CONDITIONS FOR PERMIT FOR VILLAGE OF PINECREST:

1. NO FILL OF ANY KIND CAN BE BROUGHT ON SITE OR TO THE ROW OUTSIDE OF THE BUILDING FOOTPRINT.

2. NO RUNOFF GENERATED FROM THE DRIVEWAY IS PERMITTED TO DISCHARGE DIRECTLY TO THE ROW OR ADJACENT PROPERTIES.

3. THE ROW SWALE IS TO BE GRADED USING THE VILLAGE PW STANDARD.

4. NO TREES ARE TO BE PLANTED IN THE ROW BEFORE A CONDITIONAL APPROVAL OF THE ROUGH GRADING OF THE SWALE HAS BEEN APPROVED BY PUBLIC WORKS.

5. NO SHRUBS ARE TO BE PLANTED IN THE ROW AND ANY EXISTING SHRUBS ARE TO BE REMOVED.

6. NO IRRIGATION, LIGHTING, OR ELECTRICAL COMPONENTS OF ANY KIND MAY BE INSTALLED IN THE ROW.

7. ALL PROPOSED TREES IN THE ROW WILL BE PLANTED A MINIMUM OF 7' FROM THE EDGE OF PAVEMENT TO THE FACE OF THE TREE AND WILL BE OF A TYPE, KIND, AND SPACING AS APPROVED BY THE VILLAGE ARBORIST. ARBORIST CONTACT INFORMATION IS: RICK CARR - CCARR@PINECREST-FL.GOV

8. ANY DECORATIVE D/W IN THE ROW SHALL HAVE AN 8'W X 12'D, 3,000-PSI, FIBER MESH CONCRETE HEADER CURB LOCATED BETWEEN THE ASPHALT AND THE PROPOSED D/W. THE EDGE OF THE HEADER CURB WILL BE A MINIMUM OF 10' FROM THE CENTERLINE OR TO THE EDGE OF THEE EXISTING ASPHALT EDGE.

9. NO MATERIALS OF ANY KIND WILL BE STORED FOR ANY LENGTH OF TIME ON THE PUBLIC SWALE.

10. EXISTING SIDEWALKS WILL BE MAINTAINED AT ALL TIMES, FREE OF ANY LOOSE MATERIAL, AND OPEN TO PEDESTRIAN TRAFFIC AT ALL TIMES. NO VEHICLES CAN PARK ON THE SIDEWALK AT ANY TIME.

11. ANY SIDEWALK CROSSED BY A D/W APPROACH MUST BE REPLACED WITH 6" THICK SIDEWALK AND EXTEND TO THE NEXT ADJACENT WHOLE FLAG ON EITHER SIDE OF THE NEW APPROACH. LONGITUDINAL SLOPE CANNOT EXCEED 5%, AND MAXIMUM CROSS SLOPE IS 2%. ALL SIDEWALK CONSTRUCTION THAT INTERSECTS WITH A CROSSWALK MUST BE PARALLEL WITH THAT CROSS WALK AND WILL HAVE DETECTABLE WARNING SURFACE PLACED PERMANENTLY IN CONCRETE – NO SCREW-DOWN DETECTABLE WARNING SURFACE IS PERMITTED. ALL SIDEWALK IN THE ROW WILL BE A MINIMUM OF 10' FROM THE NEAREST EDGE OF PAVEMENT AND MARKED AS SUCH IN THE SIGNED AND SEALED PLANS.

12. ALL WORK CONDUCTED IN THE ROW WILL IMPLEMENT THE APPLICABLE FDOT STANDARD INDEX 600 SERIES FOR MOT.

13. ALL SIDEWALK REPLACEMENT WILL BE OPEN TO TRAFFIC WITHIN 48 HOURS OF THE SIDEWALK BEING CLOSED FOR DEMO. THIS INCLUDES DEMOLITION OF EXISTING SIDEWALK, PLACING FORMS, PLACING AND FINISHING CONCRETE AND STRIPPING FORMS.

