VILLAGE OF PINECREST
ZONING INFORMATION

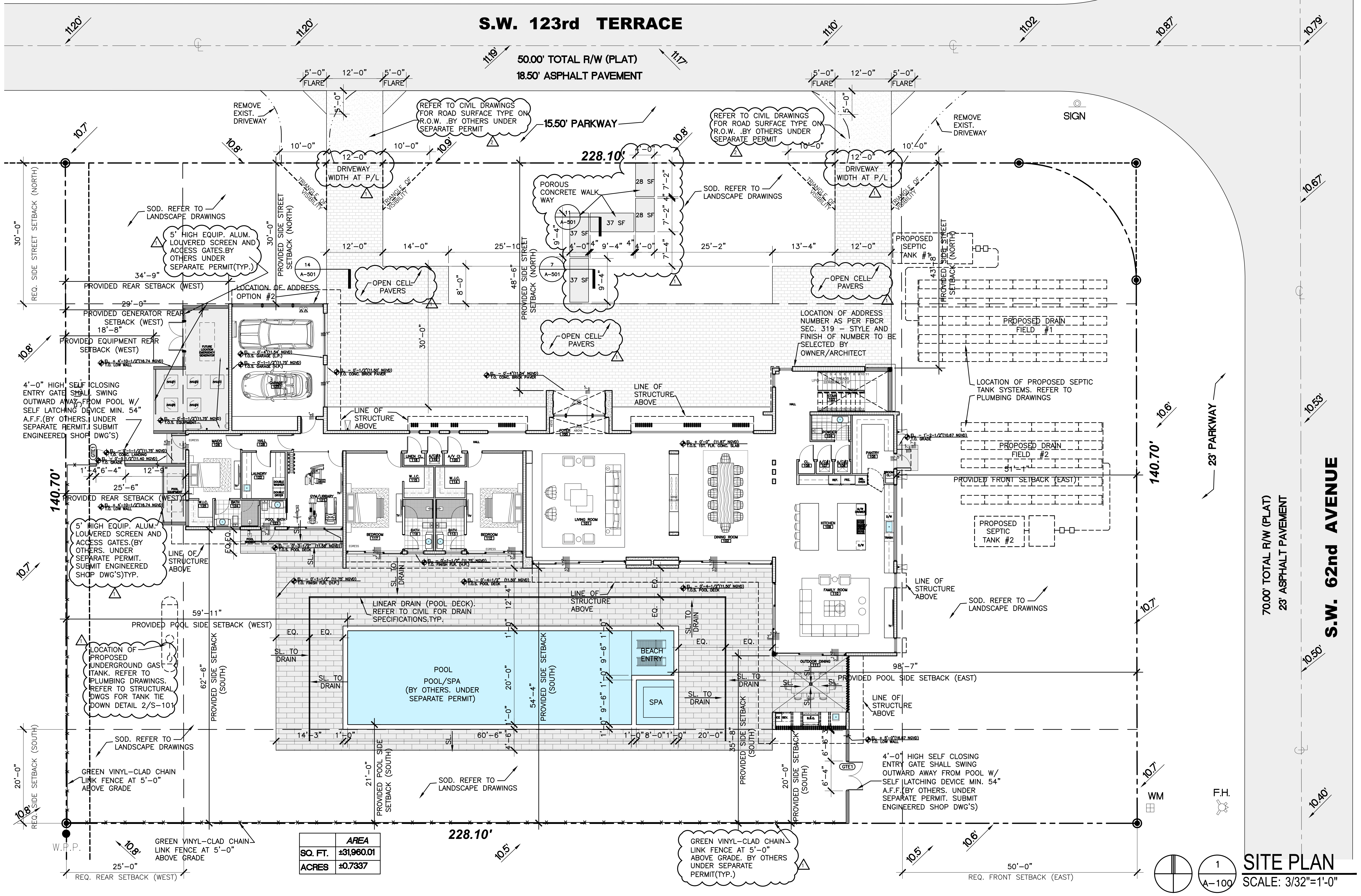
DIVISION 4.2 RESIDENTIAL DISTRICT AND ARTICLE 5 ADDITIONAL REGULATIONS
ZONING DISTRICT: RESIDENTIAL ESTATE (EU-1)(SINGLE FAMILY)
CASA OHAD
PROJECT:6200 SW 123ND TERRACE (PERMITTING 12-12-23)

