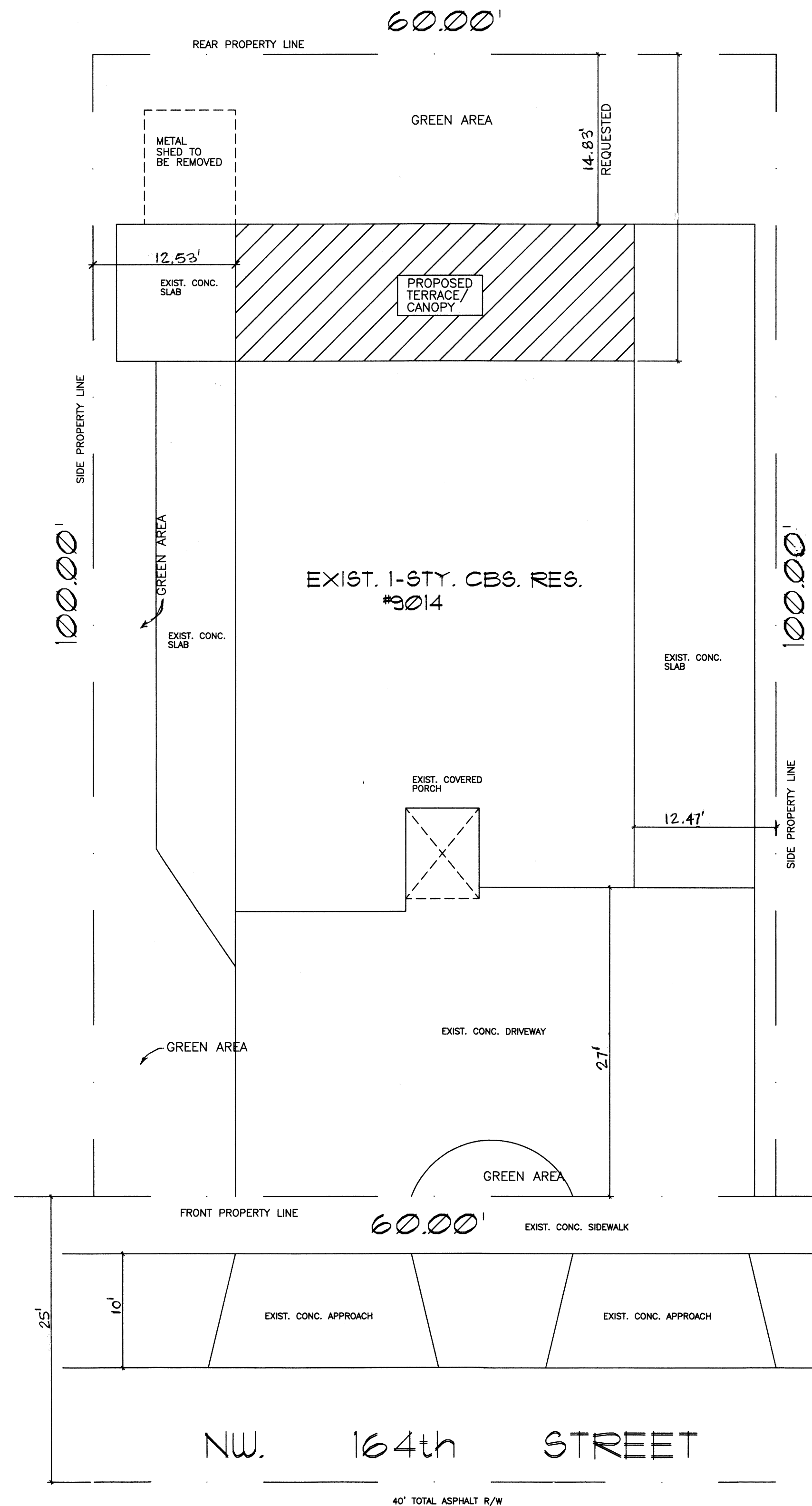
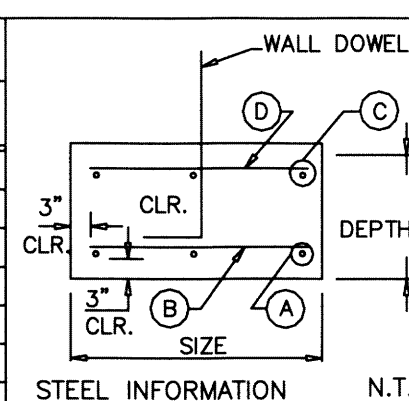


PROPOSED FLOOR/FOUNDATION PLAN
SCALE: 1/4"=1'-0"

FOOTING/COLUMN SCHEDULE							
MARK	SIZE	DEPTH	ELEV. TOP FTG.	BOTT. REINFORCING	TOP REINFORCING	REMARKS	
				A	B	C	D
F-48	48"x48"	16"	-12"	7#5	7#5	7#5	7#5
(A) 8"x12" CONCRETE COLUMN WITH 4#5 VERTICAL & #3 TIES AT 8" O.C.							



