CERTIFIED TRUE COPY OF THE ORIGINAL DOCUMENT
ON FILE WITH VILLAGE OF PALMETTO BAY BUILDING DEPARTMENT
RECORD CUSTODIAN

Proposed Single-family Residence for:

MILIAN DEVELOPMENT GROUP, INC.

8421 Southwest 184th Street - Miami, FL 33157

GENERAL NOTES:

03. THE CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS AND BE RESPONSIBLE FOR FIELD FIT AND QUALITY OF THE WORK. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS CONCEALED BELOW GRADE, INCLUDING, BUT NOT LIMITED TO MECHANICAL, ELECTRICAL, PLUMBING, TELEPHONE, COMMUNICATIONS, ETC. NO ALLOWANCES SHALL BE MADE ON BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLECT ON HIS/HER PART. ALL CONTRACTORS TO FIELD VERIFY ALL DIMENSIONS, MEASUREMENTS AND ELEVATIONS AT THE SITE. THE CONTRACTOR IS TO NOTIFY THE DESIGN PROFESSIONAL OR OWNER'S REPRESENTATIVE OF ANY DISCREPANCY BETWEEN DRAWINGS AND FIELD CONDITIONS BEFORE COMMENCING ANY WORK. ALL CONTRACTORS INCLUDING SUBCONTRACTORS SHALL EXAMINE THE SITE, BUILDING, ETC. INCLUDING ITS CONDITION BEFORE SUBMITTING THEIR BID(S). CONTRACTORS SHALL MAKE NO CLAIM FOR AND HAVE NO RIGHT TO ADDITIONAL PAYMENT, EXTENSION OF TIME OR ANY OTHER CONCESSION BECAUSE OF FAILURE TO VISIT THE SITE AND BUILDING TO ACQUAINT THEMSELVES WITH THE CONDITIONS OR/OR RELATING TO THE WORK.
04. THE CONTRACTOR SHALL NOTIFY THE DESIGN PROFESSIONAL IMMEDIATELY IF HE OR SHE CANNOT COMPLY WITH ANY AND/OR ALL INCLUDED CONSTRUCTION DOCUMENTS.
05. DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL USE DIMENSIONS SHOWN ON DRAWINGS AND ACTUAL FIELD MEASUREMENT. DISCREPANCIES SHALL BE NOTIFIED TO THE DESIGN PROFESSIONAL AT ONCE BEFORE PROCEEDING WITH THE WORK.
06. WHERE THE TERM "APPROVED" OR "APPROVED EQUAL" IS USED IN THE CONSTRUCTION DOCUMENTS, IT SHALL BE UNDERSTOOD THAT THE REFERENCE IS MADE TO THE RULING AND JUDGMENT OF AND PROPOSED SUBSTITUTE SHALL BE SUBMITTED TO THE DESIGN PROFESSIONAL FOR REVIEW AND WRITTEN APPROVAL.
07. THE GENERAL CONTRACTOR SHALL COORDINATE THE LOCATIONS OF ALL DRAIN PIPES, DOORWAYS AND VENTILATION OPENINGS SO AS TO NOT INTERFERE WITH THE LOCATIONS OF THE DESIGN FINISH ITEMS INDICATED ON THE DRAWINGS. NOTIFY THE DESIGN PROFESSIONAL IMMEDIATELY OF ANY CONFLICTS.
08. THE CONTRACTOR SHALL INVESTIGATE AND VERIFY LOCATIONS OF STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING ELEMENTS, OR OTHER CONDITIONS EXISTING, PRIOR TO DRILLING OR CUTTING OF SLABS OR STRUCTURAL MEMBER, NOTIFY THE DESIGN PROFESSIONAL IMMEDIATELY OF ANY CONFLICTS.
09. THE DESIGN PROFESSIONAL SHALL NOT BE OBLIGATED TO ACT AS AN ARBITRATOR BETWEEN THE CONTRACTOR AND HIS SUBCONTRACTORS, OR BETWEEN SUBCONTRACTORS, DUE TO REAL OR ALLEGED ERROR IN THE ARRANGEMENT OF THE CONTENTS OF THE CONTRACT DOCUMENTS.
10. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND OWNER TO OBTAIN ALL REQUIRED PERMITS FOR CONSTRUCTION WITHIN THE GOVERNING JURISDICTION.
11. THE CHARACTER AND SCOPE OF THE WORK ARE ILLUSTRATED BY THE DRAWINGS LISTED. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND/OR REQUESTING ANY ADDITIONAL DETAIL DRAWINGS REQUIRED TO INTERPRET AND EXPLAIN THE CONSTRUCTION DOCUMENTS AND OTHER INFORMATION DEEMED NECESSARY TO PERFORM WORK. IT SHALL BE UNDERSTOOD THAT THIS ADDITIONAL DATA SHALL BE CONSIDERED AS FORMING A PART OF THESE NOTES AS THEY RELATE.
