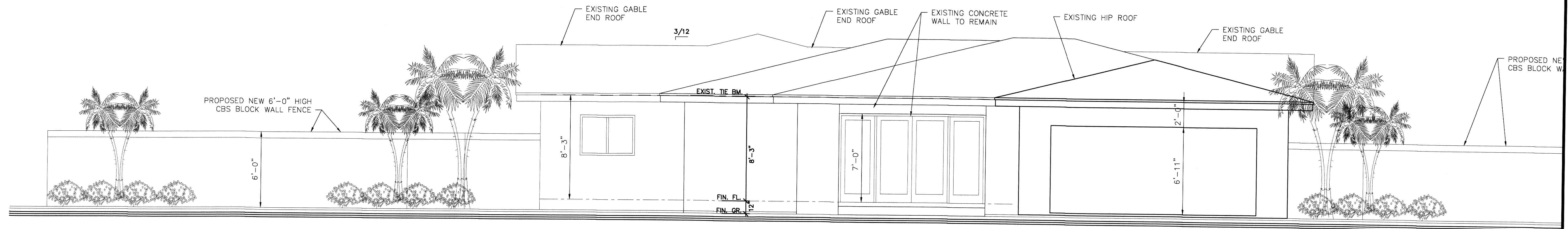


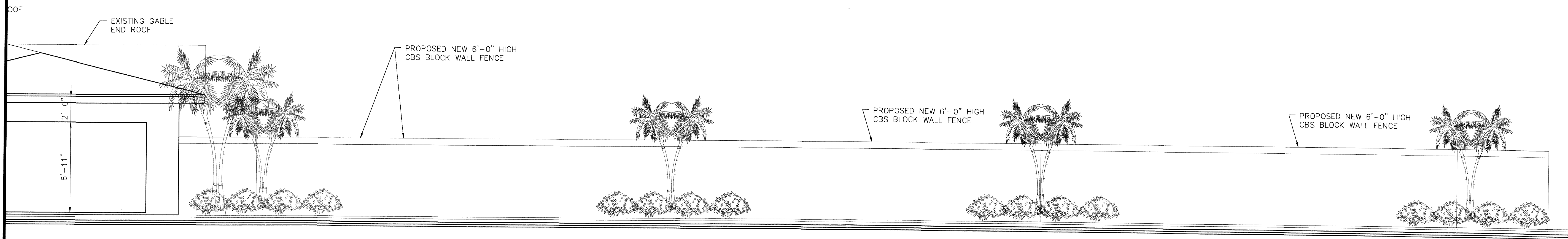


1/16/17

A-5	SHEET	JOB 16-JR-01	DRAWN ABDODE	SCALE VARIES	DATE 01/04/2017
PROPOSED ADDITION & REMODELING FOR:					
MR. JESUS L. REYES					
7560 LOCH NESS DRIVE, MIAMI LAKES, FL 33014					
ALBERT O. GONZALEZ					
A R C H I T E C T					
16400 NW 59TH AVE. MIAMI LAKES, FLORIDA 33014					
(305) 827-8933 FAX# (305) 827-6263					
AR-0011963					
					REVISIONS
					BY
					(1)



WEST ELEVATION — LEFT SIDE
SC: 1/4" = 1'-0"



WEST ELEVATION — RIGHT SIDE
SC: 1/4" = 1'-0"

