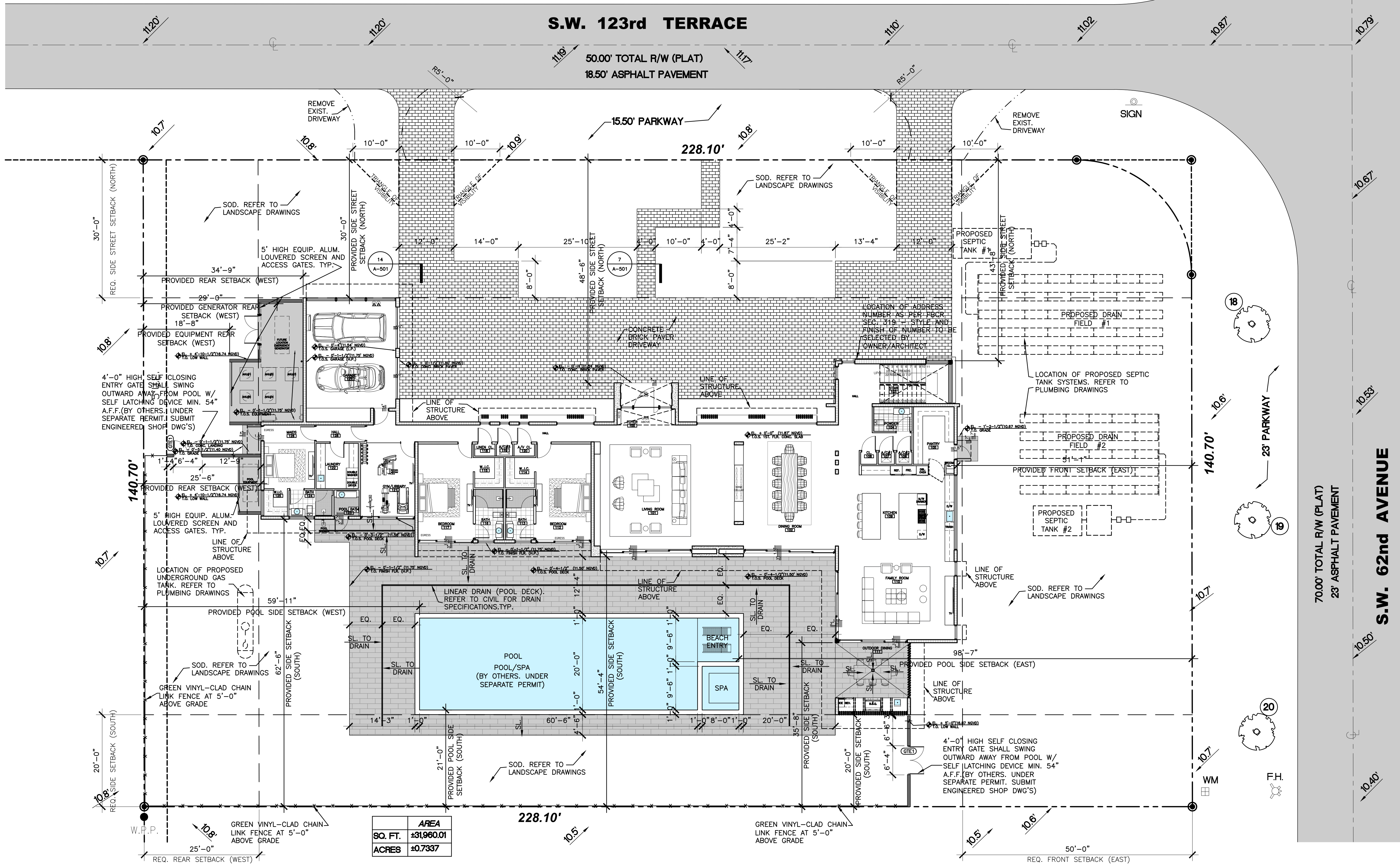


SITE PLAN

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



GENERAL NOTES

PASSIVE RADON-RESISTANT STATEMENT

RADON-RESISTANT CONSTRUCTION STANDARDS AND MATERIALS FOR THIS RESIDENCE WILL LIMIT RADON ENTRY POINTS THROUGH BUILDING FLOORS AND FOUNDATIONS AND WILL LIMIT MECHANICAL DEPRESSURIZATION OF THE BUILDING, AND SHALL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE FBC.