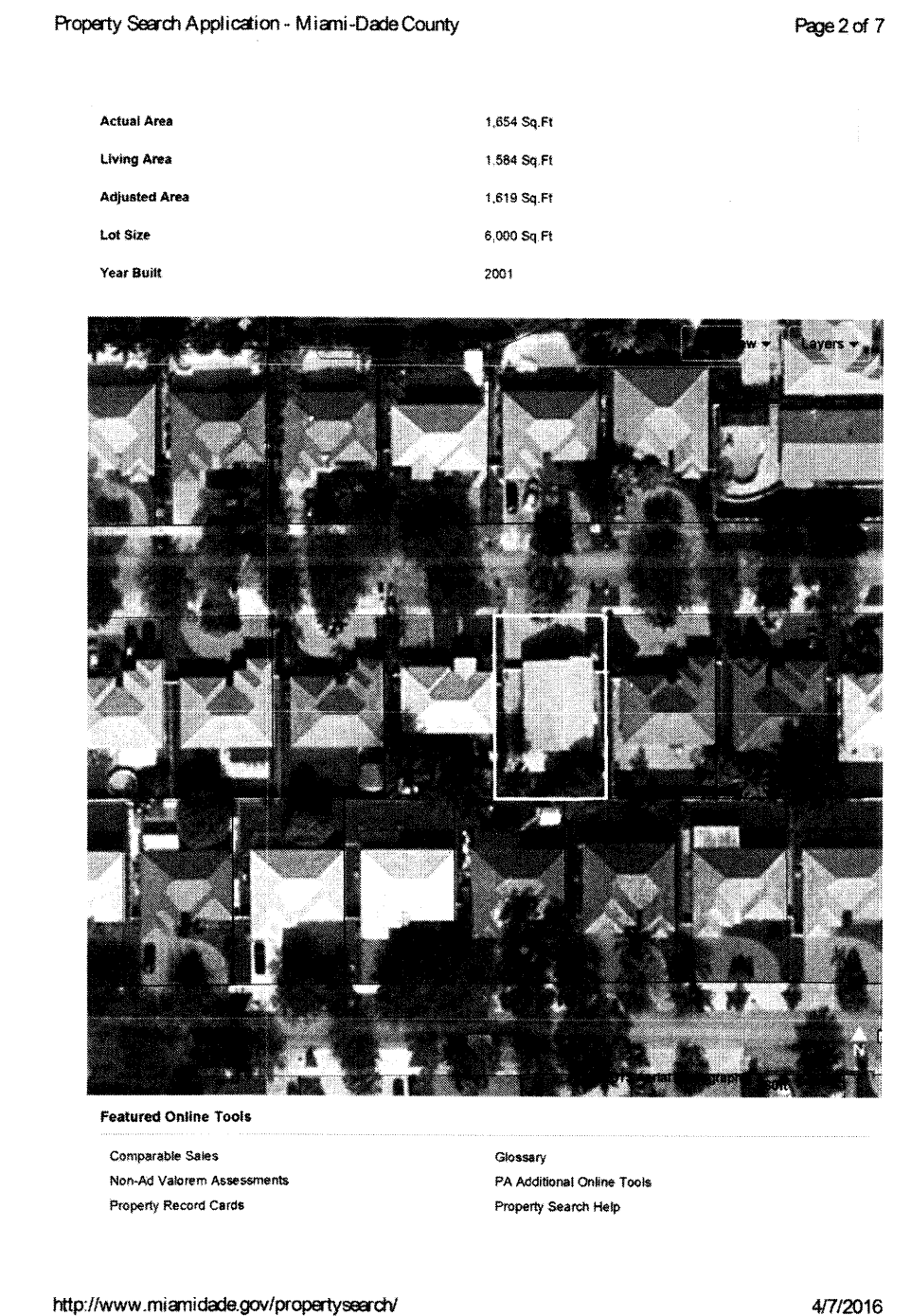
SITE PLAN
SCALE: 1/8"=1'-0"

SCOPE OF WORK : NEW OPEN TERRACE/CANOPY. STRUCTURAL: PROPOSED CONCRETE BEAMS & COLUMNS WITH CONCRETE FOOTINGS AND A ROOF TRUSS SYSTEM WITH EXIST. CONCRETE SLAB AS SHOWN. REAR SETBACK OF 14.83' (REQUESTED)

PLUMBING= NONE
MECHANICAL=NONE
ELECTRICAL= NONE

OWNER/G.C. TO VERIFY ALL EXISTING CONDITIONS BEFORE STARTING ANY WORK.

WALL LEGEND	
	EXIST. 8" BLOCK WALL TO REMAIN
	NEW 4" PARTITION (2x4 WOOD STUDS) OR (26ga METAL CHANNELS)
	EXIST. 4" PARTITION TO REMAIN
	EXIST. 4" PARTITION TO BE REMOVED
	NEW 8" CONC. BLOCK WALL



LOCATION MAP

LEGAL DESCRIPTION: LOT 15, BLOCK 5 "ROYAL GARDEN ESTATES" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 155 AT PAGE 4, OF THE PUBLIC RECORDS OF BROWARD COUNTY.
FOLIO #: 32-2016-002-1520

ZONING LEGEND & AREA CALCULATION

EXIST. RES. FOOT PRINT: 1,651 S.F.
PROPOSED TERRACE S.F.: 420 S.F.
TOTAL NEW FOOT PRINT = 2,070 S.F.
TOTAL NEW FOOT PRINT = 2,070 S.F.
LOT S.F. = 6,000 S.F.

ZONING: RU-1M(B)

SETBACK REQUIREMENTS: SETBACK PROVIDED:
FRONT: 25' FRONT: 25'
REAR: 25' REAR: 14.83' (REQUESTED)
SIDE: 6.0' (10%) SIDE: 12.47'
S.S.: 10' S.S.: 10'
MAX. LOT COV.: 40% PROP. LOT COV.: 35%

REAR SETBACK OF 14.83' (REQUESTED)

DESIGN CRITERIA

CODE EDITION: 2014 FLORIDA BUILDING CODE
ASCE 7-10 EXPOSURE CONDITION INDICATED - d
CONSTRUCTION TYPE VB UNPROTECTED
OCCUPANCY CLASSIFICATION R-3
ALTERATION LEVEL-2

I CERTIFY THIS ADDITION TO BE DESIGNED TO WITHSTAND 110 MPH WIND SPEED ACCORDING TO ASCE 7-10 AS REQUIRED BY THE FLORIDA BUILDING CODE REVISED 2014 EDITION

G.C./OR OWNER TO VERIFY & COORDINATE ALL HEIGHTS & DIMENSIONS WITH FLOOR PLAN FOUNDATION PLAN WITH EXISTING FIELD CONDITIONS & ANY EXISTING EASEMENT CONDITIONS AND VERIFY THAT NEW CONSTRUCTION DOES NOT GO INTO THE REAR 20' TOP OF BANK SETBACK

NOTE: SEPARATE ROOFING PERMIT IS REQUIRED! NOT PART OF THIS PERMIT!
NOTE: SEE SHEET A-2 FOR SOIL STATEMENT TO COMPLY WITH NEW "F.B.C." TERMITE PROTECTION & OTHER GENERAL NOTES

Seal
Guillermo Ramon Gonzalez
P.E. 13960
STATE OF FLORIDA
4-12-16

PROJECT NAME: PROPOSED TERRACE ADDITION TO RESIDENCE
OWNER/PH: YENISSE WINK 786-370-7464
ADDRESS: 9014 NW. 164th STREET MIAMI FLORIDA 33014
PROJECT ADD: SAME

Guillermo Ramon Gonzalez
9000 SW. 168th Avenue Miami Florida 33196 Ph: 786-237-5154
Registered Architect #13960 (assistant)

040716

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CONCRETE SHALL HAVE 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS OTHERWISE NOTED (U.O.N.).

ALL REINFORCING STEEL SHALL BE DEFORMED BARS, AND SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI GRADE 60, AND MEET ASTM A-615 SPECS.

ALL STRUCTURAL STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 36,000 PSI, AND MEET ASTM A-36 SPECS.

DROP THE BEAM OVER DOORS EXTEND 8" PAST OPENING ON BOTH SIDES AND ADD 2-#5 BARS FOR EVERY ADDITIONAL 8" OF BEAM HEIGHT (2 ADDITIONAL BARS MIN.)

