

DRAINAGE NOTES

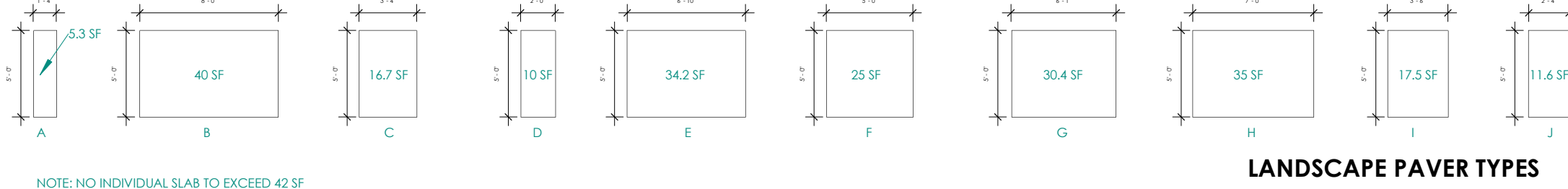
- ALL DRAINAGE SHALL BE MAINTAINED ON PROPERTY AND SHALL NOT DRAIN ONTO NEIGHBORING PROPERTIES.
- INSTALL ROOF DRAINS, GUTTERS AND DOWNSPOUT ACCORDING TO PLANS.
- ALL DRAINAGE SHALL BE CONDUCTED TO STREET IN NON-EROSIVE DEVICES 2% MIN.
- BASEMENT WATER SHALL BE DISCHARGED TO LAWN.

TERMITE PROTECTION NOTES

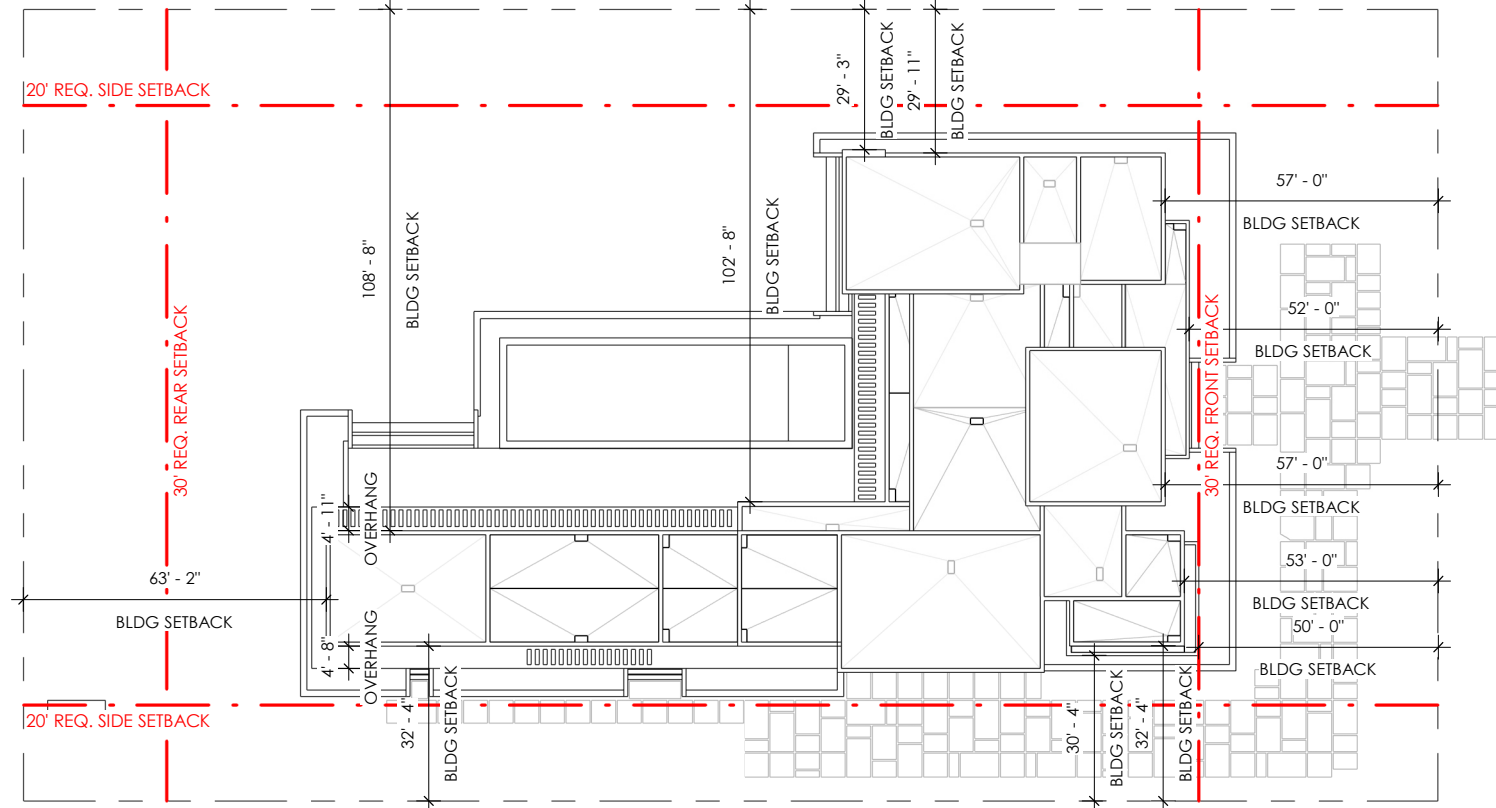
- SOIL SHALL BE TERMITE TREATED PRIOR TO CONSTRUCTION.
- TERMITE PROTECTION SHALL BE PROVIDED BY FLORIDA REGISTERED TERMICIDES OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS PREVENTATIVE TREATMENT TO NEW CONSTRUCTION.
- CONTRACTOR SHALL POST A WEATHER RESISTANT JOB BOARD TO RECEIVE DUPLICATE TREATMENT CERTIFICATES AND SHALL DISPLAY PRODUCT USED IDENTITY OF APPLICATOR, TIME AND DATE OF TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION AND NUMBER OF GALLONS USED.

