

THE TERM "WORK" AS USED IN THESE NOTES SHALL INCLUDE ALL PROVISIONS AS DRAWN OR SPECIFIED IN THESE DOCUMENTS AS WELL AS ALL OTHER PROVISIONS SPECIFICALLY INCLUDED BY THE OWNER IN THE FORM OF DRAWINGS, SPECIFICATIONS, AND WRITTEN INSTRUCTIONS AND APPROVED BY THE ARCHITECT OF RECORD.

THESE DRAWINGS PROVIDE FOR THE LABOR, MATERIAL, EQUIPMENT AND SUPERVISION BY THE CONTRACTOR FOR A COMPLETE LOCK AND KEY JOB WITH THE ITEMS SPECIFICALLY NOTED FURNISHED BY THE CONTRACTOR OR AS AN ALLOWANCE. THE WORK SHALL BE EXECUTED IN A THOROUGH, SUBSTANTIAL AND NEAT MANNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS.

IF THE CONTRACT DRAWINGS ARE FOUND TO BE UNCLEAR, AMBIGUOUS OR CONTRADICTORY, THE CONTRACTOR MUST REQUEST CLARIFICATION FROM THE ARCHITECT OF RECORD IN WRITING BEFORE PROCEEDING WITH THAT PART OF THE WORK.

ALL WORK SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE FLORIDA RESIDENTIAL BUILDING CODE 8TH ED (2023) AND ALL AUTHORITIES HAVING JURISDICTION.

INSURANCE: WORKMEN'S COMPENSATION, AS REQUIRED BY LAW, AND PUBLIC LIABILITY SHALL BE CARRIED BY THE CONTRACTOR.

BEFORE CONSTRUCTION BEGINS, THE CONTRACTOR SHALL BE FAMILIAR WITH THE NATURE AND LOCATION OF THE WORK, THE GENERAL AND LOCAL CONDITIONS INCLUDING THOSE BEARING ON TRANSPORTATION, HANDLING AND STORAGE OF DEBRIS, ACCESS TO THE SITE, AND THE EQUIPMENT AND FACILITIES NEEDED TO PERFORM THE WORK.

SCOPE OF WORK: THE CONTRACTOR SHALL INCLUDE AND PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, TRANSPORTATION AND PAY ALL EXPENSES INCURRED IN THE PROPER COMPLETION OF WORK UNLESS SPECIFICALLY NOTED TO BE THE WORK OF OTHERS. CONTRACTOR SHALL PERFORM ALL WORK NECESSARY FOR PROVIDING A COMPLETE, HABITABLE PROJECT, INCLUDING BUT NOT LIMITED TO ARCHITECTURAL, ELECTRICAL, PLUMBING AND HVAC.

THE CONTRACTOR SHALL PROVIDE AND MAINTAIN SAFE ACCESS TO THE PREMISES AT ALL TIMES.

ALL MATERIALS AND FINISHES SHALL BE AS SPECIFIED AND/OR AS SELECTED BY THE ARCHITECT, INTERIOR DESIGNER OR OWNER.

THE CONTRACTOR SHALL ALLOW THE A/E TEAM A RESPONSE TIME OF 7 WORKING DAYS FOR RFIS AND 10 WORKING DAYS FOR SHOP-DRAWING REVIEWS.

AT COMPLETION, THE CONTRACTOR SHALL REMOVE FROM THE PREMISES ALL RUBBISH, IMPLEMENTS, EQUIPMENT, AND SURPLUS MATERIALS, LEAVING THE PROJECT "BROOM CLEAN".

THE CONTRACTOR IS TO PROVIDE TO THE OWNER A LIST OF ALL SUBCONTRACTORS USED, COMPLETE WITH ADDRESSES, PHONE NUMBERS AND COPIES OF ALL WARRANTIES.

THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY, CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, COMPLIANCE WITH STATE AND FEDERAL REGULATIONS REGARDING SAFETY AND COMPLIANCE WITH REQUIREMENTS SPECIFIED IN THE OWNER/CONTRACTOR CONTRACT IS, AND SHALL BE, THE CONTRACTOR'S RESPONSIBILITY.

DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS FOR ALL MEASUREMENTS. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.

SYMBOLS KEY

BUILDING SECTION		ELEVATION	
WALL SECTION		INTERIOR ELEVATION	
DETAIL		DOOR ID	
DETAIL @ SECTION		PARTITION TYPE	
		REVISION	
		EQUIPMENT ID	
		GLAZING ID	

NOTES

- ALL RAINWATER MUST BE RETAINED ON PROPERTY.
- LANDSCAPING WILL COMPLY WITH LANDSCAPE REQUIREMENT. LANDSCAPING NOT ALLOWED TO GROW WITHIN TRIANGLE OF VISIBILITY BETWEEN A HEIGHT OF 30" AND 8'.
- SOIL TERMITE CONTROL: THE ENTIRE SOIL AREA TO BE COVERED BY FOOTINGS, SLABS, PORCHES, ETC., SHALL BE TREATED WITH FUMIGAL OR EQUAL FOR TERMITES IN ACCORDANCE WITH SPECIFICATIONS. PROVIDE OWNER WITH A PRINTED GUARANTEE AGAINST SUBTERRANEAN TERMITES FOR 5 YEARS, AND OTHER TERMITES FOR 2 YEARS, FROM DATE OF COMPLETION.
- THE TRIANGLE OF VISIBILITY SHALL BE KEPT CLEAR OF VISUAL OBSTRUCTIONS BETWEEN A HEIGHT OF TWO AND A HALF (2 1/2) FEET AND EIGHT (8) FEET ABOVE THE ESTABLISHED GRADE

NOTE: SEE LANDSCAPE DRAWINGS FOR TREE DISPOSITION PLAN, GRADING PLAN, ARBORIST REPORT AND PROPOSED NEW WORK

CODE:

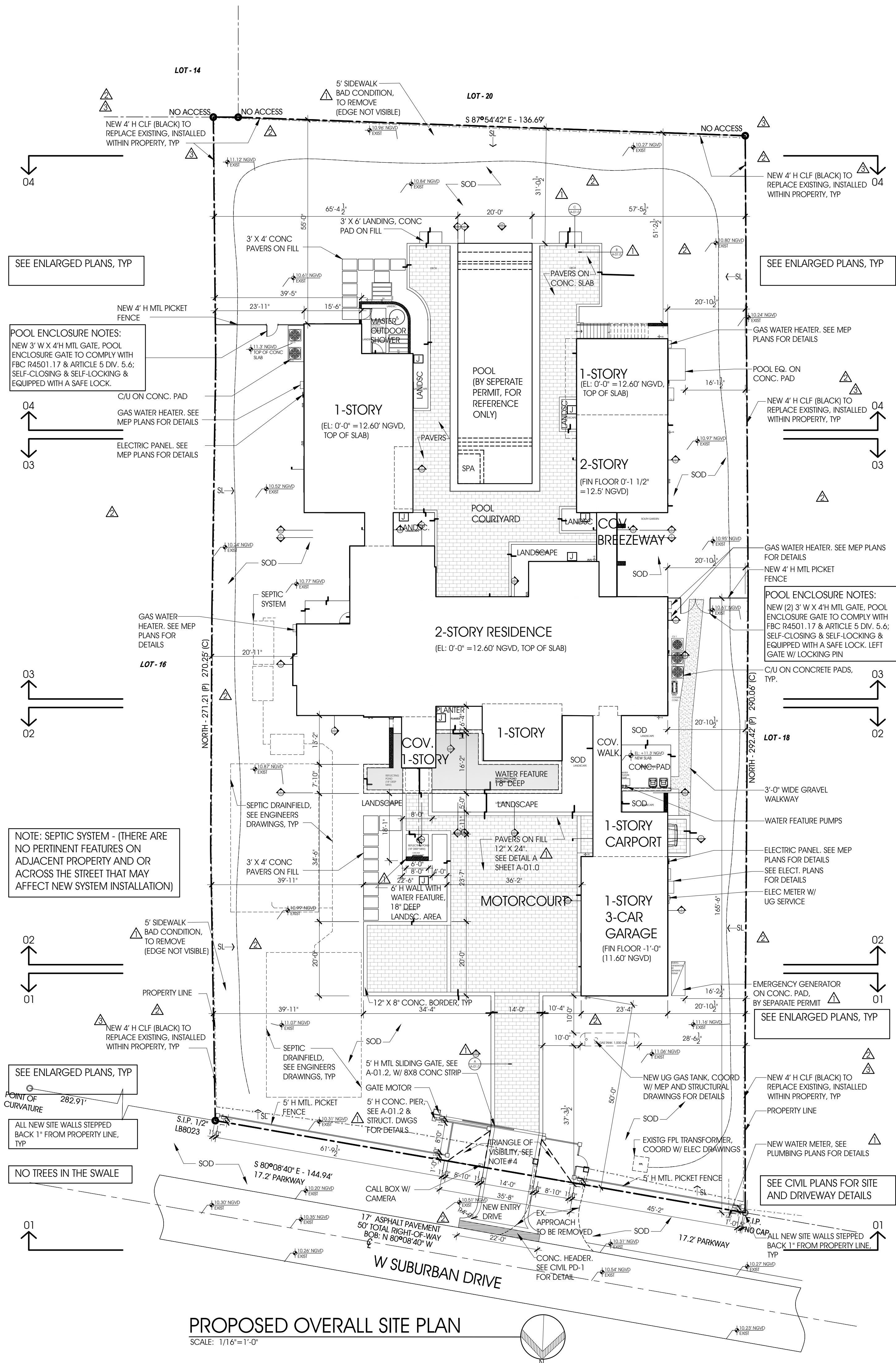
FBC RESIDENTIAL 2023 8TH EDITION

DRIVEWAY PAVES DETAIL: A

SCALE: 3/4"=1'-0"

POOL DECK PAVES DETAIL: B

SCALE: 3/4"=1'-0"



LOCATION SKETCH
SCALE: NTS

LOT 17, MARTIN SUBURBAN ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGE 7, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

SCOPE OF WORK

THE WORK ENTAILS A NEW 2-STORY HOUSE AND POOL; DRIVEWAY AND LANDSCAPE UPGRADE.

ZONING INFORMATION: CITY OF PINECREST

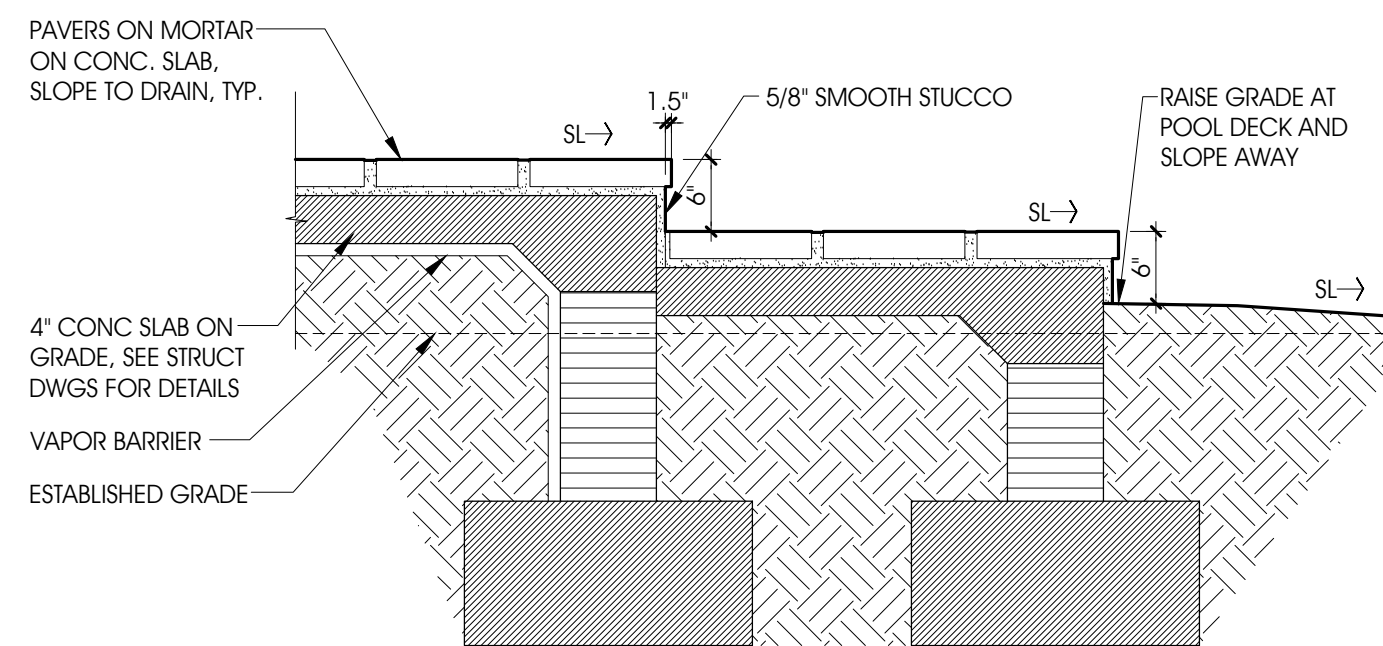
ZONED:	EU-1
FLOOD ZONE:	X
LOT SIZE	40,016 SF
CODE:	FBC 2023, RESIDENTIAL 8TH EDITION
FOLIO:	20-5001-009-0160
ESTABLISHED GRADE: (AVERAGE ELEVATION OF CROWN-OF-ROAD)	10.54' NGVD
FIN FLOOR ELEVATION:	0'-0" = 12.60' NGVD [TOP OF CONCRETE SLAB @ FIRST FLOOR] MIN. FFE HIGHEST ADJACENT CROWN OF ROAD (10.54') PLUS 0.67' = 11.21' NGVD MIN.

1. CROWN @ 10.54' + 0.67 = 11.21' NGVD MIN.
2. PROPOSED 1ST SLAB (HOUSE) = 12.60 NGVD
3. PROPOSED GARAGE HIGH POINT = 11.60' NGVD
 LOWEST POINT = 11.43' NGVD

MAIN HOUSE	REQUIRED/ALLOWED	PROPOSED
FAR (1ST FLOOR)	8003.2 SF (20%)	7,204.1 SF (18%) 
FAR (2ND FLOOR)	4001.6 SF (10%)	3,998 SF (9.9%)
MAX LOT COVERAGE	8,003.2 (20%)	7,954 SF (19.8%) 
HEIGHT ALLOWED	2 STORIES OR 29'-6" TO THE TOP OF THE PARAPET	2 STORIES (28'-8") FROM EST. GRADE TO TOP OF THE PARAPET
MAX. IMPERVIOUS AREA	18,007.29 SF (45%)	16,261.6 SF (40.7%)
MIN. GREEN SPACE	22,008.8 SF (55%)	23,754.4 SF (59.3%)

MAIN SETBACK REQUIREMENTS:	REQUIRED/ALLOWED	PROVIDED
FRONT:	50'-0" MIN.	50'-0"
SIDE WEST:	20'-0" MIN.	20'-10 1/2"
SIDE EAST:	20'-0" MIN.	20'-11"
REAR :	25'-0" MIN.	55'-0"

	FIRST FLOOR	SECOND FLOOR	TOTAL
MAIN STRUCTURE			
PROPOSED RESIDENCE (A/C):	5,690.1 SF	3,998 SF	9,688.1 SF
GARAGE:	875 SF		875 SF
COVERED ENTRY 1	127 SF		127 SF
COVERED BREEZEWAY+CARPORT:	415.5 SF		415.5 SF
COVERED BREEZEWAY (REAR)	116.2 SF		116.2 SF
COVERED TERRACE	646.5 SF		646.5 SF
COV MASTER. TERRACE	83.7 SF		83.7 SF
TOTALS:	7,954 SF	3,998 SF	11,952 SF



SCALE: 3/4"=1'-0"

NOTES



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CONSULTANT(S)

NO.	REVISION/SUBMISSION	DATE
	OWNER REVIEW	04-08-24
	PERMIT SUBMITTAL	06-07-24
	REVIEW COMMENT	08-19-24
	REVIEW COMMENT	11-04-24
	REVIEW COMMENT	12-04-24
	OWNER REVISION	08-13-25

PROJECT

New 2-Story Residence:
 6100 W Suburban Dr, Pinecrest, FL 33156

DRAWING

Proposed Site Plan and
 Zoning Information

SEAL



Nelson de Leon
 AR 13937

SCALE

DRAWN

REVIEWED

NDL

PROJ. NO.

351

SHEET NO.

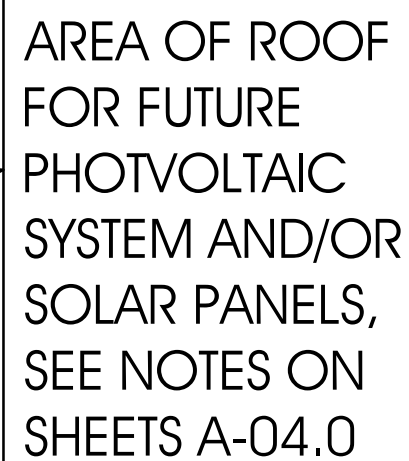
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SOLAR READY CONSTRUCTION NOTES

PHOTOVOLTAIC SYSTEMS. INSTALLATION OF AN APPROPRIATELY SIZED CONDUIT, A MINIMUM OF ONE-INCH DIAMETER, LEADING FROM AN EXTERIOR SOUTH-FACING, EAST-FACING, OR WEST-FACING ROOF, WHERE A MINIMUM OF FOUR HOURS OF DIRECT SUNLIGHT IS ACHIEVED, TO A STUBBED JUNCTION BOX ADJACENT TO THE ELECTRICAL METER. ALL EXPOSED CONDUIT SHALL BE CAPPED AND PROVIDED WITH ADEQUATE FLASHING. THE CONDUIT SHALL NOT BE LOCATED ON OR IN THE DIRECTION OF A NORTH FACING ROOF. ROOF REINFORCEMENTS SHALL BE ADDRESSED AT THE TIME OF INSTALLATION.

