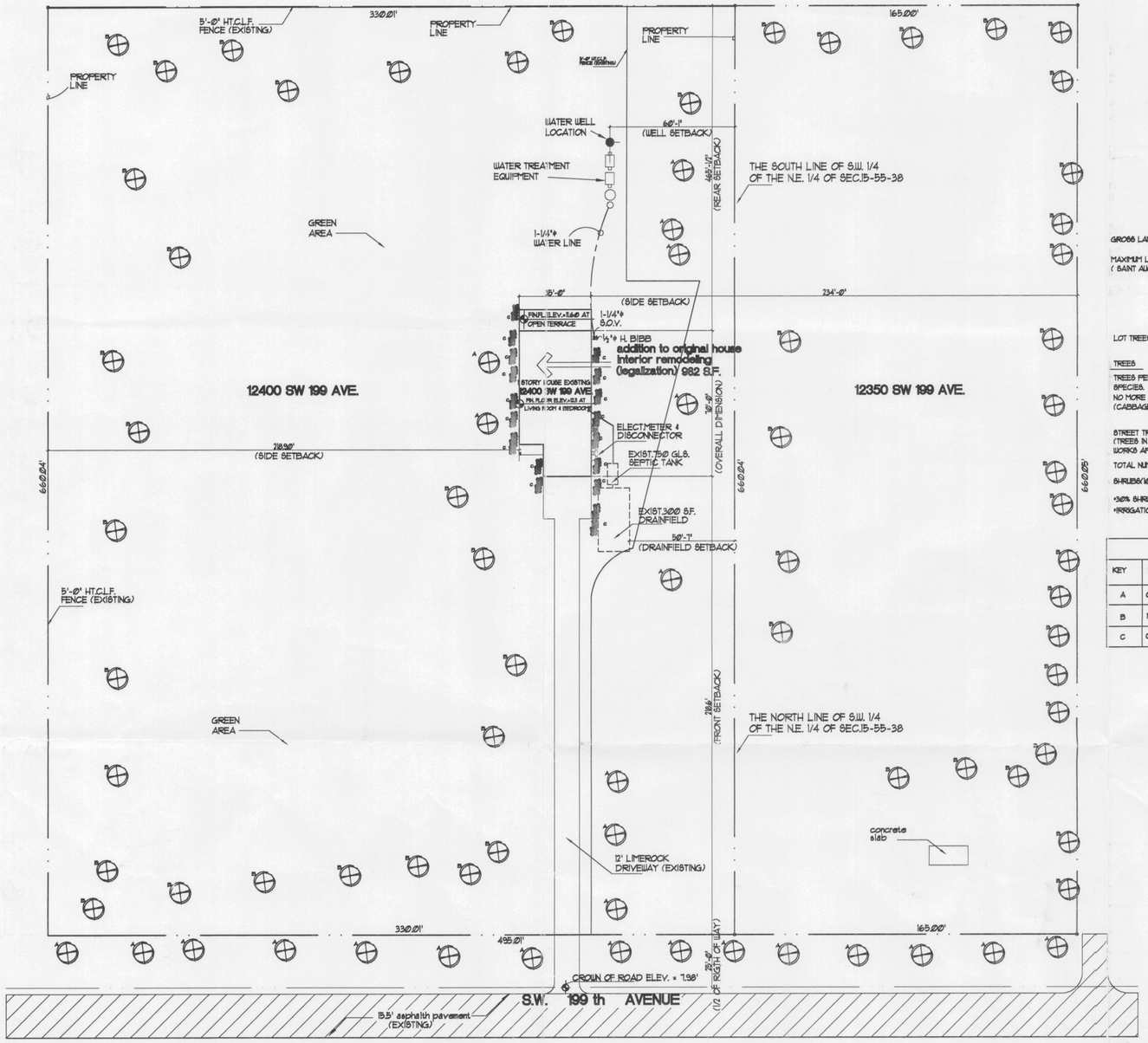


LEGAL DESCRIPTION :

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SW 1/4 OF THE NORTHEAST 1/4 OF SECTION 15,TS 55,RG 38 EAST,LYING AND BEING IN MIAMI-DAE COUNTY,FLORIDA.
AND
THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF OF THE NORTHEAST 1/4 OF SAID SECTION 15,TOWNSHIP 55 SOUTH,RANGE 38 EAST ALL LYING AND BEING IN MIAMI-DADE COUNTY,FLORIDA,RESERVING HOWEVER FOR PUBLIC ROAD PURPOSES THE EAST 25 FEET,COMPRISING 2-1/2 ACRES,MORE OR LESS.
CONTAINING 314,224 SQUARE FEET OR 7.21 ACRES MORE OR LESS (BY CALCULATIONS)

