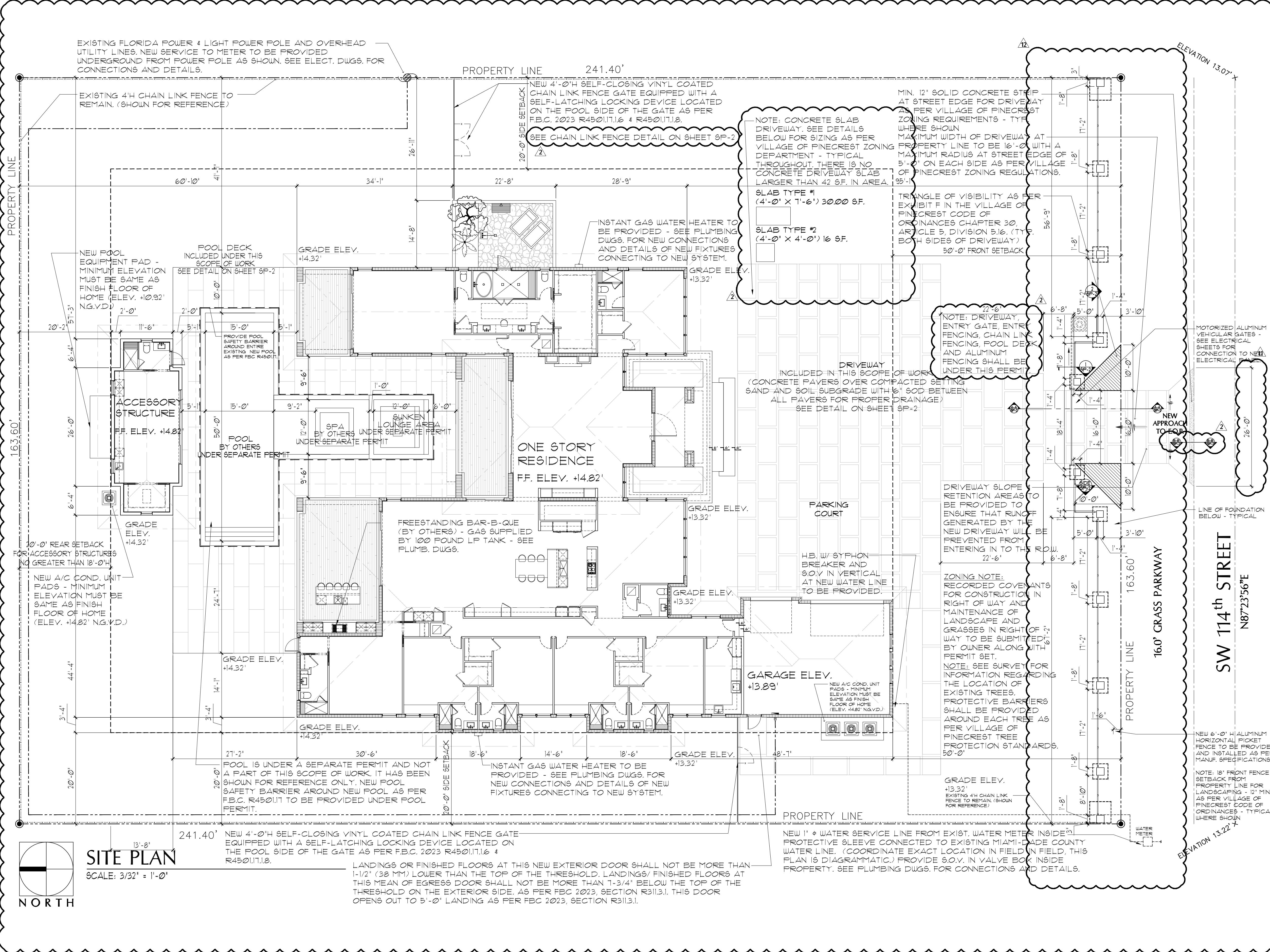


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ZONING LEGEND

SINGLE FAMILY

ZONING: EU-1

HEIGHT: (ONE STORY) 26'-7" [ROOF RIDGE]

Net Land Area 39,492.84 S.F.

Lot Coverage (everything under roof) ALLOWED: 9,873.21 SF (25%) PROVIDED: 9,314.69 SF (23.59%)

NOTE: See Sheets SP-2 through SP-5 for Lot Coverage & Green Space Tabulations.

SETBACKS:	REQUIRED	PROVIDED
Front	50'-0"	50'-0"
Side Street	30'-0"	N/A
Side Interior	20'-0"	20'-0" / 28'-11"
Rear	25'-0"	20'-0" ACC. STR. / 60'-10" HOME

Area adjacent to lake or canal to be graded so as to prevent direct overland discharge of stormwater into lake or canal.

Lot will be graded so as to prevent direct overland discharge of overland discharge of stormwater onto adjacent property. Applicant will provide certification prior to final inspection.

ANY APPLICABLE RESOLUTIONS:

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the Public Records of this County. Section 553.79(10), Florida Statutes, effective 7/10/87.

A separate permit will be required for all driveway approaches onto public right-of-way. Contact Public Works Department.

The height of the fences, wall and hedges shall not exceed 2.5 feet in height within 10 feet of the edge of any driveway leading to any right-of-way.

The height of fences is being measured from grade. Grade = Elevation of public sidewalk or crown of road.

