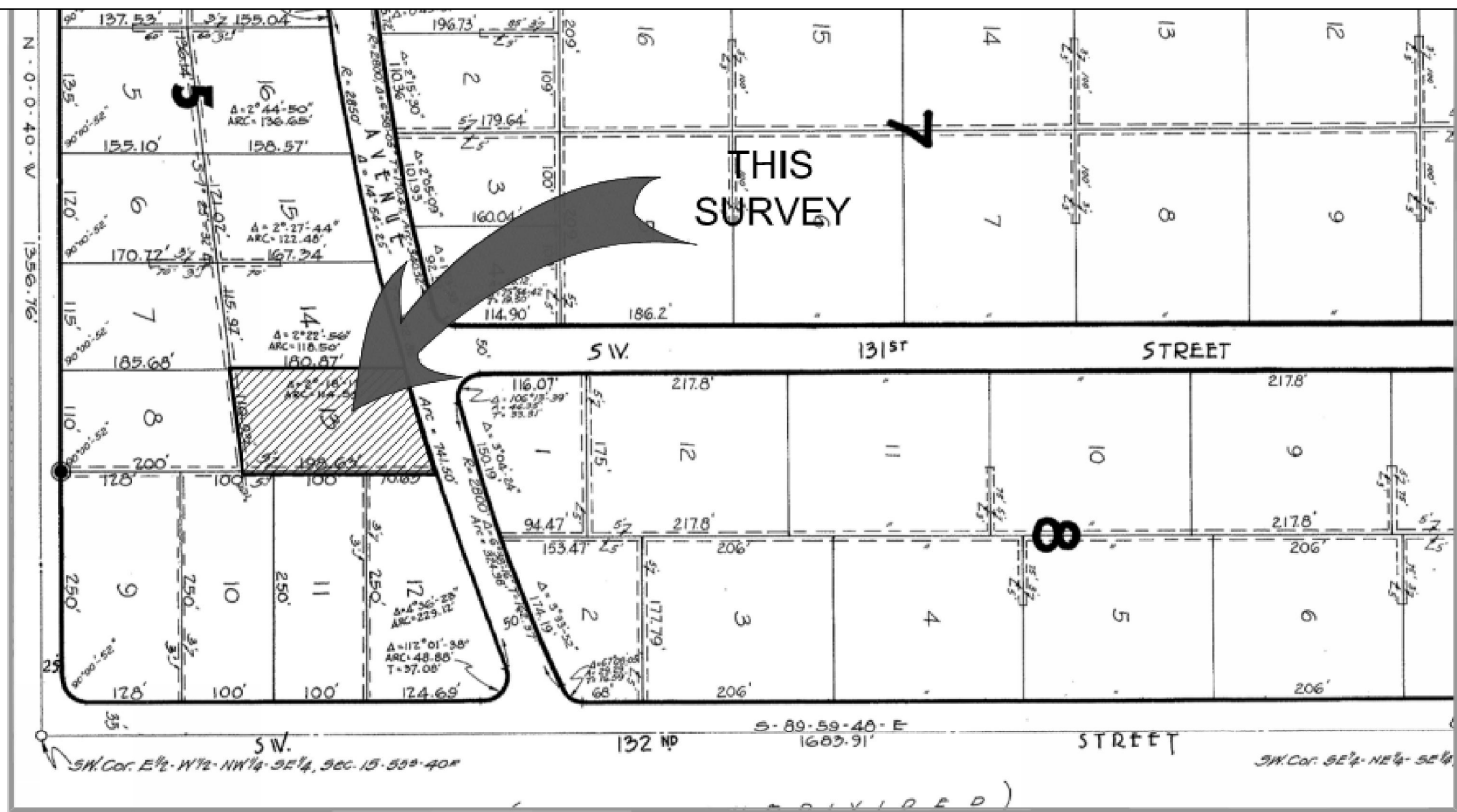




LOCATION SKETCH
SCALE: 1" = 150'

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

LOT-14
BLOCK-5
(NON-RADIAL)
S89°59'48"E 180.87'

CONCRETE SLAB TYP

A= 5'-0"x 5'-0"

NO INDIVIDUAL SLAB WILL EXCEED 42 SF IN AREA

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:

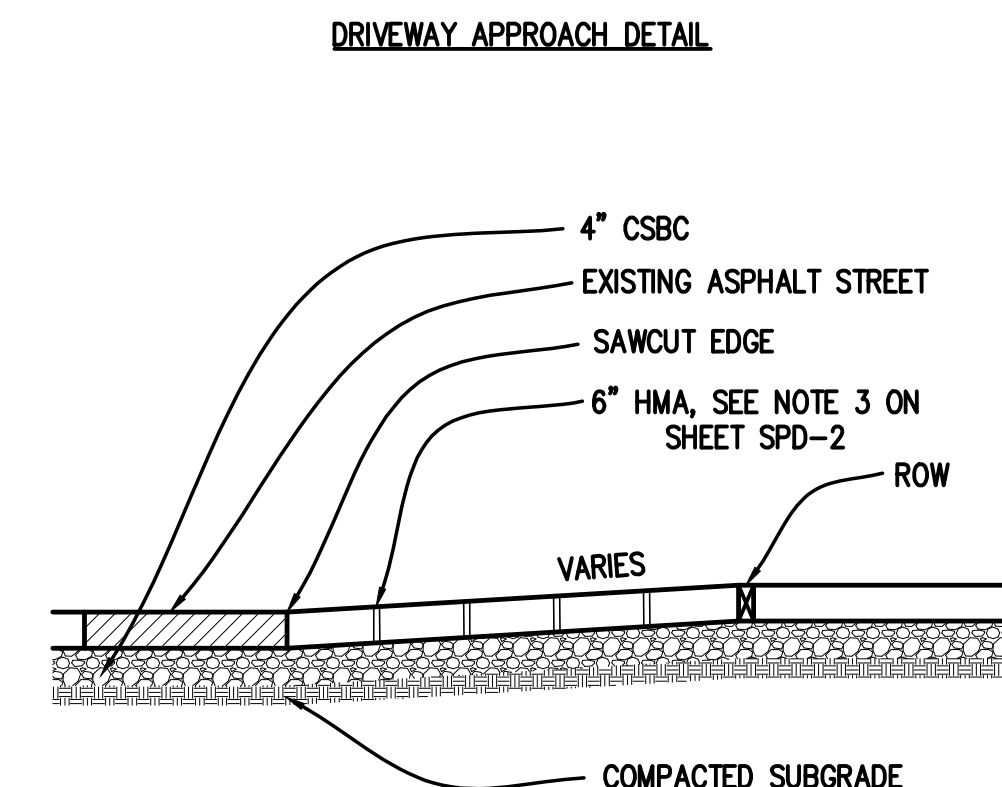
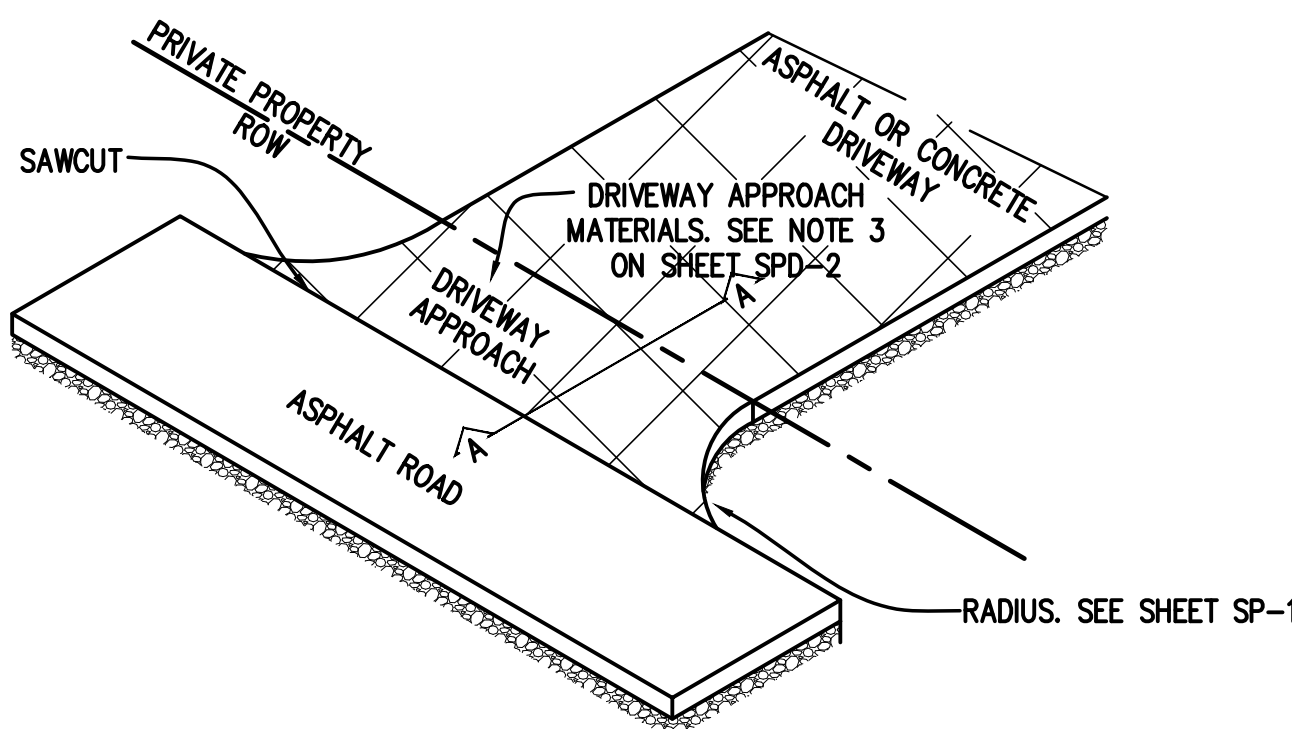
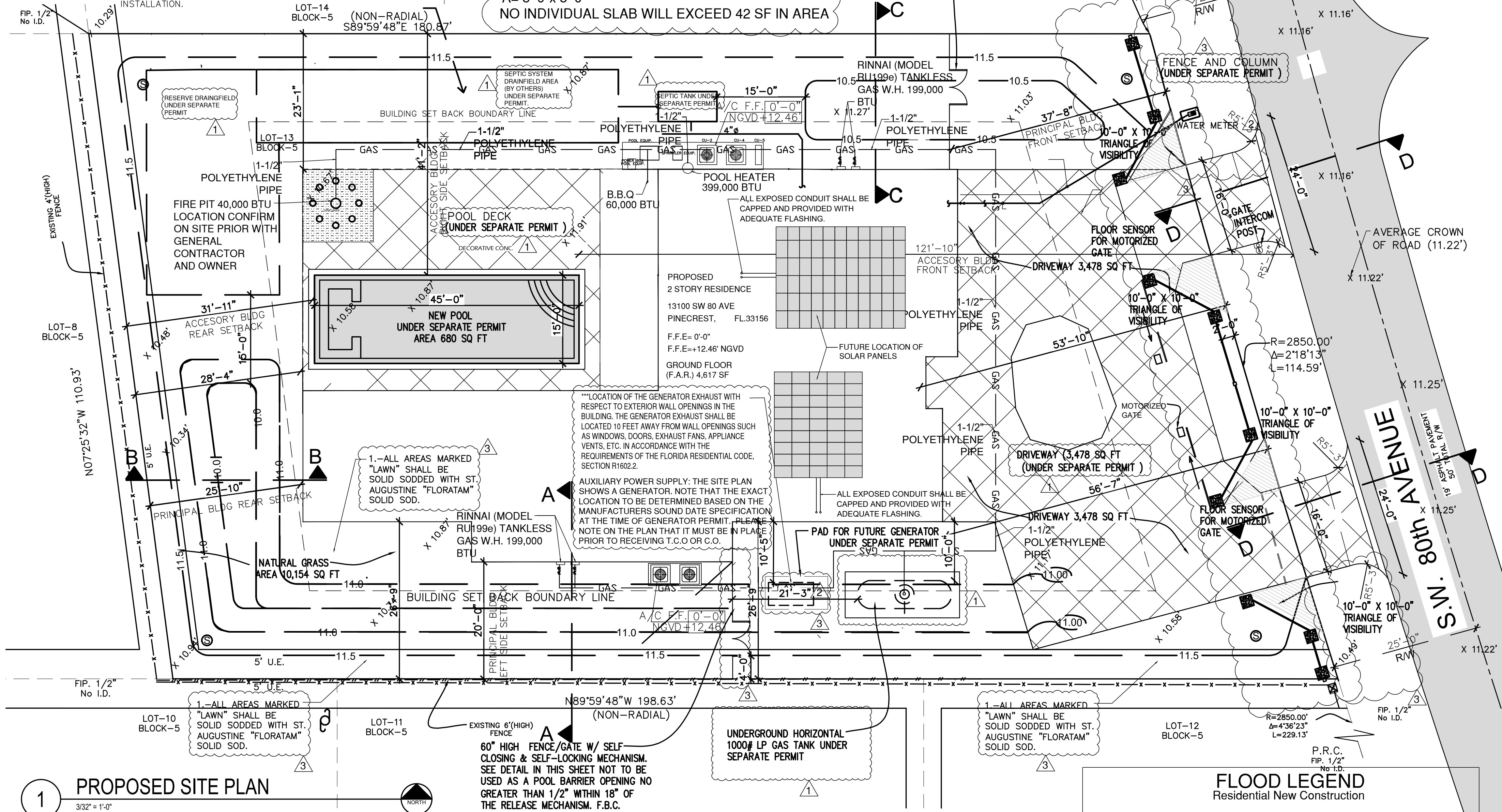
ALL TRIANGLES OF VISIBILITY SHALL BE KEPT CLEAR OF VISUAL OBSTRUCTIONS
BETWEEN A HEIGHT OF TWO AND A HALF (2.5) FEET AND EIGHT (8) FEET ABOVE
THE ESTABLISHED GRADE.