SOIL STATEMENT :

INSPECTION OF THE SITE INDICATES UNDISTURBED SAND AND LOOSE ROCK WITH A BEARING PRESSURE CAPACITY OF 2,000 PSF.
THE SITE HAS BEEN OBSERVED & CONDITIONS ARE SIMILAR TO THOSE UPON THE STRUCTURAL DESIGN IS BASED.

ZONING LEGEND

SINGLE FAMILY & DUPLEX

ZONING: AGU

HEIGHT (TO RIDGE OF ROOF):	15'-0"
GROSS LAND AREA	326,731 S.F./ 7.50 ACRES
NET LAND AREA	314,351 S.F./ 7.21 ACRES
LOT COVERAGE (EVERYTHING UNDER ROOF)	1%
SETBACKS: FRONT	28'-8'
SIDE STREET	—
SIDE	218'-11" / 234'-0"
REAR	465'-1/2"

FLOOD LEGEND

Compliance with Chapter 11C of the Miami Dade County Code
Special Flood Hazard Area (Zone AH,AE)-Outside Special Flood Hazard Area (Zone X)

RESIDENTIAL

FOLIO : 30-5815000010 ADDRESS 12350 & 12400 SW 199 TH. AVENUE

LOT/ UNIT : (SEE LEGAL DESCRIPTION) BLOCK / BLDG:

SUBDIVISION: (SEE LEGAL DESCRIPTION) PLAT BOOK: PAGE :

COST OF CONSTRUCTION: SCOPE OF WORK

INTERIOR RENOVATION-COST OF WORK (MUST INCLUDE ITEMIZED LIST) $ 8,000.00

ADDITION-COST OF WORK: S.F.OF CONST.X(41 S.F.LIVINMG SPACE) $

S.F.OF CONST.X(35 S.F.STORAGE,GARAGE,TERRACE) $

TOTAL COST OF WORK $ 8,000.00

ELEVATION	Lowest floor elev/including basement/sunken living	Garage/Storage floor Elevation	Adjacent Grade Elev. (same to the wall of the structure)
EXISTING	12.11 FT.NGVD	11.51 FT.NGVD	10.70 FT.NGVD
NEW	12.11 FT.NGVD		10.70 FT.NGVD
REQUIRED			

THE OWNER OF THIS PROPERTY UNDERSTAND THAT THE WORK AMOUNT INDICATED ABOVE IS GOING TO BE KEPT ON THE OFFICIAL PERMIT RECORD DURING A SIX (6) PERIOD FROM THE DATE OF WHICH THE CERTIFICATE OF COMPLETION IS ISSUED.IF ANY ADDITION,REPAIR,RECONSTRUCTION, ALTERATION,ADDITION,REMODELING OR COMBINATION THEREOF IS DONE BEFORE THE CERTIFICATE OF COMPLETION IS ISSUED,OR WITHIN THE TRACKING PERIOD,IT WILL BE CONSIDERED A CONTINUANCE OF THE ABOVE WORK. IF THE PROPERTY IS DECLARED SUBSTANTIALLY IMPROVED OR DAMAGED AND THE FLOOR ELEVATION IS NOT IN COMPLIANCE .
THE STRUCTURE WILL BE ELEVATED IN ACCORDANCE WITH CHAPTER 11 C OF THE MIAMI-DADE COUNTY CODE.
0'-0"= NGVD.

SITE PLAN

SCALE: 1"=40'-0"

area existing house : 2,269 s.f.
(including garage)
entry porch : 59 s.f.
total : 2,328 s.f.
interior remodeling(legalization) 982 s.f.