14. NO PORTION OF THE PUBLIC ROW AND CAN BE ENCLOSED BY THE CONTRACTOR'S FENCE AT ANY TIME.

15. ALL SOD IN THE ROW WILL BE SAND GROWN ,'EMPIRE ZOYSIA'

16. ALL DRIVEWAY APPROACHES WILL MEET ALL A.D.A. REQUIREMENTS FOR OBSTRUCTION, BOTH VERTICAL AND HORIZONTAL AND FOR SLOPE, BOTH CROSS SLOPE AND LONGITUDINAL

NOTE:

PROPOSED HILL IS REQUIRED TO BE CONSTRUCTED OF SUITABLE FILL MATERIAL, NO MUCK OR OPEN GRADED SILICA, COMPACTED TO 92% DENSITY, AND SODDED OR STABILIZED IN AN APPROVED METHOD TO PREVENT EROSION.

TOTAL AREA:

GRASS:	18,995	+43,560=	0.436	ACRES
* BUILD/ASPHALT:	17,305	+43,560=	0.397	ACRES
TOTAL:	36,300	+43,560=	0.833	ACRES

* POOL AND DRAINFIELD UNOBSTRUCTED AREA NOT INCLUDED

RAIN WATER RETENTION CALCULATION
TOTAL AREA : 36,300 SQ.FT x 1.25(IN/SQ FT) = 45,375 CU FT
45,375 CU FT / 12 = 3,782 CU FT
18,995 s.q. x 0.5 inches = 9,498 cu.ft storage

NOTES:

1) ALL INTERIOR PAVING SHALL FOLLOW SLOPE DRAIN AS SHOWN.

2) ALL RETENTION AREAS ARE TO BE DONE AS SHOWN BUT NEVER LOWER THEN 10" FROM SURROUNDING AREAS

EQUIPMENTS ABOVE FLOOD ELEVATIONS

1. ALL ELECTRICAL SYSTEMS, EQUIPMENTS AND COMPONENTS; HEATING, VENTILATION,AIR CONDITIONING; PLUMBING APPLIANCES AND PLUMBING FIXTURES; DUCT SYSTEMS AND OTHER SERVICES EQUIPMENTS (WATER HEATERS, GENERATORS,ELECTRICAL PANELS, ETC.) SHALL BE ELEVATED AT OR ABOVE DESIGNED FLOOD ELEVATION AS PER ASCE-24-14CH 7.0

