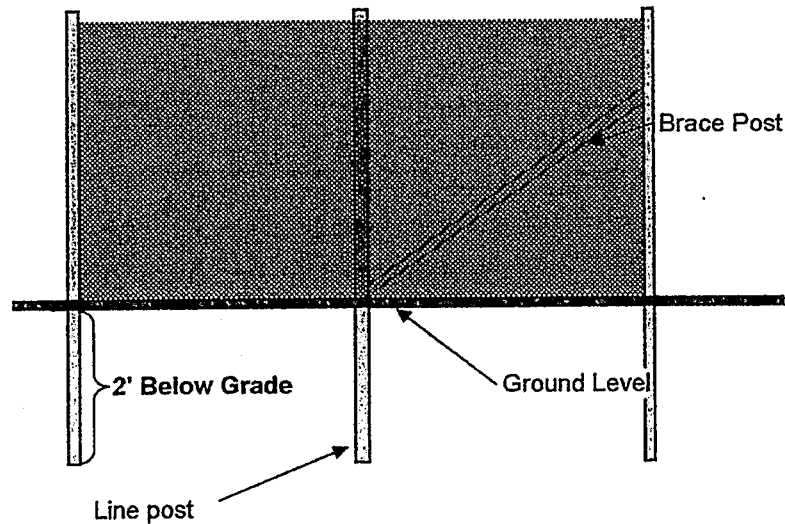


NATIONAL CONSTRUCTION RENTALS

6' TEMPORARY FENCE with CORNER OR END...



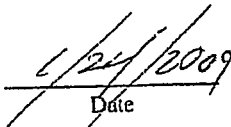
MATERIAL SPECIFICATION

Chain Link - 6' High x 2 3/8" diamond x 11.5 gauge KK
Ties - 12ga x 7 Steel, 4 per post
Line Post Spacing - 10'
Line Post - 1 5/8 x 8' Gate post, Wall Thickness .080
Brace Post - 1 5/8 x 8' Gate post, Wall Thickness .095

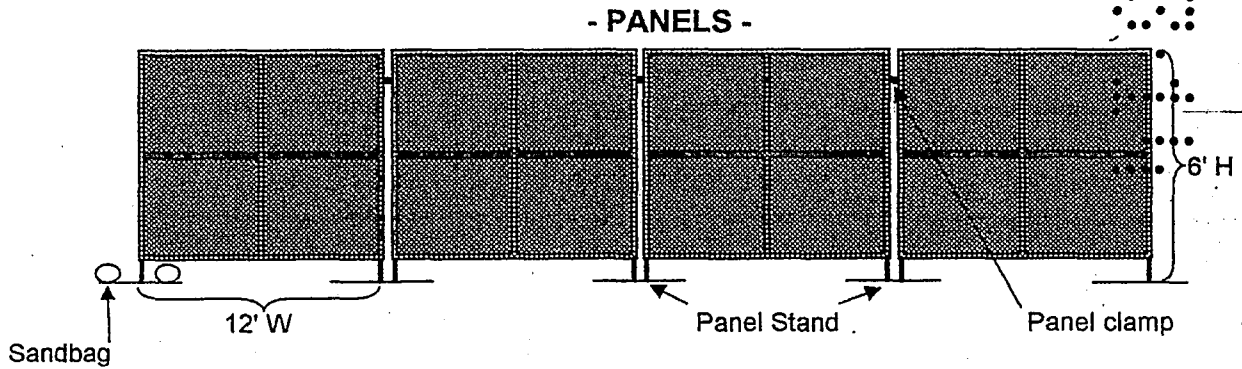
POST INSTALLATION

All posts are driven into the ground two feet with a pneumatic post driver


Wayne Terwilliger, P.E.
Florida Environmental Engineering, Inc.
FL. Lic. No. 49160, PCC 05 3988


Date

NATIONAL CONSTRUCTION RENTALS TEMPORARY 6' FENCE PANELS



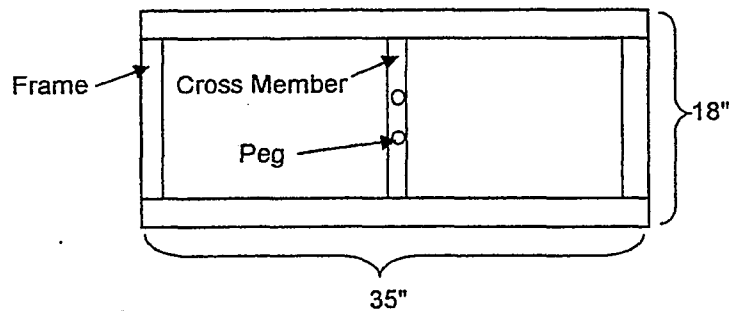
PANEL DESCRIPTION

Chain Link: 11 1/2 ga x 2 3/8" Mesh Galvanized Chain Link

Frame Work: 1 3/8" diameter .065" wall galvanized tube

Panel Clamp: 1 3/8" x 1 3/8" Heavy duty steel panel clamp

- PANEL STAND -



PANEL STAND DESCRIPTION

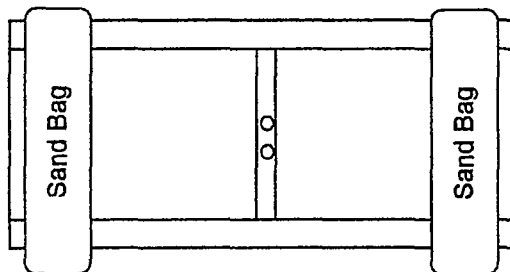
Frame: 1 3/8" diameter .065" wall steel tubing

Cross Member: 5/8" x 17" steel

Pegs: 3/8" x 6" sch40

- SAND BAGS -

Two 60 lb tubular sand bags placed on each end of the panel stand



Wayne Terwilliger
Wayne Terwilliger, P.E.
Florida Environmental Engineering, Inc.
P.O. Box 10100, Boca Raton, FL 33432

6/24/2009
Date

48 HOURS PRIOR TO EXCAVATING
CONTRACTOR SHALL CALL FOR LOCATION
OF UNDERGROUND UTILITIES
SUNSHINE ONE-CALL 1-800-432-4770
CITY OF MIAMI BEACH 305-673-7080

LOCATION SKETCH
SCALE: NTS



OFFICE COPY
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY
THE FOLLOWING:

Public Works
PLAN REVIEW NOTICE
Phone 305-673-7080 Fax 305-673-7020
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.)

BUILDING
ZONING: 5/13/14
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
FLOOD:
PUBLIC WORKS:
STRUCTURAL:
ELEVATOR:

PROPERTY ADDRESS: 4354 ALTON RD., MIAMI BEACH, FL. 33140.
CERTIFIED TO: GARY PRINCE; ROSENTHAL ROSENTHAL RASCO KAPLAN, LLC; OLD REPUBLIC
NATIONAL TITLE INSURANCE COMPANY.

LEGAL DESCRIPTION: LOTS 20 & 21 BLOCK 6
OF NAUTILUS SUBDIVISION
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8 AT PAGE 95
OF THE PUBLIC RECORDS MIAMI-DADE COUNTY, FLORIDA

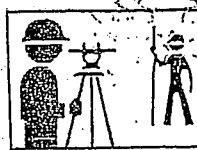
ABBREVIATIONS:
SWK=SIDEWALK, CBS=CONCRETE BLOCK STRUCTURE, CLF=CHAIN LINK FENCE, PL=PROPERTY LINE, DUE=DRAINAGE UTILITY EASEMENT, IP=IRON PIPE,
F=FOUND, A/C=AIR CONDITIONER PAD, PIC=PROPERTY CORNER, DH=DRILLED HOLE, WF=WOODEN FENCE, RES=RESIDENCE, CL=CLEAR, RB=REBAR,
UE=UTILITY EASEMENT, CONC=CONCRETE SLAB, R/W=RIGHT OF WAY, DE=DRAINAGE EASEMENT, CL=CENTER LINE, O=DIAMETER, TYP=TYPICAL,
M=MEASURED, R=RECORDED, ENCR=ENCROACHMENT, COMP=COMPUTER, ASH=ASPHALT, N/D=NAIL & DISC, S=SET, FEE=FINISH FLOOR ELEVATION,
OIS=OFFSET, PIP=POWER POLE, OHP=OVERHEAD POWERLINE, VM=VALVE METER
WOOD FENCE= [Symbol]
MASONRY WALL= [Symbol]
CONCRETE= [Symbol]
MAINTENANCE & DRAINAGE EASEMENT=M & D.E.

ELEVATION BASED ON LOC. # 3234 NE
CBM# D-106 ELV. 3.21' TYPE OF SURVEY: BOUNDARY SURVEY

SURVEYOR'S NOTES: 1) OWNERSHIP SUBJECT TO OPINION OF TITLE. 2) NOT VALID WITHOUT THE SIGNATURE
AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. 3) THE SURVEY DEPICTED HERE IS NOT
COVERED BY PROFESSIONAL LIABILITY INSURANCE. 4) LEGAL DESCRIPTION PROVIDED BY CLIENT. 5)
UNDERGROUND ENCROACHMENTS NOT LOCATED. 6) ELEVATIONS ARE BASED ON NATIONAL GEODETIC
VERTICAL DATUM OF 1929. 7) OWNERSHIP OF FENCES ARE UNKNOWN. 8) THERE MAY BE ADDITIONAL
RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. 9)
CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING
INFORMATION. 10) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED
INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.

Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited
without written consent of the signing party or parties.
BEARINGS WHEN SHOWN ARE REFERRED TO AN ASSUMED VALUE OF SAID PB 8 PAGE 95

NOT VALID UNLESS EMBOSSED WITH
SURVEYOR'S SEAL



REVISED:

I HEREBY CERTIFY That the survey represented
thereon meets the minimum technical requirements
adopted by the STATE OF FLORIDA Board of Land
Surveyors pursuant to Section 472.027 Florida
Statutes.
There are no encroachments, overlaps, easements
appearing on the plat or visible easements other than
as shown hereon.

Adis N. Nunez
REGISTERED LAND SURVEYOR
STATE OF FLORIDA #5924

SINCE 1987
BLANCO SURVEYORS INC.

Engineers • Land Surveyors • Planners • LB # 0007059
555 NORTH SHORE DRIVE
MIAMI BEACH, FL 33141

(305) 865-1200 Email: blanco.surveyors@inc@yahoo.com Fax: (305) 865-7810

FLOOD ZONE: AE. SUFFIX: L DATE: 9/11/09 BASE: 7'
PANEL: 0309 COMMUNITY #: 120651
DATE: 8/28/13 SCALE: 1" = 30' DWN. BY: F. Blanco JOB No: 13-693

B1403916
4354 Alton Rd.
OFFICE COPY

810
#10100



Water and Sewer
PO Box 330316 • 3575 S. Lejeune Road
Miami, Florida 33233-0316
T 305-665-7471

ORDINANCE 89-95
COMPLIANCE FORM

miamidade.gov

ATLAS PAGE: B-11 INV#: FORM #: 201547780 DATE: 2/9/2015

This form acknowledges compliance on the part of the following with the requirements in accordance with Miami-Dade County's Ordinance number 89-95.

Name of Owner: RHIANON PEDRO

Mailing:

Address: 4354 ALTON RD
City, State, Zip: MIAMI BEACH FL 33139-

Property Address: 4354 ALTON RD

Property Legal Description: 22-27 53 42 NAUTILUS SUB PB 8-95 LOTS 20 & 21 BLK 6

Folio Number: 02-3222-011-1430

Proposed usage / No. of Units: SFR PER PLANS

REPLACES: SFR PER PTXA
Previous Usage /

Gallons per Day: 0

PREVIOUS FLOW:	320	PREVIOUS SQUARE FOOTAGE:	4,563	☒ NEW CONSTRUCTION
PROPOSED FLOW:	320	PROPOSED SQUARE FOOTAGE:	4,091	☐ INTERIOR RENOVATION

Municipality:

Water Service Area: Miami Beach
Sewer Service Area: Miami Beach

Water Connection Charge:	\$0.00	Invoice No.:
Sewer Connection Charge:	\$0.00	
Total Connection Charge:	\$0.00	

Comments: Sewer Capacity NO ALLOCATION Letter Dated: 1/26/2015 #2015-0113-0920-5267 ORD FEES \$60.00

THIS FORM IS VALID ONLY WHEN ACCOMPANIED BY A STAMPED 'PAID' COPY OF INVOICE NO.

Approved By:

Richard Robinson - New Business Representative

CONTACT NAME: KATE OPPENHEIMER

CONTACT PHONE: (786) 253-5704

Approved By:

2/9/15

Printed On: 2/9/2015
8:30:58 AM

NB: Richard Robinson

PR:



Fee Sheet

New Business Office

Miami-Dade Water & Sewer Dept.
P.O. Box 330316
Miami, FL 33233-0316

Invoice Number N00004259
Customer Number 00005143
Invoice Date February 9, 2015
Building Process Number (X)
Estimated Amount Due **\$60.00**

EDWARD HARDYMAN GOMEZ RHIANON M PEDRO
4354 ALTON RD
MIAMI BEACH FL 33139

Note:
ORD FEES FOR A 4091 SF SFR @ 4354 ALTON RD FOLIO #02-3222-011-1430

ER Water
ER Sewer
Agreement ID

Description	JO/Agmt	Qty	UOM	Unit Price	Charge Amt	Interest	Line Total
Ord Ltr Water Only Res		1	EA	30.00	30.00	0.00	30.00
Ord Ltr Sewer Only Res		1	EA	30.00	30.00	0.00	30.00
Total Standard Charges							\$60.00

Total Estimated Fees

\$60.00

note Received money ord # 1000 802600
(\$60.00)
K Campos 4/10/15
Jerp

For your convenience, payment is accepted at any of the offices listed below:

MAIN OFFICE 3575 S LE JEUNE RD MIAMI, FLORIDA 33146 786-268-5360 8:00 am - 4:00 pm	WEST OFFICE PERMITTING & INSPECTION CENTER (PIC) 11805 SW 26TH ST, MIAMI, FLORIDA 33175 786-315-2717 7:30 am - 3:30 pm	DOWNTOWN OFFICE OVERTOWN TRANSIT VILLAGE (2ND FLOOR WEST) 701 NW 1ST CT, MIAMI, FLORIDA 33136 786-469-2025 8:00 am - 4:00 pm
--	--	---



Water and Sewer
PO Box 330316 • 3575 S. Lejeune Road
Miami, Florida 33233-0316
T 305-665-7471

ORDINANCE 89-95
COMPLIANCE FORM

miamidade.gov

ATLAS PAGE: B-11 INV#: FORM #: 201547780 DATE: 2/9/2015

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Mailing:

Address: 4354 ALTON RD

City, State, Zip: MIAMI BEACH FL 33139-

Property Address: 4354 ALTON RD

Property Legal Description: 22-27 53 42 NAUTILUS SUB PB 8-95 LOTS 20 & 21 BLK 6

Folio Number: 02-3222-011-1430

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REPLACES: SFR PER PTXA
Previous Usage /

Gallons per Day: 0

PREVIOUS FLOW:	320	PREVIOUS SQUARE FOOTAGE:	4,563	☒ NEW CONSTRUCTION
PROPOSED FLOW:	320	PROPOSED SQUARE FOOTAGE:	4,091	☐ INTERIOR RENOVATION

Municipality:

Water Service Area: Miami Beach

Sewer Service Area: Miami Beach

Water Connection Charge: \$0.00

Invoice No.:

Sewer Connection Charge: \$0.00

Total Connection Charge: \$0.00

Comments: Sewer Capacity NO ALLOCATION Letter Dated: 1/26/2015 #2015-0113-0920-5267 ORD FEES \$60.00

THIS FORM IS VALID ONLY WHEN ACCOMPANIED BY A STAMPED 'PAID' COPY OF INVOICE NO.

Approved By:

Richard Robinson - New Business Representative

CONTACT NAME: KATE OPPENHEIMER

CONTACT PHONE: (786) 253-5704

Approved By:

Printed On: 2/9/2015

8:30:58 AM

NB:

PR:

Richard Robinson

2/9/15



Fee Sheet

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Building Process Number (X)
Estimated Amount Due **\$60.00**

EDWARD HARDYMAN GOMEZ RHIANON M PEDRO
4354 ALTON RD
MIAMI BEACH FL 33139

Note:

ORD FEES FOR A 4091 SF SFR @ 4354 ALTON RD FOLIO #02-3222-011-1430

ER Water
ER Sewer
Agreement ID

Description	JO/Agmt	Qty	UOM	Unit Price	Charge Amt	Interest	Line Total
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Total Standard Charges							\$60.00

Total Estimated Fees

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note Received money ord # 1000 802600
\$60.00
Kcampas 4/10/15
Jerp

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MAIN OFFICE 3575 S LE JEUNE RD MIAMI, FLORIDA 33146 786-268-5360 8:00 am - 4:00 pm	WEST OFFICE PERMITTING & INSPECTION CENTER (PIC) 11805 SW 26 TH ST, MIAMI, FLORIDA 33175 786-315-2717 7:30 am - 3:30 pm	DOWNTOWN OFFICE OVERTOWN TRANSIT VILLAGE (2 ND FLOOR WEST) 701 NW 1 ST CT, MIAMI, FLORIDA 33136 786-469-2025 8:00 am - 4:00 pm
--	--	--

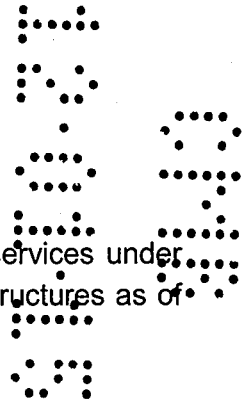


MIAMIBEACH

B1501641

Building Department
1700 Convention Center Drive, 2nd Flr
Miami Beach, FL 33139

**NOTICE TO THE CITY OF MIAMI BEACH BUILDING
DEPARTMENT OF EMPLOYMENT AS SPECIAL INSPECTOR
UNDER THE FLORIDA BUILDING CODE**



I have been retained by: _____ to perform special inspector services under the Florida Building Code at the 4354 Alton Road project on the below listed structures as of 11/23/2015 (date). I am a professional engineer licensed in the State of Florida.

Process Number: Master Permit (IF APPLICABLE): PROCESS No. B1501641

- ☐ Special Inspector for Pilings, FBC 1822.1.20 (BY SOIL ENGINEER)
- ☐ Special Inspector for Lightweight Insulating Concrete, FBC 1917.2
- ☐ Special Inspector for Soil Compaction, FBC 1820.3.1 (BY SOIL ENGINEER)
- ☐ Special Inspector for Precast Units and Attachments, FBC 1927.12.2 (By P.E. or R.A..)
- ☒ Special Inspector for Reinforced Masonry, FBC 2122.4 (By P.E. or R.A.)
- ☒ Special inspection for Steel Bolted & Welded Connections, FBC 2218.2 (By P.E. or R.A..)
- ☐ Special Inspector for Trusses over 35 feet long or 6 feet high, FBC 2319.17.2.4.2 (By P.E. or R. A..)
- ☒ Special Inspector for Grouting

NOTE: Only the marked boxes apply.

The following individual's employed by this firm or me are authorized representatives to perform inspections

1. Juan Fernandez-Barquin, P.E.
3. Carlos Alvarez

2. Ricardo Solano
4. Ricardo Valdes

* Special inspectors utilizing authorized representatives shall insure the authorized representative is qualified by education or licensure to perform the duties assigned by the Special Inspector. The qualifications shall include: licensure as a professional engineer or architect; graduation from an engineering education program in civil or structural engineering; graduation from an architectural education program; successful completion of the NCEES Fundamentals Examination; or registration as a building inspector or general contractor.

I will notify the City of Miami Beach Building Department of any changes regarding authorized personnel performing inspection services.

I, understand that all mandatory inspections, as required by the Florida Building Code, shall be requested by the permit holder and approved by the Building Department Inspectors. Inspections performed by the Special Inspector hired by the Owner are in addition to the mandatory inspections performed by the Building Department. A Special Inspection Log for each building must be displayed in a convenient location on the site for inspection by the Building Department Inspectors. Further, upon completion of the work under each building permit, I will submit to the Building Department at the time of final inspection the completed Inspection Log form and sealed statement that, to the best of my knowledge, belief and professional judgment those portions outlined above meet the intent of the Florida Building Code and are in subsequent accordance with the approved plans.

Architect/Engineer Signature: _____

Architect/Engineer

Name Printed: Juan Fernandez-Barquin, P.E.

Address: 2520 N.W. 97th Avenue, Suite 240 Doral, FL 33172

Phone Number: OFF: 786-336-0881 / CELL: 305-281-1181

Owner/ Agent Signature: _____

Owner/ Agent Name Printed: Edward H. Gomez RHIANON M PEDRO

Signed and Sealed

40114 & 0947

License Number

Date: NOV 23 2015

Building Department Accepted by: AV 11/11/16



MIAMI BEACH

Building Department
1700 Convention Center Drive, 2nd Flr
Miami Beach, FL 33139

**NOTICE TO THE CITY OF MIAMI BEACH BUILDING
DEPARTMENT OF EMPLOYMENT AS SPECIAL INSPECTOR
UNDER THE FLORIDA BUILDING CODE**

I have been retained by: 3 Design Inc. to perform special inspector services under the Florida Building Code at the 4354 Alton Road project on the below listed structures as of 10/26/2015 (date). I am a professional engineer licensed in the State of Florida.

Process Number:

B1501641

Master Permit (IF APPLICABLE):

- ☒ Special Inspector for Pilings, FBC 1822.1.20
☐ Special Inspector for Lightweight Insulating Concrete, FBC 1917.2
☒ Special Inspector for Soil Compaction, FBC 1820.3.1
☐ Special Inspector for Precast Units and Attachments, FBC 1927.12.2 (By P.E. or R.A.)
☐ Special Inspector for Reinforced Masonry, FBC 2122.4 (By P.E. or R.A.)
☐ Special inspection for Steel Bolted & Welded Connections, FBC 2218.2 (By P.E. or R.A.)
☐ Special Inspector for Trusses over 35 feet long or 6 feet high, FBC 2319.17.2.4.2 (By P.E. or R.A.)
☐ Special Inspector for _____

NOTE: Only the marked boxes apply.

The following individual's employed by this firm or me are authorized representatives to perform inspections

1. Wissam Naamani, P.E.
3. _____

2. _____
4. _____

* Special inspectors utilizing authorized representatives shall insure the authorized representative is qualified by education or licensure to perform the duties assigned by the Special Inspector. The qualifications shall include: licensure as a professional engineer or architect; graduation from an engineering education program in civil or structural engineering; graduation from an architectural education program; successful completion of the NCEES Fundamentals Examination; or registration as a building inspector or general contractor.

I will notify the City of Miami Beach Building Department of any changes regarding authorized personnel performing inspection services.

I, understand that all mandatory inspections, as required by the Florida Building Code, shall be requested by the permit holder and approved by the Building Department Inspectors. Inspections performed by the Special Inspector hired by the Owner are in addition to the mandatory inspections performed by the Building Department. A Special Inspection Log for each building must be displayed in a convenient location on the site for inspection by the Building Department Inspectors. Further, upon completion of the work under each building permit, I will submit to the Building Department at the time of final inspection the completed Inspection Log form and sealed statement that, to the best of my knowledge, belief and professional judgment those portions outlined above meet the intent of the Florida Building Code and are in subsequent accordance with the approved plan.

Signed and Sealed

35984

License Number

Date: October 26, 2015

Architect/Engineer Signature:

Architect/Engineer

Name Printed:

Address:

Phone Number:

Owner/Agent Signature:

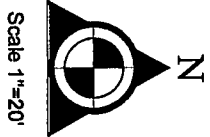
Owner/Agent Name Printed:

Building Department

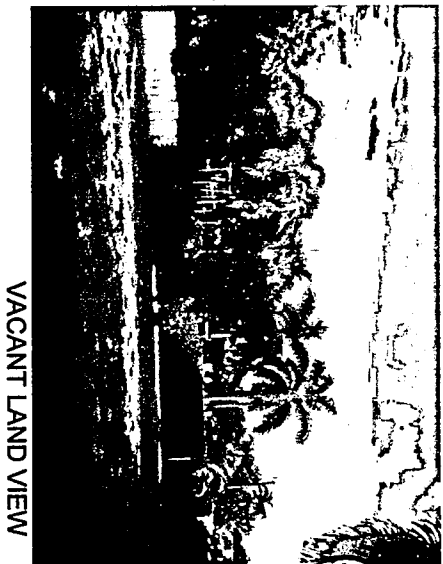
Accepted By:

Wissam 10-26-15
Wissam Naamani, P.E./Dynatech Engineering Corp.
756 West 84th Street, Hialeah, FL 33014
(305) 828-7499
Edward H. Gomez RHIANON M PEDRO
11/11/16

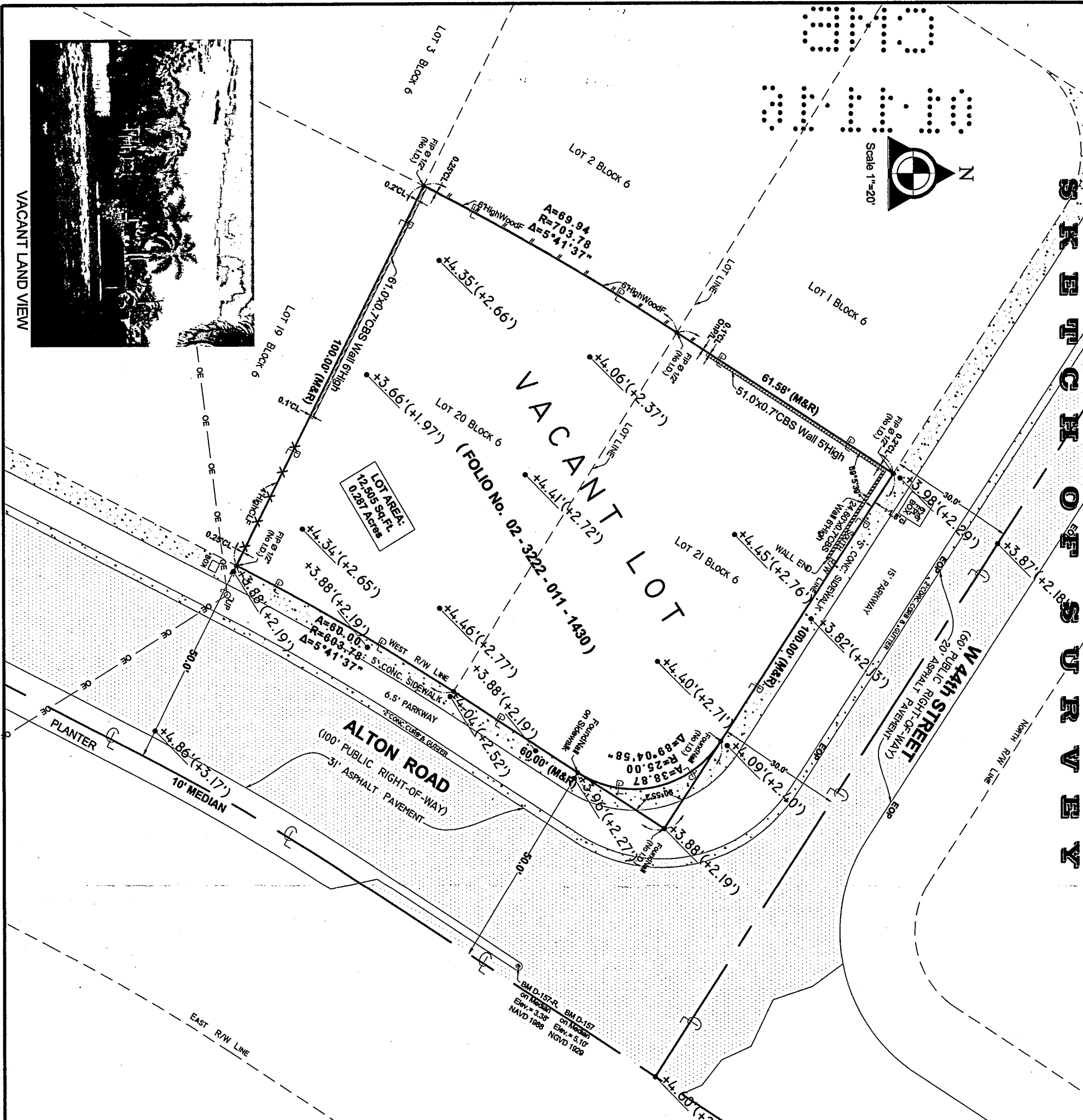
SKETCH OF SURVEY



Scale 1"=20'



VACANT LAND VIEW



PROPERTY ADDRESS:

4334 ALTON Road, Miami Beach, FL 33140
(FOLIO No. 02 - 3222 - 011 - 1430)

DESCRIPTION

Lot 20 & 21, Block 6 of NAUTILUS
SUBDIVISION, according to the Plat thereof
as recorded in Plat Book 8, at Page 95, of
the Public Records of Miami-Dade County,
Florida.

There may be legal restrictions on the subject
property that are not shown on the Map of Survey
that may be found in the Public Records of
Miami-Dade County, or the records of any other
public and private entities as their jurisdictions
may appear.

The Map of Survey is intended to be displayed at
the stated graphic scale in English units of
measurement. Attention is brought to the fact that
said drawing may be altered in scale by the
reproduction process.

This Survey was conducted for the purpose of a
BOUNDARY SURVEY only and is not intended to
delineate the regulatory jurisdiction of any federal,
state, regional or local agency board, commission
or other entity.

Legal description was furnished by the client.

The elevations of well-identified features as
depicted on this survey and map were measured
to an estimated vertical positional accuracy of 1/10
foot for natural ground surfaces and 1/100 foot for
hard-scape surfaces, including pavements, curbs
and other man-made features as may exist.

Well-identified features as depicted on this survey
and map were measured to an estimated
horizontal positional accuracy of 1/10 foot unless
otherwise shown.

Legal Description subject to any dedications,
limitations, restrictions, reservations or recorded
easements.

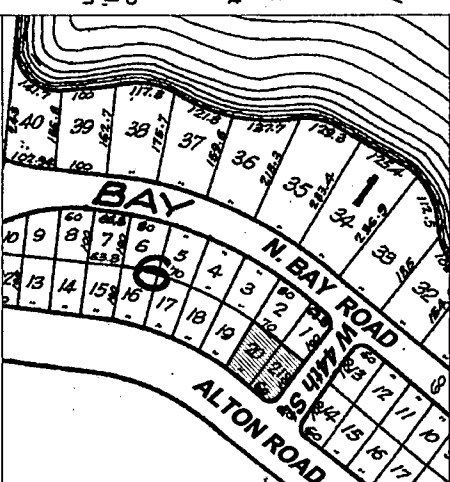
Sketch of Survey cannot be used for construction
purposes. Surveyor not responsible for third party
alterations.

LIST OF POSSIBLE ENCROACHMENT:
N/A

NOTE:
All Elevations referred are NGVD 1929
shown first on the elevation figure line.
The converted NAVD 1988 figure are shown
between parenthesis, next to the first one.

BENCHMARK USED

BM # MDC D-157-R, Elevation = 3.38'
at W 44th Street & Alton Road
converted to NAVD 1988.



LOCATION MAP (NOT TO SCALE)

If shown elevations are referred to N.G.V.D. of 1929
The surveyor makes no representation as to
ownership, possession or occupation of the
subject property by any entity or individual.
Subsurface improvements and/or encroachments
within, upon, across, abutting or adjacent to the
subject property were not located and are not shown.
Not valid without the signature and original raised
seal of a Florida Licensed Surveyor and Mapper.
Additions and deletions to this Map of Survey by
other than the signing party are prohibited without
the written consent of the signing party.
This Map of Survey has been prepared for the
exclusive use of the entities named herein and
the certification does not extend to any unnamed party.

CERTIFY TO:

Edward Hardyman Gomez &
Rhianon Mary Pedro.
Baizli & Associates.
First American Title Ins. Co.

SURVEYOR'S CERTIFICATION:

I hereby certify: That this "BOUNDARY SURVEY" and
the Map of Survey resulting therefrom was performed
under my direction and is true and correct to the best
of my knowledge and belief and further, that said
"BOUNDARY SURVEY" meets the intent of the
"Minimum Technical Standards for Land Surveying in
the State of Florida", pursuant to Rule 5J17 of the
Florida Administrative Code and its implementing Rule,
Chapter 472.027 of the Florida Statutes.



AERIAL MAP (NOT TO SCALE)

FLOOD ZONE INFORMATION:

Community No. 120651
Panel No. 0309
Suffix: L
FIRM Date: 09-11-2009
Flood Zone: AE + 5.48'

GARY B. CASTEL, P.L.S.
Registered Surveyor and Mapper No. 4129
State of Florida.

12-14-2015

Land Surveyors & Mapper

8567 Coral Way, Miami, FLORIDA 33155
Telephone: 786-280-4184

JOB No.:

09-479-14-A

LEGEND OF SURVEY ABBREVIATIONS

CLP = CONC. LIGHT POLE
CONC = CONCRETE
C = CENTRAL ANGLE
E = ELECTRIC SERVICE BOX
EM = ELECTRIC METER (CAN)
F.D.H. = FOUND DRILL HOLE
F.H. = FIRE HYDRANT
F.I.P. = FOUND IRON PIPE
F.N. = FOUND NAIL
G = GAS METER
L.P. = LIGHT POLE
MH = MAN HOLE
M = MEASURED
ML = MONUMENT LINE
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N.T.S. = NOT TO SCALE
OE = OVERHEAD ELECTRIC LINES
P.B. = PLAT BOOK
P.C.P. = PERMANENT CONTROL POINT
PG. = PAGE
PRW. = PARKWAY
P.R.M. = PERMANENT REFERENCE MONUMENT
P.L. = PROPERTY LINE
(R) = RECORDED
R = RADIUS
RAD. = RADIAL
RES. = RESIDENCE
R/W = RIGHT OF WAY
S = SEWER MANHOLE
SEC. = SECTION
S.I.P. = SET IRON PIPE No.
S/L = SET BACK LINE
STY. = STORY
SWK. = SIDEWALK
T = TELEPHONE SERVICE BOX
TV = TV CABLE SERVICE BOX
U.D.E. = UTILITY DRAINAGE
EASEMENT
U.E. = UTILITY EASEMENT
U.M.E. = UTILITY & MAINTENANCE
EASEMENT
U.P. = UTILITY POLE
W = WATER WELL
W/M = WATER METER
G.M. = GAS MONITORING WELL
M.H. = STORM DRAIN MANHOLE
U.P. = WOOD UTILITY POLE
CUP - CONC. UTILITY POLE
CB - CATCH BASIN

ORIGINAL

FIELD DATE 09-15-2014
REVISIONS: 11-17-2015
UPDATER: 12-14-2015
APPROVED BY: 12-14-2015

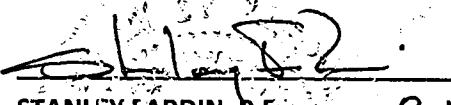
DRAWN: A.V.I.
SHEET No. 1/1



**DRAINAGE CALCULATIONS
FOR PROPOSED SINGLE FAMILY RESIDENCE
AT 4354 ALTON ROAD, MIAMI BEACH**

PREPARED BY: SAMABI GROUP INC.

PREPARED FOR: 3DESIGN ARCHITECTURE


STANLEY FARDIN, P.E.

P.E. #58023

13335 SW 124TH STREET, SUITE 111

MIAMI, FL 33186

T: 305-454-8212

B-14-15

Project Name: New Residence for 4354 Alton Road
 Project Type: Single Family
 Location: 4354 Alton Road, Miami Beach, FL 33139
 Designed By: Stanley Fardin, PE
 Reviewed By: S. Fardin
 Date: 8/3/2015

Samabi GROUP INC.
 Consulting Engineers

DRAINAGE AREA		
	SQ. FT.	ACRES
Project Area	12,446	0.29
Drainage Area	12,446	0.29
Impervious Area (includes roof top, pool, walkways, driveways)	(A _i) 7,154	0.16
Pervious Area	(A _p) 5,292	0.12
Total Drainage Area	(A _t) 12,446	0.29

TRENCH DATA			
Trench Width	(feet)	W	4.00
Hydraulic Conductivity	cfs/ft ² -ft of head	K	1.75E-04
Lowest Grate Elev.	(feet)	GE	4.35
Trench Top Elevation	(feet)	TE	3.35
Trench Bottom Elevation	(feet)	BE	-10.65
Pipe Diameter	(inches)	D	12
Depth to Water Table	(feet)	H ₂	2.28
Non-Saturated Trench Depth	(feet)	D _u	1.28
Saturated Trench Depth	(feet)	D _s	12.72
Total Trench Depth	(feet)	H	15.00
Storage in Trench	(ft ³ /ft)	S	
Trench Exfiltration Rate	(cfs/ft)	E _T	1.09E-02
Cover on Pipe	(feet)		1.00
Top of Pipe Elevation	(feet)	top	2.35
Bottom of Pipe Elevation	(feet)	Pinv	1.35
Percent of Pipe above Water	%		0.28

VOLUME FOR WATER QUALITY	
Exemption provided for Single Family Residence	

STORAGE VOLUME PER SFWMD			
Mean High Water Table Elevation	(ft-NGVD)		2.07
Flood Criteria Elevation	(ft-NGVD)		8.00
Design Storm Event Frequency	(year)	F	5
Design Storm Duration	(hour)		24
Rainfall Depth for Design Storm	(in)	P	7.50
Compacted Water Storage*	(in)		3.05
(* - interpolated from SFWMD Soil Storage Table)			
Potential Maximum Retention	(in)	S	1.30
Accumulated Direct Runoff	(in)	Q	6.14
$Q = (P - 0.2S) / (P + 0.8S)$ where: P = Rainfall Depth for Design Storm S = (Pervious Area / Drainage Area) / Compacted Soil Storage			
Volume to be Contained On Site	(ft ³)	V	6369
V = Total Drainage Area / Accumulate Direct Runoff			
	(ac-in)		1.75

TRENCH DESIGN			
Total Trench Length for D _s < D _u	(feet)	L ₁	
$L = V / (K * (H_2 * W + 2H_2D_u - D_u^2 + 2H_2D_s) + (1.39 * 10^{-4}) * W * D_u)$			
Total Trench Length for D _s > D _u	(feet)	L ₂	
$L = V / (K * (2H_2D_u - D_u^2 + 2H_2D_s) + (1.39 * 10^{-4}) * W * D_u)$			
since D _s > D _u , use L ₂ to determine require trench length (L _R)			
Trench Length Required	(feet)	L _R	151
Trench Length Proposed	(feet)	L _{Prop}	155.0

NOTES:
 1. Shaded cells denote data required
 2. For self-contained systems without control structure Top of trench = Weir Elev.

S.F.

