

OMD

5916 SW 82 STREET
MIAMI FL. 33143 USA
FJVILLEGASJR@ONEMOREDB.COM
305-495-1114

1. CONTRACTOR SHALL CHECK ALL CONDITIONS AND DIMENSIONS AT THE SITE BEFORE START OF CONSTRUCTION. THE ENGINEER OF RECORD SHALL BE NOTIFIED OF ERRORS AND/OR OMISSIONS PRIOR TO THE START OF WORK.
2. DRAWING ARE NOT TO BE COLORED. ALL WORK SHALL BE LAID OUT BY DIMENSION. ANY VARIATION IN DIMENSION FROM THE APPROVED CONSTRUCTION DOCUMENTS PLANS, SHALL BE CALLED TO THE ENGINEER'S ATTENTION IMMEDIATELY. ALL DISCREPANCIES SHALL BE CORRECTED BEFORE CONTRACTOR PROCEEDS WITH HIS PORTION OF THE WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR HIS RESPECTIVE PORTION OF THE WORK AND WILL BE REQUIRED TO MAKE ALL CORRECTIONS TO COMPLY WITH ALL DRAWINGS AT NO ADDITIONAL COST TO THE OWNER.
3. CONTRACTOR SHALL FILE ALL NECESSARY SHOP DRAWINGS AND SPECIFICATIONS WITH THE PROPER AUTHORITIES AND PAY FOR AND OBTAIN ALL PERMITS, CERTIFICATES OF APPROVAL AND OTHER LEGAL NOTICE REQUIRED FOR THIS WORK.
4. NO WORK SHALL COMMENCE UNTIL ALL NECESSARY PERMITS HAVE BEEN OBTAINED.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE GOVERNING BUILDING CODE, CODES AND REGULATIONS OF LOCAL AUTHORITIES HAVING JURISDICTION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE APPROVAL OF ALL INSTALLED MATERIALS. SHOULD A DISCREPANCY OCCUR BETWEEN A SPECIFIED MATERIAL AND A CODE REQUIREMENT, THE GENERAL CONTRACTOR MUST NOTIFY THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK.
6. ALL WORKMANSHIP AND MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF CERTIFICATE OF OCCUPANCY UNLESS SPECIFIED FOR A LONGER PERIOD OF TIME ON SPECIFIED ITEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING OR REPAIRING HIS OWN DEFECTIVE WORK, AS WELL AS PAY ALL COST INCIDENTAL THERETO, INCLUDING DAMAGE TO OTHER WORK, FURNISHING OR EQUIPMENT.
7. REMOVE ALL EXISTING WALLS, PARTITIONS, DOORS, FLOORING, CEILING, FIXTURES, ETC. AS SHOWN ON THE PLANS OR AS REQUIRED TO CONSTRUCT ACCORDING TO APPROVED DOCUMENTS.
8. PATCH OR REPAIR EXISTING CONSTRUCTION WHERE DISTURBED BY NEW WORK AND/OR IS CALLED FOR ON THE DRAWINGS.
9. WHERE EXISTING WORK IS DISTURBED BY NEW WORK, CONTRACTOR SHALL REPAIR WALLS, DOORS, THRESHOLDS, CEILING, TILES, AND GRID AND FLOORING TO INSURE THE PROPER INSTALLATION OF THE WORK.
10. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE STORAGE OF ALL MATERIAL ON SITE.
11. THE GENERAL CONTRACTOR SHALL CLEAN UP AND HAUL AWAY ALL DEBRIS ON A REGULAR BASIS AND SHALL MAINTAIN THE SITE IN A CLEAR SAFE MANNER.
12. UNLESS OTHERWISE NOTED, THE GENERAL CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS SHOWN ON THE DRAWINGS.
13. ALL EQUIPMENT NOTED AS INSTALLED BY THE GENERAL CONTRACTOR SHALL INCLUDE ALL UTILITY CONNECTIONS, LEVELING, AND FINAL INSTALLATION, INCLUDING START-UP.
14. DRAWINGS ARE THE PROPERTY OF THE ENGINEER AND SHALL NOT BE COPIED OR DUPLICATED IN ANY MANNER. THEY SHALL BE USED WITH REFERENCE TO THE WORK UNDER CONSTRUCTION ONLY. MISUSE OR THE LOAN OF THESE DOCUMENTS SHALL OBLIGATE THE VIOLATOR FOR THE FULL FEE TO THE ENGINEER. VARIATION OF THIS AGREEMENT SHALL BE PERMITTED BY WRITTEN CONSENT ONLY.
15. SAFETY DURING CONSTRUCTION
16. CONSTRUCTION SHALL BE PERFORMED IN SUCH A MANNER AS TO PROTECT WORKMEN AND THE GENERAL PUBLIC FROM INJURY AND ADJOINING PROPERTY FROM DAMAGE.
17. STANDARD INDUSTRY PRACTICES SHALL BE OBSERVED FOR FLASHING AND WATERPROOFING.
18. GENERAL CONTRACTOR SHALL PROVIDE STRUCTURAL SUPPORT FOR ALL ROOF MOUNTED OR SUSPENDED MECHANICAL AND EQUIPMENT AND VERIFY HIS WORK SUCH THAT THE STRUCTURAL INTEGRITY IF THE BUILDING IS NOT COMPROMISED.
19. GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING AND PLYWOOD BACKING FOR ALL ATTACHMENTS TO WALLS AS REQUIRED.
20. CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS PERTINENT TO HIS WORK PRIOR TO SUBMITTING BIDS AND FABRICATION OF NEW BUILDING COMPONENTS.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SECURITY WHILE JOB IS IN PROGRESS AND COMPLY WITH ALL O.S.H.A. STANDARDS.

