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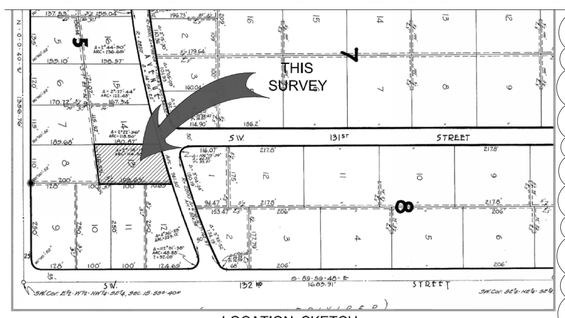
THE GENERAL CONTRACTOR AND ALL TRADES PERFORMING WORK ON THIS PROJECT SHALL BE EXCLUSIVELY RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS WITH REPORTING ANY DISCREPANCIES TO THE DE LA LLAMA + ASSOCIATES, INC. BEFORE COMMENCING ANY WORK.




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.

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

## CONCRETE SLAB TYP

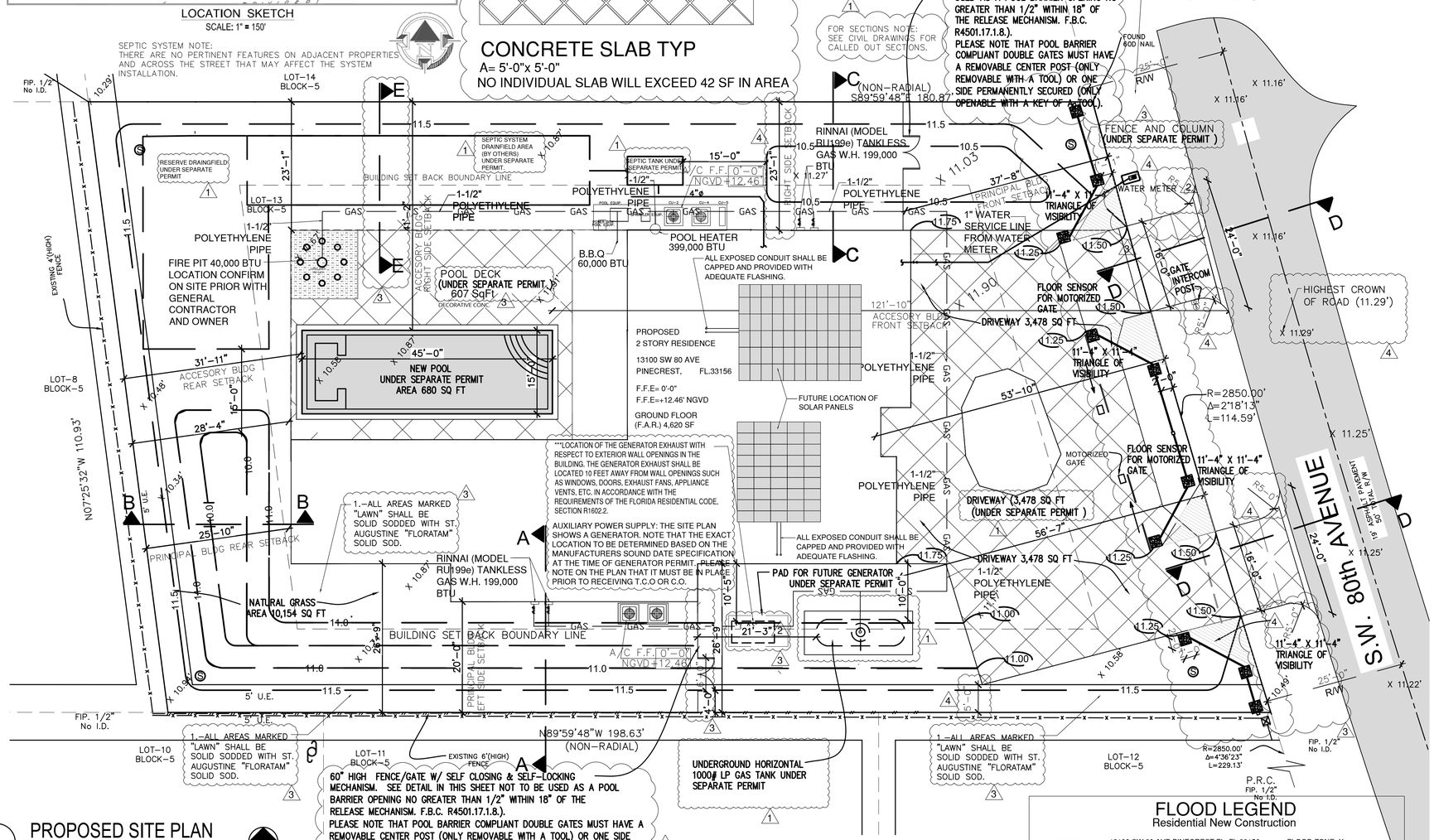
A= 5'-0"x 5'-0"
NO INDIVIDUAL SLAB WILL EXCEED 42 SF IN AREA

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.).
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 OPENABLE WITH A KEY OF A TOOL).

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

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




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

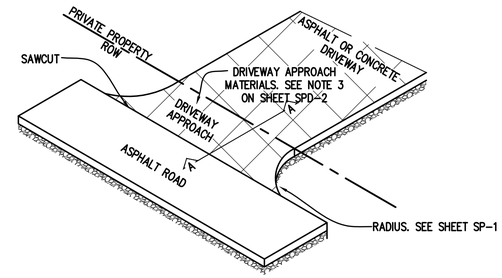
***LOCATION OF THE GENERATOR EXHAUST WITH RESPECT TO EXTERIOR WALL OPENINGS IN THE BUILDING. THE GENERATOR EXHAUST SHALL BE LOCATED 10 FEET AWAY FROM WALL OPENINGS SUCH AS WINDOWS, DOORS, EXHAUST FANS, APPLIANCE VENTS, ETC. IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA RESIDENTIAL CODE, SECTION R1602.2.

AUXILIARY POWER SUPPLY: THE SITE PLAN SHOWS A GENERATOR. NOTE THAT THE EXACT LOCATION TO BE DETERMINED BASED ON THE MANUFACTURERS SOUND DATE SPECIFICATION AT THE TIME OF GENERATOR PERMIT .PLEASE NOTE ON THE PLAN THAT IT MUST BE IN PLACE PRIOR TO RECEIVING T.C.O OR C.O.

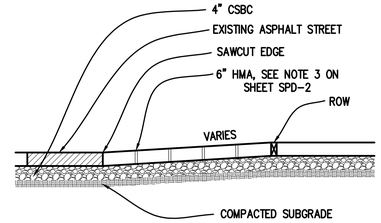
1.-ALL AREAS MARKED "LAWN" SHALL BE SOLID SODDED WITH ST. AUGUSTINE "FLORATAM" SOLID SOD.

## SITE CALCULATIONS

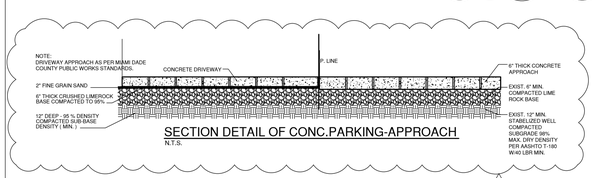
| LOT INFORMATION - EU-M | REQUIRED (Max.) | PROVIDED |
|---|---|---|
| NET LOT AREA | | 21,077 sq.ft. (0.48 Acres) |
| **ZONING REQUIREMENTS - EU-M** | | |
| FRONT SETBACK | 25'-0" | 37'-8" |
| REAR SETBACK | 25'-0" | 25'-10" |
| SOUTH SIDE SETBACK (SIDE STREET) | 25'-0" (N/A) | (N/A) |
| NORTH SIDE SETBACK | 15'-0" | 23'-1" |
| SOUTH SIDE SETBACK | 15'-0" | 20'-0" |
| BUILDING HEIGHT | 35'-0" | 29'-6" |
| LOT COVERAGE BUILDING | | 4,620 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 | | 9,665 SqFt |
| | | 1 |
| **FLOR AREA RATIO (F.A.R.) - EU-M** | | |
| MAXIMUM 1ST FLOOR | 6,323.1 sq.ft (30% max) | 4,620 sq.ft (21.9%) |
| MAXIMUM 2ND FLOOR | 6,323.1 sq.ft (30% max) | 4,620 sq.ft (21.9%) |
| | | |
| **LOT COVERAGE - EU-M** | | |
| MAXIMUM LOT COVERAGE (INCLUDING ACCESSORY BLDGS) | 6,323.1 sq.ft (30% max) | 4,620 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%) |
| | | 1 |