LANDSCAPE LEGEND

CHAPTER 18A-ORDINANCE 95-222

GROSS LAND 326,731 S.F./ 7.50 ACRES (acre) NET LAND 314,351 S.F./ 7.21 ACRES (acre)

	REQ.	PROV.
MAXIMUM LAWN AREA (SAINT AUGUSTINE)	60% max.	60 %
	188,610 sq.feet	188,610 sq.feet
LOT TREES	65	65

TREES

TREES PER NET LOT (NOTE:30% OF REQUIRED TREES AND/OR PALMS SHALL BE NATIVE SPECIES.
NO MORE THAN 20% OF THE NATIVE TREE REQUIRED SHALL BE SABAL PALMETTO (CABBAGE PALM)

	REQ.	PROV.
STREET TREES (TREES IN THE RIGTH OF WAY(+) OR ON PRIVATE PROPERTY) WILL REQUIRE PUBLICS WORKS APPROVAL OR SPECIAL TAXING DISTRICT.	15	15
TOTAL NUMBER OF TREES	80	80
SHRUBS(10 SHRUBS FOR EA.TREE REQUIRED)	800	800

*30% SHRUBS/HEDGES SHALL BE NATIVE SPECIES.
*IRRIGATION SYSTEM REQUIRED PURSUANT TO CHAPTER 33 DADE COUNTY CODE.

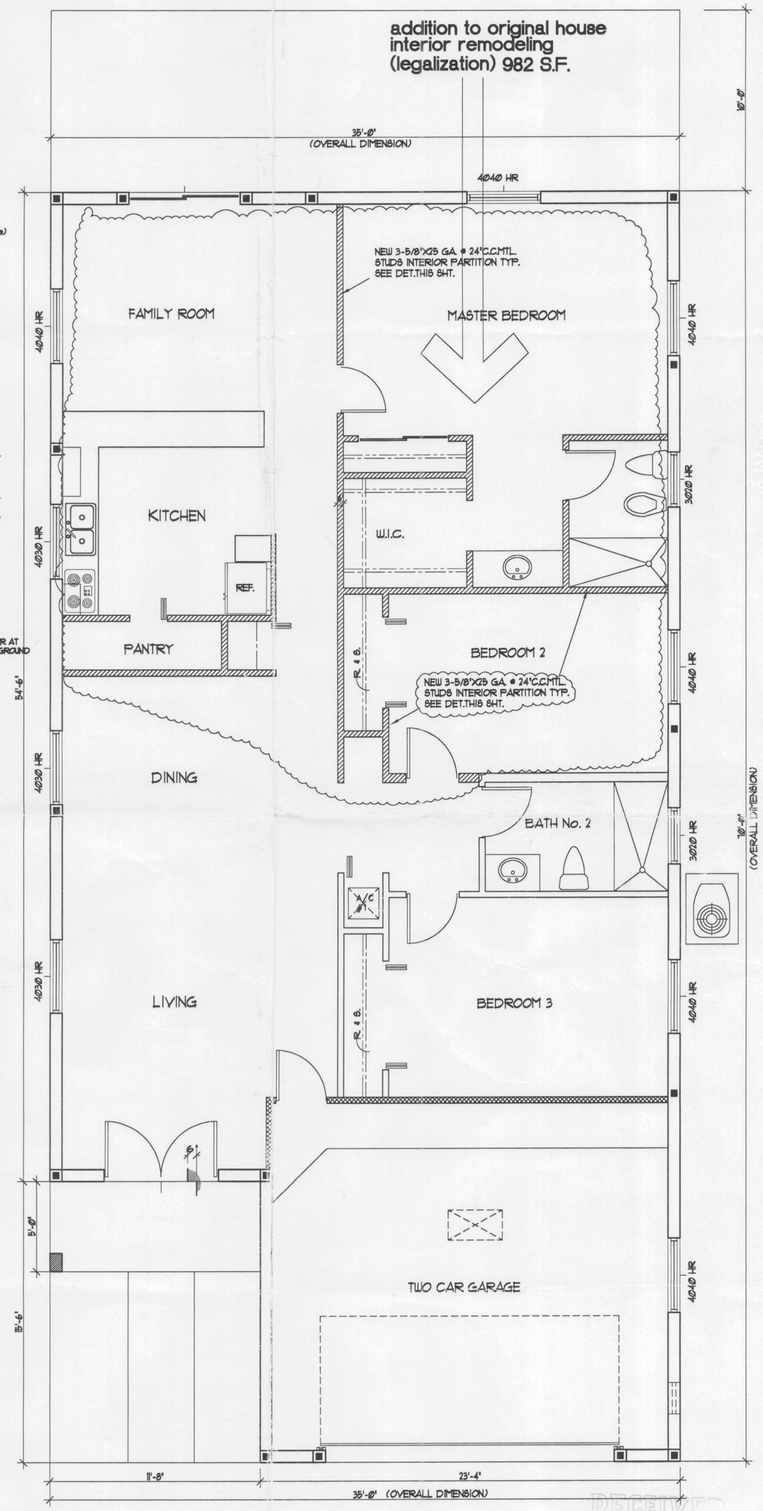
TREE LEGEND

KEY	BOTANICAL NAME/COMMON NAME	HEIGHT/SPREAD
A	QUERCUS VIRGINIARA /LIVE OAK	10'-12' MIN. 6'
B	MANGOES	10'-12' MIN. 6'
C	CHRYSOBALANUS/RED TIP COCOPLUM	30" @ 30" O.C.

