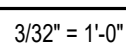


SEPTIC SYSTEM NOTE:
THERE ARE NO PERTINENT FEATURES ON ADJACENT PROPERTIES
AND ACROSS THE STREET THAT MAY AFFECT THE SYSTEM
INSTALLATION.

NO INDIVIDUAL SLAB WILL EXCEED 42 SF IN AREA
PROPERTY LINE

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.

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



60" HIGH CHAIN LINK 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.).
PLEASE NOTE THAT POOL BARRIER COMPLIANT DOUBLE GATES MUST HAVE A
REMOVABLE CENTER POST (ONLY REMOVABLE WITH A TOOL) OR ONE SIDE
PERMANENTLY SECURED (ONLY OPERABLE WITH A KEY OF A TOOL).

UNDERGROUND HORIZON
1000# LP GAS TANK
SEPARATE PERMIT

1 - ALL AREAS M
"LAWN" SHALL B
SOLID SODDED V
AUGUSTINE "FLO
SOLID SOD.

THE 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

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 NECESSARY INTERCEPTOR SWALES WILL BE CONSTRUCTED ON-SITE WITH NO ENCROACHMENT OVER ADJACENT PROPERTIES



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.

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.

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 OF AGRICULTURE AND CONSUMER SERVICES UPON COMPLETION OF 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 RA409.13.5 FBC 2023)

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)



SHEET NO.

S-P.1