RESOLUTION NO. 2026-

A RESOLUTION OF THE CITY OF HOMESTEAD, FLORIDA, GRANTING SITE PLAN APPROVAL, AS REQUESTED BY ELITE CONSTRUCTION & DEVELOPMENT, INC., FOR THE DEVELOPMENT OF A NEW RESIDENTIAL SUBDIVISION CONSISTING OF EIGHT (8) SINGLE FAMILY DWELLING UNITS ON AN APPROXIMATELY 2.69 ACRE PARCEL OF LAND, GENERALLY LOCATED GENERALLY LOCATED NORTH OF SE 8TH STREET, EAST OF C-103 CANAL AND SOUTH OF SW 307 STREET, AS LEGALLY DESCRIBED IN EXHIBIT "A;" AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 30 "Zoning," Article II "Administration," Division 2 "Procedure for Zoning Amendments, Special Exception Permits, Planned Unit Development Submittals, And Variances," Section 30-47 "Unified Site Plan Requirements and Review" of the City Code of Ordinances (the "City Code"), Elite Construction & Development, Inc., (the "Applicant"), has applied to the City of Homestead, Florida (the "City"), for approval of a Site Plan attached as Exhibit "B," for property legally described in Exhibit "A" (the "Property") (Application 2026-01); and

WHEREAS, Staff recommended approval of the requested Site Plan in its report dated November 18, 2026; and

WHEREAS, public notice was provided in accordance with law; and

WHEREAS, the City Council finds that the proposed Site Plan, as conditioned and limited herein, is consistent with the City's Code and Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA:

Section 1. **Findings.** The foregoing Whereas clauses are hereby ratified and incorporated as the legislative intent of this Resolution.

Section 2. **Approval of Site Plan.** Pursuant to Chapter 30 "Zoning," Article II "Administration," Division 2 "Procedure for Zoning Amendments, Special Exception Permits, Planned Unit Development Submittals, And Variances," Section 30-47 "Unified Site Plan Requirements and Review" of the City Code, the requested Site Plan, attached as Exhibit "B," is hereby approved.

Section 3. **Conditions.** The approvals granted by this Resolution are subject to the Applicant's compliance with the following conditions, to which the Applicant stipulated at the public hearing:

1. Development of the site shall comply with the City's lighting, landscaping, and signage requirements and standards.

2. Development shall be consistent with the following plans, as revised to meet the above conditions: Development shall be consistent with the following plans, as revised to meet the above conditions: Hiram Landings - Cover Sheet - Sheet A-0, Dated 4/0/2026; Sheet SP – General Site Plan, Dated 4/30/2026; Sheet LP – General Landscape Plan, Date 04/30/2026; Sheet A1-1 – Site Plan Lot 1, Dated 4/30/2026; Sheet A1-2 – Site Plan Lot 2, Dated 4/30/2026; Sheet A1-3 – Site Plan Lot 3, Dated 4/30/2026; Sheet A1-4 – Site Plan Lot 4, Dated; Sheet A1-5 – Site Plan Lot 5, Dated 4/30/2026; Sheet A1-6 – Site Plan Lot 6, Dated 4/30/2026; Sheet A1-7 – Site Plan Lot 7, Dated 4/30/2026; Sheet A1-8 – Site Plan Lot 8, Dated 4/30/2026; Sheet L1-1 – Landscape Plan Lot 1, Dated 4/30/2026; Sheet L1-1 – Landscape Plan Lot 1, Dated 4/30/2026; Sheet L1-2 – Landscape Plan Lot 2, Dated 4/30/2026; Sheet L1-3 – Landscape Plan Lot 3, Dated 4/30/2026; Sheet L1-4 – Landscape Plan Lot 4, Dated 4/30/2026; Sheet L1-5 – Landscape Plan Lot 5, Dated

4/30/2026; Sheet L1-6 – Landscape Plan Lot 6, Dated 4/30/2026; Sheet L1-7 – Landscape Plan Lot 7, Dated 4/30/2026; Sheet L1-8 – Landscape Plan Lot 8, Dated 4/30/2026; Sheet A1-D – Render – Model D, Dated 4/30/2026; Sheet A2-D – Floor Plan Model D, Dated 4/30/2026; Sheet A3-D – Elevations Model D, Dated 4/30/2026; Sheet A1-E – Redner – Model E, Dated 4/30/2026; Sheet A2-E – Floor Plan – Model E, Dated 4/30/2026; Sheet A3-E – Elevations – Model E, Dated 4/30/2026, End of Sheets.

3. Pursuant to Section 166.033, Florida Statutes, all applicable state and federal permits must be obtained before commencement of the development. Issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Section 4. Violation of Conditions. Failure to adhere to the terms and conditions of approval above shall be considered a violation of the City Code and persons found violating the conditions shall be subject to the penalties prescribed by the City Code, including but not limited to, the revocation of the approvals granted by this Resolution. The Applicant understands and acknowledges that it must comply with all other applicable requirements of the City before it may commence construction or operation, and this Resolution may be revoked by the City Council at any time upon a determination that the Applicant is not in compliance with the City Code.

Section 5. Recording. The City, or the Applicant if so requested by the City Clerk, shall record this Resolution at the Applicant's sole expense in the Public Records of Miami-Dade County, Florida.

Section 6. **Effective Date.** This resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED THIS _____ day of _____, 2026.

_____
STEVEN D. LOSNER
Mayor

ATTEST:

_____
ELIZABETH SEWELL, MPA, MMC
City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND BENEFIT OF THE CITY ONLY:

_____
WEISS SEROTA HELFMAN COLE & BIERMAN, P.L.
City Attorney
Motion to adopt by _____ seconded by _____.

FINAL VOTE AT ADOPTION

Mayor Steven D. Losner _____
Vice Mayor Jenifer N. Bailey _____
Councilwoman Erica G. Ávila _____
Councilman Clemente Canabal _____

Councilman Sean L. Fletcher _____
Councilwoman Kimberly Konsky _____
Councilman Larry Roth _____

Exhibit A

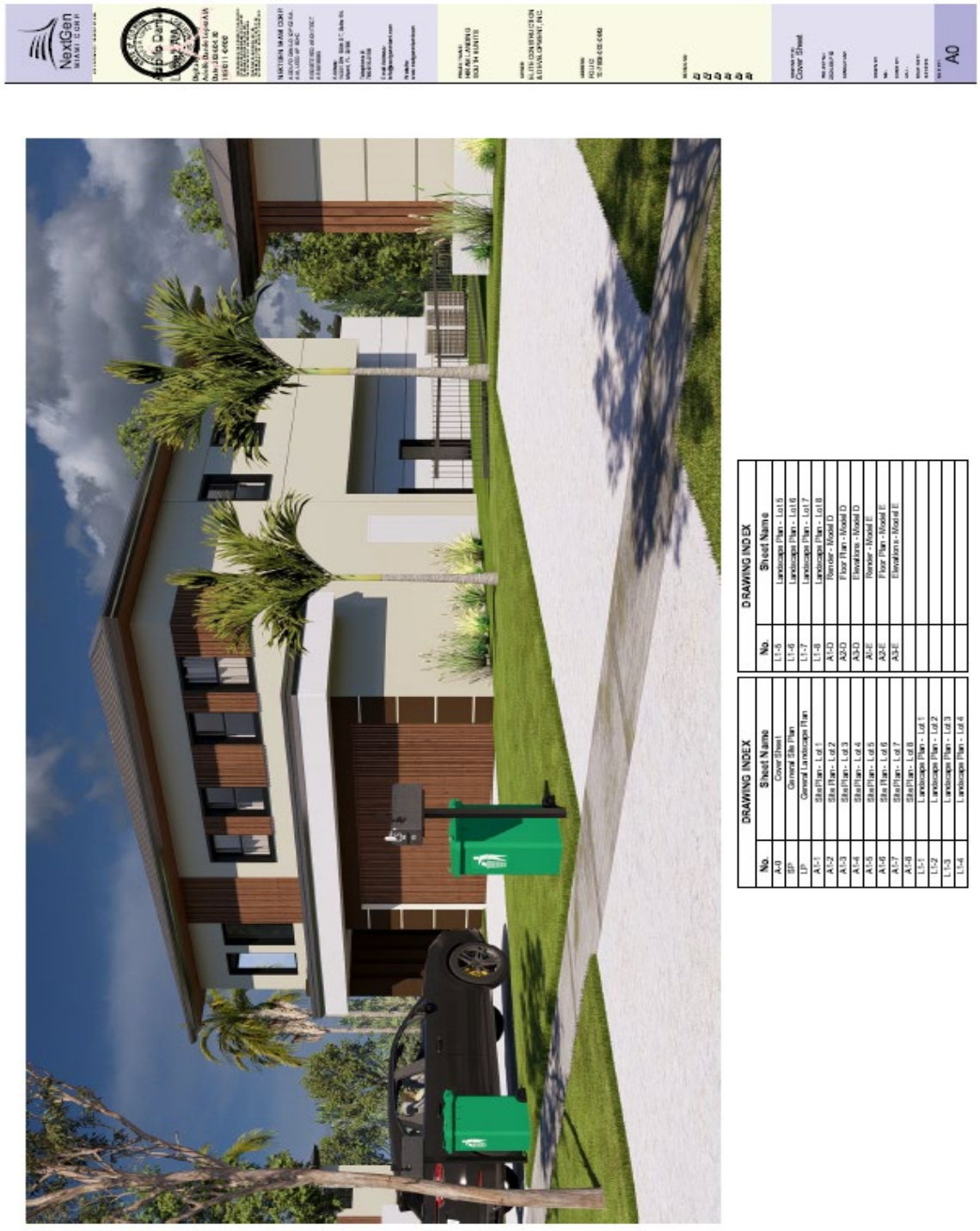
LEGAL DESCRIPTION

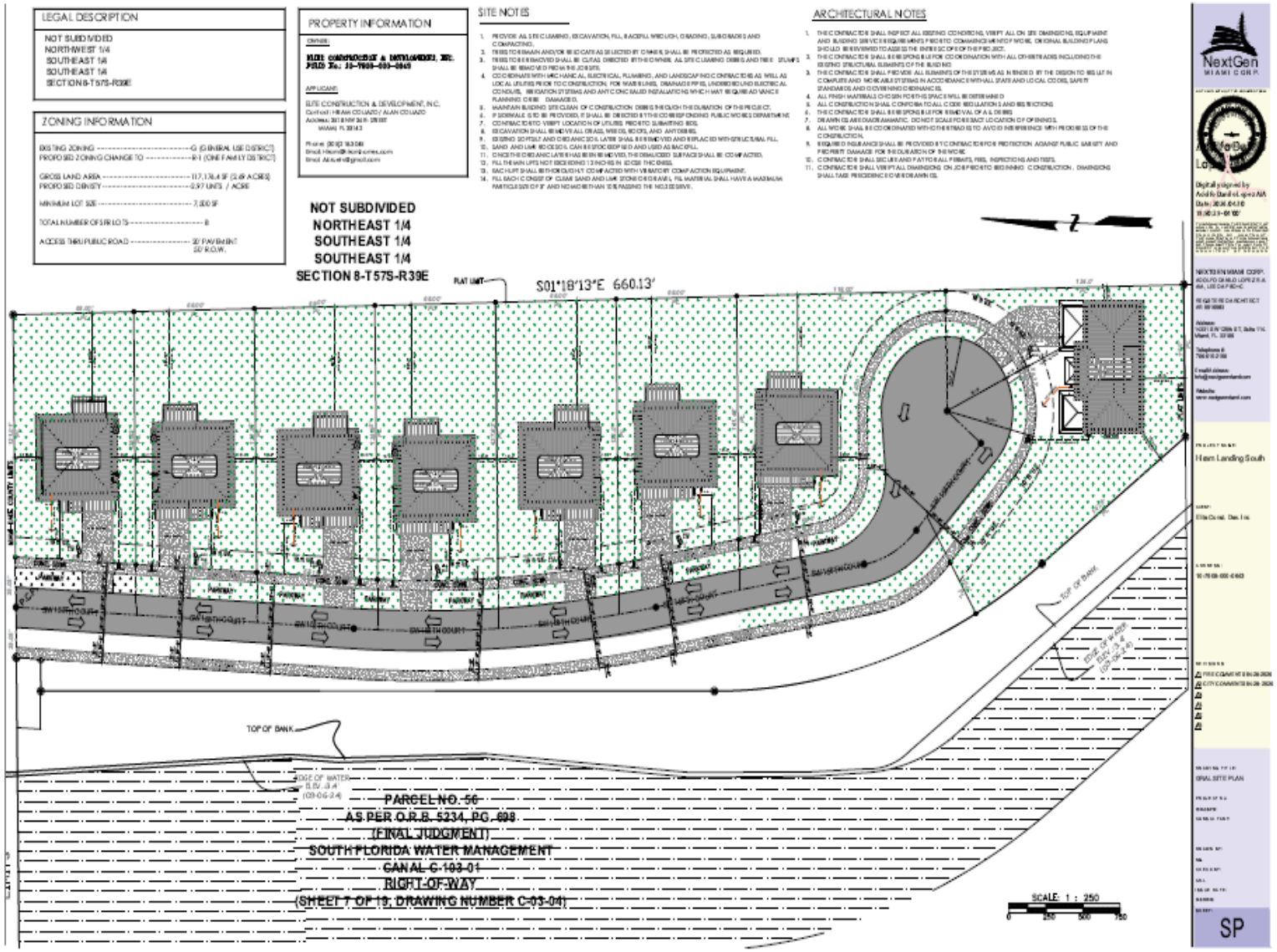
Folio: 10-7908-000-0643

Full 8 57 39 2.69 AC M/L NW1/4 OF SE1/4 OF SE1/4 LYG ELY OF C-103-1 CANAL R/W COC 23533-3111 06 2005 6(2)