Project Name: New Residence for 4354 Alton Road
Project Type: Single Family
Location: 4354 Alton Road, Miami Beach, FL 33139
Designed By: Stanley Fardin, PE
Reviewed By: S. Fardin
Date: 8/3/2015



Storage is in the exfiltration trench, inlets, dry retention and swale areas.

Total area to be drained by the system = 0.29 ac
 S (Potential Maximum Retention) = 1.30 in

One Day Rainfall Amount = 7.5-inch (Fig. C-I-3)

The flood routing has been made taking into consideration the stage-storage data tabulated below.

Design Tailwater Elev. (Groundwater) = 2.07 ft - NGVD
 Storage in Exfiltration Trench = 6369 ft³
 Storage in Catch Basins = 144 ft³
 Total Storage Below Ground = 6513 ft³ 0.150 ac-ft
 Green / Pervious Areas = 0.12 ac
 Storage (ac-ft) = (Dry Retention area - A) x (Depth - H)

STAGE (FT)	STORAGE (AC-FT)
4.35	0.150
4.75	0.198
5.00	0.228
5.25	0.259
5.50	0.289
5.75	0.320
6.00	0.350
6.25	0.380
6.50	0.411
6.75	0.441

TAPE7

1

S C S P R O G R A M

PROJECT NAME : NEW RESIDENCE AT 4354 ALTON RO
 REVIEWER : STANLEY FARDIN, PE
 PROJECT AREA : .29 ACRES
 GROUND STORAGE . . . : 1.30 INCHES
 TERMINATION DISCHARGE : 100.00 CFS
 DISTRIBUTION TYPE . . : SFWMD
 RETURN FREQUENCY . . : 5.00 YEARS
 RAINFALL DURATION . . : 1-DAY
 24-HOUR RAINFALL . . : 7.50 INCHES
 REPORTING SEQUENCE . : STANDARDIZED

STAGE (FT)	STORAGE (AF)	DISCHARGE (CFS)
4.35	.15	.00
4.75	.20	.00
5.00	.23	.00
5.25	.26	.00
5.50	.29	.00
5.75	.32	.00
6.00	.35	.00
6.25	.38	.00
6.50	.41	.00
6.75	.44	.00

- - - - - R E S E R V O I R - - - - -									
TIME (HR)	RAIN FALL (IN)	ACCUM. RUNOFF (IN)	BASIN DISCHGE (CFS)	ACCUM. INFLOW (AF)	VOLUME (AF)	ACCUM. OUTFLOW (AF)	INSTANT DISCHGE (CFS)	AVERAGE DISCHGE (CFS)	STAGE (FT)
.00	.00	.00	.0	.0	.0	.0	.0	.0	4.35
4.00	.34	.00	.0	.0	.0	.0	.0	.0	.00
8.00	1.03	.28	.0	.0	.0	.0	.0	.0	.19
10.00	1.60	.68	.1	.0	.0	.0	.0	.0	.45
11.00	2.02	1.01	.1	.0	.0	.0	.0	.0	.67
11.50	2.39	1.32	.2	.0	.0	.0	.0	.0	.87
11.75	3.52	2.33	1.2	.1	.1	.0	.0	.0	1.28

40F5
S.F.

TAPE7

12.00	4.92	3.64	1.5	.1	.1	.0	.0	.0	2.09
12.50	5.47	4.17	.3	.1	.1	.0	.0	.0	2.83
13.00	5.75	4.44	.2	.1	.1	.0	.0	.0	3.06
14.00	6.14	4.81	.1	.1	.1	.0	.0	.0	3.34
16.00	6.60	5.26	.1	.1	.1	.0	.0	.0	3.67
20.00	7.14	5.79	.0	.1	.1	.0	.0	.0	4.04
24.00	7.50	6.14	.0	.1	.1	.0	.0	.0	4.29

1

SUMMARY INFORMATION

MAXIMUM STAGE WAS 4.29 FEET AT 24.00 HOURS
 MAXIMUM DISCHARGE WAS .0 CFS AT .00 HOURS

5 of 5
S.F.

FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION

Florida Department of Business and Professional Regulation - Residential Performance Method

- Project Name: 4354 Alton Road Street: 4354 Alton Road City, State, Zip: Miami Beach, FL, 33139- Owner: Design Location: FL, Miami Beach	Builder Name: 3 DESIGN ARCHITECTURE Permit Office: Miami Beach Permit Number: Jurisdiction: 232500
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Glass/Floor Area: 0.275	Total Proposed Modified Loads: 93.16	PASS
	Total Standard Reference Loads: 121.47	

I hereby certify that the plans and specifications covered by this calculation are in compliance with the Florida Energy Code. PREPARED BY: <u>MEGUELLE</u> DATE: <u>08/17/2015</u> I hereby certify that this building, as designed, is in compliance with the Florida Energy Code. OWNER/AGENT: _____ DATE: _____	Review of the plans and specifications covered by this calculation indicates compliance with the Florida Energy Code. Before construction is completed this building will be inspected for compliance with Section 553.908 Florida Statutes. BUILDING OFFICIAL: _____ DATE: _____ 
---	---

- Compliance requires certification by the air handler unit manufacturer that the air handler enclosure qualifies as certified factory-sealed in accordance with 403.2.2.1.1.
- Compliance requires completion of a Florida Air Barrier and Insulation Inspection Checklist

PROJECT

Title: 4354 Alton Road	Bedrooms: 5	Address Type: Street Address
Building Type: User	Conditioned Area: 4353	Lot #
Owner:	Total Stories: 2	Block/SubDivision:
# of Units: 1	Worst Case: No	PlatBook:
Builder Name: 3 DESIGN ARCHITECTURE	Rotate Angle: 0	Street: 4354 Alton Road
Permit Office: Miami Beach	Cross Ventilation:	County: Miami-Dade
Jurisdiction: 232500	Whole House Fan:	City, State, Zip: Miami Beach , FL , 33139-
Family Type: Single-family		
New/Existing: New (From Plans)		
Comment:		

CLIMATE

✓	Design Location	TMY Site	IECC Zone	Design Temp 97.5 %	Design Temp 2.5 %	Int Design Temp Winter	Int Design Temp Summer	Heating Degree Days	Design Moisture	Daily Temp Range
_____	FL, Miami Beach	FL_MIAMI_INTL_AP	1	51	90	70	75	149.5	58	Low

BLOCKS

Number	Name	Area	Volume
1	AHU 1	1558	17605.4
2	AHU 2,3,4	2201	22010
3	AHU 5	594	6712.2

SPACES

Number	Name	Area	Volume	Kitchen	Occupants	Bedrooms	Infil ID	Finished	Cooled	Heated
1	1st Floor	1558	17605.4	Yes	1	1	1	Yes	Yes	Yes
2	Second Floor	2201	22010	No	5	4	1	Yes	Yes	Yes
3	Garage1	594	6712.2	No	0	0	1	Yes	Yes	Yes

FLOORS

✓	#	Floor Type	Space	Perimeter	Perimeter R-Value	Area	Joist R-Value	Tile	Wood	Carpet
_____	1	Slab-On-Grade Edge Insulatio	1st Floor	142.2 ft	0	1558 ft²	----	1	0	0
_____	2	Floor Over Other Space	Second Floor	----	----	592 ft²	0	1	0	0
_____	3	Slab-On-Grade Edge Insulatio	Garage1	72.5 ft	0	592 ft²	----	1	0	0
_____	4	Floor Over Other Space	Second Floor	----	----	1558 ft²	0	1	0	0
_____	5	Raised Floor	Second Floor	----	----	51 ft²	0	1	0	0

ROOF

✓	#	Type	Materials	Roof Area	Gable Area	Roof Color	Solar Absor.	SA Tested	Emitt	Emitt Tested	Deck Insul.	Pitch (deg)
_____	1	Flat	Concrete	2209 ft²	92 ft²	White	0.96	No	0.9	No	19	4.8

ATTIC

✓	#	Type	Ventilation	Vent Ratio (1 in)	Area	RBS	IRCC
_____	1	Full attic	Unvented	0	2201 ft²	N	N

CEILING

✓	#	Ceiling Type	Space	R-Value	Area	Framing Frac	Truss Type
✓	1	Cathedral/Single Assembly (Unvented)	Second Floor	0.1	2201 ft²	0.11	Wood

WALLS

✓	#	Ornt	Adjacent To	Wall Type	Space	Cavity R-Value	Width Ft	In	Height Ft	In	Area	Sheathing R-Value	Framing Fraction	Solar Absor.	Below Grade%
✓	1	SE	Exterior	Concrete Block - Int Insul	Garage1	5	22	0	11	4	249.3 ft²		0	0.75	0
✓	2	SE	Exterior	Concrete Block - Int Insul	1st Floor	5	59	4	11	4	672.4 ft²		0	0.75	0
✓	3	NE	Exterior	Concrete Block - Int Insul	1st Floor	5	16	2	11	4	183.2 ft²		0	0.75	0
✓	4	NW	Exterior	Concrete Block - Int Insul	1st Floor	5	2	10	11	4	32.1 ft²		0	0.75	0
✓	5	NE	Exterior	Concrete Block - Int Insul	1st Floor	5	8	11	11	4	101.1 ft²		0	0.75	0
✓	6	NW	Exterior	Concrete Block - Int Insul	1st Floor	5	55	0	11	4	623.3 ft²		0	0.75	0
✓	7	NW	Exterior	Concrete Block - Int Insul	Garage1	5	23	10	11	4	270.1 ft²		0	0.75	0
✓	8	SW	Exterior	Concrete Block - Int Insul	Garage1	5	26	7	11	4	301.3 ft²		0	0.75	0
✓	9	SE	Exterior	Concrete Block - Int Insul	Second Floor	5	21	9	10	0	217.5 ft²		0	0.75	0
✓	10	SE	Exterior	Concrete Block - Int Insul	Second Floor	5	20	2	10	0	201.7 ft²		0	0.75	0
✓	11	SE	Exterior	Concrete Block - Int Insul	Second Floor	5	7	11	10	0	79.2 ft²		0	0.75	0
✓	12	SE	Exterior	Concrete Block - Int Insul	Second Floor	5	30	4	10	0	303.3 ft²		0	0.75	0
✓	13	NE	Exterior	Concrete Block - Int Insul	Second Floor	5	12	3	10	0	122.5 ft²		0	0.75	0
✓	14	SE	Exterior	Concrete Block - Int Insul	Second Floor	5	2	0	10	0	20.0 ft²		0	0.75	0
✓	15	NE	Exterior	Concrete Block - Int Insul	Second Floor	5	14	3	10	0	142.5 ft²		0	0.75	0
✓	16	NW	Exterior	Concrete Block - Int Insul	Second Floor	5	24	0	10	0	240.0 ft²		0	0.75	0
✓	17	NW	Exterior	Concrete Block - Int Insul	Second Floor	5	25	4	10	0	253.3 ft²		0	0.75	0
✓	18	NW	Exterior	Concrete Block - Int Insul	Second Floor	5	12	3	10	0	122.5 ft²		0	0.75	0
✓	19	NW	Exterior	Concrete Block - Int Insul	Second Floor	5	21	10	10	0	218.3 ft²		0	0.75	0
✓	20	SW	Exterior	Concrete Block - Int Insul	Second Floor	5	26	3	10	0	262.5 ft²		0	0.75	0

DOORS

✓	#	Ornt	Door Type	Space	Storms	U-Value	Width Ft	In	Height Ft	In	Area
✓	1	NW	Wood	Garage1	Wood	.46	3	2	7	2	22.7 ft²
✓	2	SE	Wood	Garage1	Metal	.46	16		8		128 ft²

WINDOWS

Orientation shown is the entered, Proposed orientation.

✓	#	Ornt	Wall ID	Frame	Panes	NFRC	U-Factor	SHGC	Area	Overhang Depth	Separation	Int Shade	Screening
✓	1	SE	2	Metal	Single (Clear)	Yes	0.96	0.46	135.8 ft²	7 ft 0 in	0 ft 0 in	Drapes/blinds	None
✓	2	SE	2	Metal	Single (Clear)	Yes	0.96	0.46	300.0 ft²	7 ft 0 in	0 ft 0 in	Drapes/blinds	None
✓	3	NE	3	Metal	Single (Clear)	Yes	0.96	0.46	35.8 ft²	3 ft 0 in	0 ft 0 in	Drapes/blinds	None
✓	4	NE	5	Metal	Single (Clear)	Yes	0.96	0.46	70.8 ft²	6 ft 0 in	0 ft 0 in	Drapes/blinds	None
✓	5	NW	6	Metal	Single (Clear)	Yes	0.96	0.46	34.0 ft²	0 ft 0 in	0 ft 0 in	Drapes/blinds	None
✓	6	SE	9	Metal	Single (Clear)	Yes	0.96	0.46	103.3 ft²	7 ft 0 in	0 ft 0 in	Drapes/blinds	None
✓	7	SE	9	Metal	Single (Clear)	Yes	0.96	0.46	33.2 ft²	7 ft 0 in	0 ft 0 in	Drapes/blinds	None
✓	8	SE	10	Metal	Single (Clear)	Yes	0.96	0.46	118.4 ft²	7 ft 0 in	0 ft 0 in	Drapes/blinds	None
✓	9	SE	12	Metal	Single (Clear)	Yes	0.96	0.46	260.0 ft²	7 ft 0 in	0 ft 0 in	Drapes/blinds	None

WINDOWS

Orientation shown is the entered, Proposed orientation.

✓	#	Ornt	Wall ID	Frame	Panes	NFRC	U-Factor	SHGC	Area	Overhang Depth	Separation	Int Shade	Screening
✓	10	NE	13	Metal	Single (Clear)	Yes	0.96	0.46	31.8 ft²	3 ft 0 in	0 ft 0 in	Drapes/blinds	None
✓	11	NW	17	Metal	Single (Clear)	Yes	0.96	0.46	30.0 ft²	0 ft 0 in	0 ft 0 in	Drapes/blinds	None
✓	12	NW	19	Metal	Single (Clear)	Yes	0.96	0.46	30.0 ft²	0 ft 0 in	0 ft 0 in	Drapes/blinds	None
✓	13	SW	20	Metal	Single (Clear)	Yes	0.96	0.46	15.0 ft²	0 ft 0 in	0 ft 0 in	Drapes/blinds	None

INFILTRATION

#	Scope	Method	SLA	CFM 50	ELA	EqLA	ACH	ACH 50
1	Wholehouse	Best Guess	.0005	5709	313.42	589.43	.4247	7.3939

HEATING SYSTEM

✓	#	System Type	Subtype	Efficiency	Capacity	Block	Ducts
✓	1	Electric Strip Heat	None	COP: 1	26.3 kBtu/hr	1	sys#1
✓	2 A	Electric Strip Heat	None	COP: 1	15 kBtu/hr	2	sys#2
✓	2 B	Electric Strip Heat	None	COP: 1	15 kBtu/hr	2	sys#2
✓	2 C	Electric Strip Heat	None	COP: 1	15 kBtu/hr	2	sys#2
✓	3	Electric Heat Pump	None	COP: 10	21.6 kBtu/hr	3	Ductless

COOLING SYSTEM

✓	#	System Type	Subtype	Efficiency	Capacity	Air Flow	SHR	Block	Ducts
✓	1	Central Unit	Split	SEER: 15.3	53.1 kBtu/hr	1593 cfm	0.720000	1	sys#1
✓	2 A	Central Unit	Split	SEER: 17	22.3 kBtu/hr	800 cfm	0.72	2	sys#2
✓	2 B	Central Unit	Split	SEER: 17	22.3 kBtu/hr	800 cfm	0.72	2	sys#2
✓	2 C	Central Unit	Split	SEER: 16.25	16.8 kBtu/hr	600 cfm	0.72	2	sys#2
✓	3	Central Unit	Split	SEER: 19.2	17.2 kBtu/hr	516 cfm	0.72	3	Ductless

HOT WATER SYSTEM

✓	#	System Type	SubType	Location	EF	Cap	Use	SetPnt	Conservation
✓	1	Natural Gas	Tankless	Exterior	0.92	1 gal	40 gal	120 deg	None

SOLAR HOT WATER SYSTEM

✓	FSEC Cert #	Company Name	System Model #	Collector Model #	Collector Area	Storage Volume	FEF
✓	None	None			ft²		

DUCTS

✓	#	Location	---- Supply ---- R-Value Area	---- Return ---- Location Area	Leakage Type	Air Handler	CFM 25 TOT	CFM25 OUT	QN	RLF	HVAC # Heat Cool
	1	1st Floor	4.2 200 ft²	1st Floor 50 ft²	Default Leakage	1st Floor	(Default)	(Default)			1 1
	2	Second Floor	4.2 500 ft²	Second Floor 125 ft²	Default Leakage	Second Flo	(Default)	(Default)			2 2

TEMPERATURES

- Programmable Thermostat: Y						Ceiling Fans: N								
Cooling	☐ Jan	☐ Feb	☐ Mar	☐ Apr	☐ May	☒ Jun	☒ Jul	☒ Aug	☒ Sep	☐ Oct	☐ Nov	☐ Dec		
Heating	☒ Jan	☒ Feb	☒ Mar	☒ Apr	☐ May	☐ Jun	☐ Jul	☐ Aug	☐ Sep	☒ Oct	☒ Nov	☒ Dec		
Venting	☐ Jan	☐ Feb	☒ Mar	☒ Apr	☐ May	☐ Jun	☐ Jul	☐ Aug	☐ Sep	☒ Oct	☒ Nov	☒ Dec		
Thermostat Schedule: HERS 2006 Reference														
Schedule Type			1	2	3	4	5	6	7	8	9	10	11	12
Cooling (WD)	AM	78	78	78	78	78	78	78	78	78	80	80	80	80
	PM	80	80	78	78	78	78	78	78	78	78	78	78	78
Cooling (WEH)	AM	78	78	78	78	78	78	78	78	78	78	78	78	78
	PM	78	78	78	78	78	78	78	78	78	78	78	78	78
Heating (WD)	AM	66	66	66	66	66	68	68	68	68	68	68	68	68
	PM	68	68	68	68	68	68	68	68	68	68	68	66	66
Heating (WEH)	AM	66	66	66	66	66	68	68	68	68	68	68	68	68
	PM	68	68	68	68	68	68	68	68	68	68	68	66	66

Florida Code Compliance Checklist

Florida Department of Business and Professional Regulations
Residential Whole Building Performance Method

ADDRESS: 4354 Alton Road
Miami Beach, FL, 33139-

PERMIT #:

MANDATORY REQUIREMENTS SUMMARY - See individual code sections for full details.

COMPONENT	SECTION	SUMMARY OF REQUIREMENT(S)	CHECK
Air leakage	402.4	To be caulked, gasketed, weatherstripped or otherwise sealed. Recessed lighting IC-rated as meeting ASTM E 283. Windows and doors = 0.30 cfm/sq.ft. Testing or visual inspection required. Fireplaces: gasketed doors & outdoor combustion air. Must complete envelope leakage report or visually verify Table 402.4.2.	✓
Thermostat & controls	403.1	At least one thermostat shall be provided for each separate heating and cooling system. Where forced-air furnace is primary system, programmable thermostat is required. Heat pumps with supplemental electric heat must prevent supplemental heat when compressor can meet the load.	✓
Ducts	403.2.2	All ducts, air handlers, filter boxes and building cavities which form the primary air containment passageways for air distribution systems shall be considered ducts or plenum chambers, shall be constructed and sealed in accordance with Section 503.2.7.2 of this code.	✓
	403.3.3	Building framing cavities shall not be used as supply ducts.	
Water heaters	403.4	Heat trap required for vertical pipe risers. Comply with efficiencies in Table 403.4.3.2. Provide switch or clearly marked circuit breaker (electric) or shutoff (gas). Circulating system pipes insulated to = R-2 + accessible manual OFF switch.	✓
Mechanical ventilation	403.5	Homes designed to operate at positive pressure or with mechanical ventilation systems shall not exceed the minimum ASHRAE 62 level. No make-up air from attics, crawlspaces, garages or outdoors adjacent to pools or spas.	N/A
Swimming Pools & Spas	403.9	Pool pumps and pool pump motors with a total horsepower (HP) of = 1 HP shall have the capability of operating at two or more speeds. Spas and heated pools must have vapor-retardant covers or a liquid cover or other means proven to reduce heat loss except if 70% of heat from site-recovered energy. Off/timer switch required. Gas heaters minimum thermal efficiency=78% (82% after 4/16/13). Heat pump pool heaters minimum COP= 4.0.	
Cooling/heating equipment	403.6	Sizing calculation performed & attached. Minimum efficiencies per Tables 503.2.3. Equipment efficiency verification required. Special occasion cooling or heating capacity requires separate system or variable capacity system. Electric heat >10kW must be divided into two or more stages.	✓
Ceilings/knee walls	405.2.1	R-19 space permitting.	✓

Building Input Summary Report

PROJECT									
Title:	4354 Alton Road	Bedrooms:	5	Address Type:	Street Address				
Building Type:	User	Bathrooms:	6	Lot #					
Owner:		Conditioned Area:	4353 sq.ft.	Block/SubDivision:					
# of Units:	1	Total Stories:	2	PlatBook:					
Builder Name:	3 DESIGN ARCHITECTURE	Worst Case:	No	Street:	4354 Alton Road				
Permit Office:	Miami Beach	Rotate Angle:	0	County:	Miami-Dade				
Jurisdiction:	232500	Cross Ventilation:		City, State, Zip:	Miami Beach ,				
Family Type:	Single-family	Whole House Fan:		FL ,	33139-				
New/Existing:	New (From Plans)	Terrain:	Urban						
Year Construct:		Shielding:	Urban						
Comment:									
CLIMATE									
Design Location	Tmy Site	Design Temp 97.5 %	2.5 %	Int Design Temp Winter	Summer	Heating Degree Days	Design Moisture	Daily Temp Range	
FL, Miami Beach	FL_MIAMI_INTL_AP	51	90	70	75	149.5	58	Low	
UTILITY RATES									
Fuel	Unit	Utility Name	Monthly Fixed Cost			\$/Unit			
Electricity	kWh	Florida Average	0			0.1151			
Natural Gas	Therm	Florida Average	0			1.82			
Fuel Oil	Gallon	Florida Default	0			1.1			
Propane	Gallon	Florida Default	0			1.4			
SURROUNDINGS									
Ornt	Type	Shade Trees Height	Width	Distance	Exist	Adjacent Buildings Height	Width	Distance	
N	None	0 ft	0 ft	0 ft		0 ft	0 ft	0 ft	
NE	None	0 ft	0 ft	0 ft		0 ft	0 ft	0 ft	
E	None	0 ft	0 ft	0 ft		0 ft	0 ft	0 ft	
SE	None	0 ft	0 ft	0 ft		0 ft	0 ft	0 ft	
S	None	0 ft	0 ft	0 ft		0 ft	0 ft	0 ft	
SW	None	0 ft	0 ft	0 ft		0 ft	0 ft	0 ft	
W	None	0 ft	0 ft	0 ft		0 ft	0 ft	0 ft	
NW	None	0 ft	0 ft	0 ft		0 ft	0 ft	0 ft	
BLOCKS									
Number	Name	Area	Volume						
1	AHU 1	1558	17605.4						
2	AHU 2,3,4	2201	22010						
3	AHU 5	594	6712.2						
SPACES									
Number	Name	Area	Volume	Kitchen	Occupants	Bedrooms	Finished	Cooled	Heated
1	1st Floor	1558	17605.4	Yes	1	1	Yes	Yes	Yes
2	Second Floor	2201	22010	No	5	4	Yes	Yes	Yes
3	Garage1	594	6712.2	No	0	0	Yes	Yes	Yes

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EnergyGauge® / VSRFSB v3.1

Building Input Summary Report

FLOORS														
#	Floor Type	Space	Perimeter	Perimeter R-Value	Area	Joist R-Value	Tile	Wood	Carpet					
1	Slab-On-Grade Edge Insulation	1st Floor	142.2 ft	0	1558 ft²	----	1	0	0					
2	Floor Over Other Space	Second Floor			592 ft²	0	1	0	0					
3	Slab-On-Grade Edge Insulation	Garage1	72.5 ft	0	592 ft²	----	1	0	0					
4	Floor Over Other Space	Second Floor			1558 ft²	0	1	0	0					
5	Raised Floor	Second Floor	----	----	51 ft²	0	1	0	0					
ROOF														
#	Type	Materials	Roof Area	Gable Area	Roof Color	Solar Absor.	SA Tested	Emitt	Emitt Tested	Deck Insul.	Pitch (deg)			
1	Flat	Concrete	2209 ft²	92 ft²	White	0.96	No	0.9	No	19	4.8			
ATTIC														
#	Type	Ventilation	Vent Ratio (1 in)	Area	RBS	IRCC								
1	Full attic	Unvented	0	2201 ft²	N	N								
CEILING														
#	Ceiling Type	Space	R-Value	Area	Framing Fraction	Truss Type								
1	Cathedral/Single Assembly ()	Second Floor	0.1	2201 ft²	0.11	Wood								
WALLS														
Wall orientation below is as entered. Actual orientation is modified by rotate angle shown in "Project" section above.														
#	Ornt	Adjacent To	Wall Type	Space	Cavity R-Value	Width Ft	In	Height Ft	In	Area	Sheathing R-Value	Framing Fraction	Solar Absor.	Below Grade%
1	SE	Exterior	Concrete Block - Int Insul	Garage1	5	22	0	11	4	249.3 ft²		0	0.75	0
2	SE	Exterior	Concrete Block - Int Insul	1st Floor	5	59	4	11	4	672.4 ft²		0	0.75	0
3	NE	Exterior	Concrete Block - Int Insul	1st Floor	5	16	2	11	4	183.2 ft²		0	0.75	0
4	NW	Exterior	Concrete Block - Int Insul	1st Floor	5	2	10	11	4	32.1 ft²		0	0.75	0
5	NE	Exterior	Concrete Block - Int Insul	1st Floor	5	8	11	11	4	101.1 ft²		0	0.75	0
6	NW	Exterior	Concrete Block - Int Insul	1st Floor	5	55	0	11	4	623.3 ft²		0	0.75	0
7	NW	Exterior	Concrete Block - Int Insul	Garage1	5	23	10	11	4	270.1 ft²		0	0.75	0
8	SW	Exterior	Concrete Block - Int Insul	Garage1	5	26	7	11	4	301.3 ft²		0	0.75	0
9	SE	Exterior	Concrete Block - Int Insul	Second Floor	5	21	9	10	0	217.5 ft²		0	0.75	0
10	SE	Exterior	Concrete Block - Int Insul	Second Floor	5	20	2	10	0	201.7 ft²		0	0.75	0
11	SE	Exterior	Concrete Block - Int Insul	Second Floor	5	7	11	10	0	79.2 ft²		0	0.75	0
12	SE	Exterior	Concrete Block - Int Insul	Second Floor	5	30	4	10	0	303.3 ft²		0	0.75	0
13	NE	Exterior	Concrete Block - Int Insul	Second Floor	5	12	3	10	0	122.5 ft²		0	0.75	0
14	SE	Exterior	Concrete Block - Int Insul	Second Floor	5	2	0	10	0	20.0 ft²		0	0.75	0
15	NE	Exterior	Concrete Block - Int Insul	Second Floor	5	14	3	10	0	142.5 ft²		0	0.75	0
16	NW	Exterior	Concrete Block - Int Insul	Second Floor	5	24	0	10	0	240.0 ft²		0	0.75	0
17	NW	Exterior	Concrete Block - Int Insul	Second Floor	5	25	4	10	0	253.3 ft²		0	0.75	0

Building Input Summary Report

WALLS														
Wall orientation below is as entered. Actual orientation is modified by rotate angle shown in "Project" section above.														
#	Ornt	Adjacent To	Wall Type	Space	Cavity R-Value	Width Ft	In	Height Ft	In	Area	Sheathing R-Value	Framing Fraction	Solar Absor.	Below Grade%
18	NW	Exterior	Concrete Block - Int Insul	Second Floor	5	12	3	10	0	122.5 ft²		0	0.75	0
19	NW	Exterior	Concrete Block - Int Insul	Second Floor	5	21	10	10	0	218.3 ft²		0	0.75	0
20	SW	Exterior	Concrete Block - Int Insul	Second Floor	5	26	3	10	0	262.5 ft²		0	0.75	0
DOORS														
#	Ornt	Door Type		Space	Storms	U-Value	Width Ft	In	Height Ft	In	Area			
1	NW	Wood		Garage1	Wood	.46	3	2	7	2	22.7 ft²			
2	SE	Wood		Garage1	Metal	.46	16		8		128 ft²			
WINDOWS														
#	Ornt	Wall ID	Frame	Panes	NFRC	U-Factor	SHGC	Storm	Area	Overhang Depth	Separation	Interior Shade	Screening	
1	SE	2	Metal	Single (Clear)	Yes	0.96	0.46	N	135.8 ft²	7 ft 0 in	0 ft 0 in	Drapes/blinds	None	
2	SE	2	Metal	Single (Clear)	Yes	0.96	0.46	N	300.0 ft²	7 ft 0 in	0 ft 0 in	Drapes/blinds	None	
3	NE	3	Metal	Single (Clear)	Yes	0.96	0.46	N	35.8 ft²	3 ft 0 in	0 ft 0 in	Drapes/blinds	None	
4	NE	5	Metal	Single (Clear)	Yes	0.96	0.46	N	70.8 ft²	6 ft 0 in	0 ft 0 in	Drapes/blinds	None	
5	NW	6	Metal	Single (Clear)	Yes	0.96	0.46	N	34.0 ft²	0 ft 0 in	0 ft 0 in	Drapes/blinds	None	
6	SE	9	Metal	Single (Clear)	Yes	0.96	0.46	N	103.3 ft²	7 ft 0 in	0 ft 0 in	Drapes/blinds	None	
7	SE	9	Metal	Single (Clear)	Yes	0.96	0.46	N	33.2 ft²	7 ft 0 in	0 ft 0 in	Drapes/blinds	None	
8	SE	10	Metal	Single (Clear)	Yes	0.96	0.46	N	118.4 ft²	7 ft 0 in	0 ft 0 in	Drapes/blinds	None	
9	SE	12	Metal	Single (Clear)	Yes	0.96	0.46	N	260.0 ft²	7 ft 0 in	0 ft 0 in	Drapes/blinds	None	
10	NE	13	Metal	Single (Clear)	Yes	0.96	0.46	N	31.8 ft²	3 ft 0 in	0 ft 0 in	Drapes/blinds	None	
11	NW	17	Metal	Single (Clear)	Yes	0.96	0.46	N	30.0 ft²	0 ft 0 in	0 ft 0 in	Drapes/blinds	None	
12	NW	19	Metal	Single (Clear)	Yes	0.96	0.46	N	30.0 ft²	0 ft 0 in	0 ft 0 in	Drapes/blinds	None	
13	SW	20	Metal	Single (Clear)	Yes	0.96	0.46	N	15.0 ft²	0 ft 0 in	0 ft 0 in	Drapes/blinds	None	
INFILTRATION														
#	Scope	Method		SLA	CFM 50	ELA	EqLA	ACH	ACH 50	Space(s)				
1	Wholehouse	Best Guess		.0005	5709	313.42	589.43	.4247	7.3939	All				
MASS														
Mass Type				Area	Thickness		Furniture Fraction		Space					
No Added Mass				0 ft²	0 ft		0.3		1st Floor					
No Added Mass				0 ft²	0 ft		0.3		Second Floor					
No Added Mass				0 ft²	0 ft		0.3		Garage1					

Building Input Summary Report

HEATING SYSTEM												
#	System Type	Subtype	Efficiency	Capacity	-----Geothermal HeatPump-----				Ducts	Block		
					Entry	Power	Volt.	Curr				
1	Electric Strip Heat	None	COP:1	26.3 kBtu/hr		0	0	0	sys#1	1		
2 A	Electric Strip Heat	None	COP:1	15 kBtu/hr					sys#2	2		
2 B	Electric Strip Heat	None	COP:1	15 kBtu/hr					sys#2	2		
2 C	Electric Strip Heat	None	COP:1	15 kBtu/hr					sys#2	2		
3	Electric Heat Pump	None	HSPF:10	21.6 kBtu/hr		0	0	0	Ductless	3		

COOLING SYSTEM								
#	System Type	Subtype	Efficiency	Capacity	Air Flow	SHR	Ducts	Block
1	Central Unit	Split	SEER:15.3	53.1 kBtu/hr	1593 cfm	0.720000	sys#1	1
2 A	Central Unit	Split	SEER:17	22.3 kBtu/hr	800 cfm	0.72	sys#2	2
2 B	Central Unit	Split	SEER:17	22.3 kBtu/hr	800 cfm	0.72	sys#2	2
2 C	Central Unit	Split	SEER:16.25	16.8 kBtu/hr	600 cfm	0.72	sys#2	2
3	Central Unit	Split	SEER:19.2	17.2 kBtu/hr	516 cfm	0.72	Ductless	3

HOT WATER SYSTEM								
#	System Type	SubType	Location	EF	Cap	Use	SetPnt	Credits
1	Natural Gas	Tankless	Exterior	0.92	1 gal	40 gal	120 deg	None

SOLAR HOT WATER												
Collector Type	Collector Tilt	Surface Azimuth	Area	Loss Coef.	Absorp. Prod.	Trans Corr.	Tank Volume	Tank U-Value	Tank Surf Area	Heat Exch Eff	PV Pumped	Pump Energy

DUCTS													
DUCT #	Location	Supply R-Value	Area	Return Location	Area	Number	Leakage Type	Air Handler	CFM 25 TOT	CFM25 OUT	QN	RLF	HVAC # Heat Cool
1	1st Floor	4.2	200 ft²	1st Floor	50 ft²	1	Default Leakage	1st Floor	(Default)	(Default)			1 1
2	Second Floor	4.2	500 ft²	Second Floor	125 ft²	3	Default Leakage	Second Flo	(Default)	(Default)			2 2

TEMPERATURES													
Programable Thermostat: Y						Ceiling Fans: N							
Cooling Heating Venting	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	

Thermostat Schedule: HERS 2006 Reference													
Schedule Type		1	2	3	4	5	6	7	8	9	10	11	12
Cooling (WD)	AM	78	78	78	78	78	78	78	78	80	80	80	80
	PM	80	80	78	78	78	78	78	78	78	78	78	78
Cooling (WEH)	AM	78	78	78	78	78	78	78	78	78	78	78	78
	PM	78	78	78	78	78	78	78	78	78	78	78	78
Heating (WD)	AM	66	66	66	66	66	68	68	68	68	68	68	68
	PM	68	68	68	68	68	68	68	68	68	68	66	66
Heating (WEH)	AM	66	66	66	66	66	68	68	68	68	68	68	68
	PM	68	68	68	68	68	68	68	68	68	68	66	66

Building Input Summary Report

APPLIANCES & LIGHTING													
Appliance Schedule: HERS 2006 Reference		Hours											
-Schedule Type		1	2	3	4	5	6	7	8	9	10	11	12
Ceiling Fans (Summer)	AM	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.33	0.33	0.33	0.33	0.33
% Released: 100	PM	0.33	0.33	0.33	0.33	0.33	1	0.9	0.9	0.9	0.9	0.9	0.65
Annual Use: 0 kWh/Yr		Peak Value: 0 Watts											
Clothes Washer	AM	0.105	0.081	0.046	0.046	0.081	0.128	0.256	0.57	0.849	1	0.977	0.872
% Released: 60	PM	0.779	0.698	0.605	0.57	0.581	0.57	0.57	0.57	0.57	0.488	0.43	0.198
Annual Use: 0 kWh/Yr		Peak Value: 0 Watts											
Dishwasher	AM	0.139	0.05	0.028	0.024	0.029	0.09	0.169	0.303	0.541	0.594	0.502	0.443
% Released: 60	PM	0.377	0.396	0.335	0.323	0.344	0.448	0.791	1	0.8	0.597	0.383	0.281
Annual Use: 0 kWh/Yr		Peak Value: 0 Watts											
Dryer	AM	0.2	0.1	0.05	0.05	0.05	0.075	0.2	0.375	0.5	0.8	0.95	1
% Released: 10	PM	0.875	0.85	0.8	0.625	0.625	0.6	0.575	0.55	0.625	0.7	0.65	0.375
Annual Use: 0 kWh/Yr		Peak Value: 0 Watts											
Lighting	AM	0.16	0.15	0.16	0.18	0.23	0.45	0.4	0.26	0.19	0.16	0.12	0.11
% Released: 90	PM	0.16	0.17	0.25	0.27	0.34	0.55	0.55	0.88	1	0.86	0.51	0.28
Annual Use: 3937 kWh/Yr		Peak Value: 1286 Watts											
Miscellaneous	AM	0.48	0.47	0.47	0.47	0.47	0.47	0.64	0.71	0.67	0.61	0.55	0.53
% Released: 90	PM	0.52	0.5	0.5	0.5	0.59	0.73	0.79	0.99	1	0.96	0.77	0.55
Annual Use: 7077 kWh/Yr		Peak Value: 1298 Watts											
Pool Pump	AM	0	0	0	0	0	0	0	0	0	1	1	1
% Released: 0	PM	1	1	1	1	0	0	0	0	0	0	0	0
Annual Use: 0 kWh/Yr		Peak Value: 0 Watts											
Range	AM	0.057	0.057	0.057	0.057	0.057	0.114	0.171	0.286	0.343	0.343	0.343	0.4
% Released: 100	PM	0.457	0.343	0.286	0.4	0.571	1	0.857	0.429	0.286	0.229	0.171	0.114
Annual Use: 0 kWh/Yr		Peak Value: 0 Watts											
Refrigeration	AM	0.85	0.78	0.75	0.73	0.73	0.73	0.75	0.75	0.8	0.8	0.8	0.8
% Released: 100	PM	0.88	0.85	0.85	0.83	0.88	0.95	1	0.98	0.95	0.93	0.9	0.85
Annual Use: 775 kWh/Yr		Peak Value: 106 Watts											
Well Pump	AM	0.05	0.05	0.05	0.05	0.05	0.05	0.1	0.1	0.1	0.1	0.1	0.1
% Released: 0	PM	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
Annual Use: 0 kWh/Yr		Peak Value: 0 Watts											
REFRIGERATORS													
ID	Type	Screen	Location	Quantity	Vol	FrZ. Vol	Make	Model	Schedule	kWhPerYr			
1		Default New	1st Floor	1									
CLOTHES WASHERS													
ID	Type	Screen	Location	Capacity		Make	Model	Schedule	LoadsPerYr				
1	1 Main	Default New	Main	2.847				HERS201	(invalid)				
CLOTHES DRYERS													
ID	Type	Screen	Location	Capacity	Fuel Type	Make	Model	Schedule	LoadsPerYr				
1	Dryers	Default New	Main		Electricity								

Building Input Summary Report

DISHWASHERS										
ID	Type	Screen	Location	Capacity	Vintage	Make	Model	Schedule	kWhPerYr	
1	Dishwash	Default New	Main	12	2004 or N			HERS201	372	
RANGE OVEN										
ID	Type	Screen	Location	Type	Fueltype	Make	Model	Cooktop	Oven	
1	Ranges	Default New	Main	CooktopOven C	Electric			Electric FI	Not Conv	
HARD WIRED LIGHTING										
ID	Type	Screen	Location	Total#	Qualify#	Comp FI	All Other FL	txtBulbtype	Schedule	Watts per bulb
1	Hard-Wir	Default	Exterior	20	2	0	2	Incandes	HERS201	60
2	Hard-Wir	Default	Garage1	20	2	0	2	Incandes	HERS201	60
3	Hard-Wir	Default	1st Floor	20	2	0	2	Incandes	HERS201	60
4	Hard-Wir	By Count - Qualif	Second F	20	2	0	2	Incandes	HERS201	60
MISC ELECTRICAL LOADS										
ID	Type	Screen	Item	Quantity	Catagory	Operating	Location	Schedule	Off Standby	
1	Misc Elec	Simple Default		1		1	Main	HERS201	1	

ENERGY PERFORMANCE LEVEL (EPL) DISPLAY CARD

ESTIMATED ENERGY PERFORMANCE INDEX* = 77

The lower the EnergyPerformance Index, the more efficient the home.