SOIL STATEMENT:

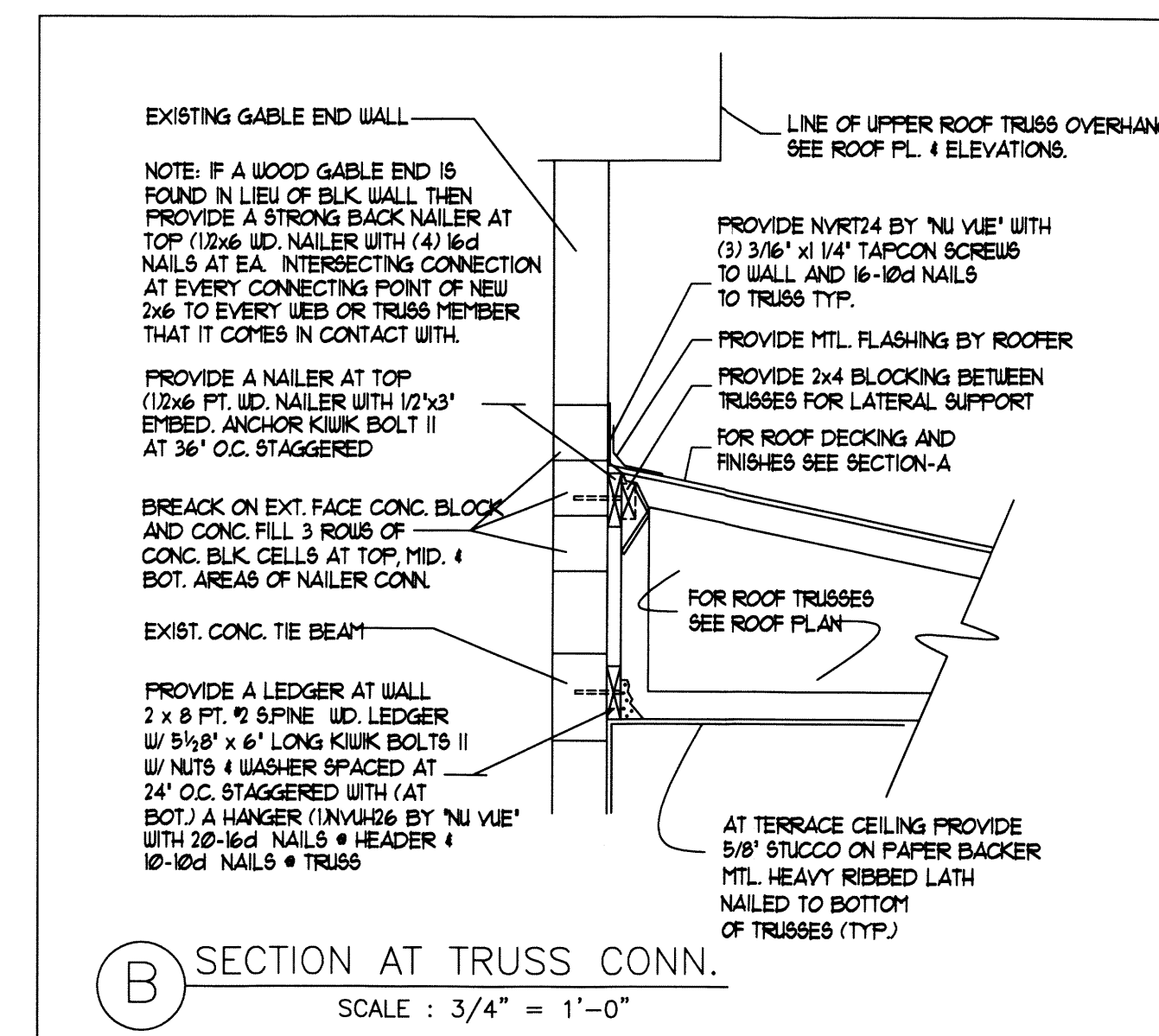
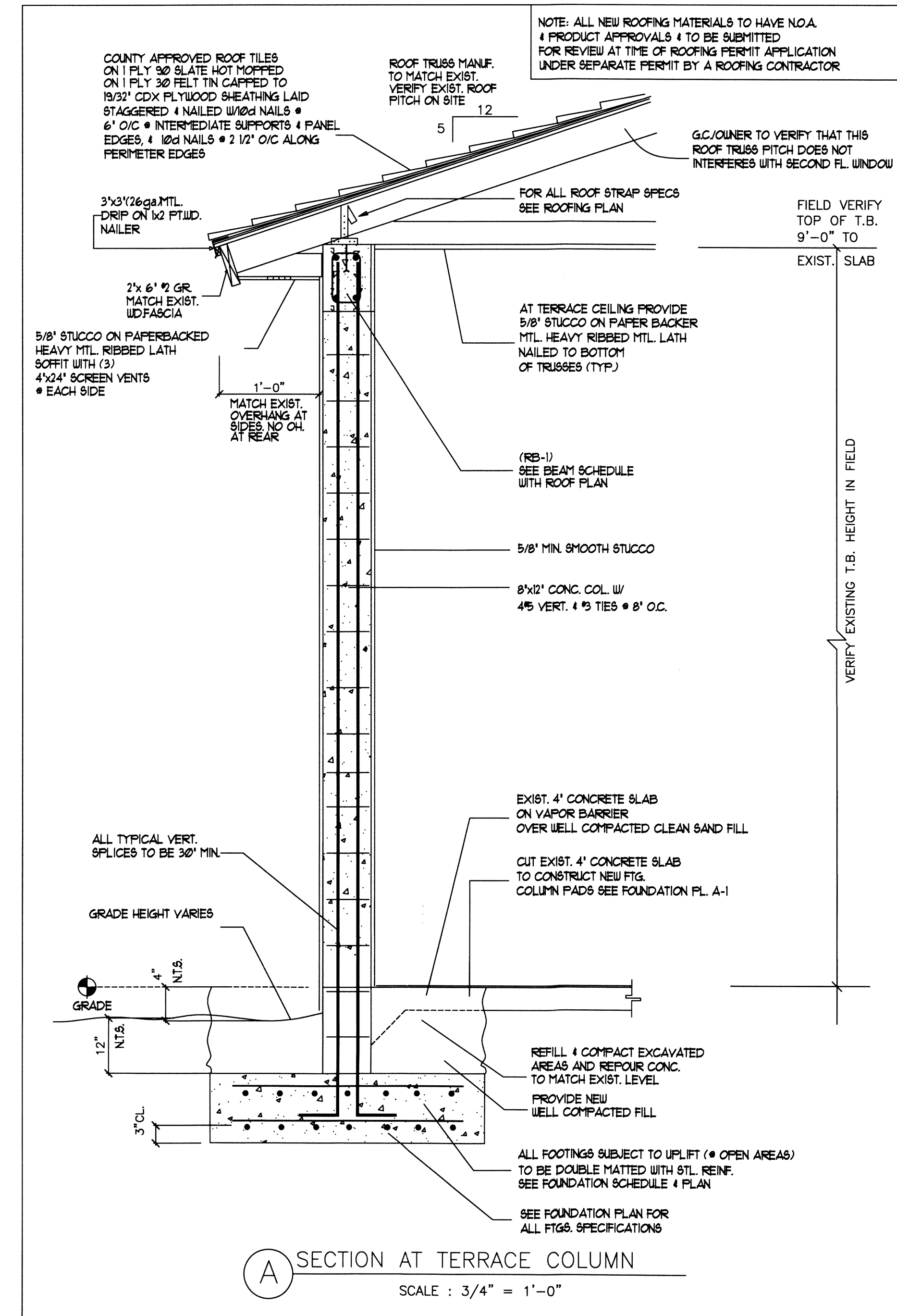
- ## REINFORCING

