

DOORS SCHEDULE				FINISH SCHEDULE							
No.	SIZE	MATERIAL	FRAME	LOUVER	REMARKS	SPACE	FLOOR	BASE	HALLS	CEILING	REMARKS
1	M	6/8	H-30	WOOD	WOOD	BR-FOLD	GR-TILE	WOOD	CHL-DW	DN-FHTD	
2	M	6/8	H-30	WOOD	WOOD	BR-FOLD	GR-TILE	WOOD	CHL-DW	DN-FHTD	
3	2.4	6/8	H-30	WOOD	WOOD	FOCET	GR-TILE	WOOD	CHL-DW	DN-FHTD	
4	2.4	6/8	H-30	WOOD	WOOD	FOCET	GR-TILE	WOOD	CHL-DW	DN-FHTD	
5	3.0	6/8	H-30	WOOD	WOOD	SMW	GR-TILE	WOOD	CHL-DW	DN-FHTD	
6	2.8	6/8	H-30	WOOD	WOOD	BR-FOLD	GR-TILE	WOOD	CHL-DW	DN-FHTD	
7	2.8	6/8	H-30	WOOD	WOOD	BR-FOLD	GR-TILE	WOOD	CHL-DW	DN-FHTD	
8	3.6	6/8	H-30	WOOD	WOOD	BR-FOLD	GR-TILE	WOOD	CHL-DW	DN-FHTD	
9	5.0	1.0	H-30	GLASS	ALUM	SLING DOOR, SAFETY GLASS CAT. II	ALUM	NON-H-2000-02			NON-H-2000-02
10	1.0	1.0	H-30	GLASS	ALUM	FRICAL DOOR, SAFETY GLASS CAT. II	ALUM	NON-H-2000-01			NON-H-2000-01
11	1.0	1.0	H-30	GLASS	ALUM	SLING DOOR, SAFETY GLASS CAT. II	ALUM	NON-H-2000-02			NON-H-2000-02
12	1.0	1.0	H-30	GLASS	ALUM	SLING DOOR, SAFETY GLASS CAT. II	ALUM	NON-H-2000-02			NON-H-2000-02
13	1.0	1.0	H-30	GLASS	ALUM	SLING DOOR, SAFETY GLASS CAT. II	ALUM	NON-H-2000-02			NON-H-2000-02

WINDOW SCHEDULE		REMARKS					
No.	SIZE	MATERIAL	REMARKS				
(A) FIXED	30"	H	30"	THK	ALU-GLAS	ALL IMPACT RESISTANT SAFETY GLASS	NON-H-2000-08
(B) CASERNT	48"	H	48"	THK	ALU-GLAS	ALL IMPACT RESISTANT SAFETY/PROTECTED GLASS	NON-H-2000-20
(C) CASERNT	36"	H	36"	THK	ALU-GLAS	ALL IMPACT RESISTANT SAFETY GLASS	NON-H-2000-20
(D) CASERNT	72"	H	36"	THK	ALU-GLAS	ALL IMPACT RESISTANT SAFETY GLASS	NON-H-2000-20
(E) CASERNT	120"	H	36"	THK	ALU-GLAS	ALL IMPACT RESISTANT SAFETY GLASS	NON-H-2000-20
(F) CASERNT	120"	H	36"	THK	ALU-GLAS	ALL IMPACT RESISTANT SAFETY GLASS	NON-H-2000-20