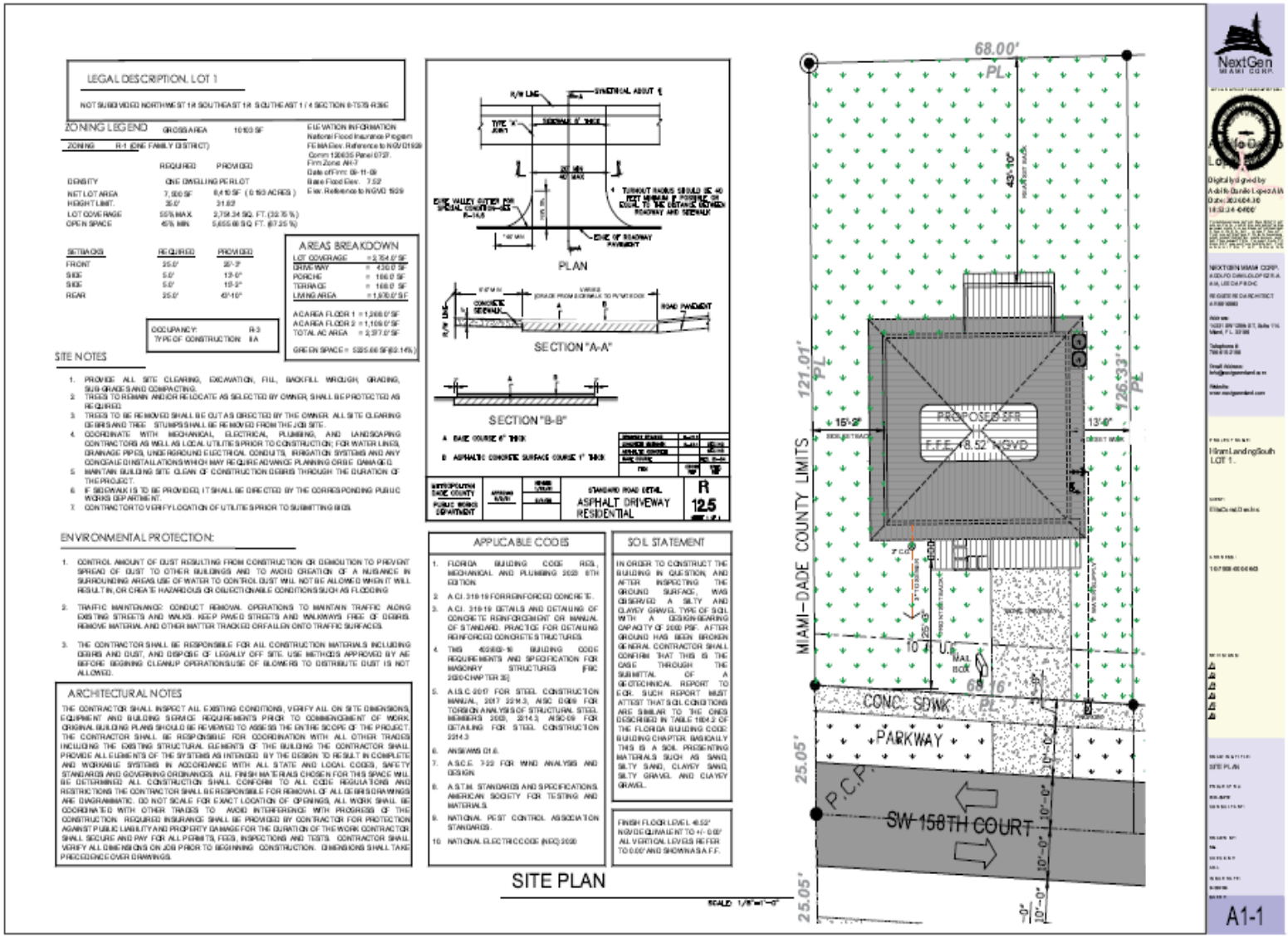
Exhibit B

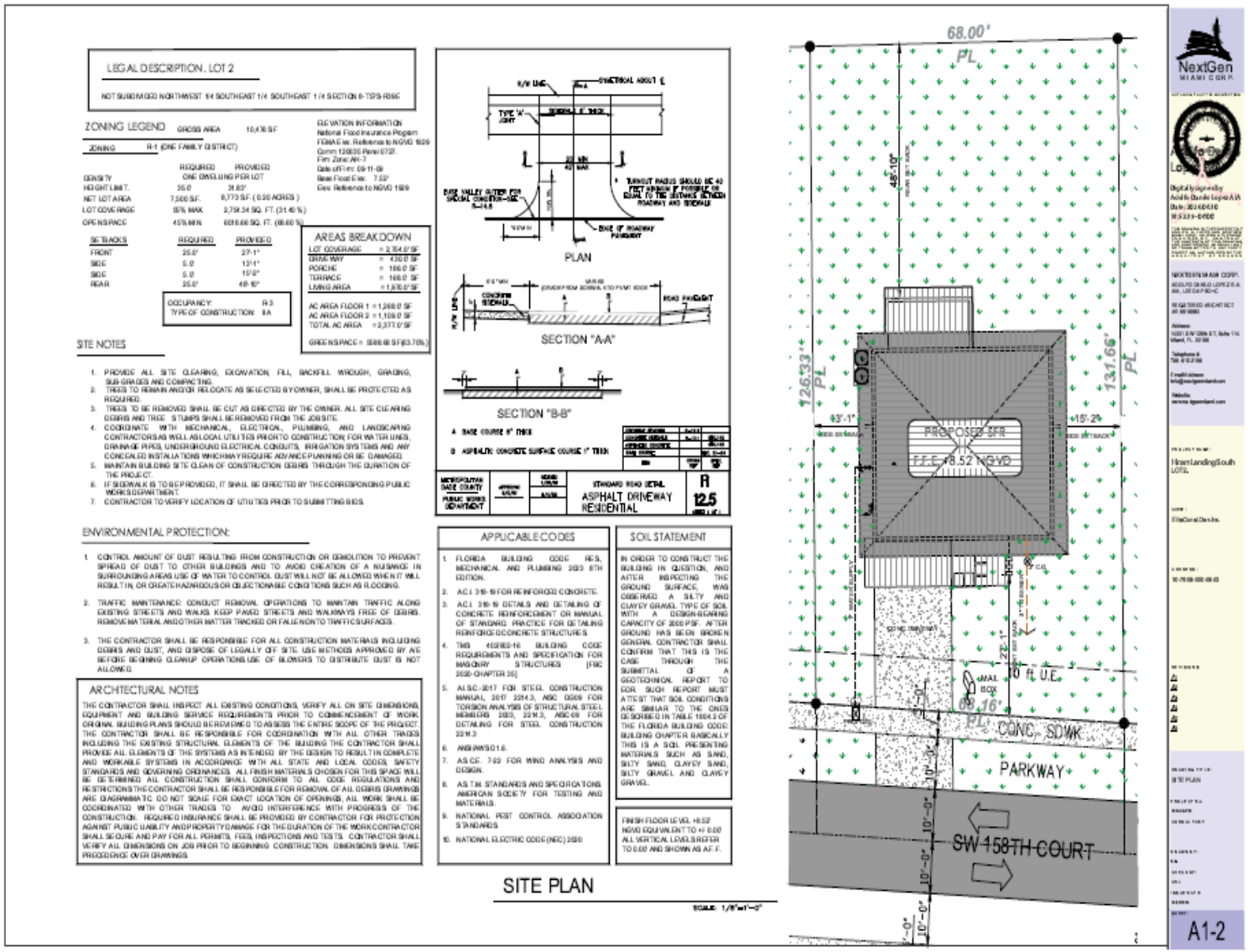
SITE PLAN

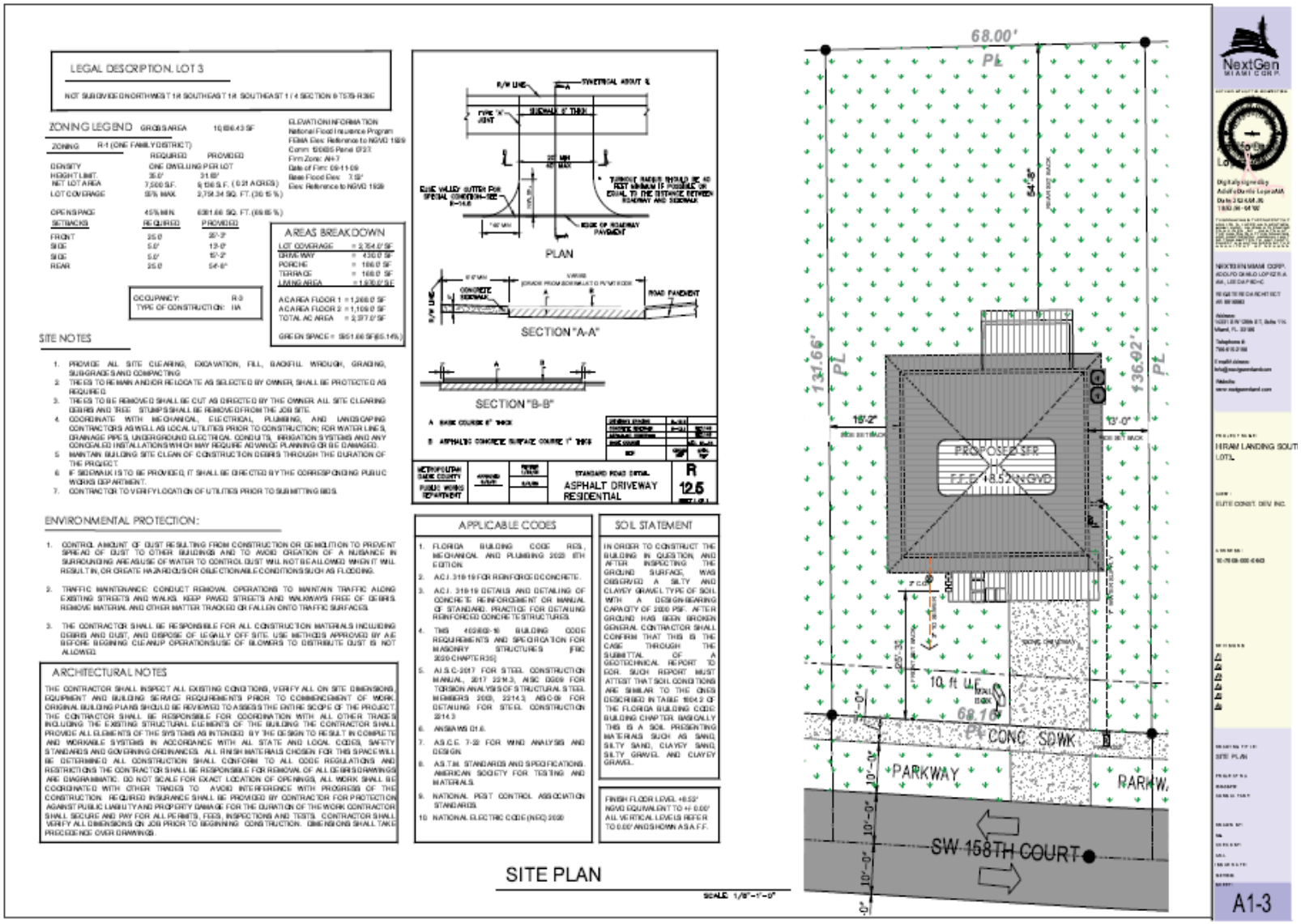


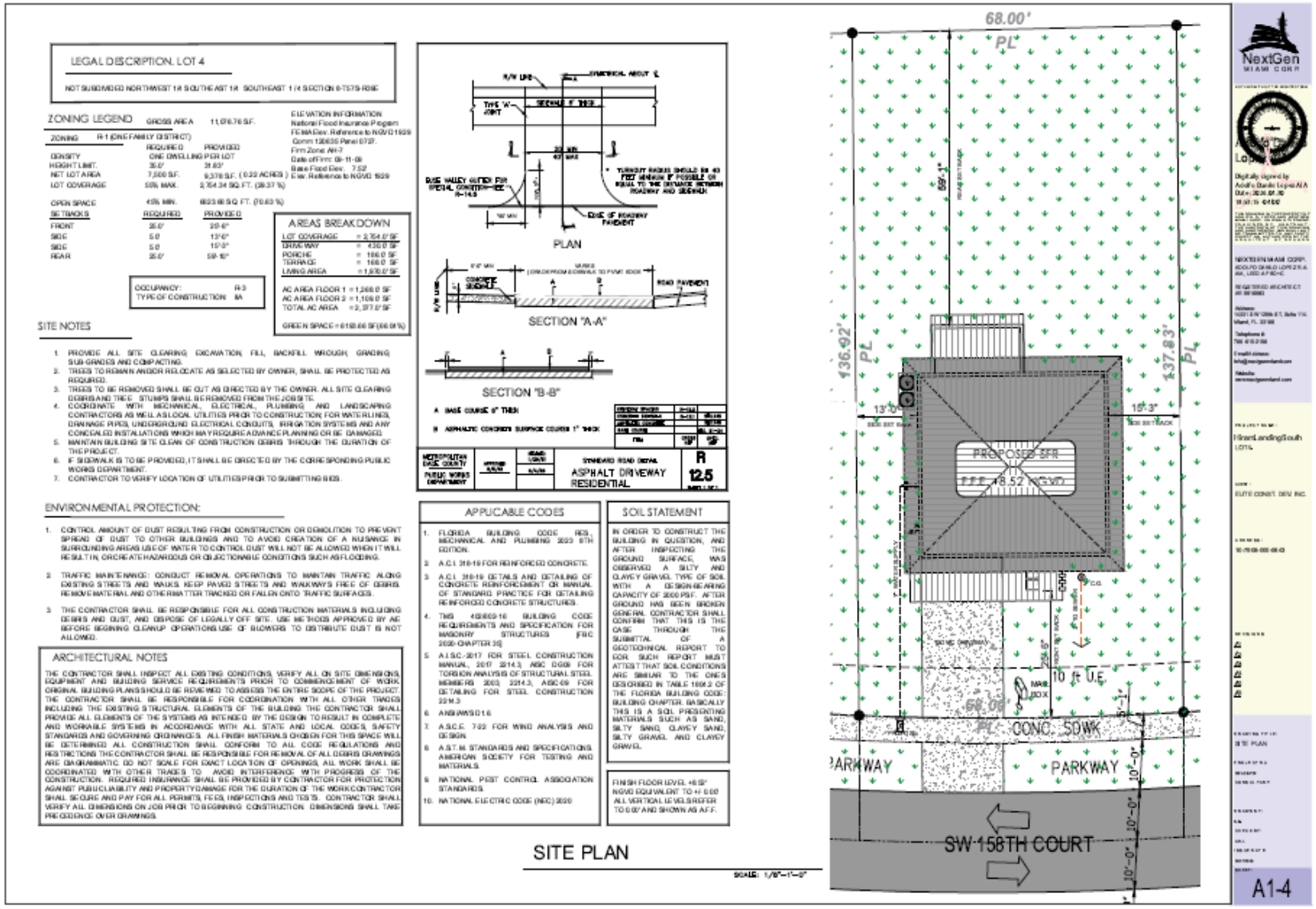

LEGAL DESCRIPTION
NOT SUBDIVIDED
NORTHWEST 1/4
SOUTHEAST 1/4
SOUTHEAST 1/4
SECTION 8-T57S-R39E
ZONING INFORMATION
EXISTING ZONING ---------- G (GENERAL USE DISTRICT)
PROPOSED ZONING CHANGE TO ---------- R-1 (ONE FAMILY DISTRICT)
GROSS LAND AREA ---------- 117,176.4 SF (2.69 ACRES)
PROPOSED DENSITY ---------- 0.97 UNITS / ACRE
MINIMUM LOT SIZE ---------- 7,500 SF
TOTAL NUMBER OF SFR LOTS ---------- 8
ACCESS THRU PUBLIC ROAD ---------- 20' PAVEMENT
50' R.O.W.
PROPERTY INFORMATION
OWNER:
APPLICANT:
ELITE CONSTRUCTION & DEVELOPMENT, IN.C.
Contact: HIRAM COLLAZO / ALAN COLLAZO
Address: 3011 NW 36th STREET
MIAMI, FL 33142
Phone: (305) 383-3686
Email: Hiram@eliteconst.com
Email: Alan.elite@gmail.com
SITE NOTES
1. PROVIDE ALL SITE CLEARING, EXCAVATION, FILL, BACKFILL WHICH, GRADING, SUBGRADES AND COMPACTING.
2. TREES TO REMAIN AND/OR REQUESTED AS SELECTED BY OWNER, SHALL BE PROTECTED AS REQUIRED.
3. TREES TO BE REMOVED SHALL BE CUT AS DIRECTED BY THE OWNER. ALL SITE CLEARING DEBRIS AND TREE STUMPS SHALL BE REMOVED FROM THE JOB SITE.
4. COORDINATE WITH MECHANICAL, ELECTRICAL, PLUMBING, AND LANDSCAPING CONTRACTORS AS WELL AS LOCAL UTILITIES PRIOR TO CONSTRUCTION, FOR WATER LINES, DRAINAGE PIPES, UNDERGROUND ELECTRICAL CONDUITS, IRRIGATION SYSTEMS AND ANY CONCEALED INSTALLATIONS WHICH MAY REQUIRE ADVANCE PLANNING OR BE DAMAGED.
5. MAINTAIN BUILDING SITE CLEAN OF CONSTRUCTION DEBRIS THROUGHOUT THE DURATION OF THE PROJECT.
6. IF SIDEWALK IS TO BE PROVIDED, IT SHALL BE DIRECTED BY THE CORRESPONDING PUBLIC WORKS DEPARTMENT
7. CONTRACTOR TO VERIFY LOCATION OF UTILITIES PRIOR TO SUBMITTING BIDS.
8. EXCAVATION SHALL REMOVE ALL GRASS, WEEDS, ROOTS, AND ANY DEBRIS.
9. EXISTING SEPTIC TANK AND DRAINFIELDS, LATER SHALL BE REMOVED AND REPLACED WITH STRUCTURAL FILL.
10. SAND AND LIME ROCK SOILS, CAN BE STOCKPILED AND USED AS BACKFILL.
11. ONCE THE ORGANIC LAYER HAS BEEN REMOVED, THE DISTURBED SURFACE SHALL BE COMPACTED.
12. FILL THE MAIN LIFTS NOT EXCEEDING 12 INCHES IN LOOSE THICKNESS.
13. EACH LIFT SHALL BE THOROUGHLY COMPACTED WITH VIBRATORY COMPACTION EQUIPMENT.
14. FILL EACH CONSIST OF CLEAN SAND AND LIME STONE OR GRAVEL FILL MATERIAL SHALL HAVE A MAXIMUM PARTICLE SIZE OF 3" AND NO MORE THAN 10% PASSING THE NO.200 SIEVE.
ARCHITECTURAL NOTES
1. THE CONTRACTOR SHALL INSPECT ALL EXISTING CONDITIONS, VERIFY ALL ON SITE DIMENSIONS, EQUIPMENT AND BUILDING SERVICE REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK. ORIGINAL BUILDING PLANS SHOULD BE REVIEWED TO ASSESS THE EXISTING SCOPE OF THE PROJECT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH ALL OTHER TRADES INCLUDING THE EXISTING STRUCTURAL ELEMENTS OF THE BUILDING
3. THE CONTRACTOR SHALL PROVIDE ALL ELEMENTS OF THE SYSTEMS AS IN BINDER BY THE DESIGN TO RESULT IN COMPLETE AND WORKABLE SYSTEMS IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, SAFETY STANDARDS AND GOVERNING ORDINANCES.
4. ALL FINISH MATERIALS CHOSEN FOR THIS SPACE WILL BE DETERMINED
5. ALL CONSTRUCTION SHALL CONFORM TO ALL CODE REGULATIONS AND RESTRICTIONS
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS
7. DRAWINGS ARE DIAGRAMMATIC. DO NOT SCALE FOR EXACT LOCATION OF OPENINGS.
8. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH PROGRESS OF THE CONSTRUCTION.
9. REQUIRED INSURANCE SHALL BE PROVIDED BY CONTRACTOR FOR PROTECTION AGAINST PUBLIC SAFETY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
10. CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTS.
11. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON JOB PRIOR TO BEGINNING CONSTRUCTION. DIMENSIONS SHALL TAKE PRECEDENCE OVER DRAWING.
NOT SUBDIVIDED
NORTHEAST 1/4
SOUTHEAST 1/4
SOUTHEAST 1/4
SECTION 8-T57S-R39E
FLAT UNIT
S01°18'13"E 660.13'
TOP OF BANK
EDGE OF WATER
ELEV. 3.4
(09-06-24)
PARCEL NO. 56
AS PER O.R.B. 5234, PG. 608
(FINAL JUDGMENT)
SOUTH FLORIDA WATER MANAGEMENT
CANAL C-103-01
RIGHT-OF-WAY
(SHEET 7 OF 19, DRAWING NUMBER C-03-04)
SCALE: 1 : 250
0 250 500 750
NextGen
MIAMI CORP.
Digitally signed by
Date:
NEXTGEN MIAMI CORP.
Hiram Landing South
Elite Const. Dev. Inc.
FINAL SITE PLAN
SP

