

PROCESS #
FOLIO #

FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM

O.M.B. No. 3067-0077
Expires December 31, 2005

C. C. R. 4.02'

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1 - 7.

SECTION A - PROPERTY OWNER INFORMATION

For Insurance Company Use
Policy Number
Company NAIC Number

BUILDING OWNER'S NAME
Mauricio & Pilar Villa

BUILDING STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO.
691 Ridgewood Rd

CITY STATE ZIP CODE
Key Biscayne FL 33149

PROPERTY DESCRIPTION (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
Lot 4, Block 4, BISCAYNE KEY ESTATES, as recorded in Plat Book 50 at Page 61

BUILDING USE (e.g., Residential, Non-residential, Addition, Accessory, etc. Use a Comments area, if necessary.)
Residential

LATITUDE/LONGITUDE (OPTIONAL) HORIZONTAL DATUM: SOURCE: GPS (Type): USGS Quad Map Other: N/A

(##° - ##' - ##.###" or ###.####")
N/A NAD 1927 NAD 1983

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP COMMUNITY NAME & COMMUNITY NUMBER Village of Key Biscayne 120648		B2. COUNTY NAME Miami-Dade County		B3. STATE Florida	
B4. MAP AND PANEL NUMBER 12025c0281	B5. SUFFIX J	B6. FIRM INDEX DATE 7/17/95	B7. FIRM PANEL EFFECTIVE/REVISED DATE 3/2/94	B8. FLOOD ZONE(S) AE	B9. BASE FLOOD ELEVATION(S) (Zone AO, use depth of flooding) 10

- B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in B9.
 FIS Profile FIRM Community Determined Other (Describe): _____
- B11. Indicate the elevation datum used for the BFE in B9: NGVD 1929 NAVD 1988 Other (Describe): _____
- B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Yes No Designation Date _____

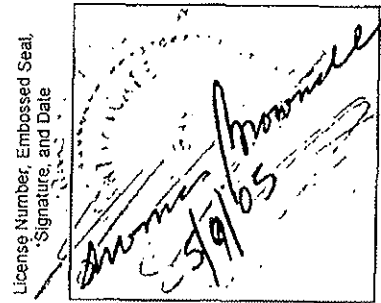
SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

- C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Building Diagram Number 3. (Select the building diagram most similar to the building for which this certificate is being completed - see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)

C3. Elevations -- Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO
Complete Items C3.-a-i below according to the building diagram specified in Item C2. State the datum used. If the datum is different from the datum used for the BFE in Section B, convert the datum to that used for the BFE. Show field measurements and datum conversion calculation. Use the space provided or the Comments area of Section D or Section G, as appropriate, to document the datum conversion.

- Datum NGVD 1929 Conversion/Comments _____
- Elevation reference mark used Yes Does the elevation reference mark used appear on the FIRM? Yes No
- o a) Top of bottom floor (including basement or enclosure) 6.35 ft.(m) **SEE COMMENTS
 - o b) Top of next higher floor 10.82 ft.(m) **SEE COMMENTS
 - o c) Bottom of lowest horizontal structural member (V zones only) N/A ft.(m)
 - o d) Attached garage (top of slab) N/A ft.(m)
 - o e) Lowest elevation of machinery and/or equipment servicing the building (Describe in a Comments area) 5.82 ft.(m)
 - o f) Lowest adjacent (finished) grade (LAG) 5.10 ft.(m)
 - o g) Highest adjacent (finished) grade (HAG) 7.00 ft.(m)
 - o h) No. of permanent openings (flood vents) within 1 ft. above adjacent grade 0
 - o i) Total area of all permanent openings (flood vents) in C3.h N/A sq. in. (sq. cm)



SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information.
I certify that the information in Sections A, B, and C on this certificate represents my best efforts to interpret the data available.
I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

CERTIFIER'S NAME Thomas Brownell LICENSE NUMBER 2891

TITLE Professional Land Surveyor	COMPANY NAME E.R. Brownell & Associates, Inc.
ADDRESS 3152 Coral Way	CITY STATE ZIP CODE Miami FL 33145
SIGNATURE <i>Thomas Brownell</i>	DATE TELEPHONE 05/09/05 305 446-3511