FAO
ARCHITECTURE

		REQUIRED/ALLOWED	MAX./MIN. CALCULATION		PROVIDED		UNITS	ZONING SECTION	COMMENT
DIMENSIONAL REGULATIONS									
a	LOT AREA (NET)	WITHIN PROPERTY LINES	N/A		31,960	0.73	S.F. / ACRE	N/A	PER LAND SURVEY
b	MIN LOT AREA/LOT AREA (GROSS)	MIN. ONE ACRE(INCLUDING 1/2 THE RIGHTS OF WAY ADJACENT TO PROPERTY)	N/A		43,594	1.00	S.F. / ACRE	DIV 4.2 (5)a	
c	DENSITY	ONE PRINCIPAL DWELLING UNIT PER ONE GROSS ACRE	N/A	1.00	1		UNITS	DIV 4.2 (5)b	
d	MAXIMUM HEIGHT PRINCIPAL USE	**ONE-STORY STRUCTURE OR PORTION OF THE STRUCTURE THAT IS ONE STORY:** 24 FEET TO THE TOP OF THE PARAPET. IF THE ROOF OF THE ONE-STORY STRUCTURE HAS A PITCH OF AT LEAST 3/12, THEN THE PEAK OF SUCH ROOF MAY BE 28 FEET IN HEIGHT, PROVIDED THE HEIGHT TO THE TOP OF THE TIE BEAM DOES NOT EXCEED 24 FEET	24 FEET TO THE TOP OF THE PARAPET = 11.87' + 24'= **35.87** MAX.		14'-4"/26.20'		FT./NGVD	DIV 4.2 (5)(c)(i)	
		TWO-STORY STRUCTURE OR PORTION OF THE STRUCTURE THAT IS TWO STORIES: 35 FEET. HOWEVER, ANY PORTION OF THE BUILDING OR STRUCTURE WITH A FLAT ROOF, OR SLOPED ROOF CONCEALED BY A PARAPET, SHALL NOT EXCEED 28 FEET TO THE TOP OF THE ROOF OR 29.5 FEET TO THE TOP OF THE PARAPET	28 FEET TO THE TOP OF THE ROOF = 11.87' + 28'= **39.87 MAX.**		25'-8" / 37.54'		FT. / NGVD		
			29.5 FEET TO THE TOP OF THE PARAPET = 11.87' + 29.5'= **41.37 MAX.**		27'-2" / 39.04'		FT. / NGVD		
		MAXIMUM HEIGHT OF TRUSS HEEL: 1 FOOT.		1 FOOT	N/A		FT.		
e	BUILDING HEIGHT (MEASURING OF HEIGHT)	**NON-FLOOD HAZARD AREAS:** THE VERTICAL MEASUREMENT FROM EIGHT INCHES ABOVE THE HIGHEST CROWN OF THE ADJACENT STREET(S)	HIGHEST CROWN OF ROAD + .67' = 11.20' + .67' =	11.87	BUILDING HEIGHT MEASURED FROM THIS POINT		NGVD	DIV 9.2 DEFINITIONS	
		ESTABLISHED GRADE SHALL BE THE AVERAGE ELEVATION OF THE SIDEWALK ABUTTING SUCH BUILDING SITE OR, IF THERE IS NO SIDEWALK, THE AVERAGE ELEVATION OF THE CROWN OF THE ROAD OR STREET ABUTTING SUCH BUILDING SITE. WHERE A BUILDING SITE ABUTS MORE THAN ONE ROAD AND /OR STREET, THE ESTABLISHED GRADE SHALL BE THE AVERAGE ELEVATION OF THE SIDEWALKS ABUTTING UPON SUCH BUILDING SITES, OR IF THERE ARE NOT SIDEWALKS, THE AVERAGE ELEVATION OF THE CROWN OF THE ROAD AND/OR STREETS ABUTTING SUCH BUILDING SITE.	10.4 +10.5+10.53+10.67+10.79+10.87+11.02+11.1+11.17+11.19+11.20+11.20/12 =	10.88			NGVD		