SOLAR HEATING SYSTEM. INSTALLATION OF THREE-FOURTHS INCH DIAMETER HOT AND COLD COPPER WATER PIPES FROM A SOUTH-FACING, EAST-FACING, OR WEST-FACING ROOF, WHERE A MINIMUM OF FOUR HOURS OF DIRECT SUNLIGHT IS ACHIEVED, TO AN 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 DIRECTION OF A NORTH-FACING ROOF. ALL EXPOSED PIPES SHALL BE CAPPED AND PROVIDED WITH ADEQUATE FLASHING. ROOF REINFORCEMENTS SHALL BE ADDRESSED AT THE TIME OF INSTALLATION.



SEE SHEET P-04.0 FOR
DRAINAGE CALCULATIONS

OVERALL ROOF PLAN



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PROJECT

New 2-Story Residence:
6100 W Suburban Dr. Pinecrest, FL 33156

DRAWING

Overall Roof Plan and Details



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AR 13937

SHEET NO.

	SCALE
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DRAWN

REVIEWED

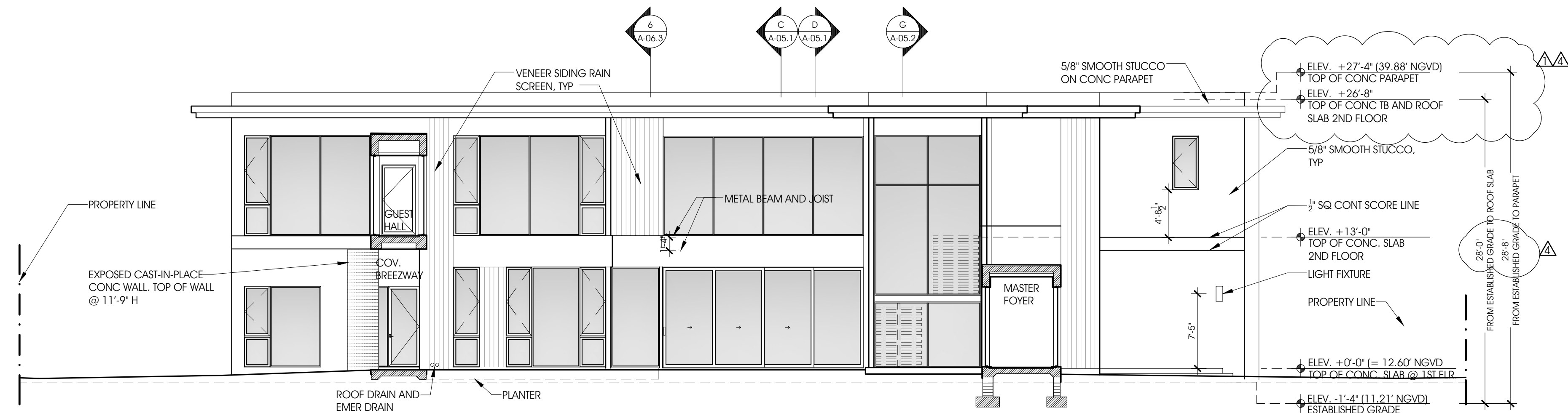
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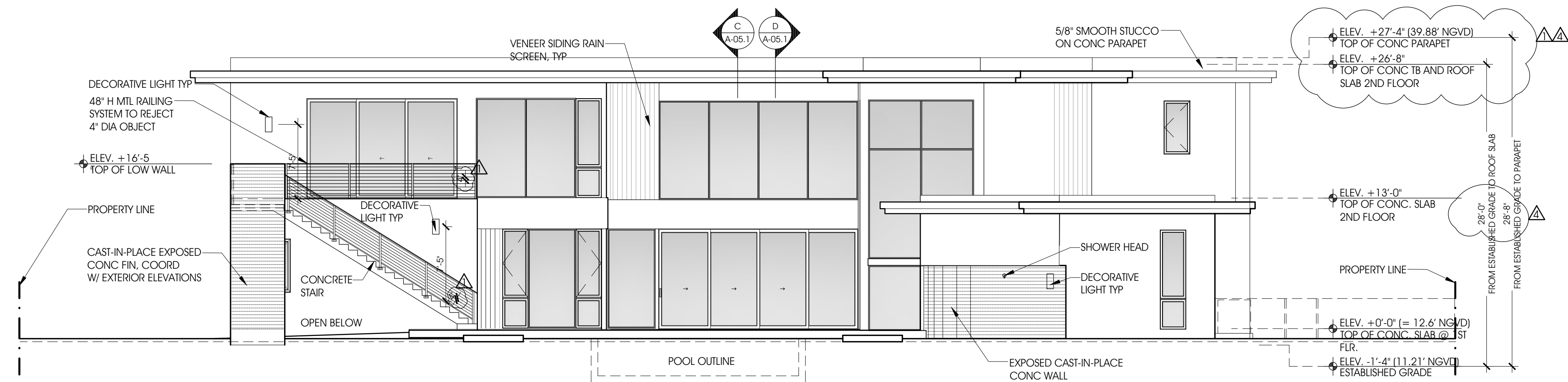
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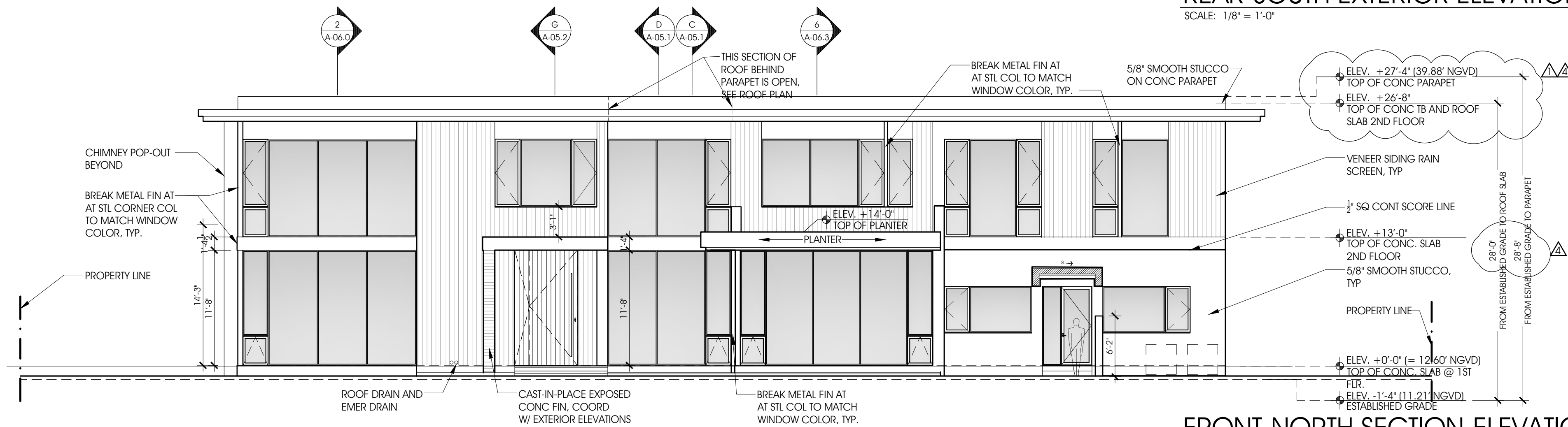
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REAR-SOUTH SECTION-ELEVATION: B-B
SCALE: 1/8" = 1'-0"



