



MICROFILM IMAGES  
&  
PERMIT DOCUMENT HISTORY

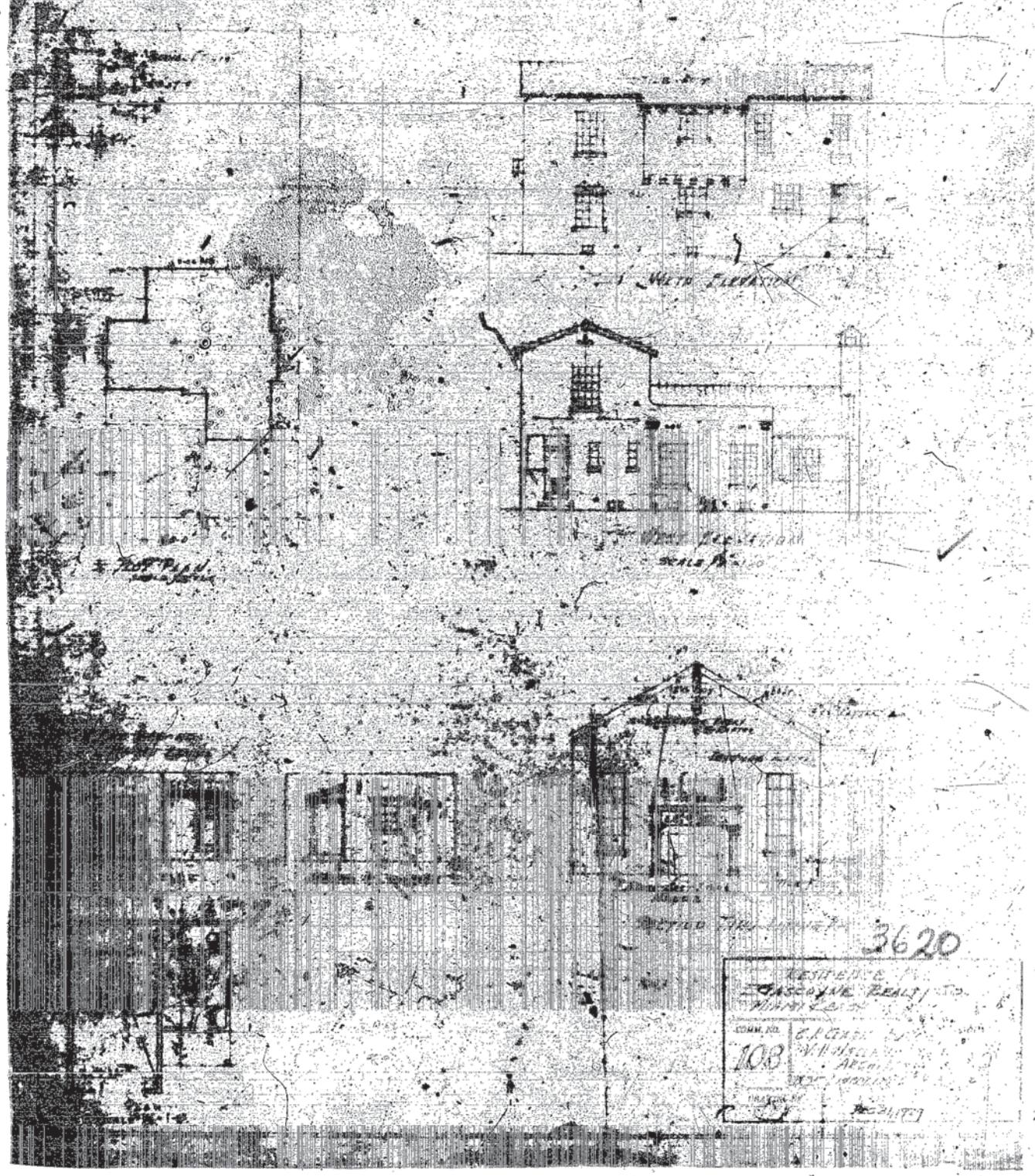
2051 N. BAY ROAD  
EXISTING RESIDENCE

MICROFILM /  
PERMIT HISTORY

INDEX OF IMAGES

A07.1	COVER SHEET
A07.2	IMAGE 1
A07.3	IMAGE 2
A07.4	IMAGE 3
A07.5	IMAGE 4
A07.6	IMAGE 5
A07.7	IMAGE 6
A07.8	IMAGE 7
A07.9	IMAGE 8
A07.10	IMAGE 9
A07.11	IMAGE 10
A07.12	IMAGE 11
A07.13	IMAGE 12
A07.14	IMAGE 13
A07.15	IMAGE 14
A07.16	IMAGE 15
A07.17	IMAGE 16
A07.18	IMAGE 17
A07.19	IMAGE 18
A07.20	IMAGE 19
A07.21	IMAGE 20
A07.22	IMAGE 21
A07.23	IMAGE 22
A07.24	IMAGE 23
A07.25	IMAGE 24
A07.26	IMAGE 25
A07.27	IMAGE 26
A07.28	IMAGE 27
A07.29	IMAGE 28
A07.30	IMAGE 29
A07.31	IMAGE 30
A07.32	IMAGE 31
A07.33	IMAGE 32
A07.34	IMAGE 33
A07.35	IMAGE 34
A07.36	IMAGE 35
A07.37	IMAGE 36

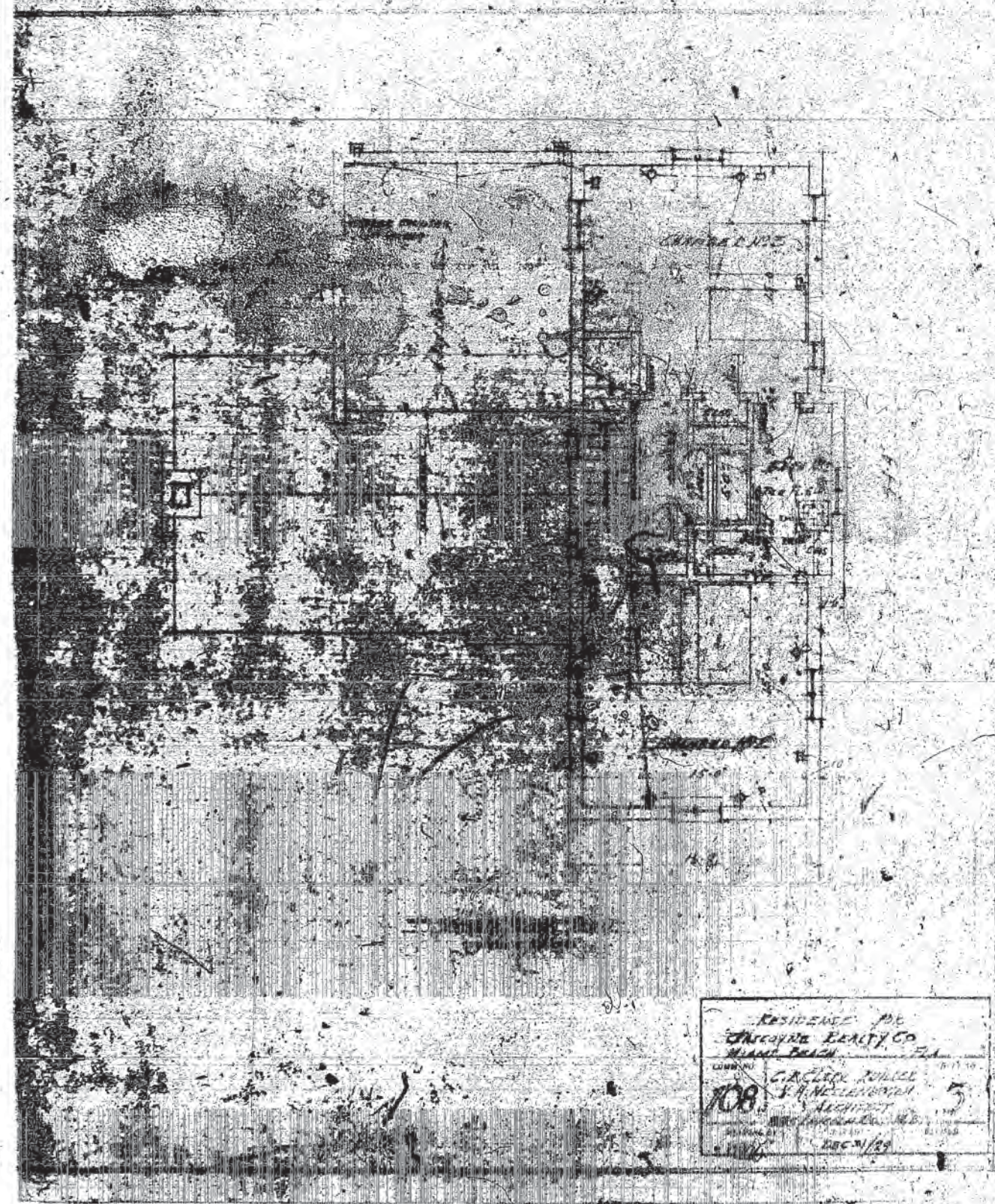






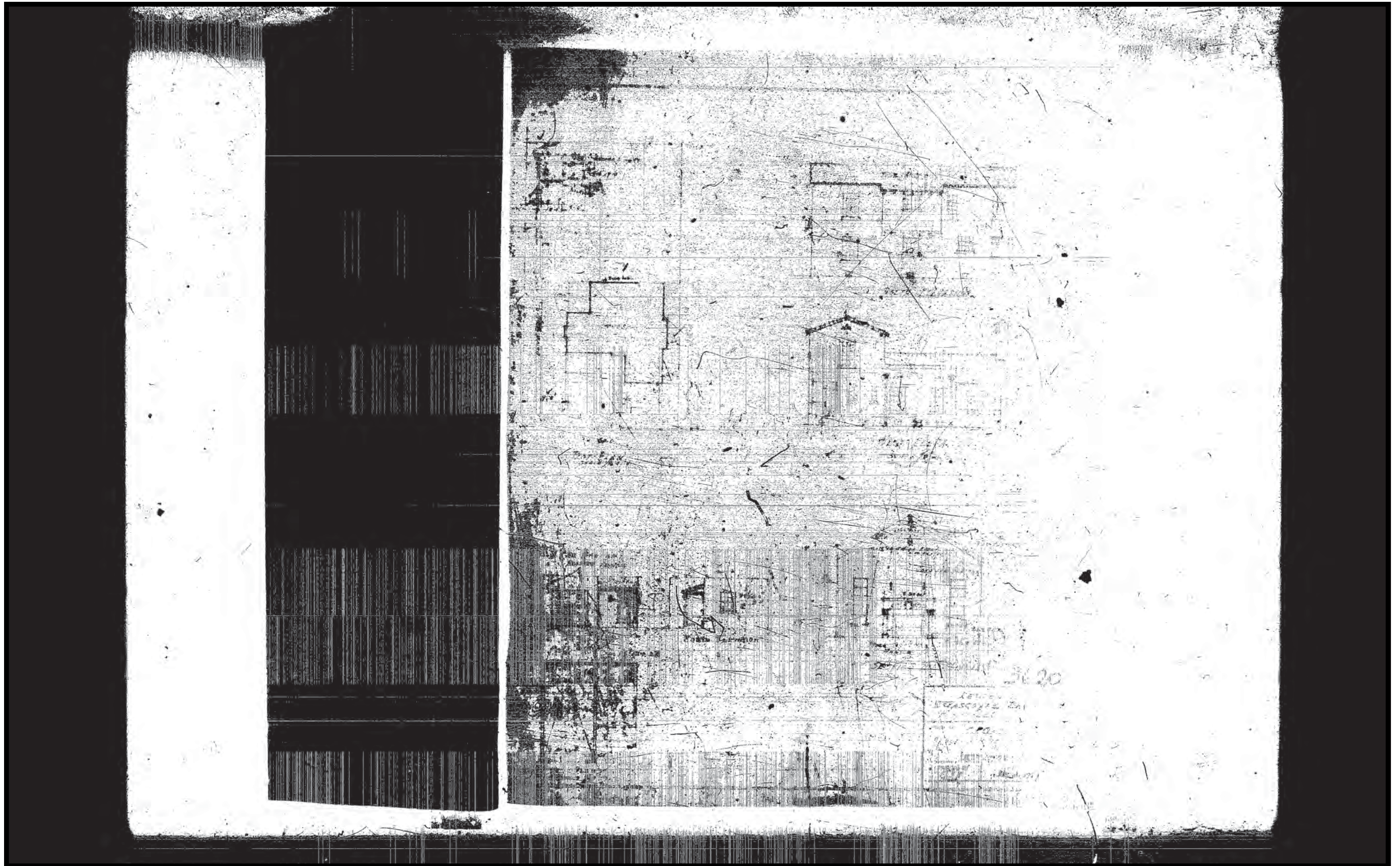






RESIDENCE NO.  
THURGOOD BEATTY CO.  
MIAMI BEACH, FLA.  
COURT NO. 108  
G. A. LEE, ARCHT.  
S. H. WELLS, ARCHT.  
JAN 1929  
DEC 1/29







Lot 27, Block 16, Sunset Lake - 2051 Bay Road  
Alterations to residence \$3,500. - Oct. 28, 1925  
A.P. Wilson, general contractor.

Capt. O. M. Goodsell:

E. Feder

Owner Gascoyne Realty Co.

Mailing Address

Permit No. 3620

Cost \$ 12,500.

Lot 27 Block 16

Subdivision SUNSET LAKE

Address 2051 Bay Road

General Contractor C. R. Clark

Bond No. 850

Engineer 3227-08-163

Architect V. H. Nellenbogen

Lot Size 60 X 162

Height

Stories

Zoning Regulations: Use

Area

Use Residence & Garage

Building Size: Front

Depth

Foundation Pile & Reinf. conc.

Roof

Date Jan. 3- 1930

Certificate of Occupancy No.

Type of Construction c/b/s

Plumbing Contractor Homan # 5044

Sewer Connection

Date Feb. 10-1930

8 fixtures- 2 gas

Temporary Closet

Date

Plumbing Contractor

Water Closets

Bath Tubs

Floor Drains

Date

Lavatories

Showers

Grease Traps

Urinals

Sinks

Drinking Fountains

Gas Stoves

Gas Heaters

Rough Approved

Date

Gas Radiators

Gas Turn On Approved

Septic Tank Contractor

Tank Size

Date

Oil Burner Contractor

Tank Size

Date

Sprinkler System

Electrical Contractor Hardy # 1339

Address

Date Jan. 22-1930

Switch

Range

Motors

Fans

Temporary Service

OUTLETS Light 50

HEATERS Water

Space

Centers of Distribution

Receptacles

Refrigerators

Sign Outlets

No. FIXTURES 32

Electrical Contractor

Hardie Iron Works

Date 3/18/1930

FINAL APPROVED BY

Date of Service

Alterations or Repairs—Over

# 17001 - Re-roofing -Giffen Roofing Co: \$115.00- Oct. 19, 1942

MICROFILM /  
PERMIT HISTORY  
TITLED:  
3613,3619,3620

ALTERATIONS & ADDITIONS

Building Permits: #21214.....Roofing....Giffen Roofing Co.....\$392.00.....Nov. 5, 1945

#41192 Remodeling old garage into room, new windows & raise floor; no kitchen: owner: \$ 450: Apr 15, 1953

51236 Wet Sandblasting -----Ace Sandblasting 300 August 14, 1956

51256 Install new jealousies on rear porch and closing up one win. dw. --- Sam Reitman, contractor 300..Aug. 14, 1956

Feder #51355 ADDITION (Small tool house 6' x 8' x 10') \$ 200. Sept. 4, 1956 (must be 5-ft from lot line) Sam'l Reitman, contractor.

#71963 Sears Roebuck: 2 - 2 hp wall unit air cond.; 1 - 1 hp wall unit air cond. - \$1,000. - 7/7/64 OK Flaag 1/21/65

#11827-Hy Weiss-Painting-\$875-7-29-77

#17277-J Mitchell Goberna-Roof clean and paint-\$325-12-28-79

Plumbing Permits: George W. White- 3 fixtures- Nov. 28- 1925

Electrical Permits: #60927 Lyon Elec Co., Inc.: 1 motor, 0-1 hp; 1 meter change; 1 cent. of dist. - 5/11/64

#63960 A. C. Elec. Co. of Fla.: 1 motor, 0-1 hp - 9/26/66

#68554 - Holbert Elect. - 2 space heaters xxxxx other - 1 service 150 amp 1/27/71

8305

LOT: 27 BLOCK: 16 SUBDIVISION: SUNSET LAKE ADDRESS: 2051 Bay Rd

ALTERATIONS & ADDITIONS

BUILDING PERMITS #29608 12/23/86 Peter Zara reroof 16 sqs \$3,200.

#M9461 - J&T A/C - 1 A/C wind - 10-20-87C1 (one A/P wall room unit)

PLUMBING PERMITS

ELECTRICAL PERMITS

A07.6



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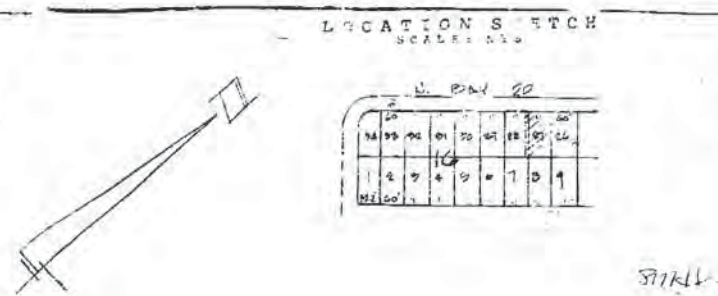
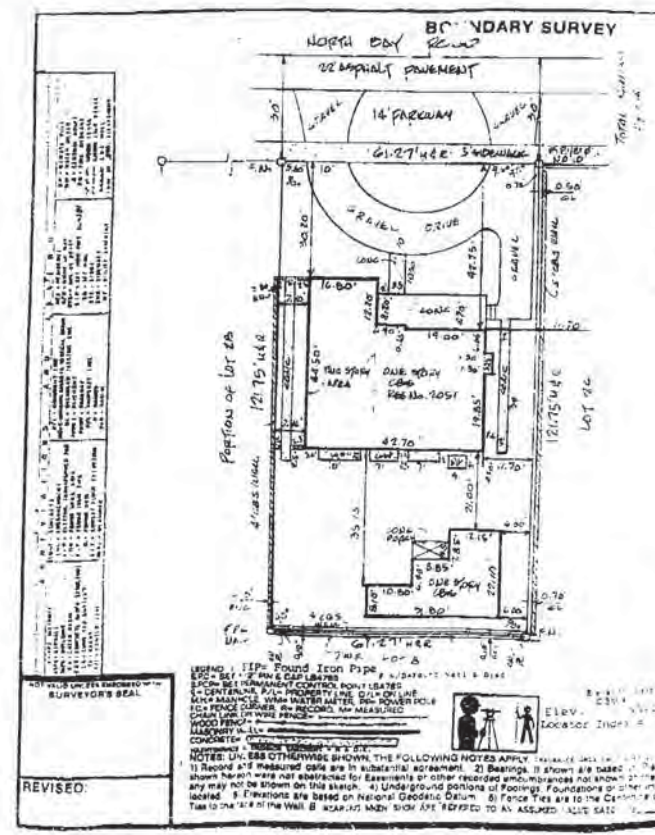
**LASON**  
The Information Management Company

**PERMIT #**  
B0001252



EXISTING LIV. SP. 2,614.00  
NEW LIV. SP. 195  
TOTAL LIV. SP. 2,809.00

C-1 COVER, SITE PLAN  
S-1 FLOOR PLAN  
S-2 ELEVATIONS AND WALL  
S-3 COTTAGE PLAN AND DETAILS  
S-4 STRUCTURAL DETAILS



CERTIFIED TO: TERRY H. TYLER, A SINGLE MAN, 7051 N. BAY RD., MIAMI BEACH,  
FLORIDA 33139., NEAL S. LITMAN, P.A., ATTORNEYS' TITLE INSURANCE FUND, INC.,  
WASHINGTON MUTUAL BANK, P.A., ITS SUCCESSORS AND/OR ASSIGNS, ATINA.

ACAL DESCRIPTION: LOT 1, IN BLOCK 16 MENARD PLAT SURVEY LAKE SUBDIVISION AND THE  
NORTHEASTERLY 1.27 FEET OF LOT 28, BLOCK 16, AMENARD PLAT SURVEY LAKE SUBDIVISION,  
ACCORDING TO THE FLAT THEREOF, RECORDED IN PLAT BOOK A, PAGE 327, OF THE PUBLIC RECORDS  
OF DADE COUNTY, FLAIDA; SAID NORTHEASTERLY 1.27 FEET DESCRIBED AS FOLLOWS:

BEGIN AT THE SAID CORNER OF LOT 28, THENCE RUN SOUTHWESTERLY A DISTANCE OF 1.27 FEET TO A  
POINT; THENCE RUN IN SOUTHEASTERLY DIRECTION A DISTANCE OF 121.75 FEET TO A POINT; THENCE  
RUN IN NORTHEASTERLY DIRECTION A DISTANCE OF 1.27 FEET TO THE SOUTHWESTERLY CORNER OF LOT  
28; THENCE RUN IN A NORTHWESTERLY DIRECTION A DISTANCE OF 121.75 FEET TO THE POINT OF BEGINNING.

[illegible]

KELLER RESIDENCE  
2051 N BAY ROAD  
MIAMI BEACH, FLORIDA 33140

**SITE PLAN AND COVER SHEET**

DATE: 12-13-99
DRAWN BY: AC
SCALE: 1"=20'

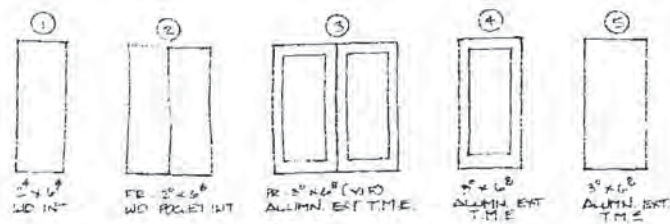
**LANDERS, P.E.**  
1400 W. 10th St., Suite 200  
Tulsa, OK 74106  
(361) 623-3038  
Fax: (361) 623-3038

C-1

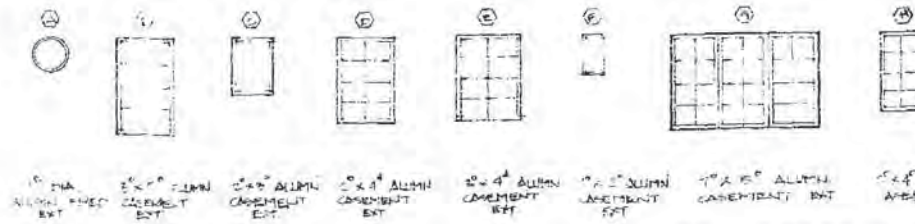


# ELECTRICAL LEGEND

- ⊕ DUPLEX OUTLET RECEPTACLE
- ⊕ QUAD RECEPTACLE
- ⊕ 6-11 RECEPTACLE
- ⊕ FLOOR BOX RECEPTACLE
- ⊕ DEDICATED RECEPTACLE
- ⊕ TELEPHONE OUTLET
- ⊕ CABLE TELEVISION OUTLET
- ⊕ SWITCH PAD
- ⊕ SWITCH, 3-WAY
- ⊕ SMOKE DETECTOR, ELEC. BATT.
- ⊕ DOOR CHIMES, BELL
- ⊕ RECESSED LIGHT FIXTURE
- ⊕ SURFACE MOUNTED LIGHT FIXT.
- ⊕ SURFACE MOUNTED FLUORESCENT
- ⊕ WALL MOUNTED LIGHT FIXTURE
- ⊕ EXHAUST FAN
- ⊕ CABINET LIGHTING
- ⊕ HANGING LIGHT FIXTURE

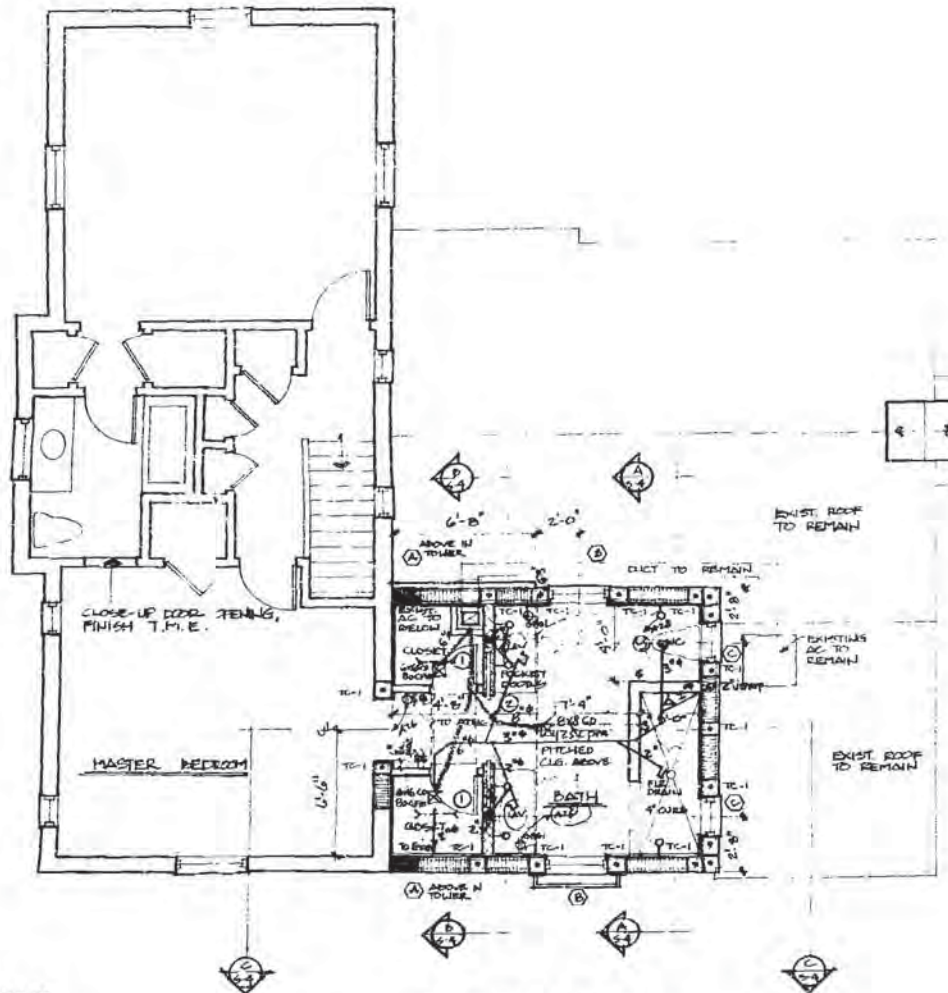


DOOR SCHEDULE



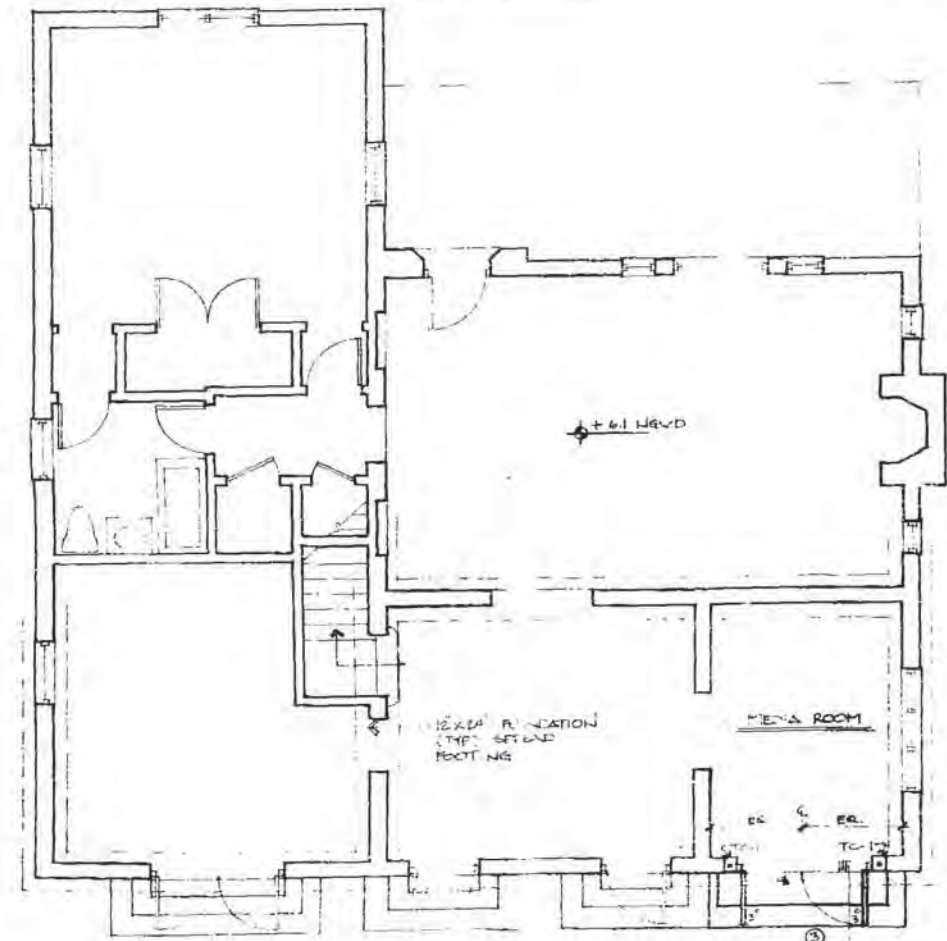
WINDOW SCHEDULE

NOTE: CONTRACTOR TO VERIFY ALL EXIST. + DIMENSIONS. EXIST. + DIMENSIONS. MATCH NEW TO EXISTING.



SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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

## SCHEDULES

### FOUNDATION

F-1 FOOTER @ WALL: 24"X48" W/4-#5 BARS CONT. W/5 TRANSVERSE BARS 48" O.C.

### COLUMNS

TC-1 1-#5 BAR IN FILLED CELL

TC-2 2-#5 BARS W/ #3 TIES @ 12" O.C. IN 6" x 6" COL.

TC-3 8"X12" W/4-#5 BARS & #3 TIES @ 12" O.C.

TC-4 16"X16" W/4-#5 BARS & #3 TIES @ 12" O.C.

TC-5 8"X16" W/2-#5 BARS

### BEAMS

TB-1 8"X8" W/2-#5 BARS

TB-2 8"X12" W/4-#5 BARS & #3 STIRRUPS @ 12" O.C. W/2-#5 BARS @ 12" O.C. @ 12" O.C.

3/20/99

KELLER RESIDENCE  
2051 N. BAY ROAD  
MIAMI BEACH, FLORIDA 33140

## FLOOR PLAN AND SCHEDULES

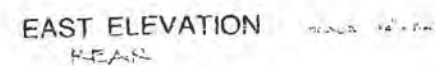
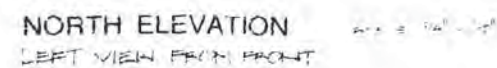
DATE: 12-15-99  
DRAWN BY: A.C.  
SCALE: 1/4" = 1'-0"

LANDERS, P.E.

5-1

12/20/99





KELLER RESIDENCE  
2051 N. BAY ROAD  
MIAMI BEACH, FLORIDA 33140

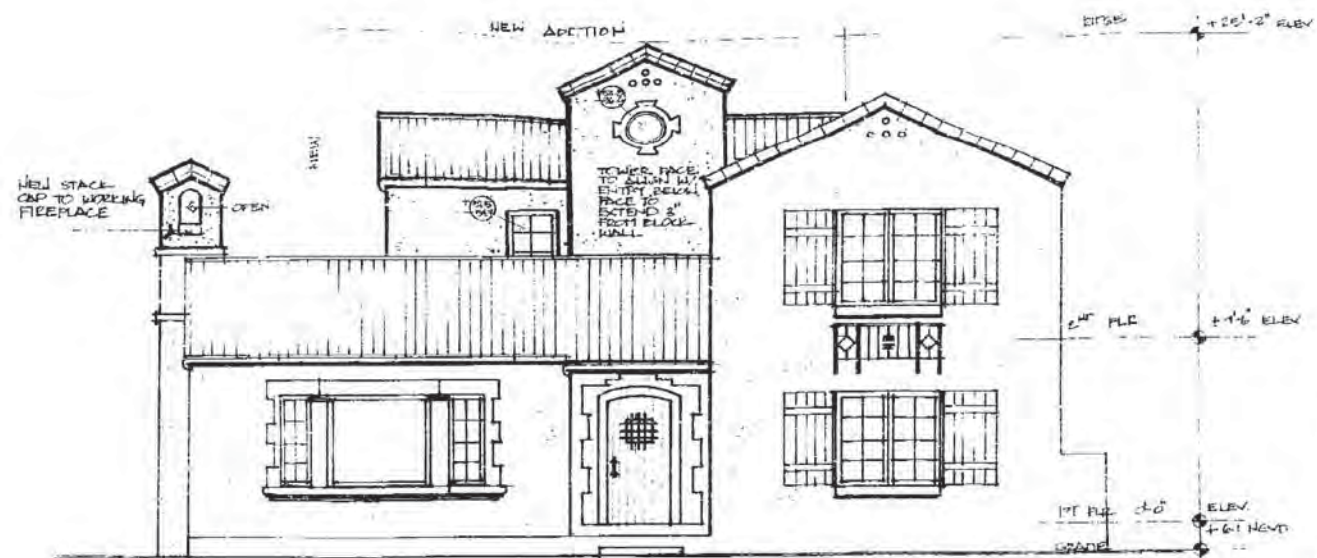
## ELEVATIONS AND WALL DETAIL

SCALE  $\frac{1}{4}'' = 1'-0''$

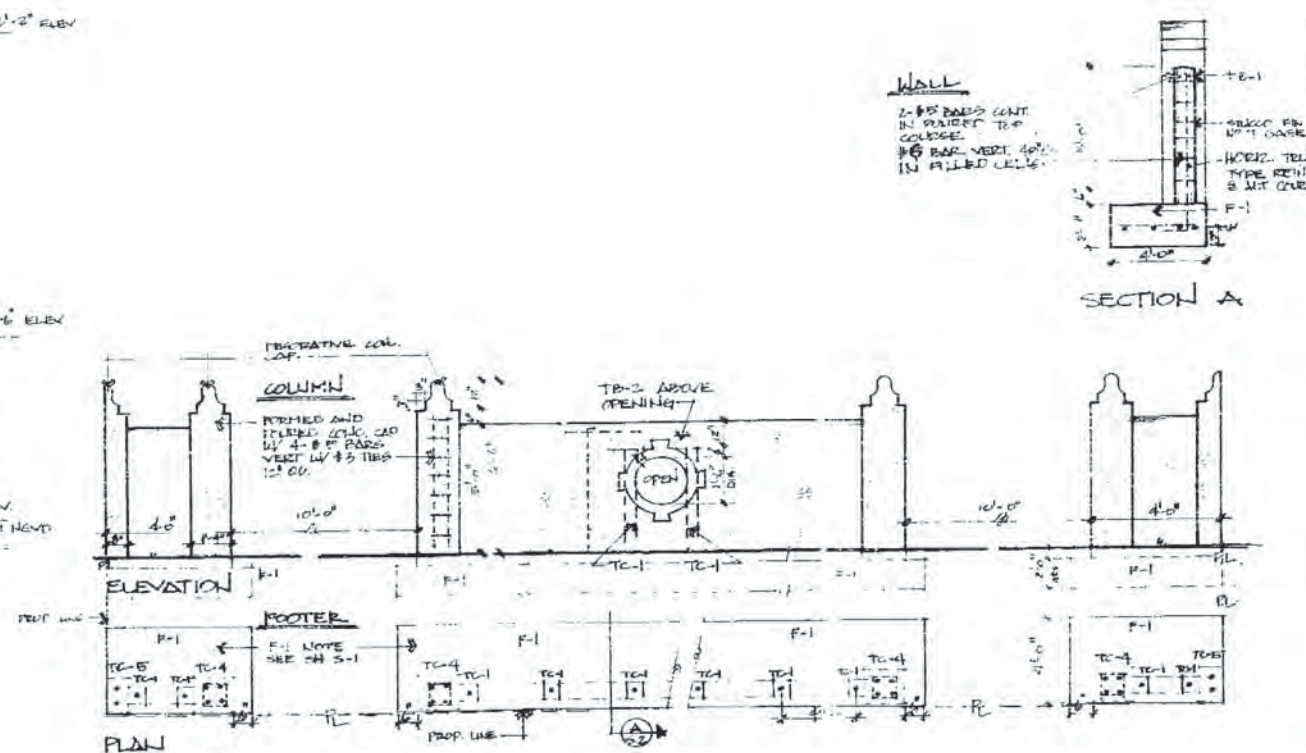
**ANDERS, P.E.**

S-2

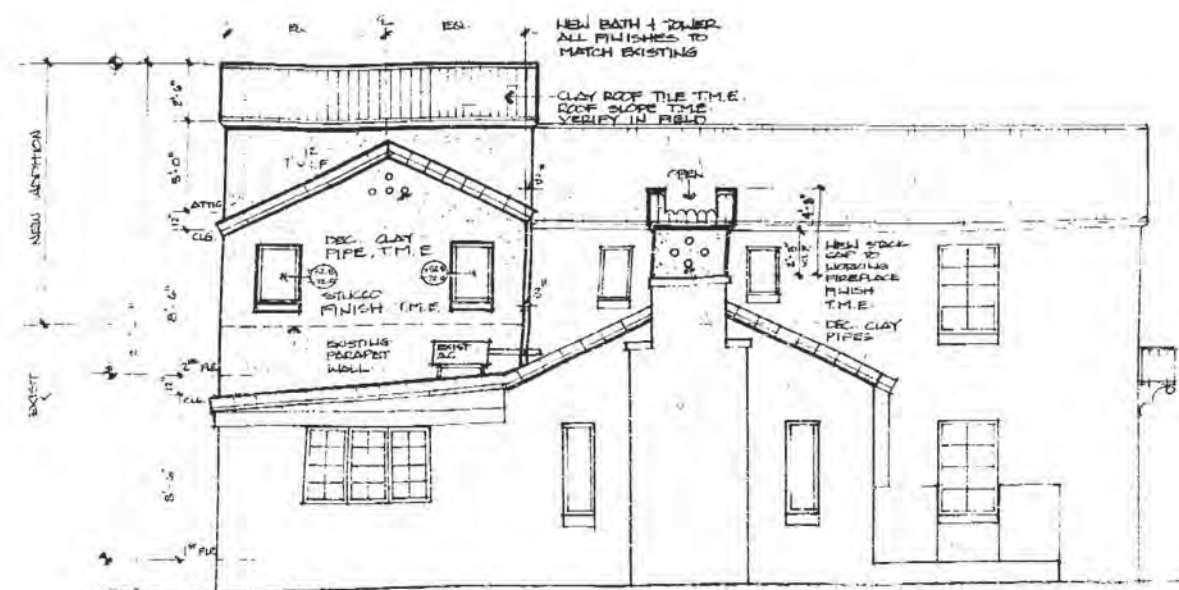




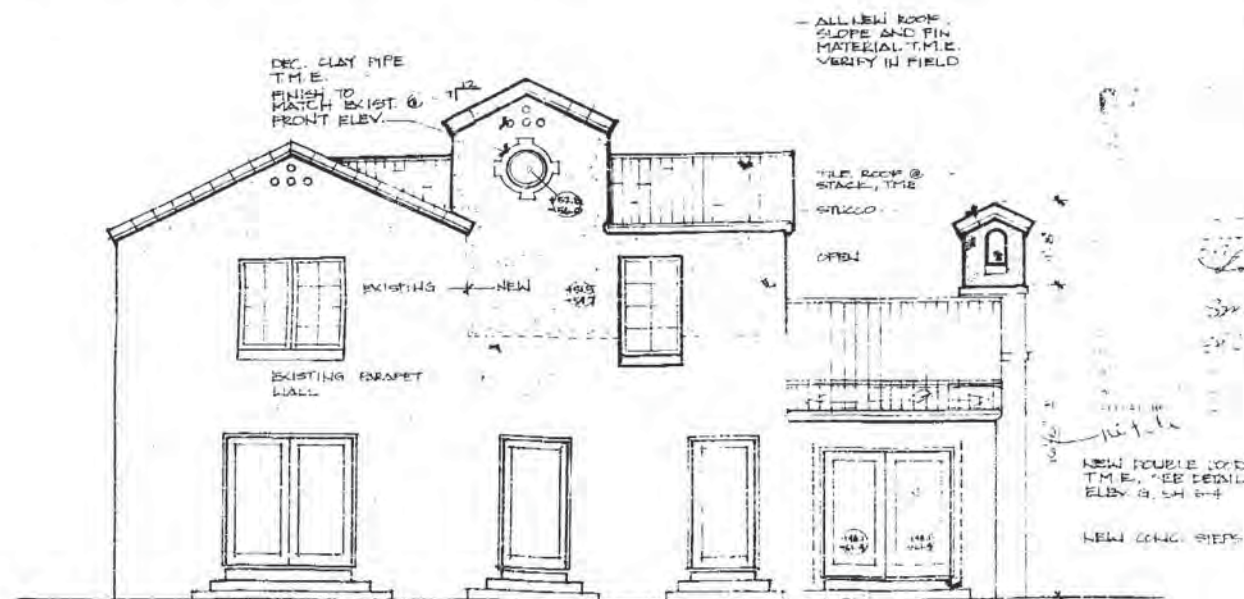
WEST ELEVATION SCALE: 1/2" = 1'-0"



FRONT WALL @ PROPERTY LINE 3/8" = 1'-0"



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



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

*John J. Landers*  
12-15-19

KELLER RESIDENCE  
2051 N. BAY ROAD  
MIAMI BEACH, FLORIDA 33140

ELEVATIONS AND WALL DETAIL

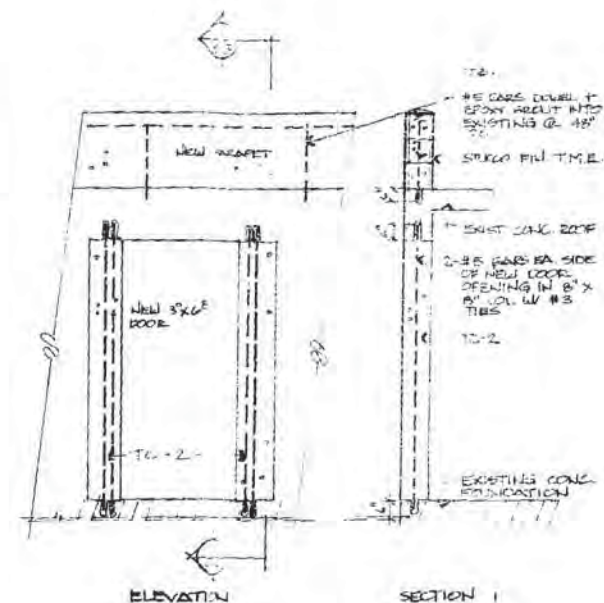
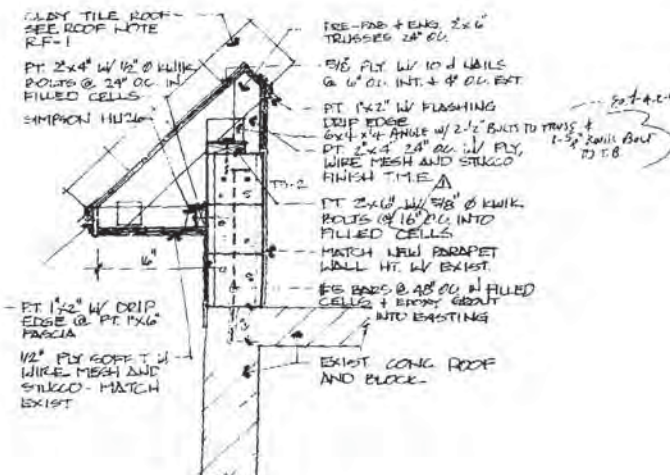
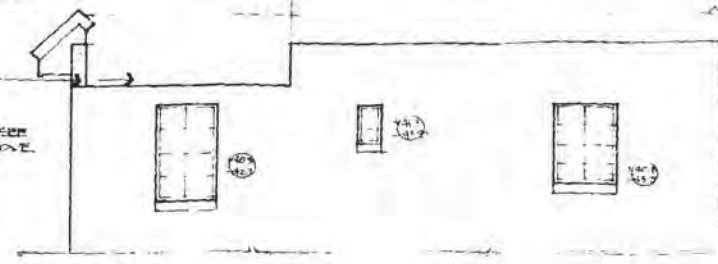
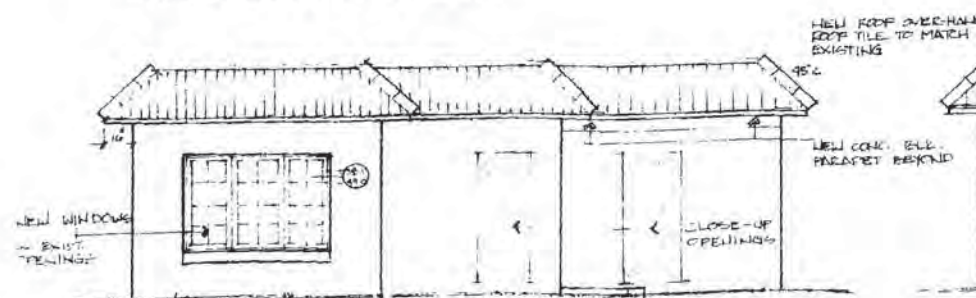
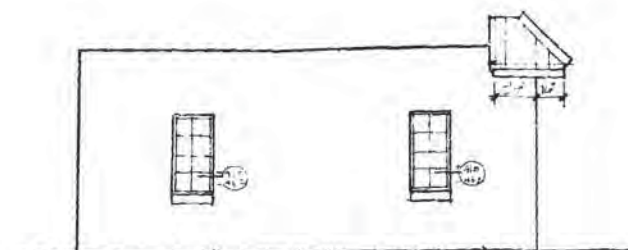
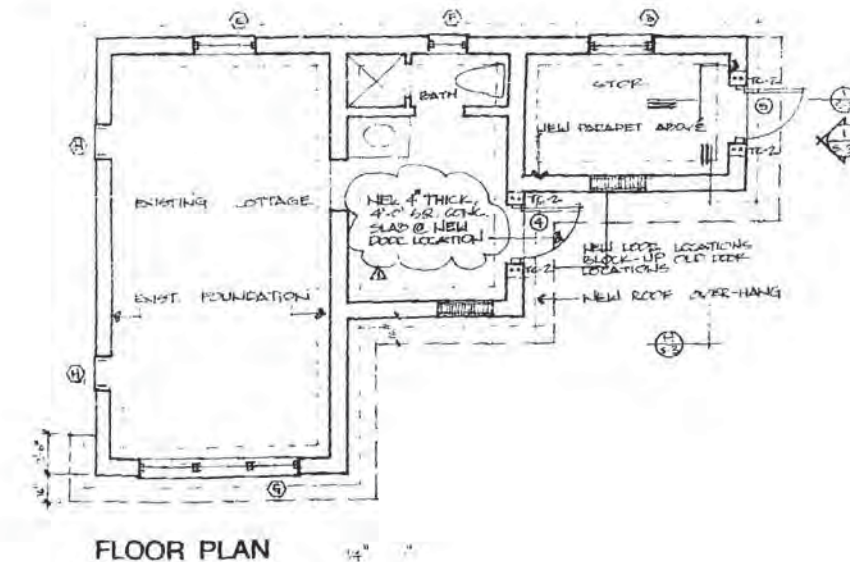
DATE 12-15-19  
DRAWN BY AC  
SCALE 1/4" = 1'-0"

LANDERS, P.E.  
12-15-19

S-2

12-15-19





REVISIONS  
3-25-00 COMMENTS.

KELLER RESIDENCE  
2051 N RAY ROAD  
MIAMI BEACH, FLORIDA 33140

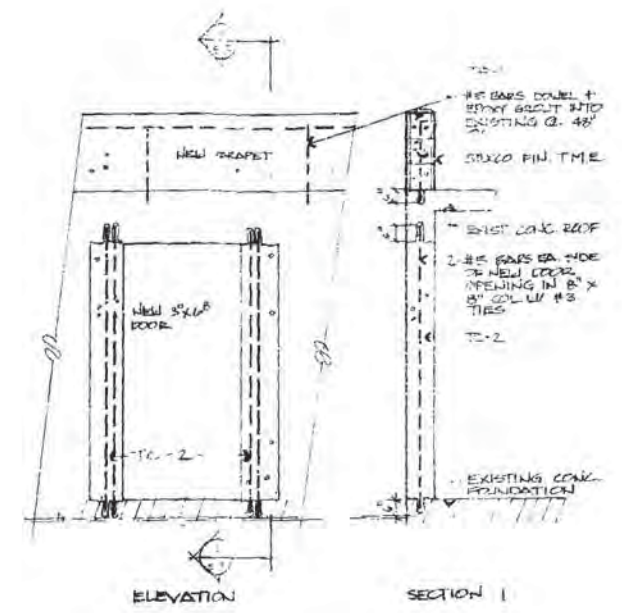
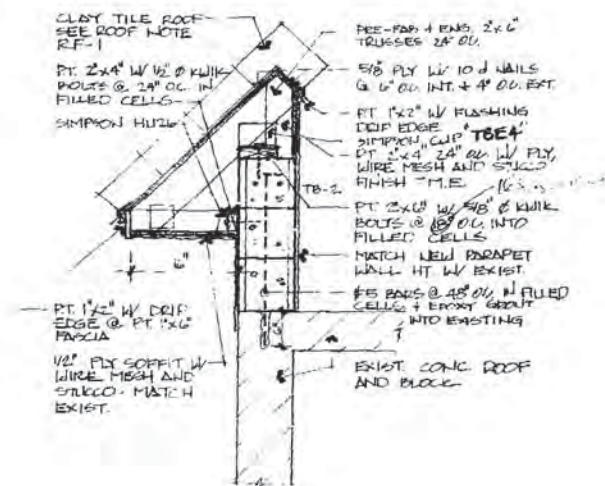
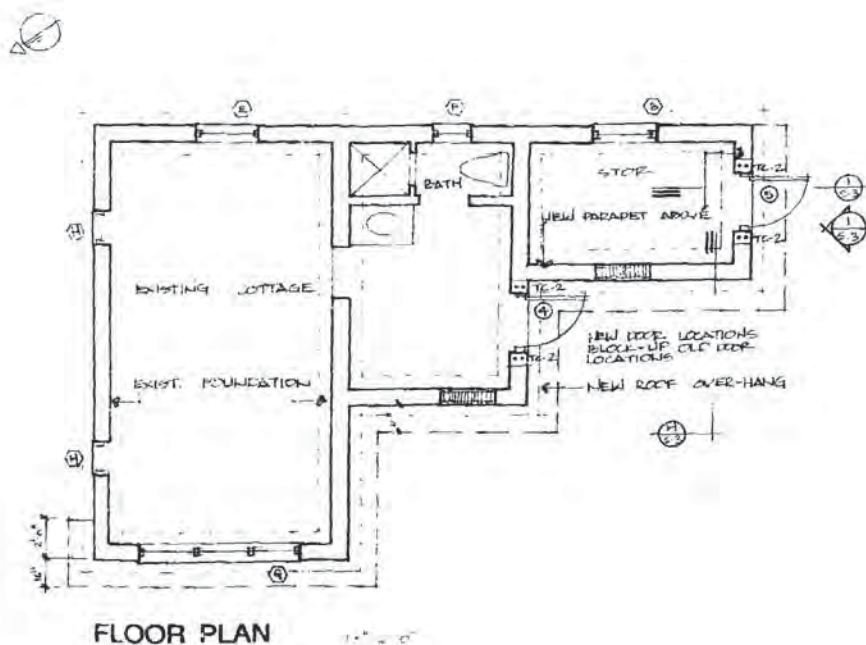
COTTAGE FLOOR PLAN,  
ELEVATIONS AND DETAILS

DATE 2/24/99  
FEELING OK AC  
SCALE NARVES

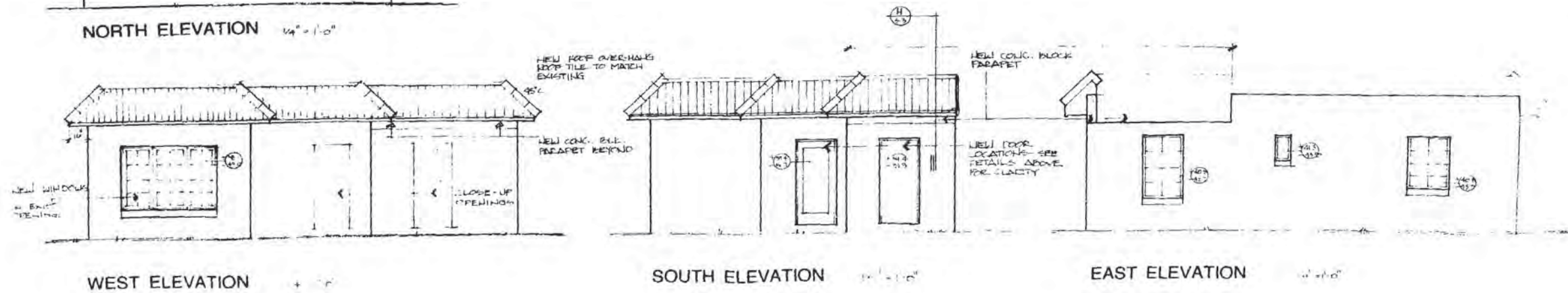
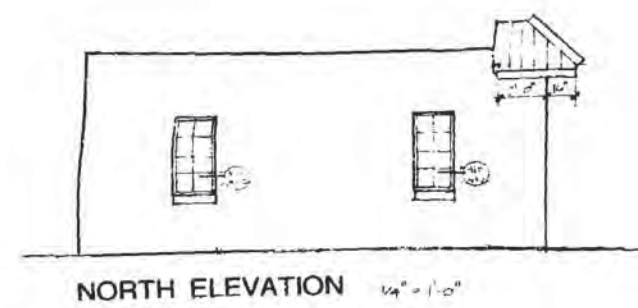
LANDERS, P.E.  
1000 W. 10th St.  
Tulsa, OK 74103  
918/438-3668

S-3





ROOF NOTE RF-1  
BARREL CLAY TILE ROOF TO MATCH EXISTING OVER 30LB FELT OVER 5/8" PLYWOOD SHEATHING W/ 12D NAILS @ 6" O.C. INT. AND 4" O.C. EXT.



J. Landers, P.E.  
1000 S.W. 1st St.  
Miami, FL 33130

KELLER RESIDENCE  
2051 N BAY ROAD  
MIAMI BEACH, FLORIDA 33140

COTTAGE FLOOR PLAN,  
ELEVATIONS AND DETAILS

DATE	11-1-90
DESIGNED BY	AC
DRAWN BY	AC/ES

LANDERS, P.E.  
1000 S.W. 1st St.  
MIAMI, FL 33130

S-3











B0001252

PRONTO  
PERMITS

AMARJ LEE  
# (305) 665-4155  
@ (305) 410-7045  
Fax (305) 657-4938  
www.prontopermits.com

B0001252

WUCC334







PROJECT: REIN. RESIDENCE

ADDRESS: 2051 N. BAY ROAD

ROOM: MIAMI BEACH, FLORIDA

DATE IN: \_\_\_\_\_ DATE DUE: \_\_\_\_\_

JOB No. 94-

ZONE

LATITUDE: 25° 10' 2"

DAILY TEMP. RANGE: 71° F to 91° F

OUTSIDE DESIGN: MIAMI, FL

TYPICAL CITY: MIAMI, FL

The 24 hour residential cooling computation may only be used when the glass area does not exceed 30% of the building perimeter.

SOLAR TRANSMISSION GAIN THROUGH GLASS

GLASS FACING	SQ. FT.	X FACTOR	= B.T.U. per HR.
NORTH	12	13	156
NORTHEAST			
EAST	27	25	675
SOUTHEAST			
SOUTH			
SOUTHWEST			
WEST	27	25	675
NORTHWEST			

USE THESE FACTORS

OVERHANG	0"	12"	24"	AWNING
N.	13	13	13	12
N. E.	26	25	23	20
E.	35	34	31	25
S. E.	28	27	23	21
S.	16	13	13	13
S. W.	28	27	23	21
W.	35	34	31	25
N. W.	26	25	23	20

WALL TRANSMISSION GAIN

WALLS	SQ. FT.	X FACTOR	= B.T.U. per HR.
SUN LOADED	132	7	924
NORTH OR SHADED	205	7	1435

USE THESE FACTORS

WALL CONSTRUCTION	FACTOR
FRAME	1.0
HEAVY MASONRY	0.5
CONCRETE BLOCK	0.8

ROOF TRANSMISSION GAIN

INSULATION	SQ. FT.	X FACTOR	= B.T.U. per HR.
1" POLYURETHANE	16.0		
2"	4.5		
4"	2.3		
6"	262	1.2	314

USE THESE FACTORS

WALL	MULTIPLY CONSTRUCTION FACTOR BY:
12"	1.0
24"	0.8
36"	0.72
48"	0.6

FLOOR TRANSMISSION GAIN

TYPE	SQ. FT.	X FACTOR	= B.T.U. per HR.
UNCOATED	240	2	480
INSULATED			
CERAMIC TILE			

USE THESE FACTORS

FLOOR OVER UNCONDITIONED SPACE	FACTOR
FLOOR EXPOSED TO OUTSIDE AIR	1.0

INTERNAL SENSIBLE GAIN

ITEM	QUANTITY	X FACTOR	= B.T.U. per HR.
PEOPLE	1	200	200
COOKING AND LIGHTS			

USE THESE FACTORS

ITEM	QUANTITY	X FACTOR	= B.T.U. per HR.
PEOPLE	1	200	200
COOKING AND LIGHTS			

ROOM SENSIBLE TOTAL

ROOM SENSIBLE TOTAL	6877	÷ 0.80	8596
ROOM SENSIBLE TOTAL	6877	÷ 20	343.85

ROOM SENSIBLE TOTAL

ROOM SENSIBLE TOTAL	6877	÷ 0.80	8596
ROOM SENSIBLE TOTAL	6877	÷ 20	343.85

CHECK FIGURES

1. C.F.M. per SQ. FT.	1.4	(0.8 to 1.5)
2. B.T.U./HR. per SQ. FT.	32.7	(22 to 33)
3. SQ. FT./TON	247	(180 to 280)

ROOM SENSIBLE TOTAL

ROOM SENSIBLE TOTAL	6877	÷ 0.80	8596
ROOM SENSIBLE TOTAL	6877	÷ 20	343.85

CITY OF MIAMI BEACH  
BUILDING DEPARTMENT

APPENDIX 11

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

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

DATE: 1-4-00

SPECIAL INSPECTOR

ATTENTION: Building Official

The undersigned, a Professional Engineer ☒ Registered Architect ☐ registered in the State of Florida, have been retained by the owners 2051 N. Bay Rd. of the property located at 2051 N. Bay Rd. to perform all the duties of a Special Inspector, as defined in Section 305.3 of the South Florida Building Code.

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

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

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

ENGINEER/ARCHITECT SIGNATURE & SEAL: Edward A. Lander

ENGINEER/ARCHITECT (PRINTED): EDWARD A. LANDER

LICENSE NUMBER: 038398

CONTACT PHONE NUMBER: 305-823-3938

BUILDING PERMIT NUMBER: 111

OWNER/AGENT SIGNATURE: S. L. P. he. Jan

OWNER/AGENT (PRINTED): S. L. P. he. Jan

BUILDING DEPARTMENT, ACCEPTED BY: \_\_\_\_\_

DATE: Reinforced Masonry

REV 04/99

Page 1 of 4

CITY OF MIAMI BEACH  
BUILDING DEPARTMENT

APPENDIX 11

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Phone: (305) 673-7610  
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REV 04/99

Page 1 of 4

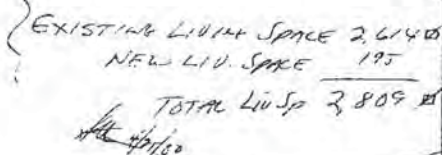
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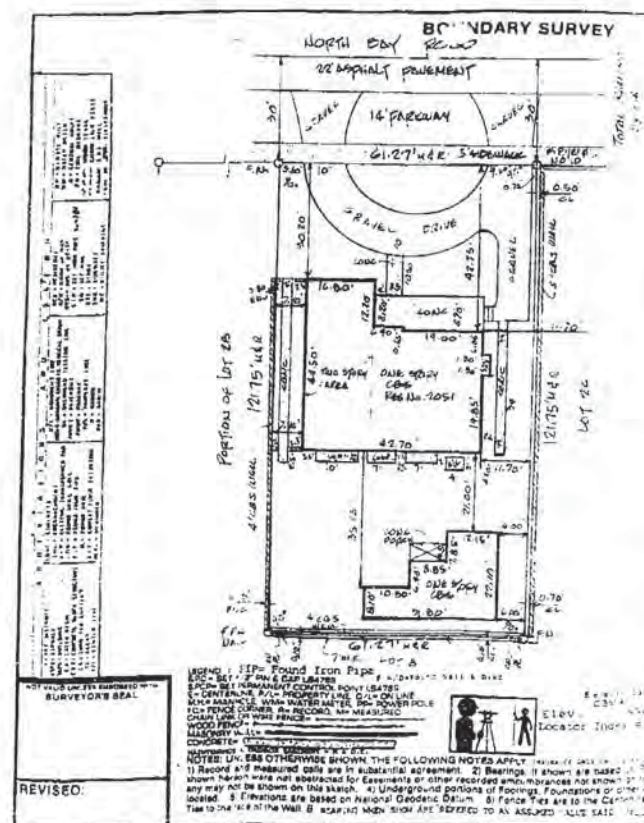
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**PERMIT #**

B0004911



C-1 COVER, SITE PLAN  
S-1 FLOOR PLAN  
S-2 ELEVATIONS AND WALL  
S-3 COTTAGE PLAN AND DETAILS  
S-4 STRUCTURAL DETAILS



LOCATION SKETCH  
SCALE: 1" = 1 MI

U. 204 20

20	21	22	23	24	25	26	27	28	29	30
54	55	56	57	58	59	60	61	62	63	64
1	2	3	4	5	6	7	8	9	10	11

CERTIFIED TO: TERRY H. TYLER, A SINGLE MAN, 7031 N. BAY RD., MIAMI BEACH,  
FLORIDA 33139.; NEAL S. VITMAN, P.A., ATTORNEYS' TITLE INSURANCE FUND, INC.,  
WASHINGTON MUTUAL BANK, P.A., ITS SUCCESSORS AND/OR ASSIGNS, ATIMA.

LEGAL DESCRIPTION: LOT 17, IN BLOCK 16 AMENDED PLAT SENECA LAKE SUBDIVISION AND THE NORTHWESTLY 1/27 FEET OF LOT 28, BLOCK 16, AMENDED PLAT SENECA LAKE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 32, IN THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; SAID NORTHWESTLY 1/27 FEET DESCRIBED AS FOLLOWS:

BEGIN AT THE SAID CORNER OF LOT 28, THENCE RUN SOUTHWESTERLY A DISTANCE OF 1.27 FEET TO A POINT; THENCE RUN NORTHEASTERLY DIRECTION A DISTANCE OF 111.55 FEET TO A POINT; THENCE RUN NORTHEASTERLY DIRECTION A DISTANCE OF 1.77 FEET TO THE SOUTHWESTERLY CORNER OF LOT 28; THENCE RUN IN A NORTHWESTERLY DIRECTION A DISTANCE OF 141.25 FEET TO THE POINT OF BEGINNING.

[illegible]

KELLER RESIDENCE  
2051 N BAY ROAD  
MIAMI BEACH, FLORIDA

SITE PLAN AND COVER SHEET

DATE: 12-13-99

DRAWN BY: AC

SCALE: 1" = 20'

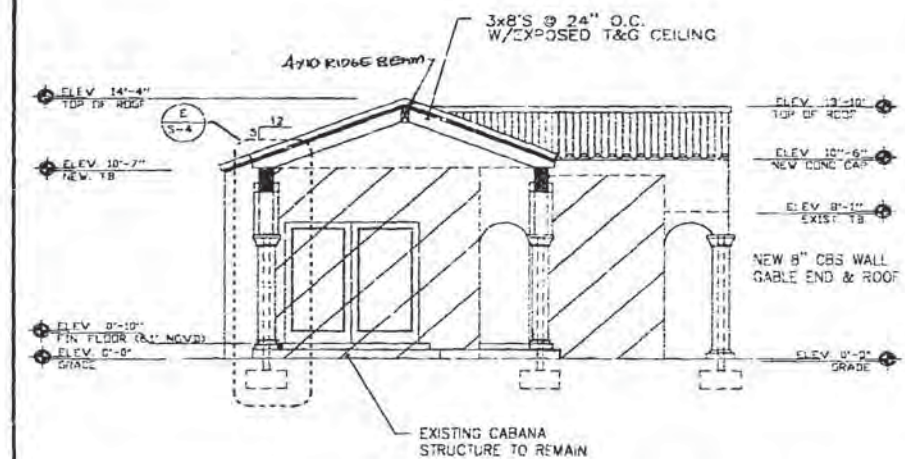
ANDERS, P.E.

305) 623-3938

06-06-1988

C-1

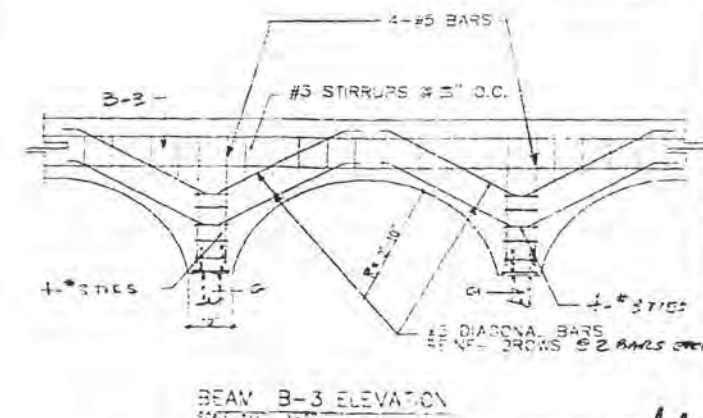




SECTION @ LOGGIA

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

BUILDING: Marble 11/10  
 LEARNING: 5/1/10  
 PLUMBING: \_\_\_\_\_  
 ELECTRICAL: \_\_\_\_\_  
 MECHANICAL: \_\_\_\_\_  
 FIRE PREVENTION: \_\_\_\_\_  
 ENGINEERING: 11/1/10  
 PUBLIC WORKS: \_\_\_\_\_  
 STRUCTURALS: Mar  
 ACCESSIBILITY: \_\_\_\_\_  
 ELEVATORS: \_\_\_\_\_



BEAM B-3 ELEVATION

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

P.E. #03539H

(305) 623-3838

[illegible]

KELLER RESIDENCE  
2051 N.BAY ROAD  
MIAMI BEACH, FLORIDA. 33140

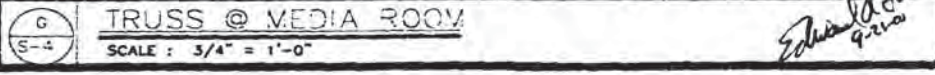
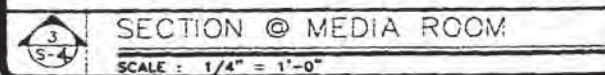
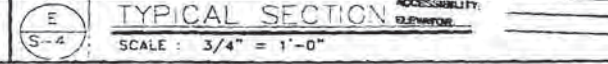
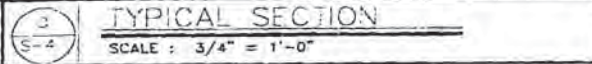
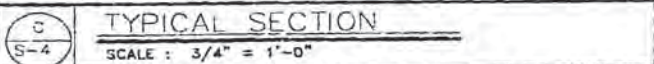
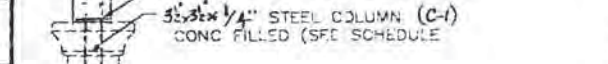
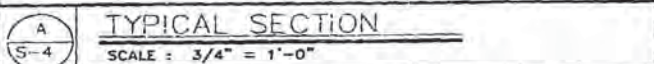
DELIVERATIONS, SECTIONS

DRAWN  
 BY  
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 E.A.  
 09-02-00  
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 S-6









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BY  
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DATE  
02-02-00  
SCALE  
AS SHOWN  
JOB NO  
SHEET  
S-8  
OF 5 SHEETS



# GENERAL

## GENERAL STRUCTURAL NOTES

1. THE DRAWINGS ARE INTENDED TO SHOW THE GENERAL ARRANGEMENT, DESIGN AND EXTENT OF THE WORK AND ARE PARTIALLY DIAGRAMMATIC. THEY ARE NOT INTENDED TO BE SCALED FOR DIMENSIONS, OR TO SERVE AS SHOP DRAWINGS OR PORTIONS THEREOF.

2. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUCTED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT, EXCEPT WHERE A DIFFERENT DETAIL OR SECTION IS SHOWN.

3. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR AND ALL THE SUBCONTRACTORS SHALL VERIFY ALL GRADES, LINES, LEVELS, DIMENSIONS AND COORDINATE EXISTING CONDITIONS AT THE JOB SITE WITH THE PLANS AND SPECIFICATIONS. THEY SHALL REPORT ANY INCONSISTENCIES OR ERRORS IN THE ABOVE TO THE ARCHITECT/ENGINEER BEFORE COMMENCING WORK. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL LAY OUT THEIR WORK FROM ESTABLISHED REFERENCE POINTS AND BE RESPONSIBLE FOR ALL LINES, ELEVATIONS AND MEASUREMENTS IN CONNECTION WITH THEIR WORK.

4. IF ANY ERRORS OR OMISSIONS APPEAR IN THE DRAWINGS, GENERAL NOTES OR OTHER DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF SUCH OMISSION OR ERROR PRIOR TO PROCEEDING WITH ANY WORK WHICH APPEARS IN QUESTION. IN THE EVENT OF THE CONTRACTOR'S FAILURE TO GIVE SUCH AN ADVANCED NOTICE, HE SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERRORS OR OMISSIONS AND THE COST OF RECTIFYING THE SAME.

5. THE CONTRACTOR SHALL USE THE STRUCTURAL DRAWINGS AND SPECIFICATIONS TOGETHER WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND OTHER TRADE DRAWINGS AND SHOP DRAWINGS, TO LOCATE DEPENDENT SLABS, SLOPES, DRAINS, OUTLETS, RECESSES, OPENINGS, BOLT SETTING, SLEEVES, DIMENSIONS, ETC. NOTIFY ARCHITECT/ENGINEER, IN WRITING, OF ANY POTENTIAL CONFLICTS BEFORE PROCEEDING WITH THE WORK. SHOP DRAWINGS AND DELEGATED ENGINEERING.

1. ALL SHOP DRAWINGS SHALL BE SUBMITTED FOR ENGINEER'S REVIEW ONLY AFTER THEY HAVE BEEN THOROUGHLY REVIEWED BY THE CONTRACTOR FOR CONSTRUCTION METHODS, DIMENSIONS AND OTHER TRADE REQUIREMENTS, AND STAMPED WITH THE CONTRACTOR'S APPROVAL STAMP. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR DIMENSIONS, QUANTITIES, ENGINEERING DESIGN BY DELEGATED ENGINEERS, ERRORS OR OMISSIONS AS A RESULT OF REVIEWING ANY SHOP DRAWINGS. ANY ERRORS OR OMISSIONS MUST BE MADE GOOD BY THE CONTRACTOR, IRRESPECTIVE OF RECEIPT, CHECKING OR REVIEW OF DRAWINGS BY THE ENGINEER AND EVEN THOUGH WORK IS DONE IN ACCORDANCE WITH SUCH DRAWINGS.

2. BEFORE STRUCTURAL INSPECTIONS CAN BE MADE ON A PORTION OF THE STRUCTURE, ALL RELATED SHOP DRAWINGS, DELEGATED ENGINEERING, PRODUCT APPROVAL, MANUFACTURER'S DATA AND OTHER RELATED INFORMATION, MUST BE REVIEWED AND ACCEPTED BY THE ENGINEER-OF-RECORD AND APPROVED BY THE BUILDING DEPARTMENT.

3. ALL SHOP DRAWINGS SHALL CONTAIN THE MINIMUM INFORMATION, OUTLINED IN APPENDIX "A" OF THE SOUTH FLORIDA BUILDING CODE (DADE COUNTY EDITION).

4. ALL DELEGATED ENGINEER'S SHOP DRAWINGS SHALL COMPLY WITH ALL THE REQUIREMENTS OF APPENDIX "B" OF THE SOUTH FLORIDA BUILDING CODE (DADE COUNTY EDITION). SHOP DRAWINGS SHALL CONTAIN ALL INFORMATION SHOWN ON THE STRUCTURAL PLANS (RELATIVE TO THE DELEGATED DESIGN) INCLUDING ALL DESIGN LOADS, IN ADDITION TO THE INFORMATION REQUIRED BY THE DELEGATED ENGINEER'S DESIGN.

5. EDWARD LANDERS, P.E. SHALL REVIEW ALL SHOP DRAWINGS, PREPARED AND SIGNED AND SEALED BY THE CONTRACTOR'S DELEGATED ENGINEER, ONLY FOR GENERAL COMPLIANCE WITH THE DESIGN INTENT, REQUIRED LOADING AND COORDINATION WITH THE STRUCTURE DESIGNED BY G.D. KLEGER, INC.

6. CONTRACTOR SHALL SUBMIT TO G.D. KLEGER, P.E., ONLY ONE SET OF SEPIA AND ONE SET OF BLUE PRINTS OF THE STRUCTURAL SHOP DRAWINGS FOR ENGINEER'S REVIEW, BEFORE STARTING FABRICATION. G.D. KLEGER, INC. WILL RETURN THE MARKED-UP AND STAMPED SEPIA TO THE ARCHITECT. THESE SEPIA COPIES SHALL BE USED TO MAKE PRINTS AS REQUIRED FOR THE SHOP DRAWING DISTRIBUTION. SETS OF BLUE PRINTS (WITHOUT SEPIA) WILL NOT BE ACCEPTED.

### CONSTRUCTION MEANS AND METHODS

1. SHORES, BRACING AND RESHORES. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS (INCLUDING ENGINEERING CALCULATIONS, IF REQUIRED) FOR ALL SHORES, BRACING AND LATERAL BRACING AND RESHORES (AND REMOVAL OF SAME) TO BE USED BY HIM FOR THIS CONSTRUCTION. THE ABOVE SHALL BE DESIGNED, SIGNED AND SEALED BY A FLORIDA REGISTERED STRUCTURAL ENGINEER, ENGAGED BY THE CONTRACTOR, AS A DELEGATED ENGINEER FOR THE ABOVE ELEMENTS.

CONTRACTOR TO SUBMIT THE SIGNED AND SEALED SHOP DRAWINGS TO THE ENGINEER OF RECORD, AS REQUIRED, TO BE REVIEWED FOR GENERAL COMPLIANCE WITH THE STRUCTURAL DESIGN INTENT.

2. THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE OR PROCEDURES, SAFETY PRECAUTIONS, SHORES, RESHORES, LATERAL BRACING AND PROGRAMS IN CONNECTION WITH THE PROJECT, ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. OUR SERVICES DO NOT GUARANTEE NOR ASSURE LIABILITY FOR THE JOB SAFETY, TEMPORARY SHORING AND BRACING AND THE PERFORMANCE OF THE CONTRACTOR.

3. THE CONTRACTOR IS RESPONSIBLE AND SHALL COMPLY WITH THE SAFETY REQUIREMENTS OF CHAPTER 33 OF THE SOUTH FLORIDA BUILDING CODE AND ALL LOCAL, STATE AND FEDERAL LAWS.

4. PROVIDE ALL SHORING, BRACING AND SHIFTER AS REQUIRED FOR SAFETY, STRUCTURAL STABILITY AND FOR THE PROPER EXECUTION OF THE WORK. REMOVE WHEN WORK IS COMPLETED.

5. PROVIDE AND MAINTAIN GUARD LIGHTS AT ALL BARRICADES, RAILINGS, OBSTRUCTIONS IN THE STREETS, ROADS OR SIDEWALKS AND ALL TRENCHES OR PITS ADJACENT TO PUBLIC WALKS OR ROADS.

6. AT ALL TIMES, PROVIDE PROTECTION AGAINST WEATHER (RAIN, WIND, SHOWERS OR THE SUN), SO AS TO MAINTAIN ALL WORK, MATERIALS, APPARATUS AND FIXTURES FREE FROM INJURY OR DAMAGE.

7. AT THE END OF THE DAYS WORK, COVER ALL WORK LIKELY TO BE DAMAGED ANY WORK DAMAGED BY FAILURE TO PROVIDE PROTECTION SHALL BE REMOVED AND REPLACED WITH NEW WORK AT THE CONTRACTOR'S EXPENSE.

8. THE CONTRACTOR SHALL PAY FOR ALL DAMAGES TO ADJACENT STRUCTURES, SIDEWALKS AND TO STREETS OR OTHER PUBLIC PROPERTY OR PUBLIC UTILITIES.

### STRUCTURAL OBSERVATIONS

1. DADE COUNTY REQUIRES THAT THE ENGINEER-OF-RECORD SUBMIT A STATEMENT, AT THE COMPLETION OF THE CONSTRUCTION WORK, REGARDING THE COMPLIANCE OF THE WORK WITH THE APPROVED PERMIT PLANS (S.F.B.C. SECTION 307.2).

2. IN ORDER TO COMPLY WITH THE ABOVE, EDWARD LANDERS, P.E. MUST BE RETAINED AS THE STRUCTURAL INSPECTOR, AND NOTIFIED AT LEAST 24 HOURS PRIOR TO ANY CONCRETE PLACING OR OTHER OPERATIONS THAT WILL CONCEAL STRUCTURAL ELEMENTS. UNLESS EVERY STRUCTURAL ELEMENT WAS ADEQUATELY OBSERVED BY THE STRUCTURAL ENGINEER-OF-RECORD (OR HIS REPRESENTATIVE), EDWARD LANDERS, P.E. WILL NOT ISSUE THE REQUIRED STATEMENT OF INSPECTION.

3. IN THE EVENT THAT EDWARD LANDERS, P.E. WERE NOT RETAINED TO PERFORM STRUCTURAL OBSERVATIONS, THE OWNER AND THE CONTRACTOR MUST NOTIFY THE BUILDING DEPARTMENT AND OBTAIN AN APPROVAL OF THE ENGINEER ENGAGED TO PERFORM THE INSPECTIONS, BEFORE START OF ANY STRUCTURAL WORK.

4. IT IS UNDERSTOOD THAT EDWARD LANDERS, P.E. WILL NOT BE HELD RESPONSIBLE AND LIABLE FOR ANY OF THE CONTRACTOR'S WORK WHICH WAS NOT PROPERLY OBSERVED BY THE ENGINEER-OF-RECORD (OR HIS REPRESENTATIVE) OR FOR ANY WORK, APPROVED BY THE INSPECTING ENGINEER (OTHER THAN THE ENGINEER-OF-RECORD) WHICH MODIFIES OR CHANGES THE STRUCTURAL PERMIT RECORD DOCUMENTS.

### STRUCTURAL DESIGN CRITERIA

1. THE DESIGN COMPLIES WITH THE REQUIREMENTS OF THE SOUTH FLORIDA BUILDING CODE - DADE COUNTY (LATEST EDITION) AND OTHER REFERENCED CODES AND SPECIFICATIONS. ALL LOADS AND SPECIFICATIONS SHALL BE LATEST EDITION AT TIME OF PERMIT.

2. WIND LOAD CRITERIA BASED ON ANSI/ASCE 7-88. BASIC WIND VELOCITY 110 MPH, OCCUPANCY CATEGORY I (AT HURRICANE OCEANLINE), EXPOSURE "C".

3. ROOF DESIGN LOADS: SUPERIMPOSED DEAD LOADS: 25 PSF SUPERIMPOSED LIVE LOADS: 30 PSF

4. FLOOR DESIGN LOADS: SUPERIMPOSED DEAD LOADS: 25 PSF

SUPERIMPOSED LIVE LOADS: RESIDENTIAL: 40 PSF BALCONIES: 60 PSF

5. WIND NET UPLIFT ARE AS INDICATED ON PLANS

FOUNDATIONS: (SPREAD FOOTINGS)

1. FOUNDATIONS ARE DESIGNED TO BE ON WELL COMPACTED GRADE OR CLEAN FILL OF AN ALLOWABLE BEARING CAPACITY OF 2,500 PSF MAXIMUM. CERTIFIED TESTING LABORATORY SHALL BE ENGAGED BY THE OWNER TO VERIFY THAT THE REQUIRED MINIMUM BEARING CAPACITY WAS OBTAINED. SAID SOIL CAPACITY SHALL BE DETERMINED AND TESTED BY A FLORIDA REGISTERED FOUNDATION ENGINEER, PRIOR TO CASTING OF CONCRETE IN THE FOOTINGS. *DELTA 10/10/00*

2. NATURAL GRADE (OR FILL) BELOW FOOTINGS SHALL BE COMPACTED TO 98% MODIFIED PROCTOR (ASTM D-1557).

3. TOP OF WALL FOOTINGS TO BE AT THE SAME ELEVATION AS TOP OF COLUMN PAD FOOTINGS. STEP WALL FOOTING FROM HIGHER COLUMN FOOTING TO THE LOWER ONE (AS DETAILED ON PLANS).

4. TOP OF ALL FOOTINGS TO BE A MINIMUM 1'-4" BELOW THE TOP OF CONCRETE SLAB ON GRADE (UNLESS OTHERWISE NOTED) OR MINIMUM 1'-0" BELOW FINISHED GRADE, WHICHEVER IS LOWER. IN THE EVENT THAT THE SLAB STEPS ON EACH SIDE OF THE FOOTING, THE FOOTING SHALL BE 1'-4" BELOW TOP OF THE LOWER SLAB.

5. REINFORCING IN THE CONTINUOUS WALL FOOTINGS (MONOLITHIC AND NON-MONOLITHIC) SHALL BE SPLICED 36 BAR DIAMETERS MINIMUM AND SHALL EXTEND CONTINUOUSLY THRU ALL FOOTING PADS.

6. ALL LONGITUDINAL REBARS IN THE CONTINUOUS WALL FOOTINGS, SHALL BE CONTINUED AT BENTS AND CORNERS BY BENDING THE REBARS 48 BAR DIAMETERS AROUND THE CORNERS OR AROUND MATCHING CORNER BARS, EXTENDING 48 BAR-DIAMETERS INTO FOOTING EACH SIDE OF CORNER OR BENT.

7. ALL FOOTINGS SHALL BE 12" MINIMUM THICKNESS.

### CONCRETE SLABS ON GRADE

1. ALL INTERIOR AND EXTERIOR SLABS AND WALKWAYS AS SHOWN ON THE STRUCTURAL OR ARCHITECTURAL PLANS, SHALL BE FOUR INCHES THICK MINIMUM REINFORCED WITH 6 X 6 - 10.1 X 10.4 WELDED WIRE FABRIC (UNLESS OTHERWISE NOTED).

2. ALL SLABS ON GRADE TO BE CONSTRUCTED IN ACCORDANCE WITH LATEST A.C.I. - "GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION" (A.C.I. - 302.1R).

3. JOINTS SHALL BE PROVIDED IN ALL INTERIOR SLABS ON GRADE AT COLUMN CENTER-LINES DIVIDING THE SLAB INTO SQUARE PANELS NOT TO EXCEED 20 X 20 FT. IN SIZE. CAST SLAB IN LONG ALTERNATE STRIPS. PROVIDE A CONTRACTION JOINT BETWEEN EACH STRIP. SEE PLAN FOR SAW-CUT, CONTRACTION AND ISOLATION JOINT DETAILS.

4. PROVIDE SAW-CUT JOINTS AT ALL SIDEWALKS AT A MAXIMUM SPACING OF FIVE FEET ON CENTERS AND ISOLATION JOINTS AT 20 FEET O.C. (U.G.N.).

5. FILL MATERIAL SHALL BE PLACED IN LIFTS NOT EXCEEDING 12" AND COMPACTED TO 98% MODIFIED PROCTOR (ASTM D-1557) WITHIN A DISTANCE OF 3 FEET BEYOND ALL FOOTING EDGES. TAKE AT LEAST ONE DENSITY TEST FOR EACH 1,600 SQ.FT. OF AREA AND 12" BELOW SURFACE. SEND RESULTS OF THE TEST TO OWNER, ARCHITECT AND ENGINEER.

### CONCRETE AND REINFORCING

1. CONCRETE DESIGN AND REINFORCEMENT IN ACCORDANCE WITH "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (A.C.I. 318 - LATEST EDITION) AND WITH DETAILS AND DETAILING OF CONCRETE REINFORCEMENT - (A.C.I. 315 - LATEST EDITION).

2. ALL CONCRETE WORK IN ACCORDANCE WITH "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDING" (A.C.I. 301 - LATEST EDITION). PRODUCTION OF CONCRETE, DELIVERY, PLACING AND CURING TO BE IN ACCORDANCE WITH "HOT WEATHER CONCRETE" (A.C.I. 305R - LATEST EDITION).

3. ALL CONCRETE TO BE REGULAR WEIGHT WITH A DESIGN STRENGTH OF 3,000 P.S.I. AT 28 DAYS. MAXIMUM SLUMP 5".

4. ALL REINFORCING TO BE NEW BULLET STEEL CONFORMING TO THE LATEST A.S.T.M. A-615 GRADE 60, FABRICATED IN ACCORDANCE WITH C.R.S.I. MANUAL OF STANDARD PRACTICE AND PLACED IN ACCORDANCE WITH A.C.I. 315 AND C.R.S.I. MANUAL OF STANDARD PRACTICE.

5. CONCRETE COVER UNLESS OTHERWISE DETAILED ON DRAWINGS:

FOOTINGS: (BOTTOM) 4" (TOP & SIDES) 2"

SLABS ON GRADE: MID DEPTH OF SLAB

COLUMNS AND BEAMS: (TO THE TIES) 1-1/2"

6. COLUMN REINFORCEMENT: DOWELS TO BE SAME SIZE AND NUMBER AS VERTICAL REBARS ABOVE. LAP 36 BAR DIAMETER OR MINIMUM OF 18 INCHES. U.O.N. PROVIDE ROD TEMPLATES FOR DOWEL LOCATION. PROVIDE STANDARD HOOKS AT TOP OF ALL VERTICAL REINFORCEMENT AT NONCONTINUOUS COLUMNS (U.O.N.).

7. ALL DOWELS FOR COLUMNS SHALL BE SECURED IN POSITION PRIOR TO CONCRETING. PUSHING THE DOWELS INTO POSITION IN WET CONCRETE IS NOT PERMITTED.

8. BEAM REINFORCEMENT: LAPPED 36 BAR DIAMETER OR MINIMUM 18 INCHES (SEE BEAM DIAGRAM ON PLAN). BOTTOM BARS SPLICED ONLY AT SUPPORTS. TOP BARS SPLICED ONLY AT MID-SPAN. ALL TOP BARS HOOKED AT NONCONTINUOUS EDGES (U.O.N.). ALL HOOKS TO BE STANDARD 90 DEGREE HOOKS AS REQUIRED (U.O.N.).

9. ADDED REINFORCEMENT: PROVIDE ADDITIONAL CORNER BARS DENT 36 INCHES MINIMUM EACH WAY AT "L" AND "T" CORNERS IN CUTTER FACES OF ALL BEAMS TO MATCH ALL HORIZONTAL BARS (TOP, BOTTOM AND INTERMEDIATE REBARS).

10. SEE PLAN FOR MINIMUM SIZE CONCRETE BEAM REQUIREMENTS

### REINFORCED MASONRY WALLS

1. HOLLOW LOAD-BEARING MASONRY UNITS SHALL CONFORM TO ASTM C-90, TYPE I, GRADE N, SQUARE END, WITH A MINIMUM AVERAGE COMPRESSIVE STRENGTH ON NET AREA OF  $f_m = 2,000$  (PSI). CONSTRUCTION SHALL BE IN ACCORDANCE WITH A.C.I. 530.1 SPECIFICATIONS.

2. SPECIAL INSPECTOR SERVICES ARE REQUIRED FOR ALL REINFORCED MASONRY CONSTRUCTION. THE SPECIAL INSPECTOR SHALL INSPECT THE PLACING OF THE REBARS IN THE CELLS, VERIFY CLEANLINESS OF THE CELLS TO BE GROUTED, AND OBSERVE THE PLACING OF THE GROUT ON CONCRETE INTO THE CELLS.

3. MORTAR SHALL CONFORM TO ASTM C-270, TYPE "M" OR "S".

4. LAY ALL MASONRY WITH FULL FACE HEAD JOINTS AND WITH FACE SHELL MORTAR BEDDING.

5. MASONRY AND GRADE TO SUPERSTRUCTURE SHALL BE PROVIDED IN ACCORDANCE WITH STRUCTURAL DRAWINGS AND DETAILS.

6. THE USE OF ADMIXTURES SHALL NOT BE PERMITTED WITHOUT PRIOR REVIEW OF THE ENGINEER.

7. VERTICAL REINFORCING:

(A) ASTM A-615 PER REINFORCING SECTION.

(B) WHEN A FOUNDATION DOWEL DOES NOT LINE UP WITH A VERTICAL CORE IT SHALL NOT BE SLOPED MORE THAN ONE HORIZONTAL INCH TO SIX INCHES VERTICAL FOR ALIGNMENT, EVEN THOUGH IT IS IN A CELL ADJACENT TO THE VERTICAL WALL REINFORCING.

(C) VERTICAL REINFORCING STEEL SHALL BE PLACED CENTERED IN THE CELL, LAP 48 BAR-DIAMETERS. PROVIDE BAR SPACERS AS REQUIRED TO MAINTAIN REINFORCING SECURED IN POSITION.

(D) VERTICAL REINFORCEMENT SHALL BE PROVIDED AT EACH SIDE OF OPENINGS IN WALL, AT WALL INTERSECTIONS, CORNERS AND ENDS. THIS REINFORCING SHALL BE THE SAME SIZE AS THE SCHEDULED WALL REINFORCING FOR THE PARTICULAR WALL, BUT NEVER LESS THAN #5 REBAR. SPECIAL CARE SHALL BE TAKEN TO INSURE THAT CELLS TO BE GROUTED, LINE UP PROPERLY AND ARE CLEAN OF EXCESS MORTAR.

ADDITIONAL VERT. REIN. EACH SIDE OF OPENINGS: WITH UP TO 5 FT. 1-#5 V. EA. SIDE WITH 5 FT. TO 8 FT. 2-#5 V. EA. SIDE WIDER THAN 8 FT. SEE PLAN.

(E) ALL VERTICAL REINFORCING SHALL BE HOOKED INTO THE BOND BEAMS AT THE NON-CONTINUOUS END OF THE REBARS.

(F) PROVIDE INSPECTION HOLES AT THE BOTTOM OF EACH REINFORCED MASONRY CELL AS REQUIRED FOR LIFTS HIGHER THAN 4 FT.

8. HORIZONTAL REINFORCING:

PROVIDE GALVANIZED #9 CAGE, LADDER TYPE HORIZONTAL JOINT REINFORCING EVERY SECOND BOND COURSE (1'-4" O.C. VERTICALLY) LAPPED 7-1/2". PROVIDE SPECIAL HORIZONTAL REINFORCING AT "T" AND "L" INTERSECTIONS. AND/OR TO COLUMNS WITH MINIMUM 4" EXTENSION INTO AREA OF JUNCTION.

9. PROVIDE "DOWEL-TIE" AND/OR AT 16" O.C. VERTICALLY FOR ALL MASONRY PLACED ADJACENT TO ALREADY IN PLACE COLUMNS.

10. CELL FILLING CONCRETE SHALL BE "PEA DOCK" CONCRETE MIX (BT TO 5" SLUMP) OR GROUT WITH  $f_c = 3,500$  PSI MIN. AT 28 DAYS.

11. UNITS:

A. THE CONTRACTOR SHALL PROVIDE PRECAST CONCRETE OR CAST-IN-PLACE UNITS AT THE HEADS OF ALL OPENINGS IN MASONRY WALLS NOT EXCEEDING SIX (6) FEET IN WIDTH WHERE BEAMS HAVE NOT BEEN SPECIFIED. FOR OPENING ADJACENT TO CONCRETE COLUMNS - THE UNITS SHALL BE CAST-IN-PLACE WITH THE COLUMN.

B. UNITS MAY BE INTEGRAL WITH THE STRUCTURAL OR TIE BEAM WHEN HEAD OF THE OPENING IS 16 INCHES OR LESS BELOW CORNICE BEAM'S TYPICAL BOTTOM REBARS THROUGH AND ADD 2-#5 BOTTOM "RUSS BARS" AT DROPS AND 2-#3 STIRRUPS AT 6 INCHES O.C. EACH END AT DROP.

C. MINIMUM BEARING FOR ALL UNITS 8 INCHES EACH SIDE OR PROVIDE DOWELS AND FOOTINGS IN ADJACENT CONCRETE COLUMNS.

D. UNITS TO BE MINIMUM OF 8 INCHES DEEP WITH 2-#4 TOP AND BOTTOM FOR CLEAR SPANS LESS THAN 6 FEET, 12 INCHES DEEP WITH 2-#5 TOP AND BOTTOM AND 2-#3 STIRRUPS AT 5 INCHES O.C. EACH END, FOR SPANS GREATER THAN 6 FEET (UP TO 8 FEET). CALL ENGINEER FOR SPANS LARGER THAN 8 FEET WITH NO SPECIFIED BEAMS OR UNITS OVER STRUCTURAL WOOD.

1. TO CONFORM TO RULES OF THE MANUFACTURER'S ASSOCIATION UNDER WHOSE RULES THE LUMBER IS PRODUCED. (SEE SUPPLIER'S SPECIFICATIONS).

2. TO BE AIR DRIED, WELL SEASONED AND GRADE MARKED AT MILL.

3. TO BE NO. 2 SOUTHERN PINE, UTILITY GRADE DOUGLAS FIR OR WEST COAST HEMLOCK.

4. ALL STRUCTURAL WOOD TO BE SURFACED FOUR (4) SIDES (S-4-S) WITH A MINIMUM FIBER STRESS IN BENDING OF 1,200 P.S.I. AND A MAXIMUM MOISTURE CONTENT OF 19 PERCENT.

5. ALL LUMBER AND PLYWOOD IN CONTACT WITH CONCRETE, STUCCO, MASONRY OR OTHER CEMENTITIOUS MATERIALS SHALL BE TREATED TO COMPLY WITH ANPA STANDARD LP-2.

6. STORE ALL LUMBER ABOVE GRADE OR FLOOR, STACK TO ALLOW PROPER AIR CIRCULATION AND PROTECT FROM ACTING WITH SUITABLE COVER.

WOOD TRUSSES: (DELEGATED ENGINEER S-OF DRAWING REQUIRED)

DE BUILDING CODE REQUIRES THE ENGINEER-OF-RECORD TO INCLUDE WITH ALL RECORD PLANS COMPLETE TRUSS FRAMING PLANS, INCLUDING ALL CONNECTIONS AND LOADING DATA, TO THE BUILDING DEPARTMENT FOR PERMIT. THE TRUSS DESIGNER-DELEGATED ENGINEER MUST FOLLOW THE LAYOUT OF THE TRUSSES AND ORDER-TRUSSES, AS SHOWN ON THE STRUCTURAL FRAMING PLANS. IN THE EVENT THAT THE TRUSS DESIGN ENGINEER REQUIRES A CHANGE IN THE LAYOUT, HE MUST CONTACT THE ENGINEER-OF-RECORD AS SOON AS POSSIBLE AND DURING THE DESIGN PHASE AND PROVIDE THE PERTINENT INFORMATION (LOCATION AND MAGNITUDE OF LOADS) TO THE ENGINEER-OF-RECORD.

IN THE EVENT THAT SUCH COORDINATION DID NOT TAKE PLACE, PRIOR TO PERMITTING OF THE PROJECT, THE OWNER OR CONTRACTOR SHALL PROVIDE TRUSS SHOP DRAWING, FOR A/E REVIEW, PRIOR TO START OF FOUNDATION CONSTRUCTION. THE STRUCTURAL FRAMING PLANS OF RECORD, WILL BE MODIFIED TO INCLUDE ALL THE INFORMATION CHANGED ON THE SHOP DRAWINGS, AND NEW FRAMING PLANS WILL BE ISSUED (AT ADDITIONAL COST).

NO FOUNDATION WORK SHALL BEGIN BEFORE THE STRUCTURAL ROOF AND FLOORS TRUSS FRAMING PLANS HAVE BEEN VERIFIED AND COORDINATED WITH THE ENGINEERED TRUSS SHOP DRAWINGS.

1. DESIGNED AND FABRICATED IN ACCORDANCE WITH "NATIONAL DESIGN SPECIFICATIONS FOR STEEL GRADE LUMBER AND ITS FASTENERS" BY NFA (LATEST REVISION).

2. TRUSSES SHALL BE DESIGNED, SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER, WHO SHALL BE ASSIGNED AS A DELEGATED ENGINEER FOR THE CONTRACTOR. THE DELEGATED ENGINEER DESIGN AND INDICATE ON THE SHOP DRAWINGS ALL TRUSS COMPONENTS, TEMPORARY BRACING, BRIDGING, HARDWARE, METAL HANGERS, ANCHORS AND METAL SHAPES AS REQUIRED BY DESIGN OR AS INDICATED ON THE PLANS. ALL METAL PARTS TO BE GALVANIZED.

3. SHOP DRAWINGS SHALL COMPLY WITH APPENDIX "B" OF THE SOUTH FLORIDA BUILDING CODE, REGARDING MODIFICATION OF THE FRAMING (FROM THE ONE SHOWN ON THE STRUCTURAL PLANS), INDICATING ALL PERMANENT BRACING (AS SHOWN ON THE STRUCTURAL PLANS) AND TEMPORAL MEMBER BRACING.

4. TRUSS DESIGNER ENGINEER SHALL ADJUST THE NET WIND UPLIFT REACTIONS FOR EACH TRUSS AND ORDER TRUSS. EACH TRUSS SHALL BE STRAPPED TO THE SUPPORT WITH A HURRICANE STRAP (AS PER DETAIL ON PLAN). THE SIZE OF STRAP AND AMOUNT OF NAILS SHALL BE SELECTED BASED ON THE UPLIFT DATA OF THE STRAP AND THE TRUSS SHOP DRAWINGS.

5. ALL SEATS FOR THE WOOD ORDER TRUSSES HAVE BEEN SPECIFIED BY G.D. KLEGER, INC. IN COORDINATION WITH LOCAL AND LOADING INFORMATION PROVIDED ON THE PRE-ENGINEERED WOOD TRUSS SHOP DRAWINGS.

6. THE STRUCTURAL PLANS INDICATE ALL THE REQUIRED LATERAL PERMANENT BRACING, AS RECOMMENDED BY THE "TRUSS PLATE INSTITUTE". TRUSS DESIGNER ENGINEER SHALL PROVIDE INFORMATION AND SHOW ON PLAN, ALL LATERAL BRACING OF ANY TRUSS MEMBER, MEMBERS, AS REQUIRED BY TRUSS DESIGN.

7. TRUSSES SHALL BE INSTALLED WITH CUT OF PLUMB AND CUT OF PLUMB TOLERANCES, AS PER THE "TRUSS PLATE INSTITUTE" (SHOW ON THE ROOF PLANS). ANY TRUSS EXCEEDING THE SPECIFIED TOLERANCE MUST BE RE-ADJUSTED OR REPLACED.

8. INSTALLATION OF TRUSSES LONGER THAN 33 FT. OR SHORTER THAN 6 FT. SHALL BE MADE UNDER THE DIRECT SUPERVISION OF A LICENSED BUILDING OR GENERAL CONTRACTOR OR A LICENSED STRUCTURAL ENGINEER OR ARCHITECT.

PLYWOOD ROOF DIAPHRAGM:

1. ROOF DIAPHRAGM SHALL COMPLY WITH THE DESIGN RECOMMENDATIONS OF APA, DESIGN/CONSTRUCTION GUIDE - 2 DIAPHRAGMS AND THE SOUTH FLORIDA BUILDING CODE.

2. PLYWOOD ROOF DECKING SHALL BE 15/32" MAXIMUM THICKNESS, AND SHALL BE CONTINUOUS OVER TWO OR MORE SPANS WITH FACE GRAIN PERPENDICULAR TO THE SUPPORTS.

3. CONNECT PLYWOOD DIAPHRAGM TO STRUCTURE WITH 100 DAILY NAILS, SPACED AT 6" O.C. MAX. AT SUPPORTS (EDGES) AND AT 6" O.C. ALONG THE INTERMEDIATE SUPPORTS.

GABLE ENDS NAIL SPACING SHALL BE AT ON CENTERS MAXIMUM.

4. INSPECTIONS: COMPLY WITH THE SOUTH FLORIDA BUILDING CODE AND DADE COUNTY REQUIREMENTS FOR INSPECTION OF THE COUNTY AND CITY ENGINEER (ENGINEER) OF SPECIFIED COMPONENTS OF THE ROOF STRUCTURE REQUIRE INSPECTIONS.

Edward A. LANDERS, P.E. CONSULTING ENGINEER 7800 NW 146TH STREET, SUITE 300PMM LAKES, FL 33016

REVISIONS	BY

KELLER RESIDENCE  
2051 N.BAY ROAD  
MIAMI BEACH, FLORIDA 33140

STRUCTURAL NOTES

OFFICE COPY  
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY  
THE FOLLOWING:  
BUILDING: *[Signature]*  
PLUMBING: *[Signature]*  
ELECTRICAL: *[Signature]*  
MECHANICAL: *[Signature]*  
STRUCTURAL: *[Signature]*  
SEAL: *[Signature]*  
DATE: *[Signature]*

SHOWN  
E  
CHECKED  
S  
BY  
09-02-00  
SCALE  
AS SHOWN  
DATE  
S-9  
S







Assumed twisting moment for which web reinforcement must be provided =

$$M'_t = M_t - M_{t,c} = 147,420 - 80,640 = 66,780 \text{ in}^2$$

$$h_c = 12 - 4 = 8" \quad \text{Assume } c = \text{center of gravity}$$

$$h_o = 24 - 4 = 20"$$

$$A_{st} = \frac{M'_t}{\phi b_o h_o f_y} = \frac{66,780 \times 5}{.8 (20) (20,000)} = 0.02615$$

$$\text{For No. 3 stirrups, } A_{st} = .27 \text{ in}^2 \quad (2 \text{ legs})$$

$$S = .27 / 0.0261 = 8.5" \text{ o.c. (OK)}$$

Some Area Longitudinal steel

$$A_{st} = \frac{M_t (h_o + h_c)}{\phi b_o h_o f_y} = \frac{66,780 (8 + 20)}{.8 (20) (20,000)} = .73 \text{ in}^2 \quad (\text{OK})$$

Edward A. LANDERS, P.E.  
CONSULTING ENGINEERS

(305)823-3938

EDWARD A. LANDERS, P.E.  
7850 N.W. 146TH ST., SUITE 509 MIAMI LAKES, FL 33016 (305)823-3938  
Copyright 1994 by Tondelli Engineering, P.A. Tampa, Florida  
CUSTOMER: KELLER RESIDENCE  
JOB NUMBER:  
DESCRIPTION: WIND PRESSURES  
DATE: 10-09-2000

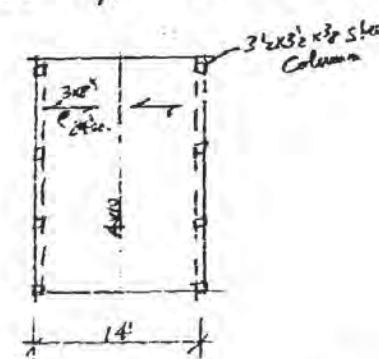
\*\*\* DESIGN WIND LOADS - ASCE 7-93 \*\*\*  
\*\*\* MAIN WIND FORCE RESISTING SYSTEMS \*\*\*  
BUILDINGS

WIND VELOCITY = 110 MPH  
EXPOSURE CATEGORY = D  
BUILDING CATEGORY = 1  
IMPORTANCE FACTOR = 1.05  
STRUCTURE IS WITHIN 100 MI. OF HURRICANE OCEANLINE  
BUILDING DIMENSION NORMAL TO WIND DIRECTION = 55.0 FT  
BUILDING DIMENSION PARALLEL TO WIND DIRECTION = 25.0 FT  
MEAN ROOF HEIGHT = 12.0 FT  $K_d = 1.196$   $q_h = 40.9 \text{ PSF}$   $G_h = 1.155$   
DISTANCE, Z = 6.0 FT  $K_z = 1.196$   $q_z = 40.9 \text{ PSF}$   $G_z = 1.202$   
ROOF SLOPE = 5.00 : 12 (22.62 DEG)

WALL WIND LOADS  
WINDWARD WALL:  $C_p = 0.80$   
 $P = 7.4 \text{ PSF}$ ,  $G_{cpl} = 0.75$   
 $P = 48.3 \text{ PSF}$ ,  $G_{cpl} = -0.25$   
LEEWARD WALL:  $C_p = -0.50$   
 $P = -54.4 \text{ PSF}$ ,  $G_{cpl} = 0.75$   
 $P = -13.6 \text{ PSF}$ ,  $G_{cpl} = -0.25$   
SIDE WALLS:  $C_p = -0.70$   
 $P = -64.0 \text{ PSF}$ ,  $G_{cpl} = 0.75$   
 $P = -23.1 \text{ PSF}$ ,  $G_{cpl} = -0.25$

Edward A. Landers  
10-9-00

A. check loggia design:



DESIGN LOADS

Roof:  
 $U = 30 \text{ PSF}$   
 $D = 25 \text{ PSF}$   
From DL = 10 PSF  
TOTAL = 65 PSF

(1) Check RAFTER

SPACING = 24" o.c.

$$W = 2.0 \times 65 = 130 \text{ PLF}$$

$$N = 130 \text{ PLF}$$

$$M = \frac{130 (7)^2}{8} = 9555 \text{ in}^2$$

$$S_{req'd} = \frac{9555}{12,000} = 7.96 \text{ in}^3$$

$$S_{3 \times 8} = \frac{2.5 (22)^2}{6} = 21.99 \text{ in}^3 > 7.96 \text{ in}^3 (\text{OK})$$

Edward A. LANDERS, P.E.  
CONSULTING ENGINEERS

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KELLER RESIDENCE  
2051 N. BAY RD.  
CACS-  
9-10-00 1



**FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION**  
**FORM 690C-97**  
**Small Additions, Renovations & Building Systems**  
**Residential Limited Applications Prescriptive Method C**  
**Department of Community Affairs**  
**SOUTH 7 & 9**

Compliance with Method C of Chapter 6 of the Florida Energy Efficiency Code may be demonstrated by the use of Form 690C-97 for additions of 800 square feet or less, and existing components of manufactured homes, and not located in single and multifamily structures. Alternative methods are provided for additions by use of Form 690A-97 or 690B-97.

