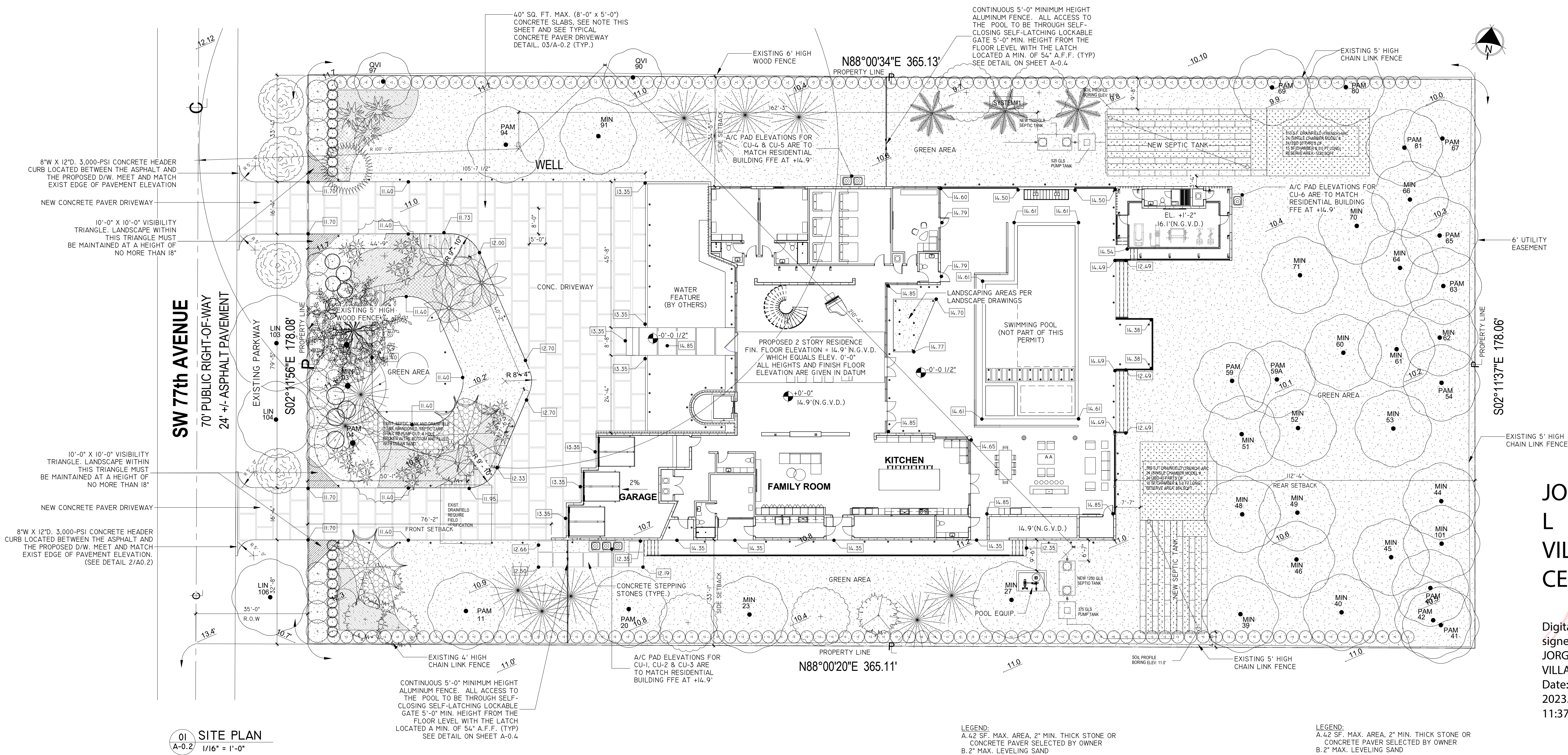




ZONING CALCULATIONS

EU-1 LOW DENSITY SINGLE FAMILY

REF: NEW TWO STORY SINGLE FAMILY

ZONING REQUIREMENTS EU-1

	MAXIMUM REQUIRED	PROPOSED
MIN. LOT SIZE (NET LOT AREA)	-	65,014 SF.
MIN. SETBACK: FRONT	50'-0"	75'-10"
MIN. SETBACK: STREET SIDE	30'-0"	-
MIN. SETBACK: INTERIOR SIDE	20'-0"	31'-8" & 32'-10"
MIN. SETBACK: REAR	25'-0"	112'-4"
MIN. BUILDING HEIGHT	35'-0" ft. (above avg. adj grade)	34'- 10"
MAX. BUILDING COVERAGE	20%	13,002 SF
MAX. BUILDING 2ND FL (F.A.R)	10%	6,501 SF
		5,625 SF

