

LEGAL DESCRIPTION:

LOT 18, BLOCK 4, OF OAKRIDGE FALLS THIRD ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 164, OF PAGE 55, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LANDSCAPE LEGEND

CHAPTER 18A-ORDINANCE 98-13
 ZONE: EJ-M
 DISTRICT: EJ-M
 GROSS LAND: 20,225 SF. (0.46 acre) NET LAND: 19,000 SF. (0.43 acre) WATER BODIES: 0 (acre)
 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: 10% OF REQUIRED TREES AND/OR PALMS SHALL BE NATIVE SPECIES): REG. 4 PROV. 4
 NO MORE THAN 50% OF THE NATIVE TREE REQUIRED SHALL BE BANAL PALMETTO (CABBAGE PALM)
 STREET TREES (TREES IN THE RIGHT OF WAY) OR ON PRIVATE PROPERTY WILL REQUIRE PUBLICS WORKS APPROVAL OR SPECIAL TAXING DISTRICT:
 TOTAL NUMBER OF TREES: 8 8
 SHRUBS/CLIMBERS FOR EARTH RETENTION: 100 100
 50% SHRUBS/CLIMBERS SHALL BE NATIVE SPECIES.
 IRRIGATION SYSTEM REQUIRED PURSUANT TO CHAPTER 33 DADE COUNTY CODE.

SYMBOL		NEW	EXIST.	SCIENTIFIC NAME	COMMON NAME	NATIVE SPECIES YES/NO	MAX. HEIGHT	CANOPY DIA.
A	4			QUERCUS VIRGINIANA	LIVE OAK	Y	12'-14'	6'
A-1	1			QUERCUS VIRGINIANA	LIVE OAK	Y	20'	20' - 1' CAL.
A-2	1			QUERCUS VIRGINIANA	LIVE OAK	Y	17'	30' - 6" CAL.
B	2			LAGERSTROEMIA INDICA	CREPE MYRTLE	Y	10'	6'
SHRUB NAME								
D	40			MYRTICA PAPULA	WAX MYRTLE	Y	18" H.	30" O.C.
E	60			CHRYSOBALANUS	COCCOPLUM	Y	18" H.	30" O.C.

███ MULCH GROUND COVER

Flood Legend
 Compliance with Chapter 10 of the Miami Dade County Code
 Special Flood Hazard Area (Zone AH, AE) - Outside Special Flood Hazard Area (Zone X)
RESIDENTIAL

Process: Flood
 Lot: 18 Block: 4 Plot Book: 164 Page: 55
 Address: 2318 SW 94 COURT Highest Crown of Road: 9.4'
 Highest Crown of Road Elevation above sea taken from a certified survey prepared by:
 WALDO F. PAEZ PLS Lic # 3284

EXISTING	LOWEST FLOOR ELEV.	GARAGE / STORAGE	ADJACENT GRADE ELEV.	RETAINABLE AREA ELEV.
PROPOSED	11.00'	10.33'	10.00'	9.50'

The Flood Elevation Certificate is required before making any inspections above the lowest floor and a Flood Elevation Certificate is required before issuance of certification of occupancy or completion (Completion Hold 185) (10-345) Cat 372-6686.
 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 (10-2(b)) "Shall mean the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable for parking or vehicle storage, 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-invention design requirements in 603 of CFR Ch. (101)-1-56 Edition".
 Dade County Code Sections 10-3, 10-4, 10-5.
 Garage 1 Storage (SFA 10-5 (1)) Fully enclosed areas below the Base Flood Elevation shall be designed to prevent finished living spaces except allowable uses i.e. parking, limited storage and building access and shall be designed to allow for the entry and exit of floodwaters to automatically equalize hydrostatic flood forces on exterior walls. The interior portion of such enclosed area shall NOT be portions of 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 (10-2(c)) "Shall mean the highest finished grade elevation of the ground surface next to the proposed walls of the structure".
 10-2(g) 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 water 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 ponds.