LEGAL DESCRIPTION

LOT 14, BLOCK 14 OF 'SUNILAND ESTATES' FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50 AT PAGE 58 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS: 7725 SOUTHWEST 114TH STREET PINECREST, FL 33156

FLOOD PROGRAM LEGEND:

FOR COMPLIANCE WITH CHAPTER 17C OF THE DADE COUNTY CODE

SPECIAL FLOOD HAZARD AREA - OUTSIDE SPECIAL FLOOD HAZARD AREA

RESIDENTIAL

☒ NEW CONSTRUCTION.

☐ REPAIRS, RECONSTRUCTION AND INTERIOR REPAIRS OR COMBINATION (DO NOT DAMAGE FROM ANY SOURCE). MUST ATTACH COST OF CONSTRUCTION LIST, OWNER AFFIDAVIT AND AN ELEVATION SURVEY SHOWING EXISTING LOWEST FLOOR, LOWEST GRADE, AND HIGHEST CROWN OF ROAD ELEVATION

☐ REMODELING, ADDITION, ALTERATION INTERIOR RENOVATIONS OR COMBINATION MUST ATTACH COST OF CONSTRUCTION LIST, OWNER AFFIDAVIT AND AN ELEVATION SURVEY SHOWING EXISTING LOWEST FLOOR, LOWEST GRADE, AND HIGHEST CROWN OF ROAD ELEVATION

HIGHEST ROAD ELEV.: +13.22' (AVERAGE: 13.15')

HIGHEST CROWN OF ROAD ELEVATION ABOVE WAS TAKEN FROM A BOUNDARY AND TREE SURVEY PREPARED BY: EDUARDO M. SUAREZ R.L.S. NO. LS6313

LOT / BLOCK	FINISH FLOOR	GARAGE / STORAGE	ADJACENT GRADE
SEE LEGAL DESCRIPTION	+14.82'	+13.89'	VARIES

IMPERVIOUS / GREEN SPACE AREAS

MAXIMUM IMPERVIOUS COVERAGE ALLOWED:	45.0%	(17,771.78 SQUARE FEET)
IMPERVIOUS COVERAGE PROVIDED:	44.93%	(17,743.78 SQUARE FEET)
MINIMUM GREEN SPACE ALLOWED:	55.0%	(21,721.06 SQUARE FEET)
GREEN SPACE PROVIDED:	55.07%	(21,749.06 SQUARE FEET)

KILLIAN DRIVE (S.W. 112th STREET)

LOCATION MAP

NTS.

PASCUAL PEREZ KILIDDJIAN STARR

ARCHITECTS + PLANNERS

LICENSE # AA 26001357

EDGARDO PEREZ, AIA

LICENSE No.: AR 0015394

MARIO P. PASQUAL, AIA

LICENSE No.: AR 0008254

PETER KILIDDJIAN, RA

LICENSE No.: AR 0093067

ANDREW STARR, RA

LICENSE No.: AR 0095130

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1330 NW 84th AVENUE
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REVISIONS:

- 07.1423 BLDG. DEPT. REV.
- 08.1023 BLDG. DEPT. REV.
- 04.1024 ZON. DEPT. REV.
- 07.3125 OWNER REV. (FENCE/GATE)

OWNER:
HERITAGE HOME BUILDERS, LLC
9350 SOUTH DIXIE HIGHWAY
SUITE 1500
MIAMI, FL 33156
PHONE: 305.665.3077

NEW CONSTRUCTION AT PINECREST RESIDENCE

BY HERITAGE HOME BUILDERS, LLC.

7725 SOUTHWEST 114 STREET
VILLAGE OF PINECREST, FL 33156

SEAL:

