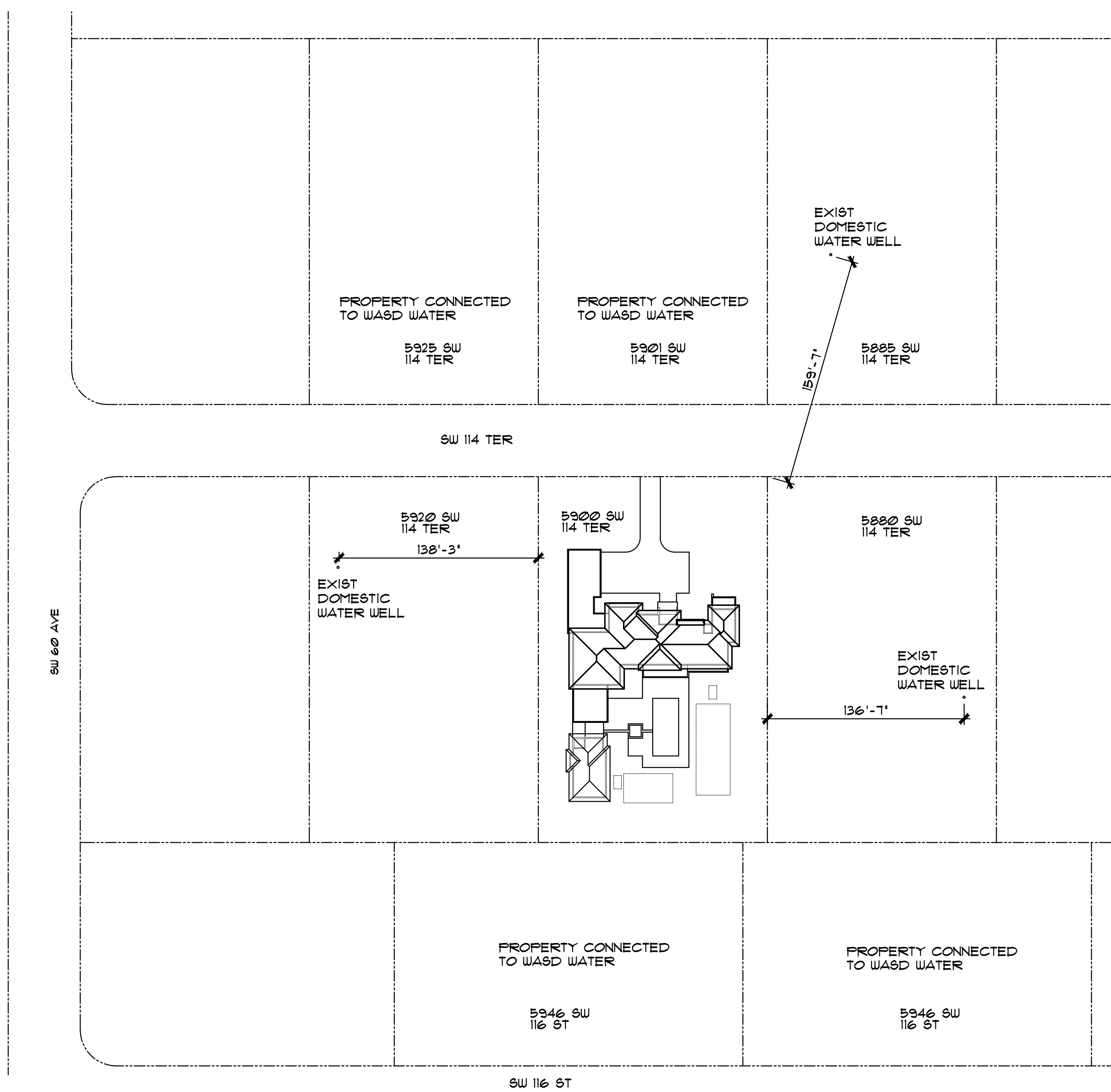