1. GRADING SHOWN ON THESE PLANS ARE PROVIDED TO THE CONTRACTOR TO EXPRESS THE GENERAL GRADING INTENT OF THE PROJECT. THE CONTRACTOR SHALL BE EXPECTED TO GRADE THE ENTIRE SITE TO PROVIDE POSITIVE DRAINAGE IN ALL AREAS THROUGHOUT THE SITE. SMOOTH TRANSITIONS SHALL BE PROVIDED BETWEEN CONTOURS OR SPOT ELEVATIONS AS SHOWN ON THE PLANS TO ACCOMPLISH THE GRADING INTENT. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER FINAL GRADING HAS BEEN COMPLETED. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER PRIOR TO DEMOBILIZATION OF GRADING EQUIPMENT TO DETERMINE THAT THE GRADING INTENT HAS BEEN ACHIEVED.
2. ALL PAVING SURFACES IN INTERSECTIONS AND ADJACENT SECTIONS SHALL BE GRADED TO DRAIN POSITIVELY AND TO PROVIDE A SMOOTHLY TRANSITIONED DRIVING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO USUALLY STEEP OR REVERSE CROSS SLOPES. THE STANDARD CROWN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO ACCOMPLISH THE ABOVE AND THE ENGINEER SHALL BE CONSULTED SO THAT HE MAY MAKE ANY AND ALL REQUIRED INTERPRETATIONS OF THE PLANS OR GIVE SUPPLEMENTARY INSTRUCTIONS TO ACCOMPLISH THE INTENT OF THE PLANS.
3. UNIFORMLY SMOOTH GRADE THE SITE. DEPRESSIONS FROM SETTLEMENT SHALL BE FILLED AND COMPACTED. TOPS OF EMBANKMENTS AND BREAKS IN GRADE SHALL BE ROUNDED. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED, FREE FROM IRREGULAR SURFACE CHANGES AND COMPARABLE TO THE SMOOTHNESS OBTAINED BY BLADE GRADER OPERATIONS.
4. SLOPE GRADES TO DRAIN AWAY FROM STRUCTURES AT A MINIMUM OF A INCH PER FOOT FOR 10 FEET. FINISHED SURFACES ADJACENT TO PAVED AREAS AND WITHIN 10 FEET OF STRUCTURES SHALL BE WITHIN 1 INCH OF THE PROPOSED GRADE. ALL OTHER AREAS SHALL BE WITHIN 3 INCHES OF THE PROPOSED GRADE.
5. NEWLY GRADED AREAS SHALL BE PROTECTED FROM TRAFFIC AND EROSION. ALL SETTLEMENT OR WASHING AWAY THAT MAY OCCUR FROM ANY CAUSE PRIOR TO SEEDING OR ACCEPTANCE SHALL BE REPAIRED AND GRADES RE-ESTABLISHED TO THE REQUIRED ELEVATIONS AND SLOPES AT NO ADDITIONAL COST TO THE OWNER.
6. PROVIDE BARRIERS, WARNING LIGHTS AND OTHER PROTECTIVE DEVICES AT ALL EXCAVATIONS.
7. SIDEWALKS, ROADS, STREETS, AND PAVEMENTS SHALL NOT BE BLOCKED OR OBSTRUCTED BY EXCAVATED MATERIALS, EXCEPT AS AUTHORIZED BY THE ENGINEER, IN WHICH CASE ADEQUATE TEMPORARY PROVISIONS MUST BE MADE FOR SATISFACTORY TEMPORARY PASSAGE OF PEDESTRIANS, AND VEHICLES. MINIMIZE INCONVENIENCE TO PUBLIC TRAVEL OR TO TENANTS OCCUPYING ADJOINING PROPERTY.
8. FURNISH, INSTALL, AND MAINTAIN, WITHOUT ADDITIONAL COMPENSATION, SHEETING, BRACING, AND SHORING SUPPORT REQUIRED TO KEEP EXCAVATIONS WITHIN THE PROPERTY OR EASEMENTS PROVIDED, TO SUPPORT THE SIDES OF THE EXCAVATION, AND TO PREVENT ANY MOVEMENT WHICH MAY DAMAGE ADJACENT PAVEMENTS OR STRUCTURES, DAMAGE OR DELAY THE WORK, OR ENDANGER LIFE AND HEALTH. VOIDS OUTSIDE THE SUPPORTS SHALL BE IMMEDIATELY FILLED AND COMPACTED.
9. ALL EXCAVATIONS SHALL BE MADE BY OPEN CUT UNLESS OTHERWISE INDICATED. SLOPE SIDES OF TRENCHES IN ACCORDANCE WITH OSHA REQUIREMENTS AND THE RECOMMENDATIONS CONTAINED WITHIN THE PROJECT GEOTECHNICAL REPORT.
10. EXCAVATE TRENCHES TO DEPTH INDICATED OR REQUIRED FOR INDICATED FLOW LINES AND INVERT ELEVATIONS. OVER EXCAVATE TRENCHES A MINIMUM OF 2 FEET WHERE EXCAVATIONS OCCUR WITHIN UNSUITABLE SOILS, AND REPLACE OVER EXCAVATED MATERIAL WITH SUITABLE MATERIAL.
11. EXCEPT AS OTHERWISE INDICATED, EXCAVATE FOR PRESSURE PIPING SO TOP OF PIPING IS MINIMUM 3 FEET BELOW FINISHED GRADE.
12. TRENCH BOTTOMS AND THE BOTTOMS OF ALL STRUCTURES SHALL BE KEPT DRY, COMPACTED, AND STABLE TO A DEPTH TWO FEET BELOW THE BOTTOM OF THE TRENCH OR STRUCTURE.
13. ALL BEDDING, FILL AND BACKFILL MATERIAL SHALL BE SUITABLE SOILS OR FLOWABLE FILL WHERE TRENCH OR EXCAVATION IS WITHIN THE INFLUENCE AREA OF ROADWAYS, STRUCTURES, FOUNDATIONS, OR SLABS. PLACE BACKFILL IN LAYERS OF 8 INCH LOOSE DEPTH. IN ALL OTHER AREAS, PLACE FILL AND BACKFILL IN LAYERS OF 12 INCH LOOSE DEPTH.
14. MINIMUM DENSITY REQUIREMENT (ASTM D1557 OR AASHTO T180) BACKFILL AND FILL UNDER AND WITHIN THE INFLUENCE AREA OF ROADWAYS, STRUCTURES, SLABS, FOUNDATIONS = 98 PERCENT; BACKFILL AND FILL PLACED WITHIN PUBLIC ROAD RIGHT-OF-WAY AND UTILITIES AND FILL PLACED IN POND AND ROAD EMBANKMENT = 95 PERCENT; BACKFILL AND FILL PLACED IN ALL OTHER AREAS = 90 PERCENT.

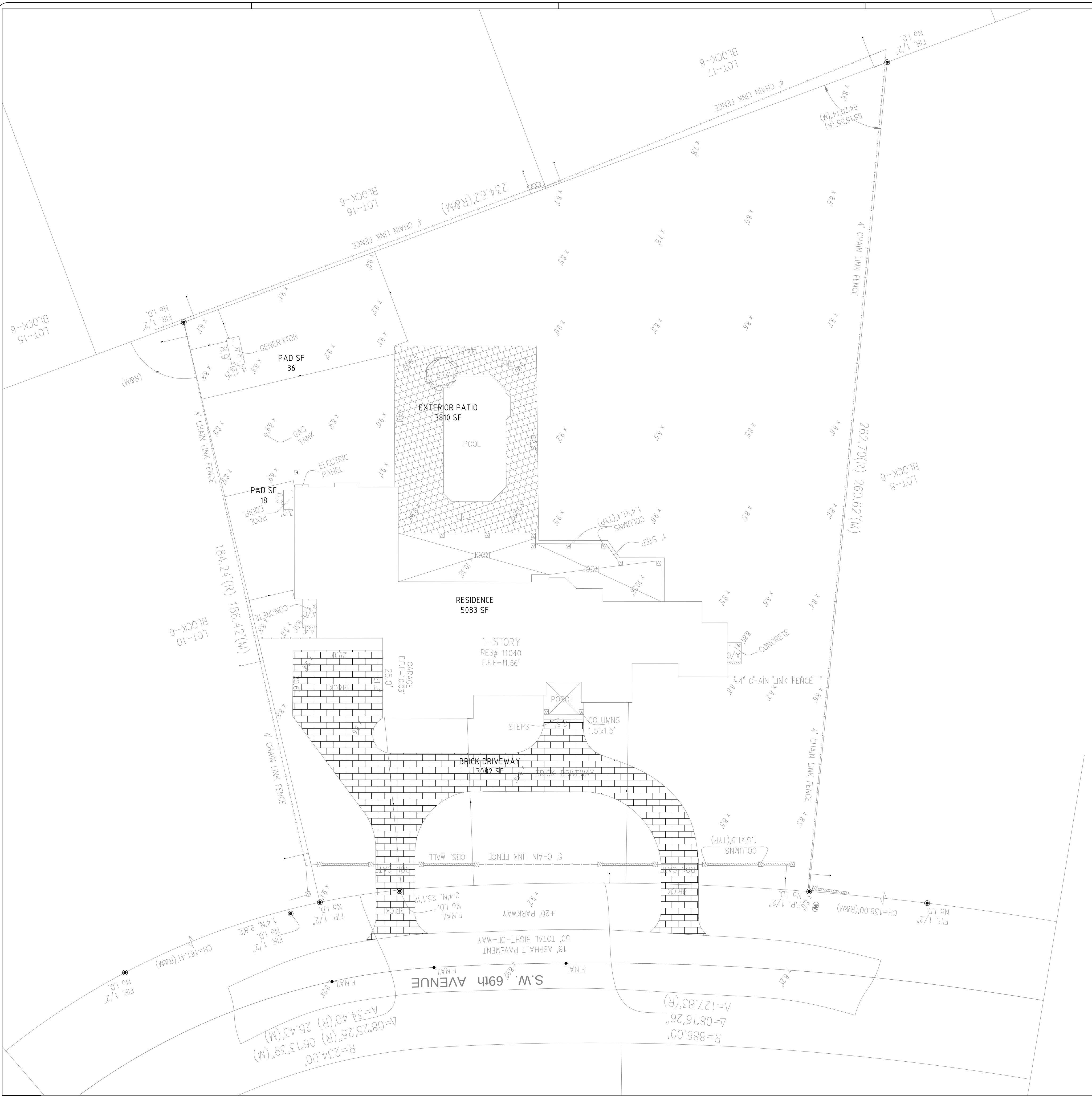
1. INSTALL DRAINAGE EQUIPMENT IN ACCORDANCE WITH PLANS AND ALL APPLICABLE LOCAL CODE REQUIREMENTS
2. GRADE SITE IN ACCORDANCE WITH PLANS TO RETAIN STORM WATER IN ACCORDANCE WITH PINECREST REQUIREMENTS.
3. VERIFY ELEVATIONS NOTED ON PLANS ARE ACCURATE ON SITE PRIOR TO CONSTRUCTION.
4. CONDUCT GROUND STUDY AND VERIFY NO ELECTRICAL/PLUMBING OR OTHER UTILITIES ARE IN LOCATED WHERE PIPING OR OTHER EQUIPMENT IS TO BE INSTALLED.
5. REFER TO PLANS FOR LIMITS OF CONSTRUCTION
6. REFER TO COMPLETE SET OF PLANS FOR CONSTRUCTION DETAILS AND INFORMATION