- SLAB

- ## MASONRY

1. CONCRETE MASONRY UNITS (CMU), OR "BLOCKS", SHALL CONFORM TO ASTM C-90 SPECS.
2. COMPRESSIVE STRENGTH OF MASONRY UNITS SHALL BE NOT LESS THAN FM=1000 PSI.
3. ALL BLOCK WALLS SHALL BE LAID IN A FULL BEDDING OF MORTAR, WITH A COMPLETE COVERAGE OF THE BLOCK'S FACE SHELL (HORIZONTALLY) AND MORTAR GROOVES (VERTICALLY), AND REINFORCED WITH #8 TRUSS TYPE JOINT REINFORCEMENT @ EVERY OTHER COURSE (16" O.C. VERTICALLY)
4. MORTAR TO BOND BLOCK MASONRY SHALL BE TYPE "M", 2,500 PSI.
5. THE FIRST BLOCK CELL ADJACENT TO ANY OPENING SHALL BE FILLED WITH CONCRETE.
6. THE FIRST BLOCK CELL ADJACENT TO ANY OPENING FROM 3'TO 8'SHALL BE REINFORCED WITH 1- #5 VERTICAL AND BE FILLED WITH 2500 PSI CONCRETE.

1. ALL FRAMING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE "F.B.C." 2014 EDITION AND ALL OTHER PERTAINING CODES AND ORDINANCES HAVING JURISDICTION.
2. ALL PLYWOOD USED STRUCTURALLY BE IDENTIFIED FOR GRADE AND GLUE TYPES BY THE TRADEMARKS OF AN APPROVED TESTING AND GRADING AGENCY.
3. ALL PLYWOOD PERMANENTLY EXPOSED IN OUTDOOR LOCATIONS SHALL BE OF EXTERIOR TYPE.
4. ALL LUMBER TWO INCHES OR LESS IN THICKNESS SHALL CONTAIN NOT MORE THAN 19% MOISTURE AT THE TIME OF PERMANENT INCORPORATION IN A BUILDING OR STRUCTURE AND/OR AT THE TIME OF TREATMENT WITH A WOOD PRESERVATIVE.
5. ALL LUMBER SIZES TO HEREIN NOMINAL.
6. LUMBER USED FOR JOISTS AND/OR OTHER STRUCTURAL MEMBERS SHALL BE OF NO LESS STRENGTH THAN #2 GRADE OF SOUTHERN PINE, DOUGLAS FIR LARCH, HEM FIR, OR SPRUCE PINE FIR.
7. LUMBER USED FOR STUDS IN EXTERIOR WALLS SHALL BE OF A STRESS GRADE NOT LESS THAN 625 PSI NOMINAL EXTREME FIBER STRESS IN BENDING (FB).
8. LUMBER USED FOR STUDS IN INTERIOR NON BEARING WALLS SHALL BE OF A STRESS GRADE NOT LESS THAN 225 PSI NOMINAL EXTREME FIBER STRESS IN BENDING (FB).
9. JOISTS AND RAFTERS SHALL HAVE NOT LESS THAN FOUR INCHES OF BEARING AS PROVIDED IN "F.B.C." 2014 EDITION.
10. NOTCHING AND BORING OF JOIST AND RAFTERS SHALL COMPLY WITH THE "F.B.C." 2014 EDITION.
11. ENDS OF WOOD JOISTS ENTERING OR BEARING ON MASONRY AND IN CONTACT THEREWITH SHALL BE PRESSURE TREATED, OR OF AN APPROVED DURABLE SPECIES.
12. WHERE MASONRY EXTENDS ABOVE SUCH WOOD MEMBERS SHALL BE FIRE SO THE TOP EDGE DOES NOT ENTER THE MASONRY MORE THAN ONE INCH OR SHALL BE PROVIDED WITH WALL PLATE BOXES OF SELF TYPE OR APPROVED HANGERS.
13. FLOOR JOISTS UNDER ALL WALLS OR PARTITIONS PARALLEL TO THE JOISTS SHALL BE DOUBLED. DOUBLED JOISTS MAY BE SEPARATED NOT MORE THAN SIX INCHES.
14. FLOOR JOISTS SUPPORTING CONCRETE FOR BATHROOM FLOORS SHALL HAVE A MAXIMUM SPACING OF 12 INCHES.
15. CEILING JOISTS SPANNING MORE THAN 14 FEET SHALL BE Laterally SUPPORTED AT MID-SPAN. 2014 EDITION.
16. PRE FABRICATED ROOF TRUSSES SHALL BE DESIGNED BY AN ENGINEER REGISTERED IN THE STATE OF FLORIDA; AND SHALL COMPLY WITH ALL THE REQUIREMENTS OF THE "F.B.C." 2014 EDITION.
17. FIRE STOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT SPACES BOTH VERTICAL AND HORIZONTAL.
18. ANCHORS SECURING WOOD TO CONCRETE SHALL BE NOT LESS THAN 1"x1/8" STEEL STRAP EMBEDDED IN THE CONCRETE AND NAILED WITH THREE 16D NAILS TO WOOD MEMBERS AS SET FORTH IN OF THE "F.B.C." 2014 EDITION.
19. ANCHORS SECURING WOOD TO WOOD SHALL BE NOT LESS THAN 1"x1/8" STEEL STRAP NAILED TO EACH MEMBER WITH THREE 16D NAILS, OR SHALL BE A COMMERCIAL ANCHOR APPROVED BY THE BUILDING OFFICIAL ANCHORING EACH MEMBER.
20. ALL ANCHORS AND RELATIVE NAILS EXPOSED TO THE WEATHER SHALL BE GALVANIZED.
21. WHERE THE INTERIOR OF MASONRY WALLS ARE FURRED FURRING SHALL BE TREATED AND FIRE STOPPED AS HEREIN REQUIRED AND SHALL BE SECURELY FASTENED TO THE MASONRY WITH NOT LESS THAN ONE CUT NAIL IN ALTERNATE COURSE OF BLOCK.
22. THE ALLOWABLE LOADS ON ALL TYPES OF CONNECTORS SHALL BE AS SET FORTH IN THE STANDARDS LISTED IN OF THE "F.B.C." 2014 EDITION.
23. IN GENERAL NAILS SHALL PENETRATE THE SECOND MEMBER A DISTANCE EQUAL TO THE THICKNESS OF THE MEMBER BEING NAILED THERETO. THERE SHALL BE NOT LESS THAN TWO NAILS IN ANY CONNECTION.