IMPORTANT: In these spaces, copy the corresponding information from Section A.			For Insurance Company Use:
BUILDING STREET ADDRESS (including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO. 691 Ridgewood Rd			Policy Number
CITY Key Biscayne	STATE FL	ZIP CODE 33149	Company NAIC Number

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

COMMENTS J.N. 54515-F

Elevations are referred to NGV Datum (1929). Elevations are based on a Miami Dade County Bench Mark No. MI-15-R the same being a pk nail and brass washer. Located at Crandon Blvd. and Knollwood Drive, Elevation: 5.15

PrefIRM Structure (1951) Finished Floor Elevation 6.35 feet. PostFIRM addition (2-Story) Finished Floor Elevation 10.82 feet and next highest elevation of addition is 20.92 feet. C3 e) air conditioning slab 5.82 ft.

Revised 06/13/06 – Lowest Adjacent Grade and Building Diagram Number

Check here if attachments

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zone AO and Zone A (without BFE), complete items E1 through E4. If the Elevation Certificate is intended for use as supporting information for a LOMA or LOMR-F, Section C must be completed.

E1. Building Diagram Number ___ (Select the building diagram most similar to the building for which this certificate is being completed – see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)

E2. The top of the bottom floor (including basement or enclosure) of the building is ___ ft.(m) ___ in.(cm) above or below (check one) the highest adjacent grade. (Use natural grade, if available).

E3. For Building Diagrams 6-8 with openings (see page 7), the next higher floor or elevated floor (elevation b) of the building is ___ ft.(m) ___ in.(cm) above the highest adjacent grade. Complete items C3.h and C3.i on front of form.

E4. The top of the platform of machinery and/or equipment servicing the building is ___ ft.(m) ___ in.(cm) above or below (check one) the highest adjacent grade. (Use natural grade, if available).

E5. For Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance?

Yes No Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, C (Items C3.h and C3.i only), and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. *The statements in Sections A, B, C, and E are correct to the best of my knowledge.*

PROPERTY OWNER'S OR OWNER'S AUTHORIZED REPRESENTATIVE'S NAME

ADDRESS CITY STATE ZIP CODE

SIGNATURE DATE TELEPHONE

COMMENTS

Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below.

G1. The information in Section C was taken from other documentation that has been signed and embossed by a licensed surveyor, engineer, or architect who is authorized by state or local law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

G3. The following information (Items G4-G9) is provided for community floodplain management purposes.

G4. PERMIT NUMBER	G5. DATE PERMIT ISSUED	G6. DATE CERTIFICATE OF COMPLIANCE/OCCUPANCY ISSUED
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G7. This permit has been issued for: New Construction Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building is: _____ ft.(m) Datum: _____

G9. BFE or (in Zone AO) depth of flooding at the building site is: _____ ft.(m) Datum: _____

