ZONING LEGEND

ZONING: RU-1

NET LAND AREA:	4,792 SQ.FT.
LOT COVERAGE (EVERYTHING UNDER ROOF):	3,169.4 SQ.FT.
EXISTING RESIDENCE	2,540 SQ.FT (EXISTING TO REMAIN)
SHED TO BE LEG.	166.4 SQ.FT.
COVER TERRACE TO BE LEG.	463.0 SQ.FT.

SETBACKS (SHED TO BE LEGALIZED):	REQUIRED	ACTUAL AT SITE
FRONT	75'	70.8'
SIDE	5'	1.4'
SIDE (TO NEXT STRUCTURE)	10'	5.7'
REAR	5'	6.8'

SETBACKS (COVER TERRACE TO BE LEGALIZED):	REQUIRED	ACTUAL AT SITE
FRONT	75'	5.1'
REAR	5'	6.1'
INTERIOR SIDE	7.5'	5.1'
SIDE STREET	5'	6.1'
COVERAGE:	30%	22%

AREA ADJACENT TO LAKE OR CANAL TO BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER INTO LAKE OR CANAL.
LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER ONTO ADJACENT PROPERTY. APPLICANT WILL PROVIDE CERTIFICATION PRIOR TO FINAL INSPECTION.

ANY APPLICABLE RESOLUTIONS: N/A

NOTICE:

IN ADDITION TO THE REQUIREMENTS OT THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. SECTON 553.79 (10), FLORIDA STATUTES, EFECTIVE 7/10/87

APPLICANT:
WILL COMPLY WITH THE ORDINANCE 80-90 (SECTION 13-13.1 OF THE MIAMI-DADE COUNTY CODE: NOTICE OF ROCK MINING OPERATIONS WHERE BLASTING IS PERMITTED)- PRIOR TO STARTING CONSTRUCTION.

A SEPATATE PERMIT WILL BE REQUIRED FOR ALL DRIVEWAY APPROACHES ONTO PUBLIC RIGHT OF WAY. CONTACT PUBLIC WORKS DEPT.
THE HEIGHT OF FENCES, WALL AND HEDGES SHALL NOT EXCEED 2.5 FEET IN HEIGHT WITHIN 10 FEET OF THE EDGE OF ANY DRIVEWAY HEADING TO A RIGHT OF WAY.
THE HEIGHT OF FENCES IS BEING MEASURED FROM GRADE = ELEVATION OF PUBLIC SIDEWALK OF CROWN OF ROAD.

GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND ANGLES AND ALL OTHER EXISTING CONDITIONS PRIOR TO COMMENCING ANY WORK. CONTRACTOR TO ALSO VERIFY AND APPROVE ALL INFORMATION ON DRAWINGS. ACCEPTANCE OF THESE PLANS CONSTITUTES APPROVAL. PLEASE NOTIFY ENGINEER BY CERTIFIED MAIL OF ANY CONFLICTS OR DISCREPANCIES, IF ANY.

2. CONTRACTOR SHALL FURNISH AND BE SOLELY RESPONSIBLE FOR ALL TEMPORARY BRACING AND SHORING REQUIRED TO MAINTAIN PLUMBNESS AND STABILITY OF ALL STRUCTURAL ELEMENTS DURING CONSTRUCTION. 3. THE CONTRACTOR SHALL OBTAIN FROM ALL SUBCONTRACTORS THE FINAL APPROVED SITE AND LOCATION OF ALL OPENINGS TO BE PROVIDED FOR RESPECTIVE TRADES. HE SHALL BE RESPONSIBLE FOR LOCATION AND DETAILS.

4. ALL CONCRETE FOR FOUNDATIONS & SLABS ON GRADE SHALL REACH 2500 P.S.I. COMPRESSIVE STRENGTH AT 28 DAYS, AND ALL COLUMNS, GROUTED CELLS, SLABS ABOVE GRADE AND TIE BEAMS SHALL REACH 3000 P.S.I. COMPRESSIVE STRENGTH MINIMUM AT 28 DAYS UNLESS OTHERWISE NOTED.

5. CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR VERIFYING REQUIRED GRADE & FINISHED FLOOR ELEVATIONS WITH RESPECT TO DADE COUNTY FLOOD CRITERIA, EXISTING CROWN OF ROAD ELEVATIONS, FEDERAL FLOOD CRITERIA OR ANY OTHER GOVERNING BODY.

