VILLAGE OF PINECREST
ZONING INFORMATION

DIVISION 4.2 RESIDENTIAL DISTRICT AND ARTICLE 5 ADDITIONAL REGULATIONS
ZONING DISTRICT: RESIDENTIAL ESTATE (EU-1)(SINGLE FAMILY)
CASA ROBLES 131
PROJECT (6545 SW 131ST STREET) **(PERMIT)**

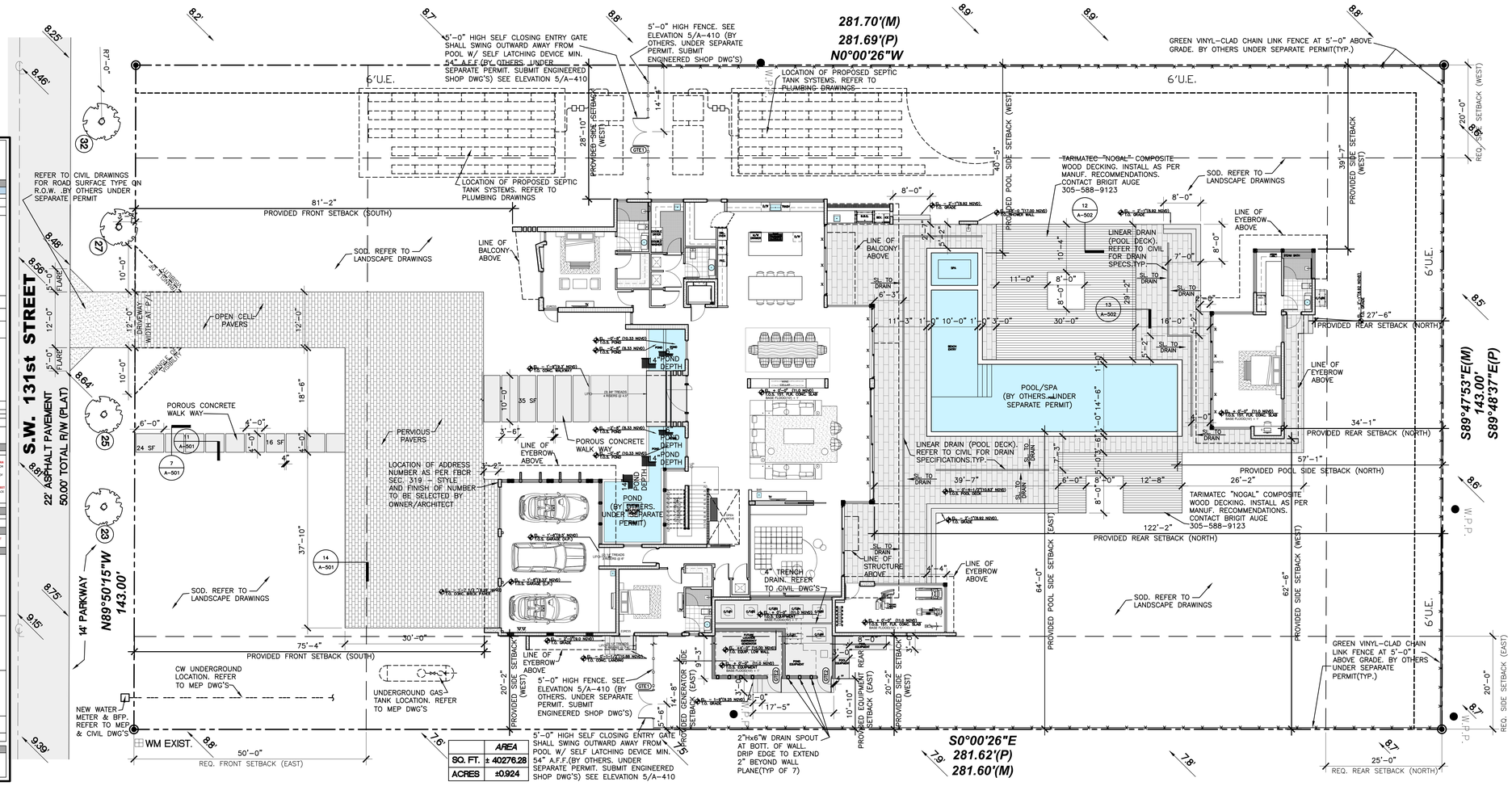
FAO ARCHITECTURE

DIMENSIONAL REGULATIONS

		REQUIREDS(NG/NRD)	MAX/MIN CALCULATION	PROVIDED	UNITS	ZONING SECTION	COMMENT
1.	LOT AREA (NET)	NET-FOR PROPERTY (ASE)	N/A	35,792	S.F.		
2.	MIN LOT AREA/LOT AREA (GROSS)	MIN. ONE ACRE(INCLUDING 1/2 THE RIGHTS OF WAY ADJACENT TO THE PROPERTY)	N/A	35,792	S.F. / ACRE	DIV 4.2 (1)a	PER LAND SURVEY
3.	DENSITY	ONE PERSON PER GROSS ACRE(THE TOTAL NUMBER OF PERSONS WHO LIVE OVER THIS PROPERTY)	N/A 1.01	1.01	UNITS	DIV 4.2 (1)b	
4.	MAXIMUM HEIGHT PRINCIPAL USE	**ONE-STORY STRUCTURE OR PORTION OF THE STRUCTURE THAT IS ONE STORY:** 24 FEET TO THE TOP OF THE PARAPET. IF THE ROOF OF THE ONE-STORY STRUCTURE HAS A PITCH OF 3/4:12 OR GREATER, THEN THE PEAK OF SUCH ROOF MAY BE 28 FEET IN HEIGHT, PROVIDED THE HEIGHT TO THE TOP OF THE TIE BEAM DOES NOT EXCEED 24 FEET	24 FEET TO THE TOP OF THE PARAPET + 11.0' + 24' - 35.0' MAX.	24'-0"/35.0'	FT./NGVD	DIV 4.2 (5)(c)(i)	
		TWO-STORY STRUCTURE OR PORTION OF THE STRUCTURE THAT IS TWO STORIES: 28 FEET TO THE TOP OF THE ROOF. EXCEPT FOR ELEVATOR, STAIRWAYS, ANY PORTION OF THE BUILDING OR STRUCTURE WITH A FLAT ROOF, THE ROOF OF THE UPPER STORY OF A BUILDING SHALL NOT EXCEED 28 FEET TO THE TOP OF THE ROOF OR 29.5 FEET TO THE TOP OF THE PARAPET	28 FEET TO THE TOP OF THE ROOF + 11.0' + 28' - 35.0' MAX.	27'-10"/35.0'	FT. / NGVD		
		29.5 FEET TO THE TOP OF THE PARAPET + 11.0' + 29.5' = 40.5' MAX	29' / 10'-10"	FT. / NGVD		
		MAXIMUM HEIGHT OF TRUSS HEEL 1 FOOT	1.0'/	N/A	FT.		
