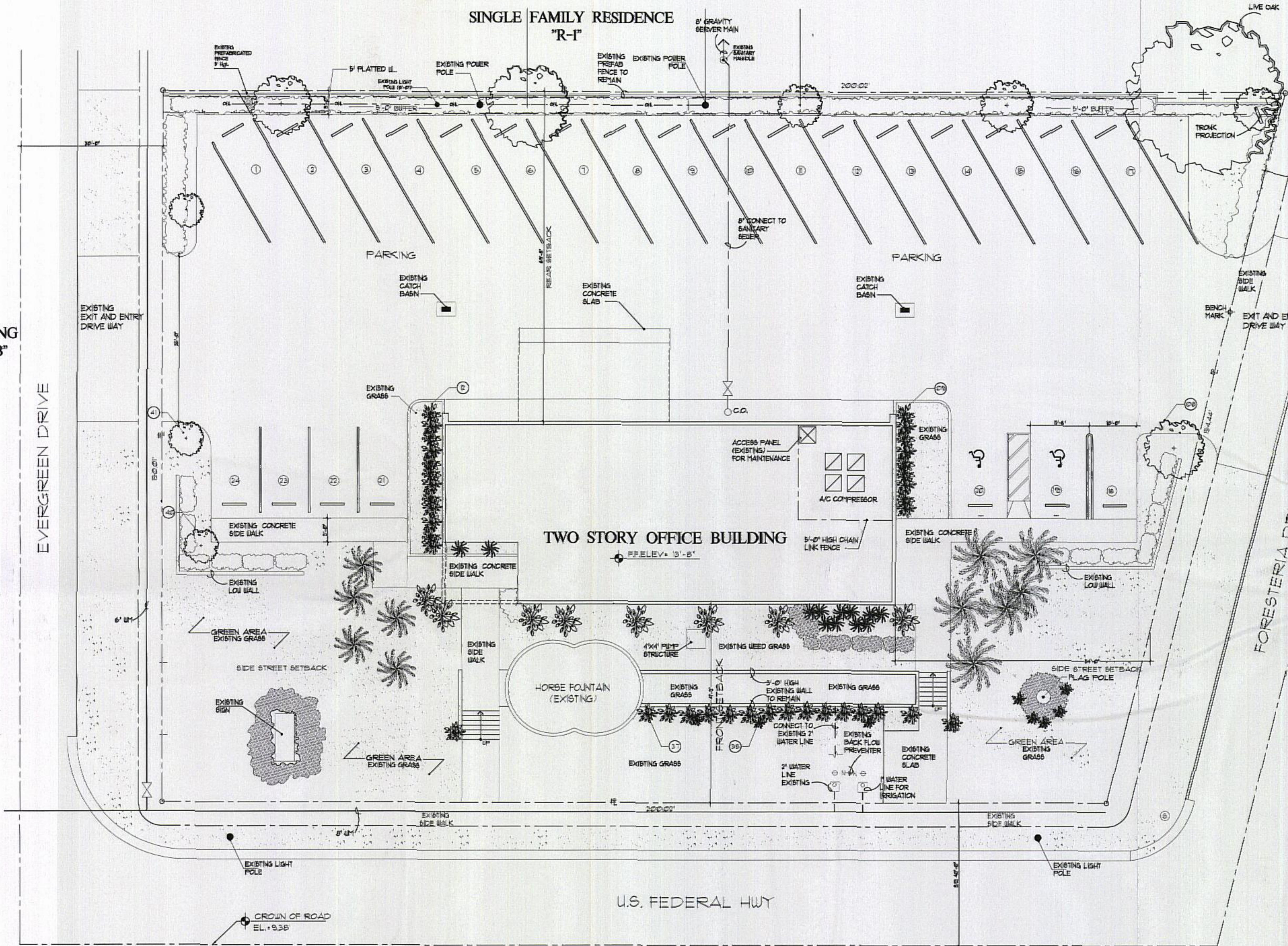


SINGLE FAMILY RESIDENCE  
"R-1"



**FLOOD LEGEND**  
RESIDENTIAL NEW CONSTRUCTION

Address: 1001 WOODSIDE TERRACE, MIAMI, FLORIDA  
SEE LEGAL DESCRIPTION

LOT: \_\_\_\_\_ BLOCK: \_\_\_\_\_ ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.  
HIGHEST CROWN OF ROAD ELEV.: 84'7\"/>

PROPOSED	EXIST.	PROVIDE	EXIST.	PROVIDE
LOBBY FLOOR ELEVATION	100'-0"	100'-0"	ADJACENT GROUND ELEVATION	100'-0"
BASE FLOOR ELEVATION	100'-0"	100'-0"	ADJACENT GROUND ELEVATION	100'-0"