STAIR NOTE:
1. STAIR MANUFACTURER SHALL PROVIDE FULLY ENGINEER SHOP DRAWINGS FOR ARCHITECTS APPROVAL PRIOR TO MANUFACTURING STAIR. ON SITE MEASUREMENTS SHALL BE TAKEN AND FIELD CONDITIONS VERIFIED BY STAIR MANUFACTURER. ALL DISCREPANCIES OR REQUIRED ADJUSTMENTS MUST BE BROUGHT IMMEDIATELY TO THE ARCHITECTS ATTENTION

TERMITE PROTECTION STATEMENT

TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITECIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, 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 IN COMPLIANCE WITH FBC 2020 1816

GLAZING NOTES:
1. PER FBC R308.1 EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATIONS AS DEFINED IN FBC R308.4 SHALL BE PROVIDED WITH MANUF. LABEL DESIGNATING THE TYPE OF THICKNESS OF GLASS AND SAFETY GLAZING STANDARD WHICH IT COMPLIES AND SHALL BE VISIBLE IN THE FINAL INSTALLATION.
2. PER FBC R308.3.1 GLAZING SHALL COMPLY WITH TEST CRITERIA FOR CATEGORY I OR II AS INDICATED IN TABLE R308.3.1(1)
3. PER FBC R308.4, ALL GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOORS SHALL BE CONSIDERED HAZARDOUS LOCATIONS
4. GLAZING IN SLIDING AND SWINGING DOORS SHALL BE SAFETY-GLAZING COMPLYING WITH THE SAFETY GLAZING STANDARDS AS SET FORTH IN FBC SECTION 24
5. PER FBC SECTION 24 DOORS CONTAINING GLAZING MATERIAL NOT GREATER THAN 9' SOFT, IN SURFACE AREA SHALL BE CLASSIFIED AS CATEGORY I GLAZING PRODUCT
6. SWINGING OR SLIDING GLASS DOORS WITHOUT CONTINUOUS FRAME SHALL BE OF ONLY FULLY TEMPERED GLASS NOT LESS THAN 3/8" IN THICKNESS PER FBC SECTION 24
7. LAMINATED GLAZING SHALL BE PERMITTED AS AN EQUAL ALTERNATE TO PICKETS IF TESTED TO SATISFY THE RESISTANCE REQUIREMENTS AS SET FORTH IN FBC SECTION 24

STAIR NOTE:
1. STAIR MANUFACTURER SHALL PROVIDE FULLY ENGINEER SHOP DRAWINGS FOR ARCHITECTS APPROVAL PRIOR TO MANUFACTURING STAIR. ON SITE MEASUREMENTS SHALL BE TAKEN AND FIELD CONDITIONS VERIFIED BY STAIR MANUFACTURER. ALL DISCREPANCIES OR REQUIRED ADJUSTMENTS MUST BE BROUGHT IMMEDIATELY TO THE ARCHITECTS ATTENTION

BACKING NOTE:

1. PROVIDE (2) 2 X 6 OR (2) 2 X 4 WOOD MEMBERS BACKING OR 1" PLYWOOD AT ALL WALL HUNG CABINET LOCATIONS TO COMPLY WITH FBC 2318.1.14

EXTERIOR WOOD MEMBER NOTE:
1. ALL EXTERIOR PLYWOOD, WOOD FRAMING MEMBERS OR OTHER WOOD COMPONENTS TO BE MOISTURE AND MOLD RESISTANT. ALL INTERIOR PLYWOOD FRAMING MEMBERS OR OTHER WOOD COMPONENTS TO BE FIRE TREATED

ELECTRICAL NOTE:

1. COORDINATE WITH ELECTRICAL, AV AND LOW VOLTAGE PRIOR TO FORMING AND POURING CONCRETE SLAB, WALLS OR COLUMNS. PROVIDE EMBEDMENT OF LIGHT FIXTURES PER MFR. SPECS

PERIMETER FENCE NOTE:
FINISHED SIDE OF PERIMETER FENCE SHALL FACE THE NEIGHBORING PROPERTIES

PERMIT NOTES:
1. ALL PLANS AND CALCULATIONS HAVE BEEN PREPARED IN COMPLIANCE WITH F.B.C. 2020 SEVENTH EDITION
2. EXTERIOR DOORS, WINDOWS, STOREFRONTS, GLASS GUARD RAILS, FENCE, GATE, POOL INTERIOR STAIR, RAILINGS, GENERATOR, ROOFING, CANOPIES, WATERPROOFING, AND GARAGE DOOR, WORK TO BE PERFORMED UNDER SEPARATE PERMIT

POOL BARRIERS AND ACCESS GATES NOTES:
1. OUTDOOR SWIMMING POOLS SHALL BE PROVIDED WITH A BARRIER COMPLYING WITH SECTIONS R4501.17.1.1 THROUGH R4401.17.1.14 OF THE 2020 FBC.
2. ACCESS GATES SHALL COMPLY WITH SECTION R4501.17.1.8 OF THE 2020 FBC.

SWIMMING POOL & SPA NOTE:
1. WORK TO BE PERFORMED UNDER SEPARATE PERMIT. PROVIDE SWIMMING POOL SAFETY ALARM PER FBC 4501.17.1.9

FOR ALL PROJECT GRADING INFORMATION, STORM WATER RETENTION AND CALCULATIONS REFER TO CIVIL DRAWINGS

ELEVATION CERTIFICATE NOTE:
1. UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION, CONTRACTOR SHALL PROVIDE ELEVATION CERTIFICATE TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL

2. OWNER OR CONTRACTOR SHALL SUBMIT A FINISHED CONSTRUCTION ELEVATION CERTIFICATE FOR REVIEW AND APPROVAL PRIOR TO BUILDING FINAL INSPECTION

LIFE SAFETY NOTES:
1. ALL STAIR RAILINGS TO BE 3'-6" HIGH ABOVE FINISHED FLOOR. RAILING SHALL NOT ALLOW PASSAGE OF A 4" DIA. SPHERE TYP. 6" DIA. SPHERE AT TRIANGULAR OPENINGS FORM BY TREAD, RISE AND BOTTOM RAIL OF RAILING AT STAIR. RAILING SHALL BE CONSTRUCTED TO RESIST A CONCENTRATED LOAD OF 200 LBS APPLIED AT ANY ONE POINT IN ANY DIRECTION. MFR TO PROVIDE SHOP DRAWINGS PRIOR TO MANUF. FOR ARCHITECTS AND BLDG. DEPT. APPROVALS
2. HAND RAILS SHALL BE CONSTRUCTED FOR A CONCENTRATED LOAD OF 200 LBS APPLIED AT ANY POINT IN ANY DIRECTION. HANDRAILS MUST TERMINATE INTO WALL OR POST. HANDRAILS MUST COMPLY WITH FBC R311.5.6. MFR TO PROVIDE SHOP DRAWINGS PRIOR TO MANUF. FOR ARCHITECTS AND BLDG. DEPT. APPROVALS
3. INTERIOR GLASS RAILINGS TO BE CLEAR SEAMLESS TEMPERED SAFETY GLASS. MFR TO PROVIDE SHOP DRAWINGS PRIOR TO MANUF. FOR ARCHITECTS AND BLDG. DEPT. APPROVALS
4. ANY OPENINGS IN RAILING OR BETWEEN RAILING AND STRUCTURE ARE TO REJECT A 4" DIA. SPHERE AND BOTTOM 6" OF RAILING IS TO REJECT A 2" DIA. SPHERE
5. WALLS AND CEILING FINISHES SHALL HAVE A FLAME SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKE DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTM-E-84 OR UL 273. FBC R302.9
6. INSULATION MATERIALS FACING VAPOR RETARDERS SHALL HAVE A FLAME SPREAD CLASSIFICATION OF NOT GREATER THAN 25 AND SMOKE DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTM-E-84 OR UL 273. FBC R302.10
7. PROVIDE FIRE-BLOCKING IN PARTITIONS AT 8' INTERVALS AT INTERCONNECTIONS, OPENINGS, FLOOR JOIST, DOOR POCKETS
8. GARAGE FLOORS SHALL BE OF APPROVED NON-COMBUSTIBLE MATERIAL
9. SMOKE ALARMS TO BE INTERCONNECTED

SITE - PROPOSED

FLOOD LEGEND

Residential New Construction

HIGHEST CROWN OF THE ROAD ELEV. : 6200 SOUTHWEST 123RD TERRACE = 11.20' NGVD
HIGHEST CROWN OF THE ROAD ELEVATION WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY, PREPARED BY:

	LOWEST ADJACENT GRADE NEXT TO BLDG.	HIGHEST ADJACENT TO GRADE NEXT TO BLDG.	TOP OF BOTTOM FLOOR	TOP OF NEXT HIGHER FLOOR
PROPOSED	10.70' NGVD	11.54' NGVD	0'-0" = 11.87' NGVD	12'-10" = 24.70' NGVD

- THE SITE SHALL BE GRADED IN A MANNER TO PREVENT THE FLOODING OF ADJACENT PROPERTIES. WHERE NECESSARY INTERCEPTOR SWALES WILL BE CONTAINED ON-SITE WITH NO ENROACHMENT OVER ADJACENT PROPERTIES. REFER TO CIVIL DRAWINGS.
- ALL ELEVATIONS SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929) UNLESS OTHERWISE INDICATED ON DRAWINGS

SURVEY NOTE:

- CONTRACTOR SHALL FIELD VERIFY PRIOR TO CONSTRUCTION THAT ALL SETBACKS ARE MET PER SITE PLAN AND THAT RESIDENCE AND ITS AMENITIES SIT ON THE SITE EXACTLY AS PER THIS SITE PLAN AND ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION

PROPERTY ADDRESS

6200 SOUTHWEST 123RD TERRACE
PINECREST, FLORIDA 33156

LEGAL DESCRIPTION

LOT 1, BLOCK 4, RIDGELINE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 50, PAGE 97, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FOLIO #: 20-5013-006-0280

FLOOD CRITERIA

COMM PANEL: 120425
FIRM ZONE: X
ELEVATION REFERENCE TO NGVD 1929
BASE FLOOD ELEVATION: N/A
ADDITIONAL INFORMATION WAS PROVIDED BY: SURVEY DATED 08-18-23 BY: ALVAREZ, AGUIRRE AND ASSOCIATES, INC. L.B.#6867 STATE OF FLORIDA

LOCATION MAP



PUBLIC WORKS GENERAL NOTES:

THE CITY'S INSPECTOR WILL DETERMINE THE MAGNITUDE OF THE REPLACEMENT.

- RECONSTRUCT SWALES/SOD ALONG THE ENTIRE PROPERTY.
- MILL AND RESURFACE 2 INCHES AVERAGE USING TYPE S-III ASPHALT MIX DESIGN ON THE DRIVING LANE ALONG THE ENTIRE PROPERTY.(10 FOOT WIDE ALONG FRONTAGE OF THE PROPERTY)
- IF APPLICABLE, REPLACE SIDEWALK AND CURB ALONG THE ENTIRE STREET FRONTAGE OF THE PROPERTY
- LANDSCAPING IMPROVEMENTS WITHIN THE RIGHT OF WAY REQUIRES PRELIMINARY APPROVALS FROM PLANNING DEPARTMENT AND PARKS (GREEN MANAGEMENT) DEPARTMENT PRIOR TO APPLYING FOR A PUBLIC WORKS DEPARTMENT RIGHT OF WAY CONSTRUCTION PERMIT.
- ALL CONSTRUCTION AND/OR USE OF EQUIPMENT IN THE RIGHT-OF-WAY AND OR EASEMENTS WILL REQUIRE A SEPARATE VILLAGE OF PINECREST PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY CONSTRUCTION PERMIT PRIOR TO START OF CONSTRUCTION
- DECLARATION OF RESTRICTIVE COVENANT IS REQUIRED FOR ANY PROPOSED LANDSCAPING, IRRIGATION AND RETAINING WALL IN THE UTILITY EASEMENT.