

FLOOD LEGEND
Residential New Construction

ADDRESS: 13125 SW 63RD AVENUE, PINECREST, FLORIDA 33156			
LOT: 6	BLOCK: 6	PLAT BLOCK: 50	PAGE: 74
CROWN OF ROAD (C.O.R.) ESTABLISHED GRADE ELEV. IN NGVD WERE TAKEN FROM THE CERTIFIED SURVEY ATTACHED TO THIS SET OF DRAWINGS PREPARED BY:			
WALDO F. PAEZ, PSM SURVEYOR'S NAME		LIC #.: 3284	
PROPOSED	LOWEST FLOOR ELEVATION +18.00" NGVD	ADJACENT GRADE ELEV. 17.08"/13.93" LOW	SWALE AREA ELEV. N/A
MINIMUM	+17.95" NGVD		

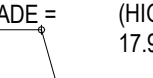
LOWEST MIN. FLOOR CALCULATION

GRADE = (AVG. BLDG. SITE ELEV. - 0.67")

$$\frac{14.33'' + 14.47'' + 15.83'' + 16.37'' + 16.52'' + 17.03'' + 17.08'' + 16.57'' + 16.73'' + 16.61''}{10} = 16.16'' + 0.67'' = 16.83''$$

HEIGHT MEASUREMENT BASE CALCULATION

GRADE = (HIGHEST CROWN OF ROAD)
17.95'



BASE FLOOR ELEVATION N/A, FLOOD ZONE "X".

PROJECT 0'-0" = +18.00' NGVD

THE SITE WILL BE GRADED IN A MANNER TO PREVENT THE FLOODING OF ADJACENT PROPERTIES, WHERE NECESSARY INTERCEPTOR SWALES WILL BE CONSTRUCTED ON-SITE WITH NO ENCRoACHMENT OvER ADJACENT PROPERTIES.

EXISTING UTILITY POLE, SEE SURVEY

PROPOSED 1,000 GAL. UNDERGROUND PROPANE TANK, SEE PLUMB. DWGS.

EXPOSED BOARD FORMED CONCRETE WALL 6" TALL, SEE STRUCT. DRAWINGS, TYP.

ROLLING GATE AND MOTOR, SEE FULLY ENGINEERED SHOP DRAWINGS, WORK PERFORMED UNDER SEPARATE PERMIT

PROPOSED GENERATOR LOCATION, GEN. MUST BE INSTALLED PRIOR TO RECEIVING AITCO OR CO.

NEW 6" TALL CHAIN LINK FENCE

NEW DOUBLE GATE, 2-4/0, OF 6" TALL CHAIN LINK FENCE, OPENING OUTWARD, NON-CLIMBABLE, GATE HARDWARE TO BE SELF-CLOSING, SELF-LATCHING, LOCKING DEVICE MOUNTED 4'-6" MIN. FROM B.O. GATE, TYP.

DASHED LINE INDICATES BUILDING BELOW

AC. UNITS REFER TO MECH AND ELEC. DRAWINGS.

LINE OF POSSIBLE PHOTOVOLTAIC PANEL AND CONDUIT LOCATIONS, SEE ROOF PLAN A-108, TYP.

DASHED LINE INDICATES BUILDING BELOW

CONC. DRIVEWAY APPROACH TO MEET & MATCH PAVEMENT EDGE, TYP.

PAVERS COMPOSED OF MULTIPLE INDIVIDUAL CONCRETE SLABS 6" THICK W/8"x6" #10 W.W.F. ON WELL COMPACTED FILL, 42 SF MAX. EACH, SEE 61A-502 AND PAVEMENT SPEC. ON CIVIL DWGS., TYP.

SETBACK PROVIDED

30' SIDE STREET SETBACK LINE

18'-0" BUILDING DEPTH

30'-1 1/2" SETBACK PROVIDED

MATCH LINE A-B

POOL UNDER SEPARATE PERMIT

NOTE: F.F.E. OF MAIN STRUCTURE, GYM & STORAGE ARE EL. 0'-0" (+18.00' NGVD), F.F.E. OF GARAGE SLAB IS EL. -0'-6" (+17.50' NGVD).

MATCH LINE A-C

NOTE: PROVIDED SHOP DWGS. FENCE WORK PERFORMED UNDER SEPARATE PERMIT, TYP.

NEW ALUM. FENCE OF 6" TALL 2"x2" VERTICAL PICKETS W/3-1/2" SPACE BETWEEN, NON-CLIMBABLE, GATE HARDWARE TO BE SELF-CLOSING, SELF-LATCHING, LOCKING DEVICE MOUNTED 4'-6" MIN. FROM B.O. GATE, TYP.

NEW ALUM. DOUBLE GATE, 2-3/0, OF 6" TALL 2"x2" VERTICAL PICKETS W/3-1/2" SPACE BETWEEN, OPENING OUTWARD, NON-CLIMBABLE, GATE HARDWARE TO BE SELF-CLOSING, SELF-LATCHING, LOCKING DEVICE MOUNTED 4'-6" MIN. FROM B.O. GATE, TYP.

EXIST. WATER METER, SEE SURVEY.

EXISTING ASPHALT PAVING, SEE SURVEY AND CIVIL DRAWINGS, TYP.

EXIST. CHAIN LINK FENCE TO REMAIN, SEE SURVEY

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EXIST. CHAIN LINK FENCE TO REMAIN, SEE SURVEY

25' REAR SETBACK LINE

20' SIDE SETBACK LINE

21'-5" SETBACK PROVIDED

20'-0" SETBACK PROVIDED

20'-0" SETBACK REQUIRED

21'-5" SETBACK PROVIDED

20'-0" SETBACK PROVIDED

50' FRONT SETBACK LINE

50'-0" SETBACK PROVIDED

50'-0" SETBACK REQUIRED

50'-3 1/2" SETBACK PROVIDED

191'-0"

190'-10"

17'-0" ASPHALT PAVEMENT

S.W. 63RD AVENUE

S.W. 132ND STREET

17'-0" ASPHALT PAVEMENT