FILE LOCATION:
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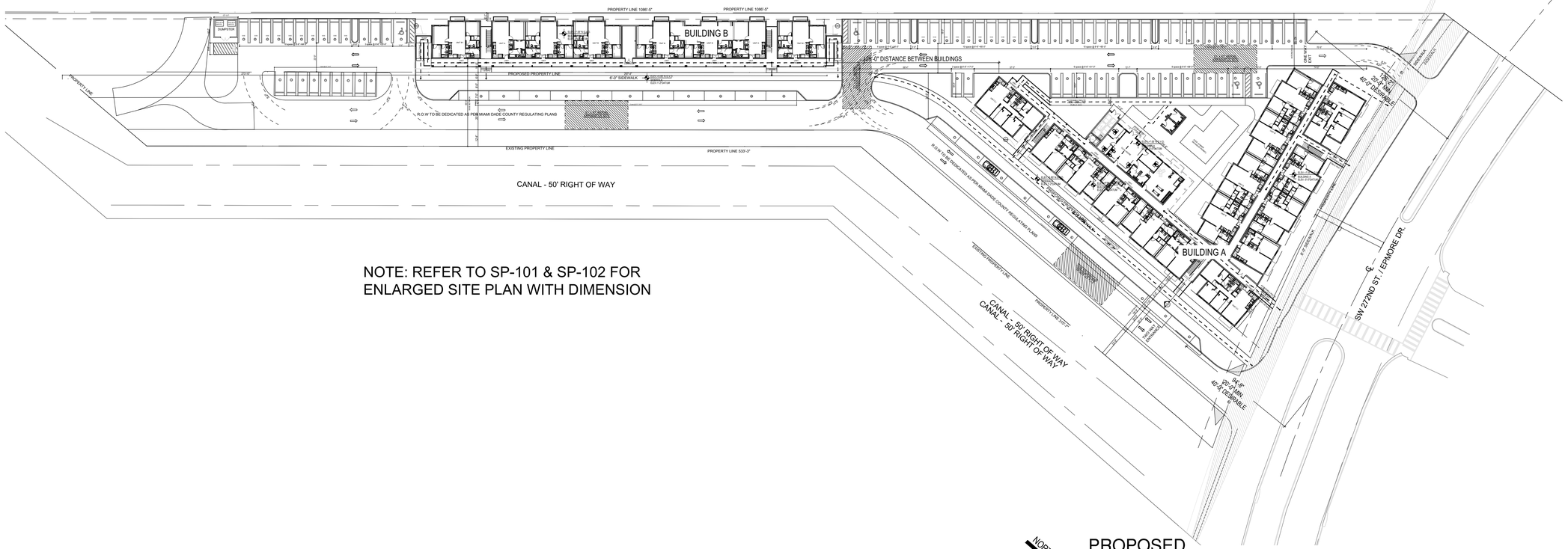


PROPOSED FULL SITE PLAN

SCALE:1/40"=1'-0"

GENERAL NOTES

1. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH CONSTRUCTION.
2. DIMENSIONS SHOWN ON THE FLOOR PLANS ARE TO STUD FACE OF INTERIOR STUD WALLS, TO CENTERLINE OF COLUMNS, AND TO FACE OF MASONRY WALLS, UNLESS OTHERWISE INDICATED.
3. THE CONTRACTOR SHALL PROVIDE CHASES FOR MECHANICAL, PLUMBING, AND ELECTRICAL AS REQUIRED AND AS NECESSARY.
4. PIPING LOCATED ABOVE GRADE.
5. CASEWORK DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO FABRICATION AND INSTALLATION.
6. CAULK AT JUNCTURE OF INTERIOR FACES OF DOOR FRAMES, VIEW WINDOW FRAMES, EXTERIOR WINDOW FRAMES, CABINET WORK, CASEWORK, RECESSED TOILET ACCESSORIES, SURFACE MOUNTED TOILET ACCESSORIES, ETC., WITH ADJACENT MATERIALS EVEN THOUGH JOINT MAY NOT BE VISIBLE.
7. PROVIDE FIRE TREATED WOOD BLOCKING AS REQUIRED. CONTRACTOR SHALL ASSURE THAT ALL REQUIRED WOOD BLOCKING BE INSTALLED TO RESIST THE LOAD OF THE INTENT APPLICABLE (TYP).
8.FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING IN A MANNER ACCEPTABLE TO AUTHORITY HAVING JURISDICTION. SUCH IDENTIFICATION SHALL BE ABOVE ANY DECORATIVE CEILING AND CONCEALED SPACES. SUGGESTED WORDING FOR FIRE AND SMOKE BARRIERS:" FIRE AND SMOKE BARRIER - PROTECT ALL OPENINGS"