MIN.CALIPER AT 5' ABOVE GROUND

LEGEND

DENOTES 15 IN CONCFILLED CELL @ 20'-0" C.C.TYPICAL
EXISTING 8" EXTERIOR BLOCK WALL TO REMAIN
EXISTING 2"X4" WOOD INTERIOR PARTITION TO REMAIN
NEW 3-5/8"X25 GA. @ 24"C.C.MTL.STUDS INTERIOR PARTITION



GROUND FLOOR PLAN (AFTER THE FACTS)
(INTERIOR REMODELING LEGALIZATION)

SCALE : (SEE DETAILS SHT. A-2) 1/4"=1'-0"

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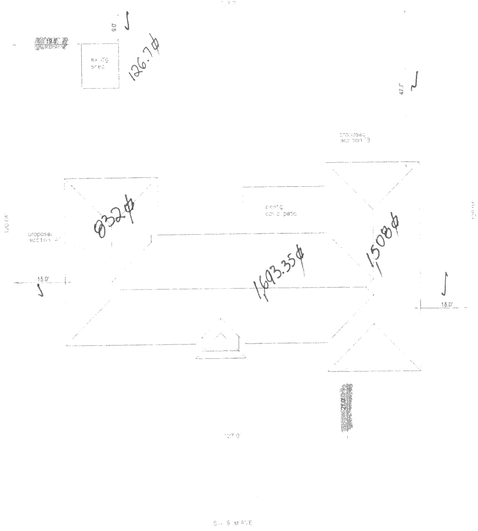
Miami Engineering Company
CONSULTING ENGINEERS
8404 S.W. 38th STREET
MIAMI, FL. 33155
PHONE: 786-252-1440
FAX: 305-485-8353
E-MAIL: GTGAVARRETE@AOL.COM

Gilberto Gavarrete
PE Lic. #51971
State of Florida
2-8-05
SEAL, SIGN AND DATE:

PROPOSED LEGALIZATION RESIDENCE FOR :
MR.& MRS.EMILIO & CARIDAD GARCELL
12350 & 12400 SW 199 TH AVENUE.MIAMI TEL.(305)551-4136
DADE COUNTY FLORIDA

revisions by:
1
2
3
4
5

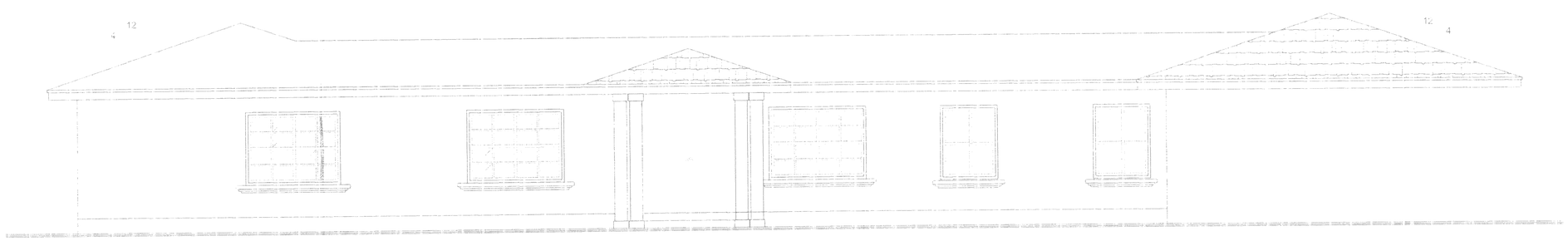
drawn by: fredo	
checked by: alteca	sheet no
aproved alteca	A-1
date	of 5



SITE PLAN 1"=20'-0"

LEGAL DESCRIPTION

Lot 7, Block 5,
"BENSON PARK FIRST ADDITION"
Plat book 15, Page 18
public records, Miami-Dade County, FL



FRONT (EAST) ELEVATION 1/4"=1'-0"