6. OWNER AND CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING, BY CERTIFIED MAIL UPON COMMENCEMENT OF PROJECT.

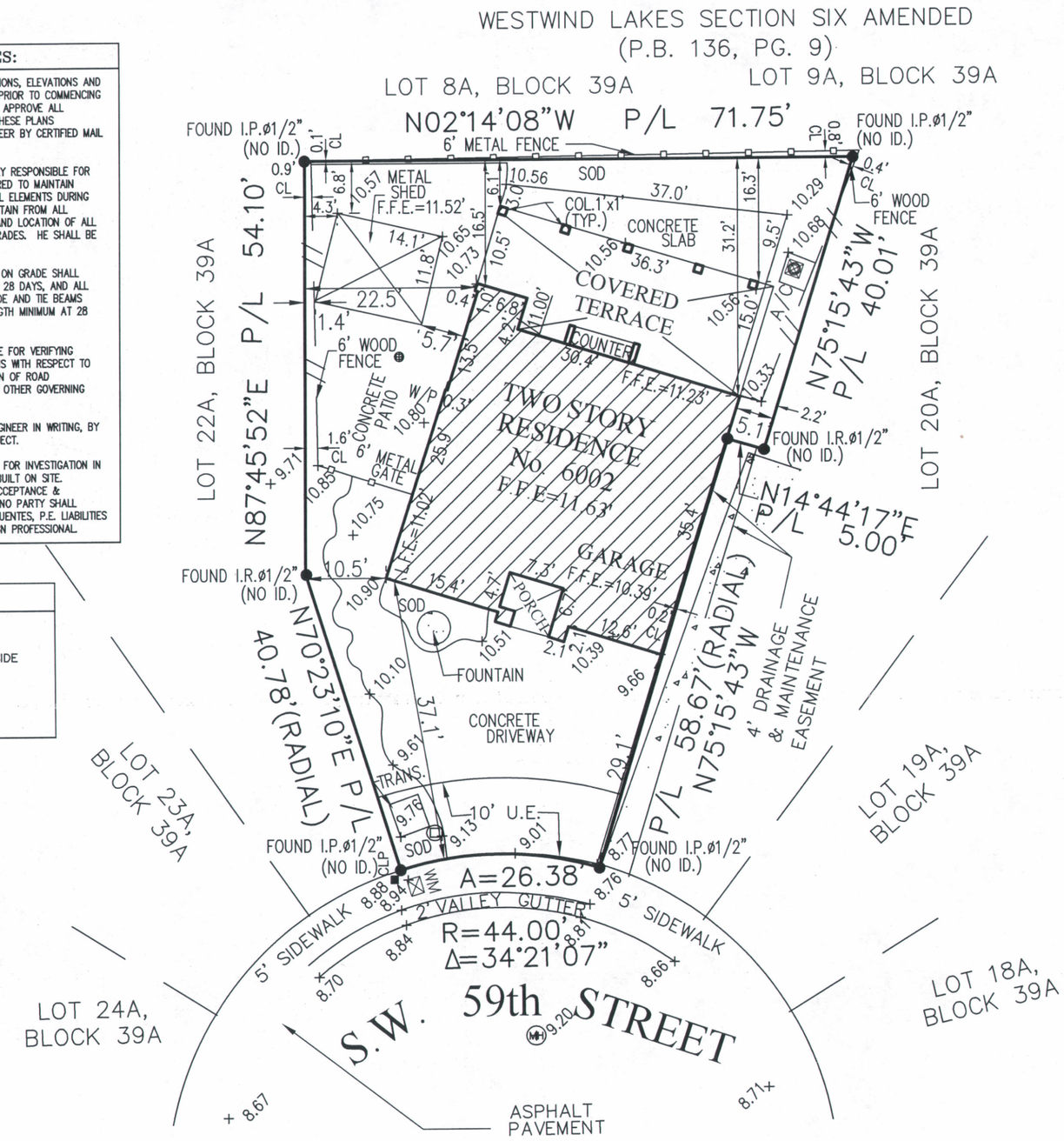
7. THE OWNER SHALL BE SOLELY RESPONSIBLE FOR INVESTIGATION IN REFERENCE TO WHETHER STRUCTURE CAN BE BUILT ON SITE. PAYMENT OF THESE DRAWINGS CONSTITUTES ACCEPTANCE & AGREEMENT WITH THE FOLLOWING STATEMENT: NO PARTY SHALL INITIATE DELAY CLAIMS AGAINST NESTOR J. CIFUENTES, P.E. LIABILITIES SHALL BE LIMITED TO FEES PAID TO THE DESIGN PROFESSIONAL.

SCOPE OF WORK

-PUBLIC HEARING APPROVAL FOR INTERIOR SIDE SETBACK, SHED TO HOUSE SET BACK, AND INTERIOR SIDE SETBACK FOR TERRACE.

LEGAL DESCRIPTION

WESTWIND LAKES SEC 6 AMEND PB 136-9
LOT 21A BLK 39A LOT SIZE 4792 SQ FT
F/A/U 30-4928-022-1710 THRU 1800
OR 19487-4284 012001 1OF THE PUBLIC RECORDS OF MIAMI - DADE COUNTY, FLORIDA.



SITE PLAN

RECEIVED
215-079
JUL 22 2015
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES
DEVELOPMENT SERVICES
DAH

PROPERTIES SOLUTION SERVICE, LLC.
11865 SW 26 Street.
Building I, Suite J-7
Miami,Florida 33175
PH: 305-228-8900
FX: 305-228-8481
LIC CA#27947

PUBLIC HEARING

Project Title:
Owner: MARTHA NOGUERA
Address: 6002 SW 155 CT, MIAMI, FLORIDA, 33193

REVISIONS

DESCRIPTION
Date: 07-21-15

SHEET NO.
SP-1