12. THE USE OF THE WORDS "SUPPLIED BY" OR "PROVIDED", IN CONNECTION WITH ANY ITEM SPECIFIED IT IS INTENDED TO MEAN THAT SUCH ITEM SHALL BE FURNISHED TO THE CONTRACTOR AND INSTALLED BY THE CONTRACTOR (UNLESS OTHERWISE NOTED). CONTRACTOR IS TO BECOME AWARE OF SUCH ITEMS TO ENSURE PREPARATION IS PERFORMED TO CORRECTLY INSTALL AS REQUIRED. CONTRACTOR TO RECEIVE AND STORE ITEMS AS REQUIRED.
13. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SECURITY AND SAFETY OF THE CONSTRUCTION SITE. CONTRACTOR SHALL COORDINATE WITH LOCAL AUTHORITIES TO ENSURE AN ADEQUATE LEVEL OF LIFE SAFETY IS MAINTAINED AT ALL TIMES.
14. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION OF PUBLIC AREAS AND SHALL BE RESPONSIBLE FOR KEEPING THESE AREAS CLEAN AND FREE OF MATERIALS AT ALL TIMES.
15. CONTRACTOR SHALL COORDINATE WITH OWNER FOR ACCESS AND REGULATIONS REGARDING REQUIRED PERMITS, HOURS OF WORK AND ALL OTHER RELEVANT REGULATIONS.
16. PRIOR TO COMMENCEMENT OF CONSTRUCTION THE GC SHALL FILE WITH THE OWNER CURRENT INSURANCE CERTIFICATIONS IN THE AMOUNTS REQUESTED BY THE OWNER FOR WORKMAN'S COMPENSATION, GENERAL LIABILITY, BODILY INJURY & PROPERTY DAMAGE. THE GC SHALL INDEMNIFY THE OWNER & THE DESIGN PROFESSIONAL FOR AND ADDITIONAL COSTS, CLAIMS, SUITS & JUDGMENTS FOR PROPERTY DAMAGE OR PERSONAL INJURY ARISING OUT OF THE WORK OF THE GC, HIS AGENTS, EMPLOYEES AND SUBCONTRACTORS.
17. PRIOR TO THE PAYMENT OF THE FINAL INVOICE THE GC SHALL (A) CORRECT ALL PUNCHLIST ITEMS (B) PROVIDE LIEN WAIVERS FROM ALL FIRST TIER SUBCONTRACTORS (C) PROVIDE ALL GOVERNMENTAL CERTIFICATES OF COMPLETION.
18. MECHANICAL, ELECTRICAL & PLUMBING CONTRACTORS SHALL FULLY COORDINATE ALL EQUIPMENT WITH THE OTHER TRADES. THESE CONTRACTORS SHALL BE RESPONSIBLE FOR THE FINAL HOOKUP OF ALL EQUIPMENT INCLUDING EQUIPMENT NOT FURNISHED BY THEM, BUT REQUIRING THEIR SERVICES.
19. NO EXTRA WORK OR CHARGE SHALL BE MADE WITHOUT PRIOR WRITTEN REQUEST & APPROVAL FROM THE OWNER & DESIGN PROFESSIONAL. THE CHANGE ORDER SHALL OUTLINE ADDITIONAL COSTS, ADDITIONS TO THE SCHEDULE AND MATERIALS INVOLVED.
20. GC SHALL PROVIDE SAMPLES OF ALL FINISH MATERIALS, MILLWORK & COLORS TO THE DESIGN PROFESSIONAL FOR APPROVAL PRIOR TO INSTALLATION ON THE JOB IN A TIMELY FASHION SO AS NOT TO DELAY THE PROGRESS OF THE WORK.
21. THE GENERAL CONTRACTOR SHALL PROVIDE ADDITIONAL STUDS, TEMPORARY BLOCKING AND FRAMING SUPPORTS IN PARTITIONS, AND IN CEILINGS FOR THE ANCHORING AND INSTALLATION OF ALL LIGHT FIXTURES OR OTHER CEILING MOUNTED INSTALLATIONS AS REQUIRED BY THE DOCUMENTS.
22. BIDDER MUST REVIEW ALL PLANS WITH THE DESIGN PROFESSIONAL PRIOR TO BIDDING WORK. DESIGN PROFESSIONAL SHALL ASSUME NO RESPONSIBILITY WHEN BIDDER HAS NOT VIEWED THE NATURE OF THE WORK. IF DOUBT EXISTS IN THE MIND OF THE BIDDER AS THE TRUE MEANING OF ANY PART OF THE CONTRACT DOCUMENTS, HE/SHE MUST REQUEST THE INFORMATION, AND/OR CLARIFICATION, IN WRITING. DESIGN PROFESSIONAL OR ENGINEERS SHALL RESPOND TO ANY INQUIRY IN WRITING.

