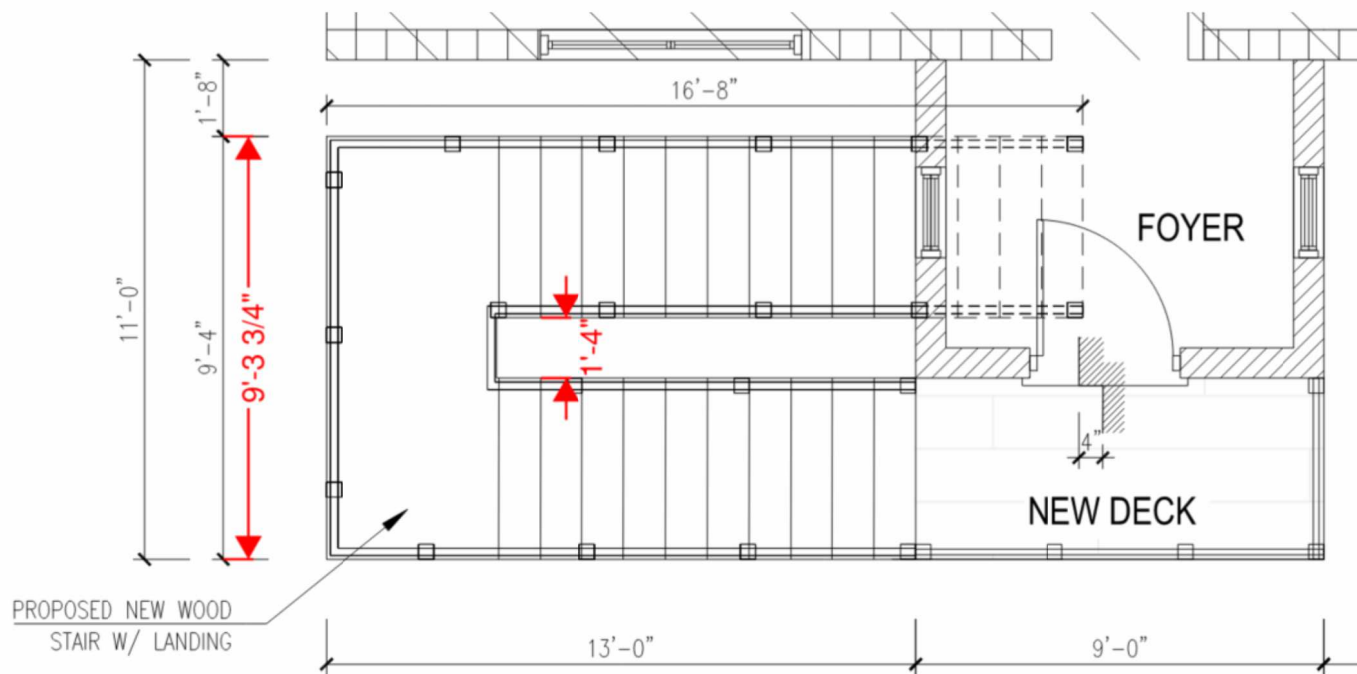




GOOGLE MAP ELEVATION

NTS

Daniel Diaz
Professional Engineer
No. 95657
State of Florida



DMD & COMPANY
STRUCTURAL ENGINEERS
2430 Gulf To Bay Blvd, Ste C
Clearwater, FL 33765
727.857.3379
dmd-company.com



PROJECT

This item has been digitally signed and sealed by Daniel Diaz, P.E. on the date adjacent to seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