4354 Alton Road, Miami Beach, FL, 33139-

1. New construction or existing	New (From Plans)	9. Wall Types	Insulation	Area
2. Single family or multiple family	Single-family	a. Concrete Block - Int Insul, Exterior	R=5.0	4616.20 ft ²
3. Number of units, if multiple family	1	b. N/A	R=	ft ²
4. Number of Bedrooms	5	c. N/A	R=	ft ²
5. Is this a worst case?	No	d. N/A	R=	ft ²
6. Conditioned floor area (ft ²)	4353	10. Ceiling Types	Insulation	Area
7. Windows**	Description	a. Cathedral/Single Assembly (Unvented)	R=0.1	2201.00 ft ²
a. U-Factor:	Sgl, U=0.96	b. N/A	R=	ft ²
SHGC:	SHGC=0.46	c. N/A	R=	ft ²
b. U-Factor:	N/A	11. Ducts		R
SHGC:		a. Sup: 1st Floor, Ret: 1st Floor, AH: 1st Floor	4.2	200
c. U-Factor:	N/A	b. Sup: Second Floor, Ret: Second Floor, AH: Seco	4.2	500
SHGC:		12. Cooling systems	kBtu/hr	Efficiency
d. U-Factor:	N/A	a. Central Unit	53.1	SEER:15.30
SHGC:		b. Central Unit	61.4	SEER:16.79
Area Weighted Average Overhang Depth:	6.078 ft.	c. Central Unit	17.2	SEER:19.20
Area Weighted Average SHGC:	0.460	13. Heating systems	kBtu/hr	Efficiency
8. Floor Types	Insulation	a. Electric Strip Heat	26.3	COP:1.00
a. Slab-On-Grade Edge Insulation	R=0.0	b. Electric Strip Heat	45.0	COP:1.00
b. Floor Over Other Space	R=0.0	c. Electric Heat Pump	21.6	HSPF:10.00
c. other (see details)	R=	14. Hot water systems		Cap: 1 gallons
		a. Natural Gas		EF: 0.92
		b. Conservation features		
		None		
		15. Credits		Pstat

I certify that this home has complied with the Florida Energy Efficiency Code for Building Construction through the above energy saving features which will be installed (or exceeded) in this home before final inspection. Otherwise, a new EPL Display Card will be completed based on installed Code compliant features.

Builder Signature: _____ Date: _____

Address of New Home: _____ City/FL Zip: _____



*Note: This is not a Building Energy Rating. If your Index is below 70, your home may qualify for energy efficient mortgage (EEM) incentives if you obtain a Florida EnergyGauge Rating. Contact the EnergyGauge Hotline at (321) 638-1492 or see the EnergyGauge web site at energygauge.com for information and a list of certified Raters. For information about the Florida Building Code, Energy Conservation, contact the Florida Building Commission's support staff.

**Label required by Section 303.1.3 of the Florida Building Code, Energy Conservation, if not DEFAULT.

Project Information

For: 4489 N. Michigan Ave, 3 Design Architecture
4300 Biscayne BLVD, Suite G-04, Miami, FL 33154
Phone: 305-866-7324 Fax: 305-866-7474

Notes:

Design Information

Weather: Miami Intl AP, FL, US

Winter Design Conditions

Outside db	52 °F
Inside db	70 °F
Design TD	18 °F

Summer Design Conditions

Outside db	92 °F
Inside db	75 °F
Design TD	17 °F
Daily range	L
Relative humidity	50 %
Moisture difference	56 gr/lb

Heating Summary

Structure	20396 Btuh
Ducts	0 Btuh
Central vent (14 cfm)	0 Btuh
Humidification	0 Btuh
Piping	0 Btuh
Equipment load	20396 Btuh

Sensible Cooling Equipment Load Sizing

Structure	47292 Btuh
Ducts	0 Btuh
Central vent (14 cfm)	0 Btuh
Blower	0 Btuh
Use manufacturer's data	n
Rate/swing multiplier	0.97
Equipment sensible load	45779 Btuh

Infiltration

Method	Simplified
Construction quality	Loose
Fireplaces	0

Latent Cooling Equipment Load Sizing

Structure	5259 Btuh
Ducts	0 Btuh
Central vent (14 cfm)	0 Btuh
Equipment latent load	5259 Btuh
Equipment total load	51038 Btuh
Req. total capacity at 0.70 SHR	5.4 ton

	Heating	Cooling
Area (ft²)	1558	1558
Volume (ft³)	17605	17605
Air changes/hour	0.53	0.27
Equiv. AVF (cfm)	156	81

Heating Equipment Summary

Make	n/a
Trade	n/a
Model	n/a
AHRI ref.	n/a
Efficiency	n/a
Heating input	0 Btuh
Heating output	0 °F
Temperature rise	0 cfm
Actual air flow	0 cfm/Btuh
Air flow factor	0 in H2O
Static pressure	n/a
Space thermostat	

Cooling Equipment Summary

Make	n/a
Trade	n/a
Cond	n/a
Coil	n/a
AHRI ref.	n/a
Efficiency	n/a
Sensible cooling	0 Btuh
Latent cooling	0 Btuh
Total cooling	0 Btuh
Actual air flow	0 cfm
Air flow factor	0 cfm/Btuh
Static pressure	0 in H2O
Load sensible heat ratio	0

Calculations approved by ACCA to meet all requirements of Manual J 8th Ed.





Load Short Form
AHU 1
MEGPE Engineers, Inc

Job: 1410003
Date: August 11, 2015
By: M.G.

13301 SW 132 AVE, Suite 211, Miami, FL 33186 Phone: 786-473-8025 License: 71594

Project Information

For: 4489 N. Michigan Ave, 3 Design Architecture
4300 Biscayne BLVD, Suite G-04, Miami, FL 33154
Phone: 305-866-7324 Fax: 305-866-7474

Design Information

	Htg	Clg	Infiltration	
Outside db (°F)	52	92	Method	Simplified
Inside db (°F)	70	75	Construction quality	Loose
Design TD (°F)	18	17	Fireplaces	0
Daily range	-	L		
Inside humidity (%)	30	50		
Moisture difference (gr/lb)	-13	56		

HEATING EQUIPMENT

Make n/a
Trade n/a
Model n/a
AHRI ref. n/a

Efficiency n/a
Heating input
Heating output 0 Btuh
Temperature rise 0 °F
Actual air flow 0 cfm
Air flow factor 0 cfm/Btuh
Static pressure 0 in H2O
Space thermostat n/a

COOLING EQUIPMENT

Make n/a
Trade n/a
Cond n/a
Coil n/a
AHRI ref. n/a

Efficiency n/a
Sensible cooling 0 Btuh
Latent cooling 0 Btuh
Total cooling 0 Btuh
Actual air flow 0 cfm
Air flow factor 0 cfm/Btuh
Static pressure 0 in H2O
Load sensible heat ratio 0

ROOM NAME	Area (ft²)	Htg load (Btuh)	Clg load (Btuh)	Htg AVF (cfm)	Clg AVF (cfm)
Ground Floor	1558	20396	47292	1993	2152
AHU 1	1558	20396	47292	1993	2152
Other equip loads		0	0		
Equip. @ 0.97 RSM			45779		
Latent cooling			5259		
TOTALS	1558	20396	51038	1993	2152

Calculations approved by ACCA to meet all requirements of Manual J 8th Ed.



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Project Summary
AHU 2
MEGPE Engineers, Inc

Job: 1410003
Date: August 11, 2015
By: M.G.

13301 SW 132 AVE, Suite 211, Miami, FL 33186 Phone: 786-473-8025 License: 71594

Project Information

For: 4489 N. Michigan Ave, 3 Design Architecture
4300 Biscayne BLVD, Suite G-04, Miami, FL 33154
Phone: 305-866-7324 Fax: 305-866-7474

Notes:

Design Information

Weather: Miami Intl AP, FL, US

Winter Design Conditions

Outside db	52 °F
Inside db	70 °F
Design TD	18 °F

Summer Design Conditions

Outside db	92 °F
Inside db	75 °F
Design TD	17 °F
Daily range	L
Relative humidity	50 %
Moisture difference	56 gr/lb

Heating Summary

Structure	9784 Btuh
Ducts	0 Btuh
Central vent (7 cfm)	0 Btuh
Humidification	0 Btuh
Piping	0 Btuh
Equipment load	9784 Btuh

Sensible Cooling Equipment Load Sizing

Structure	20636 Btuh
Ducts	0 Btuh
Central vent (7 cfm)	0 Btuh
Blower	0 Btuh

Use manufacturer's data	n
Rate/swing multiplier	0.97
Equipment sensible load	19976 Btuh

Infiltration

Method	Simplified
Construction quality	Loose
Fireplaces	0

	Heating	Cooling
Area (ft²)	734	734
Volume (ft³)	7340	7340
Air changes/hour	0.66	0.34
Equiv. AVF (cfm)	81	42

Latent Cooling Equipment Load Sizing

Structure	2485 Btuh
Ducts	0 Btuh
Central vent (7 cfm)	0 Btuh
Equipment latent load	2485 Btuh

Equipment total load	22461 Btuh
Req. total capacity at 0.70 SHR	2.4 ton

Heating Equipment Summary

Make	n/a
Trade	n/a
Model	n/a
AHRI ref.	n/a
Efficiency	n/a
Heating input	
Heating output	0 Btuh
Temperature rise	0 °F
Actual air flow	0 cfm
Air flow factor	0 cfm/Btuh
Static pressure	0 in H2O
Space thermostat	n/a

Cooling Equipment Summary

Make	n/a
Trade	n/a
Cond	n/a
Coil	n/a
AHRI ref.	n/a
Efficiency	n/a
Sensible cooling	0 Btuh
Latent cooling	0 Btuh
Total cooling	0 Btuh
Actual air flow	0 cfm
Air flow factor	0 cfm/Btuh
Static pressure	0 in H2O
Load sensible heat ratio	0

Calculations approved by ACCA to meet all requirements of Manual J 8th Ed.



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13301 SW 132 AVE, Suite 211, Miami, FL 33186 Phone: 786-473-8025 License: 71594

Project Information

For: 4489 N. Michigan Ave, 3 Design Architecture
4300 Biscayne BLVD, Suite G-04, Miami, FL 33154
Phone: 305-866-7324 Fax: 305-866-7474

Design Information

	Htg	Clg	Infiltration	
Outside db (°F)	52	92	Method	Simplified
Inside db (°F)	70	75	Construction quality	Loose
Design TD (°F)	18	17	Fireplaces	0
Daily range	-	L		
Inside humidity (%)	30	50		
Moisture difference (gr/lb)	-13	56		

HEATING EQUIPMENT

COOLING EQUIPMENT

Make	n/a	Make	n/a
Trade	n/a	Trade	n/a
Model	n/a	Cond	n/a
AHRI ref.	n/a	Coil	n/a
		AHRI ref.	n/a
Efficiency	n/a	Efficiency	n/a
Heating input		Sensible cooling	0 Btuh
Heating output	0 Btuh	Latent cooling	0 Btuh
Temperature rise	0 °F	Total cooling	0 Btuh
Actual air flow	0 cfm	Actual air flow	0 cfm
Air flow factor	0 cfm/Btuh	Air flow factor	0 cfm/Btuh
Static pressure	0 in H2O	Static pressure	0 in H2O
Space thermostat	n/a	Load sensible heat ratio	0

ROOM NAME	Area (ft²)	Htg load (Btuh)	Clg load (Btuh)	Htg AVF (cfm)	Clg AVF (cfm)
Master Bedroom	734	9784	20636	956	939
AHU 2	734	9784	20636	956	939
Other equip loads		0	0		
Equip. @ 0.97 RSM			19976		
Latent cooling			2485		
TOTALS	734	9784	22461	956	939

Calculations approved by ACCA to meet all requirements of Manual J 8th Ed.



Project Summary
AHU 3
MEGPE Engineers, Inc

Job: 1410003
Date: August 11, 2015
By: M.G.

13301 SW 132 AVE, Suite 211, Miami, FL 33186 Phone: 786-473-8025 License: 71594

Project Information

For: 4489 N. Michigan Ave, 3 Design Architecture
4300 Biscayne BLVD, Suite G-04, Miami, FL 33154
Phone: 305-866-7324 Fax: 305-866-7474

Notes:

Design Information

Weather: Miami Intl AP, FL, US

Winter Design Conditions

Outside db	52 °F
Inside db	70 °F
Design TD	18 °F

Summer Design Conditions

Outside db	92 °F
Inside db	75 °F
Design TD	17 °F
Daily range	L
Relative humidity	50 %
Moisture difference	56 gr/lb

Heating Summary

Structure	7138 Btuh
Ducts	0 Btuh
Central vent (5 cfm)	0 Btuh
Humidification	0 Btuh
Piping	0 Btuh
Equipment load	7138 Btuh

Sensible Cooling Equipment Load Sizing

Structure	15456 Btuh
Ducts	0 Btuh
Central vent (5 cfm)	0 Btuh
Blower	0 Btuh

Use manufacturer's data	n
Rate/swing multiplier	0.97
Equipment sensible load	14961 Btuh

Infiltration

Method	Simplified
Construction quality	Loose
Fireplaces	0

	Heating	Cooling
Area (ft ²)	544	544
Volume (ft ³)	5440	5440
Air changes/hour	0.75	0.39
Equiv. AVF (cfm)	68	35

Latent Cooling Equipment Load Sizing

Structure	2234 Btuh
Ducts	0 Btuh
Central vent (5 cfm)	0 Btuh
Equipment latent load	2234 Btuh

Equipment total load	17195 Btuh
Req. total capacity at 0.70 SHR	1.8 ton

Heating Equipment Summary

Make	n/a
Trade	n/a
Model	n/a
AHRI ref.	n/a
Efficiency	n/a
Heating input	
Heating output	0 Btuh
Temperature rise	0 °F
Actual air flow	0 cfm
Air flow factor	0 cfm/Btuh
Static pressure	0 in H2O
Space thermostat	n/a

Cooling Equipment Summary

Make	n/a
Trade	n/a
Cond	n/a
Coil	n/a
AHRI ref.	n/a
Efficiency	n/a
Sensible cooling	0 Btuh
Latent cooling	0 Btuh
Total cooling	0 Btuh
Actual air flow	0 cfm
Air flow factor	0 cfm/Btuh
Static pressure	0 in H2O
Load sensible heat ratio	0

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Project Information

For: 4489 N. Michigan Ave, 3 Design Architecture
4300 Biscayne BLVD, Suite G-04, Miami, FL 33154
Phone: 305-866-7324 Fax: 305-866-7474

Design Information

	Htg	Clg	Infiltration	Simplified
Outside db (°F)	52	92	Method	Loose
Inside db (°F)	70	75	Construction quality	0
Design TD (°F)	18	17	Fireplaces	
Daily range	-	L		
Inside humidity (%)	30	50		
Moisture difference (gr/lb)	-13	56		

HEATING EQUIPMENT

Make n/a
Trade n/a
Model n/a
AHRI ref. n/a
Efficiency n/a
Heating input
Heating output 0 Btuh
Temperature rise 0 °F
Actual air flow 0 cfm
Air flow factor 0 cfm/Btuh
Static pressure 0 in H2O
Space thermostat n/a

COOLING EQUIPMENT

Make n/a
Trade n/a
Cond n/a
Coil n/a
AHRI ref. n/a
Efficiency n/a
Sensible cooling 0 Btuh
Latent cooling 0 Btuh
Total cooling 0 Btuh
Actual air flow 0 cfm
Air flow factor 0 cfm/Btuh
Static pressure 0 in H2O
Load sensible heat ratio 0

ROOM NAME	Area (ft²)	Htg load (Btuh)	Clg load (Btuh)	Htg AVF (cfm)	Clg AVF (cfm)
Bedrooms 2 and 3	544	7138	15456	698	703
AHU 3	544	7138	15456	698	703
Other equip loads		0	0		
Equip. @ 0.97 RSM			14961		
Latent cooling			2234		
TOTALS	544	7138	17195	698	703

Calculations approved by ACCA to meet all requirements of Manual J 8th Ed.



Project Summary
AHU 4
MEGPE Engineers, Inc

Job: 1410003
Date: August 11, 2015
By: M.G.

13301 SW 132 AVE, Suite 211, Miami, FL 33186 Phone: 786-473-8025 License: 71594

Project Information

For: 4489 N. Michigan Ave, 3 Design Architecture
4300 Biscayne BLVD, Suite G-04, Miami, FL 33154
Phone: 305-866-7324 Fax: 305-866-7474

Notes:

Design Information

Weather: Miami Intl AP, FL, US

Winter Design Conditions

Outside db	52 °F
Inside db	70 °F
Design TD	18 °F

Summer Design Conditions

Outside db	92 °F
Inside db	75 °F
Design TD	17 °F
Daily range	L
Relative humidity	50 %
Moisture difference	56 gr/lb

Heating Summary

Structure	7021 Btuh
Ducts	0 Btuh
Central vent (8 cfm)	0 Btuh
Humidification	0 Btuh
Piping	0 Btuh
Equipment load	7021 Btuh

Sensible Cooling Equipment Load Sizing

Structure	20500 Btuh
Ducts	0 Btuh
Central vent (8 cfm)	0 Btuh
Blower	0 Btuh
Use manufacturer's data	n
Rate/swing multiplier	0.97
Equipment sensible load	19844 Btuh

Infiltration

Method	Simplified
Construction quality	Loose
Fireplaces	0

	Heating	Cooling
Area (ft ²)	923	923
Volume (ft ³)	9230	9230
Air changes/hour	0.42	0.21
Equiv. AVF (cfm)	64	33

Latent Cooling Equipment Load Sizing

Structure	1956 Btuh
Ducts	0 Btuh
Central vent (8 cfm)	0 Btuh
Equipment latent load	1956 Btuh
Equipment total load	21800 Btuh
Req. total capacity at 0.70 SHR	2.4 ton

Heating Equipment Summary

Make	n/a
Trade	n/a
Model	n/a
AHRI ref.	n/a
Efficiency	n/a
Heating input	
Heating output	0 Btuh
Temperature rise	0 °F
Actual air flow	0 cfm
Air flow factor	0 cfm/Btuh
Static pressure	0 in H2O
Space thermostat	n/a

Cooling Equipment Summary

Make	n/a
Trade	n/a
Cond	n/a
Coil	n/a
AHRI ref.	n/a
Efficiency	n/a
Sensible cooling	0 Btuh
Latent cooling	0 Btuh
Total cooling	0 Btuh
Actual air flow	0 cfm
Air flow factor	0 cfm/Btuh
Static pressure	0 in H2O
Load sensible heat ratio	0

Calculations approved by ACCA to meet all requirements of Manual J 8th Ed.



wrightsoft

Right-Suite® Universal 2013 13.0.09 RSU20089

...box\Wrightsoft HVAC\Demo\Demo\4354 Alton RD.rup Calc = MJ8 Front Door faces: NE

2015-Aug-17 17:52:27

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Load Short Form
AHU 4
MEGPE Engineers, Inc

Job: 1410003
Date: August 11, 2015
By: M.G.

13301 SW 132 AVE, Suite 211, Miami, FL 33186 Phone: 786-473-8025 License: 71594

Project Information

For: 4489 N. Michigan Ave, 3 Design Architecture
4300 Biscayne BLVD, Suite G-04, Miami, FL 33154
Phone: 305-866-7324 Fax: 305-866-7474

Design Information

	Htg	Clg	Infiltration	Simplified
Outside db (°F)	52	92	Method	Loose
Inside db (°F)	70	75	Construction quality	0
Design TD (°F)	18	17	Fireplaces	
Daily range	-	L		
Inside humidity (%)	30	50		
Moisture difference (gr/lb)	-13	56		

HEATING EQUIPMENT

Make	n/a
Trade	n/a
Model	n/a
AHRI ref.	n/a
Efficiency	n/a
Heating input	
Heating output	0 Btuh
Temperature rise	0 °F
Actual air flow	0 cfm
Air flow factor	0 cfm/Btuh
Static pressure	0 in H2O
Space thermostat	n/a

COOLING EQUIPMENT

Make	n/a
Trade	n/a
Cond	n/a
Coil	n/a
AHRI ref.	n/a
Efficiency	n/a
Sensible cooling	0 Btuh
Latent cooling	0 Btuh
Total cooling	0 Btuh
Actual air flow	0 cfm
Air flow factor	0 cfm/Btuh
Static pressure	0 in H2O
Load sensible heat ratio	0

ROOM NAME	Area (ft²)	Htg load (Btuh)	Clg load (Btuh)	Htg AVF (cfm)	Clg AVF (cfm)
Bed1,Hall,Utiliy	923	7021	20500	686	933
AHU 4	923	7021	20500	686	933
Other equip loads		0	0		
Equip. @ 0.97 RSM			19844		
Latent cooling			1956		
TOTALS	923	7021	21800	686	933

Calculations approved by ACCA to meet all requirements of Manual J 8th Ed.



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4300 Biscayne BLVD, Suite G-04, Miami, FL 33154
Phone: 305-866-7324 Fax: 305-866-7474

Notes:

Design Information

Weather: Miami Intl AP, FL, US

Winter Design Conditions

Outside db	52 °F
Inside db	70 °F
Design TD	18 °F

Summer Design Conditions

Outside db	92 °F
Inside db	75 °F
Design TD	17 °F
Daily range	L
Relative humidity	50 %
Moisture difference	56 gr/lb

Heating Summary

Structure	6405 Btuh
Ducts	0 Btuh
Central vent (5 cfm)	0 Btuh
Humidification	0 Btuh
Piping	0 Btuh
Equipment load	6405 Btuh

Sensible Cooling Equipment Load Sizing

Structure	14674 Btuh
Ducts	0 Btuh
Central vent (5 cfm)	0 Btuh
Blower	0 Btuh
Use manufacturer's data	n
Rate/swing multiplier	0.97
Equipment sensible load	14205 Btuh

Infiltration

Method	Simplified
Construction quality	Loose
Fireplaces	0

	Heating	Cooling
Area (ft²)	592	592
Volume (ft³)	6690	6690
Air changes/hour	0.71	0.37
Equiv. AVF (cfm)	79	41

Latent Cooling Equipment Load Sizing

Structure	2560 Btuh
Ducts	0 Btuh
Central vent (5 cfm)	0 Btuh
Equipment latent load	2560 Btuh
Equipment total load	16765 Btuh
Req. total capacity at 0.70 SHR	1.7 ton

Heating Equipment Summary

Make	n/a
Trade	n/a
Model	n/a
AHRI ref.	n/a
Efficiency	n/a
Heating input	
Heating output	0 Btuh
Temperature rise	0 °F
Actual air flow	0 cfm
Air flow factor	0 cfm/Btuh
Static pressure	0 in H2O
Space thermostat	n/a

Cooling Equipment Summary

Make	n/a
Trade	n/a
Cond	n/a
Coil	n/a
AHRI ref.	n/a
Efficiency	n/a
Sensible cooling	0 Btuh
Latent cooling	0 Btuh
Total cooling	0 Btuh
Actual air flow	0 cfm
Air flow factor	0 cfm/Btuh
Static pressure	0 in H2O
Load sensible heat ratio	0

Calculations approved by ACCA to meet all requirements of Manual J 8th Ed.



Load Short Form
AHU 5
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Project Information

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4300 Biscayne BLVD, Suite G-04, Miami, FL 33154
Phone: 305-866-7324 Fax: 305-866-7474

Design Information

	Htg	Clg	Infiltration	
Outside db (°F)	52	92	Method	Simplified
Inside db (°F)	70	75	Construction quality	Loose
Design TD (°F)	18	17	Fireplaces	0
Daily range	-	L		
Inside humidity (%)	30	50		
Moisture difference (gr/lb)	-13	56		

HEATING EQUIPMENT

Make n/a
Trade n/a
Model n/a
AHRI ref. n/a

Efficiency n/a
Heating input
Heating output 0 Btuh
Temperature rise 0 °F
Actual air flow 0 cfm
Air flow factor 0 cfm/Btuh
Static pressure 0 in H2O
Space thermostat n/a

COOLING EQUIPMENT

Make n/a
Trade n/a
Cond n/a
Coil n/a
AHRI ref. n/a

Efficiency n/a
Sensible cooling 0 Btuh
Latent cooling 0 Btuh
Total cooling 0 Btuh
Actual air flow 0 cfm
Air flow factor 0 cfm/Btuh
Static pressure 0 in H2O
Load sensible heat ratio 0

ROOM NAME	Area (ft²)	Htg load (Btuh)	Clg load (Btuh)	Htg AVF (cfm)	Clg AVF (cfm)
Garage	592	6405	14674	626	668
AHU 5	592	6405	14674	626	668
Other equip loads		0	0		
Equip. @ 0.97 RSM			14205		
Latent cooling			2560		
TOTALS	592	6405	16765	626	668

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FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION

Florida Department of Business and Professional Regulation - Residential Performance Method

Project Name: 4354 Alton RD Street: 4354 Alton Road City, State, Zip: Miami Beach, FL, 33139 Owner: Design Location: FL, Miami Beach	Builder Name: 3 DESIGN ARCHITECTURE Permit Office: Miami Beach Permit Number: Jurisdiction: 232500																																																																																																																																																
<table border="0" style="width: 100%;"><tr><td style="width: 30%;">1. New construction or existing</td><td style="width: 30%;">New (From Plans)</td><td style="width: 40%;"></td></tr><tr><td>2. Single family or multiple family</td><td>Single-family</td><td></td></tr><tr><td>3. Number of units, if multiple family</td><td>1</td><td></td></tr><tr><td>4. Number of Bedrooms</td><td>3</td><td></td></tr><tr><td>5. Is this a worst case?</td><td>No</td><td></td></tr><tr><td>6. Conditioned floor area above grade (ft²)</td><td>4228.20019531</td><td></td></tr><tr><td>Conditioned floor area below grade (ft²)</td><td>0</td><td></td></tr><tr><td>7. Windows (1226.4 sqft.)</td><td>Description</td><td>Area</td></tr><tr><td>a. U-Factor:</td><td>Sgl, U=0.96</td><td>1226.40 ft²</td></tr><tr><td>SHGC:</td><td>SHGC=0.50</td><td></td></tr><tr><td>b. U-Factor:</td><td>N/A</td><td>ft²</td></tr><tr><td>SHGC:</td><td></td><td></td></tr><tr><td>c. 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N/A</td><td>R=</td><td>ft²</td></tr><tr><td>c. N/A</td><td>R=</td><td>ft²</td></tr><tr><td>11. Ducts</td><td>R</td><td>ft²</td></tr><tr><td>a. Sup. 1st Floor, Ret: 1st Floor, AH: 1st Floor</td><td>4.2</td><td>200</td></tr><tr><td>b. Sup: 2nd FL Bed 3, Ret: 2nd FL Bed 3, AH: 2nd</td><td>4.2</td><td>175</td></tr><tr><td>c. Sup: Second Floor, Ret: Second Floor, AH: Seco</td><td>4.2</td><td>200</td></tr><tr><td>12. Cooling systems</td><td>kBtu/hr</td><td>Efficiency</td></tr><tr><td>a. Central Unit</td><td>53.1</td><td>SEER: 15.30</td></tr><tr><td>b. Central Unit</td><td>16.8</td><td>SEER: 16.25</td></tr><tr><td colspan="2">2 additional cooling systems</td><td>(see details)</td></tr><tr><td>13. Heating systems</td><td>kBtu/hr</td><td>Efficiency</td></tr><tr><td>a. Electric Strip Heat</td><td>26.3</td><td>COP: 1.00</td></tr><tr><td>b. Electric Strip Heat</td><td>8.2</td><td>COP: 1.00</td></tr><tr><td colspan="2">2 additional heating systems</td><td>(see details)</td></tr><tr><td>14. 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I hereby certify that the plans and specifications shown on these drawings and this calculation are in compliance with the Florida Energy Code. PREPARED BY: MEG PE DATE: 12/10/14 I hereby certify that this building, as designed, is in compliance with the Florida Energy Code. OWNER/AGENT: DATE:	Review of the plans and specifications covered by this calculation indicates compliance with the Florida Energy Code. Before construction is completed this building will be inspected for compliance with Section 553.908 Florida Statutes. BUILDING OFFICIAL: DATE:																																																																																																																																																

- Compliance requires certification by the air handler unit manufacturer that the air handler enclosure qualifies as certified factory-sealed in accordance with 403.2.2.1.1.
- Compliance requires completion of a Florida Air Barrier and Insulation Inspection Checklist
- Compliance requires an air distribution system test report, by a Florida Class 1 Rater, confirming system leakage to outdoors tested at 25 pascals pressure difference in accordance with 403.2.2.1. is not greater than (45 cfm:Duct#1) (17 cfm:Duct#2) (47 cfm:Duct#3)

PROJECT

Title: 4354 Alton RD	Bedrooms: 3	Address Type: Street Address
Building Type: User	Conditioned Area: 4228	Lot #
Owner:	Total Stories: 2	Block/SubDivision:
# of Units: 1	Worst Case: No	PlatBook:
Builder Name: 3 DESIGN ARCHITECTURE	Rotate Angle: 0	Street: 4354 Alton Road
Permit Office: Miami Beach	Cross Ventilation:	County: Miami-Dade
Jurisdiction: 232500	Whole House Fan:	City, State, Zip: Miami Beach, FL, 33139-
Family Type: Single-family		
New/Existing: New (From Plans)		
Comment:		

CLIMATE

✓	Design Location	TMY Site	IECC Zone	Design Temp 97.5 %	Design Temp 2.5 %	Int Design Temp Winter	Int Design Temp Summer	Heating Degree Days	Design Moisture	Daily Temp Range
_____	FL, Miami Beach	FL_MIAMI_INTL_AP	1	51	90	70	75	149.5	58	Low

BLOCKS

Number	Name	Area	Volume
1	AHU 1	1494	16583.4
2	AHU 3	582.0999	5646.4
3	AHU 2	1570	15229
4	AHU 4	582.0999	814.9

SPACES

Number	Name	Area	Volume	Kitchen	Occupants	Bedrooms	Infil ID	Finished	Cooled	Heated
1	1st Floor	1494	16583.4	Yes	1	1	1	Yes	Yes	Yes
2	Second Floor	1570	15229	No	3	2	1	Yes	Yes	Yes
3	2nd FL Bed 3	582.1	5646.4	No	0	0	1	Yes	Yes	Yes
4	Garage	582.1	814.9	No	0	0	1	Yes	Yes	Yes

FLOORS

✓	#	Floor Type	Space	Perimeter	Perimeter R-Value	Area	Joist R-Value	Tile	Wood	Carpet
_____	1	Slab-On-Grade Edge Insulatio	1st Floor	143.95 ft	0	1494.8 ft²	----	1	0	0
_____	2	Floor Over Other Space	2nd FL Bed 3	----	----	582.1 ft²	0	1	0	0
_____	3	Floor Over Other Space	Second Floor	----	----	1494.8 ft²	0	1	0	0
_____	4	Slab-On-Grade Edge Insulatio	Garage	71 ft	0	595.9 ft²	----	1	0	0
_____	5	Floor Over Other Space	Second Floor	----	----	76.2 ft²	0	1	0	0

ROOF												
✓	#	Type	Materials	Roof Area	Gable Area	Roof Color	Solar Absor.	SA Tested	Emitt	Emitt Tested	Deck Insul.	Pitch (deg)
✓	1	Flat	Concrete	2160 ft²	90 ft²	White	0.96	No	0.9	No	19	4.8

ATTIC							
✓	#	Type	Ventilation	Vent Ratio (1 in)	Area	RBS	IRCC
✓	1	Full attic	Unvented	0	2152.3 ft²	N	N

CEILING							
✓	#	Ceiling Type	Space	R-Value	Area	Framing Frac	Truss Type
✓	1	Cathedral/Single Assembly (Unvented)	1st FL Bed 3	0.1	582.1 ft²	0.11	Wood
✓	2	Cathedral/Single Assembly (Unvented)	2nd Floor	0.1	1570.2 ft²	0.11	Wood

WALLS															
✓	#	Ornt	Adjacent To	Wall Type	Space	Cavity R-Value	Width Ft	In	Height Ft	In	Area	Sheathing R-Value	Framing Fraction	Solar Absor.	Below Grade%
✓	1	NE	Exterior	Concrete Block - Int Insul	1st Floor	5	32	11	11	2	367.6 ft²		0	0.75	0
✓	2	SE	Exterior	Concrete Block - Int Insul	1st Floor	5	52	0	11	2	580.7 ft²		0	0.75	0
✓	3	SW	Exterior	Concrete Block - Int Insul	1st Floor	5	6	11	11	2	77.2 ft²		0	0.75	0
✓	4	NW	Exterior	Concrete Block - Int Insul	1st Floor	5	52	2	11	2	582.5 ft²		0	0.75	0
✓	5	SE	Exterior	Concrete Block - Int Insul	Garage	5	22	9	11	5	259.7 ft²		0	0.75	0
✓	6	SW	Exterior	Concrete Block - Int Insul	Garage	5	27	0	11	5	308.3 ft²		0	0.75	0
✓	7	NW	Exterior	Concrete Block - Int Insul	Garage	5	22	0	11	5	251.2 ft²		0	0.75	0
✓	8	NE	Exterior	Concrete Block - Int Insul	2nd Floor	5	33	4	9	8	322.2 ft²		0	0.75	0
✓	9	SE	Exterior	Concrete Block - Int Insul	2nd Floor	5	57	0	9	8	551.0 ft²		0	0.75	0
✓	10	SW	Exterior	Concrete Block - Int Insul	2nd Floor	5	5	9	9	8	55.6 ft²		0	0.75	0
✓	11	NW	Exterior	Concrete Block - Int Insul	2nd Floor	5	55	4	9	2	507.2 ft²		0	0.75	0
✓	12	SE	Exterior	Concrete Block - Int Insul	hd FL Bed 3	5	22	0	9	8	212.7 ft²		0	0.75	0
✓	13	SW	Exterior	Concrete Block - Int Insul	hd FL Bed 3	5	26	6	9	8	256.2 ft²		0	0.75	0
✓	14	NW	Exterior	Concrete Block - Int Insul	hd FL Bed 3	5	22	0	9	2	201.7 ft²		0	0.75	0

DOORS											
✓	#	Ornt	Door Type	Space	Storms	U-Value	Width Ft	In	Height Ft	In	Area
✓	1	NW	Wood	Garage	Wood	.46	3	3	7	2	23.3 ft²
✓	2	SE	Wood	Garage	Wood	.46	16		8		128 ft²

WINDOWS

Orientation shown is the entered, Proposed orientation.

