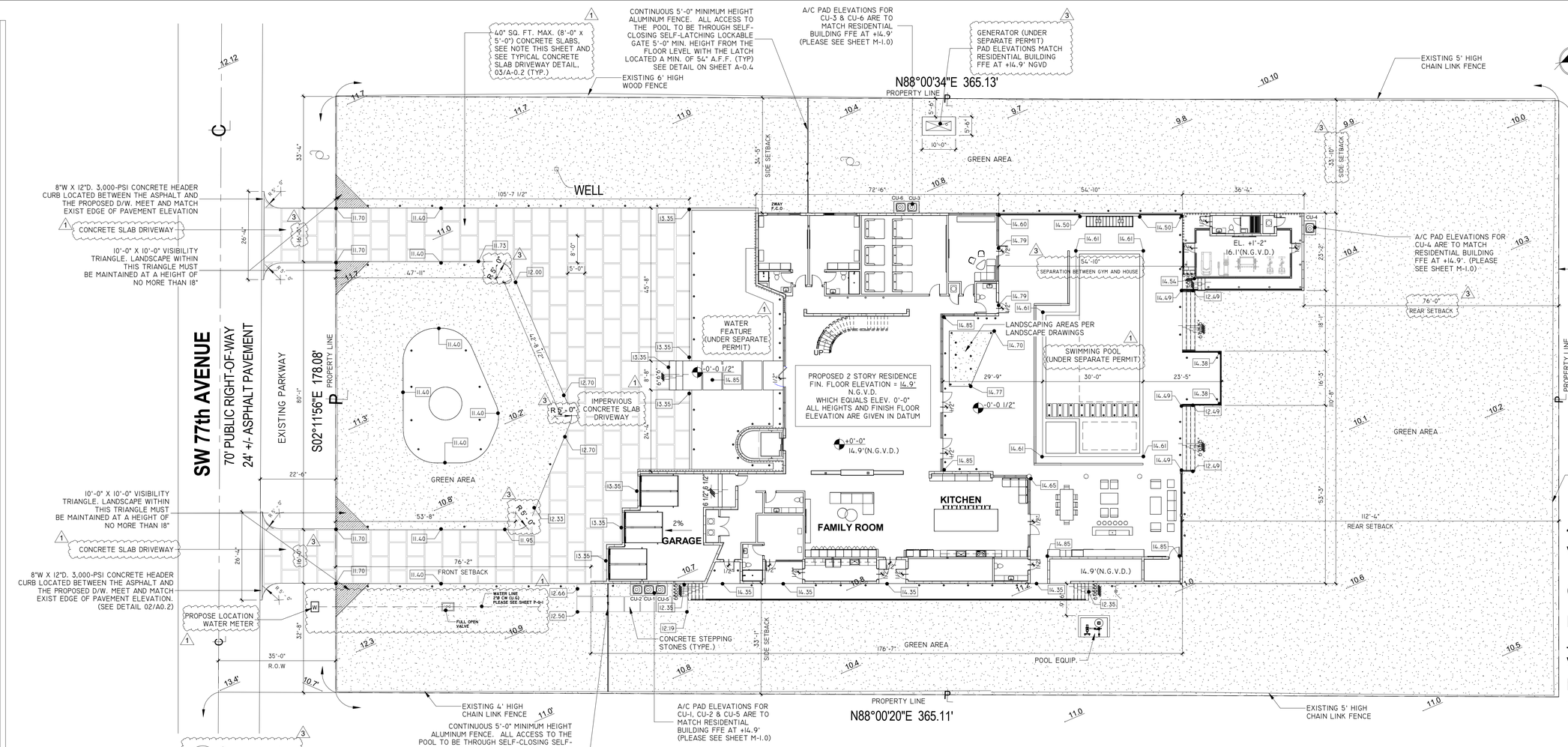


01 A-0.2 SITE PLAN
1/16" = 1'-0"

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	11,627 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 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 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.

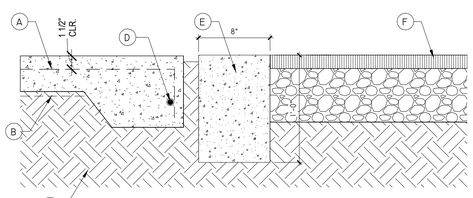
NOTES :