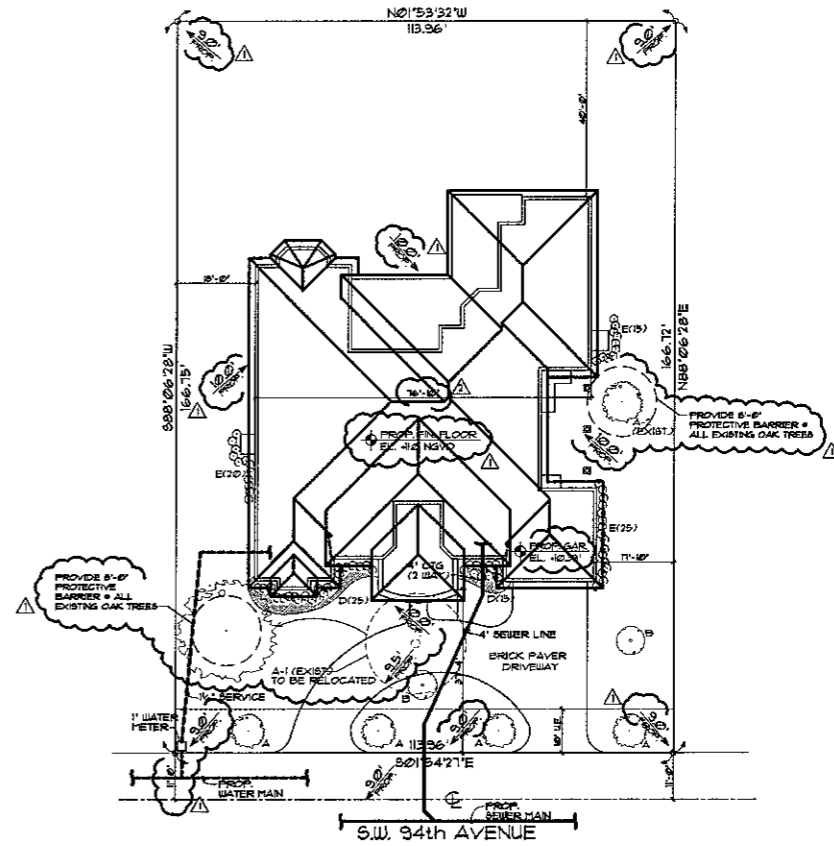
ZONING LEGEND

SINGLE FAMILY 4 DUPLEX
 ZONING: EJ-M
 HEIGHT (TO RIDGE OF ROOF): 20'-0"
 NET LAND AREA: 19,000 SF
 LOT COVERAGE (EVERYTHING UNDER ROOF): 25%
 REQUIRED LOT COVERAGE: 25%
 SETBACKS: FRONT 10'-0" SIDE 5'-0" REAR 5'-0"
 SITE TO BE FILLED TO COUNTY FLOOD CRITERIA ELEVATION NGVD, OR AN ELEVATION NOT LESS THAN THE HIGHEST APPROVED CROWN ELEVATION OF THE ROAD ADJACENT 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)		ELEVATION	
DISTRICT	CITY FLOOD CRITERIA	CROWN OF ROAD 1/4"	OTHER
REQUIRED	11.00'	10.33'	9.50'
PROPOSED	11.00'	10.33'	9.50'

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 58475 (18), FLORIDA STATUTES, EFFECTIVE 7/18/01.
 A SEPARATE PERMIT WILL BE REQUIRED FOR ALL DRIVEWAY APPROACHES. CONTACT PUBLIC WORKS DEPT.
 THE HEIGHT OF FENCES, WALL AND HEDGES SHALL NOT EXCEED 28 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

J. Bonfill & Associates, Inc.
 Registered Architects AA C002050
 9360 S.W. 72nd Street Suite 205
 Miami, Florida 33173 (305) 598-8383
 Jacqueline Bonfill Gee AR0013685

OAKRIDGE NORTH
 MODEL C-1
 Lot 18 Block 4 Miami, Florida
 Owner: J. Bonfill & Associates, Inc.
 Miami, FL (305) 794-9411

