GENERAL CONSTRUCTION NOTES:

1. WORK BY ALL TRADES TO BE COMPLETED IN ACCORDANCE WITH ALL APPLIANCES CODES, ORDINANCES, STANDARDS OR RESTRICTIONS.

2. VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION, USE FIGURED DIMENSIONS ONLY, DO NOT SCALE THE DRAWINGS NOTIFY THE ARCHITECT IMMEDIATELY OF ANY VARIATIONS ON THE PLANS AND / OR THE SPECIFICATIONS.

3. APPLY AND / OR INSTALL ALL PRODUCTS AND MATERIALS IN ACCORDANCE WITH THE MANUFACTURES PUBLISHED INSTRUCTIONS.

4. SUBMIT A COPY OF THE CONTRACT DOCUMENTS ISSUED FOR PERMIT BY THE BUILDING DEPARTMENT TO THE ARCHITECT, TO ALLOW HIM TO INCORPORATE THOSE BUILDING DEPARTMENT MODIFICATIONS INTO THE PLANS PRIOR TO CONSTRUCTION.

5. ALL DIMENSIONS ARE NOMINAL TO THE FACE OF THE STUD.

6. ALL DOOR AND WINDOWS OPENINGS ARE NOMINAL. VERIFY MANUFACTURE'S ACTUAL AND / OR ROUGH OPENING DIMENSIONS.

7. INSULATE MASONRY WALLS, EXTERIOR STUD WALLS AND ATTIC SPACES IN ACCORDANCE WITH THE ENERGY CODE CALCULATIONS. EXTERIOR MASONRY R-4.1, ATTIC R-19 & STUD WALLS R-11.

8. ALL WOOD IN CONTACT WITH MASONRY, CONCRETE OR STEEL SHALL BE PRESSURE TREATED.

9. A TERMITE TREATMENT PROTECTION SHALL BE PROVIDED AS PER SECTION R4409.13.5 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".

10. PROPOSED CONSTRUCTION IS DESIGNED AS PER THE 2010 FLORIDA BUILDING CODE.

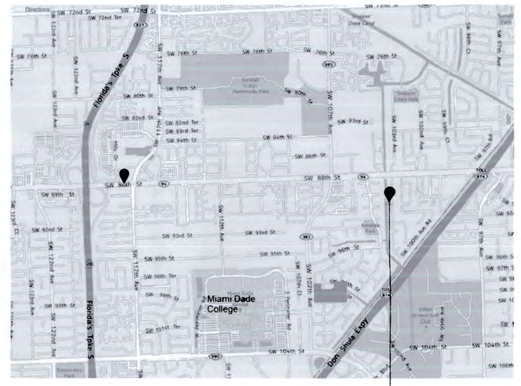
SITE DATA:

EXISTING ZONING ..... = RU-1
LOT AREA ..... = 10,417 SQ.FT.
EXISTING LOT COVERAGE ..... = 2,294 SQ.FT. (22.02%)
NEW LOT COVERAGE ..... = ~~2,679 SQ.FT.~~ (~~25.72%~~) 2938.89 28.21%

AREAS:
EXISTING RESIDENCE: .. .. = ~~2,294~~ 2938.89 SQ.FT.
NEW COVERED TERRACE: ..... = 317 SQ.FT.
NEW BBQ AREA: ..... = 68 SQ.FT.

TOTAL AREA: ..... = ~~2,679~~ 3323.89 SQ.FT.

SETBACKS	REQUIRED	PROVIDED
FRONT	25'-0"	25'-0"
SIDE SIDE	5'-0"	21'-46"
SIDE SIDE	5'-0"	23'-27"
REAR	25'-0"	18'-6"
(SETBACK VARIANCE # 4-ZAB-500-73, DATED SEPT. 1973)		
ACCESSORY BUILDING (BBQ)		
FRONT	75'-0"	80'-2"
REAR	5'-0"	5'-0"
BETWEEN BLDGS.	10'-0"	10'-5"



