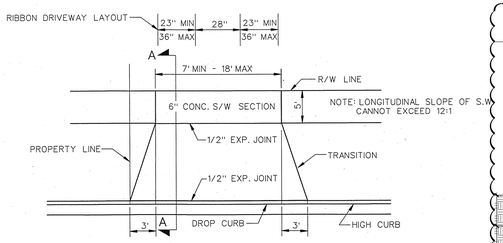
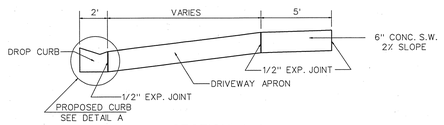
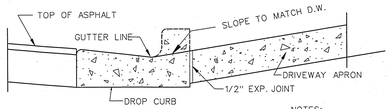


RESIDENTIAL DRIVEWAY APRON
N.T.S.

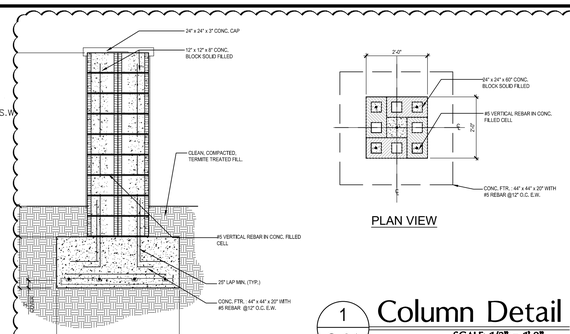


SECTION A-A
N.T.S.



DETAIL A
N.T.S.

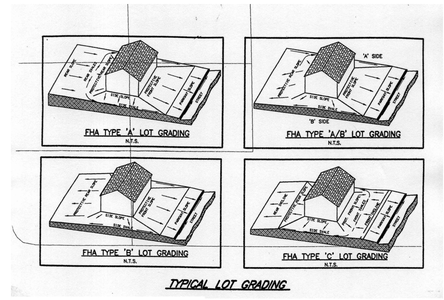
NOTES:
1. 3000 PSI CLASS 1 CONCRETE REQUIRED
2. EXISTING HIGH CURB SHALL BE REMOVED AND REPLACED WITH DROP CURB
3. 6" S.W. SECTION SHALL BE INSTALLED THROUGH DRIVEWAY



ELEVATION VIEW
24"x24" CMU COLUMN DETAIL

PLAN VIEW

1 S-01 Column Detail
SCALE: 1/2" = 1'-0"



TYPICAL LOT GRADING

GENERAL NOTES KEY:

THIS IS NOT A SURVEY, MJS, INC. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY. THE OWNER AND CONTRACTOR ARE TOTALLY RESPONSIBLE FOR PLACING THE BUILDING ON THE PROPERTY.

POOL DESIGN AND LOCATION SHOWN ARE ONLY SUGGESSTED. THE OWNER AND CONTRACTOR ARE RESPONSIBLE FOR FINAL POOL DESIGN AND LOCATION.

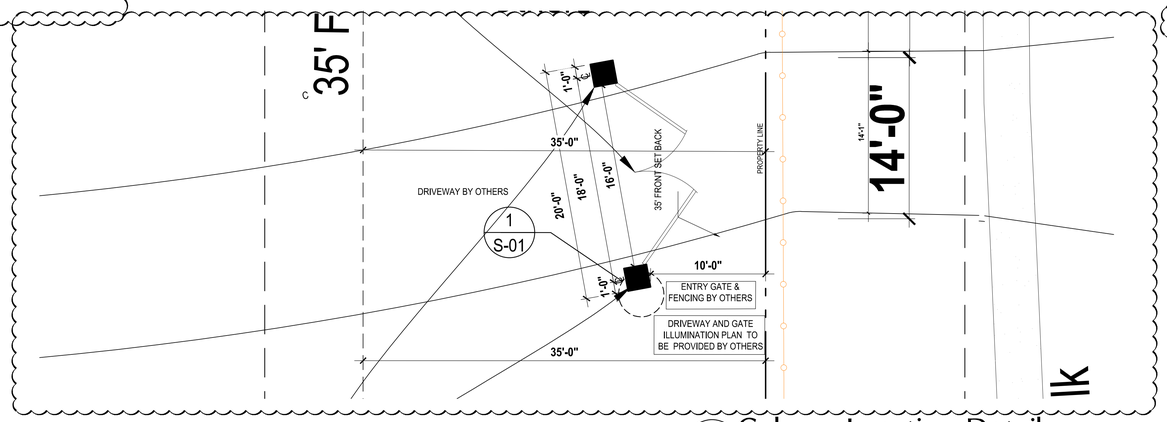
LANDSCAPING DESIGN BY OTHERS.

MJS, INC. ASSUMES NO RESPONSIBILITY FOR SEPTIC DESIGN OR LOCATION. SEPTIC IF SHOWN ON PLANS IS PER BUILDER OR OWNER REQUIREMENTS. SEPTIC SYSTEMS ARE TO BE DESIGNED AND LOCATED PER DEPT. OF HEALTH REQUIREMENTS OR AS PER GOVERNING CODES.

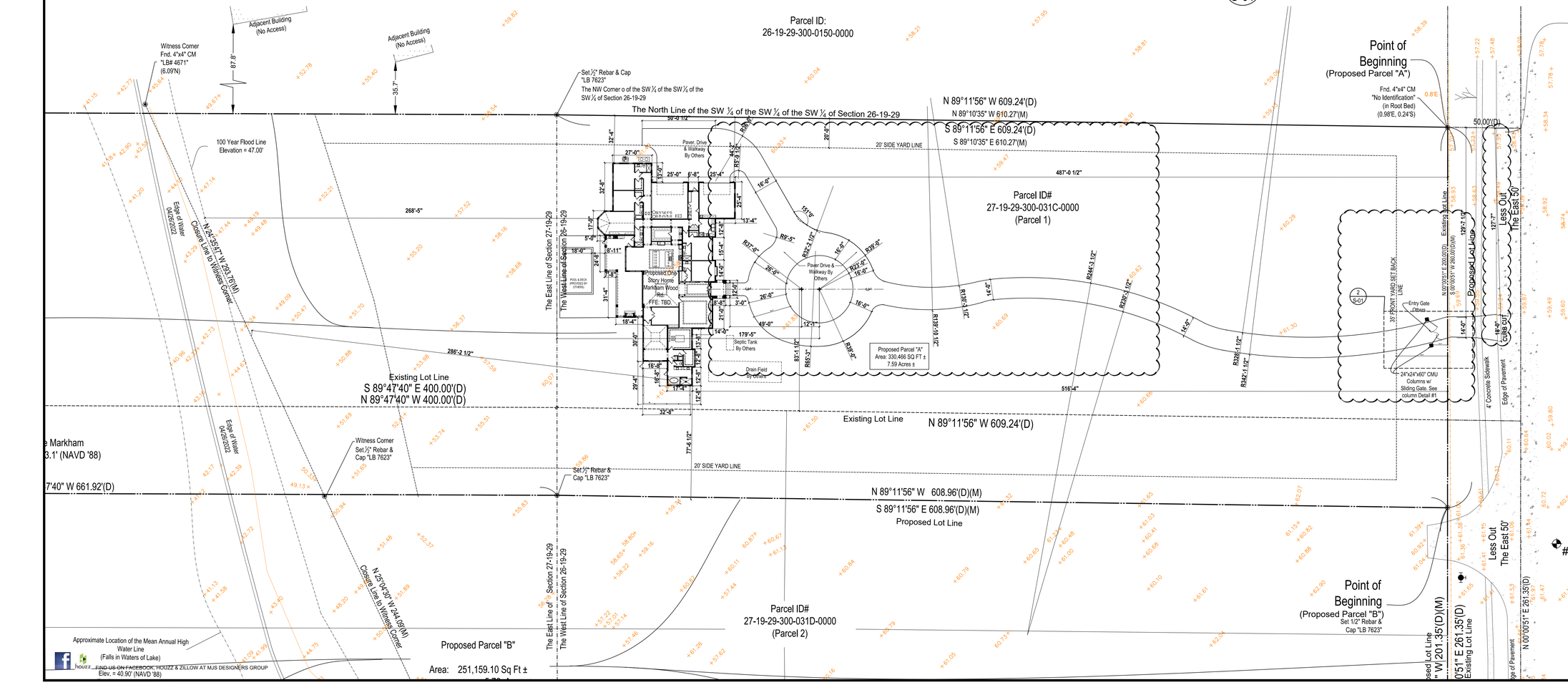
NOTE:
THE DRAINAGE MUST BE DIRECTED TOWARDS A DRAINAGE EASEMENT WITH A POSITIVE OUTFALL OR TO THE ROADWAY R/W. INCREASE OR CREATION OF "WATER PONDING" TO ADJACENT PROPERTIES IS PROHIBITED.

NOTE:
PROPOSED IMPROVEMENTS WILL HAVE MINIMAL IMPACT TO EXISTING RUNOFF DRAINAGE PATTERNS. NO FILL WILL BE IMPORTED TO SITE EXCEPT FOR RESIDENCE FOUNDATION.

ZONING DISTRICT: RC-1



2 S-01 Column Location Detail
SCALE: 3/16" = 1'-0"



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Mims, FL. 32754
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AIBD

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Konkol
CUSTOM HOMES & REMODELING, LLC

ISSUE DATE 11/16/2023

REVISIONS

SITE PLAN REVISIONS	03/27/2024

PROJECT:	22-0120
SCALE:	AS NOTED
DRAWN BY:	JML /CC /A
DESIGNED BY:	MJS

Site Layout
SCALE: 1" = 30'-0"

SITE PLAN
S-01

DISCLAIMER:
THE SCOPE OF WORK FOR THIS DRAWING IS TO PROVIDE A PROPOSED LAYOUT TO ENSURE HOUSE FITMENT ON THE LOT AND COVERS THE FULL EXTENT OF MJS RESPONSIBILITY. IT IS THE RESPONSIBILITY OF THE BUILDER, SURVEY COMPANY, CIVIL ENGINEER (IF APPLICABLE), AND HOMEOWNER TO VERIFY ALL DIMENSIONS, B.F.E. & F.F.E. FOR THE ACTUAL PLACEMENT OF THE HOUSE. MJS DESIGNERS GROUP AND THE ENGINEER OF RECORD WILL NOT BE HELD LIABLE FOR ANY WORK COMPLETED OUTSIDE OF THIS SCOPE OF WORK.

Apr 11, 2024 1:40pm John Z:\Active\Custom Homes\Bass-Yerneni House\A-00 Site Plan.dwg