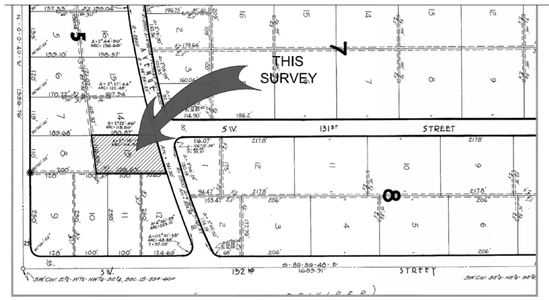
THE CONTENTS OF THIS DOCUMENT, ITS DESIGNS AND DRAWINGS ARE THE COPYRIGHTED PROPERTY OF DE LA LLAMA + ASSOCIATES INC. AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF DE LA LLAMA + ASSOCIATES, INC.
THE GENERAL CONTRACTOR AND ALL TRADES PERFORMING WORK ON THIS PROJECT SHALL BE EXCLUSIVELY RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS WITH REPORTING ANY DISCREPANCIES TO THE DE LA LLAMA + ASSOCIATES, INC. BEFORE COMMENCING ANY WORK.



LOCATION SKETCH
SCALE: 1" = 150'

APPLICABLE CODES

FLORIDA BUILDING CODE 2023 8TH EDITION
NEC (ELECTRICAL CODE) 2023
PLUMBING CODE FBC 2023 8TH EDITION
MECHANICAL CODE FBC 2023 8TH EDITION
STRUCTURAL DESIGN CRITERIA AS PER FBC 2023 8th EDITION

VISIBILITY TRIANGLES NOTE:

ALL TRIANGLES OF VISIBILITY SHALL BE KEPT CLEAR OF VISUAL OBSTRUCTIONS BETWEEN A HEIGHT OF TWO AND A HALF (2.5) FEET AND EIGHT (8) FEET ABOVE THE ESTABLISHED GRADE.