REFER TO ARCHITECTURAL PLANS

1. THE CONTRACTOR SHALL RECOGNIZE AND ABIDE BY ALL OSHA EXCAVATION SAFETY STANDARDS, INCLUDING THE FLORIDA TRENCHEX SAFETY ACT (FS 553.60-553.64). ANY MATERIAL, CONSTRUCTION METHOD, OR MATERIAL COST TO COMPLY WITH THESE LAWS SHALL BE INCIDENTAL TO THE CONTRACT.
2. ROUGH EXCAVATE AND GRADE ANY PROPOSED STORMWATER PONDS AT THE START OF SITE GRADING ACTIVITIES, DIRECT SITE RUNOFF TO THE POND, OR MINIMIZE RUNOFF TO OFFSITE AREAS.
3. POND CONSTRUCTION SHALL RESULT IN THE FINISHED POND HAVING SIDE SLOPES AND DIMENSIONS THAT ARE IN ACCORDANCE WITH THE CONSTRUCTION DRAWINGS. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO ENSURE THAT THESE REQUIREMENTS HAVE BEEN MET. IF THE CONSTRUCTED SIDE SLOPES ARE STEEPER THAN THE REQUIRED SIDE SLOPES, OR THE POND VOLUME IS NOT WITHIN THREE (3) PERCENT OF THE DESIGN VOLUME, THE CONTRACTOR MAY BE REQUIRED TO MAKE CORRECTIONS TO THE POND AT NO ADDITIONAL COST TO THE OWNER. FIELD DESIGNER TESTING REQUIREMENTS: A) ONE TEST FOR EACH 10,000 SQUARE FEET OR FRACTION THEREOF PER LIFT OF GENERAL BACKFILL, INCLUDING MINIMUM EACH LAYER; B) ONE TEST FOR EACH 100 SQUARE FEET OR FRACTION THEREOF OF BACKFILL AROUND AND UNDER STRUCTURES; C) ONE TEST FOR EACH 300 LINEAL FEET OR FRACTION THEREOF PER LIFT OF GENERAL BACKFILLING IN THE PIPELINE TRENCH; D) ONE TEST PER LIFT PER EACH CHANGE IN TYPE OF FILL; E) ONE TEST PER 1000 SQUARE FEET OF PAVEMENT SUBGRADE, MINIMUM OF 2 TESTS.
5. IT IS INTENDED THAT PREVIOUSLY EXCAVATED MATERIALS CONFORMING TO THE FOLLOWING REQUIREMENTS BE UTILIZED WHEREVER POSSIBLE.
 - A. ACCEPTABLE MATERIALS: AASHTO M15 CLASSIFICATION A-1, A-3, A-2-4, A-2-6, A-5, AASHTO D2487
 - B. CLASSIFICATION GW, SP, OR SUBS. SP, UNLESS OTHERWISE DISAPPROVED BY THE SOIL AND SUBSURFACE INVESTIGATION REPORTS. NO MORE THAN 12% OF ACCEPTABLE MATERIALS SHALL PASS THE NUMBER 200 SIEVE.
 - C. UNACCEPTABLE MATERIALS: AASHTO M15 CLASSIFICATION A-2-5, A-2-7, A-4-5, A-6, A-7, A-8, AASHTO D2487 CLASSIFICATION GC, SC, ML, CL, CH, OL, OH, PT, UNLESS OTHERWISE APPROVED WITHIN THE SOIL AND SUBSURFACE INVESTIGATION REPORTS.
 - D. PROVIDE BARRIERS, GUARDS, AND OTHER PROTECTIVE DEVICES AT ALL EXCAVATIONS.
 - E. SIDE WALKS, ROADS, STREETS, AND PAVEMENTS SHALL NOT BE BLOCKED OR OBSTRUCTED BY EXCAVATED MATERIALS, EXCEPT AS AUTHORIZED BY THE ENGINEER, IN WHICH CASE ADEQUATE TEMPORARY PROVISIONS MUST BE MADE FOR SATISFACTORY TEMPORARY PASSAGE OF PEDESTRIANS, AND VEHICLES. MINIMIZE INCONVENIENCE TO PUBLIC TRAVEL OR TO TENANTS OCCUPYING ADJOINING PROPERTY.
 - F. FURNISH, INSTALL, AND MAINTAIN, WITHOUT ADDITIONAL COMPENSATION, SHEETING, BRACING, AND SHORING SUPPORT REQUIRED TO MAINTAIN THE PROPER PRIORITY OF THE EXCAVATION, TO SUPPORT THE SIDES OF THE EXCAVATION, AND TO PREVENT ANY MOVEMENT WHICH MAY DAMAGE ADJACENT PAVEMENTS OR STRUCTURES, DAMAGE OR DELAY THE WORK, OR ENDANGER LIFE AND HEALTH. VOIDS ABOVE THE SUPPORTS SHALL BE IMMEDIATELY FILLED AND COMPACTED.
 - G. ALL EXCAVATIONS SHALL BE MADE BY OPEN CUT UNLESS OTHERWISE INDICATED. SLOPE SIDES OF TRENCHES IN ACCORDANCE WITH OSHA REQUIREMENTS AND THE RECOMMENDATIONS CONTAINED WITHIN THE PROJECT GEOTECHNICAL REPORT.
 - H. EXCAVATE TRENCHES TO DEPTH INDICATED OR REQUIRED FOR INDICATED FLOW LINES AND INVERT ELEVATIONS. OVER EXCAVATE TRENCHES A MINIMUM OF 2 FEET WHERE EXCAVATIONS OPENED UP UNDESIRABLE SOILS, AND REPLACE OVER EXCAVATED MATERIAL WITH SUITABLE SOILS.
 - I. EXCEPT AS OTHERWISE INDICATED, EXCAVATE FOR PRESSURE PIPING SO TOP OF PIPING IS MINIMUM 3 FEET BELOW FINISHED GRADE.
 - J. TRENCH BOTTOMS AND THE BOTTOMS OF ALL STRUCTURES SHALL BE KEPT DRY, COMPACTED, AND STABLE TO A DEPTH TWO FEET BELOW THE BOTTOM OF THE TRENCH OR STRUCTURE.
 - K. ALL BEDDING, FILL, AND BACKFILL MATERIAL SHALL BE SUITABLE SOILS OR FLOWABLE FILL WHERE TRENCH OR EXCAVATION IS WITHIN THE INFLUENCE AREA OF ROADWAYS, STRUCTURES, FOUNDATIONS, OR SLABS. PLACE BACKFILL IN LAYERS OF 8 INCH LOOSE DEPTH. IN ALL OTHER AREAS, PLACE FILL AND BACKFILL IN LAYERS OF 12 INCH LOOSE DEPTH.
 - L. MINIMUM DENSITY REQUIREMENT (ASTM D1557 OR AASHTO T180) BACKFILL AND FILL UNDER AND WITHIN THE 14 INCH DEPTH OF ROADWAYS, STRUCTURES, SLABS, FOUNDATIONS = 98 PERCENT; BACKFILL AND FILL PLACED WITHIN PUBLIC ROAD RIGHT-OF-WAY AND UTILITY EASEMENTS = 95 PERCENT; BACKFILL AND FILL PLACED WITHIN POND AND ROAD EMBANKMENT = 95 PERCENT; BACKFILL AND FILL PLACED IN ALL OTHER AREAS = 90 PERCENT.