Guillermo Ramon Gonzalez
R.A. 13980
STATE OF FLORIDA
4-12-16

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04.27.16

PROJECT NAME: PROPOSED TERRACE ADDITION TO RESIDENCE
OWNER/PH: YENISSE MINK 786-370-7464

Guillermo Ramon Gonzalez
3000 SW. 168th Avenue Miami Florida 33196 Ph: 786-237-5154
Registered Architect #13660 (assistant)

040716

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NOTE: ALL NEW ROOFING MATERIALS TO HAVE N.O.A. & PRODUCT APPROVALS & TO BE SUBMITTED FOR REVIEW AT TIME OF ROOFING PERMIT APPLICATION UNDER SEPARATE PERMIT.

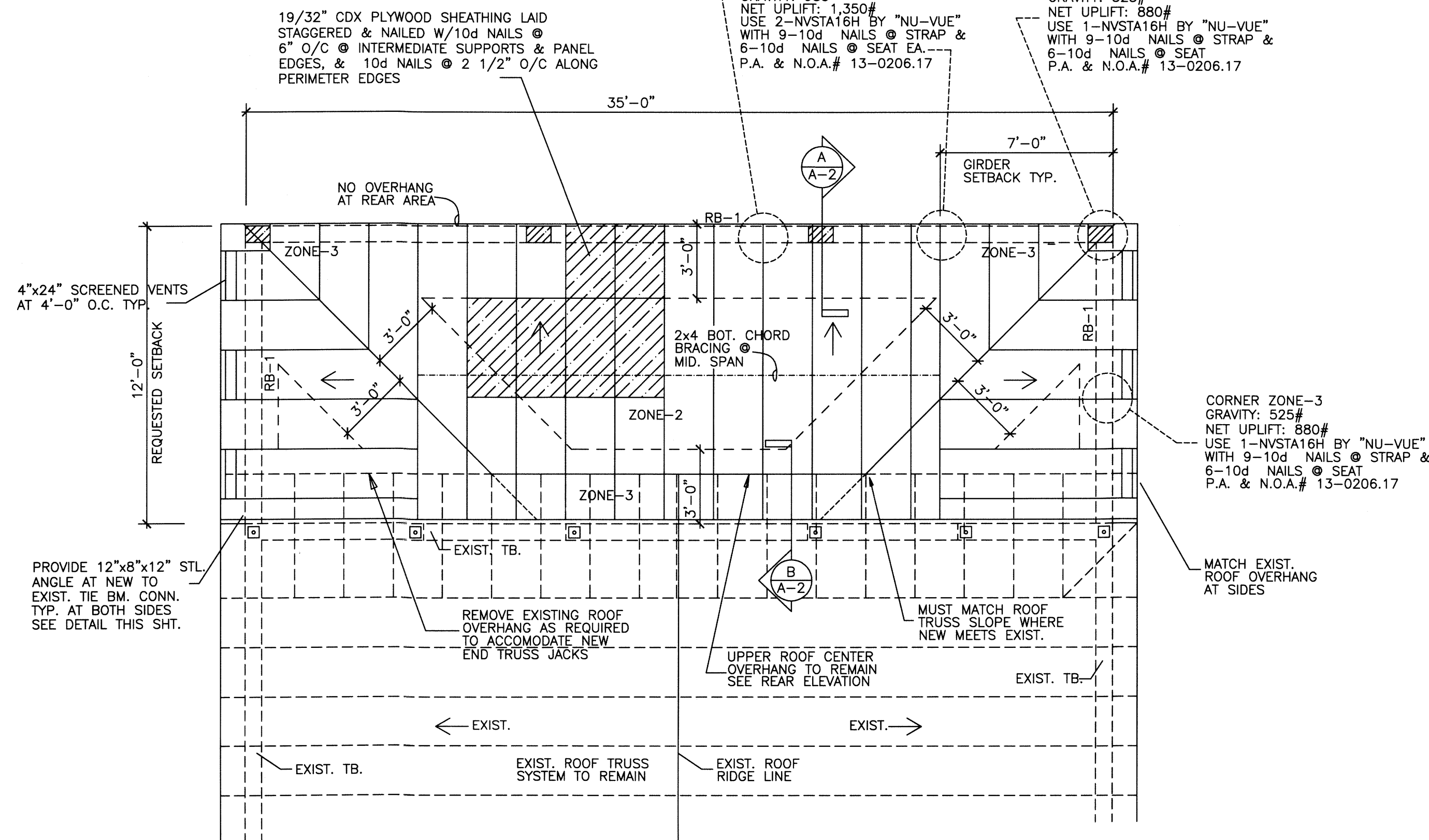
NOTE: NO SPECIAL INSPECTOR REQUIRED FOR THIS OPEN TERRACE PROJECT. THERE IS AN EXISTING SLAB NO NEW MASONRY WALLS & ROOF TRUSS JACKS ARE AN AVERAGE OF 12' LONG.

WOOF TRUSS ROOF DESIGN LOADS:	
T.C.L.L.-----	= 30 P.S.F.
T.C.D.L.-----	= 15 P.S.F.
B.C.D.L.-----	= 10 P.S.F.
TOTAL ----- = 55 P.S.F.	
ROOF WINDLOAD CALCS NET UPLIFT	
MAX. ZONE-2=	-95.1
MAX. ZONE-3=	-95.1

COMMON TRUSS ZONE-3
GRAVITY: 425#
NET UPLIFT: 635#
USE 1-NVSTA16H BY "NU-VUE"
WITH 10-10d NAILS @ STRAP &
6-10d NAILS @ SEAT
P.A. & N.O.A.# 13-0206.17

GIRDER TRUSS ZONE-3
GRAVITY: 985
NET UPLIFT: 1,350#
USE 2-NVSTA16H BY "NU-VUE"
WITH 9-10d NAILS @ STRAP &
6-10d NAILS @ SEAT EA.
P.A. & N.O.A.# 13-0206.17

TYP. AT CORNERS
CORNER ZONE-3
GRAVITY: 525#
NET UPLIFT: 880#
USE 1-NVSTA16H BY "NU-VUE"
WITH 9-10d NAILS @ STRAP &
6-10d NAILS @ SEAT
P.A. & N.O.A.# 13-0206.17