✓	#	Ornt	Wall ID	Frame	Panes	NFRC	U-Factor	SHGC	Area	Depth	Overhang Separation	Int Shade	Screening
_____	1	NE	1	Metal	Single (Clear)	Yes	0.96	0.5	70.8 ft²	5 ft 6 in	0 ft 0 in	Drapes/blinds	None
_____	2	NE	1	Metal	Single (Clear)	Yes	0.96	0.5	33.8 ft²	5 ft 6 in	0 ft 0 in	Drapes/blinds	None
_____	3	SE	2	Metal	Single (Clear)	Yes	0.96	0.5	310.0 ft²	10 ft 1 in	0 ft 0 in	Drapes/blinds	None
_____	4	SE	2	Metal	Single (Clear)	Yes	0.96	0.5	135.8 ft²	10 ft 1 in	0 ft 0 in	Drapes/blinds	None
_____	5	NW	4	Metal	Single (Clear)	Yes	0.96	0.5	16.0 ft²	0 ft 0 in	0 ft 0 in	Drapes/blinds	None
_____	6	NE	8	Metal	Single (Clear)	Yes	0.96	0.5	29.8 ft²	5 ft 6 in	0 ft 0 in	Drapes/blinds	None
_____	7	SE	9	Metal	Single (Clear)	Yes	0.96	0.5	263.5 ft²	10 ft 1 in	0 ft 0 in	Drapes/blinds	None
_____	8	SE	9	Metal	Single (Clear)	Yes	0.96	0.5	115.5 ft²	10 ft 1 in	0 ft 0 in	Drapes/blinds	None
_____	9	SW	10	Metal	Single (Clear)	Yes	0.96	0.5	14.2 ft²	0 ft 0 in	0 ft 0 in	Drapes/blinds	None
_____	10	NW	11	Metal	Single (Clear)	Yes	0.96	0.5	36.7 ft²	0 ft 0 in	0 ft 0 in	Drapes/blinds	None
_____	11	NW	11	Metal	Single (Clear)	Yes	0.96	0.5	14.2 ft²	0 ft 0 in	0 ft 0 in	Drapes/blinds	None
_____	12	SE	12	Metal	Single (Clear)	Yes	0.96	0.5	136.0 ft²	5 ft 6 in	0 ft 0 in	Drapes/blinds	None
_____	13	SW	13	Metal	Single (Clear)	Yes	0.96	0.5	18.5 ft²	0 ft 0 in	0 ft 0 in	Drapes/blinds	None
_____	14	NW	14	Metal	Single (Clear)	Yes	0.96	0.5	31.7 ft²	0 ft 0 in	0 ft 0 in	Drapes/blinds	None

INFILTRATION

#	Scope	Method	SLA	CFM 50	ELA	EqLA	ACH	ACH 50
1	Wholehouse	Best Guess	.0005	5545.3	304.43	572.53	.4247	8.6931

HEATING SYSTEM

✓	#	System Type	Subtype	Efficiency	Capacity	Block	Ducts
_____	1	Electric Strip Heat	None	COP: 1	26.3 kBtu/hr	1	sys#1
_____	2	Electric Strip Heat	None	COP: 1	8.2 kBtu/hr	2	sys#2
_____	3	Electric Strip Heat	None	COP: 1	16.4 kBtu/hr	3	sys#3
_____	4	Electric Heat Pump	None	COP: 10	21.6 kBtu/hr	4	Ductless

COOLING SYSTEM

✓	#	System Type	Subtype	Efficiency	Capacity	Air Flow	SHR	Block	Ducts
_____	1	Central Unit	Split	SEER: 15.3	53.1 kBtu/hr	1593 cfm	0.720000	1	sys#1
_____	2	Central Unit	Split	SEER: 16.25	16.8 kBtu/hr	504 cfm	0.699999	2	sys#2
_____	3	Central Unit	Split	SEER: 16.25	43.3 kBtu/hr	1299 cfm	0.69	3	sys#3
_____	4	Central Unit	Split	SEER: 19.2	17.2 kBtu/hr	516 cfm	0.69	4	sys#0

HOT WATER SYSTEM

✓	#	System Type	SubType	Location	EF	Cap	Use	SetPnt	Conservation
_____	1	Natural Gas	Tankless	Exterior	0.82	1 gal	40 gal	120 deg	None

SOLAR HOT WATER SYSTEM															
☒	FSEC Cert #	Company Name		System Model #		Collector Model #	Collector Area	Storage Volume	FEF						
	None	None					ft²								
DUCTS															
☒	#	--- Supply --- Location R-Value Area			--- Return --- Location Area		Leakage Type	Air Handler	CFM 25 TOT	CFM25 OUT	QN	R/LF	HVAC # Heat Cool		
	1	1st Floor	4.2	200 ft²	1st Floor	50 ft²	Prop. Leak Free	1st Floor	-- cfm	44.8 cfm	0.09	0.60	1	1	
	2	2nd FL Bed 3	4.2	175 ft²	2nd FL Bed 3	25 ft²	Prop. Leak Free	2nd FL Bed	-- cfm	17.5 cfm	0.03	0.60	2	2	
	3	Second Floor	4.2	200 ft²	Second Floor	75 ft²	Prop. Leak Free	Second Flo	-- cfm	47.1 cfm	0.03	0.60	3	3	
TEMPERATURES															
Programable Thermostat: Y								Ceiling Fans:							
Cooling Heating Venting	☒ Jan Jan Jan	☒ Feb Feb Feb	☒ Mar Mar Mar	☐ Apr Apr Apr	☐ May May May	☒ Jun Jun Jun	☒ Jul Jul Jul	☒ Aug Aug Aug	☒ Sep Sep Sep	☐ Oct Oct Oct	☒ Nov Nov Nov	☒ Dec Dec Dec			
Thermostat Schedule: HERS 2006 Reference															
Schedule Type		1	2	3	4	5	6	7	8	9	10	11	12		
Cooling (WD)	AM PM	78 80	78 80	78 78	78 78	78 78	78 78	78 78	78 78	80 78	80 78	80 78	80 78		
Cooling (WEH)	AM PM	78 78	78 78	78 78	78 78	78 78	78 78	78 78	78 78	78 78	78 78	78 78	78 78		
Heating (WD)	AM PM	66 68	66 68	66 68	66 68	66 68	68 68	68 68	68 68	68 68	68 68	68 66	68 66		
Heating (WEH)	AM PM	66 68	66 68	66 68	66 68	66 68	68 68	68 68	68 68	68 68	68 68	68 66	68 66		

Florida Code Compliance Checklist

Florida Department of Business and Professional Regulations
Residential Whole Building Performance Method

ADDRESS: 4354 Alton Road
Miami Beach, FL, 33139-

PERMIT #:

MANDATORY REQUIREMENTS SUMMARY - See individual code sections for full details.

COMPONENT	SECTION	SUMMARY OF REQUIREMENT(S)	CHECK
Air leakage	402.4	To be caulked, gasketed, weatherstripped or otherwise sealed. Recessed lighting IC-rated as meeting ASTM E 283. Windows and doors = 0.30 cfm/sq.ft. Testing or visual inspection required. Fireplaces: gasketed doors & outdoor combustion air. Must complete envelope leakage report or visually verify Table 402.4.2.	✓
Thermostat & controls	403.1	At least one thermostat shall be provided for each separate heating and cooling system. Where forced-air furnace is primary system, programmable thermostat is required. Heat pumps with supplemental electric heat must prevent supplemental heat when compressor can meet the load.	✓
Ducts	403.2.2	All ducts, air handlers, filter boxes and building cavities which form the primary air containment passageways for air distribution systems shall be considered ducts or plenum chambers, shall be constructed and sealed in accordance with Section 503.2.7.2 of this code.	✓
	403.3.3	Building framing cavities shall not be used as supply ducts.	
Water heaters	403.4	Heat trap required for vertical pipe risers. Comply with efficiencies in Table 403.4.3.2. Provide switch or clearly marked circuit breaker (electric) or shutoff (gas). Circulating system pipes insulated to = R-2 + accessible manual OFF switch.	✓
Mechanical ventilation	403.5	Homes designed to operate at positive pressure or with mechanical ventilation systems shall not exceed the minimum ASHRAE 62 level. No make-up air from attics, crawlspaces, garages or outdoors adjacent to pools or spas.	N/A
Swimming Pools & Spas	403.9	Pool pumps and pool pump motors with a total horsepower (HP) of = 1 HP shall have the capability of operating at two or more speeds. Spas and heated pools must have vapor-retardant covers or a liquid cover or other means proven to reduce heat loss except if 70% of heat from site-recovered energy. Off/timer switch required. Gas heaters minimum thermal efficiency=78% (82% after 4/16/13). Heat pump pool heaters minimum COP= 4.0.	
Cooling/heating equipment	403.6	Sizing calculation performed & attached. Minimum efficiencies per Tables 503.2.3. Equipment efficiency verification required. Special occasion cooling or heating capacity requires separate system or variable capacity system. Electric heat >10kW must be divided into two or more stages.	✓
Ceilings/knee walls	405.2.1	R-19 space permitting.	✓

Building Input Summary Report

PROJECT									
Title:	4354 Alton RD	Bedrooms:	3	Address Type:	Street Address				
Building Type:	User	Bathrooms:	0	Lot #					
Owner:		Conditioned Area:	4228 sq.ft.	Block/SubDivision:					
# of Units:	1	Total Stories:	2	PlatBook:					
Builder Name:	3 DESIGN ARCHITECTURE	Worst Case:	No	Street:	4354 Alton Road				
Permit Office:	Miami Beach	Rotate Angle:	0	County:	Miami-Dade				
Jurisdiction:	232500	Cross Ventilation:		City, State, Zip:	Miami Beach, FL, 33139				
Family Type:	Single-family	Whole House Fan:							
New/Existing:	New (From Plans)	Terrain:	Urban						
Year Construct:		Shielding:	Urban						
Comment:									
CLIMATE									
Design Location	Tmy Site	Design Temp 97.5 %	Design Temp 2.5 %	Int Design Temp Winter	Int Design Temp Summer	Heating Degree Days	Design Moisture	Daily Temp Range	
FL, Miami Beach	FL MIAMI INTL AP	51	90	70	75	149.5	58	Low	
UTILITY RATES									
Fuel	Unit	Utility Name	Monthly Fixed Cost				\$/Unit		
Electricity	kWh	Florida Average	0				0.1151		
Natural Gas	Therm	Florida Average	0				1.82		
Fuel Oil	Gallon	Florida Default	0				1.1		
Propane	Gallon	Florida Default	0				1.4		
SURROUNDINGS									
Ornt	Type	Shade Trees Height	Width	Distance	Exist	Adjacent Buildings Height	Width	Distance	
N	None	0 ft	0 ft	0 ft		0 ft	0 ft	0 ft	
NE	None	0 ft	0 ft	0 ft		0 ft	0 ft	0 ft	
E	None	0 ft	0 ft	0 ft		0 ft	0 ft	0 ft	
SE	None	0 ft	0 ft	0 ft		0 ft	0 ft	0 ft	
S	None	0 ft	0 ft	0 ft		0 ft	0 ft	0 ft	
SW	None	0 ft	0 ft	0 ft		0 ft	0 ft	0 ft	
W	None	0 ft	0 ft	0 ft		0 ft	0 ft	0 ft	
NW	None	0 ft	0 ft	0 ft		0 ft	0 ft	0 ft	
BLOCKS									
Number	Name	Area	Volume						
1	AHU 1	1494	16583.4						
2	AHU 3	582.0999	5646.4						
3	AHU 2	1570	15229						
4	AHU 4	582.0999	814.9						
SPACES									
Number	Name	Area	Volume	Kitchen	Occupants	Bedrooms	Finished	Cooled	Heated
1	1st Floor	1494	16583.4	Yes	1	1	Yes	Yes	Yes
2	Second Floor	1570	15229	No	3	2	Yes	Yes	Yes
3	2nd FL Bed 3	582.1	5646.4	No	0	0	Yes	Yes	Yes
4	Garage	582.1	814.9	No	0	0	Yes	Yes	Yes

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Building Input Summary Report

FLOORS										
#	Floor Type	Space	Perimeter	Perimeter R-Value	Area	Joist R-Value	Tile	Wood	Carpet	
1	Slab-On-Grade Edge Insulation	1st Floor	143.95 ft	0	1494.8 ft²	----	1	0	0	
2	Floor Over Other Space	2nd FL Bed 3			582.1 ft²	0	1	0	0	
3	Floor Over Other Space	Second Floor			1494.8 ft²	0	1	0	0	
4	Slab-On-Grade Edge Insulation	Garage	71 ft	0	595.9 ft²	----	1	0	0	
5	Floor Over Other Space	Second Floor			76.2 ft²	0	1	0	0	

ROOF											
#	Type	Materials	Roof Area	Gable Area	Roof Color	Solar Absor.	SA Tested	Emitt	Emitt Tested	Deck Insul.	Pitch (deg)
1	Flat	Concrete	2160 ft²	90 ft²	White	0.96	No	0.9	No	19	4.8

ATTIC						
#	Type	Ventilation	Vent Ratio (1 in)	Area	RBS	IRCC
1	Full attic	Unvented	0	2152.3 ft²	N	N

CEILING						
#	Ceiling Type	Space	R-Value	Area	Framing Fraction	Truss Type
1	Cathedral/Single Assembly ()	2nd FL Bed 3	0.1	582.1 ft²	0.11	Wood
2	Cathedral/Single Assembly ()	Second Floor	0.1	1570.2 ft²	0.11	Wood

WALLS														
Wall orientation below is as entered. Actual orientation is modified by rotate angle shown in "Project" section above.														
#	Ornt	Adjacent To	Wall Type	Space	Cavity R-Value	Width Ft	In	Height Ft	In	Area	Sheathing R-Value	Framing Fraction	Solar Absor.	Below Grade%
1	NE	Exterior	Concrete Block - Int Insul	1st Floor	5	32	11	11	2	367.6 ft²		0	0.75	0
2	SE	Exterior	Concrete Block - Int Insul	1st Floor	5	52	0	11	2	580.7 ft²		0	0.75	0
3	SW	Exterior	Concrete Block - Int Insul	1st Floor	5	6	11	11	2	77.2 ft²		0	0.75	0
4	NW	Exterior	Concrete Block - Int Insul	1st Floor	5	52	2	11	2	582.5 ft²		0	0.75	0
5	SE	Exterior	Concrete Block - Int Insul	Garage	5	22	9	11	5	259.7 ft²		0	0.75	0
6	SW	Exterior	Concrete Block - Int Insul	Garage	5	27	0	11	5	308.3 ft²		0	0.75	0
7	NW	Exterior	Concrete Block - Int Insul	Garage	5	22	0	11	5	251.2 ft²		0	0.75	0
8	NE	Exterior	Concrete Block - Int Insul	Second Floor	5	33	4	9	8	322.2 ft²		0	0.75	0
9	SE	Exterior	Concrete Block - Int Insul	Second Floor	5	57	0	9	8	551.0 ft²		0	0.75	0
10	SW	Exterior	Concrete Block - Int Insul	Second Floor	5	5	9	9	8	55.6 ft²		0	0.75	0
11	NW	Exterior	Concrete Block - Int Insul	Second Floor	5	55	4	9	2	507.2 ft²		0	0.75	0
12	SE	Exterior	Concrete Block - Int Insul	2nd FL Bed 3	5	22	0	9	8	212.7 ft²		0	0.75	0
13	SW	Exterior	Concrete Block - Int Insul	2nd FL Bed 3	5	26	6	9	8	256.2 ft²		0	0.75	0
14	NW	Exterior	Concrete Block - Int Insul	2nd FL Bed 3	5	22	0	9	2	201.7 ft²		0	0.75	0

Building Input Summary Report

DOORS													
#	Ornt	Door Type		Space	Storms	U-Value	Width		Height		Area		
							Ft	In	Ft	In			
1	NW	Wood		Garage	Wood	.46	3	3	7	2	23.3 ft²		
2	SE	Wood		Garage	Wood	.46	16		8	0	128 ft²		
WINDOWS													
#	Ornt	Wall ID	Frame	Panes	NFRC	U-Factor	SHGC	Storm	Area	Overhang		Interior Shade	Screening
										Depth	Separation		
1	NE	1	Metal	Single (Clear)	Yes	0.96	0.5	N	70.8 ft²	5 ft 6 in	0 ft 0 in	Drapes/blinds	None
2	NE	1	Metal	Single (Clear)	Yes	0.96	0.5	N	33.8 ft²	5 ft 6 in	0 ft 0 in	Drapes/blinds	None
3	SE	2	Metal	Single (Clear)	Yes	0.96	0.5	N	310.0 ft²	10 ft 1 in	0 ft 0 in	Drapes/blinds	None
4	SE	2	Metal	Single (Clear)	Yes	0.96	0.5	N	135.8 ft²	10 ft 1 in	0 ft 0 in	Drapes/blinds	None
5	NW	4	Metal	Single (Clear)	Yes	0.96	0.5	N	16.0 ft²	0 ft 0 in	0 ft 0 in	Drapes/blinds	None
6	NE	8	Metal	Single (Clear)	Yes	0.96	0.5	N	29.8 ft²	5 ft 6 in	0 ft 0 in	Drapes/blinds	None
7	SE	9	Metal	Single (Clear)	Yes	0.96	0.5	N	263.5 ft²	10 ft 1 in	0 ft 0 in	Drapes/blinds	None
8	SE	9	Metal	Single (Clear)	Yes	0.96	0.5	N	115.5 ft²	10 ft 1 in	0 ft 0 in	Drapes/blinds	None
9	SW	10	Metal	Single (Clear)	Yes	0.96	0.5	N	14.2 ft²	0 ft 0 in	0 ft 0 in	Drapes/blinds	None
10	NW	11	Metal	Single (Clear)	Yes	0.96	0.5	N	36.7 ft²	0 ft 0 in	0 ft 0 in	Drapes/blinds	None
11	NW	11	Metal	Single (Clear)	Yes	0.96	0.5	N	14.2 ft²	0 ft 0 in	0 ft 0 in	Drapes/blinds	None
12	SE	12	Metal	Single (Clear)	Yes	0.96	0.5	N	136.0 ft²	5 ft 6 in	0 ft 0 in	Drapes/blinds	None
13	SW	13	Metal	Single (Clear)	Yes	0.96	0.5	N	18.5 ft²	0 ft 0 in	0 ft 0 in	Drapes/blinds	None
14	NW	14	Metal	Single (Clear)	Yes	0.96	0.5	N	31.7 ft²	0 ft 0 in	0 ft 0 in	Drapes/blinds	None
INFILTRATION													
#	Scope	Method		SLA	CFM 50	ELA	EqLA	ACH	ACH 50	Space(s)			
1	Wholehouse	Best Guess		.0005	5545.3	304.43	572.53	.4247	8.6931	All			
MASS													
Mass Type				Area	Thickness		Furniture Fraction		Space				
No Added Mass				0 ft²	0 ft		0.3		1st Floor				
No Added Mass				0 ft²	0 ft		0.3		Second Floor				
No Added Mass				0 ft²	0 ft		0.3		2nd FL Bed 3				
No Added Mass				0 ft²	0 ft		0.3		Garage				
HEATING SYSTEM													
#	System Type		Subtype	Efficiency	Capacity	-----Geothermal HeatPump-----				Ducts	Block		
						Entry	Power	Volt.	Curr				
1	Electric Strip Heat		None	COP:1	26.3 kBtu/hr		0	0	0	sys#1	1		
2	Electric Strip Heat		None	COP:1	8.2 kBtu/hr		0	0	0	sys#2	2		
3	Electric Strip Heat		None	COP:1	16.4 kBtu/hr		0	0	0	sys#3	3		
4	Electric Heat Pump		None	HSPF:10	21.6 kBtu/hr		0	0	0	Ductless	4		

Building Input Summary Report

COOLING SYSTEM														
#	System Type	Subtype	Efficiency	Capacity	Air Flow	SHR	Ducts	Block						
1	Central Unit	Split	SEER:15.3	53.1 kBtu/hr	1593 cfm	0.720000	sys#1	1						
2	Central Unit	Split	SEER:16.25	16.8 kBtu/hr	504 cfm	0.699999	sys#2	2						
3	Central Unit	Split	SEER:16.25	43.3 kBtu/hr	1299 cfm	0.69	sys#3	3						
4	Central Unit	Split	SEER:19.2	17.2 kBtu/hr	516 cfm	0.69	sys#0	4						
HOT WATER SYSTEM														
#	System Type	SubType	Location	EF	Cap	Use	SetPnt	Credits						
1	Natural Gas	Tankless	Exterior	0.82	1 gal	40 gal	120 deg	None						
SOLAR HOT WATER														
Collector Type	Collector Tilt	Surface Azimuth	Area	Loss Coef.	Absorp. Prod.	Trans. Corr.	Tank Volume	Tank U-Value	Tank Surf Area	Heat Exch Eff	PV Pumped	Pump Energy		
DUCTS														
DUCT #	Location	Supply R-Value	Area	Return Location	Area	Number	Leakage Type	Air Handler	CFM 25 TOT	CFM25 OUT	QN	RLF	HVAC # Heat	HVAC # Cool
1	1st Floor	4.2	200 ft²	1st Floor	50 ft²	1	Prop. Leak Free	1st Floor	--- cfm	--- cfm	0.03	0.60	1	1
2	2nd FL Bed 3	4.2	175 ft²	2nd FL Bed 3	25 ft²	1	Prop. Leak Free	2nd FL Bed	--- cfm	--- cfm	0.03	0.60	2	2
3	Second Floor	4.2	200 ft²	Second Floor	75 ft²	1	Prop. Leak Free	Second Flo	--- cfm	--- cfm	0.03	0.60	3	3
TEMPERATURES														
Programable Thermostat: Y Ceiling Fans: N														
Cooling	☐ Jan	☐ Feb	☐ Mar	☐ Apr	☐ May	☒ Jun	☒ Jul	☒ Aug	☒ Sep	☐ Oct	☐ Nov	☐ Dec		
Heating	☒ Jan	☒ Feb	☒ Mar	☐ Apr	☐ May	☐ Jun	☐ Jul	☐ Aug	☐ Sep	☐ Oct	☒ Nov	☒ Dec		
Venting	☐ Jan	☐ Feb	☒ Mar	☒ Apr	☐ May	☐ Jun	☐ Jul	☐ Aug	☐ Sep	☒ Oct	☒ Nov	☐ Dec		
Thermostat Schedule: HERS 2006 Reference														
Schedule Type		1	2	3	4	5	6	7	8	9	10	11	12	
Cooling (WD)	AM	78	78	78	78	78	78	78	78	80	80	80	80	
	PM	80	80	78	78	78	78	78	78	78	78	78	78	
Cooling (WEH)	AM	78	78	78	78	78	78	78	78	78	78	78	78	
	PM	78	78	78	78	78	78	78	78	78	78	78	78	
Heating (WD)	AM	66	66	66	66	66	68	68	68	68	68	68	68	
	PM	68	68	68	68	68	68	68	68	68	68	66	66	
Heating (WEH)	AM	66	66	66	66	66	68	68	68	68	68	68	68	
	PM	68	68	68	68	68	68	68	68	68	68	66	66	

Building Input Summary Report

APPLIANCES & LIGHTING													
Appliance Schedule: HERS 2006 Reference		Hours											
Schedule Type		1	2	3	4	5	6	7	8	9	10	11	12
Ceiling Fans (Summer)	AM	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.33	0.33	0.33	0.33	0.33
% Released: 100	PM	0.33		0.33	0.33	0.33	1	0.9	0.9	0.9	0.9	0.9	0.65
Annual Use: 0 kWh/Yr		Peak Value: 0 Watts											
Clothes Washer	AM	0.105	0.081	0.046	0.046	0.081	0.128	0.256	0.57	0.849	1	0.977	0.872
% Released: 60	PM	0.779	0.698	0.605	0.57	0.581	0.57	0.57	0.57	0.57	0.488	0.43	0.198
Annual Use: 0 kWh/Yr		Peak Value: 0 Watts											
Dishwasher	AM	0.139	0.05	0.028	0.024	0.029	0.09	0.169	0.303	0.541	0.594	0.502	0.443
% Released: 60	PM	0.377	0.396	0.335	0.323	0.344	0.448	0.791	1	0.8	0.597	0.333	0.281
Annual Use: 0 kWh/Yr		Peak Value: 0 Watts											
Dryer	AM	0.2	0.1	0.05	0.05	0.05	0.075	0.2	0.375	0.5	0.8	0.95	1
% Released: 10	PM	0.875	0.85	0.8	0.625	0.625	0.6	0.575	0.55	0.625	0.7	0.65	0.375
Annual Use: 0 kWh/Yr		Peak Value: 0 Watts											
Lighting	AM	0.16	0.15	0.16	0.18	0.23	0.45	0.4	0.26	0.19	0.16	0.12	0.11
% Released: 90	PM	0.16	0.17	0.25	0.27	0.34	0.55	0.55	0.88	1	0.86	0.51	0.28
Annual Use: 3838 kWh/Yr		Peak Value: 1253 Watts											
Miscellaneous	AM	0.48	0.47	0.47	0.47	0.47	0.47	0.64	0.71	0.67	0.61	0.55	0.53
% Released: 90	PM	0.52	0.5	0.5	0.5	0.59	0.73	0.79	0.99	1	0.96	0.77	0.55
Annual Use: 7685 kWh/Yr		Peak Value: 1409 Watts											
Pool Pump	AM	0	0	0	0	0	0	0	0	0	1	1	1
% Released: 0	PM	1	1	1	1	0	0	0	0	0	0	0	0
Annual Use: 0 kWh/Yr		Peak Value: 0 Watts											
Range	AM	0.057	0.057	0.057	0.057	0.057	0.114	0.171	0.286	0.343	0.343	0.343	0.4
% Released: 100	PM	0.457	0.343	0.286	0.4	0.571	1	0.857	0.429	0.286	0.229	0.171	0.114
Annual Use: 0 kWh/Yr		Peak Value: 0 Watts											
Refrigeration	AM	0.85	0.78	0.75	0.73	0.73	0.73	0.75	0.75	0.8	0.8	0.8	0.8
% Released: 100	PM	0.88	0.85	0.85	0.83	0.88	0.95	1	0.98	0.95	0.93	0.9	0.85
Annual Use: 775 kWh/Yr		Peak Value: 106 Watts											
Well Pump	AM	0.05	0.05	0.05	0.05	0.05	0.05	0.1	0.1	0.1	0.1	0.1	0.1
% Released: 0	PM	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
Annual Use: 0 kWh/Yr		Peak Value: 0 Watts											
REFRIGERATORS													
ID	Type	Screen	Location	Quantity	Vol	FrZ. Vol	Make	Model	Schedule	kWhPerYr			
1		Default New	Main	1									
CLOTHES WASHERS													
ID	Type	Screen	Location	Capacity			Make	Model	Schedule	LoadsPerYr			
1	1 Main	Default New	Main	2.847					HERS201	(invalid)			
CLOTHES DRYERS													
ID	Type	Screen	Location	Capacity	Fuel Type		Make	Model	Schedule	LoadsPerYr			
1	Dryers	Default New	Main		Electricity								

Building Input Summary Report

DISHWASHERS										
ID	Type	Screen	Location	Capacity	Vintage	Make	Model	Schedule	kWhPerYr	
1	Dishwash	Default New	Main	12	2004 or N			HERS201	372	
RANGE OVEN										
ID	Type	Screen	Location	Type	Fueltype	Make	Model	Cooktop	Oven	
1	Ranges	Default New	Main	CooktopOven C	Electric			Electric Fl	Not Conv	
HARD WIRED LIGHTING										
ID	Type	Screen	Location	Total#	Qualify#	Comp FI	All Other FL	txtBulbtype	Schedule	Watts per bulb
1	Hard-Wir	Default	Main							
2	Hard-Wir	Default	Exterior	20	2	0	2	Incandes	HERS201	60
MISC ELECTRICAL LOADS										
ID	Type	Screen	Item	Quantity	Catagory	Operating	Location	Schedule	Off Standby	
1	Misc Elec	Simple Default		1		1	Main	HERS201	1	

ENERGY PERFORMANCE LEVEL (EPL) DISPLAY CARD

ESTIMATED ENERGY PERFORMANCE INDEX* = 74

The lower the EnergyPerformance Index, the more efficient the home.

4354 Alton Road, Miami Beach, FL, 33139-

1. New construction or existing	New (From Plans)	
2. Single family or multiple family	Single-family	
3. Number of units, if multiple family	1	
4. Number of Bedrooms	3	
5. Is this a worst case?	No	
6. Conditioned floor area (ft ²)	4228	
7. Windows**	Description	Area
a. U-Factor:	Sgl, U=0.96	1226.40 ft ²
SHGC:	SHGC=0.50	
b. U-Factor:	N/A	ft ²
SHGC:		
c. U-Factor:	N/A	ft ²
SHGC:		
d. U-Factor:	N/A	ft ²
SHGC:		
Area Weighted Average Overhang Depth:	7.994 ft.	
Area Weighted Average SHGC:	0.500	
8. Floor Types	Insulation	Area
a. Floor Over Other Space	R=0.0	2153.10 ft ²
b. Slab-On-Grade Edge Insulation	R=0.0	2090.70 ft ²
c. N/A	R=	ft ²

9. Wall Types	Insulation	Area
a. Concrete Block - Int Insul, Exterior	R=5.0	4533.70 ft ²
b. N/A	R=	ft ²
c. N/A	R=	ft ²
d. N/A	R=	ft ²
10. Ceiling Types	Insulation	Area
a. Cathedral/Single Assembly (Unvented)	R=0.1	2152.30 ft ²
b. N/A	R=	ft ²
c. N/A	R=	ft ²
11. Ducts	R	ft ²
a. Sup: 1st Floor, Ret: 1st Floor, AH: 1st Floor	4.2	200
b. Sup: 2nd FL Bed 3, Ret: 2nd FL Bed 3, AH: 2nd	4.2	175
c. Sup: Second Floor, Ret: Second Floor, AH: Seco	4.2	200
12. Cooling systems	kBtu/hr	Efficiency
a. Central Unit	53.1	SEER:15.30
b. Central Unit	16.8	SEER:16.25
2 additional cooling systems		(see details)
13. Heating systems	kBtu/hr	Efficiency
a. Electric Strip Heat	26.3	COP:1.00
b. Electric Strip Heat	8.2	COP:1.00
2 additional heating systems		(see details)
14. Hot water systems		Cap: 1 gallons
a. Natural Gas		EF: 0.82
b. Conservation features		
None		
15. Credits		Pstat

I certify that this home has complied with the Florida Energy Efficiency Code for Building Construction through the above energy saving features which will be installed (or exceeded) in this home before final inspection. Otherwise, a new EPL Display Card will be completed based on installed Code compliant features.

Builder Signature: _____ Date: _____

Address of New Home: _____ City/FL Zip: _____



*Note: This is not a Building Energy Rating. If your Index is below 70, your home may qualify for energy efficient mortgage (EEM) incentives if you obtain a Florida EnergyGauge Rating. Contact the EnergyGauge Hotline at (321) 638-1492 or see the EnergyGauge web site at energygauge.com for information and a list of certified Raters. For information about the Florida Building Code, Energy Conservation, contact the Florida Building Commission's support staff.

**Label required by Section 303.1.3 of the Florida Building Code, Energy Conservation, if not DEFAULT.

Project Information

For: 4354 Alton Road, 3 Design Architecture
4300 Biscayne BLVD, Suite G-04, Miami, FL 33154
Phone: 305-866-7324 Fax: 305-866-7474

Notes:

Design Information

Weather: Miami Intl AP, FL, US

Winter Design Conditions

Outside db 52 °F
Inside db 70 °F
Design TD 18 °F

Summer Design Conditions

Outside db 92 °F
Inside db 75 °F
Design TD 17 °F
Daily range L
Relative humidity 50 %
Moisture difference 56 gr/lb

Heating Summary

Structure 18913 Btuh
Ducts 0 Btuh
Central vent (52 cfm) 0 Btuh
Humidification 0 Btuh
Piping 0 Btuh
Equipment load 18913 Btuh

Sensible Cooling Equipment Load Sizing

Structure 44731 Btuh
Ducts 0 Btuh
Central vent (52 cfm) 0 Btuh
Blower 0 Btuh
Use manufacturer's data n
Rate/swing multiplier 0.97
Equipment sensible load 43300 Btuh

Infiltration

Method Simplified
Construction quality Average
Fireplaces 0

Latent Cooling Equipment Load Sizing

Structure 4789 Btuh
Ducts 0 Btuh
Central vent (52 cfm) 0 Btuh
Equipment latent load 4789 Btuh
Equipment total load 48089 Btuh
Req. total capacity at 0.70 SHR 5.2 ton

	Heating	Cooling
Area (ft²)	1495	1495
Volume (ft³)	16592	16592
Air changes/hour	0.28	0.15
Equiv. AVF (cfm)	78	42

Heating Equipment Summary

Make n/a
Trade n/a
Model n/a
AHRI ref n/a
Efficiency n/a
Heating input 0 Btuh
Heating output 0 °F
Temperature rise 0 cfm
Actual air flow 0 cfm/Btuh
Air flow factor 0 in H2O
Static pressure n/a
Space thermostat n/a

Cooling Equipment Summary

Make n/a
Trade n/a
Cond n/a
Coil n/a
AHRI ref n/a
Efficiency n/a
Sensible cooling 0 Btuh
Latent cooling 0 Btuh
Total cooling 0 Btuh
Actual air flow 0 cfm
Air flow factor 0 cfm/Btuh
Static pressure 0 in H2O
Load sensible heat ratio 0

Calculations approved by ACCA to meet all requirements of Manual J 8th Ed.



Load Short Form

AHU 1

MEGPE Engineers, Inc

Job: 14010003

Date: November 25, 2014

By: M.G.

13301 SW 132 AVE, Suite 211, Miami, FL 33186 Phone: 786-473-8025 License: 71594

Project Information

For: 4354 Alton Road, 3 Design Architecture
4300 Biscayne BLVD, Suite G-04, Miami, FL 33154
Phone: 305-866-7324 Fax: 305-866-7474

Design Information

	Htg	Clg	
Outside db (°F)	52	92	Method
Inside db (°F)	70	75	Construction quality
Design TD (°F)	18	17	Fireplaces
Daily range	-	L	
Inside humidity (%)	30	50	
Moisture difference (gr/lb)	-13	56	

Infiltration

Simplified
Average

HEATING EQUIPMENT

Make n/a
Trade n/a
Model n/a
AHRI ref n/a

Efficiency n/a
Heating input
Heating output 0 Btuh
Temperature rise 0 °F
Actual air flow 0 cfm
Air flow factor 0 cfm/Btuh
Static pressure 0 in H2O
Space thermostat n/a

COOLING EQUIPMENT

Make n/a
Trade n/a
Cond n/a
Coil n/a
AHRI ref n/a

Efficiency n/a
Sensible cooling 0 Btuh
Latent cooling 0 Btuh
Total cooling 0 Btuh
Actual air flow 0 cfm
Air flow factor 0 cfm/Btuh
Static pressure 0 in H2O
Load sensible heat ratio 0

ROOM NAME	Area (ft²)	Htg load (Btuh)	Clg load (Btuh)	Htg AVF (cfm)	Clg AVF (cfm)
Ground Floor	1495	18913	44731	1768	2008
AHU 1	1495	18913	44731	1768	2008
Other equip loads		0	0		
Equip. @ 0.97 RSM			43300		
Latent cooling			4789		
TOTALS	1495	18913	48089	1768	2008

Calculations approved by ACCA to meet all requirements of Manual J 8th Ed.



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...nts\wrightsoft HVAC\Demo\Demo\4354 Alton RD.rup Calc = MJ8 Front Door faces: NE

Project Information

For: 4354 Alton Road, 3 Design Architecture
4300 Biscayne BLVD, Suite G-04, Miami, FL 33154
Phone: 305-866-7324 Fax: 305-866-7474

Notes:

Design Information

Weather: Miami Intl AP, FL, US

Winter Design Conditions

Outside db	52 °F
Inside db	70 °F
Design TD	18 °F

Summer Design Conditions

Outside db	92 °F
Inside db	75 °F
Design TD	17 °F
Daily range	L
Relative humidity	50 %
Moisture difference	56 gr/lb

Heating Summary

Structure	15490 Btuh
Ducts	0 Btuh
Central vent (55 cfm)	0 Btuh
Humidification	0 Btuh
Piping	0 Btuh
Equipment load	15490 Btuh

Sensible Cooling Equipment Load Sizing

Structure	37070 Btuh
Ducts	0 Btuh
Central vent (55 cfm)	0 Btuh
Blower	0 Btuh
Use manufacturer's data	n
Rate/swing multiplier	0.97
Equipment sensible load	35883 Btuh

Infiltration

Method	Simplified
Construction quality	Average
Fireplaces	0

Latent Cooling Equipment Load Sizing

Structure	4083 Btuh
Ducts	0 Btuh
Central vent (55 cfm)	0 Btuh
Equipment latent load	4083 Btuh
Equipment total load	39966 Btuh
Req. total capacity at 0.70 SHR	4.3 ton

	Heating	Cooling
Area (ft ²)	1570	1570
Volume (ft ³)	15166	15166
Air changes/hour	0.29	0.15
Equiv. AVF (cfm)	73	39

Heating Equipment Summary

Make	n/a
Trade	n/a
Model	n/a
AHRI ref	n/a
Efficiency	n/a
Heating input	
Heating output	0 Btuh
Temperature rise	0 °F
Actual air flow	0 cfm
Air flow factor	0 cfm/Btuh
Static pressure	0 in H2O
Space thermostat	n/a

Cooling Equipment Summary

Make	n/a
Trade	n/a
Cond	n/a
Coil	n/a
AHRI ref	n/a
Efficiency	n/a
Sensible cooling	0 Btuh
Latent cooling	0 Btuh
Total cooling	0 Btuh
Actual air flow	0 cfm
Air flow factor	0 cfm/Btuh
Static pressure	0 in H2O
Load sensible heat ratio	0

Calculations approved by ACCA to meet all requirements of Manual J 8th Ed.





Load Short Form
AHU 2
MEGPE Engineers, Inc

Job: 14010003
Date: November 25, 2014
By: M.G.

13301 SW 132 AVE, Suite 211, Miami, FL 33186 Phone: 786-473-8025 License: 71594

Project Information

For: 4354 Alton Road, 3 Design Architecture
4300 Biscayne BLVD, Suite G-04, Miami, FL 33154
Phone: 305-866-7324 Fax: 305-866-7474

Design Information

	Htg	Clg	Infiltration	Simplified
Outside db (°F)	52	92	Method	Average
Inside db (°F)	70	75	Construction quality	0
Design TD (°F)	18	17	Fireplaces	
Daily range	-	L		
Inside humidity (%)	30	50		
Moisture difference (gr/lb)	-13	56		

HEATING EQUIPMENT

Make n/a
Trade n/a
Model n/a
AHRI ref n/a

Efficiency n/a
Heating input
Heating output 0 Btuh
Temperature rise 0 °F
Actual air flow 0 cfm
Air flow factor 0 cfm/Btuh
Static pressure 0 in H2O
Space thermostat n/a

COOLING EQUIPMENT

Make n/a
Trade n/a
Cond n/a
Coil n/a
AHRI ref n/a

Efficiency n/a
Sensible cooling 0 Btuh
Latent cooling 0 Btuh
Total cooling 0 Btuh
Actual air flow 0 cfm
Air flow factor 0 cfm/Btuh
Static pressure 0 in H2O
Load sensible heat ratio 0

ROOM NAME	Area (ft²)	Htg load (Btuh)	Clg load (Btuh)	Htg AVF (cfm)	Clg AVF (cfm)
Second Floor	1570	15490	37070	1448	1664
AHU 2	1570	15490	37070	1448	1664
Other equip loads		0	0		
Equip. @ 0.97 RSM			35883		
Latent cooling			4083		
TOTALS	1570	15490	39966	1448	1664

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Project Information

For: 4354 Alton Road, 3 Design Architecture
 4300 Biscayne BLVD, Suite G-04, Miami, FL 33154
 Phone: 305-866-7324 Fax: 305-866-7474

Notes:

Design Information

Weather: Miami Intl AP, FL, US

Winter Design Conditions

Outside db	52 °F
Inside db	70 °F
Design TD	18 °F

Summer Design Conditions

Outside db	92 °F
Inside db	75 °F
Design TD	17 °F
Daily range	L
Relative humidity	50 %
Moisture difference	56 gr/lb

Heating Summary

Structure	6443 Btuh
Ducts	0 Btuh
Central vent (20 cfm)	0 Btuh
Humidification	0 Btuh
Piping	0 Btuh
Equipment load	6443 Btuh

Sensible Cooling Equipment Load Sizing

Structure	14579 Btuh
Ducts	0 Btuh
Central vent (20 cfm)	0 Btuh
Blower	0 Btuh
Use manufacturer's data	n
Rate/swing multiplier	0.97
Equipment sensible load	14112 Btuh

Infiltration

Method	Simplified
Construction quality	Average
Fireplaces	0

Latent Cooling Equipment Load Sizing

Structure	1093 Btuh
Ducts	0 Btuh
Central vent (20 cfm)	0 Btuh
Equipment latent load	1093 Btuh
Equipment total load	15205 Btuh
Req. total capacity at 0.70 SHR	1.7 ton

	Heating	Cooling
Area (ft ²)	582	582
Volume (ft ³)	5645	5645
Air changes/hour	0.36	0.19
Equiv. AVF (cfm)	34	18

Heating Equipment Summary

Make	n/a
Trade	n/a
Model	n/a
AHRI ref	n/a
Efficiency	n/a
Heating input	
Heating output	0 Btuh
Temperature rise	0 °F
Actual air flow	0 cfm
Air flow factor	0 cfm/Btuh
Static pressure	0 in H2O
Space thermostat	n/a

Cooling Equipment Summary

Make	n/a
Trade	n/a
Cond	n/a
Coil	n/a
AHRI ref	n/a
Efficiency	n/a
Sensible cooling	0 Btuh
Latent cooling	0 Btuh
Total cooling	0 Btuh
Actual air flow	0 cfm
Air flow factor	0 cfm/Btuh
Static pressure	0 in H2O
Load sensible heat ratio	0

Calculations approved by ACCA to meet all requirements of Manual J 8th Ed.