f	MAXIMUM IMPERVIOUS SURFACE RATIO:	45 PERCENT.	45% X 31,960 S.F.=	14,382	14,275	44.7%	S.F./%	DIV 4.2 (5)(d)(ii)	
g	MINIMUM GREEN SPACE:	55 PERCENT	55% X 31,960 S.F.=	17,578	17,685	55.3%	S.F./%	DIV 4.2 (5)(d)(iii)	
			LOT AREA NET(PERVIOUS PLUS IMPERVIOUS AREAS)=	31,960	31,960	100.0%	S.F./%		
h	MINIMUM LOT WIDTH AND STREET FRONTAGE:	125 FEET	N/A		140'-8"		FT.	DIV 4.2 (5)(e)	**AFFECTS SET BACK MEASUREMENTS**
i	MINIMUM LOT DEPTH: THE MEASUREMENT SHALL BE FROM THE CENTERLINE OF THE ABUTTING FRONT RIGHT-OF-WAY	200 FEET	N/A		263'-1"		FT.	DIV 4.2 (5)(f)	
PRINCIPAL TWO STORY STRUCTURE SETBACK (REQUIRED SETBACKS SHALL APPLY TO THE NET LOT AREA, EXCLUSIVE OF PUBLIC RIGHTS-OF-WAY)									
a	FRONT (EAST)	50 FEET MIN.	N/A		51'-11"		FT.	DIV 4.2 (5)(g)	
	SIDE (SOUTH)	20 FEET MIN.	N/A		20'-0"		FT.	DIV 4.2 (5)(g)	LOTS WHOSE STREET FRONTAGE IS **LESS THAN 135 FEET** IN WIDTH SHALL HAVE AN INTERIOR SIDE YARD SETBACK ON EACH SIDE OF 15 PERCENT OF THE WIDTH WITH A SETBACK OF NOT LESS THAN 15 FEET LOTS WHOSE FRONTAGE IS **LESS THAN 125 FEET** IN WIDTH SHALL HAVE A SIDE STREET SETBACK OF 25 FEET
b	SIDE STREET(NORTH)	30 FEET MIN.	N/A		30'-0"		FT.	DIV 4.2 (5)(g)	
c	REAR (WEST)	25 FEET MIN.	N/A		25'-6"		FT.	DIV 4.2 (5)(g)	
FLOOR AREA RATIO (F.A.R.)/LOT COVERAGE (REQUIRED FLOOR AREA RATIO/LOT COVERAGE SHALL APPLY TO THE NET LOT AREA, EXCLUSIVE OF PUBLIC RIGHTS-OF-WAY)									
a	PRINCIPAL TWO STORY STRUCTURE	MAX. 1ST FLOOR = .20	.20 X 31,960 =	6,392.0	5,767	18.0%	S.F.	DIV 4.2 (5)(g)	
		MAX. 2ND FLOOR = .10	.10 X 31,960 =	3,196.0	3,196	10.0%	S.F.	DIV 4.2 (5)(g)	REQUEST FOR F.A.R. TRANSFER FROM FIRST FLOOR TO SECOND FLOOR
F.A.R. TRANSFER REQUEST FROM FIRST FLOOR TO SECOND FLOOR AS ALLOWED BY DEFINITION OF FLOOR AREA RATIO(F.A.R.) FOR UNENCLOSED BALCONY USE									
a			FIRST FLOOR REMAINING F.A.R. = 6,392 S.F. (ALLOWED) - 5,767 S.F. (PROVIDED) =		625.0		S.F.	DIV 9.2 DEFINITIONS	CLIENT TO PROVIDE VILLAGE OF PINECREST REQUIRED COVENANT FOR TRANSFER
b			TOTAL F.A.R. TRANSFER REQUEST TO SECOND FLOOR UNENCLOSED BALCONIES =		449		S.F.		