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

BEAM SCHEDULE:

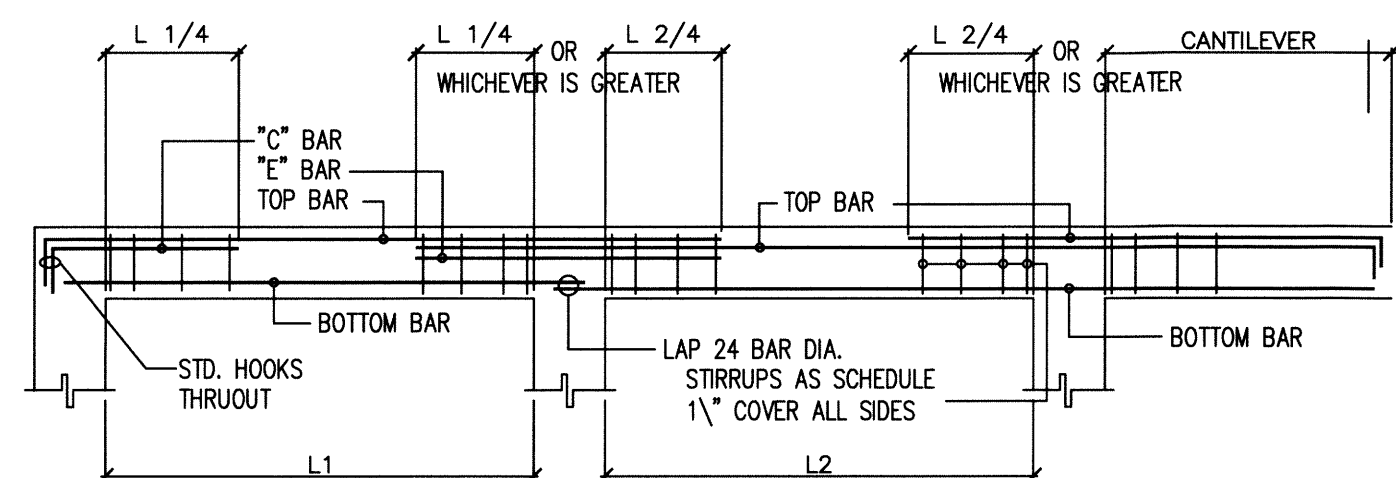
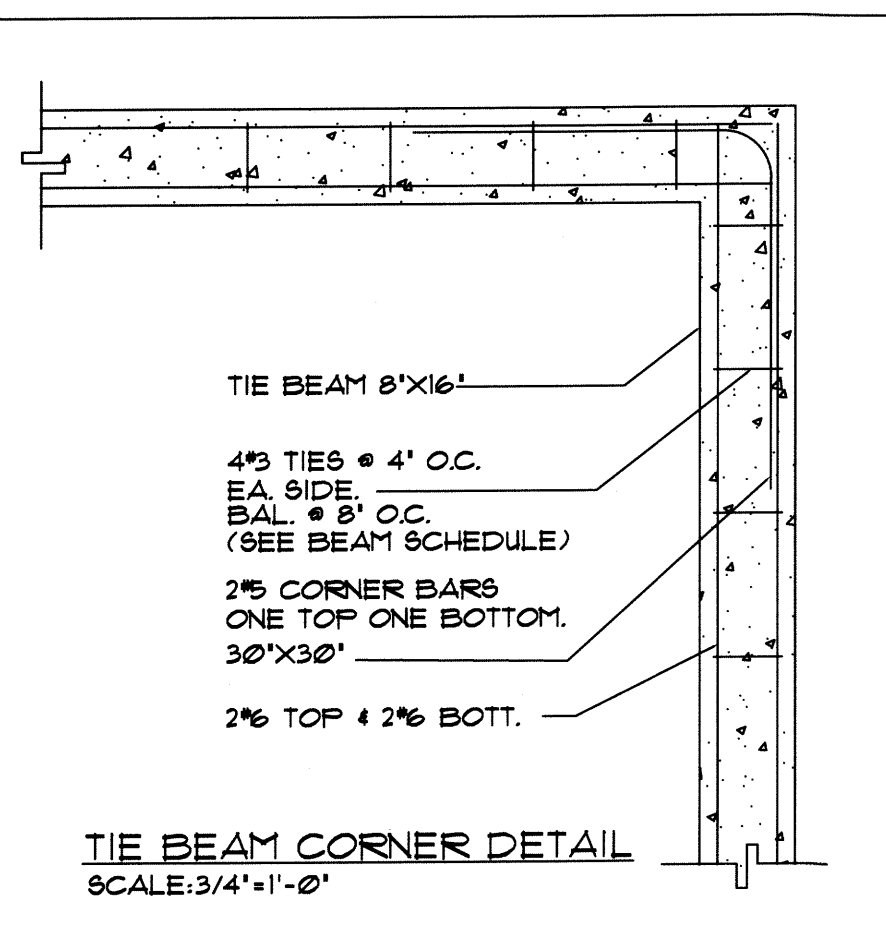
RB-1 AT (9'-0") A.F.F. (V.F.) = 8"x12" CONCRETE BEAM WITH 2#6 TOP, 2#6 BOT. WITH (2) #5 60" LONG LONG BENT BARS AT CORNERS. PROVIDE #3 TIES (4) FROM CORNERS AT 4" REM. AT 8" O.C.

NOTE: FOR ALL STRAPS SPECIFIED
SEE SPECS ON PRODUCT APPROVAL ATTACHED

ROOF VENTILATION CALCULATIONS: FOR NEW OPEN TERRACE TRUSSES ONLY (SOFFIT)

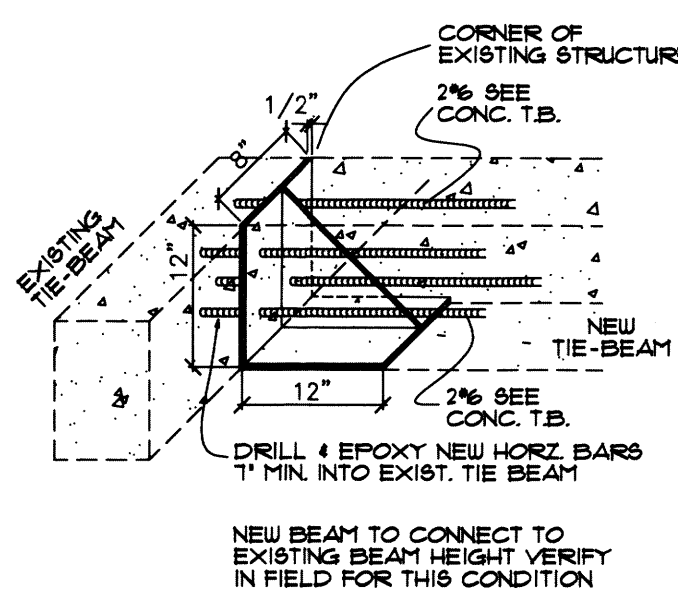
REQUIRED 1/150 VENT TO CEILING RATIO
PROPOSED ROOF AREA = 459 SQ. FT.
459 / 150 = 3.06 SQ. FT. OF VENTING AREA REQUIRED
DESIGN SELECTION: 4"x24" ALUMN. SCREEN = 0.66 S.Q. FT.
TOTAL REQ. 3.06 S.Q. FT. / 0.66 = 5 PCS.
PROVIDED: 6 PCS.