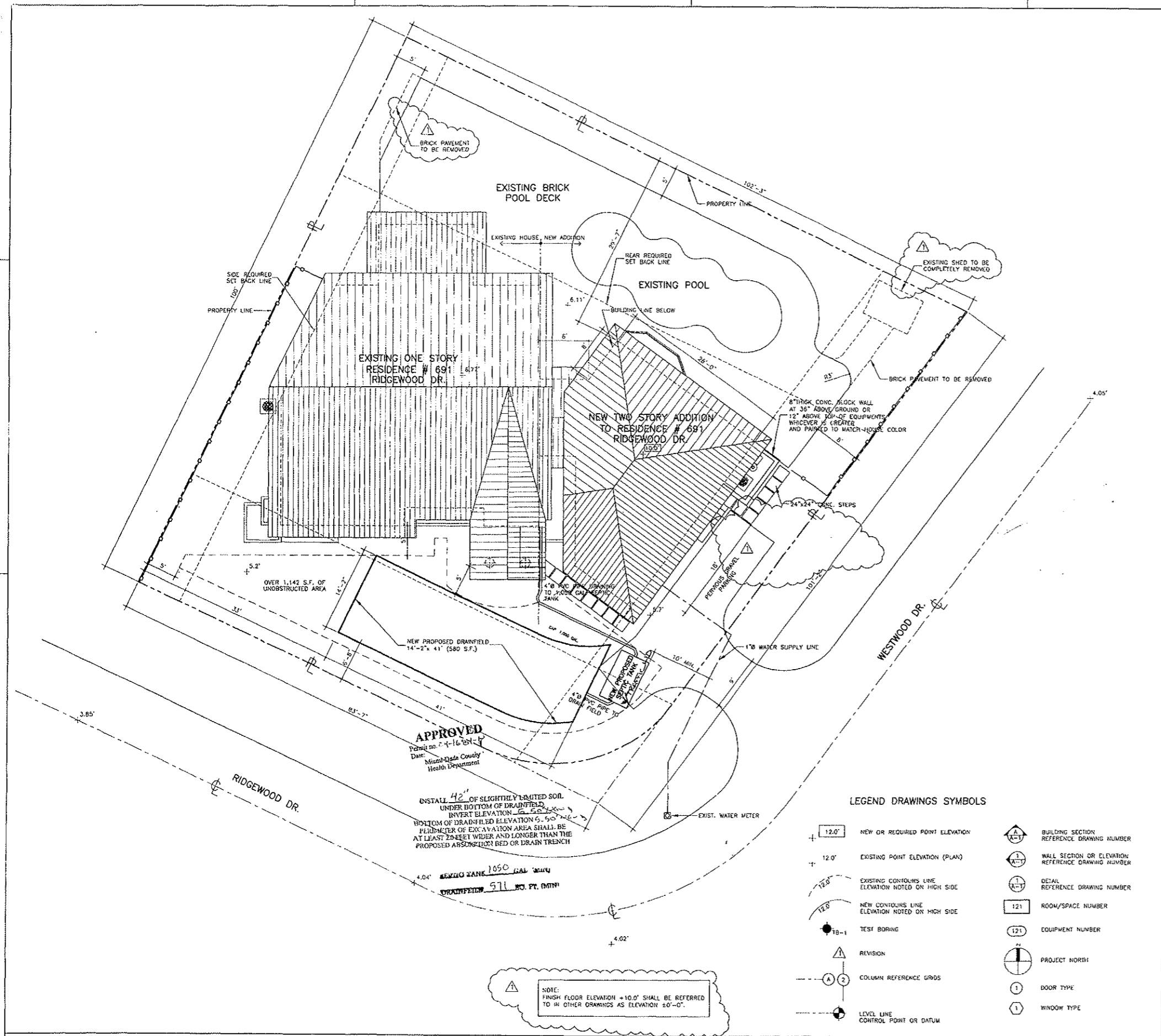
LOCAL OFFICIAL'S NAME TITLE

COMMUNITY NAME TELEPHONE

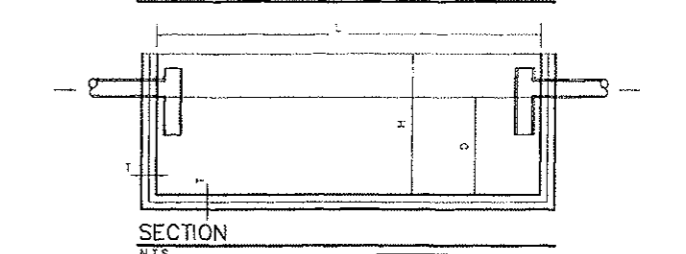
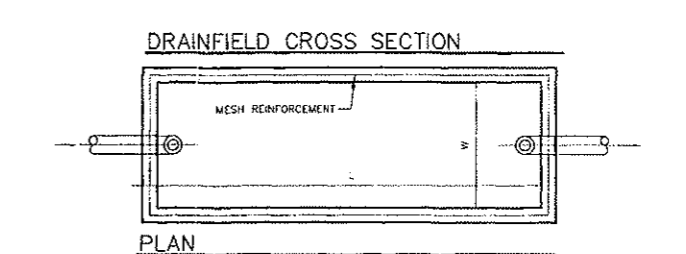
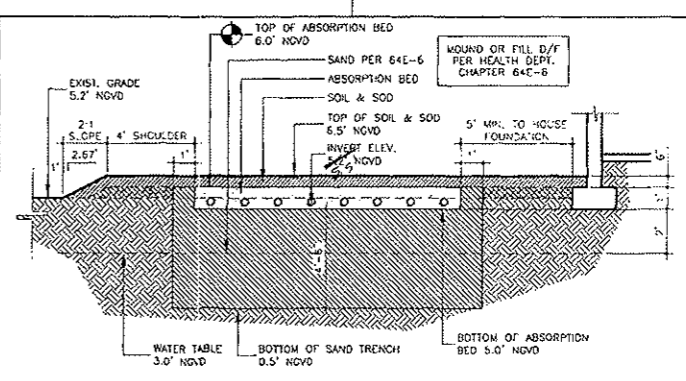
SIGNATURE DATE

