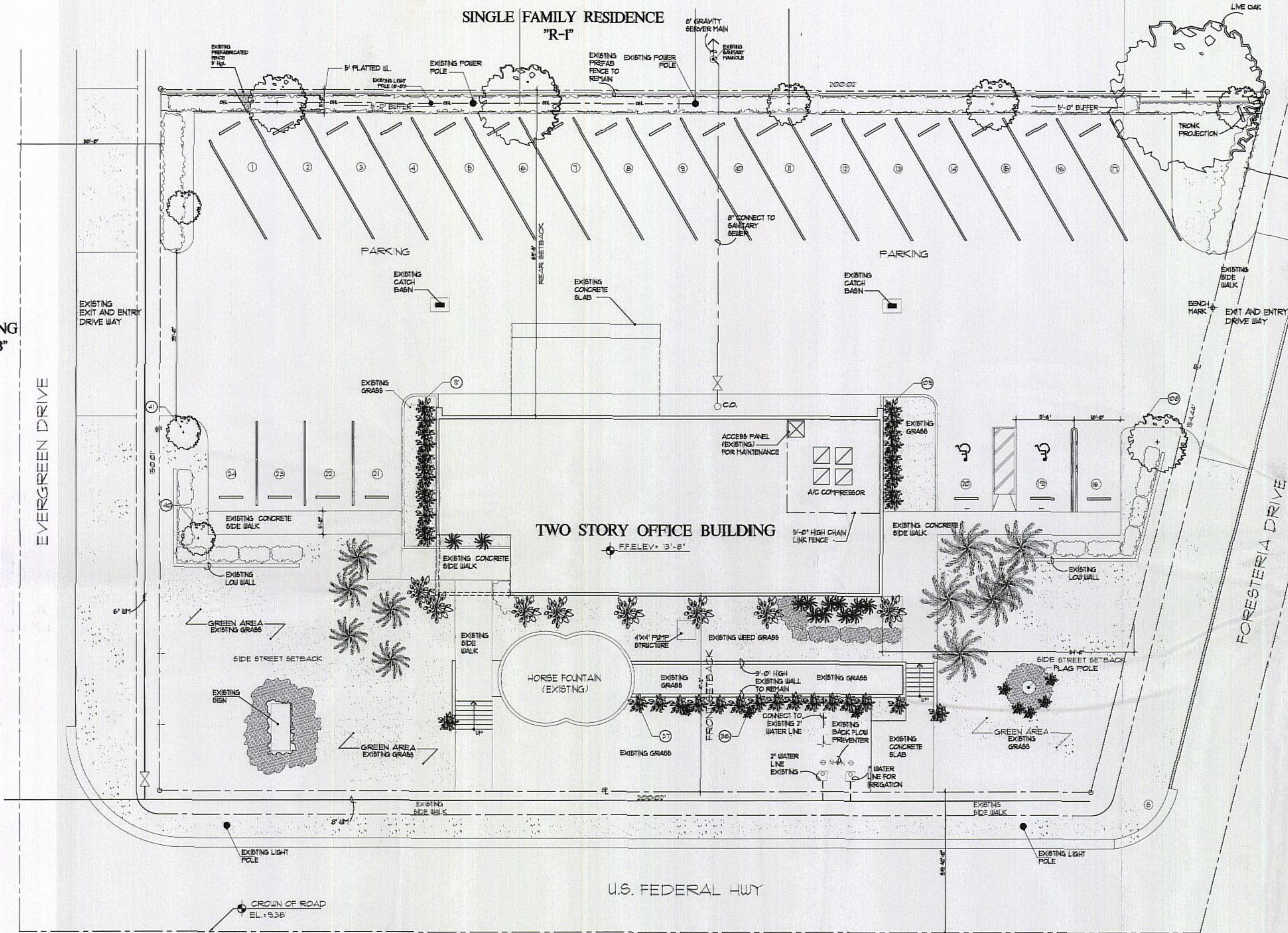


SINGLE FAMILY RESIDENCE
"R-1"



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

ALL ELECTRICAL, MECHANICAL AND PLUMBING SHALL BE PLACED AT OR ABOVE FLOOD ELEVATION (FEFL).
ALL AREAS BELOW FEFL 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 FEFL.
ALTERNATIVELY A CERTIFICATION BY _____ SHALL BE PROVIDED ON THE PLAN NOTING 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\"/>

6'-0\"/>

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

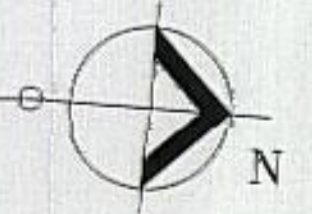
ZONING: OFFICE BUILDING

HEIGHT 35'-0\"/>		
LOT COVERAGE	40% OF NET LAND 10,424 SF.	30'-0\"/>
MINIMUM GREEN SPACE REQUIRED	60% OF NET LOT AREA	10,264 SF.
PROPOSED GREEN AREA		10,793 SF.
BUILDING FOOTPRINT (EVERYTHING UNDER ROOF)		3,064 SF.

SETBACKS:	PROVIDED	MIN. REQUIRED
FRONT	25'-0\"/>	25'-0\"/>
SIDE	7'-0\"/>	7'-0\"/>
INSIDE YARDS	8'-0\"/>	7'-0\"/>
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\"/>

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



Oscar Familia & Associates
Design Consultant
1444 S.W. 111th Avenue
Suite 1014 Miramar, FL 33181
PHONE: (305) 441-3154
Fax: (305) 441-3700
www.oscarfamilia.com

J.R.F. ARCHITECTY
JOSE R. FIGUEROA
AIA, LEED AP
3401 S.W. 40th Avenue
Miami, Florida 33172
TELEPHONE: (305) 224-3120

MSTM CONSTRUCTION, INC.
Montserrat S. Martinez
General Contractor
CCC #098724
4630 N University Dr.
Coral Springs, FL 33067
www.mstmconstruction.com
EMAIL: mstmconstruction@comcast.net
PH: 954-729-6898
Fax: 954-345-1561

**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 1