SITE CALCULATIONS

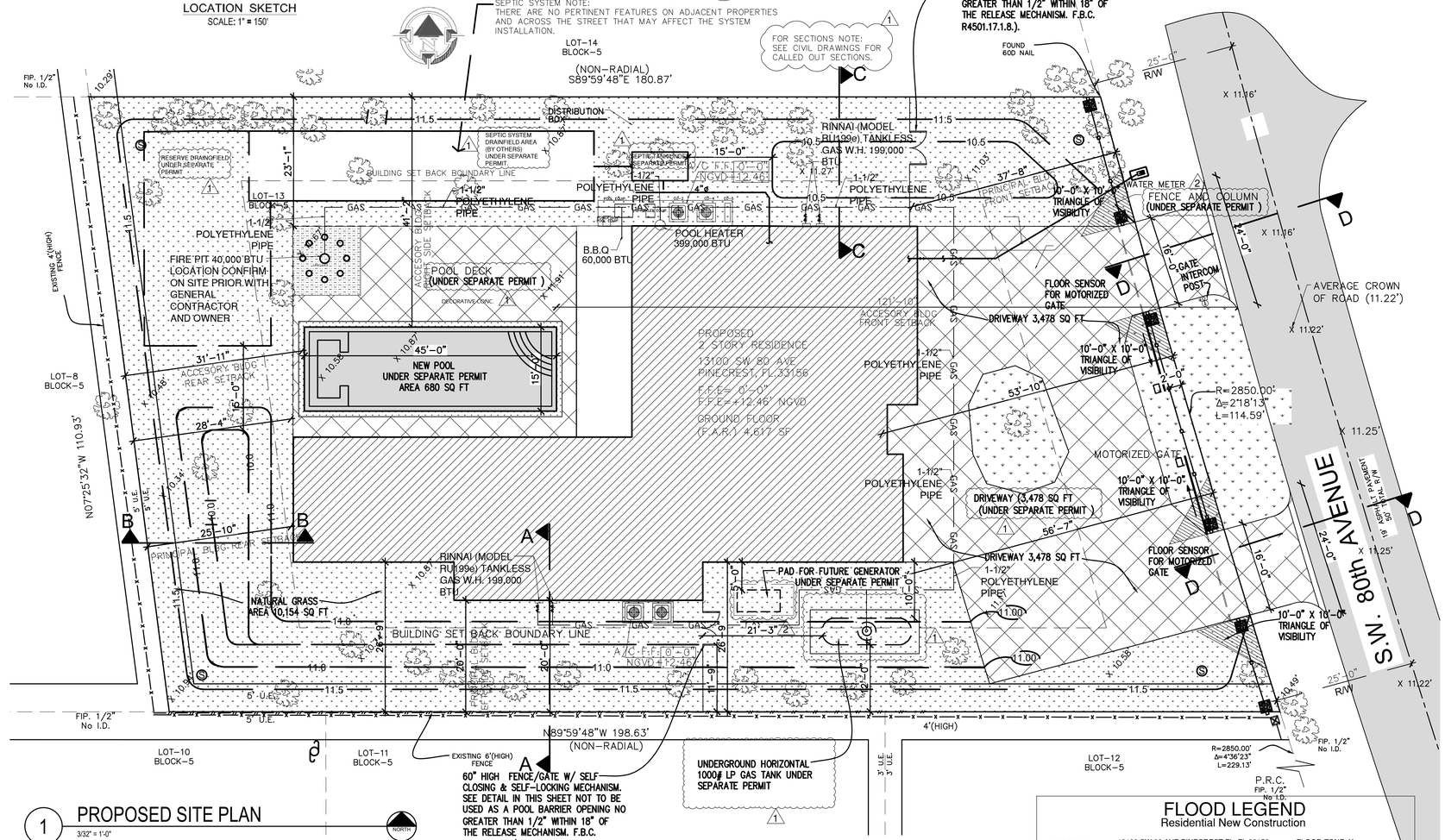
LOT INFORMATION - EU-M	REQUIRED (Max.)	PROVIDED
NET LOT AREA		21,077 sq.ft. (0.48 Acres)
ZONING REQUIREMENTS - EU-M		
FRONT SETBACK	25'-0"	37'-8"
REAR SETBACK	25'-0"	25'-10"
SOUTH SIDE SETBACK (SIDE STREET)	25'-0" (N/A)	(N/A)
NORTH SIDE SETBACK	15'-0"	23'-1"
SOUTH SIDE SETBACK	15'-0"	20'-0"
BUILDING HEIGHT	35'-0"	24'-6"
LOT COVERAGE BUILDING		4,617 sq.ft
DRIVEWAY		3,478 sq.ft
POOL		680 SqFt
POOL DECK PAVERS		607 SqFt
SAND AREA		150 SqFt
EQUIPMENT SLABS		130 SqFt
TOTAL IMPERVIUS AREA		9,662 SqFt
FLOR AREA RATIO (F.A.R.) - EU-M		
MAXIMUM 1ST FLOOR	6,323.1 sq.ft (30% max)	4,617 sq.ft (21.9%)
MAXIMUM 2ND FLOOR	6,323.1 sq.ft (30% max)	4,617 sq.ft (21.9%)
LOT COVERAGE - EU-M		
MAXIMUM LOT COVERAGE (INCLUDING ACCESSORY BLDGS)	6,323.1 sq.ft (30% max)	4,617 sq.ft (21.9%)
GREEN AREA - EU-M		
MINIMUM GREEN / PERVIOUS AREA	7,376.95 sq.ft (35% min)	10,154 sq.ft (48.18%)
MAXIMUM IMPERVIOUS AREA	13,700.05 sq.ft (65% max)	9,662 sq.ft (45.84%)

NOTE: ALL SITE FIXTURES AND CROSS REFERENCE TO APPLICABLE DETAILS BY SEPARATE PERMIT.FRONT FENCE AND GATE,POOL, POOL DECK, SEPTIC TANK, FUTURE GENERATOR,AND UNDERGROUND GAS TANK.

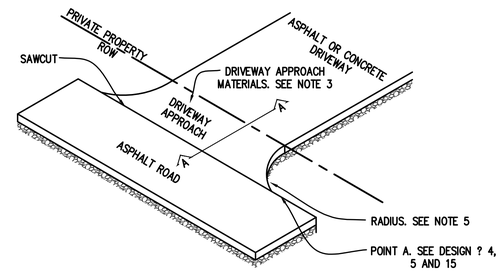
SEPTIC SYSTEM NOTE:
THERE ARE NO PERTINENT FEATURES ON ADJACENT PROPERTIES AND ACROSS THE STREET THAT MAY AFFECT THE SYSTEM INSTALLATION.

FOR SECTIONS NOTE: SEE CIVIL DRAWINGS FOR CALLED OUT SECTIONS.