FOLIO NUMBER: 20-5011-000-0390 ADDRESS: 11041 SW 77TH AVENUE PINECREST, FL 33156.

FLOOD ZONE: X BASE FLOOD ELEVATION: -
CITY FLOOR CRITERIA:- HIGHEST CROWN OF ROAD: 13.40'

ELEVATION	LOWEST FLOOR	GARAGE/STORAGE	ADJ. GRADE
PROPOSED	14.90'	13.61'	11.00'

AS-BUILT ELEVATION SURVEY IS REQUIRED BEFORE MAKING ANY INSPECTION ABOVE LOWEST FLOOR AND AS-BUILT ELEVATION CERTIFICATE IS REQUIRED BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY OR COMPLETION (11C3-3D3)

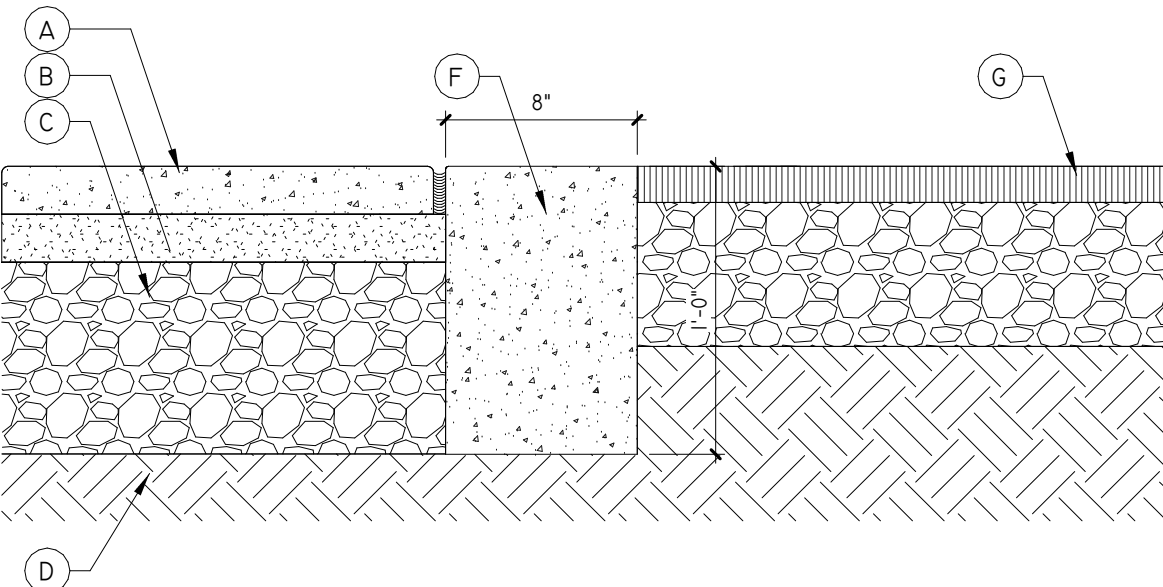
LEGAL DESCRIPTION :

THE NORTH 1/2, OF THE WEST 1/2, OF THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4, OF THE NORTHWEST 1/4, LESS THE NORTH 155 FEET, AND NORTH 1/2, OF THE WEST 66 FEET, OF THE EAST 1/2, OF THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4, OF THE NORTHWEST 1/4, LESS THE NORTH 155 FEET THEREOF, SECTION 11, TOWNSHIP 55 SOUTH, RANGE 40 EAST, AND LESS THE WEST 35 FEET THEREOF, FOR ROAD PURPOSES LYING AND BEGING IN MIAMI -DADE COUNTRY, FLORIDA.

GENERAL NOTES:

- CONCRETE SHALL HAVE 2,500 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS OTHERWISE NOTED (U.O.W.).
- ALL REINFORCING STEEL SHALL BE DEFORMED BARS, AND SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI GRADE 60, AND MEET ASTM A-36 SPECS.
- ALL STRUCTURAL STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 36,000 PSI, AND MEET ASTM A-36 SPECS.
- ALL DETAILING, FABRICATION AND PLACING OF REINFORCING BARS MUST FOLLOW THE ACI "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES", U.O.N.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE BEFORE STARTING WORK. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
- STRUCTURAL DRAWINGS SHALL BE WORKED TOGETHER WITH ARCHITECTURAL, A/C, ELECTRICAL AND MECHANICAL DWGS., TO LOCATE OPENINGS, DRAINS, SLEEVES, SLOPES, DEPRESSIONED SLABS, BOLTS, CURBS, ETC.
- ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI-301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS"
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ARCHITECT/ENGINEER'S APPROVAL.
- DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN.
- CONTRACTOR SHALL OBTAIN LATEST SET OF DRAWINGS, INCLUDING ANY REVISIONS, BEFORE STARTING CONSTRUCTION.
- NO CHANGES OR SUBSTITUTIONS SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.
- THIS OFFICE DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE INTERPRETATION OF THESE PLANS BY OTHERS, UNLESS REQUESTED IN WRITING, AND IT IS GIVEN THE AUTHORITY TO CHECK AND APPROVE SHOP DRAWINGS, AND TO VERIFY THE ACTUAL PLACING OF REBARS IN THE FIELD.
- ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF LOCAL ORDINANCES AND THE "FLORIDA BUILDING CODE", CURRENT EDITION.

LEGEND:
A. 4.2 SF. MAX. AREA, 2" MIN. THICK STONE OR CONCRETE PAVER SELECTED BY OWNER
B. 2" MAX. LEVELING SAND
C. 6" MIN. LIMEROCK
D. COMPACTED BASE (98% DENSITY)
E. 2 #5 MIN. CONTINUOUS IN CONCRETE EDGE (NO REINF. IN RIGHT OF WAY)
F. CONT. CONCRETE SLAB STRIP
G. EXISTING ASPHALT PAVEMENT



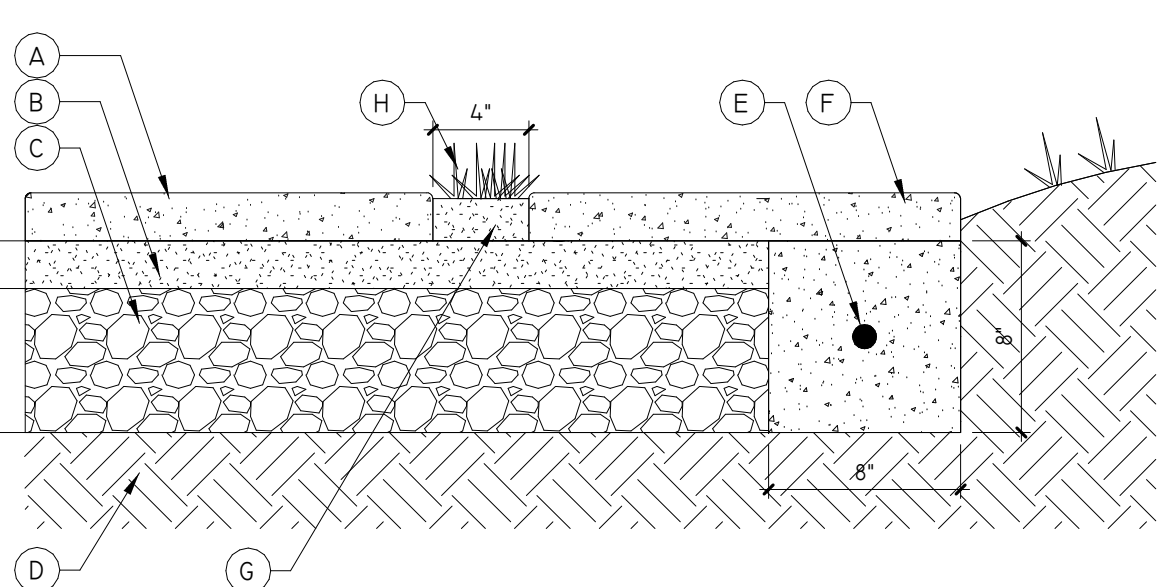
02
A-0.2
1 1/2" = 1'-0"

