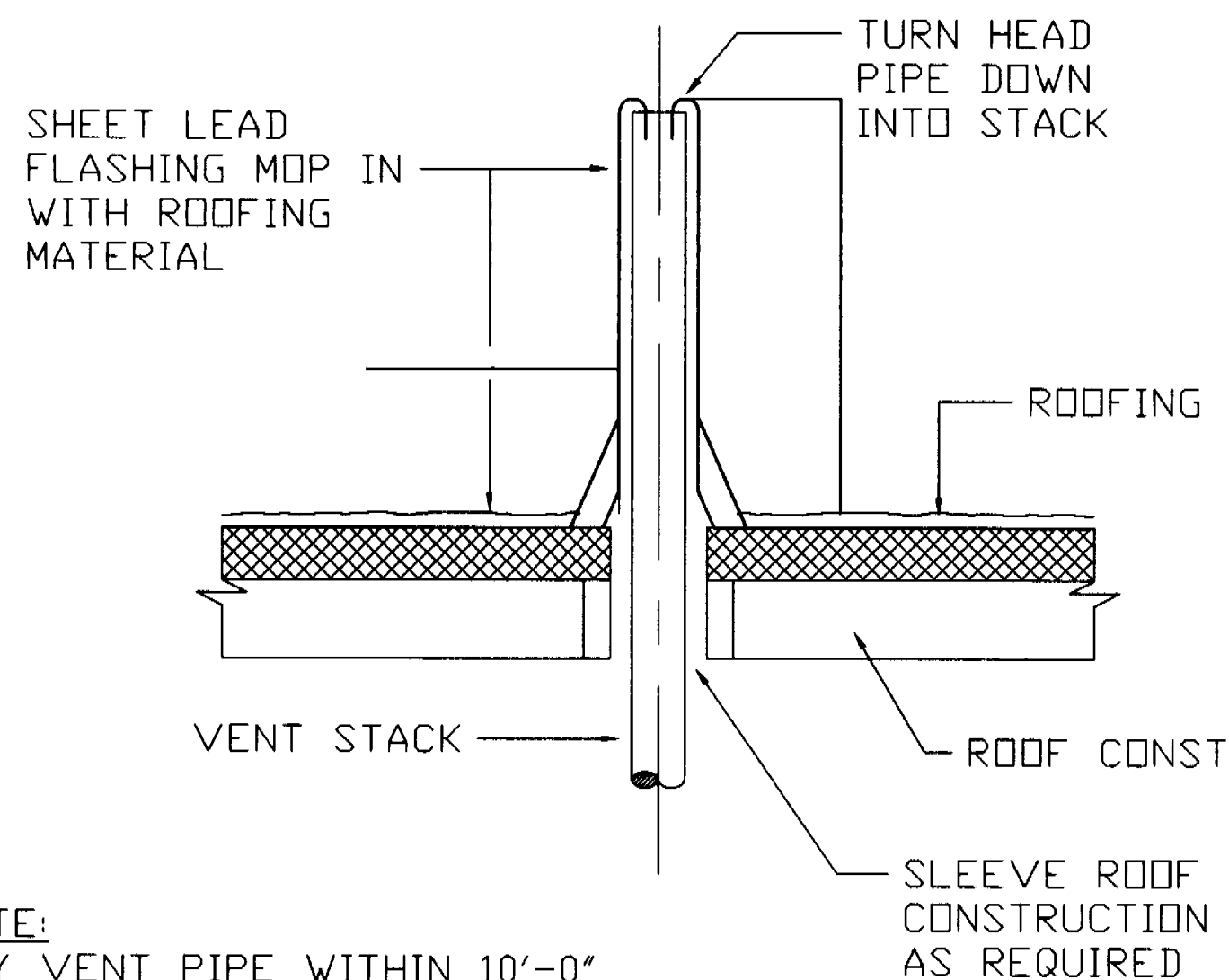
Revisions	Date
Rev. 01-20-03	
Rev. 01-14-04	
Rev. 03-04-04	

ADDITION TO:
KURTEN RESIDENCE
2001 LAKE AVENUE
MIAMI BEACH, FL 33140

P-2
SHEET NUMBER

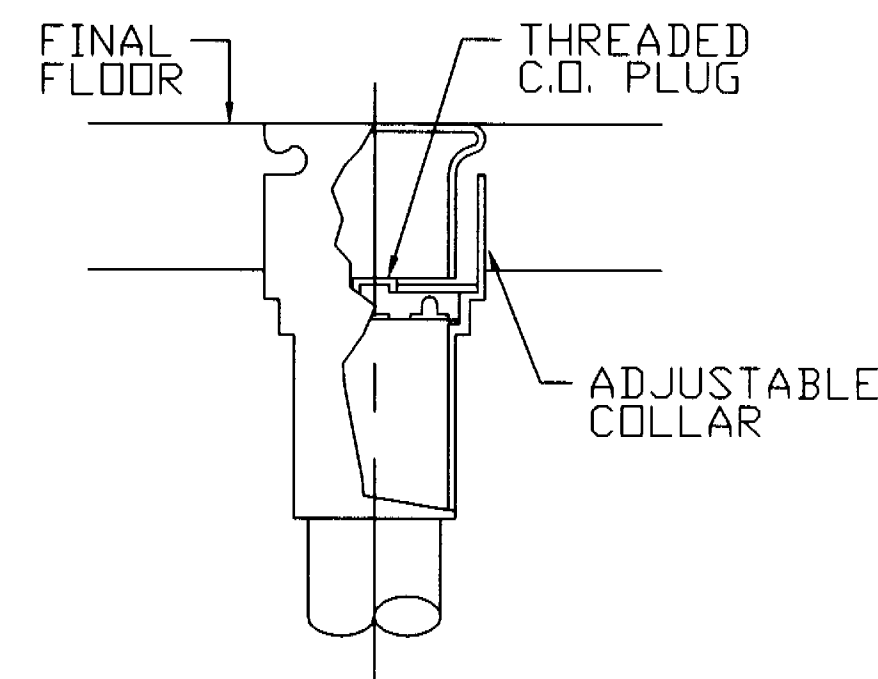


SHOWER CURB DETAIL
SCALE: 3"=1'-0"

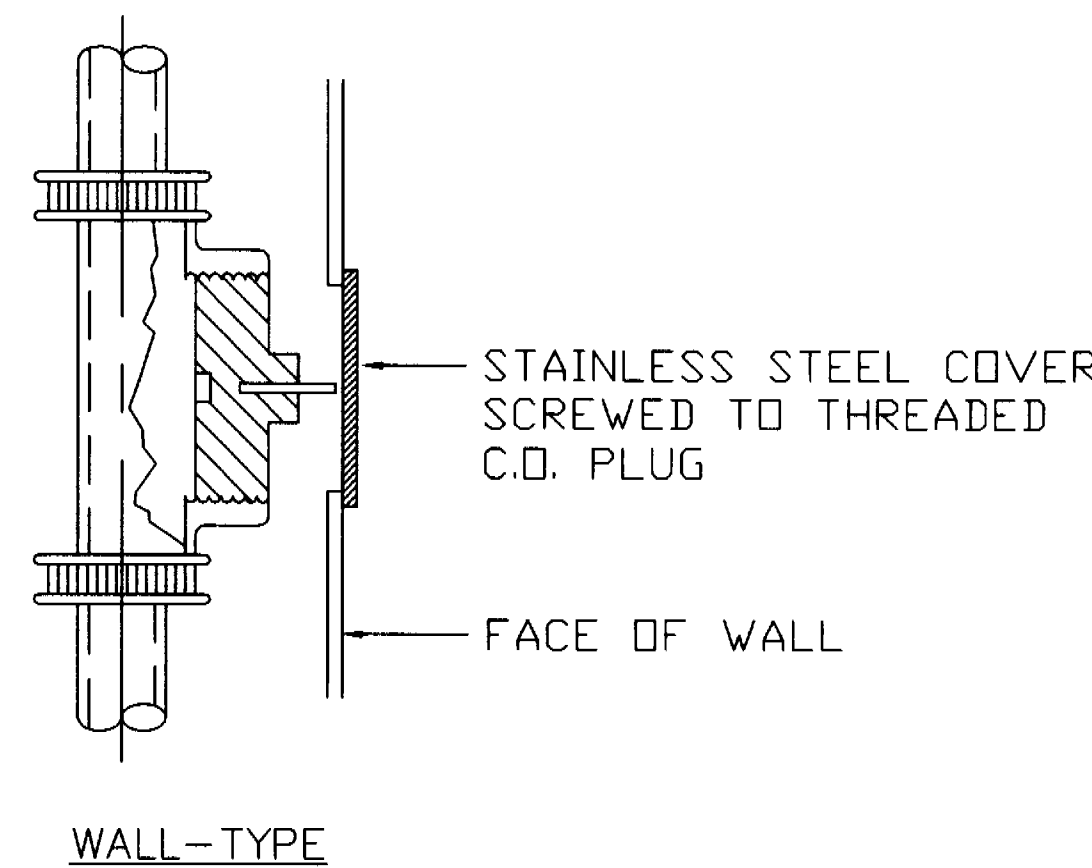


NOTE:
ANY VENT PIPE WITHIN 10'-0"
OF ANY DOOR, WINDOW, OR EXHAUST
OPENINGS SHALL EXTEND NOT LESS
THAN 3'-0" ABOVE SUCH

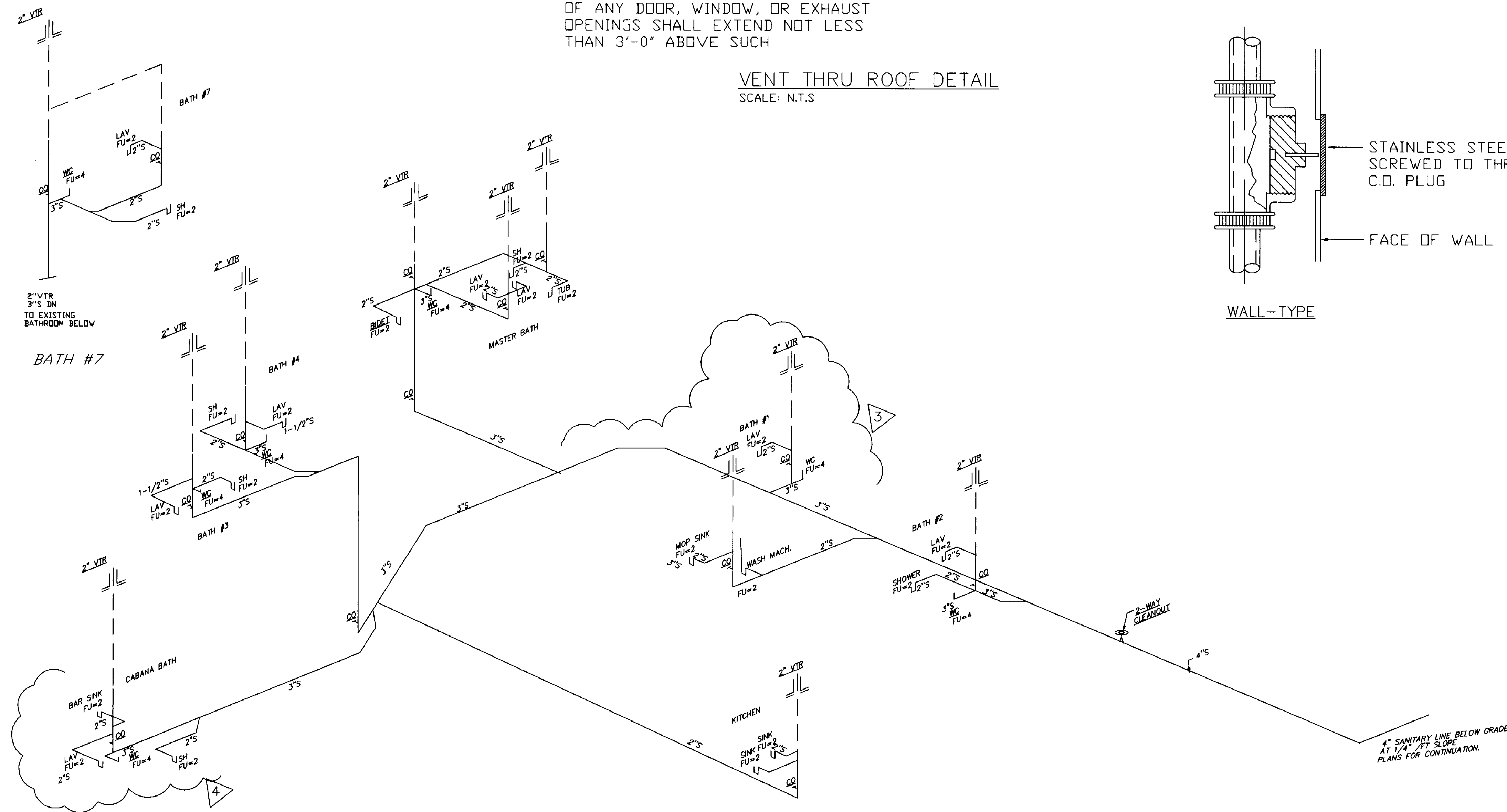
VENT THRU ROOF DETAIL
SCALE: N.T.S.



FLOOR-TYPE
TYPICAL CLEANOUT DETAILS
SCALE: N.T.S.



WALL-TYPE



SANITARY ISOMETRIC
NO SCALE

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Revisions	Date
Rev.	11-05-03
Rev.	11-10-03
1 BLDG COMM	07-28-06

ADDITION TO:
KURTEN RESIDENCE
2001 LAKE AVENUE
MIAMI BEACH, FL 33140

P-3

SHEET NUMBER

Handwritten signature and date 3/22/07

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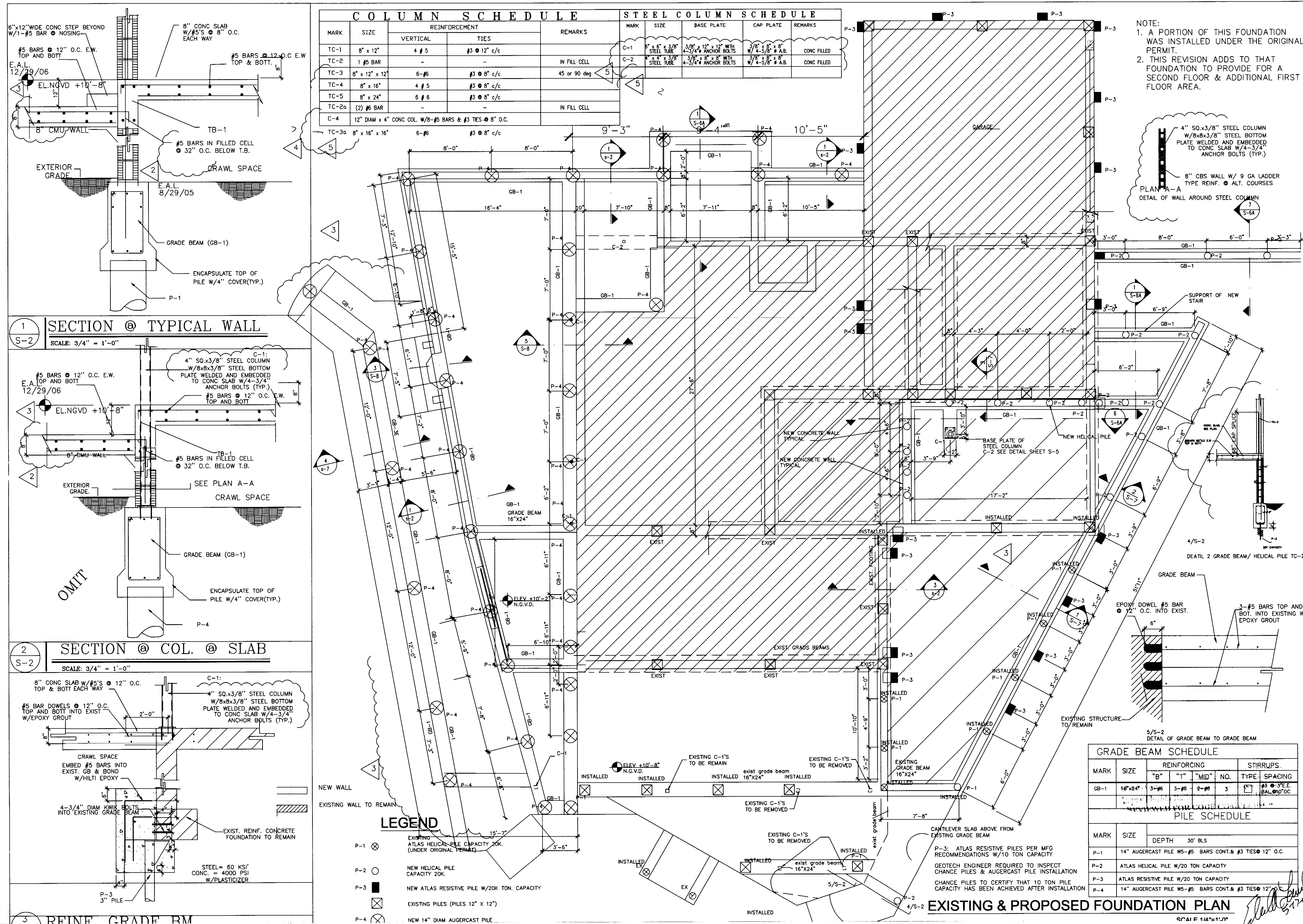
Revisions	Date
Rev.	12-20-03
Rev.	01-14-04
Rev.	03-04-04
1 BLDG COMMENTS	7-28-05
2 BLDG COMMENTS	8-29-05
3 BLDG COMMENTS	12-28-06