COMMENTS

Check here if attachments



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



N.T.S.

CONC.	3000 P.S.I. 28 DAY
REIN.	6x6 10/10
MIN.	4" - 10"
MAX.	8" - 10"
MIN.	3" - 6"
MAX.	4" - 10"
MIN.	3" - 6"
MAX.	4" - 10"

NOTE: INFLUENT INVERT SHALL BE 1" MIN. / MAX. ABOVE EFFLUENT INVERT ELEVATION

CONDITIONS OF THE HOUSE

LOT AREA: 8,367 S.F.
 AIR CONDITIONED AREA: 3,158 S.F.
 NUMBER OF BEDROOMS: 3

REQUIREMENTS FOR SEPTIC TANK SYSTEM

SEPTIC TANK SIZE: 1050 GAL.
 S.F. OF TRENCH AREA: 400 S.F.
 S.F. OF ABSORPTION BED: 500 S.F.

SEPTIC TANK DETAIL (TYP.)
 NO TO SCALE

FOLIO No.	24-5205-001-0420
PRIMARY ZONE:	0001 SINGLE FAMILY RESIDENCE
CLUC:	0001 RESIDENTIAL-SINGLE FAMILY
BEDS/BATHS:	3 / 3-1/2
FLOORS:	TWO STORIES
LIVING UNITS:	1
TOT. SQ. FOOTAGE:	3,324 S.F.
LOT SIZE:	8,367 S.F.

LEGAL DESCRIPTION:
 LOT 4, BLOCK 4, BISCAYNE KEY ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 50 AT PAGE 61 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

DESCRIPTION	AREA (S.F.)
LOT	8,367 S.F.
EXISTING HOUSE TO REMAIN	1,715 S.F.
NEW ADD (GROUND FLOOR)	844 S.F.
NEW ADD (SECOND FLOOR)	765 S.F.
IMPERVIOUS AREAS	
BRICK POOL DECK	2,228 S.F.
CONCRETE DRIVEWAY	840 S.F.
EXIST. SHED ON BACK YARD	48 S.F.
TOTAL IMPERVIOUS (PAVEMENTS+FLOOR AREA)	5,675 S.F.
TOTAL GROUND FLOOR (FOOT PRINT)	2,559 S.F.
TOTAL AREA (GROUND & FIRST FLOOR)	3,324 S.F.

DESCRIPTION	REQUIRED	PROVIDED
MAX. LOT COVERAGE	35 %	30.58 %
MAX. FLOOR AREA RATIO (FAR)	0.47	0.397
MIN. PERVIOUS AREA	30 %	32.17 %
SET BACK		
FRONT	20 FT	33.58 FT
REAR	25 FT	29.58 FT
SIDE, INTERIOR	7.5 FT	7.5 FT
SIDE, FACING STREET	15 FT	15 FT
HEIGHT OF BUILDING	35 FT	30.23 FT

ZONING INFORMATION
 NOT TO SCALE

CERTIFICATE OF AUTHORIZATION #: 26074
 P.E. #: 14170
 12169 SOUTH DIXIE HWY.
 PINECREST, FLORIDA 33156
 PHONE: (305) 251-9177
 FAX: (305) 251-8372

ALFREDO M. CARBONELL, P.E., Inc.

