

DRAWING INDEX	
No.	**Sheet Name**
A-0	Cover Sheet
SP	General Site Plan
LP	General Landscape Plan
A1-1	Site Plan - Lot 1
A1-2	Site Plan - Lot 2
A1-3	Site Plan - Lot 3
A1-4	Site Plan - Lot 4
A1-5	Site Plan - Lot 5
A1-6	Site Plan - Lot 6
A1-7	Site Plan - Lot 7
A1-8	Site Plan - Lot 8
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L1-2	Landscape Plan - Lot 2
L1-3	Landscape Plan - Lot 3
L1-4	Landscape Plan - Lot 4

DRAWING INDEX	
No.	**Sheet Name**
L1-5	Landscape Plan - Lot 5
L1-6	Landscape Plan - Lot 6
L1-7	Landscape Plan - Lot 7
L1-8	Landscape Plan - Lot 8
A1-D	Render - Model D
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A1-E	Render - Model E
A2-E	Floor Plan - Model E
A3-E	Elevations - Model E

NextGen
MIAMI CORP.

NOT VALID WITHOUT THE ARCHITECT SEAL

STATE OF FLORIDA
ADOLFO D. LOPEZ
REGISTERED ARCHITECT

Adolfo Danilo Lopez AIA
Digitally signed by Adolfo Danilo Lopez AIA
Date: 2026.04.30 18:50:11 -04'00'

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NEXTGEN MIAMI CORP.
ADOLFO DANILO LOPEZ R.A. AIA, LEED AP BD+C

REGISTERED ARCHITECT
AR 0016093

Address:
14331 SW 120th ST, Suite 114.
Miami, FL. 33186

Telephone #:
786-615-2108

Email Address:
info@nextgenmiami.com

Website:
www.nextgenmiami.com

PROJECT NAME:
HIRAM LANDING
SOUTH 8 UNITS

OWNER:
ELITE CONSTRUCTION
& DEVELOPMENT, INC.

ADDRESS:
FOLIO:
10-7908-000-0643

REVISIONS:
1
2
3
4
5
6

DRAWING TITLE:
Cover Sheet

PROJECT No:
2024-09-P02

CONSULTANT:

DRAWN BY:
N.M.

CHECK BY:
A.D.L.

ISSUE DATE:
04/20/2026

SHEET:
A0

CAR 5266 - Exhibit 6

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 DENISTY ---------- 2.97 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:

ELITE CONSTRUCTION & DEVELOPMENT, INC.
FOLIO No.: 10-7908-000-0643

APPLICANT:

ELITE CONSTRUCTION & DEVELOPMENT, INC.
Contact: HIRAM COLLAZO/ ALAN COLLAZO
Address: 3518 NW 36th STREET
MIAMI, FL 33142

Phone: (305)218.3045
Email: Hiram@hiramhomes.com
Email: Alcruetv@gmail.com

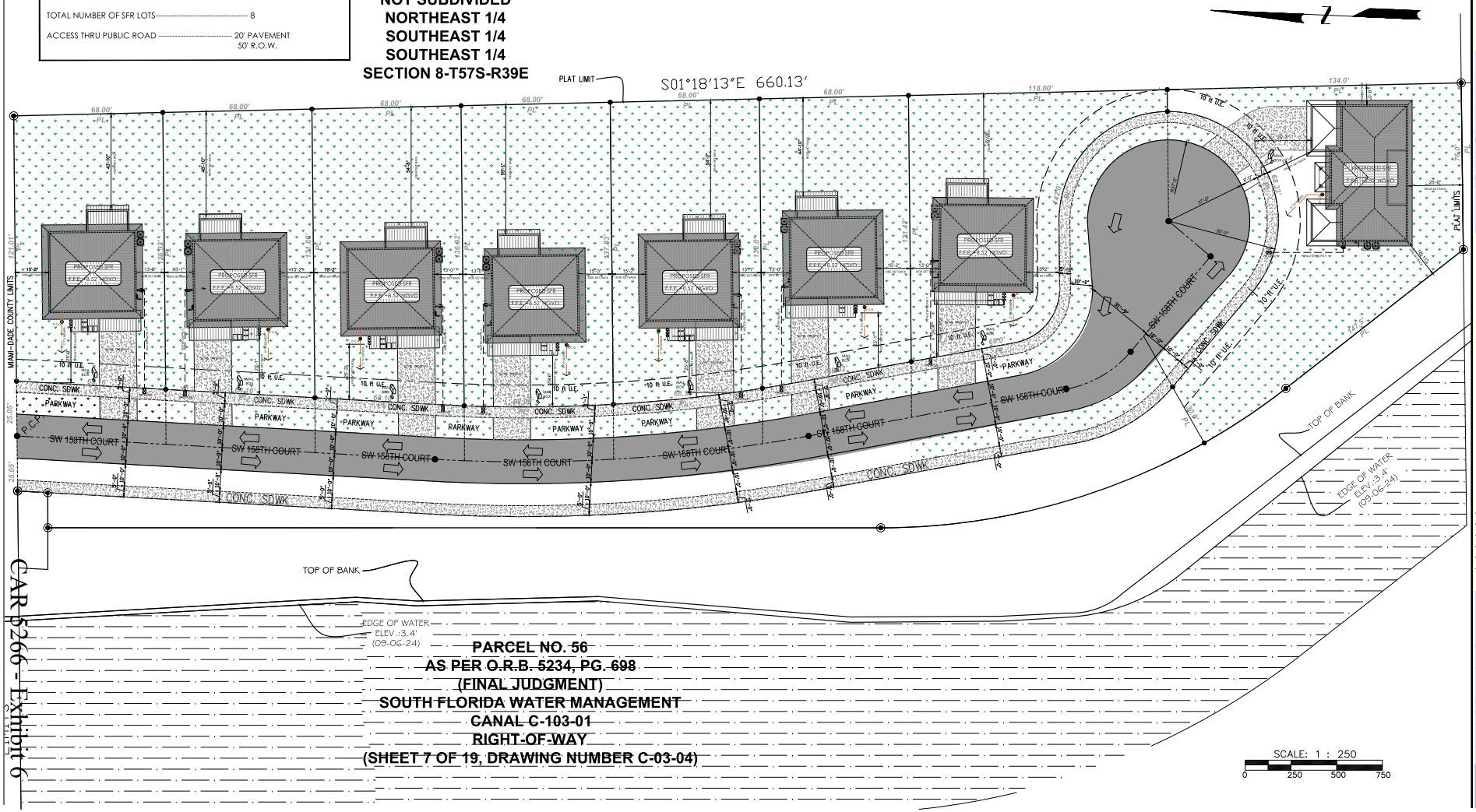
SITE NOTES

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.
8. EXCAVATION SHALL REMOVE ALL GRASS, WEEDS, ROOTS, AND ANY DEBRIS.
9. EXISTING SOFT SILT AND ORGANIC SOIL LAYER SHALL BE REMOVED AND REPLACED WITH STRUCTURAL FILL.
10. SAND AND LIME ROCK SOIL CAN BE STOCKEDPILED AND USED AS BACKFILL.
11. ONCE THE ORGANIC LAYER HAS BEEN REMOVED, THE DEMUCKED SURFACE SHALL BE COMPACTED.
12. FILL THEM IN LIFTS NOT EXCEEDING 12 INCHES IN LOOSE THICKNESS.
13. EACH LIFT SHALL BE THOROUGHLY COMPACTED WITH VIBRATORY COMPACTION EQUIPMENT.
14. FILL EACH CONSIST OF CLEAR 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 ENTIRE 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 INTENDED 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 LIABILITY 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 DRAWINGS.

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



PARCEL NO. 56
AS PER O.R.B. 5234, PG. 698
(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

CAR 5266 - Exhibit 6

NextGen MIAMI CORP.
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Adolfo Danilo Lopez AIA
Digitally signed by Adolfo Danilo Lopez AIA
Date: 2026.04.30 18:50:29 -04'00'

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Telephone #:
786-615-2108

Email Address:
info@nextgenmiami.com

Website:
www.nextgenmiami.com

PROJECT NAME:
Hiram Landing South

CLIENT:
Elite Const. Dev. Inc

ADDRESS:
10-7908-000-0643

REVISIONS:
1 FIRE COMMENTS 04-28-2026
2 CITY COMMENTS 04-29-2026
3
4
5
6

DRAWING TITLE:
GRAL SITE PLAN

PROJECT No:
2024-06-P02

CONSULTANT:

DRAWN BY:
N.M.

CHECK BY:
A.D.L.

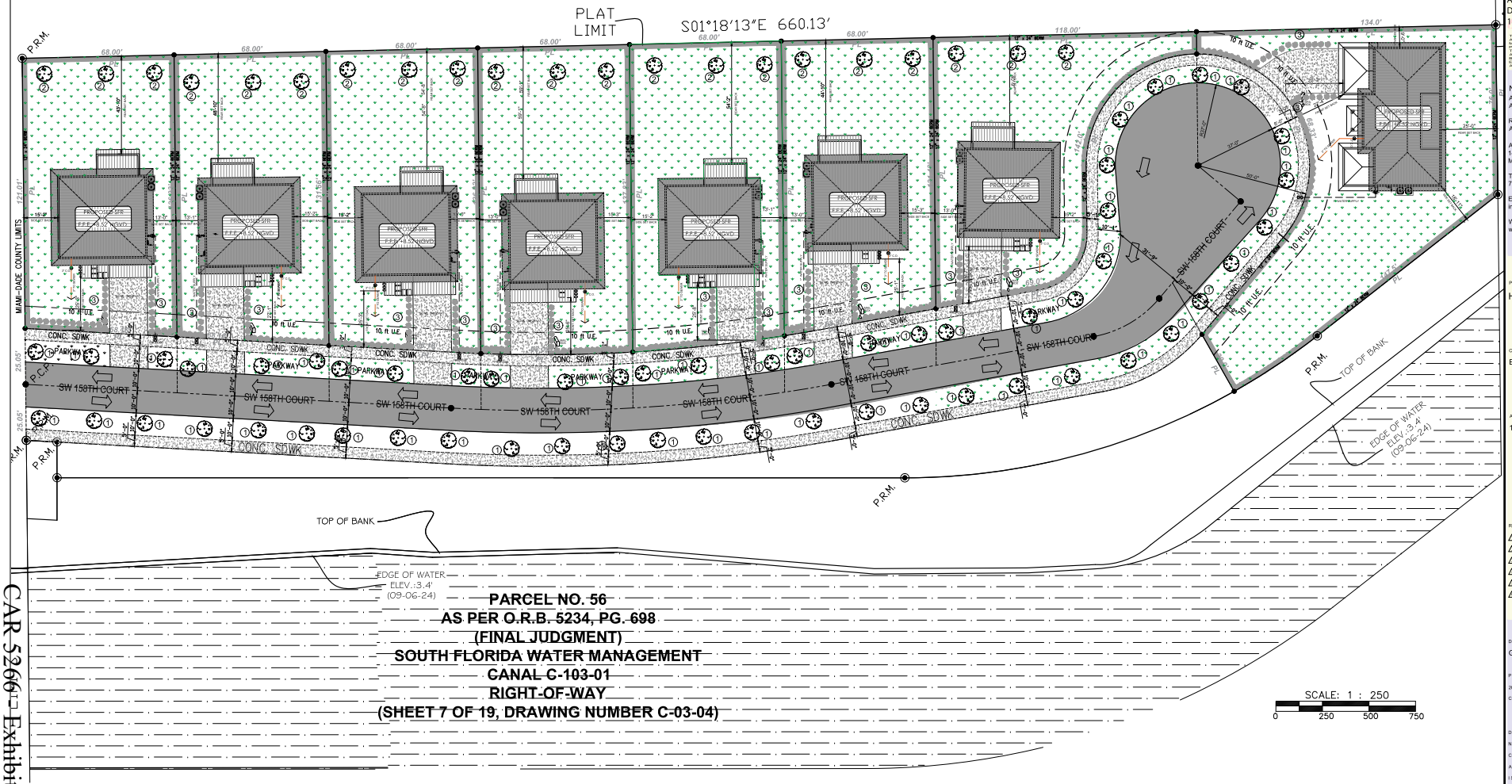
ISSUE DATE:
04/30/2026

SHEET:
SP

TREES LEGEND

SYMBOL USED ON PLAN		PLANT NAME	NATIVE		CALIPER DBH (IN)	HEIGHT (FT)	CANOPY (FT)	QUANTITY
SYMB.	NEW	COMMON / SCIENTIFIC	YES	NO	INST.	INST.	INST.	
①	X	GREEN BUTTONWOOD CONOCARPUS ERECTUS	X		4"	16 FT	8 FT	57 STREET TREES @ 25' MAX. O.C.
②	X	GUMBO LIMBO BURSERA SIMARUBA	X		4"	16 FT	8 FT	24 LOT TREES (3 X LOT)
③	X	COCO PLUM CHRYSOBALANUS ICACO	X		4"	30 IN	-	240 (30 X LOT)

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



PARCEL NO. 56
AS PER O.R.B. 5234, PG. 698
(FINAL JUDGMENT)
SOUTH FLORIDA WATER MANAGEMENT
CANAL C-103-01
RIGHT-OF-WAY
(SHEET 7 OF 19, DRAWING NUMBER C-03-04)

CAR 5266 - Exhibit 6

NextGen MIAMI CORP.

NOT VALID WITHOUT THE ARCHITECT SEAL

STATE OF FLORIDA — ADOLFO D. LOPEZ — REGISTERED ARCHITECT

Adolfo Danilo Lopez AIA

Digitally signed by Adolfo Danilo Lopez AIA
Date: 2026.04.30 18:51:23 -04'00'

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PROJECT NAME:
Hiram Landing South

CLIENT:
Elite Const. Dev. Inc

ADDRESS:
10-7908-000-0643

REVISIONS:
1
2
3
4
5
6

DRAWING TITLE:
GRAL LANDSCAPE PLAN

PROJECT No:
2024-09-P02

CONSULTANT:

DRAWN BY:
NM

CHECK BY:
ADL

ISSUE DATE
04/30/2026

SHEET:
LP

CAR 5266 - Exhibit 6

LEGAL DESCRIPTION. LOT 1

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

ZONING LEGEND

GROSS AREA 10103 SF

ZONING R-1 (ONE FAMILY DISTRICT)

	REQUIRED	PROVIDED
DENSITY	ONE DWELLING PER LOT	
NET LOT AREA	7,500 SF	8,410 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 %)

SETBACKS	REQUIRED	PROVIDED
FRONT	25.0'	25'-3"
SIDE	5.0'	13'-0"
SIDE	5.0'	15'-2"
REAR	25.0'	43'-10"

OCCUPANCY: R-3
TYPE OF CONSTRUCTION: IIA

ELEVATION INFORMATION
National Flood Insurance Program
FEMA Elev. Reference to NGVD1929
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	= 2,754.0' SF
DRIVEWAY	= 430.0' SF
PORCHE	= 186.0' SF
TERRACE	= 168.0' 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 = 5225.66 SF(62.14%)

SITE NOTES

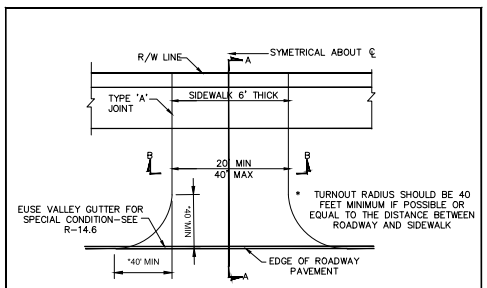
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7. CONTRACTOR TO VERIFY LOCATION OF UTILITIES PRIOR TO SUBMITTING BIDS.

ENVIRONMENTAL PROTECTION:

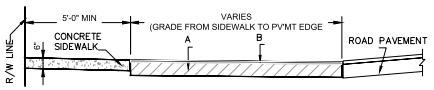
1. CONTROL AMOUNT OF DUST RESULTING FROM CONSTRUCTION OR DEMOLITION TO PREVENT SPREAD OF DUST TO OTHER BUILDINGS AND TO AVOID CREATION OF A NUISANCE IN SURROUNDING AREAS.USE OF WATER TO CONTROL DUST WILL NOT BE ALLOWED WHEN IT WILL RESULT IN, OR CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS FLOODING.
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 INCLUIDING DEBRIS AND DUST, AND DISPOSE OF LEGALLY OFF SITE. USE METHODS APPROVED BY A/E BEFORE BEGINING CLEANUP OPERATIONS.USE OF BLOWERS TO DISTRIBUTE DUST IS NOT ALLOWED.

