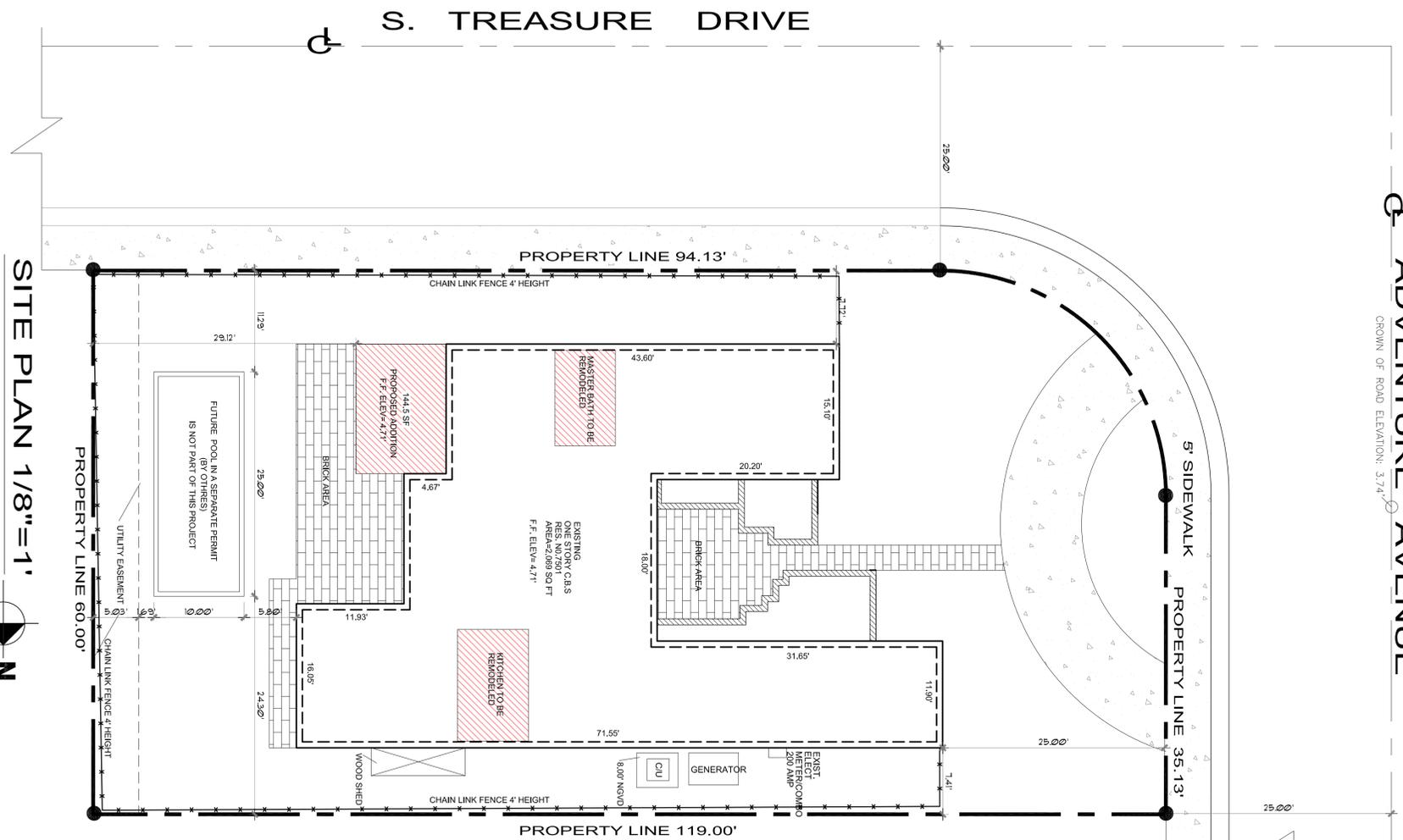
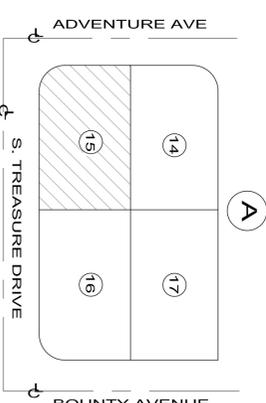


ADVENTURE AVENUE

CROWN OF ROAD ELEVATION: 3.74'



SITE PLAN 1/8"=1'



LOCATION SKETCH

N.T.S.



ZONING SUMMARY ZONING R-1

SINGLE FAMILY RESIDENTIAL

7,074 SQ. FT.