**266 145th AVE E,
MADEIRA
BEACH, FL
33708**

MARK	DATE	DESCRIP.
CD	02/21/25	PERMIT
Δ	5/23/25	REV-1

SHEET MANAGEMENT
PROJECT NO: 2025014

SHEET TITLE
COVER

SHEET NUMBER

A-0

GENERAL NOTES

- THE PROJECT CONSISTS OF RAISING THE EXISTING CONCRETE-SLAB RESIDENCE ON MASONRY PLASTER AND STEEL BEAMS, BUILDING TWO WOOD-FRAMED STAIRCASES FOR MAIN AND SECONDARY ACCESS, AND INCLUDING DECKS AS NECESSARY FOR ACCESSIBILITY.
- ALL NEW WORK IS TO COMPLY WITH THE FLORIDA RESIDENTIAL BUILDING CODE 2023, 8TH EDITION AND WITH ALL APPLICABLE CODES AND LOCAL ORDINANCES.
- INFORMATION ON SITE PLAN AND LEGAL DESCRIPTION HAVE BEEN PROVIDED BY THE OWNER / CONTRACTOR AND ASSUMED TO BE CORRECT.
- ALL REINFORCING SHALL BE HELD SECURELY IN PLACE WITH STANDARD ACCESSORIES DURING PLACING OF CONCRETE. IF REQUIRED, ADDITIONAL BARS OR STIRRUPS SHALL BE PROVIDED BY THE CONTRACTOR TO FURNISH ADEQUATE SUPPORT.
- THE CONTRACTOR SHALL COORDINATE THE SIZE, NUMBER & LOCATION OF ALL ANCHOR BOLTS, INSERTS, WELD PLATES AND OTHER ITEMS TO BE EMBEDDED IN THE CONCRETE AS REQUIRED BY ALL TRADES. THE ACTUAL LENGTH OF THE ANCHOR BOLT REQUIRED SHALL TAKE INTO ACCOUNT THE THICKNESS OF THE ATTACHED PART, THE NUT THICKNESS, ETC.
- THE CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING NECESSARY TO MAINTAIN THE STRUCTURAL INTEGRITY OF THE STRUCTURE PERMANENTLY AND / OR DURING THE CONSTRUCTION PROCESS AS MAY BE REQUIRED.
- ALL CONDITIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ALL DIMENSIONS AND ELEVATIONS SHALL BE CHECKED BY THE GENERAL CONTRACTOR PRIOR TO CONSTRUCTION, DO NOT SCALE THE DRAWINGS. ANY ADJUSTMENTS AND / OR CORRECTIONS SHALL BE MARKED AND BROUGHT TO THE ATTENTION OF THE OWNER.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH SAFETY PROCEDURES, METHODS AND MEANS OF CONSTRUCTION AND ALL REQUIREMENTS BY APPLICABLE FEDERAL, STATE AND LOCAL LAWS, REGULATIONS AND CODES.
- ALL WOOD EXPOSED TO WEATHER SHALL BE SMOOTH, CLEAR & FREE OF DEFECTS, CHECKING, ETC.
- DOOR HARDWARE IS TO BE FIRST GRADE RESIDENTIAL AS SELECTED OR APPROVED BY OWNER.
- PAINT INTERIOR AND EXTERIOR EXPOSED SURFACES THAT DO NOT RECEIVE PRE-FINISHED MATERIAL (3 COATS) COLOR SELECTED BY OWNER.
- ALL CONNECTORS TO BE SIMPSON UNLESS NOTED OTHERWISE, WITH NEC.
- UTILITIES WILL BE MOVED UNDERGROUND IN COMPLIANCE WITH MADEIRA BEACH CODE SEC. 14-121.
- GUTTERS WITH DOWNSPOUTS POINTED AWAY FROM ADJACENT PROPERTIES ARE REQUIRED.

LEGAL DESCRIPTION:

PROPERTY ADDRESS:
266 145th Ave E, Madeira Beach,
FLORIDA 33708.

DESCRIPTION:
LOT 37, FIRST ADDITION TO MADEIRA SHORES,
AS RECORDED IN PLAT BOOK 25, PAGE 25
OF THE PUBLIC RECORDS OF PINELAS
COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:
BY PERFORMING A SEARCH WITH THE LOCAL
GOVERNING MUNICIPALITY OR WWW.FEMA.GOV,
THE PROPERTY APPEARS TO BE LOCATED IN
ZONE AE-VI (WITH A BASE FLOOD ELEVATION
OF 11'-12"). THIS PROPERTY WAS FOUND IN
CITY OF MADEIRA BEACH, COMMUNITY NUMBER
125127, DATED 06/24/2021.

SITE PREPARATION

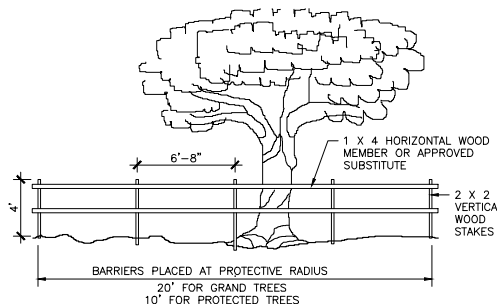
THE RESIDENCE AREA SHOULD BE STRIPPED OF TOPSOIL AND ORGANICS, THEN THE STRIPPED BUILDING SUBGRADE SHOULD BE PROOF-ROLLED WITH A HEAVY DRUM-TYPE VIBRATORY COMPACTOR HAVING A MINIMUM STATIC WEIGHT OF 20,000 POUNDS. PROOF-ROLLING OF THE BUILDING AREA, TO 7 FEET BEYOND CONSTRUCTION LINES, SHOULD CONSIST OF AT LEAST 10 COMPLETE COVERAGES BY THE COMPACTOR EQUIPMENT. COMPACTION SHOULD CONTINUE UNTIL THE SOIL 1 FOOT BELOW THE COMPACTION SURFACE ATTAINS A DENSITY OF AT LEAST 98 PERCENT OF THE MAXIMUM DRY DENSITY AS INDICATED BY THE MODIFIED PROCTOR COMPACTION TEST (ASTM METHOD D 1557)

EROSION / SEDIMENTATION CONTROL

CONTRACTOR IS TO PROVIDE EROSION CONTROL / SEDIMENTATION BARRIER (HAY BALES OR SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS AND WATERWAYS. IN ADDITION, CONTRACTOR SHALL PLACE STRAW, MULCH OR OTHER SUITABLE MATERIAL ON GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT SITE. IF, IN THE OPINION OF THE ENGINEER AND / OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTOR IS TO REMOVE AND CLEAN SAND EARTH TO THE SATISFACTION OF THE ENGINEER / AND / OR AUTHORITIES.