Load Short Form

AHU 3

MEGPE Engineers, Inc

Job: 14010003
Date: November 25, 2014
By: M.G.

13301 SW 132 AVE, Suite 211, Miami, FL 33186 Phone: 786-473-8025 License: 71594

Project Information

For: 4354 Alton Road, 3 Design Architecture
4300 Biscayne BLVD, Suite G-04, Miami, FL 33154
Phone: 305-866-7324 Fax: 305-866-7474

Design Information

	Htg	Clg	
Outside db (°F)	52	92	Method
Inside db (°F)	70	75	Construction quality
Design TD (°F)	18	17	Fireplaces
Daily range	-	L	
Inside humidity (%)	30	50	
Moisture difference (gr/lb)	-13	56	

Infiltration

Simplified
Average
0

HEATING EQUIPMENT

Make n/a
Trade n/a
Model n/a
AHRI ref n/a

Efficiency n/a
Heating input
Heating output 0 Btuh
Temperature rise 0 °F
Actual air flow 0 cfm
Air flow factor 0 cfm/Btuh
Static pressure 0 in H2O
Space thermostat n/a

COOLING EQUIPMENT

Make n/a
Trade n/a
Cond n/a
Coil n/a
AHRI ref n/a

Efficiency n/a
Sensible cooling 0 Btuh
Latent cooling 0 Btuh
Total cooling 0 Btuh
Actual air flow 0 cfm
Air flow factor 0 cfm/Btuh
Static pressure 0 in H2O
Load sensible heat ratio 0

ROOM NAME	Area (ft²)	Htg load (Btuh)	Clg load (Btuh)	Htg AVF (cfm)	Clg AVF (cfm)
2nd FL Bed 3	582	6443	14579	602	654
AHU 3	582	6443	14579	602	654
Other equip loads		0	0		
Equip. @ 0.97 RSM			14112		
Latent cooling			1093		
TOTALS	582	6443	15205	602	654

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Project Summary
AH 4
MEGPE Engineers, Inc

Job: 14010003
Date: November 25, 2014
By: M.G.

13301 SW 132 AVE, Suite 211, Miami, FL 33186 Phone: 786-473-8025 License: 71594

Project Information

For: 4354 Alton Road, 3 Design Architecture
4300 Biscayne BLVD, Suite G-04, Miami, FL 33154
Phone: 305-866-7324 Fax: 305-866-7474

Notes:

Design Information

Weather: Miami Intl AP, FL, US

Winter Design Conditions

Outside db	52 °F
Inside db	70 °F
Design TD	18 °F

Summer Design Conditions

Outside db	92 °F
Inside db	75 °F
Design TD	17 °F
Daily range	L
Relative humidity	50 %
Moisture difference	56 gr/lb

Heating Summary

Structure	5820 Btuh
Ducts	0 Btuh
Central vent (21 cfm)	0 Btuh
Humidification	0 Btuh
Piping	0 Btuh
Equipment load	5820 Btuh

Sensible Cooling Equipment Load Sizing

Structure	14726 Btuh
Ducts	0 Btuh
Central vent (21 cfm)	0 Btuh
Blower	0 Btuh
Use manufacturer's data	n
Rate/swing multiplier	0.97
Equipment sensible load	14255 Btuh

Infiltration

Method	Simplified
Construction quality	Average
Fireplaces	0

	Heating	Cooling
Area (ft ²)	596	596
Volume (ft ³)	6794	6794
Air changes/hour	0.19	0.10
Equiv. AVF (cfm)	21	11

Latent Cooling Equipment Load Sizing

Structure	3632 Btuh
Ducts	0 Btuh
Central vent (21 cfm)	0 Btuh
Equipment latent load	3632 Btuh
Equipment total load	17886 Btuh
Req. total capacity at 0.70 SHR	1.7 ton

Heating Equipment Summary

Make	n/a
Trade	n/a
Model	n/a
AHRI ref	n/a
Efficiency	n/a
Heating input	
Heating output	0 Btuh
Temperature rise	0 °F
Actual air flow	0 cfm
Air flow factor	0 cfm/Btuh
Static pressure	0 in H2O
Space thermostat	n/a

Cooling Equipment Summary

Make	n/a
Trade	n/a
Cond	n/a
Coil	n/a
AHRI ref	n/a
Efficiency	n/a
Sensible cooling	0 Btuh
Latent cooling	0 Btuh
Total cooling	0 Btuh
Actual air flow	0 cfm
Air flow factor	0 cfm/Btuh
Static pressure	0 in H2O
Load sensible heat ratio	0

Calculations approved by ACCA to meet all requirements of Manual J 8th Ed.



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Load Short Form

AH 4

MEGPE Engineers, Inc

Job: 14010003

Date: November 25, 2014

By: M.G.

13301 SW 132 AVE, Suite 211, Miami, FL 33186 Phone: 786-473-8025 License: 71594

Project Information

For: 4354 Alton Road, 3 Design Architecture
4300 Biscayne BLVD, Suite G-04, Miami, FL 33154
Phone: 305-866-7324 Fax: 305-866-7474

Design Information

	Htg	Clg	
Outside db (°F)	52	92	Method
Inside db (°F)	70	75	Construction quality
Design TD (°F)	18	17	Fireplaces
Daily range	-	L	
Inside humidity (%)	30	50	
Moisture difference (gr/lb)	-13	56	

Infiltration

Simplified
Average

0

HEATING EQUIPMENT

Make	n/a
Trade	n/a
Model	n/a
AHRI ref	n/a
Efficiency	n/a
Heating input	
Heating output	0 Btuh
Temperature rise	0 °F
Actual air flow	0 cfm
Air flow factor	0 cfm/Btuh
Static pressure	0 in H2O
Space thermostat	n/a

COOLING EQUIPMENT

Make	n/a
Trade	n/a
Cond	n/a
Coil	n/a
AHRI ref	n/a
Efficiency	n/a
Sensible cooling	0 Btuh
Latent cooling	0 Btuh
Total cooling	0 Btuh
Actual air flow	0 cfm
Air flow factor	0 cfm/Btuh
Static pressure	0 in H2O
Load sensible heat ratio	0

ROOM NAME	Area (ft²)	Htg load (Btuh)	Clg load (Btuh)	Htg AVF (cfm)	Clg AVF (cfm)
Garage	596	5820	14726	544	661
AH 4	596	5820	14726	544	661
Other equip loads		0	0		
Equip. @ 0.97 RSM			14255		
Latent cooling			3632		
TOTALS	596	5820	17886	544	661

Calculations approved by ACCA to meet all requirements of Manual J 8th Ed.



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Guardian® Series

GENERAC®

GUARDIAN® SERIES Standby Generators Liquid-Cooled Gas Engine

Guardian® Series

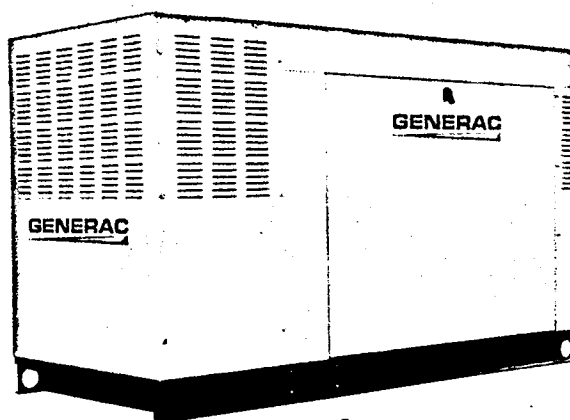
1 of 5

INCLUDES:

- Two Line LCD Tri-Lingual Digital Nexus™ Controller
- Isochronous Electronic Governor
- Sound Attenuated Enclosure
- Closed Coolant Recovery System
- Smart Battery Charger
- UV/Ozone Resistant Hoses
- $\pm 1\%$ Voltage Regulation
- Natural Gas or LP Operation*
- 2 Year Limited Warranty
- UL 2200 Listed

Standby Power Rating

Model QT025 (Steel - Bisque) - 25 kW 60 Hz
 Model QT030 (Steel - Bisque) - 30 kW 60 Hz
 Model QT045 (Steel - Bisque) - 45 kW 60 Hz
 Model QT060 (Steel - Bisque or Aluminum - Gray) - 60 kW 60 Hz



*Note: 25-45 kW units are field convertible between natural gas or LP. 60 kW units are built per fuel requirement and are not convertible.



QUIET-TEST

Meets EPA Emission Regulations
 25, 30 & 45 kW CA/MA emissions compliant
 60 kW not for sale in CA/MA

FEATURES

- **INNOVATIVE DESIGN & PROTOTYPE TESTING** are key components of GENERAC'S success in "IMPROVING POWER BY DESIGN." But it doesn't stop there. Total commitment to component testing, reliability testing, environmental testing, destruction and life testing, plus testing to applicable CSA, NEMA, EGSA, and other standards, allows you to choose GENERAC POWER SYSTEMS with the confidence that these systems will provide superior performance.
- **TEST CRITERIA:**
 - ✓ PROTOTYPE TESTED
 - ✓ NEMA MG1-22 EVALUATION
 - ✓ SYSTEM TORSIONAL TESTED
 - ✓ MOTOR STARTING ABILITY
- **SOLID-STATE, FREQUENCY COMPENSATED VOLTAGE REGULATION.** This state-of-the-art power maximizing regulation system is standard on all Generac models. It provides optimized FAST RESPONSE to changing load conditions and MAXIMUM MOTOR STARTING CAPABILITY by electronically torque-matching the surge loads to the engine. Digital voltage regulation at $\pm 1\%$.
- **SINGLE SOURCE SERVICE RESPONSE** from Generac's extensive dealer network provides parts and service know-how for the entire unit, from the engine to the smallest electronic component.
- **GENERAC TRANSFER SWITCHES.** Long life and reliability are synonymous with GENERAC POWER SYSTEMS. One reason for this confidence is that the GENERAC product line includes its own transfer systems and controls for total system compatibility.

GENERAC®



GENERATOR SPECIFICATIONS

Type	Synchronous
Rotor Insulation Class	H
Stator Insulation Class	H
Telephone Interference Factor (TIF)	<50
Alternator Output Leads 1-Phase	4 wire
Alternator Output Leads 3-Phase	6 wire
Bearings	Sealed Ball
Coupling	Flexible Disc
Excitation System	Direct

VOLTAGE REGULATION

Type	Electronic
Sensing	Single Phase
Regulation	± 1%

GOVERNOR SPECIFICATIONS

Type	Electronic
Frequency Regulation	Isochronous
Steady State Regulation	± 0.25%

ELECTRICAL SYSTEM

Battery Charge Alternator	12 Volt 15 Amp-25 & 30 kW 12 Volt 30 Amp-45 & 60 kW
Static Battery Charger	2 Amp
Recommended Battery	Group 26, 525CCA
System Voltage	12 Volts

GENERATOR FEATURES

Revolving field heavy duty generator
Directly connected to the engine
Operating temperature rise 120 °C above a 40 °C ambient
Class H insulation is rated at 150 °C rise at 25 °C ambient
All models fully prototyped tested

ENCLOSURE FEATURES

Steel weather protective enclosure with aluminum roof (all models) or aluminum weather protective enclosure (available on 60 kW only)	Ensures protection against mother nature. Electrostatically applied textured epoxy paint for added durability.
Enclosed critical grade muffler	Quiet, critical grade muffler is mounted inside the unit to prevent injuries.
Small, compact, attractive	Makes for an easy, eye appealing installation.
SAE	Sound attenuated enclosure ensures quiet operation.

ENGINE SPECIFICATIONS: 25 & 30 kW

Make	Generac
Model	In-line
Cylinders	4
Displacement (Liters)	1.5
Bore (in/mm)	3.05/77.4
Stroke (in/mm)	6.13/79.5
Compression Ratio	11:1
Intake Air System	Naturally Aspirated
Lifter Type	Hydraulic

ENGINE SPECIFICATIONS: 45 & 60 kW

Make	Generac
Model	In-line
Cylinders	4
Displacement (Liters)	2.4
Bore (in/mm)	3.41/86.5
Stroke (in/mm)	3.94/100
Compression Ratio	9.5:1
Intake Air System	Naturally Aspirated (45 kW) or Turbocharged/Aftercooled (60 kW)
Lifter Type	Hydraulic

ENGINE LUBRICATION SYSTEM

Oil Pump Type	Gear
Oil Filter Type	Full flow spin-on cartridge
Crankcase Capacity (qt/l)	4/3.8

ENGINE COOLING SYSTEM

Type	Closed
Water Pump	Belt driven
Fan Speed (rpm)	2484 - 25 & 30 kW 1865 - 45 kW 2100 - 60 kW
Fan Diameter (in/mm)	17.7/449.6 (25 & 30 kW) or 22/558.8 (45 & 60 kW)
Fan Mode	Pusher (25 & 30 kW) or Puller (45 & 60 kW)

FUEL SYSTEM

Fuel Type	Natural gas, propane vapor
Carburetor	Down Draft
Secondary Fuel Regulator	Standard
Fuel Shut Off Solenoid	Standard
Operating Fuel Pressure	5-14" water column/9-26 mm HG

(All ratings in accordance with BS5514, ISO3046, ISO8528, SAE J1349 and DIN6271)

25 • 30 • 45 • 60 kW

operating data

GENERATOR OUTPUT VOLTAGE/kW - 60 Hz

		kW LPG	Amp LPG	kW Nat. Gas	Amp Nat. Gas	CB Size (Both)
QT025	120/240 V, 1Ø, 1.0 pf	25	104	25	104	125
	120/208 V, 3Ø, 0.8 pf	25	87	25	87	100
	120/240 V, 3Ø, 0.8 pf	25	75	25	75	90
QT030	120/240 V, 1Ø, 1.0 pf	30	125	30	125	150
	120/208 V, 3Ø, 0.8 pf	30	104	30	104	125
	120/240 V, 3Ø, 0.8 pf	30	90	30	90	100
QT045	120/240 V, 1Ø, 1.0 pf	45	188	45	188	200
	120/208 V, 3Ø, 0.8 pf	45	156	45	156	175
	120/240 V, 3Ø, 0.8 pf	45	135	45	135	150
	277/480 V, 3Ø, 0.8 pf	45	68	45	68	80
QT060	120/240 V, 1Ø, 1.0 pf	60	250	60	250	300
	120/208 V, 3Ø, 0.8 pf	60	208	60	208	250
	120/240 V, 3Ø, 0.8 pf	60	180	60	180	200
	277/480 V, 3Ø, 0.8 pf	60	90	60	90	100

SURGE CAPACITY IN AMPS

Voltage Dip @ < .4 pf

		15%	30%
QT025	120/240 V, 1Ø	86	209
	120/208 V, 3Ø	84	204
	120/240 V, 3Ø	73	177
QT030	120/240 V, 1Ø	109	264
	120/208 V, 3Ø	109	264
	120/240 V, 3Ø	94	229
QT045	120/240 V, 1Ø	61	153
	120/208 V, 3Ø	64	160
	120/240 V, 3Ø	55	139
	277/480 V, 3Ø	29	72
QT060	120/240 V, 1Ø	95	237
	120/208 V, 3Ø	100	251
	120/240 V, 3Ø	87	218
	277/480 V, 3Ø	42	105

ENGINE FUEL CONSUMPTION

Natural Gas
(ft³/hr) (m³/hr) Propane
(gal/hr) (l/hr)

QT025	Exercise cycle	60	1.7	0.7	2.5
	25% of rated load	220	6.3	2.9	9.1
	50% of rated load	297	8.4	3.3	12.3
	75% of rated load	362	10.3	4	15
	100% of rated load	430	12.2	4.7	17.8
QT030	Exercise cycle	60	1.7	0.7	2.5
	25% of rated load	240	6.8	2.6	10
	50% of rated load	320	9.1	3.5	13.3
	75% of rated load	400	11.4	4.4	16.6
	100% of rated load	492	14	5.4	20.4
QT045	Exercise cycle	65	1.8	0.7	2.6
	25% of rated load	210	6	2.3	8.6
	50% of rated load	380	10.8	4.2	15.7
	75% of rated load	545	15.5	5.9	22.4
	100% of rated load	730	20.7	8	30.1
QT060	Exercise cycle	123	3.5	1.34	5.1
	25% of rated load	267	7.6	2.7	10.5
	50% of rated load	483	13.7	5	19
	75% of rated load	672	19.1	7	26.5
	100% of rated load	862	24.5	9	33.9

Note: Fuel pipe must be sized for full load.

For Btu content, multiply gal/hr x 90950 (LP) or ft³/hr x 1000 (NG)

For megajoule content, multiply l/hr x 25.35 (LP) or m³/hr x 37.26 (NG)

Refer to "Emissions Data Sheets" for maximum fuel flow for EPA and SCAQMD permitting purposes.

STANDBY RATING: Standby ratings apply to installations served by a reliable utility source. The standby rating is applicable to varying loads for the duration of a power outage. There is no overload capability for this rating. Ratings are in accordance with ISO-3046-1. Design and specifications are subject to change without notice.

25 • 30 • 45 • 60 kW**operating data****ENGINE COOLING**

	25 kW	30 kW	45 kW	60 kW
Air flow (inlet air including alternator and combustion air in cfm/cmm)	2490/70.5	2490/70.5	2725/77.2	3280/92.9
System coolant capacity (gal/liters)	2/7.6	2/7.6	3/11.4	2.5/9.5
Heat rejection to coolant (BTU per hr/MJ per hr)	112,000/118.2	135,000/142.4	193,000/203.6	270,000/284.9
Maximum operation air temperature on radiator (°C/°F)	60/150			
Maximum ambient temperature (°C/°F)	50/140			

COMBUSTION REQUIREMENTS

Flow at rated power (cfm/cmm)	62/1.8	72/2	144/4.1	180/5.1
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SOUND EMISSIONS

Sound output in dB(A) at 23 ft (7 m) with generator in exercise mode*	59	59	61	65
Sound output in dB(A) at 23 ft (7 m) with generator operating at normal load*	72	73	73	72

*Sound levels are taken from the front of the generator. Sound levels taken from other sides of the generator may be higher depending on installation parameters.

EXHAUST

Exhaust flow at rated output (cfm/cmm)	203/5.7	237/6.7	420/11.9	494/14
Exhaust temperature at muffler outlet (°C/°F)	593/1100	610/1130	593/1100	566/1050

ENGINE PARAMETERS

Rated Synchronous rpm	3600
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POWER ADJUSTMENT FOR AMBIENT CONDITIONS

Temperature Deration	3% for every 10 °C above 25 °C or 1.65% for every 10 °F above 77 °F
Altitude Deration (25, 30 & 45 kW)	1% for every 100 m above 183 m or 3% for every 1000 ft above 600 ft
Altitude Deration (60 kW)	1% for every 100 m above 915 m or 3% for every 1000 ft above 3000 ft

CONTROLLER FEATURES

2-Line Plain Text LCD Display	Simple user interface for ease of operation.
Mode Switch: Auto	Automatic Start on Utility failure. 7 day exerciser
Off	Stops unit. Power is removed. Control and charger still operate.
Manual	Start with starter control, unit stays on. If utility fails, transfer to load takes place.
Programmable start delay between 10-30 seconds	Standard
Engine Start Sequence	Cyclic cranking: 16 sec on, 7 rest (90 sec maximum duration)
Engine Warm-up	5 sec
Engine Cool-Down	1 min
Starter Lock-out	Starter cannot re-engage until 5 sec after engine has stopped.
Smart Battery Charger	Standard
Automatic Voltage Regulation with Over and Under Voltage Protection	Standard
Automatic Low Oil Pressure Shutdown	Standard
Overspeed Shutdown	Standard, 72 Hz
High Temperature Shutdown	Standard
Overcrank Protection	Standard
Safety Fused	Standard
Failure to Transfer Protection	Standard
Low Battery Protection	Standard
50 Event Run Log	Standard
Future Set Capable Exerciser	Standard
Incorrect Wiring Protection	Standard
Internal Fault Protection	Standard
Common External Fault Capability	Standard
Governor Failure Protection	Standard

Model #	Product	Description
006175-0 - 25 & 30 kW 005630-0 - 45 & 60 kW	Cold Weather Kit	If the temperature regularly falls below 32 °F (0 °C), install a cold weather kit to maintain optimal battery temperature. Kit consists of battery warmer with thermostat built into the wrap.
006174-0 - 25 & 30 kW 005616-0 - 45 & 60 kW	Extreme Cold Weather Kit	Recommended where the temperature regularly falls below 32 °F (0 °C) for extended periods of time. For liquid cooled units only.
005621-0	Auxiliary Transfer Switch Contact Kit	The auxiliary transfer switch contact kit allows the transfer switch to lock out a single large electrical load you may not need. Not compatible with 60 kW models.
005651-0	Base Plug Kit	Add base plugs to the base of the generator to keep out debris.
005703-0 - Bisque 005704-0 - Gray	Paint Kit*	If the generator enclosure is scratched or damaged, it is important to touch-up the paint to protect from future corrosion. The paint kit includes the necessary paint to properly maintain or touch-up a generator enclosure.
006176-0 - 25 & 30 kW 006172-0 - 45 kW 006171-0 - 60 kW	Scheduled Maintenance Kit	The Liquid-Cooled Scheduled Maintenance Kits offer all the hardware necessary to perform complete maintenance on Generac liquid-cooled generators.
005928-0	Wireless Remote	Completely wireless and battery powered, Generac's wireless remote monitor provides you with instant status information without ever leaving the house.
005951-0	Advanced Wireless Remote	Remotely control generator functions with the advanced model's LCD display. In addition to remote testing of the generator, set the exercise cycle and maintenance interval reminders.
006199-0	PMM Starter Kit	The PMM Starter Kit consists of a 24 VAC, field installed transformer that enables the use of the 24 VAC Power Management Modules (PMMs) and one PMM. The standard controller (without starter kit) can control two HVAC loads with no additional hardware. Not compatible with pre-wired switches.
006186-0	Power Management Module (50 Amps)	Power Management Modules are used in conjunction with the Smart Switch to increase its power management capabilities. It gives the Smart Switch additional power management flexibility not found in any other transfer switch. Not compatible with pre-wired switches. Note: PMM Starter Kit required.
006463-1	Mobile Link™	Generac's Mobile Link allows you to check the status of your generator from anywhere that you have access to an Internet connection from a PC or with any smart device. You will even be notified when a change in the generator's status occurs via e-mail or text message. Note: Harness Adapter Kit required.
006478-0	Harness Adapter Kit	The Harness Adapter Kit is required to make liquid-cooled units compatible with Mobile Link™.

* Note: Bisque kits are used in conjunction with steel enclosures. Gray kits are used in conjunction with aluminum enclosures (available on 60 kW units only).

60 kW

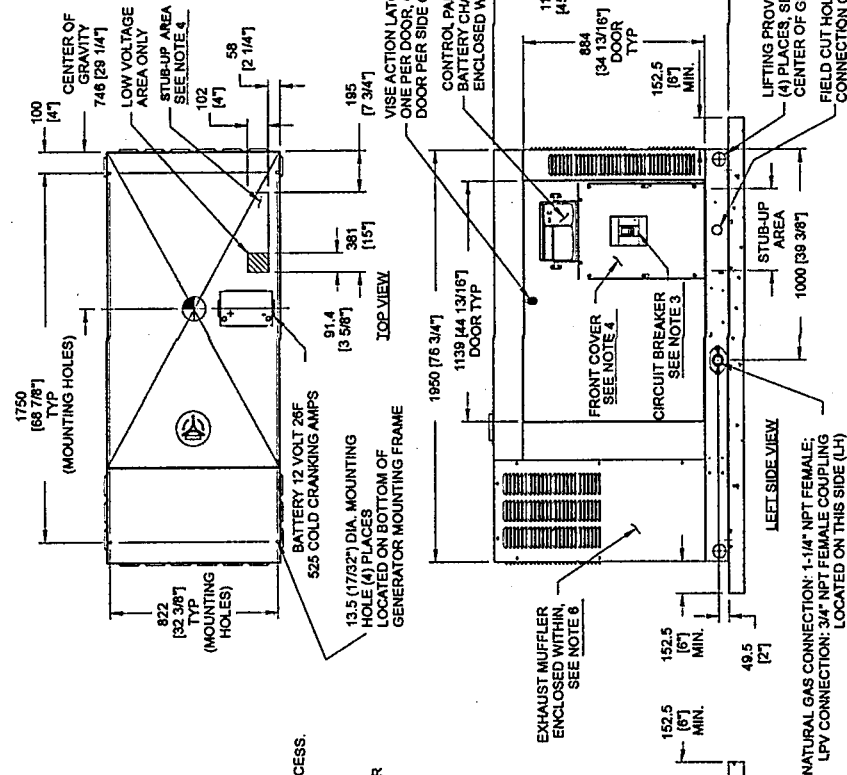
GENERAC

installation layout

Guardian® Series

SERVICE ITEM	2 AL
OIL FILL CAP	THRU RIGHT DOOR
OIL DIP STICK	THRU RIGHT DOOR
OIL FILTER	THRU LEFT DOOR
OIL DRAIN HOSE	THRU RIGHT DOOR
RADIATOR DRAIN HOSE	THRU LEFT DOOR
AIR CLEANER ELEMENT	THRU LEFT DOOR
SPARK PLUGS	THRU LEFT DOOR
MUFFLER	SEE NOTE 6
FAN BELT	SEE NOTE 6
BATTERY	THRU LEFT DOOR

REFERENCE OWNERS MANUAL FOR PERIODIC
REPLACEMENT PART LISTINGS



NOTES:

- 1) MINIMUM RECOMMENDED CONCRETE PAD SIZE: 1155 (45 1/2) WIDE X 2255 (88 7/8) LONG. REFERENCE INSTALLATION GUIDE SUPPLIED WITH UNIT FOR CONCRETE PAD GUIDELINES.
- 2) ALLOW SUFFICIENT ROOM ON ALL SIDES OF THE GENERATOR FOR MAINTENANCE AND SERVICING. THIS UNIT MUST BE INSTALLED IN ACCORDANCE WITH CURRENT APPLICABLE NFPA 37 AND NFPA 70 STANDARDS AS WELL AS ANY OTHER FEDERAL, STATE AND LOCAL CODES FOR MINIMUM DISTANCES FROM OTHER STRUCTURES.
- 3) CIRCUIT BREAKER INFORMATION:
SEE SPECIFICATION SHEET WITHIN OWNERS MANUAL
- 4) INSIDE STUB-UP AREA FOR AC LOAD LEAD CONDUIT CONNECTION, NEUTRAL CONNECTION, BATTERY CHARGER 12 VOLT AC (6.5 AMP), CONNECTION AND ACCESS TO TRANSFER SWITCH CONTROL WIRES. REMOVE FRONT COVER FOR ACCESS.
- 4A) FIELD CUT HOLE IS ONLY REQUIRED FOR MOUNTING OF GENERATOR ON AN EXISTING PAD.
- 5) REFERENCE OWNERS MANUAL FOR LIFTING WARNINGS.
- 6) REMOVE EITHER LEFT OR RIGHT HAND SIDE PANEL TO ACCESS EXHAUST MUFFLER AND FAN BELT.

ENCLOSURE MATERIAL	WEIGHT (CONCRETE MOUNTING PAD 100 LBS)	WEIGHT (WOODEN SHIPMENT CRATE 200 LBS)	WEIGHT (WOODEN SHIPMENT CRATE 200 LBS)	WEIGHT (WOODEN SHIPMENT CRATE 200 LBS)
STEEL	864 (144 LBS)	44 (8 LBS)	864 (144 LBS)	864 (144 LBS)
ALUMINUM	680 (110 LBS)	44 (8 LBS)	680 (110 LBS)	680 (110 LBS)

GENERAC

Generac Power Systems, Inc. • 545 W29290 HWY. 59, Waukesha, WI 53189 • generac.com

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MIAMI-DADE COUNTY
BUILDING CODE COMPLIANCE OFFICE (BCCO)
PRODUCT CONTROL DIVISION

MIAMI-DADE COUNTY, FLORIDA
METRO-DADE FLAGLER BUILDING

140 WEST FLAGLER STREET, SUITE 1603
MIAMI, FLORIDA 33130-1563
(305) 375-2901 FAX (305) 375-2908

www.miamidade.gov

NOTICE OF ACCEPTANCE (NOA)

F & L Aluminum Parts, Inc.
1720 N.W. 22nd Court, Unit #3
Pompano Beach, Florida 33069

SCOPE:

This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed and accepted by Miami-Dade County PERA-Product Control Section to be used in Miami Dade County and other areas where allowed by the Authority Having Jurisdiction (AHJ).

This NOA shall not be valid after the expiration date stated below. The Miami-Dade County Product Control Section (In Miami Dade County) and/or the AHJ (in areas other than Miami Dade County) reserve the right to have this product or material tested for quality assurance purposes. If this product or material fails to perform in the accepted manner, the manufacturer will incur the expense of such testing and the AHJ may immediately revoke, modify, or suspend the use of such product or material within their jurisdiction. PERA reserves the right to revoke this acceptance, if it is determined by Miami-Dade County Product Control Section that this product or material fails to meet the requirements of the applicable building code.

This product is approved as described herein, and has been designed to comply with the High Velocity Hurricane Zone of the Florida Building Code.

DESCRIPTION: Aluminum Roof Mounted Stand Frame Support for Air Conditioning Units

APPROVAL DOCUMENT: Drawing No. FNL.11003, titled "Aluminum Stands for Rooftop Equipment, Square Posts", sheets 1 through 3 of 3, prepared by Nu-Wind Engineering, dated July 15, 2011, signed and sealed by Christian Langley, P.E., on March 07, 2012, bearing the Miami-Dade County Product Control Revision stamp with the Notice of Acceptance number and the expiration date by the Miami-Dade County Product Control Section.

MISSILE IMPACT RATING: None

LABELING: Each stand frame shall bear a permanent label with the manufacturer's name or logo, city, state and the following statement: "Miami-Dade County Product Control Approved", unless otherwise noted herein.

RENEWAL of this NOA shall be considered after a renewal application has been filed and there has been no change in the applicable building code negatively affecting the performance of this product.

TERMINATION of this NOA will occur after the expiration date or if there has been a revision or change in the materials, use, and/or manufacture of the product or process. Misuse of this NOA as an endorsement of any product, for sales, advertising or any other purposes shall automatically terminate this NOA. Failure to comply with any section of this NOA shall be cause for termination and removal of NOA.

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

INSPECTION: A copy of this entire NOA shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

This NOA revises & renews NOA # 09-0709.04 and consists of this page 1, evidence submitted pages E-1 & E-2 as well as approval document mentioned above.

The submitted documentation was reviewed by Helmy A. Makar, P.E., M.S.



Helmy A. Makar
04/12/2012

NOA No. 11-0824.01
Expiration Date: 12/28/2016
Approval Date: 04/12/2012

Page 1

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

1. EVIDENCE SUBMITTED UNDER PREVIOUS APPROVAL #06-0922.03

A. DRAWINGS

1. *Drawing No. 06-501, titled " Air Conditioning Stands ", sheets 1 through 3 of 3, prepared by Thornton Tomasetti, dated September 13, 2006, signed and sealed by John W. Knezevich, P.E.*

B. TESTS

1. *None.*

C. CALCULATIONS

1. *Calculation titled " Air Conditioning Stands Calculations ", dated September 15, 2006, sheets 1 through 160 of 160, signed and sealed by J. W. Knezevich, P.E.*

D. QUALITY ASSURANCE

1. *By Miami-Dade County Building Code Compliance Office.*

E. MATERIAL CERTIFICATIONS

1. *None.*

2. EVIDENCE SUBMITTED UNDER PREVIOUS APPROVAL # 09-0709.04

A. DRAWINGS

1. *Drawing No. S-1, titled " Air Conditioning Stands Florida ", sheets 1 through 3 of 3, prepared by Milton Cubas, P.E., Inc., dated May 12, 2009, signed and sealed by Milton Cubas, P.E., on December 02, 2009.*

B. TESTS

1. *None.*

C. CALCULATIONS

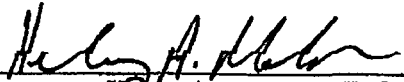
1. *Calculation titled " Air Conditioning Stands ", dated May 13, 2009, sheets 1 through 206 of 206, signed and sealed by Milton Cubas, P.E.*

D. QUALITY ASSURANCE

1. *By Miami-Dade County Building Code Compliance Office.*

E. MATERIAL CERTIFICATIONS

1. *None.*



Jeremy A. Makar, P. E., M.S.
PERA, Product Control Unit Supervisor
NOA No. 11-0824.01
Expiration Date: 12/28/2016
Approval Date: 04/12/2012

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

3. NEW EVIDENCE SUBMITTED

A. DRAWINGS

1. *Drawing No. FNL 11003, titled " Aluminum Stands for Rooftop Equipment, Square Posts ", sheets 1 through 3 of 3, prepared by Nu-Wind Engineering, dated July 15, 2011, signed and sealed by Christian Langley, P.E., on March 07, 2012.*

B. TESTS

1. *None.*

C. CALCULATIONS

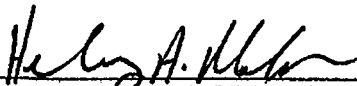
1. *Calculation titled "Air Conditioning Stands Calculations", dated August 10, 2011, sheets 1 through 50 of 50, prepared by Nu-Wind Engineering, signed and sealed by Christian Langley, P.E.*
2. *Calculation titled " Air Conditioning Stands Calculations ", dated March 07, 2012, sheets 1 through 30 of 30, prepared by Nu-Wind Engineering, signed and sealed by Christian Langley, P.E.*

D. QUALITY ASSURANCE

1. *By Miami-Dade County Department of Permitting, Environment, and regulatory Affairs (PERA).*

E. MATERIAL CERTIFICATIONS

1. *None.*

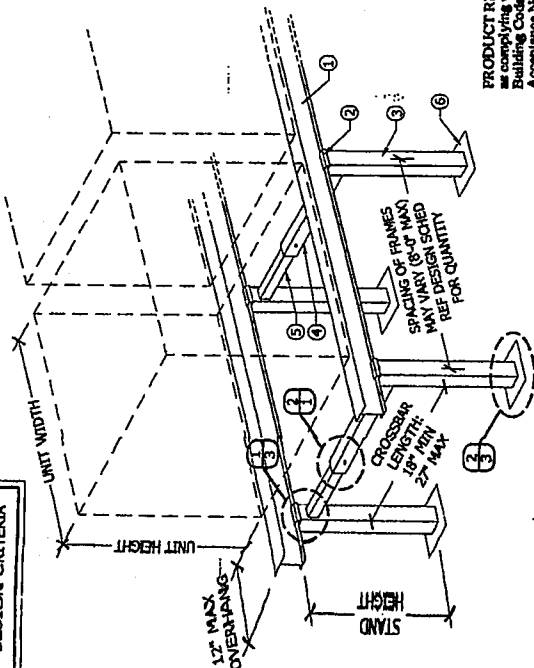


Helmy A. Makar, P. E., M.S.
PERA, Product Control Unit Supervisor
NOA No. 11-0824.01
Expiration Date: 12/28/2016
Approval Date: 04/12/2012

ALUMINUM ROOFTOP EQUIPMENT STAND

WITH SQUARE POSTS & TELESCOPIC CROSSBAR

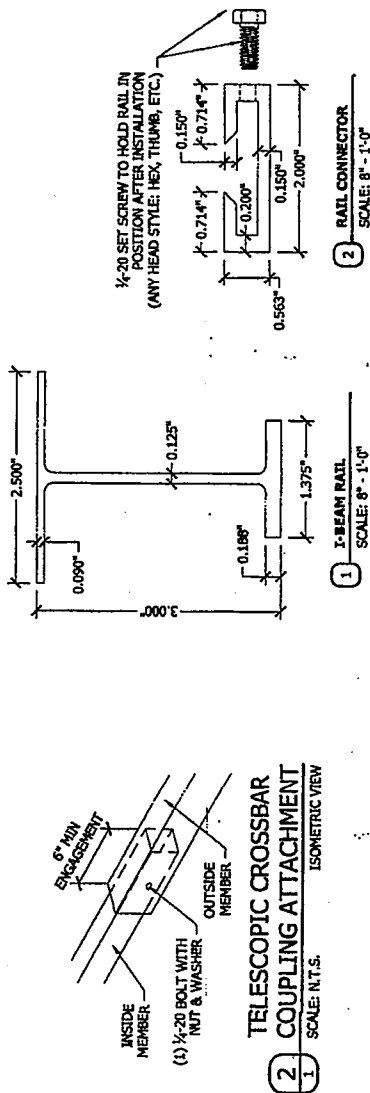
REFER TO DESIGN
SCHEDULE FOR
ALLOWABLE WIND
LOADS AND OTHER
DESIGN CRITERIA



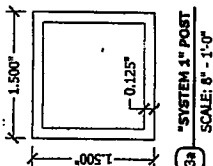
1 STAND ASSEMBLY
SCALE: N.T.S.

ISOMETRIC VIEW

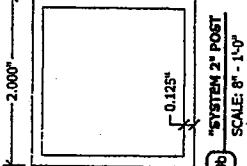
PRODUCT REVISED
in compliance with the Florida
Building Code
Acceptance No. 11-0824, 01
Expiration Date 11/1/2016
By: [Signature]
Miami Design/Construct Control



"SYSTEM 1" COMPONENTS



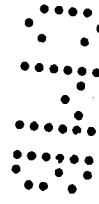
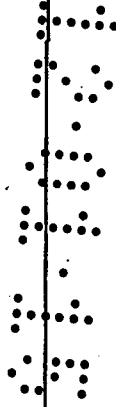
"SYSTEM 2" COMPONENTS



GENERAL NOTES

- THIS SYSTEM HAS BEEN EVALUATED IN ACCORDANCE WITH THE 2007 FLORIDA BUILDING CODE WITH 2009 SUPPLEMENTS, FOR USE WITHIN A VELOCITY HURRICANE ZONE (HVHZ).
- THIS SYSTEM HAS BEEN EVALUATED IN ACCORDANCE WITH THE 2010 FLORIDA BUILDING CODE, FOR USE WITHIN & OUTSIDE THE HIGH VELOCITY HURRICANE ZONE (HVHZ).
- THE SYSTEM DEPICTED HEREIN HAS BEEN EVALUATED IN ACCORDANCE WITH THE 2010 FLORIDA BUILDING CODE, FOR USE WITHIN & OUTSIDE THE HIGH VELOCITY HURRICANE ZONE (HVHZ).
- THIS SYSTEM HAS BEEN EVALUATED WITHOUT A ONE-THIRD INCREASE IN ALLOWABLE STRESS, WIND LOAD DURATION FACTOR $C_d=1.6$ HAS BEEN USED FOR WOOD ANCHOR DESIGN.
- SITE WIND PRESSURES CALCULATED FOR USE WITH THIS SYSTEM SHALL BE DETERMINED BY OTHERS ON A SITE-SPECIFIC BASIS IN ACCORDANCE WITH THE GOVERNING CODE.
- THE SYSTEM DETAILED HEREIN IS GENERIC AND DOES NOT PROVIDE INFORMATION FOR A SPECIFIC SITE. FOR SITE CONDITIONS DIFFERENT FROM THE CONDITIONS DETAILED HEREIN, A LICENSED PROFESSIONAL ENGINEER OR REGISTERED ARCHITECT SHALL PREPARE SITE-SPECIFIC DOCUMENTS AND APPLY FOR ONE-TIME RE-EVALUATION FOR USE IN CONJUNCTION WITH THIS APPROVAL.
- PERMIT HOLDER SHALL VERIFY THE ADEQUACY OF THE EXISTING STRUCTURE TO WITHSTAND SUPERIMPOSED LOADS.