WINDOW SCHEDULE		REMARKS					
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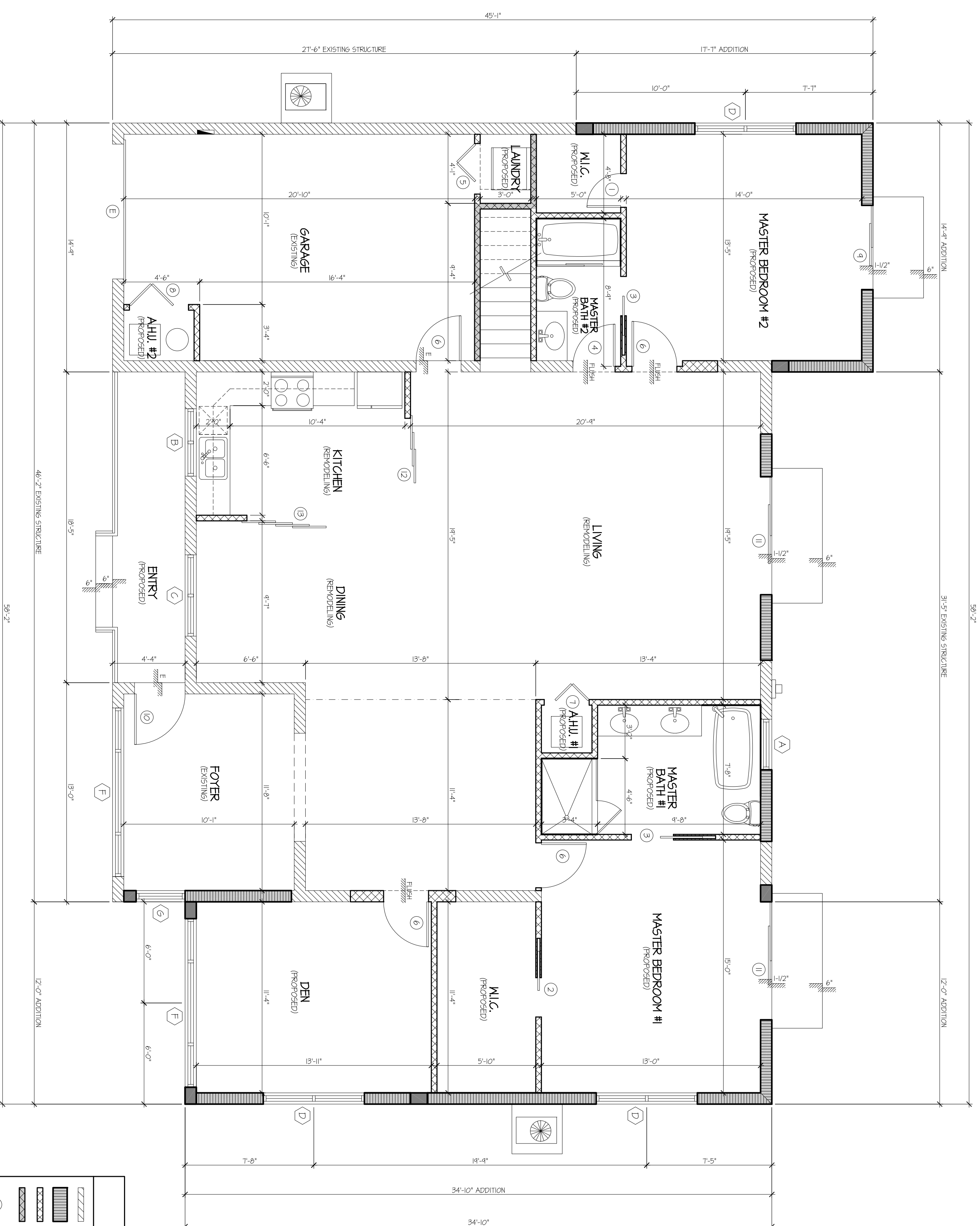
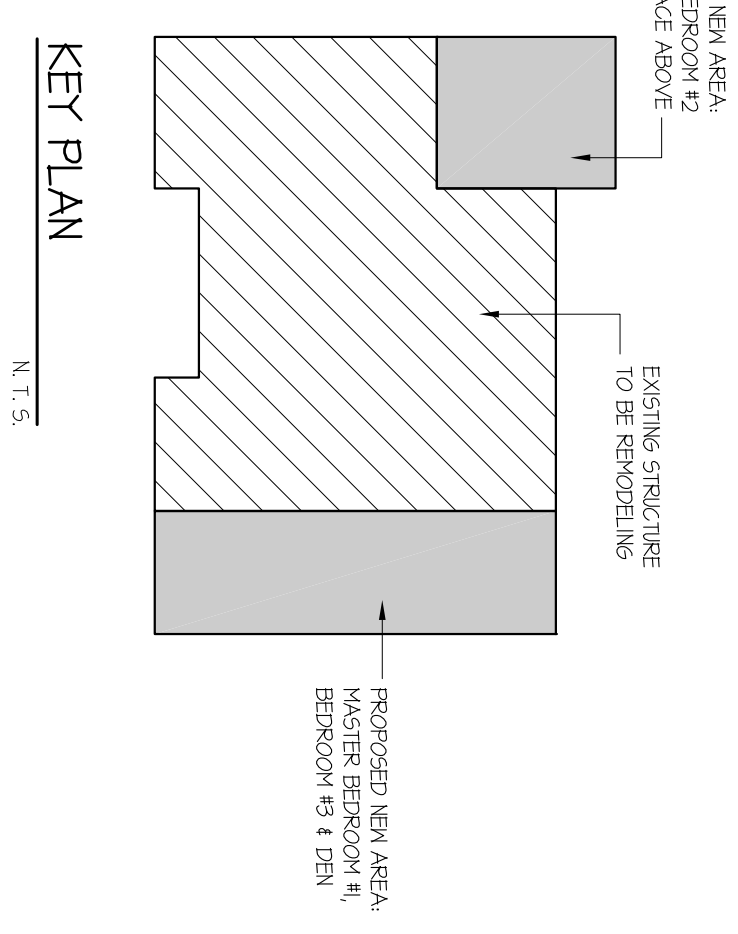
SCOPE OF WORK