NOT SUBDIVIDED
NORTHEAST 1/4
SOUTHEAST 1/4
SOUTHEAST 1/4
SECTION 8-T57S-R39E
S01°18'13"E 666.13'
PLAT LIMIT
TOP OF BANK
PARCEL NO. 56
AS PER O.R.B. 5334, PG. 608
FINAL JUDGMENT
SOUTH FLORIDA WATER MANAGEMENT
CANAL C-103-01
RIGHT-OF-WAY
(SHEET 7 OF 19, DRAWING NUMBER C-103-001)
TREES LEGEND
LP


LEGAL DESCRIPTION, LOT 1
NOT SUBDIVIDED NORTHWEST 1/4 SOUTHEAST 1/4 SOUTHEAST 1/4 SECTION 8-TS7S-R39E
ZONING LEGEND
GROSS AREA 10193 SF
ZONING R-1 (ONE FAMILY DISTRICT)
REQUIRED PROVIDED
DENSITY ONE DWELLING PER LOT
NET LOT AREA 7,500 SF 6,419 SF (0.193 ACRES)
HEIGHT LIMIT 35.0' 31.83'
LOT COVERAGE 55% MAX 2,754.34 SQ. FT. (32.75 %)
OPEN SPACE 45% MIN 5,655.66 SQ. FT. (67.25 %)
ELEVATION INFORMATION
National Flood Insurance Program
FEMA Elev. Reference to NGVD1929
Comm 120635 Panel 0137.
Firm Zone AH-7
Date of Firm: 09-11-09
Base Flood Elev. 7.52'
Elev. Reference to NGVD 1929
SETBACKS REQUIRED PROVIDED
FRONT 25.0' 26'-3"
SIDE 5.0' 13'-0"
SIDE 5.0' 15'-1"
REAR 25.0' 45'-10"
AREAS BREAKDOWN
LOT COVERAGE = 2,754.0' SF
DRIVEWAY = 430.0' SF
PORCHE = 166.0' SF
TERRACE = 166.0' SF
LIVING AREA = 1,930.0' SF
ACAREA FLOOR 1 = 1,268.0' SF
ACAREA FLOOR 2 = 1,109.0' SF
TOTAL AC AREA = 2,377.0' SF
GREEN SPACE = 5655.66 SF(62.14%)
OCCUPANCY: R-3
TYPE OF CONSTRUCTION: II A
SITE NOTES
1. PROVIDE ALL SITE CLEARING, EXCAVATION, FILL, BACKFILL THROUGH GRADING, SUB-GRADE AND COMPACTING.
2. TREES TO REMAIN AND/OR RELOCATE AS SELECTED BY OWNER, SHALL BE PROTECTED AS REQUIRED.
3. TREES TO BE REMOVED SHALL BE CUT AS DIRECTED BY THE OWNER. ALL SITE CLEARING DEBRIS AND TREE STUMPS SHALL BE REMOVED FROM THE JOB SITE.
4. COORDINATE WITH MECHANICAL, ELECTRICAL, PLUMBING, AND LANDSCAPING CONTRACTORS AS WELL AS LOCAL UTILITIES PRIOR TO CONSTRUCTION; FOR WATER LINES, DRAINAGE PIPES, UNDERGROUND ELECTRICAL CONDUITS, IRRIGATION SYSTEMS AND ANY CONCEALED INSTALLATIONS WHICH MAY REQUIRE ADVANCE PLANNING OR BE DAMAGED.
5. MAINTAIN BUILDING SITE CLEAN OF CONSTRUCTION DEBRIS THROUGH THE DURATION OF THE PROJECT.
6. IF SIDEWALK IS TO BE PROVIDED, IT SHALL BE DIRECTED BY THE CORRESPONDING PUBLIC WORKS DEPARTMENT.
7. CONTRACTOR TO VERIFY LOCATION OF UTILITIES PRIOR TO SUBMITTING BIDS.
ENVIRONMENTAL PROTECTION:
1. CONTROL AMOUNT OF DUST RESULTING FROM CONSTRUCTION OR DEMOLITION TO PREVENT SPREAD OF DUST TO OTHER BUILDINGS AND TO AVOID CREATION OF A NUISANCE IN SURROUNDING AREAS. USE OF WATER TO CONTROL DUST WILL NOT BE ALLOWED WHEN IT WILL RESULT IN, OR CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS FLOODING.
2. TRAFFIC MAINTENANCE: CONDUCT REMOVAL OPERATIONS TO MAINTAIN TRAFFIC ALONG EXISTING STREETS AND WALKS. KEEP PAVED STREETS AND WALKWAYS FREE OF DEBRIS. REMOVE MATERIAL AND OTHER MATTER TRACKED OR FALLEN ONTO TRAFFIC SURFACES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MATERIALS INCLUDING DEBRIS AND DUST, AND DISPOSE OF LEGALLY OFF SITE. USE METHODS APPROVED BY AE BEFORE BEGINNING CLEANUP OPERATIONS. USE OF BLOWERS TO DISTRIBUTE DUST IS NOT ALLOWED.
ARCHITECTURAL NOTES
THE CONTRACTOR SHALL INSPECT ALL EXISTING CONDITIONS, VERIFY ALL ON SITE DIMENSIONS, EQUIPMENT AND BUILDING SERVICE REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK. ORIGINAL BUILDING PLANS SHOULD BE REVIEWED TO ASSESS THE ENTIRE SCOPE OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH ALL OTHER TRADES, INCLUDING THE EXISTING STRUCTURAL ELEMENTS OF THE BUILDING. THE CONTRACTOR SHALL PROVIDE ALL ELEMENTS OF THE SYSTEMS AS INTENDED BY THE DESIGN TO RESULT IN COMPLETE AND WORKABLE SYSTEMS IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, SAFETY STANDARDS AND GOVERNING ORDINANCES. ALL FINISH MATERIALS CHOSEN FOR THIS SPACE WILL BE DETERMINED. ALL CONSTRUCTION SHALL CONFORM TO ALL CODE REGULATIONS AND RESTRICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS. DRAWINGS ARE DIAGRAMMATIC. DO NOT SCALE FOR EXACT LOCATION OF OPENINGS. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH PROGRESS OF THE CONSTRUCTION. REQUIRED INSURANCE SHALL BE PROVIDED BY CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK. CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON JOB PRIOR TO BEGINNING CONSTRUCTION. DIMENSIONS SHALL TAKE PRECEDENCE OVER DRAWINGS.
R/W LINE
SYMETRICAL ABOUT ℄
TYPE "F" CURB
SIDEWALK 4" THICK
20' MIN 40' MAX
EDGE VALLEY GUTTER FOR SPECIAL CONCRETE SW-425 R=14.5
4" MIN
EDGE OF ROADWAY PAVEMENT
4 TURNOUT RADIUS SHOULD BE 40 FEET MINIMUM IF POSSIBLE OR EQUAL TO THE DISTANCE BETWEEN ROADWAY AND SIDEWALK
PLAN
CONCRETE SIDEWALK
VARIABLE (GRADE FROM SIDEWALK TO PAVEMENT EDGE)
ROAD PAVEMENT
SECTION "A-A"
SECTION "B-B"
A BASE COURSE 6" THICK
B ASPHALTIC CONCRETE SURFACE COURSE 1" THICK
STANDARD ROAD DETAIL
ASPHALT DRIVEWAY RESIDENTIAL
R
12.5
APPLICABLE CODES
1. FLORIDA BUILDING CODE RES, MECHANICAL AND PLUMBING 2020 8TH EDITION
2. A.C.I. 318-19 FOR REINFORCED CONCRETE.
3. A.C.I. 318-19 DETAILS AND DETAILING OF CONCRETE REINFORCEMENT OR MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES.
4. THIS 40(6)(E)-16 BUILDING CODE REQUIREMENTS AND SPECIFICATION FOR MASONRY STRUCTURES (FBC 2020 CHAPTER 35)
5. A.I.S.C. 360 FOR STEEL CONSTRUCTION MANUAL, 2017 22.14.3, AISC 0.909 FOR TORSION ANALYSIS OF STRUCTURAL STEEL MEMBERS 2005, 2014.3 AISC 09 FOR DETAILING FOR STEEL CONSTRUCTION 2014.3
6. ANSI/AWS D1.6.
7. A.S.C.E. 7-22 FOR WIND ANALYSIS AND DESIGN.
8. A.S.T.M. STANDARDS AND SPECIFICATIONS, AMERICAN SOCIETY FOR TESTING AND MATERIALS.
9. NATIONAL PEST CONTROL ASSOCIATION STANDARDS.
10. NATIONAL ELECTRIC CODE (NEC) 2020
SOIL STATEMENT
IN ORDER TO CONSTRUCT THE BUILDING IN QUESTION, AND AFTER INSPECTING THE GROUND SURFACE, WAS OBSERVED A SILTY AND CLAYEY GRAVEL TYPE OF SOIL WITH A DESIGN BEARING CAPACITY OF 2000 PSF. AFTER GROUND HAS BEEN BROKEN GENERAL CONTRACTOR SHALL CONFIRM THAT THIS IS THE CASE THROUGH THE SUBMITTAL OF A GEOTECHNICAL REPORT TO EOR. SUCH REPORT MUST ATTEST THAT SOIL CONDITIONS ARE SIMILAR TO THE ONES DESCRIBED IN TABLE 1804.2 OF THE FLORIDA BUILDING CODE: BUILDING CHAPTER. BASICALLY THIS IS A SOIL PRESENTING MATERIALS SUCH AS SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL AND CLAYEY GRAVEL.
FINISH FLOOR LEVEL 48.52' NGVD EQUIVALENT TO +/- 0.00' ALL VERTICAL LEVELS REFER TO 0.00' AND SHOWN AS A F.F.
SITE PLAN
SCALE: 1/8"=1'-0"
68.00'
PL
43'-10"
121.01'
MIAMI-DADE COUNTY LIMITS
126.33'
PROPOSED SFR
F.F.E. 18.52 NGVD
15'-2"
13'-6"
10' U.E.
MAIL BOX
68.16'
CONC. SDWK
PARKWAY
P.C.P.
SW 158TH COURT
25.05'
10'-0"
NextGen MIAMI CORP.
Digitally signed by Adolfo Danilo Lopez AIA
Date: 2024.04.10 16:53:24 -04'00'
NEXTGEN MIAMI CORP.
Hiram Landing South LOT 1.
SITE PLAN
A1-1


LEGAL DESCRIPTION, LOT 2
NOT SUBDIVIDED NORTHWEST 1/4 SOUTHEAST 1/4 SOUTHEAST 1/4 SECTION 8-73S-R39E
ZONING LEGEND
GROSS AREA 10,476 SF
ZONING R-1 (ONE FAMILY DISTRICT)
REQUIRED PROVIDED
ONE DWELLING PER LOT
DENSITY
HEIGHT LIMIT. 35.0' 31.83'
NET LOT AREA 7,500 SF. 8,773 SF. (0.20 ACRES)
LOT COVERAGE 35% MAX. 2,758.34 SQ. FT. (31.45 %)
OPEN SPACE 45% MIN. 609.66 SQ. FT. (69.55 %)
SETBACKS REQUIRED PROVIDED
FRONT 25.0' 27'-1"
SIDE 5.0' 13'-1"
SIDE 5.0' 15'-0"
REAR 25.0' 48'-10"
OCCUPANCY: R-3
TYPE OF CONSTRUCTION: IIA
ELEVATION INFORMATION
National Flood Insurance Program
FEMA Elev. Reference to NGVD 1929
Comm 120635 Panel 0737.
Firm Zone: AH-7
Date of Firm: 09-11-09
Base Flood Elev: 7.53'
Elev. Reference to NGVD 1929
AREAS BREAKDOWN
LOT COVERAGE = 2,764.0' SF
DRIVEWAY = 430.0 SF
PORCHE = 166.0 SF
TERRACE = 168.0 SF
LIVING AREA = 1,970.0' SF
AC AREA FLOOR 1 = 1,266.0 SF
AC AREA FLOOR 2 = 1,106.0 SF
TOTAL AC AREA = 2,372.0' SF
GREEN SPACE = 5666.66 SF(63.76%)
SITE NOTES
1. PROVIDE ALL SITE CLEARING, EXCAVATION, FILL, BACKFILL W/ROUGH, GRADING, SUB GRADES AND COMPACTING.
2. TREES TO REMAIN AND/OR RELOCATE AS SELECTED BY OWNER, SHALL BE PROTECTED AS REQUIRED.
3. TREES TO BE REMOVED SHALL BE CUT AS DIRECTED BY THE OWNER. ALL SITE CLEARING DEBRIS AND TREE STUMPS SHALL BE REMOVED FROM THE JOB SITE.
4. COORDINATE WITH MECHANICAL, ELECTRICAL, PLUMBING, AND LANDSCAPING CONTRACTORS AS WELL AS LOCAL UTILITIES PRIOR TO CONSTRUCTION, FOR WATER LINES, DRAINAGE PIPES, UNDERGROUND ELECTRICAL CONDUITS, IRRIGATION SYSTEMS AND ANY CONCEALED INSTALLATIONS WHICH MAY REQUIRE ADVANCE PLANNING OR BE DAMAGED.
5. MAINTAIN BUILDING SITE CLEAN OF CONSTRUCTION DEBRIS THROUGH THE DURATION OF THE PROJECT.
6. IF SIDEWALK IS TO BE PROVIDED, IT SHALL BE DIRECTED BY THE CORRESPONDING PUBLIC WORKS DEPARTMENT.
7. CONTRACTOR TO VERIFY LOCATION OF UTILITIES PRIOR TO SUBMITTING BIDS.
ENVIRONMENTAL PROTECTION:
1. CONTROL AMOUNT OF DUST RESULTING FROM CONSTRUCTION OR DEMOLITION TO PREVENT SPREAD OF DUST TO OTHER BUILDINGS AND TO AVOID CREATION OF A NUISANCE IN SURROUNDING AREAS USE OF WATER TO CONTROL DUST WILL NOT BE ALLOWED WHEN IT WILL RESULT IN, OR CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS FLOODING.
2. TRAFFIC MAINTENANCE: CONDUCT REMOVAL OPERATIONS TO MAINTAIN TRAFFIC ALONG EXISTING STREETS AND WALKS. KEEP PAVED STREETS AND WALKWAYS FREE OF DEBRIS. REMOVE MATERIAL AND OTHER MATTER TRACKED OR FALLEN ONTO TRAFFIC SURFACES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MATERIALS INCLUDING DEBRIS AND DUST, AND DISPOSE OF LEGALLY OFF SITE. USE METHODS APPROVED BY AE BEFORE BEGINING CLEANUP OPERATIONS. USE OF BLOWERS TO DISTRIBUTE DUST IS NOT ALLOWED.
ARCHITECTURAL NOTES
THE CONTRACTOR SHALL INSPECT ALL EXISTING CONDITIONS, VERIFY ALL ON SITE DIMENSIONS, EQUIPMENT AND BUILDING SERVICE REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK. ORIGINAL BUILDING PLANS SHOULD BE REFERENCED TO ASSESS THE ENTIRE SCOPE OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH ALL OTHER TRADES INCLUDING THE EXISTING STRUCTURAL ELEMENTS OF THE BUILDING. THE CONTRACTOR SHALL PROVIDE ALL ELEMENTS OF THE SYSTEMS AS INTENDED BY THE DESIGN TO RESULT IN COMPLETE AND WORKABLE SYSTEMS IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, SAFETY STANDARDS AND GOVERNING ORDINANCES. ALL FINISH MATERIALS CHOSEN FOR THIS SPACE WILL BE DETERMINED. ALL CONSTRUCTION SHALL CONFORM TO ALL CODE REGULATIONS AND RESTRICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS. DRAWINGS ARE DIAGRAMMATIC. DO NOT SCALE FOR EXACT LOCATION OF OPENINGS, ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH PROGRESS OF THE CONSTRUCTION. REQUIRED INSURANCE SHALL BE PROVIDED BY CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK. CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON JOB PRIOR TO BEGINNING CONSTRUCTION. DIMENSIONS SHALL TAKE PRECEDENCE OVER DRAWINGS.
TYPE 'F' JOINT
SYMETRICAL ABOUT E
20' MIN 40' MAX
* TURNOUT RADIUS SHOULD BE 40 FEET MINIMUM IF POSSIBLE OR EQUAL TO THE DISTANCE BETWEEN ROADWAY AND SIDEWALK
BASE VALLEY GUTTER FOR SPECIAL CONDITION--SEE R-44-B
12'-0"
10' MIN
EDGE OF ROADWAY PAVEMENT
PLAN
CONCRETE SIDEWALK
VARIES
ROAD PAVEMENT
SECTION "A-A"
SECTION "B-B"
A BASE COURSE 6" THICK
B ASPHALTIC CONCRETE SURFACE COURSE 1" THICK
METROPOLITAN DADE COUNTY PUBLIC WORKS DEPARTMENT
STANDARD ROAD DETAIL
ASPHALT DRIVEWAY RESIDENTIAL
R
12.5
APPLICABLE CODES
1. FLORIDA BUILDING CODE RES, MECHANICAL AND PLUMBING 2023 8TH EDITION.
2. ACI 318-19 FOR REINFORCED CONCRETE.
3. ACI 318-19 DETAILS AND DETAILING OF CONCRETE REINFORCEMENT OR MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES.
4. TMS 402/602-16 BUILDING CODE REQUIREMENTS AND SPECIFICATION FOR MASONRY STRUCTURES (FBC 2020-CHAPTER 35)
5. AISC-2017 FOR STEEL CONSTRUCTION MANUAL, 2017 22nd.3, ASC 2009 FOR TORSION ANALYSIS OF STRUCTURAL STEEL MEMBERS 2003, 22nd.3, ASC 09 FOR DETAILING FOR STEEL CONSTRUCTION 22nd.3
6. ANSI/AWS D1.6.
7. ASCE 7-22 FOR WIND ANALYSIS AND DESIGN.
8. ASTM STANDARDS AND SPECIFICATIONS, AMERICAN SOCIETY FOR TESTING AND MATERIALS.
9. NATIONAL PEST CONTROL ASSOCIATION STANDARDS.
10. NATIONAL ELECTRIC CODE (NEC) 2020
SOIL STATEMENT
IN ORDER TO CONSTRUCT THE BUILDING IN QUESTION, AND AFTER INSPECTING THE GROUND SURFACE, WAS OBSERVED A SILTY AND CLAYEY GRAVEL TYPE OF SOIL WITH A DESIGN BEARING CAPACITY OF 2000 PSF. AFTER GROUND HAS BEEN BROKEN GENERAL CONTRACTOR SHALL CONFIRM THAT THIS IS THE CASE THROUGH THE SUBMITTAL OF A GEOTECHNICAL REPORT TO EOR. SUCH REPORT MUST ATTEST THAT SOIL CONDITIONS ARE SIMILAR TO THE ONES DESCRIBED IN TABLE 1804.2 OF THE FLORIDA BUILDING CODE BUILDING CHAPTER BASICALLY THIS IS A SOIL PRESENTING MATERIALS SUCH AS SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL AND CLAYEY GRAVEL.
FINISH FLOOR ELEVEL +8.52 NGVD EQUIVALENT TO +/- 0.00 ALL VERTICAL LEVELS REFER TO 0.00 AND SHOWN AS A.F.F.
SITE PLAN
SCALE: 1/8"=1'-0"
68.00'
PL
48'-10"
REAR SET BACK
43'-1"
+15'-2"
SIDE SETBACK
126.33'
131.66'
PROPOSED SFR
F.F.E. +8.52 NGVD
SIDE SETBACK
C.O.
3'-0" SIDE SETBACK
22'-1"
10 ft U.E.
MAIL BOX
CONC. SDWK.
PARKWAY
SW 158TH COURT
10'-0"
10'-0"
10'-0"
10'-0"
NextGen
MIAMI CORP.
Digitally signed by Adolfo Damilo Lopez A.I.A.
Date: 2024.05.03 11:53:23-04'00'
NEXTGEN MIAMI CORP.
ADOLFO DAMILO LOPEZ R.A. AIA, LEED AP BD+C
REGISTERED ARCHITECT
Address
Telephone #
E-mail Address
Website
PROJECT NAME:
Hiram Landing South LOT 2
OWNER:
Elite Const. Dev. Inc.
FOLIO NO.:
30-7808-000-0040
REVISIONS
SITE PLAN
A1-2