REAR-SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



FRONT-NORTH SECTION-ELEVATION A-A
SCALE: 1/8" = 1'-0"



FRONT-NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

NOTES

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Δ	REVIEW COMMENT	08-19-24
Δ	OWNER REVISION	08-13-25

PROJECT

New 2-Story Residence:
6100 W Suburban Dr, Pinecrest, FL 33156

DRAWING

Overall Exterior Elevations
Front, Rear, AA and BB

SEAL



Nelson de Leon
AR 13937

SHEET NO.

A-05.0

SCALE

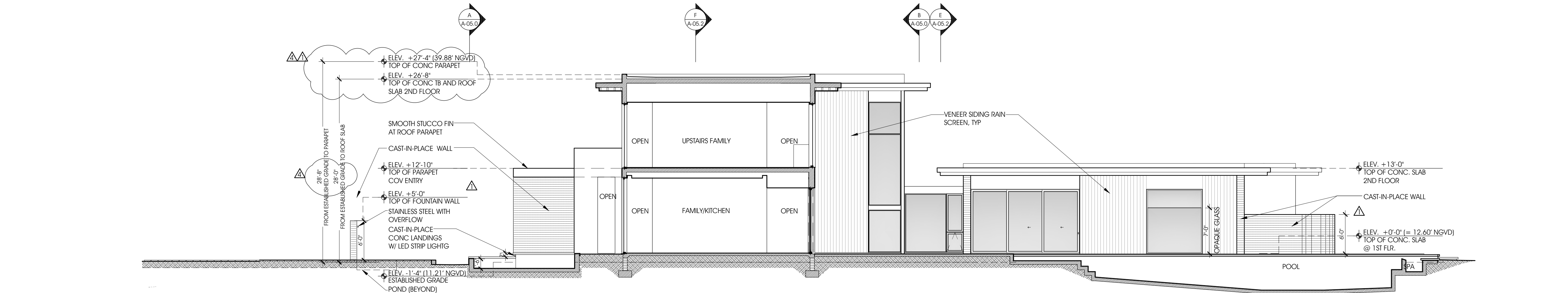
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REVIEWED

NDL

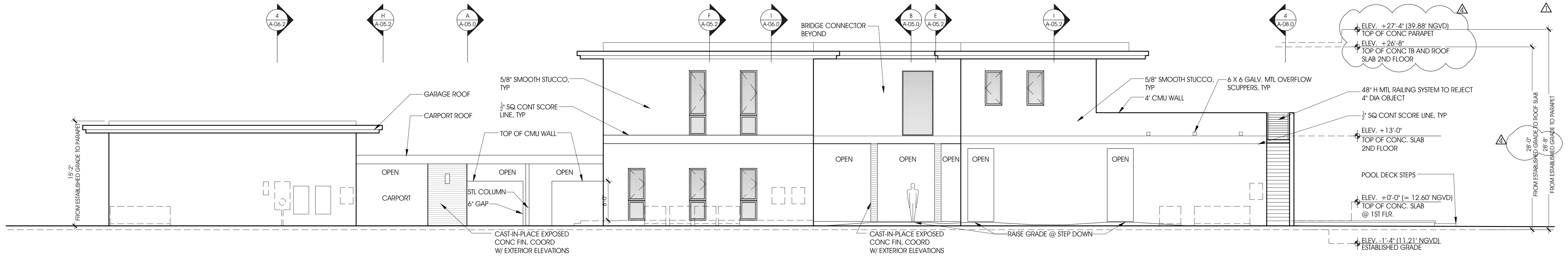
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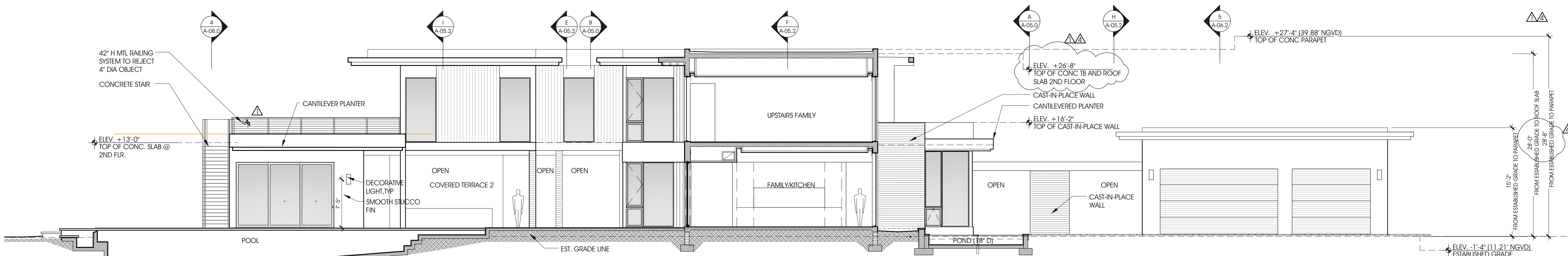
BUILDING SECTION-ELEVATION: D-D

SCALE: 1/8" = 1'-0"



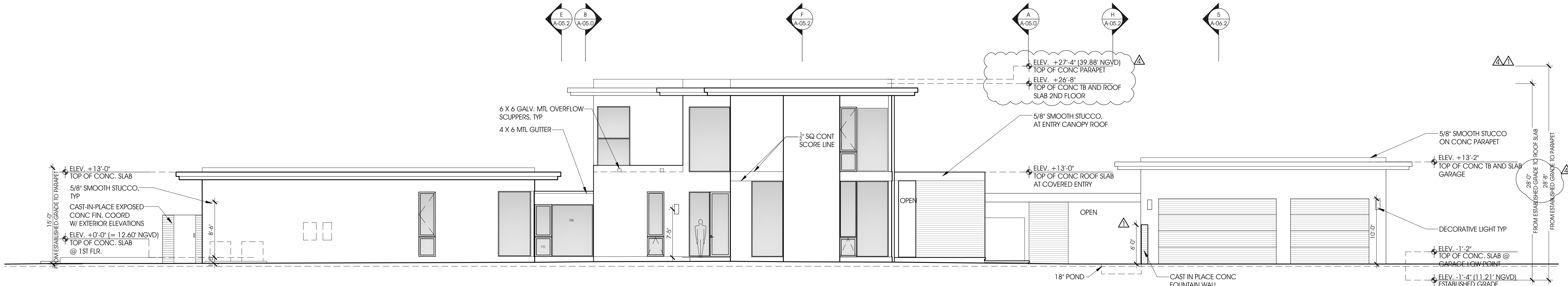
SIDE-WEST EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



BUILDING SECTION-ELEVATION: C-C

SCALE: 1/8" = 1'-0"