1. NO FILL OF ANY KIND CAN BE BROUGHT ON SITE OR TO THE ROW OUTSIDE OF THE BUILDING FOOTPRINT.
2. NO RUNOFF GENERATED FROM THE DRIVEWAY IS PERMITTED TO DISCHARGE DIRECTLY TO THE ROW OR ADJACENT PROPERTIES.
3. THE ROW SWALE IS TO BE GRADED USING THE VILLAGE PW STANDARD.
4. 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.
5. NO SHRUBS ARE TO BE PLANTED IN THE ROW AND ANY EXISTING SHRUBS ARE TO BE REMOVED.
6. NO IRRIGATION, LIGHTING, OR ELECTRICAL COMPONENTS OF ANY KIND MAY BE INSTALLED IN THE ROW.
7. NO MATERIALS OF ANY KIND WILL BE STORED FOR ANY LENGTH OF TIME ON THE PUBLIC SWALE.
8. 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.
9. 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. LONGITUDINAL SLOPE CANNOT EXCEED 5% AND MAXIMUM CROSS SLOPE IS 2%. ALL SIDEWALK CONSTRUCTION THAT INTERSECTS WITH A CROSSWALK MUST BE PARALLEL WITH THAT CROSS WALK AND WILL HAVE DETECTABLE WARNING SURFACE PLACED PERMANENTLY IN CONCRETE - NO SCREW-DOWN DETECTABLE WARNING SURFACE IS PERMITTED. ALL SIDEWALK IN THE ROW WILL BE A MINIMUM OF 10" FROM THE NEAREST EDGE OF PAVEMENT AND MARKED AS SUCH IN THE SIGNED AND SEALED PLANS.
10. ALL WORK CONDUCTED IN THE ROW WILL IMPLEMENT THE APPLICABLE FDOT STANDARD INDEX 600 SERIES FOR MOT.
11. 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.

GENERAL NOTES:

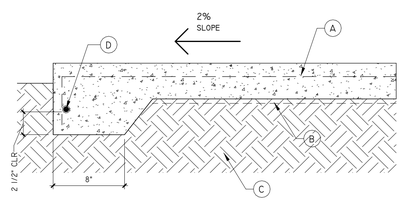
1. CONCRETE SHALL HAVE 2,500 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS OTHERWISE NOTED (U.O.W.).
2. ALL REINFORCING STEEL SHALL BE DEFORMED BARS, AND SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI GRADE 60, AND MEET ASTM A-36 SPECS.
3. ALL STRUCTURAL STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 36,000 PSI, AND MEET ASTM A-36 SPECS.
4. ALL DETAILING, FABRICATION AND PLACING OF REINFORCING BARS MUST FOLLOW THE ACI "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES", U.O.N.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONSAT JOB SITE BEFORE STARTING WORK. DISCREPANCIES SHALLBE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
6. STRUCTURAL DRAWINGS SHALL BE WORKED TOGETHER WITH ARCHI-TECTURAL, A/C, ELECTRICAL AND MECHANICAL DWGS., TO LOCATE OPENINGS, DRAINS, SLEEVES, SLOPES, DEPRESSED SLABS, BOLTS, CURBS, ETC.
7. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI-301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS"
8. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ARCHITECT/ ENGINEER'S APPROVAL.
9. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN.
10. CONTRACTOR SHALL OBTAIN LATEST SET OF DRAWINGS, INCLUDING ANY REVISIONS, BEFORE STARTING CONSTRUCTION.
11. NO CHANGES OR SUBSTITUTIONS SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.
12. 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
13. ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF LOCAL ORDINANCES AND THE "FLORIDA BUILDING CODE", CURRENT EDITION.

LEGEND:
A.4" CONC. SLAB REINF. WITH 6"X6"-WI.4XWI.4 W.W.M
B.VAPOR BARRIER
C.WELL COMPACTED FILL
D.I#5 CONT.
E.CONT. CONCRETE SLAB STRIP
F.EXISTING ASPHALT PAVEMENT



02 A-0.2 TYPICAL CONCRETE SLAB /ASPHALT TRANSITION DETAIL
1 1/2" = 1'-0"

LEGEND:
A.4" CONC. SLAB REINF. WITH 6"X6"-WI.4XWI.4 W.W.M
B.VAPOR BARRIER
C.WELL COMPACTED FILL
D.I#5 CONT.



03 A-0.2 TYPICAL CONCRETE SLAB DETAIL
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 SYSTMES 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. 16-0116.04 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. 16-0312.03 OR APPROVED EQUAL - GLASS RAILING SYSTEM (EXP. APRIL./26/2023)*

SEPTIC TANK NOTE:

FOR SEPTIC TANK AND DRAIN FIELD DETAIL TECHNICAL INFORMATION REFER TO SHEET S-2.00 AND P-01

SHOP DRAWINGS (ADDITIONAL PLANS) AND PRODUCT APPROVALS WHICH ARE TO BE SUBMITTED AT A LATER DATE IN CONNECTION WITH THIS PERMIT:

SWIMMING POOL, POOL DECK, WATER FEATURE, OUTDOOR SHOWER, SEPTIC TANK, DRIVEWAY, GENERATOR, ALUMINUM TRELLIS, MANUAL GATES/FENCING, GLASS RAILING, GYM, SHORING, WINDOWS/DOORS & GARAGE DOORS

REVISIONS

Rev.	Date	Description
1	10-5-2023	Zoning Comment
3	03-27-2024	Zoning Comment

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

JORGE L VILLAVICENCIO
Digitally signed by JORGE L VILLAVICENCIO
Date: 2024.04.29 10:21:13 -04'00'

Certificate of Authorization No. AA0003588
STATE OF FLORIDA
JORGE L VILLAVICENCIO
Architectural Seal
REGISTERED ARCHITECT
LICENSE NO. AR0012110

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 magullar@architekstudio.com

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