LEGAL DESCRIPTION: LOT 3
NOT SUBDIVIDED NORTHWEST 1/4 SOUTHEAST 1/4 SOUTHEAST 1/4 SECTION 9-T57S-R39E
ZONING LEGEND
GROSS AREA 16,664.3 SF
ZONING R-1 (ONE FAMILY DISTRICT)
REQUIRED PROVIDED
DENSITY ONE DWELLING PER LOT
HEIGHT LIMIT. 35' 31.6'
NET LOT AREA 7,500 S.F. 9,136 S.F. (0.21 ACRES)
LOT COVERAGE 35% MAX 2,758.34 SQ. FT.(30.15 %)
OPEN SPACE 45% MIN 6381.66 SQ. FT.(69.85 %)
SETBACKS REQUIRED PROVIDED
FRONT 25.0 20'-3"
SIDE 5.0' 13'-0"
SIDE 5.0' 15'-2"
REAR 25.0 54'-8"
ELEVATION INFORMATION
National Flood Insurance Program
FEMA Elev Reference to NGVD 1929
Comm 125085 Panel 0123
Firm Zone: AH-7
Date of Firm: 09-11-09
Base Flood Elev: 7.0'
Elev Reference to NGVD 1929
OCCUPANCY: R-3
TYPE OF CONSTRUCTION: IIA
AREAS BREAKDOWN
LOT COVERAGE = 2,754.0' SF
DRIVEWAY = 430.0' SF
PORCHE = 166.0' SF
TERRACE = 166.0' SF
LIVING AREA = 1,930.0' SF
A/C AREA FLOOR 1 = 1,268.0' SF
A/C AREA FLOOR 2 = 1,109.0' SF
TOTAL AC AREA = 2,377.0' SF
GREEN SPACE = 9951.66 SF(65.14%)
SITE NOTES
1. PROVIDE ALL SITE CLEARING, EXCAVATION, FILL, BACKFILL W/DOUGH, GRADING, SUBGRADES AND COMPACTING.
2. TREES TO REMAIN AND/OR RELOCATE AS SELECTED BY OWNER, SHALL BE PROTECTED AS REQUIRED.
3. TREES TO BE REMOVED SHALL BE CUT AS DIRECTED BY THE OWNER. ALL SITE CLEARING DEBRIS AND TREE STUMPS SHALL BE REMOVED FROM THE JOB SITE.
4. COORDINATE WITH MECHANICAL, ELECTRICAL, PLUMBING, AND LANDSCAPING CONTRACTORS AS WELL AS LOCAL UTILITIES PRIOR TO CONSTRUCTION; FOR WATER LINES, DRAINAGE PIPES, UNDERGROUND ELECTRICAL CONDUITS, IRRIGATION SYSTEMS AND ANY CONCEALED INSTALLATIONS WHICH MAY REQUIRE ADVANCE PLANNING OR BE DAMAGED.
5. MAINTAIN BUILDING SITE CLEAN OF CONSTRUCTION DEBRIS THROUGH THE DURATION OF THE PROJECT.
6. IF SIDEWALK IS TO BE PROVIDED, IT SHALL BE DIRECTED BY THE CORRESPONDING PUBLIC WORKS DEPARTMENT.
7. CONTRACTOR TO VERIFY LOCATION OF UTILITIES PRIOR TO SUBMITTING BIDS.
ENVIRONMENTAL PROTECTION:
1. CONTROL AMOUNT OF DUST RESULTING FROM CONSTRUCTION OR DEMOLITION TO PREVENT SPREAD OF DUST TO OTHER BUILDINGS AND TO AVOID CREATION OF A NUISANCE IN SURROUNDING AREAS USE OF WATER TO CONTROL DUST WILL NOT BE ALLOWED WHEN IT WILL RESULT IN, OR CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS FLOODING.
2. TRAFFIC MAINTENANCE: CONDUCT REMOVAL OPERATIONS TO MAINTAIN TRAFFIC ALONG EXISTING STREETS AND WALKS. KEEP PAVED STREETS AND WALKWAYS FREE OF DEBRIS. REMOVE MATERIAL AND OTHER MATTER TRACKED OR FALLEN ONTO TRAFFIC SURFACES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MATERIALS INCLUDING DEBRIS AND DUST, AND DISPOSE OF LEGALLY OFF SITE. USE METHODS APPROVED BY AJE BEFORE BEGINNING CLEANUP OPERATIONS.USE OF BLOWERS TO DISTRIBUTE DUST IS NOT ALLOWED.
ARCHITECTURAL NOTES
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R/W LINE
SYMETRICAL ABOUT ℄
TYPE 'F' CURB
SIDEWALK 6" THICK
SIDE VALLEY GUTTER PER SPECIAL CONDITION-SEE
ROAD PAVEMENT
PLAN
SECTION "A-A"
SECTION "B-B"
A BASE COURSE 6" THICK
B ASPHALTIC CONCRETE SURFACE COURSE 1" THICK
METROPOLITAN DADE COUNTY PUBLIC WORKS DEPARTMENT
STANDARD ROAD DETAIL
ASPHALT DRIVEWAY RESIDENTIAL
R 12.5
APPLICABLE CODES
1. FLORIDA BUILDING CODE RES, MECHANICAL AND PLUMBING 2020 6TH EDITION.
2. ACI 318-19 FOR REINFORCED CONCRETE.
3. ACI 318-19 DETAILS AND DETAILING OF CONCRETE REINFORCEMENT OR MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES.
4. TMS 402/602-16 BUILDING CODE REQUIREMENTS AND SPECIFICATION FOR MASONRY STRUCTURES [FBC 2020 CHAPTER 35]
5. AISC-2017 FOR STEEL CONSTRUCTION MANUAL, 2017 ASM.3, AISC D909 FOR TORSION ANALYSIS OF STRUCTURAL STEEL MEMBERS 2003, 2214.3 AISC-09 FOR DETAILING FOR STEEL CONSTRUCTION 2214.3
6. ANSI/AWS D1.6.
7. ASCE 7-22 FOR WIND ANALYSIS AND DESIGN.
8. ASTM STANDARDS AND SPECIFICATIONS. AMERICAN SOCIETY FOR TESTING AND MATERIALS.
9. NATIONAL PEST CONTROL ASSOCIATION STANDARDS.
10. NATIONAL ELECTRIC CODE (NEC) 2020
SOIL STATEMENT
IN ORDER TO CONSTRUCT THE BUILDING IN QUESTION, AND AFTER INSPECTING THE GROUND SURFACE, WAS OBSERVED A SILTY AND CLAYEY GRAVEL TYPE OF SOIL WITH A DESIGN BEARING CAPACITY OF 2000 PSF. AFTER GROUND HAS BEEN BROKEN GENERAL CONTRACTOR SHALL CONFIRM THAT THIS IS THE CASE THROUGH THE SUBMITTAL OF A GEOTECHNICAL REPORT TO EOR. SUCH REPORT MUST ATTEST THAT SOIL CONDITIONS ARE SIMILAR TO THE ONES DESCRIBED IN TABLE 1804.2 OF THE FLORIDA BUILDING CODE BUILDING CHAPTER. BASICALLY THIS IS A SOIL PRESENTING MATERIALS SUCH AS SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL AND CLAYEY GRAVEL.
FINISH FLOOR LEVEL +8.52' NGVD EQUIVALENT TO +/- 0.00' ALL VERTICAL LEVELS REFER TO 0.00' AND SHOWN AS A F.F.
SITE PLAN
SCALE: 1/8"=1'-0"
68.00'
PL
131.66'
136.02'
54'-8"
15'-2"
13'-0"
PROPOSED SFR
F.F.E. 18.52 NGVD
10 ft U.E.
68.10'
CONC. SDWK.
PARKWAY
SW 158TH COURT
NextGen MIAMI CORP.
HIRAM LANDING SOUTH
LOT 3
ELITE CONST. DEV. INC.
SITE PLAN
A1-3


LEGAL DESCRIPTION. LOT 4
NOT SUBDIVIDED NORTHWEST 1/4 SOUTHEAST 1/4 SOUTHEAST 1/4 SECTION 8-TS7S-R39E
ZONING LEGEND
GROSS AREA 11,676.76 S.F.
ZONING R-1 (ONE FAMILY DISTRICT)
REQUIRED PROVIDED
DENSITY ONE DWELLING PER LOT
HEIGHT LIMIT. 35.0' 31.83'
NET LOT AREA 7,500 S.F. 9,378 S.F. (0.22 ACRES)
LOT COVERAGE 55% MAX. 2,764.34 SQ. FT. (29.37 %)
OPEN SPACE 45% MIN. 6623.66 SQ. FT. (70.63 %)
SETBACKS REQUIRED PROVIDED
FRONT 25.0' 23'-6"
SIDE 5.0 13'-0"
SIDE 5.0 15'-3"
REAR 25.0' 59'-10"
ELEVATION INFORMATION
National Flood Insurance Program
FEMA Elev. Reference to NGVD 1929
Comm 120635 Panel 0727.
Firm Zone AH-7
Date of Firm: 09-11-09
Base Flood Elev: 7.52
Elev. Reference to NGVD 1929
AREAS BREAKDOWN
LOT COVERAGE = 2,764.0 SF
DRIVEWAY = 430.0 SF
PORCHE = 166.0 SF
TERRACE = 166.0 SF
LIVING AREA = 1,970.0 SF
AC AREA FLOOR 1 = 1,268.0 SF
AC AREA FLOOR 2 = 1,109.0 SF
TOTAL AC AREA = 2,377.0 SF
GREEN SPACE = 6182.66 SF (66.01%)
OCCUPANCY: R-3
TYPE OF CONSTRUCTION: IIA
SITE NOTES
1. PROVIDE ALL SITE CLEARING, EXCAVATION, FILL, BACKFILL, WROUGH, GRADING, SUB-GRADES AND COMPACTING.
2. TREES TO REMAIN AND/OR RELOCATE AS SELECTED BY OWNER, SHALL BE PROTECTED AS REQUIRED.
3. TREES TO BE REMOVED SHALL BE CUT AS DIRECTED BY THE OWNER. ALL SITE CLEARING DEBRIS AND TREE STUMPS SHALL BE REMOVED FROM THE JOB SITE.
4. COORDINATE WITH MECHANICAL, ELECTRICAL, PLUMBING AND LANDSCAPING CONTRACTORS AS WELL AS LOCAL UTILITIES PRIOR TO CONSTRUCTION FOR WATER LINES, DRAINAGE PIPES, UNDERGROUND ELECTRICAL CONDUITS, IRRIGATION SYSTEMS AND ANY CONCEALED INSTALLATIONS WHICH MAY REQUIRE ADVANCE PLANNING OR BE DAMAGED.
5. MAINTAIN BUILDING SITE CLEAN OF CONSTRUCTION DEBRIS THROUGH THE DURATION OF THE PROJECT.
6. IF SIDEWALK IS TO BE PROVIDED, IT SHALL BE DIRECTED BY THE CORRESPONDING PUBLIC WORKS DEPARTMENT.
7. CONTRACTOR TO VERIFY LOCATION OF UTILITIES PRIOR TO SUBMITTING BIDS.
ENVIRONMENTAL PROTECTION:
1. CONTROL AMOUNT OF DUST RESULTING FROM CONSTRUCTION OR DEMOLITION TO PREVENT SPREAD OF DUST TO OTHER BUILDINGS AND TO AVOID CREATION OF A NUISANCE IN SURROUNDING AREAS USE OF WATER TO CONTROL DUST WILL NOT BE ALLOWED WHEN IT WILL RESULT IN, OR CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS FLOODING.
2. TRAFFIC MAINTENANCE: CONDUCT REMOVAL OPERATIONS TO MAINTAIN TRAFFIC ALONG EXISTING STREETS AND WALKS. KEEP PAVED STREETS AND WALKWAYS FREE OF DEBRIS. REMOVE MATERIAL AND OTHER MATTER TRACKED OR FALLEN ONTO TRAFFIC SURFACES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MATERIALS INCLUDING DEBRIS AND DUST, AND DISPOSE OF LEGALLY OFF SITE. USE METHODS APPROVED BY AE BEFORE BEGINNING CLEANUP OPERATIONS USE OF BLOWERS TO DISTRIBUTE DUST IS NOT ALLOWED.
ARCHITECTURAL NOTES
THE CONTRACTOR SHALL INSPECT ALL EXISTING CONDITIONS, VERIFY ALL ON SITE DIMENSIONS, EQUIPMENT AND BUILDING SERVICE REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK. ORIGINAL BUILDING PLANS SHOULD BE REVIEWED TO ASSESS THE ENTIRE SCOPE OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH ALL OTHER TRADES INCLUDING THE EXISTING STRUCTURAL ELEMENTS OF THE BUILDING. THE CONTRACTOR SHALL PROVIDE ALL ELEMENTS OF THE SYSTEMS AS INTENDED BY THE DESIGN TO RESULT IN COMPLETE AND WORKABLE SYSTEMS IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, SAFETY STANDARDS AND GOVERNING ORDINANCES. ALL FINISH MATERIALS CHOSEN FOR THIS SPACE WILL BE DETERMINED. ALL CONSTRUCTION SHALL CONFORM TO ALL CODE REGULATIONS AND RESTRICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS. DRAWINGS ARE DIAGRAMMATIC. DO NOT SCALE FOR EXACT LOCATION OF OPENINGS. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH PROGRESS OF THE CONSTRUCTION. REQUIRED INSURANCE SHALL BE PROVIDED BY CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK. CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON JOB PRIOR TO BEGINNING CONSTRUCTION. DIMENSIONS SHALL TAKE PRECEDENCE OVER DRAWINGS.
R/W LINE
CENTERLINE ABOUT ℄
TYPE 'W' CURB
SIDEWALK 5' WIDE
30' MIN. 40' MAX.
BASE VALLEY GUTTER FOR SPECIAL CONDITION—SEE R-14.0
10' MIN.
EDGE OF ROADWAY PAVEMENT
* TURNOUT RADIUS SHOULD BE 40 FEET MINIMUM IF POSSIBLE OR EQUAL TO THE DISTANCE BETWEEN ROADWAY AND SIDEWALK
PLAN
6" MIN.
VARIES (ONE OR FROM SIDEWALK TO PAVEMENT EDGE)
CONCRETE SIDEWALK
ROAD PAVEMENT
SECTION "A-A"
SECTION "B-B"
A BASE COURSE 6" THICK
B ASPHALTIC CONCRETE SURFACE COURSE 1" THICK
METROPOLITAN DADE COUNTY PUBLIC WORKS DEPARTMENT
STANDARD ROAD DETAIL
ASPHALT DRIVEWAY RESIDENTIAL
R
12.5
APPLICABLE CODES
1. FLORIDA BUILDING CODE RES., MECHANICAL AND PLUMBING 2023 8TH EDITION.
2. A.C.I. 318-19 FOR REINFORCED CONCRETE.
3. A.C.I. 318-19 DETAILS AND DETAILING OF CONCRETE REINFORCEMENT OR MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES.
4. TMS 402/602-16 BUILDING CODE REQUIREMENTS AND SPECIFICATION FOR MASONRY STRUCTURES (FBC 2020-CHAPTER 35)
5. A.I.S.C.-2017 FOR STEEL CONSTRUCTION MANUAL, 2017 (2114.3, AISC 0306 FOR TORSION ANALYSIS OF STRUCTURAL STEEL MEMBERS 2003; 2214.3, AISC-09 FOR DETAILING FOR STEEL CONSTRUCTION 2214.3
6. ANSI/AWS D1.6
7. A.S.C.E. 7-22 FOR WIND ANALYSIS AND DESIGN.
8. A.S.T.M. STANDARDS AND SPECIFICATIONS. AMERICAN SOCIETY FOR TESTING AND MATERIALS.
9. NATIONAL PEST CONTROL ASSOCIATION STANDARDS.
10. NATIONAL ELECTRIC CODE (NEC) 2020
SOIL STATEMENT
IN ORDER TO CONSTRUCT THE BUILDING IN QUESTION, AND AFTER INSPECTING THE GROUND SURFACE, WAS OBSERVED A SILTY AND CLAYEY GRAVEL TYPE OF SOIL WITH A DESIGN BEARING CAPACITY OF 3000 PSF. AFTER GROUND HAS BEEN BROKEN GENERAL CONTRACTOR SHALL CONFIRM THAT THIS IS THE CASE THROUGH THE SUBMITTAL OF A GEOTECHNICAL REPORT TO DCR. SUCH REPORT MUST ATTEST THAT SOIL CONDITIONS ARE SIMILAR TO THE ONES DESCRIBED IN TABLE 1804.2 OF THE FLORIDA BUILDING CODE: BUILDING CHAPTER. BASICALLY THIS IS A SOIL PRESENTING MATERIALS SUCH AS: SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL AND CLAYEY GRAVEL.
FINISH FLOOR LEVEL +8.52' NGVD EQUIVALENT TO +/- 0.00 ALL VERTICAL LEVELS REFER TO 0.00' AND SHOWN AS A.F.F.
SITE PLAN
SCALE: 1/8"=1'-0"
68.00'
PL
59'-4"
136.92'
437.83'
13'-0"
15'-3"
PROPOSED SFR
FFE 8.52 NGVD
23'-6"
10 ft U.E.
5'-1"
66.00'
CONC. SDWK
PARKWAY
PARKWAY
SW 158TH COURT
10'-0"
NextGen MIAMI CORP
Digitally signed by Adolfo Danilo Lopez AIA
Date: 2024.07.30 18:31:15 -04'00'
HomeLanding/South LOT 4
SITE PLAN
A1-4