PROJECT NAME: REBEL RESIDENCE  
 AND ADDRESS: 2051 N. BAY ROAD  
MIAMI BEACH, FLA.  
 OWNER: \_\_\_\_\_  
 BUILDER: \_\_\_\_\_  
 PERMITTING OFFICE: \_\_\_\_\_  
 PERMIT NO.: \_\_\_\_\_  
 CLIMATE ZONE: 7 8 9  
 JURISDICTION NO.: \_\_\_\_\_

**SMALL ADDITIONS TO EXISTING RESIDENCES** (800 square feet or less of conditioned area). Prescriptive requirements in Tables 6C-1, 6C-2 and 6C-3 apply only to the components of the addition, not to the existing building. Space heating, cooling, and water heating equipment efficiency levels must be met only when equipment is installed specifically to serve the addition or is being installed in conjunction with the addition construction. Components separating unconditioned spaces from conditioned spaces must meet the prescriptive minimum insulation levels. RENOVATIONS, Residential buildings undergoing renovations covering more than 30% of the assessed value of the building must meet the prescriptive requirements in Tables 6C-1 and 6C-2 apply only to the components and equipment being renovated or replaced. MANUFACTURED HOMES AND BUILDINGS. Only pre-installed components and features are covered by this form. BUILDING SYSTEMS. Only when complete new system is installed. Please Print.

1. Renovation, Addition, New System or Manufactured Home  
 2. Single family detached or Multifamily attached  
 3. If Multifamily—No. of units covered by this submission  
 4. Conditioned floor area (sq. ft.)  
 5. Predominant area overhang (ft.)  
 6. Glass area and type:  
 a. Clear glass  
 b. Tint, film or solar screen  
 7. Percentage of glass to floor area  
 8. Floor type and insulation:  
 a. Slab-on-grade (R-value)  
 b. Wood, raised (R-value)  
 c. Wood, common (R-value)  
 d. Concrete, raised (R-value)  
 e. Concrete, common (R-value)  
 9. Wall type and insulation:  
 a. Exterior:  
 1. Masonry (Insulation R-value)  
 2. Wood frame (Insulation R-value)  
 b. Adjacent:  
 1. Masonry (Insulation R-value)  
 2. Wood frame (Insulation R-value)  
 c. Marriage Walls of Multiple Units\* (Yes/No)  
 10. Ceiling type and insulation:  
 a. Under attic (Insulation R-value)  
 b. Single assembly (Insulation R-value)  
 11. Cooling system\*  
 (Types: central, room unit, package terminal A/C, gas, existing, none)  
 12. Heating system\*: (Types: heat pump, elec. strip, natural gas, L.P. gas, gas h.p. room or P.T.A.C., existing, none)  
 13. Air Distribution System\*:  
 a. Backflow damper or single package systems\* (Yes/No)  
 b. Ducts on marriage walls adequately sealed\* (Yes/No)  
 14. Hot water system:  
 (Types: elec., natural gas, other, existing, none)  
 \* Pertains to manufactured homes with site installed components.

1. Addition  
 2. Single Family  
 3. 240  
 4. 240  
 5. 0.6  
 6a. Single Pane sq. ft. Double Pane sq. ft.  
 6b. 64 sq. ft. 27 sq. ft.  
 7. 27  
 8a. R= lin. ft.  
 8b. R= 11 240 sq. ft.  
 8c. R= 11 240 sq. ft.  
 8d. R= 11 240 sq. ft.  
 8e. R= 11 240 sq. ft.  
 9a-1 R= 5 170 sq. ft.  
 9a-2 R= 19 200 sq. ft.  
 9b-1 R= 19 200 sq. ft.  
 9b-2 R= 19 200 sq. ft.  
 9c. 19 200 sq. ft.  
 10a. R= 19 200 sq. ft.  
 10b. R= 19 200 sq. ft.  
 11. Type: SEER: 10-1  
 12. Type: ELEC.  
 HSPFCOPIAFUE: 0.6  
 13a. H.  
 13b. Y.  
 14. Type: ELEC.  
 EF: 90

I hereby certify that the plans and specifications covered by this calculation are in compliance with the Florida Energy Code. Before construction is completed, the building will be inspected for compliance in accordance with Section 152.906, F.S.  
 PREPARED BY: Edward A. Conner DATE: 3-20-00  
 I hereby certify that this building is in compliance with the Florida Energy Code.  
 BUILDING OFFICIAL: \_\_\_\_\_ DATE: \_\_\_\_\_

**CITY OF MIAMI BEACH**  
**BUILDING DEPARTMENT**  
**APPENDIX 11**

301 Convention Center Drive, 2nd Floor  
 Miami Beach, Florida 33139  
 Phone: (305) 673-7616  
 Fax: (305) 673-7857

**SPECIAL INSPECTOR**

1-4-00

ATTENTION: Building Official

The undersigned, a Professional Engineer ☒ Registered Architect ☐ registered in the State of Florida, have been retained by the owners \_\_\_\_\_ of the property located at 2051 N. Bay Rd. to perform all the duties of a Special Inspector, as defined in Section 305.3 of the South Florida Building Code.

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

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

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

ENGINEER/ARCHITECT SIGNATURE & SEAL: Edward A. Conner  
 ENGINEER/ARCHITECT (PRINTED): EDWARD A. CONNER  
 LICENSE NUMBER: 038894  
 CONTACT PHONE NUMBER: 305-872-3938  
 BUILDING PERMIT NUMBER: \_\_\_\_\_  
 OWNER/AGENT SIGNATURE: \_\_\_\_\_  
 OWNER/AGENT (PRINTED): SLI  
 BUILDING DEPARTMENT, ACCEPTED BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
Reinforced Masonry

REV 01/99

**PRONTO**  
**PERMITS**

MAHLI LEE  
 (305) 665-6155  
 (305) 410-7045  
 FAX: (305) 657-8928  
 www.prontopermits.com

B0001252

0000000000



$$C_{min} = 0.0033$$

$$A_s = 0.0033 (8 \times 15)$$

$$A_s = 0.396 \text{ in}^2$$

Use: 2-#6 Bars  
top #60ft  
W/ #3 stirrups @ 7" o.c.

$$(A_s = 0.88 \text{ in}^2 > 0.40 \text{ in}^2 \text{ OK})$$



(305)823-3938

CALCS

9-10-00

8

EDWARD A. LANDERS, P.E.  
7850 N.W. 146TH ST., SUITE 509 MIAMI LAKES, FL 33016 (305)823-3938  
Copyright 1994 by Tondelli Engineering, P.A. Tampa, Florida  
CUSTOMER: KELLER RESIDENCE DATE: 09-10-2000  
JOB NUMBER:  
DESCRIPTION: WIND LOADS

\*\*\* DESIGN WIND LOADS - ASCE 7-93 \*\*\*  
\*\*\* COMPONENTS AND CLADDING \*\*\*  
BUILDINGS

WIND VELOCITY = 110 MPH  
EXPOSURE CATEGORY = D  
BUILDING CATEGORY = 1  
IMPORTANCE FACTOR = 1.05  
STRUCTURE IS WITHIN 100 MI. OF HURRICANE OCEANLINE

ROOF SLOPE = 5.00 : 12 (22.62 DEG)  
TRIBUTARY AREA = 100.0 FT<sup>2</sup> K<sub>h</sub> = 1.196 q<sub>h</sub> = 40.2 PSF  
MEAN ROOF HEIGHT = 12.0 FT K<sub>z</sub> = 1.196 q<sub>z</sub> = 40.9 PSF  
DISTANCE, Z = 12.0 FT

ROOF WIND LOADS			
	ROOF AREA		
	1	2	3
GCP (+)	0.000	0.000	0.000
GCP (-)	-1.100	-2.000	-7.000
PRESSURE (PSF)	10.2	10.2	10.2
VERT. COMP.	9.4	9.4	9.4
HORIZ. COMP.	3.9	1.9	3.9
SUCTION (PSF)	-55.2	-91.9	-91.9
VERT. COMP.	-50.9	-84.8	-84.8
HORIZ. COMP.	-21.2	-35.4	-35.4

a	a	a	a
2	1	2	1
3	3	3	3

$$P = q_h(GCP) - q_h(GCPI)$$

$$GCPI = \pm 0.25$$

BUILDING WIDTH = 55.0 FT  
CORNER DISTANCE, A = 4.8 FT

Zone  
Gable uplift  
Gable  
Net uplift

①	②	③
-50.9	-84.8	-84.8
+20.0	+20.0	+20.0
-30.9	-64.8	-64.8

EDWARD A. LANDERS, P.E.  
7850 N.W. 146TH ST., SUITE 509 MIAMI LAKES, FL 33016 (305)823-3938  
Copyright 1994 by Tondelli Engineering, P.A. Tampa, Florida  
CUSTOMER: KELLER RESIDENCE DATE: 09-10-2000  
JOB NUMBER:  
DESCRIPTION: WIND LOADS

\*\*\* DESIGN WIND LOADS - ASCE 7-93 \*\*\*  
\*\*\* MAIN WIND FORCE RESISTING SYSTEMS \*\*\*  
BUILDINGS

WIND VELOCITY = 110 MPH  
EXPOSURE CATEGORY = D  
BUILDING CATEGORY = 1  
IMPORTANCE FACTOR = 1.05  
STRUCTURE IS WITHIN 100 MI. OF HURRICANE OCEANLINE

BUILDING DIMENSION NORMAL TO WIND DIRECTION = 55.0 FT  
BUILDING DIMENSION PARALLEL TO WIND DIRECTION = 25.0 FT  
MEAN ROOF HEIGHT = 12.0 FT K<sub>h</sub> = 1.196 q<sub>h</sub> = 40.2 PSF G<sub>h</sub> = 1.165  
DISTANCE, Z = 12.0 FT K<sub>z</sub> = 1.196 q<sub>z</sub> = 40.9 PSF G<sub>z</sub> = 1.202  
ROOF SLOPE = 5.00 : 12 (22.62 DEG)

WALL WIND LOADS  
WINDWARD WALL: C<sub>p</sub> = 0.80  
P = 27.9 PSF, GC<sub>pi</sub> = 0.25  
P = 48.3 PSF, GC<sub>pi</sub> = -0.25

LEEWARD WALL: C<sub>p</sub> = -0.50  
P = -34.0 PSF, GC<sub>pi</sub> = 0.25  
P = -13.6 PSF, GC<sub>pi</sub> = -0.25

SIDE WALLS: C<sub>p</sub> = -0.70  
P = -41.5 PSF, GC<sub>pi</sub> = 0.25  
P = -23.1 PSF, GC<sub>pi</sub> = -0.25

$$\text{Wind Force} = 48.3 + 13.6 = 61.9 \text{ psi}$$



October 9, 2000

City of Miami Beach  
Building and Zoning Department  
1700 Convention Center Drive  
Miami Beach, Florida 33139

Attn: Building Official

Re: Special Inspection

Project Keller Residence  
2051 N. Bay Road  
Miami Beach, Florida 33139

Dear Sir:

The following is the soil Statement for the above referenced project:

1. On site visual inspection has revealed sand and rock with a maximum safe assumable bearing capacity of 2000pcf. We certify that the soil conditions are as described in the plans at the time of the foundation inspection and are similar to those upon which the design is based.

Please call if we can provide any additional information.

Very truly yours,

  
Edward A. Landers, P.E.

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







RECEIVED  
FBI - NEW YORK  
JUN 10 1968  
COMMUNICATIONS SECTION  
FROM SAC, NEW YORK (100-100000)  
TO DIRECTOR, FBI (100-100000)  
SUBJECT: [Illegible]  
[Illegible]

Approved: \_\_\_\_\_  
Special Agent in Charge

12-70-07

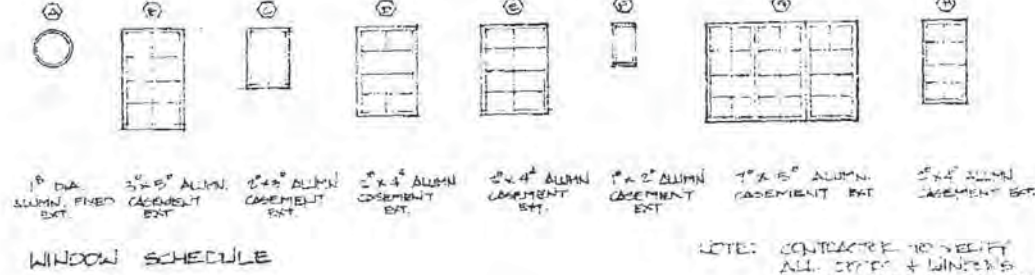
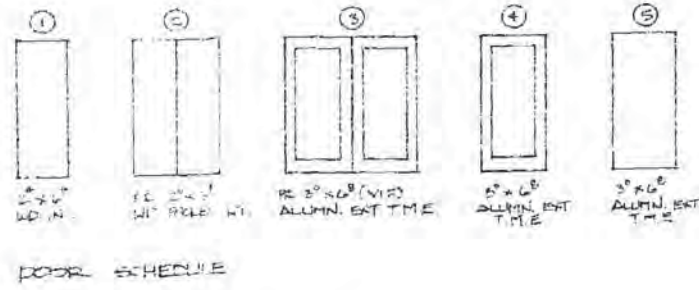
BOYC/267

2051 NB-14 RD

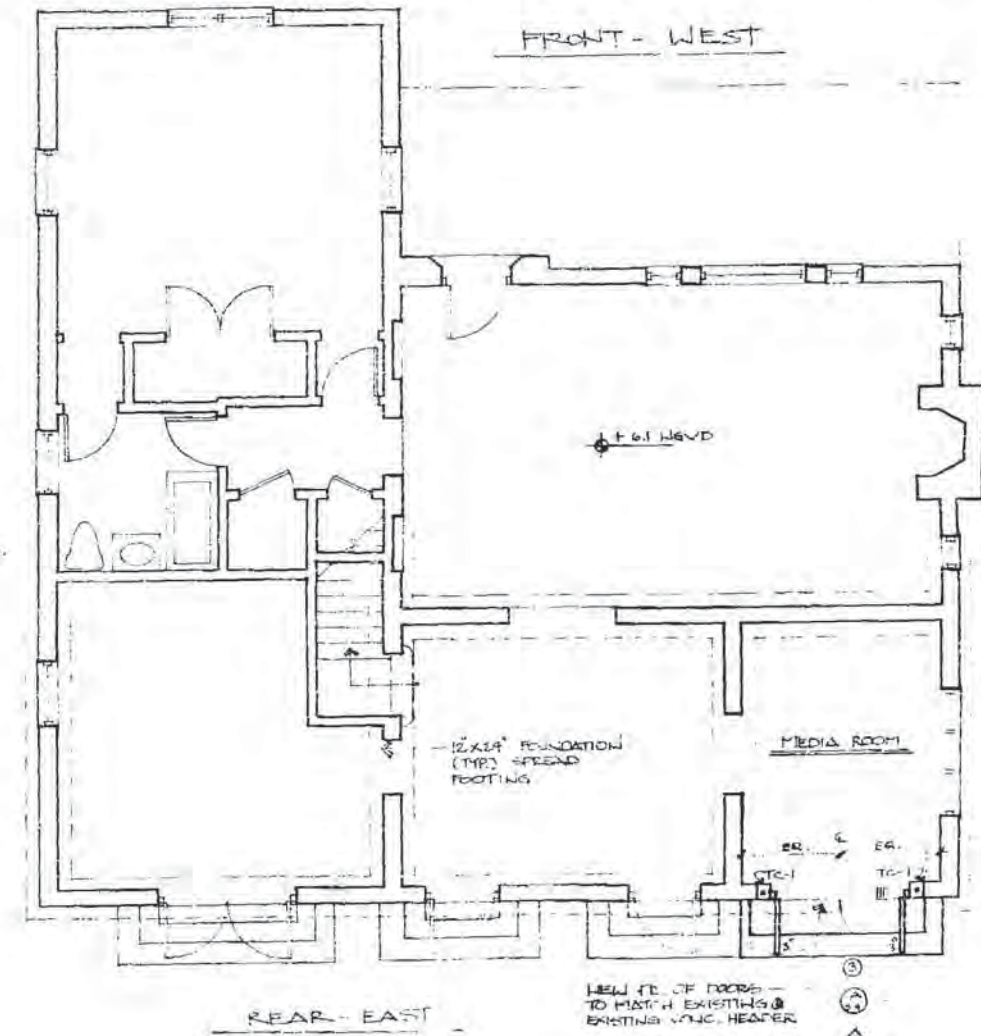
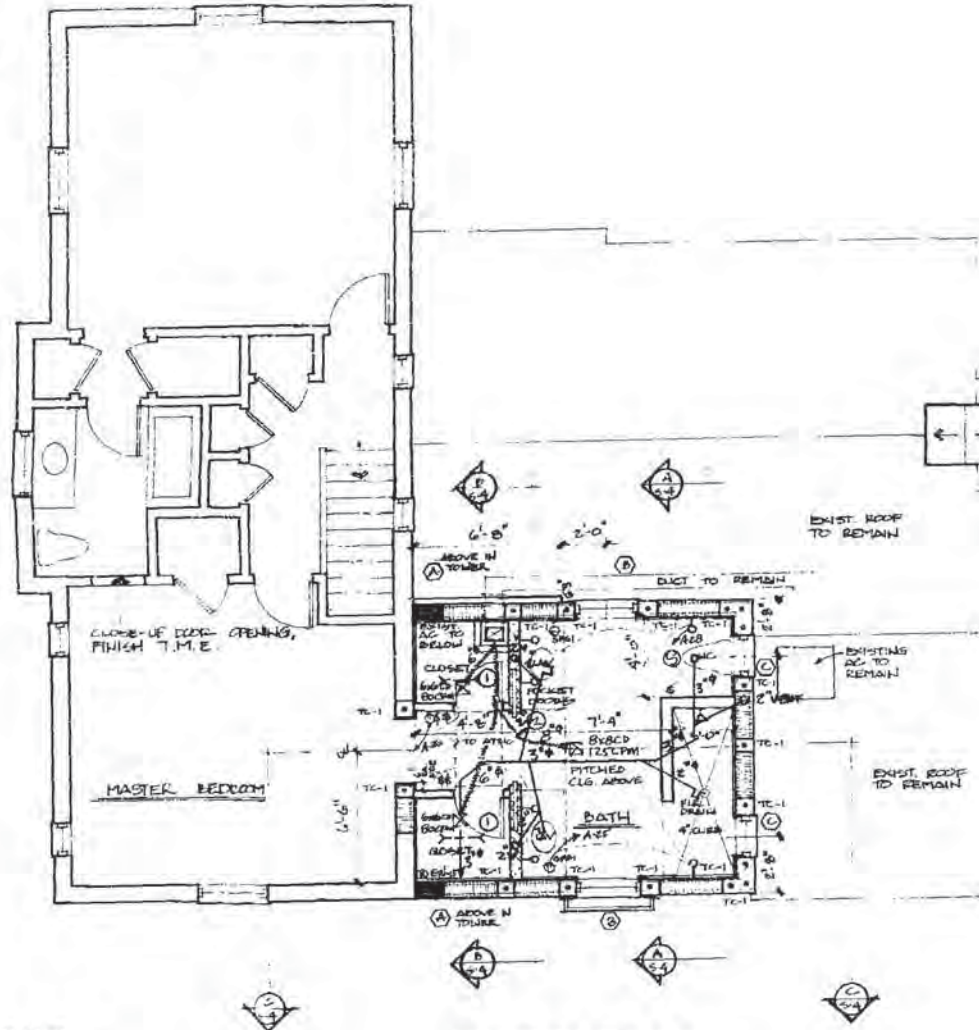


# ELECTRICAL LEGEND

- OUTLET RECEPTACLE
- SWITCH RECEPTACLE
- FLOOR BOX RECEPTACLE
- DECATED RECEPTACLE
- TELEPHONE OUTLET
- CABLE TELEVISION OUTLET
- SWITCH PAD
- SWITCH, 3 WAY
- SMOKE DETECTOR, ELEC. INT.
- POOR CHIMNEY, ELEC.
- RECESSED LIGHT FIXTURE
- SURFACE MOUNTED LIGHT FIXT.
- SURFACE MOUNTED FLOURESCENT
- WALL MOUNTED LIGHT FIXTURE
- EXHAUST FAN
- CABINET LIGHTING
- HANGING LIGHT FIXTURE



NOTE: CONTRACTOR TO VERIFY ALL OPENINGS + WINDOWS PER ORDER PLACEMENT MATCH NEW TO EXISTING



## SCHEDULES

### FOUNDATION

- F-1 FOOTER @ WALL: 24"X48" W/ 4-#5 BARS CONT. W/ #5 TRANSVERSE BARS 48" O.C.

