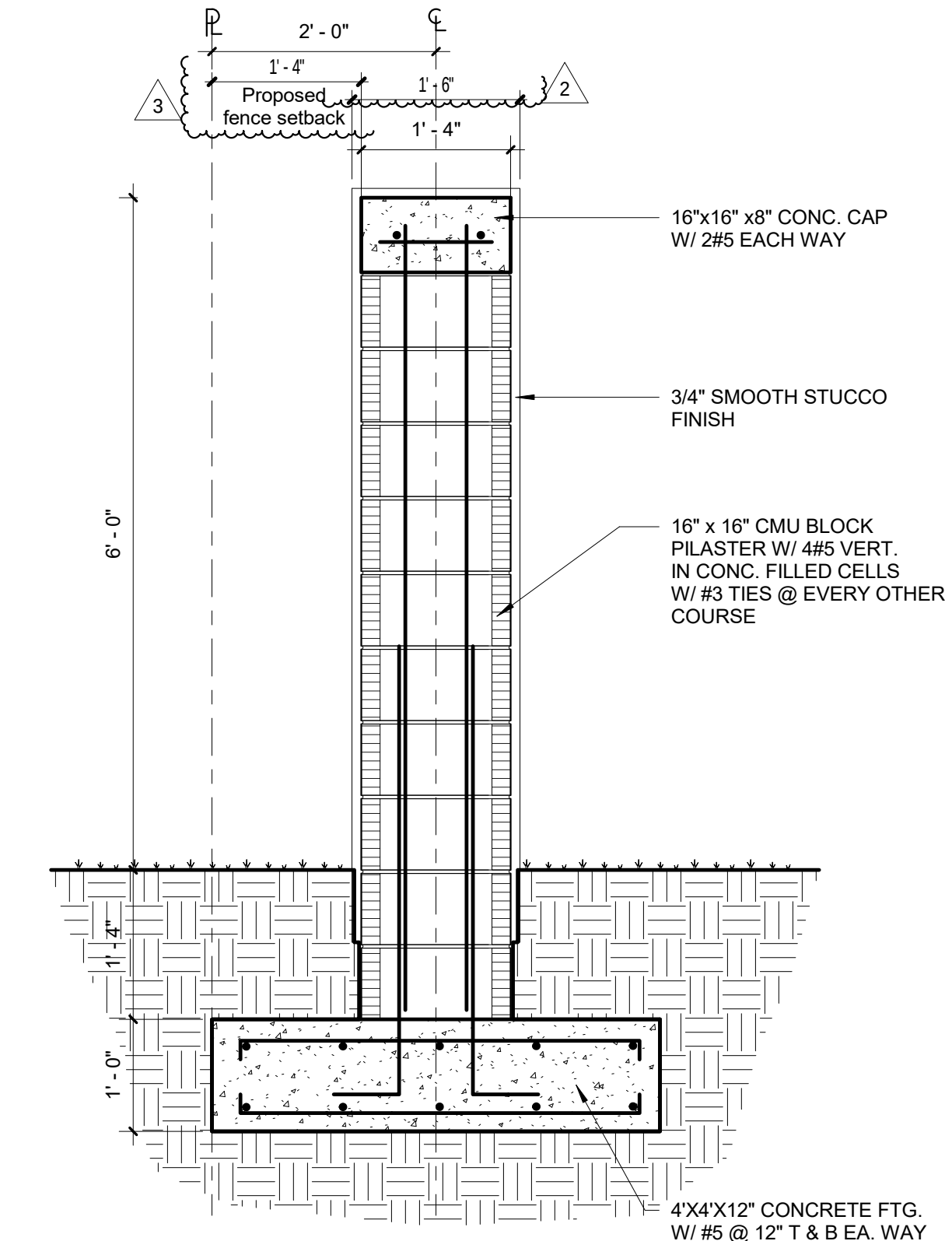
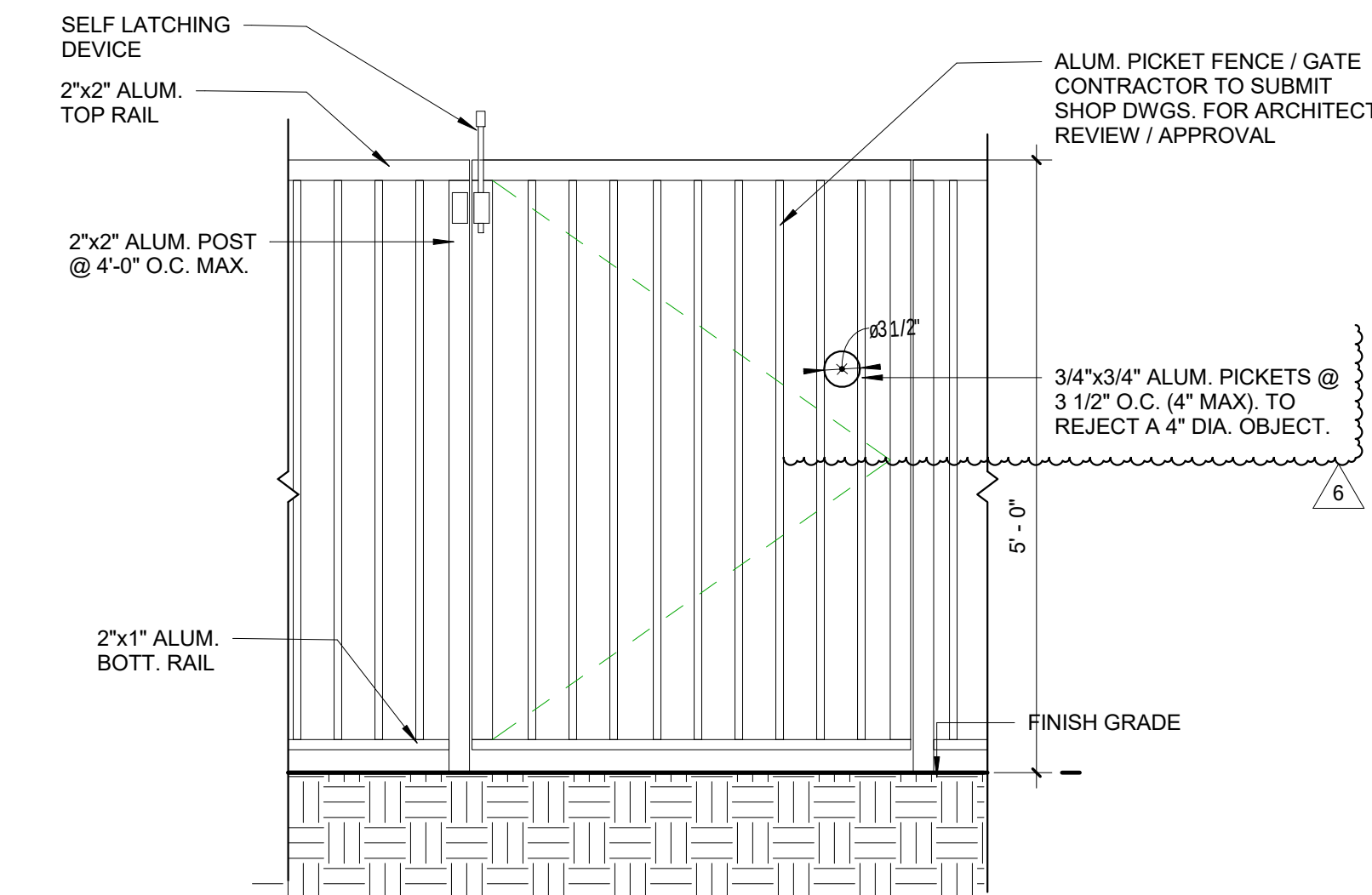


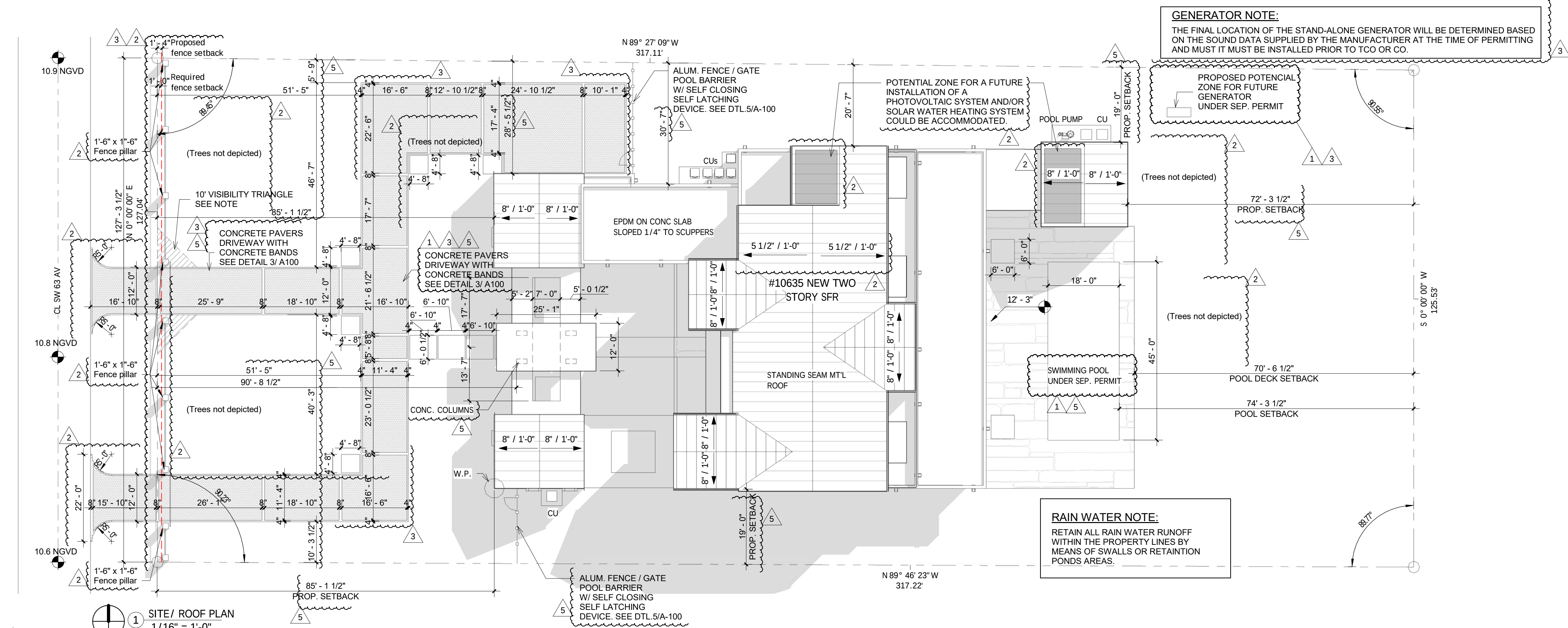
VISIBILITY TRIANGLE NOTE:
"MATERIAL IMPEDIMENT TO VISIBILITY" CONSTRUED.
IT IS THE INTENT OF THESE REGULATIONS TO PROVIDE PROTECTION FROM TRAFFIC HAZARDS AT INTERSECTIONS FOR AUTOMOTIVE VEHICLES AND THEIR PASSENGERS, AND FOR CYCLISTS AND PEDESTRIANS, INCLUDING SMALL CHILDREN. GIVEN THIS INTENT, THE PHRASE "MATERIAL IMPEDIMENT TO VISIBILITY" AS USED HERE, IS TO BE CONSTRUED AS ANY MATERIAL OBSTRUCTION TO VISIBILITY WHICH WOULD RESULT IN CONCEALMENT OF A CHILD OVER TWO AND ONE-HALF (2 1/2) FEET IN HEIGHT APPROACHING AN INTERSECTION, OR WOULD CONCEAL AN APPROACHING AUTOMOTIVE VEHICLE OR CYCLIST FROM SUCH A CHILD. IN DETERMINATIONS AS TO WHETHER OR NOT THERE IS MATERIAL IMPEDIMENT TO VISIBILITY, THE SPEED, DIRECTION, AND DURATION OF MOVEMENT TO POINT OF POTENTIAL COLLISION OR CONTACT SHALL BE CONSIDERED.



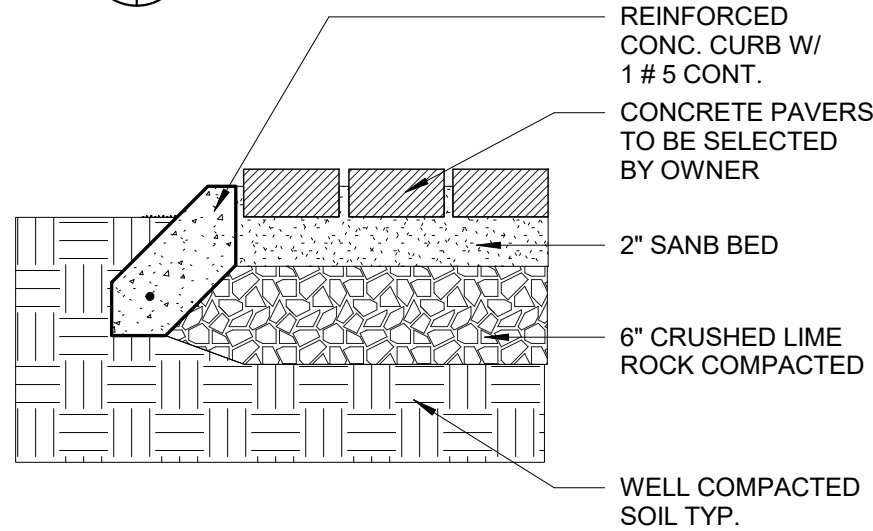
6 PILLAR DETAIL
3/4" = 1'-0"



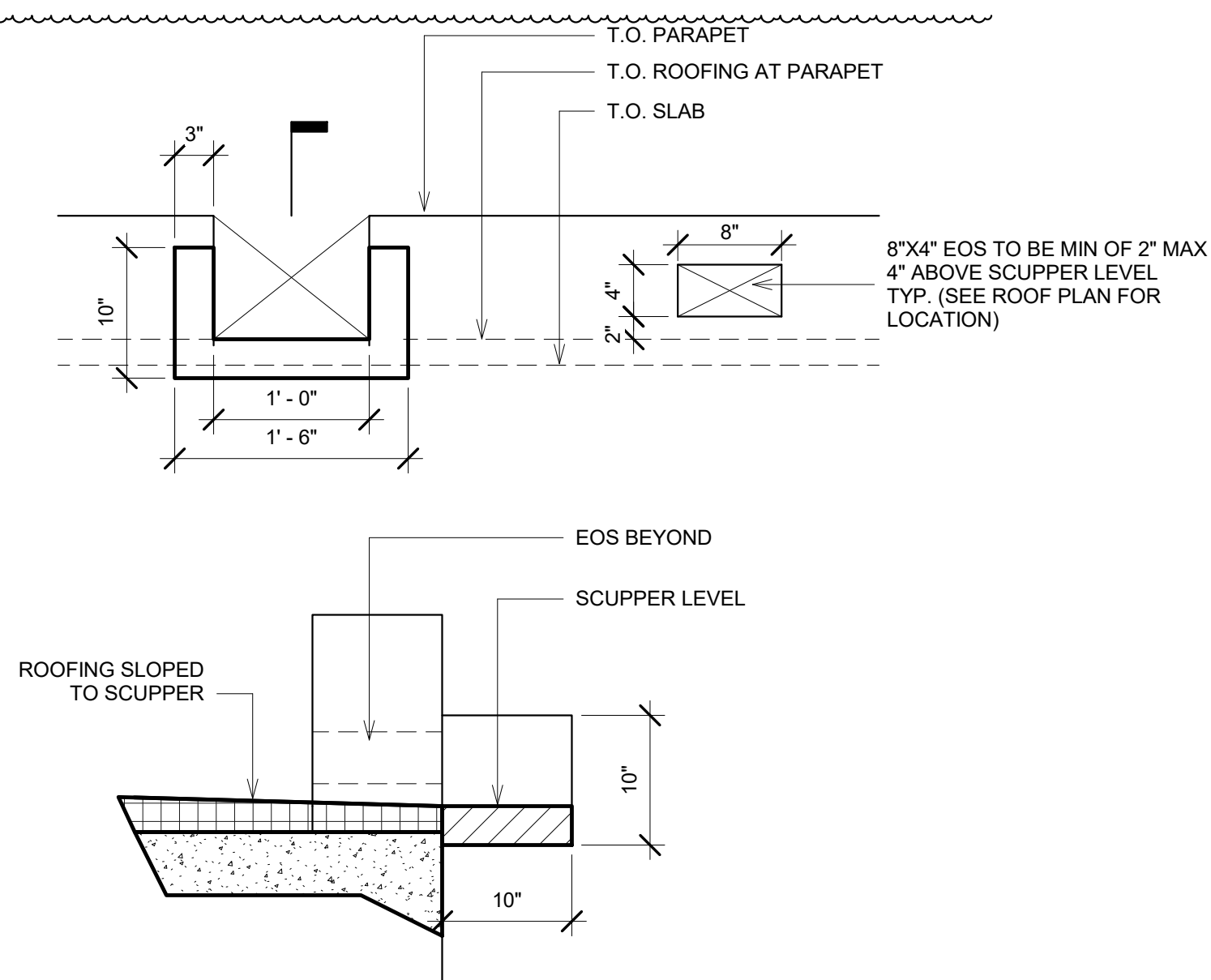
5 LATERAL FENCE/GATE
3/4" = 1'-0"



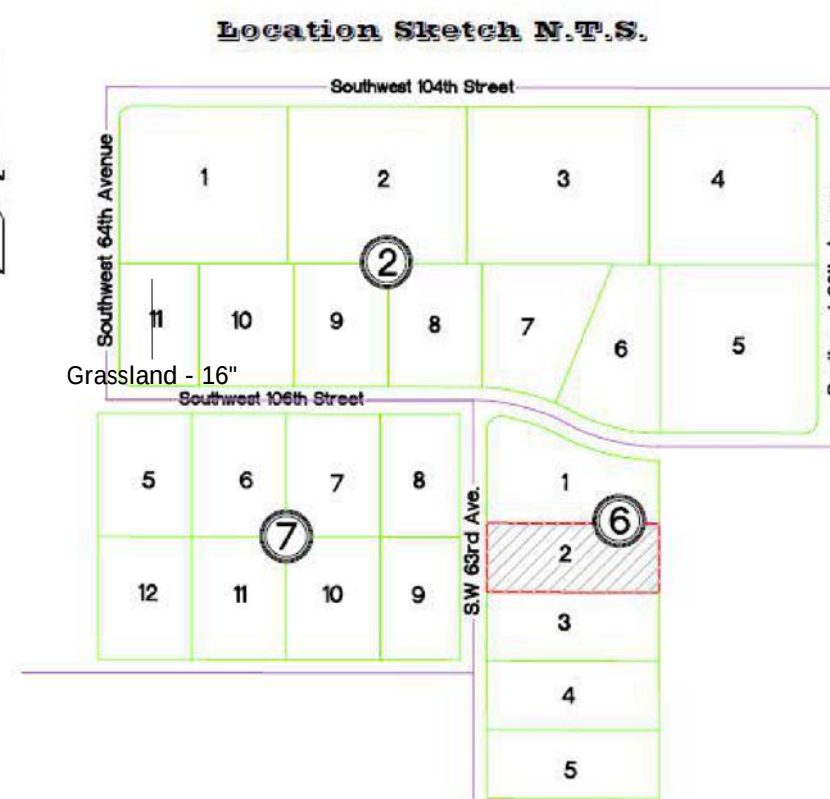
1 SITE / ROOF PLAN
1/16" = 1'-0"



3 CONCRETE PAVERS DETAIL
1/8" = 1'-0"

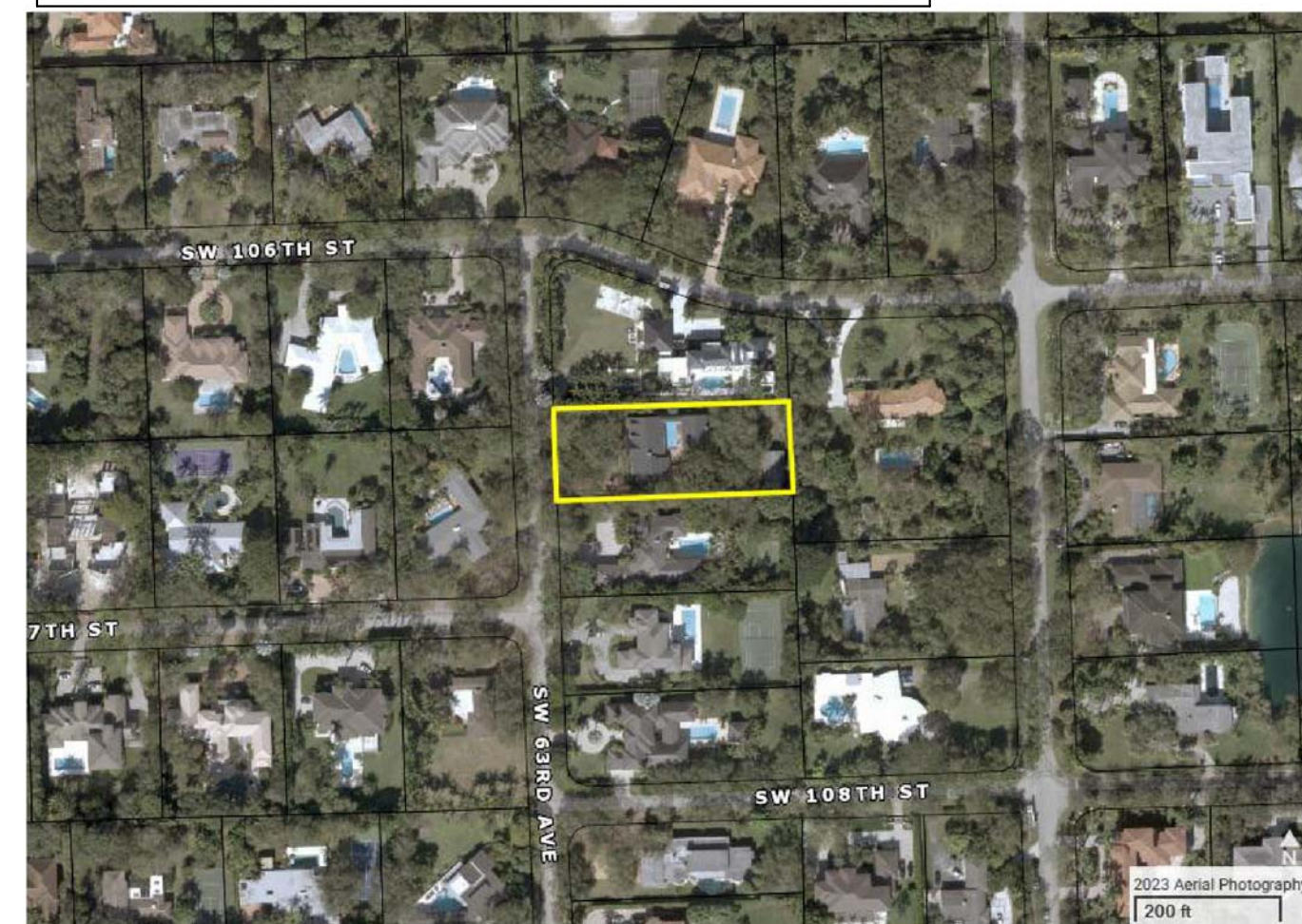


4 SCUPPER AND EOS DETAILS
1" = 1'-0"



LEGAL DESCRIPTION

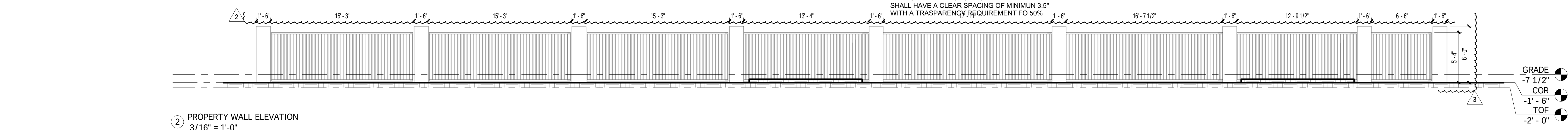
Lot 2, Block 6, of: "HELMS COUNTRY ESTATES ADDITION", according to the Plat Thereof as Recorded in Plat Book 51, Page 64, of the Public Records of Miami-Dade County, Florida.



ACCESSORY, SECONDARY PERMITS NOTE:

CONTRACTOR TO PROVIDE SEPARATE PERMITS AND SHOP DRAWINGS FOR THE FOLLOWING ITEMS:
-GENERATOR AND GAS TANK
-PRE-FAB CHIMNEY
-EXTERIOR DOORS AND WINDOWS
-RAILINGS AND FENCES
-POOL AND POOL DECK
-ALUM. TRELLIS
-DRIVEWAYS
-ROOF WATERPROOFING
-GLASS RAILINGS
-METAL STAIRS
-EXTERIOR LOUVERS
-SEPTIC TANK
-FOUNTAIN

THESE PLANS COMPLY TO THE BEST OF MY KNOWLEDGE WITH ALL APPLICABLE BUILDING AND ZONING CODES.



2 PROPERTY WALL ELEVATION
3/16" = 1'-0"

RESIDENCE: GS JPD 10635 LLC

10635 SW 63 AV
MIAMI, FL

SEAL

BALLI-TRAUTMAN ARCHITECTS LLC -AA26002968

GIORGIO LUIGI BALLI -AR13951
DAVID SCOTT TRAUTMAN -AR15045

REVISIONS

NO.	DESC	DATE
1	Pinecrest	1-16-25
2	Pinecrest	2-21-25
3	Pinecrest	4-11-25
5	Pinecrest-Tree Permit	6-16-25
6	Pinecrest	7-18-25

SCHEMATIC SET



JOB NUMBER:

CHECKED BY: GB

ISSUE DATE: 03/12/2025

SCALE: AS NOTED

SHEET TITLE

SITE PLAN

SHEET NUMBER

A100

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1533 SUNSET DRIVE SUITE 101, CORAL GABLES, FL 33143