legal description

WESTWOOD LAKE 5TH ADDN
PB 65-72
LOT 6 BLK 75
LOT SIZE 75.000 X 108 OR
12337-846 1084 4 OR 00000-0000 1076 00

ZONING INFORMATION:

AREA AND ZONING: RU-1
LOT AREA 8,100.0 SF

RESIDENCE CONSTRUCTION AREA: FIRST FLOOR 2266 SQ. FT.
RESIDENCE CONSTRUCTION AREA: SECOND FLOOR 340 SQ. FT.
TOTAL RESIDENCE CONSTRUCTION AREA: 2606 SQ. FT.<2800 SQ.FT.
35 % CONSTRUCTION: 2606/8101.5.... PROVIDE 32.17%
15% GREEN/OPEN SPACE=1215 REQ .... PROVIDE=5494 SF IS OK

BUILDING SETBACK	REQUIRED	PROVIDED
FRONT	25 FT	33.0'
REAR	25 FT	7.0'
SIDES	7.5' FT	13.3'/8.7'
BUILDING TO BUILDING	10' FT	4.1'
BUILDING HEIGHT		
ONE STORY	25 FT	13.0'
TWO STORY	35 FT	22.8'

ZONING HEARING REQ'D

ZONING HEARING REQ'D

GAZEBO SETBACK	REQUIRED	PROVIDED
FRONT	75 FT	96.0'
REAR	5 FT	2.3'
SIDES	7.5' FT	3.3'

C.O.R=8.64'