REVISIONS	BY

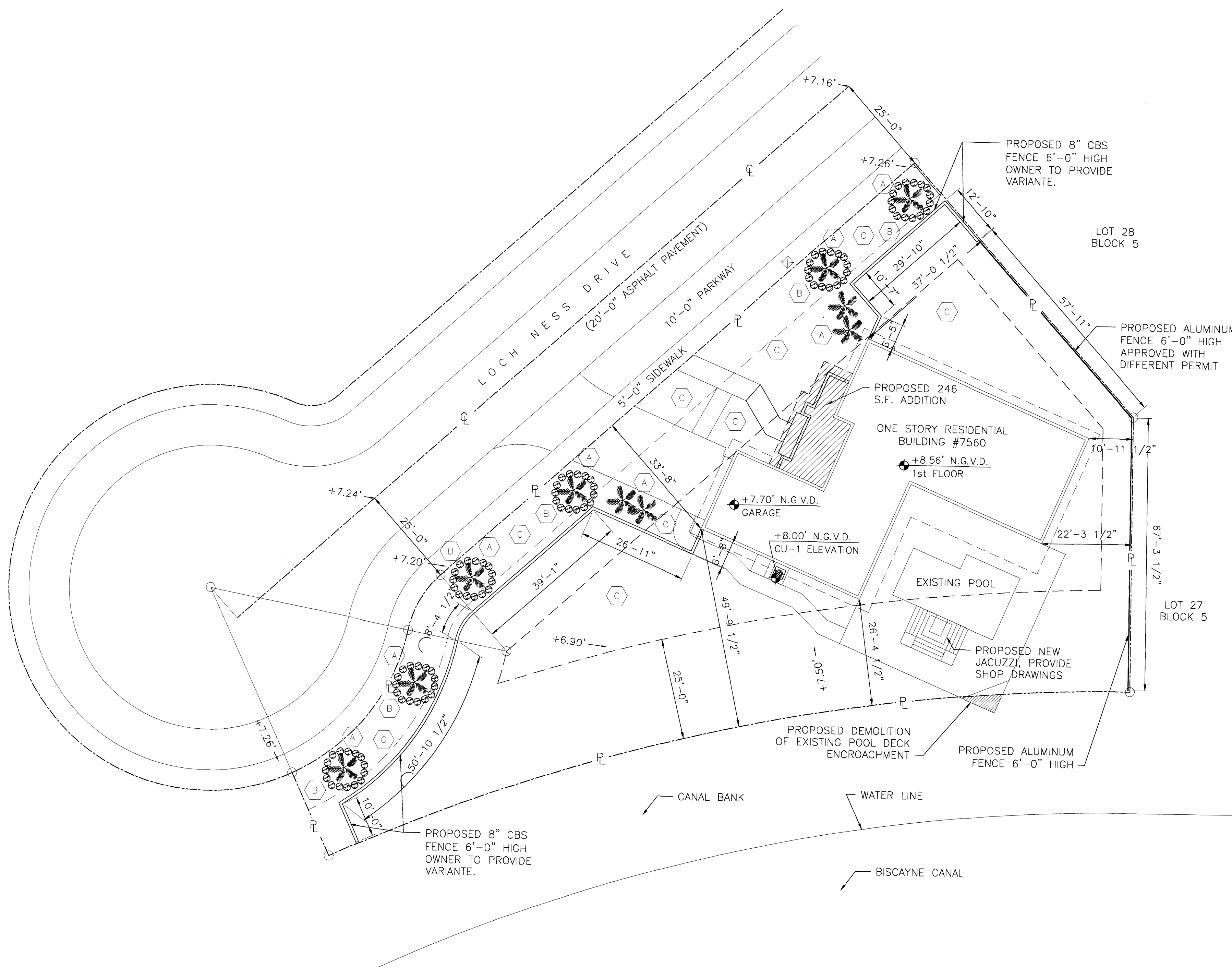
ALBERT O. GONZALEZ
ARCHITECT
16400 NW 59TH AVE. MIAMI LAKES, FLORIDA 33014
(305) 827-8933 FAX# (305) 827-6263
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PROPOSED ADDITION & REMODELING FOR:
MR. JESUS L. REYES
7560 LOCH NESS DRIVE, MIAMI LAKES, FL 33014

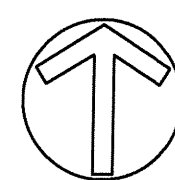
DATE	01/04/2017
SCALE	VARIES
DRAWN	ABDODE
JOB	16-JR-01
SHEET	

A-5

Handwritten signature and date: 1/16/17



PROPOSED LANDSCAPING PLAN
SC: 1/16" = 1'-0"



SCOPE OF WORK:

- ADDITION (246 S.F.) AND EXTERIOR & INTERIOR REMODELING TO EXISTING ONE STORY RESIDENCE INCLUDING THE FOLLOWING:
1. PROPOSED NEW 8" CBS BLOCK WALL FENCE 6'-0" HIGH ON NORTH-WEST SIDE (FRONT);
 2. PROPOSED NEW METAL FENCE 6'-0" HIGH ON SOUTH-WEST SIDE OF LOT;
 3. PROPOSED NEW METAL FENCE 6'-0" HIGH ON NORTH-EAST & EAST SIDE OF LOT;
 4. PROPOSED NEW (10) PALM TREES ON FRONT OF THE PROPOSED FENCE;
 5. PROPOSED NEW SHRUBS ON FRONT OF THE PROPOSED WALL FENCE.

ZONING LEGEND

ZONING: RU-1/SINGLE FAMILY (MAIN STRUCTURE)
HIGHEST RIDGE OF ROOF: 16'-0"
NET LOT: 17,461 S.F.