Storm Drainage Calculations			
Address:	11040 SW 69 Ave		
Project Description:	Single Family Residence with driveway expansion and new back yard patio and		
Pre-Development (Existing Area)			
Total Site Area:	42,368 SF	0.97264 acres	
Total Pervious Area:	30,339 SF	0.69649 acres	
Total Impervious Area:	12,029 SF	0.27615 acres	
Proposed Conditions:			
Total Site Area:	42,368 SF	0.97264 acres	
Total Pervious Area:	23,302 SF	0.53494 acres	
Total Impervious Area:	19,066 SF	0.4377 acres	
Design Parameters:			
Rainfall Required Amount (P) =	9.5	Inches	
Average October Water Table	2.5'	NGVD	
Avg Depth to Water Table	(6.5'-4'-7)/2 =	6.75'	
Compacted Soil Storage	8.180	ft	
25-yr-24 hour storm, P, inc. =	9.5 in. (from SFVWMD Manual)		
Compacted soil factor, SSC, in. =	8.18 in. (from SFVWMD Manual)		
Existing Conditions			
S = (Pervious Area/Site Area)*(Compacted Soil Storage) =			5.85756
S(Exist.) =	5.9 inch		
Runoff (R) =	4.9 inch		
Volume of Runoff (V) =	17263.5	CF	
Proposed Conditions:			
S = (Pervious Area/Site Area)*(Compacted Soil Storage) =			4.49892
S(Prop.) =	4.5 inch		
Runoff (R) =	5.6 inch		
Volume of Runoff (V) =	19935.8	CF	
Prop.	Exist.		
19935.8	-17263.5	2672.3	CF
1.0 in x LOT SF / 12in/ft =	3530.7	CF	
2.5 in x IMP PROP. / 12in/ft=	3972.1	CF	Greatest Value
Provided Storage:			
Swale Area Storage = (Top Area + Bottom Area)/2 * Depth of Swale Area			
Top Area	17,775.00	sf	
Bottom Area	14109	sf	
Depth of Swale Average =	0.3	ft	
Swale Area Storage =	4782.6	cu ft	
Concrete Pad			
4782.6 PROP.		3972.1 REQ'D	
PROPOSED STORAGE EXCEEDS REQ'D.			

1. C-001 - CIVIL NOTES AND CALCS
2. C-101 - EXISTING GRADING
3. C-102 - PROPOSED PAVING AND GRADING
4. C-201 - PROFILE SECTIONS



EXISTING SITE PLAN
SCALE: 1/16" = 1'-0"



ONE MORE
DESIGNS, LLC
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3 0 5 - 4 9 5 - 1 1 1 4

DESIGN CONSTRUCTION BUILD

CLIENT:
WILLIAM & DANIELLA
GOMEZ

PROJECT NAME:
SFR RENOVATIONS

ADDRESS:
11040 SW 69 AVE
MIAMI, FL.

REVISIONS:
-
-
-
-
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ONE MORE DESIGNS, LLC
THIS DRAWING IS THE PROPERTY OF ONE MORE
DESIGNS, LLC. UNLESS OTHERWISE PROVIDED
FOR BY CONTRACT, THE CONTENTS OF THIS
DRAWING ARE CONFIDENTIAL AND SHALL NOT BE
TRANSMITTED TO ANY PARTY EXCEPT AS
AUTHORIZED BY THE ENGINEERS OF RECORD.

DATE:
OCTOBER 2024

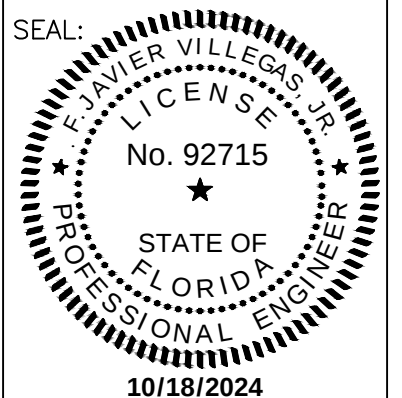
SCALE:
AS SHOWN

JOB N°:
2425

FILE NAME:
D2425

DRAWN BY:
UB

CHECKED BY:
FJV



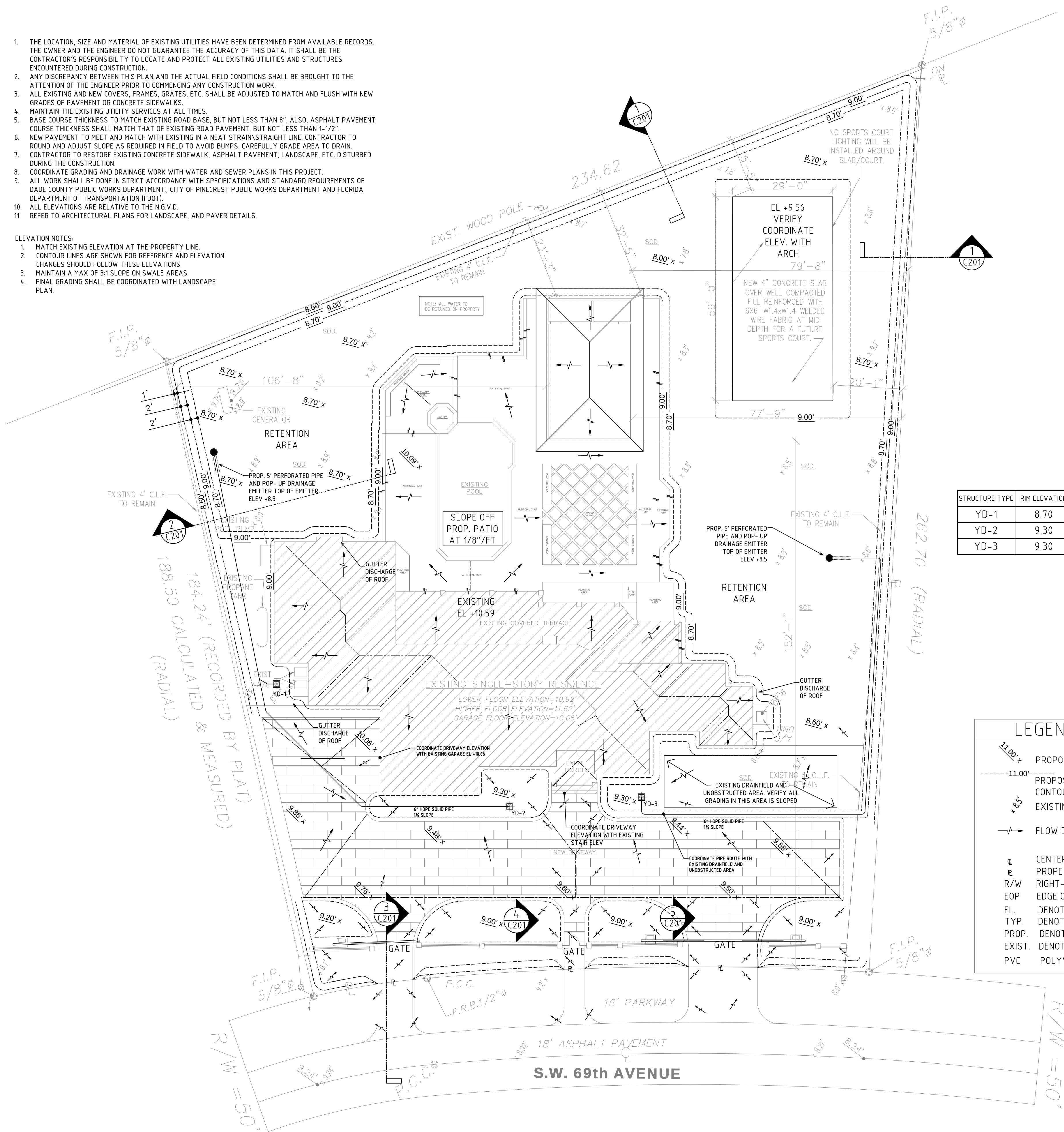
FL. REG. P.E. # 92715
THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY FRANCISCO J.
VILLEGAS JR., P.E. ON THE DATE
ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED SIGNED AND
SEALED AND THE SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES.

PLAN DESCRIPTION:
EXISTING
SITE PLAN

SHEET:
C-101

1. THE LOCATION, SIZE AND MATERIAL OF EXISTING UTILITIES HAVE BEEN DETERMINED FROM AVAILABLE RECORDS. THE OWNER AND THE ENGINEER DO NOT GUARANTEE THE ACCURACY OF THIS DATA. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT ALL EXISTING UTILITIES AND STRUCTURES ENCOUNTERED DURING CONSTRUCTION.
2. ANY DISCREPANCY BETWEEN THIS PLAN AND THE ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO COMMENCING ANY CONSTRUCTION WORK.
3. ALL EXISTING AND NEW COVERS, FRAMES, GRATES, ETC. SHALL BE ADJUSTED TO MATCH AND FLUSH WITH NEW GRADES OF PAVEMENT OR CONCRETE SIDEWALKS.
4. MAINTAIN THE EXISTING UTILITY SERVICES AT ALL TIMES.
5. BASE COURSE THICKNESS TO MATCH EXISTING ROAD BASE, BUT NOT LESS THAN 8". ALSO, ASPHALT PAVEMENT COURSE THICKNESS SHALL MATCH THAT OF EXISTING ROAD PAVEMENT, BUT NOT LESS THAN 1-1/2".
6. NEW PAVEMENT TO MEET AND MATCH WITH EXISTING IN A NEAT STRAIN/STRAIGHT LINE. CONTRACTOR TO ROUND AND ADJUST SLOPE AS REQUIRED IN FIELD TO AVOID BUMPS. CAREFULLY GRADE AREA TO DRAIN.
7. CONTRACTOR TO RESTORE EXISTING CONCRETE SIDEWALK, ASPHALT PAVEMENT, LANDSCAPE, ETC. DISTURBED DURING THE CONSTRUCTION.
8. COORDINATE GRADING AND DRAINAGE WORK WITH WATER AND SEWER PLANS IN THIS PROJECT.
9. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH SPECIFICATIONS AND STANDARD REQUIREMENTS OF DADE COUNTY PUBLIC WORKS DEPARTMENT, CITY OF PINECREST PUBLIC WORKS DEPARTMENT AND FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT).
10. ALL ELEVATIONS ARE RELATIVE TO THE N.G.V.D.
11. REFER TO ARCHITECTURAL PLANS FOR LANDSCAPE, AND PAVER DETAILS.

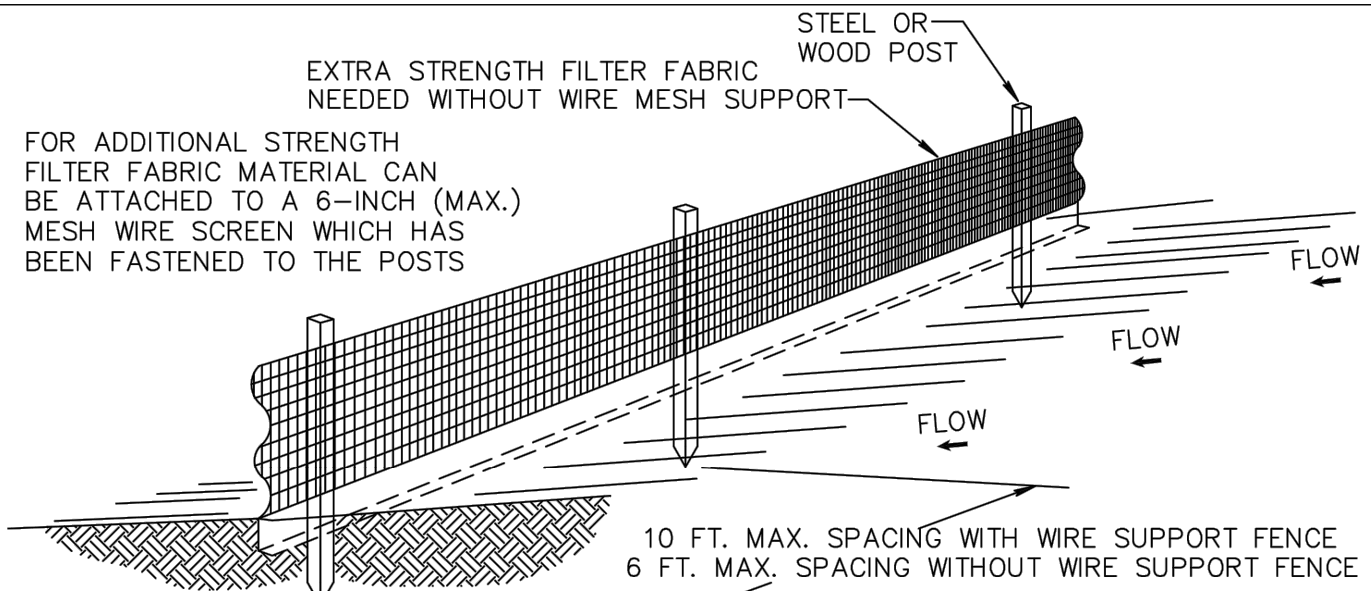
- ELEVATION NOTES:
1. MATCH EXISTING ELEVATION AT THE PROPERTY LINE.
2. CONTOUR LINES ARE SHOWN FOR REFERENCE AND ELEVATION CHANGES SHOULD FOLLOW THESE ELEVATIONS.
3. MAINTAIN A MAX OF 3:1 SLOPE ON SWALE AREAS.
4. FINAL GRADING SHALL BE COORDINATED WITH LANDSCAPE PLAN.