SIDE-EAST EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

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△	OWNER REVISION	08-13-25

PROJECT

New 2-Story Residence:
6100 W Suburban Dr, Pinecrest, FL 33156

DRAWING

Overall Exterior Elevations
East and West Sides, CC and DD

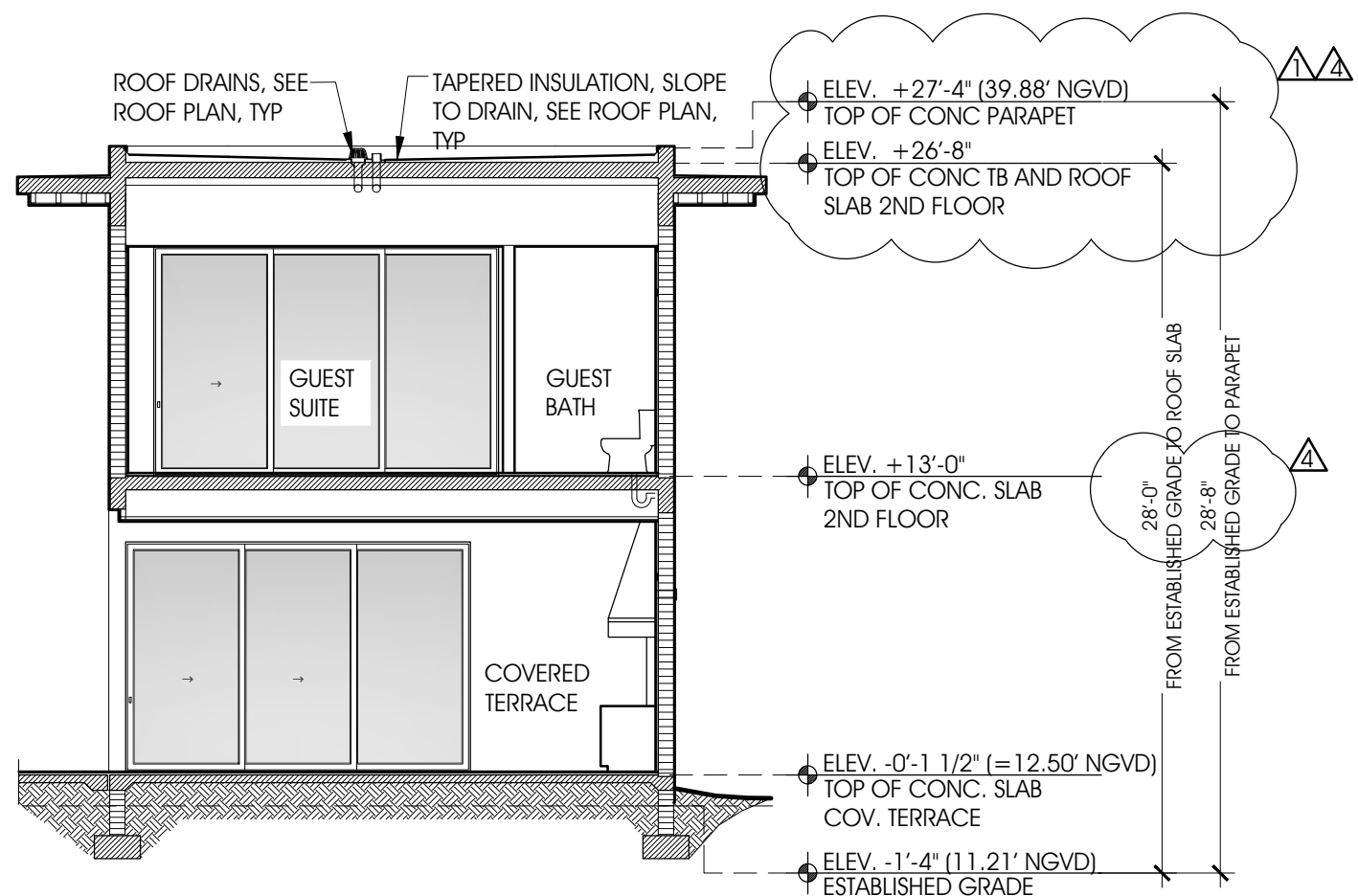


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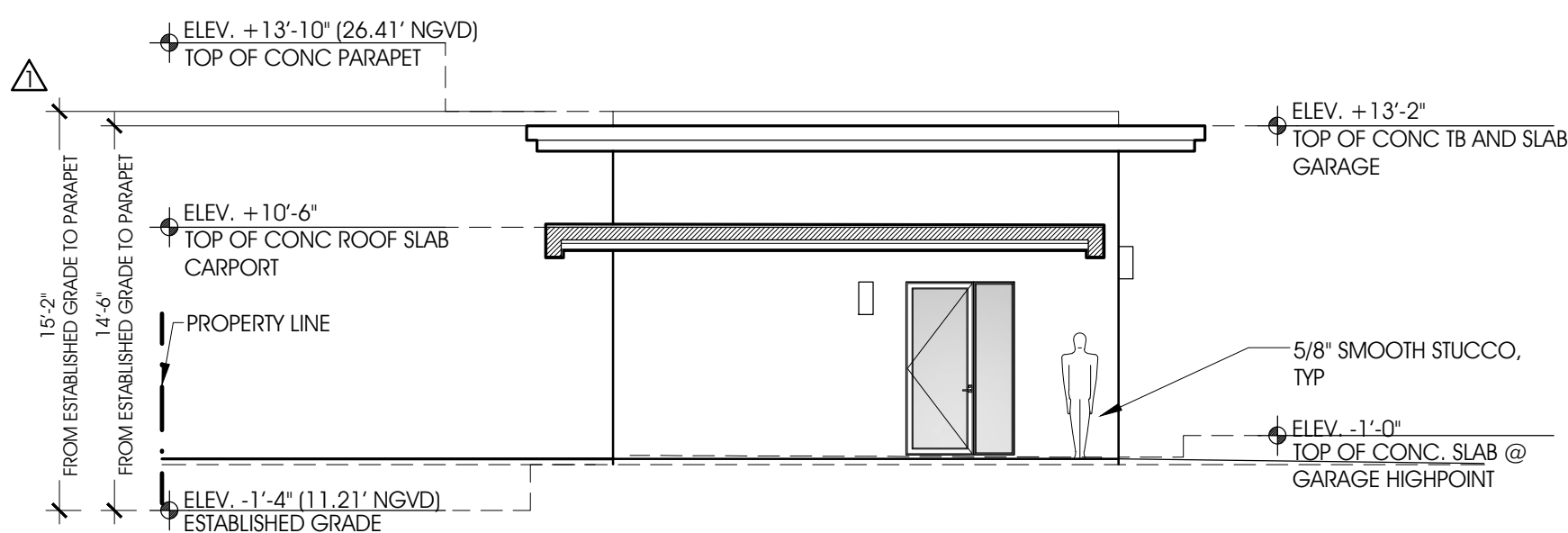
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SCALE
DRAWN
REVIEWED
NDL
PROJ. NO.
351



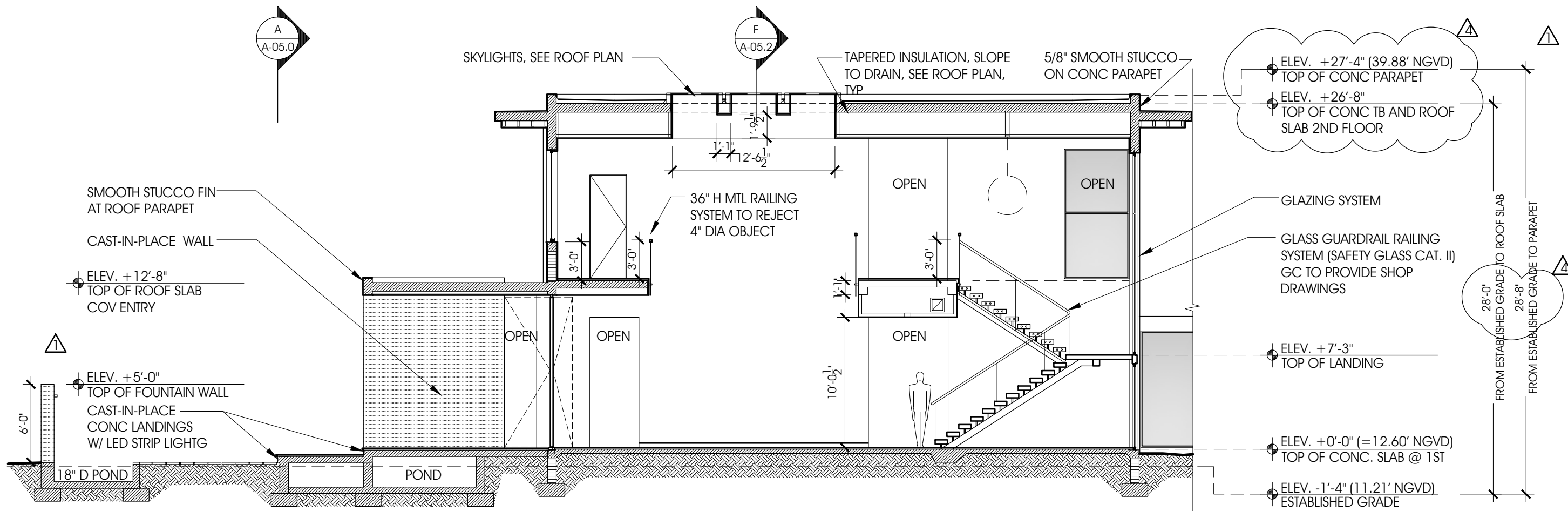
BUILDING SECTION : I-I

SCALE: 1/8" = 1'-0"