5.	MINIMUM FLOOR ELEVATION	**FLOOD HAZARD AREAS:** THE VERTICAL MEASUREMENT FROM THE BASE FLOOD ELEVATION PLUS ONE FOOT, OR THE BACK OF THE SIDEWALK ELEVATION PLUS ONE FOOT, OR THE CROWN OF THE ROAD ELEVATION OF THE HIGHEST CROWN OF ROAD OR STREET ABUTTING SUCH BUILDING SITE PLUS ONE FOOT, WHICHEVER IS GREATER	BASE FLOOD ELEVATION (B.F.E.) + 1' = 10.0' + 1'	11.0'	FT./NGVD		
			BACK OF SIDEWALK ELEVATION + 1' = N/A + 1'	N/A	FT./NGVD		
			NO SIDE WALKS FRONT OR ROAD				
			IF THERE IS NO SIDEWALK, THE ELEVATION OF THE HIGHEST CROWN OF ROAD OR STREET ABUTTING SUCH BUILDING SITE PLUS ONE FOOT, WHICHEVER IS GREATER	10.50'	N/A	FT./NGVD	
		ESTIMATED GRADE: SHALL BE THE AVERAGE ELEVATION OF THE SIDEWALK ABUTTING SUCH BUILDING SITE OR, IF THERE IS NO SIDEWALK, THE AVERAGE ELEVATION OF THE CROWN OF THE ROAD OR STREET ABUTTING SUCH BUILDING SITE, WHICH IS BUILDING SITE ABUTS MORE THAN ONE ROAD AND OR STREET, THE ESTIMATED GRADE SHALL BE THE AVERAGE ELEVATION OF THE SIDEWALKS ABUTTING UPON SUCH BUILDING SITES, OR IF THERE ARE NOT SIDEWALKS, THE AVERAGE ELEVATION OF THE CROWN OF THE ROAD AND/OR STREETS ABUTTING SUCH BUILDING SITE	8.40+8.36+8.81+9.21+9.20/5 =	8.80		FT./NGVD	
6.	MAXIMUM IMPERVIOUS SURFACE RATIO	45 PERCENT	45% X 43,275 S.F. =	19,124	19,192	19.1%	S.F./%	DIV 4.2 (5)(d)(ii)
7.	MINIMUM PERVIOUS GREEN SPACE	55 PERCENT	55% X 43,275 S.F. =	23,801	16,083	37.2%	S.F./%	DIV 4.2 (5)(d)(iii)
	LOT AREA (NET)	40,276	TOTAL IMPERVIOUS AREA PLUS GREEN SPACE =	43,276	35,275	81.5%	S.F./%	
8.	FRONT SETBACK (EAST) BASED ON LOT WIDTH AND STREET FRONTAGE	120.19'/277	N/A	160.4'	FT.	FT.	DIV 4.2 (1)(e)	**AFFECTS SET BACK MEASUREMENTS**
	MINIMUM LOT DEPTH THE MINIMUM DISTANCE BETWEEN THE STREET/ALONG OR THE ABUTTING FRONT RIGHT-OF-WAY	200'/277	N/A	202.6'	FT.	FT.	DIV 4.2 (1)(f)	
	PRINCIPAL TWO STORY STRUCTURE SETBACK (MEASURED VERTICALLY WHICH APPLY TO THE WAY LOT WIDTH, EXCLUDING OF PUBLIC RIGHTS OF WAY)							
9.	FRONT (SOUTH)	30'/277 MIN.	N/A	79'-0"	FT.	FT.	DIV 4.2 (1)(g)	
	SIDE (WEST)	20'/277 MIN.	N/A	20'-2"	FT.	FT.	DIV 4.2 (1)(g)	
	SIDE (WEST)	20'/277 MIN.	N/A	20'-10"	FT.	FT.	DIV 4.2 (1)(g)	
	REAR (NORTH)	30'/277 MIN.	N/A	N/A	FT.	FT.	DIV 4.2 (1)(g)	**LOTS WHOSE STREET FRONTAGE IS LESS THAN 125 FEET IN WIDTH SHALL HAVE A SIDE STREET SETBACK OF 25 FEET OF THE WIDTH WITH A SETBACK OF NOT LESS THAN 15 FEET**
	SIDE (EAST/S)	30'/277 MIN.	N/A	N/A	FT.	FT.	DIV 4.2 (1)(g)	**LOTS WHOSE FRONTAGE IS LESS THAN 125 FEET IN WIDTH SHALL HAVE A SIDE STREET SETBACK OF 25 FEET OF THE WIDTH WITH A SETBACK OF NOT LESS THAN 15 FEET**
	REAR (NORTH)	30'/277 MIN.	N/A	122'-2"	FT.	FT.	DIV 4.2 (1)(g)	
	FLOOR AREA RATIO (F.A.R.)(LOT COVERAGE) (MEASURED FLOOR AREA RATIO/LOT COVERAGE SHALL APPLY TO THE WAY LOT WIDTH, EXCLUDING OF PUBLIC RIGHTS OF WAY)							
10.	PRINCIPAL TWO STORY STRUCTURE	MAX. 1ST FLOOR = 20	18% X 43,276 =	7,789.97	10,130.0	S.F.	DIV 4.2 (1)(g)	
		MAX. 2ND FLOOR = .35	.18 X 43,276 =	7,789.97	8,222	19.0%	S.F.	DIV 4.2 (1)(g)	**REQUEST FOR F.A.R. TRANSFER FROM FIRST FLOOR TO SECOND FLOOR**
	F.A.R. TRANSFER REQUEST FROM FIRST FLOOR TO SECOND FLOOR AS ALLOWED BY DEFINITION OF FLOOR AREA RATIO(F.A.R.) FOR UNENCLOSED BALCONY USE							
11.			FIRST FLOOR REMAINING F.A.R. = 10,130.0 S.F. (PROVIDED) - 7,789.97 S.F. (PROVIDED) =	2,339.3	S.F.	S.F.	DIV 9.3 DEFINITIONS	**AGENT TO PROVIDE VILLAGE OF PINECREST REQUIRED COVENANT FOR TRANSFER**
12.			TOTAL F.A.R. TRANSFER REQUEST TO SECOND FLOOR (INCLUDES BALCONIES) =	2,339.3	S.F.	S.F.		
	PERMITTED ENCROACHMENTS IN REQUIRED YARDS							
13.	EXCEPTION FOR YARD ENCROACHMENT		STREET SIDE (LOT TYPE 3)F X 3 = 12'-0" OR 5' WHICH EVER IS LESS	N/A	FT.	FT.	DIV 5.3(a)(1)	
		ROOF OVERHANGS UP TO 60 INCHES ON ONE-HALF OF THE REQUIRED YARD, WHICHEVER IS LESS	SOUTH 30' X 3 = 12' OR 5' WHICH EVER IS LESS	N/A	FT.	FT.	DIV 5.3(a)(1)	
			NORTH 20' X 3 = 12.0' OR 5' WHICH EVER IS LESS	N/A	FT.	FT.	DIV 5.3(a)(1)	
		PLANTERS NOT EXCEEDING 30 INCHES IN HEIGHT OR HAVING A CROSS SECTION OF 36 INCHES OR LESS	N/A	N/A	FT.	FT.	DIV 5.3(a)(3)	
14.	HEIGHT OF WALL OR FENCE	SHALL NOT EXCEED 5.0' (SEE ON RIGHT)	6'-0"	6'-0"	FT.	FT.	DIV. 5.2(d) & (h)	
		WALLS AND FENCES ALONG STREETS, ROADS, AND RIGHTS OF WAY, AND WALLS OR FENCES ON THE PROPERTY LINE WITHIN THE REQUIRED FRONT YARD SETBACK SHALL BE RESTRICTED TO A MINIMUM OF 36 INCHES OF OPEN NON-MASONRY FENCING, AND A MAXIMUM OF 36 INCHES OF OPEN NON-MASONRY FENCING, PICKETS, OR OTHER DECORATIVE FEATURES ABOVE, EXCLUDING COLUMNS WHICH SHALL BE SPACED A MINIMUM OF EIGHT FEET APART	N/A	N/A	FT.	FT.		
15.	RESIDENTIAL BUILDING FACADES	FRONT AND SIDE FACADE DESIGN OF THE RESIDENCE SHALL BE ARTICULATED AND UNBULKED SHALL INCLUDE BUILDING DESIGN VARIATIONS AT INTERVALS NO GREATER THAN 50 FEET IN LENGTH TO INCLUDE VISUAL SCALE MARKETS AND PROJECTS ACTIVATED ELEVATIONS. DESIGN VARIATIONS OR INTERVALS SHALL BE A MINIMUM OF 7.5 FEET IN LENGTH AND 3 FEET IN DEPTH	MAX. FACADE LENGTH PROVIDED AT WEST ELEVATION MAX. FACADE LENGTH PROVIDED AT NORTH ELEVATION MAX. FACADE LENGTH PROVIDED AT EAST ELEVATION	87'-9" 89'-0" 42'-6"	FT.	DIV. 5.2(h)(i)	
16.	AIR CONDITIONING AND HEATING UNITS, POOL PUMPS, ABOVE GROUND FUEL TANKS, MECHANICAL EQUIPMENT	MECHANICAL EQUIPMENT SHALL NOT BE PLACED OR INSTALLED WITHIN FIVE FEET OF ANY PROPERTY LINE	EAST EQUIPMENT PAD DISTANCE PROVIDED	10'-10"	FT.	FT.	DIV. 5.2(h)(ii)	
17.	PERMANENTLY INSTALLED GENERATORS	SHALL BE LOCATED OR INSTALLED NO LESS THAN FIVE FEET FROM ANY PROPERTY LINE	EAST GENERATOR DISTANCE PROVIDED	14'-8"	FT.	FT.	DIV. 5.2(h)(j)	

LEGAL DESCRIPTION

LOT 3, BLOCK 9, DEWONWOOD FIRST ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 79, PAGE 47, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
INFORMATION OBTAINED FROM SURVEY DATED 11-09-2023 BY ALVAREZ, AIGUESVIVES AND ASSOCIATES, INC. L.B.#6867



1 A-100 **SITE PLAN**
SCALE: 3/32"=1'-0"

GENERAL NOTES

VILLAGE OF PINECREST PUBLIC WORKS GENERAL NOTES:

1. NO FILL OF ANY KIND CAN BE BROUGHT ON SITE OR TO THE ROW OUTSIDE OF THE BUILDING FOOTPRINT.
2. NO RUNOFF GENERATED FROM THE DRIVEWAY IS PERMITTED TO DISCHARGE DIRECTLY TO THE ROW OR ADJACENT PROPERTIES.
3. THE ROW SWALE IS TO BE GRADED USING THE VILLAGE PW STANDARD.
4. NO TREES ARE TO BE PLANTED IN THE ROW BEFORE CONDITIONAL APPROVAL OF THE ROUGH GRADING OF THE SWALE HAS BEEN APPROVED BY PUBLIC WORKS.
5. NO SHRUBS ARE TO BE PLANTED IN THE ROW AND ANY EXISTING SHRUBS ARE TO BE REMOVED.
6. NO IRRIGATION, LIGHTING, OR ELECTRICAL COMPONENTS OF ANY KIND MAY BE INSTALLED IN THE ROW.
7. ALL PROPOSED TREES IN THE ROW WILL BE PLANTED A MINIMUM OF 7' FROM THE EDGE OF PAVEMENT TO THE FACE OF THE TREE AND WILL BE OF A TYPE, KIND, AND SPACING AS APPROVED BY THE VILLAGE ARBORIST. ARBORIST CONTACT INFORMATION IS: RICK CARR – CCARR@PINECREST-FL.GOV.
8. ANY DECORATIVE D/W IN THE ROW SHALL HAVE AN 8"W X 12"D, 3,000-PSI, FIBER MESH CONCRETE HEADER CURB LOCATED BETWEEN THE ASPHALT AND THE PROPOSED D/W. THE EDGE OF THE HEADER CURB WILL BE A MINIMUM OF 10' FROM THE CENTERLINE OR TO THE EDGE OF THEE EXISTING ASPHALT EDGE.
9. NO MATERIALS OF ANY KIND WILL BE STORED FOR ANY LENGTH OF TIME ON THE PUBLIC SWALE.
10. EXISTING SIDEWALKS WILL BE MAINTAINED AT ALL TIMES, FREE OF ANY LOOSE MATERIAL, AND OPEN TO PEDESTRIAN TRAFFIC AT ALL TIMES. NO VEHICLES CAN PARK ON THE SIDEWALK AT ANY TIME.
11. ANY SIDEWALK CROSSED BY A D/W APPROACH MUST BE REPLACED WITH 6" THICK SIDEWALK AND EXTEND TO THE NEXT ADJACENT WHOLE FLAG ON EITHER SIDE OF THE NEW APPROACH. LONGITUDINAL SLOPE CANNOT EXCEED 5% AND MAXIMUM CROSS SLOPE IS 2%. ALL SIDEWALK CONSTRUCTION THAT INTERSECTS WITH A CROSSWALK MUST BE PARALLEL WITH THAT CROSS WALK AND WILL HAVE DETECTABLE WARNING SURFACE PLACED PERMANENTLY IN CONCRETE – NO SCREW-DOWN DETECTABLE WARNING SURFACE. IS PERMITTED. ALL SIDEWALK IN THE ROW WILL BE A MINIMUM OF 10' FROM THE NEAREST EDGE OF PAVEMENT AND MARKED AS SUCH IN THE SIGNED AND SEALED PLANS.
12. ALL WORK CONDUCTED IN THE ROW WILL IMPLEMENT THE APPLICABLE FDOT STANDARD INDEX 600 SERIES FOR MOT.
13. ALL SIDEWALK REPLACEMENT WILL BE OPEN TO TRAFFIC WITHIN 48 HOURS OF THE SIDEWALK being CLOSED FOR DEMO. THIS INCLUDES DEMOLITION OF EXISTING. SIDEWALK, PLACING FORMS, PLACING AND FINISHING CONCRETE AND STRIPPING FORMS.
14. NO PORTION OF THE PUBLIC ROW AND CAN BE ENCLOSED BY THE CONTRACTOR'S FENCE AT ANY TIME.
15. ALL SOD IN THE ROW WILL BE SAND GROWN,'EMPIRE ZOYSIA'.
16. ALL DRIVEWAY APPROACHES SHALL MEET ADA REQUIREMENTS FOR OBSTRUCTIONS BOTH VERTICAL AND HORIZONTAL AND FOR SLOPE BOTH CROSS SLOPE AND LONGITUDINAL.