INTERIOR REMODELING & ADDITION

- PROPOSED MASTER BEDROOM #1 & #2 AS SHOWN ON PLANS
- PROPOSED MASTER BATHROOMS #1 & #2 AS SHOWN ON PLANS
- PROPOSED DEN AS SHOWN ON PLANS
- KITCHEN TO BE RENOVATED AS SHOWN ON PLANS
- LIVING & DINING TO BE RENOVATED AS SHOWN ON PLANS
- PROPOSED LANDRY AREA AT GARAGE AS SHOWN ON PLANS
- PROPOSED OPEN TERRACE OVER MASTER BEDROOM #2

NOTES:

- ALL PLUMBING & ELECTRICAL FITS REMOVED SHALL BE CARRIED
- ALL PLUMBING LINES CARRIED AT CONNECTION TO EXISTING

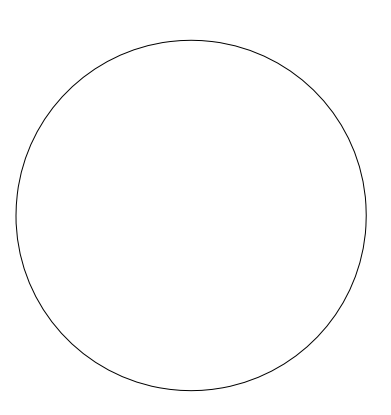


LEGEND

- EXISTING TO REMAIN
- NEW EXTERIOR & INTERIOR CASI WALL
- NEW INTERIOR PARTITION WALL
- NEW WALL PARTITION | HOUR-FIRE RATED
- DOOR #
- WINDOW #

EXISTING / PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE: CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION



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P.E. # 63107 FLORIDA
6175 NW 487 ST. G-20
MIAMI, FL
PH: 305-244-5424

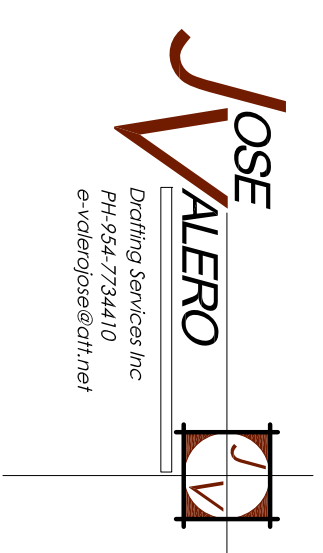
MORONI RESIDENCE

ADDITIONAL AREAS
INTERIOR REMODELING
& WINDOW REPAIRS

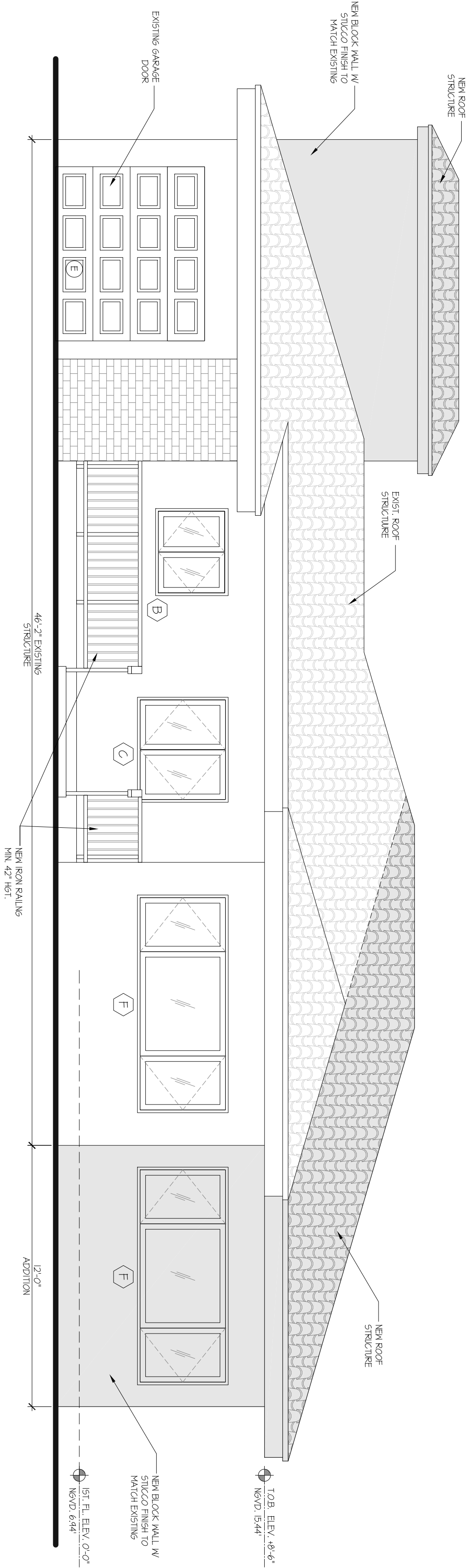
PROJECT ADDRESS
871 NE 71 STREET
MIAMI, FLORIDA 33138