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.

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.

ALL SOD IN RIGHT OF WAY
WILL BE SAN GROWN
EMPIRE ZOYSIA



SECTION A-A

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:

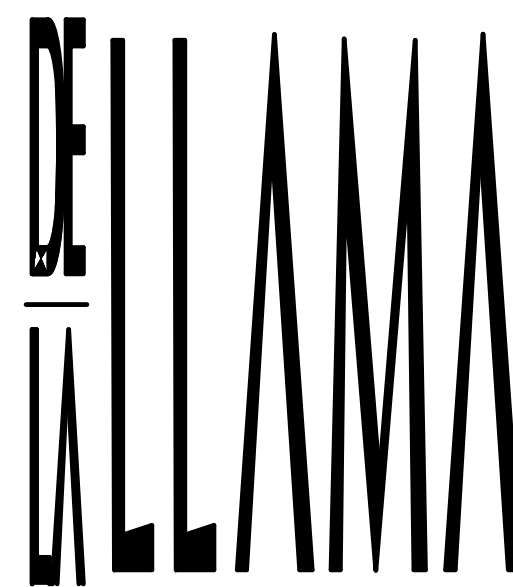
ALL TRIANGLES OF VISIBILITY SHALL BE KEPT CLEAR OF VISUAL OBSTRUCTIONS
BETWEEN A HEIGHT OF TWO AND A HALF (2.5) FEET AND EIGHT (8) FEET ABOVE THE
ESTABLISHED GRADE.

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)



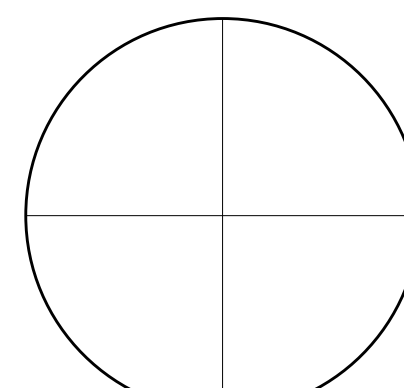
ARCHITECTURE
PLANNING
INTERIOR DESIGN

JORGE A. DE LA LLAMA

STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

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

CONSULTANTS



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
3	6-24-25	REVISION

DRAWING NAME

SITE
PLAN

DESIGN BY:

ZECKY DA COSTA

DRAWN BY:

HUMBERTO LANTIGUA

SHEET NO.

S-P.1