STRUCTURE TYPE	RIM ELEVATION	DETAILS
YD-1	8.70	6" DRAIN GRATE ONE WAY
YD-2	9.30	6" DRAIN GRATE ONE WAY
YD-3	9.30	6" DRAIN GRATE ONE WAY

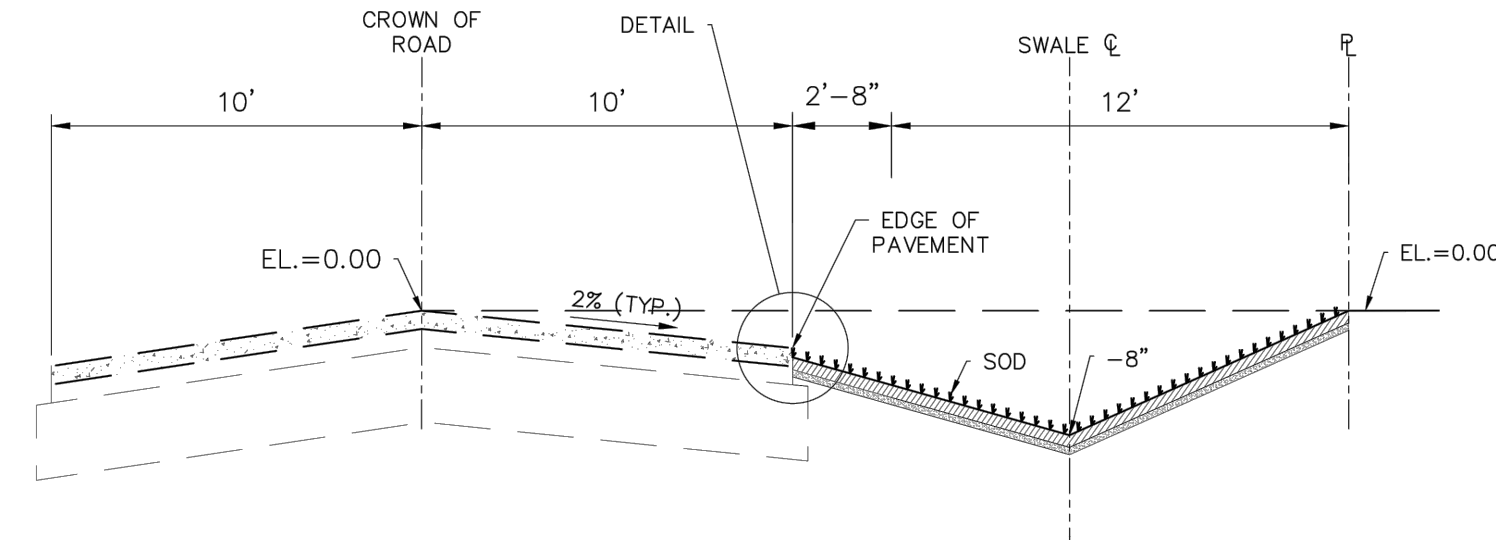
LEGEND	
	PROPOSED ELEVATION
	PROPOSED ELEV. CONTOUR
	EXISTING ELEV.
	FLOW DIRECTION
	CENTER LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	EDGE OF PAVEMENT
	DENOTES ELEVATION
	DENOTES TYPICAL
	DENOTES PROPOSED
	DENOTES EXISTING
	POLYVINYL CHLORIDE

- CONDITION OF PERMIT NOTES:
1. NO FILL OF ANY KIND CAN BE BROUGHT ON SITE OR TO THE ROW OUTSIDE OF BUILDING FOOTPRINT.
2. DEMONSTRATE HOW RUNOFF GENERATED FROM THE D/W WILL NOT DISCHARGE DIRECTLY TO THE ROW OR ADJACENT PROPERTIES.
3. NO TREES ARE TO BE PLANTED IN THE ROW BEFORE A CONDITIONAL APPROVAL OF THE ROUGH GRADING OF THE SALE HAS BEEN APPROVED BY PUBLIC WORKS. THE ROW SWALE IS TO BE GRADED USING THE VILLAGE PW STANDARD.
4. NO SHRUBS ARE TO BE PLANTED IN THE ROW AND ANY EXISTING SHRUBS ARE TO BE REMOVED.
5. NO IRRIGATION IN THE ROW.
6. NO LIGHTING OR ELECTRICAL COMPONENTS OF ANY KIND 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: RICKY CARR - CCARR@PINECREST-FL.GOV
8. ANY DECORATIVE D/W IN THE ROW SHALL HAVE AN 8" W X 12" D, 3,000-PSI CONCRETE HEADER CURB LOCATED BETWEEN THE ASPHALT AND THE PROPOSED D/W.
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 D/W APPROACH THAT CROSSES A SIDEWALK MUST BE REPLACED WITH 6" THICK SIDEWALK AND EXTEND TO THE NEXT ADJACENT WHOLE FLAG ON EITHER SIDE OF THE APPROACH.

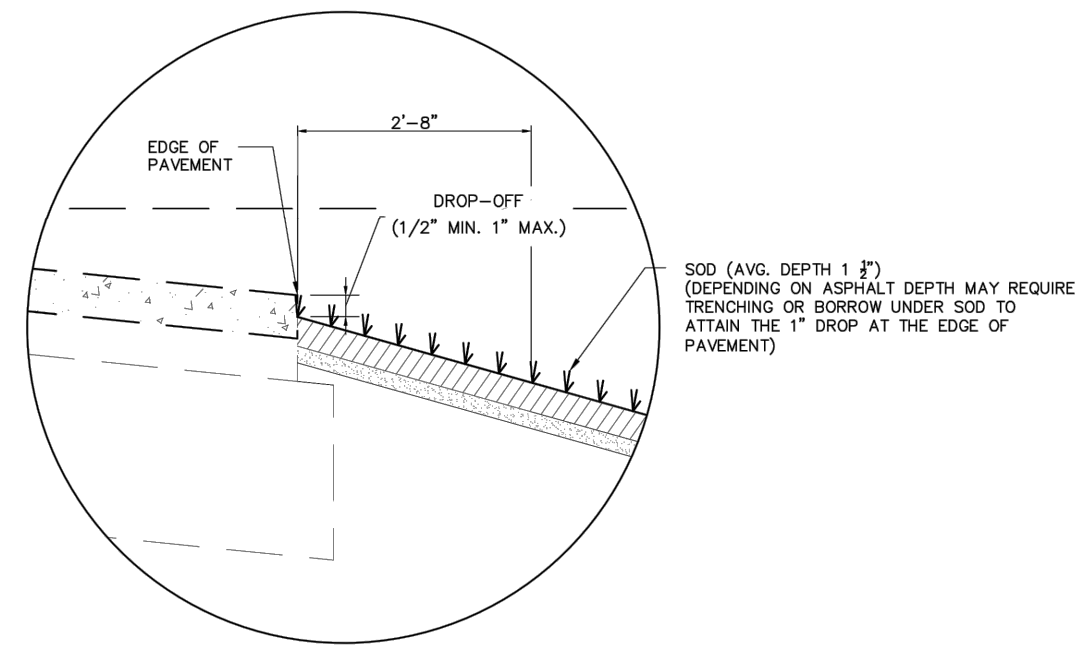


- NOTES:
1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (90 CM).
2. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS.
3. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET (3 M) APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 12 INCHES (30 CM). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET (1.8 M).
4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES (10 CM) WIDE AND 4 INCHES (10 CM) DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
5. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH (25 MM) LONG, TIE WIRES, OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES (5 CM) AND SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.