Reviews:
 SEPT/21/2004

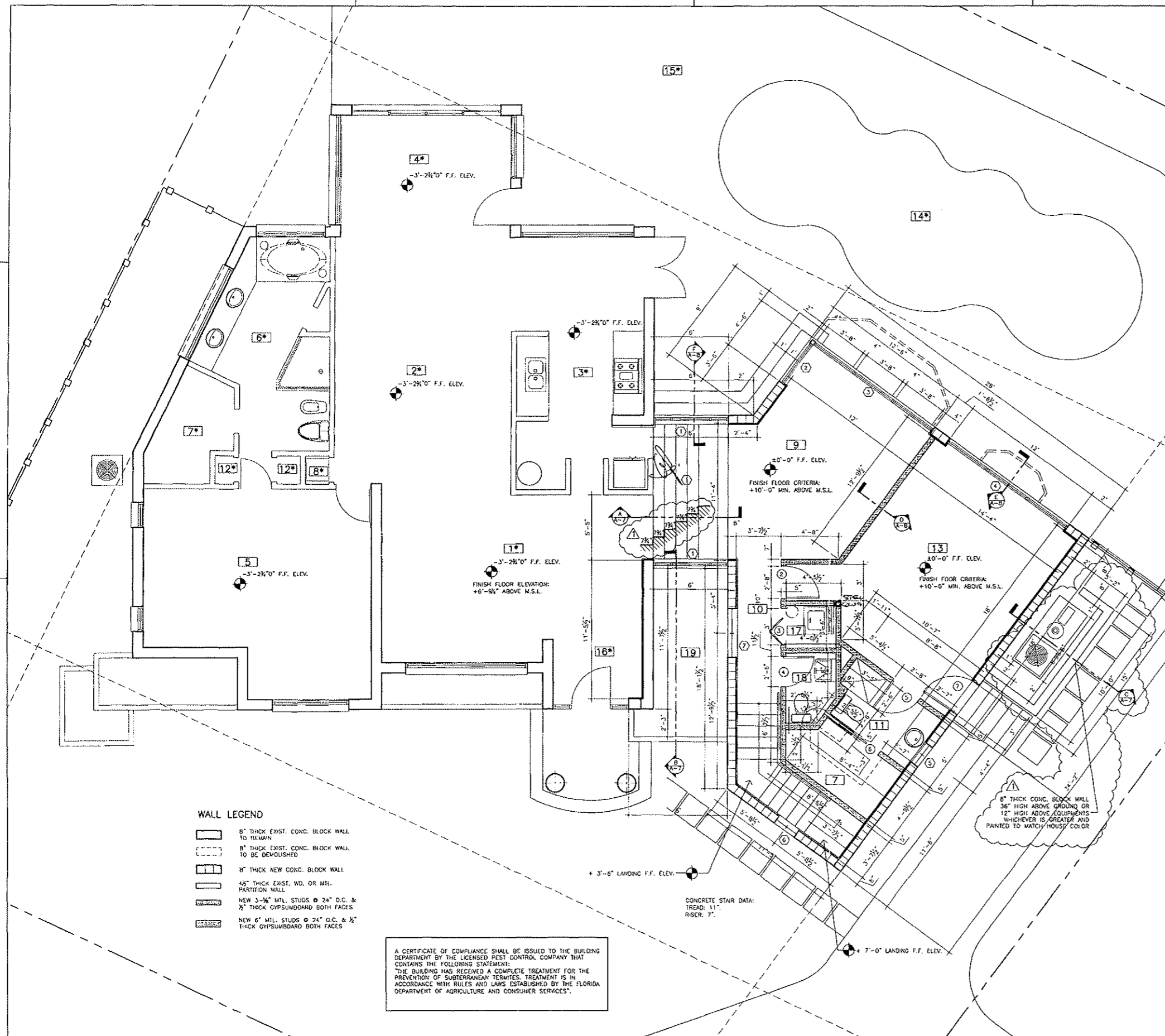
Client: **Mr. & Mrs. Mauricio Villa**
 Project: **New Addition @ Mr. Mauricio's Residence.**
 Job Address: **691 RIDGEWOOD DR. KEY BISCAYNE, FL 33149**

Description:
SITE PLAN

Seal:
 REG. P.E. # 14170

Designed by: **ALFREDO M. CARBONELL**
 Drawn by: **ERICK RGUEZ-FLORIDO**
 Revised & Sealed: **ALFREDO CARBONELL**
 Date: **MARCH/24/2004**
 Scale: **AS SHOWN**
 Job No.: **2004-0301**

Sheet:
A-2
 2 of 12 Sheets.