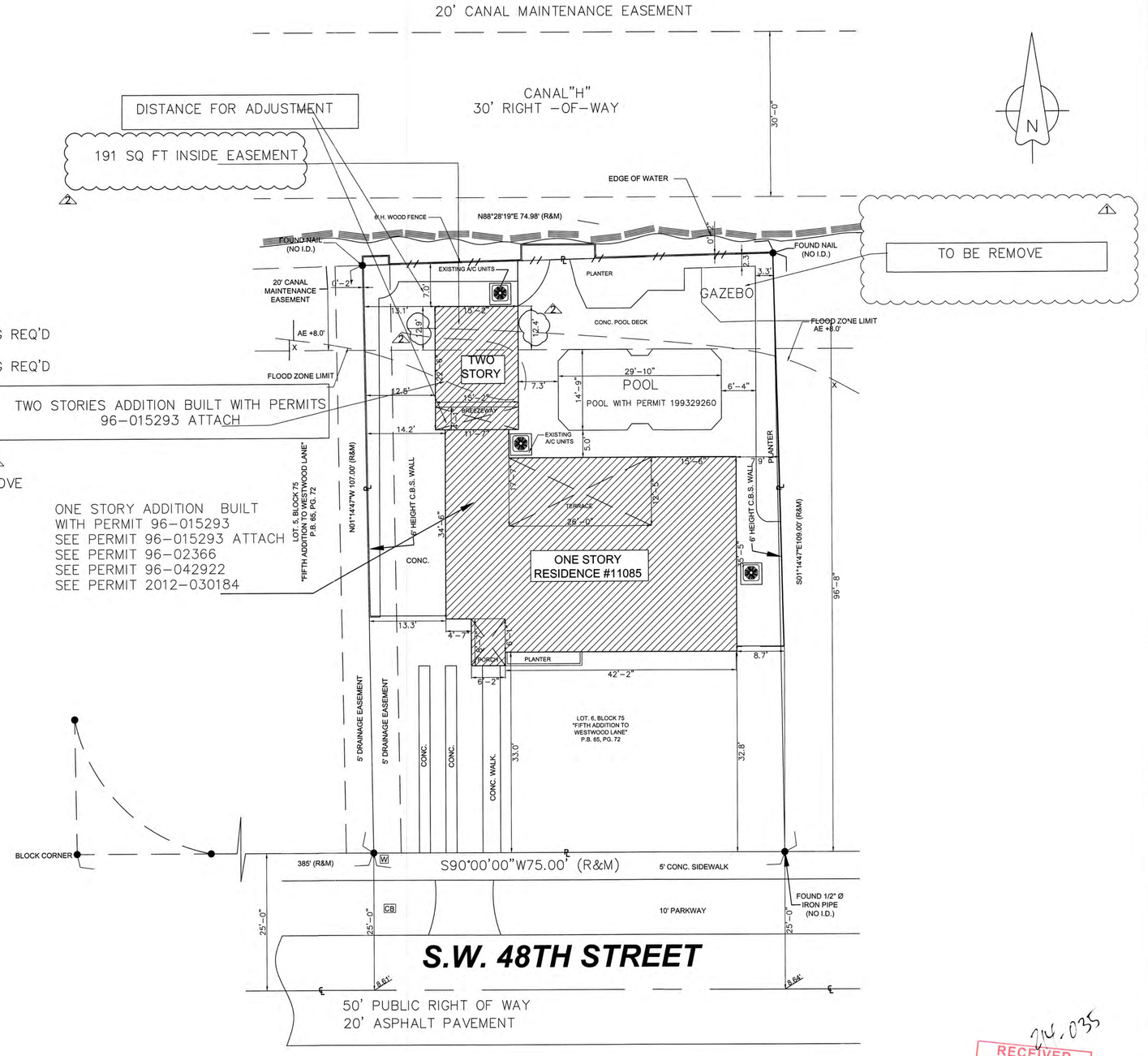
TO BE REMOVE

Case Number 20130159016 Working Without Permit
Address 11085 SW 48 ST
Folio Number 30-4019-006-0060

ADDITIONS WERE BUILT WITH PERMIT 96-015293
POOL WITH PERMIT 199329260
SEE PERMIT 96-015293 ATTACH
SEE PERMIT 96-02366
SEE PERMIT 96-042922
SEE PERMIT 2012-030184

approved plans for detached 2 story and west side attached addition-found all walls windows-doors -rooms and bathrooms as per plan.
in addition found 2 A/C split sytems one in 2 story and one in attaced addition including ductwork and electric installed to no known code and not on approved plan.
mechanical plans was up-date and approved.
The dryer duct is installed to no known code-
the complete kitchen installed in the 2 story detached building including electric and plumbing has been removed and covered-unable to see if terminated to code and is safe-there is no permits for this work.
The attached addition kitchen has also been removed with plumbing and electric removed and covered up no permits for this work.
the approved open covered terrace seen on plans in now 1/3 closed in with CBS having doors and windows used for storage

converted attached and detached additions into apartments complete with kitchens and central air conditioning without permits: see plans attach



SITE PLAN
SCALE: 1"=10"

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NO.	DATE
1	06/10/2014 DERM
2	10/24/2014 DERM

EMILIANO OROZCO P.E.
P.E. # 66341
1302 NE 125TH STREET
NORTH MIAMI, FLORIDA 33161
PHONE: (305) 891-4174 FAX (305) 891-4175

LEGALIZATIONS

OWNER INFORMATION:
ADA C PEREZ RESIDENCE
ADDRESS:
11085 SW 48 STREET MIAMI, FL

10.28.14
SEAL

DATE 03/15/2014
SCALE -
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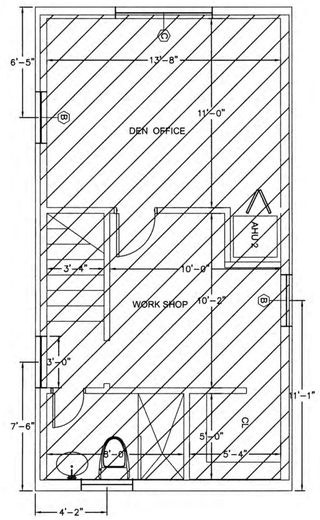
SHEET 1 OF 3

FLAME SPREAD AND SMOKE DENSITY
WALL & CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX NOT GREATER THAN 200 PER R302.9.1 AND A SMOKE DEVELOPED INDEX NOT GREATER THAN 450 PER R302.9.2

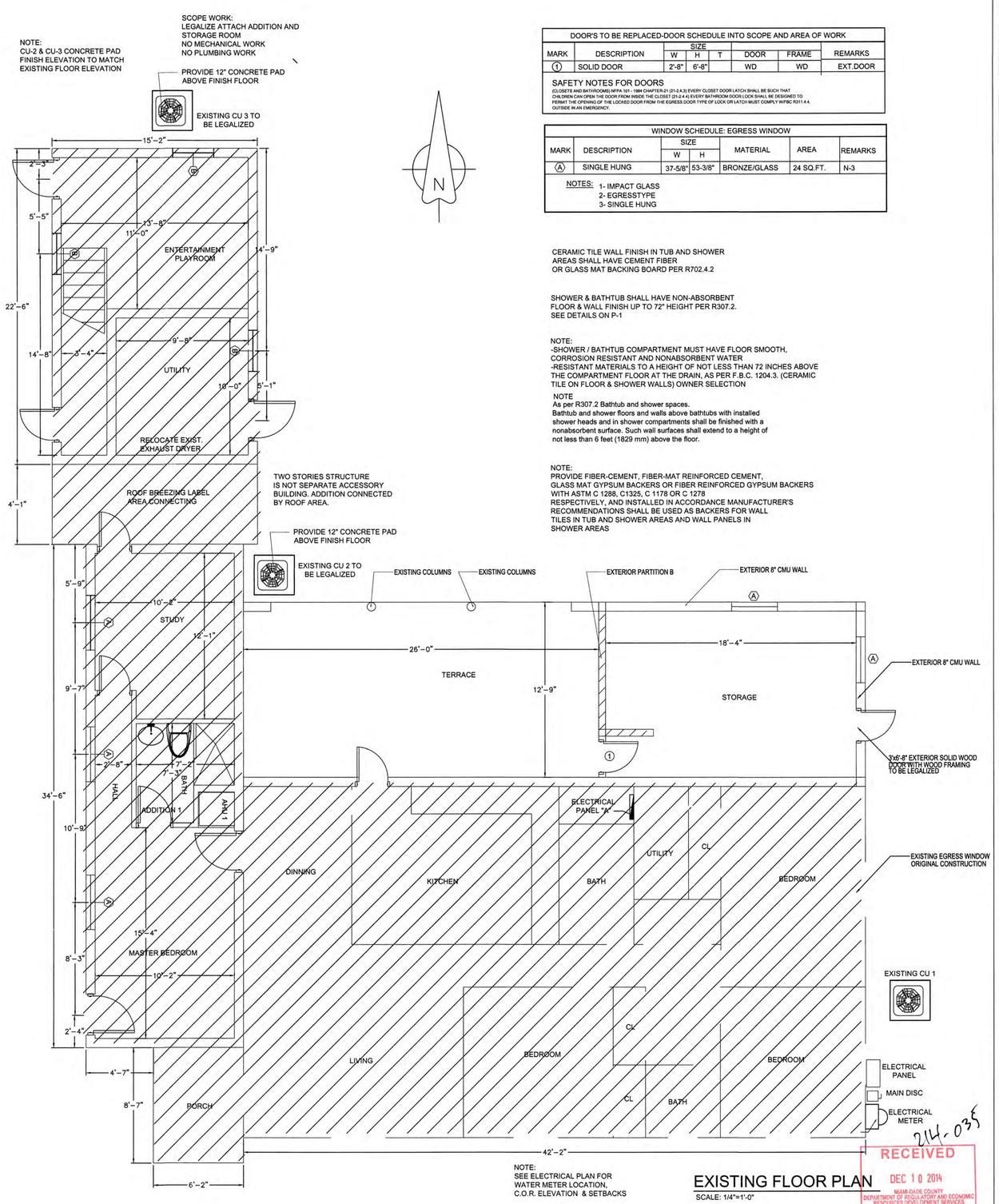
- ALL DOORS IN THE MEANS OF EGRESS SHALL BE SINGLE ACTION RELEASE, SHALL COMPLY WITH FAC AND SHALL NOT REQUIRE THE USE OF A KEY, TOOL, OR SPECIAL KNOWLEDGE TO OPEN FROM THE EGRESS SIDE



EXISTING 2ND FLOOR PLAN
SCALE: 1/4"=1'-0"

NOTE:
CU-2 & CU-3 CONCRETE PAD FINISH ELEVATION TO MATCH EXISTING FLOOR ELEVATION

SCOPE WORK:
LEGALIZE ATTACH ADDITION AND STORAGE ROOM
NO MECHANICAL WORK
NO PLUMBING WORK



NOTE:
SEE ELECTRICAL PLAN FOR WATER METER LOCATION, C.O.R. ELEVATION & SETBACKS

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

DOOR'S TO BE REPLACED-DOOR SCHEDULE INTO SCOPE AND AREA OF WORK							
MARK	DESCRIPTION	SIZE W	SIZE H	SIZE T	DOOR	FRAME	REMARKS
1	SOLID DOOR	2'-8"	6'-8"		WD	WD	EXT.DOOR

SAFETY NOTES FOR DOORS
(CLOSETS AND BATHROOMS) NFPA 101 - 1994 CHAPTER-21 (21-2.4.3) EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET (21-2.4.4) EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE EGRESS DOOR TYPE OF LOCK OR LATCH MUST COMPLY W/FBC R311.4.4. OUTSIDE IN AN EMERGENCY.

