LEGALIZATION OF EXISTING ATTACHED ROOFED TERRACE FOR EFREN BELLO AT 5042 SW 145 AVE MIAMI, FL 33175

PLUMBING NOTE:

NOT PLUMBING WORK WILL BE DONE IN THIS JOB

ELECTRICAL NOTE:

NOT ELECTRICAL WORK WILL BE DONE IN THIS JOB

MECHANICAL NOTE:

NOT MECHANICAL WORK WILL BE DONE IN THIS JOB

GENERAL NOTES:

1.– ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA BUILDING CODE 2010 AND WITH THE REQUIREMENTS OF THE MIAMI–DADE COUNTY, STATE & NATIONAL LAWS AND CODES, ANY DISCREPANCIES BETWEEN THE PLANS AND ABOVE REQUIREMENTS MUST BE CALLED TO THE A/E'S ATTENTION BEFORE PROCEEDING WITH ANY WORK. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE PLANS.

2.– CONTRACTOR FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS BEFORE COMMENCEMENT WITH THE CONSTRUCTION CLARIFY ANY DISCREPANCIES WITH THE A/E ANDTHE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO INSURE THAT IT IS COMPLETED AS INTENDED IN THE PLANS.

3.– CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS, INCLUDING MAKING SURE THAT ALL SUBCONTRACTOR'S OBTAIN THEIR PERMITS, INSPECTIONS AND APPROVALS FROM GOVERNING AGENCIES WITH JURISDICTION OVER THE PROJECT BEFORE BEGINNING WORK.

4.– ALL WORK PERFORMED UNDER THIS CONTRACT SHALL COMPLY WITH THE REQUIREMENTS OF THE UTILITY COMPANIES INCLUDING THE CITY OF HIALEAH PUBLIC WORKS DEPARTMENT, WHOSE SERVICES SHALL BE USED. ALL MANUFACTURERS SHALL SUBMIT SHOP DRAWINGS TO THE A/E FOR APPROVAL PRIOR TO FABRICATION.

5.– THE A/E WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, CONSTRUCTION SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, AND FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

6.– ALL MATERIAL AND WORKMANSHIP SHALL MEET THE REQUIREMENTS OF THE APPLICABLE STANDARD SPECIFICATION OF THE AMERICAN SOCIETY FOR TESTING AND MATERIALS.

7.– THE GENERAL CONTRACTOR MAY SUBSTITUTE EQUIPMENT AND/OR MATERIALS AS LONG AS SUCH CHANGES MEET ALL F.B. CODE REQUIREMENTS AND ARE EQUAL TO THOSE SPECIFIED IN THE PLANS. THE CONSTRACTORS MUST OBTAIN OWNER'S APPROVAL IN WRITING FOR ACCEPTANCE OF SUCH CHANGES.

8.– CONTRACTOR SHALL SUBMIT DADE COUNTY PRODUCT CONTROL APPROVAL FOR WINDOWS, ROOFING & WATER PROOFING COMPONENTS AND ALL OTHER PRODUCTS REQUIRING SAID APPROVAL.

9.– WORKMANSHIP: ALL WORK SHALL BE PERFORMED IN A MANNER CONSISTENT WITH THE BEST PRACTICES FOR THE RESPECTIVE TRADES AND QUALITY SPECIFIED. WORK NOT CONSISTENT WITH THE TRADES HIGHEST LEVEL OF WORKMANSHIP WILL BE REJECTED. ANY WORK REJECTED SHALL BE REDONE AT CONTRACTOR'S EXPENSE. CORRECTION FOR DEFECTIVE WORK SHALL COMMENCE NO LATER THAN FIVE DAYS AFTER NOTICE IS GIVEN TO THE CONTRACTOR, AND SHALL PROCEED WITHOUT DELAY UNTIL WORK IS COMPLETED.

10.– CLEANUP: THE CONTRACTOR AND ALL TRADES SHALL AT ALL TIMES KEEP THE PREMISES CLEAN OF DEBRIS ARISING OUT OF THE WORK AND FREE FROM ACCUMULATIONS OF WASTE MATERIALS OR RUBBISH CAUSED BY HIS OPERATIONS OR OTHER TRADES. THE CONTRACTOR SHALL PROVIDE AT ALL TIMES A TRASH CONTAINER ADEQUATE FOR THIS JOB. THE CONTRACTOR SHALL DELIVER ALL WORK UPON COMPLETION OF THE JOB IN A CLEAN, READY–TO–USE CONDITION. ALL FINISHED SURFACES SHALL HAVE PROTECTIVE COVERINGS REMOVED, AND SURFACES CLEANED OF ALL MARKS, STAINS, SOIL, PAINT, OR ADHESIONS OF OTHER MATERIALS AND LEFT IN PERFECT CONDITION.