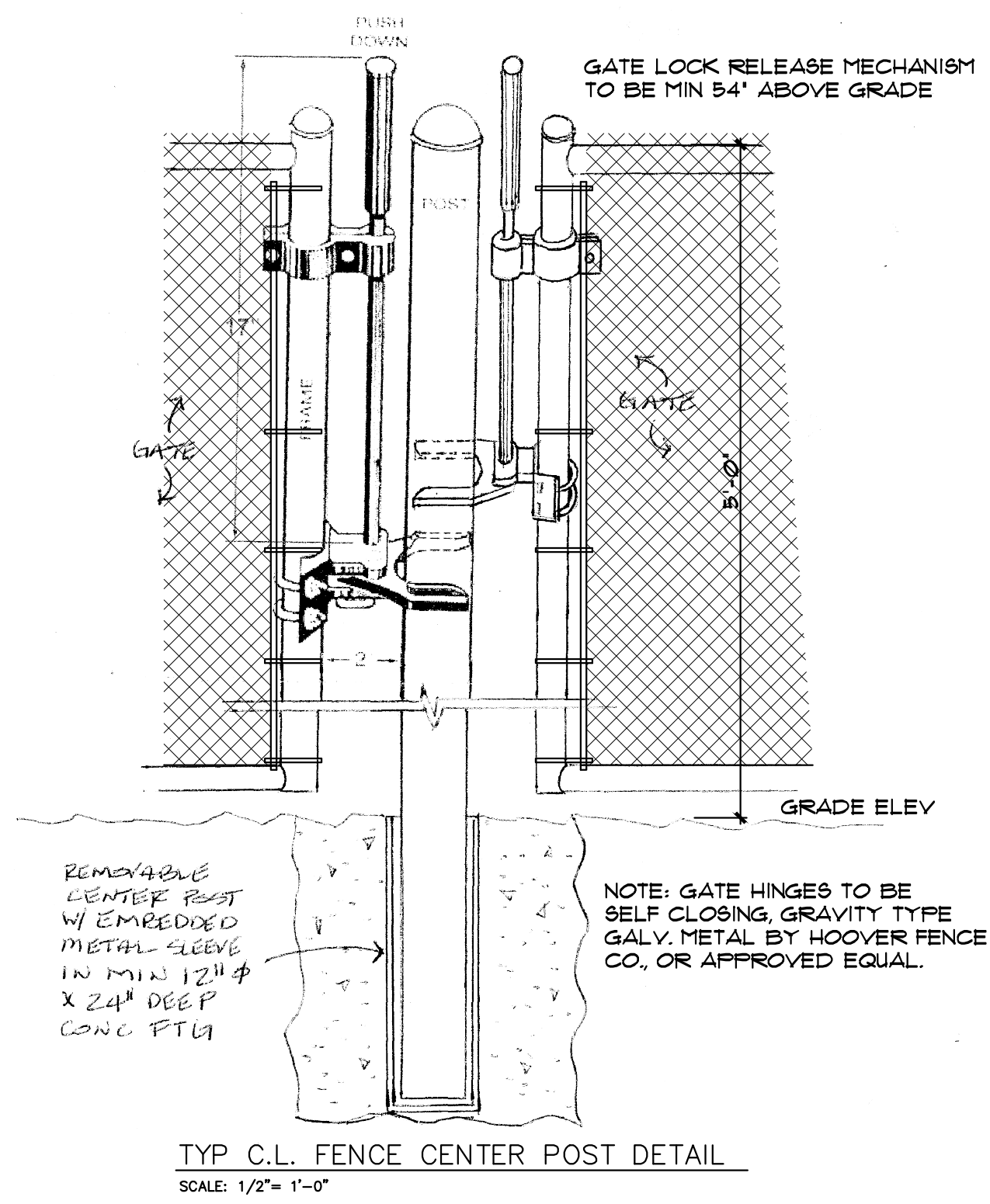
