

1.	CONTRACTOR SHALL VISIT AND BECOME FAMILIAR WITH THE EXISTING CONSTRUCTION, INCLUDING ACCESSIBILITY, EXISTING SITE STRUCTURES, RESIDENCE STRUCTURES, M.E.P. FIXTURES, ETC. AND CONFIRM ALL EXISTING CONDITIONS SHOWN ON PLANS ARE APPLICABLE BEFORE BIDDING JOB.	18.	BECAUSE FRAMING M BASED UP DRAWINGS AND ABILI STRUCTURE PLANS UP WITH NEW OTHER THA EXIST, GC ENGINEER
2.	CONTRACTOR SHALL SATISFY CITY AND STATE REQUIREMENTS FOR IDENTIFICATION AND REMOVAL OF HAZARDOUS MATERIALS, INCLUDING, BUT NOT LIMITED TO ASBESTOS, LEAD, ETC.		
3.	MATERIALS SCHEDULED FOR REMOVAL AND DISPOSAL SHALL BE HAULED AWAY FROM SITE, AND PROPERLY DISPOSED IN ACCORDANCE TO APPLICABLE CITY AND COUNTY REGULATIONS.	19.	G.C. SHALL AND COOR
4.	DEMOLITION SCHEDULE SHALL BE COORDINATED WITH OWNER. PROVIDE AND MAINTAIN TEMPORARY COVERINGS, TO ENSURE PROTECTION OF ALL INTERIOR AREAS FROM THE WEATHER.		
5.	IT IS THE INTENT OF THE ARCHITECT THAT THE WORK DESCRIBED IN THESE DRAWINGS BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE FLORIDA BUILDING CODE RESIDENTIAL, LATEST EDITION, AND OTHER APPLICABLE BUILDING REGULATIONS. THE CONTRACTOR SHALL PERFORM THE WORK IN COMPLIANCE WITH THESE DOCUMENTS AND THE REQUIREMENTS SET FORTH IN ALL APPLICABLE CODES AND REGULATIONS.		
6.	THE CONTRACTOR SHALL REVIEW THESE DRAWINGS IN IT'S ENTIRETY AND ALL EXISTING SITE CONDITIONS INCLUDING FIELD DIMENSIONS IN A TIMELY MANNER AND SHALL REPORT TO THE AOR OR EOR ANY DISCREPANCIES FOUND PRIOR TO PROCEEDING WITH WORK.		
7.	THE CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, SLEEVES, OPENINGS, DEPRESSIONS AND PITCHES AS REQUIRED TO ACCOMMODATE OTHER WORK.		
8.	ALL SECTIONS AND DETAILS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR CONDITION, UNLESS SPECIFICALLY NOTED OTHERWISE.		
9.	THESE DRAWINGS, AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT, AND MAY NOT BE USED, DISTRIBUTED OR REPRODUCED WITHOUT EXPRESS WRITTEN CONSENT.		
0.	CONTRACTOR SHALL VISIT AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND FINISHES. ALL FINISHES ADJACENT TO THE SCOPE OF WORK ARE TO BE REPAIRED / RE-FINISHED TO MATCH EXISTING COORDINATE ALL FINISHES WITH OWNER.		
1.	CODE IN EFFECT IS THE FLORIDA BUILDING CODE RESIDENTIAL 2020		
2.	CONTRACTOR SHALL EXERCISE CARE WHEN WORKING OVER SEPTIC TANK SUYTEMS. NO HEAVY EQUIPEMENT OR STOCKPILING SHALL BE ALLOWED OVER THESE AREAS. SEE SHEET SP-1.		
3.	UPON COMPLETION OF PROTECT G.C. SHALL PROVIDE ELEVATION CERTIFICATE. PRIOR TO PLACEMENT OF SLAB G.C. MUST VERIFY THAT THE FINISH FLOOR ELEVATION MATCHES THE FINISH FLOOR ELEVATION ON THE PLANS. FINISH FLOOR SLAB TO BE A MIN OF 1 FT HIGH ABOVE THE BASE FLOOR ELEVATION IF IN A FLOOD ZONE.		
5.	CONTRACTOR SHALL VISIT THE SITE AND REVIEW ALL PERTINENT UTILITY DRAWINGS TO FAMILIARIZE HIMSELF WITH THE LOCATION OF ALL EXISTING AND / OR PROPOSED UTILITY STUBS OUT, PIPING, INVERT, EQUIPMENT, ETC AND MAKE DUE ALLOWANCES FOR ANY CONDITION AFFECTING HIS WORK.		
6.	LANDSCAPE NOTE: CONTRACTOR TO PROVIDE 6'-8" BARRIERS AROUND TREES LESS THAN 18" IN DIAMETER AND 10'-12' BARRIERS AROUND TREES 18 INCHES IN DIAMETER OR GREATER		
7.	CONTRACTOR RESPONSIBLE TO FIELD VERIFY EXISTENCE AND LOCATION OF SEWER LATERAL AND WATER METER PRIOR TO BIDDING AND CONSTRUCTION. CONTRACTOR TO FIELD VERIFY AND COORDINATE.		