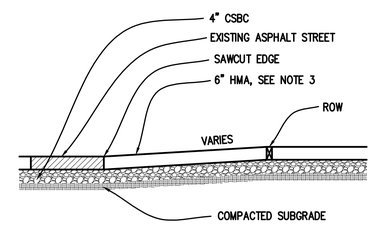
60" HIGH FENCE/GATE W/ SELF CLOSING & SELF-LOCKING MECHANISM. SEE DETAIL IN THIS SHEET NOT TO BE USED AS A POOL BARRIER OPENING NO GREATER THAN 1/2" WITHIN 18" OF THE RELEASE MECHANISM. F.B.C. R4501.17.1.8.).



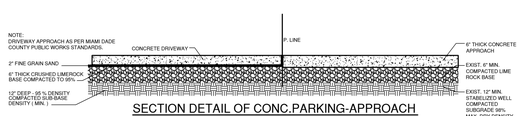
1 PROPOSED SITE PLAN
3/32" = 1'-0"



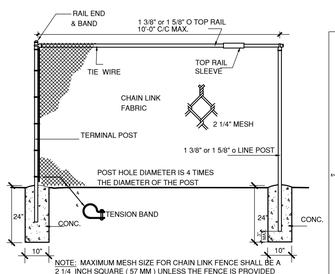
DRIVEWAY APPROACH DETAIL



SECTION A-A



SECTION DETAIL OF CONC.PARKING-APPROACH
N.T.S.



NOTE: MAXIMUM MESH SIZE FOR CHAIN LINK FENCE SHALL BE A 2 1/4 INCH SQUARE (57 MM) UNLESS THE FENCE IS PROVIDED WITH SLATS FASTENED AT THE TOP OR BOTTOM WHICH REDUCE THE OPENINGS TO NO MORE THAN 1 3/4 INCHES (44 MM).
FBC R4501.17.1.6.

ACCESS GATE

NOTE:
POOL GATES SHALL BE SELF-CLOSING, SELF LATCHING AND LATCH SHALL BE 54" ABOVE BOTTOM OF GATE OR MIN. 3" BELOW THE TOP OF THE GATE ON THE POOL SIDE.
LOCKS, IF SELF-LOCKING, MAY BE 34"-48" ABOVE FLOOR OR GROUND. FBC. 424.1.3.1.9

FLOOD LEGEND
Residential New Construction

ADDRESS: 13100 SW 80 AVE PINECREST FL, FL 33156 FLOOD ZONE: X

LOT: 13 BLOCK: 5 PLAT BOOK: 53 PAGE: 7

HIGHEST CROWN OF ROAD ELEV.: 10.22 FT. NGVD. HIGHEST CROWN OF ROAD ELEVATION WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY, OR A CERTIFIED SURVEY PREPARED BY:

GINO FURLANO PLS LIC.#: 5044
SURVEYOR'S NAME

PROPOSED FINISH FLOOR ELEVATION	CROWN OF ROAD ELEVATION	GARAGE FLOOR ELEVATION	ADJACENT GRADE ELEVATION	A/C AND POOL EQUIP. ELEVATION
12.46' FT. NGVD	11.22' FT. NGVD	11.96' FT. NGVD	11.29' FT. NGVD	12.46' FT. NGVD
ENCLOSED AREA	OPENINGS WILL BE EQUIPPED WITH SCREENS OR LOUVERS. FLOOD RESISTANT			

ALL ELECTRICAL, MECHANICAL AND PLUMBING WILL BE PLACED AT OR ABOVE THE BASE FLOOD ELEVATION. (B.F.E.)

ALL AREAS BELOW B.F.E. SHALL BE PROVIDED WITH A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OF NO LESS THAN ONE SQUARE INCH OF OPENING FOR EVERY SQUARE FOOT OF ENCLOSED AREA SUBJECT TO FLOODING. THE BOTTOM OF THE OPENING WILL BE NO HIGHER THAN ONE (1) FOOT ABOVE GRADE AND LOCATED ON DIFFERENT SIDES OF THE

MATERIALS WILL BE USED BELOW B.F.E.

ALTERNATIVELY, SEE A CERTIFICATION BY P.E. ON THE PLAN
NOTES INDICATING THAT THE DESIGN WILL ALLOWED FOR THE AUTOMATIC EQUALIZATION OF HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS.

THE SITE WILL BE GRADED IN A MANNER TO PREVENT THE FLOODING OF ADJACENT PROPERTIES. WHERE NECESARY INTERCEPTOR SWALES WILL BE CONSTRUCTED ON-SITE WITH NO ENCROACHMENT OVER ADJACENT PROPERTIES.