SITE PLAN

DATE: 0116.2023

SCALE: AS SHOWN

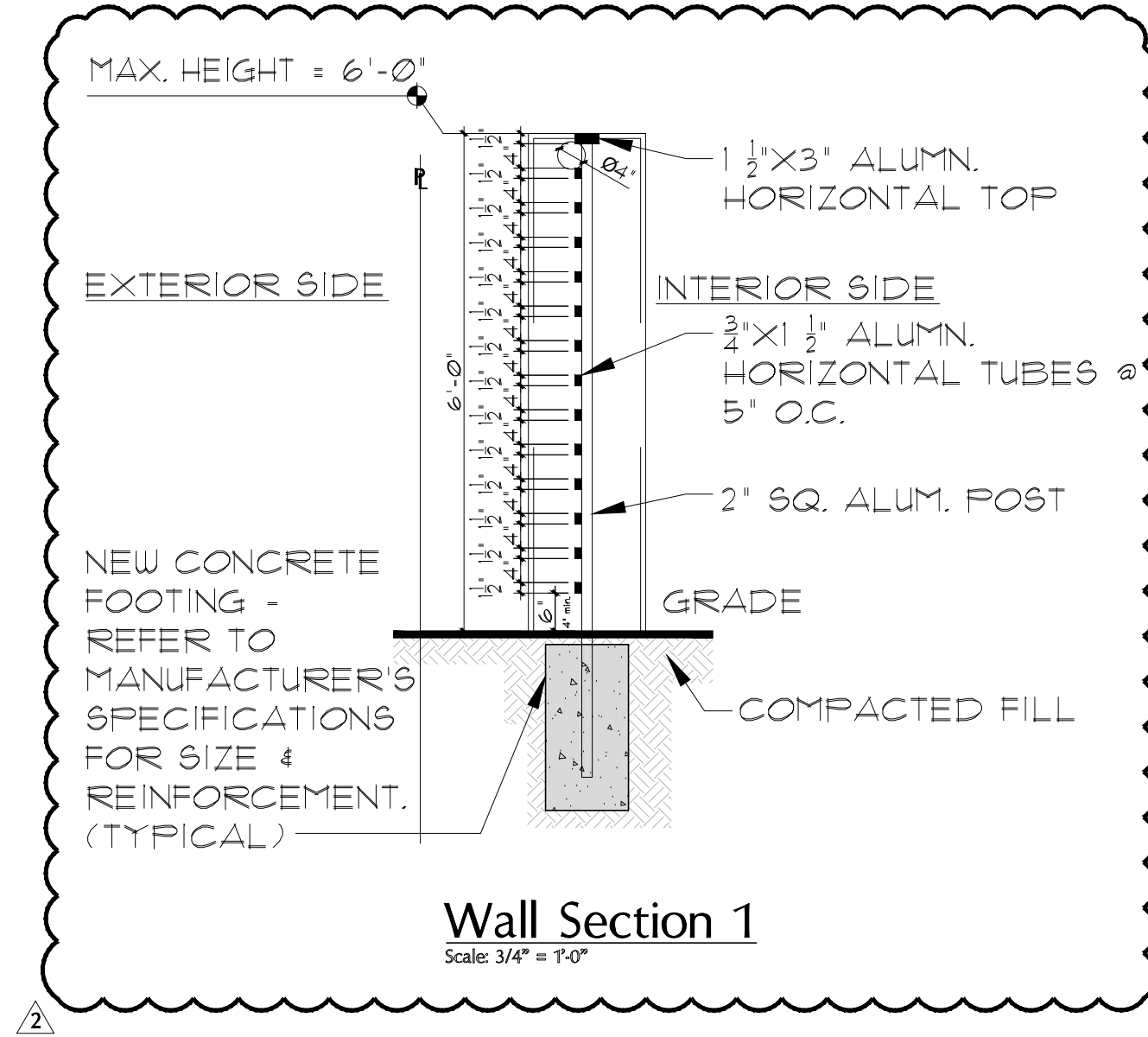
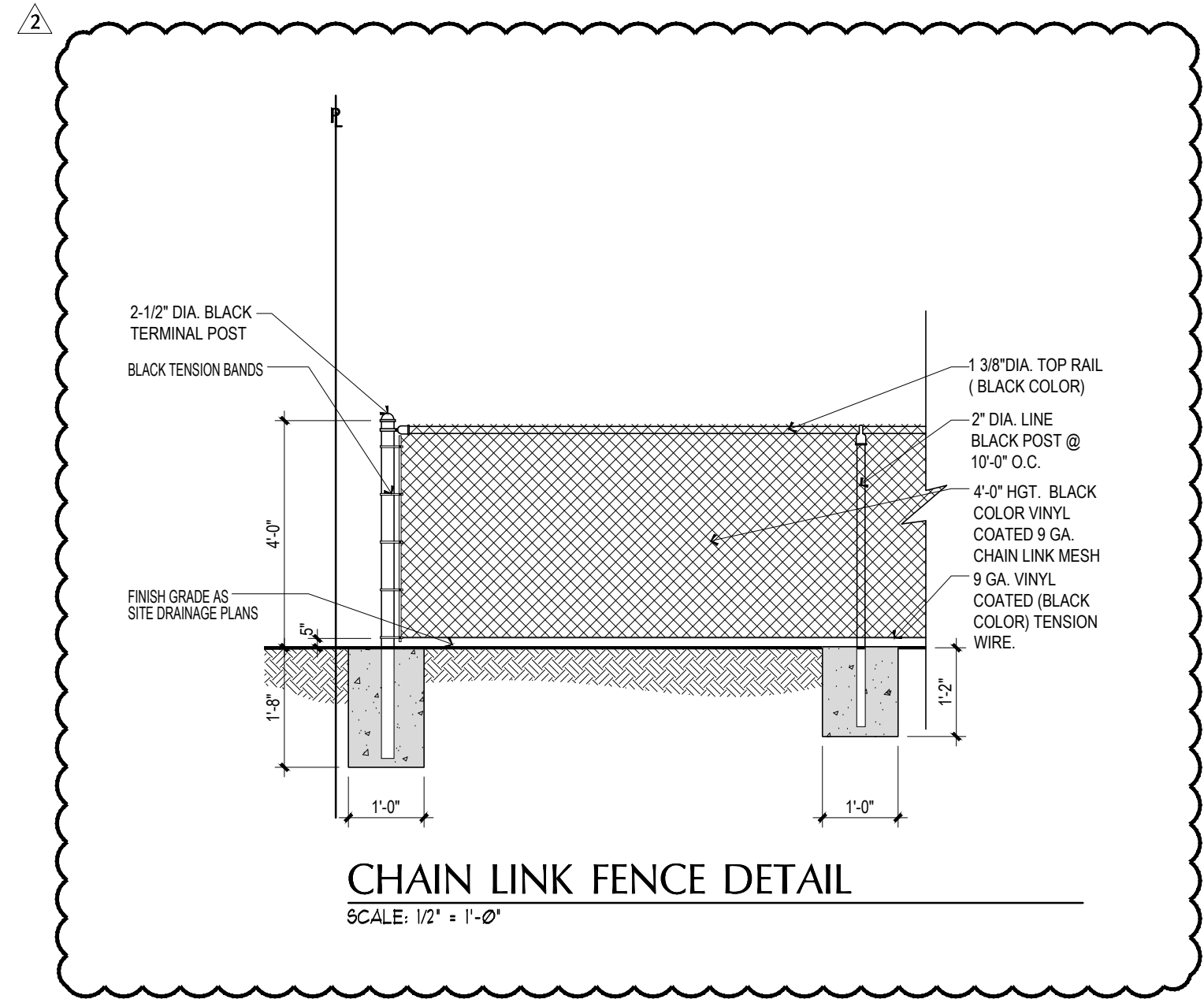
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CHECK BY: EP

