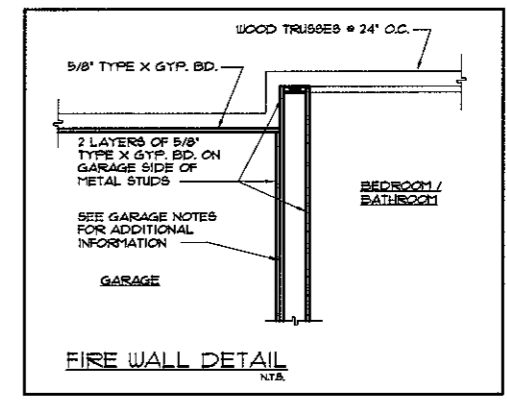


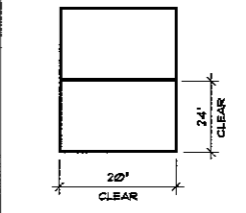
TYPICAL OVERHEAD GARAGE DETAIL



FIRE WALL DETAIL

GARAGE NOTES

1. PROVIDE 1 LAYER OF 5/8" TYPE "X" GYPSUM LATH ON 1"x3" FURRING STRIP #16" O.C. 5D CEMENT-COATED OR RING SHAPED NAILS 6" O.C. PAPER TAPE EMBEDDED IN CEMENTITIOUS COMPOUND OVER JOINTS AND EXPOSED NAILS HEADS COVERED WITH COMPOUND AND PRODUCT APPROVED INSULATION OF FIBERGLASS OR MINERAL WOOL BATS OR BLOW-IN FIBERGLASS MINERAL WOOL OR CELLULOIC INSULATION HAVING A MINIMUM INSULATION VALUE OF R-11 AS PER FLORIDA BUILDING CODE TABLE 109.2.1.4.5
2. NO. 25 GAUGE CHANNEL-SHAPED STUDS 16" O.C. WITH ONE FULL-LENGTH LAYER OF 5/8" TYPE "X" GYPSUM WALLBOARD APPLIED VERTICALLY ATTACHED WITH 1" LONG NO. 6 DRYWALL SCREWS TO EACH SIDE AND OVER TO PLATE OF FIRE SEPARATION PARTITION. SCREWS ARE 8" O.C. AROUND THE PERIMETER AND 12" O.C. ON THE INTERMEDIATE STUD.
3. PROVIDE SIGN + GARAGE DOOR DANGER DO NOT OPERATE ENGINES WITH DOOR CLOSED. CARBON MONOXIDE EMISSION IS LETHAL 1/2" MIN. LETTERS REQUIRED
4. PROVIDE 2"x6" P.T. WOOD JAMBS BOLTED TO CONC. COLUMN WITH 1/2" DIA. x 6" ANCHOR BOLTS #24' O.C. FOR OVERHEAD DOOR RAIL, NOT MORE THAN 6" TOP & BOTTOM.
5. RESIDENCE TO GARAGE DOOR TO BE PROVIDED WITH AUTO CLOSURE AND TO BE 1 HOUR FIRE RATED AS PER F.B.C. SEC. 705.13



SECOND MEANS OF ESCAPE WINDOWS

EGRESS WINDOW AS SECOND MEANS OF ESCAPE TO HAVE AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20 IN. IN WIDTH, 24 IN. IN HEIGHT AND 5.7 SQ.FT. IN AREA. FLORIDA BUILDING CODE SECTION R310.2.3.4

NOTE:

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. NFPA 101 2000 EDITION

AREA TABLE

AC LIVING SPACE	3,481 S/F
COVERED TERRACE	542 S/F
GARAGE	485 S/F
ENTRY	91 S/F
TOTAL AREA	4,605 S/F

ATTIC VENTILATION REQUIREMENTS:

4,605 SF / 150 = 30.7 SF. REQUIRED  
 40.44 SF PER VENT  
 321 L.F. / 4' O.C. = 80.25 X 0.44 SF. = 35.31 SF. PROVIDED

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



J. Bonfill & Associates, Inc.  
 Registered Architects AA C002050  
 9560 S.W. 72nd Street Suite 265  
 Miami, Florida 33173 (305) 598-8383  
 Jacqueline Bonfill Gee AR0013685

OAKRIDGE NORTH  
 MODEL B

Lot 5 Block 6 Miami, Florida  
 Owner: Gilco Homes, Inc.  
 Miami, FL (305) 598-9431

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REVISIONS	BY

Date: 04-10-06  
 Job: B - LOT 5 BL 6  
 Drawn: H.F.  
 Checked: J.B.G.  
 Scale: AS SHOWN

SHEET  
**A-3**  
 OF 7

**LEGAL DESCRIPTION:**

LOT 5, BLOCK 6, OAKRIDGE FALLS THIRD ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 164, AT PAGE 55, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**LANDSCAPE LEGEND**

CHAPTER 18A-ORDINANCE 98-13

ZONE: EU-M  
DISTRICT: EU-M

GROSS LAND: 22,325 SF. (0.48 acres) NET LAND: 12,215 SF. (0.42 acres) WATER BODIES: 0 (acres)

LANDSCAPE OPEN SPACE (if applicable): N/A % N/A %

GREENBELT WIDTH (if applicable): N/A feet N/A feet

LAWN AREA (As defined in Ordinance): 50% 50%

TREES: TREES PER NET LOT (NOTE: 30% OF REQUIRED TREES AND/OR PALMS SHALL BE NATIVE SPECIES. NO MORE THAN 20% OF THE NATIVE TREE REQUIRED SHALL BE SABAL PALMETTO (CABBAGE PALM))

	REQ.	PROV.
TREES PER NET LOT	4	4
STREET TREES (TREES IN THE RIGHT OF WAY (R.O.W.) OR ON PRIVATE PROPERTY WILL REQUIRE PUBLIC WORKS APPROVAL OR SPECIAL TAXING DISTRICT.)	1	2

TOTAL NUMBER OF TREES: 11 13  
SHRUBS (10 SHRUBS FOR EACH TREE REQUIRED): 110 110

30% SHRUBS/HEDGES SHALL BE NATIVE SPECIES.  
IRRIGATION SYSTEM REQUIRED PURSUANT TO CHAPTER 33 DADE COUNTY CODE.

SYMBOL	NEW	EXIST.	TREE NAME		NATIVE SPECIES YES/NO	MIN. HGT.	CANOPY DIA.
			SCIENTIFIC NAME	COMMON NAME			
A	3		QUERCUS VIRGINIANA	LIVE OAK	Y	12'-14' 2' cal.	6'
A-1		1	QUERCUS VIRGINIANA	LIVE OAK	Y	20' 6' cal.	15'
A-2		1	QUERCUS VIRGINIANA	LIVE OAK	Y	15' 5' cal.	13'
B	1		FILICUM DECIPENS	FERN TREE	N	10' 2' cal.	6'
C	2		LAGERSTROEBIA INDICA	CREPE MYRTLE	Y	10' 2' cal.	6'
D		5	PNIS ELLIOTTI	SLASH PINE	Y	15'-20' 6'-8' cal.	10'-12'
			SHRUB NAME		HGT.	SPACING	
E	60		JASMINUM MULTIFLORUM	STAR JASMINE			N
F	90		MYRTICA FUMIDA	WAX MYRTLE	Y	18' H.	30' O.C.

MULCH GROUND COVER

NOTE: EXISTING TREES TO REMAIN

**Flood Legend**  
Compliance with Chapter 11C of the Miami Dade County Code  
Special Flood Hazard Area (Zone AH, AE) - Outside Special Flood Hazard Area (Zone X)  
RESIDENTIAL

Process#: \_\_\_\_\_ Filing#: \_\_\_\_\_  
Lot: 5 Block: 6 Plat Book: 164 Page: 55  
Address: \_\_\_\_\_ Highest Crown of Road: \_\_\_\_\_  
Highest Crown of Road Elevation above was taken from a certified survey prepared by: WALDO F. PAEZ PLS Lic # 3284

	Lowest Floor Elev.	Garage / Storage	Adjacent Grade Elev.	Retention Area Elev.
EXISTING	11.1	10.5	10.1	9.0
PROPOSED	11.1	10.5	10.1	9.0

The Beam Elevation Certificate is required before making any inspections above the lowest floor and a Final Elevation Certificate is required before issuance of certification of occupancy or completion (Completion Hold 186) (11C-363) Coll 372-6885.

O.S.F.H.-(Outside Special Flood Hazard) All electrical, plumbing and mechanical equipment must be located at or above the required lowest floor elevation.  
S.F.H. -(Special Flood Hazard) All electrical, plumbing and mechanical equipment must be located at or above the Base Flood Elevation or the Required Lowest Floor Elevation whichever is higher.

Lowest Floor-11C-2(b) "Shall mean the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable for parking or vehicle, building access or storage in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements in 60.3 of CFR Ch.(10-1)-88 Edition". Dade County Code Sections 11C-3, 11C-4, 11C-5.

Garage / Storage- (SFHA (11C-5 (1)) fully enclosed areas below the Base Flood Elevation shall be designed to preclude finished living space except allowable uses i.e. parking, limited storage and building access and shall be designed to allow for the entry and exit of flood-waters to automatically equalize hydrostatic flood forces on exterior walls. The interior portion of such enclosed area shall NOT be partitioned or finished (flood resistant materials only) into separate rooms or air conditioned. Design for complying with this requirement must be either certified by a professional engineer or architect or meet the following criteria: (1) Provide a minimum of two (2) openings having a total net area of no less than one (1) square inch for every square foot of enclosed area size. Bottom of all openings shall be not higher than one (1) foot above grade.

Highest Adjacent Grade- 11C-2(a) "Shall mean the highest finished grade elevation of the ground surface next to the proposed walls of the structure". 11C-2(gg) "Minimum Finished Grade shall mean the elevation established in Dade County Flood Criteria Map at a specific development site or crown of road elevation of an existing adjacent road, whichever is higher (or waiver must be obtained). Site grading must be provided in a manner so as to retain run-off within the site and prevent run-off into adjacent property as well as direct surface water run-off into lakes or canals.

**ZONING LEGEND**

SINGLE FAMILY 4 DUPLEX  
ZONING: EU-M

HEIGHT (TO RIDGE OF ROOF)	22'-0"
NET LAND AREA	12,215 SF
LOT COVERAGE (EVERYTHING UNDER ROOF)	3.42% = 25%
REQUIRED LOT COVERAGE	3.48% = 30%
SETBACKS: FRONT	35'-0"
SIDE STREET	25'-0"
SIDE	35'-0"
REAR	35'-0"

SITE TO BE FILLED TO COUNTY FLOOD CRITERIA ELEVATION NGVD, OR AN ELEVATION NO LESS THAN THE HIGHEST APPROVED CROWN ELEVATION OF THE ROAD ADJUTING THE PROPERTY.

AREA ADJACENT TO LAKE OR CANAL TO BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER INTO LAKE OR CANAL.

LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER ONTO ADJACENT PROPERTY.

APPLICANT WILL PROVIDE CERTIFICATION PRIOR TO FINAL INSPECTION.

LOWEST FINISHED FLOOR ELEVATION (INCLUDING BASEMENT)			
DISTRICT	ELEVATION		
CITY FLOOD CRITERIA	CROWN OF ROAD		
DISTRICTS	C.H.H.	S.F.H.	OTHER
REQUIRED			
PROPOSED			