LEGAL DESCRIPTION: LOT 5

NOT SUBDIVIDED NORTHWEST 1/4 SOUTHEAST 1/4 SOUTHEAST 1/4 / 4 SECTION 8- T57S-R39E

ZONING LEGEND GROSS AREA 16,912 SF

ZONING	R-1 (ONE FAMILY DISTRICT)		
		REQUIRED	PROVIDED
DENSITY		ONE DWELLING PER LOT	
HEIGHT LIMIT		35.0'	31.83'
NET LOT AREA		7,500 S.F.	9,912 SF(0.193 ACRES)
LOT COVERAGE		50% MAX.	3,754.36 SQ. FT. (39.90%)
OPEN SPACE		45% MIN.	6157.66 SQ. FT. (70.10 %)
SETBACKS		REQUIRED	PROVIDED
FRONT		25.0'	25'-6"
SIDE		5.0'	15'-0"
SIDE		5.0'	15'-0"
REAR		25.0'	54'-0"

OCCUPANCY: R-3
TYPE OF CONSTRUCTION: II A

ELEVATION INFORMATION
National Flood Insurance Program
FEMA Elev. Reference to NGVD 1929
Comm 120635 Panel 0137
Firm Zone: AH-7
Date of Firm: 09-11-09
Base Flood Elev: 7.53'
Elev. Reference to NGVD 1929

AREAS BREAKDOWN

LOT COVERAGE	= 3,754.0 SF
DRIVEWAY	= 430.0' SF
PORCHE	= 186.0' SF
TERRACE	= 186.0' SF
LIVING AREA	= 1,952.0' SF
AC AREA FLOOR1	= 1,268.0' SF
AC AREA FLOOR2	= 1,109.0' SF
TOTAL AC AREA	= 2,377.0 SF

GREEN SPACE = 6027.66 SF(65.45%)

SITE NOTES

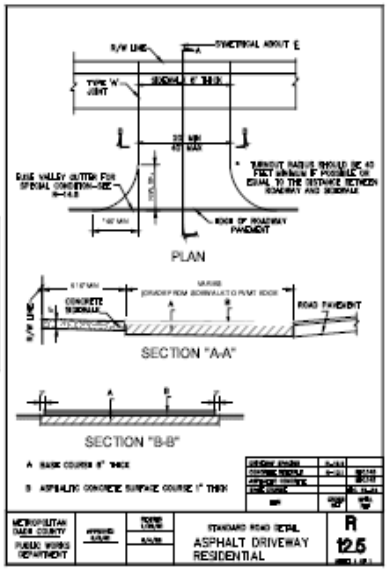
1. PROVIDE ALL SITE CLEARING, EXCAVATION, FILL, BACKFILL WROUGH, GRADING, SUB-GRADES AND COMPACTING.
2. TREES TO REMAIN AND/OR RELOCATE AS SELECTED BY OWNER, SHALL BE PROTECTED AS REQUIRED.
3. TREES TO BE REMOVED SHALL BE CUT AS DIRECTED BY THE OWNER. ALL SITE CLEARING DEBRIS AND TREE STUMPS SHALL BE REMOVED FROM THE JOB SITE.
4. COORDINATE WITH MECHANICAL, ELECTRICAL, PLUMBING, AND LANDSCAPING CONTRACTORS AS WELL AS LOCAL UTILITIES PRIOR TO CONSTRUCTION; FOR WATER LINES, DRAINAGE PIPES, UNDERGROUND ELECTRICAL CONDUITS, IRRIGATION SYSTEMS AND ANY CONCEALED INSTALLATIONS WHICH MAY REQUIRE ADVANCE PLANNING OR BE DAMAGED.
5. MAINTAIN BUILDING SITE CLEAN OF CONSTRUCTION DEBRIS THROUGH THE DURATION OF THE PROJECT.
6. IF SIDEWALK IS TO BE PROVIDED, IT SHALL BE DIRECTED BY THE CORRESPONDING PUBLIC WORKS DEPARTMENT.
7. CONTRACTOR TO VERIFY LOCATION OF UTILITIES PRIOR TO SUBMITTING BIDS.

ENVIRONMENTAL PROTECTION:

1. CONTROL AMOUNT OF DUST RESULTING FROM CONSTRUCTION OR DEMOLITION TO PREVENT SPREAD OF DUST TO OTHER BUILDINGS AND TO AVOID CREATION OF A NUISANCE IN SURROUNDING AREA USE OF WATER TO CONTROL DUST WILL NOT BE ALLOWED WHEN IT WILL RESULT IN, OR CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS FLOODING.
2. TRAFFIC MAINTENANCE: CONDUCT REMOVAL OPERATIONS TO MAINTAIN TRAFFIC ALONG EXISTING STREETS AND WALKS. KEEP PAVED STREETS AND WALKWAYS FREE OF DEBRIS. REMOVE MATERIAL AND OTHER MATTER TRACKED OR FALLEN ONTO TRAFFIC SURFACES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MATERIALS INCLUDING DEBRIS AND DUST, AND DISPOSE OF LEGALLY OFF SITE. USE METHODS APPROVED BY AHJ BEFORE BEGINNING CLEANUP OPERATIONS. USE OF BLOWERS TO DISTRIBUTE DUST IS NOT ALLOWED.

ARCHITECTURAL NOTES

THE CONTRACTOR SHALL INSPECT ALL EXISTING CONDITIONS, VERIFY ALL ON SITE DIMENSIONS, EQUIPMENT AND BUILDING SERVICES REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK. ORIGINAL BUILDING PLANS SHOULD BE REVIEWED TO ASSESS THE ENTIRE SCOPE OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH ALL OTHER TRADES INCLUDING THE EXISTING STRUCTURAL ELEMENTS OF THE BUILDING. THE CONTRACTOR SHALL PROVIDE ALL ELEMENTS OF THE SYSTEMS AS INTENDED BY THE DESIGN TO RESULT IN COMPLETE AND WORKABLE SYSTEMS IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, SAFETY STANDARDS AND GOVERNING ORDINANCES. ALL FINISH MATERIALS CHOSEN FOR THIS SPACE WILL BE DETERMINED. ALL CONSTRUCTION SHALL CONFORM TO ALL CODE REGULATIONS AND RESTRICTIONS THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS. DRAWINGS ARE DIAGRAMMATIC. DO NOT SCALE FOR EXACT LOCATION OF OPENINGS, ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH PROGRESS OF THE CONSTRUCTION. REQUIRED INSURANCE SHALL BE PROVIDED BY CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK. CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON JOB PRIOR TO BEGINNING CONSTRUCTION. DIMENSIONS SHALL TAKE PRECEDENCE OVER DRAWINGS.



APPLICABLE CODES

1. FLORIDA BUILDING CODE RES, MECHANICAL AND PLUMBING 2023 8TH EDITION.
2. ACI 318-19 FOR REINFORCED CONCRETE.
3. ACI 318-19 DETAILS AND DETAILING OF CONCRETE REINFORCEMENT OR MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES.
4. TMS 402/602-16 BUILDING CODE REQUIREMENTS AND SPECIFICATION FOR MASONRY STRUCTURES (FBC 2020-CHAPTER 35)
5. AISC-2017 FOR STEEL CONSTRUCTION MANUAL, 2017 324.3, AISC 360-9 FOR TORSION ANALYSIS OF STRUCTURAL STEEL MEMBERS 2023, 324.3, AISC-09 FOR DETAILING FOR STEEL CONSTRUCTION 324.3
6. ANSI/WAS D1.6.
7. AS.C.E. 7-22 FOR WIND ANALYSIS AND DESIGN.
8. AS.T.M. STANDARDS AND SPECIFICATIONS. AMERICAN SOCIETY FOR TESTING AND MATERIALS.
9. NATIONAL PEST CONTROL ASSOCIATION STANDARDS.
10. NATIONAL ELECTRIC CODE (NEC) 2020

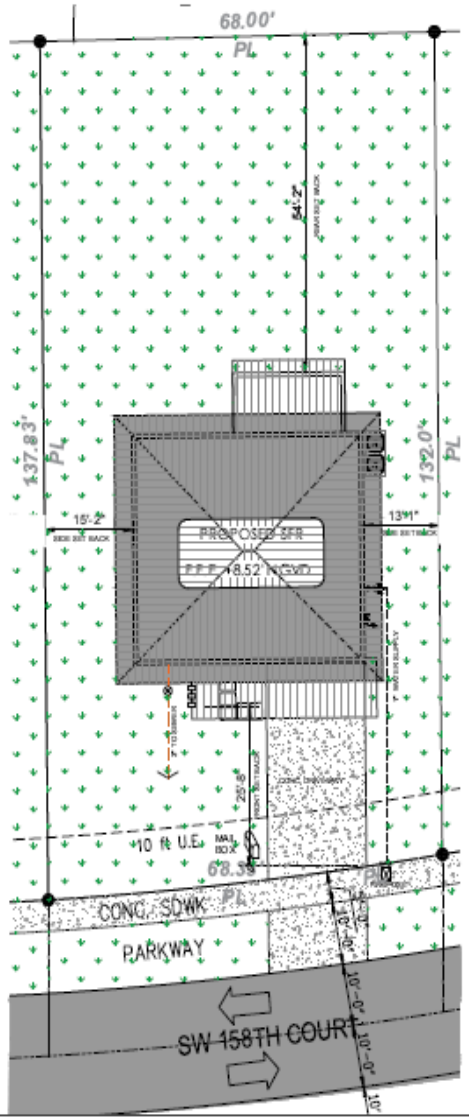
SOIL STATEMENT

IN ORDER TO CONSTRUCT THE BUILDING IN QUESTION, AND AFTER INSPECTING THE GROUND SURFACE, WAS OBSERVED A SILTY AND CLAYEY GRAVEL TYPE OF SOIL WITH A DESIGN BEARING CAPACITY OF 2000 PSF. AFTER GROUND HAS BEEN BROKEN GENERAL CONTRACTOR SHALL CONFIRM THAT THIS IS THE CASE THROUGH THE SUBMITTAL OF A GEOTECHNICAL REPORT TO EOR. SUCH REPORT MUST ATTEST THAT SOIL CONDITIONS ARE SIMILAR TO THE ONES DESCRIBED IN TABLE 1804.2 OF THE FLORIDA BUILDING CODE: BUILDING CHAPTER. BASICALLY THIS IS A SOIL PRESENTING MATERIALS SUCH AS SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL AND CLAYEY GRAVEL.

FINISH FLOOR LEVEL +8.52 NGVD EQUIVALENT TO +/- 0.00 ALL VERTICAL LEVELS REFER TO 0.00 AND SHOWN AS A.F.F.

SITE PLAN

SCALE: 1/8"=1'-0"



NextGen MIAMI CORP.

Digitally signed by Adolfo Danilo Lopez AIA
Date: 2024.04.10 10:53:34 -04'00'