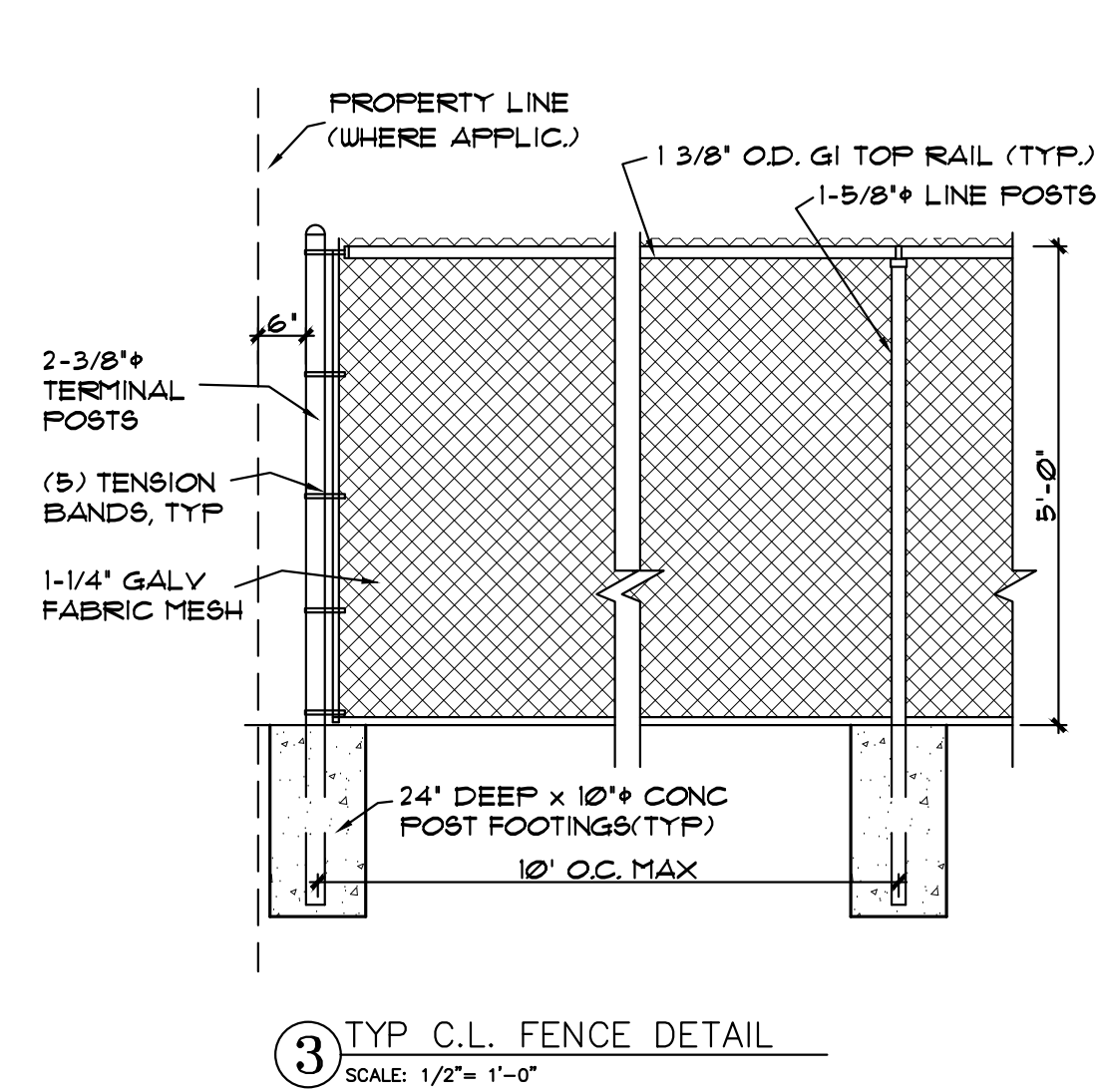




