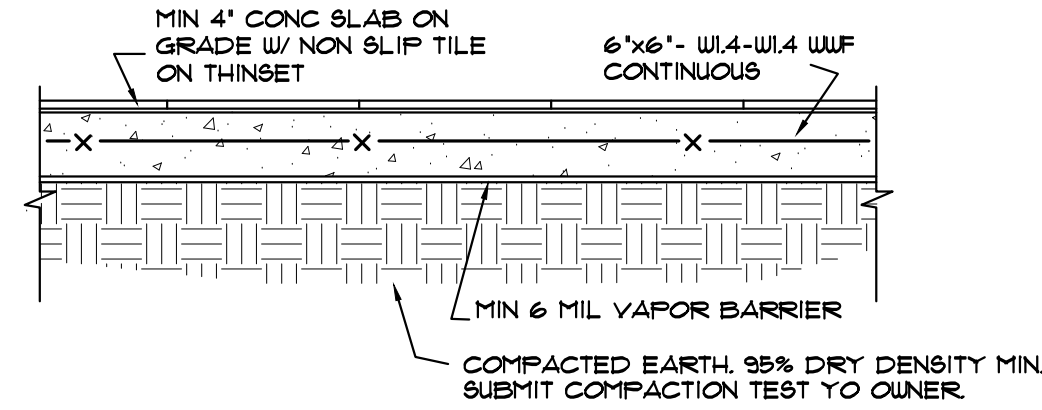


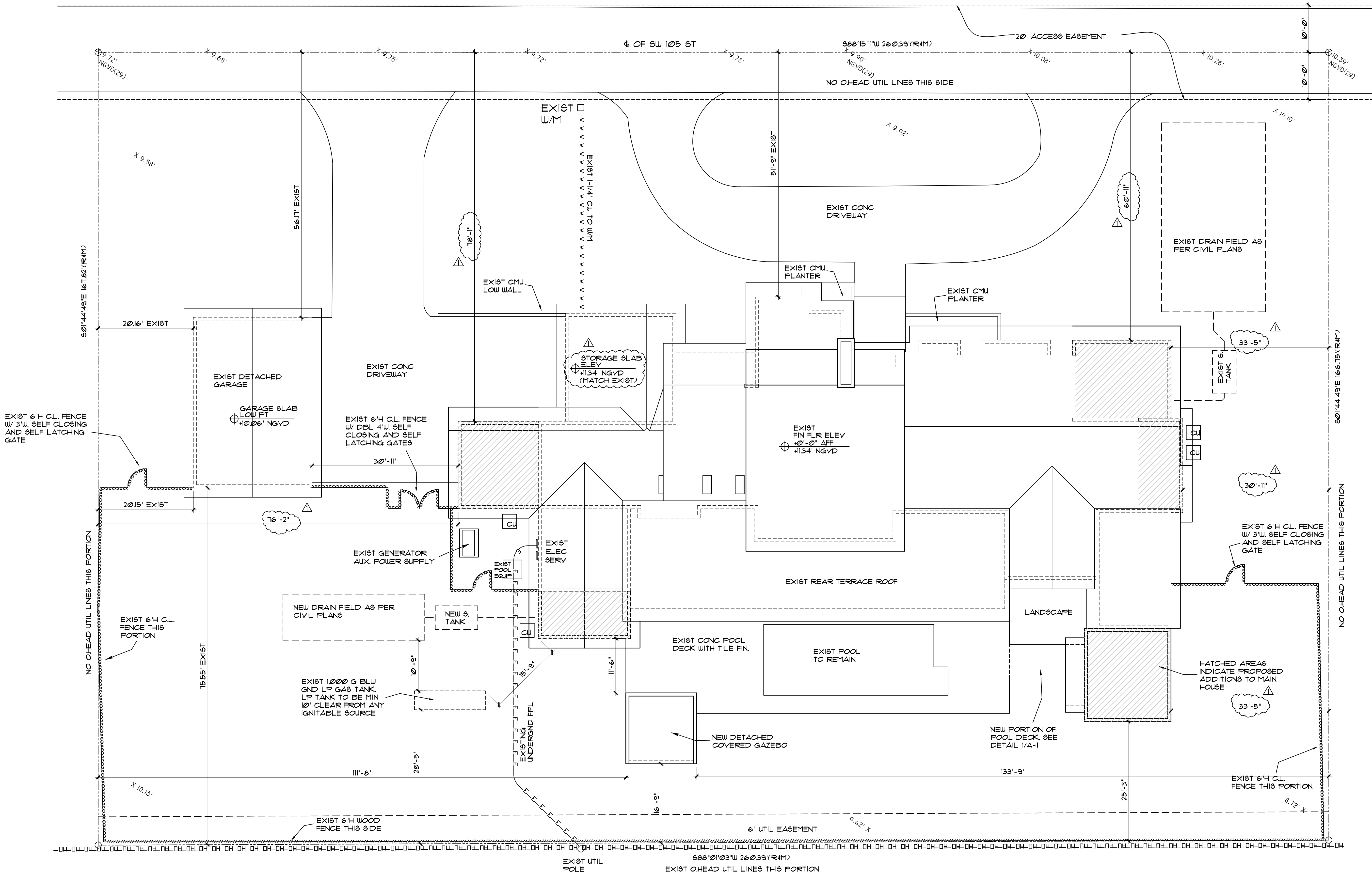


① POOL DECK DETAIL
SCALE: 1/2" = 1'-0"