SOIL STATEMENT

- THE SOIL CONDITIONS AT THIS SITE ARE UNDISTURBED SAND AND ROCK WHICH IS ADEQUATE TO SUPPORT THE DESIGN LOAD OF 2000 PSF. THIS SITE HAS BEEN OBSERVED AND THE FOUNDATION CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE FOOTING DESIGN IS BASED. THE FOUNDATION HAS BEEN DESIGNED TO A DESIGN LOAD OF 2000 PSF. A LETTER TO THIS EFFECT WILL BE ISSUED TO THE BUILDING INSPECTOR, SIGNED AND SEALED BY THE ARCHITECT, FILL REQUIRED FOR SUPPORT OF SLAB ON GRADE CONDITIONS SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY UNDER THE SUPERVISION OF A SPECIAL INSPECTOR. A LETTER FROM THE SPECIAL INSPECTOR WILL BE SUBMITTED TO THE BUILDING OFFICIAL AT THE TIME OF INSPECTION.



LANDSCAPE PAVER TYPES



SETBACK DIAGRAM

1" = 40'-0"

2

TYP. WALKWAY DETAIL

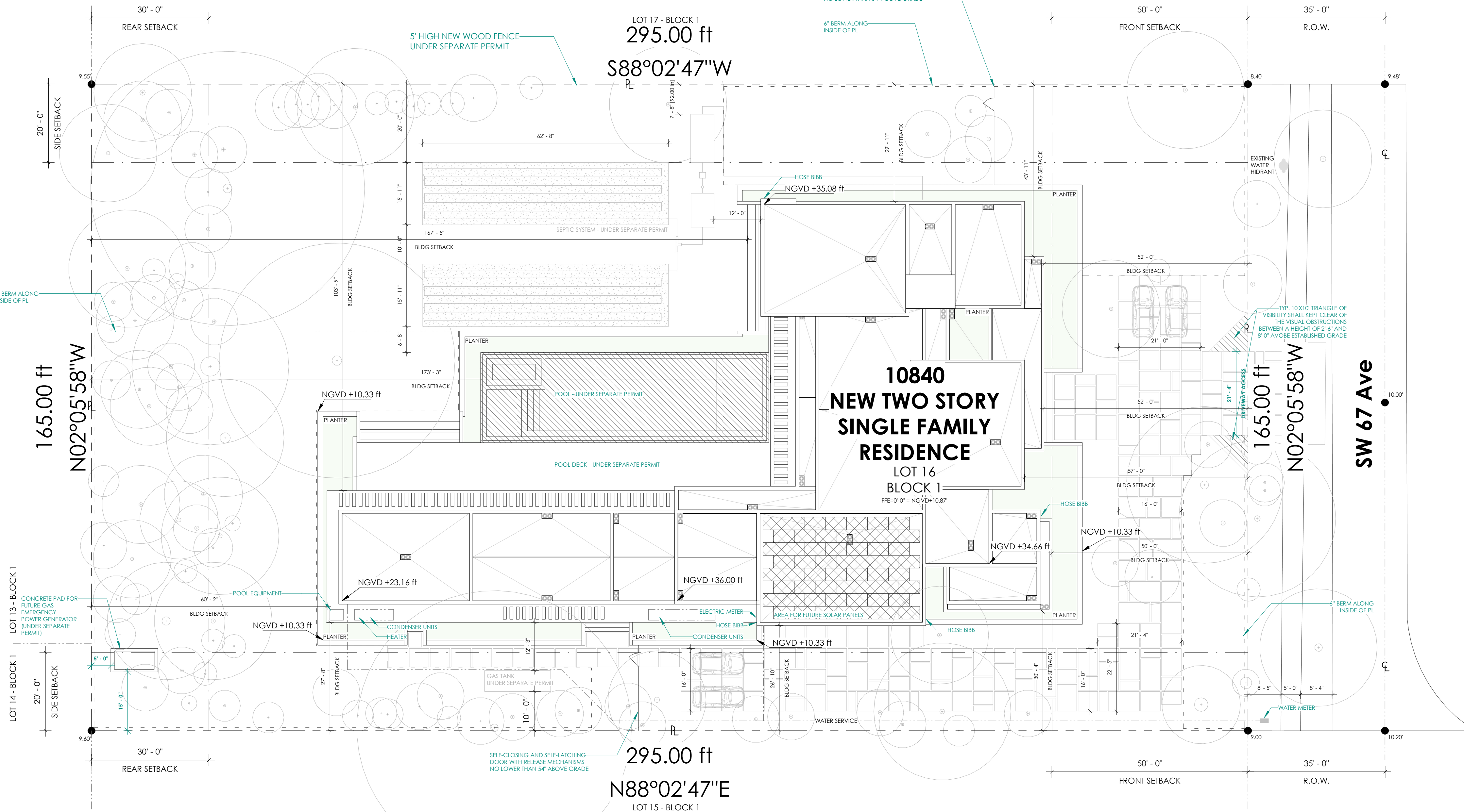
N.T.S.