APPROVED
V05-037
2005
BY: NC

Refer to last Page for Signature of Adjacent Neighbors. NC

PROJECT: ADDITIONS

"GRAY RESIDENCE"

16640 SW. 91 AVE., Dade County, Fl. 33157

Owner: Mr.&Mrs. James Gray pho.(305) 786-256-3040

DATE: 12-12-04

REVISIONS

SCALE: NOTED

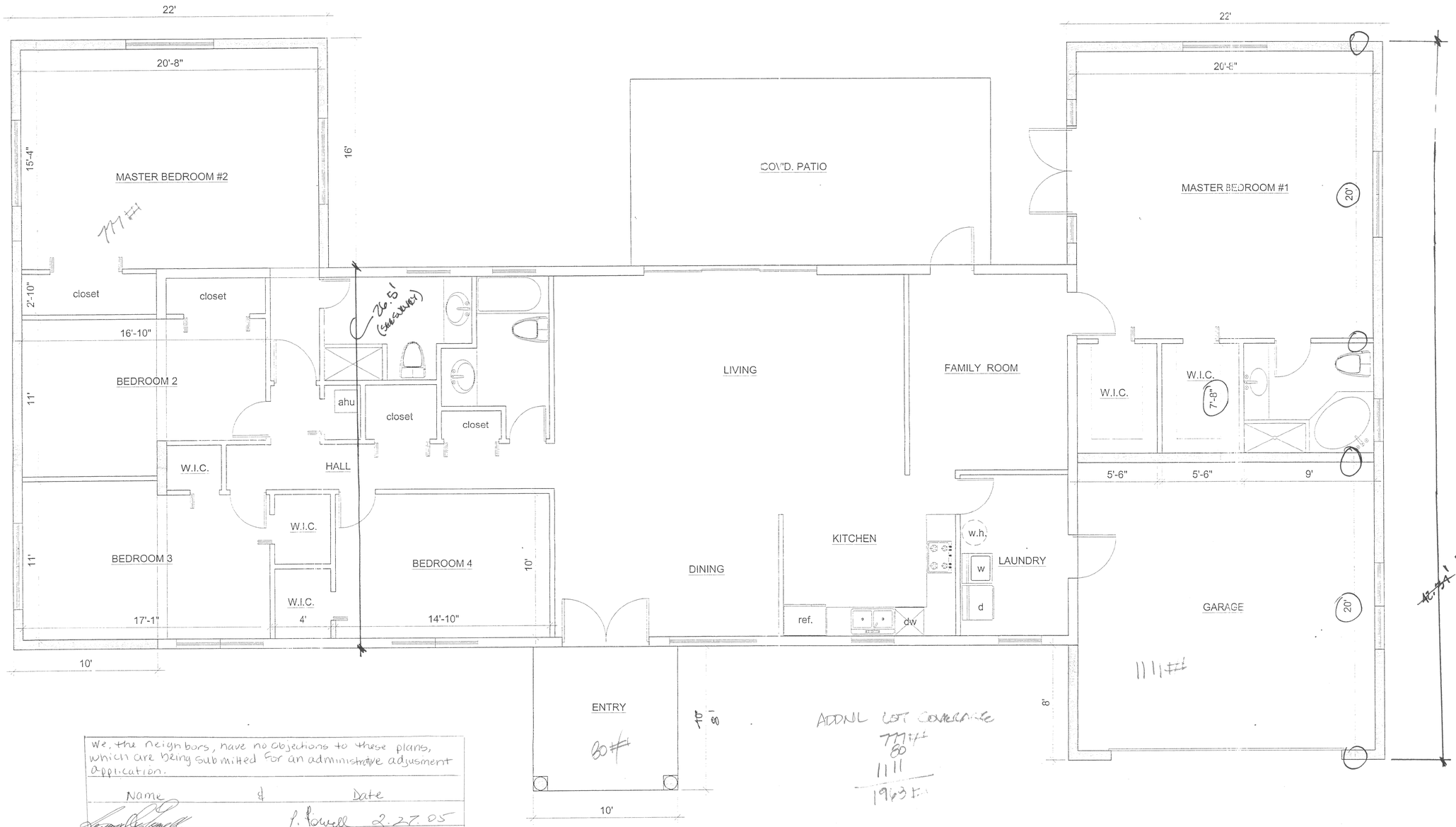
BY: O.D.