1	LIVING ROOM	11	BATHROOM
2	FAMILY ROOM	12	REGULAR CLOSET
3	KITCHEN	13	BEDROOM
4	DEH	14	POOL
5	MASTER BEDROOM	15	BRICK POOL DECK
6	MASTER BATHROOM	16	FOYER
7	WALK-IN-CLOSET	17	LAUNDRY ROOM
8	AIR HANDLER UNIT CLOSET	18	1/2 BATHROOM
9	DINING ROOM	19	PLANTER
10	HALLWAY		

LEGEND OF ROOMS
NOT TO SCALE

GENERAL NOTES

- CONTRACTOR SHALL CHECK ALL CONDITIONS AND DIMENSIONS AT THE SITE BEFORE START OF CONSTRUCTION. THE ARCHITECT OR ENGINEER OF DESIGN SHALL BE NOTIFIED OF ERRORS AND/OR OMISSIONS PRIOR TO THE START OF WORK.
- DRAWING ARE NOT TO BE SCALED. ALL WORK SHALL BE Laid OUT BY DIMENSION. ANY VARIATION IN DIMENSION FROM THE APPROVED ARCHITECTURAL, STRUCTURAL, AND/OR MECHANICAL PLANS, SHALL BE CALLED TO THE ARCHITECT'S OR ENGINEER'S ATTENTION IMMEDIATELY. ALL DISCREPANCIES SHALL BE CORRECTED BEFORE CONTRACTOR PROCEEDS WITH HIS PORTION OF THE WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR HIS RESPECTIVE PORTION OF THE WORK AND WILL BE REQUIRED TO MAKE ALL CORRECTIONS TO COMPLY WITH ALL DRAWINGS AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL FILE ALL NECESSARY DRAWINGS AND SPECIFICATIONS WITH THE PROPER AUTHORITIES AND PAY FOR AND OBTAIN ALL PERMITS, CERTIFICATES OF APPROVAL AND OTHER LEGAL NOTICE REQUIRED FOR THIS WORK.
- NO WORK SHALL COMMENCE UNTIL ALL NECESSARY PERMITS HAVE BEEN OBTAINED.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE GOVERNING BUILDING CODE, CODES AND REGULATIONS OF LOCAL AUTHORITIES HAVING JURISDICTION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE APPROVAL OF ALL INSTALLED MATERIALS. SHOULD A DISCREPANCY OCCUR BETWEEN A SPECIFIED MATERIAL AND A CODE REQUIREMENT, THE GENERAL CONTRACTOR MUST NOTIFY THE OWNER AND ARCHITECT OR ENGINEER PRIOR TO COMMENCEMENT OF WORK.
- ALL WORKMANSHIP AND MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF CERTIFICATE OF OCCUPANCY UNLESS SPECIFIED FOR A LONGER PERIOD OF TIME OR SPECIFIED ITEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING OR REPAIRING HIS OWN DEFECTIVE WORK, AS WELL AS PAY ALL COST INCIDENTAL THEREOF, INCLUDING DAMAGE TO OTHER WORK, FURNISHING OR EQUIPMENT.
- REMOVE ALL EXISTING WALLS, PARTITIONS, DOORS, FLOORING, CEILING, FIXTURES, ETC. AS SHOWN ON THE DRAWINGS OR AS REQUIRED TO INSTALL THE NEW WORK.
- PATCH OR REPAIR EXISTING CONSTRUCTION WHERE DISTURBED BY NEW WORK AND/OR IS CALLED FOR ON THE DRAWINGS.
- WHERE EXISTING WORK IS DISTURBED BY NEW WORK, CONTRACTOR SHALL REPAIR WALLS, DOORS, THRESHOLDS, CEILING, TILES, AND GRID AND FLOORING TO INSURE THE PROPER INSULATION OF THE WORK.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE STORAGE OF ALL MATERIAL ON SITE.
- THE GENERAL CONTRACTOR SHALL CLEAN UP AND HAUL AWAY ALL DEBRIS ON A REGULAR BASIS AND SHALL MAINTAIN THE SITE IN A CLEAR SAFE MANNER.
- UNLESS OTHERWISE NOTED, THE GENERAL CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS SHOWN ON THE DRAWINGS.
- ALL EQUIPMENT NOTED AS INSTALLED BY THE GENERAL CONTRACTOR SHALL INCLUDE ALL UTILITY CONNECTIONS, LEVELING, AND FINAL INSTALLATION, INCLUDING START-UP.
- DRAWINGS ARE THE PROPERTY OF THE ARCHITECT OR ENGINEER AND SHALL NOT BE COPIED OR DUPLICATED IN ANY MANNER. THEY SHALL BE USED WITH REFERENCE TO THE WORK UNDER CONSTRUCTION ONLY. MISUSE OF THE LOAN OF THESE DRAWINGS SHALL OBLIGATE THE VIOLATOR FOR THE FULL FEE TO THE ARCHITECT OR ENGINEER. VARIATION OF THIS AGREEMENT SHALL BE PERMITTED BY WRITTEN CONSENT ONLY.