(RIDGE)
OPTIONAL (NOT PROVIDED)



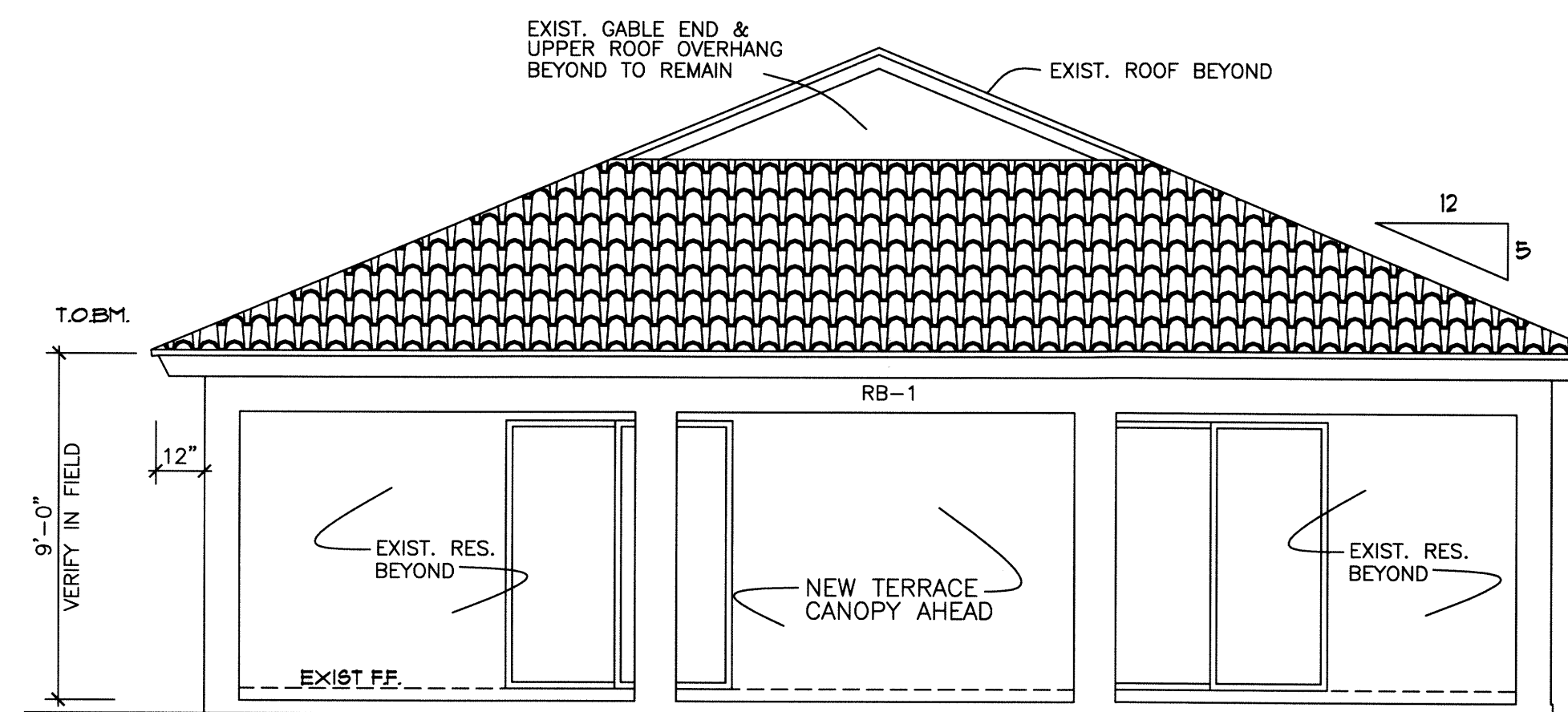
TYPICAL BEAM DIAGRAM

"C" BARS - ARE TOP BARS AT NON-CONTINUOUS ENDS
"E" BARS - ARE TOP BARS OVER RIGHT INTERIOR SUPPORTS
TOP BARS - CALLED FOR AS CONTINUOUS, WHEN SPLICED, SHALL BE SPLICED IN THE MIDDLE THIRD OF THE SPAN



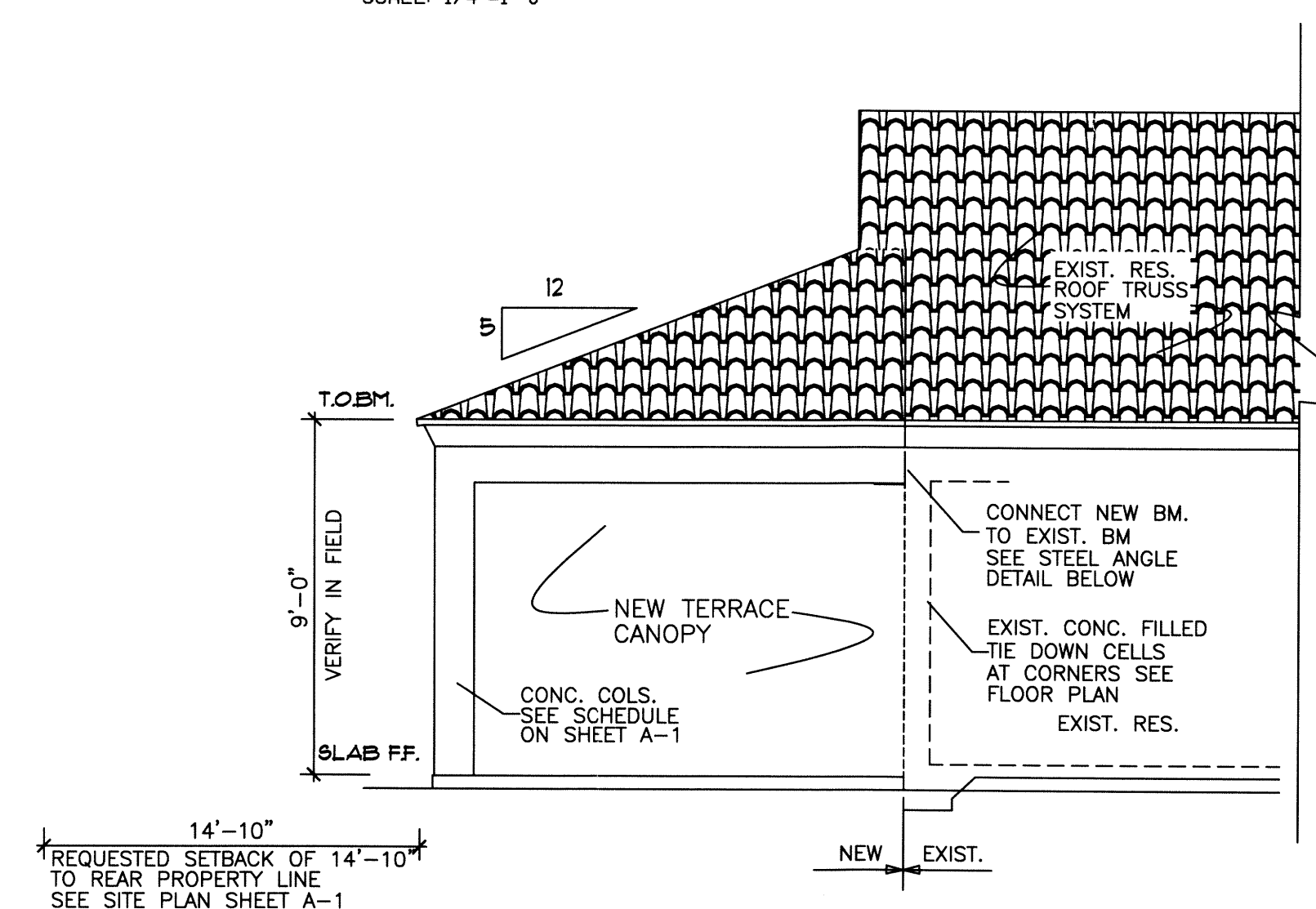
STEEL ANGLE DETAIL
AT TERRACE BM. CONN.

