

GENERAL NOTES:

- ALL WORK SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2020 11TH EDITION RESIDENTIAL AND ALL LOCAL ORDINANCES GOVERNING.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE STARTING THE WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SAFETY RELATED O.S.H.A. REQUIREMENTS DURING CONSTRUCTION.
- ALL WORK SHALL BE PERFORMED BY A LICENSED AND INSURED STATE CERTIFIED GENERAL CONTRACTOR OR BY THE OWNER IF APPROVED BY THE LOCAL BUILDING DEPARTMENT OFFICIAL.

ENVIRONMENTAL PROTECTION:

- CONTROL AMOUNT OF DUST RESULTING FROM CONSTRUCTION OR PREVENT SPREAD OF DUST TO OTHER BUILDINGS AND TO AVOID DEMOLITION TO NUISANCE IN SURROUNDING AREAS. USE OF WATER TO CONTROL DUST WILL NOT BE ALLOWED WHEN IT RESULT IN, OR CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS FLOODING.
- TRAFFIC MAINTENANCE: CONDUCT REMOVAL OPERATIONS TO MAINTAIN TRAFFIC ALONG EXISTING STREETS AND WALKS. KEEP PAVED STREETS AND WALKWAYS FREE OF DEBRIS. REMOVE MATERIAL AND OTHER MATTER TRACKED OR FALLEN ONTO TRAFFIC SURFACES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MATERIALS INCLUDING DEBRIS AND DUST, AND DISPOSE OF LEGALLY OFF SITE. USE METHODS APPROVED BY A/E BEFORE BEGINNING CLEANUP OPERATIONS. USE OF BLOWERS TO DISTRIBUTE DUST IS NOT ALLOWED.

TERMITE PROTECTION-F.B.C.-2020

R310.1 TERMITE PROTECTION.
TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. SEE SECTION 202, "REGISTERED TERMITICIDE" UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

LEGAL DESCRIPTION:

THE SOUTH 100 FEET OF LOT 17, AND ALL LOTS 18 AND 19, BLOCK 3, AMENDED PLAT OF JEFFER'S PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 38 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

GENERAL SCOPE OF WORK:

CHANGE OF USE:
CURRENT EXISTING USE
CERTIFICATE NUMBER 9301-000001
CU04-INDUSTRIAL STORAGE/DISTRIBUTION
881- LUMBERYARD/BUILDING MATERIAL STORAGE
9,331 SQFT.

-PROPOSED NEW USE
INDUSTRIAL AUTO/MARINE/RELATED
COMMERCIAL ESTABLISHMENT/IMPOUNDED CAR 9,331 SQFT.
STORAGE CAR SPACES
DEMOLISH CONCRETE BASES ON THE LOT.

FLOOD LEGEND

FLOOD ZONE: X
ADDRESS: 775 NW 21 STREET, MIAMI, FL 33127
LOT: 18-19 BLOCK: 3 PLAT BOOK: 3 PAGE: 38
HIGHEST CROWN OF ROAD ELEV.: 11.1' FT. NGVD. HIGHEST CROWN OF ROAD ELEVATION WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY, OR A CERTIFIED SURVEY PREPARED BY:

MAGDIEL A FROMETA
SURVEYOR'S NAME
FLS LIC.# NO. 6959

	LOWEST FLOOR ELEVATION	ADJACENT GRADE ELEVATION
EXISTING	11.2'	11.4'
PROPOSED		

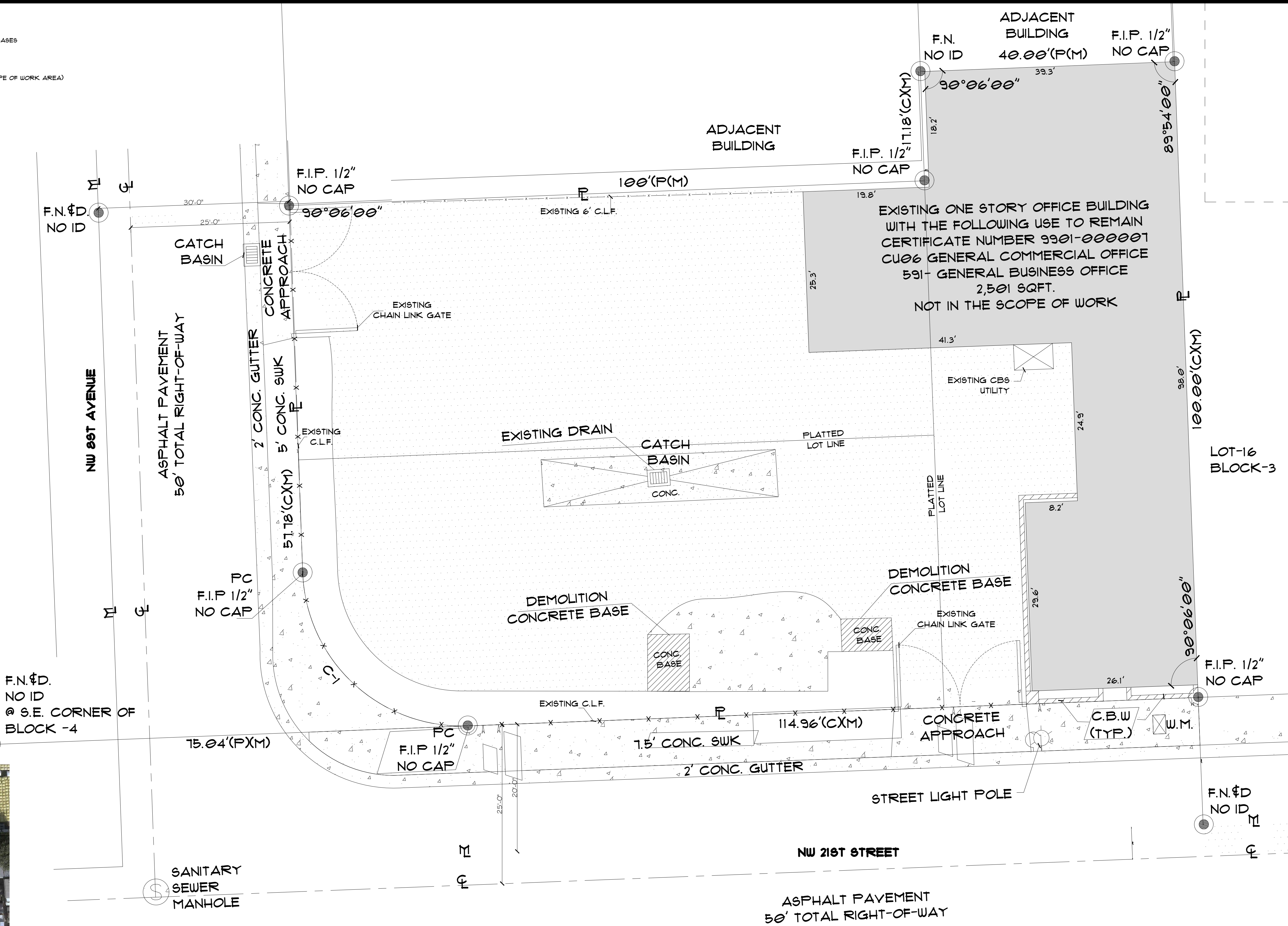
LOCATION OF PROJECT



LOCATION PLAN
SCALE: N.T.S

LEGEND:

- DEMOLITION CONCRETE BASES
- EXISTING BUILDING
- EXISTING ASPHALT (SCOPE OF WORK AREA)



SITE PLAN
SCALE: 1/8" = 1'-0"

CURVE TABLE (PXM)			
CURVE	RADIUS	ANGLE	LENGTH
C-1	25.00'	90°06'00"	39.31'

NOTE:
NO MAINTENANCE, MECHANICS, REPAIRS, CAR PAINTING OR OIL CHANGES OF CUSTOMERS' CARS OR COMPANY TRUCKS WILL BE CARRIED OUT IN THIS AREA. THE MAINTENANCE OF OUR TRUCKS WILL BE CARRIED OUT IN SPECIALIZED WORKSHOPS OUTSIDE THIS LOT. THE ONLY PURPOSE OF THIS LOT IS FOR STORAGE.

REVISION NO.	DATE



CONSULTING ENGINEER:
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MIAMI, FL 33184
PHONE: (786) 502-2096

DESCRIPTION: CHANGE OF USE IN ONE SECTION OF THE PROPERTY

ADDRESS 775 NW 21 ST. MIAMI, FL 33127
CITY

DRAWN BY: RAH
CHECKED BY: A.V
DATE: 06-29-2023
SCALE: AS NOTED
SHEET:

A-1