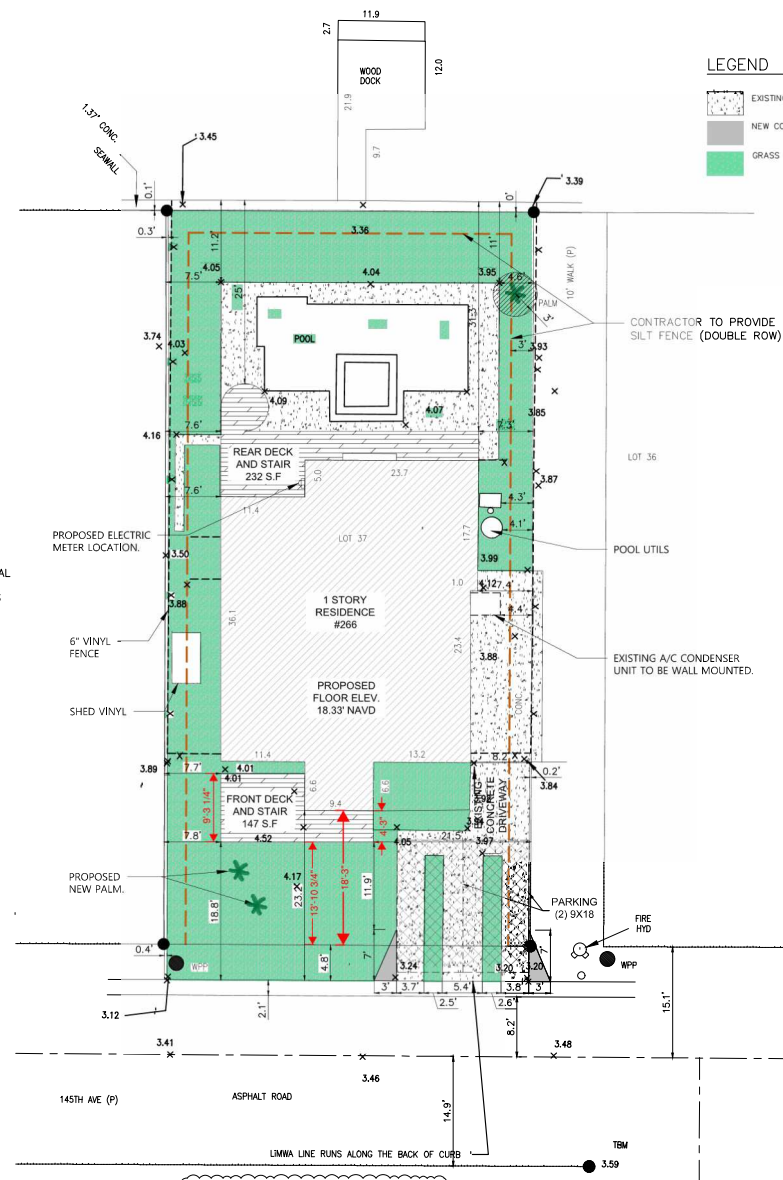
NOTE:

- THEY WILL BE CONSTRUCTED IN ACCORDANCE WITH THE ANTICIPATED CODE REVISIONS TO ALLOW FOR ACCESS RELATED ENCROACHMENT.



BARRICADE DETAIL

SCALE : NTS



SITE PLAN
SCALE 1/8"=1'-0"

SITE DATA TABLE			
	EXISTING	PROPOSED	REQUIRED
FAR (FLOOR AREA RATIO)	0.29	0.29	-
STRUCTURE COVERAGE	29%	29%	-
GREENSPACE	40%	37%	-
BUILDING HEIGHT (MEASURED FROM DFE)	1.2'	15.8'	-
LIVING AREA	1426 S.F.	1426 S.F.	-
POOL AREA	383 S.F.	383 S.F.	-
PATIO AREA	595 S.F.	363 S.F.	-
DRIVEWAY AREA	300 S.F.	300 S.F.	-
IRIS:			
BUILDING FOOTPRINT	1426 S.F.	1805 S.F.	-
PARKING AND DRIVEWAY	300 S.F.	300 S.F.	-
POOL AND/OR PATIO AREAS	978 S.F.	746 S.F.	-
WALKWAYS	309 S.F.	309 S.F.	-
OTHER	-	-	-
SETBACKS:			
FRONT YARD	23.2'	18.8'	20.0'
RIGHT SIDE YARD	7.3'	7.3'	7.0'
LEFT SIDE YARD	7.5'	7.5'	7.0'
REAR YARD	35.3'	25.0'	25.0'

DMD & COMPANY
STRUCTURAL ENGINEERS



CONSULTANT



PROJECT

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SHEET MANAGEMENT
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SHEET TITLE

SITE PLAN

SHEET NUMBER

C-1