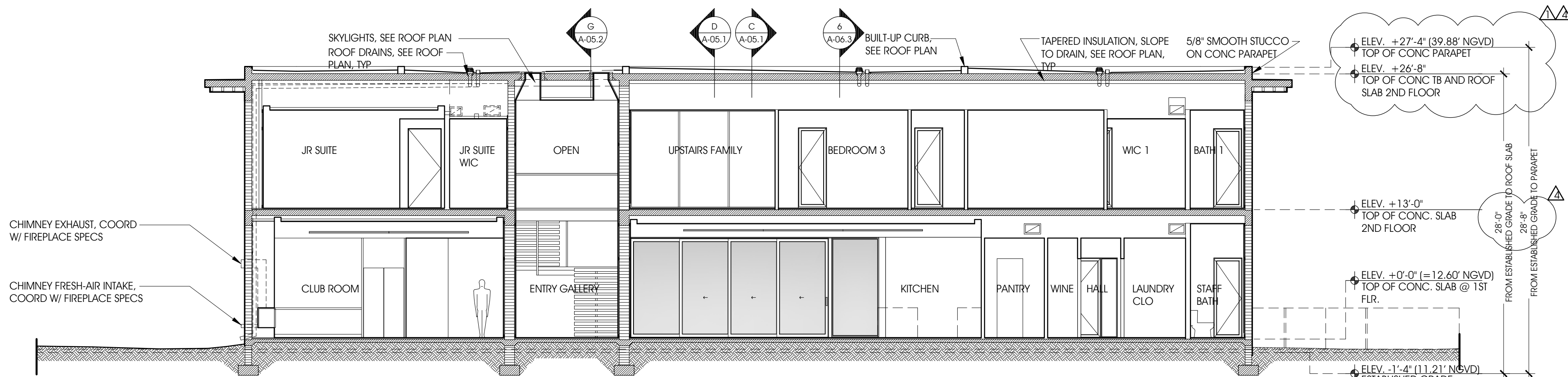
BUILDING SECTION : H-H

SCALE: 1/8" = 1'-0"



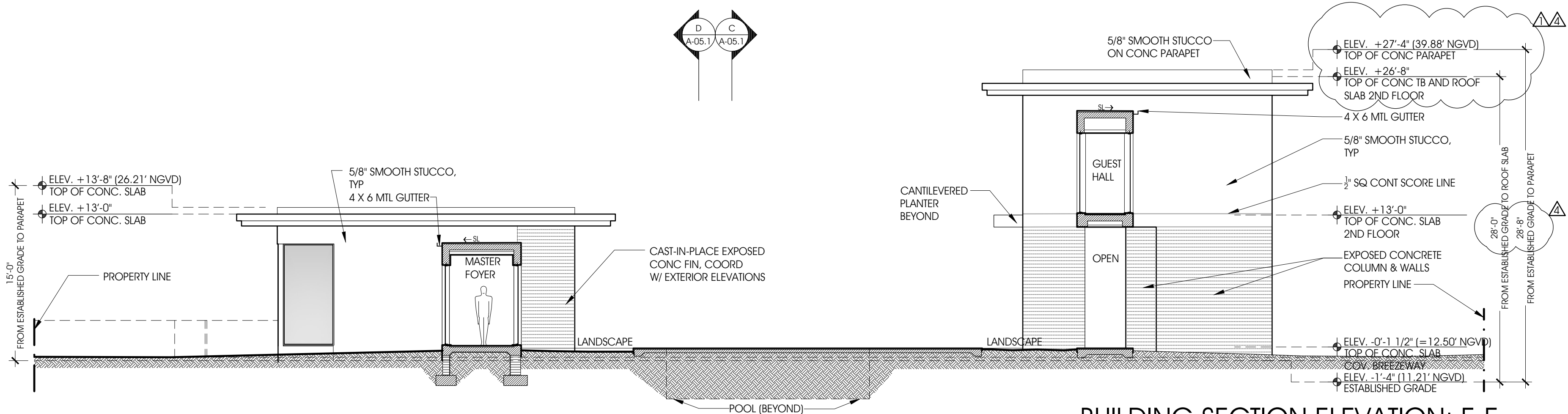
BUILDING SECTION ELEVATION: G-G

SCALE: 1/8" = 1'-0"



BUILDING SECTION ELEVATION: F-F

SCALE: 1/8" = 1'-0"



BUILDING SECTION ELEVATION: E-E

SCALE: 1/8" = 1'-0"

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PROJECT

New 2-Story Residence:
6100 W Suburban Dr, Pinecrest, FL 33156

DRAWING

Overall Building Sect-Elevations
EE, FF and GG

SEAL



Nelson de Leon
AR 13937

SHEET NO.

A-05.2

SCALE

DRAWN

REVIEWED
NDL

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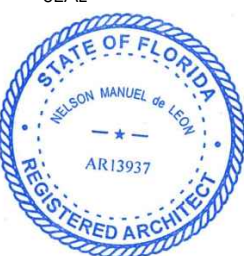
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△	OWNER REVISION	08-13-25

PROJECT

New 2-Story Residence:
6100 W Suburban Dr, Pinecrest, FL 33156

DRAWING

Wall Sections 1 & 2

SEAL	SCALE
	DRAWN
Nelson de Leon AR 13937	REVIEWED NDL
SHEET NO.	PROJ. NO. 351

A-06.0