FLOOD LEGEND Zone: AE 10'

Residential New Construction

HIGHEST CROWN OF ROAD ELEV: +8.71 FT. N.G.V.D. HIGHEST CROWN OF ROAD ELEVATION WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY.

	LOWEST FLOOR ELEVATION	GARAGE/STORAGE FLOOR ELEVATION	ADJACENT GRADE ELEVATION	SWALE AREA ELEVATION
PROPOSED	+11.00 FT. NGVD	+10.40 FT. NGVD	+5.00 FT. NGVD	— FT. NGVD

ALL ELECTRICAL, MECHANICAL AND PLUMBING EQUIPMENT 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 HIGHER THAN ONE (1) FOOT ABOVE GRADE AND LOCATED ON DIFFERENT SIDES OF THE ENCLOSED AREA. OPENINGS WILL BE EQUIPPED WITH SCREENS OR LOUVERS. FLOOD RESISTANT 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.

0'-0" = 10.40' N.G.V.D.

ZONING INFORMATION: LOT ZONED: (E-1)

LOT OCCUPATION	REQUIRED	PROVIDED
A. LOT AREA	1 acre incl. ROW (43,560 S.F. MIN.)	51,568 S.F. (incl. ROW)
B. MAXIMUM DENSITY	1 UNIT	1 UNIT
C. LOT WIDTH	125 FT. MIN.	185.00'
D. LOT DEPTH	200 FT. MIN (CENTER OF ROW)	220.00'
E. LOT COVERAGE (1-STORY)	0.22 OF LOT AREA (22% MAX)	(6,489 SQ. FT.) 17.0 %
LOT COVERAGE (INCLUDING OVERHANG)	0.22 OF LOT AREA (22% MAX)	(8,120 SQ. FT.) 21.4 %
F. MINIMUM OPEN SPACE	0.78 OF LOT AREA (78% MIN)	(31,410 SQ. FT.) 82.9 %
G. MIN. LANDSCAPED PERVIOUS AREA	0.45 OF LOT AREA (45% MIN)	(25,254 SQ. FT.) 66.0 %
H. MAXIMUM BUILDING SIZE	2,000 SQ. FT.	5,488 SQ. FT.
BUILDING SETBACKS	**REQUIRED**	**PROVIDED**
A. PRINCIPLE FRONT	50'-0" MIN.	60'-0" (PROPOSED)
B. STREET SIDE	25'-0" MIN.	80'-0" (PROPOSED)
C. SIDE	15'-0" MIN.	38'-10" (PROPOSED)
D. REAR	25'-0" MIN.	38'-0" (PROPOSED)
BUILDING HEIGHT	**REQUIRED**	**PROVIDED**
A. MAXIMUM BUILDING HEIGHT	2 STORIES / 35'-0"	(1-STORY) 24'-0"

APPLICABLE CODES

- FLORIDA BUILDING CODE - 5th EDITION (2014)
- FLORIDA FIRE PREVENTION CODE - 5th EDITION
- NFPA 101- LIFE SAFETY CODE - 2012 EDITION

LEGAL DESCRIPTION:

LOT 18, BLOCK 05, OF "SUBDIVISION TWENTY-TWO SOL-ARO", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 06, AT PAGE 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SQ. FOOTAGE DATA

EXISTING NET LOT AREA	37,897 SQ. FT.
PROPOSED RESIDENCE (A/C SPACE)	5,047 SQ. FT.
TWO-CAR GARAGE	484 SQ. FT.
COVERED ENTRY PORCH	138 SQ. FT.
COVERED TERRACE (SIDE)	201 SQ. FT.
COVERED TERRACE (DINING)	257 SQ. FT.
COVERED TERRACE (REAR)	412 SQ. FT.
TOTAL BUILDING AREA (LOT COVERAGE)	6,489 SQ. FT. (17.0% LOT COVERAGE)

SCOPE OF WORK:

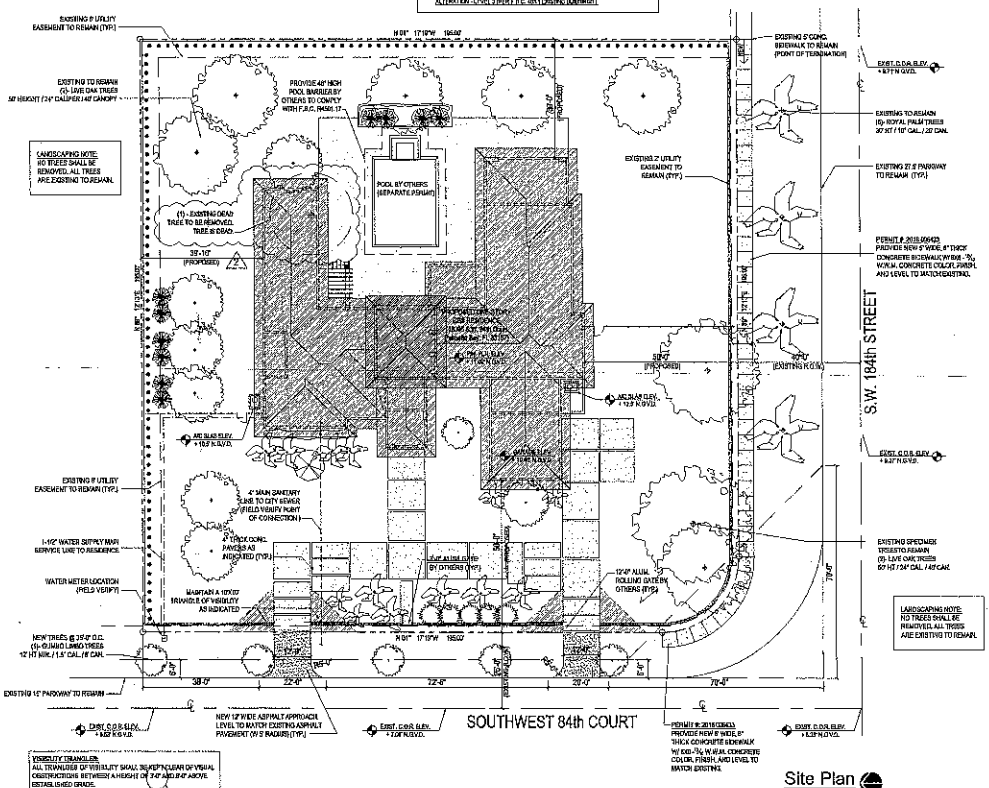
1. NEW CONSTRUCTION OF NEW ONE-STORY SINGLE FAMILY CBS RESIDENCE.
2. NEW PRIVACY WALL ALONG PROPERTY LINE AS INDICATED (LESS EASEMENT).

ALTERATION LEVEL:

PROPOSED SCOPE OF WORK IS CLASSIFIED AS AN: ALTERATION - LEVEL 3 (PER F.B.C. 401.1 EXISTING BUILDING)

INDEX OF DRAWINGS

SHEET	DESCRIPTION
A-1.0	SITE PLAN / GENERAL NOTES / DRAWING INDEX
A-1.1	GRADING PLAN / GENERAL NOTES
L-1.0	LANDSCAPING PLAN / LANDSCAPING NOTES
L-2.0	LANDSCAPING GENERAL NOTES / PLANTING DETAILS
A-2.0	PROPOSED FLOOR PLAN / KEYNOTES / SCHEDULES
A-2.1	WINDOW AND DOOR SCHEDULES / SECURITY NOTES
A-3.0	REFLECTED CEILING PLAN / SCHEDULE
A-4.0	PROPOSED ROOF PLAN / ATTIC VENTILATION CALCS.
A-5.0	EXTERIOR ELEVATIONS
A-5.1	EXTERIOR ELEVATIONS
A-6.0	BUILDING SECTION / WALL SECTION / WALL DETAILS
A-7.0	WINDOW AND DOOR DETAILS
S-1.0	PARTIAL FOUNDATION PLAN / SCHEDULES / DETAILS
S-2.0	PARTIAL ROOF FRAMING PLAN / SCHEDULES / NOTES
S-3.0	STRUCTURAL DETAILS
S-4.0	STRUCTURAL DETAILS
S-5.0	EXTERIOR ELEVATIONS / WINDOW PRESSURES
P-1.0	PLUMBING SANITARY PLAN / PLUMBING DETAILS
P-2.0	PLUMBING SUPPLY PLAN / PLUMBING DETAILS
M-1.0	MECHANICAL PLAN / SCHEDULES / NOTES
M-2.0	MECHANICAL DETAILS / NOTES
E-1.0	ELECTRICAL PLAN / SCHEDULES / NOTES
E-2.0	ELECTRICAL PANEL SCHEDULE / LOAD CALCULATIONS / RISER DIAGRAM



Site Plan

PROPOSED NEW ONE-STORY CBS:
SINGLE-FAMILY RESIDENCE
18395 SOUTHWEST 84th COURT
PALMETTO BAY, FL 33157

REVISIONS:
1 BLDG. DEPT. REVS. SEPTEMBER 1, 2016
2 BLDG. DEPT. REVS. OCTOBER 31, 2016

JOSE A. TOLEDO, P.E. STRUCTURAL ENGINEER FL P.E. #54691

DRAWN: GM
CHECKED: JAT
DATE: 10.01.15
SCALE: As Indicated

SHEET A-1.0

USSI U.S. Structures, Inc. Structural Engineers