LEGAL DESCRIPTION :

LOT 13, BLK 5, "PINE TREE ESTATES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, AT PAGE 7, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

* VISIBILITY TRIANGLES NOTE:

ALL TRIANGLES OF VISIBILITY SHALL BE KEPT CLEAR OF VISUAL OBSTRUCTIONS BETWEEN A HEIGHT OF TWO AND A HALF (2.5) FEET AND EIGHT (8) FEET ABOVE THE ESTABLISHED GRADE.

TERMITE SOIL STATEMENT :

ALL BUILDING SHALL HAVE A PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRECONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. 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 (AS PER R4409.13.5 FBC 2023)

VIOLATION NOTE:

FAILURE TO MAINTAIN LANDSCAPING ACCORDING TO APPROVED PLANS IS A CODE VIOLATION. FAILURE TO PLANT, PRESERVE, OR MAINTAIN IS A SEPARATE VIOLATION, EACH PLANT, EACH DAY. 18A-13 (C)

SOLAR READY CONSTRUCTION

A. CONSTRUCTION OF NEW BUILDINGS AND REMODELS WHERE THE COST OF REMODELING IS MORE THAN 50 PERCENT OF THE ASSESSED VALUE OF THE BUILDING SHALL PROVIDE A ROOF LAYOUT PLAN THAT ALLOWS FOR THE FUTURE INSTALLATION OF A SOLAR WATER HEATER AND SOLAR ELECTRIC OR SOLAR HEATING SYSTEM COULD BE ACCOMMODATED. THE PROPERTY OWNER SHALL BE REQUIRED TO PROVIDE FOR THE EVENTUAL INSTALLATION OF ONE SYSTEM. REQUIREMENTS ARE AS FOLLOWS:

1. PHOTOVOLTAIC SYSTEMS: INSTALLATION OF AN APPROPRIATE SIZED CONDUIT, A MINIMUM OF ONE INCH DIAMETER, LEADING FROM AN ELECTRIFIER SOUTH FACING ROOF SURFACE TO A LOCATION ON THE EXTERIOR OF THE BUILDING TO ALLOW FOR DIRECT SUNLIGHT IN ACHIEVED. TO A STUBBED JUNCTION BOX ADJACENT TO THE ELECTRICAL METER. ALL EXPOSED CONDUIT SHALL BE CAPPED AND PROVIDED WITH ADEQUATE PULLWIRE. THE ROOF SURFACE SHALL BE ADEQUATE TO ALLOW FOR A SOUTH FACING ROOF. ROOF REINFORCEMENTS SHALL BE ADDRESSED AT THE TIME OF INSTALLATION.

2. SOLAR HEATING SYSTEM: INSTALLATION OF THREE-FOURTHS INCH DIAMETER HOT AND COLD COPPER WATER PIPES FROM A SOUTH FACING, EAST ENDING, OR WEST FACING ROOF SURFACE TO A LOCATION ADJACENT TO THE EXISTING WATER HEATER. THE EXISTING WATER HEATER TANK BOTH ENDS OF THE THREE-FOURTHS INCH DIAMETER COPPER PIPES SHALL BE STUBBED OUT AND SHALL NOT BE LOCATED ON OR IN THE ROOF SURFACE. THE ROOF SURFACE SHALL BE ADEQUATE TO ALLOW FOR A SYSTEM PROVIDED WITH ADEQUATE PLUMBING. ROOF REINFORCEMENTS SHALL BE ADDRESSED AT THE TIME OF INSTALLATION.

DE LA LLAMA
ARCHITECTURE
PLANNING
INTERIOR DESIGN

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

522 MADEIRA CORAL GABLES , FLORIDA 33134
(305) 461-5590 (305) 567-1425 FAX
EMAIL : JADELARCH@AOL.COM

CONSULTANTS

STATE OF FLORIDA JORGE ARTURO DE LA LLAMA AR0007707 REGISTERED ARCHITECT

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

PROJECT NAME

P8
PINECREST EIGHT

13100 SW 80TH AVE
PINECREST, FLORIDA 33156

FILE NAME

JUNCO RESIDENCE

DATE
DEC 16, 2024

REVISION	DATE	BY
1	3-20-25 REVISION	
2	5-13-25 REVISION	

Jorge A. de la Llama — Digitally signed by Jorge A. de la Llama Date: 2025.05.30 09:53:01 -04'00'

DRAWING NAME

SITE PLAN

DESIGN BY:
ZECKY DA COSTA

DRAWN BY:
HUMBERTO LANTIGUA

SHEET N0.

S-P.1