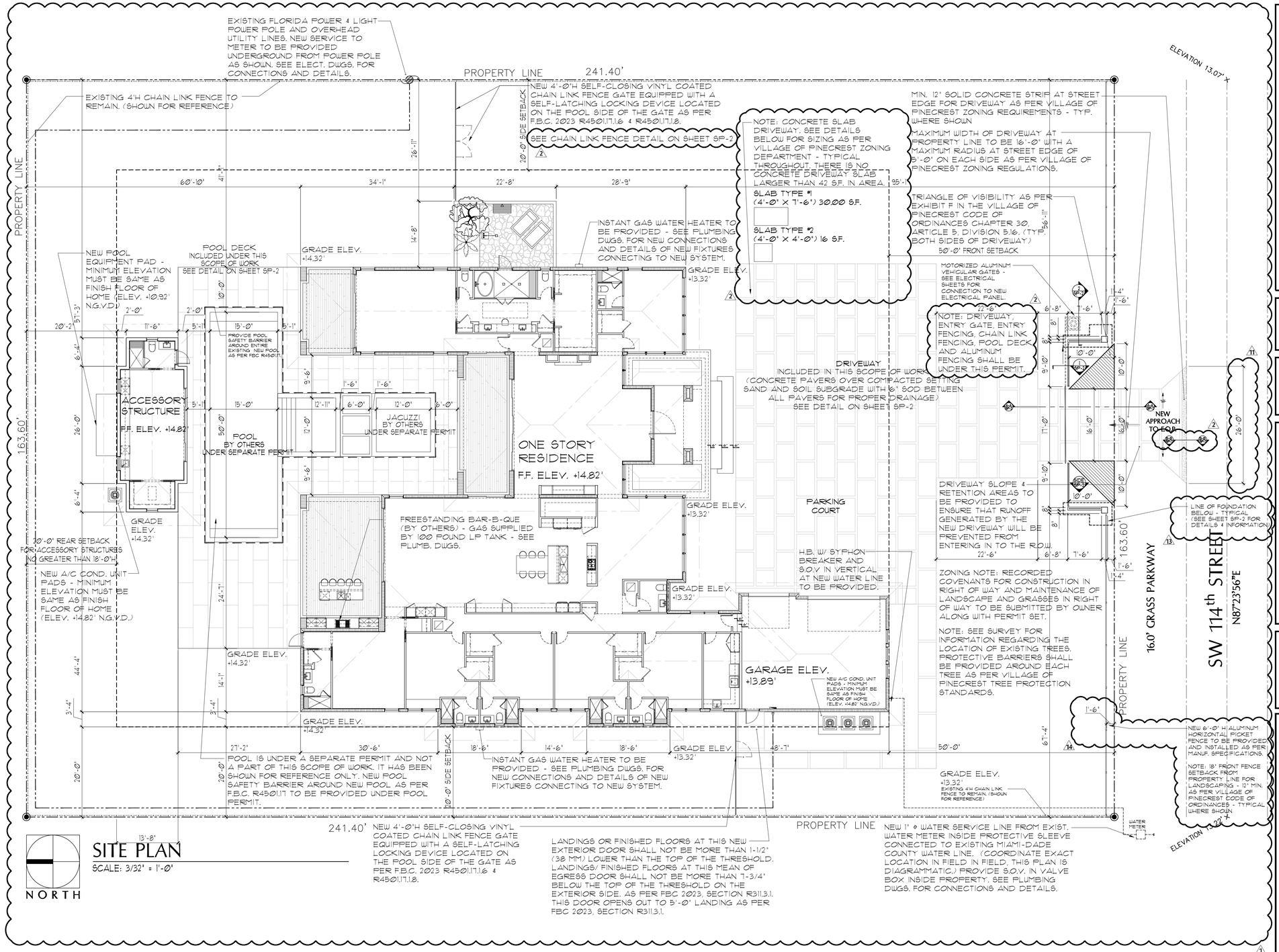


SITE PLAN

SCALE: 3/32" = 1'-0"

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" / 26'-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.

NOTE:

This Plot Plan has been prepared for the specific purpose of showing setbacks and utilities access in order to obtain a building permit.

The exact location of the building within the lot lines shall be measured from a layout drawing prepared by a certified surveyor.

LEGAL DESCRIPTION

LOT 14, BLOCK 14 OF "SUNLAND 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 11c OF THE DADE COUNTY CODE

SPECIAL FLOOD HAZARD AREA – OUTSIDE SPECIAL FLOOD HAZARD AREA

RESIDENTIAL

[X] NEW CONSTRUCTION.

[ ] REPAIRS, RECONSTRUCTION AND INTERRIOR 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

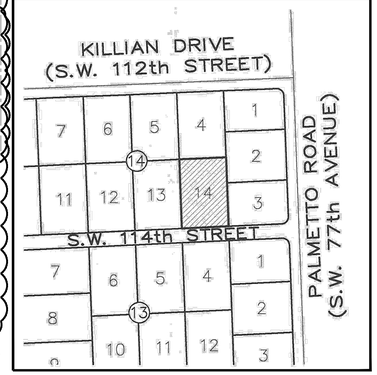
HIGHEST ROAD ELV.: +13.22' (AVERAGE: 13.15')

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:	44.83%	(17,703.24 SQUARE FEET)
MINIMUM GREEN SPACE ALLOWED:	55.0%	(21,721.06 SQUARE FEET)
GREEN SPACE PROVIDED:	55.17%	(21,789.60 SQUARE FEET)



LOCATION MAP

N.T.S.

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS

LICENSE # AA 26001357

EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130

AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE (305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com

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REVISIONS:

1. 07.14.23 BLDG. DEPT. REV.
2. 08.10.23 BLDG. DEPT. REV.
11. 04.10.24 ZON. DEPT. REV.
13. 11.13.25 BLDG. INSP. REV.
14. 12.16.25 BLDG. DEPT. REV.

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:

STATE OF FLORIDA · AR0015394 · REGISTERED ARCHITECT

Digitally signed by Edgardo Perez
DN: E=e.perez@ppkarch.com, CN=Edgardo Perez, O="Pascual, Perez, Kiliddjian, Starr & Assoc", L=Doral, S=Florida, C=US
Date: 2026.01.09 16:02:35-05'00'

SITE PLAN

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

SP-1

SHEET NO. :