ADDITION TO:

KURTEN RESIDENCE
2001 LAKE AVENUE
MIAMI BEACH, FL 33140

S-2

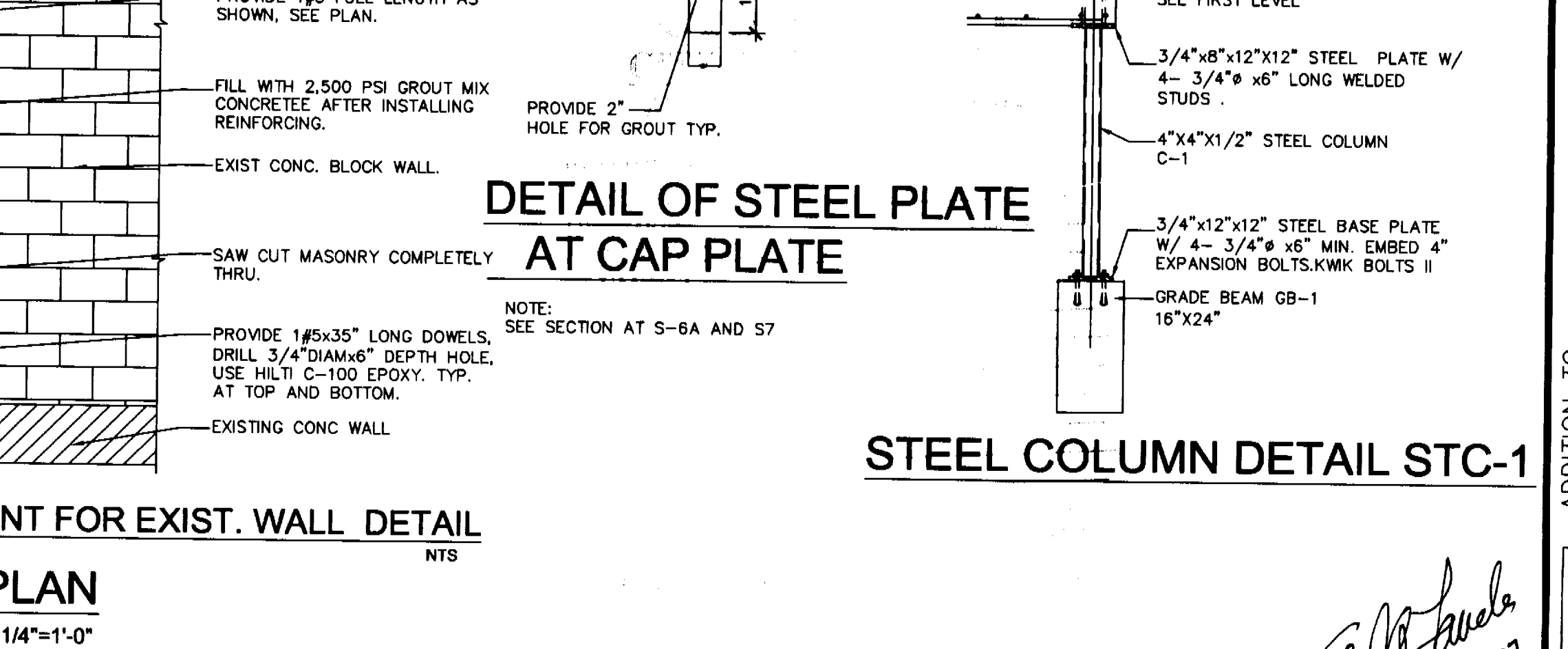
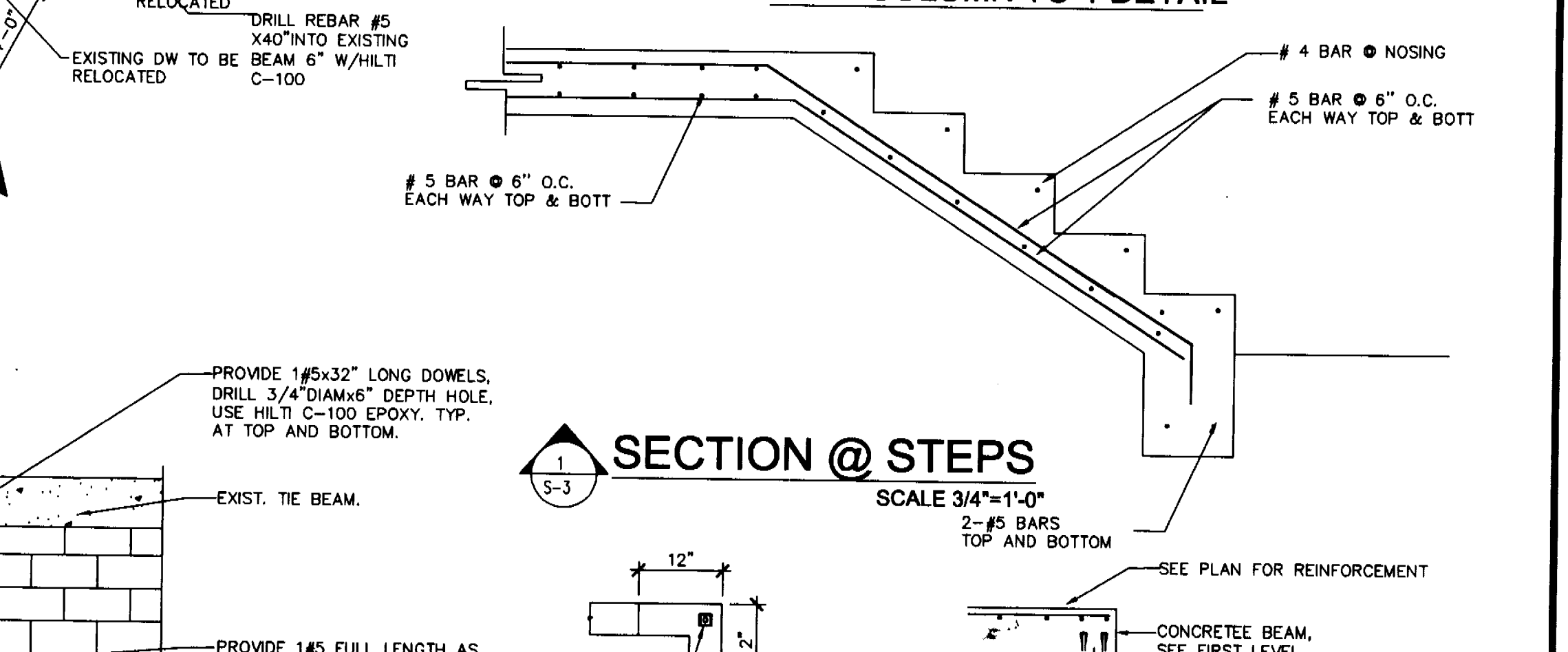
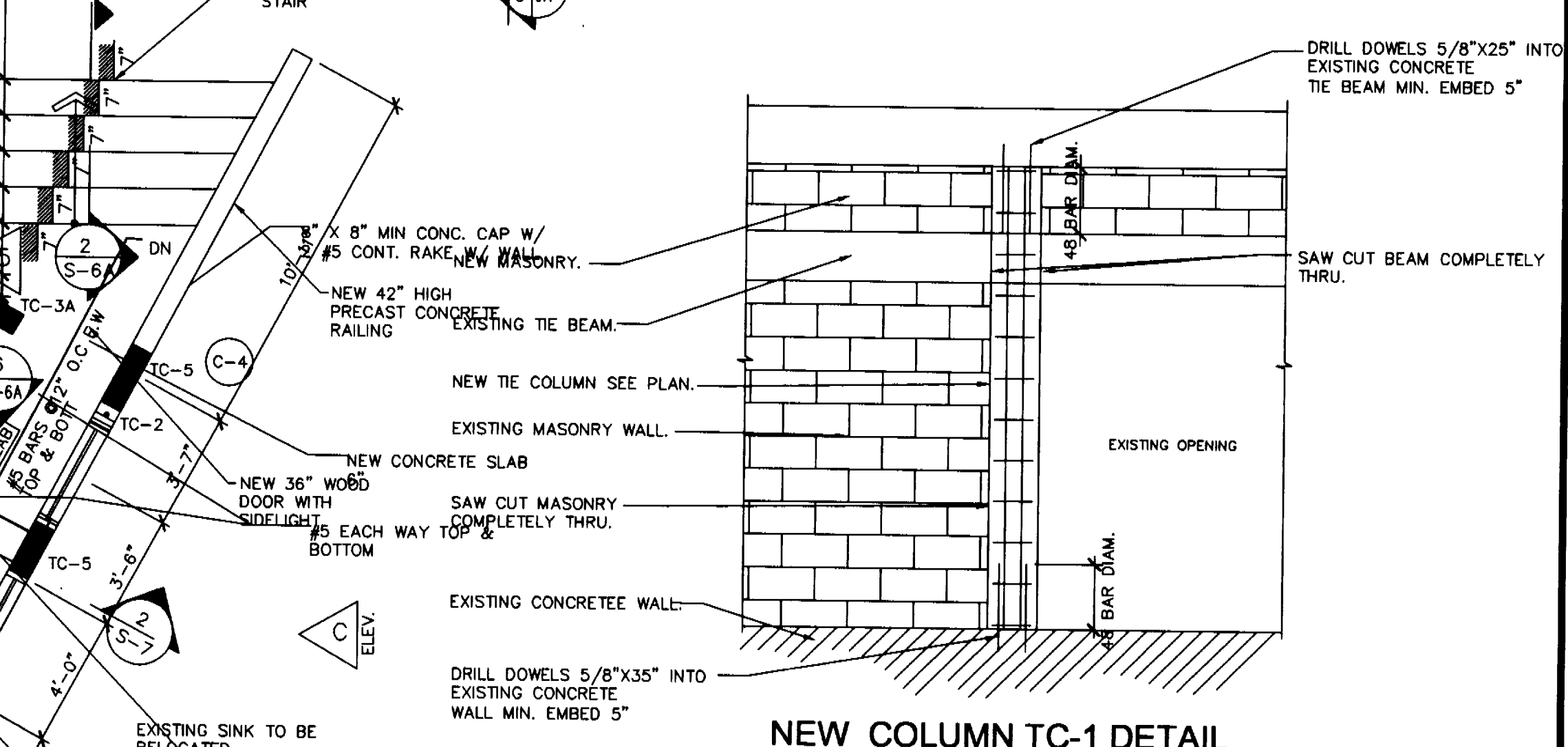
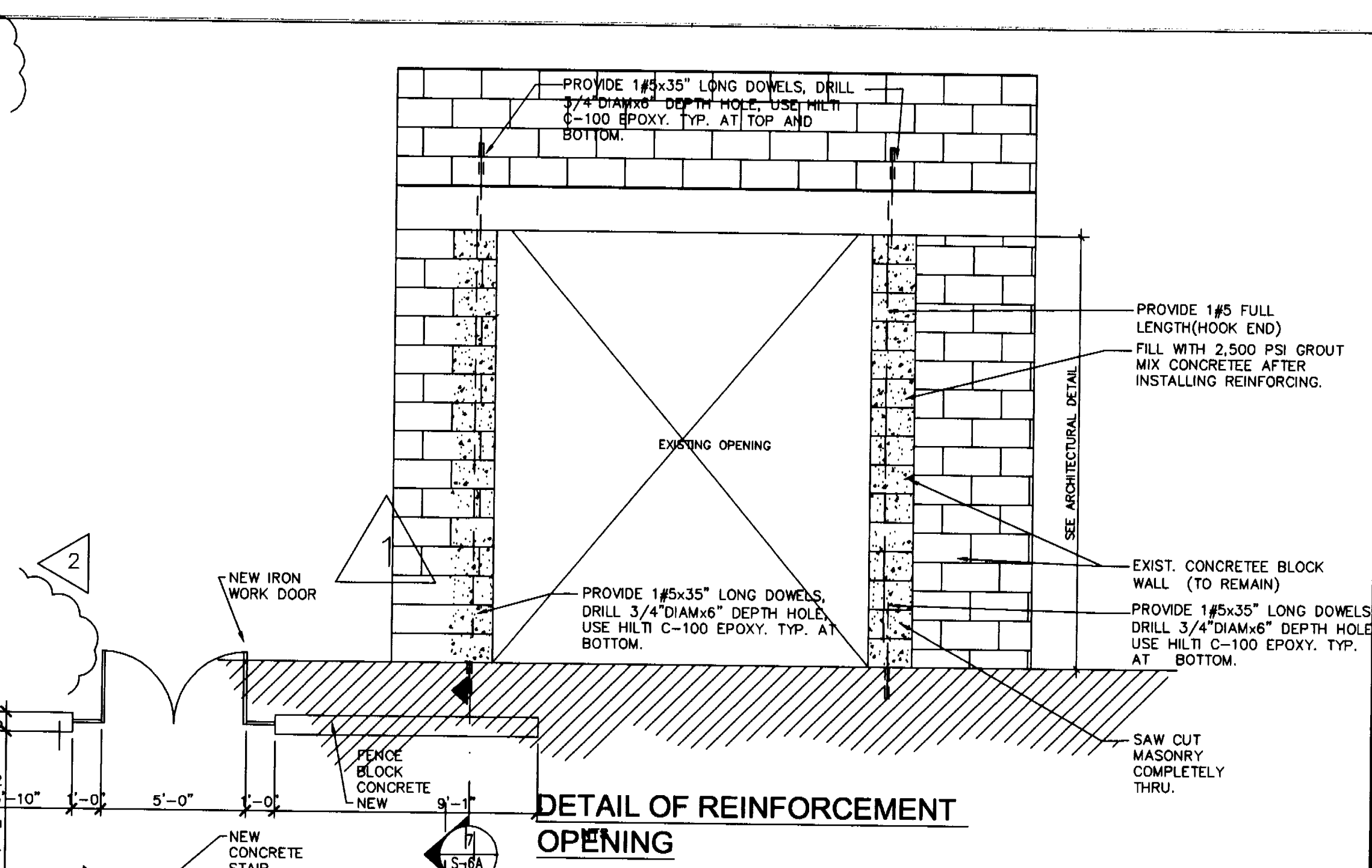
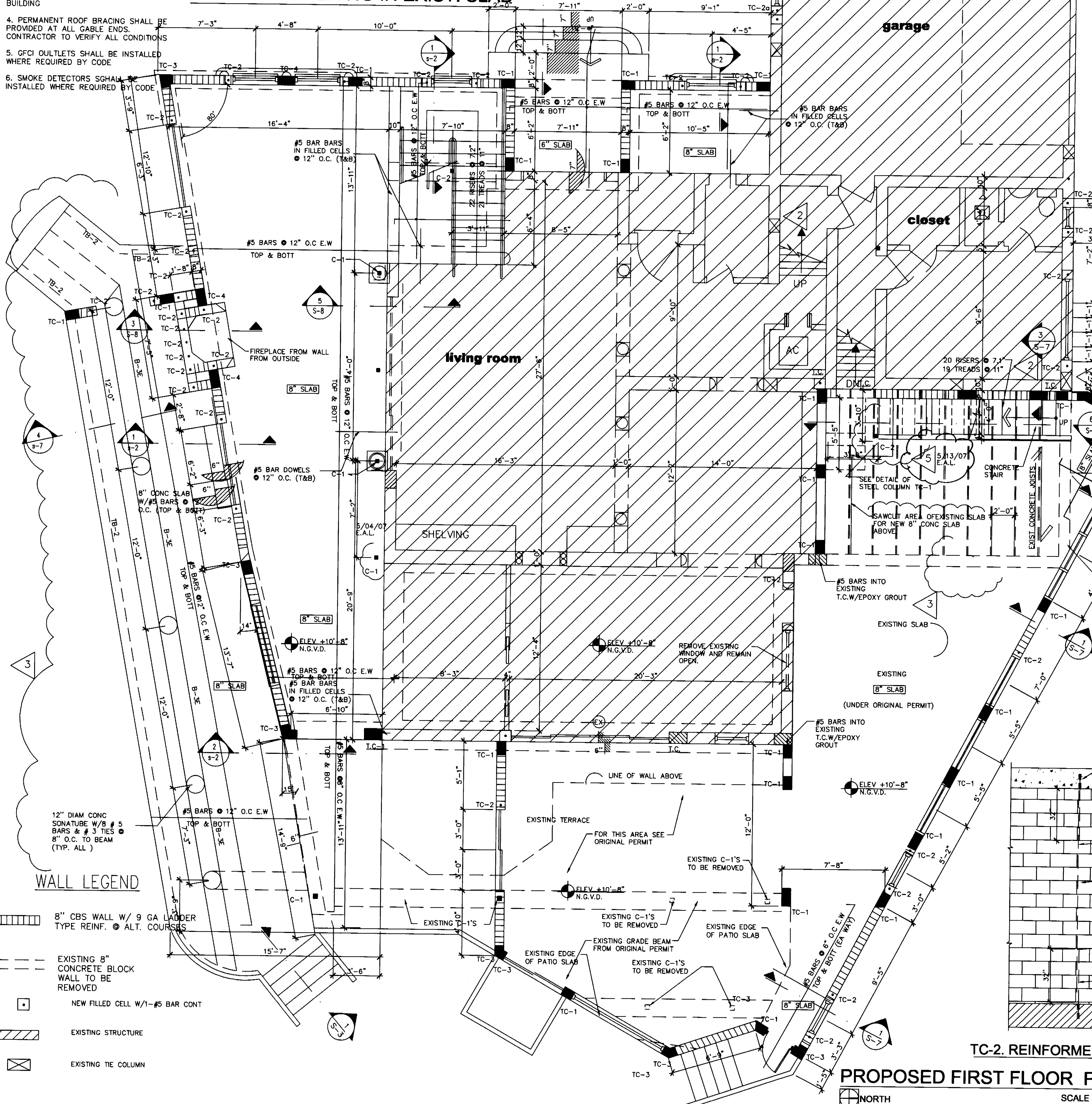
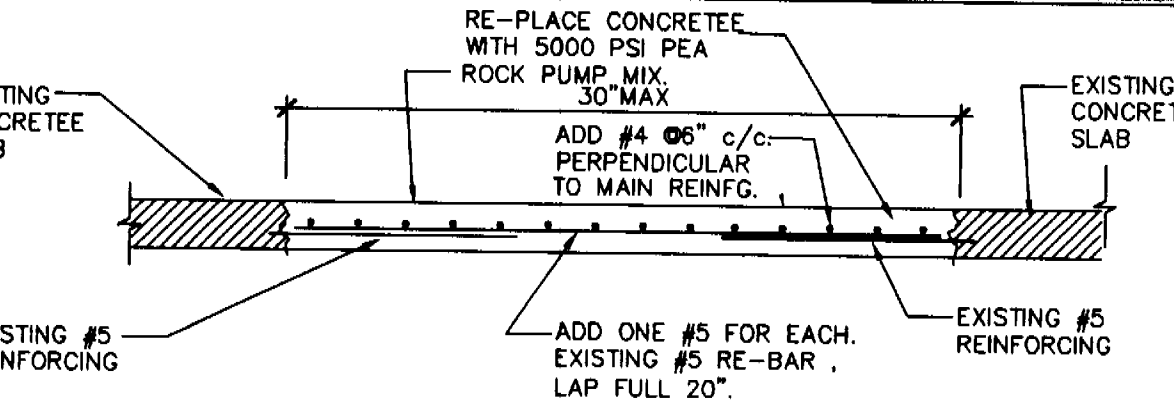
SHEET NUMBER



