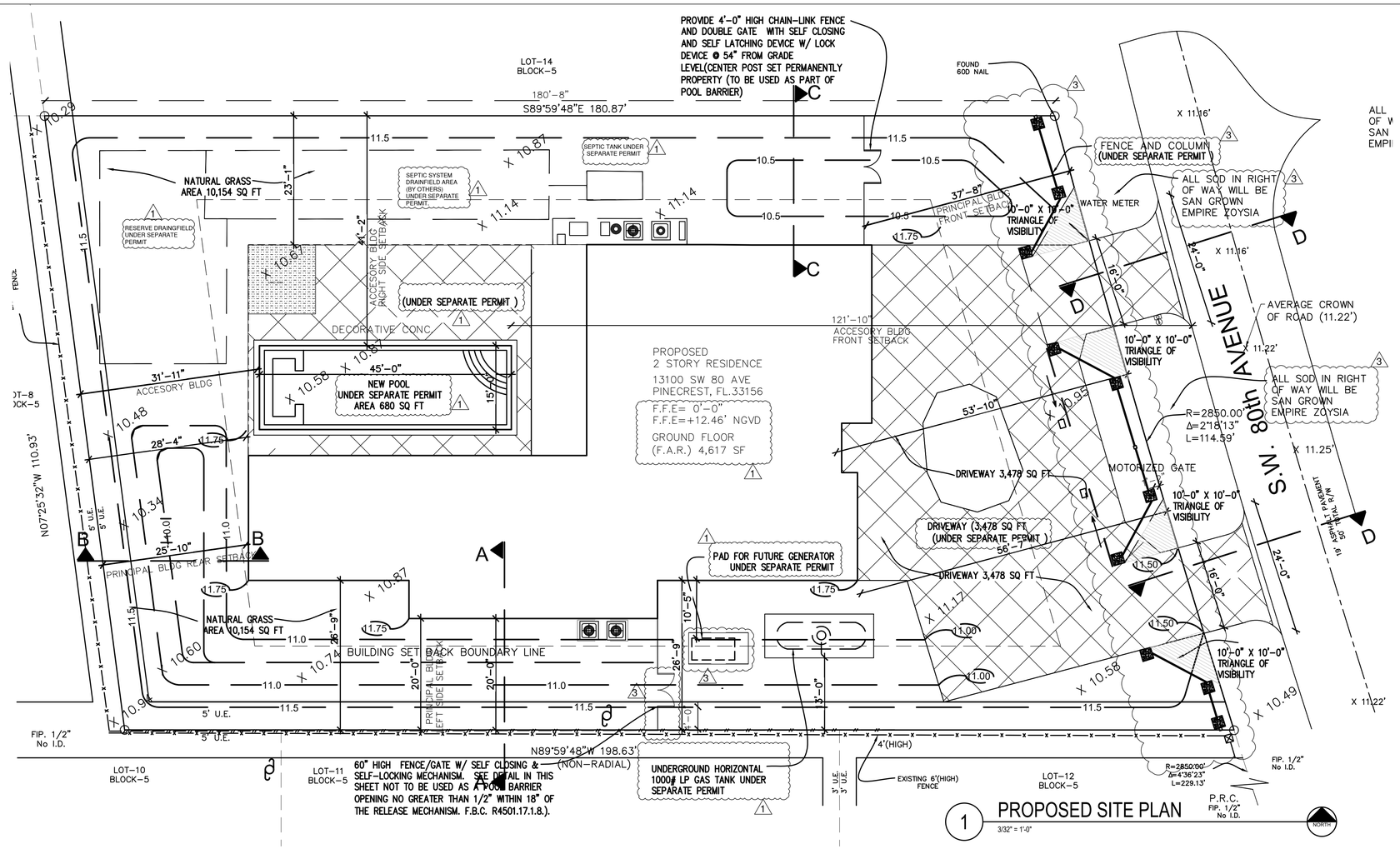
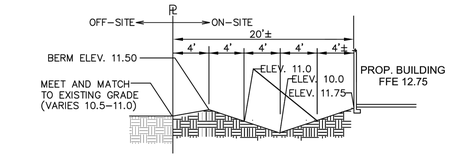
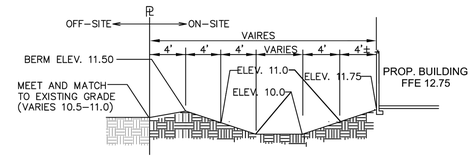


1 PROPOSED SITE PLAN
3/32" = 1'-0"



SECTION A-A



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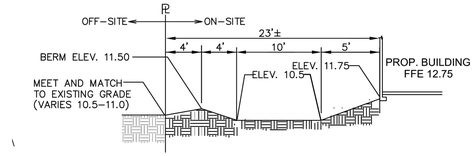