MAIN STRUCTURE AREA: 2,265 S.F. (A/C EXISTING)
NEW ADDITION AREA: 246 S.F. (A/C NEW)
SUB-TOTAL AREA: 2,511 S.F. (UNDER A/C)
GARAGE: 512 S.F.
TOTAL AREA: 3,023 S.F. (100%)

SETBACKS : REQ'D PROVIDED
FRONT: 25'-0" 25'-0"
SIDE STREET : 15'-0" N/A
SIDE : 5'-1 1/2"/7'-6" 10'-11 1/2"
REAR : 25'-0" 26'-4 1/2"

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

A SEPARATE PERMIT WILL BE REQUIRED FOR ALL DRIVEWAY APPROACHES ONTO PUBLIC RIGHT-OF-WAY. CONTACT PUBLIC WORKS DEPARTMENT.

BUILDING DATA

LEVEL OF ALTERATION : ADDITION
CONSTRUCTION TYPE : TYPE V NON SPRINKLED
BUILDING CLASSIFICATION : R-3
BUILDING USE : RESIDENTIAL (SINGLE FAMILY RESIDENCE)

FLOOD DATA LEGEND

SINGLE FAMILY (ADDITION)
ADDRESS: 7560 LOCH NESS DRIVE, MIAMI LAKES, FLORIDA 33014
NOTE : SEE LEGAL DESCRIPTION THIS SHEET
HIGHEST CROWN OF ROAD ELEV: +7.24'NGVD
WAS TAKEN FROM THE ATTACHED OR CERTIFIED SURVEY PREPARED BY: SURVEYOR MIGUEL ESPINOSA PLS # 5101

REFERENCE	LLFE ELEVATION	OFF ELEVATION	ADJ.GRADE ELEVATION
REQUIRED	8.56' NGVD	7.70' NGVD	7.65' NGVD
EXISTING	8.56' NGVD	7.70' NGVD	7.65' NGVD

ALL ELECTRICAL, MECHANICAL AND PLUMBING WILL BE PLACED AT OR ABOVE THE BASE FLOOD ELEVATION (B.F.E.)
ALL AREAS BELOW B.F.E. SHALL BE PROVIDED WITH A MIN. OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OF NO LESS THAN ONE SQUARE INCH OF OPENING FOR EVERY SQUARE FOOT OF ENCLOSED AREA SUBJECT TO FLOODING. THE BOTTOM OF THE OPENING WILL BE NO HIGHER THAN ONE (1) FOOT ABOVE GRADE AND LOCATED ON DIFFERENT SIDES OF THE ENCLOSED AREA. OPENINGS WILL BE EQUIPPED WITH SCREENS OR LOUVERS. FLOOD RESISTANT MATERIALS WILL BE USED BELOW B.F.E.

ALTERNATIVELY, SEE A CERTIFICATION BY P.E. ON THE PLAN NOTES INDICATING THAT THE DESIGN WILL ALLOW FOR THE AUTOMATIC EQUALIZATION OF HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS.

THE SITE WILL BE GRADED IN A MANNER TO PREVENT THE FLOODING OF ADJACENT PROPERTIES WHERE NECESSARY INTERCEPTOR SHALES WILL BE CONST. ON-SITE WITH NO ENCROACHMENT OVER ADJACENT PROPERTIES. 0'-0" = NGVD.

LANDSCAPING SYMBOL LEGEND

- (A) PALM TREE
- (B) SHRUBS
- (C) SOD

LEGAL DESCRIPTION

LOT 29, BLOCK 5 OF
MIAMI LAKES LOCH NESS SECTION
P.B. 93 P.G. 45
AS RECORDED AND NOTED IN THE
PUBLIC RECORDS OF MIAMI DADE COUNTY
LOCATED IN THE STATE OF FLORIDA

CLASSIFICATION OF WORK:

ADDITION:
AN ADDITION TO A BUILDING OR STRUCTURE SHALL COMPLY WITH THE FLORIDA CODES AS ADOPTED FOR NEW CONSTRUCTION WITHOUT REQUIRING THE EXISTING BUILDING OR STRUCTURE TO COMPLY WITH ANY REQUIREMENTS OF THOSE CODES OR OF THESE PROVISIONS, EXCEPT AS REQUIRED BY THIS CHAPTER. WHERE AN ADDITION IMPACTS THE EXISTING BUILDING OR STRUCTURE, THAT PORTION SHALL COMPLY WITH THIS CODE. AS PER F.B.C. 5th EDITION (2014) EXISTING BUILDING, SECTION 1101.

REVISIONS BY

AR-0011963

ALBERT O. GONZALEZ
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PROPOSED ADDITION & REMODELING FOR:
MR. JESUS L. REYES
7560 LOCH NESS DRIVE, MIAMI LAKES, FL 33014

DATE 01/04/2017
SCALE VARIES
DRAWN ABDDODE
JOB 16-JR-01
SHEET LSC-1



SC: $1/16'' = 1'-0''$