COMPLY WITH SECTION 3401.8.2.3.1 FBC

1. IMPACT RESISTIVE WINDOWS TO BE PROVIDED IN ALL WINDOWS AND DOORS. PROVIDE PRODUCT APPROVALS PRIOR TO SUBMITTAL FOR APPROVAL.
2. CORNERS OF BUILDINGS OF MASONRY SHALL BE CHECKED FOR TIE DOWNS AS PER 3401.8.2.3.1.2
3. ROOF ANCHORAGE SHALL BE CHECKED AT ALL WALLS WHERE THE ADDITION CONNECTS TO THE EXISTING BUILDING
4. PERMANENT ROOF BRACING SHALL BE PROVIDED AT ALL GABLE ENDS. CONTRACTOR TO VERIFY ALL CONDITIONS
5. GFCI OUTLETS SHALL BE INSTALLED WHERE REQUIRED BY CODE
6. SMOKE DETECTORS SHALL BE INSTALLED WHERE REQUIRED BY CODE

FILL SLAB OPENING IN EXIST. SLAB



PROPOSED FIRST FLOOR PLAN

SCALE 1/4"=1'-0"

NORTH

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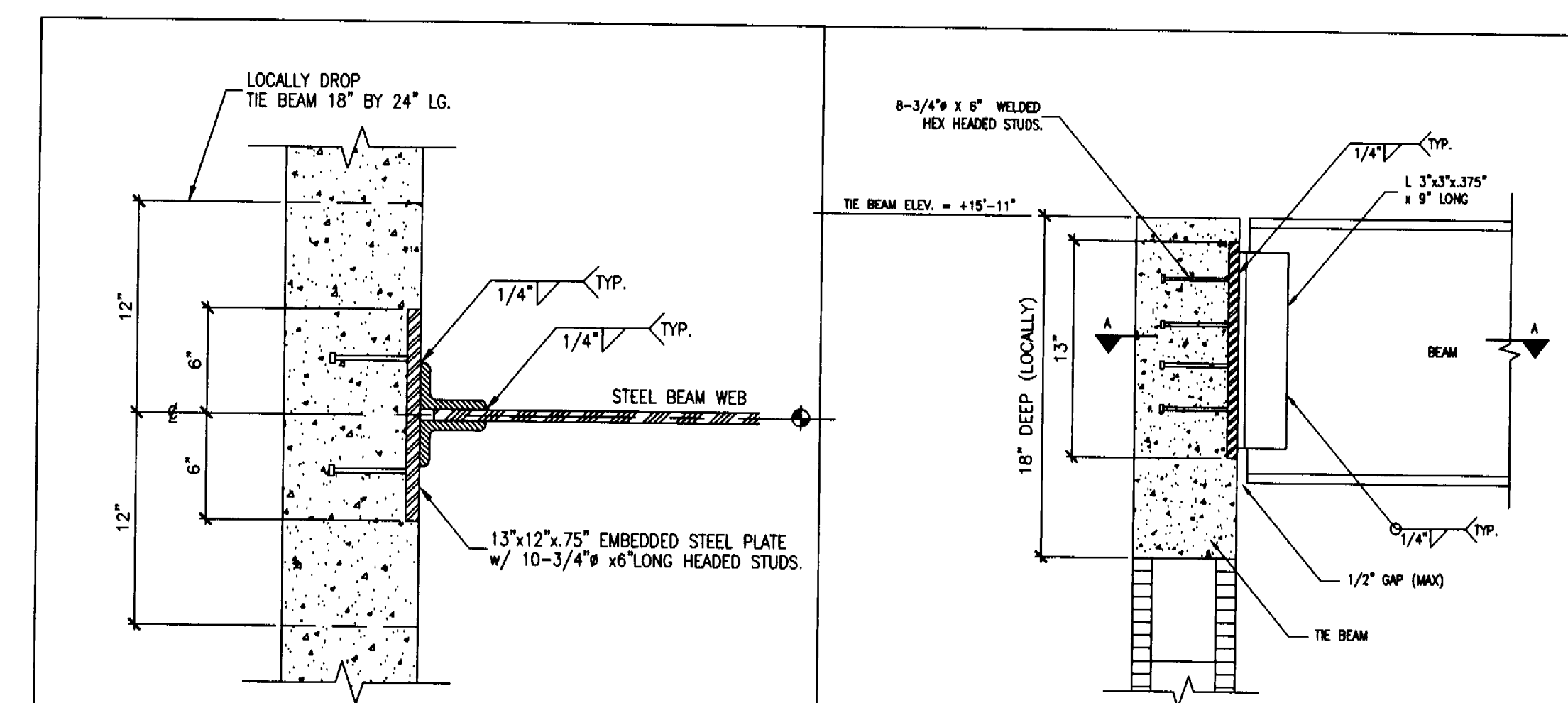
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Revisions	Date
Rev. 1	12-20-03
Rev. 2	01-14-04
Rev. 3	03-4-04
1 BLDG COMMENTS	7-28-05
3 BLDG COMM	12-29-06

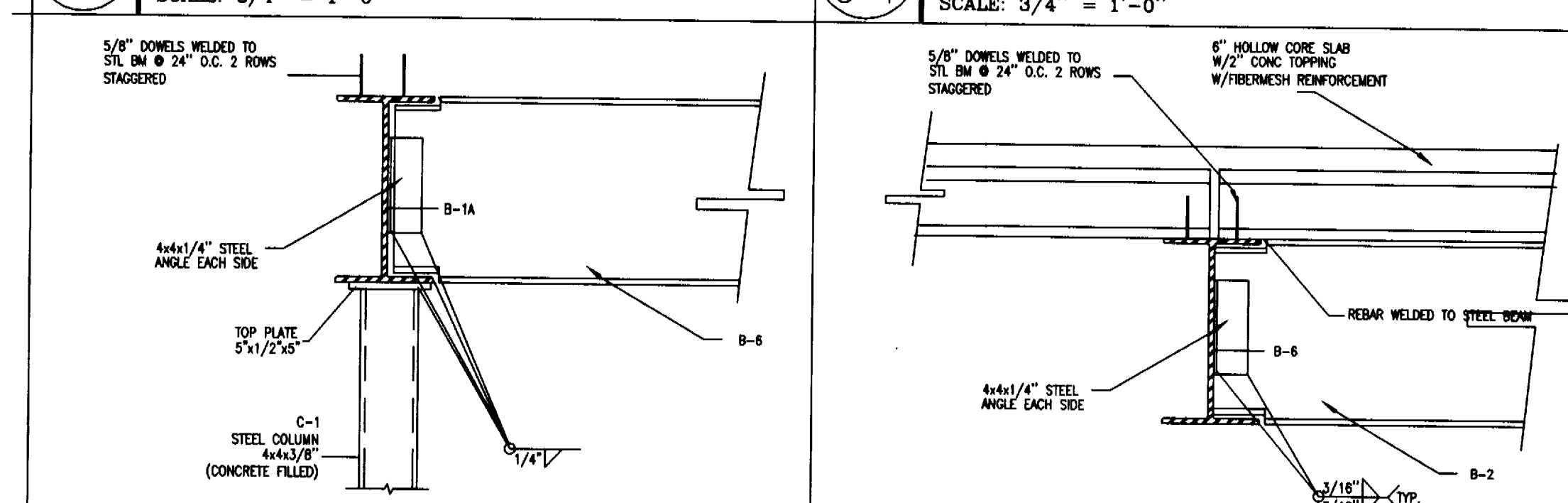
KURTEN RESIDENCE
2001 LAKE AVENUE
MIAMI BEACH, FL 33140

S-3
SHEET NUMBER



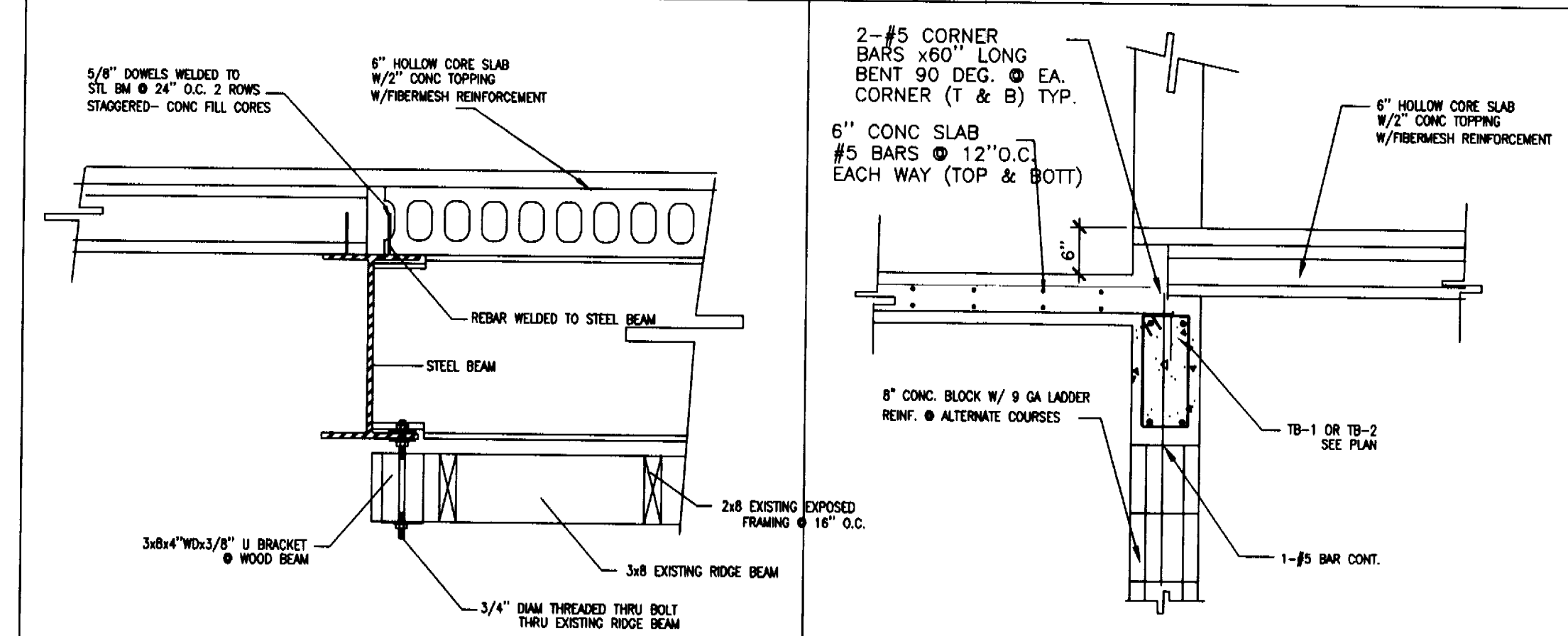
1 BEAM CONNECTION @ TIE-BM
SCALE: 3/4" = 1'-0"

2 BEAM CONNECTION @ TIE-BM
SCALE: 3/4" = 1'-0"



3 COLUMN TO BEAM CONNECTION
SCALE: 3/4" = 1'-0"

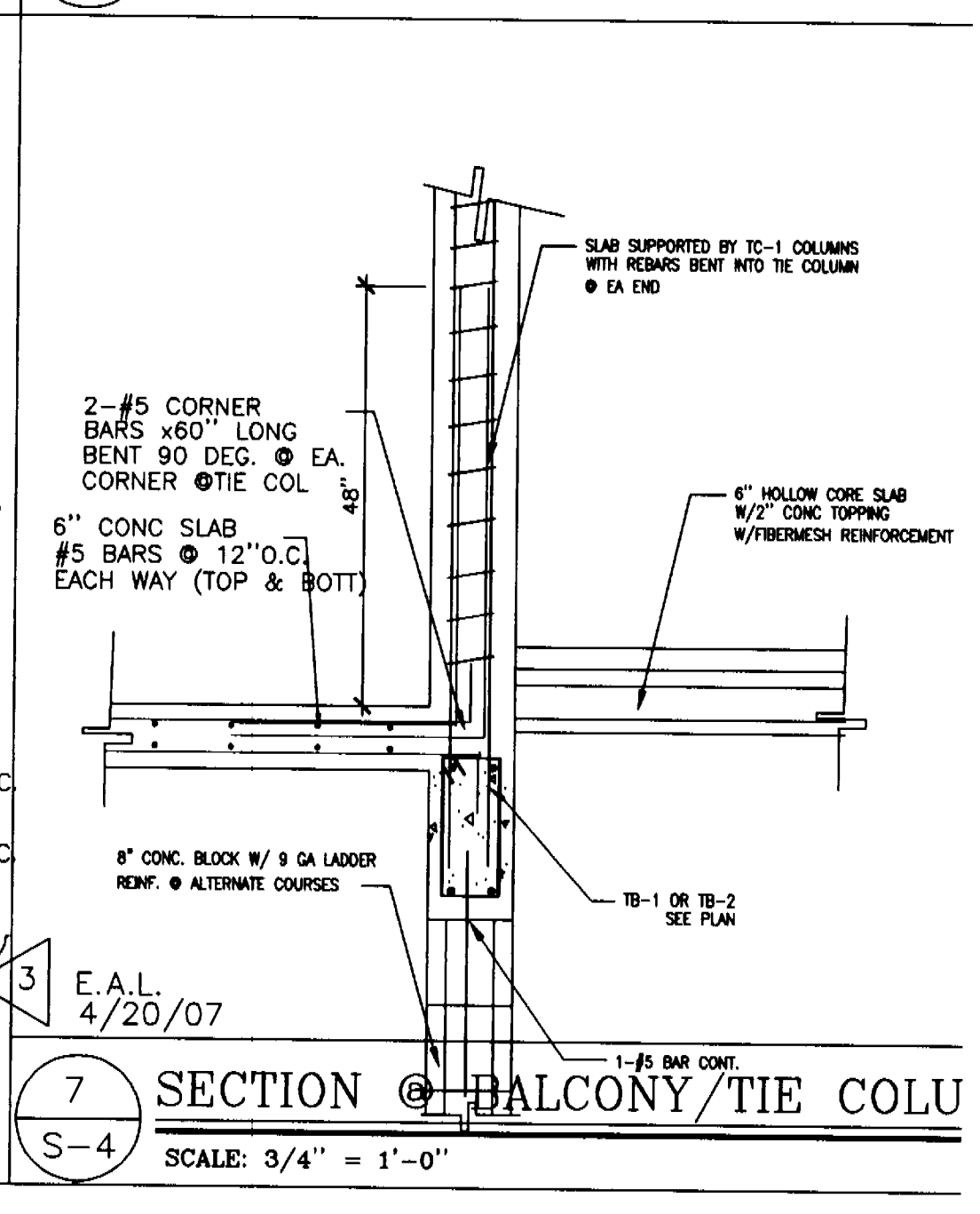
4 STL BM TO STL BM CONNECTION
SCALE: 3/4" = 1'-0"



5 BM TO RIDGE BM SUPPORT
SCALE: 3/4" = 1'-0"

6 SECTION @ BALCONY
SCALE: 3/4" = 1'-0"

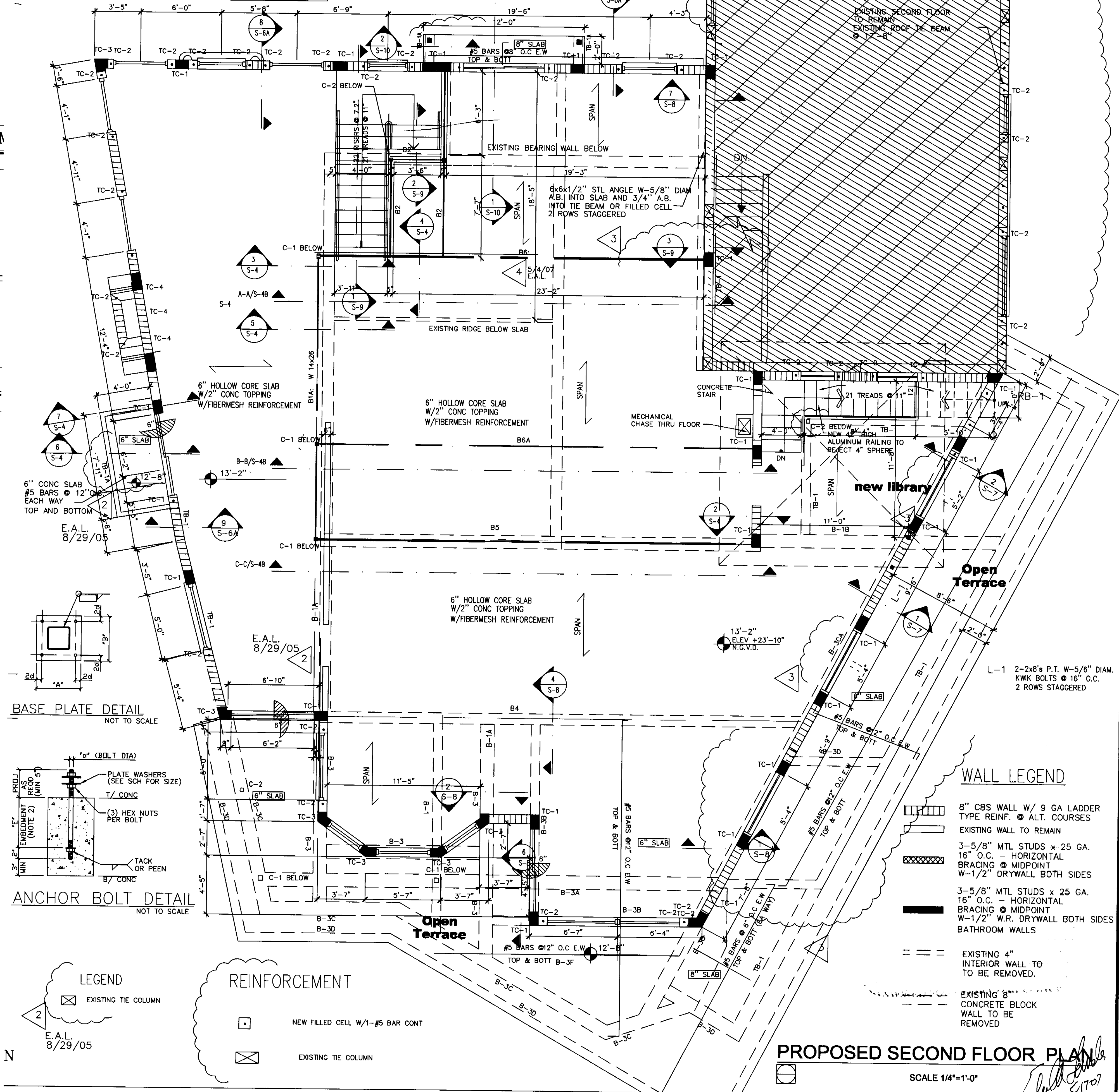
MARK	SIZE	REMARKS
B-1/TB-1	8x16	W/4-#5 BARS & #3 STIRRUPS @ 8" O.C.
B-1A	W14x26	STEEL BEAM
B-1B	16x22	W/3-#10'S (T&B)2-#10 MID & #3 STIRR @ 5" O.C.
B-2	W14x26	STEEL BEAM
B-3	18x18	W/6-#8'S (T&B)4-#8 MID & #4 STIRR @ 6" O.C.
B-3A	20x18	W/6-#9'S (T&B)2-#9 MID & #4 STIRR @ 4" O.C.
B-3B	12x18	W/3-#9'S (T&B) & #3 STIRR @ 4" O.C.
B-3C	12x24	W/2-#7 T&B & #3 STIRRUPS @ 7" O.C.
B-3D	8x24	W/2-#10 T&B 2-#10 MID & #3 STIRRUPS @ 5" O.C.
B-4	W14x233	STEEL BEAM
B-5	W14x109	STEEL BEAM
B-6	W14x90	STEEL BEAM
B-6A	W14x132	STEEL BEAM
B-7	8x16	W/4-#8 BARS & #3 STIRRUPS @ 6" O.C.
TB-1A	8x16	W/4-#5 BARS & #3 STIRRUPS @ 6" O.C.
B-3CA	12x24	W/4-#8 T&B 2-#8 BARS MID & #3 STIRRUPS @ 5" O.C.
B-3E	12x18	W/3-#7 T&B & #3 STIRRUPS @ 7" O.C.
B-3F	12x18	W/3-#6 T&B 2-#6 BARS MID & #3 STIRRUPS @ 6" O.C.
B-10	12x22	W/14x34
B-11/B-12	12x18	W/10x26
B-13	W10x26	
B-14	W10x22	
B-15	W12x65	STEEL BEAM
B-16	W12x97	
B-17	W12x65	W/14x99
B-18	W12x65	W/12x99



7 SECTION @ BALCONY/TIE COLU N
SCALE: 3/4" = 1'-0"

COLUMN SCHEDULE				
MARK	SIZE	REINFORCEMENT		REMARKS
		VERTICAL	TIES	
TC-1	8" x 12"	4 #5	#3 @ 12" c/c	FIRST FLOOR
TC-2	1 #5 BAR	-	-	IN FILL CELL
TC-3	8" x 12" x 12"	6 #6	#3 @ 8" c/c	SECOND FLOOR
TC-5	8" x 24"	6 #6	#3 @ 8" c/c	SECOND FLOOR
C-1	5" x 6" x 3/8"	-	-	STEEL COLUMN
C-2	4" x 4" x 3/8"	-	-	STEEL COLUMN

COLUMN SCHEDULE				
MARK	SIZE	REINFORCEMENT		REMARKS
		VERTICAL	TIES	
TC-2a	2 #6 BAR	-	-	FIRST FLOOR
TC-2	12" DIAM x 4" CONC COL. W/8-#5 BARS & #3 TIES @ 8" O.C.	-	-	IN FILL CELL
C-1	6x6x3/8"	-	-	CONC. FILLED
C-1A	4x4x3/8"	-	-	CONC. FILLED



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Revisions
1 BLDG COMMENTS
Date
7-28-05

ADDITION TO:
KURTEN RESIDENCE
2001 LAKE AVENUE
MIAMI BEACH, FL 33140
S-4
SHEET NUMBER

CONSULTING ENGINEERS
7800 NW 146TH STREET, SUITE 500 MIAMI LAKES FL 33016
P.E. #038798

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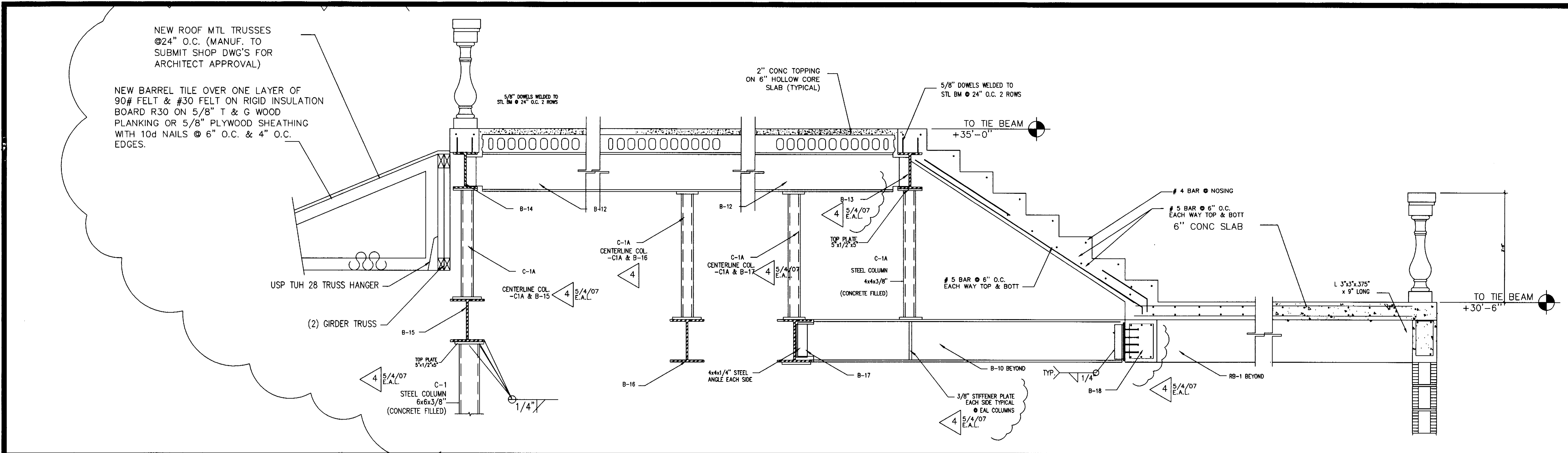
ADDITION TO:

KURTEN RESIDENCE

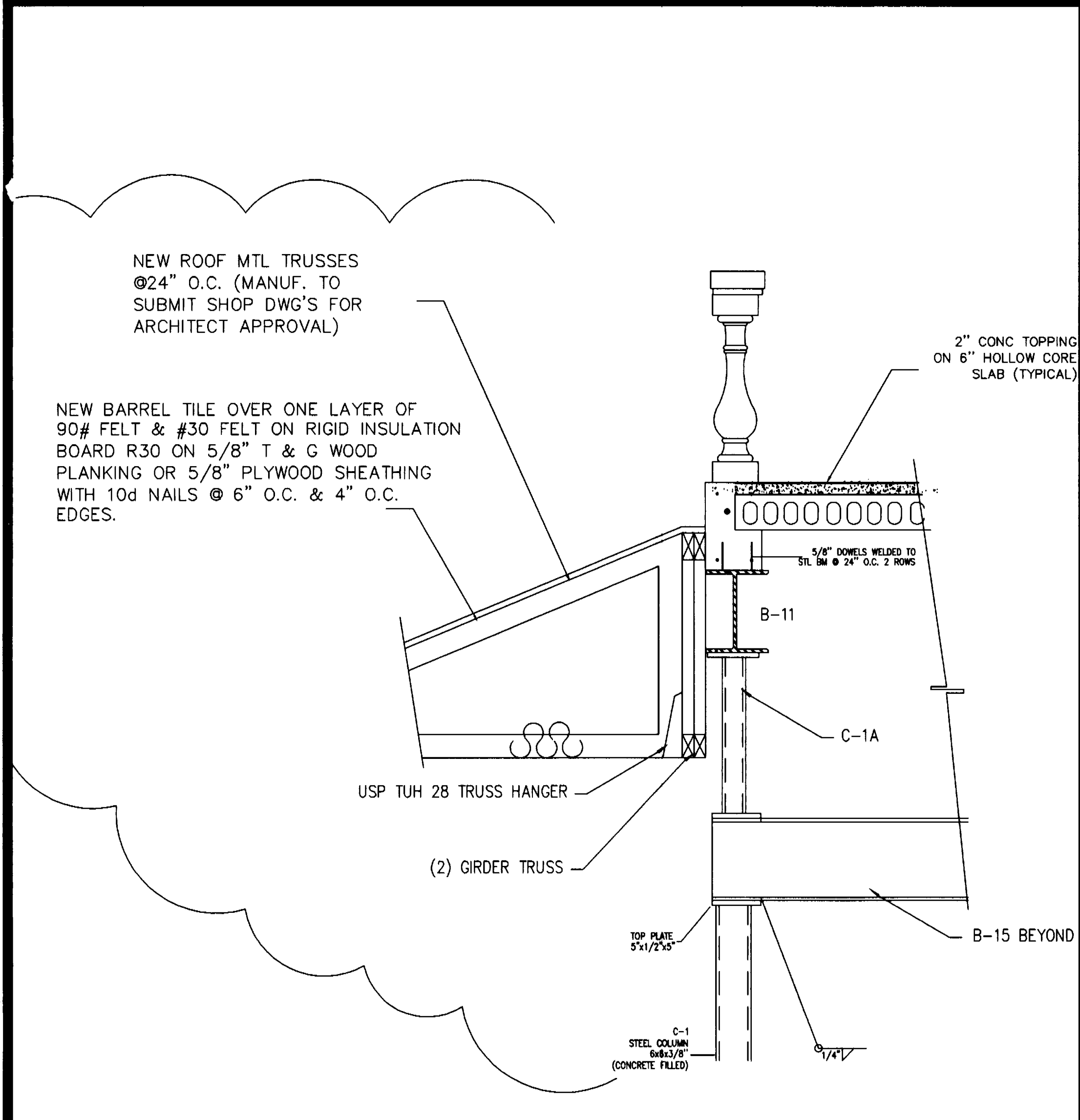
2001 LAKE AVENUE
MIAMI BEACH, FL 33140

S-4A

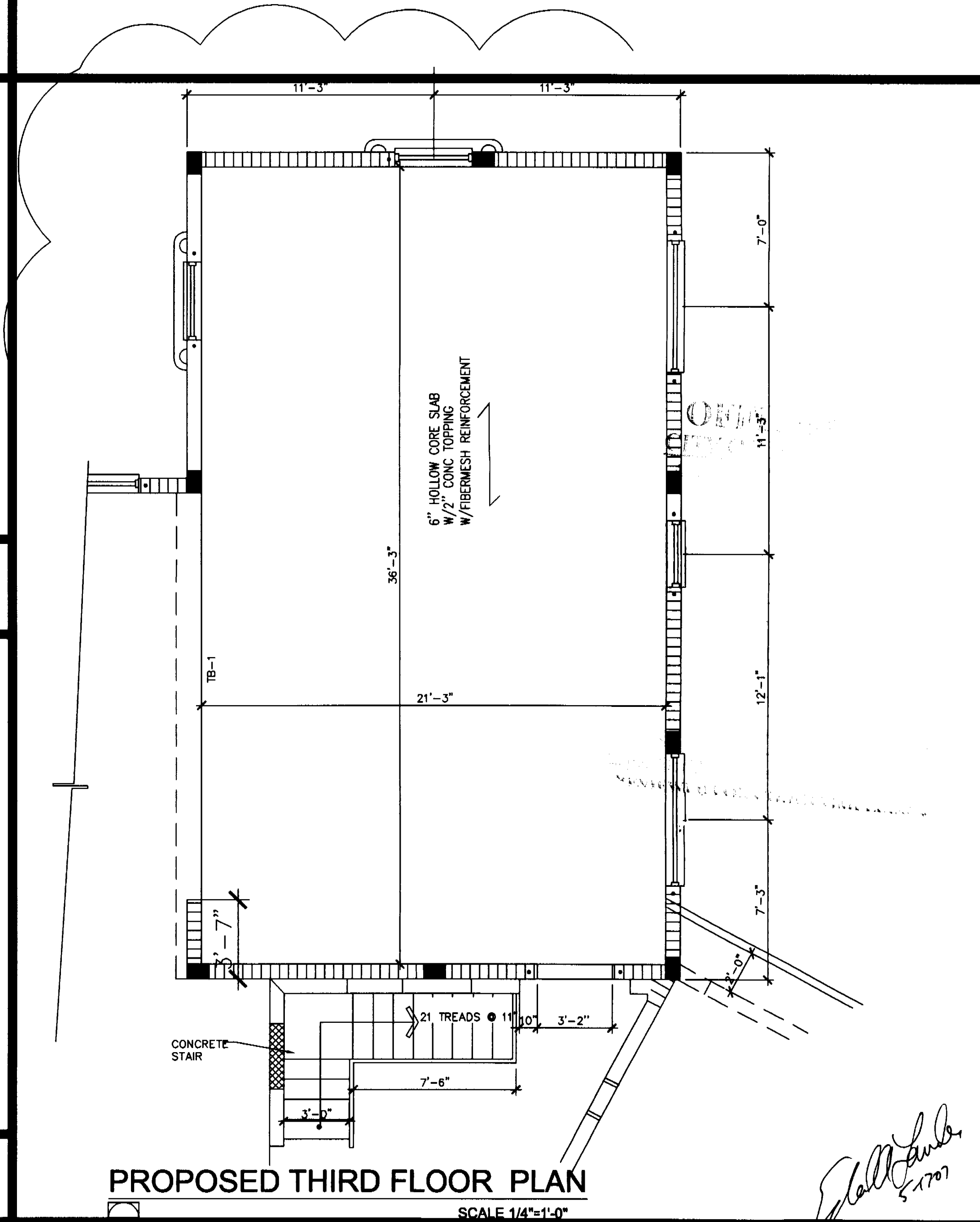
SHEET NUMBER



1 SECTION @ UPPER TERRACE
S-4A SCALE: 3/4\" = 1'-0"



2 SECTION @ UPPER TERRACE
S-4A SCALE: 3/4\" = 1'-0"



PROPOSED THIRD FLOOR PLAN
SCALE 1/4\" = 1'-0"

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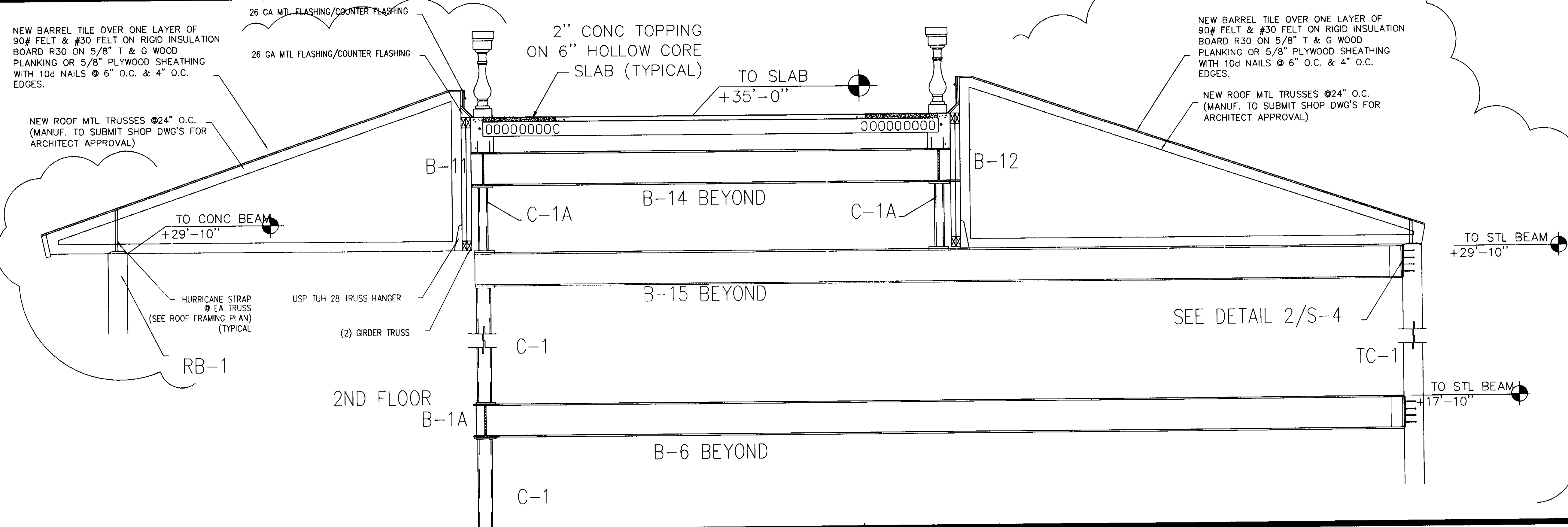
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Revisions	Date
1 BLDG COMMENTS	7-28-05

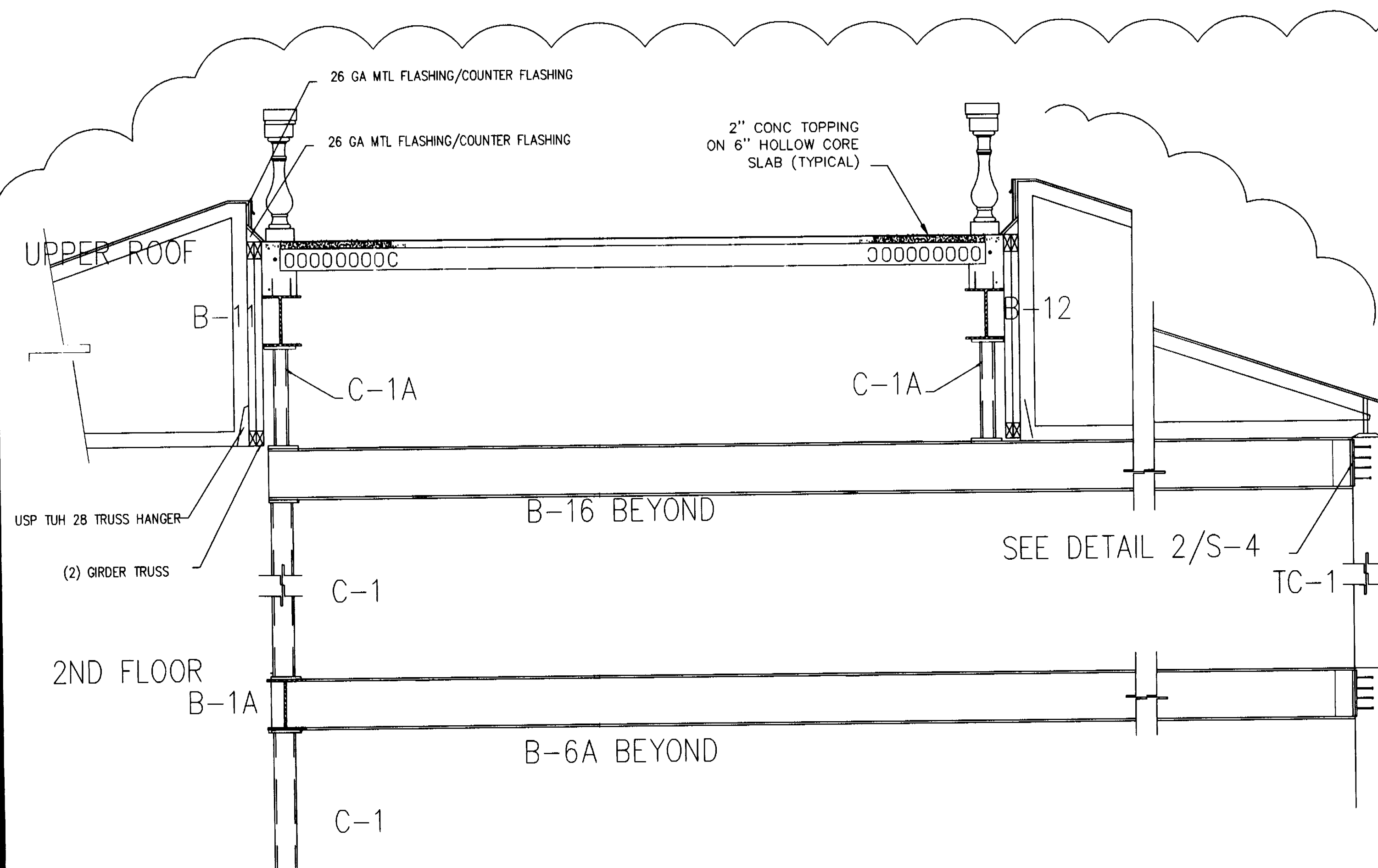
KURTEN RESIDENCE
2001 LAKE AVENUE
MIAMI BEACH, FL 33140

ADDITION TO:
S-4A
SHEET NUMBER



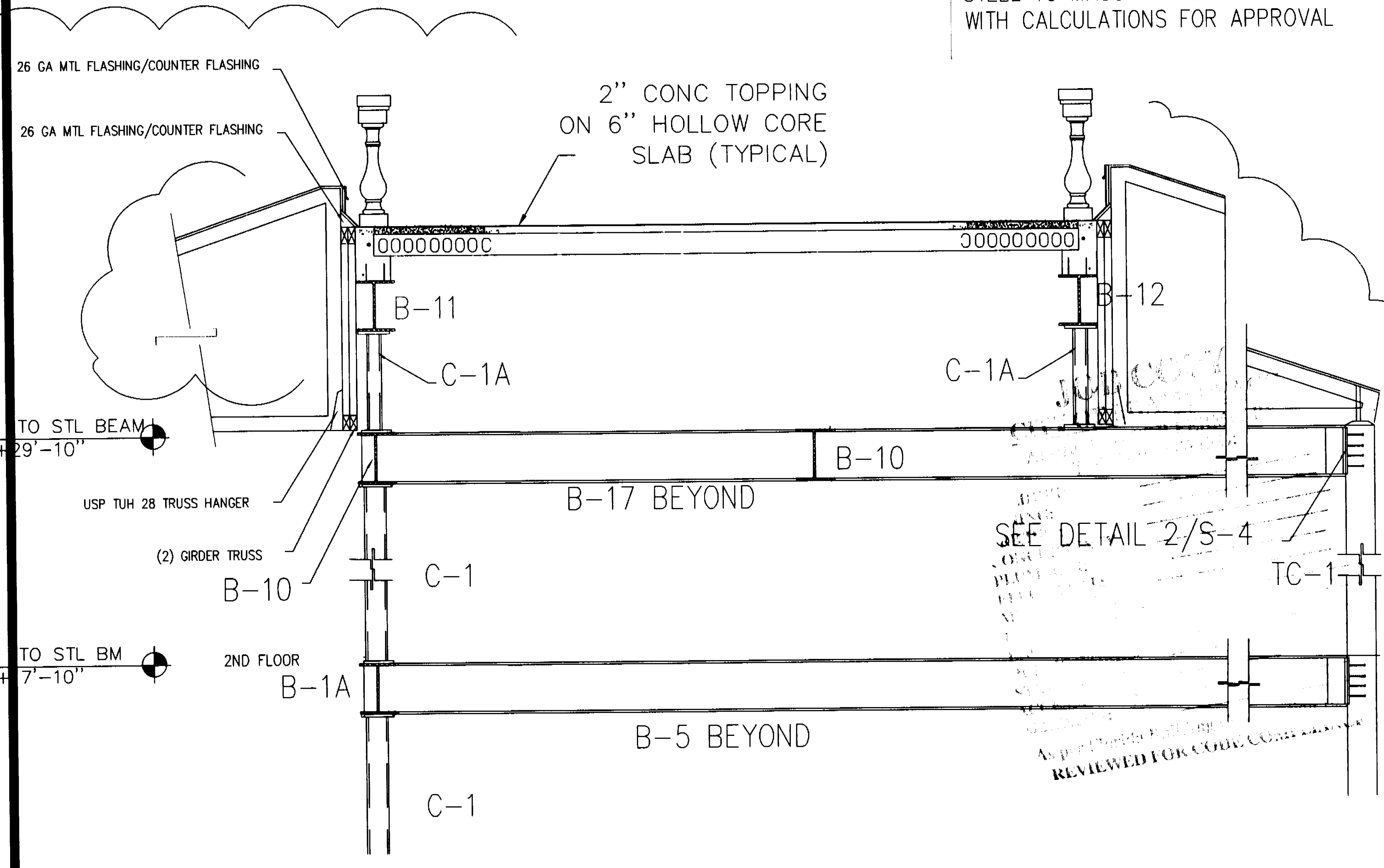
SECTION A-A

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



SECTION B-B

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



SECTION C-C

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

SHOP DRAWINGS TO BE PROVIDED
FOR STEEL TO STEEL CONNECTIONS AND
STEEL TO MASONRY CONNECTIONS
WITH CALCULATIONS FOR APPROVAL

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SET

DWG. INFO:

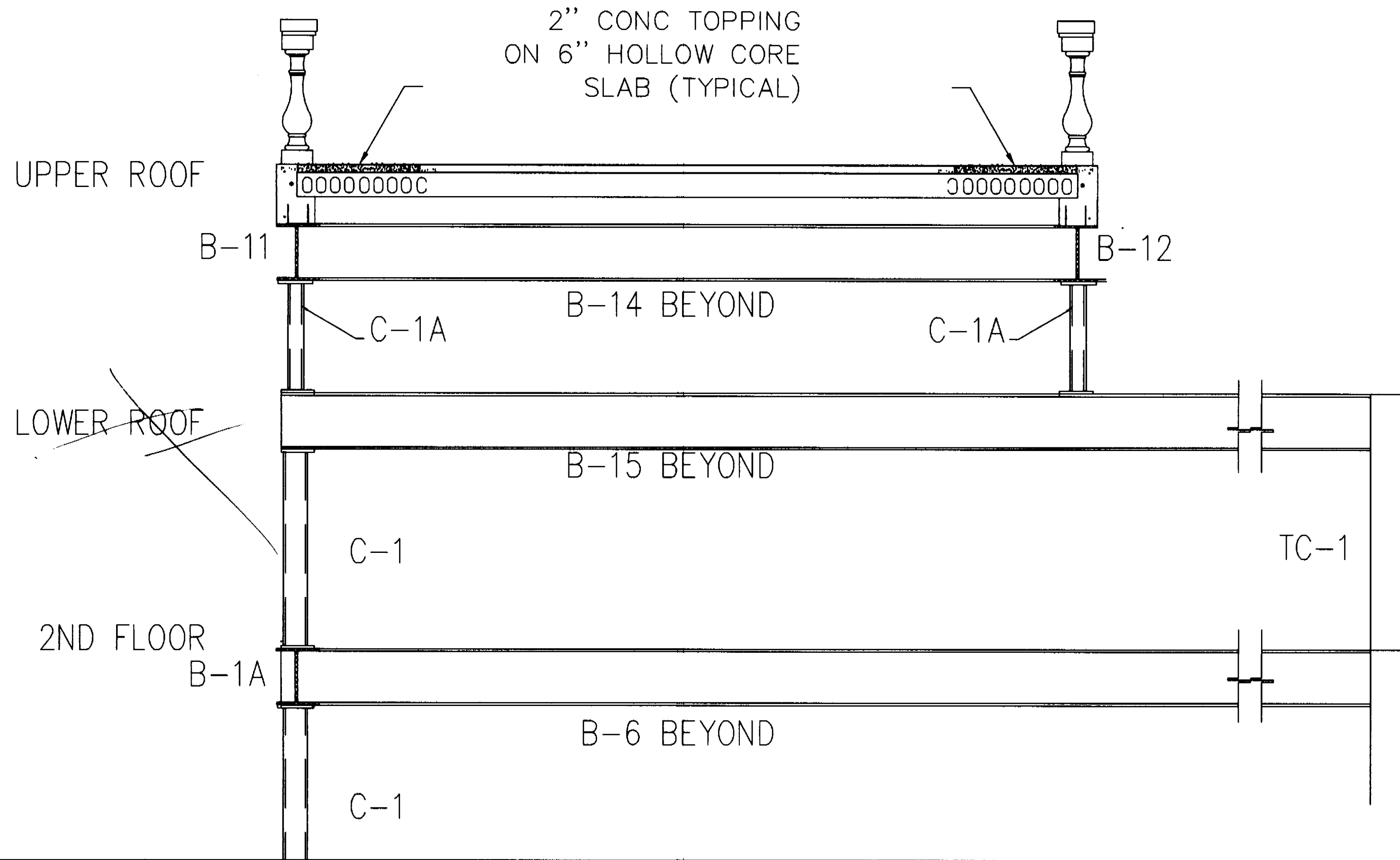
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Revisions	Date
1 BLDG. COMMENTS	7-28-05

ADDITION TO:
KURTEN RESIDENCE
2001 LAKE AVENUE
MIAMI BEACH, FL 33140

S-4B

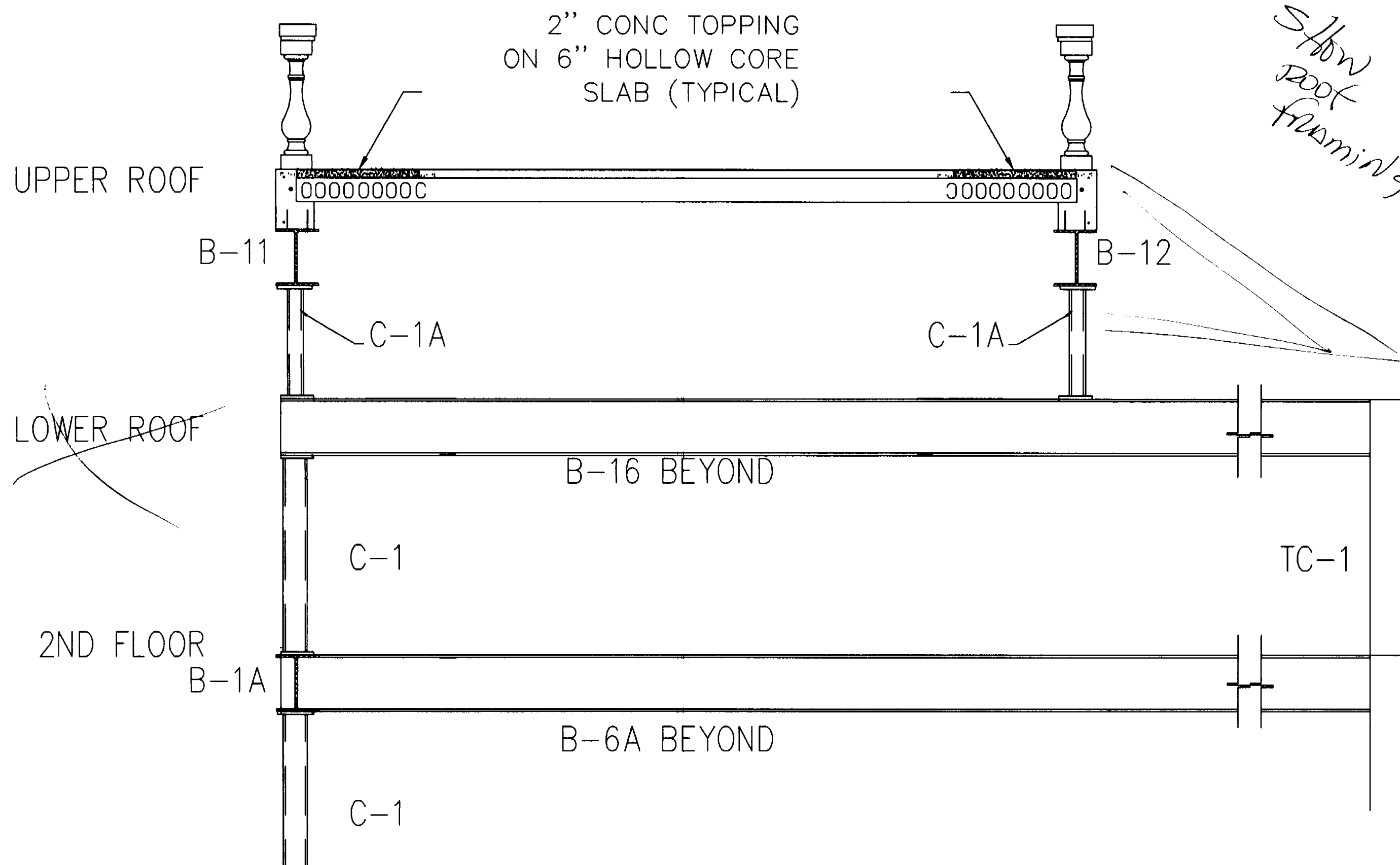
SHEET NUMBER



SHOP DRAWINGS TO BE PROVIDED
FOR STEEL TO STEEL CONNECTIONS AND
STEEL TO MASONRY CONNECTIONS
WITH CALCULATIONS FOR APPROVAL

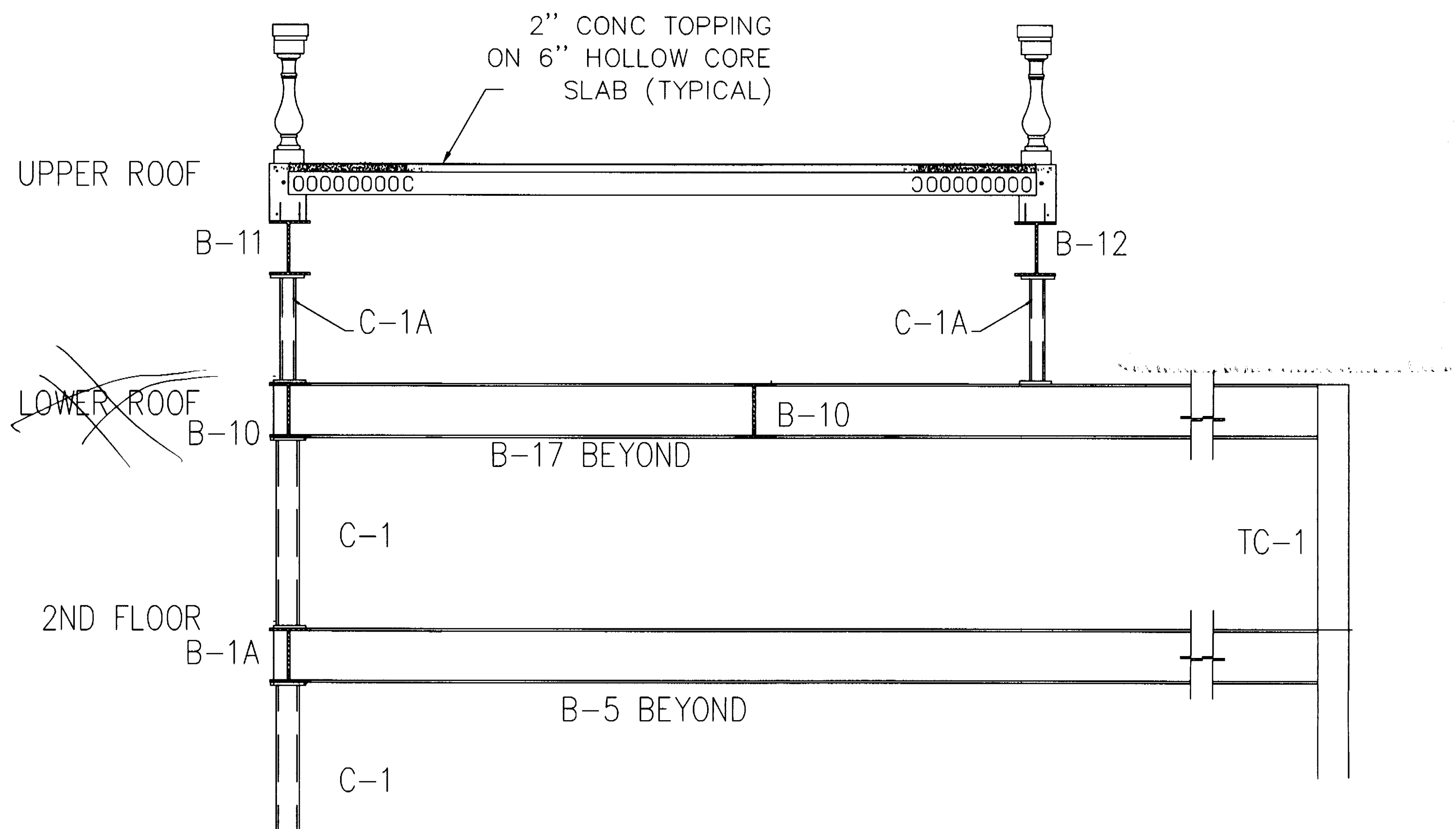
SECTION A-A

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



SECTION B-B

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



SECTION C-C

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

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Revisions	Date
1 BLDG COMMENTS	7-28-05

ADDITION TO:
KURTEN RESIDENCE
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S-4B

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Revisions	Date

ADDITION TO:
KURTEN RESIDENCE
2001 LAKE AVENUE
MIAMI BEACH, FL 33140

S-5

SHEET NUMBER

BEAM SCHEDULE						
MK	SIZE	BOTT.	MID.	TOP	STIRRUPS	REMARKS
L-1	6x6x1/2" ANGLE GALVANIZED W/ 3/4" KWK BOLTS @ 12" O.C.	-	-	-	-	
TB-1	8" x 16"	2- #5		2- #5	#3 @ 4" O.C.	
TB-2	8" x 12"	2- #5		2- #5	#3 @ 12" O.C.	
RB-1	8" x 12"	2- #6		2- #6	#3 @ 4" O.C.	
RB-2	8" x 16"	2- #9		2- #9	#3 @ 6" O.C.	
RB-3	(2) 6x16GA MTL TOP PLATE					

SEE STAIR TOWER ROOF PLAN

PROPOSED ROOF DECK PLAN

SCALE 1/4"=1'-0"

PROPOSED ENTRY ROOF PLAN

SCALE 1/4"=1'-0"

PROPOSED TOWER ROOF PLAN

SCALE 1/4"=1'-0"

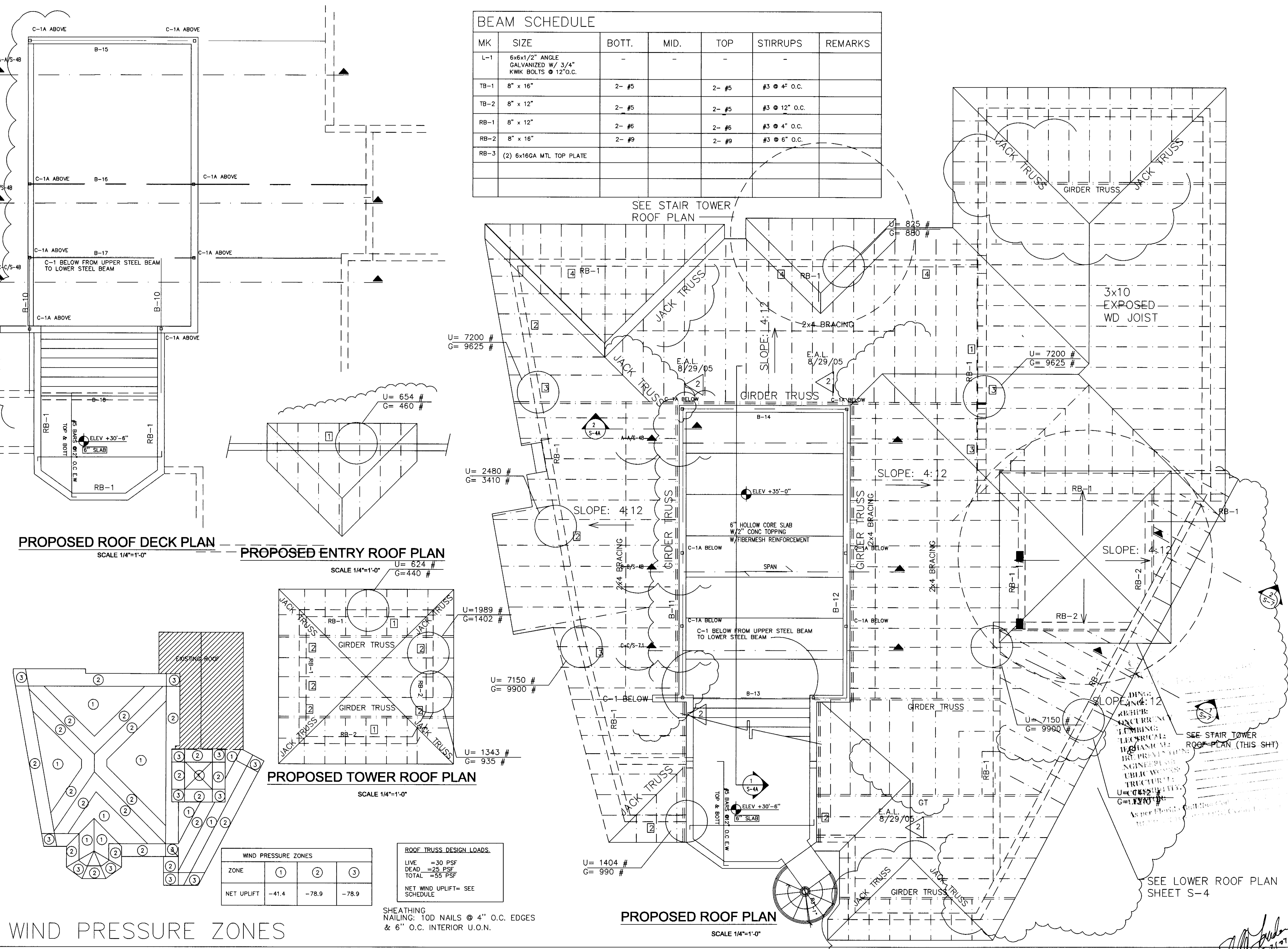
PROPOSED ROOF PLAN

SCALE 1/4"=1'-0"

WIND PRESSURE ZONES			
ZONE	1	2	3
NET UPLIFT	-41.4	-78.9	-78.9

ROOF TRUSS DESIGN LOADS			
LIVE	=30 PSF		
DEAD	=25 PSF		
TOTAL	=55 PSF		
NET WIND UPLIFT= SEE SCHEDULE			

SHEATHING
NAILING: 10D NAILS @ 4" O.C. EDGES
& 6" O.C. INTERIOR U.O.N.



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AND RETRIEVAL SYSTEM, WITHOUT
THE WRITTEN CONSENT OF THE
ENGINEER. ANY VIOLATION OF THIS
STATEMENT SHALL BE CONSIDERED
A VIOLATION OF THE PROFESSIONAL
ETHICS OF THE ENGINEER.