1
C102 SILT FENCE DETAIL
SCALE: NTS



VILLAGE OF PINECREST PUBLIC WORKS
TYPICAL SWALE DETAIL



DETAIL

2
C102 PINECREST SWALE DETAIL
SCALE: NTS



ONE MORE
DESIGNS, LLC
5916 SW 82 STREET
MIAMI FL. 33143 USA
FJVILLEGASJR@ONEMOREDB.COM
3 0 5 - 4 9 5 - 1 1 1 4

DESIGN CONSTRUCTION BUILD

CLIENT:
WILLIAM & DANIELLA GOMEZ

PROJECT NAME:
SFR RENOVATIONS

ADDRESS:
**11040 SW 69 AVE
MIAMI, FL.**

REVISIONS:	
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DATE: **OCTOBER 2024**

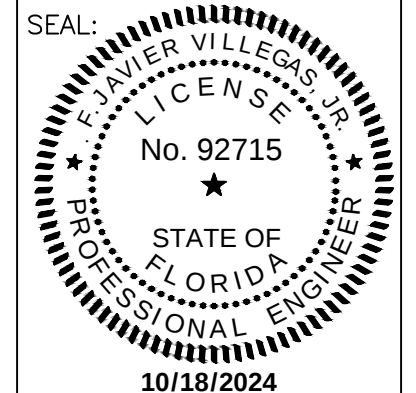
SCALE: **AS SHOWN**

JOB #: **2425**

FILE NAME: **D2425**

DRAWN BY: **UB**

CHECKED BY: **FJV**



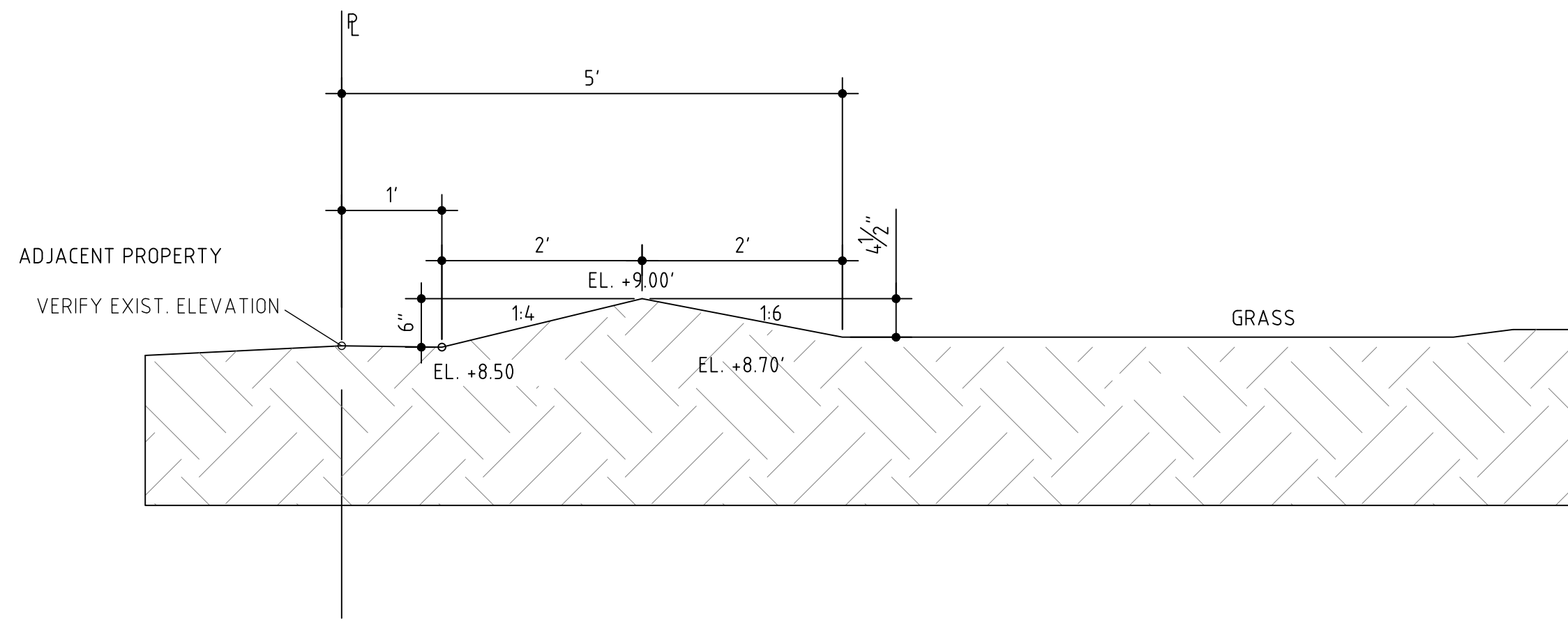
FL. REG. P.E. # 92715
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PLAN DESCRIPTION:
**SITE PLAN
PAVING AND
GRADING**