### COLUMNS

- TC-1 1-#5 BAR IN FILLED CELL
- TC-2 2-#5 BARS W/ #3 TIES @ 12" O.C. IN 6" X 6" COL.
- TC-3 8" X 12" W/ 4-#5 BARS & #3 TIES @ 12" O.C.
- TC-4 16" X 16" W/ 4-#5 BARS & #3 TIES @ 12" O.C.
- TC-5 8" X 16" W/ 2-#5 BARS

### BEAMS

- TB-1 8" X 8" W/ 2-#5 BARS
- TB-2 8" X 12" W/ 4-#5 BARS & #3 STIRRUPS @ 12" O.C. W/ 12" DIA. REINFORCING

## SECOND FLOOR PLAN

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

## FIRST FLOOR PLAN

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

(FACIAL FOUNDATION)

FLOOR PLAN AND SCHEDULES

DATE: 12-15-97

DRAWN BY: A.C.

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

LANDERS, P.E.

S-1

**LASON**  
The Information Management Company

**PERMIT #**

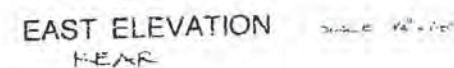
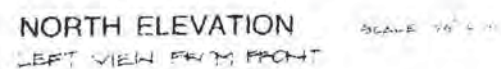
B0001252

Bms0003348

00002234



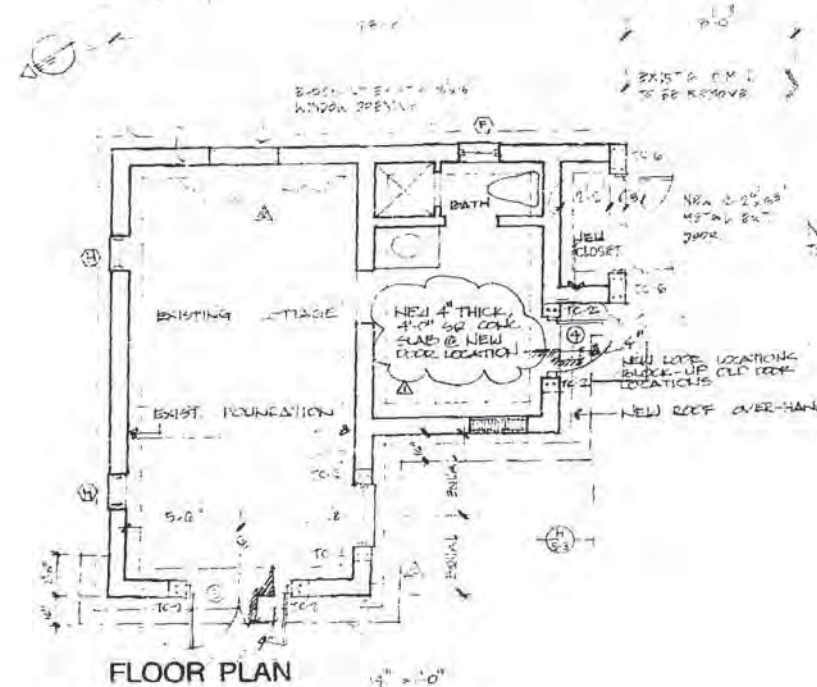
REVISIONS  
3250 COMMENTS



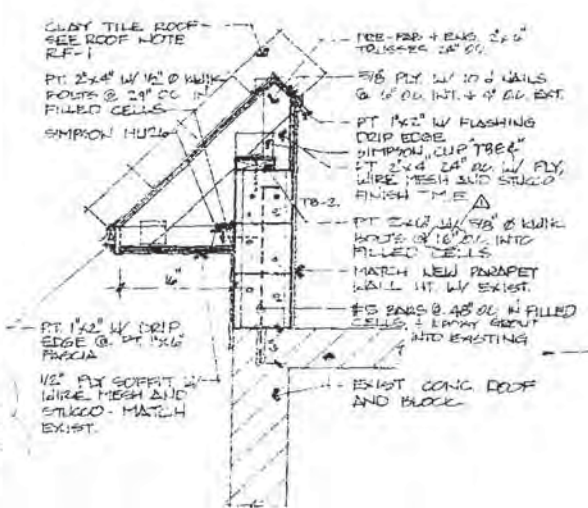
DATE: 12-15-14  
DESIGN BY: JAC  
SCALE: 1/4" = 1'-0"

S-2



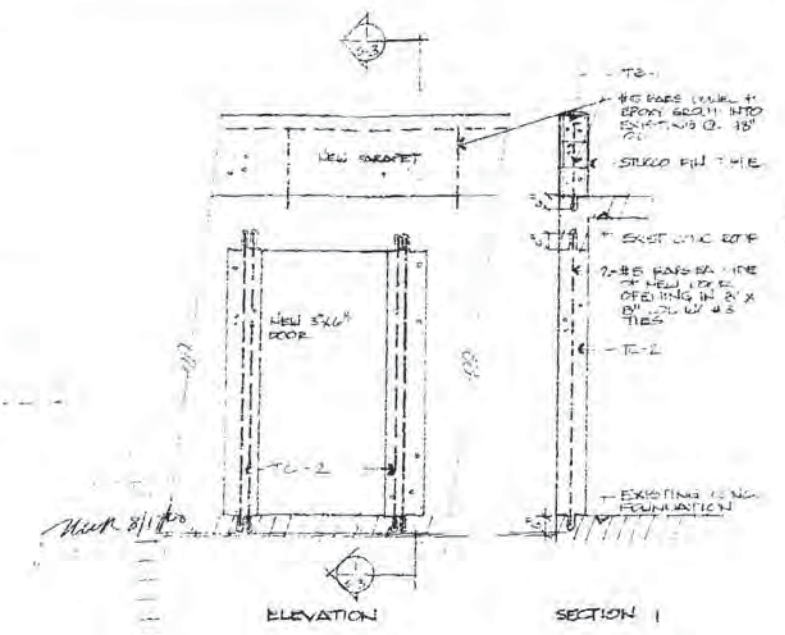


FLOOR PLAN



DETAIL H  
ROOF OVERHANG DETAIL

NOTE:  
PATCH BLOCK WALL W/ STUCCO  
FINISH TO MATCH EXISTING  
TYP FOR ALL NEW ADDITION  
PROVIDE DOVETAIL ANCHORS AT  
ALTERNATING COURSES AT ALL NEW  
BLOCK ENCLOSURES

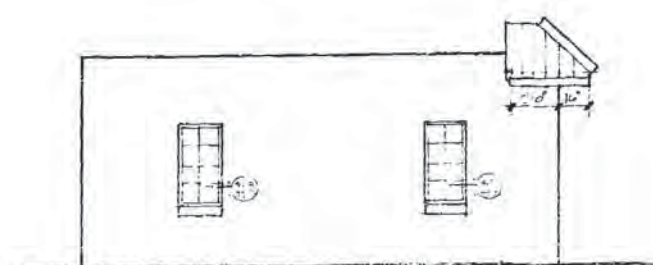


SECTION I  
DETAILS @ NEW DOORS AND PARAPET

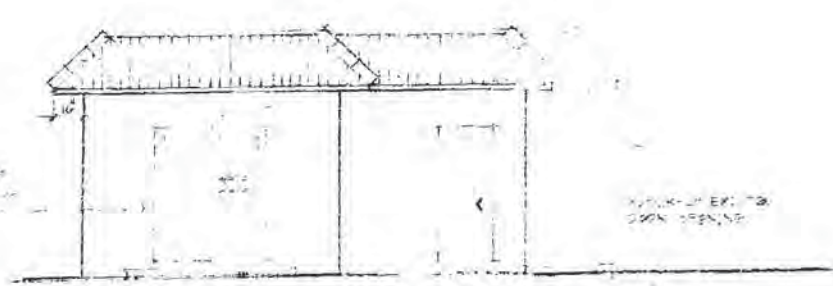
ROOF NOTE RF-1:  
BARREL CLAY TILE ROOF TO MATCH EXISTING OVER 1/2\"/>

INT. = INTERIOR OF STRUCTURE  
EXT. = EXTERIOR OR ROOF OVERHANG OF STRUCTURE  
(AT BOUNDARY)

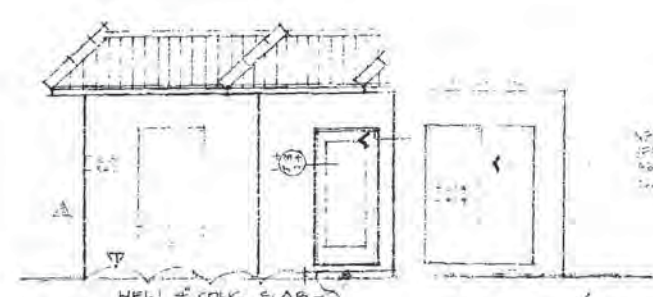
NOTE:  
SHOP DRAWINGS TO BE PROVIDED BY A SPECIALTY  
ENGINEER FOR GABLE TRUSSES, W. C. TRUSSES  
AND VALLEY TRUSSES



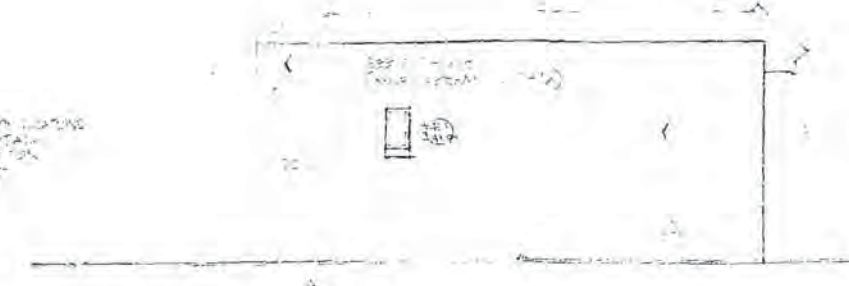
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

REVISIONS  
3-25-00 COMMENTS  
3-27-00

KELLER RESIDENCE  
2051 N BAY ROAD  
MIAMI BEACH, FLORIDA 33140

COTTAGE FLOOR PLAN,  
ELEVATIONS AND DETAILS

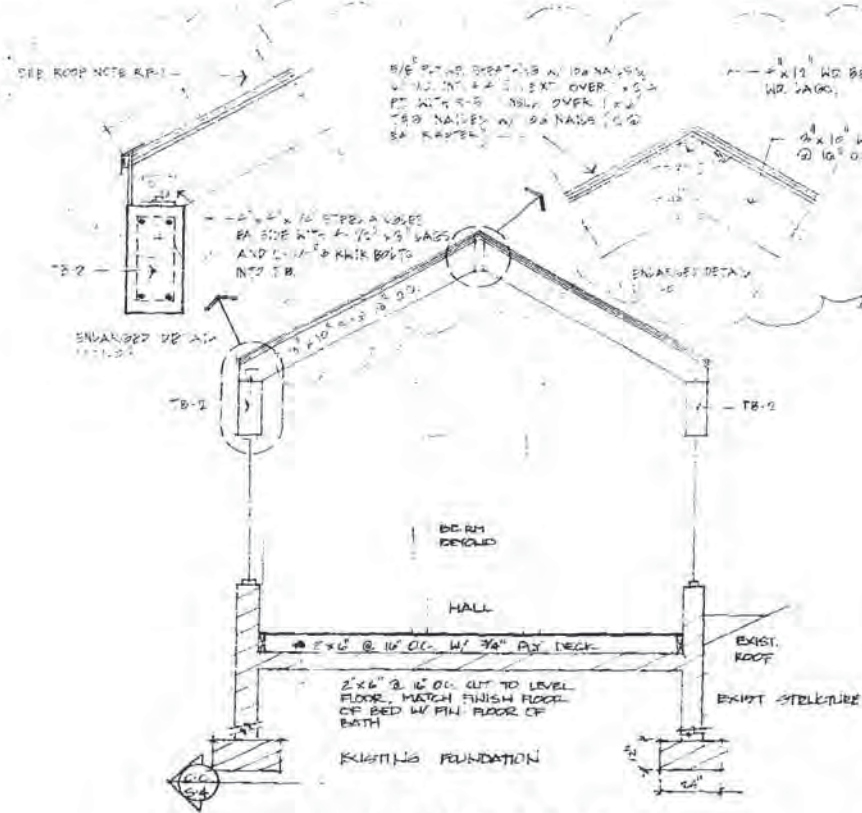
DATE: 12-1-79  
DESIGNED BY: JAC  
DRAWN BY: JAC  
SCALE: VARIOUS

LANDERS, P.E.  
1500 SW 15th Ave  
Miami, FL 33135  
Tel: 305-371-1234

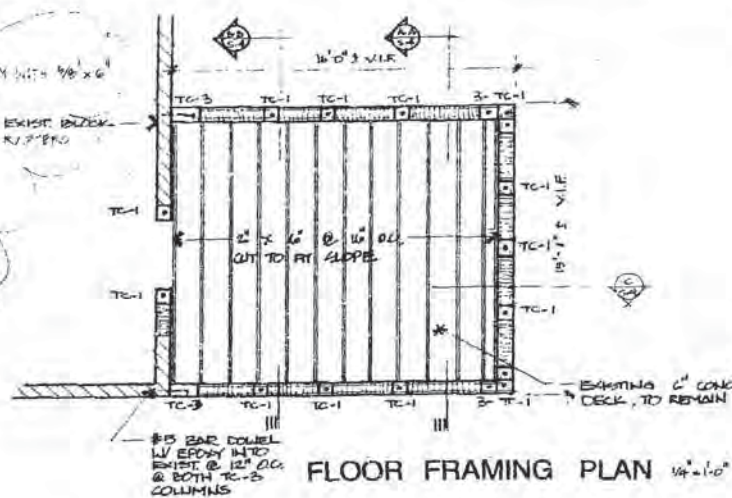
S-3

*Handwritten note:*  
Note: 1/2\"/>

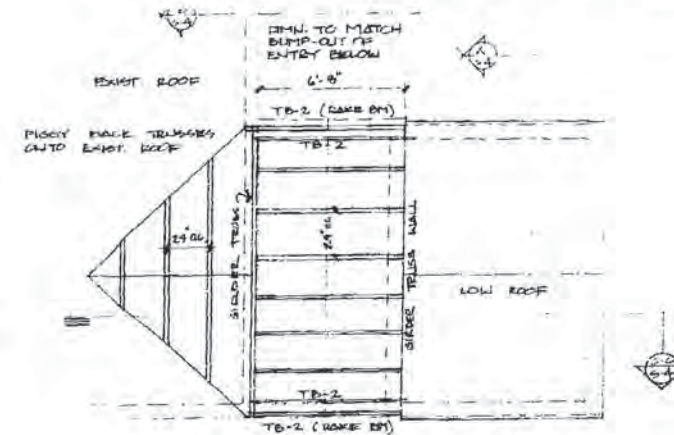




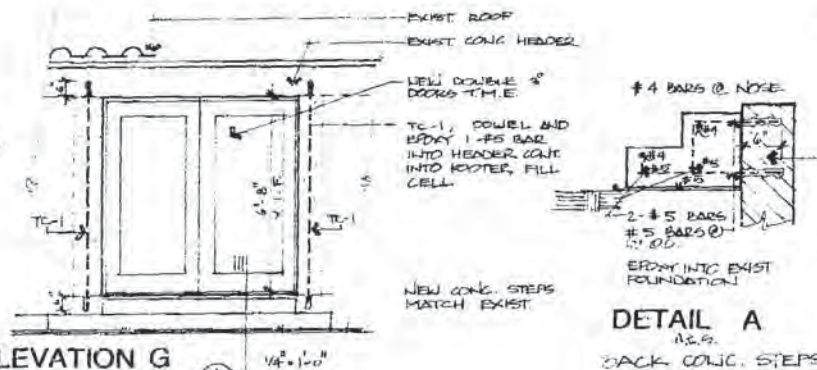
SECTION A-A 1/4" = 1'-0"



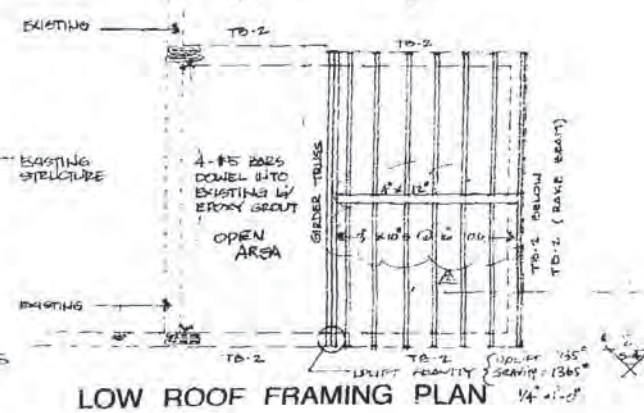
FLOOR FRAMING PLAN 1/4" = 1'-0"



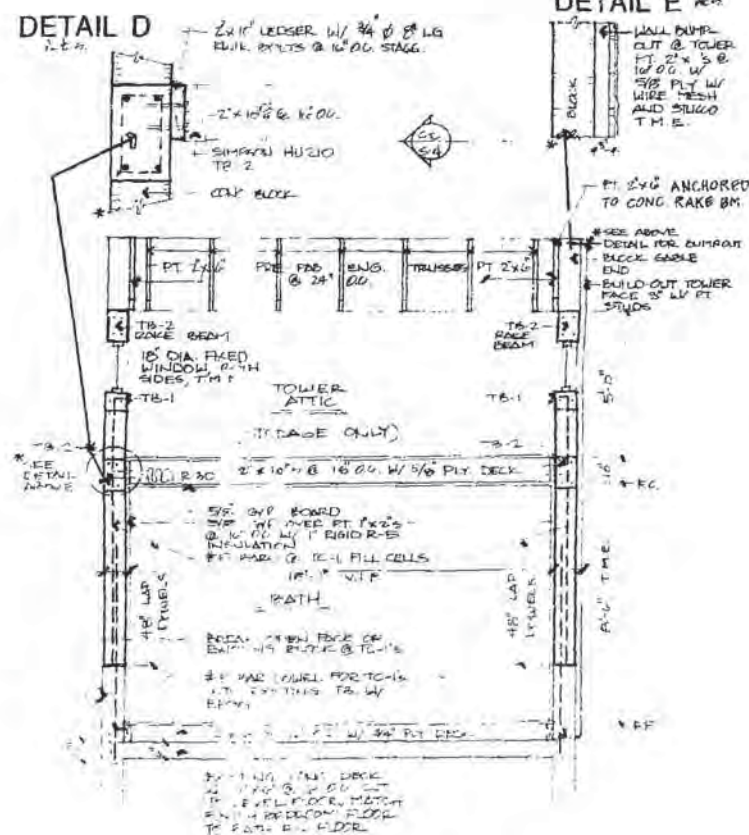
HIGH ROOF FRAMING PLAN 1/4" = 1'-0"



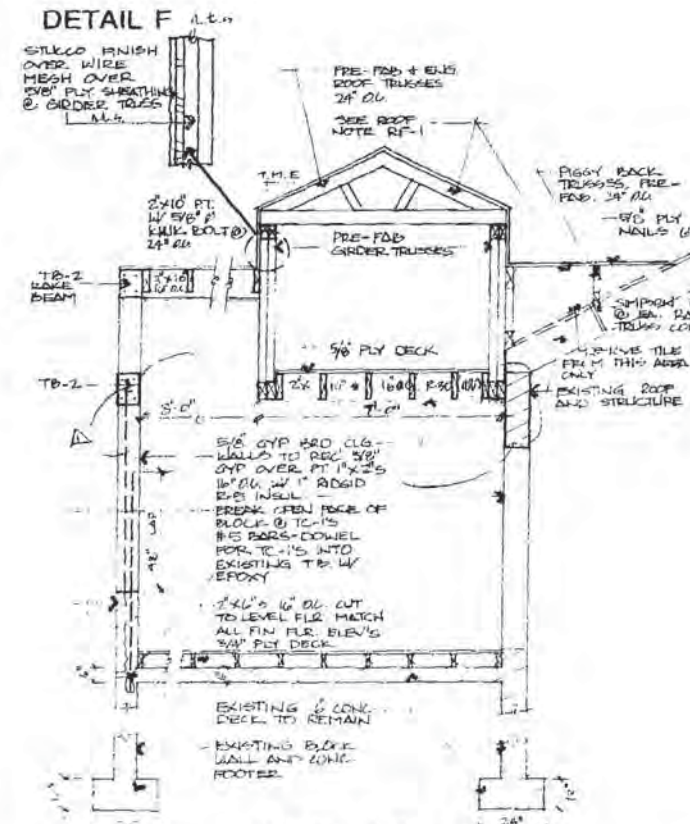
ELEVATION G 1/4" = 1'-0"



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



SECTION B-B 1/4" = 1'-0"



SECTION C-C 1/4" = 1'-0"

# GENERAL STRUCTURAL NOTES

1. General
  - A. The Contractor shall check all dimensions on the structural drawings and verify same with the structural engineer. Architectural details such as slab thickness, waterproofing, curbs, mechanical openings, extra framing and bracing shall be modified as shown on the architectural set.
  - B. The Contractor shall be responsible for storing and bracing to ensure safe working conditions at all times. All construction shall conform to the South Florida Building Code.
2. Concrete
  - A. All cast in place concrete in this job shall attain a minimum compressive strength (f'c) at 28 days (4,000 p.s.i.).
  - B. Concrete work shall conform to all requirements of ACI 301-727 specification for structural concrete for building.
  - C. Reinforcing steel shall be detailed and placed in accordance with ACI 318-83.
  - D. Reinforcing steel shall be detailed and placed in accordance with ACI 318-83.
  - E. All exterior walls shall have a minimum over supports.
3. Reinforcing Steel
  - A. Reinforcing steel shall be detailed and placed in accordance with ACI 318-83.
  - B. Reinforcing steel shall be detailed and placed in accordance with ACI 318-83.
  - C. All welded wire fabric shall conform to ASTM A 185.
  - D. Reinforcing steel shall be detailed and placed in accordance with ACI 318-83.
  - E. All exterior walls shall have a minimum over supports.
4. Minimum Concrete Over Reinforcing
 

Minimum Concrete Over Reinforcing	Minimum f'c (p.s.i.)
Concrete exposed to earth or weather (normal faces)	2 1/2"
Concrete exposed to earth or weather (finished faces)	2"
Concrete exposed to earth or weather (interior walls)	2"
Concrete exposed to earth or weather (interior walls)	2"
5. Masonry
  - A. The masonry shall be constructed in accordance with the requirements of ACI 318-83.
  - B. All masonry shall comply with the proper and proportion specifications in ASTM C 90. The masonry shall be constructed in accordance with the requirements of ACI 318-83.
  - C. The masonry shall be constructed in accordance with the requirements of ACI 318-83.
  - D. The masonry shall be constructed in accordance with the requirements of ACI 318-83.
  - E. The masonry shall be constructed in accordance with the requirements of ACI 318-83.