LOCATION MAP

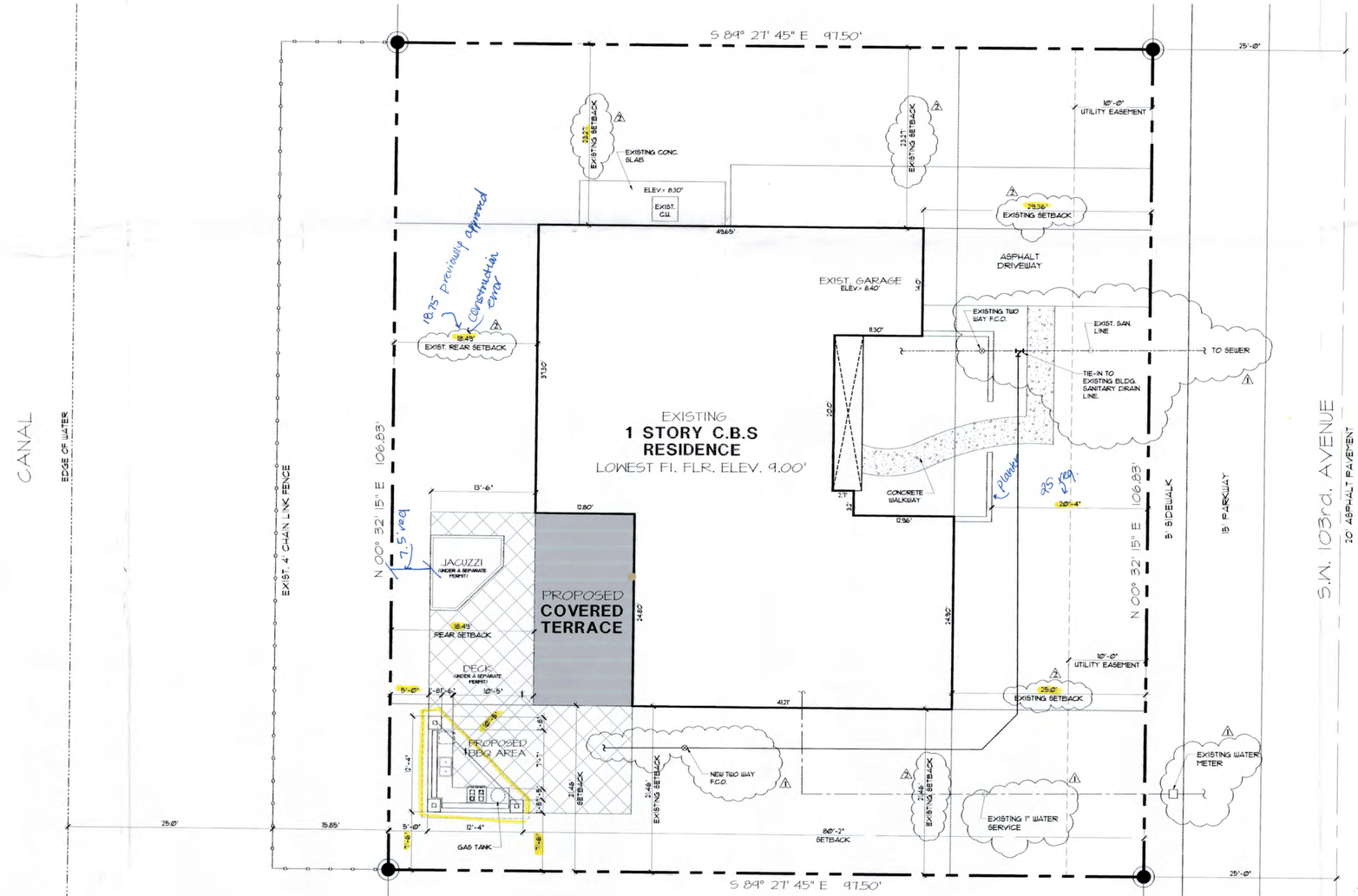
N.T.S.

LEGAL DESCRIPTION:

LOT 8, OF BLOCK 1, OF "KENDALE COUNTRY CLUB ESTATES", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 81 , PAGE 61 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

OCCUPANCY TYPE : R-3

CONSTRUCTION TYPE: V-B UNPROTECTED - LEVEL 2 ALTERATION



SITE PLAN

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

rear yard lot cov.
18.49x106.83= 1975.28 x30% = 592 max S.F.

ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF RAMOS ARCHITECTS & ASSOCIATES, WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS AND PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF TECTONICS ASSOCIATES, INC.

WRITTEN DIMENSIONS OF THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND ACCEPT ALL DIMENSIONS, FACTS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.

PROJECT ARCHITECT
JOSE RAMOS
FLA. REG. AR11115
AAC1595

PROPOSED COVERED TERRACE FOR:
NICOLE GUINEA
9020 S.W. 103rd. AVENUE,
MIAMI, FLORIDA 33176

Ramos Architects & Associates
architects and planners
8825 MIAMI LAKES DR. No. 412
MIAMI LAKES, FL. 33014
(305) 779-8584

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FEB 01 2016
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

STATE OF FLORIDA
JOSE RAMOS
AR11115
REGISTERED ARCHITECT

date		03/27/15
REV.1	(CITY COM.)	06/17/15
REV.2	(CITY COM.)	12/07/15

project number
14098

sheet
A-1 of