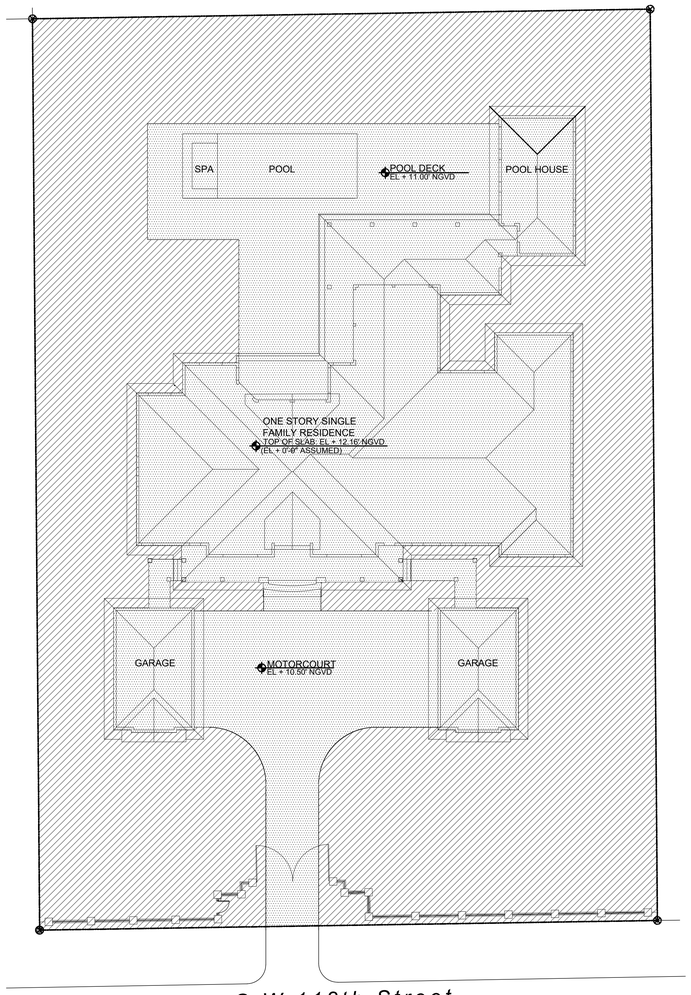
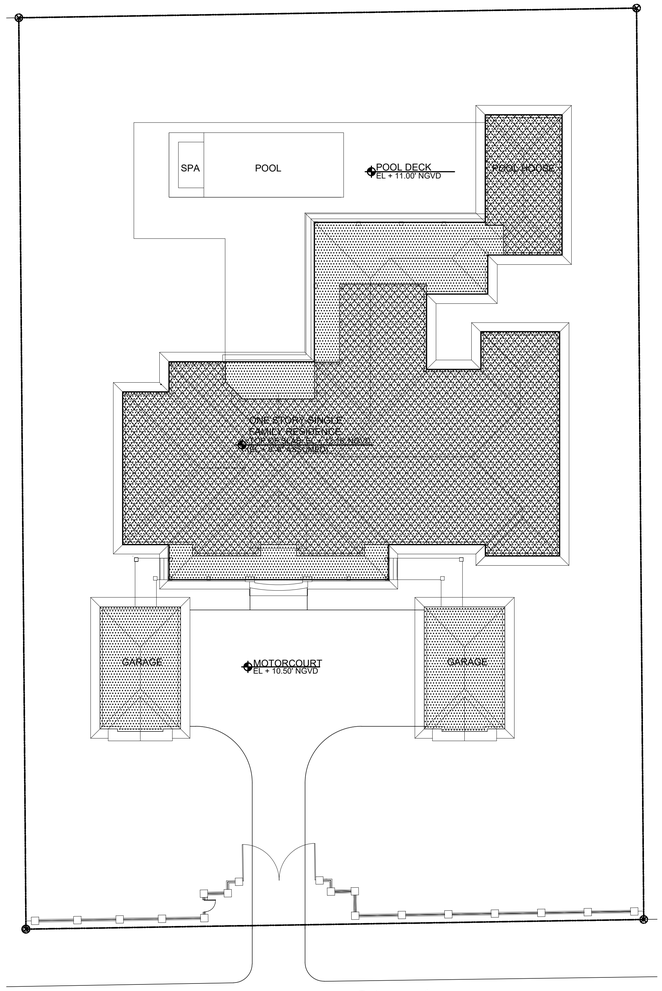
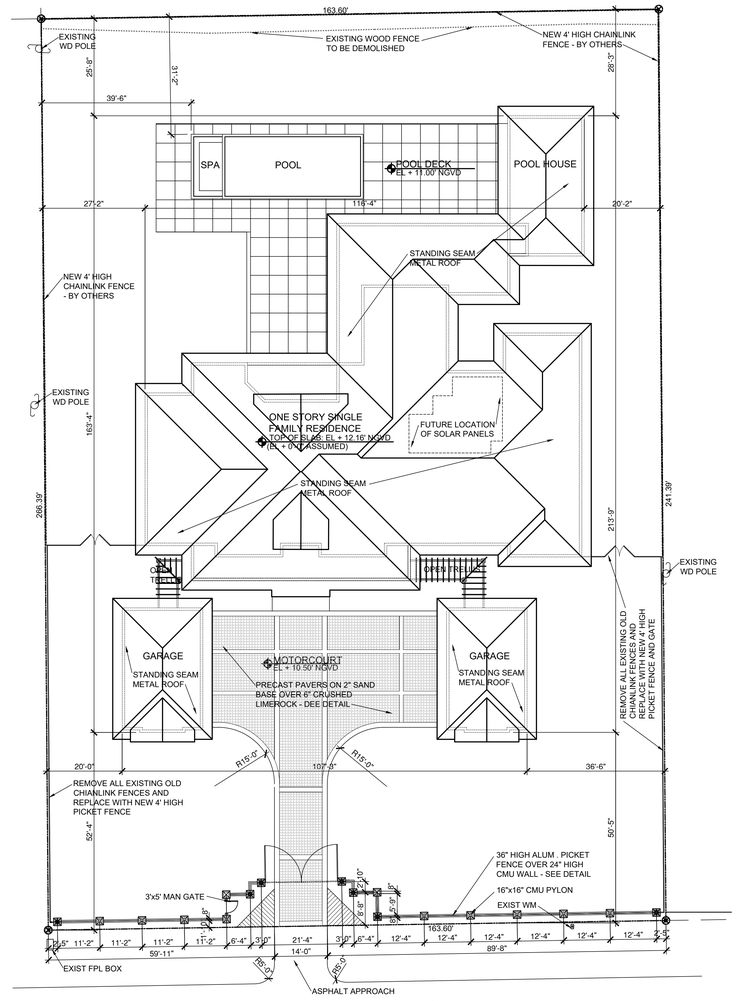






PERVIOUS VS. IMPERVIOUS GRAPHIC PLAN

SCALE: 1/16" = 1'-0"

AREAS	
LOT AREA	39,491 sq.ft.
- IMPERVIOUS AREA PERMITED (45 %)	17,771 sq.ft.
- IMPERVIOUS AREA PROVIDED	
DRIVEWAY	2,969 sq.ft.
HOUSE	6,782 sq.ft.
POOL & DECK	3,205 sq.ft.
GARAGES	1,396 sq.ft.
COVERED TERRACE+ FRONT PORCH+WALKWAYS	1,850 sq.ft.
- TOTAL IMPERVIOUS AREA	16,202 sq.ft. (41%)
- PERVIOUS AREA	
TOTAL SITE AREA	39,491 sq.ft.
LESS TOTAL IMPERVIOUS AREA	23,289 sq.ft.
- TOTAL PERVIOUS AREA	23,289 sq.ft. (59%)

LEGEND	
	PERVIOUS AREA
	IMPERVIOUS AREA

AREAS COMPUTATION GRAPHIC PLAN

SCALE: 1/16" = 1'-0"

ZONING LEGEND

SITE DATA

PROJECT: SINGLE FAMILY RESIDENCE

ZONING DISTRICT: EU-1

LOT AREA: ..... 39,491 sq.ft.

LOT COVERAGE COMPUTATION

LOT COVERAGE ALLOWED: ..... 25% = 9,873 sq.ft.

LOT COVERAGE PROPOSED: ..... 24.8% = 7,997 sq.ft.

AREAS BREAKDOWN

AIR CONDITIONED AREAS

MAIN HOUSE: ..... 6,066 sq.ft.

POOL HOUSE: ..... 716 sq.ft.

TOTAL A/C AREAS: ..... 6,782 sq.ft.

COVERED TERRACE: ..... 1,190 sq.ft.

FRONT PORCH: ..... 429 sq.ft.

GARAGES: ..... 1,396 sq.ft.

TOTAL PROPOSED COVERED AREAS : ..... 9,797 sq.ft.

AREAS LEGEND

CROSS HATCHING INDICATES AIR CONDITIONED AREAS

DOTTED HATCHING INDICATES LOT COVERAGE AREAS

SITE NOTES

- LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER ONTO ADJACENT PROPERTY. APPLICANT WILL PROVIDE CERTIFICATION PRIOR TO FINAL INSPECTION.

- 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. CONTACT PUBLIC WORKS DEPARTMENT.

- THE HEIGHT OF FENCES, WALLS AND HEDGES SHALL NOT EXCEED 2.5 FEET IN HEIGHT WITHIN 10 FEET OF THE EDGE OF ANY DRIVEWAY LEADING TO A RIGHT OF WAY. THE HEIGHT OF FENCES IS BEING MEASURED FROM GRADE.
GRADE ELEVATION = ELEVATION OF PUBLIC SIDEWALK OR CROWN OF ROAD.

- O.S.F.H. (OUTSIDE SPECIAL FLOOD HAZARD): ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE REQUIRED LOWEST FLOOR ELEVATION.

- S.F.H. (SPECIAL FLOOD HAZARD) ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE BASE FLOOD ELEVATION OR REQUIRED LOWEST FLOOR ELEVATION WHICH EVER IS HIGHER.

- LOWEST FLOOR - Shall mean the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable for parking of vehicles, building access or storage in an area other than a basement area, is not considered a building's lowest floor; provided that such enclosure is not built as to render the structure in violation of the applicable non-elevation design requirements in sections 11c-3,11c-4, 11c-5.

- GARAGE OR STORAGE (FHA, OSHA 11c-5-f): Fully enclosed areas below the base elevations shall be designed to preclude finished living space except allowable uses i.e.parking,limited storage and building access and shall be designed to allow for the entry and exit of flood-waters to automatically equalize hydrostatic flood forces on exterior walls.

Design for complying with this requirement must be either certified by a proffessional engineer or architect and meet the following criteria:

1. Provide a minimum of two (2) openings, having a total net area of not less than one (1) square inch for every square foot of enclosed area size. Bottom of all openings shall be not higher than one (1) foot above grade.
2. The interior portion of such enclosed areas shall NOT be partitioned or finish into separate rooms or air conditioned.

SITE PLAN

SCALE: 1/16" = 1'-0"

LEGAL DESCRIPTION

LOT 10, BLOCK 4, SUNILAND ESTATES FIRST ADDITION
PLAT BOOK 50, PAGE 58,
MIAMI-DADE COUNTY, FLORIDA

TERMITE SOIL STATEMENT

ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. 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 THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES . (AS PER RR4409.13.5 FBC2020)

SOIL STATEMENT :

SOIL AT THIS SITE IS ROCK & SAND ADEQUATE TO SUPPORT THE DESIGN LOAD OF 2000 PSF AFTER EXCAVATION. A SIGNED & SEALED LETTER WILL BE SUBMITTED BY THE ARCHITECT OR THE ENGINEER ATTESTING THAT THE SITE HAS BEEN OBSERVED AND THE FOUNDATION CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED ON.

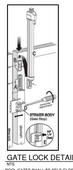
SOLAR READY CONSTRUCTION

A. CONSTRUCTION OF NEW BUILDINGS AND REMODELING WHERE THE COST OF REMODELING IS MORE THAN 50 PERCENT OF THE ASSESSED VALUE OF THE BUILDING SHALL PROVIDE A ROOF LAYOUT PLAN THAT ILLUSTRATES HOW FUTURE INSTALLATION OF A PHOTOVOLTAIC SYSTEM AND/OR SOLAR WATER HEATING SYSTEM COULD BE ACCOMMODATED. THE PROPERTY OWNER SHALL BE REQUIRED TO PROVIDE FOR THE EVENTUAL INSTALLATION OF ONE SYSTEM. REQUIREMENTS ARE AS FOLLOWS:

1. PHOTOVOLTAIC SYSTEMS. INSTALLATION OF AN APPROPRIATE SIZED CONDUIT, A MINIMUM OF ONE-INCH DIAMETER, LEADING FROM AN EXTERIOR SOUTH-FACING, EAST-FACING, OR WEST-FACING ROOF, WHERE A MINIMUM OF FOUR HOURS OF DIRECT SUNLIGHT IS ACHIEVED, TO A STUBBED JUNCTION BOX ADJACENT TO THE ELECTRICAL METER. ALL EXPOSED CONDUIT SHALL BE CAPPED AND PROVIDED WITH ADEQUATE FLASHING. THE CONDUIT SHALL NOT BE LOCATED ON OR IN THE DIRECTION OF A NORTH FACING ROOF. ROOF REINFORCEMENTS SHALL BE ADDRESSED AT THE TIME OF INSTALLATION.
2. SOLAR HEATING SYSTEM. INSTALLATION OF THREE-FOURTHS INCH DIAMETER HOT AND COLD COPPER WATER PIPES FROM A SOUTH-FACING, EAST-FACING, OR WEST-FACING ROOF, WHERE A MINIMUM OF FOUR HOURS OF DIRECT SUNLIGHT IS ACHIEVED, TO AN EXISTING WATER HEATER TANK, BOTH ENDS OF THE THREE-FOURTHS INCH DIAMETER COPPER PIPES SHALL BE STUBBED OUT AND SHALL NOT BE LOCATED ON OR IN THE DIRECTION OF A NORTH-FACING ROOF. ALL EXPOSED PIPES SHALL BE CAPPED AND PROVIDED WITH ADEQUATE FLASHING. ROOF REINFORCEMENTS SHALL BE ADDRESSED AT THE TIME OF INSTALLATION.

FENCE AND GATE NOTE

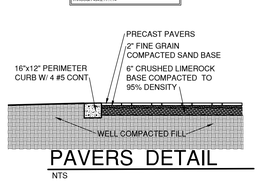
NEW 48" HIGH ALUMINUM FENCE WITH PICKETS TO REJECT 4" dia. OBJ. AND AN 8'-0"(2- 48" PANELS) SELF CLOSING GATE WITH CHILD PROOF LOCKING DEVICE - DOUBLE GATE MUST HAVE EITHER A REMOVABLE CENTER POST OR ONE SIDE PERMANENTLY SECURED (ONLY OPERABLE WITH A KEY OR A TOOL) - BY OTHERS
- PROVIDE SHOP DRAWINGS FOR APPROVAL



GATE LOCK DETAIL

NOTE:
POOL GATES SHALL BE SELF-CLOSING, SELF LATCHING AND LATCH SHALL BE 54" ABOVE BOTTOM OF GATE OR MIN. 3" BELOW THE TOP OF THE GATE ON THE POOL SIDE.
LOCKS, IF SELF-LOCKING, MAY BE 54" - 48" ABOVE FLOOR OR GROUND. F.B.C. 454.2.17

NOTE:
OUTDOOR SWIMMING POOLS SHALL BE PROVIDED WITH A BARRIER COMPLYING WITH F.B.C. R-454.2.17.1.1 THROUGH 454.2.17.1.14



PAVERS DETAIL

NTS

BELLÓN architecture

12930 S.W. 128 STREET
SUITE 203
MIAMI, FLORIDA 33186

T. (305) 278-7776
F. (305) 278-7473
WWW.BELLONMILANES.COM
AA-26002616

ARCHITECTURE
LAND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT

CONSULTANTS

A CUSTOM RESIDENCE FOR :
PINECREST 118 ST. LLC
7900 SW 118th STREET
PINECREST, FLORIDA 33156

MARK	DATE	DESCRIPTION

PROJECT No.

DRAWN BY:

CHECKED BY:

DATE:

LEOPOLDO BELLON, AIA

SHEET TITLE

SITE PLAN

SP-1

SHEET