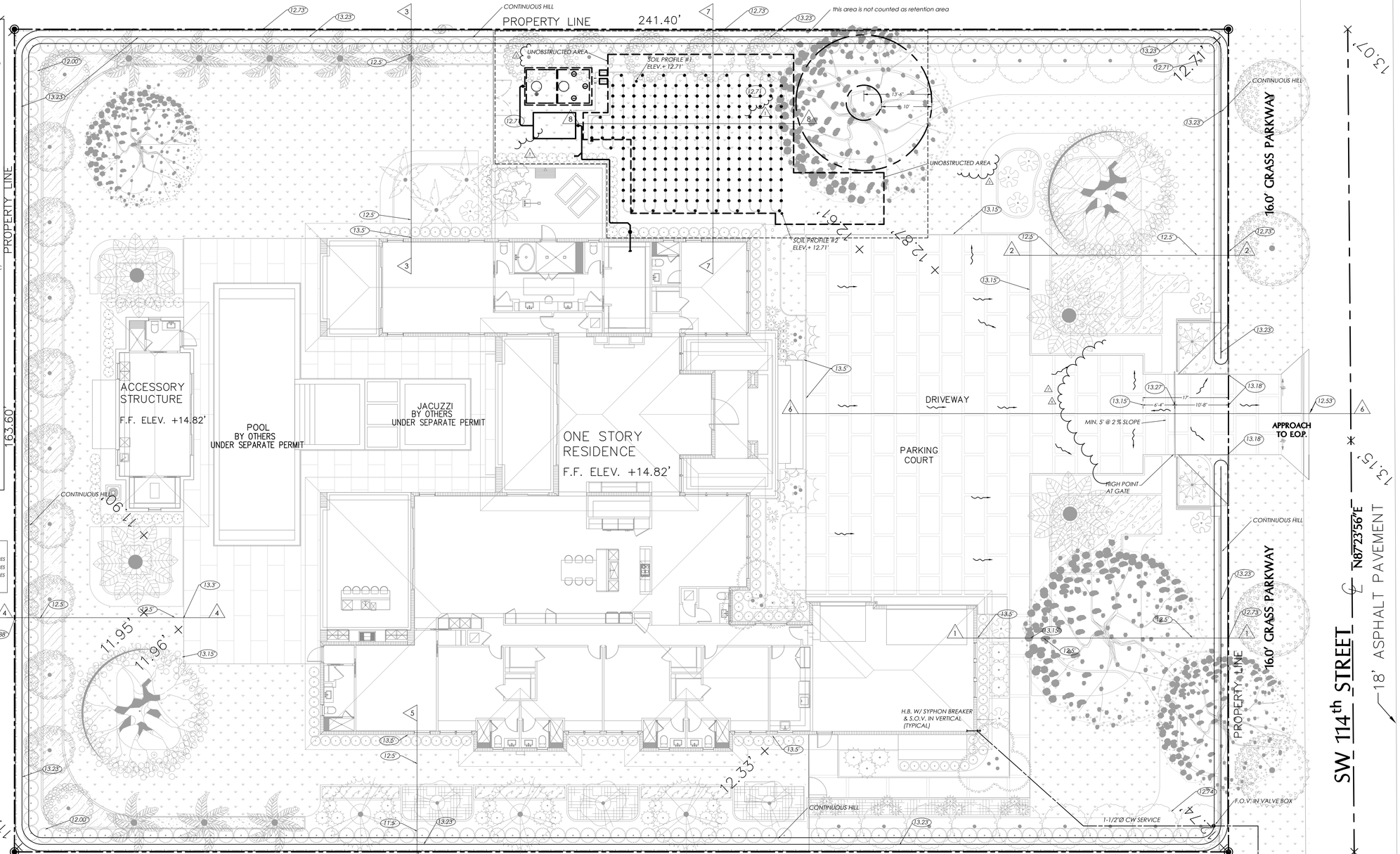
NOTE:

PLUMBER TO VERIFY THE CONDITION OF THE EXISTING SEWER LATERAL UP TO SEWER MAIN . IF NO REPLACING IS NEEDED THEN DO A VIDEO TO PROVE THE CONDITION AND DELIVER TO PUBLIC WORK AT CMB FOR VERIFICATION.

NOTES:

1. UPON PLACEMENT OF THE LOWEST FLOOR PLAN AND PRIOR TO FURTHER VERTICAL CONSTRUCTION, AN ELEVATION CERTIFICATE SHALL BE SUBMITTED (FBC 2017, BUILDING SECTION 110.3)
2. A FINAL ELEVATION CERTIFICATE FOR FINISHED CONSTRUCTION MUST BE SUBMITTED BEFORE ANY CO, TCO OR BUILDING FINAL INSPECTION.

ENCLOSED AREAS NOTE:
ENCLOSED AREAS BELOW THE DFE OR , THE LOWEST FLOOR ELEVATION WHICHEVER IS HIGHER SHALL BE USED SOLELY FOR PARKING, BUILDING ACCESS OR STORAGE"



SITE DRAINAGE PLAN

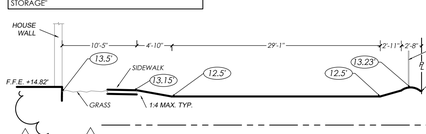
SCALE: 1:10

BENCHMARK
+13.22' LEVEL NGVD
CROWN OF THE ROAD ELEVATION

LEGEND

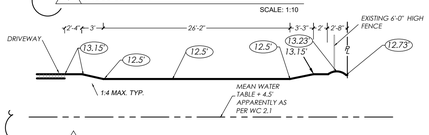
X.XX NEW ELEVATION

× EXISTING ELEVATION



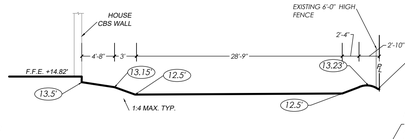
1 CROSS SECTION

SCALE: 1:10



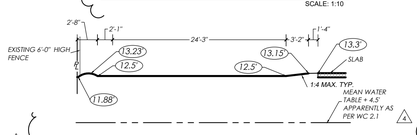
2 CROSS SECTION

SCALE: 1:10



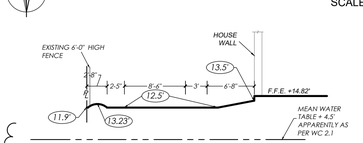
3 CROSS SECTION

SCALE: 1:10



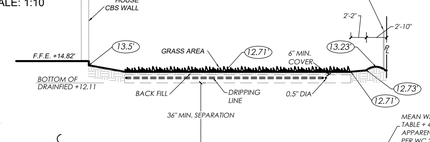
4 CROSS SECTION

SCALE: 1:10



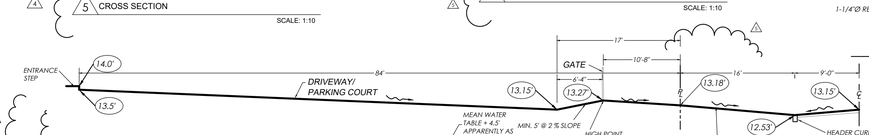
5 CROSS SECTION

SCALE: 1:10



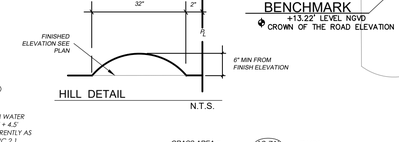
7 CROSS SECTION

SCALE: 1:10



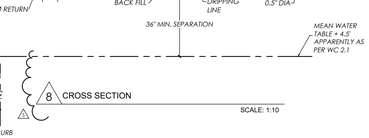
6 CROSS SECTION

SCALE: 1:10



HILL DETAIL

N.T.S.



8 CROSS SECTION

SCALE: 1:10

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY EDMUNDO LARGAESPADA, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

CMBeng
Consulting • Design
CMB eng llc.
14850 SW 26 St. #215 • Miami, Florida 33185
O. 786.375.5348 • CMB@CMBeng.com
L.C. No. 35097
www.CMBeng.com
Edmundo Largaespada, P.E.
Professional Engineer
P.E. No. 0056915

Project No: 23_0012

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS
LICENSE # AA 26001357
EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067
ANDREW STARR, RA
LICENSE No. : AR 0095130
AT THE BEACON CENTER
1330 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE :(305) 592-1363
FACSIMILE : (305) 592-6865
http://www.ppkarch.com

COPYRIGHT © PASCUAL, PEREZ, KILIDDJIAN STARR, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:
1 B.D.C. 08-24-23
2 B.D.C. 01-08-24
3 B.D.C. 02-09-24
4 B.D.C. 03-26-24
5 B.D.C. 04-03-24

OWNER:
HERITAGE HOME BUILDERS, LLC.
9350 SOUTH DIXIE HIGHWAY
SUITE 1500
MIAMI, FL 33156
PHONE 305.665.3077

NEW CONSTRUCTION AT PINECREST RESIDENCE:
BY HERITAGE HOME BUILDERS, LLC.
7725 SOUTHWEST 114 STREET
VILLAGE OF PINECREST, FL 33156

SEAL:

SITE DRAINAGE PLAN

DATE :	03.23.2023
SCALE :	AS SHOWN
DRAWN :	
CHECK BY:	
JOB NO. :	23_0012

SD-1

SHEET NO. :

COPYRIGHT © 2023 PASCUAL, PEREZ, KILIDDJIAN & ASSOCIATES – ARCHITECTS – PLANNERS
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.