NEXTGEN MIAMI CORP.
ADOLFO DANILO LOPEZ III A.
AIA, LEED GA # 9614
REGISTERED ARCHITECT
AR 0019983

Address:
14201 SW 136th ST, Suite 110,
Miami, FL. 33186

Telephone #:
T 305 812 2168

E-mail/ Address:
info@nextgenmiami.com

Website:
www.nextgenmiami.com

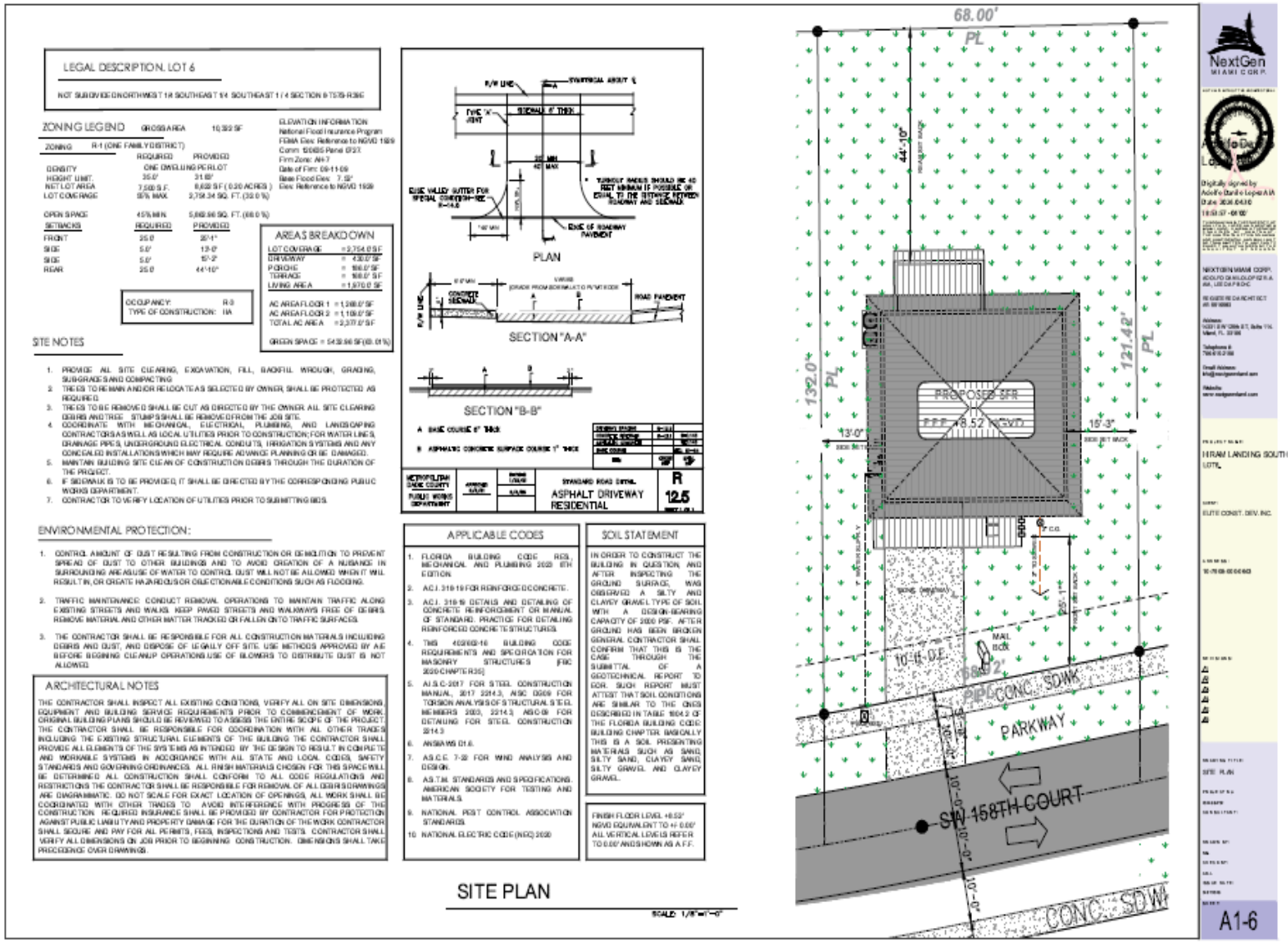
PROJECT NAME:
HIRAM LANDING SOUTH
LOT 5

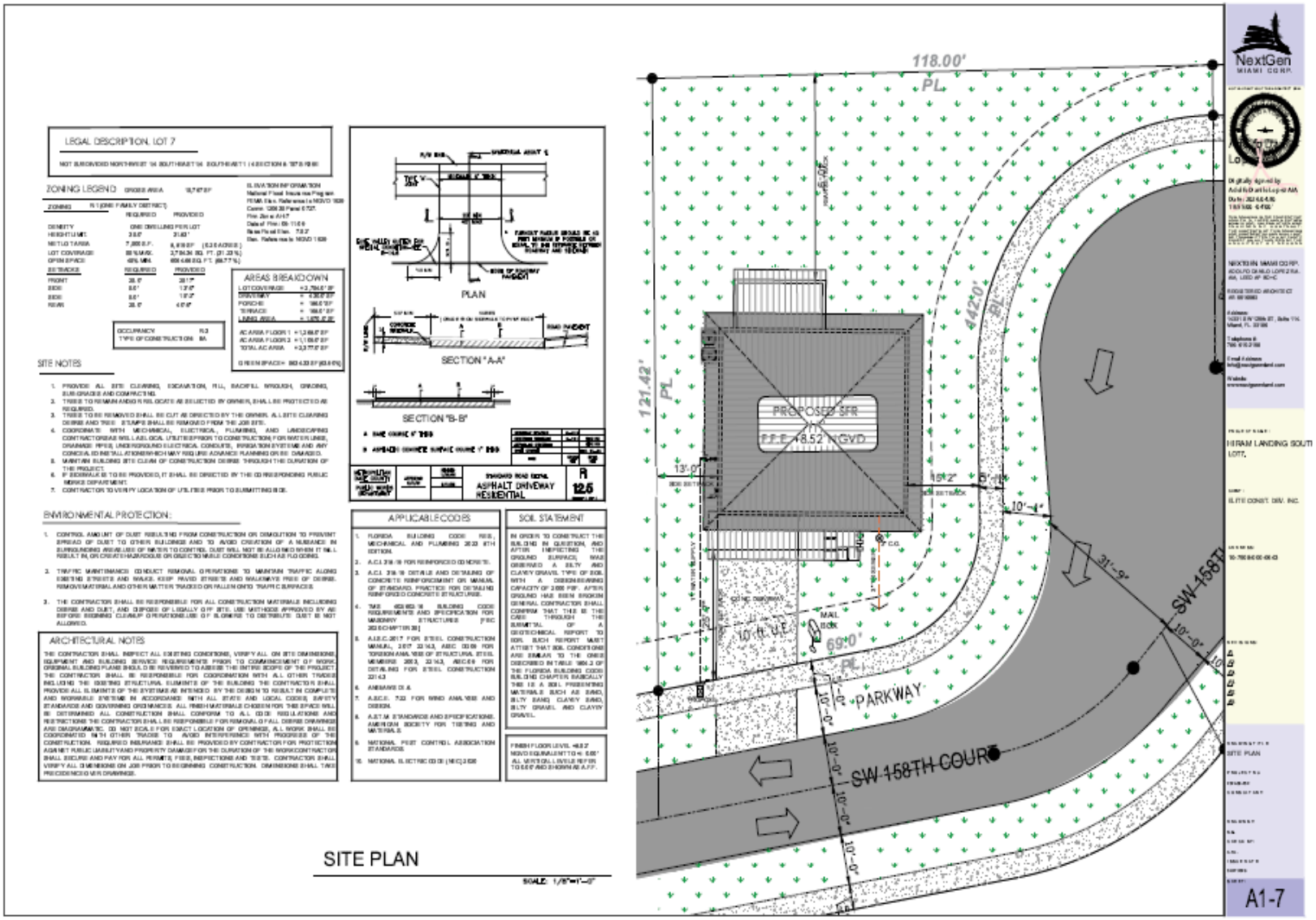
CLIENT:
ELITE CONST. DEV. INC.

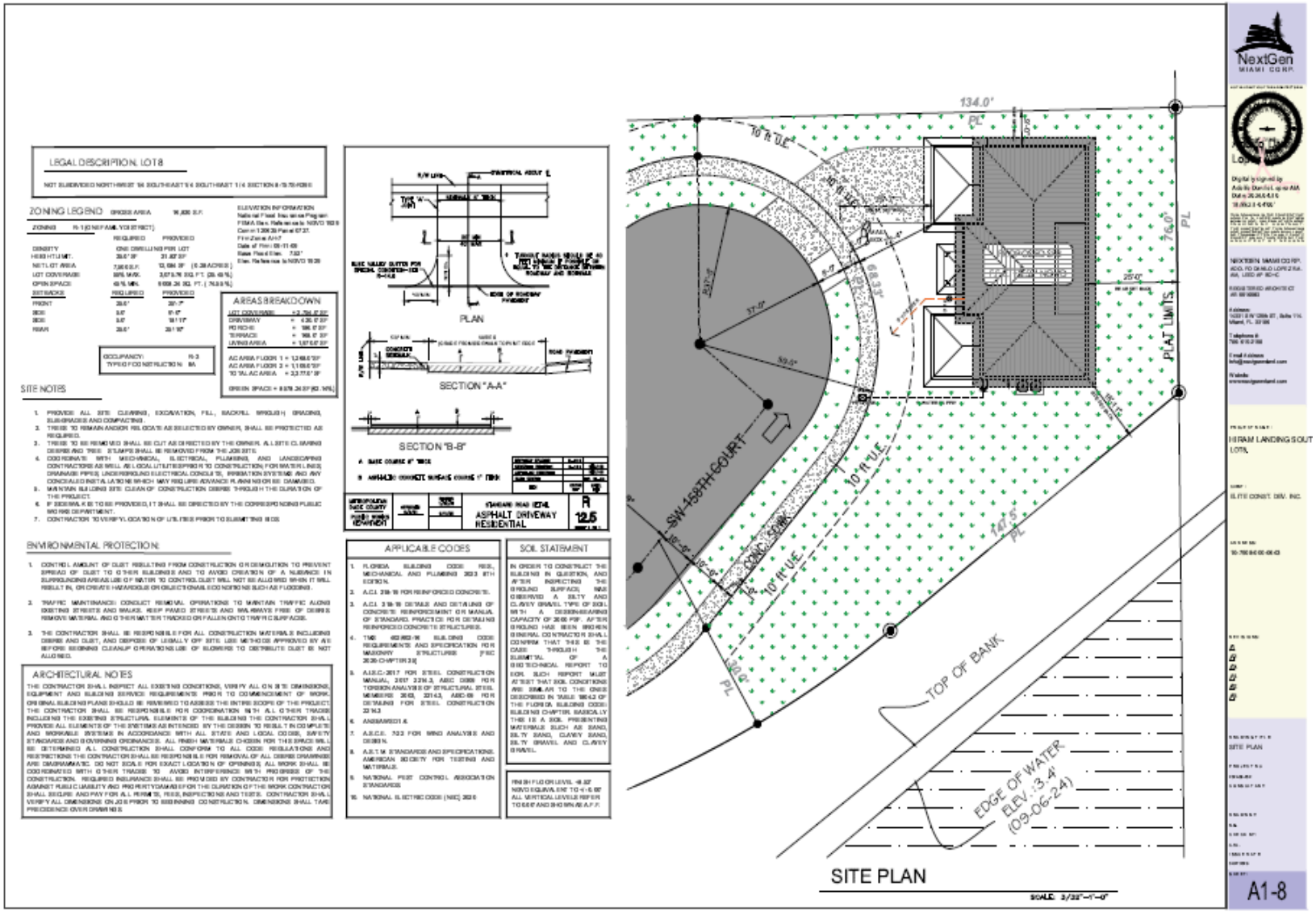
FOLIO NO.:
30-7839-000-0640

SHEET NAME:
SITE PLAN

SHEET NO.:
A1-5


LEGAL DESCRIPTION: LOT 6
NOT SUBDIVIDED NORTHWEST 1/4 SOUTHEAST 1/4 SOUTHEAST 1/4 SECTION 9 TS7S R39E
ZONING LEGEND
GROSS AREA 10,392 SF
ZONING R-1 (ONE FAMILY DISTRICT)
REQUIRED PROVIDED
DENSITY ONE DWELLING PER LOT
HEIGHT LIMIT 35.0' 31.65'
NET LOT AREA 7,500 S.F. 8,638 SF (0.20 ACRES)
LOT COVERAGE 35% MAX 2,754.24 SQ. FT. (32.0 %)
OPEN SPACE 45% MIN 5,662.66 SQ. FT. (65.0 %)
SETBACKS REQUIRED PROVIDED
FRONT 25.0' 25'-1"
SIDE 5.0' 13'-0"
SIDE 5.0' 15'-3"
REAR 25.0' 44'-10"
ELEVATION INFORMATION
National Flood Insurance Program
FEMA Elev. Reference to NGVD 1929
Comm. Elev. Panel 0131
Firm Zone: AH-7
Date of Firm: 09-11-09
Base Flood Elev.: 7.52'
Elev. Reference to NGVD 1929
AREAS BREAKDOWN
LOT COVERAGE = 2,754.0 SF
DRIVEWAY = 430.0' SF
PORCHES = 166.0' SF
TERRACE = 166.0' SF
LIVING AREA = 1,970.0' SF
AC AREA FLOOR 1 = 1,288.0' SF
AC AREA FLOOR 2 = 1,109.0' SF
TOTAL AC AREA = 2,377.0' SF
GREEN SPACE = 5,638.66 SF (65.01%)
OCCUPANCY: R-3
TYPE OF CONSTRUCTION: IIA
SITE NOTES
1. PROVIDE ALL SITE CLEARING, EXCAVATION, FILL, BACKFILL WROUGH, GRADING, SUBGRADE AND COMPACTING
2. TREES TO REMAIN AND/OR RELOCATE AS SELECTED BY OWNER, SHALL BE PROTECTED AS REQUIRED
3. TREES TO BE REMOVED SHALL BE CUT AS DIRECTED BY THE OWNER. ALL SITE CLEARING DEBRIS AND TREE STUMPS SHALL BE REMOVED FROM THE JOB SITE.
4. COORDINATE WITH MECHANICAL, ELECTRICAL, PLUMBING, AND LANDSCAPING CONTRACTORS AS WELL AS LOCAL UTILITIES PRIOR TO CONSTRUCTION; FOR WATER LINES, DRAINAGE PIPES, UNDERGROUND ELECTRICAL CONDUITS, IRRIGATION SYSTEMS AND ANY CONCEALED INSTALLATIONS WHICH MAY REQUIRE ADVANCE PLANNING OR BE DAMAGED.
5. MAINTAIN BUILDING SITE CLEAN OF CONSTRUCTION DEBRIS THROUGH THE DURATION OF THE PROJECT.
6. IF SIDEWALK IS TO BE PROVIDED, IT SHALL BE DIRECTED BY THE CORRESPONDING PUBLIC WORKS DEPARTMENT.
7. CONTRACTOR TO VERIFY LOCATION OF UTILITIES PRIOR TO SUBMITTING BIDS.
ENVIRONMENTAL PROTECTION:
1. CONTROL AMOUNT OF DUST RESULTING FROM CONSTRUCTION OR DEMOLITION TO PREVENT SPREAD OF DUST TO OTHER BUILDINGS AND TO AVOID CREATION OF A NUISANCE IN SURROUNDING AREAS. USE OF WATER TO CONTROL DUST WILL NOT BE ALLOWED WHEN IT WILL RESULT IN, OR CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS FLOODING.
2. TRAFFIC MAINTENANCE: CONDUCT REMOVAL OPERATIONS TO MAINTAIN TRAFFIC ALONG EXISTING STREETS AND WALKS. KEEP PAVED STREETS AND WALKWAYS FREE OF DEBRIS. REMOVE MATERIAL AND OTHER MATTER TRACKED OR FALLEN ONTO TRAFFIC SURFACES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MATERIALS INCLUDING DEBRIS AND DUST, AND DISPOSE OF LEGALLY OFF SITE. USE METHODS APPROVED BY A/E BEFORE BEGINNING CLEANUP OPERATIONS. USE OF BLOWERS TO DISTRIBUTE DUST IS NOT ALLOWED.
ARCHITECTURAL NOTES
THE CONTRACTOR SHALL INSPECT ALL EXISTING CONDITIONS, VERIFY ALL ON SITE DIMENSIONS, EQUIPMENT AND BUILDING SERVICE REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK. ORIGINAL BUILDING PLANS SHOULD BE REVIEWED TO ASSESS THE ENTIRE SCOPE OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH ALL OTHER TRADES INCLUDING THE EXISTING STRUCTURAL ELEMENTS OF THE BUILDING. THE CONTRACTOR SHALL PROVIDE ALL ELEMENTS OF THE SYSTEMS AS INTENDED BY THE DESIGN TO RESULT IN COMPLETE AND WORKABLE SYSTEMS IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, SAFETY STANDARDS AND GOVERNING ORDINANCES. ALL FINISH MATERIALS CHOSEN FOR THIS SPACE WILL BE DETERMINED. ALL CONSTRUCTION SHALL CONFORM TO ALL CODE REGULATIONS AND RESTRICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS. DRAWINGS ARE DIAGRAMMATIC. DO NOT SCALE FOR EXACT LOCATION OF OPENINGS, ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH PROGRESS OF THE CONSTRUCTION. REQUIRED INSURANCE SHALL BE PROVIDED BY CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK. CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON JOB PRIOR TO BEGINNING CONSTRUCTION. DIMENSIONS SHALL TAKE PRECEDENCE OVER DRAWINGS.
R/W LINE
SYMMETRICAL ABOUT ℄
TYPE "K" JOINT
SIDEWALK 4" THICK
EDGE VALLEY GUTTER FOR SPECIAL DRAINAGE R=4.5'
EDGE OF ROADWAY PAVEMENT
PLAN
CONCRETE SIDEWALK
ROAD PAVEMENT
SECTION "A-A"
SECTION "B-B"
A BASE COURSE 6" THICK
B ASPHALTIC CONCRETE SURFACE COURSE 1" THICK
METROPOLITAN DADE COUNTY PUBLIC WORKS DEPARTMENT
STANDARD ROAD DETAIL
ASPHALT DRIVEWAY RESIDENTIAL
R 12.5
APPLICABLE CODES
1. FLORIDA BUILDING CODE RES., MECHANICAL AND PLUMBING 2020 6TH EDITION
2. A.C.I. 318-19 FOR REINFORCED CONCRETE.
3. A.C.I. 315-19 DETAILS AND DETAILING OF CONCRETE REINFORCEMENT OR MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES.
4. TMS 402/602-16 BUILDING CODE REQUIREMENTS AND SPECIFICATION FOR MASONRY STRUCTURES [FBC 2020 CHAPTER 35]
5. AISC-2017 FOR STEEL CONSTRUCTION MANUAL, 2017 J2.4.3, AISC 0309 FOR TORSION ANALYSIS OF STRUCTURAL STEEL MEMBERS 2020, J2.4.3, AISC 09 FOR DETAILING FOR STEEL CONSTRUCTION J2.4.3
6. ANSI AWS D1.6.
7. A.S.C.E. 7-22 FOR WIND ANALYSIS AND DESIGN.
8. A.S.T.M. STANDARDS AND SPECIFICATIONS. AMERICAN SOCIETY FOR TESTING AND MATERIALS.
9. NATIONAL PEST CONTROL ASSOCIATION STANDARDS.
10. NATIONAL ELECTRIC CODE (NEC) 2020
SOIL STATEMENT
IN ORDER TO CONSTRUCT THE BUILDING IN QUESTION, AND AFTER INSPECTING THE GROUND SURFACE, WAS OBSERVED A SILTY AND CLAYEY GRAVEL TYPE OF SOIL WITH A DESIGN-BEARING CAPACITY OF 2000 PSF. AFTER GROUND HAS BEEN BROKEN GENERAL CONTRACTOR SHALL CONFIRM THAT THIS IS THE CASE THROUGH THE SUBMITTAL OF A GEOTECHNICAL REPORT TO EOR. SUCH REPORT MUST ATTEST THAT SOIL CONDITIONS ARE SIMILAR TO THE ONES DESCRIBED IN TABLE 1804.2 OF THE FLORIDA BUILDING CODE BUILDING CHAPTER. BASICALLY THIS IS A SOIL PRESENTING MATERIALS SUCH AS SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL AND CLAYEY GRAVEL.
FINISH FLOOR LEVEL +8.52' NGVD EQUIVALENT TO +/- 0.00' ALL VERTICAL LEVELS REFER TO 0.00' AND SHOWN AS A.F.F.
SITE PLAN
SCALE: 1/8"=1'-0"
68.00'
PL
44'-10"
132.0'
121.42'
PROPOSED SFR
F.F.E. 8.52' +/-NGVD
13'-0"
15'-3"
SIDE SET BACK
5.00'
C.B.
MAIL BOX
10'-11" O.E.
58.92'
5' CONC. SDWK
PARKWAY
SW 158TH COURT
CONC. SDWK
NextGen MIAMI CORP.
Digitally signed by Adolfo Dardé Lopez AIA
Date: 2024.04.10
HIRAM LANDING SOUTH
LOT 6
ELITE CONST. DEV. INC.
SITE PLAN
A1-6


LEGAL DESCRIPTION: LOT 7
ZONING LEGEND
SITE NOTES
ENVIRONMENTAL PROTECTION:
ARCHITECTURAL NOTES
AREAS BREAKDOWN
PLAN
SECTION "A-A"
SECTION "B-B"
ASPHALT DRIVEWAY RESIDENTIAL
APPLICABLE CODES
SOIL STATEMENT
118.00'
PL
121.42'
442.0'
PROPOSED SFR
FF.E. 18.52 NGVD
13'-0"
15'-2"
5'-1"
10'-1"
31'-9"
SW 158TH
10'-0" UE
69'-0"
MAIL
10'-0"
PARKWAY
SW 158TH COURT
NextGen
MIAMI CORP.
HIRAM LANDING SOUTH
LOT 7.
ELITE CONST. DEV. INC.
SITE PLAN
A1-7
SITE PLAN
SCALE: 1/8"=1'-0"


LEGAL DESCRIPTION: LOT 8
ZONING LEGEND
AREAS BREAKDOWN
SITE NOTES
1. PROVIDE ALL SITE CLEARING, EXCAVATION, FILL, BACKFILL, ROUGH GRADING, FINISH GRADING AND COMPACTING.
2. TREES TO REMAIN AND/OR RELOCATED AS SELECTED BY OWNER, SHALL BE PROTECTED AS REQUIRED.
3. TREES TO BE REMOVED SHALL BE CUT AS DIRECTED BY THE OWNER. ALL SITE CLEARING DEBRIS AND TREE STUMPS SHALL BE REMOVED FROM THE JOB SITE.
4. COORDINATE WITH MECHANICAL, ELECTRICAL, PLUMBING, AND LANDSCAPING CONTRACTORS AS WELL AS LOCAL UTILITIES PRIOR TO CONSTRUCTION FOR WATER LINES, DRAINAGE PIPES, UNDERGROUND ELECTRICAL CONDUITS, IRRIGATION SYSTEMS AND ANY CONCEALED INSTALLATIONS WHICH MAY REQUIRE ADVANCE PLANNING OR BE DAMAGED.
5. MAINTAIN BUILDING SITE CLEAN OF CONSTRUCTION DEBRIS THROUGHOUT THE DURATION OF THE PROJECT.
6. IF SIDEWALK IS TO BE PROVIDED, IT SHALL BE DIRECTED BY THE CORRESPONDING PUBLIC WORKS DEPARTMENT.
7. CONTRACTOR TO VERIFY LOCATION OF UTILITIES PRIOR TO SUBMITTING BIDS.
ENVIRONMENTAL PROTECTION
1. CONTROL AMOUNT OF DUST RESULTING FROM CONSTRUCTION OR DEMOLITION TO PREVENT SPREAD OF DUST TO OTHER BUILDINGS AND TO AVOID CREATION OF A NUISANCE IN SURROUNDING AREAS. USE OF WATER TO CONTROL DUST WILL NOT BE ALLOWED WHEN IT WILL RESULT IN, OR CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS FLOODING.
2. TRAFFIC MAINTENANCE: CONDUCT REMOVAL OPERATIONS TO MAINTAIN TRAFFIC ALONG EXISTING STREETS AND WALKS. KEEP PAVED STREETS AND WALKWAYS FREE OF DEBRIS. REMOVE MATERIAL AND/OR THEIR MATTER TRACKED OR FALLEN ONTO TRAFFIC SURFACES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MATERIALS INCLUDING DEBRIS AND DUST, AND DISPOSE OF LEGALLY OFF SITE. USE METHODS APPROVED BY AHJ BEFORE BEGINNING CLEANUP OPERATIONS. USE OF FLAMMABLE TO DISTRIBUTE DUST IS NOT ALLOWED.
ARCHITECTURAL NOTES
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PLAN
SECTION "A-A"
SECTION "B-B"
ASPHALT DRIVEWAY RESIDENTIAL
APPLICABLE CODES
SOIL STATEMENT
SITE PLAN
SCALE: 3/32"=1'-0"
SW 158TH COURT
TOP OF BANK
EDGE OF WATER ELEV.: 3.4' (09-06-24)
PLAT LIMITS
NEXTGEN MIAMI CORP.
HIRAM LANDING SOUTH LOT 8
A1-8

LANDSCAPE LEGEND. lot 1

Zoning District: R-1 Net Lot Area: 0.193 acres 8410 square feet

OPEN SPACE	REQUIRED	PROVIDED
A. Square feet of open space required by Chapter 33, as indicated on site plan: Net lot area = 8410 square feet x N/A % = 0 square feet	N/A	5,655.66 SF
B. Square feet of parking lot open space required by Chapter 19A, as indicated on site plan: The number of parking spaces 2 x 10 square feet per parking space =	20 SF	430 SF
C. Total square feet of landscaped open space required by Chapter 33 = A + B =		6,085.66 SF

LAWN AREA CALCULATION

A. Total square feet of landscaped open space required by Chapter 33 =		
B. Maximum lawn area (St. Augustine sod) permitted = 50 % x 6,085.66 square feet =	3042.83 SF	522.5.66 SF

TREES

A. The number of trees required per net lot acre less the existing number of trees that meet minimum requirements (minus) - 2 trees x net lot acreage = 1	3	3
B. 30% palm trees allowed (two palms = one tree) Palms provided =	0	0
C. Percentage of native trees required = the number of trees provided x 30% =	1	1
D. Street trees (max. average spacing of 35' o.c.): 30 linear feet along street +35 =	1	1
Palms as street trees (max. average spacing 25' o.c.) 0 linear feet along street +25 =	0	0
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.) 0 linear feet along street, 25 =	0	0
F. Total number of trees provided =	5	5

SHRUBS

A. The total number of trees required x 10 = the number of shrubs required	50	50
B. The number of shrubs required x 30% = the number of native shrubs required	15	50

IRRIGATION PLAN: Required by Chapter 33. Auto irrigation _____ or hose bib ✓ provided.

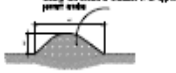
NOTE: NO STREET TREES PROVIDED (EXISTING CATCH BASIN)

MAINTENANCE: All newly installed planting material will be maintained in a condition that meets or exceeds Florida Grade # 01 and has a (01) year replacement guarantee.

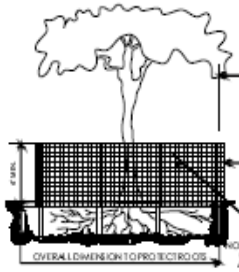
TREES LEGEND

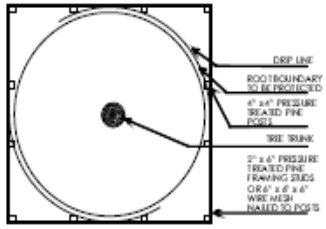
SYMBOL USED ON PLAN		PLANT NAME	NATIVE		CALIPER DBH (IN)	HEIGHT (FT)	CANOPY (FT)	QUANTITY
SYMB.	NSW	COMMON / SCIENTIFIC	YES	NO	INST.	INST.	INST.	
1	X	GREEN BUTTONWOOD CONOCARPUS ERECTUS	X		4"	14 FT	8 FT	37 STREET TREES @ 25' M AX. O. C.
2	X	DWARF LIMBO BURSERA SIMARUBA	X		4"	14 FT	8 FT	5# LOT TREES (3 X LOT)
3	X	COCOS PLUM CHRYSOBALANUS ICACO	X		4"	30 IN	-	5#D (3 0X LOT)




BERM DETAIL

IT IS CRITICAL TO EXISTING TREE SURVIVAL TO PROVIDE PROTECTION DURING CONSTRUCTION. THIS DETAIL CAN BE USED AROUND ONE OR MORE TREES AND WILL PROVIDE PROTECTION FROM CONSTRUCTION EQUIPMENT.

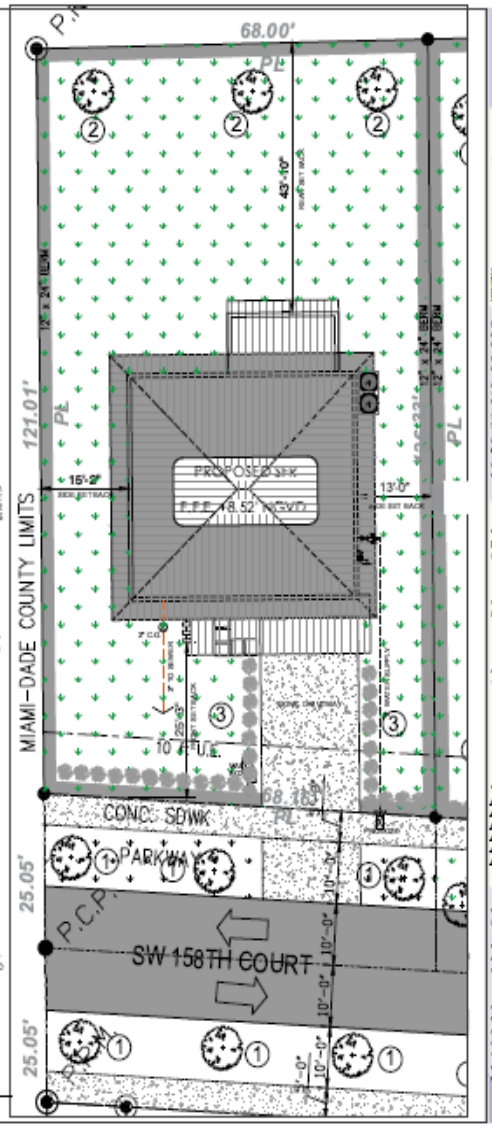




* WOOD BARRIER DETAIL PLAN *

TREE PROTECTION AND SUPPORT

NOTES:
1. ALL WOOD SHALL BE SPRUCE OR PINE-NOT PRESSURE TREATED.
2. CROSS TIES SHALL NOT CROSS OVER WOODY ROOTS.
3. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
4. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
5. REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOT BALL.
6. TOP OF ROOTBALL TO BE SET LEVEL WITH SURROUNDING FINISH GRADE.
7. PROVIDE 6-8' BARRIERS AROUND TREES LESS THAN 18" IN DIAMETER AND 10-12' BARRIERS AROUND TREES 18" IN DIAMETER OR GREATER.



LANDSCAPE PLAN

SCALE: 1/8"=1'-0"

NextGen MIAMI CORP.

Digitally signed by Adolfo Danilo Lopez AIA
Date: 2024.01.10 15:55:45 -05'00'

NEXTGEN MIAMI CORP.
A DELTA DANILO LOPEZ R.A. A.I.A., LEED AP B+DC
REGISTERED ARCHITECT
A 0001663

Address:
14201 SW 136th S.T, Suite 114, Miami, FL 33186

Telephone #
786 615 2166

Email Address:
info@nextgenmiami.com

Website:
www.nextgenmiami.com

Miami Landing/South.
LOT 4

OWNER:
Elias Cristobal Jr.

FOLIO #:
30-7788-000-0040

LEGAL DESCRIPTION:

SHEET DESCRIPTION:
LANDSCAPE PLAN

SHEET #:
L1-1

LANDSCAPE LEGEND, lot 2

Zoning District: RL Net Lot Area: 0.20 acres 8773 square feet
OPEN SPACE

	REQUIRED	PROVIDED
A. Square feet of open space required by Chapter 33, as indicated on site plan: Net lot area = 8773 square feet x N/A % = 0 square feet	NA	691 666 SF
B. Square feet of parking lot open space required by Chapter 18A, as indicated on site plan: The number of parking spaces 2 x 10 square feet per parking spaces =	20 SF	430 SF
C. Total square feet of landscaped open space required by Chapter 33 = A +B =		692 096 SF

LAWN AREA CALCULATION
A. Total square feet of landscaped open space required by Chapter 33 =
B. Maximum lawn area (St. Augustine sod) permitted = 20 % x 6648 66 square feet = 1330 SF
1329.33 SF 5568.66

TREES
A. The number of trees required per net lot acre
less the existing number of trees that meet minimum requirements (minus)
2 trees x net lot acreage = 1
B. 30% palm trees allowed (two palms = one tree) Palms provided =
C. Percentage of native trees required = the number of trees provided x 30% =
D. Street trees (max. average spacing of 30' o.c.) 30 linear feet along street +35 =
Palms as street trees (max. average spacing 25' o.c.) 0 linear feet along street +25 =
E. Street trees located directly bone ath power lines (maximum average spacing of 25' o.c.):
0 linear feet along street , 25 =
F. Total number of trees provided =

n/a
n/a
n/a
n/a
n/a
n/a
n/a
n/a

SHRUBS
A. The total number of trees required x 10 = the number of shrubs required 50
B. The number of shrubs required x 30% = the number of native shrubs required 15

50
15

IRRIGATION PLAN: Required by Chapter 33. Auto irrigation _____ or hose bib ✓ provided.
NOTE: NO STREET TREES PROVIDED (SEE PD CATCH BASIN)

MAINTENANCE: All newly installed planting is considered to be maintained in a condition that meets or exceeds florida Grade #1 and has a (1) year replacement guarantee.

TREES LEGEND

SYMBOL / KEY ON PLAN		PLANT NAME		NATIVE	CANOPY (FT)	HEIGHT (FT)	CANOPY (FT)	QUANTITY
#	NAME	COMMON / BOTANICAL		YES	NO	MIN.	MAX.	
1	X	GREEN BUTTONWOOD CONOCARPUS ERECTUS		X	4'	14 FT	18 FT	373 TREES @ 30' MAX O.C.
2	X	QUADELUMBO NIGRA BAMBOO		X	4'	14 FT	18 FT	34 LOT TREES @ 5' O.C.
3	X	COCO PLUM CHRYSOBALANUS ICACO		X	4'	10 FT	-	340 SHRUBS @ 3' O.C.

LOT CROSS SECTION

BERM DETAIL

LANDSCAPE LEGEND/lot 3
TREES LEGEND
LOT CROSS SECTION
BERM DETAIL
LANDSCAPE PLAN
SW 158TH COURT
PROPOSED 2 STORY
PARKING
CONC. SDWK
L1-3

LANDSCAPE LEGEND. lot 4

Zoning District: R-1 Net Lot Area: 0.22 acres 9376 square feet

OPEN SPACE	REQUIRED	PROVIDED
A. Square feet of open space required by Chapter 33, as indicated on site plan: Net lot area = 9376 square feet x N/A % = 0 square feet	N/A	6923.66 SF
B. Square feet of parking lot open space required by Chapter 18A, as indicated on site plan: The number of parking spaces 2 x 10 square feet per parking space =	20 SF	430 SF
C. Total square feet of landscaped open spaces required by Chapter 33 = A + B =		7053.66 SF

LAWN AREA CALCULATION

A. Total square feet of landscaped open spaces required by Chapter 33 =		
B. Maximum lawn area (St. Augustine sod) permitted = 50 % x 7053.6 square feet =	3526.83 SF	6193.66 SF

TREES

A. The number of trees required per net lot acre less the existing number of trees that meet minimum requirements (minus) - 2 trees x net lot acreage = 1	1	
B. 30% palm trees allowed (two palms = one tree). Palms provided =	0	0
C. Percentage of native trees required = the number of trees provided x 30% =	1	1
D. Street trees (max. average spacing of 35' o.c.) 30 linear feet along street +35 =	1	1
Palms as street trees (max. average spacing 25' o.c.): 0 linear feet along street +25 =	0	0
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): 0 linear feet along street 25 =	0	0
F. Total number of trees provided =	3	3

SHRUBS

A. The total number of trees required x 10 = the number of shrubs required	50	50
B. The number of shrubs required x 30% = the number of native shrubs required	15	50

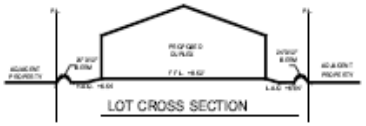
IRRIGATION PLAN: Required by Chapter 33. Auto irrigation _____ or hose bib ✓ provided.

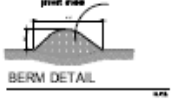
NOTE: NO STREET TREES PROVIDED (EXISTING CATCH BASIN)

MAINTENANCE: All newly installed planting material will be maintained in a condition that meets or exceeds Florida Grade #1 and has a (1) year replacement guarantee.

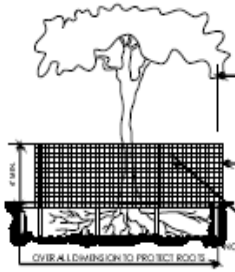
TREES LEGEND

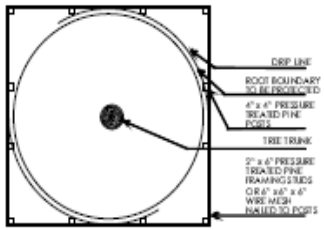
SYMBOL USED ON PLAN		PLANT NAME	NATIVE		CALIPER DBH (IN)	HEIGHT (FT)	CANOPY (FT)	QUANTITY
EXIST.	NEW	COMMON / SCIENTIFIC	YES	NO	INST.	INST.	INST.	
①	X	GREEN BUTTON WOOD CONOCARPUS ERECTUS	X		4"	14 FT	8 FT	375 TREE TREES @ 35' MAX O.C.
②	X	QUANDONG SHRUB SIMARUBA	X		4"	14 FT	8FT	3 HLOT TREES (3 X LOT)
③	X	COCOPLUM CHRYSOBALANUS ICACO	X		4"	30 IN	-	240 (30 X LOT)





ITS CRITICAL TO EXISTING TREE SURVIVAL TO PROVIDE PROTECTION DURING CONSTRUCTION. THIS DETAIL CAN BE USED AROUND ONE OR MORE TREES AND WILL PROVIDE PROTECTION FROM CONSTRUCTION EQUIPMENT.



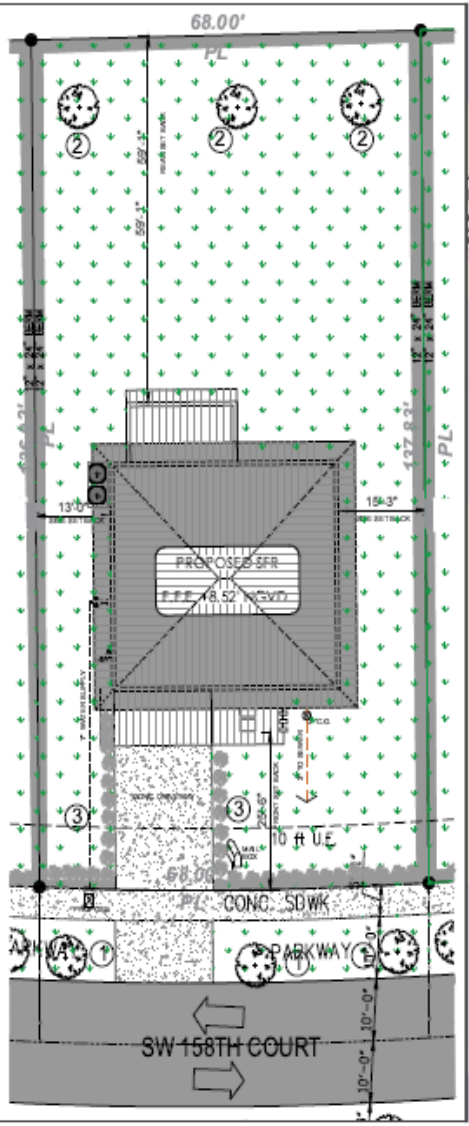


* WOOD BARRIER DETAIL PLAN *
TREE PROTECTION AND SUPPORT

NOTES:
1. ALL WOOD SHALL BE SPRUCE OR PINE-NOT PRESSURE TREATED.
2. CROSS TIES SHALL NOT CROSS OVER WOODY ROOTS.
3. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
4. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
5. REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOT BALL.
6. TOP OF ROOTBALL TO BE SET LEVEL WITH SURROUNDING FINISH GRADE.
7. PROVIDE 6-8' BARRIERS AROUND TREES LESS THAN 18" IN DIAMETER AND 10-12' BARRIERS AROUND TREES 18" IN DIAMETER OR GREATER.

LANDSCAPE PLAN

SCALE: 1/8"=1'-0"



NextGen MIAMI CORP.

L1-4

LANDSCAPE LEGEND. lot 5

Zoning District: B-1 Net Lot Area: 0.193 acres 9212 square feet
OPEN SPACE:

	REQUIRED	PROVIDED
A. Square feet of open space required by Chapter 33, as indicated on site plan: Net lot area = 9212 square feet x N/A % = 0 square feet	N/A	6457.66 SF
B. Square feet of parking lot open space required by Chapter 18A, as indicated on site plan: The number of parking spaces 2 x 10 square feet per parking space =	20 SF	430 SF
C. Total square feet of landscaped open space required by Chapter 33 = A + B =		6887.66 SF

LAWN AREA CALCULATION

A. Total square feet of landscaped open space required by Chapter 33 =		
B. Maximum lawn area (St. Augustine sod) permitted = 50 % x 6887.66 square feet =	3443.83 SF	6027.66 SF

TREES

A. The number of trees required per net lot acre: less the existing number of trees that meet minimum requirements (minus) - 2 trees x net lot acreage = 1	3	3
B. 30% palm trees allowed (two palms = one tree). Palms provided =	1	1
C. Percentage of native trees required = the number of trees provided x 30% =	1	1
D. Street trees (max. average spacing of 35' o.c.): 30 linear feet along street +35 =	0	0
Palms as street trees (max. average spacing 25' o.c.): 0 linear feet along street +25 =		
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): 0 linear feet along street, 25 =	0	0
F. Total number of trees provided =	5	5

SHRUBS

A. The total number of trees required x 10 = the number of shrubs required	50	50
B. The number of shrubs required x 30% = the number of native shrubs required	15	50

IRRIGATION PLAN: Required by Chapter 33. Auto irrigation _____ or hose bib ✓ provided.

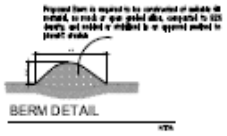
NOTE: NO STREET TREES PROVIDED (EXISTING CATCH BASIN)

MAINTENANCE: All newly installed planting material will be maintained in a condition that meets or exceeds Florida Grade # 01 and has a (01) year replacement guarantee.

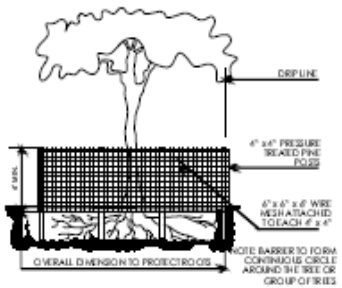
TREES LEGEND

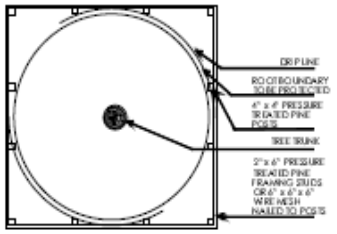
SYMBOL/ID ON PLAN		PLANT NAME	NATIVE		CALIPER DBH (IN)	HEIGHT (FT)	CANOPY (FT)	QUANTITY
SYMB.	NTM	COMMON / SCIENTIFIC	YES	NO	INST.	INST.	INST.	
1	X	GREEN BUTTONWOOD CONOCARPUS ERECTUS	X		4"	14 FT	8 FT	57 STREET TREES @ 35 MAX. O. C.
2	X	QUAKING LIVE OAK QUERCUS CHAMAEMYA	X		4"	14 FT	8 FT	24 LOT TREES (3 X LOT)
3	X	COCO PLUM CHRYSOBALANUS ICACO	X		4"	20 IN	-	240 (30 X LOT)





IT IS CRITICAL TO EXISTING TREE SURVIVAL TO PROVIDE PROTECTION DURING CONSTRUCTION. THIS DETAIL CAN BE USED AROUND ONE OR MORE TREES AND WILL PROVIDE PROTECTION FROM CONSTRUCTION EQUIPMENT.



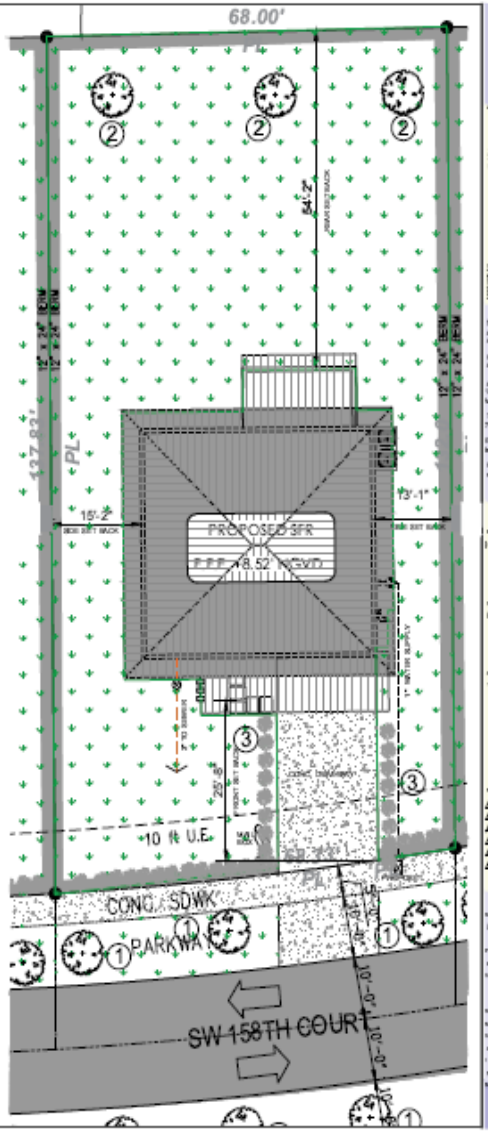


"WOOD BARRIER DETAIL PLAN"
TREE PROTECTION AND SUPPORT

NOTES:
1. ALL WOOD SHALL BE SPRUCE OR PINE-NOT PRESSURE TREATED.
2. CROSS TIES SHALL NOT CROSS OVER WOODY ROOTS.
3. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
4. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
5. REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOTBALL.
6. TOP OF ROOTBALL TO BE SET LEVEL WITH SURROUNDING FINISH GRADE.
7. PROVIDE 6'-8' BARRIERS AROUND TREES LESS THAN 18" IN DIAMETER AND 10-12' BARRIERS AROUND TREES 18" IN DIAMETER OR GREATER.

LANDSCAPE PLAN

SCALE: 1/8"=1'-0"



NextGen MIAMI CORP.

L1-5

LANDSCAPE LEGEND. lot 6

Zoning District: R-1 Net Lot Area: 0.20 acres 8822 square feet

OPEN SPACE	REQUIRED	PROVIDED
A. Square feet of open space required by Chapter 33, as indicated on site plan: Net lot area = 8822 square feet x N/A % = 0 square feet	N/A	5,862.96 SF
B. Square feet of parking lot open space required by Chapter 18A, as indicated on site plan: The number of parking spaces 2 x 10 square feet per parking space =	20 SF	430 SF
C. Total square feet of landscaped open space required by Chapter 33 = A + B =		6292.96 SF
LAWN AREA CALCULATION		
A. Total square feet of landscaped open space required by Chapter 33 =		
B. Maximum lawn area (St. Augustine sod) permitted = 50 % x 6292.96 square feet =	3146.48 SF	5,432.96 SF
TREES		
A. The number of trees required per net lot acre less the existing number of trees that meet minimum requirements (minus) - 2 trees x net lot acreage = 1	3	3
B. 30% palm trees allowed (two palms = one tree). Palms provided =	0	0
C. Percentage of native trees required = the number of trees provided x 30 % =	1	1
D. Street trees (max. average spacing of 35' o.c.) 30 linear feet along street +35 =	1	1
Palms: as street trees (max. average spacing 25' o.c.): 0 linear feet along street +25 =	0	0
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): 0 linear feet along street , 25 =	0	0
F. Total number of trees provided =	5	5
SHRUBS		
A. The total number of trees required x 10 = the number of shrubs required	50	50
B. The number of shrubs required x 30% = the number of native shrubs required	15	50

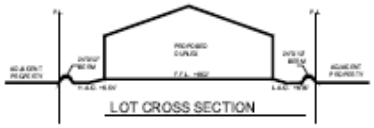
IRRIGATION PLAN: Required by Chapter 33. Auto irrigation _____ or hose bib ✓ provided.

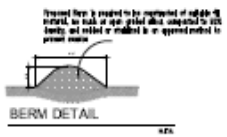
NOTE: NO STREET TREES PROVIDED (EXISTING CATCH BASIN)

MAINTENANCE: All newly installed planting material will be maintained in a condition that meets or exceeds Florida Grade #1 and has a (1) year replacement guarantee.

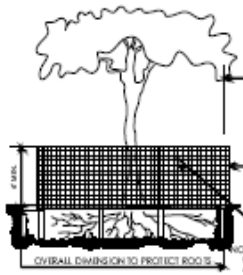
TREES LEGEND

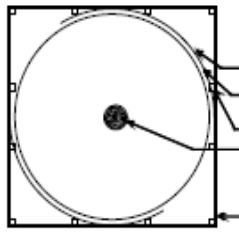
SYMBOL USED ON PLAN		PLANT NAME	NATIVE		CALIPER (DBH) (IN)	HEIGHT (FT)	CANOPY (FT)	QUANTITY
SYM B.	NEW	COMMON / SCIENTIFIC	YES	NO	INST.	INST.	INST.	
1	X	GREEN BUTTON WOOD CONOCARPUS ERECTUS	X		4"	14 FT	8 FT	375 TREE TREES @ 25' MAX O.C.
2	X	QUIMBO BARIS BURSERA SIMARUBA	X		4"	14 FT	8 FT	241 OF TREES (3X LOT)
3	X	CD CD PLUM CHRYSOBALANUS ICACO	X		4"	20 IN	-	240 (30 X LOT)





IT IS CRITICAL TO EXISTING TREE SURVIVAL TO PROVIDE PROTECTION DURING CONSTRUCTION. THIS DETAIL CAN BE USED AROUND ONE OR MORE TREES AND WILL PROVIDE PROTECTION FROM CONSTRUCTION EQUIPMENT.

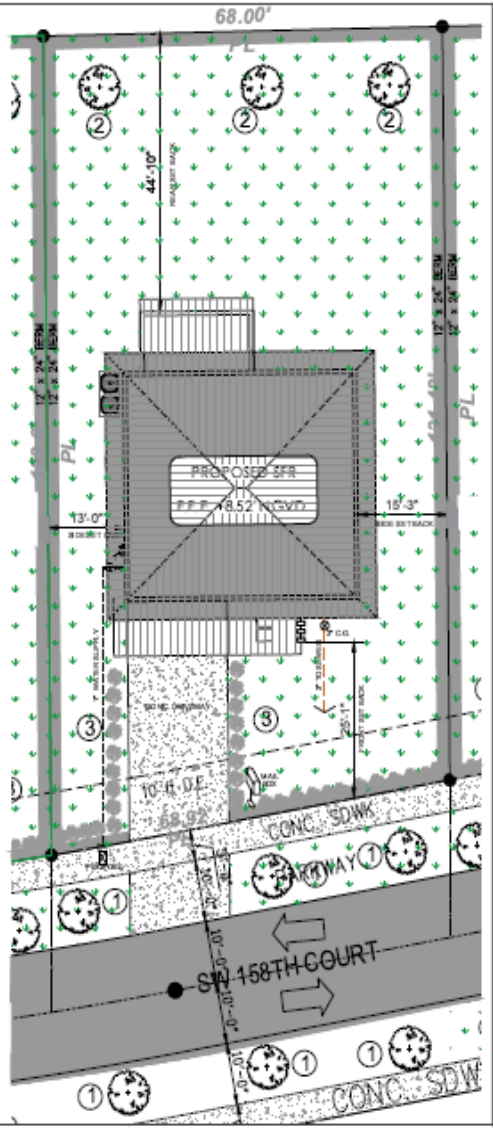




" WOOD BARRIER DETAIL PLAN "

TREE PROTECTION AND SUPPORT

NOTES:
1. ALL WOOD SHALL BE SPRUCE OR PINE-NOT PRESSURE TREATED.
2. CROSS TIES SHALL NOT CROSS OVER WOODY ROOTS.
3. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
4. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
5. REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOT BALL.
6. TOP OF ROOTBALL TO BE SET LEVEL WITH SURROUNDING FINISH GRADE.
7. PROVIDE 6'-0" BARRIERS AROUND TREES LESS THAN 18" IN DIAMETER AND 10'-12' BARRIERS AROUND TREES 18" IN DIAMETER OR GREATER.



LANDSCAPE PLAN

SCALE: 1/8"=1'-0"

NextGen MIAMI CORP

L1-6

23

CAR 5266 – Exhibit 1

LANDSCAPE PLAN
LANDSCAPE LEGEND, lot 7
TREES LEGEND
LOT CROSS SECTION
BERM DETAIL
SW-158TH-COURT
SW-158TH-PKWAY
PROPOSED STR.
118.00'
142.0'
69.0'
L1-7

L1-8
LANDSCAPE PLAN
SW-168TH-COURT
TOP OF BANK
P.R.M.
EDGE OF WATER
ELEV.: 3.4'
(09-Oct-24)
10' IT-UE
LANDSCAPE LEGEND lot 7
TREES LEGEND
LOT CROSS SECTION
BERM DETAIL

FRONT 3D VIEW MODEL "D"

A1-D

NextGen
A2
ROOF PLAN/2ND FLOOR
FLOOR PLAN GROUND FLOOR
AREAS BREAKDOWN:
EGRESS WINDOWS NOTE
HURRICANE SHUTTERS NOTE:
WOOD NOTES:
WALL LEGEND:

NextGen
MIAMI CENTER
A3
FRONT FACADE (NORTH)
REAR FACADE (SOUTH)
RIGHT FACADE (WEST)
LEFT FACADE (EAST)

NextGen
A3-E
FRONT ELEVATION
REAR ELEVATION
LEFT ELEVATION
RIGHT ELEVATION