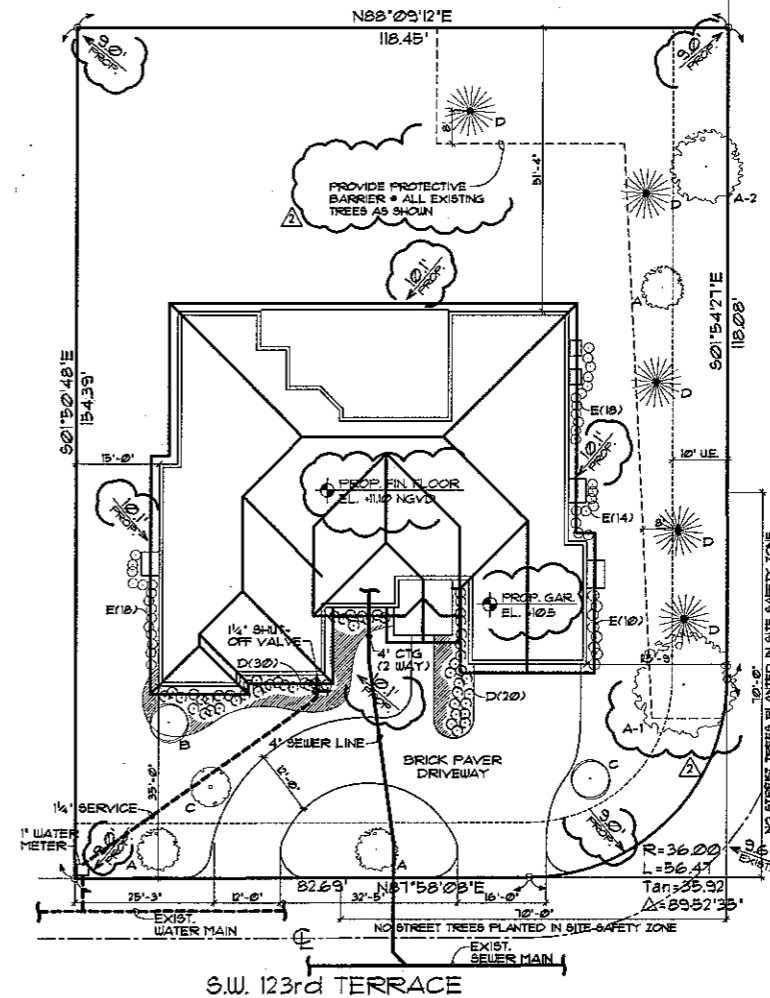
LOWEST FLOOR AS-BUILT ELEVATION SURVEY IS REQUIRED BEFORE MAKING ANY INSPECTION ABOVE LOWEST FLOOR

\*SHALL BE INCHES ABOVE FINISHED GRADE

ANY APPLICABLE RESOLUTION:

NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. SECTION 553.75 (10), FLORIDA STATUTES, EFFECTIVE 7/10/01.

A SEPARATE PERMIT WILL BE REQUIRED FOR ALL DRIVEWAY APPROACHES. CONTACT PUBLIC WORKS DEPT.  
THE HEIGHT OF FENCES, WALL AND HEDGES SHALL NOT EXCEED 20 FEET IN HEIGHT WITHIN 10 FEET OF THE EDGE OF ANY DRIVEWAY LEADING TO A RIGHT OF WAY.  
THE HEIGHT OF FENCES IS BEING MEASURED FROM GRADE. GRADE = ELEVATION OF PUBLIC SIDEWALK OR CROWN OF ROAD.



**SITE PLAN**

SCALE: 1"=16'-0"

NOTE: SEE BOUNDARY SURVEY FOR ADDITIONAL INFORMATION



**J. Bonfill & Associates, Inc.**  
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9360 S.W. 72nd Street Suite 265  
Miami, Florida 33173 (305) 598-8383  
Jacqueline Bonfill Gea AR0013685

**OAKRIDGE NORTH  
MODEL B**

Lot 5 Block 6 Miami, Florida  
Owner: Gileo Homes, Inc.  
Miami, FL (305) 598-9431

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REVISIONS	BY
5-25-06	HF.
7-12-06	HF.

Date: 04-10-06  
Job: B-LOT 5 BL 6  
Drawn: H.F.  
Checked: J.B.G.  
Scale: AS SHOWN

SHEET

**A-1**