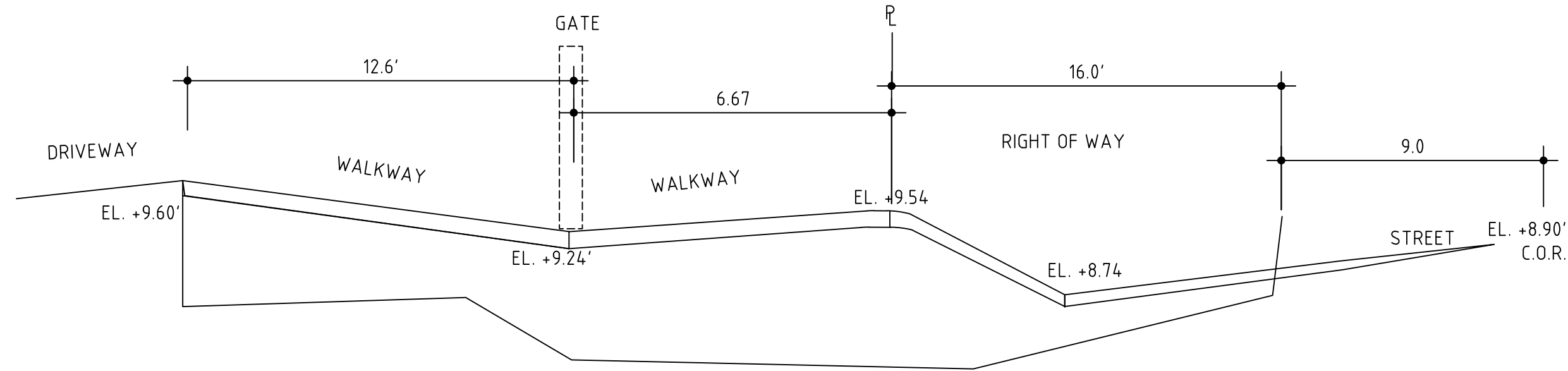
SHEET:
C-102



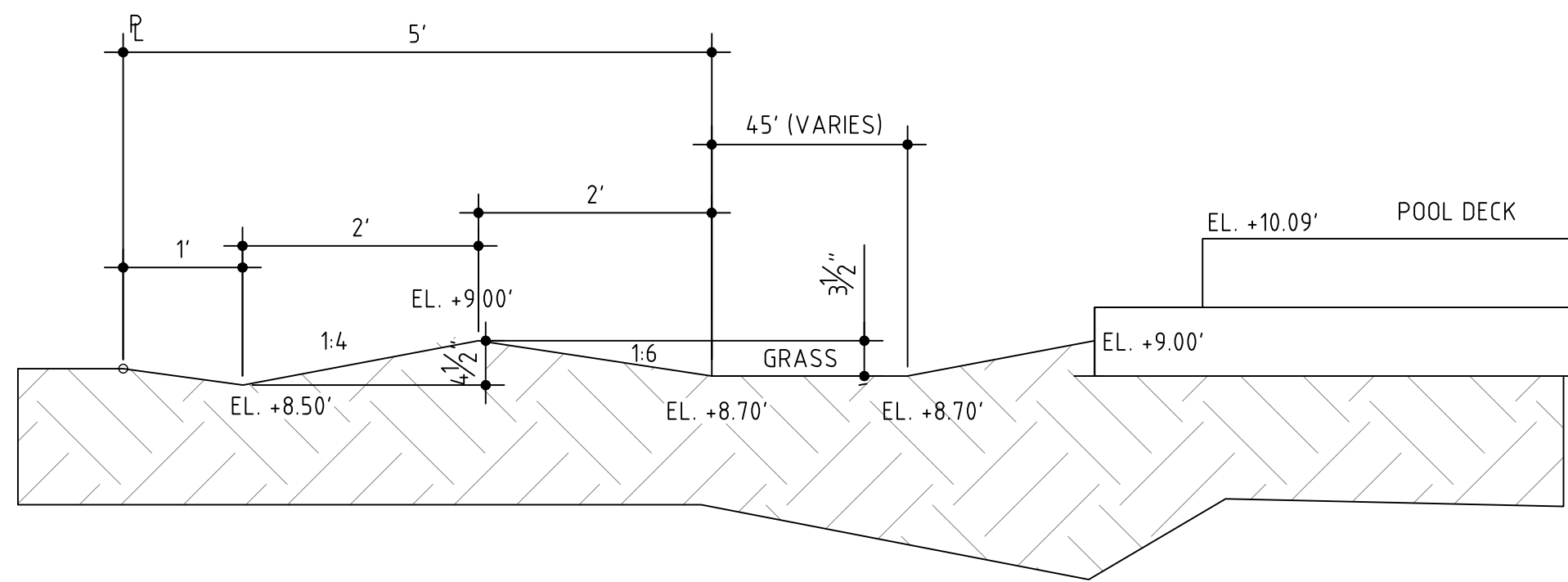
SITE PLAN
SCALE: NTS



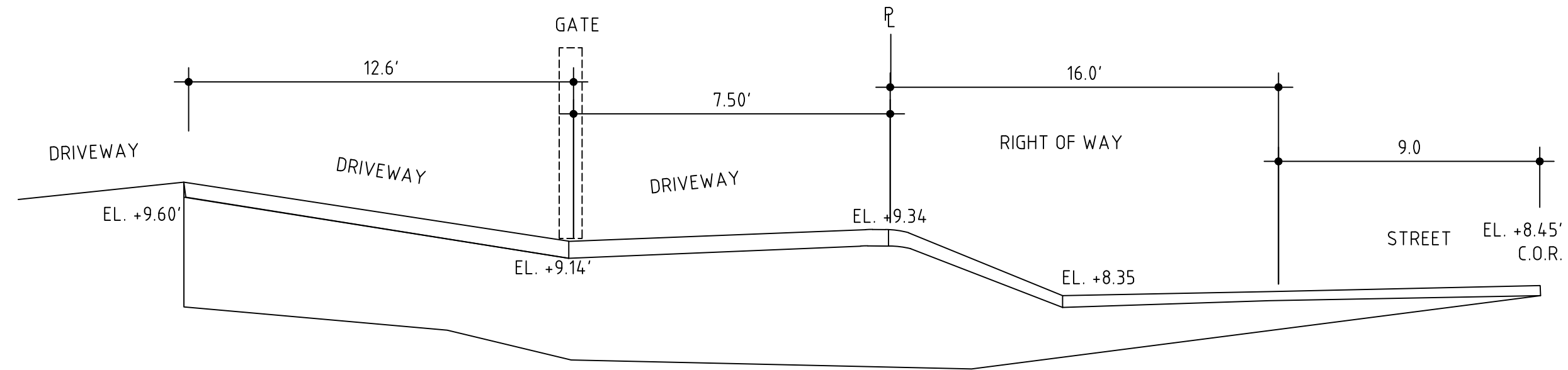
1
C201 EAST PROFILE SECTION
SCALE: 3/4 = 1'-0"



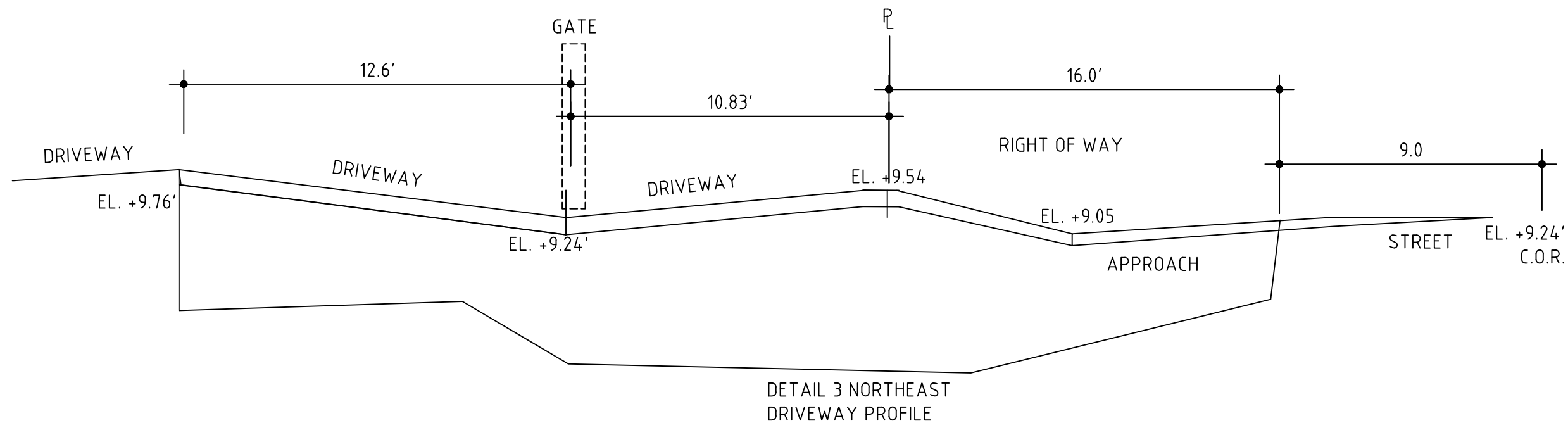
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C201 EAST PROFILE SECTION
SCALE: 3/4 = 1'-0"



2
C201 EAST PROFILE SECTION
SCALE: 3/4 = 1'-0"



5
C201 EAST PROFILE SECTION
SCALE: 3/4 = 1'-0"



3
C201 EAST PROFILE SECTION
SCALE: 3/4 = 1'-0"



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DATE: OCTOBER 2024

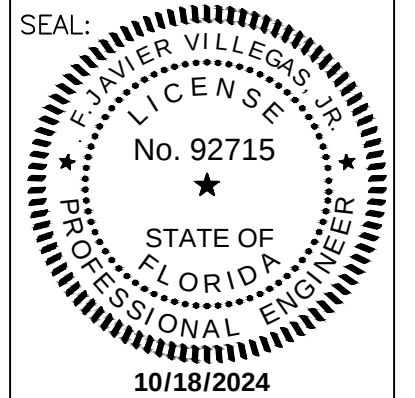
SCALE: AS SHOWN

JOB N°: 2425

FILE NAME: D2425

DRAWN BY: UB

CHECKED BY: FJV



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PLAN DESCRIPTION:
CIVIL
PROFILE SECTIONS

SHEET:
C-201