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



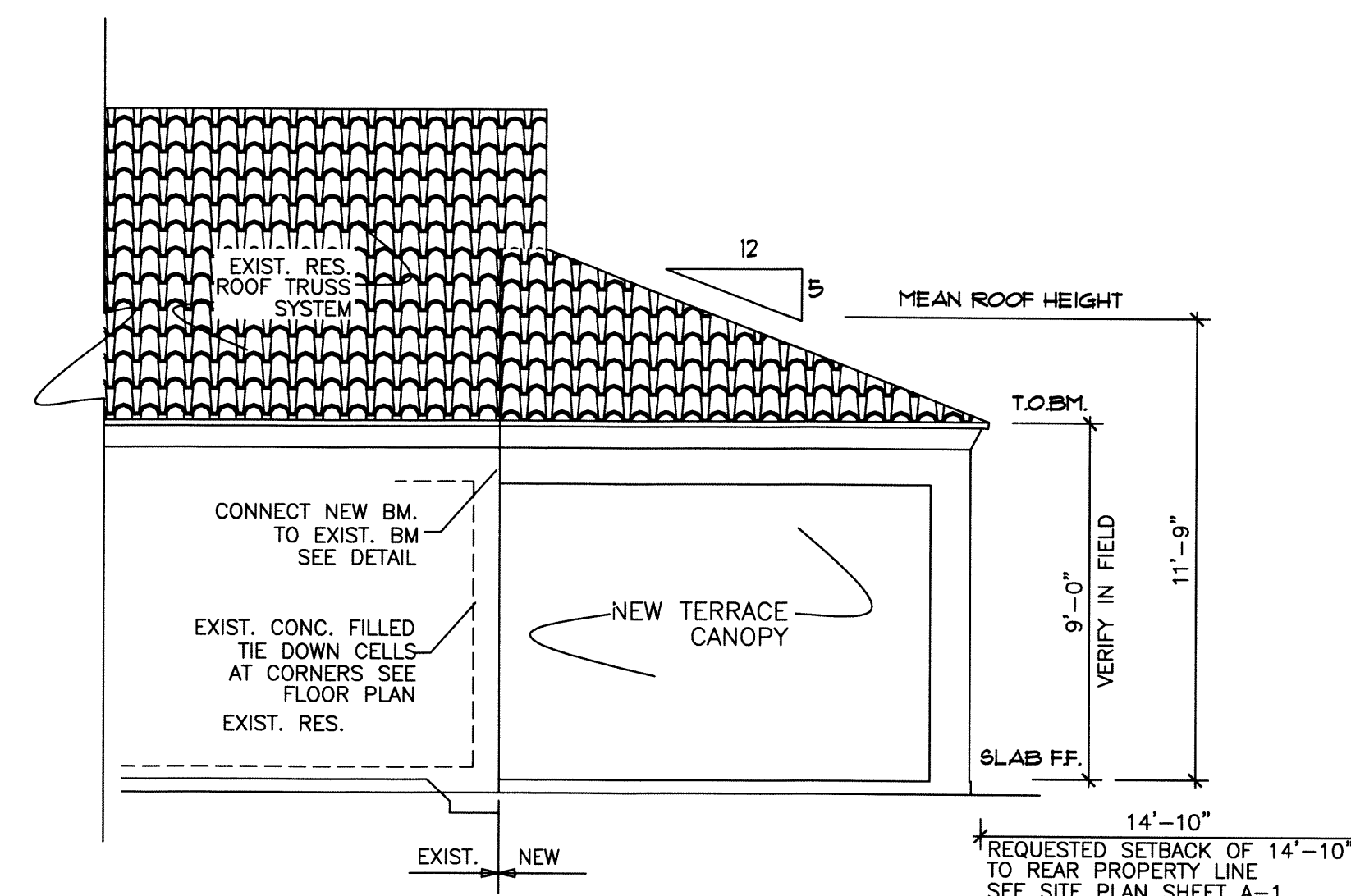
(NORTH)
REAR ELEVATION

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



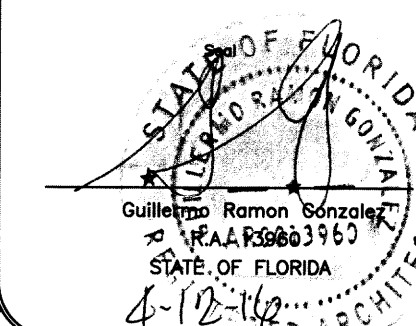
(EAST) (WEST ELEVATION SIMILAR)
SIDE ELEVATION

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



(WEST)
SIDE ELEVATION

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



PROJECT NAME: PROPOSED TERRACE ADDITION TO RESIDENCE

OWNER/PH: YENISSE MINK 786-370-7464

ADDRESS: 9014 NW 164th STREET MIAMI FLORIDA 33014

PROJECT ADD: SAME

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Registered Architect #13960 (Assistant)

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RMA 21.10