ZONING LEGEND			
FOLIO # 20-5012-010-0200			
1. ZONING :		EU-1	
2. LOT AREA			
NET AREA		43,559 SF	
GROSS AREA (INCL. R.O.W.)		N. A.	
3. LOT COVERAGE.		MIN.	MAX. PROPOSED
PRINCIPAL BUILDING	N. A.	25 %	22 %
LOT COVERAGE		10,880 SF	9,649 SF
GREEN SPACE	55 %	N. A.	58 %
	23,957 SF		25,159 SF
4. SETBACKS :		MIN.	PROPOSED
PRINCIPAL BUILDING:			
FRONT (NORTH)		50'-0"	52'-4"
EAST SIDE		20'-0"	21'-0"
WEST SIDE		20'-0"	21'-3"
REAR (SOUTH)		25'-0"	28'-6"
<u>EXIST GARAGE ACCESSORY BUILDING:</u>			
FRONT		50'-0"	56.17'
EAST SIDE		20'-0"	215.1'
WEST SIDE		20'-0"	20.15'
REAR (SOUTH)		15'-0"	75.55'
BETWEEN BUILDINGS		10'-0"	30'-11"
<u>NEW GAZEBO ACCESSORY BUILDING:</u>			
FRONT		50'-0"	135'-7"
EAST SIDE		20'-0"	133'-9"
WEST SIDE		20'-0"	111'-8"
REAR (SOUTH)		15'-0"	16'-9"
BETWEEN BUILDINGS		10'-0"	11'-6"
5. MAIN BUILDING HEIGHT		MAX.	PROPOSED
MEASURED FROM NGVD ELEVATION AS NOTED ON ELEVATIONS		28'-0"	EXIST ROOF: 25'-4" EXIST CHIMNEY: 27'-4"
ACCESS BUILDING HEIGHT		PARAPET: 12'-7"	

BUILDING AREA COMPUTATION		SQ FEET
EXIST A/C AREA		5115 SF
SOUTHEAST A/C ADDITION		362 SF
NORTHEAST A/C ADDITION		516 SF
SOUTHWEST A/C ADDITION		195 SF
WEST A/C ADDITION		314 SF
GARAGE CONVERTED TO A/C STORAGE ROOM		548 SF
TOTAL A/C AREA		7,050 SF
EXIST COVERED REAR TERRACE		1474 SF
TOTAL AREA MAIN HOUSE		8,524 SF
EXIST DETACHED GARAGE		900 SF
NEW DETACHED COVERED GAZEBO		229 SF
TOTAL BLDG FOOTPRINT (LOT COVERAGE INCLUDING A/C AREAS, GARAGE, COVERED TERRACES & DETACHED BLDG(S))		9,649 SF
IMPERVIOUS LOT COVERAGE		
EXIST POOL AND POOL DECK		1,809 SF
EXIST DRIVEWAYS (2103 SF + 2499 SF)		4,602 SF
EQUIPMENT A/C, POOL & GENERATOR SLABS		120 SF
ROAD PAVEMENT		2220 SF
BLDG LOT COVER (FROM ABOVE)		9,649 SF
TOTAL HARDSCAPE		18,400 SF

FLOOD PROGRAM CRITERIA
FLOOD ZONE- 'X' MIN ELEV - N.A.
EXIST # PROPOSED FIN. FL. ELEV.- +134' NGVD.
EXIST HIGHEST CROWN OF ROAD ELEV.- +103' NGVD.
EXIST DETACHED GARAGE FLR. ELEV. AT LOW PT.- +1006' NGVD.
EXIST STORAGE ROOM FLR. ELEV.- +134' NGVD.
EXIST HIGHEST ADJACENT GRADE ELEV.- +103' NGVD.
LEGAL DESCRIPTION
LOT 1 BLK 1 OF PINECREST GROVE PLAT BK 116, PG 13 IN MIAMI DADE COUNTY

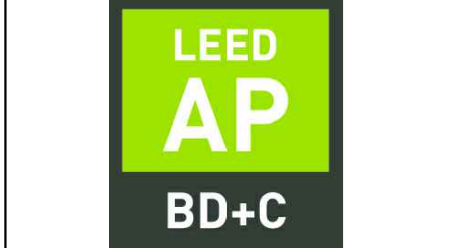


SITE PLAN
SCALE: 1" = 10'-0"

REVISION BY
1- 3/5/24 BLD DEPT

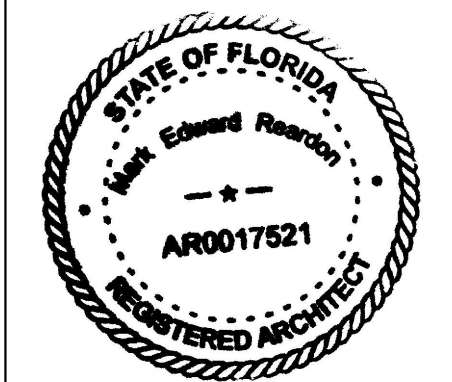


15790 SW 88TH AVE
MIAMI, FL 33157
AR 0017521
786-355-6910



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, SPECIALTY DRAWINGS, & 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.



Mark Reardon
Digitally signed by Mark Reardon
Date: 2024.03.07 16:56:29 -05'00'

ADDITION & REMODELING
DIEGO GUARDERAS
5902 SW 105 ST
PINECREST, FL

DRAWN BY: MER
DATE: 10/30/23
SCALE: AS NOTED
SHEET NO.: