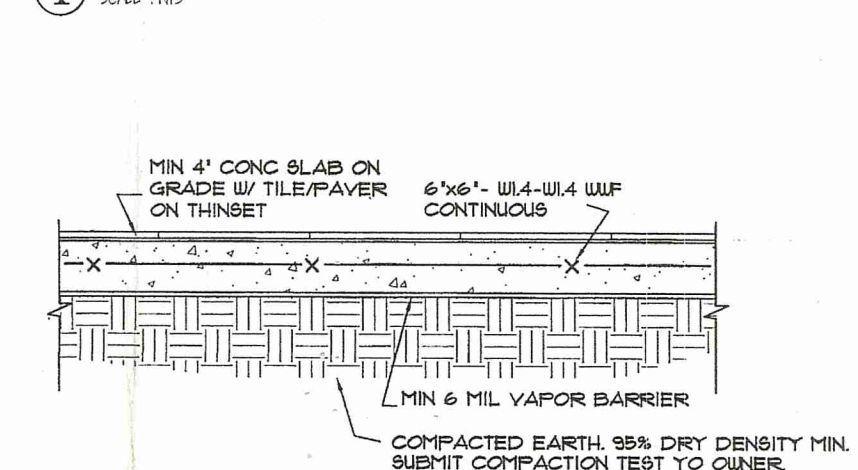
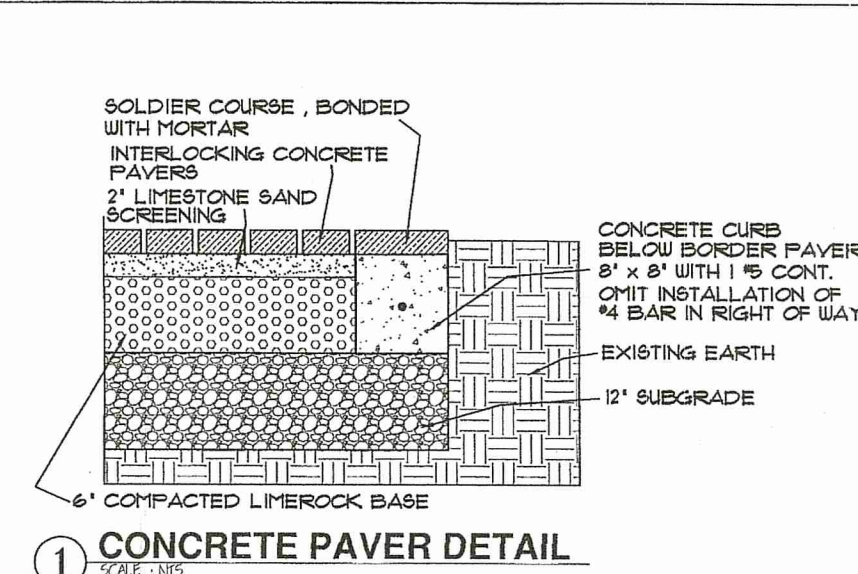
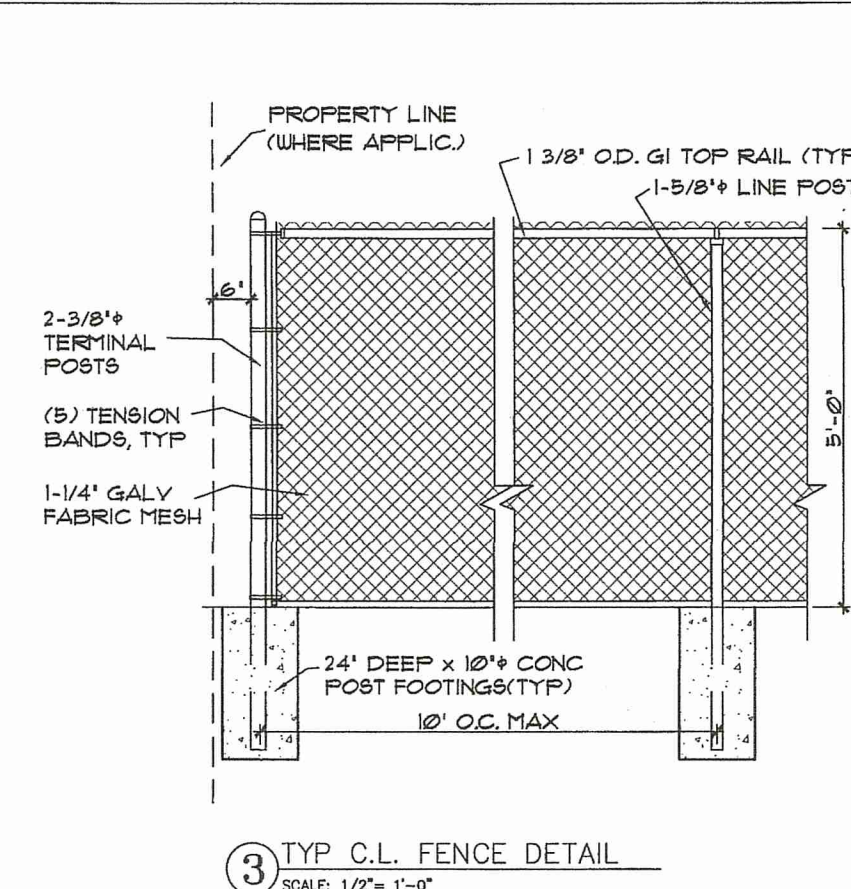
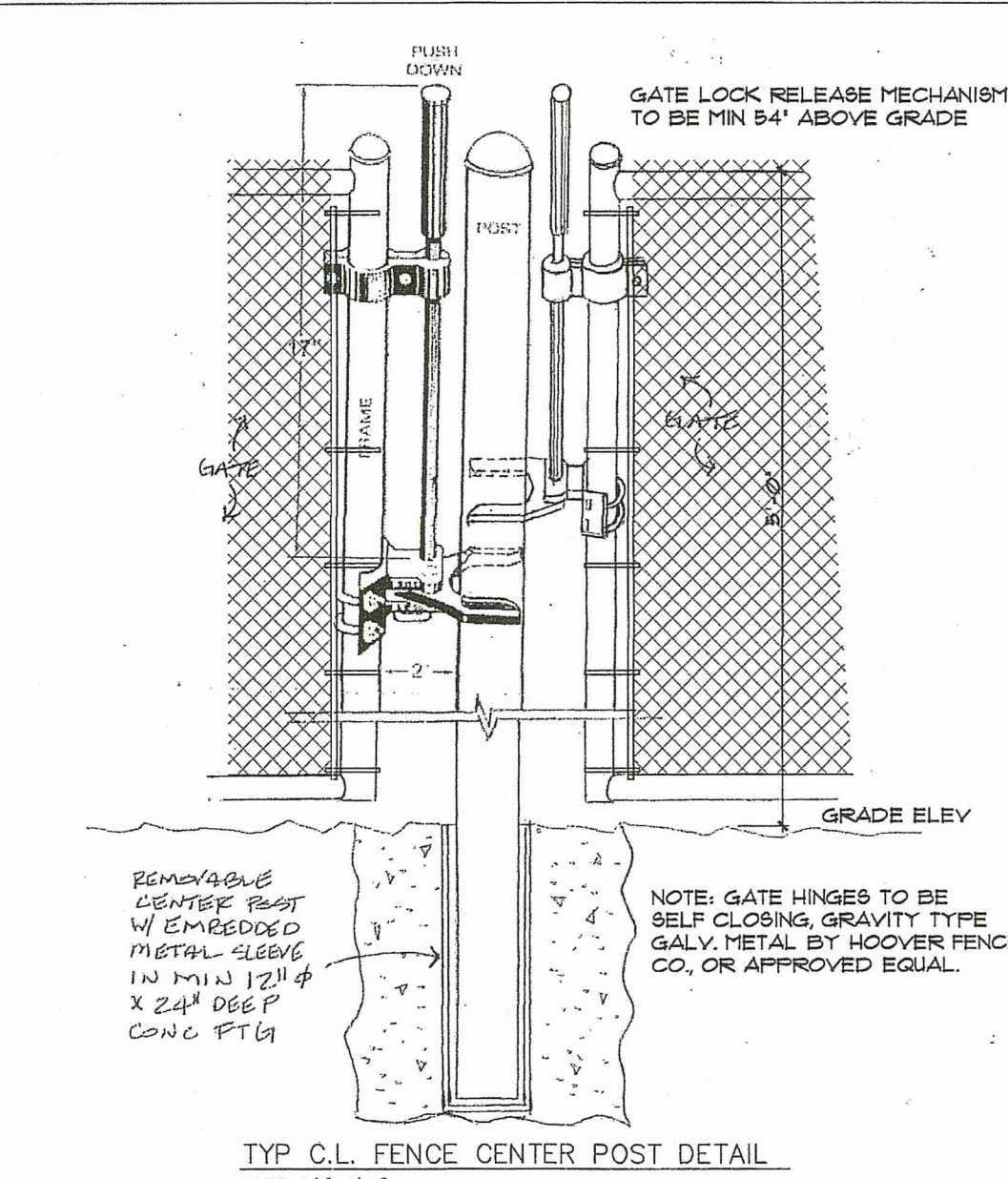
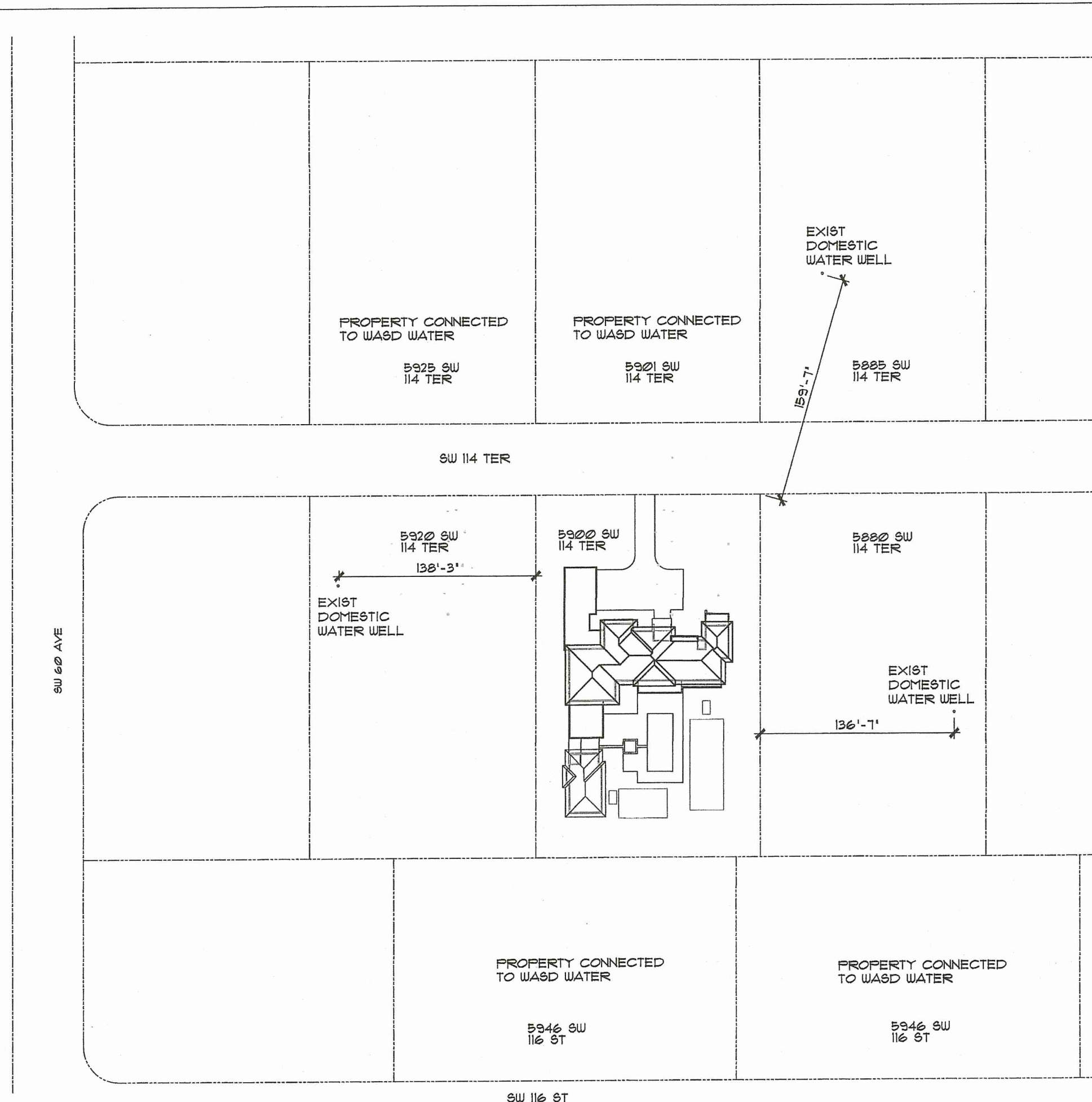


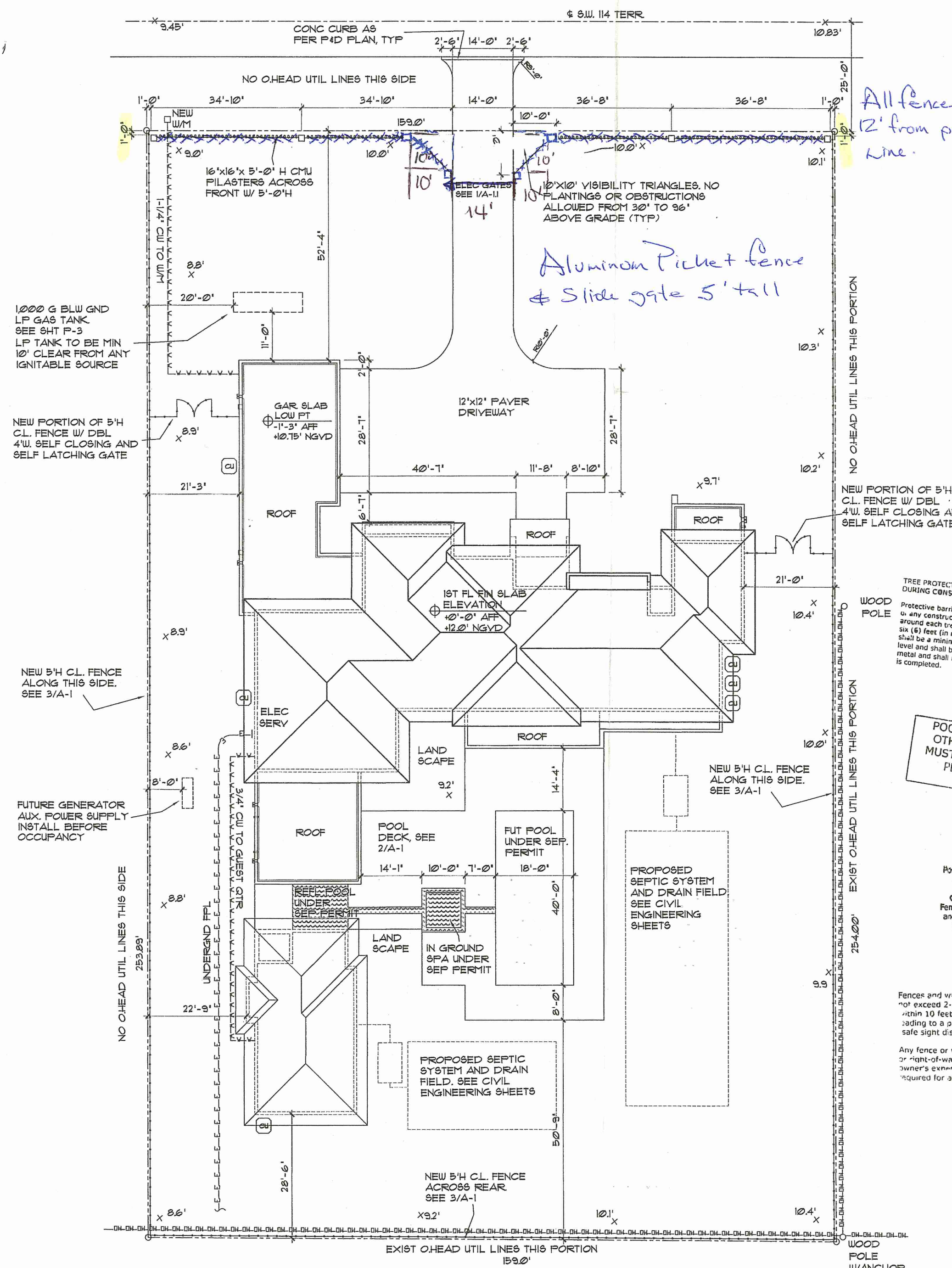


BUILDING AREA COMPUTATION		SO FEET
1ST FL A/C AREA		4,959 SF
2ND FL A/C AREA		3,352 SF
TOTAL A/C AREA		8,311 SF
TOTAL 2ND FL AREA AS PER PINECREST ZONING INCL. 2ND FL A/C (3352 SF), DBL HGT STAIRS (222 SF), DBL HGT LIVING RM (399 SF)		4,033 SF
DOUBLE HGT PORTION OF COVERED FRONT ENTRY OF 80 SF TRANSFERRED 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
BBO REAR TERRACE		565 SF
BREEZEWAY		143 SF
GUEST QUARTERS		923 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 9.2 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
DRIVEWAY		2,620 SF
EQUIPMENT SLABS		150 SF
BLDG LOT COVER (FROM ABOVE)		7,850 SF
TOTAL HARDSCAPE		13,564 SF

ZONING LEGEND			
FOLIO #	20-5012-010-0200		
1. ZONING :		EU-1	
2. LOT AREA			
NET AREA		40,380 SF	
GROSS AREA (INCL. R.O.W.)		N.A.	
3. LOT COVERAGE:	MIN.	MAX.	PROPOSED
PRINCIPAL BUILDING LOT COVERAGE	N.A.	20%	19.6%
ACCESSORY BUILDING	N.A.	5,076 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"	52'-4"	
EAST SIDE	20'-0"	21'-0"	
WEST SIDE STREET	20'-0"	21'-3"	
REAR (SOUTH)	25'-0"	28'-6"	
ACCESSORY BUILDING:			
FRONT			
EAST SIDE			
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. - 102' NGVD.
EXIST HIGHEST CROWN OF ROAD ELEV. - 102.83' NGVD.
AVERAGE CROWN OF ROAD ELEV. - 102.14' NGVD.
PROPOSED GARAGE FIN. FL. ELEV. AT LOU PT. - 101.15' NGVD.
HIGHEST ADJACENT GRADE ELEV. - 102.6' NGVD.

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



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

REVISION BY

MARK REARDON, AIA

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15790 SW 88TH AVE
MIAMI, FL 33157
AR 0017321
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, & 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
AR0017321
REGISTERED ARCHITECT

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

NEW HOUSING
5900 LLC
5900 SW 114 TER
PINECREST, FL

DRAWN BY:
MER

DATE:
5/15/23

SCALE:
AS NOTED

SHEET NO.:
A-1