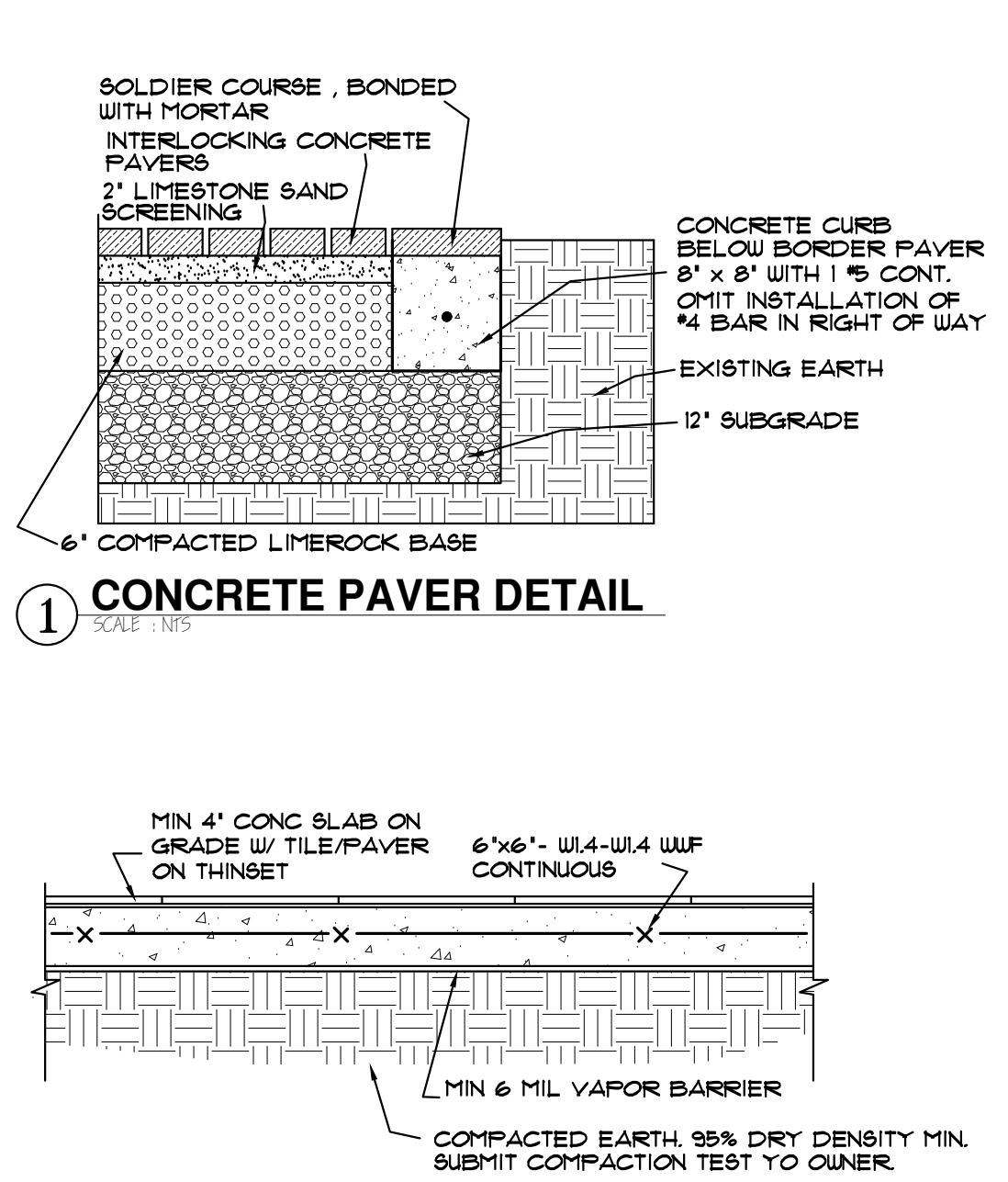
ADJACENT PROPERTIES WELL LOCATION PLAN
SCALE: 1" = 60'-0"