4

TYP. DRIVEWAY DETAIL

N.T.S.

3



SITE PLAN

1/16" = 1'-0"

1

SITE INFORMATION

PROPERTY ADDRESS: 10840 SW 67 AVE
MIAMI, FL 33156

FOLIO: 20-5011-005-0151

SUBDIVISION: HELMS COUNTRY ESTS REPLAT

LEGAL DESCRIPTION: THE SOUTH 112. OF LOT 1 6, BLOCK 1, " REPLAT OF HELMS COUNTRY ESTATES", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 50, AT PAGE 48, OF THE PUBLIC RECORDS, OF MIAMI-DA DE COUNTY, FLORIDA.

LOT AREA: 48675 SF (1.12 acres)

BUILDING INFORMATION

SCOPE OF WORK: NEW SINGLE FAMILY RESIDENCE TWO-STORY HIGH
8 BEDROOM + 10.5 BATHROOM
NEW DRIVEWAY
NEW WALKWAY

APPLICABLE CODES: 2023 FLORIDA BUILDING CODE 8th EDITION
CODE OF ORDENANCES VILLAGE OF PINECREST

CONSTRUCTION TYPE: III B

OCCUPANCY CLASSIFICATION: R-3

CLASSIFICATION OF WORK: New Construction

LEVEL OF ALTERATION: N/A

REHABILITATION CATEGORY: N/A

AREA OF ALTERATION: 0 SF

FLOOD ZONE: "AE-10"
10' - 0" NGVD BASE FLOOD ELEVATION (BFE) FINISH
FLOOR ELEVATION TO BE LOCATED MIN 12" ABOVE BFE

DESIGN LEVEL (NGVD) 11' - 0"