SAFETY DURING CONSTRUCTION

- CONSTRUCTION SHALL BE PERFORMED IN SUCH A MANNER AS TO PROTECT WORKMEN AND THE GENERAL PUBLIC FROM INJURY AND ADJOINING PROPERTY FROM DAMAGE.
- STANDARD INDUSTRY PRACTICES SHALL BE OBSERVED FOR FLASHING AND WATERPROOFING.
- GENERAL CONTRACTOR SHALL PROVIDE STRUCTURAL SUPPORT FOR ALL ROOF MOUNTED OR SUSPENDED MECHANICAL AND FOOD SERVICE EQUIPMENT AND VERIFY HIS WORK SUCH THAT THE STRUCTURAL INTEGRITY OF THE BUILDING IS NOT LESSEMED.
- GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING AND PLYWOOD BACKING FOR ALL ATTACHMENTS TO WALLS AS REQUIRED.
- CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS PERTINENT TO HIS WORK PRIOR TO SUBMITTING BIDS AND FABRICATION OF NEW BUILDING COMPONENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SECURITY WHILE JOB IS IN PROGRESS AND COMPLY WITH ALL O.S.H.A. STANDARDS.
- ALLOWABLE BEARING CAPACITY FOR SOIL AT THIS SITE IS 2000 P.S.I. AS PER FLORIDA BUILDING CODE.