REVISION	DATE	BY	APP'D

Project No: 2016046
Scale: AS NOTED
Date: 04-22-2016
Drawn: E.T.
Checked: J.V.
CADD File: 871 NE 71 ST 08-03-16.dwg
DRAWN

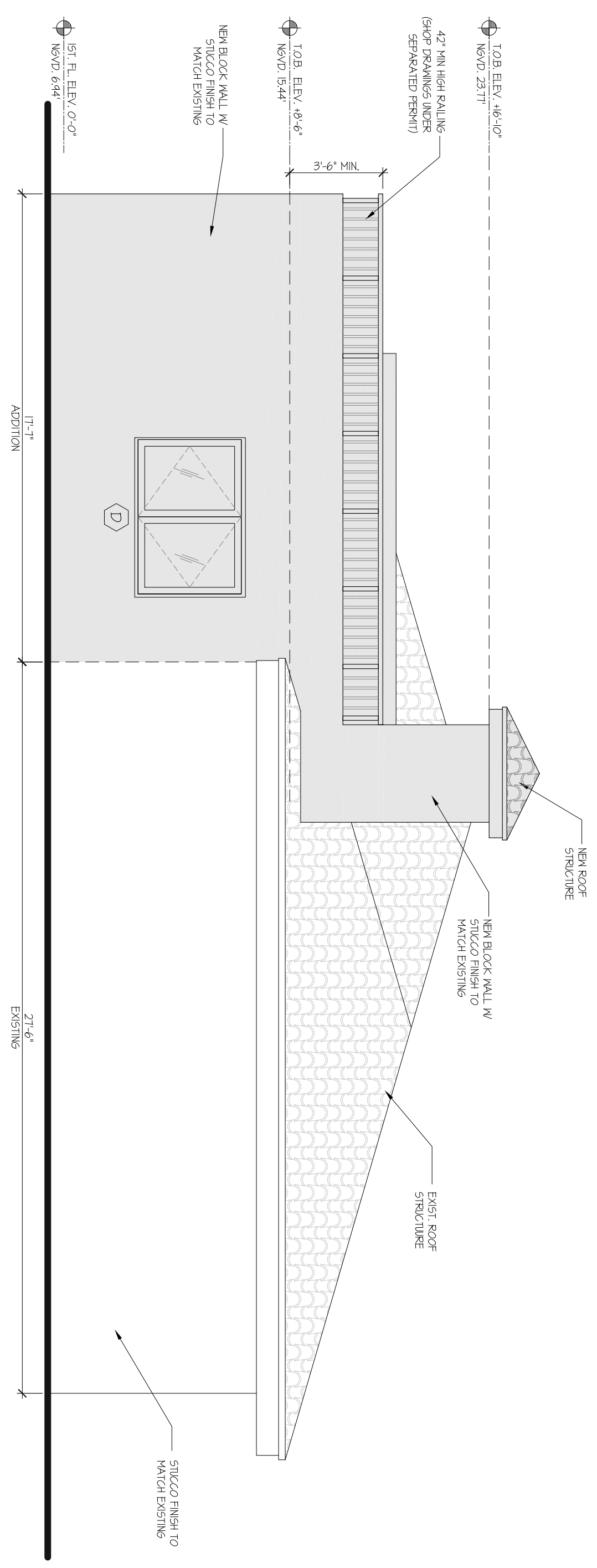


PROPOSED FLOOR PLAN



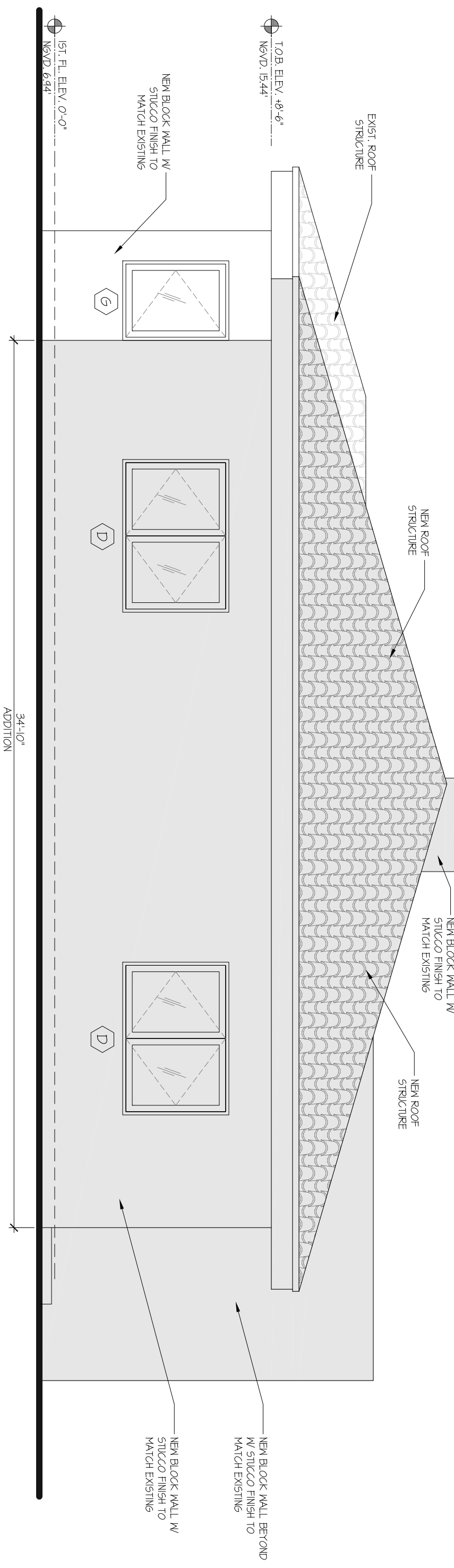
EXISTING FRONT (SOUTH) ELEVATION

SCALE 1/4" = 1'-0"



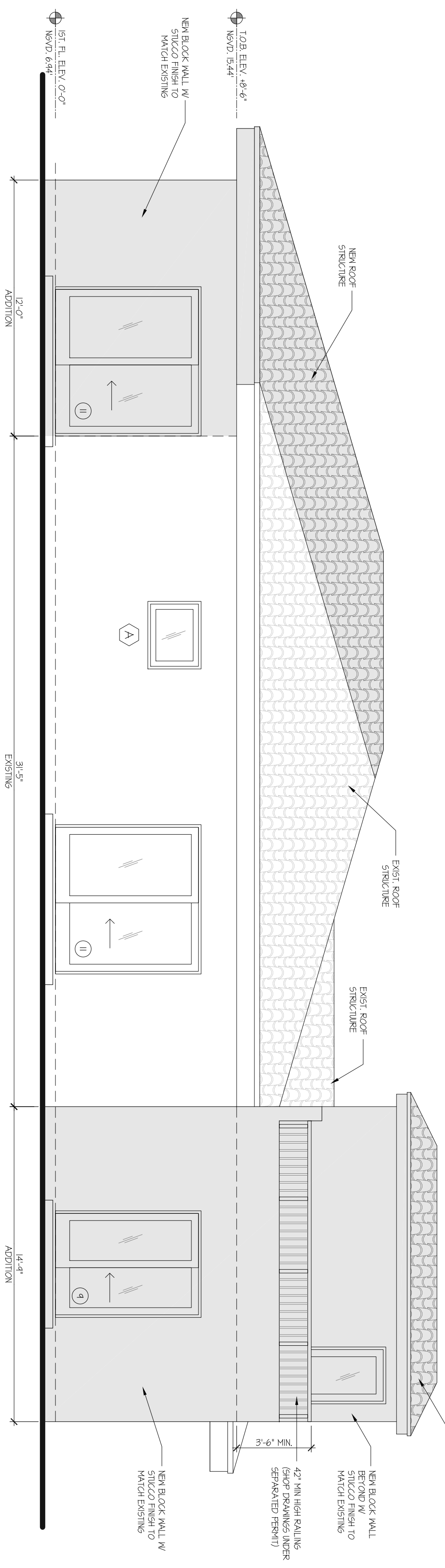
PROPOSED RIGHT (WEST) ELEVATION

SCALE 1/4" = 1'-0"



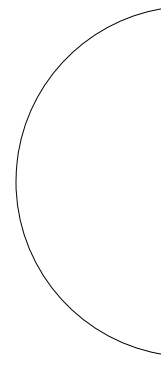
PROPOSED RIGHT (EAST) ELEVATION

SCALE 1/4" = 1'-0"



EXISTING / PROPOSED REAR (NORTH) ELEVATION

SCALE 1/4" = 1'-0"



PROFESSIONAL SEAL

Vinayagar M. Balakrishnan
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MIAMI, FL
PH. 305-244 5424

**MORONI
RESIDENCE**

ADDITIONAL AREAS
INTERIOR REMODELING
& MINOR REPAIRS

PROJECT ADDRESS
871 NE 71 STREET
MIAMI, FLORIDA 33138

REVISION	DATE	BY

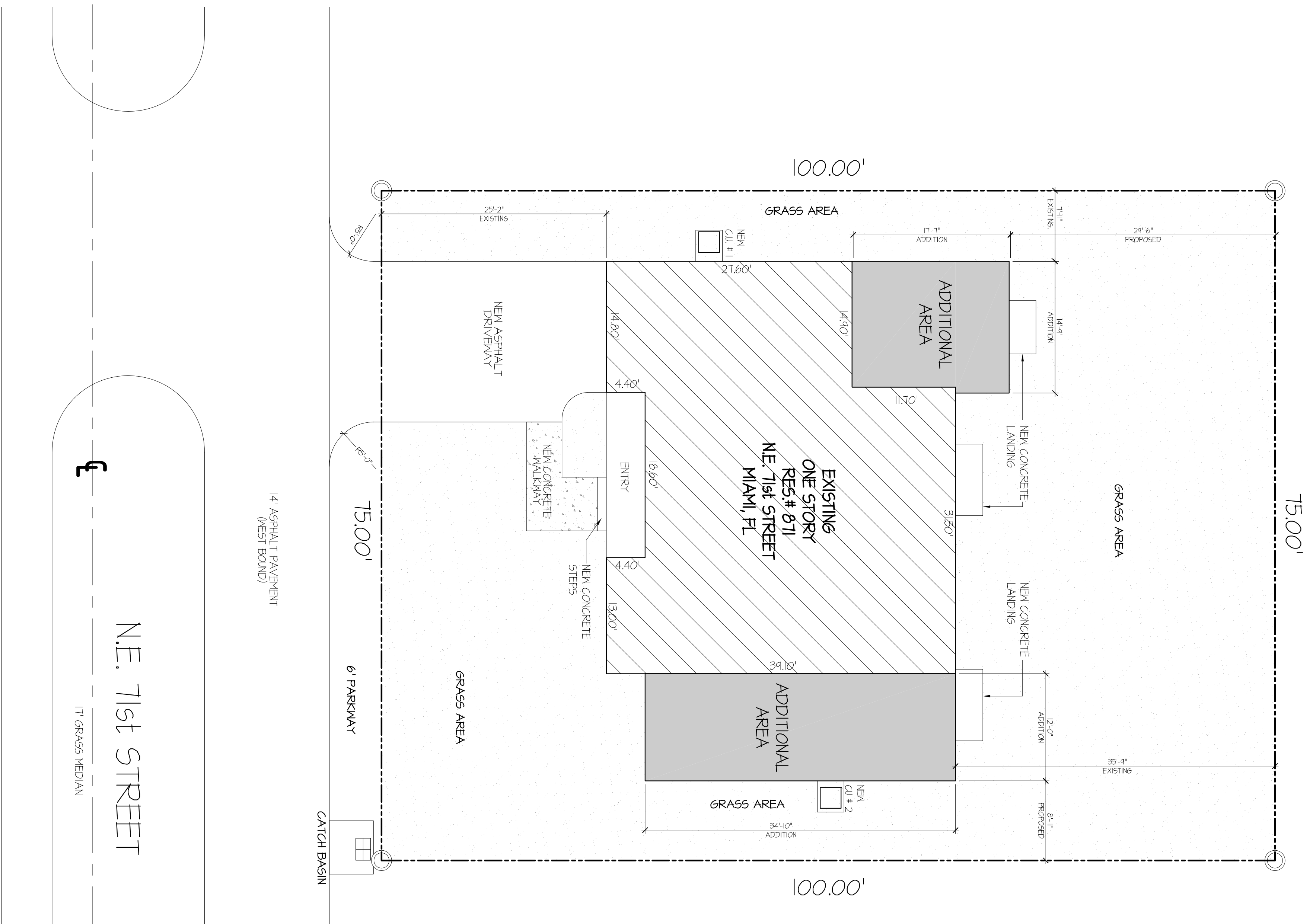
Project No: 2016046
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CADDED FILE: 871 NE 71 ST.08-0316.dwg
DRAWN

JOSE ALEERO
Drawing Services Inc.
PH: 954-773-4410
e: josealeero@earthlink.net

ELEVATION

SHEET NO.
A-2

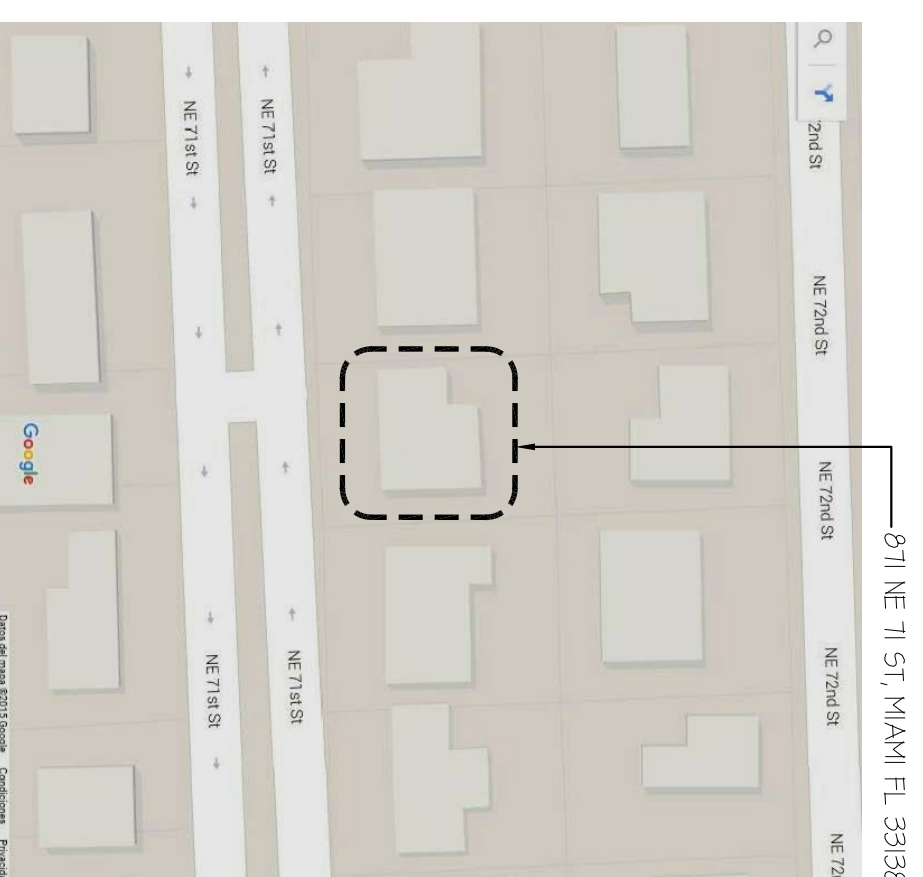
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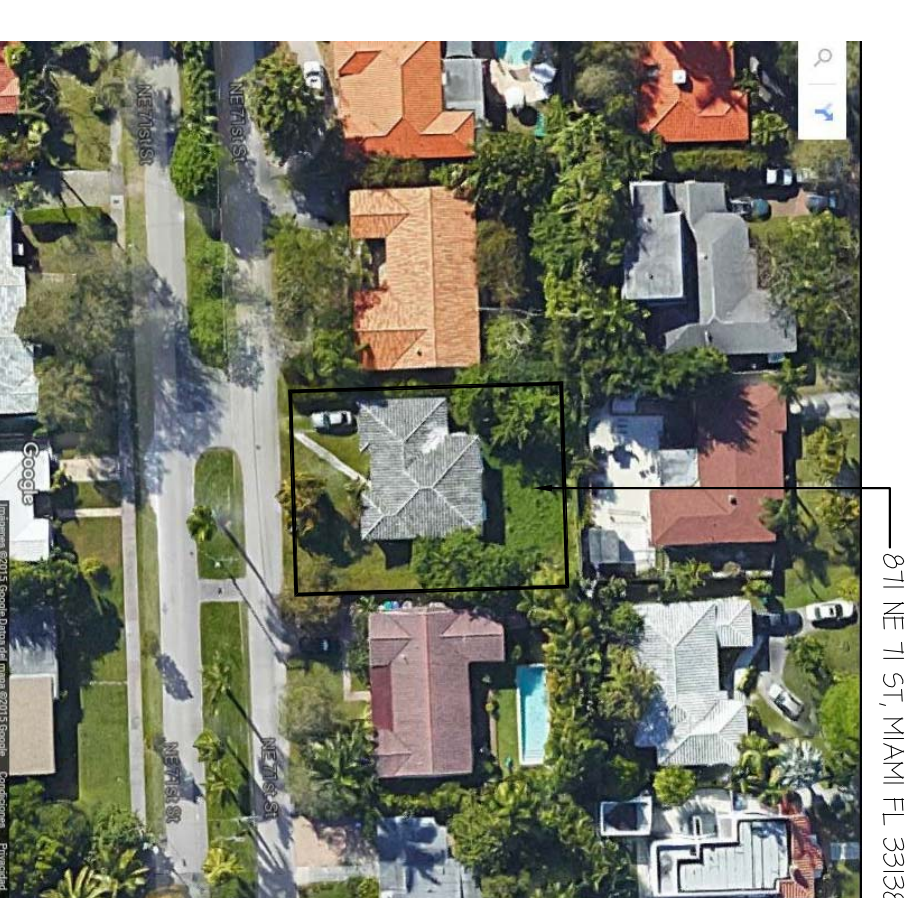
SITE PLAN

SCALE 3/8"=1'-0"

MIAMI 21 ZONING DATA SHEET - TRANSECT ZONE 13-1				
BUILDING DISPOSITION				
BUILDING OCCUPATION	MIAMI 21 ZONING CODE	EXISTING	PROPOSED	TOTAL
A. LOT AREA	5000 SF. MIN.	1500 SF.		
B. LOT HEIGHT	50 FT. MIN.	15 FT.		
C. LOT COVERAGE	50% MAX.	15% ² SF.		
D. FLOOR	2ND FLOOR	30% MAX. (13-R & 13-L ONLY)	61% ² SF.	2210 SF.
E. FLOOR LOT SATO	N/A			
F. FRONTAGE AT FRONT SETBACK	N/A			
G. FRONTAGE AT FRONT SETBACK	29% LOT AREA MIN.			4628 SF.
H. FRONTAGE AT FRONT SETBACK	13-R & 13-L: 10% MAX. 13-Q: 10% MAX. 13-U: 10% MAX.			
BUILDING SETBACK				
A. FRONTAL FRONT	20 FT. MIN.	25 FT. FT.		
B. SECONDARY FRONT	10 FT. MIN.			
C. SIDE	5 FT. MIN., 20% LOT WIDTH (TOTAL MIN.)	18 FT. FT.	8-11 FT. FT.	
D. REAR	20 FT. MIN.			2915 FT. FT.
OUTBUILDING SETBACK				
A. FRONTAL FRONT	20 FT. MIN.			
B. SECONDARY FRONT	10 FT. MIN.			
C. SIDE	5 FT. MIN.			
D. REAR	5 FT. MIN.			
BUILDING CONFIGURATION				
A. COMMON LANE	PERMITTED			
B. PORCH & PORCH	PERMITTED			
C. TERRACE OR L.C.	PROHIBITED			
D. TERRACE	PROHIBITED			
E. STAIR	PROHIBITED			
F. STAIRFRONT	PROHIBITED			
G. GALLERY	PROHIBITED			
H. ARCADE	PROHIBITED			
BUILDING HEIGHT				
A. RESIDENTIAL BUILDING	2 STORIES AND 25 FT. TO EAVE MAX.			
B. COMMERCIAL BUILDING	2 STORIES AND 25 FT. TO EAVE MAX.			
PARKING				
A. PARKING WIDTH	30% MAX. (13-R & 13-L) 60% MAX. (13-Q)			
B. WIDTH AT FRONTAGE	12 FT. MAX. (13-R & 13-L) 20 FT. MAX. (13-Q)			



LOCATION MAP
N123



AERIAL VIEW
N123

LEGAL DESCRIPTION
FOLIO NUMBER: 01-5201-032-0930 OWNER NAME: MORONI MORNI PROPERTY ADDRESS: 871 NE 71 ST MIAMI FLORIDA 33138 LOT 123 OF WASHINGTON PLACE SUBDIVISION ACCORDING TO THE PLAT THEREOF MIAMI DADE COUNTY FLORIDA

SCOPE OF WORK
INTERIOR REMODELING & ADDITION
PROPOSED MASTER BEDROOMS #1 & #2 AS SHOWN ON PLANS
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PROFESSIONAL SEAL

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PROJECT NAME
**MORONI
RESIDENCE**

ADDITIONAL AREAS
INTERIOR REMODELING
& MINOR REPAIRS

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REVISION

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DRAWING TITLE

SITE PLAN

SHEET NO.

SP-1

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