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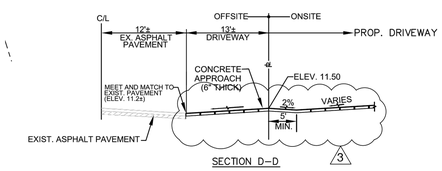
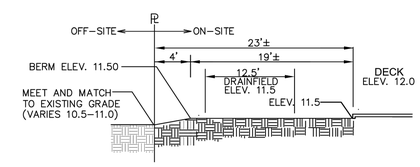


SECTION D-D



SECTION E-E

LEGEND

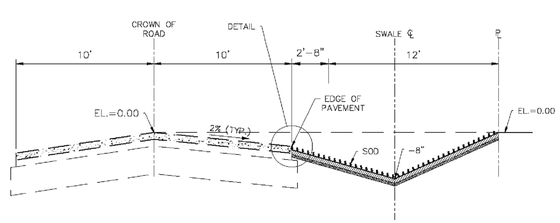
7.00	EXISTING ELEVATIONS
—10.0—	PROPOSED CONTOUR ELEVATIONS
(12.0)	PROPOSED GROUND ELEVATIONS

SITE NOTES:

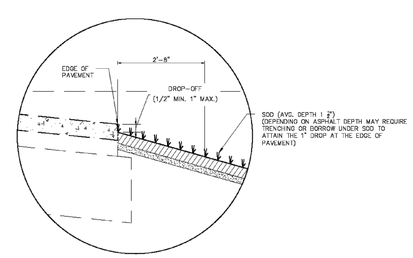
1. MINIMUM PERMITER BERM ELEVATION SHALL BE 12.0 OR 6" HIGHER THAN ADJACENT GRADE (WHICHEVER IS HIGHER)
2. REFER TO LANDSCAPE PLANS FOR EXISTING, NEW AND RELOCATED TREES.
3. MAINTAIN A MAXIMUM OF 4:1 SLOPE ON SWALE AREAS
4. CONTOUR ELEVATIONS ARE ESTIMATED. FINAL GRADING SHALL BE COORDINATED WITH LANDSCAPE PLANS.

PUBLIC WORKS CONDITION OF PERMIT

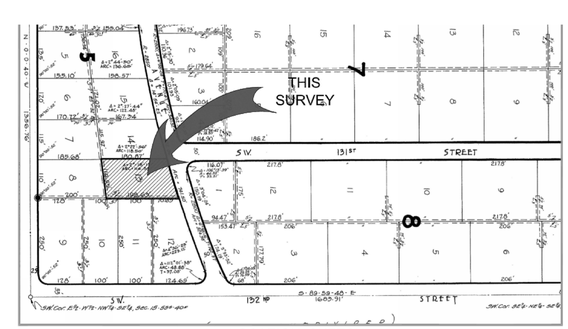
1. No fill of ANY KIND can be brought on site or to the ROW outside of the building footprint.
2. No runoff generated from the driveway is permitted to discharge directly to the ROW or adjacent properties.
3. The ROW swale is to be graded using the Village PW Standard.
4. No trees are to be planted in 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 Public Works Department. Public Works contact information is: publicworks@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, WHICHEVER IS GREATER.
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 ADA requirements for obstructions, both vertical and horizontal and for slope, both cross slope and longitudinal.



VILLAGE OF PINECREST PUBLIC WORKS
TYPICAL SWALE DETAIL



DETAIL



LOCATION SKETCH
SCALE: 1" = 150'

DE LA LLAMA
ARCHITECTURE
PLANNING
INTERIOR DESIGN

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

522 MADEIRA CORAL GABLES, FLORIDA 33134
(305) 461-5590 (305) 567-1425 FAX
EMAIL: JADLLARCH@AOL.COM

CONSULTANTS

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

PROJECT NAME

P8
PINECREST EIGHT

13100 SW 80TH AVE
PINECREST, FLORIDA 33156

FILE NAME

JUNCO
RESIDENCE

DATE
DEC 16, 2024

REVISION	DATE	BY
1	3-20-25 REVISION	
2	5-14-25 REVISION	
3	6-24-25 REVISION	

Jorge A. de la Llama
Digitally signed by Jorge A. de la Llama
Date: 2025.07.15 10:58:13 -04'00'

DRAWING NAME

SITE PLAN GRADING & DRAINAGE

DESIGN BY:
ZECKY DA COSTA

DRAWN BY:
HUMBERTO LANTIGUA

SHEET NO.

S-PD.1