DRIVEWAY APPROACH DETAIL




SECTION A-A



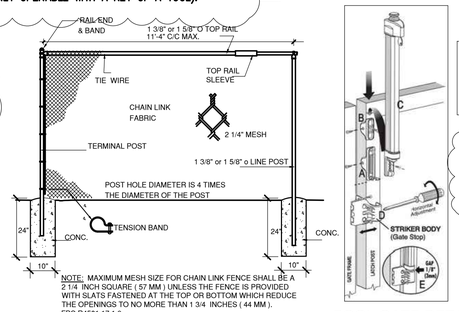

SECTION DETAIL OF CONC.PARKING-APPROACH
N.T.S.

### SOLAR READY CONSTRUCTION

A. CONSTRUCTION OF NEW BUILDINGS AND REWIDELING WHERE THE COST OF REWIDELING IS MORE THAN 50% OF THE VALUE OF THE BUILDING, SHALL INCLUDE A SOLAR READY ZONE. THE ROOF PLAN THAT ILLUSTRATES HOW FUTURE INSTALLATION OF A PHOTOVOLTAIC SYSTEM AND/OR SOLAR WATER HEATING SYSTEM COULD BE ACCOMMODATED. THE PROPERTY OWNER SHALL BE REQUIRED TO MAINTAIN THE ROOF PLAN IN A FILE AS PART OF THE BUILDING RECORDS AS LONG AS IT FOLLOWS:

1. PHOTOVOLTAIC SYSTEMS: INSTALLATION OF 100-APPROPRIATE SIZED CONDUIT A MINIMUM OF ONE INCH DIAMETER, LEADING FROM AN EXTERIOR SOUTH-FACING, EAST-FACING, OR WEST-FACING WALL TO A LOCATION ON THE ATTIC FLOOR THAT IS DIRECT SUNLIGHT IS ACHIEVED, TO A PT-SIRED JUNCTION BOX ADJACENT TO THE ELECTRICAL METER. ALL EXPOSED CONDUIT SHALL BE CAPPED AND PROVIDED WITH ADEQUATE FLASHING. ROOF REINFORCEMENTS SHALL BE ACCESSIBLE AT THE TIME OF A NORTH-FACING ROOF. ROOF REINFORCEMENTS SHALL BE ACCESSIBLE 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-FACING, OR WEST-FACING WALL TO A LOCATION ADJACENT TO 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 ATTIC FLOOR. ALL EXPOSED CONDUIT SHALL BE CAPPED AND PROVIDED WITH ADEQUATE FLASHING. ROOF REINFORCEMENTS SHALL BE ACCESSIBLE AT THE TIME OF INSTALLATION.




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




POOL GATE DETAILS

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

LEGEND LAWN
1.-ALL AREAS MARKED "LAWN" SHALL BE SOLID SODDED WITH ST. AUGUSTINE "FLORATAM" SOLID SOD.

## 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)

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 : JADLLARCH@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 | |
| 3 | 6-24-25 REVISION | |
| 4 | 9-04-25 REVISION | |

Jorge A. de la Llama
Digitally signed by Jorge A. de la Llama
Date: 2025.09.09 11:41:02 -04'00'

DRAWING NAME

SITE PLAN

DESIGN BY:
ZECKY DA COSTA

DRAWN BY:
HUMBERTO LANTIGUA

SHEET N0.

**S-P.1**