PROPERTY LINE

ADJACENT PROPERTY

SUBJECT PROPERTY

2'-0"

2'-0"

STORM WATER BERM DETAIL

SCALE: 1 1/2"=1'-0"

STORM WATER BERM
SEE DETAIL THIS SHEET

173.30'

EXISTING OAK TREE TO BE REMOVED UNDER SEPARATE PERMIT

26.00' PROPOSED

35'-6" PROPOSED

NEW ATTACHED GUEST HOUSE

NEW ATTACHED COVERED TERRACE

EXISTING OAK TREE TO BE REMOVED UNDER SEPARATE PERMIT

NEW GREAT ROOM

10'-0" (MIN.)

EXISTING DOMESTIC AND IRRIGATION PUMPS AND WELLS

10'-0" (MIN.)

EXISTING RESIDENCE

NEW MASTER BEDROOM SUITE

REFER TO PLUMBING PLANS FOR CONNECTION POINTS

NEW 1050 GAL. SEPTIC TANK

5'-1"

19'-6"

5'-1"

29.28' PROPOSED

DRAINFIELD 667 SQ. FT.

UNOBSTRUCTED AREA 333 SQ. FT.

29.28' EXISTING

17'-3"

34'-6"

226.40'

21.79' EXISTING

EXISTING SEPTIC TANK AND DRAIN FIELD SYSTEM (NO INCREASED SEWAGE FLOW TO THIS SYSTEM)

REFER TO PLUMBING PLANS FOR CONNECTION POINTS

EXISTING DRIVEWAY

49.84' EXISTING

173.30'

PARKWAY

S.W. 107 STREET

NOTE:
THERE ARE NO PERTINENT FEATURES ON ADJACENT PROPERTIES AND ACROSS THE STREET THAT MAY AFFECT THIS SEPTIC SYSTEM INSTALLATION.

HRS SQUARE FOOTAGE CALCULATION
FLOOR AREA IS EQUIVALENT TO ALL FLOOR AREAS EXCEPT COVERED TERRACES, PORCHES AND GARAGES
LIVING AREA= 2,523 SQ. FT.
2 BEDROOMS / 3 BATHS

* CONTRACTOR TO VERIFY SEPARATION OF 100 FT. TO ANY DOMESTIC WATER WELL OR 50 FT. FROM ANY IRRIGATION WELL INSIDE OR OUTSIDE OF PROPERTY.
* EXISTING SEPTIC TANK TO BE ABANDONED AND FILLED WITH SAND.

NOTE:
ALL EXTERIOR LIGHT FIXTURE ILLUMINATION TO BE SHIELDED DOWNWARD.

SCALE: 1"=10'-0"

SITE PLAN

DRAWN
CHECKED
DATE 11/14/22
SCALE
JOB NO.
SHEET
SP-1
OF SHEETS

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