NET LOT AREA:	7,074 SQ. FT.	PROVIDED
LOT COVERAGE REQUIRED (35% OF LOT AREA)	2,475.9 SQ. FT. MAX.	2,068 SQ. FT.
OPEN SPACE PERCENT OF NET LOT AREA	10% = 7,074 SQ. FT.	5,005 SQ. FT. = 71%
BUILDING HEIGHT/STORIES	30/72	12'-0"
MAXIMUM IMPERVIOUS SURFACE RATIO	30% (12,122 SQ. FT.)	26% (1,978 sq ft)
FRONT SET BACKS	REQUIRED	PROVIDED
FRONT	25'-0"	29'-0"
LEFT SIDE	10% OF LOT WIDTH= 10% OF 60'=6'	7.72'
RIGHT SIDE	10% OF LOT WIDTH= 10% OF 60'=6'	7.41'
REAR	10'-0"	29.12'

FLOOD LEGEND

ADDITIONS, REMODELING, REPAIRS & COMBINATION

ADDRESS: 7501 ADVENTURE AVENUE
 LOT: 15 BLOCK: A OF TREASURE PLAZA ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 51 AT PAGE 87 OF THE PUBLIC RECORDS MIAMI-DADE COUNTY FLORIDA 33141

HIGHEST CROWN OF ROAD ELEV.: 3.74' FT. NGVD. HIGHEST CROWN OF ROAD ELEVATION WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY, OR A CERTIFIED SURVEY PREPARED BY MAURO PRATS, JR. & ASSOCIATES, INC. P.L.S. L.P.C.A. 3332 SURVEYOR'S NAME CROWN OF ROAD ELEVATION: 3.74'

	ELEVATION FINISH FLOOR AREAS		GARAGE/STORAGE FLOOR ELEVATION	LOWEST ADJACENT (FINISHED) GRADE (LAD)	HIGHEST ADJACENT (FINISHED) GRADE (HAD)
EXISTING FLOOR	TOP OF BOTTOM FLOOR	TOP OF HIGHER FINISH FLOOR			
PROPOSED	4.21' FT. NGDV	4.71' FT. NGDV		4.21'	4.36'

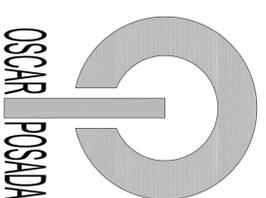
THE OWNER OF THIS PROPERTY UNDERSTANDS THAT THE WORK AMOUNT INDICATED ABOVE IS GOING TO BE KEPT ON THE OFFICIAL PERMIT RECORD DURING A SIX (6) MONTH PERIOD FROM THE DATE OF PERMIT ISSUANCE. ANY WORK NOT COMPLETED WITHIN THE SIX MONTH PERIOD SHALL BE CONSIDERED AS ABANDONED. THE OWNER AGREES TO RECONSTRUCT, ALTERATION, ADDITION, REMODELING OR COMBINATION THEREOF IS DONE BEFORE THE CERTIFICATE OF COMPLETION IS ISSUED OR WITHIN THE TRACKING PERIOD. IT IS THE OWNER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND TO ENSURE THAT THE STRUCTURE WILL BE ELEVATED IN ACCORDANCE WITH CHAPTER 11C OF THE MIAMI-DADE COUNTY CODE.

ALL ELECTRICAL, MECHANICAL AND PLUMBING WILL BE PLACED AT OR ABOVE THE BASE FLOOD ELEVATION. (B.F.E.)

FLOOD ZONE = "AE"
 BASE FLOOD ELEVATION: 8.00'
 CROWN OF ROAD ELEVATION: 3.74'

LEGAL DESCRIPTION
 LOT 15, BLOCK A, TREASURE PLAZA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 51 AT PAGE 87 OF THE PUBLIC RECORDS MIAMI-DADE COUNTY, FLORIDA.

- SCOPE OF WORK:
- KITCHEN REMODELING.
 - NEW COUNTER TOP AND SINK TO BE REPLACED REMAINING THE EXISTING SINK.
 - MASTER BEDROOM ENLARGEMENT.
 - MASTER BATHROOM TO BE REMODELED.
 - PLUMBING FIXTURES WILL BE RELOCATED REMAINING PLUMBING PIPING.
 - TILE TO BE REPLACED IN MASTER BATHROOM



ARCHITECT
 AR 0016550
 9231 SW 12 ST.
 Miami FL 33174
 305-554-1094
 786-6835135
 Fax: 305-55441134
 ARENCO@AOL.COM

REVISION	BY

PROJECT: INTERIOR REMODELING & ADDITION
 ADDRESS: 7501 ADVENTURE AVE.
 NORTH BAY VILLAGE, FL 33141
 OWNER: VILLA POETS CORP



DATE FORWARDED: 08/11/2011
 THE ENGINEER, ARCHITECT, AND SURVEYOR HAVE REVIEWED AND APPROVED THE PLANS AND SPECIFICATIONS AND WILL BE RESPONSIBLE FOR THE WORK SHOWN HEREON TO THE EXTENT OF THEIR PROFESSIONAL OBLIGATION. THE ENGINEER, ARCHITECT, AND SURVEYOR WILL NOT BE RESPONSIBLE FOR THE WORK SHOWN HEREON TO THE EXTENT OF THEIR PROFESSIONAL OBLIGATION WITHOUT THE WRITTEN PERMISSION OF OSCAR A. POSADA ARCHITECT.

Drawn By	AC
Date	
File	
Scale	AS SHOWN
Job No	
Sheet	S-P