Revisions	Date

KURTEN RESIDENCE
2001 LAKE AVENUE
MIAMI BEACH, FL 33140

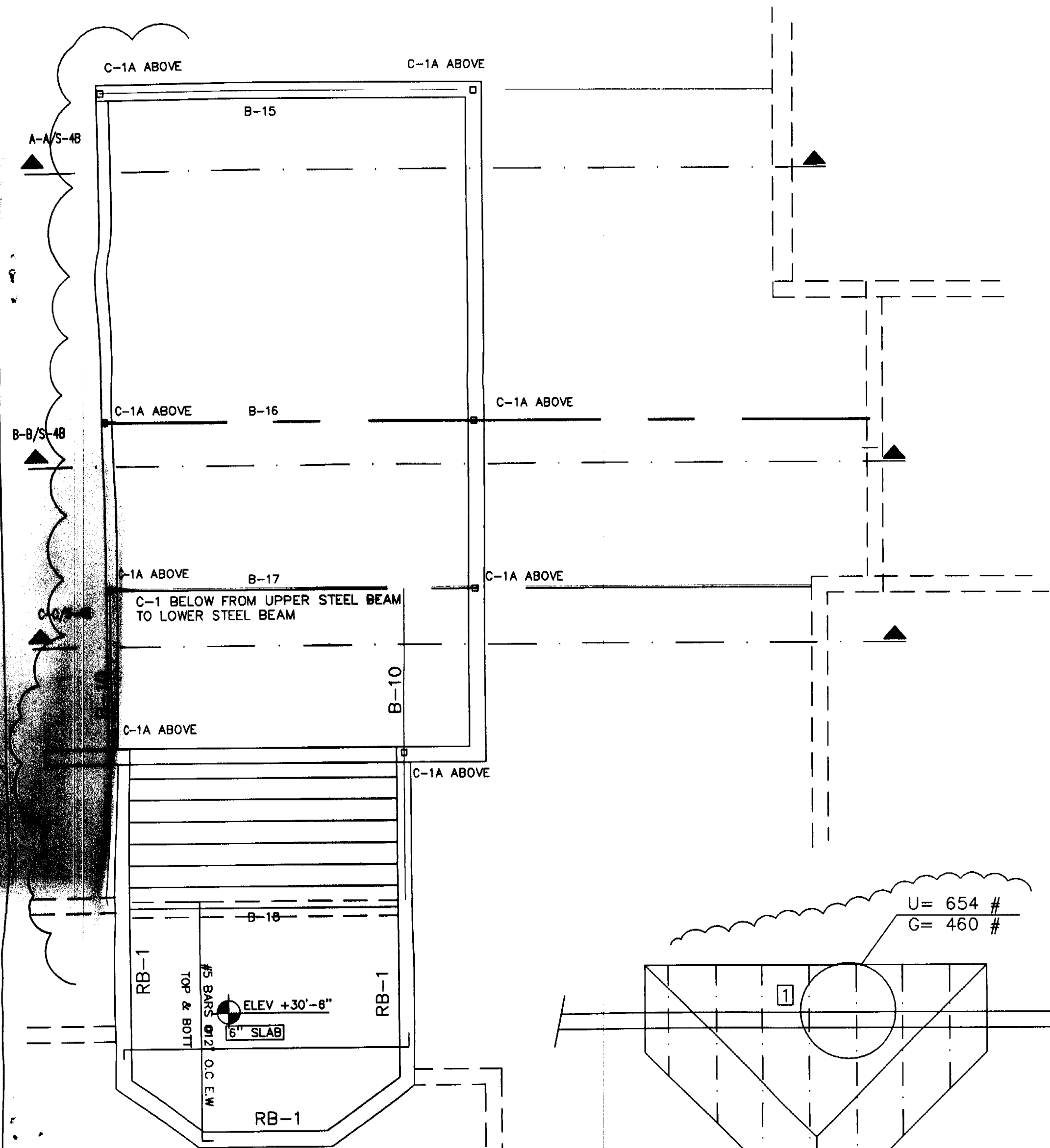
ADDITION TO:

S-5

SHEET NUMBER

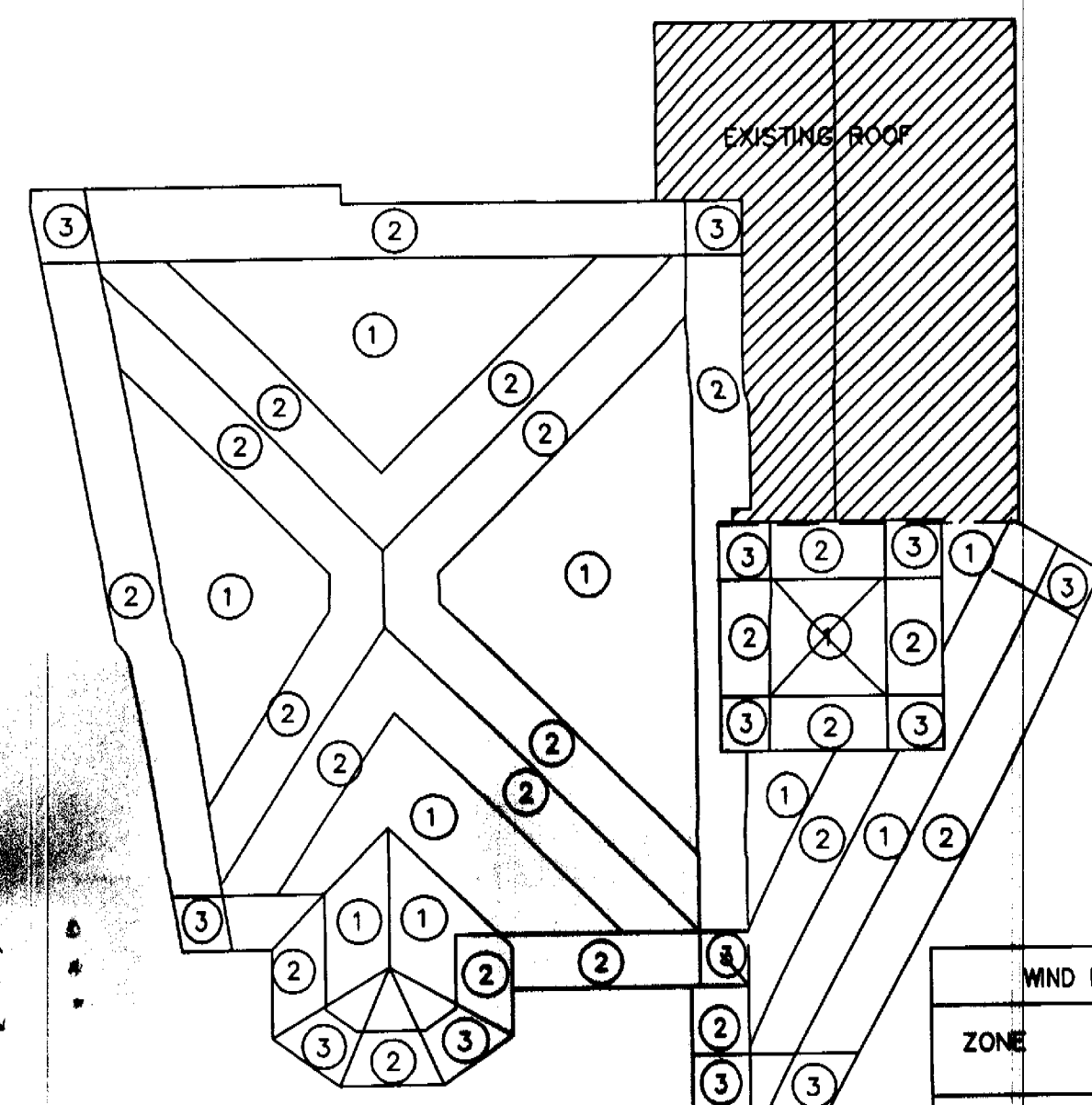
BEAM SCHEDULE	MK	SIZE	BOTT.	MID.	TOP	STIRRUPS	REMARKS
L-1	6x6x1/2" ANGLE GALVANIZED W/ 3/4" Kwik BOLTS @ 12" O.C.	-	-	-	-	-	
TB-1	8" x 16"	2- #5		2- #5	#3 @ 4" O.C.		
TB-2	8" x 12"	2- #5		2- #5	#3 @ 12" O.C.		
RB-1	8" x 12"	2- #6		2- #6	#3 @ 4" O.C.		
RB-2	8" x 16"	2- #9		2- #9	#3 @ 6" O.C.		
RB-3	(2) 6x16GA MTL TOP PLATE						

SEE STAIR TOWER
ROOF PLAN



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

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

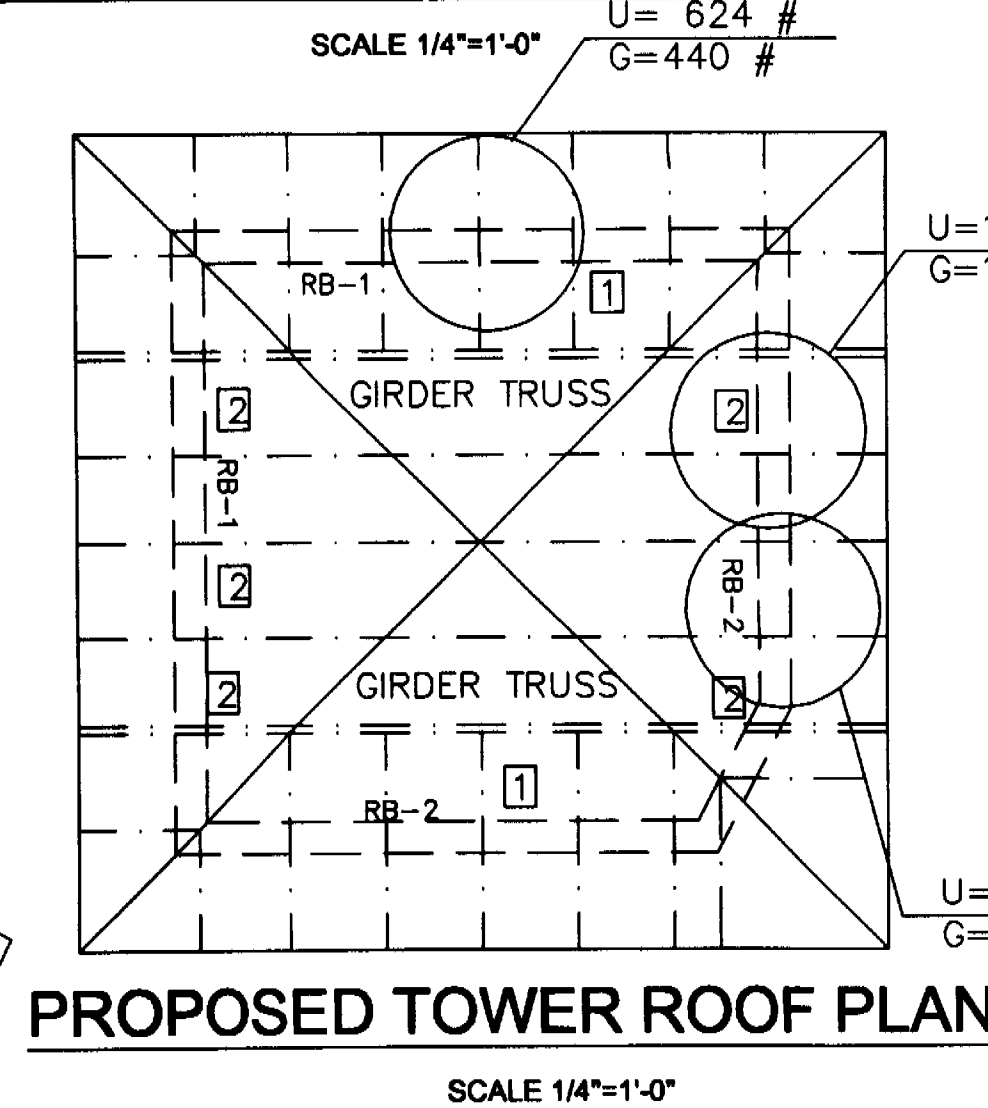


WIND PRESSURE ZONES

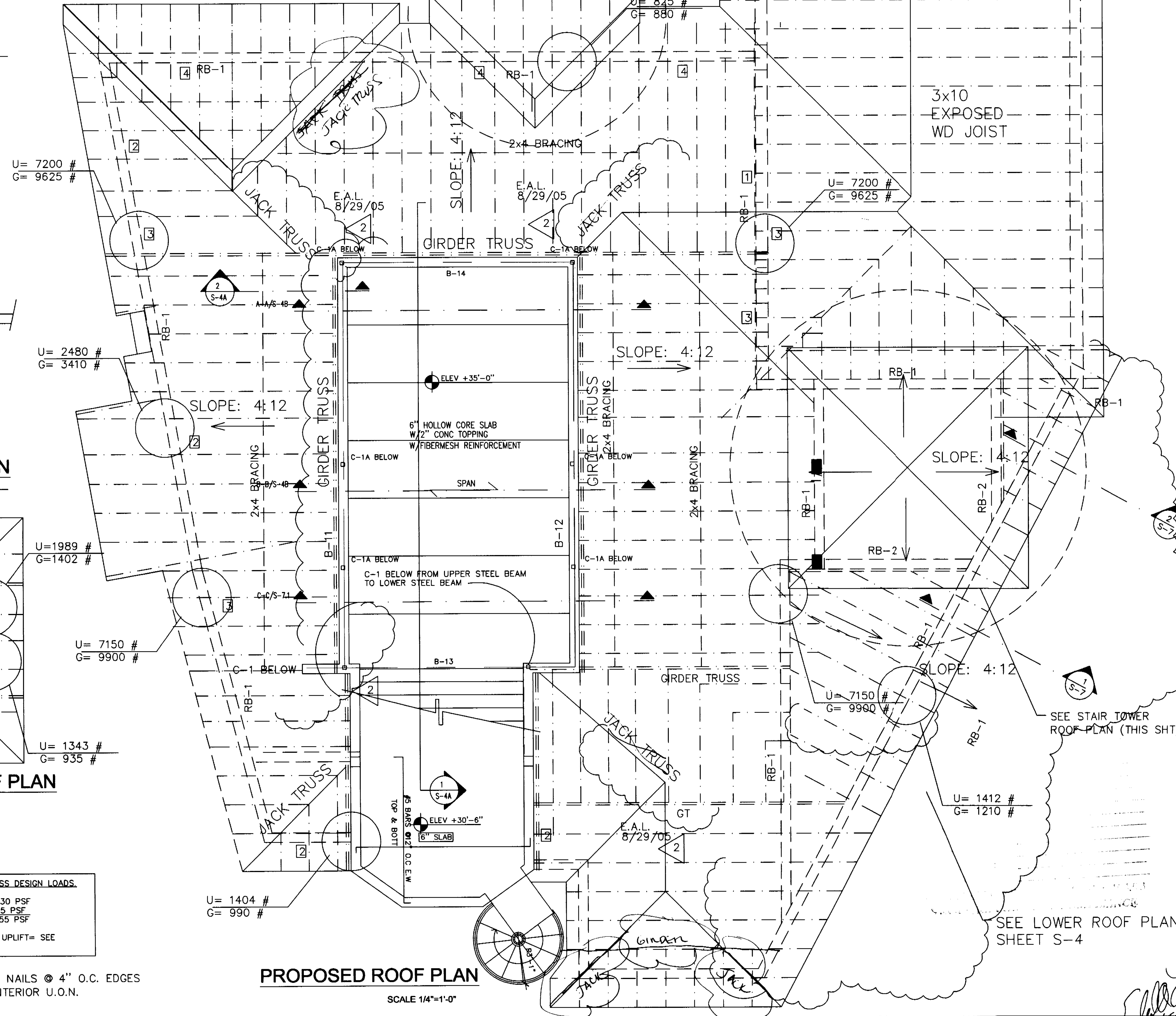
WIND PRESSURE ZONES	ZONE	1	2	3
NET UPLIFT	-41.4	-78.9	-78.9	

ROOF TRUSS DESIGN LOADS.	
LIVE	= 30 PSF
DEAD	= 25 PSF
TOTAL	= 55 PSF
NET WIND UPLIFT	= SEE SCHEDULE

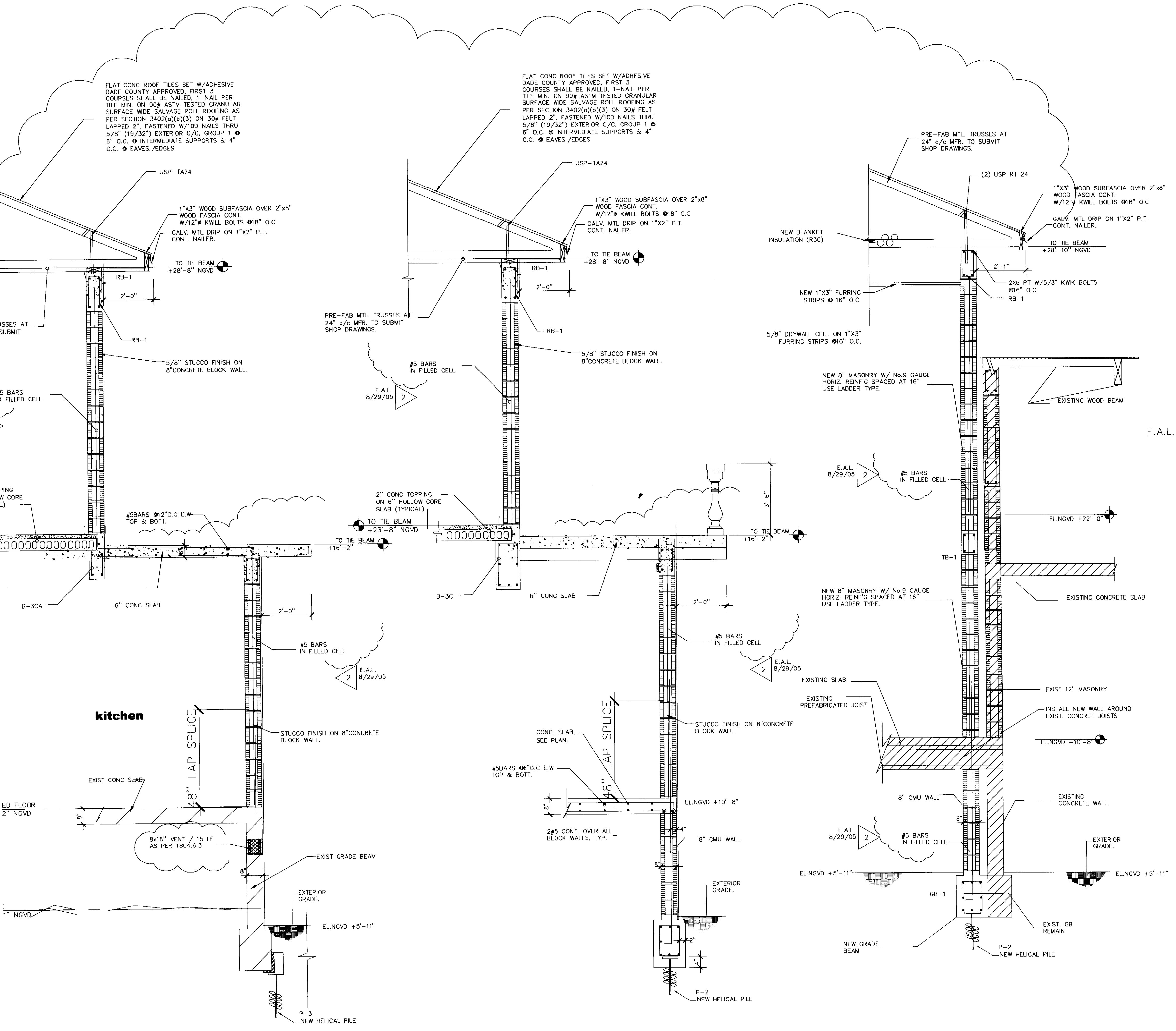
SHEATHING
NAILING: 10D NAILS @ 4" O.C. EDGES
& 6" O.C. INTERIOR U.O.N.