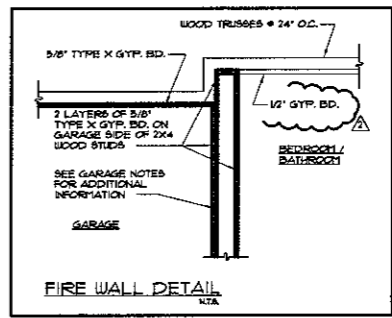
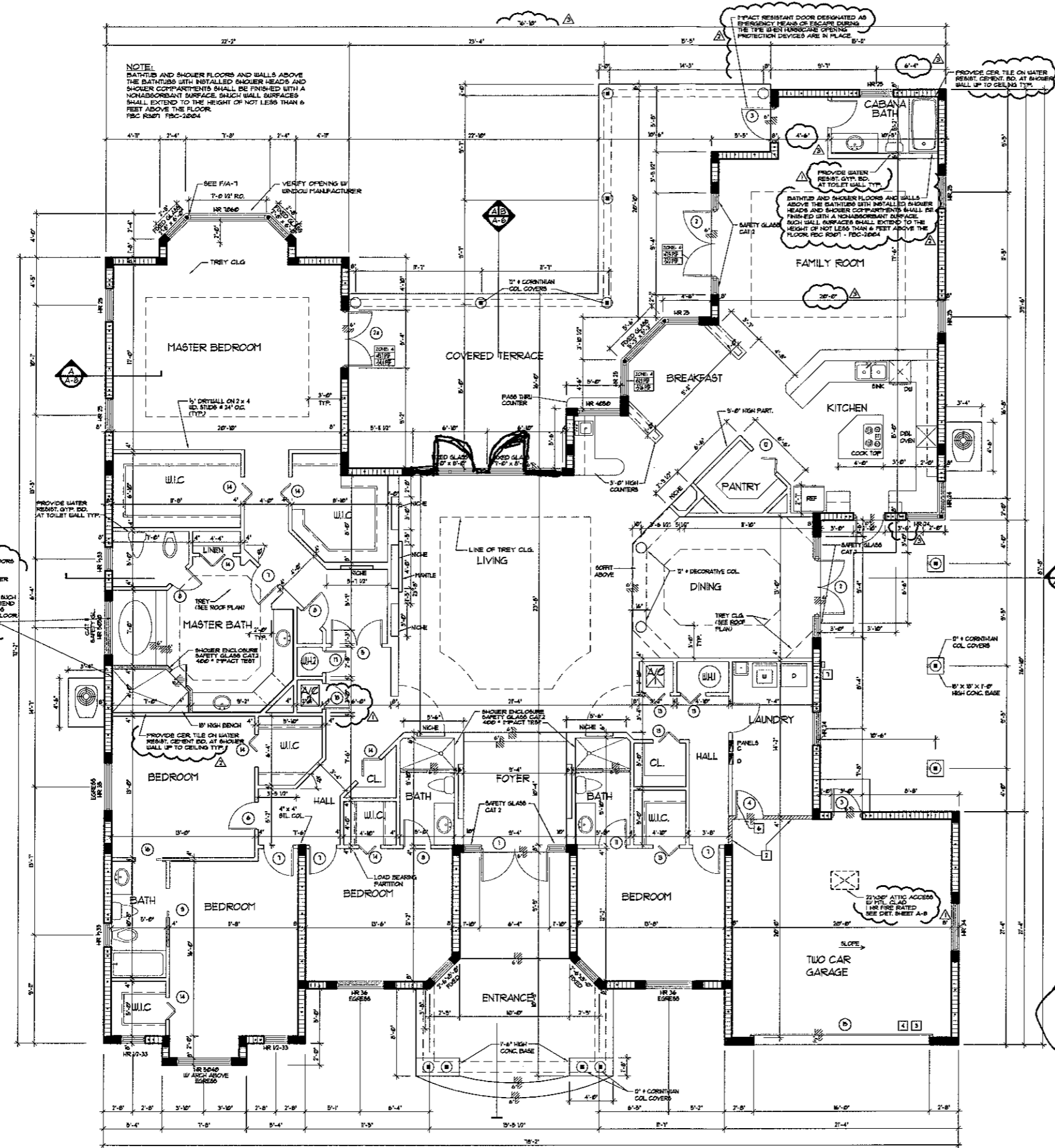
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REVISIONS	BY
6-13-06	H.F.
8-21-06	H.F.

Date: 06-27-06
 Job: MODEL C
 Drawn: H.F.
 Checked: J.B.G.
 Scale: AS SHOWN

SHEET

A-1

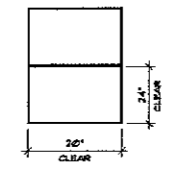


- GARAGE NOTES**
1. PROVIDE 1 LAYER OF 5/8\"/>
 2. PROVIDE 1 LAYER OF 5/8\"/>
 3. PROVIDE DOOR & GARAGE DOOR DO NOT OPERATE EXHIBED WITH DOOR CLOSED. GARAGE FIRE RISK EMISSION IS LETHAL. MIN. LETTERS REQUIRED.
 4. PROVIDE 3/8\"/>
 5. PROVIDE 1/2\"/>
 6. PROVIDE 1/2\"/>
- RESIDENCE TO GARAGE DOOR TO BE PROVIDED WITH AUTO CLOSURE AND TO BE 1 HOUR FIRE RATED AS PER FBC R307 - FBC-2004.
1. VENT OTHER THAN WALL TO OUTSIDE.

FBC R4409.155 TERMITE PROTECTION

ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT:

THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.



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. (FPA 2015 105 EDITION)

AREA TABLE	
AC LIVING SPACE	4,255 SF
COVERED TERRACE	605 SF
GARAGE	430 SF
ENTRY	260 SF
TOTAL AREA	5,550 SF

ATTIC VENTILATION REQUIREMENTS:

5.621 SF / 150 = 37.5 SF. REQUIRED

4844 SF PER VENT

4200 LF. / 4\"/>

12311 SW 94 AVE

FLOOR PLAN
SCALE: 1/4\"/>



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Registered Architects AA C002050
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Miami, Florida 33173 (305) 598-8383
Jacqueline Bonfill Gee AR0013685

**OAKRIDGE NORTH
MODEL C-1**
Lot 18 Block 4 Miami, Florida
Owner: Gilco Homes, Inc.
Miami, FL (305) 598-9431

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REVISIONS	BY
6-15-08	HF
8-5-08	HF
8-21-08	HF

Date: 04-27-06
Job: MODEL C
Drawn: H.F.
Checked: J.H.G.
Scale: AS SHOWN

SHEET

A-3