JOB NO.: 22-22

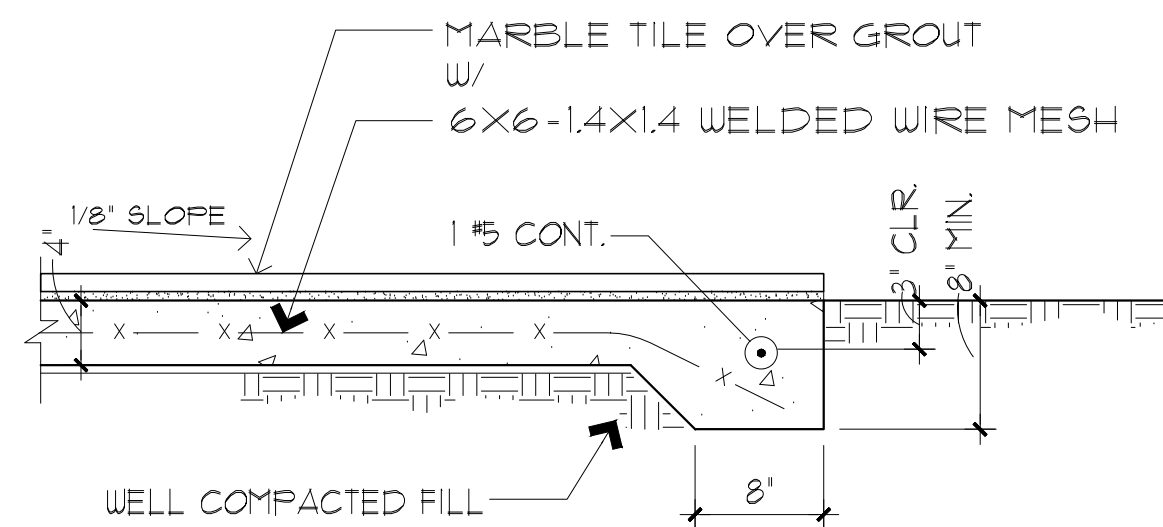
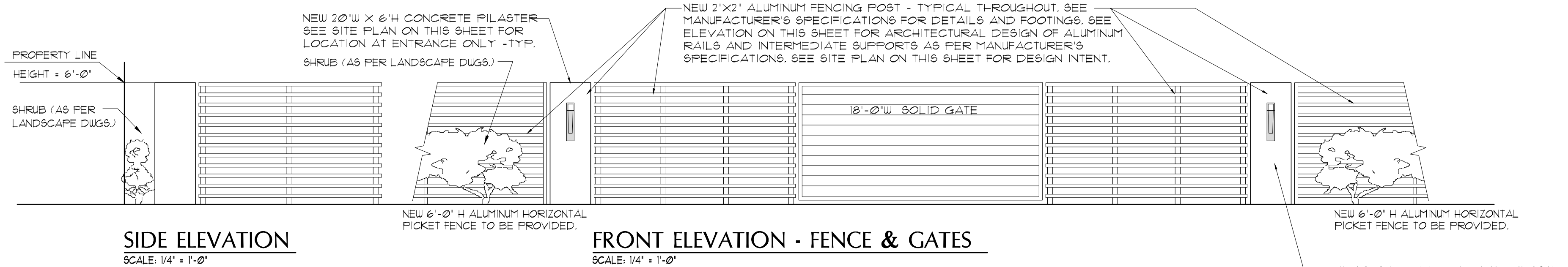
SP-1

SHEET NO.:



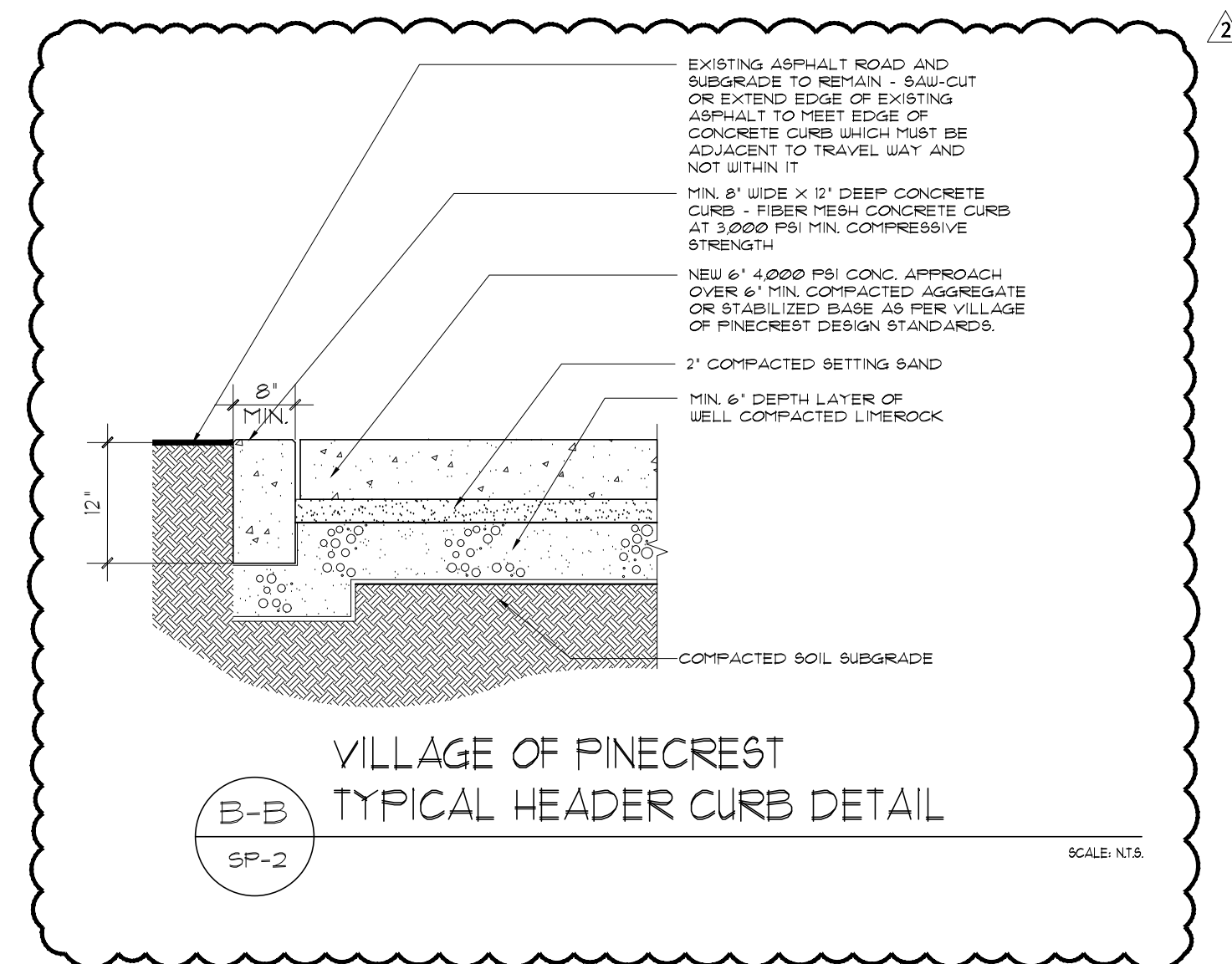
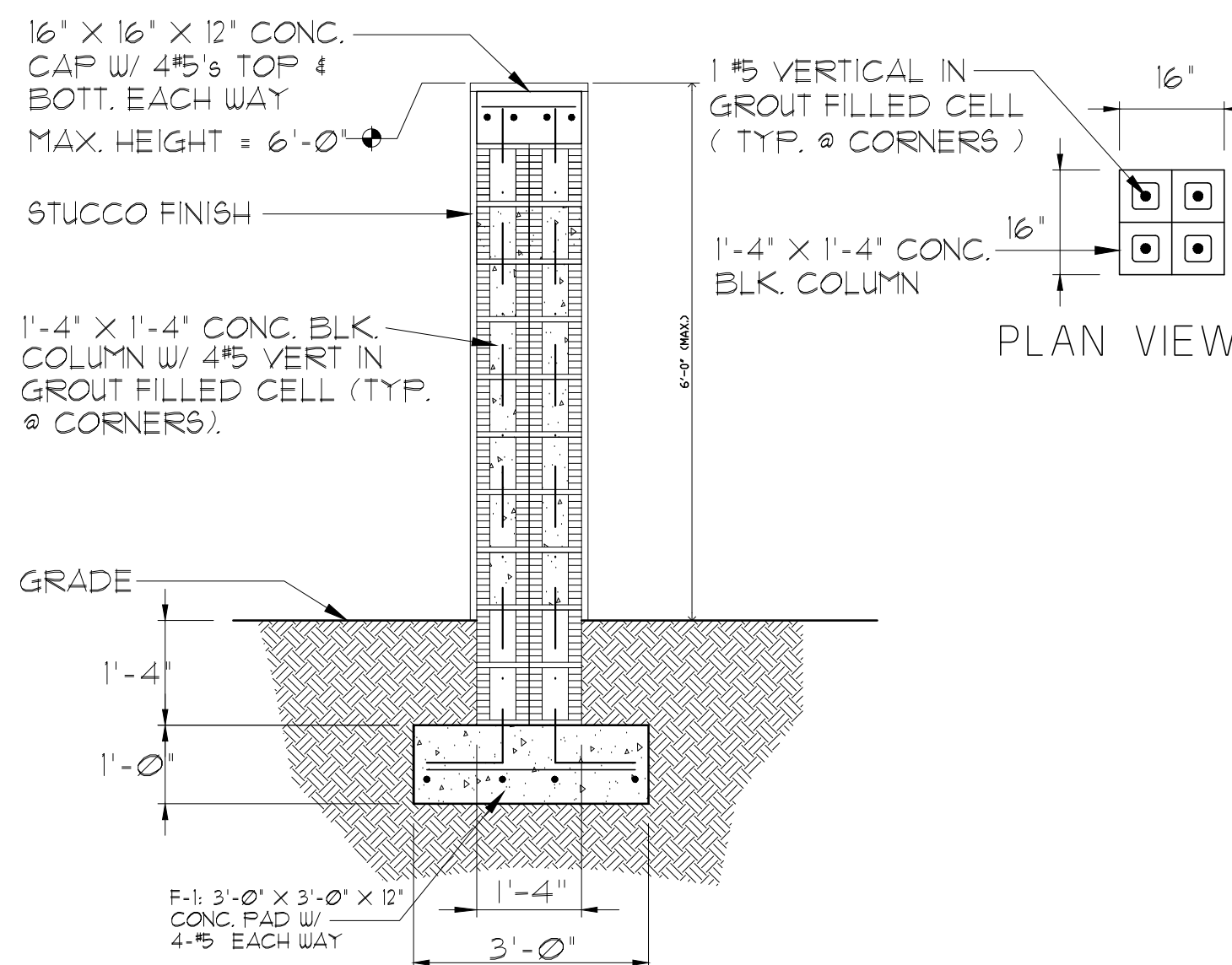
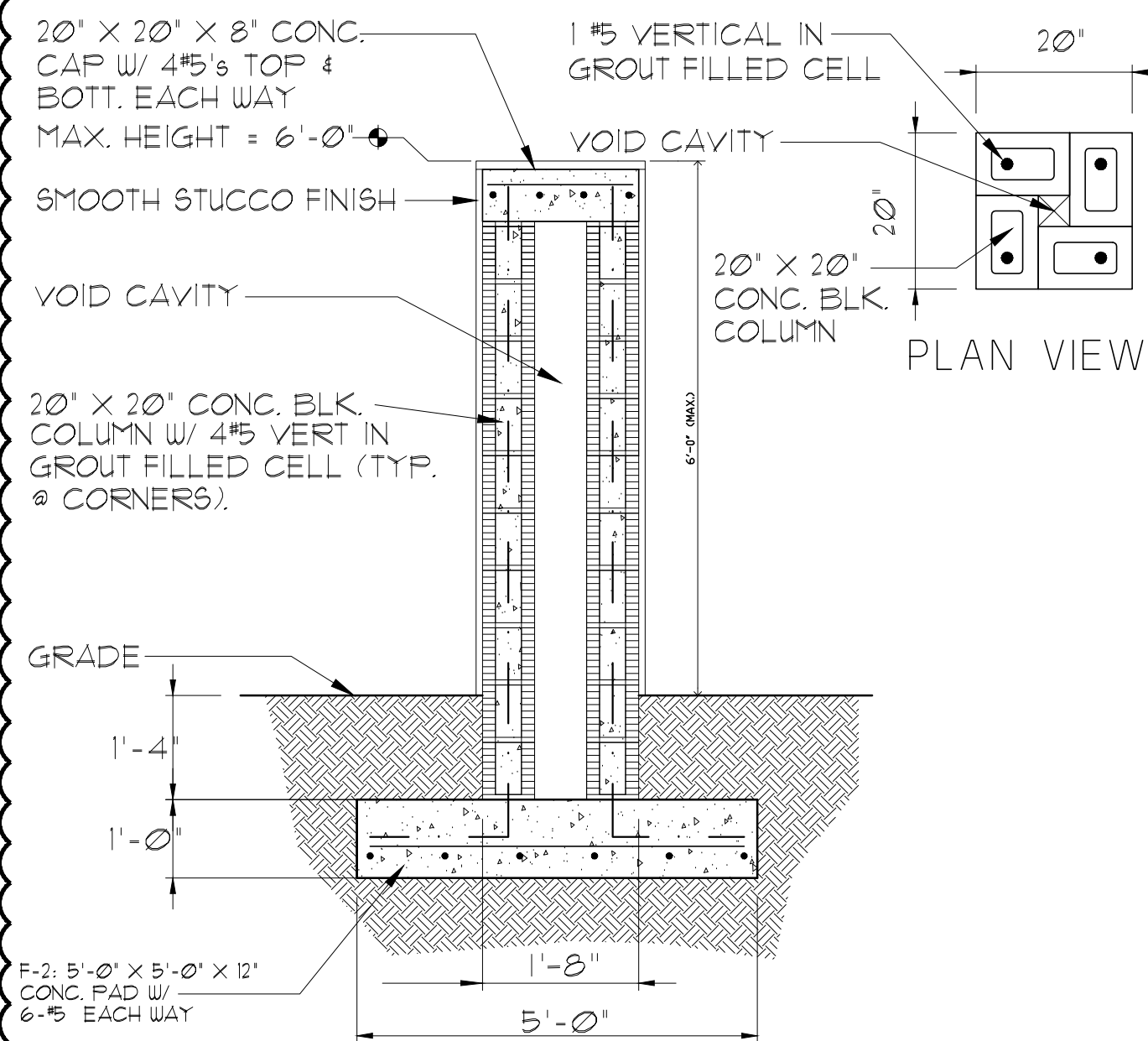
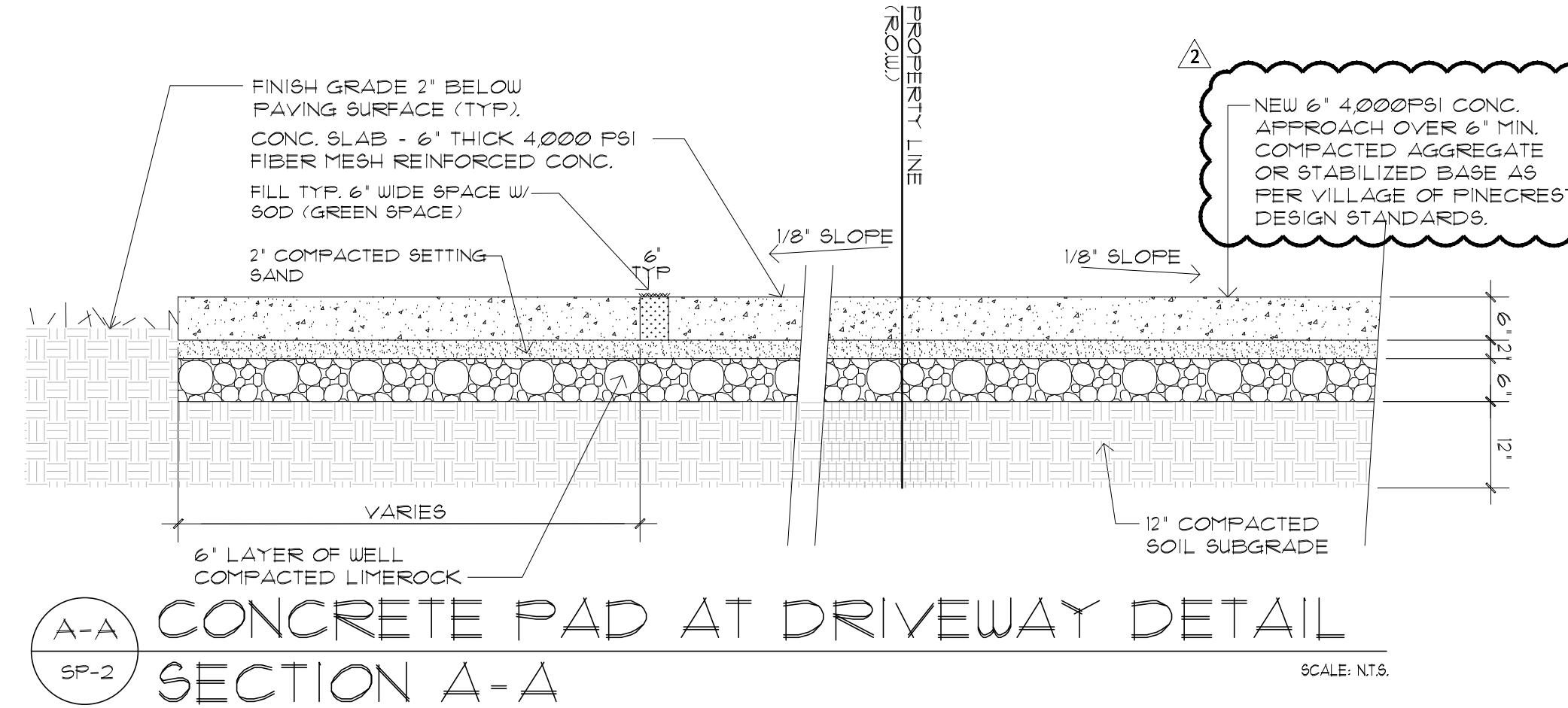
NEW 6'H ALUMINUM FENCE TO BE PROVIDED AND TO BE INSTALLED AND ENGINEERED AS PER MANUFACTURERS SPECIFICATIONS. 6'-0"H ALUMINUM FRAME WITH 3/4"X1-1/2" HORIZONTAL ALUMINUM RAILS ATTACHED TO NEW 2"X2" ALUMINUM POSTS AT 3'-6" O.C. AS PER MANUF. SPECS. POSTS SHALL BE EMBEDDED TO WITHIN 6" FROM THE BOTTOM OF THE FOUNDATION.

