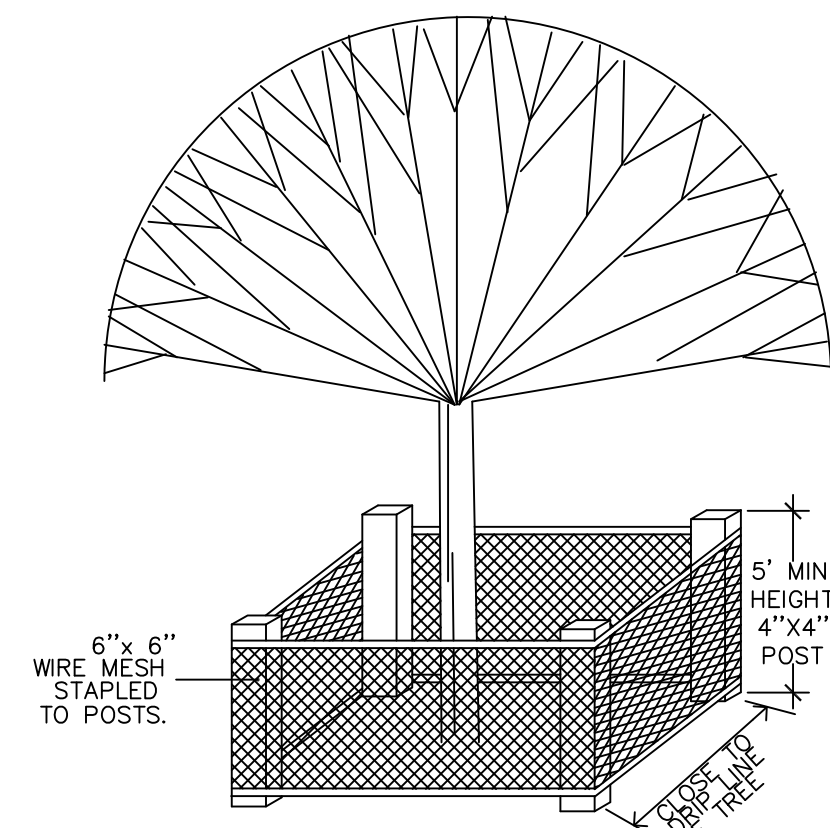
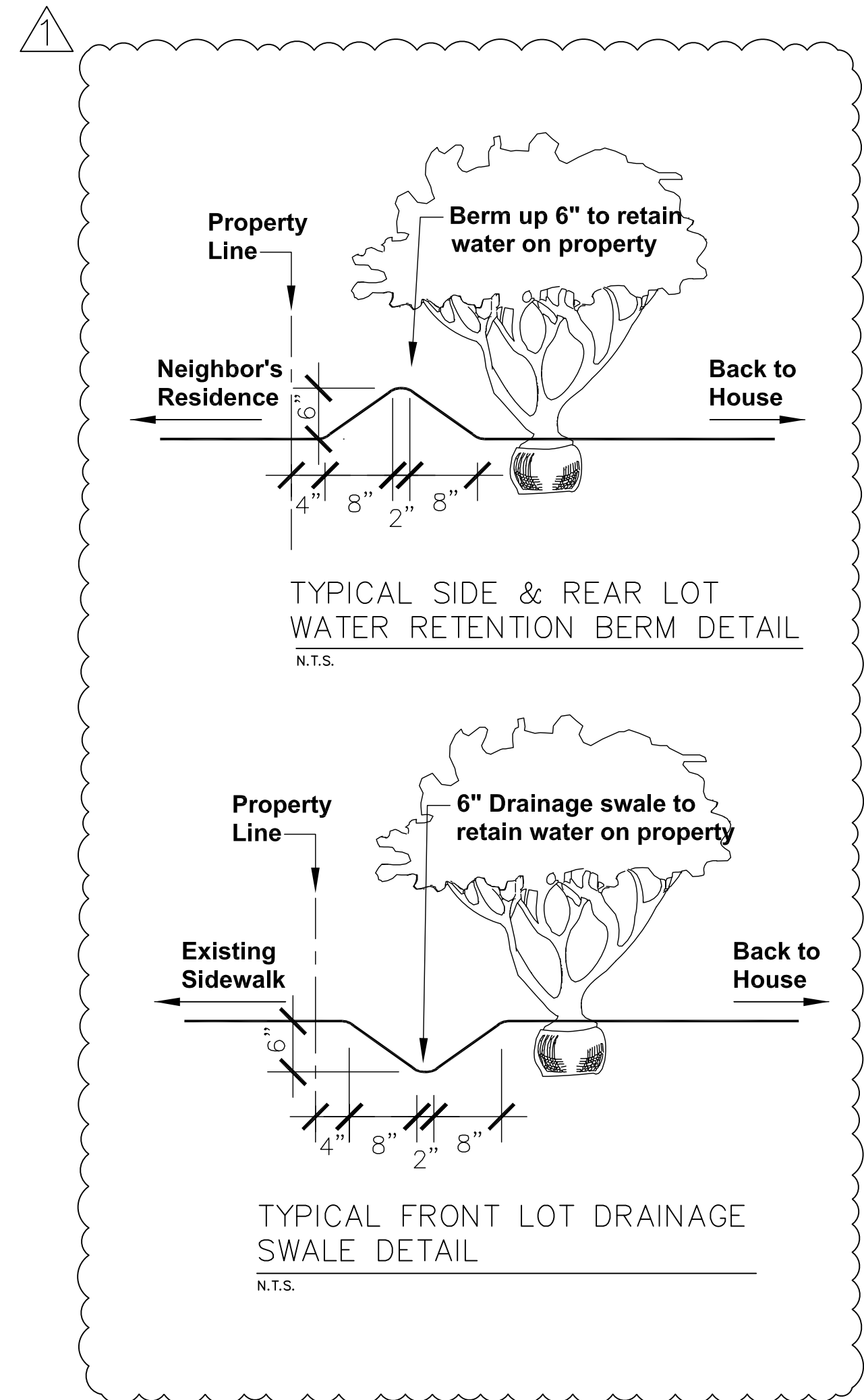