WINDOW SCHEDULE: EGRESS WINDOW						
MARK	DESCRIPTION	SIZE W	SIZE H	MATERIAL	AREA	REMARKS
A	SINGLE HUNG	37-5/8"	53-3/8"	BRONZE/GLASS	24 SQ.FT.	N-3

NOTES: 1- IMPACT GLASS
2- EGRESSTYPE
3- SINGLE HUNG

CERAMIC TILE WALL FINISH IN TUB AND SHOWER AREAS SHALL HAVE CEMENT FIBER OR GLASS MAT BACKING BOARD PER R702.4.2

SHOWER & BATHTUB SHALL HAVE NON-ABSORBENT FLOOR & WALL FINISH UP TO 72" HEIGHT PER R307.2. SEE DETAILS ON P-1

NOTE:
-SHOWER / BATHTUB COMPARTMENT MUST HAVE FLOOR SMOOTH, CORROSION RESISTANT AND NONABSORBENT WATER
-RESISTANT MATERIALS TO A HEIGHT OF NOT LESS THAN 72 INCHES ABOVE THE COMPARTMENT FLOOR AT THE DRAIN, AS PER F.B.C. 1204.3. (CERAMIC TILE ON FLOOR & SHOWER WALLS) OWNER SELECTION

NOTE
As per R307.2 Bathtub and shower spaces.
Bathtub and shower floors and walls above bathtubs with installed shower heads and in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet (1829 mm) above the floor.

NOTE:
PROVIDE FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM BACKERS OR FIBER REINFORCED GYPSUM BACKERS WITH ASTM C 1288, C1325, C 1178 OR C 1278 RESPECTIVELY, AND INSTALLED IN ACCORDANCE MANUFACTURER'S RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILES IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS

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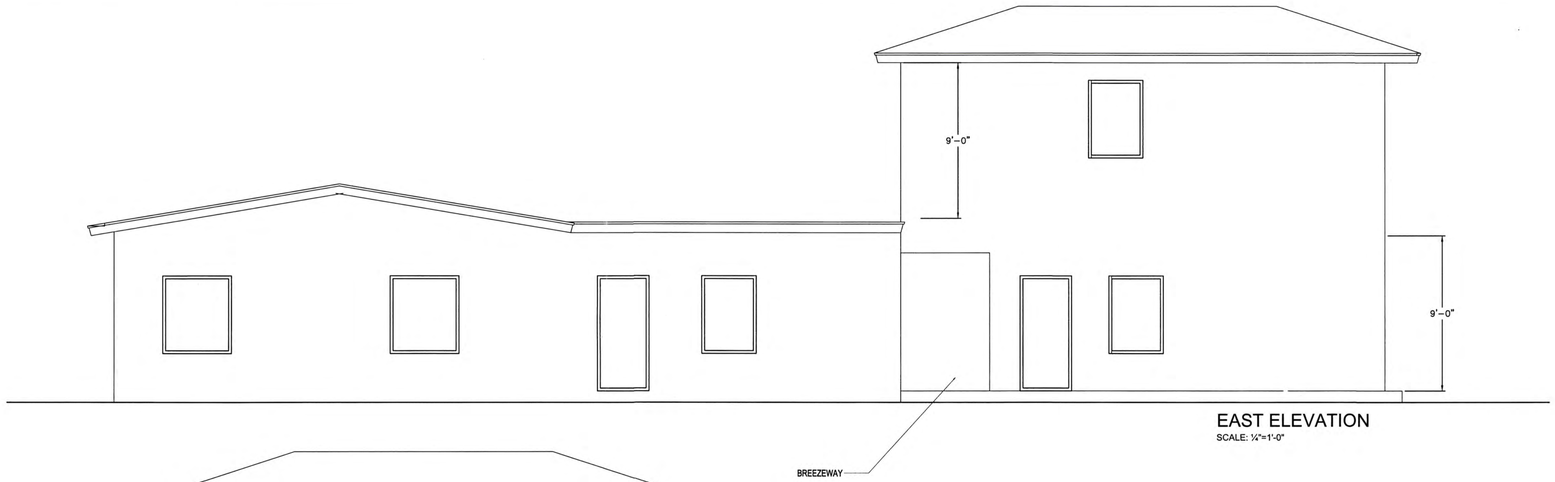
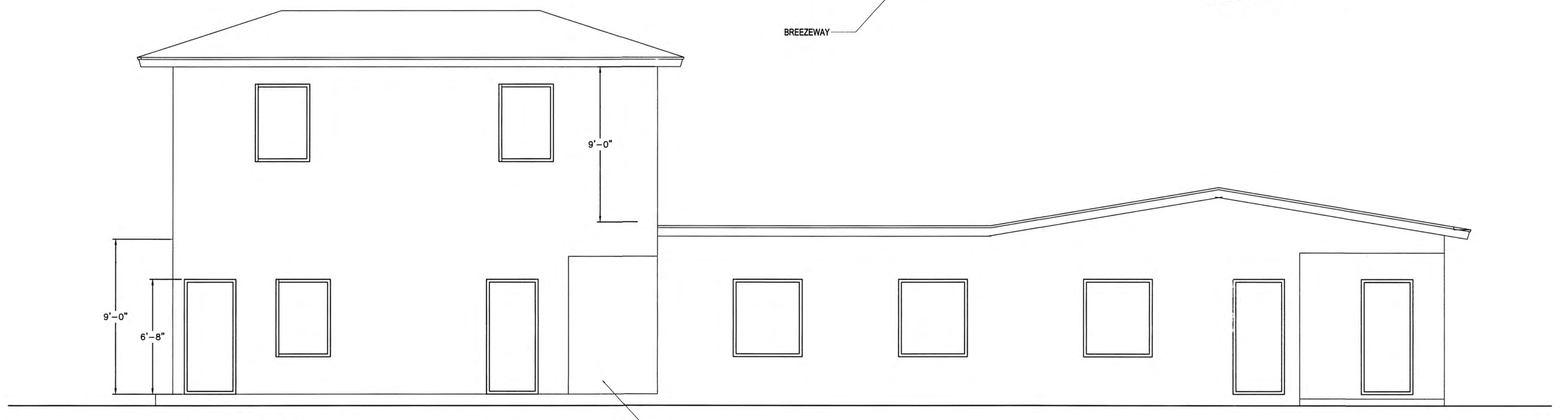
SHEET 2 OF 3

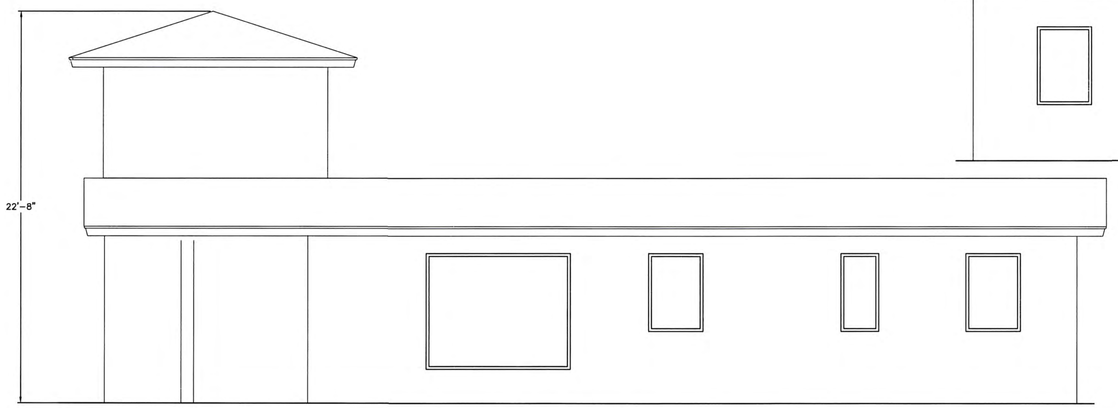


EAST ELEVATION
SCALE: ¼"=1'-0"



WEST ELEVATION
SCALE: ¼"=1'-0"

NORTH ELEVATION
SCALE: ¼"=1'-0"



SOUTH ELEVATION
SCALE: ¼"=1'-0"

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