- ALL ALUMINUM EXTRUSIONS SHALL BE 6061-T6 ALLOY & TEMPER, UNLESS NOTED OTHERWISE. WELDING SHALL BE PERFORMED IN ACCORDANCE WITH AWS REQUIREMENTS, USING FILLER ALLOYS 4043, 4047, 5183, 5356, OR 5556.
- STANDS SHALL BE INSTALLED WITH MINIMUM CLEAR HEIGHT AS SPECIFIED IN THE ABOVE-NOTED BUILDING CODE. "STAND HEIGHT" AS USED HEREIN IS NOT NECESSARILY EQUIVALENT TO "STAND CLEAR HEIGHT" AS SPECIFIED IN THE BLDG CODE.
- VIBRATION ISOLATOR PADS SHALL BE PROVIDED BY CONTRACTOR BETWEEN UNITS & STAND.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT FASTENING AS SHOWN HEREIN WILL NOT VOID THE EQUIPMENT MANUFACTURER'S WARRANTY, ESPECIALLY WHERE UNITS ARE INSTALLED WITH OVERHANG PAST FALL (SEE TIE-DOWN DETAILS).
- ALL BOLTS & WASHERS SHALL BE ZINC COATED STEEL, GALVANIZED STEEL, OR STAINLESS STEEL WITH A MINIMUM TENSILE YIELD STRENGTH OF 60 KSI.
- PLASTIC COMPONENTS USED WITHIN THE HVHZ MUST MEET ALL APPLICABLE FIRE/SMOKE/TOXIC PERFORMANCE REQUIREMENTS AS SET FORTH IN THE ABOVE-NOTED BUILDING CODE.
- ANY STEEL IN CONTACT WITH ALUMINUM SHALL BE PAINTED OR PLATED AS PRESCRIBED IN THE ABOVE-NOTED BUILDING CODE.



DESIGN SCHEDULE

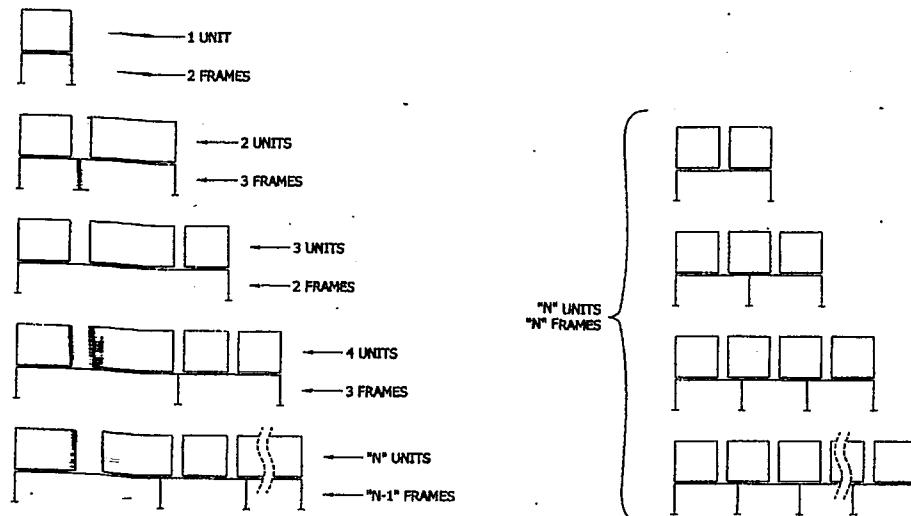
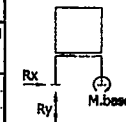
UNIT SIZE (FRONTAL AREA)	STAND HEIGHT	"SYSTEM 1"							"SYSTEM 2"						
		1 UNIT 2 FRAMES	2 UNITS 3 FRAMES	UNLIMITED UNITS PER STAND "N" FRAMES	3 UNITS 2 FRAMES	4 UNITS 3 FRAMES	5 OR MORE UNITS PER STAND "N-1" FRAMES		1 UNIT 2 FRAMES	2 UNITS 3 FRAMES	UNLIMITED UNITS PER STAND "N" FRAMES	3 UNITS 2 FRAMES	4 UNITS 3 FRAMES	5 OR MORE UNITS PER STAND "N" FRAMES	
4.0 sqft	18"	170.1 PSF	127.6 PSF	85.0 PSF	56.7 PSF	63.8 PSF	68.0 PSF		200.0 PSF	200.0 PSF	148.2 PSF	98.8 PSF	111.2 PSF	118.6 PSF	
	21"	137.7 PSF	103.3 PSF	68.8 PSF	45.9 PSF	51.6 PSF	55.1 PSF		200.0 PSF	177.1 PSF	118.1 PSF	78.7 PSF	88.6 PSF	94.5 PSF	
	24"	115.1 PSF	86.3 PSF	57.6 PSF	38.4 PSF	43.2 PSF	46.1 PSF		194.9 PSF	146.2 PSF	97.4 PSF	65.0 PSF	73.1 PSF	78.0 PSF	
6.25 sqft	18"	108.9 PSF	81.6 PSF	54.4 PSF	36.3 PSF	40.8 PSF	43.5 PSF		169.7 PSF	142.3 PSF	94.9 PSF	63.2 PSF	71.1 PSF	75.9 PSF	
	21"	86.1 PSF	65.1 PSF	44.1 PSF	29.4 PSF	33.0 PSF	35.2 PSF		151.2 PSF	113.4 PSF	75.6 PSF	50.4 PSF	56.7 PSF	60.5 PSF	
	24"	73.7 PSF	55.3 PSF	36.8 PSF	24.6 PSF	27.6 PSF	29.5 PSF		124.7 PSF	93.5 PSF	62.4 PSF	41.6 PSF	46.8 PSF	49.9 PSF	
7.5 sqft	18"	90.7 PSF	68.0 PSF	45.4 PSF	30.2 PSF	34.0 PSF	36.3 PSF		117.9 PSF	79.1 PSF	52.7 PSF	39.0 PSF	59.3 PSF	63.2 PSF	
	21"	73.4 PSF	55.1 PSF	36.7 PSF	24.5 PSF	27.6 PSF	29.4 PSF		117.9 PSF	94.5 PSF	63.0 PSF	42.0 PSF	47.2 PSF	50.4 PSF	
	24"	61.4 PSF	46.1 PSF	30.7 PSF	20.5 PSF	23.0 PSF	24.6 PSF		103.9 PSF	78.0 PSF	52.0 PSF	34.6 PSF	39.0 PSF	41.6 PSF	
9.0 sqft	18"	75.6 PSF	56.7 PSF	37.8 PSF	25.2 PSF	28.3 PSF	30.2 PSF		96.2 PSF	65.9 PSF	43.9 PSF	34.6 PSF	49.4 PSF	52.7 PSF	
	21"	61.2 PSF	45.9 PSF	30.6 PSF	20.4 PSF	22.9 PSF	24.5 PSF		96.2 PSF	78.7 PSF	52.5 PSF	35.0 PSF	39.4 PSF	42.0 PSF	
	24"	51.2 PSF	38.4 PSF	25.6 PSF	17.1 PSF	19.2 PSF	20.5 PSF		86.6 PSF	65.0 PSF	43.3 PSF	28.9 PSF	32.5 PSF	34.6 PSF	
12.25 sqft	18"	55.5 PSF	41.7 PSF	27.8 PSF	18.5 PSF	20.8 PSF	22.2 PSF		61.9 PSF	48.4 PSF	32.3 PSF	23.9 PSF	36.3 PSF	38.7 PSF	
	21"	45.0 PSF	33.7 PSF	22.5 PSF	15.0 PSF	16.5 PSF	18.0 PSF		61.9 PSF	57.8 PSF	38.6 PSF	25.7 PSF	28.9 PSF	30.8 PSF	
	24"	37.6 PSF	28.2 PSF	18.8 PSF	12.5 PSF	14.1 PSF	15.0 PSF		61.9 PSF	47.7 PSF	31.8 PSF	21.2 PSF	23.9 PSF	25.5 PSF	
16.0 sqft	18"	41.4 PSF	31.9 PSF	21.3 PSF	14.2 PSF	15.9 PSF	17.0 PSF		41.4 PSF	37.1 PSF	24.7 PSF	19.7 PSF	27.8 PSF	29.6 PSF	
	21"	34.4 PSF	25.8 PSF	17.2 PSF	11.5 PSF	12.9 PSF	13.8 PSF		41.4 PSF	41.4 PSF	29.5 PSF	19.7 PSF	22.1 PSF	23.6 PSF	
	24"	28.8 PSF	21.6 PSF	14.4 PSF	9.6 PSF	10.8 PSF	11.5 PSF		41.4 PSF	36.5 PSF	24.4 PSF	16.2 PSF	18.3 PSF	19.5 PSF	

DESIGN SCHEDULE NOTES

- DESIGN SCHEDULE GIVES MAXIMUM ALLOWABLE WIND LOAD FOR EACH COMBINATION OF UNIT SIZE, STAND HEIGHT, AND UNIT/POST CONFIGURATION.
- "UNIT SIZE (FRONTAL AREA)" IS AREA OF UNIT FACE PARALLEL TO I-BEAM RAIL (= UNIT HEIGHT x UNIT WIDTH), AS DEPICTED HEREIN. UNIT HEIGHT SHALL NOT EXCEED UNIT WIDTH.
- FOR STANDS WITH VARYING UNIT SIZES, ENTER DESIGN SCHEDULE USING MAXIMUM SIZE OF ALL UNITS TO BE INSTALLED ON EACH STAND.
- "STAND HEIGHT" IS AS DEPICTED HEREIN.
- "UNIT & POST CONFIGURATIONS" INDICATE NUMBER OF UNITS & NUMBER OF FRAMES PER STAND, AS DEPICTED IN DIAGRAMS. "FRAME" HERE DENOTES ASSEMBLAGE OF 2 POSTS WITH A CROSSBAR.
- "N" UNITS & "N" FRAMES INDICATES ANY NUMBER OF UNITS WITH AN EQUAL NUMBER OF FRAMES PER STAND. "N" UNITS & "N-1" FRAMES INDICATES ANY NUMBER OF UNITS WITH A NUMBER OF FRAMES PER STAND EQUAL TO THE NUMBER OF UNITS MINUS ONE.
- EACH UNIT SHALL HAVE A MAXIMUM WEIGHT OF 300 LBS.
- MULTIPLE UNITS MAY BE GROUPED TOGETHER FOR CONSIDERATION AS A SINGLE UNIT (OR VICE VERSA) IN THE DESIGN SCHEDULE.
 - WHERE MULTIPLE UNITS ARE GROUPED TOGETHER FOR CONSIDERATION IN DESIGN SCHEDULE AS A SINGLE UNIT, THE "UNIT SIZE (FRONTAL AREA)" SHALL BE THE TOTAL OF THE GROUPED UNIT SIZES. ACTUAL UNIT WEIGHT SHALL NOT EXCEED THE MAXIMUM PER-UNIT WEIGHT NOTED ABOVE.
 - WHERE A SINGLE UNIT IS SPLIT UP FOR CONSIDERATION IN DESIGN SCHEDULE AS MULTIPLE UNITS, THE "UNIT SIZE (FRONTAL AREA)" SHALL BE THE ACTUAL UNIT SIZE DIVIDED BY THE NUMBER OF UNITS CONSIDERED. ACTUAL UNIT WEIGHT SHALL NOT EXCEED THE MAXIMUM PER-UNIT WEIGHT NOTED ABOVE MULTIPLIED BY THE NUMBER OF UNITS CONSIDERED IN DESIGN SCHEDULE.
- SPACING BETWEEN UNITS MAY VARY (UNLIMITED).
- REFERENCE ANCHOR SCHEDULE FOR ALLOWABLE ANCHORS AND INSTALLATION CRITERIA.

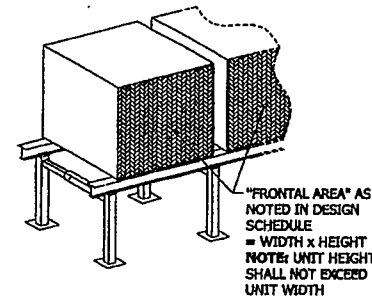
REACTION SCHEDULE

STAND HEIGHT	"SYSTEM 1"			"SYSTEM 2"		
	REACTION AT BASE Rx	REACTION AT BASE Ry	REACTION AT BASE M _{base}	REACTION AT BASE Rx	REACTION AT BASE Ry	REACTION AT BASE M _{base}
18"	170 LB	104 LB	2.1 K-IN	236 LB	150 LB	4.0 K-IN
21"	138 LB	104 LB	2.0 K-IN	236 LB	150 LB	3.6 K-IN
24"	115 LB	104 LB	1.8 K-IN	195 LB	150 LB	3.3 K-IN



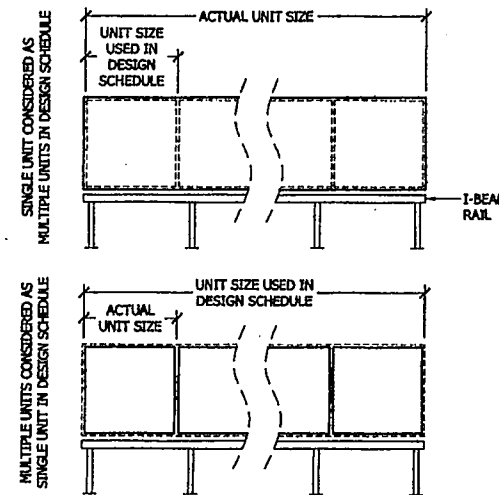
UNIT & POST CONFIGURATIONS
SCALE: N.T.S.

DIAGRAMS



UNIT SIZE (FRONTAL AREA)
SCALE: N.T.S.

PRODUCT REVISED
as complying with the Florida
Building Code
Acceptance No. 11-0824.01
Expiration Date 12/29/2016
By: [Signature]
Miami Design Product Control



**GROUPING/SPLITTING OF UNITS
FOR USE IN DESIGN SCHEDULE**
SCALE: N.T.S.

FRONT ELEVATION



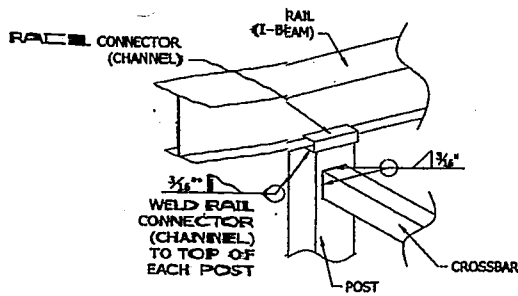
DATE	DESCRIPTION	BY	CL
11/27/2016	INITIAL SUBMITTAL		

ALUMINUM STANDS FOR
ROOFTOP EQUIPMENT
(SQUARE POSTS)
NAME-DATE NOA

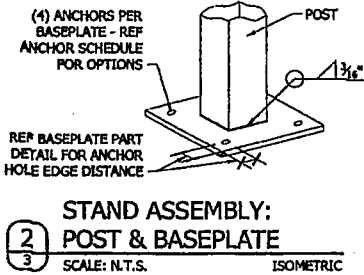
F & L ALUMINUM
PARTS, INC.
1710 NW 22nd CT, UNIT 3
POMPANNO BEACH, FL 33064

DRAWING NUMBER:
FNL11003

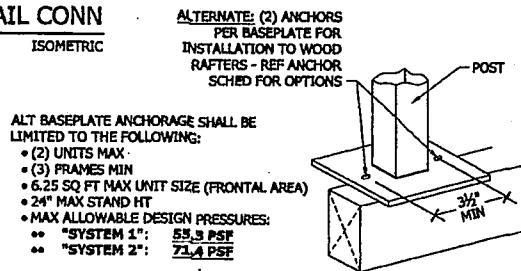
SHEET
2 OF 3



1 STAND ASSEMBLY: POST, CROSSBAR, & RAIL CONN
SCALE: N.T.S. ISOMETRIC



2 STAND ASSEMBLY: POST & BASEPLATE
SCALE: N.T.S. ISOMETRIC



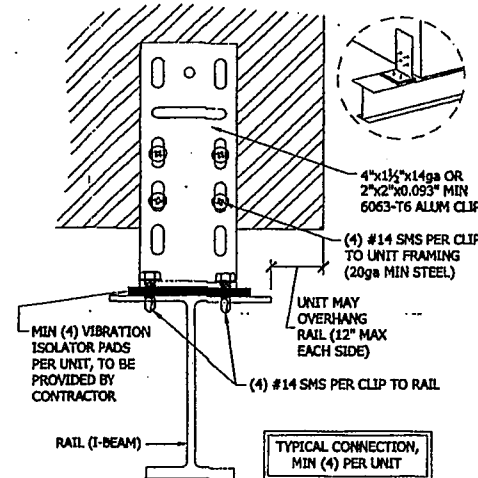
3 ALTERNATE BASEPLATE ANCHORAGE
SCALE: N.T.S. ISOMETRIC

ANCHOR SCHEDULE:

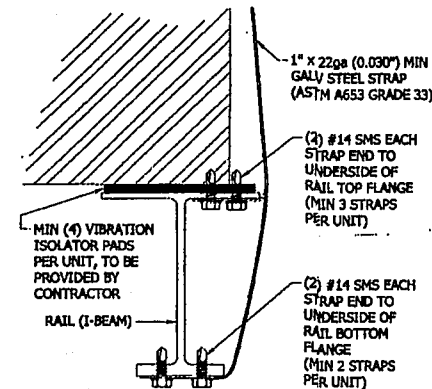
- TO CONCRETE (MIN 2,000 PSI)**
- 3/4" POWER WEDGE BOLT
3" MIN EMBED
 - 4 1/2" MIN EDGE DISTANCE
 - 3/4" HILTI KWIK BOLT III
3 3/4" MIN EMBED
 - 5" MIN EDGE DISTANCE
- TO WOOD HOST STRUCTURE**
- 3/4" LAG SCREW
3 3/4" MIN THREAD PENETRATION
- TO STEEL (MIN 3/16" THICK)**
- 3/4" TEK SCREWS OR 1/2-20 SELF-THREADING METAL SCREWS (SAE GRADE 5)

ANCHOR NOTES:

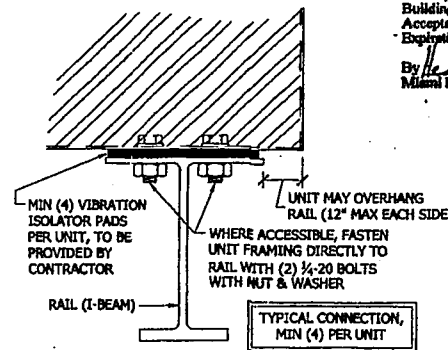
- ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS, & LOCATED PER BASEPLATE COMPONENT DETAIL(S).
- ENSURE MINIMUM EMBEDMENT, EDGE DISTANCE, & SPACING FOR ALL ANCHORS ARE IN ACCORDANCE WITH ANCHOR SCHEDULE.
- MINIMUM EMBEDMENT AND EDGE DISTANCE EXCLUDES SHEATHING, UNDERLAYMENT, INSULATION, AND OTHER ROOFING MATERIALS.
- MINIMUM 3/4" EDGE DISTANCE IS CONSIDERED IN DESIGN FOR ALL ANCHORS TO WOOD HOST STRUCTURE (i.e. ANCHOR SHALL BE LOCATED IN CENTER OF TRUSS/RAFTER WHERE FASTENED TO NARROW FACE OF NOMINAL 2x LUMBER).
- WOOD HOST STRUCTURE SHALL BE "SOUTHERN PINE" WITH G=0.55 OR GREATER SPECIFIC GRAVITY (= DENSITY).
- WHERE HOST STRUCTURE IS WOOD FRAMING, EXISTING CONDITIONS MAY VARY. FIELD VERIFY THAT FASTENERS ARE INTO ADEQUATE WOOD FRAMING MEMBERS, NOT INTO PLYWOOD (U.N.O.).
- SELF-TAPPING OR SELF-THREADING METAL SCREWS SHALL BE INSTALLED WITH FULL THREAD ENGAGEMENT INTO METAL HOST STRUCTURE AND MAY HAVE A FLAT HEAD, PAN HEAD, TRUSS HEAD, OR OTHER HEAD STYLES.
- ANCHORS THAT INCORPORATE MACHINE SCREWS SHALL HAVE MINIMUM OF 1/2" ENGAGEMENT OF THREADS IN BASE ANCHOR AND MAY HAVE ANY HEAD STYLE, UNLESS INDICATED OTHERWISE BY MFR.



4 CLIPPED UNIT CONNECTION
SCALE: 1:2 VERT SECTION

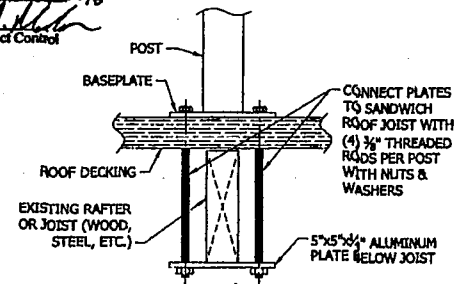


5 STRAPPED UNIT CONNECTION
SCALE: 1:2 VERT SECTION



6 DIRECT UNIT CONNECTION
SCALE: 6\"/>

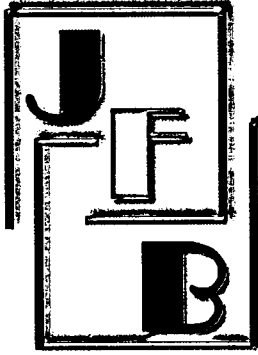
PRODUCT REVISED
to comply with the Florida
Building Code
Acceptance No. 11-0824.01
Expiration Date 12/28/2016
By: *[Signature]*
Miami Design Product Control



7 RAFTER/JOIST BASEPLATE ANCHORAGE
SCALE: 2\"/>

DATE	DESCRIPTION	BY
7/15/11	INITIAL SUBMITTAL	CL
7/15/11	REVISION	CL
7/15/11	REVISION	CL
7/15/11	REVISION	CL
7/15/11	REVISION	CL
7/15/11	REVISION	CL
7/15/11	REVISION	CL
7/15/11	REVISION	CL
7/15/11	REVISION	CL
7/15/11	REVISION	CL

ALUMINUM STANDS FOR ROOFTOP EQUIPMENT (SQUARE POSTS)
F & L ALUMINUM PARTS, INC.
1720 NW 22nd CT, UNIT 3
FONDA BEACH, FL 33064
NAME: DADE NOA



Juan Fernandez-Barquin, P.E.

Structural Engineers 40114

Threshold Inspectors 0947

State Plans Examiner PX 1305

State Building Inspector BN 3318

2520 N.W. 97th Avenue, Suite #240

Doral, Florida 33172

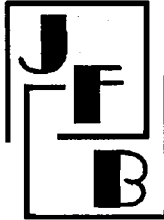
PH: 786-336-0881 Fax: 786-336-0884

Email: jfbeng@bellsouth.net

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PROJECT: 4354 Altun Ro



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3 DESIGN ARCHITECTURE

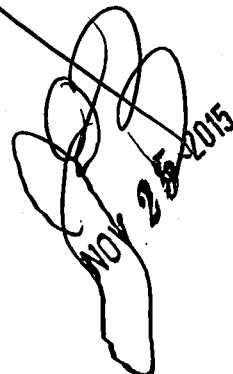
4300 BISCAYNE BLVD. #G-04
MIAMI, FL 33137
P. 305-438-9377 / F. 305-438-9379

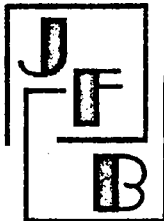
**4354 ALTON ROAD
MIAMI BEACH, FLORIDA 33139**

**STRUCTURAL CALCULATIONS
11/23/2015**

Anchorage for Generator

O:\DOCS\3DESIGN (TONY LEON)\TABLE OF CONTENTS\4354 ALTON ROAD-GENERATOR.DOC


NOV 25 2015



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Email: jfbeng@bellsouth.net
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PROJECT NAME 4354 Alton Rd.

ENGINEER E.

DATE 11/23/15

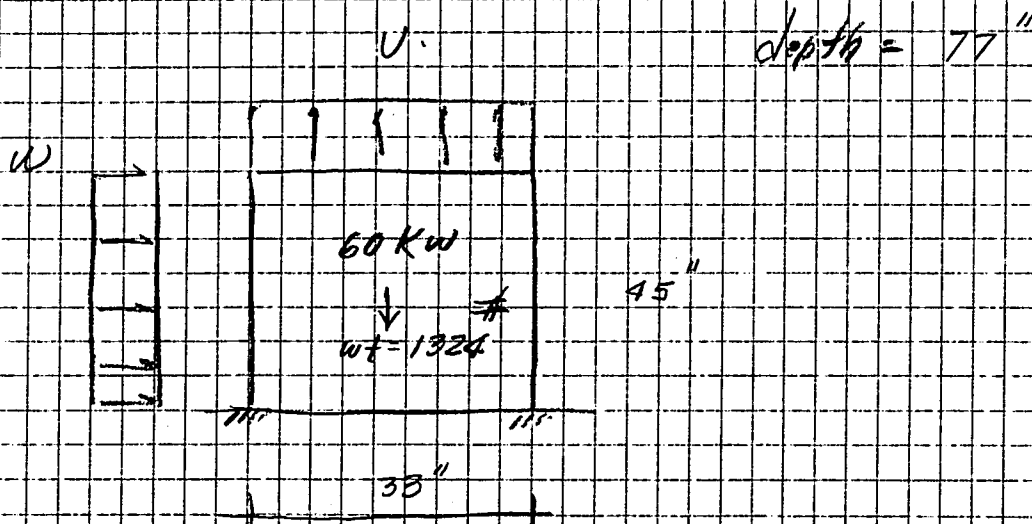
PAGE 1

Design of Anchorage for generator

wind pressure: ASCE 7-10.

$$L_{\text{roof}} = 3.1 \times 43.616 = 135.2 \text{ PSF}$$

$$\text{UPLIFT} = 1.5 \times 43.616 = 65.4 \text{ PSF}$$



MecaWind Std v2.2.5.7 per ASCE 7-10

Developed by MECA Enterprises, Inc. Copyright www.mecaenterprises.com

Date : 11/23/2015 Project No. : 1
 Company Name : JUAN FERNANDEZ Designed By : E
 Address : 2520 NW 97 A Description : WIND PRESSURES
 City : DORAL Customer Name : 3DESIGN
 State : FLORIDA Proj Location : 4354 ALTON RD MIAMI BEACH
 File Location: C:\Users\user\AppData\Roaming\MecaWind\Default.wnd

Input Parameters: Other Structures & Building Appurtenances MWFRS (Ch 29)

Basic Wind Speed(V)	=	175.00 mph	Exposure Category	=	D
Structural Category	=	II	Flexible Structure	=	No
Natural Frequency	=	N/A	Kd Directional Factor	=	See Below
Importance Factor	=	1.00	Zg	=	700.00 ft
Alpha	=	11.50	Bt	=	1.07
At	=	0.09	Bm	=	0.80
Am	=	0.11	l	=	650.00 ft
Cc	=	0.15	Zmin	=	7.00 ft
Epsilon	=	0.13			

Gust Factor Calculations

Gust Factor Category I Rigid Structures - Simplified Method
 Gust1: For Rigid Structures (Nat. Freq.>1 Hz) use 0.85 = 0.85

Gust Factor Category II Rigid Structures - Complete Analysis

Zm:	0.6*Ht	=	9.00 ft
lzm:	Cc*(33/Zm)^0.167	=	0.19
Lzm:	1*(Zm/33)^Epsilon	=	552.56 ft
Q:	(1/(1+0.63*((B+Ht)/Lzm)^0.63))^0.5	=	0.93
Gust2:	0.925*((1+1.7*lzm*3.4*Q)/(1+1.7*3.4*lzm))	=	0.89

Gust Factor Summary

Not a Flexible Structure use the Lessor of Gust1 or Gust2 = 0.85

Design Wind Pressure - Other Structures

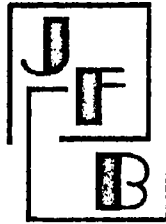
Wind On Chimneys, Tanks, Rooftop Equip. & Similar Structures per Figure 29.5-2:

Elev ft	Kz	Kzt	Kd	qz psf	Pres psf
3.00	1.03	1.00	0.90	43.616	37.073

Top El ft	Btm El ft	Width ft	Type	Cf psf	Addl ft	Tot Wid ft	Shear Kip	Moment K-ft
3.00	.00	3.002	1.000	.000	3.000	0.3	0.5	

Notes:

- Top El = Top elevation of element under consideration relative to grade.
- Btm El = Top elevation of element under consideration relative to grade.
- Width = Dia of circular cross-section & least horizontal dim of square, hexagonal or octagonal cross section.
- Type = (1) Square-Wind on Face, (2) Square-Wind Along Diagonal, (3) Hexag. or Octag. (4) Round-Moderately Smooth, (5) Round-Rough, (6) Round-Very Rough
- Cf = Shape factor per Figure 6-21 based upon H/D ratio and Type selected.
- Addl = Additional Area (Piping, Ladders, platforms, etc.), Cf=1.0 is assumed.
- Tot Wid = Total Wind Width: Cf * Width + Addl
- Shear = Shear @ Btm: Press * Tot Wid + Shear(top)
- Moment = Mom @ Btm: Mom(Top)+Shear(Top)*(Top El-Btm El)+Shear(Btm)*(Top El-Btm El)/2



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PROJECT NAME 4354 A Han Rd.

ENGINEER E

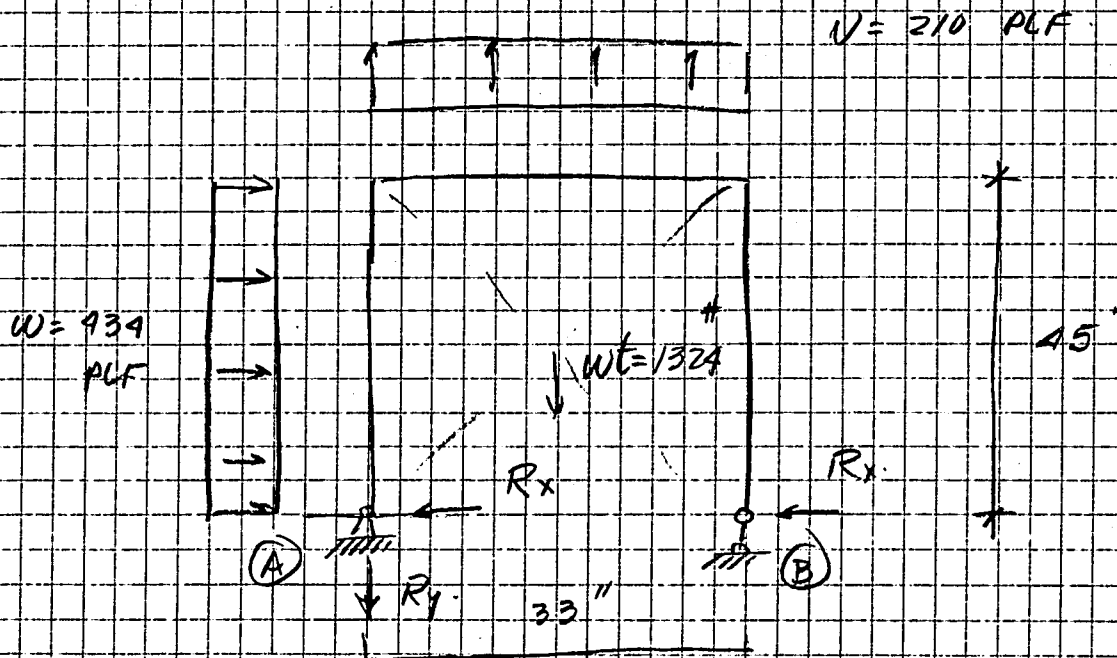
DATE 11/23/15

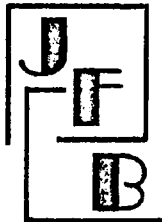
PAGE 3

$$W = 135.2 \frac{\text{lb}}{\text{ft}^2} \times \frac{77}{12} \times \frac{1}{2} = 434 \text{ PLF}$$

$$V = 65.4 \frac{\text{lb}}{\text{ft}^2} \times \frac{77}{12} \times \frac{1}{2} = 210 \text{ PLF}$$

Determine reactions:





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DATE 11/23/15

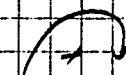
PAGE 4

$$\sum F_x = 0.$$

$$2R_x = 434 \times \frac{45}{12}$$

$$R_x = 819 \#$$

$$\sum M_B = 0.$$



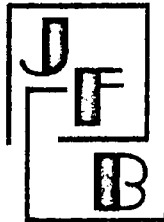
Agreement
for moment.

$$-R_y \left(\frac{33}{12} \right) - 1824 \left(\frac{33}{12} - \frac{1}{2} \right) + \frac{1}{2} \times 434 \times \left(\frac{45}{12} \right)^2 +$$

$$+ \frac{1}{2} \times 210 \times \left(\frac{33}{12} \right)^2 = 0.$$

$$- 2,175 R_y - 1820.5 + 3051.56 + 794.06 = 0.$$

$$R_y = 737 \#$$



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PROJECT NAME 4354 Alton Rd.
ENGINEER E DATE 11/23/15 PAGE 5

Provide: 1/2" diam. Ewik Bolt 3
Hilti System
w/ 4" Embedment

Enter Hilti table

Find Allowable shear & tension

$$V_A = 2415 \text{ \#} \quad \& \quad T_A = 2440 \text{ \#}$$

check interaction

No reductions : ☐

$$\frac{R_x}{V_A} + \frac{R_y}{T_A} \leq 1.0$$

$$\frac{814}{2415} + \frac{737}{2440} < 1.0$$

$$0.34 + 0.30 = 0.64 < 1.0$$

SAY OK

KWIK Bolt 3 Expansion Anchor 3.3.6

Table 6 - Carbon Steel KWIK Bolt 3 Allowable Loads in Normal-Weight Concrete¹

Anchor Diameter in. (mm)	Embedment Depth in. (mm)	$f'_c = 2000$ psi (13.8 MPa)		$f'_c = 3000$ psi (20.7 MPa)		$f'_c = 4000$ psi (27.6 MPa)		$f'_c = 6000$ psi (41.4 MPa)	
		Tension lb (kN)	Shear lb (kN)	Tension lb (kN)	Shear lb (kN)	Tension lb (kN)	Shear lb (kN)	Tension lb (kN)	Shear lb (kN)
1/4 (6.4)	1-1/8 (29)	300 (1.3)	530 (2.4)	365 (1.6)	530 (2.4)	430 (1.9)	530 (2.4)	550 (2.4)	530 (2.4)
	2 (51)	635 (2.8)		715 (3.2)		800 (3.6)		845 (3.8)	
	3 (76)	755 (3.4)		795 (3.5)		840 (3.7)			
3/8 (9.5)	1-5/8 (41)	730 (3.2)	1135 (5.0)	910 (4.0)	1275 (5.7)	1095 (4.9)	1315 (5.8)	1090 (4.8)	1315 (5.8)
	2-1/2 (64)	1260 (5.6)	1315 (5.8)	1555 (6.9)	1315 (5.8)	1850 (8.2)		2060 (9.2)	
	3-1/2 (89)	1580 (7.0)		1770 (7.9)		1965 (8.7)		2150 (9.6)	
1/2 (12.7)	2-1/4 (57)	1235 (5.5)	1865 (8.3)	1430 (6.4)	2300 (10.2)	1620 (7.2)	2405 (10.7)	1975 (8.8)	2415 (10.7)
	3-1/2 (89)	1930 (8.6)	2415 (10.7)	2185 (9.7)	2415 (10.7)	2440 (10.9)	2415 (10.7)	3240 (14.4)	
	4-3/4 (121)	2135 (9.5)		2355 (10.5)		2575 (11.5)		3620 (16.1)	
5/8 (15.9)	2-3/4 (70)	1920 (8.5)	2750 (12.2)	2065 (9.2)	3410 (15.2)	2210 (9.8)	3785 (16.8)	2830 (12.6)	3910 (17.4)
	4 (102)	2660 (11.8)	3910 (17.4)	3020 (13.4)	3910 (17.4)	3385 (15.1)	3910 (17.4)	4770 (21.2)	
	5-1/2 (140)	3285 (14.6)		3695 (16.4)		4100 (18.2)		5325 (23.7)	
3/4 (19.1)	3-1/4 (83)	2120 (9.4)	4090 (18.2)	2425 (10.8)	4900 (21.8)	2730 (12.1)	5310 (23.6)	3785 (16.8)	5310 (23.6)
	4-3/4 (121)	3240 (14.4)	5340 (23.8)	4260 (18.9)	5340 (23.8)	5285 (23.5)	5495 (24.4)	6155 (27.4)	6225 (27.7)
	6-1/2 (165)	4535 (20.2)		5860 (26.1)		7185 (32)		7005 (31.2)	
1 (25.4)	4-1/2 (114)	3330 (14.8)	7070 (31.4)	4050 (18.0)	7600 (33.8)	4670 (20.8)	8140 (36.2)	5070 (22.6)	9200 (40.9)
	6 (152)	4930 (21.9)	9200 (40.9)	6000 (26.7)	9200 (40.9)	7070 (31.4)	9200 (40.9)	8400 (37.4)	
	9 (229)	6670 (29.7)		7670 (34.1)		8670 (38.6)		10670 (47.5)	

¹ Intermediate load values for other concrete strengths and embedments can be calculated by linear interpolation.