ARCHITECTURAL NOTES

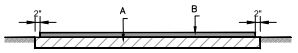
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PLAN



SECTION "A-A"



SECTION "B-B"

A BASE COURSE 6" THICK

B ASPHALTIC CONCRETE SURFACE COURSE 1" THICK

ITEM	GROSS REF	SPEC. REF
DRIVEWAY SPACING	R-12.2	
CONCRETE SIDEWALK	R-13.1	SEC.145
ASPHALTIC CONCRETE		SEC.145
BASE COURSE		SEC. 51-54

METROPOLITAN DADE COUNTY PUBLIC WORKS DEPARTMENT	APPROVED 6/5/61	REVISED 1/29/81 6/4/86	STANDARD ROAD DETAIL ASPHALT DRIVEWAY RESIDENTIAL

R 12.5 SHEET 1 OF 1

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 2214.3, AISC DG09 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

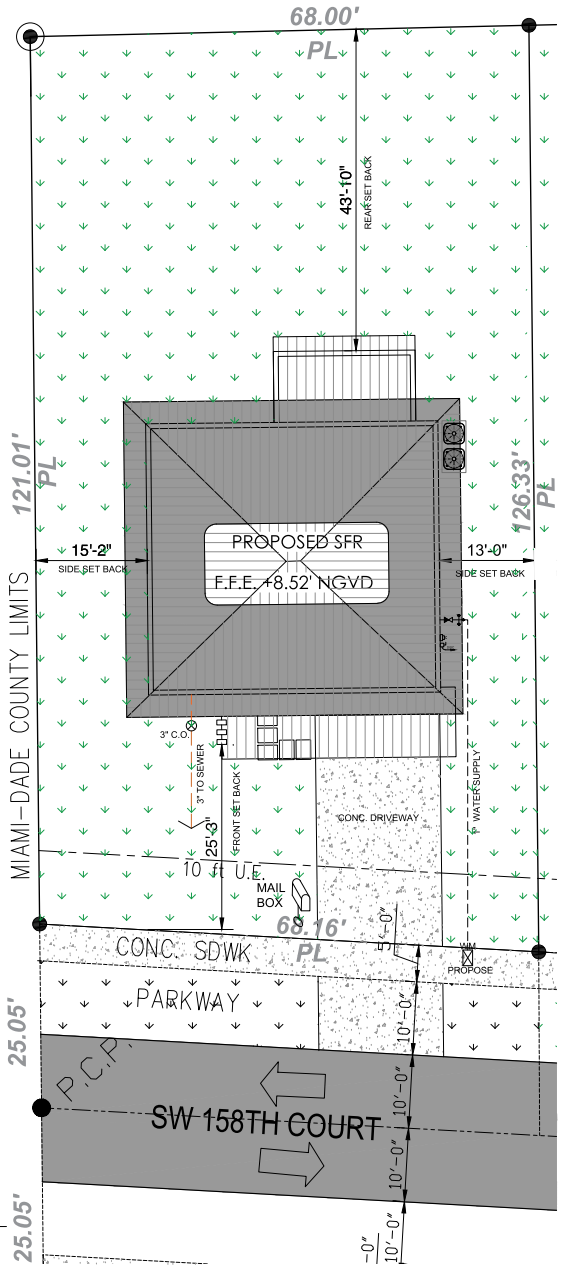
SOIL STATEMENT

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 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.

NOT VALID WITHOUT THE ARCHITECT SEAL

STATE OF FLORIDA ADOLFO D. LOPEZ REGISTERED ARCHITECT

Adolfo Danilo Lopez AIA

Digitally signed by Adolfo Danilo Lopez AIA
Date: 2026.04.30 18:52:24 -04'00'

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LOT 1.

CLIENT:
EliteConst.Dev.Inc

ADDRESS:
10-7908-000-0643

REVISIONS:
Δ1
Δ2
Δ3
Δ4
Δ5
Δ6

DRAWING TITLE:
SITE PLAN

PROJECT No:
2024-09-P02

CONSULTANT:

DRAWN BY:
N.M.

CHECK BY:
A.D.L.

ISSUE DATE:
04/30/2026

SHEET:
A1-1

LEGAL DESCRIPTION. LOT 2

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

ZONING LEGEND

GROSS AREA 10,476 SF

ZONING R-1 (ONE FAMILY DISTRICT)

	REQUIRED ONE DWELLING PER LOT	PROVIDED
DENSITY		
HEIGHT LIMIT.	35.0'	31.83'
NET LOT AREA	7,500 S.F.	8,773 S.F.(0.20 ACRES)
LOT COVERAGE	55% MAX.	2,754.34 SQ. FT. (31.40 %)
OPEN SPACE	45% MIN.	6018.66 SQ. FT. (68.60 %)

SETBACKS	REQUIRED	PROVIDED
FRONT	25.0'	27'-1"
SIDE	5.0'	13'-1"
SIDE	5.0'	15'-2"
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 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	= 2,754.0' SF
DRIVEWAY	= 430.0' SF
PORCHE	= 186.0' SF
TERRACE	= 168.0' 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 =	5588.66 SF(63.70%)

SITE NOTES

1. PROVIDE ALL SITE CLEARING, EXCAVATION, FILL, BACKFILL WROUGH, GRADING, SUB-GRADES AND COMPACTING.
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7. CONTRACTOR TO VERIFY LOCATION OF UTILITIES PRIOR TO SUBMITTING BIDS.

ENVIRONMENTAL PROTECTION:

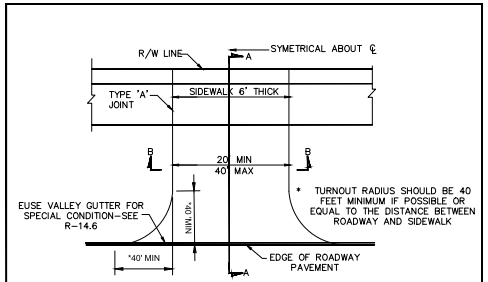
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2. TRAFFIC MAINTENANCE: CONDUCT REMOVAL OPERATIONS TO MAINTAIN TRAFFIC ALONG EXISTING STREETS AND WALKS. KEEP PAVED STREETS AND WALKWAYS FREE OF DEBRIS. REMOVE MATERIAL AND OTHER MATTER TRACKED OR FALLEN ONTO TRAFFIC SURFACES.

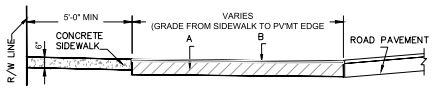
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ARCHITECTURAL NOTES

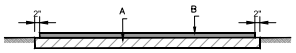
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PLAN



SECTION "A-A"



SECTION "B-B"

A BASE COURSE 6" THICK

B ASPHALTIC CONCRETE SURFACE COURSE 1" THICK

DRIVEWAY SPACING	R—12.2	
CONCRETE SIDEWALK	R—13.1	SEC.145
ASPHALTIC CONCRETE		SEC.145
BASE COURSE		SEC. 51—54
ITEM	CROSS REF	SPEC. REF

METROPOLITAN DADE COUNTY PUBLIC WORKS DEPARTMENT	APPROVED 6/5/61	REVISED 1/29/81 6/4/86	STANDARD ROAD DETAIL ASPHALT DRIVEWAY RESIDENTIAL	R 12.5 SHEET 1 OF 1

APPLICABLE CODES

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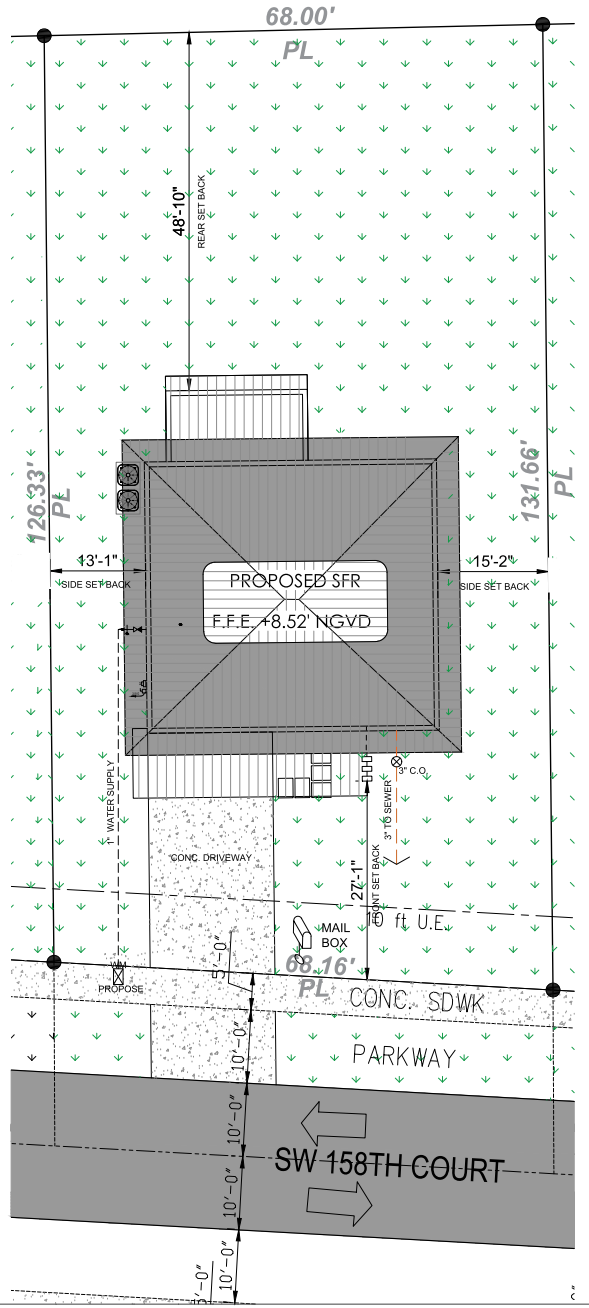
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FINISH FLOOR LEVEL +8.52' NGVD EQUIVALENT TO +/- 0.00' ALL VERTICAL LEVELS REFER TO 0.00' AND SHOWN AS A.F.F.

SITE PLAN

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



CAR 5266 - Exhibit 6

NextGen MIAMI CORP.

NOT VALID WITHOUT THE ARCHITECT SEAL

STATE OF FLORIDA ADOLFO D. LOPEZ REGISTERED ARCHITECT

Adolfo Danilo Lopez AIA

Digitally signed by Adolfo Danilo Lopez AIA
Date: 2026.04.30 18:52:39 -04'00'

THIS DRAWING IS THE PROPERTY OF ADOLFO D. LOPEZ AND NEXTGEN MIAMI CORP. UNLESS OTHERWISE PROVIDED BY CONTRACT. THESE DRAWINGS AND DESIGNS ARE CONFIDENTIAL AND SHALL NOT BE TRANSMITTED TO ANY PARTY EXCEPT AS AUTHORIZED BY THE ARCHITECT OF RECORD

NEXTGEN MIAMI CORP.
ADOLFO DANILO LOPEZ R.A. AIA, LEED AP BD+C

REGISTERED ARCHITECT
AR 0016093

Address:
14331 SW 120th ST, Suite 114.
Miami, FL. 33186

Telephone #:
786-615-2108

Email Address:
info@nextgenmiami.com

Website:
www.nextgenmiami.com

PROJECT NAME:
HiramLandingSouth LOT2.

CLIENT:
EliteConst.Dev.Inc.

ADDRESS:
10-7908-000-0643

REVISIONS:

DRAWING TITLE:
SITE PLAN

PROJECT No:
2024-09-P02

CONSULTANT:

DRAWN BY:
N.M.

CHECK BY:
A.D.L.

ISSUE DATE:
04/30/2026

SHEET:
A1-2

CAR 5266 - Exhibit 6

LEGAL DESCRIPTION. LOT 3

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

ZONING LEGEND

GROSS AREA 10,836.43 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.	9,136 S.F. (0.21 ACRES)
LOT COVERAGE	55% MAX.	2,754.34 SQ. FT. (30.15 %)
OPEN SPACE	45% MIN.	6381.66 SQ. FT. (69.85 %)

SETBACKS	REQUIRED	PROVIDED
FRONT	25.0'	25'-3"
SIDE	5.0'	13'-0"
SIDE	5.0'	15'-2"
REAR	25.0'	54'-8"

OCCUPANCY: R-3
TYPE OF CONSTRUCTION: IIA

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	= 2,754.0' SF
DRIVEWAY	= 430.0' SF
PORCHE	= 186.0' SF
TERRACE	= 168.0' 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 = 5951.66 SF(65.14%)

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.
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ENVIRONMENTAL PROTECTION:

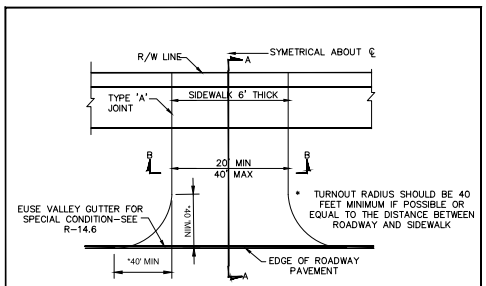
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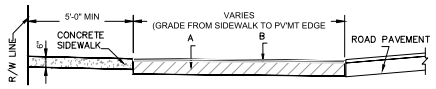
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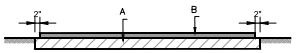
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PLAN



SECTION "A-A"



SECTION "B-B"

A BASE COURSE 6" THICK

B ASPHALTIC CONCRETE SURFACE COURSE 1" THICK

ITEM	CROSS REF	SPEC. REF
DRIVEWAY SPACING	R-12.2	
CONCRETE SIDEWALK	R-13.1	SEC.145
ASPHALTIC CONCRETE		SEC.145
BASE COURSE		SEC. 51-54

METROPOLITAN DADE COUNTY PUBLIC WORKS DEPARTMENT	APPROVED 6/5/61	REVISED 1/29/81 6/4/86	STANDARD ROAD DETAIL ASPHALT DRIVEWAY RESIDENTIAL	R 12.5 SHEET 1 OF 1

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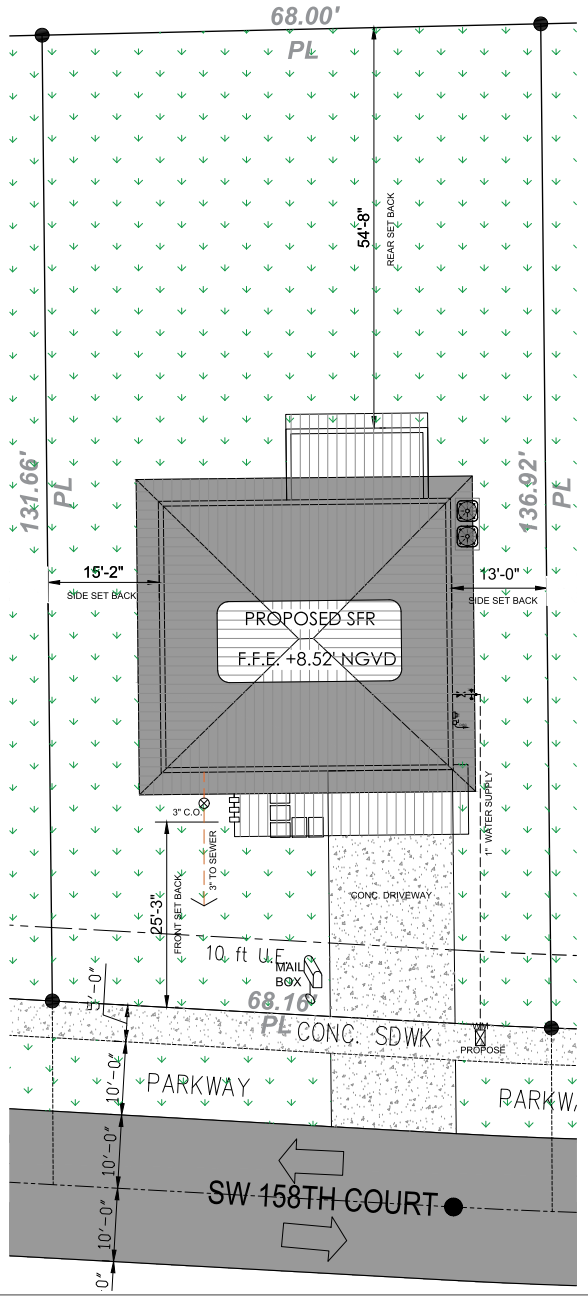
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FINISH FLOOR LEVEL +8.52'
NGVD EQUIVALENT TO +/- 0.00'
ALL VERTICAL LEVELS REFER TO 0.00' AND SHOWN AS A.F.F.

SITE PLAN

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



NextGen MIAMI CORP.

NOT VALID WITHOUT THE ARCHITECT SEAL

STATE OF FLORIDA ADOLFO D. LOPEZ REGISTERED ARCHITECT

Adolfo Danilo Lopez AIA

Digitally signed by Adolfo Danilo Lopez AIA
Date: 2026.04.30 18:52:56 -04'00'

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NEXTGEN MIAMI CORP.
ADOLFO DANILO LOPEZ R.A. AIA, LEED AP BD+C

REGISTERED ARCHITECT
AR 0016093

Address:
14331 SW 120th ST, Suite 114.
Miami, FL, 33186

Telephone #:
786-615-2108

Email Address:
info@nextgenmiami.com

Website:
www.nextgenmiami.com

PROJECT NAME:
HIRAM LANDING SOUTH LOT3.

CLIENT:
ELITE CONST. DEV. INC.

ADDRESS:
10-7908-000-0643

REVISIONS:
1
2
3
4
5
6

DRAWING TITLE:
SITE PLAN

PROJECT No:
2024-09-P02

CONSULTANT:

DRAWN BY:
NM

CHECK BY:
ADL

ISSUE DATE:
04/27/2026

SHEET:
A1-3

LEGAL DESCRIPTION. LOT 4

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

ZONING LEGEND

GROSS AREA 11,076.76 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.	2,754.34 SQ. FT. (29.37 %)
OPEN SPACE	45% MIN.	6623.66 SQ. FT. (70.63 %)

SETBACKS	REQUIRED	PROVIDED
FRONT	25.0'	25'-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

OCCUPANCY: R-3
TYPE OF CONSTRUCTION: IIA

AREAS BREAKDOWN

LOT COVERAGE	= 2,754.0' SF
DRIVEWAY	= 430.0' SF
PORCHE	= 186.0' SF
TERRACE	= 168.0' 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 = 6193.66 SF(66.04%)

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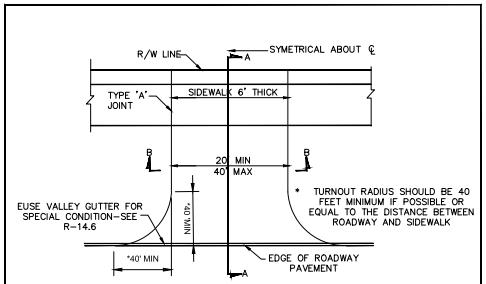
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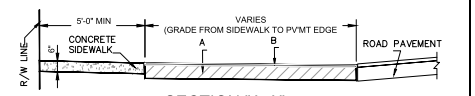
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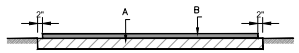
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PLAN



SECTION "A-A"



SECTION "B-B"

A BASE COURSE 6" THICK

B ASPHALTIC CONCRETE SURFACE COURSE 1" THICK

DRIVEWAY SPACING	R-12.2	
CONCRETE SIDEWALK	R-13.1	SEC.145
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ITEM	CROSS REF	SPEC. REF

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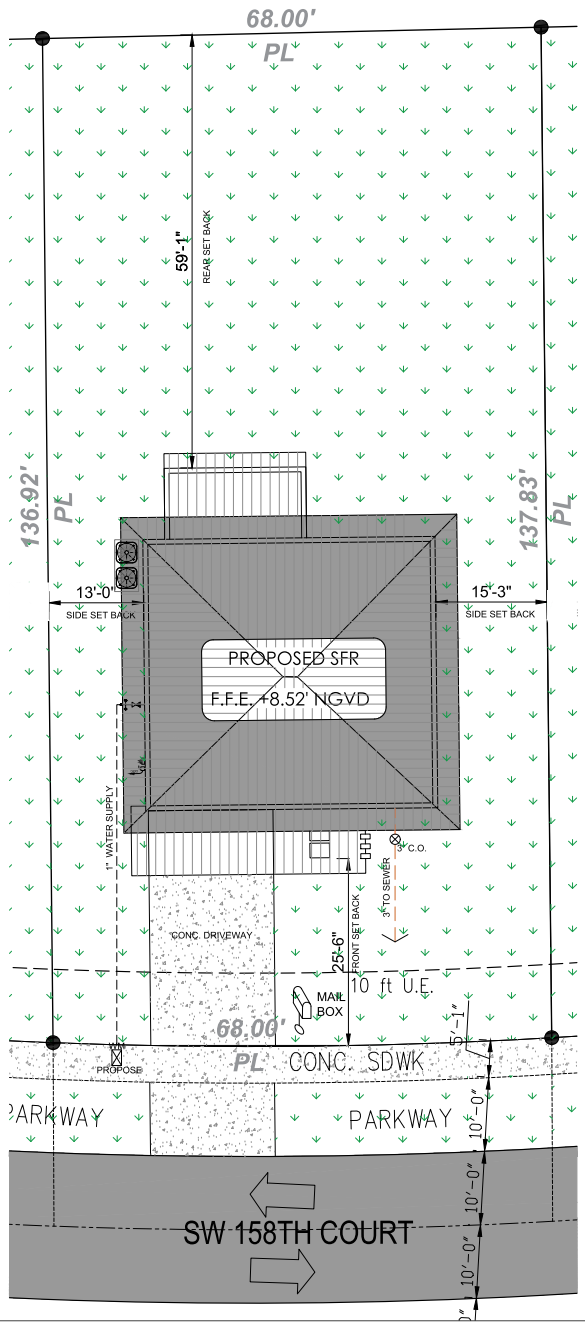
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FINISH FLOOR LEVEL +8.52' NGVD EQUIVALENT TO +/- 0.00' ALL VERTICAL LEVELS REFER TO 0.00' AND SHOWN AS A.F.F.

SITE PLAN

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



CAR 5266 - Exhibit 6

NextGen MIAMI CORP.

NOT VALID WITHOUT THE ARCHITECT SEAL

STATE OF FLORIDA ADOLFO D. LOPEZ LICENSED ARCHITECT

Adolfo Danilo Lopez AIA

Digitally signed by Adolfo Danilo Lopez AIA
Date: 2026.04.30 18:53:15 -04'00'

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NEXTGEN MIAMI CORP.
ADOLFO DANILO LOPEZ R.A. AIA, LEED AP BD+C

REGISTERED ARCHITECT
AR 0016093

Address:
14331 SW 120th ST, Suite 114.
Miami, FL. 33186

Telephone #:
786-615-2108

Email Address:
info@nextgenmiami.com

Website:
www.nextgenmiami.com

PROJECT NAME:
HiramLandingSouth
LOT4.

CLIENT:
ELITE CONST. DEV. INC.

ADDRESS:
10-7908-000-0643

REVISIONS:
1
2
3
4
5
6

DRAWING TITLE:
SITE PLAN

PROJECT No:
2024-09-P02

CONSULTANT:

DRAWN BY:
N.M.

CHECK BY:
A.D.L.

ISSUE DATE:
04/27/2026

SHEET:
A1-4

LEGAL DESCRIPTION. LOT 5

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

ZONING LEGEND

GROSS AREA 10,912 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.	9,212 SF(0.193 ACRES)
LOT COVERAGE	55% MAX.	2,754.34 SQ. FT. (29.90%)
OPEN SPACE	45% MIN.	6457.66 SQ. FT. (70.10 %)

SETBACKS	REQUIRED	PROVIDED
FRONT	25.0'	25'-8"
SIDE	5.0'	13'-0"
SIDE	5.0'	15'-2"
REAR	25.0'	54'-2"

OCCUPANCY: R-3
TYPE OF CONSTRUCTION: IIA

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	= 2,754.0' SF
DRIVEWAY	= 430.0' SF
PORCHE	= 186.0' SF
TERRACE	= 168.0' 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 = 6027.66 SF(65.43%)

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:

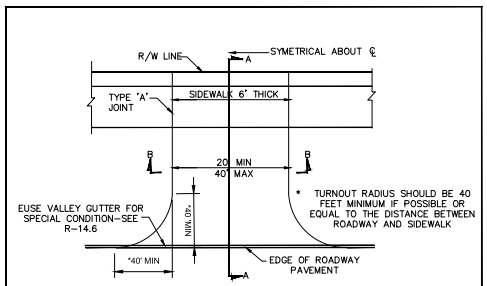
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2. TRAFFIC MAINTENANCE: CONDUCT REMOVAL OPERATIONS TO MAINTAIN TRAFFIC ALONG EXISTING STREETS AND WALKS. KEEP PAVED STREETS AND WALKWAYS FREE OF DEBRIS. REMOVE MATERIAL AND OTHER MATTER TRACKED OR FALLEN ONTO TRAFFIC SURFACES.

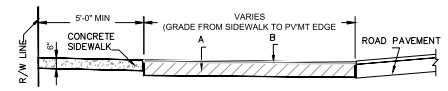
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MATERIALS INCLUIDING DEBRIS AND DUST, AND DISPOSE OF LEGALLY OFF SITE. USE METHODS APPROVED BY A/E BEFORE BEGINING CLEANUP OPERATIONS.USE OF BLOWERS TO DISTRIBUTE DUST IS NOT ALLOWED.

ARCHITECTURAL NOTES

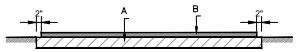
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PLAN



SECTION "A-A"



SECTION "B-B"

A BASE COURSE 6" THICK

B ASPHALTIC CONCRETE SURFACE COURSE 1" THICK

ITEM	CROSS REF	SPEC. REF
DRIVEWAY SPACING	R-12.2	
CONCRETE SIDEWALK	R-13.1	SEC.145
ASPHALTIC CONCRETE		SEC.145
BASE COURSE		SEC. 51-54

METROPOLITAN DADE COUNTY PUBLIC WORKS DEPARTMENT	APPROVED 6/5/81	REVISED 1/29/81 6/4/86	STANDARD ROAD DETAIL ASPHALT DRIVEWAY RESIDENTIAL	R 12.5 SHEET 1 OF 1

APPLICABLE CODES

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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]
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6. ANSI/AWS D1.6.
7. A.S.C.E. 7-22 FOR WIND ANALYSIS AND DESIGN.
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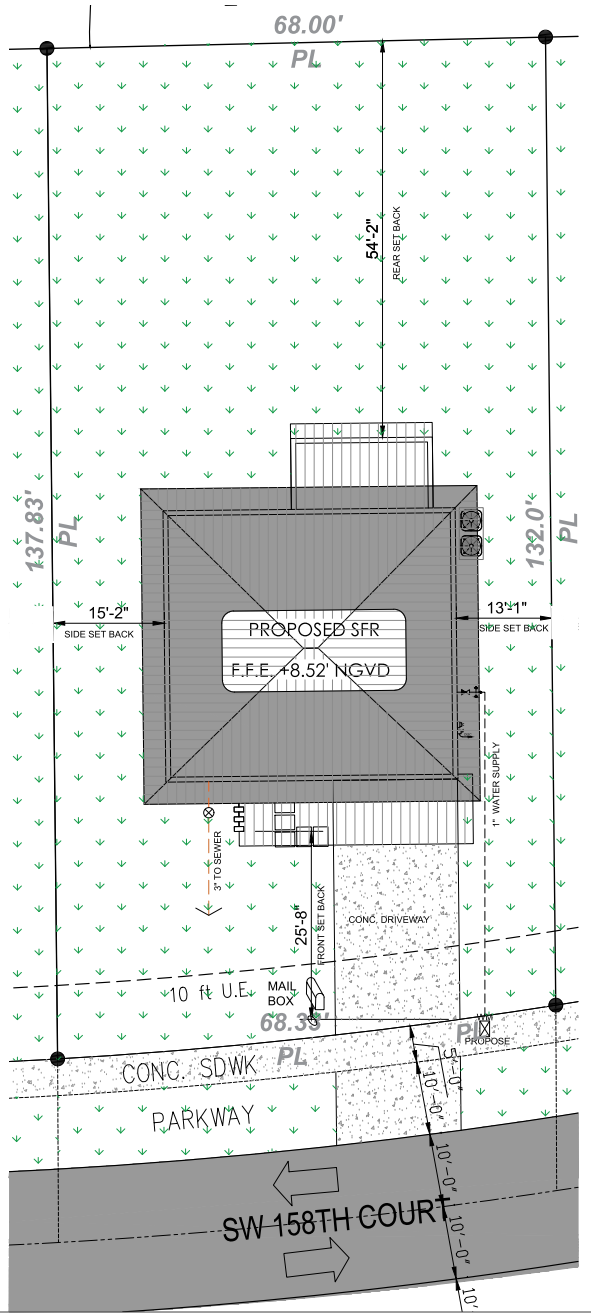
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FINISH FLOOR LEVEL +8.52' NGVD EQUIVALENT TO +/- 0.00' ALL VERTICAL LEVELS REFER TO 0.00' AND SHOWN AS A.F.F.

SITE PLAN

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



CAR 5266 - Exhibit 6

NextGen MIAMI CORP.

NOT VALID WITHOUT THE ARCHITECT SEAL

STATE OF FLORIDA ADOLFO D. LOPEZ REGISTERED ARCHITECT

Adolfo Danilo Lopez AIA

Digitally signed by Adolfo Danilo Lopez AIA
Date: 2026.04.30 18:53:34 -04'00'

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NEXTGEN MIAMI CORP.
ADOLFO DANILO LOPEZ R.A. AIA, LEED AP BD+C

REGISTERED ARCHITECT
AR 0016093

Address:
14331 SW 120th ST, Suite 114.
Miami, FL. 33186

Telephone #:
786-615-2108

Email Address:
info@nextgenmiami.com

Website:
www.nextgenmiami.com

PROJECT NAME:
HIRAM LANDING SOUTH LOT5.

CLIENT:
ELITE CONST. DEV. INC.

ADDRESS:
10-7908-000-0643

REVISIONS:
1
2
3
4
5
6

DRAWING TITLE:
SITE PLAN

PROJECT No:
2024-09-P02

CONSULTANT:

DRAWN BY:
N.M.

CHECK BY:
A.D.L.

ISSUE DATE:
04/27/2026

SHEET:
A1-5

LEGAL DESCRIPTION. LOT 6

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

ZONING LEGEND

GROSS AREA 10,322 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.	8,622 SF (0.20 ACRES)
LOT COVERAGE	55% MAX.	2,754.34 SQ. FT. (32.0 %)
OPEN SPACE	45% MIN.	5,862.96 SQ. FT. (68.0 %)

SETBACKS	REQUIRED	PROVIDED
FRONT	25.0'	25'-1"
SIDE	5.0'	13'-0"
SIDE	5.0'	15'-2"
REAR	25.0'	44'-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

OCCUPANCY: R-3
TYPE OF CONSTRUCTION: IIA

AREAS BREAKDOWN

LOT COVERAGE	= 2,754.0' SF
DRIVEWAY	= 430.0' SF
PORCHE	= 186.0' SF
TERRACE	= 168.0' 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 = 5432.96 SF(63.01%)

SITE NOTES

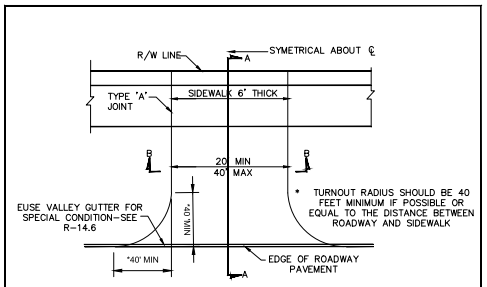
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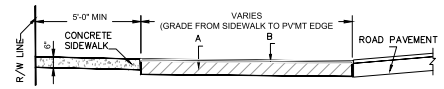
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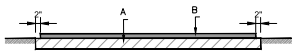
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PLAN



SECTION "A-A"



SECTION "B-B"

A BASE COURSE 6" THICK

B ASPHALTIC CONCRETE SURFACE COURSE 1" THICK

DRIVEWAY SPACING	R-12.2	
CONCRETE SIDEWALK	R-13.1	SEC.145
ASPHALTIC CONCRETE		SEC.145
BASE COURSE		SEC. 51-54
ITEM	CROSS REF	SPEC. REF

METROPOLITAN DADE COUNTY PUBLIC WORKS DEPARTMENT	APPROVED 6/5/61	REVISED 1/29/81 6/4/86	STANDARD ROAD DETAIL ASPHALT DRIVEWAY RESIDENTIAL	R 12.5 SHEET 1 OF 1

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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.
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10. NATIONAL ELECTRIC CODE (NEC) 2020

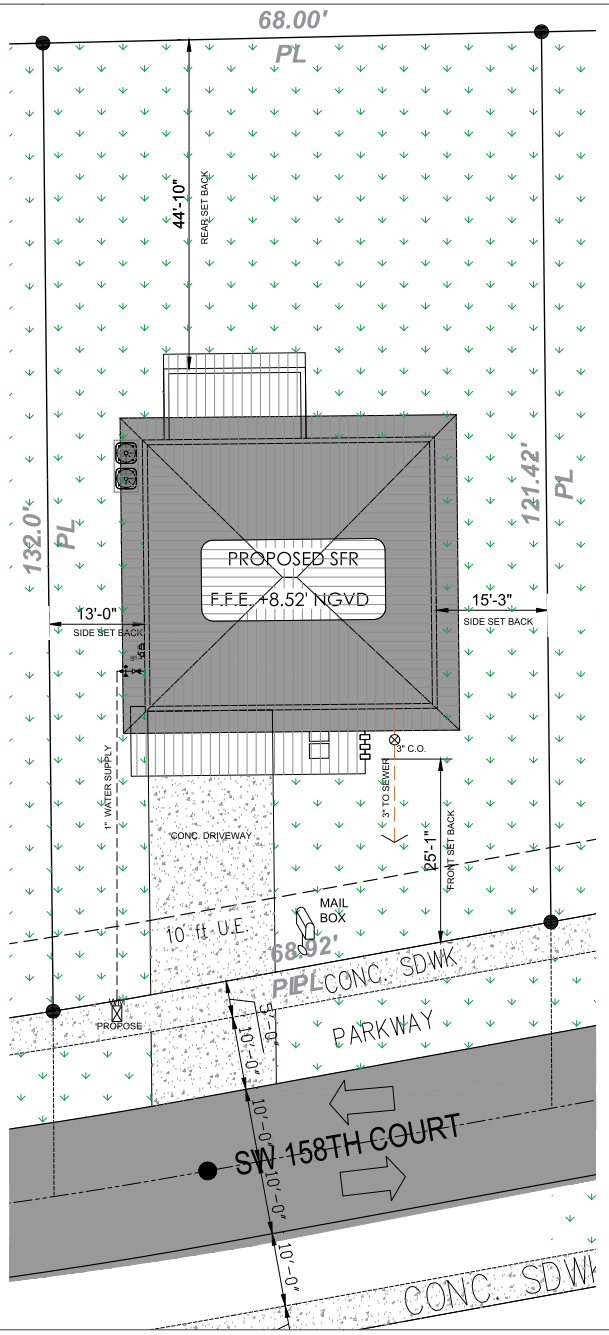
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FINISH FLOOR LEVEL +8.52' NGVD EQUIVALENT TO +/- 0.00' ALL VERTICAL LEVELS REFER TO 0.00' AND SHOWN AS A.F.F.

SITE PLAN

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



CAR 5266 - Exhibit 6

NextGen MIAMI CORP.

NOT VALID WITHOUT THE ARCHITECT SEAL

Adolfo Danilo Lopez AIA

Digitally signed by Adolfo Danilo Lopez AIA
Date: 2026.04.30 18:53:57 -04'00'

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NEXTGEN MIAMI CORP.
ADOLFO DANILO LOPEZ R.A. AIA, LEED AP BD+C

REGISTERED ARCHITECT AR 0016093

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14331 SW 120th ST, Suite 114. Miami, FL. 33186

Telephone #:
786-615-2108

Email Address:
info@nextgenmiami.com

Website:
www.nextgenmiami.com

PROJECT NAME:
HIRAM LANDING SOUTH
LOT6.

CLIENT:
ELITE CONST. DEV. INC.

ADDRESS:
10-7908-000-0643

REVISIONS:
1
2
3
4
5
6

DRAWING TITLE:
SITE PLAN

PROJECT No:
2024-09-P02

CONSULTANT:

DRAWN BY:
N.M.

CHECK BY:
A.D.L.

ISSUE DATE:
04/27/2026

SHEET:
A1-6

CAR 5266 - Exhibit 6

LEGAL DESCRIPTION. LOT 7

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

ZONING LEGEND

GROSS AREA 15,767 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.	8,819 SF (0.20 ACRES)
LOT COVERAGE	55% MAX.	2,754.34 SQ. FT. (31.23 %)
OPEN SPACE	45% MIN.	6064.66 SQ. FT. (68.77 %)
SETBACKS	REQUIRED	PROVIDED
FRONT	25.0'	25'-7"
SIDE	5.0'	13'-0"
SIDE	5.0'	15'-2"
REAR	25.0'	40'-9"

OCCUPANCY: R-3
TYPE OF CONSTRUCTION: IIA

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	= 2,754.0' SF
DRIVEWAY	= 430.0' SF
PORCHE	= 186.0' SF
TERRACE	= 168.0' 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 = 5634.33 SF(63.90%)

SITE NOTES

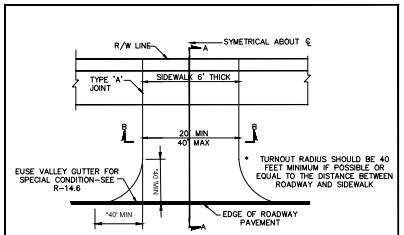
1. PROVIDE ALL SITE CLEARING, EXCAVATION, FILL, BACKFILL WROUGH, GRADING, SUB-GRADES AND COMPACTING.
2. TREES TO REMAIN AND/OR RELOCATE AS SELECTED BY OWNER, SHALL BE PROTECTED AS REQUIRED.
3. TREES TO BE REMOVED SHALL BE CUT AS DIRECTED BY THE OWNER. ALL SITE CLEARING DEBRIS AND TREE STUMPS SHALL BE 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:

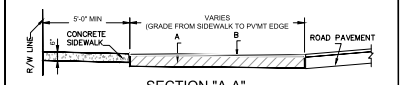
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2. TRAFFIC MAINTENANCE: CONDUCT REMOVAL OPERATIONS TO MAINTAIN TRAFFIC ALONG EXISTING STREETS AND WALKS. KEEP PAVED STREETS AND WALKWAYS FREE OF DEBRIS. REMOVE MATERIAL AND OTHER MATTER TRACKED OR FALLEN ONTO TRAFFIC SURFACES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MATERIALS INCLUIDING DEBRIS AND DUST, AND DISPOSE OF LEGALLY OFF SITE. USE METHODS APPROVED BY A/E BEFORE BEGINING CLEANUP OPERATIONS.USE OF BLOWERS TO DISTRIBUTE DUST IS NOT ALLOWED.

ARCHITECTURAL NOTES

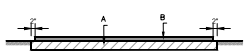
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PLAN



SECTION "A-A"



SECTION "B-B"

A BASE COURSE 6" THICK

B ASPHALTIC CONCRETE SURFACE COURSE 1" THICK

DRIVEWAY SPACING	R-12.2
CONCRETE SIDEWALK	R-13.1 SEC.145
ASPHALTIC CONCRETE	SEC.145
BASE COURSE	SEC. 51-54

ITEM	CROSS REF	SPEC. REF

METROPOLITAN DADE COUNTY PUBLIC WORKS DEPARTMENT	APPROVED 6/5/91	REVISED 1/29/91 6/4/86	STANDARD ROAD DETAIL ASPHALT DRIVEWAY RESIDENTIAL

R 12.5 SHEET 1 OF 1

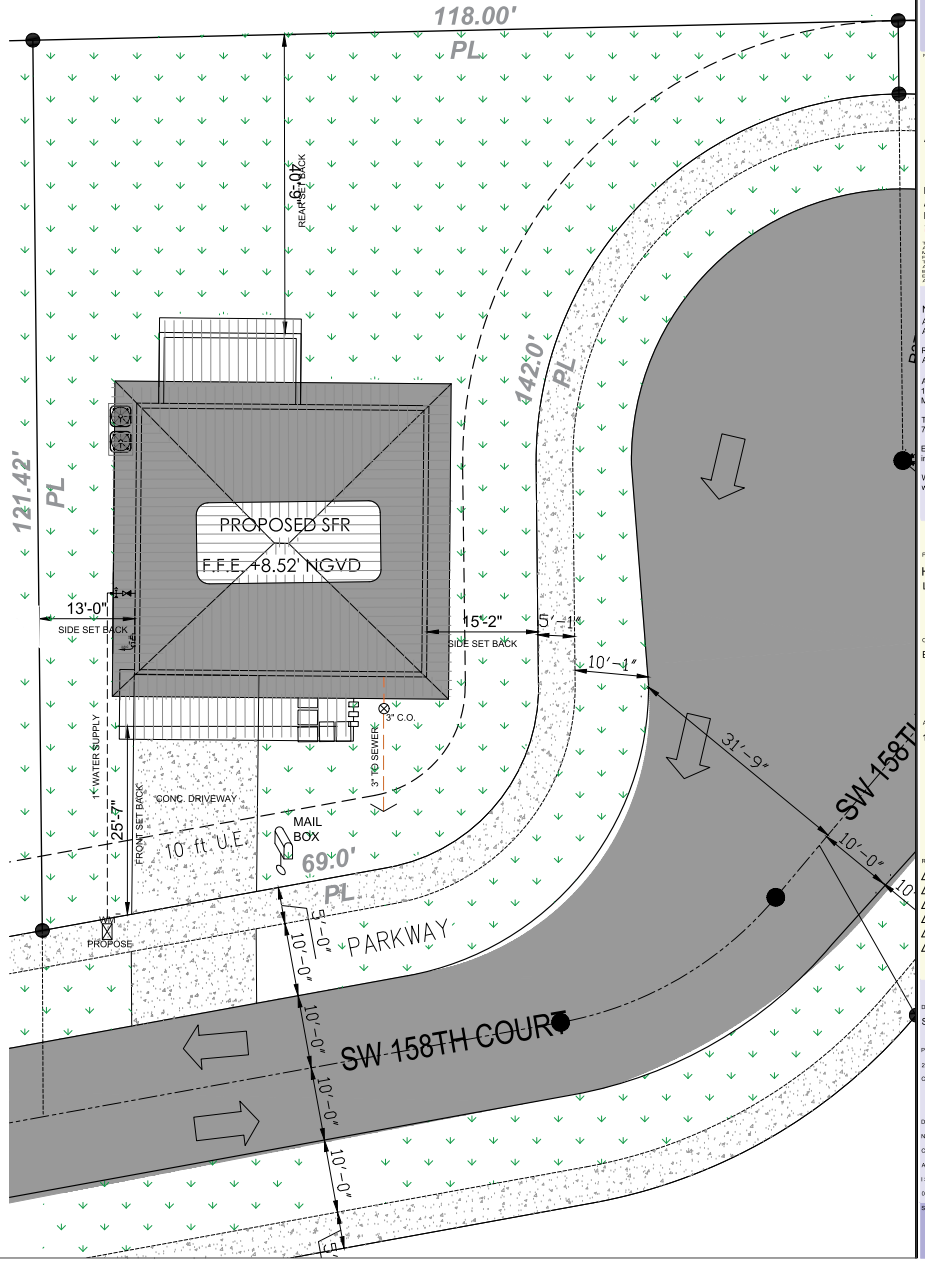
APPLICABLE CODES

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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 2214.3, AISC DG09 FOR TORSION ANALYSIS OF STRUCTURAL STEEL MEMBERS 2003, 2214.3, AISC-09 FOR DETAILING FOR STEEL CONSTRUCTION 2214.3
6. ANSI/AWS D1.6.
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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.

NOT VALID WITHOUT THE ARCHITECT SEAL

STATE OF FLORIDA ADOLFO D. LOPEZ LICENSED ARCHITECT AR 0016093

Adolfo Danilo Lopez AIA

Digitally signed by Adolfo Danilo Lopez AIA
Date: 2026.04.30 18:55:00 -04'00'

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NEXTGEN MIAMI CORP.
ADOLFO DANILO LOPEZ R.A. AIA, LEED AP BD+C

REGISTERED ARCHITECT
AR 0016093

Address:
14331 SW 120th ST, Suite 114.
Miami, FL. 33186

Telephone #:
786-615-2108

Email Address:
info@nextgenmiami.com

Website:
www.nextgenmiami.com

PROJECT NAME:
HIRAM LANDING SOUTH LOT7.

CLIENT:
ELITE CONST. DEV. INC.

ADDRESS:
10-7908-000-0643

REVISIONS:
1
2
3
4
5
6

DRAWING TITLE:
SITE PLAN

PROJECT No:
2024-09-P02

CONSULTANT:

DRAWN BY:
N.M.

CHECK BY:
A.D.L.

ISSUE DATE:
04/27/2026

SHEET:
A1-7

CAR 5266 - Exhibit 6

LEGAL DESCRIPTION. LOT 8

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

ZONING LEGEND

GROSS AREA 16,830 S.F.

ZONING R-1 (ONE FAMILY DISTRICT)

	REQUIRED	PROVIDED
DENSITY	ONE DWELLING PER LOT	
HEIGHT LIMIT.	35.0' SF	31.83' SF
NET LOT AREA	7,500 S.F.	12,084 SF (0.28 ACRES)
LOT COVERAGE	55% MAX.	3,075.76 SQ. FT. (25.45 %)
OPEN SPACE	45% MIN.	9008.24 SQ. FT. (74.55 %)
SETBACKS	REQUIRED	PROVIDED
FRONT	25.0'	25'-7"
SIDE	5.0'	9'-0"
SIDE	5.0'	18'-11"
REAR	25.0'	25'-10"

OCCUPANCY: R-3
TYPE OF CONSTRUCTION: IIA

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	= 2,754.0' SF
DRIVEWAY	= 430.0' SF
PORCHE	= 186.0' SF
TERRACE	= 168.0' 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 = 8578.24 SF(62.14%)

SITE NOTES

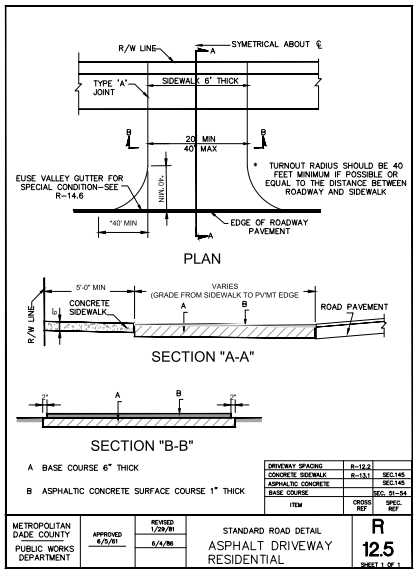
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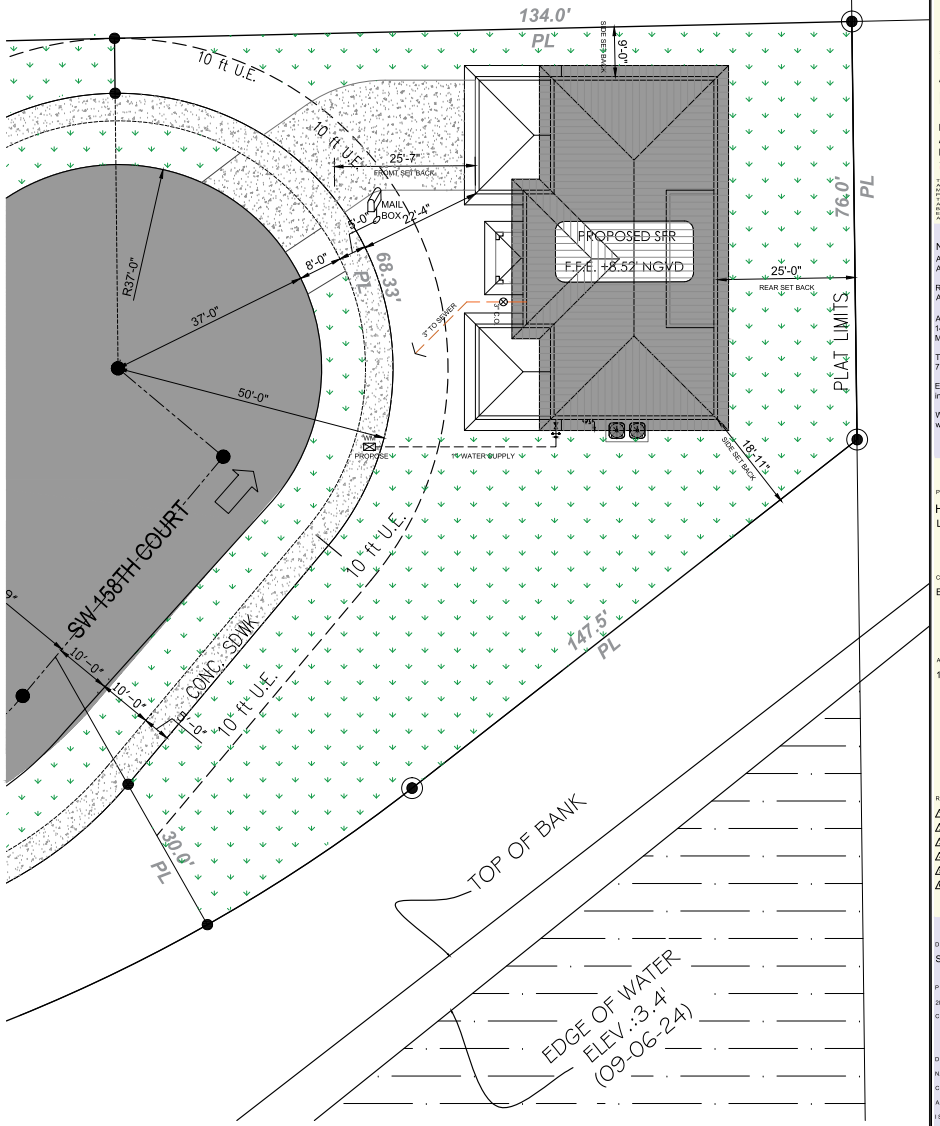
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SITE PLAN

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

NextGen MIAMI CORP.

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Adolfo Danilo Lopez RA

Digitally signed by Adolfo Danilo Lopez AIA
Date: 2026.04.30 18:55:23 -04'00'

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LOT8.

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ADDRESS:
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REVISIONS:
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6

DRAWING TITLE:
SITE PLAN

PROJECT No:
2024-09-P02

CONSULTANT:

DRAWN BY:
NM.

CHECK BY:
ADL

ISSUE DATE:
04/27/2026

SHEET:
A1-8

LANDSCAPE LEGEND. lot 1

Zoning District: __R-1____ Net Lot Area: ___0.193___ acres ___8410_ square feet

	REQUIRED	PROVIDED
OPEN SPACE		
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 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 =		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	5225.66 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 =	2	2
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

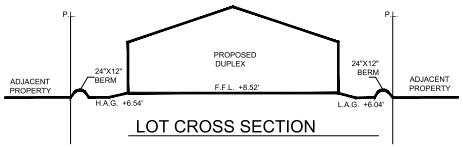
IRRIGATION PLAN: Required by Chapter 33. Auto irrigation _____ or hose bib ___✓___ provided.

NOTE: NO STREET TREES PROVIDED (EXISTING CATCH BASIN)

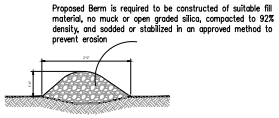
MAINTENANCE: All newly installed planting material will be maintained in a condition that meets or exceeds Florida Grade # 01 and has a (01) year replacement guarantee.

TREES LEGEND

SYMBOL USED ON PLAN		PLANT NAME	NATIVE		CALIPER DBH (IN)	HEIGHT (FT)	CANOPY (FT)	QUANTITY
SYMB.	NEW	COMMON / SCIENTIFIC	YES	NO	INST.	INST.	INST.	
1	X	GREEN BUTTONWOOD CONOCARPUS ERECTUS	X		4"	16 FT	8 FT	57 STREET TREES @ 25' MAX. O.C.
2	X	GUMBO LIMBO BURSERA SIMARUBA	X		4"	16 FT	8 FT	24 LOT TREES (3 X LOT)
3	X	COCO PLUM CHRYSOBALANUS ICACO	X		4"	30 IN	-	240 (30 X LOT)



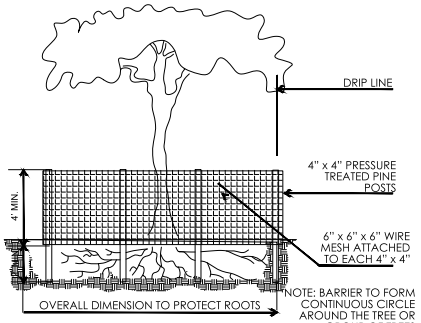
LOT CROSS SECTION

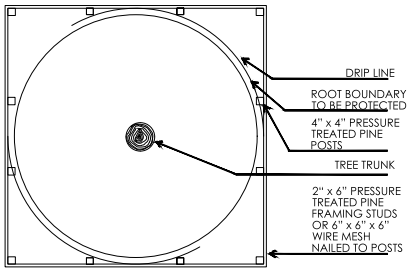


BERM DETAIL

N.T.S.

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.





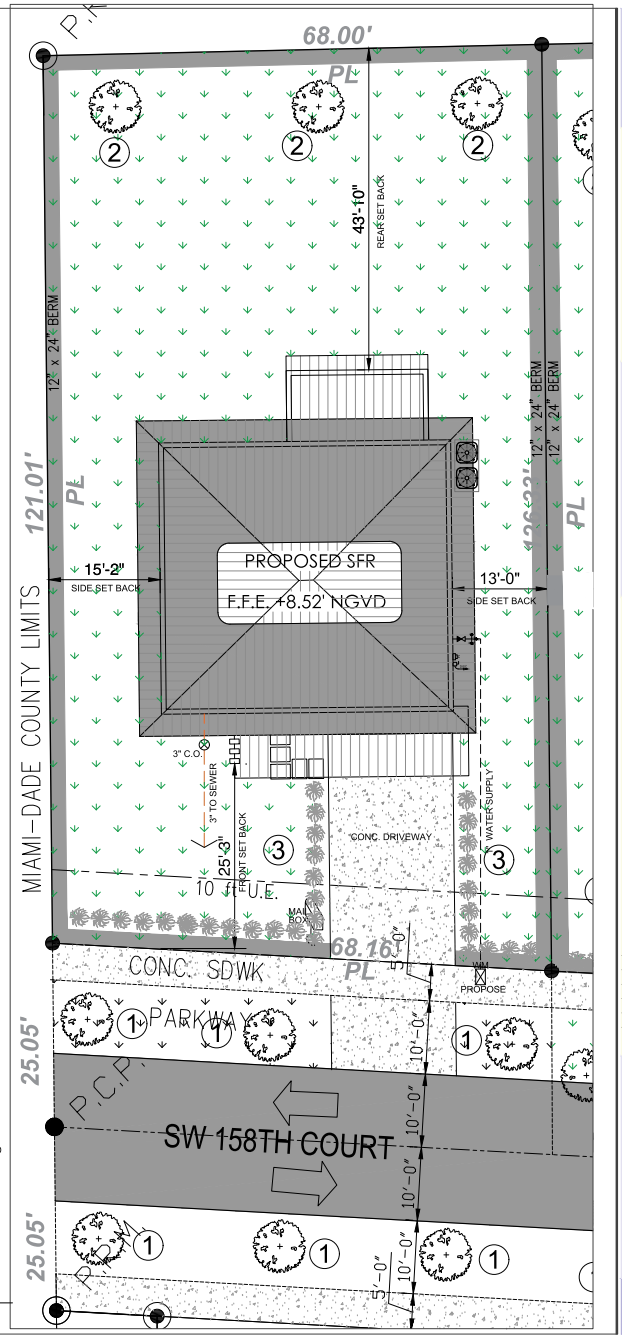
° WOOD BARRIER DETAIL PLAN °

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 TRESS LESS THAN 18" IN DIAMETER AND 10'-12' BARRIERS AROUND TREES 18" IN DIAMETER OR GREATER.

LANDSCAPE PLAN

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



CAR 5266 - Exhibit 6

NextGen MIAMI CORP.

NOT VALID WITHOUT THE ARCHITECT SEAL

STATE OF FLORIDA ADOLFO D. LOPEZ REGISTERED ARCHITECT

Adolfo Danilo Lopez AIA

Digitally signed by Adolfo Danilo Lopez AIA
Date: 2026.04.30 18:55:49 -04'00'

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PROJECT NAME:
HiramLandingSouth.
LOT1.

CLIENT:
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ADDRESS:
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REVISIONS:
1
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3
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DRAWING TITLE:
LANDSCAPE PLAN

PROJECT No:
2024-09-P02

CONSULTANT:

DRAWN BY:
N.M.

CHECK BY:
A.D.L.

ISSUE DATE:
04/30/2026

SHEET:
L1-1

LANDSCAPE LEGEND. lot 2

Zoning District: __R-1____ Net Lot Area: ___0.20___ acres ___8773__ square feet

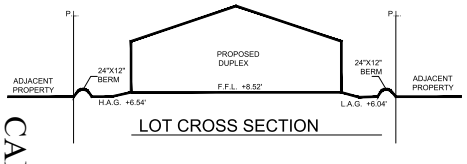
OPEN SPACE	REQUIRED	PROVIDED
A. Square feet of open space required by Chapter 33, as indicated on site plan: Net lot area = __8773_ square feet x _N/A__ % = __0__ square feet	N/A	6018.66 SF
B. Square feet of parking lot open space required by Chapter 18A, as indicated on site plan: The number of parking 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 =		6448.66 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 _6448.66 square feet = SF	3224.33 SF	5588.66
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____	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 =	2	2
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)

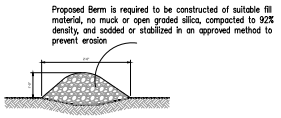
MAINTENANCE: All newly installed planting material will be maintained in a condition that meets or exceeds Florida Grade # 01 and has a (01) year replacement guarantee.

TREES LEGEND

SYMBOL USED ON PLAN		PLANT NAME	NATIVE		CALIPER DBH (IN)	HEIGHT (FT)	CANOPY (FT)	QUANTITY
SYMB.	NEW	COMMON / SCIENTIFIC	YES	NO	INST.	INST.	INST.	
①	X	GREEN BUTTONWOOD CONOCARPUS ERECTUS	X		4"	16 FT	8 FT	57 STREET TREES @ 25' MAX. O.C.
②	X	GUMBO LIMBO BURSERA SIMARUBA	X		4"	16 FT	8 FT	24 LOT TREES (3 X LOT)
③	X	COCO PLUM CHRYSOBALANUS ICACO	X		4"	30 IN	-	240 (30 X LOT)



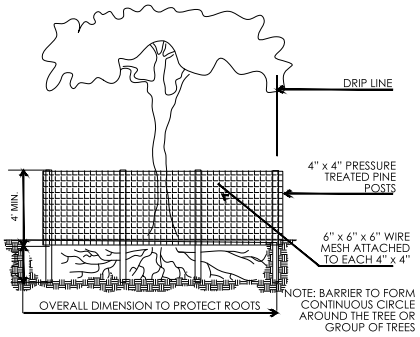
LOT CROSS SECTION

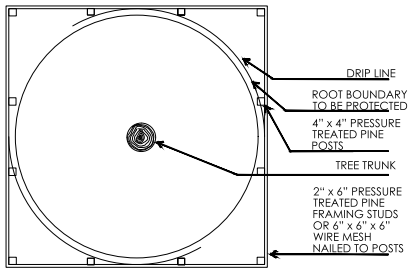


BERM DETAIL
N.T.S.

CAR 5266 - Exhibit 6

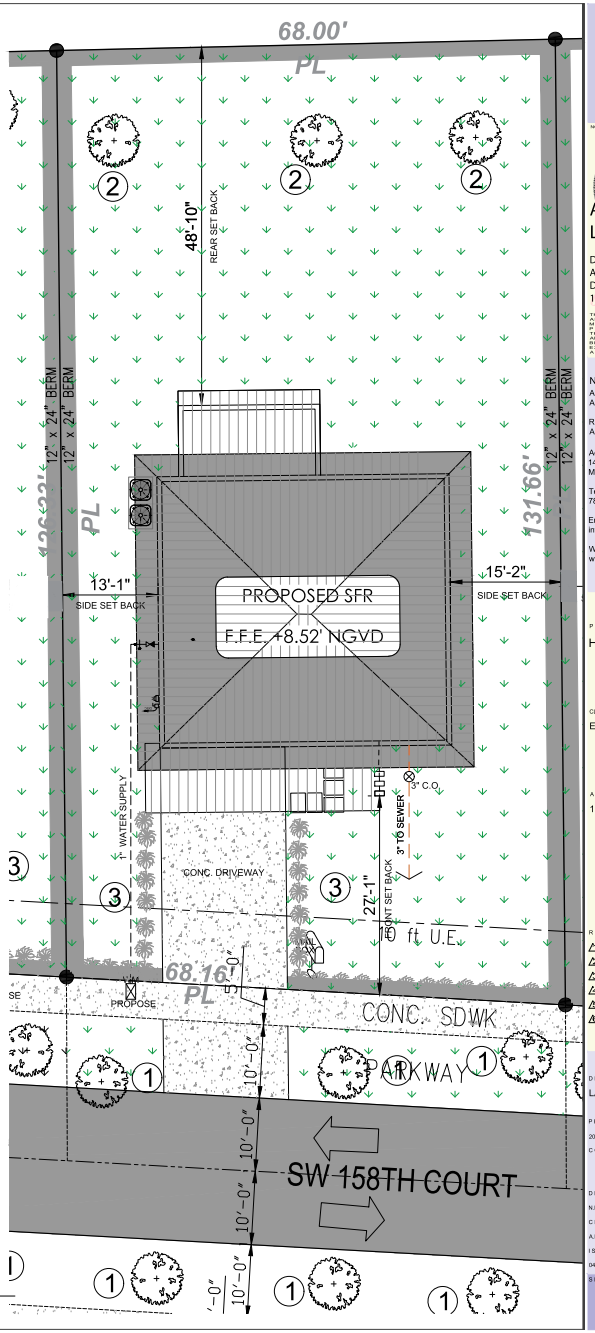
IT IS CRITICAL TO EXISTING TREE SURVIVAL TO PROVIDE PROTECTION DURING CONSTRUCTION. THIS DETAIL CAN BE USED AROUND ONE OR MORE TREES AND WILL PROVIDE PROTECTION FROM CONSTRUCTION EQUIPMENT.





° 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 TRESS 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.

NOT VALID WITHOUT THE ARCHITECT SEAL

STATE OF FLORIDA ADOLFO D. LOPEZ LICENSED ARCHITECT AR 0016093

Adolfo Danilo Lopez AIA

Digitally signed by Adolfo Danilo Lopez AIA
Date: 2026.04.30 18:56:11 -04'00'

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NEXTGEN MIAMI CORP.
ADOLFO DANILO LOPEZ R.A. AIA, LEED AP BD+C

REGISTERED ARCHITECT AR 0016093

Address:
14331 SW 120th ST, Suite 114. Miami, FL. 33186

Telephone #:
786-615-2108

Email Address:
info@nextgenmiami.com

Website:
www.nextgenmiami.com

PROJECT NAME:
HiramLandingSouth

CLIENT:
EliteConst.Dev.Inc.

ADDRESS:
10-7908-000-0643

REVISIONS:
1
2
3
4
5
6

DRAWING TITLE:
LANDSCAPE PLAN

PROJECT No:
2024-06-02

CONSULTANT:

DRAWN BY:
N.M.

CHECK BY:
A.D.L.

ISSUE DATE:
04/30/2026

SHEET:
L1-2

LANDSCAPE LEGEND.lot 3

Zoning District: __R-1____ Net Lot Area: ___0.21___ acres ___9136___ square feet

OPEN SPACE	REQUIRED	PROVIDED
A. Square feet of open space required by Chapter 33, as indicated on site plan: Net lot area = __9136__ square feet x _N/A__ % = __0__ square feet	N/A	6381.66 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 =		6811.66 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 6811.66 square feet =	3405.83 SF	5951.66 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 =	2	2
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

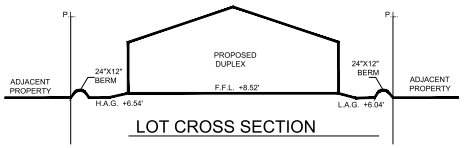
IRRIGATION PLAN: Required by Chapter 33. Auto irrigation _____ or hose bib ___✓___ provided.

NOTE: NO STREET TREES PROVIDED (EXISTING CATCH BASIN)

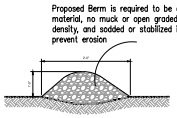
MAINTENANCE: All newly installed planting material will be maintained in a condition that meets or exceeds Florida Grade # 01 and has a (01) year replacement guarantee.

TREES LEGEND

SYMBOL USED ON PLAN		PLANT NAME	NATIVE		CALIPER DBH (IN)	HEIGHT (FT)	CANOPY (FT)	QUANTITY
SYMB.	NEW	COMMON / SCIENTIFIC	YES	NO	INST.	INST.	INST.	
①	X	GREEN BUTTONWOOD CONOCARPUS ERECTUS	X		4"	16 FT	8 FT	57 STREET TREES @ 25' MAX. O.C.
②	X	GUMBO LIMBO BURSERA SIMARUBA	X		4"	16 FT	8 FT	24 LOT TREES (3 X LOT)
③	X	COCO PLUM CHRYSOBALANUS ICACO	X		4"	30 IN	-	240 (30 X LOT)



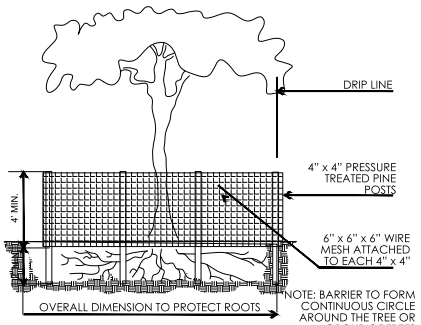
LOT CROSS SECTION

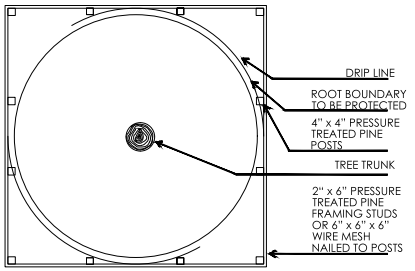


BERM DETAIL

N.T.S.

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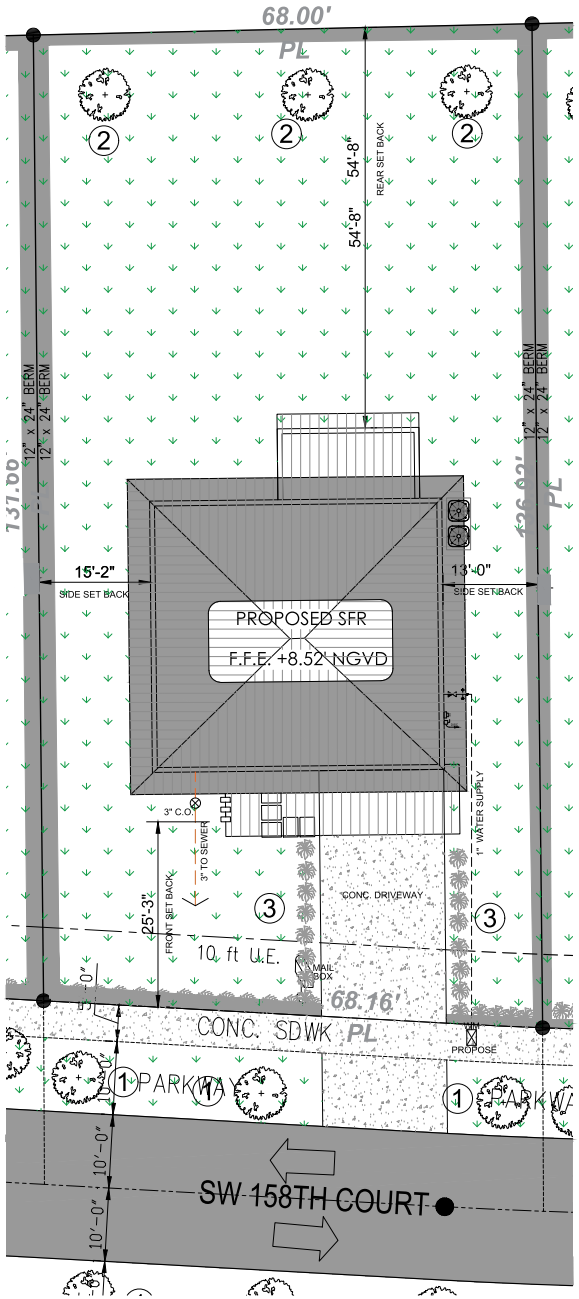
° WOOD BARRIER DETAIL PLAN °

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 TRESS LESS THAN 18" IN DIAMETER AND 10'-12' BARRIERS AROUND TREES 18" IN DIAMETER OR GREATER.

LANDSCAPE PLAN

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



CAR 5266 - Exhibit 6

NextGen MIAMI CORP.

NOT VALID WITHOUT THE ARCHITECT SEAL

STATE OF FLORIDA REGISTERED ARCHITECT ADOLFO D. LOPEZ

Adolfo Danilo Lopez AIA

Digitally signed by Adolfo Danilo Lopez AIA Date: 2026.04.30 18:56:36 -04'00'

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NEXTGEN MIAMI CORP.
ADOLFO DANILO LOPEZ R.A. AIA, LEED AP BD+C

REGISTERED ARCHITECT
AR 0016093

Address:
14331 SW 120th ST, Suite 114.
Miami, FL. 33186

Telephone #:
786-615-2108

Email Address:
info@nextgenmiami.com

Website:
www.nextgenmiami.com

PROJECT NAME:
HiramLandingSouth.

CLIENT:
Elite.Const.Dev.Inc

ADDRESS:
10-7908-000-0643

REVISIONS:
1
2
3
4
5
6

DRAWING TITLE:
LANDSCAPE PLAN

PROJECT No:
2024-09-P02

CONSULTANT:

DRAWN BY:
N.M.

CHECK BY:
A.D.L.

ISSUE DATE:
04/30/2026

SHEET:
L1-3

LANDSCAPE LEGEND. lot 4

Zoning District: __R-1____ Net Lot Area: ___0.22___ acres ___9378__ square feet

OPEN SPACE	REQUIRED	PROVIDED
A. Square feet of open space required by Chapter 33, as indicated on site plan: Net lot area = __9378__ square feet x _N/A__ % = __0__ square feet	N/A	6623.66 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 =		7053.66 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 _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____	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 =	2	2
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

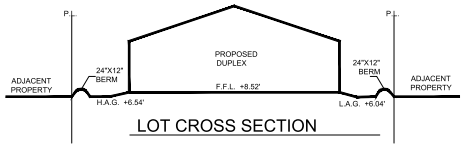
IRRIGATION PLAN: Required by Chapter 33. Auto irrigation _____ or hose bib ___✓___ provided.

NOTE: NO STREET TREES PROVIDED (EXISTING CATCH BASIN)

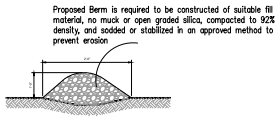
MAINTENANCE: All newly installed planting material will be maintained in a condition that meets or exceeds Florida Grade # 01 and has a (01) year replacement guarantee.

TREES LEGEND

SYMBOL USED ON PLAN		PLANT NAME	NATIVE		CALIPER DBH (IN)	HEIGHT (FT)	CANOPY (FT)	QUANTITY
SYMB.	NEW	COMMON / SCIENTIFIC	YES	NO	INST.	INST.	INST.	
①	X	GREEN BUTTONWOOD CONOCARPUS ERECTUS	X		4"	16 FT	8 FT	57 STREET TREES @ 25' MAX. O.C.
②	X	GUMBO LIMBO BURSERA SIMARUBA	X		4"	16 FT	8 FT	24 LOT TREES (3 X LOT)
③	X	COCO PLUM CHRYSOBALANUS ICACO	X		4"	30 IN	-	240 (30 X LOT)



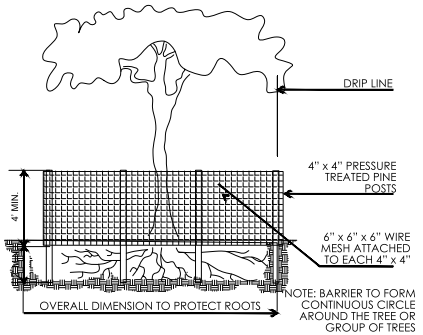
LOT CROSS SECTION

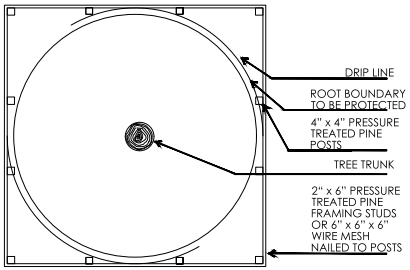


BERM DETAIL

N.T.S.

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.

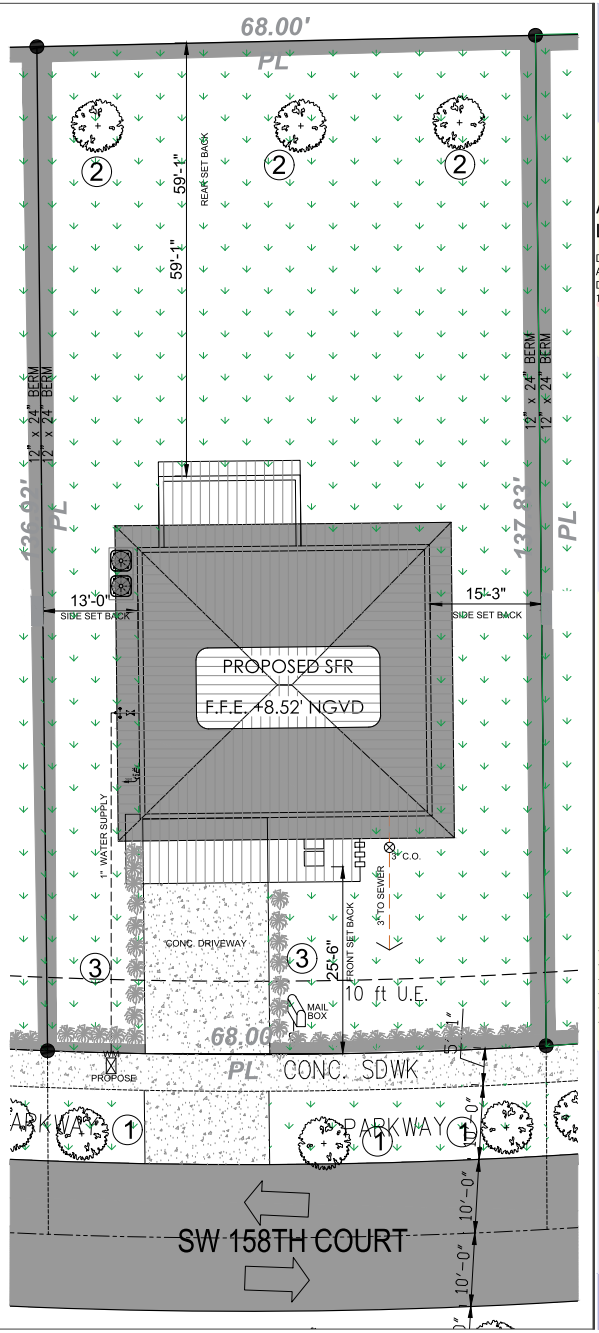




° WOOD BARRIER DETAIL PLAN °

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 TRESS LESS THAN 18" IN DIAMETER AND 10'-12' BARRIERS AROUND TREES 18" IN DIAMETER OR GREATER.



LANDSCAPE PLAN

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

CAR 5266 - Exhibit 6

NextGen MIAMI CORP.

NOT VALID WITHOUT THE ARCHITECT SEAL

STATE OF FLORIDA ADOLFO D. LOPEZ LICENSED ARCHITECT

Adolfo Danilo Lopez AIA

Digitally signed by Adolfo Danilo Lopez AIA
Date: 2026.04.30 18:57:52 -04'00'

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NEXTGEN MIAMI CORP.
ADOLFO DANILO LOPEZ R.A. AIA, LEED AP BD+C

REGISTERED ARCHITECT
AR 0016093

Address:
14331 SW 120th ST, Suite 114.
Miami, FL 33186

Telephone #:
786-615-2108

Email Address:
info@nextgenmiami.com

Website:
www.nextgenmiami.com

PROJECT NAME:
HiramLandingSouth

CLIENT:
EliteConst.Dev.Inc

ADDRESS:
10-7908-000-0643

REVISIONS:
1
2
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6

DRAWING TITLE:
LANDSCAPE PLAN

PROJECT No:
2024-09-P02

CONSULTANT:

DRAWN BY:
N.M.

CHECK BY:
A.D.L.

ISSUE DATE:
04/30/2026

SHEET:
L1-4

LANDSCAPE LEGEND. lot 5

Zoning District: R-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 =	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 =	2	2
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

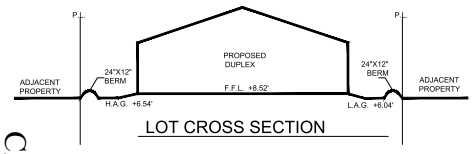
IRRIGATION PLAN: Required by Chapter 33. Auto irrigation _____ or hose bib ✓ provided.

NOTE: NO STREET TREES PROVIDED (EXISTING CATCH BASIN)

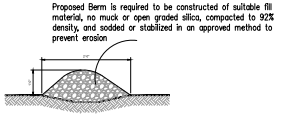
MAINTENANCE: All newly installed planting material will be maintained in a condition that meets or exceeds Florida Grade # 01 and has a (01) year replacement guarantee.

TREES LEGEND

SYMBOL USED ON PLAN		PLANT NAME	NATIVE		CALIPER DBH (IN)	HEIGHT (FT)	CANOPY (FT)	QUANTITY
SYMB.	NEW	COMMON / SCIENTIFIC	YES	NO	INST.	INST.	INST.	
①	X	GREEN BUTTONWOOD CONOCARPUS ERECTUS	X		4"	16 FT	8 FT	57 STREET TREES @ 25' MAX. O.C.
②	X	GUMBO LIMBO BURSERA SIMARUBA	X		4"	16 FT	8 FT	24 LOT TREES (3 X LOT)
③	X	COCO PLUM CHRYSOBALANUS ICACO	X		4"	30 IN	-	240 (30 X LOT)



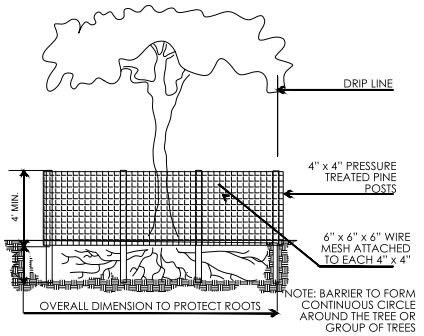
LOT CROSS SECTION

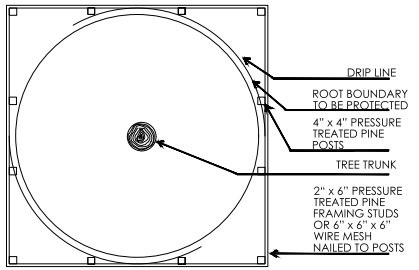


BERM DETAIL

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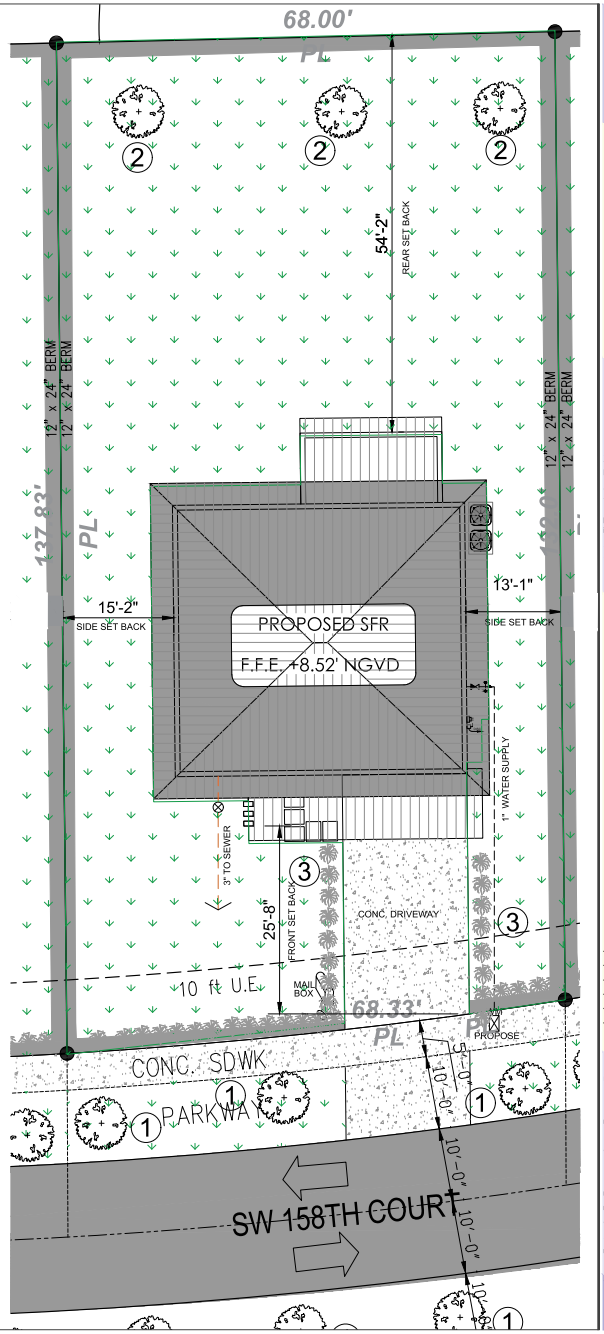
° WOOD BARRIER DETAIL PLAN °

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 TRESS LESS THAN 18" IN DIAMETER AND 10'-12' BARRIERS AROUND TREES 18" IN DIAMETER OR GREATER.

LANDSCAPE PLAN

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



CAR 5266 - Exhibit 6

NextGen MIAMI CORP.

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Adolfo Danilo Lopez AIA

Digitally signed by Adolfo Danilo Lopez AIA
Date: 2026.04.30 18:58:20 -04'00'

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NEXTGEN MIAMI CORP.
ADOLFO DANILO LOPEZ R.A. AIA, LEED AP BD+C

REGISTERED ARCHITECT AR.0016093

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14331 SW 120th ST, Suite 114.
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Telephone #:
786-615-2108

Email Address:
info@nextgenmiami.com

Website:
www.nextgenmiami.com

PROJECT NAME:
HiramLandingSouth

CLIENT:
EliteConst.Dev.Inc

ADDRESS:
10-7908-000-0643

REVISIONS:
1
2
3
4
5
6

DRAWING TITLE:
LANDSCAPE PLAN

PROJECT No:
2024-09-P02

CONSULTANT:

DRAWN BY:
NM.

CHECK BY:
A.D.L.

ISSUE DATE:
04/30/2026

SHEET:
L1-5

LANDSCAPE LEGEND. lot 6

Zoning District: __R-1____ Net Lot Area: ___0.20___ acres ___8622__ square feet

OPEN SPACE	REQUIRED	PROVIDED
A. Square feet of open space required by Chapter 33, as indicated on site plan: Net lot area = __8622__ 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	5432.96 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 =	2	2
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

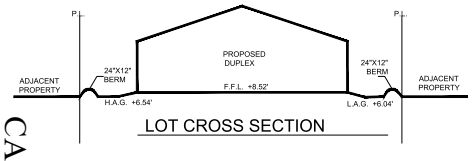
IRRIGATION PLAN: Required by Chapter 33. Auto irrigation _____ or hose bib ___✓___ provided.

NOTE: NO STREET TREES PROVIDED (EXISTING CATCH BASIN)

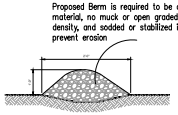
MAINTENANCE: All newly installed planting material will be maintained in a condition that meets or exceeds Florida Grade # 01 and has a (01) year replacement guarantee.

TREES LEGEND

SYMBOL USED ON PLAN		PLANT NAME	NATIVE		CALIPER DBH (IN)	HEIGHT (FT)	CANOPY (FT)	QUANTITY
SYMB.	NEW	COMMON / SCIENTIFIC	YES	NO	INST.	INST.	INST.	
①	X	GREEN BUTTONWOOD CONOCARPUS ERECTUS	X		4"	16 FT	8 FT	57 STREET TREES @ 25' MAX. O.C.
②	X	GUMBO LIMBO BURSERA SIMARUBA	X		4"	16 FT	8 FT	24 LOT TREES (3 X LOT)
③	X	COCO PLUM CHRYSOBALANUS ICACO	X		4"	30 IN	-	240 (30 X LOT)



LOT CROSS SECTION

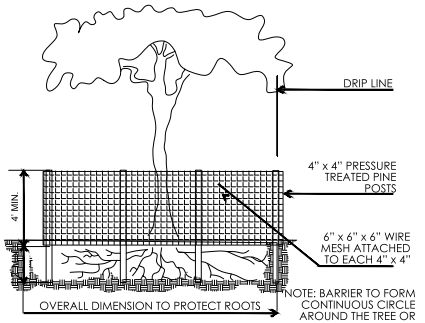


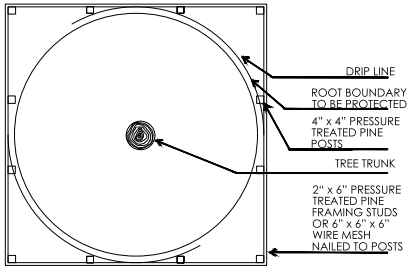
BERM DETAIL

N.T.S.

CAR 5266 - Exhibit 6

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.





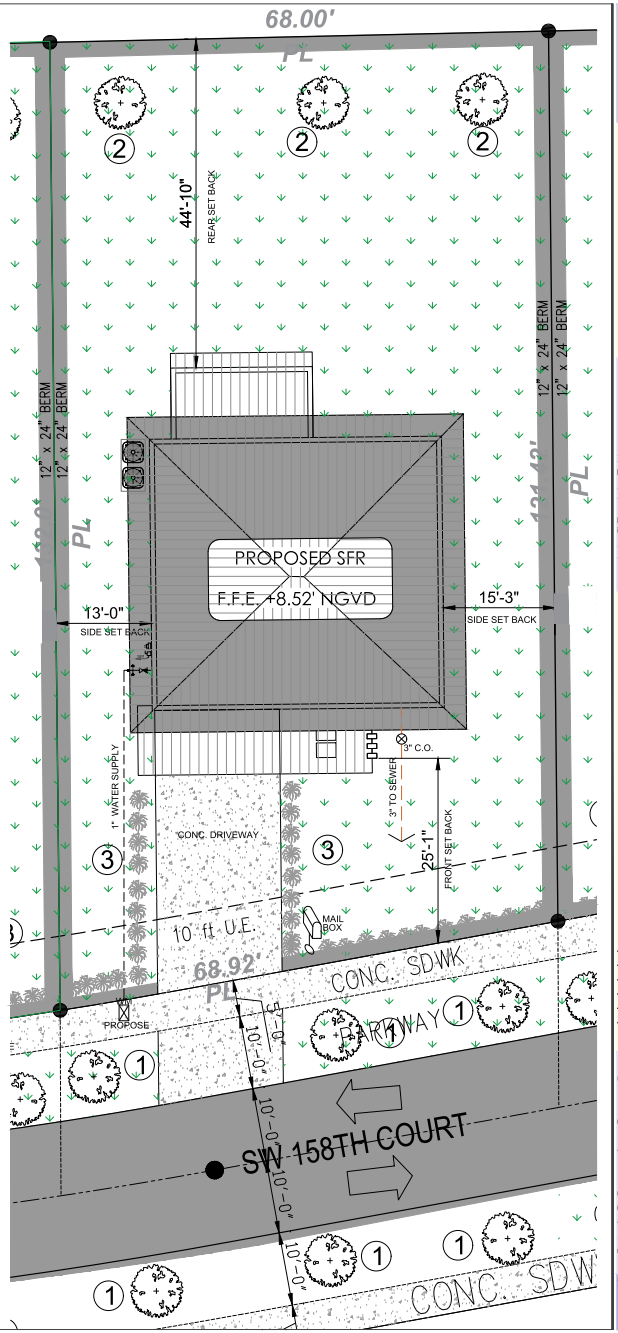
° WOOD BARRIER DETAIL PLAN °

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.
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LANDSCAPE PLAN

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



NextGen MIAMI CORP.

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REGISTERED ARCHITECT
AR 0016093

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CLIENT:
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ADDRESS:
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REVISIONS:
1
2
3
4
5
6

DRAWING TITLE:
LANDSCAPE PLAN

PROJECT No:
2024-09-P02

CONSULTANT:

DRAWN BY:
NM.

CHECK BY:
ADL

ISSUE DATE:
04/30/2026

SHEET:
L1-6

LANDSCAPE LEGEND. lot 7

Zoning District: R-1 Net Lot Area: 0.20 acres 8819 square feet

OPEN SPACE	REQUIRED	PROVIDED
A. Square feet of open space required by Chapter 33, as indicated on site plan: Net lot area = 8819 square feet x N/A % = 0 square feet	N/A	6064.66 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 =		6494.66 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 6494.66 square feet =	3247.33 SF	5634.33 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 =	2	2
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

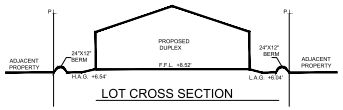
IRRIGATION PLAN: Required by Chapter 33. Auto irrigation _____ or hose bib ___✓___ provided.

NOTE: NO STREET TREES PROVIDED (EXISTING CATCH BASIN)

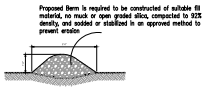
MAINTENANCE: All newly installed planting material will be maintained in a condition that meets or exceeds Florida Grade # 01 and has a (01) year replacement guarantee.

TREES LEGEND

SYMBOL USED ON PLAN		PLANT NAME	NATIVE		CALIPER DBH (IN)	HEIGHT (FT)	CANOPY (FT)	QUANTITY
SYMB.	NEW	COMMON / SCIENTIFIC	YES	NO	INST.	INST.	INST.	
1	X	GREEN BUTTONWOOD CONOCARPUS ERECTUS	X		4"	16 FT	8 FT	57 STREET TREES @ 25' MAX. O.C.
2	X	GUMBO LIMBO BURSERA SIMARUBA	X		4"	16 FT	8 FT	24 LOT TREES (3 X LOT)
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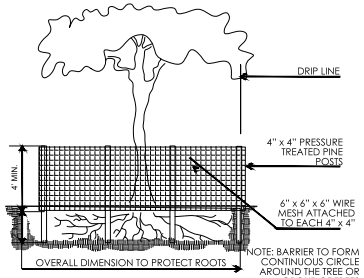


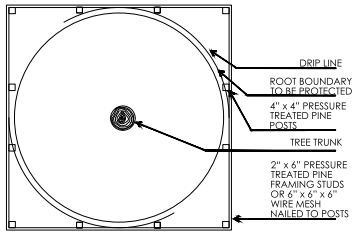
LOT CROSS SECTION



BERM DETAIL

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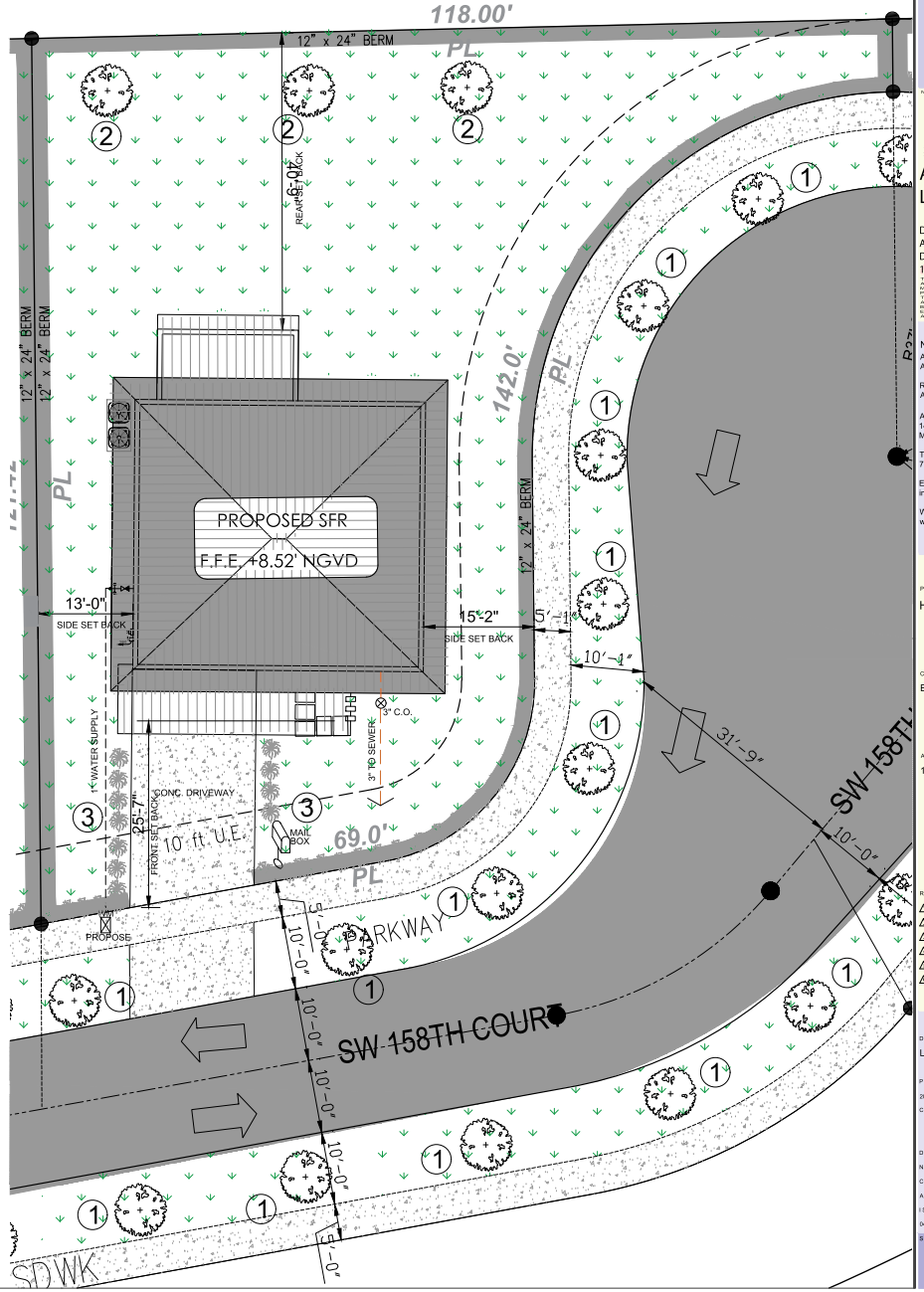




° WOOD BARRIER DETAIL PLAN °

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LANDSCAPE PLAN

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

CAR 5266 - Exhibit 6

NextGen MIAMI CORP.

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Adolfo Danilo Lopez AIA

Digitally signed by Adolfo Danilo Lopez AIA
Date: 2026.04.30 18:59:24 -04'00'

NEXTGEN MIAMI CORP.
ADOLFO DANILO LOPEZ R.A. AIA, LEED AP BD+C

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Address: 14331 SW 120th ST, Suite 114. Miami, FL. 33186

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Website: www.nextgenmiami.com

PROJECT NAME: HiramLandingSouth

CLIENT: EliteConst.Dev.Inc

ADDRESS: 10-7908-000-0643

REVISIONS:

DRAWING TITLE: LANDSCAPE PLAN

PROJECT No: 2024-09-P02

CONSULTANT:

DRAWN BY: NM.

CHECK BY: ADL.

ISSUE DATE: 04/30/2026

SHEET: L1-7

LANDSCAPE LEGEND. lot 7

Zoning District: R-1 Net Lot Area: 0.20 acres 8819 square feet

OPEN SPACE	REQUIRED	PROVIDED
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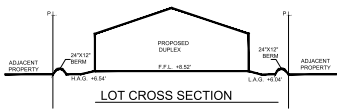
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NOTE: NO STREET TREES PROVIDED (EXISTING CATCH BASIN)

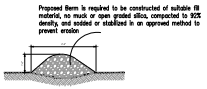
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SYMBOL USED ON PLAN		PLANT NAME	NATIVE		CALIPER DBH (IN)	HEIGHT (FT)	CANOPY (FT)	QUANTITY
SYMB.	NEW	COMMON / SCIENTIFIC	YES	NO	INST.	INST.	INST.	
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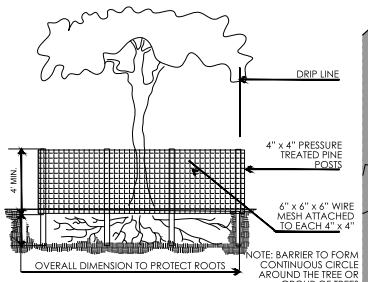


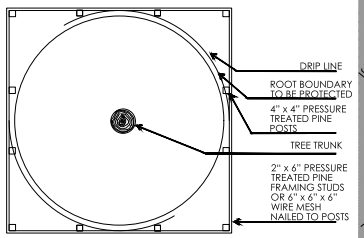
LOT CROSS SECTION



BERM DETAIL

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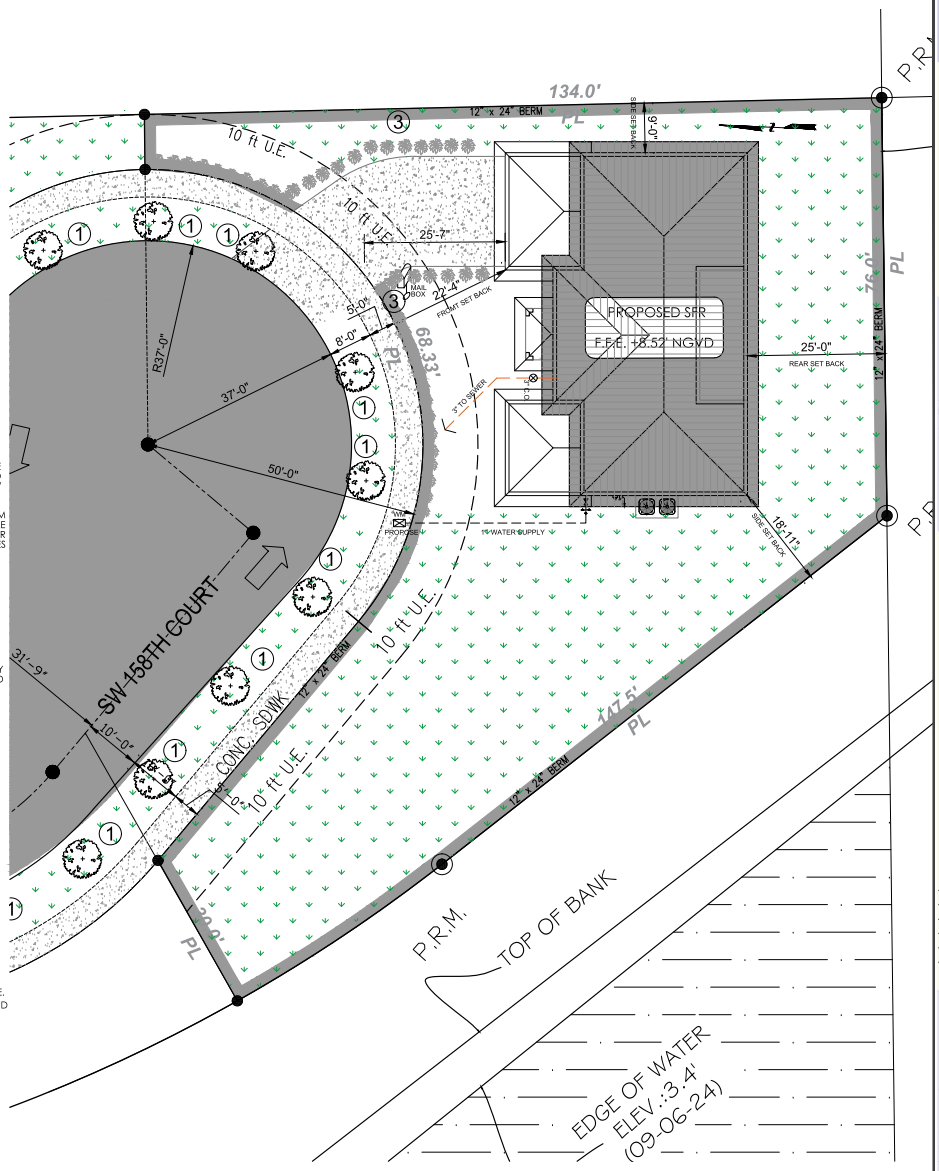




° WOOD BARRIER DETAIL PLAN °

TREE PROTECTION AND SUPPORT

NOTES:
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LANDSCAPE PLAN

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

CAR 5266 - Exhibit 6

NextGen MIAMI CORP.

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STATE OF FLORIDA ADOLFO D. LOPEZ LICENSED ARCHITECT AR 0016093

Adolfo Danilo Lopez AIA

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Date: 2026.04.30 18:59:56 -04'00'

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NEXTGEN MIAMI CORP.
ADOLFO DANILO LOPEZ R.A. AIA, LEED AP BD+C

REGISTERED ARCHITECT
AR 0016093

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Miami, FL. 33186

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Website:
www.nextgenmiami.com

PROJECT NAME:
HiramLandingSouth

CLIENT:
EliteConst.Dev.Inc

ADDRESS:
10-7908-000-0643

REVISIONS:
1
2
3
4
5
6

DRAWING TITLE:
LANDSCAPE PLAN

PROJECT No:
2024-09-P02

CONSULTANT:

DRAWN BY:
N.M.

CHECK BY:
A.D.L.

ISSUE DATE:
04/29/2026

SHEET:
L1-8



FRONT 3D VIEW MODEL "D"

CAR 5266 – Exhibit 6

NextGen
MIAMI CORP.

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STATE OF FLORIDA
ADOLFO D. LOPEZ
AR 0018093
REGISTERED ARCHITECT

Adolfo Danilo Lopez AIA

Digitally signed by Adolfo Danilo Lopez AIA
Date: 2026.04.30 19:00:31 -04'00'

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ADDRESS:
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REVISIONS:
1
2
3
4
5
6

DRAWING TITLE:
RENDER MODEL D

PROJECT No:
2024-09-P02

CONSULTANT:

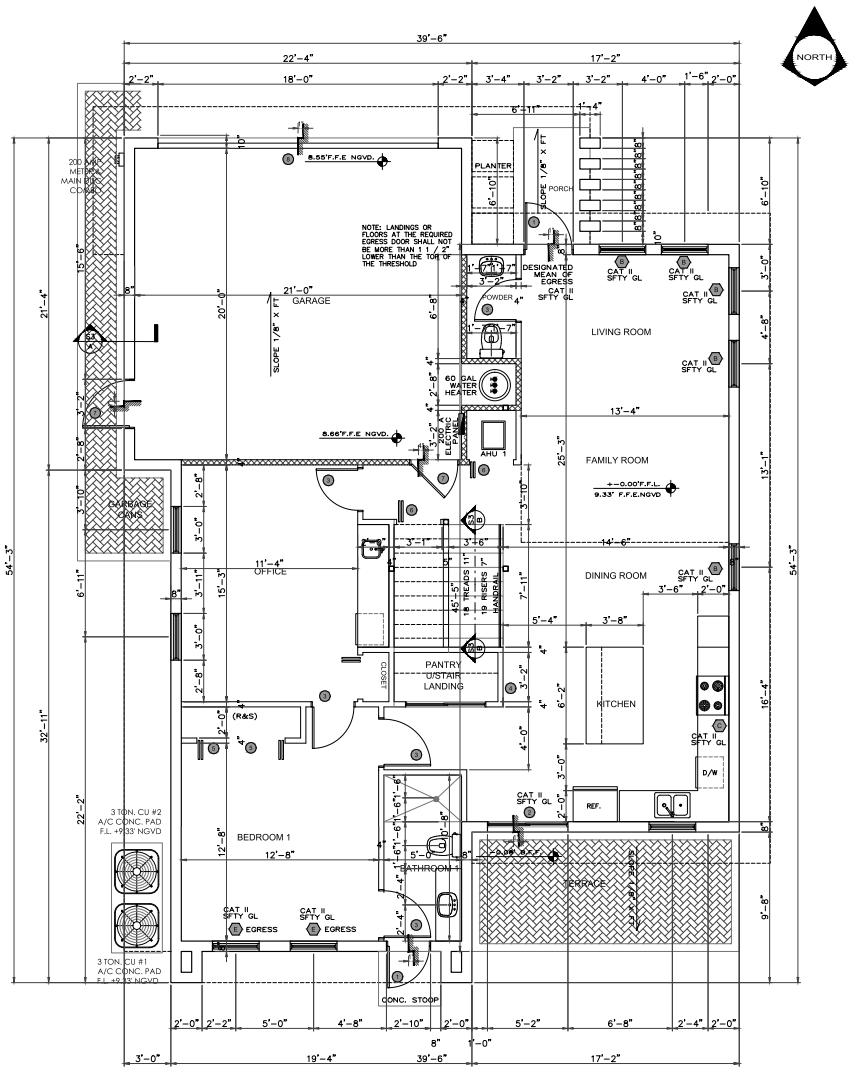
DRAWN BY:
NM

CHECK BY:
ADL

ISSUE DATE:
04/29/2026

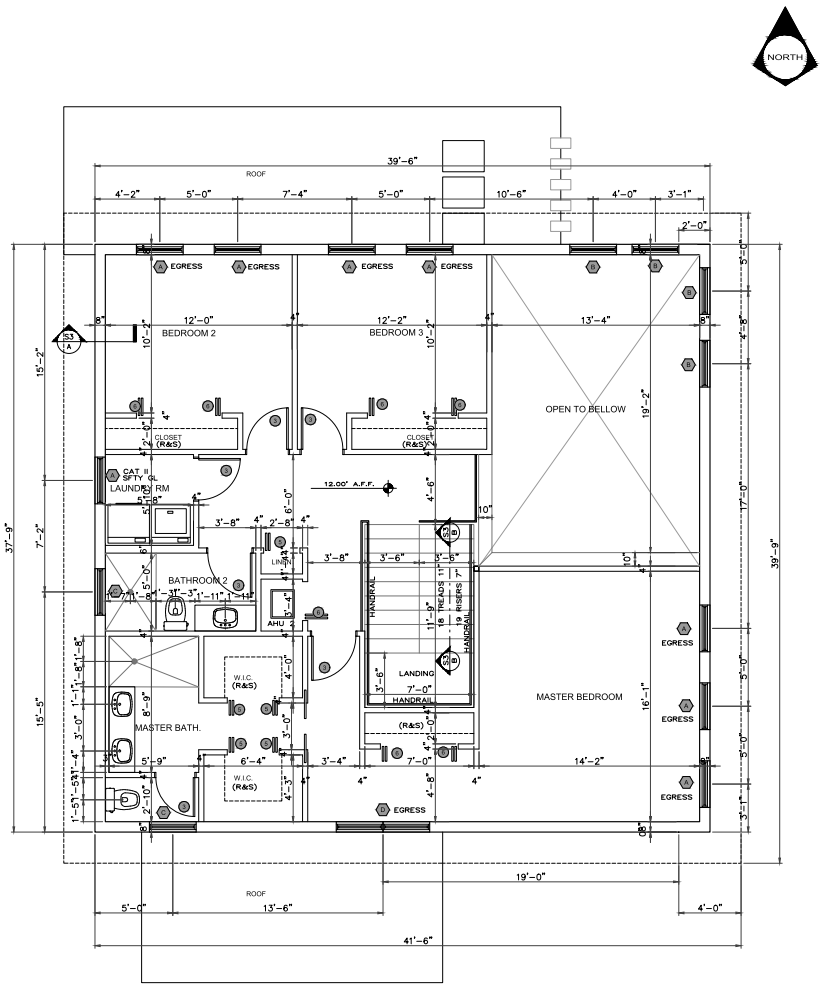
SHEET:
A1-D

CAR 5266 - Exhibit 6



FLOOR PLAN GROUND FLOOR

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



FLOOR PLAN 2ND FLOOR

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

WALL LEGEND:

- 8" CBS WALL (R-4.1 INSULATION)
- 1/2" G.W.B. EA. SIDE ON 3-5 / 8" METAL STUDS 22 GAUGE @ 16"O.C. (TYP. FOR ALL INTERIOR PARTITIONS)
- 5/8" G.W.B. EA. SIDE ON 3-5 / 8" METAL STUDS 22 GAUGE @ 16"O.C. (GARAGE SEPARATION 1HR RATED)

WOOD NOTES:

1. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
2. ALL HORIZONTAL FRAMING LUMBER SHALL BE MIN. HEM. FIR. #2 (MIN. FB = 1,150 PSI REPETITIVE).

"EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET "EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED."

EGRESS WINDOWS NOTE

AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CELAR OPENING ON NOT LESS THAN 20" IN WIDTH, 24" IN HEIGHT AND 5.7 S.F. IN AREA. THE BOTTOM OPENING SHALL NOT BE MORE THAN 44" OFF FINISH FLOOR.

HURRICANE SHUTTERS NOTE:

ALL WINDOWS AND DOORS SHALL BE PROTECTED WITH HURRICANE SHUTTERS LEAVING AT LEAST ONE EMERGENCY EXIT OPERABLE FROM INSIDE. SHUTTERS WILL BE INSTALLED BY OTHERS UNDER SEPARATE PERMIT.

1. UNIT LIVING AREA
   Ground Floor = 1591 sf (including stair)
   Second Floor = 1035.0 sf (excluding stair)
   Staircase = 82.25 sf (included in ground floor)
   Total Living area = 2626 sf

A/C area = 2288.3 sf

LOT COVERAGE = 2028.7 SF

AREAS BREAKDOWN:

	UNIT
PORCH	33.51 SF
TERRACE	131.6 SF
GARAGE	420.0 SF
WALKWAY	113.3 SF
LIVING AREA	
A/C 1ST FLOOR	1171.0 SF
A/C 2ND FLOOR	1035.0 SF

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STATE OF FLORIDA ADOLFO D. LOPEZ REGISTERED ARCHITECT

Adolfo Danilo Lopez AIA

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HiramLandingSouth

OWNER:
EliteConstDEv.Inc

ADDRESS:
MODEL D

REVISIONS:
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2
3
4
5
6

DRAWING TITLE:
FLOOR PLAN

PROJECT No:
2024-09-P02

CONSULTANT:

DRAWN BY:
NM

CHECK BY:
ADL

ISSUE DATE:
04/28/2026

SHEET:
A2



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DRAWING TITLE:
ELEVATIONS

PROJECT No:
2024-09-P02

CONSULTANT:

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FRONT 3D VIEW MODEL "E"

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DRAWING TITLE:
RENDER MODEL E

PROJECT No:
2024-09-P02

CONSULTANT:

DRAWN BY:
NM.

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ADL

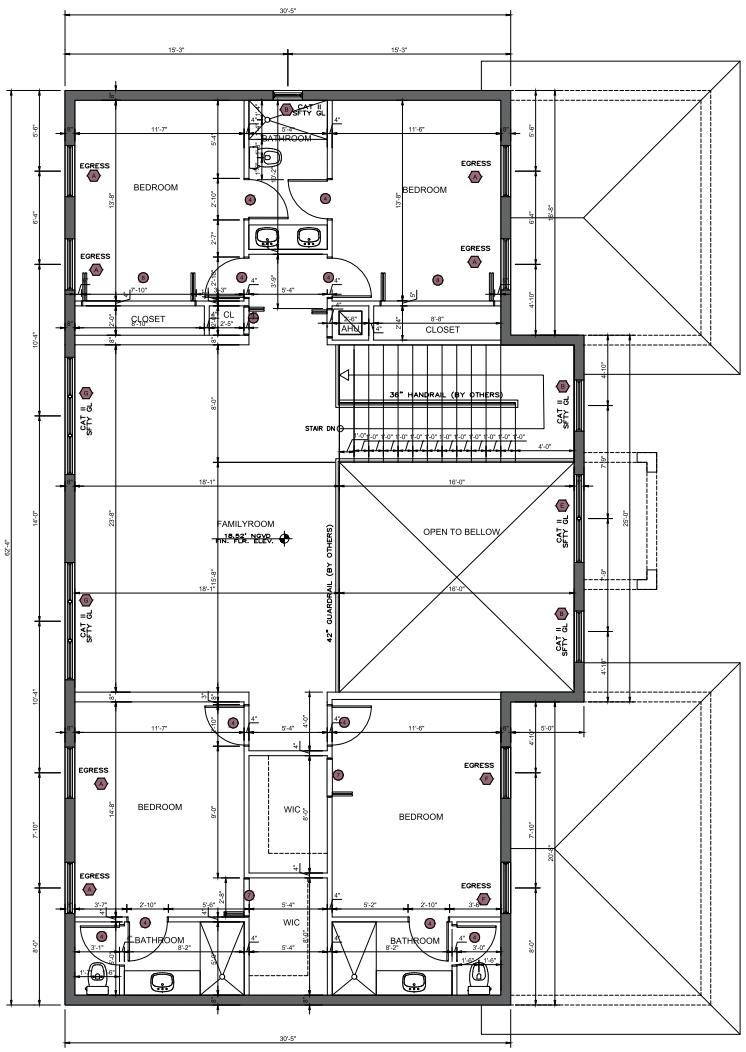
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GENERAL NOTES:

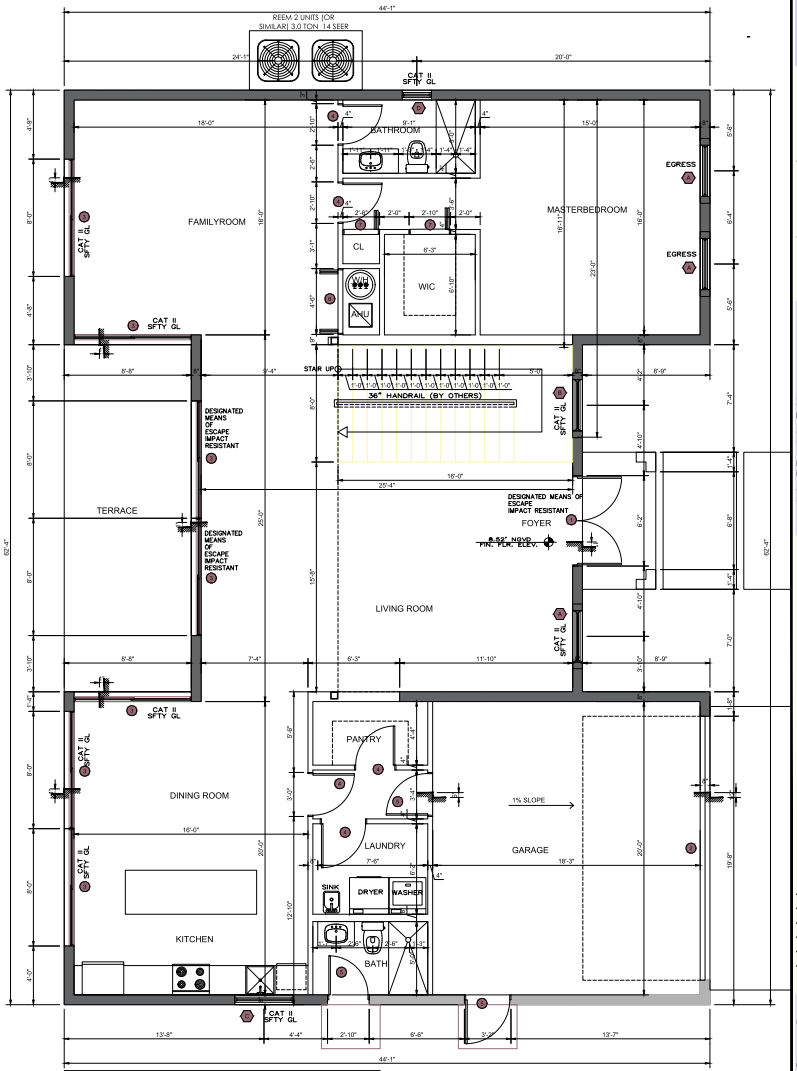
1. ALL WORK SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2023 8TH EDITION AND ALL LOCAL ORDINANCES GOVERNING.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE STARTING THE WORK.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SAFETY RELATED O.S.H.A. REQUIREMENTS DURING CONSTRUCTION.
4. ALL WORK SHALL BE PERFORMED BY A LICENSED AND INSURED STATE CERTIFIED GENERAL CONTRACTOR OR BY THE OWNER IF APPROVED BY THE LOCAL BUILDING DEPARTMENT OFFICIAL
5. ALL WINDOWS USED SHALL HAVE DADE COUNTY PRODUCT APPROVAL.
6. SECONDARY MEANS OF ESCAPE SHALL CONFORM TO N.F.P.A.22-2.1.2.C. WINDOWS USED AS SECOND MEANS OF ESCAPE MUST PROVIDE A CLEAR OPENING (WHEN FULLY OPENED) OF NOT LESS THAN TWENTY INCHES (20") IN WIDTH, TWENTY FOUR INCHES (24") IN HEIGHT AND 5.7 SQUARE FEET IN AREA; AND THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN FORTY FOUR INCHES (44") OFF THE FLOOR.
7. WOOD TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS FOR ARCHITECT'S APPROVAL PRIOR TO TRUSS FABRICATION. WOOD TRUSSES SHALL BE DESIGNED BY A FLORIDA REGISTERED P.E.
8. WALL AND CEILING SHALL HAVE SPREAD INDEX OF NOT GREATER THAN 200 AND SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450 AS PER FBC R302.9 ALL INSULATION MATERIAL SHALL HAVE A SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NO MORE THAN 450 WHEN TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 723 - FBC R302.10.1
9. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. FBC R307.2
10. EVERY BATHROOM DOOR SHALL BE DESIGN TO ALLOW OPENING FROM OUTSIDE DURING AN EMERGENCY WHEN IS LOCKED. FBC 420.3.11.2
11. EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN FROM INSIDE THE CLOSET. FBC 420.3.11.2
12. NONASBESTOS FIBER CEMENT BOARD SHALL BE USED AS BACKERS FOR WALL TILES IN TUBS AND SHOWER AREAS. FBCR 702.4.2
13. SMOKE DETECTORS SHALL BE HARD WIRED (110 VOLT) TO A NON-SWITCHABLE INDEPENDENT CIRCUIT , INTERCONNECTED BETWEEN THEM AND SHALL NOT BE CONNECTED ONTO THE LOAD SIZE OF A GROUND FAULT INTERRUPTER.
14. STUCCO THICKNESS SHALL BE MIN. 5/8" (FBC TABLE 1405.2)
15. FOR TRUSSES HAVING AN OVERALL LENGTH OF THE BOTTOM CHORD IN EXCESS OF 35 FEET OR 6 FEET OVERALL HEIGHT ERECTION SHALL BE SUPERVISED BY EITHER A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED ARCHITECT RETAINED BY THE CONTRACTOR. FBC 420.3.11.2
16. FLAME SPREAD FOR WALL CEILING FINISHES MAX.200, SMOKE DEVELOPED MAX. (450 FBC 2017 R 302.9).
17. FLAME SPREAD FOR INSULATION MAX.25, SMOKE DEVELOPED MAX.450 (FBC R 302.10)
18. ANY GLAZING MATERIAL WITHIN 48" OF AN EXTERIOR DOOR SHALL BE CAT II SAFETY GLASS (FBC R 308)
19. FIBER CEMENT, FIBER MAT REINFORCED CEMENTITIOUS BACKER UNITS, GLASS MAT GYPSUM BACKERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS TO COMPLY WITH FBC R 702.4.2
20. BATHTUB AND SHOWER FLOORS, WALL ABOVE BATHTUBS WITH SHOWER HEADS AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE UP TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE FLOOR TO COMPLY WITH FBC 2023 R 307.2
21. DESIGNATED EGRESS DOOR TO HAVE THE TOP OF ITS THRESHOLD A MAX. OF 1.5" ABOVE THE RESIDENCE INTERIOR FINISH FLOOR



WOOD NOTES:

1. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
2. ALL HORIZONTAL FRAMING LUMBER SHALL BE MIN. HEM. FIR. #2 (MIN. FB = 1,150 PSI REPETITIVE).

FLOOR PLAN
2nd FLOOR
SCALE: 1/4"=1'-0"



WALL LEGEND:

- 8" CBS WALL EXISTING TO REMAIN
- 8" CBS WALL (R-4.1 INSULATION)
- 1/2" G.W.B. EA. SIDE ON 3-5 / 8" METAL STUDS 22 GAUGE @ 16"O.C. (TYP. FOR ALL INTERIOR PARTITIONS) (R-11 INSULATION)

FLOOR PLAN
1st FLOOR
SCALE: 1/4"=1'-0"

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STATE OF FLORIDA ADOLFO D. LOPEZ LICENSE NUMBER AR 0016093 REGISTERED ARCHITECT

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DRAWING TITLE:
FLOOR PLAN

PROJECT No:
2024-09-P02

CONSULTANT:

DRAWN BY:
N.M.

CHECK BY:
A.D.L.

ISSUE DATE:
04/28/2026

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