PROTECTION FOR EXISTING TREES TO REMAIN
N.T.S.

SOIL STATEMENT :

SOIL AT THIS SITE IS SAND & ROCK ADEQUATE TO SUPPORT THE DESIGN LOAD OF 2000 PSF. AFTER EXCAVATION SIGNED AND SEALED LETTER WILL BE SUBMITTED BY THE ARCHITECT OR THE ENGINEER ATTESTING THAT THE SITE HAS BEEN OBSERVED AND THE FOUNDATION CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED ON.

THE TRIANGLE OF VISIBILITY, SHALL NOT CONTAIN OBSTRUCTION TO CROSS VISIBILITY AT A HEIGHT BETWEEN 30" AND 8' ABOVE PAVEMENT.

NOTE:

CALL 811 (AT LEAST 72 HOURS BEFORE WORK STARTS) TO IDENTIFY AND CLEARLY MARK THE LOCATION OF ALL BURIED UTILITIES IN THE PROPERTY IF APPLICABLE.

GRADING NOTES:

1. NO GRADING SHALL OCCUR WITHIN THE DRIP-LINE OF ANY EXISTING TREE.
2. NO GRADING SHALL OCCUR BEYOND THE PROPERTY LINE.
3. ALL SHADOW RETENTION AREA (SRA) SHALL BE GRADED GRADUALLY TO THE LOW POINT SPECIFIED ON THE PLAN. THESE AREAS WILL CATCH ONSITE WATER FOR PLAN MATERIAL AS WELL AS CREATE THE FIRST BARRIER IN FILTRATION BEFORE ENTERING THE STORM WATER SYSTEM.
4. ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
5. ALL SHRUB AND GROUNDCOVER AREAS ARE TO BE 3"-4" BELOW FINISHED LEVEL OF ALL ADJACENT HARDSCAPE (TYPICAL).
6. ALL TURF AREAS TO HAVE SMOOTH TRANSITION FROM FINISHED LEVEL OF ALL ADJACENT HARDSCAPE.
7. ALL STEP TREADS TO SLOPE AWAY FROM STEP FACE AT MINIMUM OF 1% PLEASE REFER TO DETAILS FOR INFORMATION
8. ALL RAINWATER TO BE RETAINED ON PROPERTY.

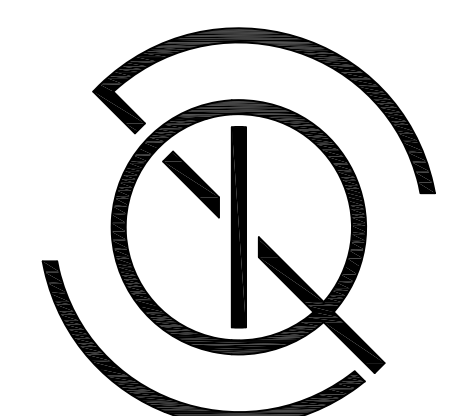
NOTE:

– ALL PROPOSED WORK IN R.O.W. MUST BE REVIEWED AND APPROVED BY PUBLIC WORKS DEPARTMENT.

ALL EXISTING TREES ARE TO REMAIN.
NO TREES ARE TO BE RELOCATED OR REMOVED.
NO TREE MITIGATION IS REQUIRED.

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:

STRUCTURAL GLAZING	WOOD TRUSSES	DOORS	ROOFING	WINDOWS
RIDGE VENTILATION	CURTAIN WALLS	MULLIONS	SIGNS	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	



Q D E S I G N S T U D I O

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CONSULTANTS

PROJECT NAME:

GOMEZ DRIVEWAY & BACKYARD REMODEL

OWNER:

WILLIAM GOMEZ & DANIELLA VILAR

11040 SW 69th AVENUE
PINECREST, FL 33156

JOB NUMBER:

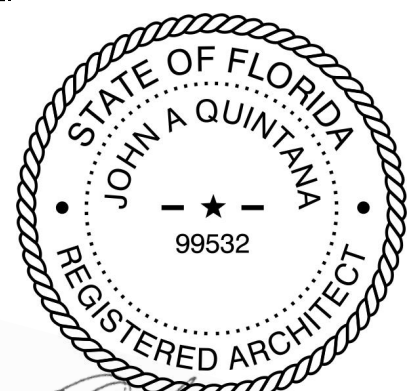
2024.0

DATE: 02/17/24

REVISION

1 BUILDING DEPT. COMMENTS - AUG. 2024

SEAL:



John Alexander Quintan

09/03/2024

AR99532

DRAWING TITLE

OVERALL SITE PLAN

DRAWING NO.:

A1.00