TERMITE PROTECTION

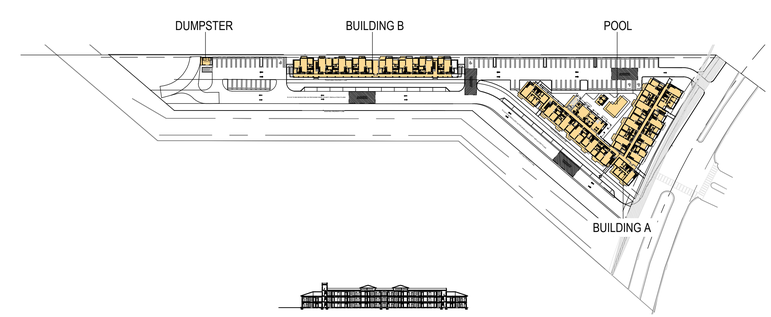
AS PER F.B.C. 105.11 BUILDING COMPONENTS AND BUILDING SURROUNDINGS REQUIRED TO BE PROTECTED FROM TERMITE DAMAGE IN ACCORDANCE WITH FBC SECTION 1816 TERMITE PROTECTION, OR REQUIRED TO HAVE CHEMICAL SOIL TREATMENT IN ACCORDANCE WITH 1816 SHALL NOT BE COVERED OR CONCEALED UNTIL THE RELEASE FROM THE BUILDING OFFICIAL HAS BEEN RECEIVED. ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES AS PER F.B.C. 1816.1.7. 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 THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES".

DRIVEWAY SAFE SIGHT TRIANGLE

-THE HEIGHT OF FENCES, WALLS, BUS SHELTERS AND HEDGES SHALL NOT EXCEED 2' IN HEIGHT WITHIN (15) FEET OF THE EDGE OF DRIVEWAY LEADING TO A PUBLIC RIGHT-OF-WAY.
-THE SAFE SIGHT DISTANCE TRIANGLE AREA SHALL NOT CONTAIN OBSTRUCTIONS TO CROSS-VISIBILITY AT A HEIGHT BETWEEN 2' AND 6' ABOVE PAVEMENT. POTENTIAL OBSTRUCTIONS INCLUDE, BUT ARE NOT LIMITED TO STRUCTURES, GRASS, GROUND COVERS, SHRUBS, VINES, HEDGES, TREES, ROCKS, WALL AND FENCES