KWIK Bolt 3 Expansion Anchor 3.3.6

Influence of Edge Distance and Anchor Spacing on Anchor Performance

Load Adjustment Factors for 1/4" Diameter Anchors										
Adjustment Factor 1/4 in.		Spacing Tension/Shear f_{AN}		Edge Distance Tension f_{RN}		Spacing Shear f_{AV}		Edge Distance Shear		
								I Toward Edge f_{RV1}	II Toward Edge f_{RV1}	III Away from Edge f_{RV3}
Embedment Depth, in.		1-1/8	≥ 2	1-1/8	≥ 2	1-1/8	≥ 2	≥ 1-1/8	≥ 1-1/8	≥ 1-1/8
Spacing in.	1-1/8	0.60		0.80		0.90				
	1-11/16	0.75		0.93		0.94		0.50	0.60	0.83
	1-3/4	0.78		0.95		0.94		0.52	0.61	0.84
	2	0.85	0.60	1.00	0.80	0.96	0.90	0.59	0.67	0.86
	2-1/4	0.92	0.64		0.83	0.98	0.91	0.67	0.73	0.89
	2-1/2	0.99	0.68		0.87	1.00	0.92	0.74	0.79	0.91
	3	1.00	0.76		0.93		0.94	0.89	0.91	0.96
	3-3/8		0.82		0.98		0.96	1.00	1.00	1.00
	3-1/2		0.84		1.00		0.96	1.00	1.00	1.00
	4		0.92				0.98			
	4-1/2		1.00				1.00			
	4-3/4									
	5									

Standard Anchor Embedments (in.)		
1/4	h_{min}	1-1/8
	h_{nom}	2
	h_{deep}	3
3/8	h_{min}	1-5/8
	h_{nom}	2-1/2
	h_{deep}	3-1/2
1/2	h_{min}	2-1/4
	h_{nom}	3-1/2
	h_{deep}	4-3/4

Note: Tables apply for listed embedment depths. Reduction factors for other embedment depths must be calculated using equations below.

Load Adjustment Factors for 3/8" Diameter Anchors										
Adjustment Factor 3/8 in.		Spacing Tension/Shear f_{AN}		Edge Distance Tension f_{RN}		Spacing Shear f_{AV}		Edge Distance Shear		
								I Toward Edge f_{RV1}	II Toward Edge f_{RV1}	⊥ Away from Edge f_{RV3}
Embedment Depth, in.		1-5/8	≥ 2-1/2	1-5/8	≥ 2-1/2	1-5/8	≥ 2-1/2	≥ 1-5/8	≥ 1-5/8	≥ 1-5/8
Spacing in.	1-5/8	0.60		0.80		0.90				
	2	0.67		0.86		0.92				
	2-1/4	0.72		0.90		0.93				
	2-1/2	0.77	0.60	0.94	0.80	0.94	0.90	0.51	0.61	0.83
	3	0.87	0.66	1.00	0.85	0.97	0.92	0.62	0.69	0.87
	3-1/4	0.92	0.70		0.88	0.98	0.92	0.67	0.73	0.89
	3-1/2	0.97	0.73		0.91	0.99	0.93	0.72	0.77	0.90
	3-3/4	1.00	0.76		0.93	1.00	0.94	0.77	0.82	0.92
	4		0.79		0.96		0.95	0.82	0.86	0.94
	4-1/2		0.86		1.00		0.96	0.92	0.94	0.97
	5		0.92				0.98	1.00	1.00	1.00
	5-5/8		1.00				1.00			
5-3/4										

Spacing — Tension

$$f_{AN} = \frac{s/h_{act} + 0.88}{3.13} \quad h_{min} \leq h_{act} \leq h_{nom}$$

$$f_{AN} = \frac{s/h_{nom} + 0.88}{3.13} \quad h_{act} \geq h_{nom}$$

Edge Distance — Tension

$$f_{RN} = \frac{c/h_{act} + 2}{3.75} \quad h_{min} \leq h_{act} \leq h_{nom}$$

$$f_{RN} = \frac{c/h_{nom} + 2}{3.75} \quad h_{act} \geq h_{nom}$$

Spacing — Shear

$$f_{AV} = \frac{s/h_{act} + 10.25}{12.5} \quad h_{min} \leq h_{act} \leq h_{nom}$$

$$f_{AV} = \frac{s/h_{nom} + 10.25}{12.5} \quad h_{act} \geq h_{nom}$$

Load Adjustment Factors for 1/2" Diameter Anchors										
Adjustment Factor 1/2 in.	Spacing Tension/Shear f_{AN}		Edge Distance Tension f_{RN}		Spacing Shear f_{AV}		Edge Distance Shear			
							I Toward Edge f_{RV1}	II Toward Edge f_{RV1}	⊥ Away from Edge f_{RV3}	
Embedment Depth, in.	2-1/4	≥ 3-1/2	2-1/4	≥ 3-1/2	2-1/4	≥ 3-1/2	≥ 2-1/4	≥ 2-1/4	≥ 2-1/4	
Spacing in.	2-1/4	0.60		0.80		0.90				
	2-1/2	0.64		0.83		0.91				
	3	0.71		0.89		0.93				
	3-3/8	0.76		0.93		0.94				
	3-3/4	0.81	0.62	0.98	0.82	0.95	0.91	0.56	0.64	0.85
	4-1/4	0.88	0.67	1.00	0.86	0.97	0.92	0.63	0.70	0.87
	4-3/4	0.96	0.71		0.90	0.99	0.93	0.70	0.76	0.90
	5	1.00	0.74		0.91	1.00	0.93	0.74	0.79	0.91
	5-3/4		0.81		0.97		0.95	0.85	0.88	0.95
	6		0.83		1.00		0.96	0.89	0.91	0.96
	6-1/2		0.87				0.97	0.96	0.97	0.99
	7-1/4		0.94				0.99	1.00	1.00	1.00
7-3/4		1.00				1.00				

Edge Distance — Shear

$$f_{RV1} = \frac{c}{3h_{min}} \quad h_{act} \geq h_{min}$$

perpendicular toward edge

$$f_{RV2} = \frac{c/h_{min} + 0.75}{3.75} \quad \text{parallel to edge}$$

perpendicular away from edge

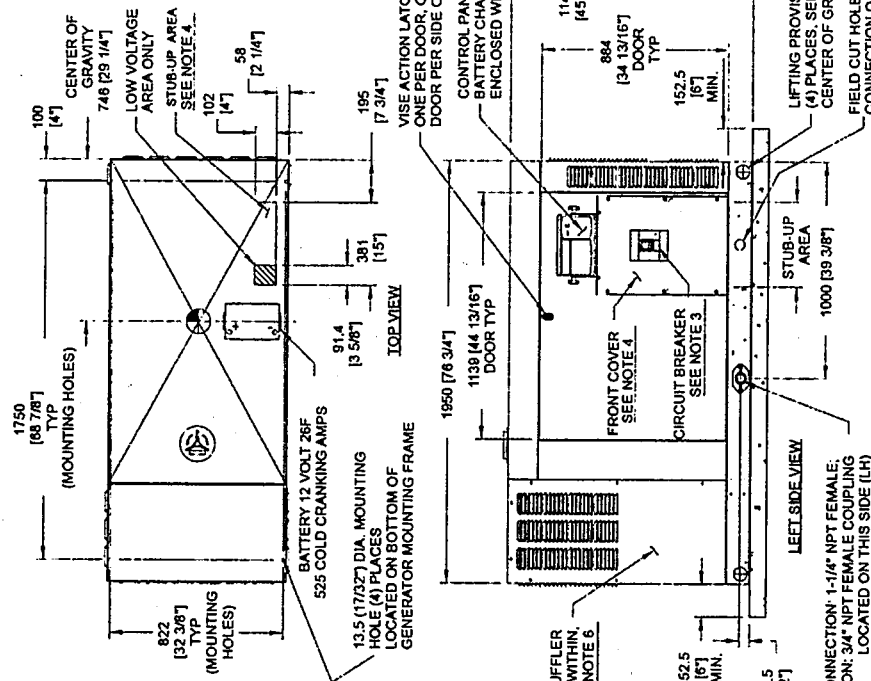
$$f_{RV3} = \frac{c/h_{min} + 5.82}{8.82}$$

Note: Edge distance and anchor spacing for all lightweight and sand-lightweight concrete are obtained by dividing the normal-weight dimensions by 0.75 and 0.85, respectively.

60 kW

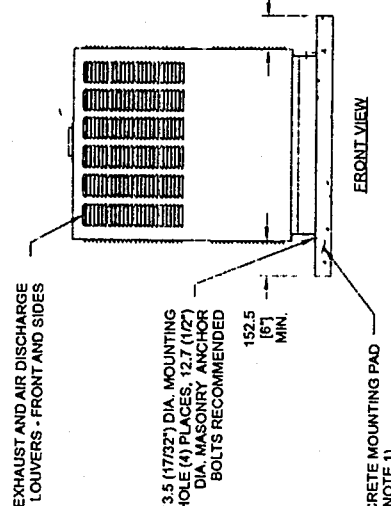
SERVICE ITEM	ACCESSIBILITY CHART
OIL FILL CAP	2.4L
OIL DIP STICK	THRU RIGHT DOOR
OIL FILTER	THRU LEFT DOOR
OIL DRAIN HOSE	THRU RIGHT DOOR
RADIATOR DRAIN HOSE	THRU LEFT DOOR
AIR CLEANER ELEMENT	THRU LEFT DOOR
SPARK PLUGS	THRU LEFT DOOR
MUFFLER	SEE NOTE 6
FAN BELT	THRU LEFT DOOR
BATTERY	THRU LEFT DOOR

REFERENCE OWNERS MANUAL FOR PERIODIC REPLACEMENT PART LISTINGS



NOTES:

- 1) MINIMUM RECOMMENDED CONCRETE PAD SIZE: 1155 (45 1/2") WIDE X 2255 (88 7/8") LONG. REFERENCE INSTALLATION GUIDE SUPPLIED WITH UNIT FOR CONCRETE PAD GUIDELINES.
- 2) ALLOW SUFFICIENT ROOM ON ALL SIDES OF THE GENERATOR FOR MAINTENANCE AND SERVICING. THIS UNIT IS TO BE INSTALLED IN ACCORDANCE WITH CURRENT APPLICABLE NFPA 37 AND NFPA 70, AND ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS, AS WELL AS ANY OTHER FEDERAL, STATE, AND LOCAL CODES FOR MINIMUM DISTANCES FROM OTHER STRUCTURES.
- 3) CIRCUIT BREAKER INFORMATION: SEE SPECIFICATION SHEET WITHIN OWNERS MANUAL.
- 4) INSIDE STUB-UP AREA FOR AC LOAD, LEAD CONDUIT CONNECTION, NEUTRAL CONNECTION, BATTERY CHARGER 120 VOLT AC (U.S. AIR MAX) CONNECTION, AND ACCESS TO TRANSFER SWITCH CONTROL WIRES. REMOVE FRONT COVER FOR ACCESS.
- 4A) FIELD CUT HOLE IS ONLY REQUIRED FOR MOUNTING OF GENERATOR ON AN EXISTING PAD.
- 5) REFERENCE OWNERS MANUAL FOR LIFTING WARNINGS.
- 6) REMOVE EITHER LEFT OR RIGHT HAND SIDE PANEL TO ACCESS EXHAUST MUFFLER AND FAN BELT.



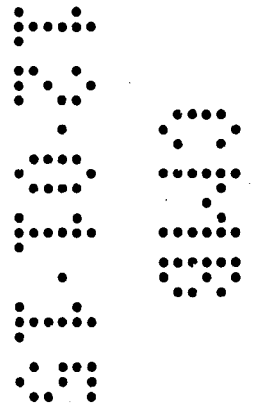
ENCLOSURE MATERIAL	WEIGHT (KG)	WEIGHT (LBS)	WEIGHT (KG)	WEIGHT (LBS)
STEEL	884 (194)	194 (428)	884 (194)	194 (428)
ALUMINUM	600 (132)	132 (291)	600 (132)	132 (291)

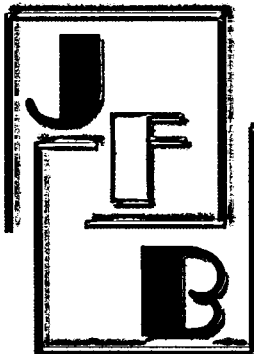
CONCRETE MOUNTING PAD (SEE NOTE 1)

FRONT VIEW

LEFT SIDE VIEW

REAR VIEW





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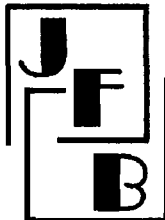
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PROJECT: 4254 Alton Road



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3 DESIGN ARCHITECTURE

4300 BISCAYNE BLVD. #G-04
MIAMI, FL 33137
P. 305-438-9377 / F. 305-438-9379

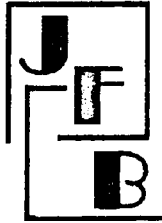
**4354 ALTON ROAD
MIAMI BEACH, FLORIDA 33139**

**STRUCTURAL CALCULATIONS
12/15/2015**

Expansion Bolt Design

\\DOCS\3DESIGN (TONY LEON)\TABLE OF CONTENTS\4354 ALTON ROAD -EXPANSION BOLT.DOC

DEC 15 2015



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PROJECT NAME 4354 Alton Rd.

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Expansion bolt design

Try: 3/4" diam KWIK bolt 3 Exp. Anchor.
w/ 6" Embedment

Capacity for shear: V_e

Enter: Hilti table

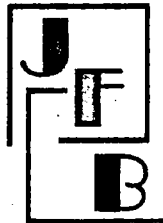
Find: Allowable shear & Reductions: V_{ALL}

$$V_{ALL} = 5495 \text{ lbs} \times 0.95 \times 0.51$$

$$V_{ALL} = 2662 \text{ lbs.}$$

$$\text{Four (4)} \quad V_{ALL} = 4 \times 2662 \text{ lbs.}$$

$$V_{ALL} = 10648 \text{ lbs}$$



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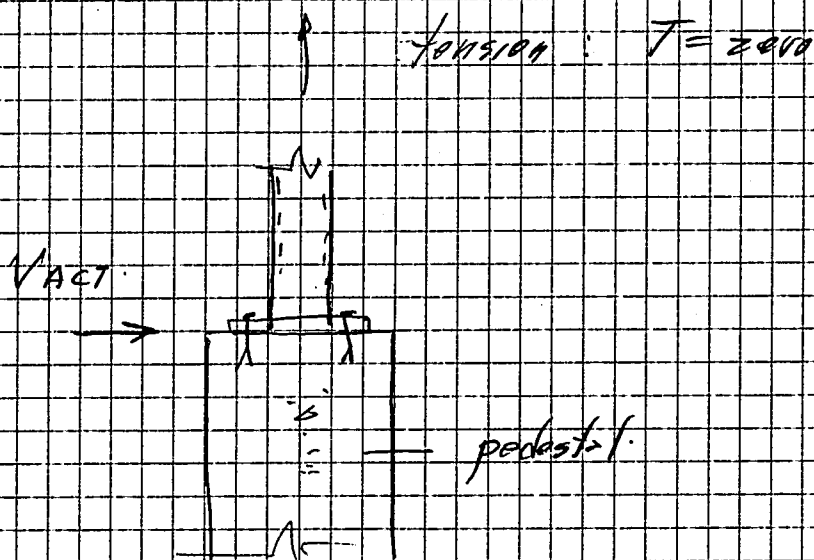
PROJECT NAME 4354 Alton Rd.

ENGINEER E.

DATE 12/15/15

PAGE 1

Sketch:

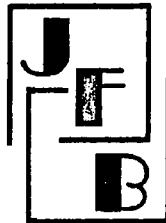


due to wind: V_{ACT}

see attached elevation for
tributary Area: A_t

$$A_t = \frac{19.3'}{2} \times \left(12' + \frac{12'}{2} \right) = 174 \text{ ft}^2$$

$$A_t = 174 \text{ ft}^2$$



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ENGINEER E

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$$V_{ACT} = 51.49 \frac{16}{\sqrt{16}} \times 174 \text{ PSF}$$

$$V_{ACT} = 8959 \text{ lbs} < V_{ALL} = 10648 \text{ lbs.}$$

SAY OK

Note: - wind pressure $W = 51.49 \text{ PSF}$
see ASCE 7-10 calculator.

KWIK Bolt 3 Expansion Anchor 3.3.6**Table 6 - Carbon Steel KWIK Bolt 3 Allowable Loads in Normal-Weight Concrete¹**

Anchor Diameter in. (mm)	Embedment Depth in. (mm)	$f'_c = 2000$ psi (13.8 MPa)		$f'_c = 3000$ psi (20.7 MPa)		$f'_c = 4000$ psi (27.6 MPa)		$f'_c = 6000$ psi (41.4 MPa)	
		Tension lb (kN)	Shear lb (kN)	Tension lb (kN)	Shear lb (kN)	Tension lb (kN)	Shear lb (kN)	Tension lb (kN)	Shear lb (kN)
1/4 (6.4)	1-1/8 (29)	300 (1.3)	530 (2.4)	365 (1.6)	530 (2.4)	430 (1.9)	530 (2.4)	550 (2.4)	530 (2.4)
	2 (51)	635 (2.8)		715 (3.2)		800 (3.6)		845 (3.8)	
	3 (76)	755 (3.4)		795 (3.5)		840 (3.7)			
3/8 (9.5)	1-5/8 (41)	730 (3.2)	1135 (5.0)	910 (4.0)	1275 (5.7)	1095 (4.9)	1315 (5.8)	1090 (4.8)	1315 (5.8)
	2-1/2 (64)	1260 (5.6)	1315 (5.8)	1555 (6.9)	1315 (5.8)	1850 (8.2)		2050 (9.2)	
	3-1/2 (89)	1580 (7.0)		1770 (7.9)		1965 (8.7)		2150 (9.6)	
1/2 (12.7)	2-1/4 (57)	1235 (5.5)	1865 (8.3)	1430 (6.4)	2300 (10.2)	1620 (7.2)	2405 (10.7)	1975 (8.8)	2415 (10.7)
	3-1/2 (89)	1930 (8.6)	2415 (10.7)	2185 (9.7)	2415 (10.7)	2440 (10.9)	2415 (10.7)	3240 (14.4)	
	4-3/4 (121)	2135 (9.5)		2355 (10.5)		2575 (11.5)		3620 (16.1)	
5/8 (15.9)	2-3/4 (70)	1920 (8.5)	2750 (12.2)	2065 (9.2)	3410 (15.2)	2210 (9.8)	3785 (16.8)	2830 (12.6)	3910 (17.4)
	4 (102)	2660 (11.8)	3910 (17.4)	3020 (13.4)	3910 (17.4)	3385 (15.1)	3910 (17.4)	4770 (21.2)	
	5-1/2 (140)	3285 (14.6)		3695 (16.4)		4100 (18.2)		5325 (23.7)	
3/4 (19.1)	3-1/4 (83)	2120 (9.4)	4090 (18.2)	2425 (10.8)	4900 (21.8)	2730 (12.1)	5310 (23.6)	3785 (16.8)	5310 (23.6)
	4-3/4 (121)	3240 (14.4)	5340 (23.8)	4260 (18.9)	5340 (23.8)	5285 (23.5)	5495 (24.4)	6155 (27.4)	6225 (27.7)
	6-1/2 (165)	4535 (20.2)		5860 (26.1)		7185 (32)		7005 (31.2)	
1 (25.4)	4-1/2 (114)	3330 (14.8)	7070 (31.4)	4050 (18.0)	7600 (33.8)	4670 (20.8)	8140 (36.2)	5070 (22.6)	9200 (40.9)
	6 (152)	4930 (21.9)	9200 (40.9)	6000 (26.7)	9200 (40.9)	7070 (31.4)	9200 (40.9)	8400 (37.4)	
	9 (229)	6670 (29.7)		7670 (34.1)		8670 (38.6)		10670 (47.5)	

¹ Intermediate load values for other concrete strengths and embedments can be calculated by linear interpolation.

3.3.6 KWIK Bolt 3 Expansion Anchor

Influence of Edge Distance and Anchor Spacing on Anchor Performance

Load Adjustment Factors for 5/8" Diameter Anchors									
Adjustment Factor 5/8 in.	Spacing Tension/Shear f_{AN}		Edge Distance Tension f_{RN}		Spacing Shear f_{AV}		Edge Distance Shear		
							I Toward Edge f_{RV1}	II Toward Edge f_{RV1}	III Away from Edge f_{RV3}
Embedment Depth, in.	2-3/4	≥ 4	2-3/4	≥ 4	2-3/4	≥ 4	≥ 2-3/4	≥ 2-3/4	≥ 2-3/4
2-3/4	0.60		0.80		0.90				
3-1/2	0.69		0.87		0.92				
4	0.75	0.60	0.92	0.80	0.94	0.90			
4-1/4	0.77	0.62	0.95	0.82	0.94	0.91	0.52	0.61	0.84
4-3/4	0.83	0.66	1.00	0.85	0.96	0.92	0.58	0.66	0.86
5-1/2	0.92	0.72		0.90	0.98	0.93	0.67	0.73	0.89
6	0.98	0.76		0.93	0.99	0.94	0.73	0.78	0.91
6-1/4	1.00	0.78		0.95	1.00	0.95	0.76	0.81	0.92
7		0.84		1.00		0.96	0.85	0.88	0.95
7-1/2		0.88				0.97	0.91	0.93	0.97
7-3/4		0.90				0.98	0.94	0.95	0.98
8-1/2		0.96				0.99	1.00	1.00	1.00
9		1.00							

Standard Anchor Embedments (in.)		
5/8	h_{min}	2-3/4
	h_{nom}	4
	h_{deep}	5-1/2
3/4	h_{min}	3-1/4
	h_{nom}	4-3/4
	h_{deep}	6-1/2 ¹
1	h_{min}	4-1/2
	h_{nom}	6
	h_{deep}	9

1. Embedment depth shown reflects embedment for carbon steel anchor, deep embedment depth for stainless steel anchor is 8 inch.

Note: Tables apply for listed embedment depths. Reduction factors for other embedment depths must be calculated using equations below.

Spacing — Tension	
$h_{min} \leq h_{act} \leq h_{nom}$	$h_{act} \geq h_{nom}$
$f_{AN} = \frac{s/h_{act} + 0.88}{3.13}$	$f_{AN} = \frac{s/h_{nom} + 0.88}{3.13}$

Edge Distance — Tension	
$h_{min} \leq h_{act} \leq h_{nom}$	$h_{act} \geq h_{nom}$
$f_{RN} = \frac{c/h_{act} + 2}{3.75}$	$f_{RN} = \frac{c/h_{nom} + 2}{3.75}$

Spacing — Shear	
$h_{min} \leq h_{act} \leq h_{nom}$	$h_{act} \geq h_{nom}$
$f_{AV} = \frac{s/h_{act} + 10.25}{12.5}$	$f_{AV} = \frac{s/h_{nom} + 10.25}{12.5}$

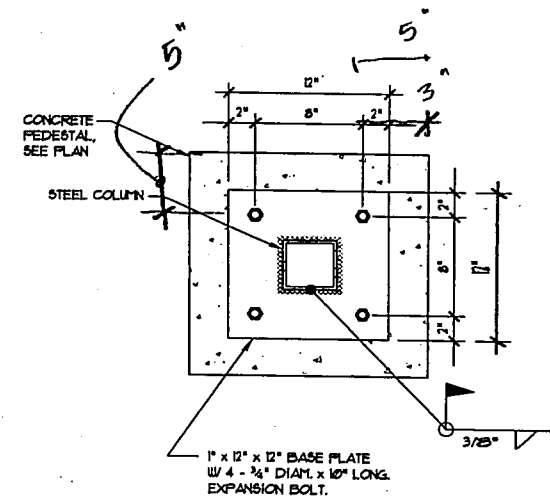
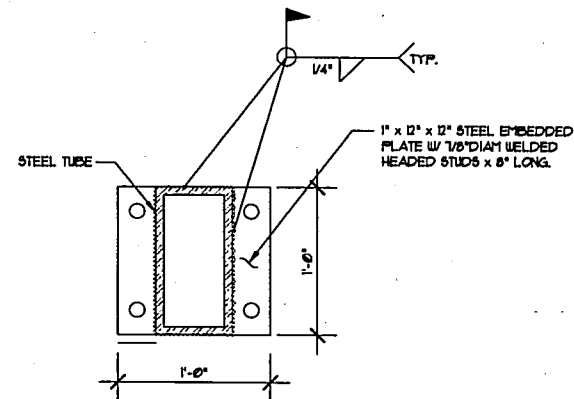
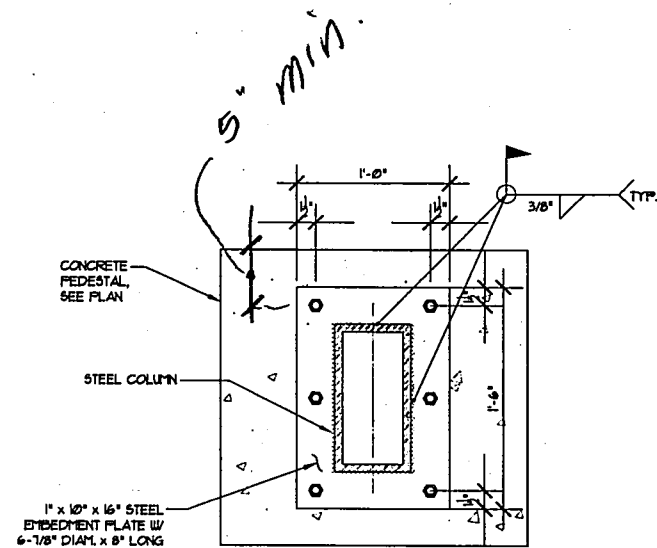
Edge Distance — Shear	
$h_{act} \geq h_{min}$	
perpendicular toward edge	
$f_{RV1} = \frac{c}{3h_{min}}$	
parallel to edge	
$f_{RV2} = \frac{c/h_{min} + 0.75}{3.75}$	
perpendicular away from edge	
$f_{RV3} = \frac{c/h_{min} + 5.82}{8.82}$	

Note: Edge distance and anchor spacing for all lightweight and sand-lightweight concrete are obtained by dividing the normal-weight dimensions by 0.75 and 0.85, respectively.

Load Adjustment Factors for 3/4" Diameter Anchors									
Adjustment Factor 3/4 in.	Spacing Tension/Shear f_{AN}		Edge Distance Tension f_{RN}		Spacing Shear f_{AV}		Edge Distance Shear		
							I Toward Edge f_{RV1}	II Toward Edge f_{RV1}	III Away from Edge f_{RV3}
Embedment Depth, in.	3-1/4	≥ 4-3/4	3-1/4	≥ 4-3/4	3-1/4	≥ 4-3/4	≥ 3-1/4	≥ 3-1/4	≥ 3-1/4
3-3/8	0.61		0.81		0.90				
4	0.67		0.86		0.92				
5	0.77	0.62	0.94	0.81	0.94	0.90	0.51	0.61	0.83
5-3/4	0.85	0.67	1.00	0.86	0.96	0.92	0.59	0.67	0.86
6-1/4	0.90	0.70		0.88	0.97	0.93	0.64	0.71	0.88
6-1/2	0.92	0.72		0.90	0.98	0.93	0.67	0.73	0.89
7	0.97	0.75		0.93	0.99	0.94	0.72	0.77	0.90
7-1/2	1.00	0.79		0.95	1.00	0.95	0.77	0.82	0.92
8-1/4		0.84		1.00		0.96	0.85	0.88	0.95
9		0.89				0.97	0.92	0.94	0.97
9-3/4		0.94				0.98	1.00	1.00	1.00
10-1/4		0.97				0.99			
10-3/4		1.00				1.00			

Load Adjustment Factors for 1" Diameter Anchors									
Adjustment Factor 1 in.	Spacing Tension/Shear f_{AN}		Edge Distance Tension f_{RN}		Spacing Shear f_{AV}		Edge Distance Shear		
							I Toward Edge f_{RV1}	II Toward Edge f_{RV1}	III Away from Edge f_{RV3}
Embedment Depth, in.	4-1/2	≥ 6	4-1/2	≥ 6	4-1/2	≥ 6	≥ 4-1/2	≥ 4-1/2	≥ 4-1/2
4-1/2	0.60		0.80		0.90				
6	0.71	0.60	0.89	0.80	0.93	0.90			
7	0.78	0.65	0.95	0.84	0.94	0.91	0.52	0.61	0.84
8	0.85	0.71	1.00	0.89	0.96	0.93	0.59	0.67	0.86
9	0.92	0.76		0.93	0.98	0.94	0.67	0.73	0.89
9-3/4	0.97	0.80		0.97	0.99	0.95	0.72	0.78	0.91
10-1/4	1.00	0.83		0.99	1.00	0.96	0.76	0.81	0.92
11-1/4		0.88		1.00		0.97	0.83	0.87	0.94
11-5/8		0.90				0.98	0.86	0.89	0.95
12-1/2		0.95				0.99	0.93	0.94	0.97
13		0.97				0.99	0.96	0.97	0.99
13-1/2		1.00				1.00	1.00	1.00	1.00
14-3/4									

CRB
01.11.16



STEEL COLUMN ST-1
GROUND FLOOR
BASE PLATE
SCALE: 1/2" = 1'-0"

1
S-11

STEEL COLUMN ST-2
SECOND FLOOR
BASE PLATE
SCALE: 1/2" = 1'-0"

3
S-11

STEEL COLUMN ST-3
GROUND FLOOR
BASE PLATE
SCALE: 1/2" = 1'-0"

4
S-11

NEW RESIDENCE 4354 ALTON RD. MIAMI BEACH, FL 33139

BISOL6

NOTICE: In addition to the requirement of this permit, there may be additional restrictions applicable to this property that may be found in the Public Records of this County and there may be additional permits required from other government entities such as water management districts, state agencies, or federal agencies. The City of Miami Beach assumes no responsibility for accuracy of or results from these plans which are approved subject to compliance with all Federal, State, and Local Laws, Rules, and Regulations.



DERM
PLAN REVIEW
FINAL
APPROVAL
DEPARTMENT OF ENVIRONMENTAL
RESOURCES MANAGEMENT

CORE REVIEWER: MADE TUC DATE: 09-25-15
SIGNATURE: [Signature]

Miami Beach Building Department	
NOTICE - A separate permit is required for the indicated items:	
Awnings	<u>1/1</u>
Doors/Windows	<u>1/1</u>
Docks/Piers/Seawalls	<u>1/1</u>
Elevators	<u>1/1</u>
Generators	<u>1/1</u>
Kitchen hoods	<u>1/1</u>
Roofing/Waterproofing	<u>1/1</u>
Shutters/Flood Panels	<u>1/1</u>
Pools/Spas/Water Features	<u>1/1</u>

PROJECT TEAM

Architect
ANTHONY LEON
3 DESIGN, INC.
4300 BISCAYNE BOULEVARD G-04
MIAMI, FLORIDA
33137
Off: 305.438.9377
Fax: 305.438.9379
E-mail: 3dtony@bellsouth.net

Structural Engineer
JUAN FERNANDEZ-BARQUIN, P.E.
STRUCTURAL ENGINEER P.E. # 40114
THRESHOLD INSPECTOR # 0947
2520 N.W. 97th AVENUE, SUITE #240
DORAL, FLORIDA 33172
PHONE: 786-336-0881, FAX: 786-336-0884
E-MAIL: jfbeng@bellsouth.net

MEP/FP Engineer
MIGUEL .E. GONZALEZ
MEGPE ENGINEERS, INC.
13301 SW 132ND AVE
MIAMI, FLORIDA 33186
Off: 786-473-8025

DRAWING LIST

A ARCHITECTURAL
S STRUCTURAL
M MECHANICAL
E ELECTRICAL
P PLUMBING
L LANDSCAPING
IRR IRRIGATION

DERM Number: 2015-0113-0920-5207
Contact Name: MR. KATE OPPENHEIMER
Contact Phone: (786) 258-5704
Project Name: BISCAYNE NEW CONSTRUCTION
Date Received: 01/13/2015
Reviewer Name:

DERM Number: 2015-0113-0920-5207
Contact Name: MR. KATE OPPENHEIMER
Contact Phone: (786) 258-5704
Project Name: BISCAYNE NEW CONSTRUCTION
Date Received: 01/13/2015
Reviewer Name:

NOTICE: In addition to the requirement of this permit, there may be additional restrictions applicable to this property that may be found in the Public Records of this County and there may be additional permits required from other government entities such as water management districts, state agencies, or federal agencies. The City of Miami Beach assumes no responsibility for accuracy of or results from these plans which are approved subject to compliance with all Federal, State, and Local Laws, Rules, and Regulations.

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

BUILDING: 1/1
ZONING: 1/1
PLUMBING: 1/1
ELECTRICAL: 1/1
MECHANICAL: 1/1
FIRE PREVENTION: 1/1
FLOOD: 1/1
PUBLIC WORKS: 1/1
STRUCTURAL: 1/1
ELEVATOR: 1/1

WASD NEW CUSTOMER DIVISION
Reviewed by: Richard Robinson
Unit: 100 Date: 10/15
VERIFICATION FOR: Not Required
ORD. LE (TL): Required
OTHER: 2015-11-18

3 DESIGN
ARCHITECTURE
4300 Biscayne Blvd. #G-04
P.O. Box 438937 | F. 305.438.9377

NEW RESIDENCE
FOR:
4354 ALTON RD
MIAMI BEACH, FL 33139

A-C-0
COVER SHEET

CONSTRUCTION DOCUMENT SET 12-10-14

ROAD FIRE SCHOOL
IMPACT FEE NOT REQUIRED
B20150104
SEP 01 2015
MIAMI-DADE COUNTY
APPROVED: [Signature]
NEW SPR 7 3,800 SF
REPLACING A SPR 7 3,800 SF

NEW RESIDENCE
AT:
4354 ALTON ROAD
MIAMI BEACH, FLORIDA 33139



PROJECT TEAM

Architect	Structural Engineer	MEP/FP Engineer	Civil Engineer	Landscape Architect
ANTHONY LEON 3DESIGN, INC. 4300 BISCAYNE BOULEVARD, G-04 MIAMI, FLORIDA 33137 Off: 305-438-9377 Fax: 305-438-9379 E-mail: 3dtony@bellsouth.net	JUAN FERNANDEZ JUAN FERNANDEZ-BARQUIN, P.E. 2520 NW 97th AVENUE, Suite 240 DORAL, FLORIDA 33172 Off: 786-336-0881 Fax: 786-336-0884 E-mail: jfbeng@f-m.fm	MIGUEL E. GONZALEZ, P.E. MEGPE ENGINEERS, INC. 13301 SW 132nd AVENUE MIAMI, FLORIDA 33186 Off: 786-473-8025 E-mail: miguelg@megpeengineers.com	STANLEY FARDIN SAMABI GROUP INC. CONSULTING ENGINEERS 13335 SW 124th STREET, Suite 111 MIAMI, FLORIDA 33186 Off: 305-454-8212 E-mail: samabi@bellsouth.net	HERBERT L. MARTIN H.L. MARTIN, Landscape Architect, PA 5965 SW 38th STREET MIAMI, FLORIDA 33155 Off: 305-790-4372 E-mail: hlmartinufiu@bellsouth.net

DRAWING LIST

A	ARCHITECTURAL
S	STRUCTURAL
M	MECHANICAL
E	ELECTRICAL
P	PLUMBING
C	CIVIL
L	LANDSCAPING
IRR	IRRIGATION

DRAWN BY:
REVISIONS:
1 8-14-15

AA0003569
ANTHONY LEON
0016/52
3DESIGN
ARCHITECTURE
4300 Biscayne Blvd. #G-04, Miami, FL 33137
P: 305.438.9377 | F: 305.438.9379

Seal and signature of Anthony Leon, dated AUG 24 2015.

NEW RESIDENCE
AT:
4354 ALTON ROAD
MIAMI BEACH, FL 33139

THESE PLANS ARE FOR BUILDING
DEPARTMENT REVIEW ONLY. THEY ARE NOT
TO BE CONSTRUED AS CONSTRUCTION
DOCUMENTS UNTIL ALL BUILDING
DEPARTMENT APPROVALS ARE OBTAINED.
A.O.O.
COVER SHEET

CFN: 20150457035 BOOK 29998 PAGE 4108
DATE: 07/18/2015 09:18:19 AM
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: July 07, 2015

FILE NO: 23153

PROPERTY: 4354 Alton Road

APPLICANT: Rhianon M. Pedro

LEGAL: Lot 20 & 21, Block 6 of Nautlius Subdivision, according to Plat thereof as recorded in Plat Book 8, Page 95 of the Public Records of Miami-Dade County, Florida.

IN RE: The Application for Design Review Approval for the construction of a new two-story single family home on a vacant lot.

ORDER

The City of Miami Beach Design Review Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

I. Design Review

A. The Board has jurisdiction pursuant to Section 118-252(a) of the Miami Beach Code. The property is not located within a designated local historic district and is not an individually designated historic site.

B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is inconsistent with Design Review Criteria 2, 4, 5, 9, 10 and 11 in Section 118-251 of the Miami Beach Code.

C. The project would be consistent with the criteria and requirements of section 118-251 if the following conditions are met:

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Page 2 of 5
Meeting Date: June 07, 2015
DRB File No. 23153

1. Revised elevation, site plan and floor plan drawings for the proposed new home at 4354 Alton Road shall be submitted to and approved by staff; at a minimum, such drawings shall incorporate the following:

a. The final design details of all exterior surface materials and finishes shall be submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

b. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.

c. Prior to the issuance of a Certificate of Occupancy, the project Architect shall verify, in writing, that the subject project has been constructed in accordance with the plans approved by the Planning Department for Building Permit.

2. A revised landscape plan, and corresponding site plan, shall be submitted to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:

a. The amount of paving facing 44" Street shall be reduced to comply with the maximum permitted width of 44" for walkways and a drive and parking area on site for one vehicle parallel to 44" Street and comply with the minimum landscape requirement, in a manner to be reviewed and approved by the Design Review Board. The applicant shall remove the paving area proposed west of the entrance drive.

b. A segregated direct pedestrian access to the site from the street(s) and sidewalk shall be provided to the main entrance, in a manner to be reviewed and approved by the Design Review Board.

c. Street trees shall be required within the swale at the front of the property if not in conflict with existing utilities, in a manner to be reviewed and approved by the Public Works Department.

d. Any existing plant material within the public right-of-way may be required to be removed, at the discretion of the Public Works Department.

e. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.

f. The utilization of root barriers and/or Silva Cells, as applicable, shall be clearly delineated on the revised landscape plan.

g. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow preventors and all other related devices and fixtures. The location of backflow preventors, siamese pipes or other related devices

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Meeting Date: June 07, 2015
DRB File No. 23153

and fixtures, if any, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.

h. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms. The location of any exterior transformers, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.

i. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect or the project architect shall verify, in writing, that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.

In accordance with Section 118-252, the applicant, or the city manager on behalf of the city administration, or an affected person, Miami Design Preservation League or Dade Heritage Trust may seek review of any order of the Design Review Board by the city commission, except that orders granting or denying a request for rehearing shall not be reviewed by the commission.