ALL ELECTRICAL, MECHANICAL AND PLUMBING SHALL BE PLACED AT OR ABOVE FLOOD ELEVATION (FE).  
ALL AREAS BELOW FE SHALL BE PROVIDED WITH A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OF LESS THAN ONE SQUARE INCH PER OPENING FOR EVERY SQUARE FOOT OF ENCLOSED AREA SUBJECT TO FLOODING. THE BOTTOM OF THE OPENING SHALL BE NO HIGHER THAN ONE (1) FOOT ABOVE GRADE AND LOCATED ON DIFFERENT SIDES OF THE ENCLOSED AREA. OPENINGS SHALL BE EQUIPPED WITH SCREENS OR LOW PERMEABILITY MATERIALS WHICH SHALL BE USED BELOW FE.  
ALTERNATIVELY A CERTIFICATION BY \_\_\_\_\_ SHALL BE PROVIDED ON THE PLAN NOTER INDICATING THAT THE DESIGN SHALL ALLOW FOR THE AUTOMATIC EQUALIZATION OF HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS.  
THE SITE SHALL BE GRADED IN A MANNER TO PREVENT THE FLOODING OF ADJACENT PROPERTIES WHERE NECESSARY INTERCEPTION BARRIERS WILL BE CONSTRUCTED ON-SITE WITH 12\"/>

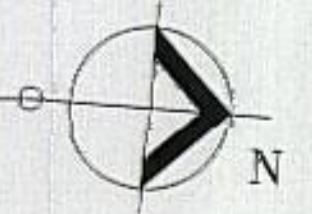
**ZONING LEGEND**  
FOLIO No. 00-4240-3603-000-001

ZONING: OFFICE BUILDING  
HEIGHT 35'-0" TO RIDGE OF ROOF 30'-0"  
LOT COVERAGE + 40% OF NET LAND 10,424 SF. 7,386-830 SF. ALLOWED  
MINIMUM GREEN SPACE REQUIRED 60% OF NET LOT AREA 10,264 SF.  
PROPOSED GREEN AREA 10,264 SF.  
BUILDING FOOTPRINT (EXCLUDING UNDER ROOF) 3,064 SF.

SETBACKS:	PROVIDED	MIN. REQUIRED
FRONT	25'-0"	25'-0"
SIDE	7'-6"	7'-6"
INSIDE YARDS	8'-6"	7'-6"
REAR	44'-0"	15'-0"

**LEGAL DESCRIPTION:**  
BEING A PORTION OF LOT 1 WOODSIDE ESTATES ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24 PAGE 159 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING AT THE SOUTHWEST CORNER OF SAID LOT 1 WOODSIDE ESTATES, THENCE N00°04'30" W ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 310.85 FEET (MORE OR LESS) TO THE WATERS OF LOKAHATCHEE RIVER, THENCE N85°04'00" E ALONG THE WATERS OF THE LOKAHATCHEE RIVER A DISTANCE OF 356.8 FEET, THENCE S89°26'28" E CONTINUING ALONG THE WATERS OF THE LOKAHATCHEE RIVER, A DISTANCE OF 314.0 FEET, THENCE S88°00'00" E CONTINUING ALONG THE WATERS OF THE LOKAHATCHEE RIVER, A DISTANCE OF 52.51 FEET, TO THE NORTHEAST CORNER OF THE PROPOSED LOT 1A THENCE S00°06'15" W ALONG THE WESTERLY LINE OF SAID PROPOSED LOT 1A A DISTANCE OF 202.83 FEET (MORE OR LESS) TO A POINT ON THE SOUTH LINE OF SAID LOT 1B THENCE S88°16'14" W ALONG SOUTH LINE OF LOT 1, A DISTANCE OF 88.76 FEET, TO THE POINT OF BEGINNING.

**EXISTING SITE PLAN**  
SCALE: 3/32" = 1'-0"      SCALE: 1" = 10'-0"



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INTERIOR AND EXTERIOR REMODELING EXISTING BUILDING FOR:  
**PEDIATRIC RESPIRATORY CENTER**  
DR. JORGE SALLENT  
500 FEDERAL HWY. NORTH PALM BEACH, FLORIDA  
TELEPHONE: (954) 729-6898

*[Signature]*  
DATE: DEC. 2008  
SCALE: 1/8" = 1'-0"  
DRAWN: J.P., P.L., N.Z.  
JOB NO.: 1009-SALLENT

REVISIONS:  
1-  
2-  
3-

DATE: DEC. 2008  
SCALE: 1/8" = 1'-0"  
DRAWN: J.P., P.L., N.Z.  
JOB NO.: 1009-SALLENT

**SP-1**  
SHEET NO. 1 OF