# DESIGN LOADS

DECK	15 - 30 PSF
FLOOR	20 - 30 PSF
CEILING	10 - 20 PSF
WINDY AREA	15 - 30 PSF
WINDY AREA	15 - 30 PSF

NOTE: SHOP DRAWINGS, REBAR AND SPECIALTY ENGINEERING FOR GABLE TRUSSES, GABLE TRUSSES AND VALLEY TRUSSES.

# ROOF NOTE

1. On site visual inspection has revealed sand and rock with a maximum safe assumable bearing capacity of 2000 p.s.f. The Engineer shall certify that the soil conditions are as described in the plans at the time of the foundation inspection.
2. The licensed Architect or registered Professional Engineer of Record shall submit to the City Inspector, at the time of construction, a signed letter attesting that the site was observed and the foundation conditions are similar to those upon which the design is based.
3. Fill supporting each slab shall be compacted under the supervision of a Special Inspector to a minimum of 95% of maximum dry density for all layers, as verified by field density tests specified in Paragraph 2404.4(c).

REVISIONS  
1. 5/25/00 COMMENTS  
2. 6/1/00

KELLER RESIDENCE  
2051 N. BAY ROAD  
MIAMI BEACH, FLORIDA 33140

# STRUCTURAL DETAILS AND NOTES

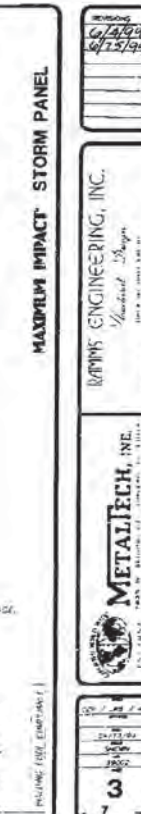
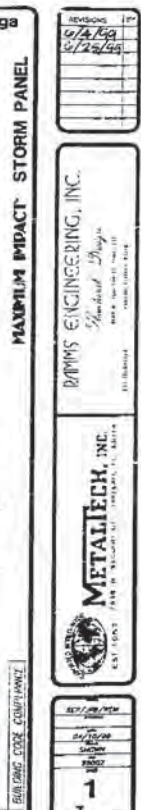
DATE: 5.15.94  
DRAWN BY: A.C.  
SCALE: VARIES

LANDERS, P.E.

S-4



Bms0003348  
B0001252



<div>  <b>METALTECH, INC.</b>  <small>FIELD OF SPECIALTY: THERMAL ANALYSIS</small> </div>		<div> <b>WATSON ELECTRONIC ENGINEERING, INC.</b>  <i>Specialty of "Vapors"</i>  <small>WATSON ELECTRONIC ENGINEERING, INC.</small> </div>	<div> <div> <div>REPLY ONE</div> <div>16/74/799</div> <div>54/25/799</div> </div> <div> <div>7</div> <div>16</div> <div>54</div> </div> </div>
<div> <div> <div>4</div> <div>16</div> <div>54</div> </div> <div> <div>7</div> <div>16</div> <div>54</div> </div> </div>			



# ANCHOR SCHEDULE

ANCHOR SPACING VS. DESIGN PRESSURE  
AND CONNECTION TYPE

ANCHOR TYPE	FPMIN.	S.D.	UP TO 39.9 PSF												UP TO 71.5 PSF													
			REINFORCED CONCRETE						CONCRETE BLOCK						REINFORCED CONCRETE						CONCRETE BLOCK							
			A	B	C	D	E	F	G	H	I	J	K	L	A	B	C	D	E	F	G	H	I	J	K	L		
1/4" DIA. EMBEDMENT (SLEEVE AND NUT)	1/4"	1/4"	16	12	11	12	13	14	15	16	17	18	19	20	16	12	11	12	13	14	15	16	17	18	19	20		
1/4" DIA. EMBEDMENT (SLEEVE AND NUT)	1/2"	1/2"	16	12	11	12	13	14	15	16	17	18	19	20	16	12	11	12	13	14	15	16	17	18	19	20		
1/4" DIA. EMBEDMENT (SLEEVE AND NUT)	3/4"	3/4"	16	12	11	12	13	14	15	16	17	18	19	20	16	12	11	12	13	14	15	16	17	18	19	20		
1/4" DIA. EMBEDMENT (SLEEVE AND NUT)	1"	1"	16	12	11	12	13	14	15	16	17	18	19	20	16	12	11	12	13	14	15	16	17	18	19	20		
1/4" DIA. EMBEDMENT (SLEEVE AND NUT)	1 1/4"	1 1/4"	16	12	11	12	13	14	15	16	17	18	19	20	16	12	11	12	13	14	15	16	17	18	19	20		
1/4" DIA. EMBEDMENT (SLEEVE AND NUT)	1 1/2"	1 1/2"	16	12	11	12	13	14	15	16	17	18	19	20	16	12	11	12	13	14	15	16	17	18	19	20		
1/4" DIA. EMBEDMENT (SLEEVE AND NUT)	1 3/4"	1 3/4"	16	12	11	12	13	14	15	16	17	18	19	20	16	12	11	12	13	14	15	16	17	18	19	20		
1/4" DIA. EMBEDMENT (SLEEVE AND NUT)	2"	2"	16	12	11	12	13	14	15	16	17	18	19	20	16	12	11	12	13	14	15	16	17	18	19	20		
1/4" DIA. EMBEDMENT (SLEEVE AND NUT)	2 1/4"	2 1/4"	16	12	11	12	13	14	15	16	17	18	19	20	16	12	11	12	13	14	15	16	17	18	19	20		
1/4" DIA. EMBEDMENT (SLEEVE AND NUT)	2 1/2"	2 1/2"	16	12	11	12	13	14	15	16	17	18	19	20	16	12	11	12	13	14	15	16	17	18	19	20		
1/4" DIA. EMBEDMENT (SLEEVE AND NUT)	2 3/4"	2 3/4"	16	12	11	12	13	14	15	16	17	18	19	20	16	12	11	12	13	14	15	16	17	18	19	20		
1/4" DIA. EMBEDMENT (SLEEVE AND NUT)	3"	3"	16	12	11	12	13	14	15	16	17	18	19	20	16	12	11	12	13	14	15	16	17	18	19	20		
1/4" DIA. EMBEDMENT (SLEEVE AND NUT)	3 1/4"	3 1/4"	16	12	11	12	13	14	15	16	17	18	19	20	16	12	11	12	13	14	15	16	17	18	19	20		
1/4" DIA. EMBEDMENT (SLEEVE AND NUT)	3 1/2"	3 1/2"	16	12	11	12	13	14	15	16	17	18																

# ANCHOR BOLT SCHEDULE

ANCHOR SPACING VS. DESIGN PRESSURE AND CONNECTION TYPE		UP TO 15 PSI																UP TO 15 PSI																
ANCHOR TYPE	ANGL.	E.U.	PRESSURE (PSI)								CONNECTION TYPE								PRESSURE (PSI)								CONNECTION TYPE							
			A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P																
ANCHOR BOLT (SEE NOTE 1)	1/2"	E.U.	15	13	8	13	13	10	13	9	13	13	16	5	6	12	13	16	5	6	12	13	16	5	6	12	13	16	5	6	12	13	16	
			16	12	6	13	13	10	13	9	13	13	16	5	6	12	13	16	5	6	12	13	16	5	6	12	13	16	5	6	12	13		
			17	11	5	13	13	10	13	9	13	13	16	5	6	12	13	16	5	6	12	13	16	5	6	12	13	16	5	6	12	13		
			18	10	4	13	13	10	13	9	13	13	16	5	6	12	13	16	5	6	12	13	16	5	6	12	13	16	5	6	12	13		
			19	9	3	13	13	10	13	9	13	13	16	5	6	12	13	16	5	6	12	13	16	5	6	12	13	16	5	6	12	13		
			20	8	2	13	13	10	13	9	13	13	16	5	6	12	13	16	5	6	12	13	16	5	6	12	13	16	5	6	12	13		
			21	7	1	13	13	10	13	9	13	13	16	5	6	12	13	16	5	6	12	13	16	5	6	12	13	16	5	6	12	13		
			22	6	0	13	13	10	13	9	13	13	16	5	6	12	13	16	5	6	12	13	16	5	6	12	13	16	5	6	12	13		
			23	5	0	13	13	10	13	9	13	13	16	5	6	12	13	16	5	6	12	13	16	5	6	12	13	16	5	6	12	13		
			24	4	0	13	13	10	13	9	13	13	16	5	6	12	13	16	5	6	12	13	16	5	6	12	13	16	5	6	12	13		
ANCHOR BOLT (SEE NOTE 2)	1/2"	E.U.	15	13	8	13	13	10	13	9	13	13	16	5	6	12	13	16	5	6	12	13	16	5	6	12	13	16	5	6	12	13		
			16	12	6	13	13	10	13	9	13	13	16	5	6	12	13	16	5	6	12	13	16	5	6	12	13	16	5	6	12	13		
			17	11	5	13	13	10	13	9	13	13	16	5	6	12	13	16	5	6	12	13	16	5	6	12	13	16	5	6	12	13		
			18	10	4	13																												

# ANCHOR SCHEDULE

WOOD APPLICATIONS			UP TO 14' S.P.F. CONNECTION TYPE					UP TO 17' S.P.F. CONNECTION TYPE					UP TO 21' S.P.F. CONNECTION TYPE					UP TO 24' S.P.F. CONNECTION TYPE					
ANCHOR TYPE	DIA.	SPAN	A	B	C	D	E	A	B	C	D	E	A	B	C	D	E	A	B	C	D	E	
BRASS WOOD BUSHING	1/4"	8" SPAN	14	13	5	13	13	12	12	5	12	12	10	7	4	10	10	9	7	3	9	9	7
		10" SPAN	11	8	4	11	11	9	4	3	6	7	8	3	3	4	7	7	3	3	5	5	7
		12" SPAN	9	4	4	6	7	8	3	3	4	3	7	2	3	4	5	7	2	3	3	5	5
		14" SPAN	8	3	3	5	3	6	3	3	3	2	6	2	3	3	4	5	2	3	3	4	4
PAINT PENETRATION	1/4"	8" SPAN	14	13	5	13	13	12	12	5	12	12	10	7	4	10	10	9	7	3	9	9	7
		10" SPAN	11	8	4	11	11	9	4	3	6	7	8	3	3	4	7	7	3	3	5	5	7
		12" SPAN	9	4	4	6	7	8	3	3	4	3	7	2	3	4	5	7	2	3	3	5	5
		14" SPAN	8	3	3	5	3	6	3	3	3	2	6	2	3	3	4	5	2	3	3	4	4
WOOD LASS	1/4"	8" SPAN	14	13	5	13	13	12	12	5	12	12	10	7	4	10	10	9	7	3	9	9	7
		10" SPAN	11	8	4	11	11	9	4	3	6	7	8	3	3	4	7	7	3	3	5	5	7
		12" SPAN	9	4	4	6	7	8	3	3	4	3	7	2	3	4	5	7	2	3	3	5	5
		14" SPAN	8	3	3	5	3	6	3	3	3	2	6	2	3	3	4	5	2	3	3	4	4
1" MINIMUM THREAD PENETRATION	3/8"	8" SPAN	18	17	10	13	13	16	15	5	13	13	16	10	7	10	13	14	7	5	3	3	13
		10" SPAN	14	11	5	13	13	12	8	5	8	9	11	4	4	5	8	11	4	3	3	3	13
		12" SPAN	12	9	5	9	9	10	7	4	6	6	9	3	3	4	6	9	3	3	3	3	13
		14" SPAN	10	4	3	8	8	8	3	3	4	4	7	2	3	4	5	8	2	3	3	3	13
WOOD LASS	3/8"	8" SPAN	18	17	10	13	13	16	15	5	13	13	16	10	7	10	13	14	7	5	3	3	13
		10" SPAN	14	11	5	13	13	12	8	5	8	9	11	4	4	5	8	11	4	3	3	3	13
		12" SPAN	12	9	5	9	9	10	7	4	6	6	9	3	3	4	6	9	3	3	3	3	13
		14" SPAN	10	4	3	8	8	8	3	3</													



**METALTECH, INC.**

Date: Aug 10, 2000  
To: MIAMI BEACH BUILDING DEPARTMENT

MetalTech Inc. is the Dade County Notice of Acceptance Holder for:

Bahama Shutter	Acceptance No. 98-1228.04
Slimline Accordion	Acceptance No. 00-188.10
Econoline Accordion	Acceptance No. 99-0224.03
Hurculine Accordion	Acceptance No. 99-0217.05
20G Storm Panel	Acceptance No. 00-0519.07
24G Storm Panel	Acceptance No. 98-0304.03
.050 Storm Panel	Acceptance No. 98-0728.04
.060 Storm Panel	Acceptance No. 99-0217.07

This letter authorizes IMP CONSTRUCTION to use our above named product at the following job site:

KEVER RESIDENCE  
1051 N. BAY ROAD  
MIAMI BEACH, FL 33140

Thank you.

*Richard J. Buzzella*  
Richard J. Buzzella  
Vice President



PAVILION

SUNBURST

7635 West Second Court • Miami, FL 33014-4434 U.S.A.  
Phone: (305) 825-1480 • Toll Free: (800) 325-3260 • FAX: (305) 823-7785



MIAMI-DADE COUNTY, FLORIDA  
METRO-DADE FLAGLER BUILDING

BUILDING CODE COMPLIANCE OFFICE  
METRO-DADE FLAGLER BUILDING  
140 WEST FLAGLER STREET, SUITE 1603  
MIAMI, FLORIDA 33130-1563  
(305) 375-2901 FAX (305) 375-2998

**PRODUCT CONTROL NOTICE OF ACCEPTANCE**

MetalTech, Inc.  
7635 West 2nd Court  
Hialeah FL 33014

CONTRACTOR LICENSING SECTION  
(305) 375-2527 FAX (305) 375-2528

CONTRACTOR ENFORCEMENT SECTION  
(305) 375-2466 FAX (305) 375-2008

PRODUCT CONTROL DIVISION  
(305) 375-2902 FAX (305) 375-6339

Your application for Product Approval of:  
"Maximum Impact" 20 ga. Steel Storm Panels Shutter  
under Chapter 3 of the Code of Miami-Dade County governing the use of Alternate Materials and Types of Construction, and completely described herein, has been recommended for acceptance by the Miami-Dade County Building Code Compliance Office (BCCO) under the conditions specified herein.

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

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

Acceptance No.: 99-0519.07

Expires: 07/22/2002

*Raul Rodriguez*  
Raul Rodriguez  
Chief Product Control Division

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

**BUILDING CODE & PRODUCT REVIEW COMMITTEE**

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

*Francisco J. Quinones, R.A.*  
Francisco J. Quinones, R.A.  
Director  
Miami-Dade County  
Building Code Compliance Office

Approved: 07/22/1999

1 of 3

Internet mail address: [postmaster@buildingcodeonline.com](mailto:postmaster@buildingcodeonline.com)



Homepage: <http://www.buildingcodeonline.com>

MetalTech, Inc.

ACCEPTANCE No.: 99-0519.07

APPROVED: 1111 2 2 1999

EXPIRES: JUL 22 2002

**NOTICE OF ACCEPTANCE: SPECIFIC CONDITIONS**

- SCOPE**  
This approves a 20 gauge galvanized steel storm panels shutter, as described in Section 2 of this Notice of Acceptance, designed to comply with the South Florida Building Code, 1994 Edition for Miami-Dade County, for the locations where the pressure requirements, as determined by SFBC Chapter 23, do not exceed the Design Pressure Rating values indicated in the approved drawings.
- PRODUCT DESCRIPTION**  
This 20 gauge galvanized steel storm panels shutter and its components shall be constructed in strict compliance with the following documents: Drawing No. 99062, titled "20 ga. Maximum Impact Storm Panel", prepared by Ramms Engineering, Inc., dated April 10, 1999, sheets 1, 2, & 3 of 7, and January 15, 1999, sheets 4, 5, 6, & 7 of 7, all sheets last revised on June 25, 1999, all sheets bearing the Miami-Dade County Product Control Approval stamp, with the Notice of Acceptance number and approval date by the Miami-Dade County Product Control Division. These documents shall hereinafter be referred to as the approved drawings.
- LIMITATIONS**  
All permanent set components, including but not limited to embedded anchor bolts, threaded corner metal shields, headers and sills, must be protected against corrosion, contamination and damage at all times.
- INSTALLATION**  
This 20 gauge galvanized steel storm panels shutter and its components shall be installed in strict compliance with the approved drawings.
- LABELING**  
Each panel shall bear a permanent label, with the manufacturer's name or logo, city, state and the following statement: "Miami-Dade County Product Control Approved".
- BUILDING PERMIT REQUIREMENTS**
  - Application for building permit shall be accompanied by copies of the following:
    - This Notice of Acceptance
    - Duplicate copies of the approved drawings, as identified in Section 2 of this Notice of Acceptance, clearly marked to show the components selected for the proposed installation.
    - Any other documents required by the Building Official or the South Florida Building Code (SFBC) in order to properly evaluate the installation of this system.

*Debra A. Makar, P.E.*  
Debra A. Makar, P.E.  
Product Control Examiner  
Product Control Division

2 of 3



442000

MetalTech, Inc.

ACCEPTANCE No. : 99-0519.07

APPROVED : JUL 22 1999

EXPIRES : JUL 22 2002

**NOTICE OF ACCEPTANCE: STANDARD CONDITIONS**

1. Renewal of this Acceptance (approval) shall be considered after a renewal application has been filed and the original submitted documents, including test-supporting data, engineering documents, are no older than eight (8) years.
2. Any and all approved products shall be permanently labeled with the manufacturer's name, city, state, and the following statement: "Miami-Dade County Product Control Approved", or as specifically stated in the specific conditions of this Acceptance.
3. Renewals of Acceptance will not be considered if:
  - a. There has been a change in the South Florida Building Code affecting the evaluation of this product and the product is not in compliance with the code changes.
  - b. The product is no longer the same product (identical) as the one originally approved.
  - c. If the Acceptance holder has not complied with all the requirements of this acceptance, including the correct installation of the product
  - d. The engineer, who originally prepared, signed and sealed the required documentation initially submitted, is no longer practicing the engineering profession.
4. Any revision or change in the materials, use, and/or manufacture of the product or process shall automatically be cause for termination of this Acceptance, unless prior written approval has been requested (through the filing of a revision application with appropriate fee) and granted by this office.
5. Any of the following shall also be grounds for removal of this Acceptance:
  - a. Unsatisfactory performance of this product or process.
  - b. Misuse of this Acceptance as an endorsement of any product, for sales, advertising or any other purposes.
6. The Notice of Acceptance number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the Notice of Acceptance is displayed, then it shall be done in its entirety.
7. A copy of this Acceptance as well as approved drawings and other documents, where it applies, shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at all time. The engineer needs not reseal the copies.
8. Failure to comply with any section of this Acceptance shall be cause for termination and removal of Acceptance.
9. This Notice of Acceptance consists of pages 1, 2 and this last page 3.

END OF THIS ACCEPTANCE

  
Helmy A. Makar, P.E. -Product Control Examiner  
Product Control Division