c			REMAINING 1ST FLOOR F.A.R. AFTER TRANSFER =		176		S.F.		
ARTICLE 5 ADDITIONAL REGULATIONS									
a	EXCEPTION FOR YARD ENCROACHMENT:	ROOF OVERHANGS UP TO 60 INCHES OR ONE-HALF OF THE REQUIRED YARD, WHICHEVER IS LESS	NORTH (AT CAR GARAGE) 30' X .5 = 15' OR 5' WHICH EVER IS LESS SOUTH (AT BBQ) 20' X .5 = 10' OR 5' WHICH EVER IS LESS		3'-0"		FT.	DIV 5.2(a)(1)	
			EAST 50' X .5 = 25' OR 5' WHICH EVER IS LESS		1'-11"		FT.	DIV 5.2(a)(1)	
			WEST 25' X .5 = 12.5' OR 5' WHICH EVER IS LESS		2'-5"		FT.	DIV 5.2(a)(1)	
		PLANTERS NOT EXCEEDING 30 INCHES IN HEIGHT OR HAVING A CROSS SECTION OF 18 INCHES OR LESS	N/A		N/A		FT.	DIV 5.2(a)(3)	
b	HEIGHT OF WALL OR FENCE	SHALL NOT EXCEED SIX FEET IN HEIGHT	6'-0"		5'-0"		FT.	DIV. 5.2(d) & (h)	
		WALLS AND FENCES ALONG STREETS, ROADS, AND RIGHTS-OF-WAY, AND WALLS OR FENCES ON A SIDE PROPERTY LINE WITHIN THE REQUIRED FRONT YARD SETBACK SHALL BE RESTRICTED TO A MAXIMUM OF 36 INCHES OF SOLID CONSTRUCTION WITH AN ADDITIONAL 36 INCHES OF OPEN NON-MASONRY FENCING, PICKETS, OR OTHER DECORATIVE FEATURES ABOVE, EXCLUDING COLUMNS WHICH SHALL BE SPACED A MINIMUM OF EIGHT FEET APART	N/A		N/A		FT.		
c	RESIDENTIAL BUILDING FACADES	FRONT AND SIDE FACADE DESIGN OF THE SECOND STORY OF TWO-STORY RESIDENTIAL DWELLINGS SHALL INCLUDE BUILDING DESIGN VARIATIONS AT INTERVALS NO GREATER THAN SEVENTY-FIVE (75) FEET TO MINIMIZE SCALE IMPACTS AND PROMOTE ACTIVATED ELEVATIONS. DESIGN VARIATIONS OR INTERVALS SHALL BE A MINIMUM OF 7.5 FEET IN LENGTH AND 5 FEET IN DEPTH	MAX. FAÇADE LENGTH PROVIDED AT NORTH ELEVATION : MAX. FAÇADE LENGTH PROVIDED AT SOUTH ELEVATION : MAX. FAÇADE LENGTH PROVIDED AT EAST ELEVATION :		35'-4" 61'-0" 33'-0"		FT.	DIV. 5.19(a)	
d	AIR CONDITIONING AND HEATING UNITS; POOL PUMPS; ABOVE GROUND FUEL TANKS; MECHANICAL EQUIPMENT	MECHANICAL EQUIPMENT SHALL NOT BE PLACED OR INSTALLED WITHIN FIVE FEET OF ANY PROPERTY LINE	WEST EQUIPMENT PAD DISTANCE PROVIDED		18'-8"		FT.	DIV. 5.19(h)	
e	PERMANENTLY INSTALLED GENERATORS	SHALL BE LOCATED OR INSTALLED NO LESS THAN FIVE FEET FROM ANY PROPERTY LINE	WEST GENERATOR PAD DISTANCE PROVIDED		29'-0"		FT.	DIV. 5.19(j)	

LEGAL DESCRIPTION

LOT 1, BLOCK 4, RIDGELINE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 50, PAGE 97, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA
INFORMATION OBTAINED FROM SURVEY DATED 08-18-2023 BY ALVAREZ, AIGUESVIVES AND ASSOCIATES, INC. L.B.#6867


S.W. 123rd TERRACE
50.00' TOTAL R/W (PLAT)
18.50' ASPHALT PAVEMENT
15.50' PARKWAY
228.10'
140.70'
23' PARKWAY
70.00' TOTAL R/W (PLAT)
23' ASPHALT PAVEMENT
S.W. 62nd AVENUE
REFER TO CIVIL DRAWINGS FOR ROAD SURFACE TYPE ON R.O.W. BY OTHERS UNDER SEPARATE PERMIT
REMOVE EXIST. DRIVEWAY
DRIVEWAY WIDTH AT P/L
SIGN
SOD. REFER TO LANDSCAPE DRAWINGS
5' HIGH EQUIP. ALUM. LOUVERED SCREEN AND ACCESS GATES.BY OTHERS UNDER SEPARATE PERMIT(TYP.)
POROUS CONCRETE WALK WAY
OPEN CELL PAVERS
PROPOSED SEPTIC TANK #1
PROPOSED SEPTIC TANK #2
PROPOSED DRAIN FIELD #1
PROPOSED DRAIN FIELD #2
LOCATION OF ADDRESS OPTION #2
LOCATION OF ADDRESS NUMBER AS PER FBCR SEC. 319 - STYLE AND FINISH OF NUMBER TO BE SELECTED BY OWNER/ARCHITECT
PROVIDED REAR SETBACK (WEST)
PROVIDED GENERATOR REAR SETBACK (WEST) 18'-8"
PROVIDED EQUIPMENT REAR SETBACK (WEST)
4'-0" HIGH SELF CLOSING ENTRY GATE SHALL SWING OUTWARD AWAY FROM POOL W/ SELF LATCHING DEVICE MIN. 54" A.F.F.(BY OTHERS UNDER SEPARATE PERMIT.) SUBMIT ENGINEERED SHOP DWG'S)
LINE OF STRUCTURE ABOVE
LOCATION OF PROPOSED SEPTIC TANK SYSTEMS. REFER TO PLUMBING DRAWINGS
PROVIDED FRONT SETBACK (EAST)
PROVIDED SIDE STREET SETBACK (NORTH)
REQ. SIDE STREET SETBACK (NORTH)
LINEAR DRAIN (POOL DECK). REFER TO CIVIL FOR DRAIN SPECIFICATIONS.TYP.
PROVIDED POOL SIDE SETBACK (WEST)
PROVIDED POOL SIDE SETBACK (EAST)
LOCATION OF PROPOSED UNDERGROUND GAS TANK. REFER TO PLUMBING DRAWINGS. REFER TO STRUCTURAL DWGS FOR TANK TIE DOWN DETAIL 2/S-101
POOL
POOL/SPA (BY OTHERS. UNDER SEPARATE PERMIT)
SPA
BEACH ENTRY
SL. TO DRAIN
EQ.
PROVIDED POOL SIDE SETBACK (SOUTH)
PROVIDED SIDE SETBACK (SOUTH)
REQ. SIDE SETBACK (SOUTH)
GREEN VINYL-CLAD CHAIN LINK FENCE AT 5'-0" ABOVE GRADE
GREEN VINYL-CLAD CHAIN LINK FENCE AT 5'-0" ABOVE GRADE. BY OTHERS UNDER SEPARATE PERMIT(TYP.)
REQ. REAR SETBACK (WEST)
REQ. FRONT SETBACK (EAST)
W.P.P.
WM
F.H.
34'-9"
59'-11"
98'-7"
60'-6"
25'-6"
50'-0"
25'-0"
30'-0"
20'-0"

	AREA
SQ. FT.	±31,960.01
ACRES	±0.7337

1
A-100
SITE PLAN
SCALE: 3/32"=1'-0"

GENERAL NOTES

PUBLIC WORKS GENERAL 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 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. ALL PROPOSED TREES IN THE ROW WILL BE PLANTED A MINIMUM OF 7' FROM THE EDGE OF PAVEMENT TO THE FACE OF THE TREE AND WILL BE OF A TYPE, KIND, AND SPACING AS APPROVED BY THE VILLAGE ARBORIST. ARBORIST CONTACT INFORMATION IS: RICK CARR – CCARR@PINECREST-FL.GOV.
8. ANY DECORATIVE D/W IN THE ROW SHALL HAVE AN 8"W X 12"D, 3,000–PSI, FIBER MESH CONCRETE HEADER CURB LOCATED BETWEEN THE ASPHALT AND THE PROPOSED D/W. THE EDGE OF THE HEADER CURB WILL BE A MINIMUM OF 10' FROM THE CENTERLINE OR TO THE EDGE OF THEE EXISTING ASPHALT EDGE.
9. NO MATERIALS OF ANY KIND WILL BE STORED FOR ANY LENGTH OF TIME ON THE PUBLIC SWALE.
10. 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.
11. 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.
12. ALL WORK CONDUCTED IN THE ROW WILL IMPLEMENT THE APPLICABLE FDOT STANDARD INDEX 600 SERIES FOR MOT.
13. 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.
14. NO PORTION OF THE PUBLIC ROW AND CAN BE ENCLOSED BY THE CONTRACTOR'S FENCE AT ANY TIME.
15. ALL SOD IN THE ROW WILL BE SAND GROWN,'EMPIRE ZOYSIA'.

STAIR NOTE:
1. STAIR MANUFACTURER SHALL PROVIDE FULLY ENGINEER SHOP DRAWINGS FOR ARCHITECTS APPROVAL PRIOR TO MANUFACTURING STAIR. ON SITE MEASUREMENTS SHALL BE TAKEN AND FIELD CONDITIONS VERIFIED BY STAIR MANUFACTURER. ALL DISCREPANCIES OR REQUIRED ADJUSTMENTS MUST BE BROUGHT IMMEDIATELY TO THE ARCHITECTS ATTENTION

TERMITE PROTECTION STATEMENT

TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICEDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES" IN COMPLIANCE WITH FBC 2020 1816

GLAZING NOTES:
1. PER FBC R308.1 EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATION AS DEFINED IN FBC R308.4 SHALL BE PROVIDED WITH MANUF. LABEL DESIGNATING THE TYPE OF THICKNESS OF GLASS AND SAFETY GLAZING STANDARD WHICH IT COMPLIES AND SHALL BE VISIBLE IN THE FINAL INSTALLATION
2. PER FBC R308.3.1 GLAZING SHALL COMPLY WITH TEST CRITERIA FOR CATEGORY I OR II AS INDICATED IN TABLE R308.3.1(1)
3. PER FBC R308.4, ALL GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI–FOLD DOORS SHALL BE CONSIDERED HAZARDOUS LOCATIONS
4. GLAZING IN SLIDING AND SWINGING DOORS SHALL BE SAFETY–GLAZING COMPLYING WITH THE SAFETY GLAZING STANDARDS AS SET FORTH IN FBC SECTION 24
5. PER FBC SECTION 24 DOORS CONTAINING GLAZING MATERIAL NOT GREATER THAN 9 SQFT. IN SURFACE AREA SHALL BE CLASSIFIED AS CATEGORY I GLAZING PRODUCT
6. SWINGING OR SLIDING GLASS DOORS WITHOUT CONTINUOUS FRAME SHALL BE OF ONLY FULLY TEMPERED GLASS NOT LESS THAN 3/8" IN THICKNESS PER FBC SECTION 24
7. LAMINATED GLAZING SHALL BE PERMITTED AS AN EQUAL ALTERNATE TO PICKETS IF TESTED TO SATISFY THE RESISTANCE REQUIREMENTS AS SET FORTH IN FBC SECTION24

STAIR NOTE:
1. STAIR MANUFACTURER SHALL PROVIDE FULLY ENGINEER SHOP DRAWINGS FOR ARCHITECTS APPROVAL PRIOR TO MANUFACTURING STAIR. ON SITE MEASUREMENTS SHALL BE TAKEN AND FIELD CONDITIONS VERIFIED BY STAIR MANUFACTURER. ALL DISCREPANCIES OR REQUIRED ADJUSTMENTS MUST BE BROUGHT IMMEDIATELY TO THE ARCHITECTS ATTENTION

BACKING NOTE:
1. PROVIDE (2) 2 X 6 OR (2) 2 X 4 WOOD MEMBERS BACKING OR 1/2" PLYWOOD AT ALL WALL HUNG CABINET LOCATIONS TO COMPLY WITH FBC 2318.1.14

EXTERIOR WOOD MEMBER NOTE:
1. ALL EXTERIOR PLYWOOD, WOOD FRAMING MEMBERS OR OTHER WOOD COMPONENTS TO BE MOISTURE AND MOLD RESISTANT. ALL INTERIOR PLYWOOD FRAMING MEMBERS OR OTHER WOOD COMPONENTS TO BE FIRE TREATED

ELECTRICAL NOTE:
1. COORDINATE WITH ELECTRICAL, AV AND LOW VOLTAGE PRIOR TO FORMING AND POURING CONCRETE SLABS, WALLS OR COLUMNS. PROVIDE EMBEDMENT OF LIGHT FIXTURES PER MFR. SPECS

REFER TO LANDSCAPE DRAWINGS FOR PROJECT LANDSCAPE REQUIREMENTS AND DESIGN

PERIMETER FENCE NOTE:
FINISHED SIDE OF PERIMETER FENCE SHALL FACE THE NEIGHBORING PROPERTIES

PERMIT NOTES:
1. ALL PLANS AND CALCULATIONS HAVE BEEN PREPARED IN COMPLIANCE WITH F.B.C. 2020 SEVENTH EDITION
2. EXTERIOR DOORS, WINDOWS, STOREFRONTS, GLASS GUARD RAILS, FENCE, GATE, POOL, INTERIOR STAIR, RAILINGS, GENERATOR, ROOFING, CANOPIES, WATERPROOFING, AND GARAGE DOOR, WORK TO BE PERFORMED UNDER SEPARATE PERMIT

POOL BARRIERS AND ACCESS GATES NOTES:
1. OUTDOOR SWIMMING POOLS SHALL BE PROVIDED WITH A BARRIER COMPLYING WITH SECTIONS R4501.17.1.1 THROUGH R4401.17.1.14 OF THE 2020 FBC.
2. ACCESS GATES SHALL COMPLY WITH SECTION R4501.17.1.8 OF THE 2020 FBC.

SWIMMING POOL & SPA NOTE:
1. WORK TO BE PERFORMED UNDER SEPARATE PERMIT. PROVIDE SWIMMING POOL SAFETY ALARM PER FBC 4501.17.1.9

FOR ALL PROJECT GRADING INFORMATION, STORM WATER RETENTION AND CALCULATIONS REFER TO CIVIL DRAWINGS

ELEVATION CERTIFICATE NOTE:
1. UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION, CONTRACTOR SHALL PROVIDE ELEVATION CERTIFICATE TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL
2. OWNER OR CONTRACTOR SHALL SUBMIT A FINISHED CONSTRUCTION ELEVATION CERTIFICATE FOR REVIEW AND APPROVAL PRIOR TO BUILDING FINAL INSPECTION

PASSIVE RADON–RESISTANT STATEMENT

RADON–RESISTANT CONSTRUCTION STANDARDS AND MATERIALS FOR THIS RESIDENCE WILL LIMIT RADON ENTRY POINTS THROUGH BUILDING FLOORS AND FOUNDATIONS AND WILL LIMIT MECHANICAL DEPRESSURIZATION OF THE BUILDING, AND SHALL COMPLY WILL ALL REQUIREMENTS SET FORTH IN THE FBC.

LIFE SAFETY NOTES:
1. ALL STAIR RAILINGS TO BE 3'–6" HIGH ABOVE FINISHED FLOOR. RAILING SHALL NOT ALLOW PASSAGE OF A 4" DIA. SPHERE TYP. 6" DIA. SPHERE AT TRIANGULAR OPENINGS FORM BY TREAD, RISER AND BOTTOM RAIL OF RAILING AT STAIR. RAILING SHALL BE CONSTRUCTED TO RESIST A CONCENTRATED LOAD OF 200 LBS APPLIED AT ANY ONE POINT IN ANY DIRECTION. MFR TO PROVIDE SHOP DRAWINGS PRIOR TO MANUF. FOR ARCHITECTS AND BLDG. DEPT. APPROVALS
2. HAND RAILS SHALL BE CONSTRUCTED FOR A CONCENTRATED LOAD OF 200 LBS APPLIED AT ANY POINT IN ANY DIRECTION. HANDRAILS MUST TERMINATE INTO WALL OR POST. HANDRAILS MUST COMPLY WITH FBC R311.5.6. MFR TO PROVIDE SHOP DRAWINGS PRIOR TO MANUF. FOR ARCHITECTS AND BLDG. DEPT. APPROVALS
3. INTERIOR GLASS RAILINGS TO BE CLEAR SEAMLESS TEMPERED SAFETY GLASS. MFR TO PROVIDE SHOP DRAWINGS PRIOR TO MANUF. FOR ARCHITECTS AND BLDG. DEPT. APPROVALS
4. ANY OPENINGS IN RAILING OR BETWEEN RAILING AND STRUCTURE ARE TO REJECT A 4" DIA. SPHERE AND BOTTOM 6" OF RAILING IS TO REJECT A 2" DIA. SPHERE
5. WALLS AND CEILING FINISHES SHALL HAVE A FLAME SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKE DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTME–84 OR UL 273. FBC R302.9
6. INSULATION MATERIALS FACING VAPOR RETARDERS SHALL HAVE A FLAME SPREAD CLASSIFICATION OF NOT GREATER THAN 25 AND SMOKE DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTME–84 OR UL 273. FBC R302.10
7. PROVIDE FIRE–BLOCKING IN PARTITIONS AT 8' INTERVALS AT INTERCONNECTIONS, OPENINGS, FLOOR JOIST, DOOR POCKETS
8. GARAGE FLOORS SHALL BE OF APPROVED NON–COMBUSTIBLE MATERIAL
9. SMOKE ALARMS TO BE INTERCONNECTED

SITE - PROPOSED

FLOOD LEGEND

Residential New Construction

HIGHEST CROWN OF THE ROAD ELEV. : 6200 SOUTHWEST 123RD TERRACE = 11.20' NGVD
HIGHEST CROWN OF THE ROAD ELEVATION WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY, PREPARED BY:

	LOWEST ADJACENT GRADE NEXT TO BLDG.	HIGHEST ADJACENT GRADE NEXT TO BLDG.	TOP OF BOTTOM FLOOR	TOP OF NEXT HIGHER FLOOR
PROPOSED	10.70' NGVD	11.54' NGVD	0'–0"= 11.87' NGVD	12'–10"= 24.70'NGVD

1. THE SITE SHALL BE GRADED IN A MANNER TO PREVENT THE FLOODING OF ADJACENT PROPERTIES. WHERE NECESSARY INTERCEPTOR SWALES WILL BE CONTAINED ON–SITE WITH NO ENCROACHMENT OVER ADJACENT PROPERTIES. REFER TO CIVIL DRAWINGS.
2. ALL ELEVATIONS SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929) UNLESS OTHERWISE INDICATED ON DRAWINGS

SURVEY NOTE:
1. CONTRACTOR SHALL FIELD VERIFY PRIOR TO CONSTRUCTION THAT ALL SETBACKS ARE MET PER SITE PLAN AND THAT RESIDENCE AND ITS AMENITIES SIT ON THE SITE EXACTLY AS PER THIS SITE PLAN AND ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION

PROPERTY ADDRESS

6200 SOUTHWEST 123RD TERRACE
PINECREST, FLORIDA 33156

LEGAL DESCRIPTION

LOT 1, BLOCK 4, RIDGELINE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 50, PAGE 97, OF THE PUBLLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA.

FOLIO #: 20–5013–006–0260

FLOOD CRITERIA

COMM PANEL: 120425
PANEL #: 0468
FIRM ZONE: "X"
BASE FLOOD ELEVATION: N/A
ELEVATION REFERENCE TO NGVD 1929
ABOVE INFORMATION WAS PROVIDED BY: SURVEY DATED 08–18–23 BY: ALVAREZ, AIGUESVIVES AND ASSCOCIATES, INC. L.B.#6867 STATE OF FLORIDA

LOCATION MAP

FAO
ARCHITECTURE

407 LINCOLN ROAD
SUITE 8-S
MIAMI BEACH, FLORIDA 33139
P 786.448.5630

PROJECT NO:
2308

CLIENT:
RONALDO FL1, LLC
1200 BISCAYNE BLVD.
MIAMI , FLORIDA 33181

REVISIONS:
1 VILLAGE OF PINECREST/ WASA/ DERM COMMENTS 01/30/2024
2 VILLAGE OF PINECREST COMMENTS 2/26/2024
3 VILLAGE OF PINECREST TREE PERMIT COMMENTS 3/21/2024
4 VILLAGE OF PINECREST COMMENTS 6/31/2024

CFS ENGINEERING GROUP, INC.
STRUCTURAL ENGINEER
185 NW 108TH STREET
MIAMI SHORES, FLORIDA 33168

ARPE ENGINEERING, LLC
MEP ENGINEERING
2020 PONCE DE LEON BLVD. SUITE 1002
CORAL GABLES, FLORIDA 33134

ALL LANDSCAPE DATA, INC
LANDSCAPE ARCHITECT
4459 NW 97THCOURT
DORAL, FLORIDA 33178

NEW LEAF ENVIRONMENTAL, LLC
ISA CERTIFIED ARBORIST
57 SILVER SPRINGS DRIVE
KEY LARGO, FLORIDA 33037

TERRA CIVIL ENGINEERING, LLC
CIVIL ENGINEERING
4011 WEST FLAGLER ST., SUITE 404
MIAMI, FLORIDA 33134

CASA OHAD
6200 SW 123RD TERRACE PINECREST, FLORIDA 33156

Felipe Alvarado
Digitally signed by Felipe Alvarado
DN: E=felipe@faoarchitecture.com, CN=Felipe Alvarado, SERIALNUMBER=AATL20230816310598, C=US
Date: 2026.06.26 12:13:08-04'00'

PROJECT DESCRIPTION :
SINGLE FAMILY RESIDENCE

FAO ARCHITECTURE LLC.

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SEAL:
AR91841
FELIPE ALVARADO AR 91841

PHASE :
CONSTRUCTION DOCUMENTS

ISSUE DATE :
DECEMBER 12, 2023

SHEET TITLE :
SITE PLAN

SHEET:
A-100