BURGLARY INTRUSION NOTES

- ALL SINGLE EXTERIOR DOORS SHALL HAVE A LOCK TO BE OPERATED FROM THE EXTERIOR WITH A MINIMUM OF 6,000 POSSIBLE KEY CHANGES OR LOCKING COMBINATIONS. IF KEY-IN-THE-KNOB LOCK IS USED THERE SHALL BE AN AUXILIARY SINGLE DEAD BOLT WITH HARDENED BOLT INSERTS.
- THE ACTIVE LEAF OF PAIRS OF EXTERIOR SWING DOORS SHALL HAVE SAME LOCKS AS REQUIRED FOR SINGLE EXTERIOR SWING DOOR. THE INACTIVE LEAF OF THIS PAIR OF DOORS SHALL HAVE MULTIPLE POINT LOCKS WITH 1/2" MIN. THROW BOLTS WITH INSERTS.
- SLIDING GLASS DOORS SHALL BE PROVIDED WITH SLIDING DOOR DEAD BOLTS OR A BOLT OR PIN NOT REMOVABLE OR OPERABLE FROM EXTERIOR, AT THE JAMB, HEAD, SILL OR AT MEETING MULLIONS. THIS DOORS SHALL BE REINFORCED IN THE STRIKE AND LOCK ARE TO MAINTAIN BOLT STRENGTH EFFECTIVENESS, IF NECESSARY, AND SUCH DOORS SHALL HAVE NO SCREWS REMOVABLE FROM THE OUTSIDE WHICH WOULD FACILITATE READY ENTRY FROM OUTSIDE.
- OVERHEAD DOORS SHALL BE PROVIDED WITH MULTIPLE POINT LOCKS OR BE LOCKED AT MORE THAN ONE POINT WITH HARDENED BOLT OR BOLTS WITH INSERTS ENDING AT LEAST TWO OPPOSITE POINTS A MIN. 3/4". OTHER LOCKING DEVICES SHALL NOT BE REQUIRED WHERE SUCH DOORS ARE CONTROLLED AND LOCKED BY ELECTRIC POWER.
- HINGES ON EXTERIOR OUT SWINGING DOORS SHALL HAVE NON REMOVABLE PINS.
- JAMBS OF ALL EXTERIOR OFFSET TYPE IN SWING DOORS BE RABBETED, OR OF SIMILAR FABRICATION, TO PREVENT DEFATING THE PURPOSE OF THE STRIKE AND THE INTEGRITY OF LOCKS AND LATCHES.
- SINGLE SWINGING EXTERIOR DOOR IF WOOD, SHALL BE SOLID CORE OF NOT LESS THAN 1-3/4" THICK.
- GLASS AND EXTERIOR DOORS SHALL COMPLY WITH THE A.N.S.I. STANDARD 297.1.
- VISION PANELS IN EXTERIOR DOORS OTHER THAN GLAZING WITHIN 40" OF THE INSIDE LOCKING ACTUATING DEVICE OF LOOSE AND SWINGING DOORS SHALL COMPLY WITH A.N.S.I. STANDARD 297.1.
- SLIDING GLASS DOORS AND WINDOWS SHALL BE INSTALLED AND CONSTRUCTED SO THAT NO PANEL CAN BE LIFTED FROM THE TRACKS WHEN IN THE LOCK POSITION AND SO AS TO COMPLY WITH THE ARCHITECTURAL ALUMINUM MANUFACTURER'S ASSOCIATION STANDARDS FOR FORCED ENTRY RESISTANCE, AAMA 1303.3.
- VENTS ON OVERHEAD GARAGE TYPE DOORS SHALL NOT BE INSTALLED CLOSER THAN 40" TO THE INSIDE LOCK ACTUATING DEVICE.
- SINGLE SWING EXTERIOR AND SWING DOORS CONNECTING LIVING ROOM AREAS WITH GARAGE AREA SHALL BE A MIN. OF 1-3/4" THICK, SOLID CORE, AND SHALL BE SECURED WITH A LATCH AND SINGLE DEAD BOLTS SETS WITH LATCH THROW MIN. OF 3/4" AND BOLTS HAVING A MIN. OF 1" THROW.
- FRONT MAIN ENTRANCE DOORS SHALL BE PROVIDED WITH A DOOR SCOPE OR VISION PANEL.
- ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300 LBS. APPLIED IN ANY MOVABLE DIRECTION AND IN ACCORDANCE WITH RESISTANCE STANDARDS SET FORTH IN METRO CODE F.B.C.

WALL LEGEND

	8" THICK EXIST. CONC. BLOCK WALL TO REMAIN
	8" THICK EXIST. CONC. BLOCK WALL TO BE DEMOLISHED
	8" THICK NEW CONC. BLOCK WALL
	4 1/2" THICK EXIST. WD. OR MTL. PARTITION WALL
	NEW 3/4" MTL. STUDS @ 24" O.C. & 1/2" THICK GYPSUMBOARD BOTH FACES
	NEW 6" MTL. STUDS @ 24" O.C. & 1/2" THICK GYPSUMBOARD BOTH FACES

A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT:
"THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

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

NOTES
NOT TO SCALE

CERTIFICATE OF AUTHORIZATION # 26074
P.E. # 14170
12169 SOUTH DIKE HWY.
PINECREST, FLORIDA 33156
PHONE: (305) 251-9177
FAX: (305) 251-8572
ALFREDO M. CARBONELL, P.E., Inc.

Reviews:

▲	SEPT/21/2004
▲	
▲	
▲	

Client: **Mr. & Mrs. Mauricio Villa**
Project: **New Addition @ Mr. Mauricio's Residence.**
Job Address: **691 RIDGEWOOD DR. KEY BISCAYNE, FL 33149**

Description:
ARCHITECTURAL FLOOR PLAN

Sec:
FLA. REG. P.E. # 14170

Designed by: **ALFREDO M. CARBONELL**
Drawn by: **ERICK RIGUEZ-FLORIDO**
Revised & Sealed: **ALFREDO CARBONELL**
Date: **MARCH/24/2004**
Scale: **AS SHOWN**
Job #: **2004-0301**