PINECREST - ZONING EU-1

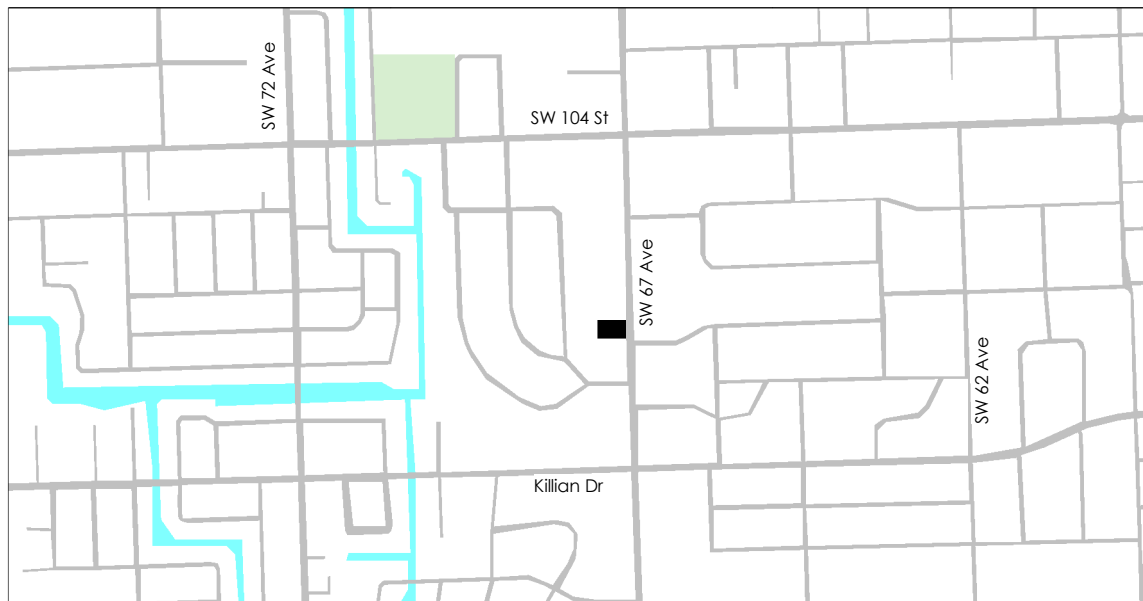
BUILDING DISPOSITION

LOT OCCUPATION	REQUIRED	PROVIDED
a. LOT AREA	43560 SF (1.0 ac)	48,675 SF
b. LOT WIDTH	125 FT. MIN.	165 FT
c. LOT DEPTH	200 FT. MIN.	295 FT
d. FAR COVERAGE	ONE-STORY STRUCTURE 20% (9,735 SF) TWO-STORY STRUCTURE 20% MAX FIRST FLOOR (9,735 SF) 10% MAX SECOND FLOOR (4,867 SF)	FIRST FLOOR 9,708 SF SECOND FLOOR 4,805 SF
e. LOT COVERAGE	TWO-STORY 20% MAX (9,735 SF)	19.94% - 9,708 SF
f. IMPERVIOUS SURFACES	45% MAX (21,904 SF)	39.4% - 19,289 SF
g. GREEN SPACE	55% MIN (21,477.41 SF)	60.4% - 29,771

g. DENSITY	1 PRINCIPAL DWELLING PER UNIT ACRE	1 DWELLING UNIT
BUILDING SETBACK		
a. PRINCIPAL FRONT	50 FT. MIN.	SEE SETBACK DIAGRAM
b. SIDE STREET	30 FT. MIN.	N/A
c. SIDE INTERIOR	15 FT. MIN. 15% LOT WIDTH EACH SIDE MIN.	SEE SETBACK DIAGRAM
d. REAR	25 FT. MIN.	SEE SETBACK DIAGRAM
ACCESSORY SETBACK		
a. FRONT	50 FT. MIN.	N/A
b. SIDE STREET	30 FT. MIN.	N/A
c. SIDE INTERIOR	19.8 FT. MIN.	N/A
d. REAR	20 & 15 FT. MIN.	N/A

BUILDING CONFIGURATION		
BUILDING HEIGHT	REQUIRED	PROVIDED
a. PRINCIPAL BUILDING	2 STORIES AND 28 FT. TO TOP OF FLAT ROOF PARAPET	27' 2" FT
b. ACCESSORY BUILDING	14 FT. MAX AT 15 FT REQ. SETBACK 18 FT. MAX AT 20 FT. SETBACK	N/A
PARKING		
	REQUIRED	PROVIDED
OFF-STREET PARKING	2	8

STALL MIN. SIZE	9 X 18 FT	9 X 18 FT
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SITE LOCATION

1" = 160'-0"



MIK ARCHITECTURE LLC

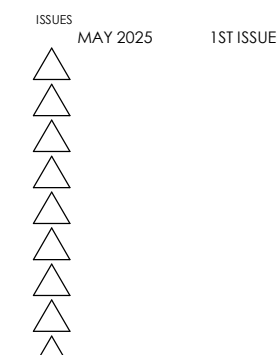
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AGD DEVELOPERS LLC

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MIAMI, FLORIDA 33146
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dev@agd.com

NEW CONSTRUCTION
AGD CALISTONE LLC
10840 SW 67 AVE MIAMI, FL 33156



JOB NO: #084
DRAWN BY: NS
CHECKED BY: MD
SCALE: AS NOTED
FROM: AA 26003995
REV:

Digitally signed by
Matias Daroch
Date: 2025.05.20
16:12:51
-04'00'

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SITE PLAN