NOTES:
1. ALL HORIZONTAL PICKETS/RAILINGS ARE NOT TO EXCEED 2" AND SPACING MUST REJECT MAX. 4" DIAMETER OBJECT.
2. RAILING MANUFACTURER SHALL SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
3. ALL RAILINGS SHALL BE FABRICATED, INSTALLED & ENGINEERED IN ACCORDANCE WITH F.B.C. 2017. RAILING SHALL COMPLY WITH THE REQUIREMENTS UNDER SECTIONS 1507.1.1 AND 1618.4.6.
4. ALL FENCES SHALL WITHSTAND 15 MPH WINDS.
5. ARCHITECTURAL DRAWINGS DEMONSTRATE INTENT TO ABIDE BY VILLAGE OF PINECREST ZONING STANDARDS OF DESIGN. THE PURPOSE OF SHOP DRAWING SUBMITTALS IS TO CONFIRM THE INSTALLER HAS FABRICATED, INSTALLED & ENGINEERED THE RAILINGS IN ACCORDANCE WITH F.B.C. 2017.



FRONT ELEVATION - FENCE & GATES
SCALE: 1/4" = 1'-0"

**FENCING NOTE #1: OWNER TO PROVIDE STATE OF FLORIDA APPROVED NOA AND MANUFACTURER'S SPECIFICATIONS FOR SOLID GATES SHOWING DETAILS OF THE SOLID GATE NOTING MATERIAL WIDTH OF HORIZONTAL SLATS, INSTALLATION AND DETAILS AS PER VILLAGE OF PINECREST ZONING REGULATIONS.
**FENCING NOTE #2: HORIZONTAL BARS REQUIRE A MINIMUM SPACING OF 4 INCH BETWEEN BARS AT THE GATE AND WHEN WITHIN 10 FEET OF THE DRIVEWAY, PLEASE SEE DETAIL ON THIS SHEET DEMONSTRATING THE 4 INCH SEPARATION FOR FENCE AND GATES.



REVISIONS:

12. 08.10.23 BLDG. DEPT. REV.