ZONING NOTES

1. SITE TO BE FILLED TO COUNTY FLOOD CRITERIA ELEVATION N.G.V.D. OR AN ELEVATION NO LESS THAN THE HIGHEST APPROVED CROWN ELEVATION OF THE ROAD ABUTTING THE PROPERTY.
2. AREA ADJACENT TO LAKE OR CANAL TO BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER INTO LAKE OR CANAL.
3. LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER ONTO ADJACENT PROPERTY. APPLICANT WILL PROVIDE CERTIFICATION PRIOR TO FINAL INSPECTION.
4. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, SECTION 553.79 (10), FLORIDA STATUTES, EFFECTIVE 7/10/87.
5. A SEPARATE PERMIT WILL BE REQUIRED FOR ALL DRIVEWAY APPROACHES. CONTACT PUBLIC WORKS DEPARTMENT.
6. THE HEIGHT OF FENCES, WALLS AND HEDGES SHALL NOT EXCEED 2.0 FEET IN HEIGHT WITHIN 10 FEET OF THE EDGE OF ANY DRIVEWAY LEADING TO A RIGHT OF WAY. THE HEIGHT OF FENCES IS BEING MEASURED FROM GRADE. GRADE ELEVATION = ELEVATION OF PUBLIC SIDEWALK OR CROWN OF ROAD.
7. O.S.F.H. (OUTSIDE SPECIAL FLOOD HAZARD): ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE REQUIRED LOWEST FLOOR ELEVATION.
8. S.F.H. (SPECIAL FLOOD HAZARD) ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE BASE FLOOD ELEVATION OR REQUIRED LOWEST FLOOR ELEVATION WHICH EVER IS HIGHER.
9. LOWEST FLOOR - SHALL MEAN THE LOWEST FLOOR OF THE LOWEST ENCLOSED AREA (INCLUDING - BASEMENT), AN UNFINISHED OR FLOOD RESISTANT ENCLOSURE, USABLE FOR PARKING OF VEHICLES, BUILDING ACCESS OR STORAGE IN AN AREA OTHER THAN A BASEMENT AREA, IS NOT CONSIDERED A BUILDING'S LOWEST FLOOR; PROVIDED THAT SUCH ENCLOSURE IS NOT BUILT AS TO RENDER THE STRUCTURE IN VIOLATION OF THE APPLICABLE NON-ELEVATION DESIGN REQUIREMENTS IN SECTIONS 11C-3,11C-4, 11C-5.
10. GARAGE OR STORAGE (FHA, OSHA 11C-5-F): FULLY ENCLOSED AREAS BELOW THE BASE ELEVATIONS SHALL BE DESIGNED TO PRECLUDE FINISHED LIVING SPACE EXCEPT ALLOWABLE USES I.E.PARKING,LIMITED STORAGE AND BUILDING ACCESS AND SHALL BE DESIGNED TO ALLOW FOR THE ENTRY AND EXIT OF FLOOD-WATERS TO AUTOMATICALLY EQUALIZE HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS.
11. DESIGN FOR COMPLYING WITH THIS REQUIREMENT MUST BE EITHER CERTIFIED BY A PROFESSIONAL ENGINEER OR ARCHITECT AND MEET THE FOLLOWING CRITERIA:
    A. PROVIDE A MINIMUM OF TWO (2) OPENINGS, HAVING A TOTAL NET AREA OF NOT LESS THAN ONE (1) SQUARE INCH FOR EVERY SQUARE FOOT OF ENCLOSED AREA SIZE. BOTTOM OF ALL OPENINGS SHALL BE NOT HIGHER THAN ONE (1) FOOT ABOVE GRADE.
    B. THE INTERIOR PORTION OF SUCH ENCLOSED AREAS SHALL NOT BE PARTITIONED OR FINISH INTO SEPARATE ROOMS OR AIR CONDITIONED.
12. ALL CONSTRUCTION MATERIAL BELOW THE ELEVATION SPECIFIED IN ASCE 24 TABLE 5-1 SHALL BE CONSTRUCTED WITH FLOOD-DAMAGE-RESISTANCE MATERIAL, ACCORDING TO ASCE 24 TABLE 1-1 FOR TYPE II CLASSIFICATION. THE STRUCTURE MUST BE CONSTRUCTED WITH FLOOD-DAMAGE-RESISTANCE MATERIAL TO AN ELEVATION OF BFE+1 FT, A CLEAR STATEMENT SHALL BE NOTED ON CONSTRUCTION DRAWINGS.



KEY PLAN

SCALE:1/128"=1'-0"

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DUE TO THE COMPLEXITY OF THE PROJECT, THE CONTRACTOR SHALL CARRY A 5% CONTINGENCY OF HARD COST ON THE PROJECT.
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C F M A R C H I T E C T S
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SEAL:

STATE OF FLORIDA
CRISTINA FANDIÑO
LICENSE NUMBER
AR 0014682

CRISTINA FANDIÑO
Digitally signed by CRISTINA FANDIÑO
Date: 2024.06.17 11:10:01 -04'00'

CONSULTANT:

NARANJA VILLAGE
66 RESIDENTIAL UNITS

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NARANJA, FL 33032

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Miami, Fl 33131

DATE:
12.13.2023 BLDG. ZNG.

PROJECT No. 20-2214
DRAWN BY:
CHECKED BY: CF

PROPOSED FULL SITE PLAN & GENERAL NOTES

SP-100