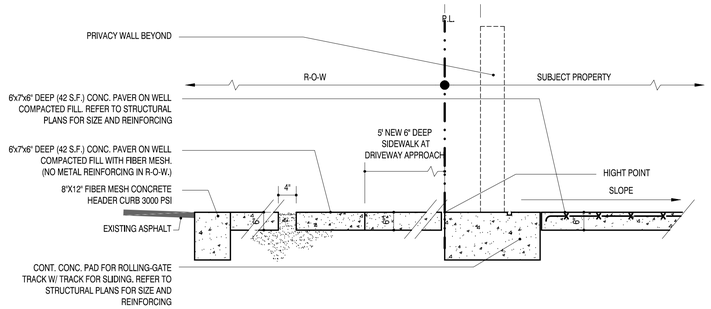
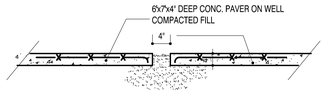


B APPROACH DRIVEWAY DETAIL
N.T.S.



A PAVERS DETAIL
N.T.S.

Zoning Data

	Area	Allwd./Reqd.	Provided
Zoning		EU-M	EU-M
Max. Building Height		27'-0"	26'-0"
Max. Building Lot Coverage	4,353.00	30.00%	28.68%
Max. Impervious Area	3,833.00	65.00%	25.25%
Min Green Space	6,992.00	35.00%	46.07%
Front Setback		25'-0"	25'-0"
Side Street Setback		25'-0"	N/A
Left Side Interior Setback		15'-0"	17'-9 1/2"
Right Side Interior Setback		15'-0"	26'-4 1/2"
Rear Setback		25'-0"	30'-4"
Rear Setback. Accessory		7'-6"	7'-6"
Side Setback. Accessory		20'-0"	20'-0"
Max.1st Floor Area Ratio	3,455.00	30.00%	22.76%
Interior Floor Area	2,293.00		
Interior Guest Area	254.00		
Interior Garage Area	587.00		
Exterior Covered Area	321.00		
Garden Courtyard	270.00 *		
Max. 2nd Floor Area Ratio	2,564.00	30.00%	16.89%
Interior Floor Area	2,564.00		
Exterior Unenclosed Areas	51.00 *		0.34%

* Indicates Exterior Area not counted towards Net Floor Area

Overall Site Area	Sq. Ft.	Acres
Gross Area	15,178.00	0.35
R-O-W Dedication	-	0.00
Net Area	15,178.00	0.35

Site Area Calculations	Sq. Ft.	%
Covered Bld Area (Footprint+Garden Courtyd+Cantilever)	4,353.00	28.68%
Pool	720.00	4.74%
Pool Deck	1,278.00	8.42%
Driveway	1,835.00	12.09%
Green Area	6,992.00	46.07%
Total	15,178.00	100.00%

Building Data - Ground Level	Area	%
Principal Building	2,293.00	63.96%
Guest Room	254.00	7.09%
Garage	587.00	16.37%
Covered Terrace	321.00	8.95%
Entry	130.00	3.63%
Total	3,585.00	100.00%

Building Data - Second Level	Area	%
Principal Building	2,564.00	98.05%
Balcony	51.00	1.95%
Total	2,615.00	100.00%

Building Summary - Interior A/C Totals	Area	%
Ground Floor Principal Building	2,122.00	43.31%
Ground Floor Guest Room	213.00	
Second Floor	2,564.00	52.34%
Total	4,899.00	95.65%

Building Summary - Interior Non A/C Totals	Area	%
Ground Floor Garage	587.00	100.00%
Second Floor	0.00	0.00%
Total	587.00	100.00%

Building Summary - Exterior Covered Totals	Area	%
Ground Floor	130.00	100.00%
Second Floor		0.00%
Total	130.00	100.00%

Total Construction Area **6,200.00**

ELEVATION DATA

FLOOD ZONE: "X"
BASE FLOOD ELEVATION: N/A
COMMUNITY MAP 12086C0462L

OCCUPANCY TYPE : R-3
CONSTRUCTION TYPE: V-B UNPROTECTED
NEW CONSTRUCTION

	N.G.V.D.	ARQ. ELEV.
CROWN OF ROAD LOWER ELEVATION	14.96'	
CROWN OF ROAD UPPER ELEVATION	15.73'	
AVERAGE CROWN OF ROAD ELEVATION	15.35'	
MIN. ALLOWABLE F.F.E. (CROWN ROAD + 8') AS PER CAP. 30 ART. 6.3.301.2.b	16.40'	-0'-1 1/4"
FLOOR FINISH ELEVATION PROVIDED	16.50'	0'-0"
TOTAL ALLOWED (27' MAX. FROM ESTAB. GRADE ART.4 DIV.4.2 (e) 5-c = (16.40' + 27.0')	43.40'	26'-10 3/4"
BUILDING HEIGHT PROVIDED (TOP OF PARAPET)	42.50'	26'-0"

PUBLIC WORKS NOTES:

1. REFER TO CIVIL PLANS TO BOUNDARY LOT SECTION.
2. NO FILL OF ANY KIND CAN BE BROUGHT ON SITE OR TO THE ROW OUTSIDE OF THE BUILDING FOOTPRINT.
3. NO RUNOFF GENERATED FROM THE DRIVEWAY IS PERMITTED TO DISCHARGE DIRECTLY TO THE ROW OR ADJACENT PROPERTIES.
4. THE ROW SWALE IS TO BE GRADED USING THE VILLAGE PW STANDARD.
5. NO TREES ARE TO BE PLANTED IN THE ROW BEFORE A CONDITIONAL APPROVAL OF THE ROUGH GRADING OF THE SWALE HAS BEEN APPROVED BY PUBLIC WORKS.
6. NO SHRUBS ARE TO BE PLANTED IN THE ROW AND ANY EXISTING SHRUBS ARE TO BE REMOVED.
7. NO IRRIGATION, LIGHTING, OR ELECTRICAL COMPONENTS OF ANY KIND MAY BE INSTALLED IN THE ROW.
8. ALL PROPOSED TREES IN THE ROW WILL BE PLANTED A MINIMUM OF 7' FROM THE EDGE OF PAVEMENT TO THE FACE OF THE TREE AND WILL BE OF A TYPE, KIND, AND SPACING AS APPROVED BY THE VILLAGE ARBORIST. ARBORIST CONTACT INFORMATION IS: RICK CARR - CCARR@PINECREST-FL.GOV
9. ANY DECORATIVE D/W IN THE ROW SHALL HAVE AN 8"W X 12"D, 3,000-PSI, FIBER MESH CONCRETE HEADER CURB LOCATED BETWEEN THE ASPHALT AND THE PROPOSED D/W.
10. NO MATERIALS OF ANY KIND WILL BE STORED FOR ANY LENGTH OF TIME ON THE PUBLIC SWALE.
11. EXISTING SIDEWALKS WILL BE MAINTAINED AT ALL TIMES, FREE OF ANY LOOSE MATERIAL, AND OPEN TO PEDESTRIAN TRAFFIC AT ALL TIMES. NO VEHICLES CAN PARK ON THE SIDEWALK AT ANY TIME.
16. ANY SIDEWALK CROSSED BY A D/W APPROACH MUST BE REPLACED WITH 6" THICK SIDEWALK AND EXTEND TO THE NEXT ADJACENT WHOLE FLAG ON EITHER SIDE OF THE NEW APPROACH.
17. ALL WORK CONDUCTED IN THE ROW WILL IMPLEMENT THE APPLICABLE FDOT STANDARD INDEX 600 SERIES FOR MOT.
18. ALL SIDEWALK REPLACEMENT WILL BE OPEN TO TRAFFIC WITHIN 48 HOURS OF THE SIDEWALK BEING CLOSED FOR DEMO. THIS INCLUDES DEMOLITION OF EXISTING SIDEWALK, PLACING FORMS, PLACING AND FINISHING CONCRETE AND STRIPPING FORMS.
19. DOCUMENTATION OF COMPLIANCE WITH ENERGY EFFICIENT DESIGN AND CONSTRUCTION REQUIREMENTS SHALL BE PROVIDED IN THE FORM OF AN AFFIDAVIT SIGNED BY GENERAL CONTRACTOR PRIOR TO ISSUANCE OF A TEMPORARY OR PERMANENT CERTIFICATE OCCUPANCY.
20. REFER TO SHEET A-1.3 FOR DETAIL OF SIDE GATES AND FENCE CLOSING OFF BACKYARD AS THIS IS A POOL BARRIER.
21. ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH AN EXIT ALARM COMPLYING WITH UL 2017 THAT HAS A MINIMUM SOUND PRESSURE RATING OF 85 DBA AT 10 FEET (3048 MM). ANY DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 54 INCHES (1372 MM) ABOVE THE THRESHOLD OF THE ACCESS SEPARTE ALARMS ARE NOT REQUIRED FOR EACH DOOR OR WINDOW IF SENSORS WIRED TO A CENTRAL ALARM SOUND WHEN CONTACT IS BROKEN AT ANY OPENING.

LOCATION MAP
N.T.S.

OWNER AND ADDRESS:

FRANCISCO INFANZON & GEORGINA LICEA
9841 SW. 73 Ct. PINECREST, FL 33156
Folio. No. 20-5002-019-0030

LEGAL DESCRIPTION

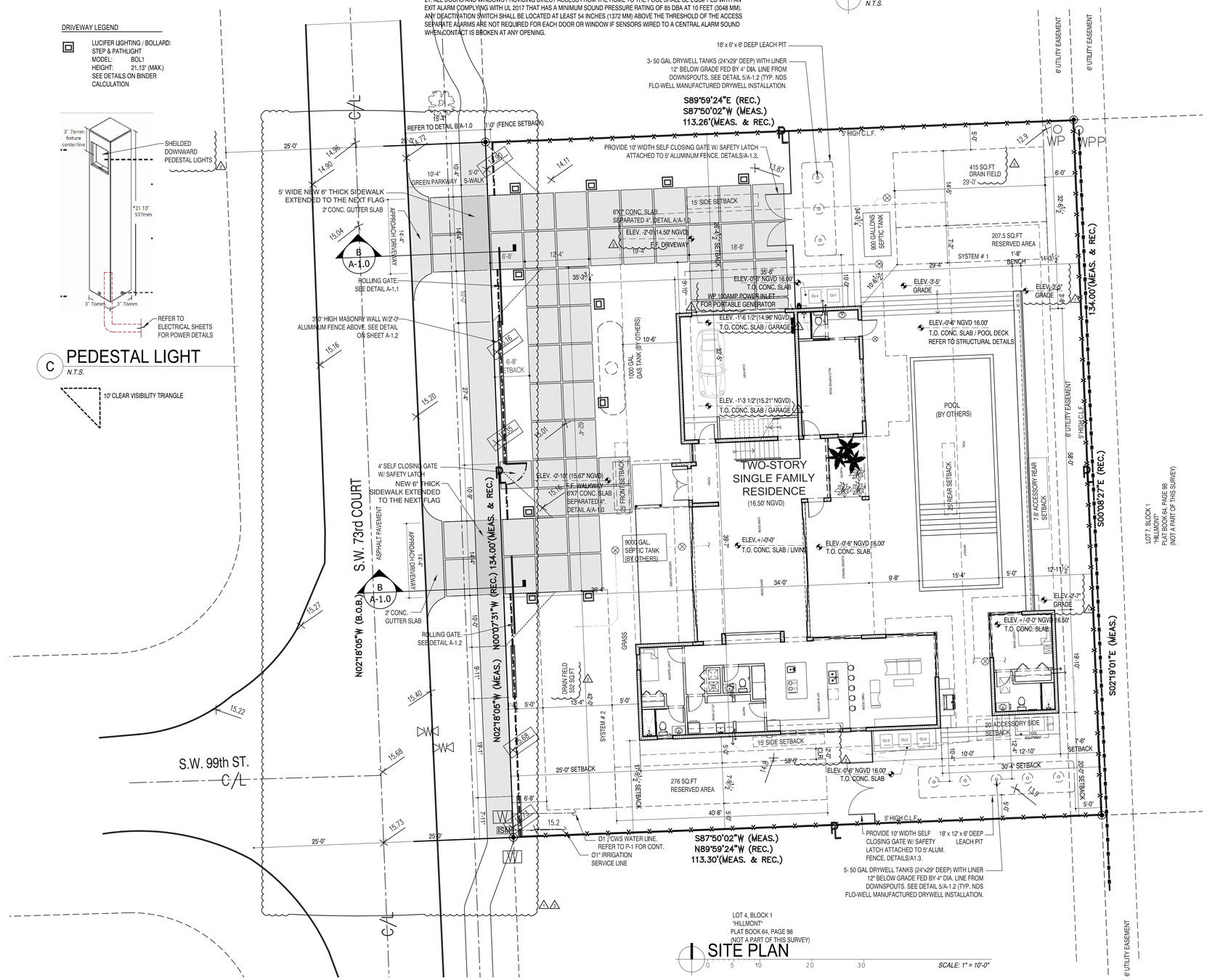
LOT 3, BLOCK 1 OF HILLMONT SUBDIVISION AS RECORDED IN PLAT BOOK 64 AT PAGE 98 AS PER THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

DRIVEWAY LEGEND

LUCIFER LIGHTING / BOLLARD:
STEP & PATHLIGHT
MODEL: BOL1
HEIGHT: 21.13" (MAX.)
SEE DETAILS ON BINDER CALCULATION

C PEDESTAL LIGHT
N.T.S.

10' CLEAR VISIBILITY TRIANGLE



SITE PLAN
SCALE: 1" = 10'-0"

Digitally signed by ORLANDO RANGEL
DN: c=US, o=Florida, dnQualifier=A01410D0000001787FA816670000F008, cn=ORLANDO RANGEL
Date: 2023.03.16 15:14:16 -04'00'

RAMOS*MARTINEZ*architects

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REGISTRATION: A A 26000528
WEBSITE: www.rmarq.com
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NEW YORK
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2nd FLOOR
JERSEY CITY, NJ 07302

NEW RESIDENCE
FOR
ELIGES INVESTORS CONSTRUCTION
AT
9841 SW 73rd COURT
PINECREST, FLORIDA 33156

STRUCTURAL ENGINEER:
EASTERN ENGINEERING
3401 NW 82nd AVE. SUITE 370
MIAMI, FLORIDA 33122 305-599-8133

MECHANICAL ENGINEER:
ORLANDO RANGEL, P.E. - 60225
9940 SW 37th STREET, MIAMI, FLORIDA 33165
TEL.: 786-[illegible]

CIVIL ENGINEER:
ANDRE D. MARTINEZ, P.E. - 85425
AM CIVIL - ENGINEERS & PLANNERS
860 SW 21st STREET MIAMI, FLORIDA 33155
TEL.: 786-269-9414 amciv1305@gmail.com

LANDSCAPE ARCHITECT:
-

SEAL:
Digitally signed by Humberto J Ramos
DN: C=Humberto J Ramos, dnQualifier=A01410D0000001701D8E9A70001ACAF, O=RamosMartinez Architects, C=US
Reason: I have reviewed this document.
Date: 2023.03.16 09:08:55-04'00'
Humberto J Ramos
03/16/2023

ARCHITECT
HUMBERTO RAMOS
AR 0017833

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KEY PLAN:

COMM. NO.: *17-117*
DATE: *JANUARY, 2022*
DRAWN BY:
CONTENT: ***SITE PLAN***

NO:	REVISION:	DATE:
1	*Building Comments*	*07/20/2022*
2	*Building Comments*	*01/04/2023*
3	*Building Comments*	*02/28/2023*

SHEET NUMBER:
A-1.0