12. 07.31.25 OWNER REV. (FENCE/GATE)
OWNER:
HERITAGE HOME BUILDERS, LLC.
9350 SOUTH DIXIE HIGHWAY
SUITE 1500
MIAMI, FL 33156
PHONE: 305.665.3077

NEW CONSTRUCTION AT PINECREST RESIDENCE:
BY HERITAGE HOME BUILDERS, LLC.
7725 SOUTHWEST 114 STREET
VILLAGE OF PINECREST, FL 33156

SEAL:

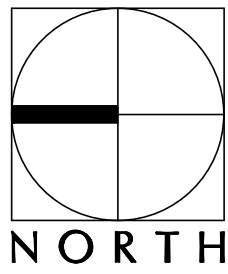
SITE PLAN DETAILS

DATE: 01/16/2023
SCALE: AS SHOWN
DRAWN: SJP
CHECK BY: EP
JOB NO.: 22-22

SP-2

SHEET NO.:

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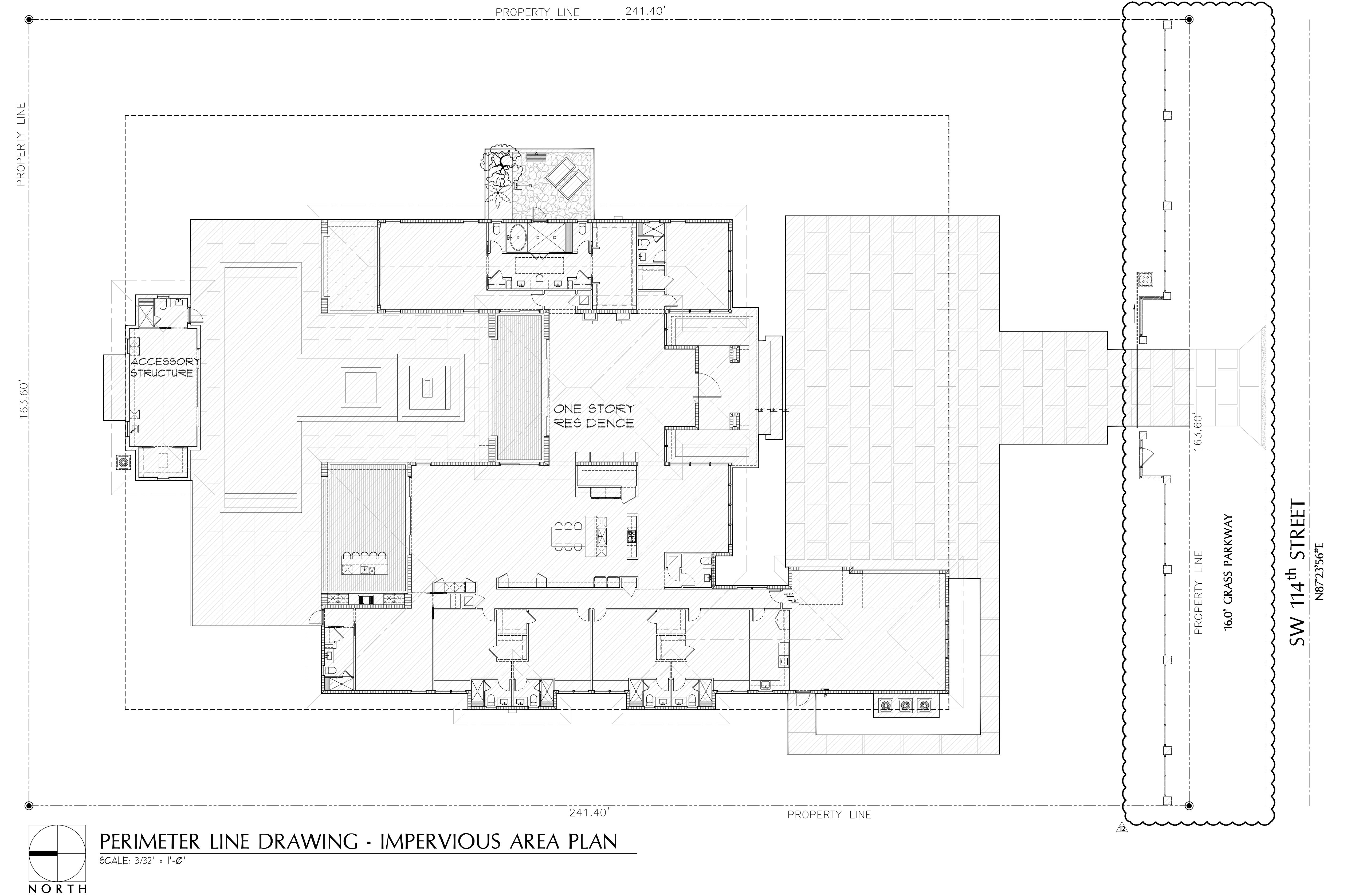


PERIMETER LINE DRAWING - GREEN AREA PLAN
SCALE: 3/32" = 1'-0"

GREEN SPACE AREA

MAXIMUM IMPERVIOUS COVERAGE ALLOWED:	45.0%	(17,771.78 SQUARE FEET)
IMPERVIOUS COVERAGE PROVIDED:	44.93%	(17,743.78 SQUARE FEET)
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**PASCUAL
PEREZ
KILIDDJIAN
STARR**
ARCHITECTS • PLANNERS

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LICENSE No.: AR 0008254
PETER KILIDDJIAN, RA
LICENSE No.: AR 0093067
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REVISIONS:

12. 07.31.25 OWNER REV. (FENCE/GATE)

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BY HERITAGE HOME BUILDERS, LLC.
7725 SOUTHWEST 114 STREET
VILLAGE OF PINECREST, FL 33156

SEAL:

PERIMETER LINE DRAWINGS

DATE: 01.16.2023
SCALE: AS SHOWN
DRAWN: SJP
CHECK BY: EP
JOB NO.: 22-22

SP-4

SHEET NO.: