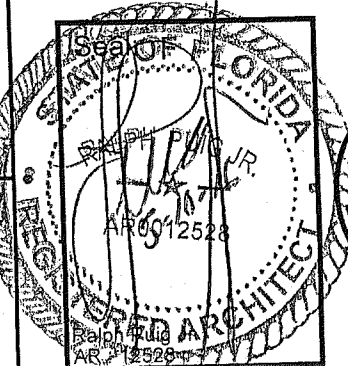


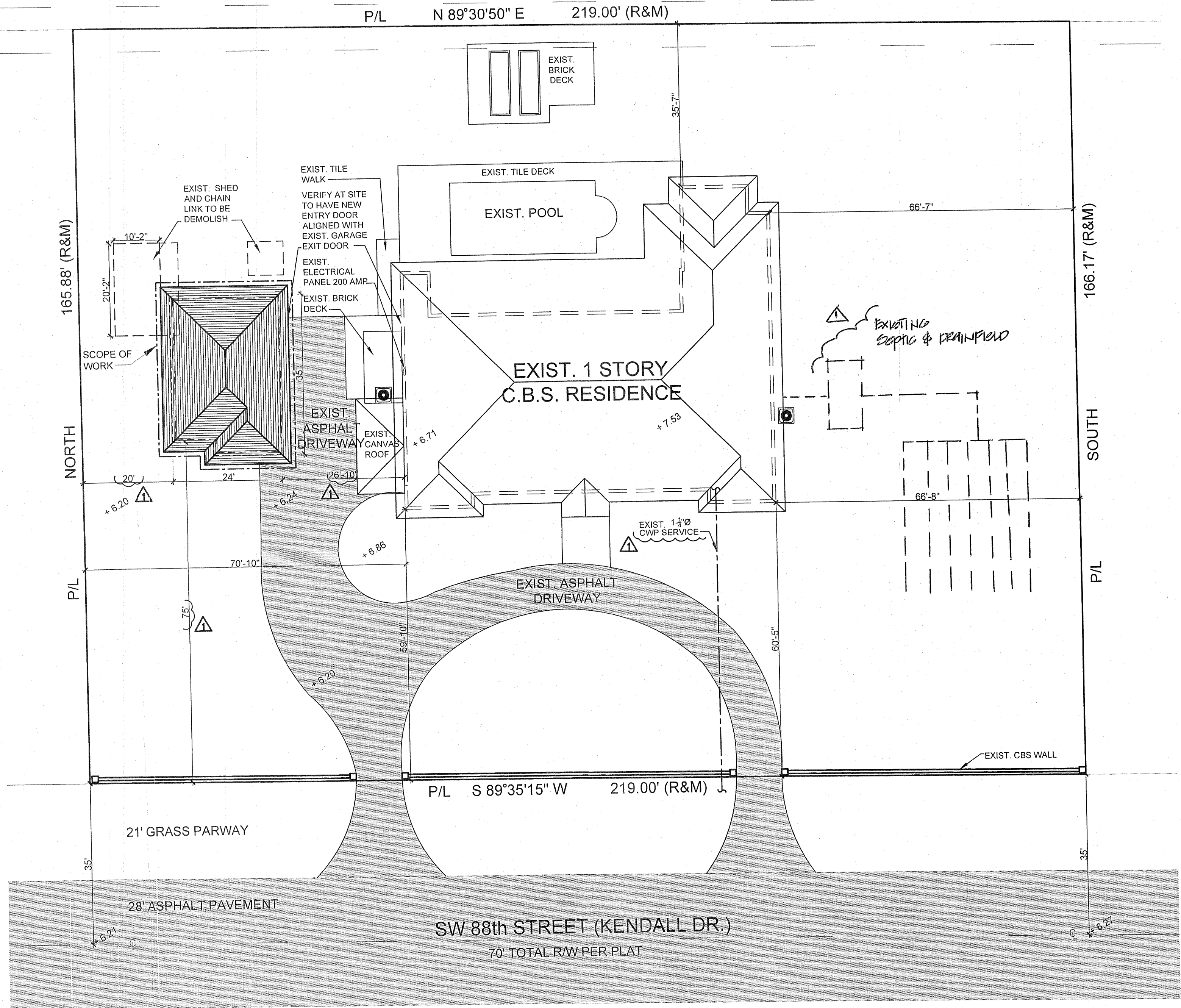
DETACHED WORKSHOP FOR:
MR. & MRS. RAYMOND D. KIMSEY

5455 SW 88TH STREET
MIAMI, FL 33156

Date:	03.07.16	Revision:	05-09-2016
Scale:			
Job No.:			
Drawn by:			
Checked by:			



SP-1



ZONING INFORMATION:

<u>ZONING DISTRICT :</u>	EU-S	
<u>NET LOT AREA:</u>	33,018 SQ.FT. = + 0.76 ACRE	
<u>SETBACKS:</u>	<u>MIN. REQ'D</u>	<u>EXISTING</u>
FRONT _____	35'-0" _____	75'-0" (NEW)
INTERIOR SIDE _____	15'-0" _____	20'-0" (NEW)
REAR _____	25'-0" _____	N/A
<u>MAX. LOT COVERAGE:</u>	<u>ALLOWED</u>	<u>NEW PROVIDED</u>
30% OF NET LOT AREA _____	9,905 SQ.FT. _____	5,141 SQ.FT. _____
	30 %	15.57 %
<u>LANDSCAPE PERVIOUS AREA:</u>	8,254 SQ.FT. _____	21,980 SQ.FT. _____
MIN. 25 % OF NET LOT AREA _____	25 %	66.57 %

LEGAL DESCRIPTION

LOT 26, BLOCK 1 OF "SNAPPER CREEK VILLAGE AMD", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 65, PAGE 54 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

SCOPE OF WORK

- DETACHED GARAGE

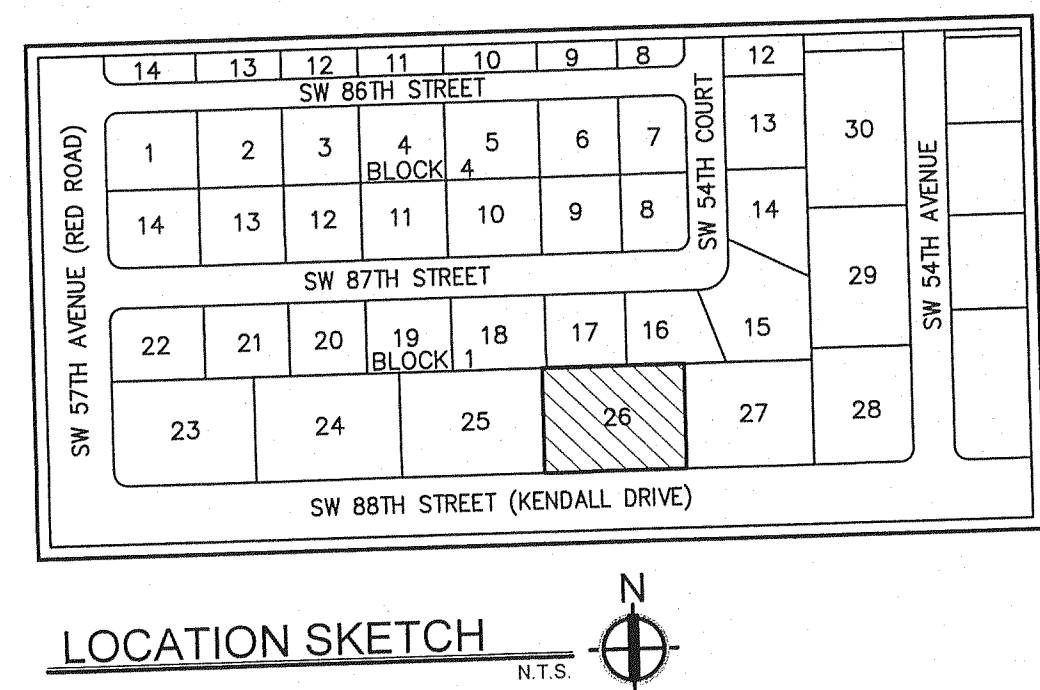
FLOOD LEGEND

RESIDENTIAL NEW ADDITION CONSTRUCTION. FLOOD No.- 30-4131-031-0260
ADDRESS: 5455 SW 88 STREET, MIAMI, FL 33156

HIGHEST CROWN OF THE ROAD ELEV.: 6.27' FT. N.G.V.D. HIGHEST CROWN OF THE ROAD ELEVATION WAS TAKEN FROM THE ATTACHED SURVEY CERTIFIED SURVEY, OR A CERTIFIED SURVEY PREPARED BY: MIGUEL GARAY, # 6592.

PROPOSED	EXISTING LOWEST FLOOR ELEVATION	EXISTING AND NEW WORKSHOP FLOOR ELEV	EXISTING ADJACENT GRADE ELEVATION
	+ 7.53' N.G.V.D.	+ 7.0' N.G.V.D.	+ 6.24' N.G.V.D.

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 MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OF NO LESS THAN ONE SQUARE INCH OF OPENING 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 300J N/A 300J P.E. ON THE PLAN NOTES INDICATING THAT THE DESIGN WILL ALLOWED 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 SWALES WILL BE CONSTRUCTED ON-SITE WITH NO ENCROACHMENT OVER ADJACENT PROPERTIES.
+ 0'-0" = N.G.V.D.



SITE PLAN

SCALE: 1/16"=1'-0"

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