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NEW RESIDENCE FOR:  
**MR. & MRS. DONER GARCIA**  
7001 SW 79TH COURT  
MIAMI, FL. 33143

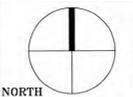
SHEET NAME  
**SITE PLAN**

BY	REVISION-RECORD
B.D.C.	1-27-15
B.D.C.	6-16-15

DATE:  
**6-17-15**

DRAWN BY:  
**C.C.**

SCALE:  
**1/4" = 1'-0"**



**SP-2**

SHEET No.

**GENERAL NOTES:**

- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND ANGLES AND ALL OTHER EXISTING CONDITIONS PRIOR TO COMMENCING ANY WORK. PLEASE NOTIFY ARCHITECT BY CERTIFIED MAIL OF ANY CONFLICTS OR DISCREPANCIES IF ANY.
- THE CONTRACTOR SHALL FURNISH AND BE SOLELY RESPONSIBLE FOR ALL TEMPORARY BRACING AND SHORING REQUIRED TO MAINTAIN PLUMBNESS AND STABILITY OF ALL STRUCTURAL ELEMENTS DURING CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN FROM ALL SUBCONTRACTORS THE FINAL APPROVED SITE AND LOCATION OF ALL OPENINGS TO BE PROVIDED FOR RESPECTIVE TRADES. HE SHALL BE RESPONSIBLE FOR LOCATION AND DETAILS.
- ALL CONCRETE FOR FOUNDATIONS & SLABS ON GRADE SHALL REACH 2500 PSI COMPRESSIVE STRENGTH AT 28 DAYS, AND ALL COLUMNS, GROUTED CELLS, SLABS ABOVE GRADE AND THE BEAMS SHALL REACH 3000 PSI COMPRESSIVE STRENGTH MINIMUM AT 28 DAYS UNLESS OTHERWISE NOTED.
- CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR VERIFYING REQUIRED GRADE & FINISHED FLOOR ELEVATION WITH RESPECT TO DADE COUNTY FLOOD CRITERIA, EXISTING CROWN OF ROAD ELEVATIONS, FEDERAL FLOOD CRITERIA OR ANY OTHER GOVERNING BODY.
- CONTRACTOR/OWNER SHALL NOTIFY ARCHITECT IN WRITING, BY CERTIFIED MAIL UPON COMMENCEMENT PROJECT.
- ELECTRICAL INSTALLATION DESIGN OF THIS PLAN IS IN COMPLIANCE AS SET FORTH BY STATE OF FLORIDA STATUS MODEL ENERGY EFFICIENCY CODE.
- ALL WORK SHALL BE IN STRICT ACCORD WITH THE FBC THE NEC AND ALL APPLICABLE FEDERAL, STATE AND COUNTY REGULATIONS.
- ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE DRAWINGS AND AT THE JOB SITE AND REPORT ANY INCONSISTENCIES TO THE ARCHITECT OR DESIGNER.
- THE ELECTRIC SERVICE SHALL BE INCREASED IF THE AMPERAGE IS NOT OF ADEQUATE CAPACITY TO ACCEPT THE ADDITIONAL LOADS.
- ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300 POUNDS APPLIED IN ANY MOVABLE DIRECTION AND IN ACCORDANCE WITH RESISTANCE STANDARDS SET FORTH IN METRO CODE 8C.
- HINGES ON EXTERIOR OUT SWINGING DOORS SHALL HAVE NON-REMOVABLE PINS.
- N/A
- N/A
- N/A
- N/A
- SLAB ON FILL: SHALL BE PLACED ON CLEAN ORGANIC SOIL, THOROUGHLY MOISTENED BEFORE CONCRETE IS POURING. SHALL BE POURING IN A CHECKERBOARD SEQUENCE EACH FRAGMENT OF WHICH IS NOT EXCEED A MAXIMUM AREA OF 625 SF OR 30 LF IN ANY DIRECTION.
- FIRESTOPPING: FIRESTOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT SPACES BOTH VERTICAL AND HORIZONTAL. REQUIRE FIRESTOPPING SHALL BE CONTINUOUS AND SUCH CONTINUITY SHALL BE MAINTAINED THROUGHOUT. 1" X 4" P.T. AT LEAST SHALL BE CONSIDERED AS FIRESTOPPING DEVICE AND SHALL CONFORM EFFECTIVE FIRE BARRIERS BETWEEN A STORY AND ROOF SPACE.
- FURRING: 1" X 2" P.T. FURRINGS SHALL BE INSTALLED SPACED 16" O/C WITH AT LEAST ONE CUT NAIL IN ALTERNATE COURSE OF BLOCK.
- SOFFIT VENTILATION: SHALL BE AN INTERMITTENT VENT WITH BREAKS NOT GREATER THAN 4 FEET. SHALL BE KEPT CLEAR OF OBSTRUCTIONS, INCLUDING INSULATION TO ALLOW PROPER AIR FLOW.
- DRIP STRIP ON EAVES AND GABLE SHALL HAVE A ROOF FLANGE NOT LESS THAN 2" WIDE. THE METAL PROFILE SHALL BE NAILED WITH A MINIMUM 12 GAUGE ANNULAR RING SHANK NAIL AT 4" O.C. WITH A.

