

LEGAL DESCRIPTION	
LOT 12, IN BLOCK 6, OF PARK PLAZA ACCORDING TO THE THEREOF, RECORDED IN PLAT BOOK 14, AT PAGE 61, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.	
PROPERTY ADDRESS: 680 NE 50TH TERRACE, MIAMI, FL 33137 FOLIO# 01329004.1100	
PROJECT DATA	
SCOPE OF WORK: 2-STORY, SINGLE FAMILY RESIDENCE, REMODELING	
OCCUPANCY TYPE: R-1 (RESIDENTIAL) AS PER F.B.C. -7TH EDITION 2020 BUILDING	
ZONING DATA	
PER MIAMI 21 ARTICLE 5, T3-R CLASSIFICATION: FLOOD ZONE: MIN. FLOOD ELEVATION (NGVD): LOT AREA:	T3-R AE +9'-0" 7,826.28 SQ.FT. MIN.

1 SITE DATA  
SCALE:NTS

FLOOD ELEVATION NOTE: ALL ELECTRICAL MECHANICAL AND PLUMBING EQUIPMENT IS TO BE ABOVE BASE FLOOD ELEVATION (+1'-0" NGVD)

EGRESS WINDOW NOTE:  
OPENING SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS WITH A MINIMUM NET OPENING OF 5.7 SQ. FT., BEING THE MINIMUM NET CLEAR OPENING HEIGHT 24 INCHES AND THE MINIMUM NET CLEAR OPENING WIDTH 20 INCHES, EXCEPT AT GRADE FLOOR OPENINGS WHERE SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQ. FT. TO COMPLY WITH FBC R 310.2.1 THROUGH R 310.2.3.

WINDOW GLAZING NOTE:  
ALL GLAZING MATERIALS LARGER THAN 95F. FT. MUST BE CATEGORY II SAFETY GLASS TO COMPLY WITH 2020 FBC 2406.2

BUILDING DATA		REQUIRED/ ALLOWED	PROVIDED
PER MIAMI 21 ARTICLE 5, T3-R BLDG. LOT COVERAGE:			
FIRST FLOOR (A/C)			2436.16 SQ. FT. 26.00 %
STORAGE (NON-A/C)			398.63 SQ. FT. 3.3%
TERRACES (NON-A/C)			553.57 SQ. FT. 4.00%
SUBTOTAL:		(50% LOT MAX AREA)	2,805.25 SQ. FT. 32.30%
SECOND FLOOR (A/C) TERRACES (NON-A/C)			
			608.00 SQ. FT. 20.00%
			240 SQ. FT. 2.00%
SUBTOTAL:		(30% LOT MAX AREA)	848.00 SQ. FT. 21.00%
TOTAL A/C			2,461.05 SQ. FT. 44.00%
GRAND TOTAL SQ. FT			3,653.25 FT. 54.00%

ZONING DATA PER MIAMI 21 ARTICLE 5, T3-R		REQUIRED	PROVIDED
LOT AREA		5,000 SQ. FT. MIN.	7,826.28 SQ.FT. MIN.
LOT WIDTH		50 FT MIN.	735' FT
LOT COVERAGE		50% MAX. 1ST FLOOR 30% MAX. 2ND FLOOR	2436.16/7,826.28 SQ.FT. = .31 622.84/7,826.28 SQ.FT. = .08
FLOOR LOT RATIO		N/A	N/A
FRONTAGE AT FRONT SETBACK		N/A	N/A
GREEN SPACE		25% LOT AREA MIN.	4,220.65/ 7,826.28 SQ. FT. = .53 OR 53%
POOLS AND PONDS		N/A	0 SQ. FT.
VUA + WALKS + DECKS		N/A	1249.5 SQ. FT.
BUILDING SETBACK			
PRINCIPAL FRONT		20FT MIN.	25 FT
SECONDARY FRONT		N/A	N/A
SIDE		SFT MIN.	10 FT EAST - SIDE SETBACK. 13.7 FT WEST - SIDE SETBACK.
REAR		N/A	N/A
BUILDING HEIGHT			
PRINCIPAL BUILDING		2 MAX.	26.22'
OUTBUILDING		N/A	N/A
PARKING		2 PARKING SPACES	2 PARKING SPACES
FACADE WIDTH			
		30% MAX OF FRONT FACADE ONLY IF SPACE IS GARAGE OF COVERED PARKING	20'- 4" N/A=FACADE NOT AFFECTED
FRONTAGE			
COMMON LAWN		PERMITTED	PROHIBITED
PORCH & FENCE		X	
TERRACE OR L.C.		X	
FORECOURT		X	
STOOP			X
SHOPFRONT			X
GALLERY			X
ARCADE			X

GENERAL NOTE:  
THERE SHALL NOT BE ANY EXCAVATION OR GRADE CHANGES PROPOSED WITHIN TREE PROTECTION ZONES ON TREES PROPOSED TO REMAIN. TYPICAL THROUGHOUT SITE.

WOOD FENCE POST NOTE:  
WOOD FENCE POST TO BE ADJUSTED AT SITE AROUND PROTECTED TREES TO REMAIN. NO ROOTS GREATER THAN 15" IN DIAMETER SHALL BE DISTURBED.

GENERAL NOTE:  
FENCE, & SWIMMING POOL, SHOWN FOR REFERENCE ONLY AND UNDER SEPARATE PERMITS.

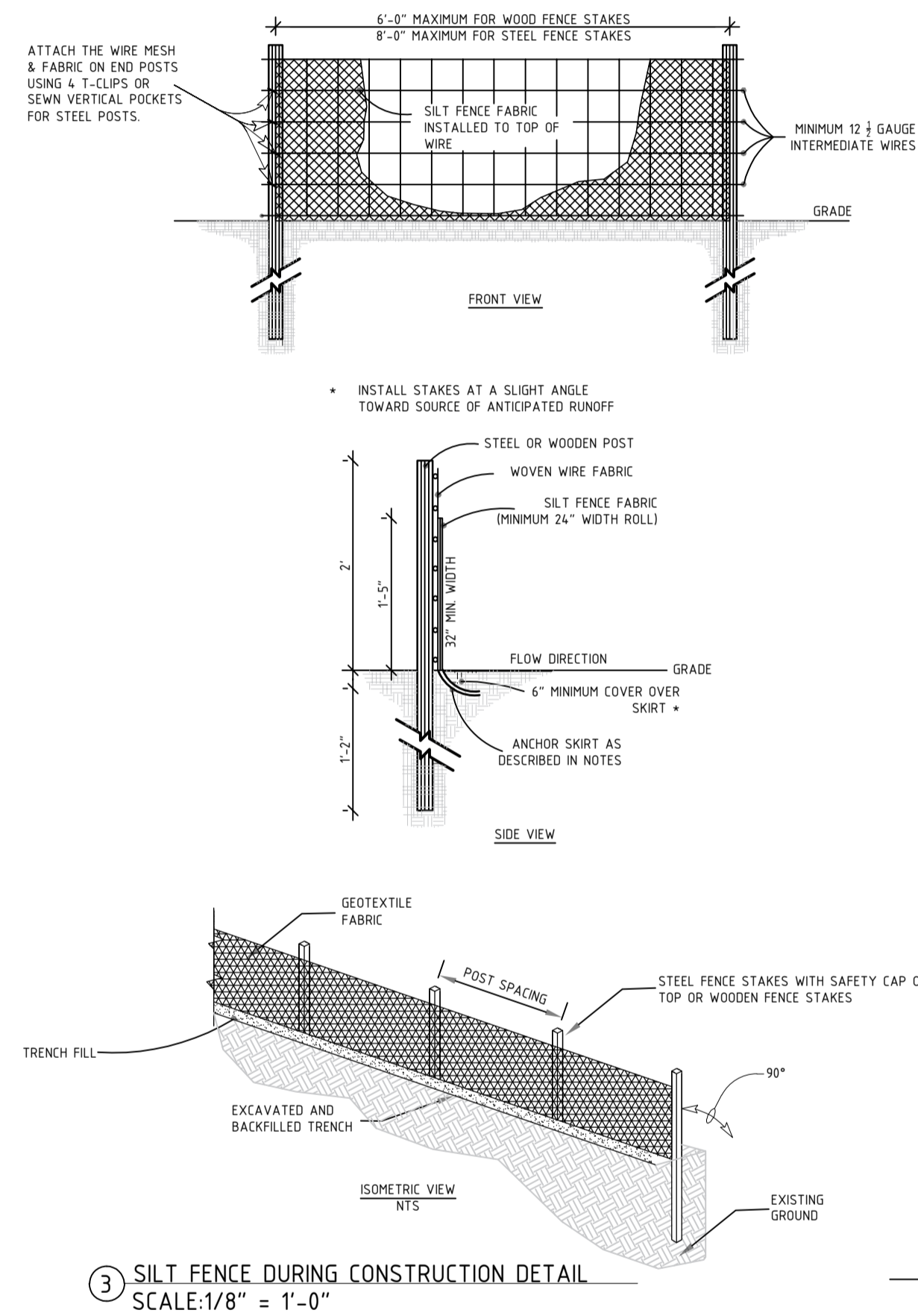
NOTES SILT FENCE:  
1.- DRIVE WOOD POSTS (1.3 LBS/FT MIN) INTO GROUND AND EXCAVATE A 4"x4" TRENCH UPHILL 5' LONG (MIN) ALONG LINE OF POSTS, WOOD.  
2.- POSTS 4" ON DIAMETER OR 2"x4" MAY BE USED. ATACH WIRE FENCE TO POSTS AND EXTEND THE BOTTOM OF THE FENCE 8" INTO THE EXCAVATED TRENCH. ALTERNATE: USE SEDIMENT CONTROL, FABRIC WITH PRE-SEWN POCKETS FOR POSTS SO THAT WIRE FENCE IS NOT REDD.  
3.- ATTACH THE SEDMENT CONTROL FABRIC (36" WIDE) TO THE WIRE FENCE W/METAL CLIPS OR WIRE AND EXTEND THE BOTTOM OF THE FABRIC 6" INTO THE TRENCH.  
4.- BOTTOM OF SEDMENT CONTROL FABRIC MUST BE PLACED IN TRENCH AND SECURED WITH GRANULAR FILL TO A HEIGHT OF 4" ABOVE GROUND LEVEL, SO THAT RUNOFF IS FORCED TO GO TROUGH THE FENCE AND CANNOT GO UNDER IT.  
5.- SILT BELT CHALL BE MAINTAINED AND TRAPPED SEDMENTS SHALL BE REMOVED BY THE CONTRACTOR PERIODICALLY AS DETERMINED BY THE ENGINEER OR AS NECESSARY (MAX. 6 MONTHS).  
6.- THE CONTRACTOR IS REQUIRED TO REMOVE ALL SILT FENCES AND AREA TO BE RESTORED TO THE ORIGINAL, CONDITION UPON COMPLETION OF CONSTRUCTION.

FLOOD MATERIAL NOTE:  
ALL CONSTRUCTION AND FINISH MATERIAL BELOW DESIGN FLOOD ELEVATION (BFE-1 FT. 9.0'NGVD) OR THE LOWEST FLOOR ELEVATION WHICHEVER IS HIGHER SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL. (ASCE 24-14 CH. 5.0)

EXISTING TREES LEGEND				
SYMBOL	QTY.	EXISTING	OVERALL HEIGHT/DIAMETER & HEIGHT	CONDITION
	2	ROYSTONEA ELATA	H= 150"	GOOD/TO REMAIN
	1	PERSEA AMERICANA	H= 150"	GOOD/TO REMAIN
		AVOCADO TREE	D= 60"	

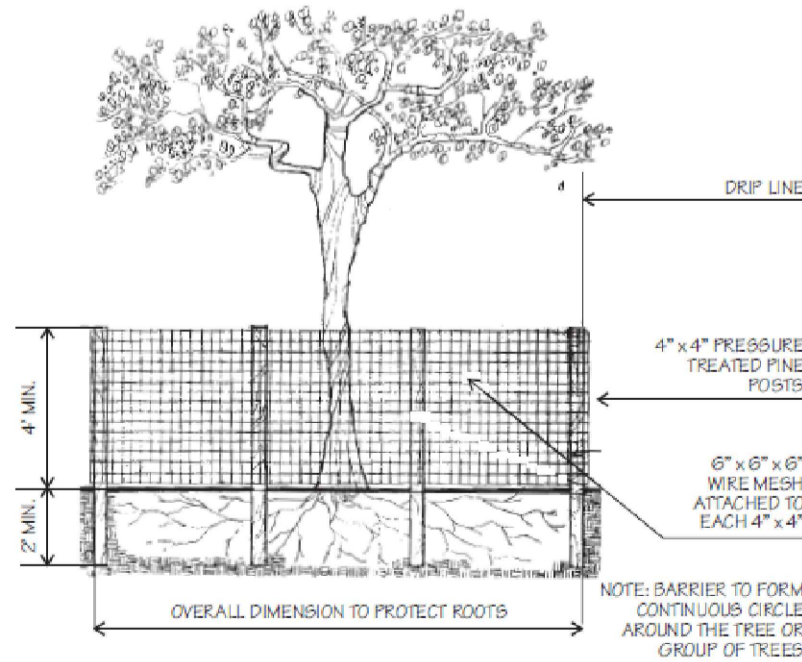
TERMITE PROTECTION NOTE: TERMITE PROTECTION SHALL BE PROVIDED BY FLORIDA REGISTERED TERMIDICIDES OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION.SOIL SHALL BE TERMITE TREATED PRIOR TO CONSTRUCTION.CONTRACTOR SHALL POST A WEATHER RESISTANT JOB BOARD TO RECEIVE DUPLICATE TREATMENT CERTIFICATES AND SHALL DISPLAY PRODUCT USED IDENTITY OF APPLICATOR, TIME AND DATE OF TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION AND NUMBER OF GALLONS USED. SHALL COMPLY WITH FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICECTO COMPLY WITH 2020 FBC B SECTION.

AS PER 2020 FBC B 1818.2 PRIOR TO THE INSTALLATION OF ANY FOOTING FOUNDATION SYSTEM FOR NEW BUILDINGS, STRUCTURES OR ADDITIONS, THE BUILDING OFFICIAL SHALL BE PROVIDED WITH A STATEMENT OF ALLOWABLE BEARING CAPACITY FROM AN ARCHITECT OR PROFESSIONAL ENGINEER SAID STATEMENT SHALL CLEARLY IDENTIFY THE ALLOWABLE IN-PLACE BEARING CAPACITY OF THE BUILDING PAD FOR THE NEW BUILDING OR ADDITION AND VERIFY THE EXISTING SOIL CONDITIONS. THE CERTIFIED IN-PLACE BEARING CAPACITY SHALL HAVE BEEN DETERMINED USING RECOGNIZED TESTS OR RATIONAL ANALYSIS AND SHALL MEET OR EXCEED THE DESIGN BEARING CAPACITY TO COMPLY WITH

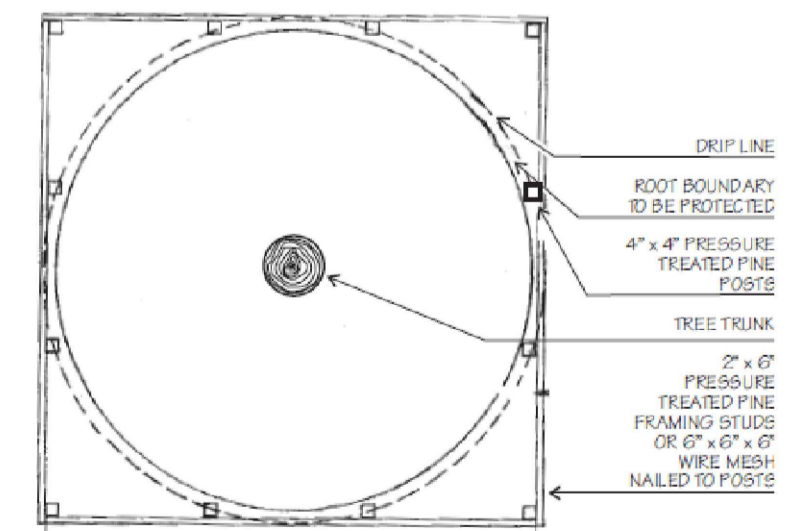


3 SILT FENCE DURING CONSTRUCTION DETAIL  
SCALE:1/8" = 1'-0"

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.



9 WIRE MESH BARRIER DETAIL



9 WOOD BARRIER DETAIL PLAN



REVISIONS	BY
05/12/2023	BLDG.
08/30/2023	BLDG.
09/20/2023	BLDG.

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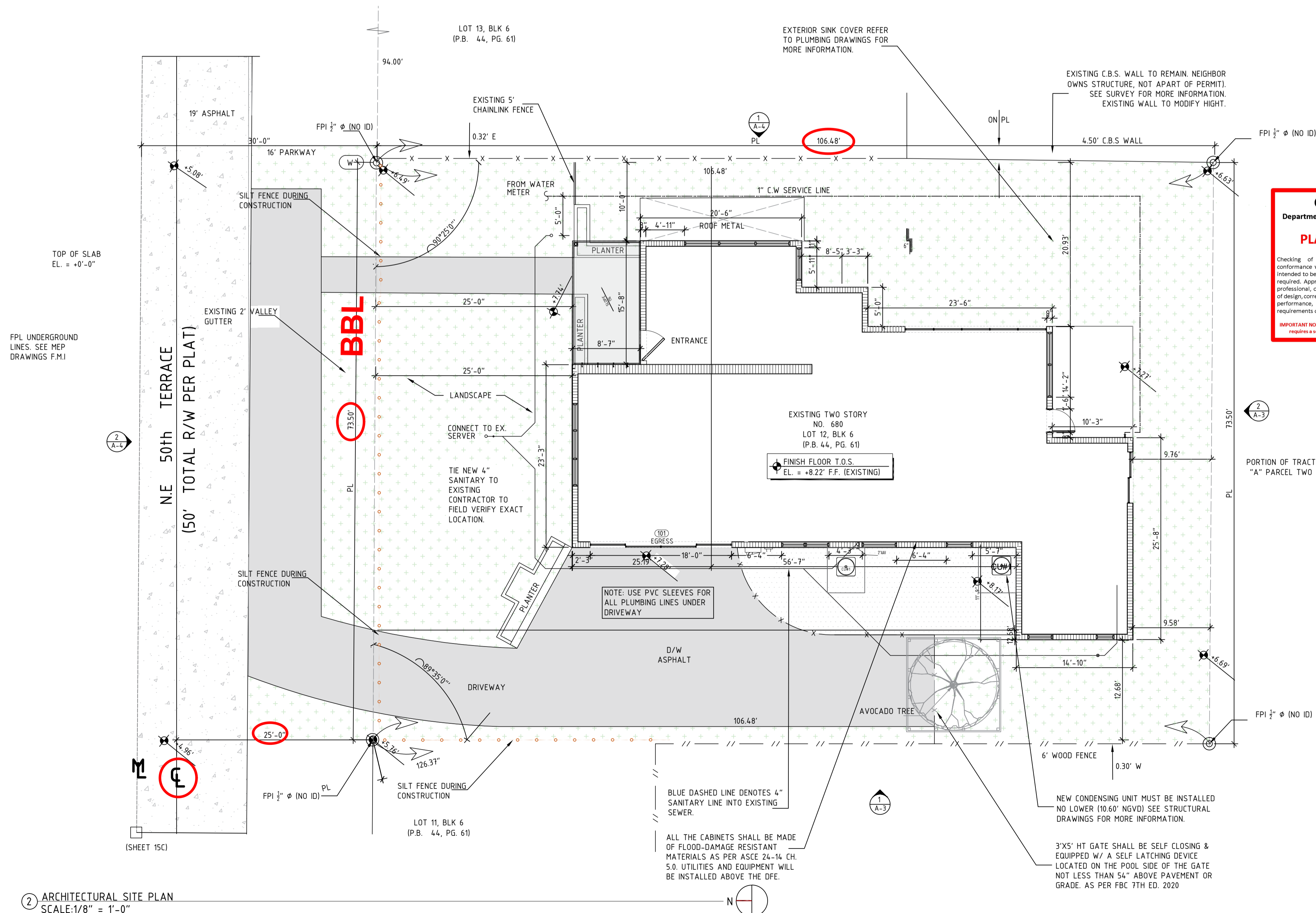
PROFESSIONAL SEAL:  
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Date: 2023.10.04 15:30:24 -0400

LAST DATE REV.:  
05-12-2023

SITE DATA /  
SITE PLAN

SHEET: 3 OF 27

SP-01



2 ARCHITECTURAL SITE PLAN  
SCALE:1/8" = 1'-0"