MIAMI DADE NOTICE OF ACCEPTANCE (NOAS) PRODUCT APPROVAL AND SEPARATED PERMITS:

CONTRACTOR SHALL BE REQUIRED TO OBTAIN SEPARATE PERMIT AND PROVIDE MIAMI-DADE PRODUCT APPROVAL FOR WINDOWS, DOORS, OVERHEAD DOORS, SHUTTERS, TRUSSES, LOUVERS, STOREFRONTS, ROOFING SYSTEMS AND WATERPROOFING AND ANY OTHER FEATURES REQUIRED BY CODE OR CITY/COUNTY/STATE ORDINANCE

- NOA No. 18-0319.09 OR APPROVED EQUAL - ALUMINUM/GLASS DOORS (EXP. DEC./24/2023)
- NOA No. 18-0116.04 OR APPROVED EQUAL - ALUMINUM/GLASS WINDOWS (EXP. APRIL./03/2023)
- NOA No. 20-0731.03 OR APPROVED EQUAL - WATERPROOFING FOR CONCRETE DECKS AND BALCONIES (EXP. FEB./20/2025)
- NOA No. 21-0419.07 OR APPROVED EQUAL - PIVOT WOOD DOOR (EXP. AUGUST./16/2023)
- NOA No. 18-0312.03 OR APPROVED EQUAL - GLASS RAILING SYSTEM (EXP. APRIL./26/2023)

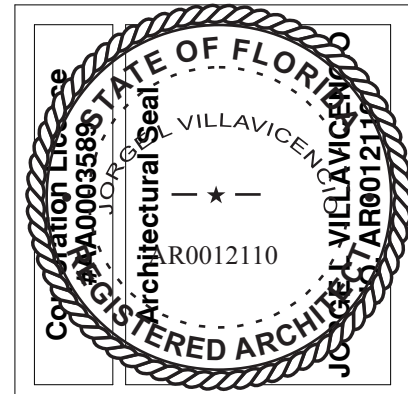
LEGEND:
A. 4.2 SF. MAX. AREA, 2" MIN. THICK STONE OR CONCRETE PAVER SELECTED BY OWNER
B. 2" MAX. LEVELING SAND
C. 6" MIN. LIMEROCK
D. COMPACTED BASE (98% DENSITY)
E. 1 #5 MIN. CONTINUOUS IN CONCRETE EDGE (NO REINF. IN RIGHT OF WAY)
F. NORTAR SET END PAVER
G. TOPSOIL
H. GRASS



03
A-0.2
1 1/2" = 1'-0"

REVISIONS	Rev.	Date	Description

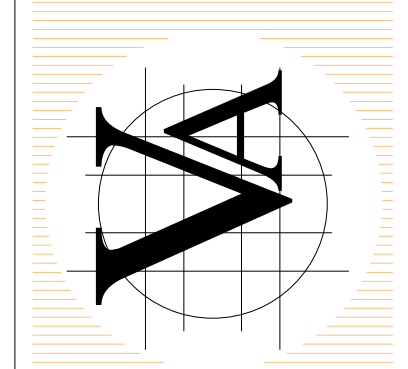
FIDANZA'S FAMILY HOUSE
NEW CONSTRUCTION
11041 SW 77TH AVE, PINECREST, FL 33156



JORGE L VILLAVI CENCIO

Digitally signed by JORGE L VILLAVI CENCIO
Date: 2023.08.28 11:37:49 -04'00'

VILLA & ASSOCIATES INC.
ARCHITECTURE PLANNING INTERIOR DESIGN
5801 SW 69 AVENUE MIAMI, FLORIDA 33155
TEL. 305-613-0865 - E-Mail Jvillarchitect@gmail.com
CONSULTANT: ARCHI-TEK STUDIO CORP.
TEL. 305-799-8016 - E-Mail maguilar@architekstudio.com



DATE: 10-20-2022	SCALE: AS SHOWN
PROJECT NO: SITE PLAN	
DRAWING NO : A-0.2	