Manuel Diego Calcerin
Arch.# AR-0012765
2129 SW. 24th Terr
Miami, Fl. 33145
Tel. (305) 856-5020

5.0.11.05

CONSULTANT

PAGE # A-1



We, the neighbors, have no objections to these plans, which are being submitted for an administrative adjusment application.

Name	&	Date
[signature]	P. Powell	2.27.05
[signature]		3/6/05
Atiya Kuba		3/7/05
[signature]		3/6/05
[signature]	Alicia H. Kellogg	Jack 5/1/05

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

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V05-037
APR 07 2005
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY N

PROJECT: ADDITIONS

"GRAY RESIDENCE"

16640 SW. 91 AVE.., Dade County, Fl. 33157

Owner: Mr.&Mrs. James Gray pho: (305) 786-256-3040

DATE: 12-12-04

REVISIONS:

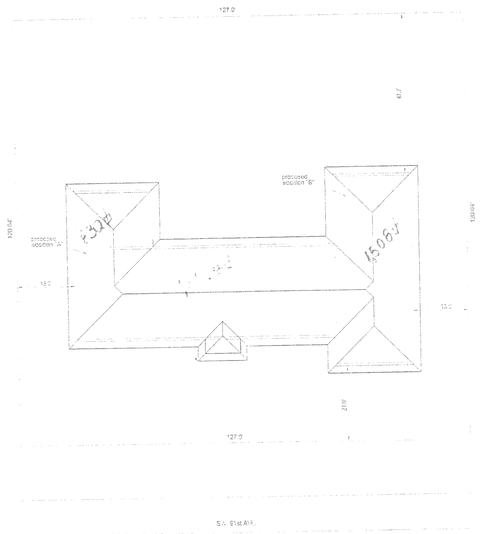
SCALE: NOTED

BY: O.D.

Manuel Diego Calderin
Arch.# AR-0012769
2529 SW. 24th Terr.
Miami, Fl. 33145
Tel. (305) 856-6020

CONSULTANT:

PAGE #: A-2

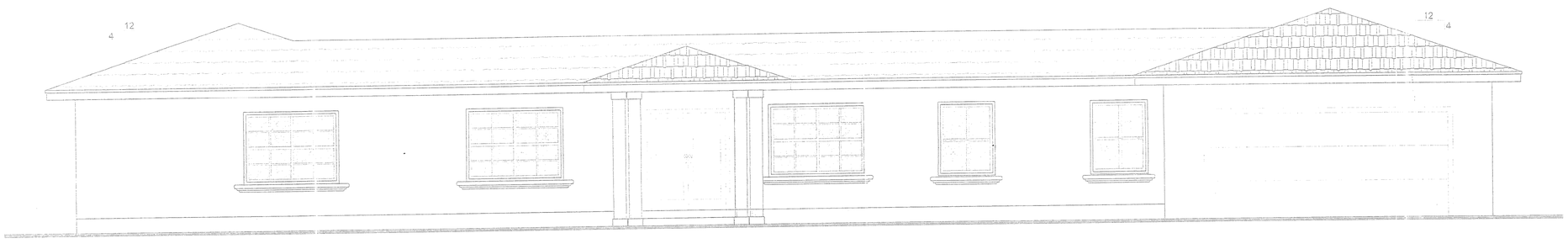


SITE PLAN 1"=20'-0"

LEGAL DESCRIPTION:
Lot 7, Block 5,
"BENSON PARK FIRST ADDDITION"
Plat book 65, Page 118
public records, Miami-Dade County, Fl.

We, the neighbors, have no objections to these plans, which are being submitted for an administrative adjustment application.

Name	&	Date
[illegible]	PPowell	2.27.05
[illegible]		3/6/05
Alina Caldwell		3/6/05
[illegible]		3/7/05
[illegible]		March 31. '05



FRONT (EAST) ELEVATION 1/4"=1'-0"

RECEIVED
V05-037
APR 07 2005
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY N

PROJECT: ADDITIONS

"GRAY RESIDENCE"

16640 SW. 91 AVE., Dade County, Fl. 33157
Owner: Mr.&Mrs. James Gray pho: (305) 786-256-3040

DATE:	12-12-04
REVISIONS:	
SCALE:	NOTED
BY:	O.D.

Manuel Diego Calderin
Arch.# AR-0012769
2529 SW. 24th Terr.
Miami, Fl. 33145
Tel. (305) 856-6029

CONSULTANT:

PAGE #: A-1