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 TERMITICEDES, 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 1816

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 WILL ALL REQUIREMENTS SET FORTH IN THE FBC.

GLAZING NOTES:
1. PER FBC R308.1 EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATION 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 SQFT, 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 $\frac{3}{8}$" 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 SECTION24

ENCLOSURES BELOW THE DESIGN FLOOD ELEVATION (GARAGE,GARAGE TO BUILDING ACCESS):
ENCLOSED AREAS BELOW THE LOWEST FLOOR ELEVATION (11.00 NGVD) SHALL BE USED SOLELY FOR PARKING, BUILDING ACCESS, OR STORAGE. (ASCE 24-14 4.6.2 AND FEMA TECHNICAL BULLETIN 2-2008)

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 $\frac{3}{4}$" PLYWOOD AT ALL WALL HUNG CABINET LOCATIONS.

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 SLABS, WALLS OR COLUMNS. PROVIDE EMBEDMENT OF LIGHT FIXTURES PER MFR. SPECS

REFER TO LANDSCAPE DRAWINGS FOR PROJECT LANDSCAPE REQUIREMENTS AND DESIGN

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. 2023 EIGHT 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 FBC.
2. ACCESS GATES SHALL COMPLY WITH SECTION R4501.17.1.8 OF FBC.

SWIMMING POOL & SPA NOTE:
1. WORK TO BE PERFORMED UNDER SEPARATE PERMIT. PROVIDE SWIMMING POOL SAFETY ALARM PER FBC R4501.17.1.9

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, RISER 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 R311.7.8 TO 311.7.8.5. 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 ASTME-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 ASTME-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

ELEVATOR NOTE:
1. ELECTRICAL EQUIP. SUCH AS ELECTRICAL JUNCTION BOXES AND CIRCUIT AND CONTROL PANELS SHOULD BE ELEVATED ABOVE THE ELEVATIONS SPECIFIED IN TABLE 7.1. REFER TO ASCE 24-14, CH. 7.5 AND COMMENTS ON PAGE 55
2. ELEVATOR SHALL BE IN COMPLIANCE WITH ASCE 24-14 SECTION 7.5 AND FEMA TECHNICAL BULLETIN 4-2010
3. THE MAXIMUM INSIDE NET PLATFORM AREA OF ELEVATOR SHALL NOT EXCEED 15 SQUARE FEET.
4. TRACTION LIFT SYSTEM BY RESIDENTIAL ELEVATORS MODEL LLT-950 HP-3. ELEVATOR IS A MACHINE ROOM LESS SYSTEM. COORDINATE WITH MANUFACTURER ALL REQUIREMENTS. PROVIDE FULLY ENGINEERED SHOP DWG'S FOR REVIEW.(BY OTHERS UNDER SEPARATE PERMIT)
5. ELEVATOR IS TO COMPLY WITH MAX GRABLIN ACT, F.S. 399.031
6. REFER TO SHEET A-102 FOR ELEVATOR SPECIFICATION INFORMATION
7. REFER TO SHEET A-601 FOR DIAGRAM SHOWING COMPLIANCE $\frac{3}{4}$" RULE AND DOOR SCHEDULE FOR COMPLAINT DOORS
8. ELEVATOR SHALL COMPLY WITH ANSI A17.1 2016 CODE

SITE - PROPOSED

FLOOD LEGEND
Residential New Construction

HIGHEST CROWN OF THE ROAD ELEV. : 6545 SW 131 STREET 9.39' NGVD=HIGHEST CROWN OF THE ROAD ELEVATION WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY, PREPARED BY:

SURVEY DATED 11-10-23 BY: ALVAREZ, AIGUESVIVES AND ASSCOCIATES, INC. L.B.#6867 STATE OF FLORIDA

	LOWEST ADJACENT GRADE NEXT TO BLDG.	HIGHEST ADJACENT GRADE NEXT TO BLDG.	TOP OF BOTTOM FLOOR	TOP OF NEXT HIGHER FLOOR
PROPOSED	8.0' NGVD	9.0' NGVD	0'-0"= 11.00' NGVD	12'-10"= 23.83'NGVD

1. ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS;HEATING,VENTILATION,AIR CONDITIONING; PLUMBING APPLIANCES AND PLUMBING FIXTURES; DUCT SYSTEMS; AND OTHER SERVICE EQUIPMENT (POOL EQUIPMENT, WATER HEATERS, GENERATORS, ETC.) SHALL BE ELEVATED AT OR ABOVE DESIGN FLOOD ELEVATION (D.F.E.) = 11.0' D.F.E. NGVD, ZONE "AE"
2. CLASSIFICATION OF STRUCTURE FOR FLOOD-RESISTANT DESIGN AND CONSTRUCTION: CATEGORY II
3. ALL CONSTRUCTION MATERIALS, FINISHES, AND DOORS LOCATED BELOW THE LOWEST FLOOR ELEVATION = 11.0' NGVD SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL IN ACCORDANCE WITH 2023 F.B.C. R322, ASCE 24-14 CHAPTER 5.0 AND FEMA TECHNICAL BULLETIN 2-2008
4. 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 ENCROACHMENT OVER ADJACENT PROPERTIES. REFER TO CIVIL DRAWINGS.
5. ALL ENCLOSED AREAS THAT ARE BELOW DESIGN FLOOD ELEVATION = 11.0' NGVD SHALL ONLY BE USED FOR PARKING, BUILDING ACCESS OR STORAGE.
6. ALL ELEVATIONS SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929) UNLESS OTHERWISE INDICATED ON DRAWINGS
7. ALL OUTDOOR MATERIALS, CABINETRY, AND FINISH MATERIALS BELOW DESIGN FLOOD ELEVATION (D.F.E.) TO BE CONSTRUCTED AND FINISHED WITH FLOOD RESISTANT MATERIALS

SURVEY NOTE:
1. 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

6545 SOUTHWEST 131ST STREET
PINECREST, FLORIDA 33156

LEGAL DESCRIPTION

LOT 3, BLOCK 9, DAEWONWOOD FIRST ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 79, PAGE 47, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FOLIO #: 20-5013-025-0030

FLOOD CRITERIA

COMM PANEL: 120425
PANEL #: 0468
FIRM ZONE: "AE"
BASE FLOOD ELEVATION: 10 FEET
ELEVATION REFERENCE TO NGVD 1929
ABOVE INFORMATION WAS PROVIDED BY: SURVEY DATED 11-10-23 BY: ALVAREZ, AIGUESVIVES AND ASSOCIATES, INC. L.B.#6867 STATE OF FLORIDA

LOCATION MAP

FAO ARCHITECTURE

407 LINCOLN ROAD
SUITE B-3
MIAMI BEACH, FLORIDA 33139
P 786.448.5826

PROJ