SITE TO BE FILLED TO COUNTY FLOOD CRITERIA ELEVATION N.G.V.D. OR AN ELEVATION NO LESS THAN THE HIGHEST APPROVED CROWN ELEVATION OF THE ROAD ADJUTING THE PROPERTY.

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 STORMWATER ONTO ADJACENT PROPERTY. APPLICANT WILL PROVIDE CERTIFICATION PRIOR TO FINAL INSPECTION. 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 471.006, FLORIDA STATUTES, EFFECTIVE 7/10/87.

A SEPERATE PERMIT MAY BE REQUIRED FOR ALL DRIVEWAY APPROACHES ONTO PUBLIC RIGHT-OF-WAY.

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

**SEPTIC TANK NOTE:**

THERE ARE NO PERTINENT FEATURES ON ADJACENT PROPERTIES AND ACROSS THE STREET THAT MAY AFFECT THE SYSTEM INSTALLATION.

**BUILDING/LOT INFORMATION**

ZONING:	EU-1
HEIGHT (TO RIDGE OF ROOF):	21'-6"
LOT SIZE:	32,830 SQ. FT.
BUILDING:	
LOT COVERAGE (EVERYTHING UNDER ROOF) =	7,277 SQ. FT.
LOT COVERAGE ALLOWED 20% X 32,830 =	6,566 SQ. FT.
SETBACKS:	REQ'D PROVIDED
FRONT	50'-0" 50'-0"
SIDE	15'-0" 20'-8"
SIDE STREET	N/A N/A
REAR	25'-0" 31'-3"

**LEGAL DESCRIPTION:**

THE NORTH 185 FEET OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTH 185 FEET OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE EAST 35 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE EAST, BEING IN SECTION 27, TOWNSHIP 34 SOUTH, RANGE 40 EAST, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**FLOOD LEGEND**

Address: 7001 S.W. 79th Court  
LOT: \_\_\_\_\_ BLOCK: \_\_\_\_\_ PLAT BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
HIGHEST CROWN OF ROAD ELEV. 12.71' N.G.V.D.  
HIGHEST CROWN OF ROAD ELEVATION WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY PREPARED BY: PLS LIC # \_\_\_\_\_

	LOWEST FLOOR ELEVATION	ADJACENT/GRADE ELEVATION	SWALE AREA ELEVATION
PROPOSED	14.75'	12.75' / 13.65'	EX.
EX.	N/A	N/A	EX.

ALL ELECTRICAL, MECHANICAL AND PLUMBING WILL BE PLACED AT OR ABOVE THE BASE FLOOD ELEVATION (B.F.E.)

ALL AREAS BELOW B.F.E. SHALL BE PROVIDED WITH A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OF NO LESS THAN ONE SQUARE INCH OF OPENING FOR EVERY SQUARE FOOT OF ENCLOSED AREA SUBJECT TO FLOODING. THE BOTTOM OF THE OPENING SHALL BE NO HIGHER THAN ONE (1) FOOT ABOVE GRADE AND LOCATED ON DIFFERENT SIDES OF THE ENCLOSED AREA. OPENINGS WILL BE EQUIPPED WITH SCREENS OR LOUVRES, FLOOD RESISTANT MATERIALS WILL BE USED BELOW B.F.E.

ALTERNATIVELY, SEE A CERTIFICATION BY \_\_\_\_\_ P.E.