TYP C.L. FENCE CENTER POST DETAIL
SCALE: 1/2" = 1'-0"



TYP C.L. FENCE DETAIL
SCALE: 1/2" = 1'-0"



CONCRETE PAVER DETAIL
SCALE: 1/2" = 1'-0"

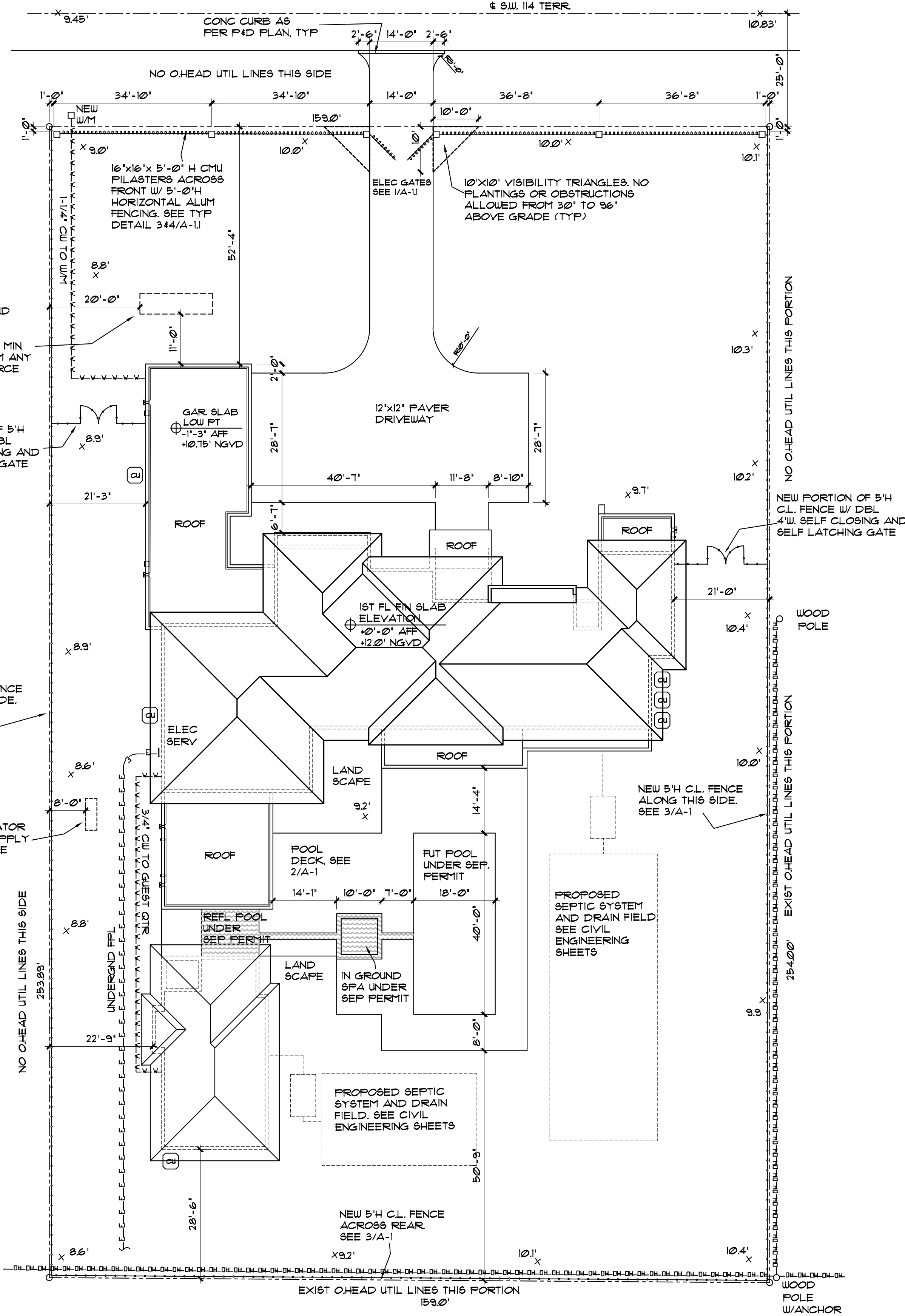
POOL DECK DETAIL
SCALE: 1/2" = 1'-0"

BUILDING AREA COMPUTATION		SQ FEET
1ST FL A/C AREA	4,959 SF	
2ND FL A/C AREA	3,352 SF	
TOTAL A/C AREA	8,311 SF	
TOTAL 2ND FL AREA AS PER PINECREST ZONING INCL. 2ND FL A/C (3,352 SF), DBL HGT STAIR/ELEV (282 SF), DBL HGT LIVING RM (399 SF)		4,033 SF
DOUBLE HGT PORTION OF COVERED FRONT ENTRY OF 80 SF TRANSFERRED FROM ALLOWABLE 1ST FLR F.A.R.		+ 80 SF
		= 4,113 SF
GARAGE	783 SF	
COVERED FRONT ENTRY	143 SF	
LIVING RM REAR TERRACE	269 SF	
BBQ REAR TERRACE	565 SF	
BREEZEWAY	148 SF	
GUEST QUARTERS	928 SF	
1ST FL EAST SIDE COVERED AREA	55 SF	
TOTAL BLDG FOOTPRINT (LOT COVERAGE INCLUDING A/C AREAS, GARAGE, COVERED TERRACES)		7,850 SF
2ND FL AREAS TRANSFERRED FROM ALLOW 1ST FL F.A.R. PORTION OF DBL HGT COVERED FRONT ENTRY (80 SF)		80 SF
PER PINECREST ZONING ART 9 DIV 9.2 THE TOTAL BLDG FOOTPRINT (LOT COVERAGE INCLUDING A/C AREAS, GARAGE, COVERED TERRACES & 2ND FL AREAS TRANSFERRED TO 2ND FLOOR F.A.R.)		7,850 SF + 80 SF = 7,930 SF
IMPERVIOUS LOT COVERAGE		
FUT POOL, SPA, REFL POOL AND POOL DECK	2,944 SF	
EQUIPMENT SLABS	2,620 SF	
BLDG LOT COVER(FROM ABOVE)	150 SF	
TOTAL HARDSCAPE	7,850 SF	

ZONING LEGEND			
FOLIO # 20-5012-010-0200		EU-1	
1. ZONING :		EU-1	
2. LOT AREA		N.A.	
NET AREA	40,380 SF		
GROSS AREA (INCL. R.O.W.)	N.A.		
3. LOT COVERAGE		MIN.	MAX.
PRINCIPAL BUILDING	N.A.	20 %	19.6 %
ACCESSORY BUILDING	N.A.	8,076 SF	7,930 SF
GREEN SPACE	55 %	N.A.	66.4 %
	18,448 SF		26,816 SF
4. SETBACKS :		MIN.	PROPOSED
PRINCIPAL BUILDING:			
FRONT (NORTH)	50'-0"	21'-0"	52'-4"
EAST SIDE	20'-0"	21'-0"	21'-0"
WEST SIDE	20'-0"	21'-3"	21'-3"
REAR (SOUTH)	25'-0"	28'-6"	28'-6"
ACCESSORY BUILDING:			
FRONT			
EAST SIDE		NA	
WEST SIDE STREET			
REAR (SOUTH)			
BETWEEN BUILDINGS			
5. BUILDING HEIGHT		MAX.	PROPOSED
MEASURED FROM NGVD ELEVATION AS NOTED ON ELEVATIONS	35'-0"	31'-4"	

FLOOD PROGRAM CRITERIA
FLOOD ZONE- X' MIN ELEV - N.A.
PROPOSED FIN. FL ELEV- 42'0" NGVD.
EXIST HIGHEST CROWN OF ROAD ELEV- 42'83" NGVD.
AVERAGE CROWN OF ROAD ELEV- 42'14" NGVD.
PROPOSED GARAGE FIN. FL ELEV AT LOW PT- 42'15" NGVD.
HIGHEST ADJACENT GRADE ELEV- 42'6" NGVD.

LEGAL DESCRIPTION
LOT 8 BLK 2 OF BRUCE-LAURIE SUBDIVISION
PLAT BK 53, PG 34 IN MIAMI DADE COUNTY



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

REVISION BY

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MIAMI, FL 33157

AR 0017521

786-355-6910

LEED AP BD+C

NOTE: ALL DRAWINGS FOR THIS PROJECT ARE TO BE READ IN CONJUNCTION WITH EACH OTHER. THESE INCLUDE, BUT ARE NOT LIMITED TO: ARCHITECTURAL, SURVEYING, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, SPECIALTY DRAWINGS, & WRITTEN SPECIFICATIONS

THE G.C. IS TO VERIFY ALL EXISTING SITE CONDITIONS AND THOROUGHLY CHECK ELEVATIONS & DIMENSIONS BEFORE COMMENCING WORK. REPORT TO THE ARCHITECT OR ENGINEER ANY DISCREPANCIES, ERRORS OR CONDITIONS THAT WILL ALTER CONSTRUCTION AS INTENDED BY THESE DRAWINGS. ARCHITECT IS NOT RESPONSIBLE FOR ANY WORK AND/OR MATERIALS FURNISHED ON THE JOB.

STATE OF FLORIDA

Mark Reardon

AR0017521

Digitally signed by Mark Reardon Date: 2023.07.06 07:25:16 -0400

NEW HOUSE FOR:

5900 LLC

5900 SW 114 TER

PINECREST, FL

DRAWN BY:

MER

DATE:

5/15/23

SCALE:

AS NOTED

SHEET NO.:

A-1