II. Variance(s)

A. All variance(s) have been formally removed as part of this application.

III. General Terms and Conditions applying to both 'I. Design Review, Approval and 'II. Variances' noted above.

A. During construction of the new home, the Applicant will maintain gravel at the front of the construction site within the first 15' of the required front yard to mitigate disturbance of soil and mud by related personal vehicles exiting and entering the site, and with an 8' high fence with a wind resistant green mesh material along the front property line. All construction materials, including dumpsters and portable toilets, shall be located behind the construction fence and not visible from the right-of-way. All construction vehicles shall either park on the private property or at alternate overflow parking sites with a shuttle service to and from the property. The Applicant shall ensure that the contractor(s) observe good construction practices and prevent construction materials and debris from impacting the right-of-way.

B. A Construction Parking and Traffic Management Plan (CPTMP) shall be approved by the Parking Director pursuant to Chapter 106, Article II, Division 3 of the City Code, prior to the issuance of a Building Permit.

C. Where one or more parcels are unified for a single development, the property owner shall execute and record an unity of title or a covenant in lieu of unity of title, as may be applicable, in a form acceptable to the City Attorney.

D. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code.

PAGE 1

PAGE 2

PAGE 3

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Page 4 of 5
Meeting Date: June 07, 2015
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E. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.

F. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.

G. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.

H. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.

I. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the application is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Findings of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans, entitled "New residence for: 4354 Alton Rd", as prepared by 3Design Architecture dated, signed and sealed May 19, 2015, and as approved by the Design Review Board, as determined by staff.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order. No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

The issuance of the approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board-approved plans, this approval does not mean that such handicapped access is not required. When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original approval was granted, the application will expire and become null and void, unless the applicant makes an application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 118 of the City Code; the granting of any such extension of time shall be at the discretion of the Board. If the Full Building Permit for the project should expire for any reason (including but not limited to construction not

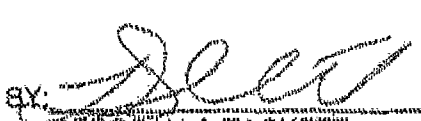
CFN: 20150457035 BOOK 29998 PAGE 4112
Page 5 of 5
Meeting Date: June 07, 2015
DRB File No. 23153

commencing and continuing, with required inspections, in accordance with the applicable Building Code), the application will expire and become null and void.

In accordance with Chapter 118 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code. Failure to comply with this Order shall subject the application to Chapter 118 of the City Code, for revocation or modification of the application.

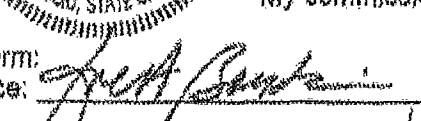
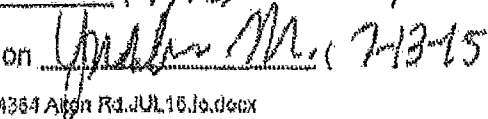
Dated this 13th day of July, 2015.

DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDA

by: 
DEBORAH J. TACKETT
DESIGN AND PRESERVATION MANAGER
FOR THE CHAIR

STATE OF FLORIDA }
COUNTY OF MIAMI-DADE }
The foregoing instrument was acknowledged before me this 13th day of July, 2015, by Deborah J. Tackett, Design and Preservation Manager, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.


NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: 07/24/17

Approved As To Form:
City Attorney's Office:  7/13/2015
Filed with the Clerk of the Design Review Board on:  7/13/15
F:\PLANS\DRB\DRB\1507-07-2015\JUL Final Order\DRB 23153 4354 Alton Rd JUL15.docx

PAGE 4

PAGE 5

DRAWN BY:
REVISIONS:
11-01-15

AA000369
ANTHONY LEON
001672
3DESIGN
ARCHITECTURE
4300 Biscayne Blvd., #G-04, Miami, FL 33137
P: 305.438.9377 | F: 305.438.9378

SEAL
NOV 20 2015

NEW RESIDENCE
AT:
4354 ALTON ROAD
MIAMI BEACH, FL 33139

THESE PLANS ARE FOR BUILDING
DEPARTMENT REVIEW ONLY. THEY ARE NOT
TO BE CONSTRUED AS CONSTRUCTION
DOCUMENTS UNTIL ALL BUILDING
DEPARTMENT APPROVALS ARE OBTAINED.

A.0.1
RECORDED
ORDER

GENERAL NOTES

- THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF JDESIGN, INC. AND MAY NOT BE USED OR REPRODUCED IN ANY MANNER WITHOUT EXPRESSED WRITTEN CONSENT.
- IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE GENERAL CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS REQUIRED TO COMPLETE ALL BUILDING SYSTEMS AND PROVIDE ALL NECESSARY APPURTENANCES FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER WITH QUALITY CRAFTSMANSHIP WITHOUT INCREASING THE CONTRACT SUM OR CONTRACT COMPLETION DATE.
- ALL WORK DESCRIBED BY THESE DOCUMENTS MUST BE PERFORMED BY CONSTRUCTION PROFESSIONALS LICENSED & INSURED IN THE STATE OF FLORIDA (F.B.C. REQUIRED). ALL WORK SHALL BE PERFORMED IN ACCORDANCE W/ THE NATIONAL ELECTRIC CODE AND F.B.C.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO COMMENCING THE WORK. IF THERE ARE ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT PRIOR TO COMMENCING THE WORK FOR CLEAR INSTRUCTION.
- DO NOT SCALE THE DRAWINGS. REFER TO FIGURED DIMENSIONS.
- THE CONTRACTOR IS TO ACQUIRE ALL REQUIRED PERMITS FOR THE DEMOLITION, CONSTRUCTION, FINISHING, AND OCCUPANCY OF THE PROJECT. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE F.B.C., LATEST EDITION.
- ALL WORK DONE UNDER THE SUPERVISION OF THE GENERAL CONTRACTOR SHALL BE IN A NEAT AND WORKMAN-LIKE MANNER IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL GOVERNING AGENCIES HAVING JURISDICTION.
- THE GENERAL CONTRACTOR IS TO PROVIDE, LOCATE AND BUILD INTO THE WORK ALL SUPPLEMENTARY MATERIALS (INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS, PITCHES, ETC.) AS REQUIRED TO PROPERLY INSTALL, SUPPORT, BRACE, AND SHORE ALL BUILDING COMPONENTS WITHIN THE SCOPE OF THE PROJECT.
- THE GENERAL CONTRACTOR SHALL REPAIR ALL DAMAGES TO THE EXISTING BUILDING DURING CONSTRUCTION RESULTING FROM SUCH LACK OF CARE AND DUE DILIGENCE AND MAY NOT CLAIM MONETARY DAMAGES OR THE DELAYS AGAINST THE CONTRACT SUM OR CONTRACT COMPLETION DATE.
- THE GENERAL CONTRACTOR SHALL COORDINATE AND SCHEDULE THE WORK OF ALL TRADES TO INSURE THAT THE PROJECT IS COMPLETED BY THE CONTRACT COMPLETION DATE.
- PRIOR TO COMMENCING WORK, THE GENERAL CONTRACTOR SHALL SITE VERIFY THE LOCATION OF ALL EQUIPMENT TO BE REMOVED/RELOCATED. REMOVALS SHALL BE COORDINATED WITH THE OWNER. IF SO DIRECTED, THE G.C. MAY INCLUDE ANY ADDITIONAL COSTS TO THE BID.
- THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL/CONSTRUCTION DEBRIS. THE DUMPER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
- IT IS THE INTENT OF JDESIGN, INC. THAT THIS WORK BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY. THE G.C. SHALL NOTIFY THE ARCHITECT/ENGINEERS OF RECORD IMMEDIATELY IF ANY DISCREPANCIES ARE ENCOUNTERED BETWEEN THE DRAWINGS AND THESE REQUIREMENTS. ANY DISCREPANCIES WILL BE RESOLVED BY ARCHITECT/ENGINEER OF RECORD PRIOR TO PROCEEDING WITH THE WORK.
- THE GENERAL CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH RED-LINE AS-BUILT DRAWINGS FOR ALL FIELD CHANGES/ADDITIONS TO THE WORK INCLUDED IN THE WORK.
- THE GENERAL CONTRACTOR SHALL PROVIDE AN ITEMIZED COST BREAKDOWN OF ALL ITEMS AND PHASES OF CONSTRUCTION AT THE TIME OF BIDDING.
- JDESIGN, INC. IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, SEQUENCES, PROCEDURES, PRECAUTIONS, OR PROGRAMS RELATED TO THIS PROJECT'S CONSTRUCTION.
- ALL WORK IS TO BE PLUM, LINE, SQUARE, AND ADEQUATELY SUPPORTED. FILL ALL VOIDS BETWEEN COMPONENTS. ALL ITEMS THAT DO NOT MEET JDESIGN, INC. SATISFACTION AS TO GOOD TRADE PRACTICES AND QUALITY CRAFTSMANSHIP WILL BE REDONE AT THE G.C.'S EXPENSE.
- THE GENERAL CONTRACTOR IS TO MAINTAIN A SAFE SITE, CLEAR OF DEBRIS AT ALL TIMES.
- THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE TO GUARANTEE THEIR WORK FOR A MINIMUM PERIOD OF ONE YEAR IN WRITING SUBMITTED WITH THE BID.
- ALL DETAILS AND SECTIONS SHOWN ON THESE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUCTED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN. IT IS THE G.C.'S RESPONSIBILITY TO FORSEE ADDITIONAL CONDITIONS PRIOR TO COMMENCING THE WORK AND NOTIFY THE ARCHITECT IMMEDIATELY.
- ALL ASSEMBLIES REFERRED TO AS FIRE-RATED SHALL BE A MINIMUM OF ONE HOUR UNLESS OTHERWISE INDICATED. ALL PENETRATIONS THROUGH ANY RATED ASSEMBLY SHALL BE PROVIDED W/ APPROVED PENETRATION RATED DEVICES.
- THE GENERAL CONTRACTOR SHALL PROVIDE CUSTOM AND MULTI-COLOR PAINT SELECTIONS FOR OWNERS APPROVAL.
- ALL HARDWARE, LIGHTING & BATHROOM FIXTURES AND MISC. SPECIFICATIONS NOT SPECIFICALLY CALLED OUT ON THE DRAWINGS SHALL BE PROVIDED BY THE OWNER.
- THE GENERAL CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR TRUSSES, STORM SHUTTERS, REINFORCING STEEL, WINDOWS, DOORS, CAST CONCRETE, ORNAMENTAL IRON, STEEL CONNECTORS, ORNAMENTAL WOOD, ETC. TO THE ARCHITECT FOR REVIEW PRIOR TO COMMENCING THE WORK.
- THE GENERAL CONTRACTOR SHALL PROVIDE A TELEPHONE AND TELEPHONE LINE AT THE JOB SITE. THE G.C. IS RESPONSIBLE FOR ITS USE.

DECAY & TERMITE PROTECTION NOTES

- TERMITE PROTECTION. TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION.
- IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, THE INITIAL CHEMICAL SOIL TREATMENT INSIDE THE FOUNDATION PERIMETER SHALL BE DONE AFTER ALL EXCAVATION, BACKFILLING AND COMPACTION IS COMPLETE.
- IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, SOIL AREA DISTURBED AFTER INITIAL CHEMICAL SOIL TREATMENT SHALL BE RETREATED WITH A CHEMICAL SOIL TREATMENT, INCLUDING SPACES BOXED OR FORMED.
- IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, PLACING IN CONCRETE FLOORS BOXED OUT OR FORMED FOR THE SUBSEQUENT INSTALLATION OF PLUMBING TRAPS, DRAINS OR ANY OTHER PURPOSE SHALL BE CREATED BY USING PLASTIC OR METAL PERMANENTLY PLACED FORMS OF SUFFICIENT DEPTH TO ELIMINATE ANY PLANNED SOIL DISTURBANCE AFTER INITIAL CHEMICAL SOIL TREATMENT.
- IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, CHEMICALLY TREATED SOIL SHALL BE PROTECTED WITH A MINIMUM 6 MIL VAPOR RETARDER TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED. ANY WORK, INCLUDING PLACE-MENT OF REINFORCING STEEL, DONE AFTER CHEMICAL TREATMENT UNTIL THE CONCRETE FLOOR IS POURED, SHALL BE DONE IN SUCH MANNER AS TO AVOID PENETRATING OR DISTURBING TREATED SOIL.
- IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, CONCRETE OVERPOUR OR MORTAR ACCUMULATION ALONG THE EXTERIOR FOUNDATION PERIMETER SHALL BE REMOVED PRIOR TO EXTERIOR CHEMICAL SOIL TREATMENT, TO ENHANCE VERTICAL PENETRATION OF THE CHEMICALS.
- IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, CHEMICAL SOIL TREATMENTS SHALL ALSO BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1 FOOT (305 MM) OF THE PRIMARY STRUCTURE SIDEWALKS. ALSO, A VERTICAL CHEMICAL BARRIER SHALL BE APPLIED PROMPTLY AFTER CONSTRUCTION IS COMPLETED, INCLUDING INITIAL LANDSCAPING AND IRRIGATION/SPRINKLER INSTALLATION. ANY SOIL DISTURBED AFTER THE CHEMICAL VERTICAL BARRIER IS APPLIED SHALL BE PROMPTLY RETREATED.
- TERMITE PROTECTION. ALL BUILDINGS SHALL HAVE PRECONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT:
THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

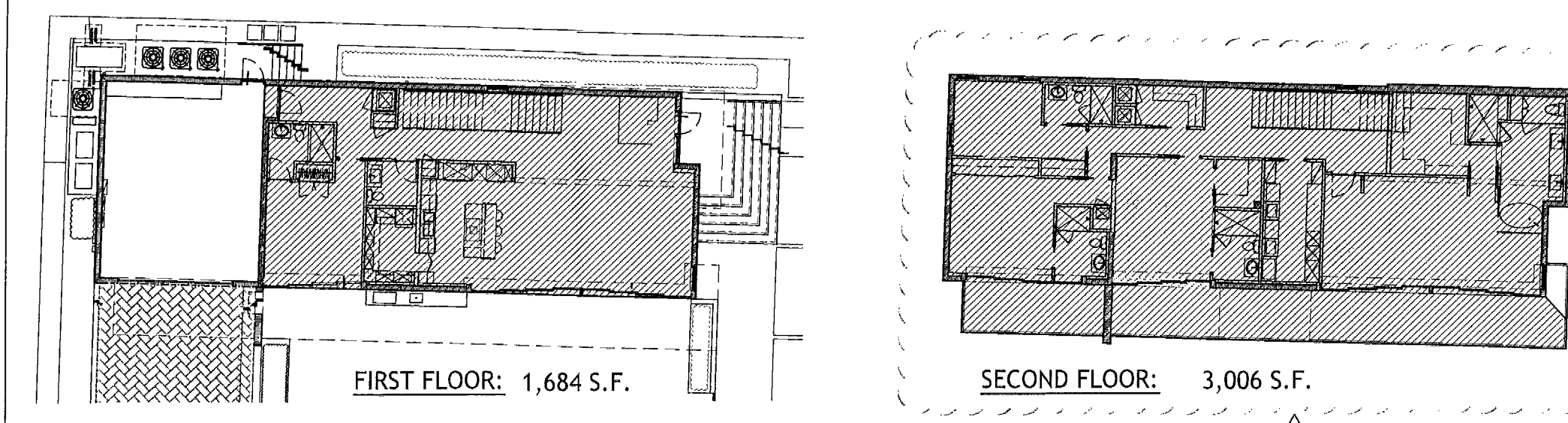
- PENETRATION. PROTECTIVE SLEEVES AROUND METALLIC PIPING PENETRATING CONCRETE SLAB-ON-GRADE FLOORS SHALL NOT BE OF CELLULOSE-CONTAINING MATERIALS AND SHALL RECEIVE APPLICATION OF A TERMITEICIDE IN ANNULAR SPACE BETWEEN SLEEVE AND PIPE.

- WHERE WOOD JOISTS, OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WITHOUT JOISTS, ARE CLOSER THAN 18" OR BELOW THE FINISH (± 0.0' NGVD), OR WOOD GIRDERS ARE CLOSER THAN 12" TO THE EXPOSED GROUND OR CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIMETER OF THE BUILDING FOUNDATION, THE FLOOR CONSTRUCTION (INCLUDING POSTS, GIRDERS, JOISTS, & SUBFLOOR) SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.

BURGLARY/SECURITY NOTES

- ALL LOCKS ON EXTERIOR DOORS AND DOORS CONNECTING GARAGE AREAS SHALL BE CAPABLE OF RESISTING A FORCE OF 300 POUNDS APPLIED IN ANY MOVABLE DIRECTION AND IN ACCORDANCE WITH RESISTANCE STANDARDS SET FORTH IN 3601.2 (F.B.C.)
- ALL SINGLE EXTERIOR SWING DOORS SHALL HAVE A LOCK TO BE KEY OPERATED FROM EXTERIOR WITH A MINIMUM OF TWO POSSIBLE KEY CHANGES OR LOCKING AUXILIARY SINGLE DEAD BOLT (MIN. 1 INCH THROW) WITH HARDENED BOLT INSERTS.
- THE ACTIVE LEAF OF PAIRS OF EXTERIOR SWING DOORS SHALL HAVE SAME LOCKS AS REQUIRED FOR SINGLE EXTERIOR SWING DOORS. THE INACTIVE LEAF OF THESE PAIRS OF DOORS SHALL HAVE MULTIPLE POINT LOCKS WITH 5/8 INCH MINIMUM THROW BOLTS WITH INSERTS.
- SLIDING GLASS DOORS SHALL BE PROVIDED WITH SLIDING DOOR DEAD BOLTS OR A BOLT OR PIN NOT REMOVABLE OR OPERABLE FROM EXTERIOR, AT THE JAMB, HEAD, SILL OR AT MEETING MULLIONS. THESE DOORS SHALL BE REINFORCED IN THE STRIKE AND LOCK AREA TO MAINTAIN BOLT STRENGTH EFFECTIVENESS, IF NECESSARY, AND SUCH DOORS SHALL HAVE NO SCREWS REMOVABLE FROM OUTSIDE WHICH WOULD FACILITATE READY ENTRY FROM OUTSIDE.
- JAMBS SHALL BE PROVIDED WITH APPROVED REINFORCED STRIKES INSTALLED WITH SCREWS AT LEAST 3" IN LENGTH AND PENETRATING SUB-BUCKS AT LEAST 1"
- HINGES ON EXTERIOR OUT SWINGING DOORS SHALL HAVE NON-REMOVABLE PINS.
- JAMBS OF ALL EXTERIOR OFFSET TYPE IN-SWINGING DOORS BE RABBETED, OR OF SIMILAR FABRICATION, TO PREVENT DEFEATING THE PURPOSE OF THE STRIKE AND THE INTEGRITY OF LOCKS AND LATCHES.
- SINGLE, SWINGING, EXTERIOR DOORS, IF WOOD SHALL BE SOLID CORE OF NOT LESS THAN 1 3/8 INCHES THICK.
- GLASS AND EXTERIOR DOORS SHALL COMPLY WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE'S STANDARD 297.1.
- VISION PANELS IN EXTERIOR DOORS OTHER THAN GLAZING WITHIN 40 INCHES OF INSIDE LOCKING ACTIVATING DEVICE OF LOOSE AND SWINGING DOORS SHALL COMPLY WITH AMERICAN NATIONAL STANDARDS INSTITUTE STANDARD 297.1.
- SLIDING GLASS DOORS AND WINDOWS SHALL BE INSTALLED AND CONSTRUCTED SO THAT NO PANEL CAN BE LIFTED FROM THE TRACKS WHEN IN THE LOCKED POSITION AND SO AS TO COMPLY WITH THE ARCHITECTURAL ALUMINUM MFGS. ASSOC. STANDARDS FOR FORCED ENTRY RESISTANCE, AAMA 1303.3.
- LOCKS IN EXTERIOR WINDOWS SHALL COMPLY WITH SECTION 3104 (F.B.C.)
- FRONT MAIN ENTRANCE DOORS SHALL BE PROVIDED WITH A DOOR SCOPE OR VISION PANELS.

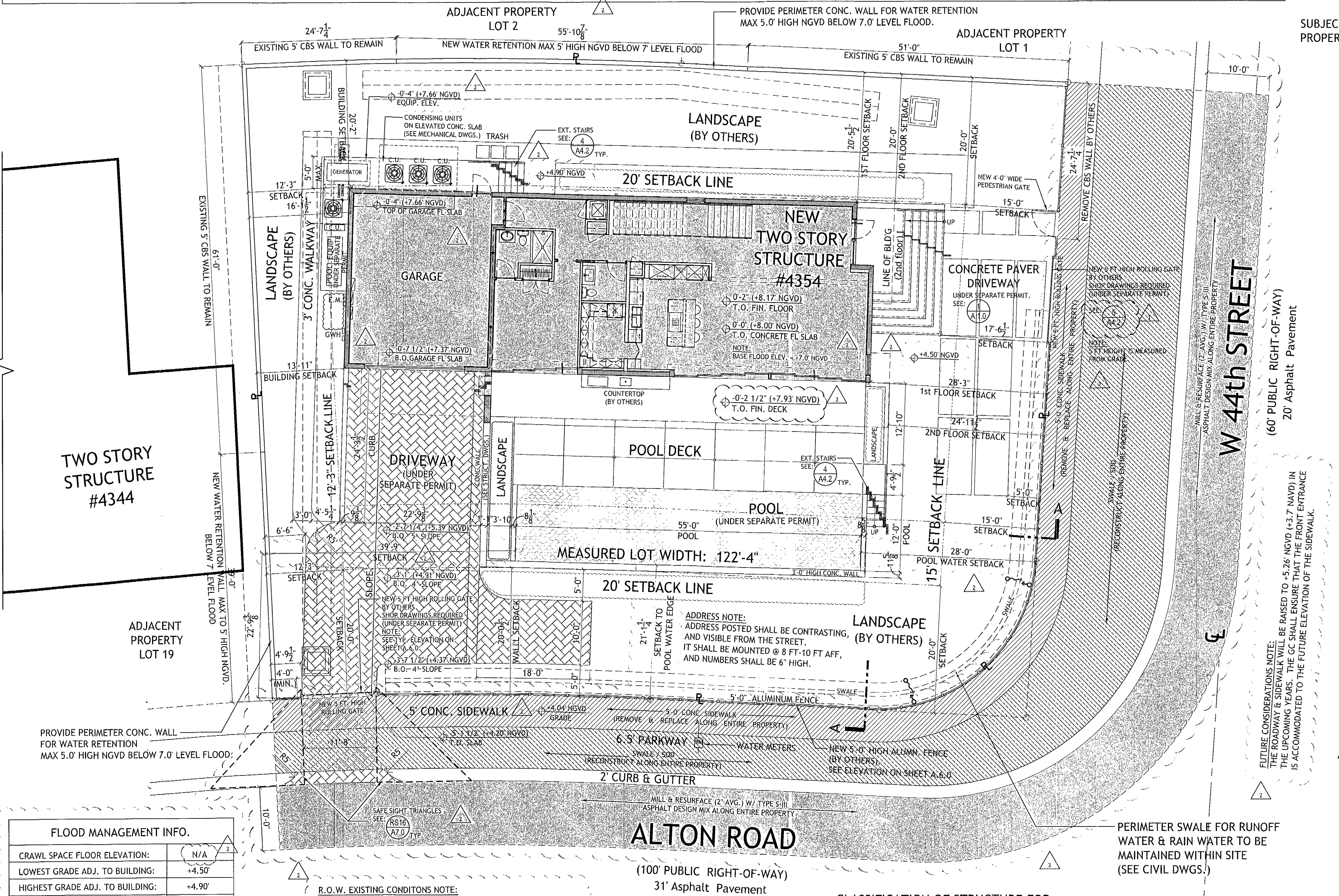
UNIT AREA DIAGRAMS:



LOT COVERAGE DIAGRAM

LOT AREA:
12,446 S.F.

LOT COVERAGE:
2,422 S.F. (19.4%)



FLOOD MANAGEMENT INFO.	
CRAWL SPACE FLOOR ELEVATION:	N/A
LOWEST GRADE ADJ. TO BUILDING:	+4.50'
HIGHEST GRADE ADJ. TO BUILDING:	+4.90'
LOWEST ELEV. OF EQUIPMENT:	+7.66'
CRAWL SPACE FLOOD AREA:	N/A
• REQ'D. NET OPENINGS AREA:	N/A
• PROVIDED NET OPENINGS AREA:	N/A

SITE PLAN

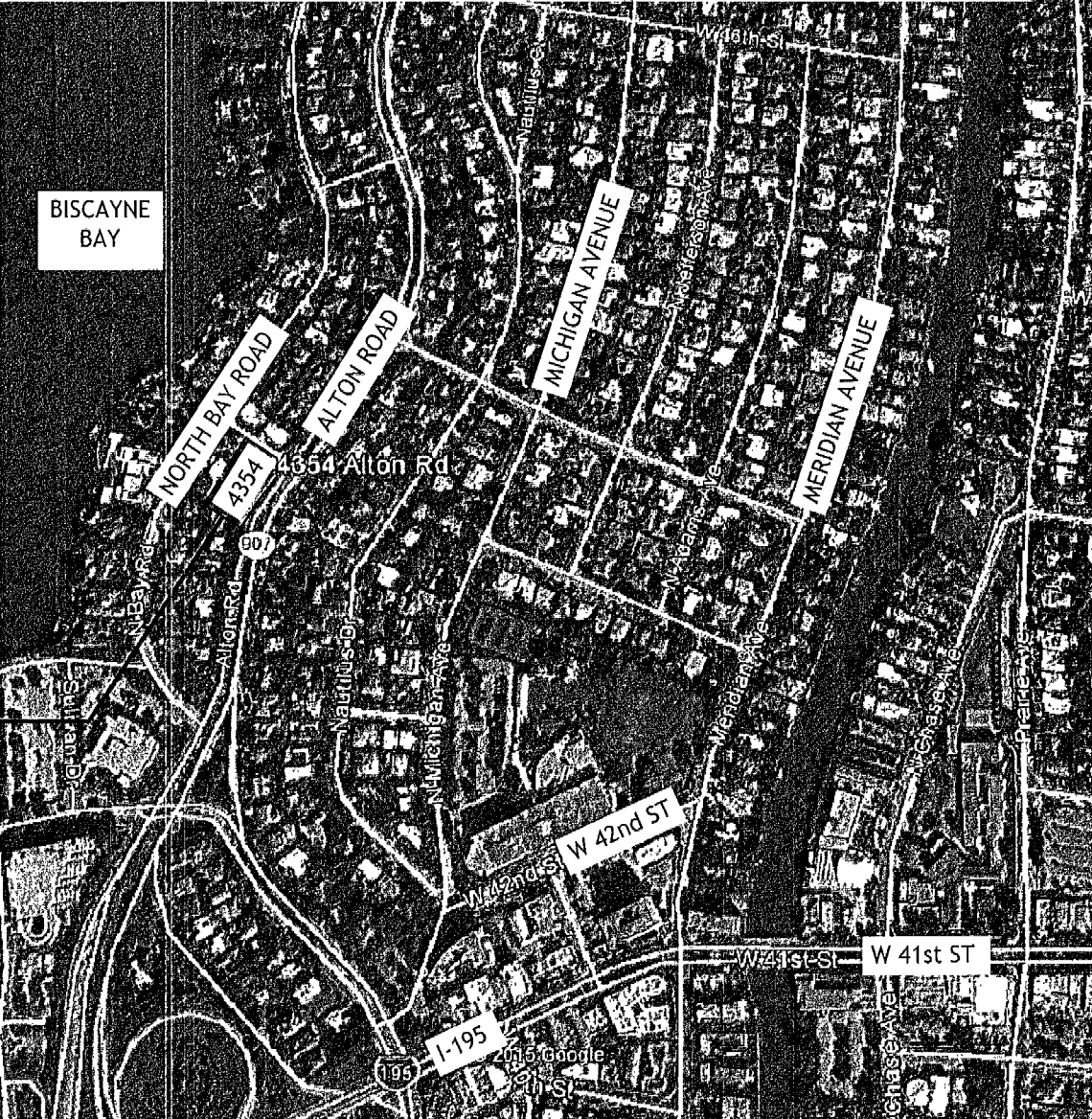
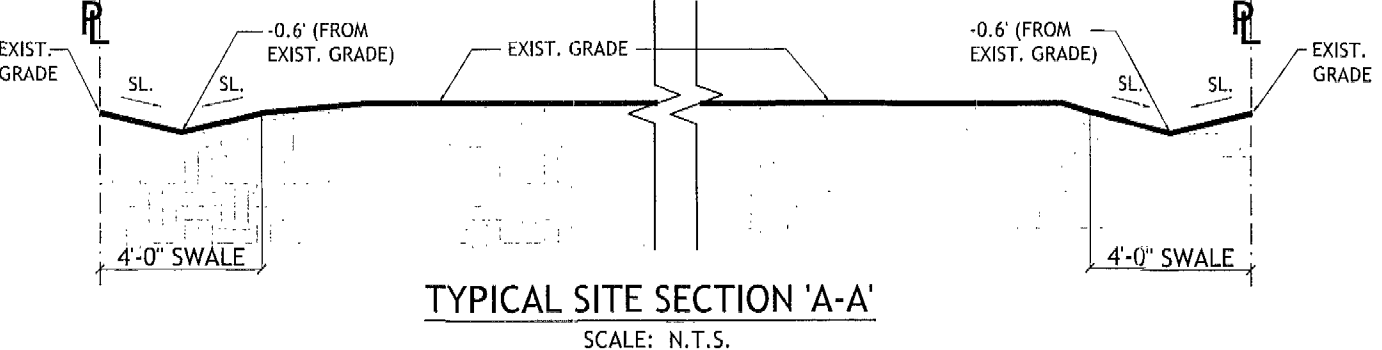
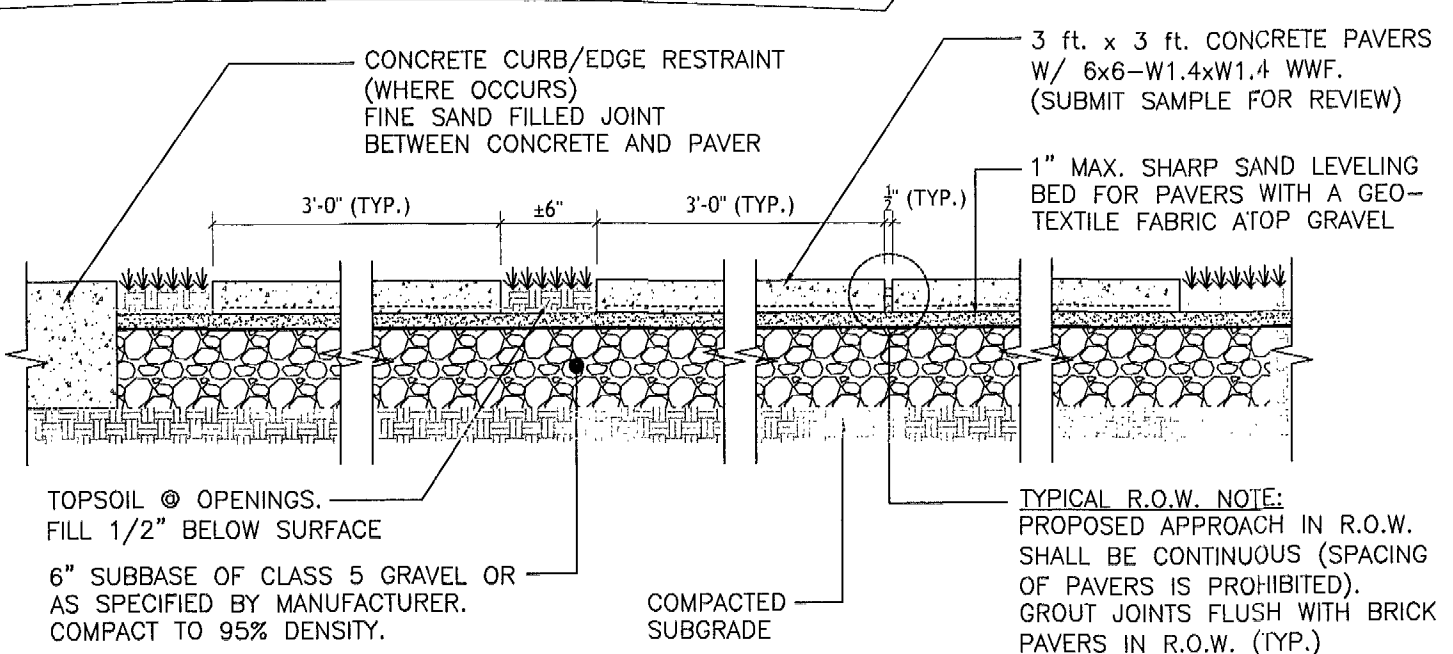
SCALE: 3/32" = 1'-0"

CLASSIFICATION OF STRUCTURE FOR FLOOD-RESISTANT DESIGN & CONSTRUCTION IS II.

NOTE:
THE POOL, FENCES, & GATES ARE UNDER SEPARATE PERMIT.

PUBLIC WORKS NOTES:

- EROSION AND SEDIMENTATION CONTROL
1. THE INLET PROTECTION DEVICE OF THE PUBLIC STORM DRAIN SHALL BE CONSTRUCTED TO FACILITATE THE CLEANOUT AND DISPOSAL OF TRAPPED SEDIMENT AND TO MINIMIZE INTERFERENCE WITH CONSTRUCTION ACTIVITIES.
2. THE INLET PROTECTION DEVICES SHALL BE CONSTRUCTED SO THAT ANY RESULTANT PONING OR STORMWATER WILL NOT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT AREAS OR STRUCTURES.
3. THE DRAINAGE AREA SHALL BE NO GREATER THAN 1 ACRE
4. PROVIDE SLT FENCE AROUND EXCAVATION
SEE SHEET A-1.2 FOR STORMWATER POLLUTION PREVENTION PLAN FOR CONSTRUCTION
- DEMOLITION AND DUST CONTROL
1. DUST CONTROL DURING DEMOLITION IS TO BE PROVIDED EITHER THROUGH
A. STRUCTURAL CONTAINMENT OR
B. WET DUST SUPPRESSION
- WORK IN RIGHT-OF-WAY
A CITY OF MIAMI BEACH RIGHT-OF-WAY CONSTRUCTION PERMIT IS REQUIRED PRIOR TO STARTING ANY DEMOLITION, &/OR CONSTRUCTION ACTIVITY, &/OR USE OF EQUIPMENT INSIDE THE RIGHT-OF-WAY, ANY WORK &/OR IMPROVEMENT WITHIN THE RIGHT-OF-WAY, OR THE 5 FT. EASEMENT, INCLUDING LANDSCAPE & IRRIGATION, REQUIRES A SEPARATE CITY OF MIAMI BEACH PUBLIC WORKS RIGHT-OF-WAY CONSTRUCTION PERMIT. SUBMITTAL OF LANDSCAPE WITHIN THE RIGHT-OF-WAY MUST BE REVIEWED AND APPROVED BY PARKS & REC. GREEN SPACE PRIOR TO A PUBLIC WORKS PERMIT. CONCRETE DECORATIVE REQUIRES A CITY OF MIAMI BEACH RIGHT-OF-WAY PERMIT FOR CONCRETE DECORATIVE DRIVEWAY CONNECTIONS PER PUBLIC WORKS MANUAL, PART 1, SECTION 2.4.4.



AERIAL VIEW/LOCATION MAP
SCALE: N.T.S.

CODE SUMMARY:

APPLICABLE CODES:
Florida Building Code - 2014
Florida Building Code Residential - 2014
City of Miami Beach Zoning Code
Florida Fire Prevention Code - 5th Edition

FOLIO No:

02-3222-011-1430

LEGAL DESCRIPTION:

LOT 20 & 21 BLOCK 6 OF NAUTILUS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, AT PAGE 95, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ZONING DATA:

ZONING DESIGNATION: RS-4
TYPE OF OCCUPANCY: SINGLE FAMILY RESIDENCE
FLOOD ZONE: AE
BASE FLOOD: 7'-0" NGVD

SCOPE OF WORK:

NEW RESIDENCE

SETBACKS:

	ALLOWED:	PROVIDED:
FRONT 1st FLOOR.....	20'-0"	50'-7"
FRONT 2nd FLOOR.....	30'-0"	50'-7"
REAR.....	20'-0"	20'-0"
INTERIOR SIDE.....	12'-3" (*10% lot width)	13'-11"
SIDE(FACING STREET).....	15'-0"	28'-3"
SUM OF THE SIDES.....	30'-7" (*25% lot width)	40'-2"

POOL (SIDE YARD)..... 5'-0" (Min.) 39'-9"

POOL (SIDE FACING STREET)..... 5'-0" (Min.) 28'-0"

*LOT WIDTH @ 20' FRONT SETBACK..... 122'-4"

BUILDING HEIGHT:

# OF STORIES.....	ALLOWED:	PROVIDED:
2	24'-0"	23'-11"

BUILDING HEIGHT FROM MIN. BASE OF FLOOD @ +7'-0" N.G.V.D. TO HIGHEST POINT OF SLOPED ROOF

AREAS:

	ALLOWED:	PROVIDED:
LOT AREA.....	12,505 SF	12,505 SF
LOT COVERAGE.....	(30%) 3,751.5 SF	(19.4%) 2,422 SF
FIRST FLOOR UNIT AREA.....	1,684 SF	1,684 SF
SECOND FLOOR UNIT AREA.....	3,006 SF	3,006 SF
TOTAL UNIT SIZE.....	(50%) 6,252.5 SF	(37.5%) 4,690 SF
GROSS UNIT SIZE (1st & 2nd Floors w/ garage).....	5,342 SF	5,342 SF

SITE PLAN NOTES:

- ALL RAINWATER TO BE CONTAINED WITHIN THE SITE. NO RUNOFF ALLOWED ONTO ADJACENT PROPERTIES. A SWALE 4" DEEP X 4' WIDE SLOPING AWAY FROM PROPERTY LINE AND ADJACENT PROPERTY TO BE PROVIDED AT PERIMETER OF PROPERTY. EXCEPT AT RETAINING WALL IN REAR.
- ALL LANDSCAPING BY OTHERS.
- ALL METAL FENCES, GATES TO BE UNDER SEPARATE PERMIT.
- ALL MISSING, BROKEN, CRACKED OR UPLIFTED SIDEWALK SHALL BE RECONSTRUCTED.
- NO TREES TO BE REMOVED ON THIS SITE.
- ALL ELECTRICAL, MECHANICAL AND PLUMBING EQUIPMENT MUST BE AT OR ABOVE BASE FLOOD ELEVATION (B.F.E.), +7'-0" NGVD.

REVISIONS:	
2	12-18-15
1	11-01-15
1	8-14-15

AA0003669
ANTHONY LEON
0016752

DESIGN
ARCHITECTURE

SEAL
JAN 11 2016

NEW RESIDENCE
AT:
4354 ALTON ROAD
MIAMI BEACH, FL 33139

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSIDERED AS A FINAL DOCUMENT UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

A.1.0

SITE PLAN