

# Engineer's Dream

## Strongest Design in Any Florida Home

**Deepest water in Brevard.** Home designed to withstand 200mph winds for a buyer who appreciates the design and engineering that make this the safest house in Florida.

**Site** High and dry river-to-river with 14' depth in waterway, 11' at east dock on Banana River, 7' at west dock on Indian River.

**Seawall** not needed due to high solid coral rock ridge

**Dock** Mooring for 3 boats up to 50'  
10,000 pound covered boat lift  
Dock 7' wide with 2 x 12 stringers and fish cleaning table  
110v electric panel, water and light

**Pool** 24,000 gallon, saline chlorination system, popup cleaning heads, 8 person spa

**Generator** Automatic transfer switch ties into main house panel. 500 gal buried propane tank

**UPPER FLOOR** 34' x 28' Greatroom. 18' ceilings, entertainment center, & fireplace wall.

Master bedroom walk-in closet, large shower, and jetted hot tub.

Guest bedrooms and full bath have separate electric and A/C.

Handicap Friendly - all doorways 3' wide

All windows are Dade County hurricane approved impact glass, vinyl clad, double glazed.

**GROUND LEVEL** 4-car garage, workshop, 2 offices, utility room, pool bath and play area.

Step by step construction photo album available by request

## Structural Details

**Footers** reinforcing steel drilled and epoxied into bedrock, 3' x 1' continuous 5' x 5' x 2' column pads

**1<sup>st</sup> Floor** 12" CMU poured with #5 reinforcing rods 16" on center hooked & tied at footing & tie beams

Concrete Columns: Minimum 24" x 12" with six #6 reinforcing rod

Tie Beams: Minimum 24" x 12" with six #6 reinforcing rod

**2<sup>nd</sup> Floor** Framed with 18 gauge 6" steel studs

12" Core Slab (structural beam) system with 2" slab over-pour

East & west window walls fabricated with 8 x 8 x 1/2 structural steel

Structural Columns: 8 x 8 x 1/2 structural tubing

Anchor Bolts: 1 1/4" diameter, all connection bolts, 3/4" high-strength.

Roof Rafters: 14" beams - 54# per foot

**Roof** 20-gauge galvanized aluminum standing seam

**Electrical** 400 amp, all copper wiring

**HVAC** one 5 ton unit, one 3 ton unit

**Fireplace** refractory flue, firebrick liner, coral face

**Ceiling** R-33 insulation, tongue & groove cypress throughout

**Exterior stairs & canopy** structural aluminum with commercial powder-coat finish.

**Elevator** 1000 pound Hydraulic

**Driveway** 6" thick 4,000 PSI structure fiber



Appraisal must be done by qualified appraiser/engineer

Marketed by: **Richard Webb 321-480-5514**

Virtual Tour: [www.4Brevard.com/hotlist.htm](http://www.4Brevard.com/hotlist.htm)