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



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



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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

- BUILDING:
- ZONING:
- DRB/HBP:
- CONCURRENCY:
- PLUMBING:
- ELECTRICAL:
- MECHANICAL:
- FIRE PREVENTION:
- ENGINEERING:
- PUBLIC WORKS:
- STRUCTURAL:
- ACCESSIBILITY:
- ELEVATOR:

PERMIT
SET

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WRITTEN CONSENT. CONTRACTORS SHALL
VERIFY ALL DIMENSIONS AND SHALL NOT
RELY ON SCALED DIMENSIONS. NOTIFY THE
ENGINEER OF ANY DISCREPANCIES PRIOR TO
COMMENCING WORK.

Revisions	Date
Rev. 1	12-20-03
Rev. 2	01-14-04
Rev. 3	03-4-04
1 BLDG COMMENTS	7-28-05

ADDITION TO:
KURTEN RESIDENCE
2001 LAKE AVENUE
MIAMI BEACH, FL 33140

S-7
SHEET NUMBER

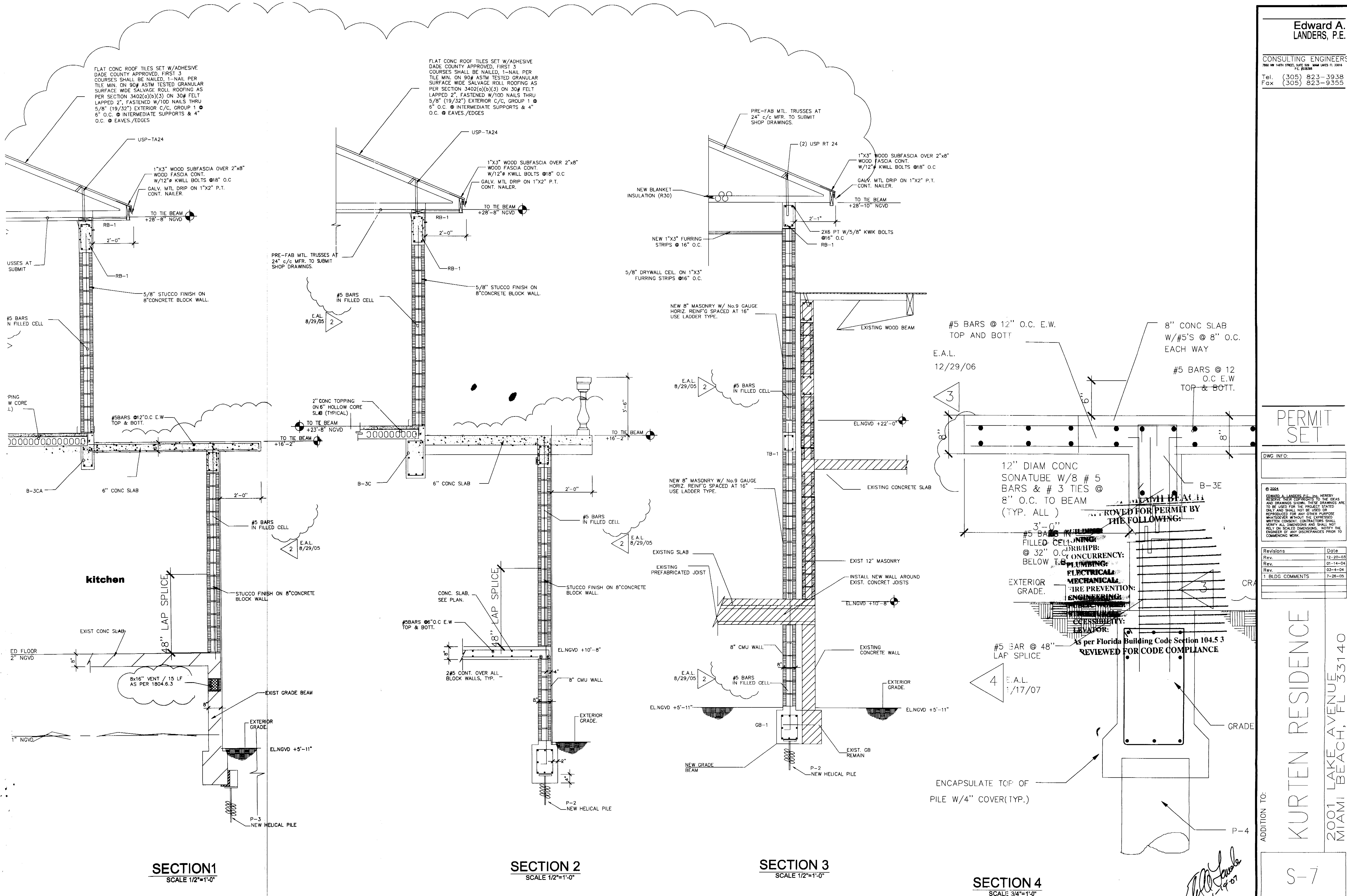
SECTION 1
SCALE 1/2"=1'-0"

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

SECTION 3
SCALE 1/2"=1'-0"

SECTION 4
SCALE 3/4"=1'-0"

Edward A. Landers
8-30-05



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PRIOR TO COMMENCING WORK.

Revisions	Date
Rev. 12-20-03	
Rev. 01-14-04	
Rev. 03-4-04	
1 BLDG COMMENTS	7-26-05

KURTEN RESIDENCE
2001 LAKE AVENUE
MIAMI BEACH, FL 33140

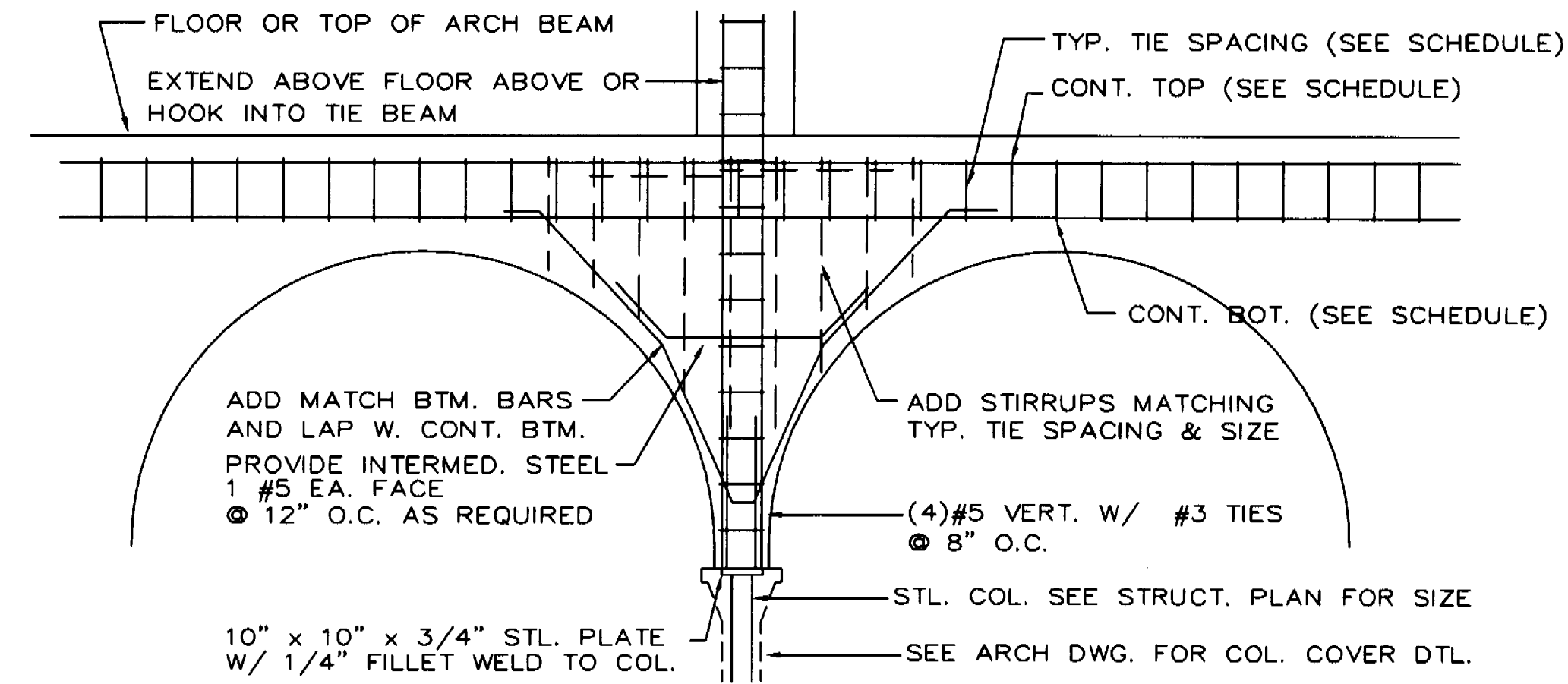
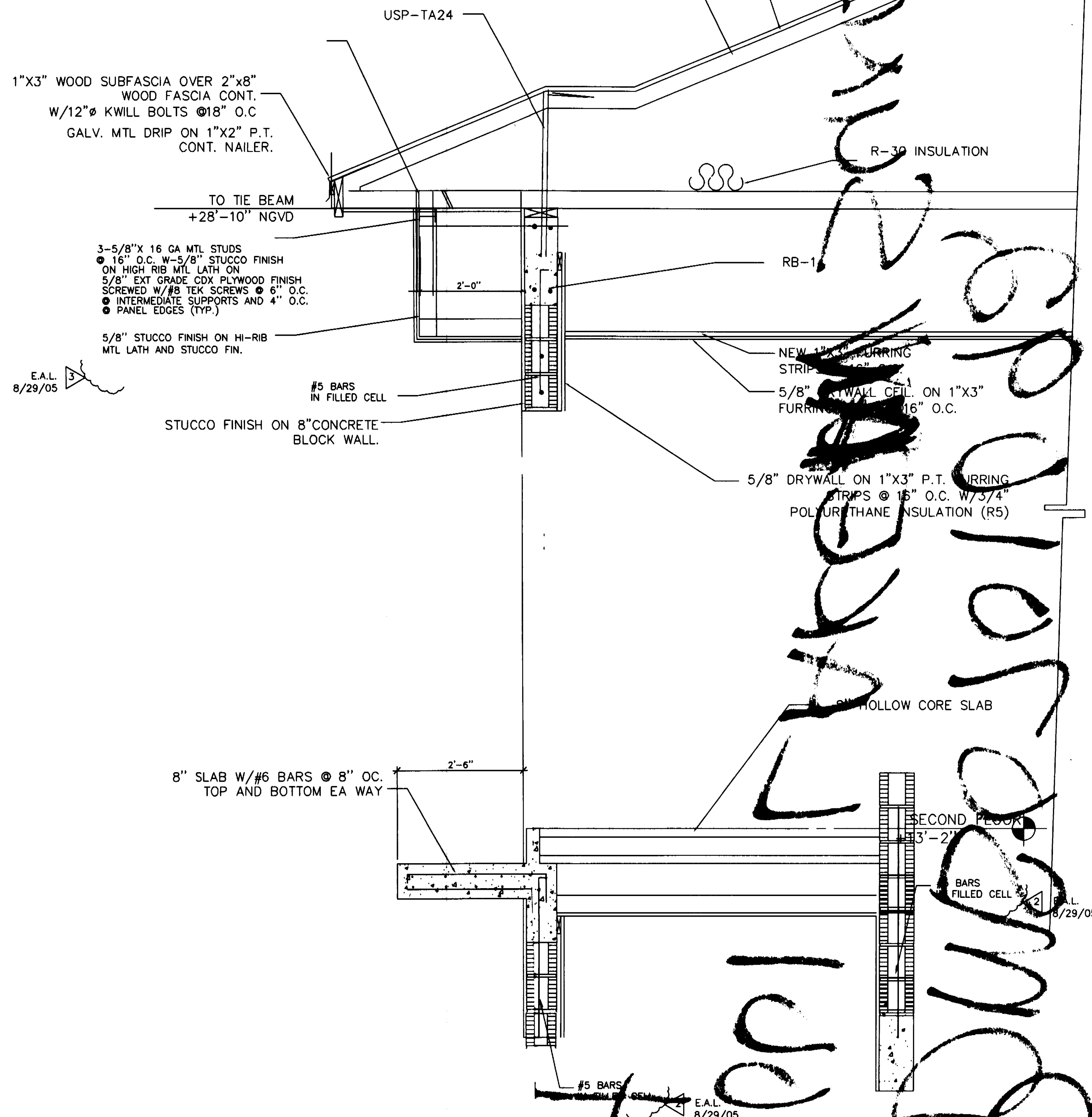
ADDITION TO:

S-7

SHEET NUMBER

FLAT CONC ROOF TILES SET W/ADHESIVE DADE COUNTY APPROVED, FIRST 3 COURSES SHALL BE NAILED, 1-NAIL PER TILE MIN. ON 90# ASTM TESTED GRANULAR SURFACE WIDE SALVAGE ROLL ROOFING AS PER SECTION 3402(a)(b)(3) ON 30# FELT LAPPED 2", FASTENED W/10D NAILS THRU 5/8" (19/32") EXTERIOR C/C, GROUP 1 @ 6" O.C. @ INTERMEDIATE SUPPORTS & 4" O.C. @ EAVES/EDGES

PREFABRICATED MTL ROOF TRUSSES @ 24" O.C. PROVIDE ENGINEERED SHOP DRAWINGS.



NOTE: WHERE STEEL TUBE IS BELOW ARCH OR BEAM, PLUG WELD MATCHING STEEL (4) #5 x 30" DOWELS TO CAP PLATE. WHERE CONCRETE COLUMN BELOW, CONTINUE THRU ARCH W/ TIES AND EXTEND ABOVE FOR LAP WHERE PROVIDED. MAINTAIN VERTICAL CONTINUITY FLOOR TO FLOOR IF NEEDED. NOTE: FABRICATOR SHALL CO-ORDINATE ADDED ARCH REINFORCEMENT W/ CONTRACT DOCUMENTS AND INDICATE IN SHOP DWG.

A
S-10

COLUMN TRANSITION AND ARCH REINFORCEMENT

FLAT CONC ROOF TILES SET W/ADHESIVE DADE COUNTY APPROVED, FIRST 3 COURSES SHALL BE NAILED, 1-NAIL PER TILE MIN. ON 90# ASTM TESTED GRANULAR SURFACE WIDE SALVAGE ROLL ROOFING AS PER SECTION 3402(a)(b)(3) ON 30# FELT LAPPED 2", FASTENED W/10D NAILS THRU 5/8" (19/32") EXTERIOR C/C, GROUP 1 @ 6" O.C. @ INTERMEDIATE SUPPORTS & 4" O.C. @ EAVES/EDGES

PREFABRICATED MTL ROOF TRUSSES @ 24" O.C. PROVIDE ENGINEERED SHOP DRAWINGS.

USP-TA-24 @ EA TRUSS

3-5/8"X 16 GA MTL STUDS @ 16" O.C. W-5/8" STUCCO FINISH ON HIGH RIB MTL LATH ON 5/8" EXT GRADE CDX PLYWOOD FINISH SCREWED W/ #8 TEK SCREWS @ 6" O.C. @ INTERMEDIATE SUPPORTS AND 4" O.C. @ PANEL EDGES (TYP.) EACH SIDE

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INCLUDING:
ONING:
R/R/H/PB:
ONCURRENCY:
LUMBING:
ECTRICAL:
CHANICAL:
PREVENTION:
NEERING:
IC WORKS:
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Revisions	Date
Rev.	12-20-03
Rev.	01-14-04
Rev.	03-4-04
1 BLDG COMMENTS	7-28-05

ADDITION TO:
KURTEN RESIDENCE
2001 LAKE AVENUE
MIAMI BEACH, FL 33140

S-10

SHEET NUMBER

1
S-10

SECTION @ ENTRY WALL

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

2
S-10

SECTION @ ENTRY WALL

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

Edward A. Landers
2-21-07