N W E S

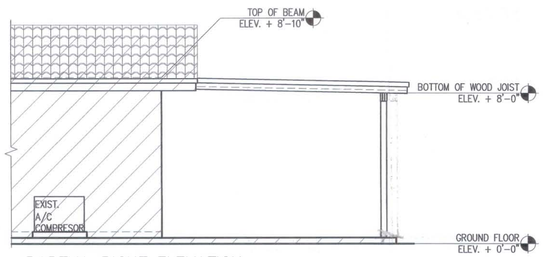
LOCATION MAP
N.T.S

PARTIAL LEFT ELEVATION
SCALE: 1/4"=1'–0"

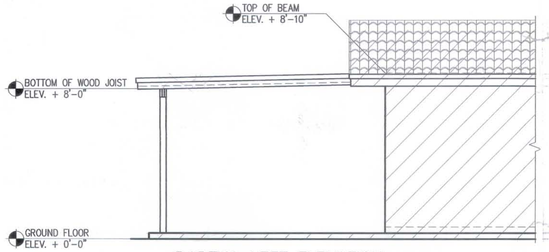
EXISTING ONE STORY HOUSE TO REMAIN

EXISTING NEIGHBOR'S HOUSE TO REMAIN

EXISTING ATTACHED COVERED TERRACE TO LEGALIZE



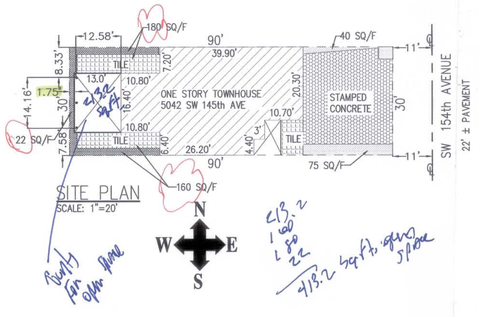
PARTIAL RIGHT ELEVATION
SCALE: 1/4"=1'–0"



PARTIAL LEFT ELEVATION
SCALE: 1/4"=1'–0"

EXISTING ONE STORY HOUSE TO REMAIN

EXISTING ATTACHED COVERED TERRACE TO LEGALIZE



SITE PLAN
SCALE: 1"=20'

N W E S

BUILDING ADDRESS:

5042 SW 145 AVE
MIAMI, FLORIDA 33175–5030

FOLIO NUMBER

30–4922–033–0040

LEGAL DESCRIPTION:

BIRD LAKES TOWNHOUSE SEC 3 PB 135–48 LOT 4 BLK 37 LOT SIZE 2700 SQ FT & INT'IN COMMON AREA OR 14398–3258 0190 1

SCOPE OF WORK

–LEGALIZATION OF EXISTING ATTACHED ROOFED TERRACE

COST OF JOB

ATTACHED TERRACE 177 SQ.FT. OF CONST. X $ 38.00 = $ 6,726.00

PROJECT INFORMATION

ZONING INFORMATION:

AREA AND ZONING: TOWNHOUSE

LOT AREA 90' X 30.00': ..... 2700 SQ/F

BUILDING AREA :

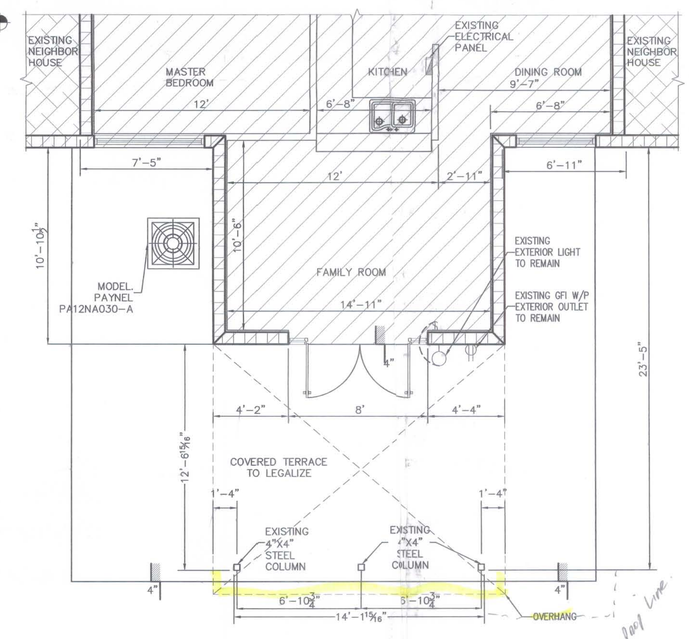
EXIST. BUILDING..... 1257 SQ/F
TERRACE ADDITION..... 178 SQ/F
PROPOSED BUILDING AREA..... 1434 SQ/F

MAX. BUILDING HEIGHT: 14'–4" < 25.00' MAX.

NUMBERS OF STORIES : ONE

PATIOS AREA

TOTAL PATIOS AREA: 477 SQ/F > 400 SQ/F MIN. REQUIRED.



E N S W

FLOOR PLAN
SCALE: 1/4"=1'–0"

EXISTING ONE STORY HOUSE

EXISTING NEIGHBOR'S HOUSE

EXISTING ATTACHED COVERED TERRACE TO LEGALIZE

RECEIVED
DEC 16 2013
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

REVISIONS:

No./DATE:

No./DATE:

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MARIO DUANY ENGINEER
STATE OF FLORIDA
No. 28051
PROFESSIONAL ENGINEER

M D S ENGINEERING CORP.
FLORIDA C.A. # 28051
MARIO DUANY P.E. # 67340
9370 SW 72 ST
MIAMI, FLORIDA 33173
PHONE: (305) 412–2104

OWNER INFORMATION:
EFREN BELLO
5042 SW 145 AVE
MIAMI, FLORIDA 33175
PHONE: (305)229–8707
LEGALIZATION OF EXISTING ATTACHED TERRACE

JOB No.: 13–33
DRAWN BY: T.B.S.
SCALE: AS SHOW
DATE: 07–03–2013
SHEET NAME: SITE PLAN & FLOOR PLAN

A-1

SHEET 1 OF 3
MDS ENGINEERING CORPORATION