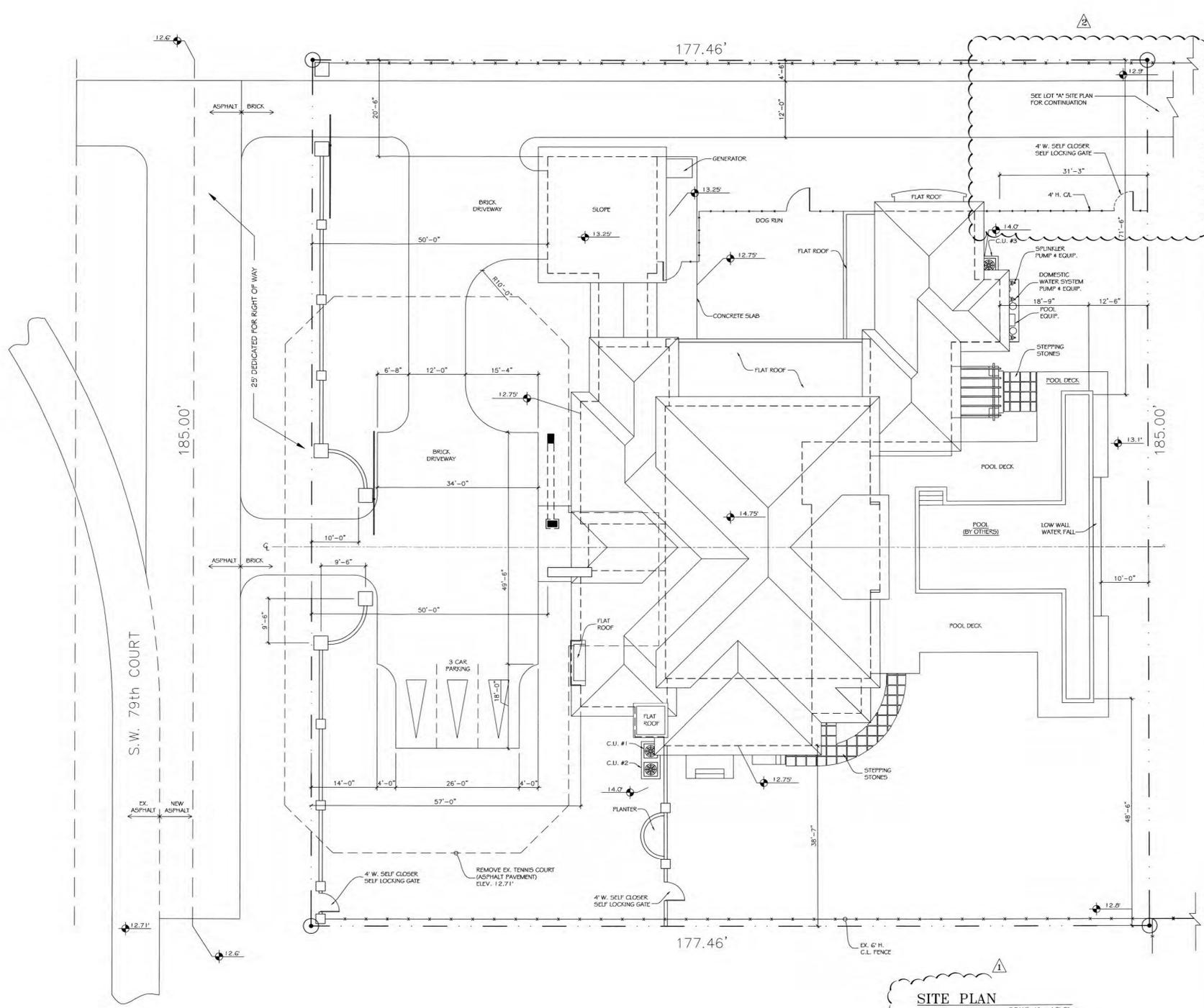
ON THE PLAN NOTES INDICATING THAT THE DESIGN WILL ALLOW THE AUTOMATIC EQUALIZATION OF HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS.

THE SITE WILL BE GRADED IN A MANNER TO PREVENT THE FLOODING OF ADJACENT PROPERTIES. WHERE NECESSARY INTERCEPTOR SWALES WILL BE CONSTRUCTED ON-SITE WITH NO ENCROACHMENT OVER ADJACENT PROPERTIES.

0'-0" = 14.75' N.G.V.D.

**SQUARE FOOT CALCULATION:**

PROPOSED RESIDENCE (A/C)	=	5,375 SQFT
PROPOSED TERRACE	=	774 SQFT
ENTRY	=	102 SQFT
BREEZEWAY	=	159 SQFT
POOL STORAGE	=	25 SQFT
TOTAL	=	6,435 SQFT
NOT COUNT FOR LOT COVERAGE:		
MASTER TERRACE (PERGOLA)	=	95 SQFT
PROPOSED CARPORT	=	580 SQFT
BKE STORAGE/GARDEN STORAGE	=	262 SQFT
GRAND TOTAL	=	7,372 SQFT



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

