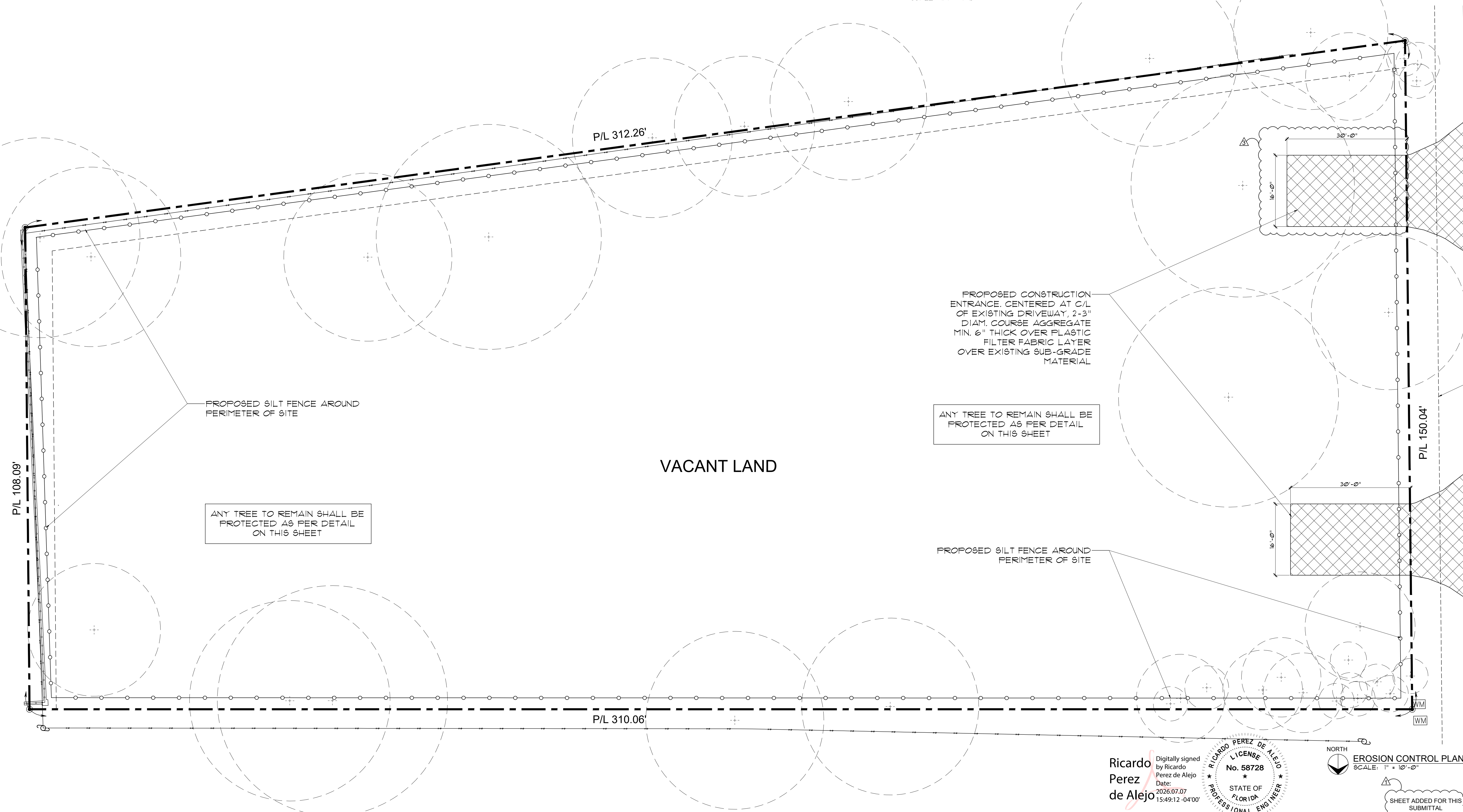
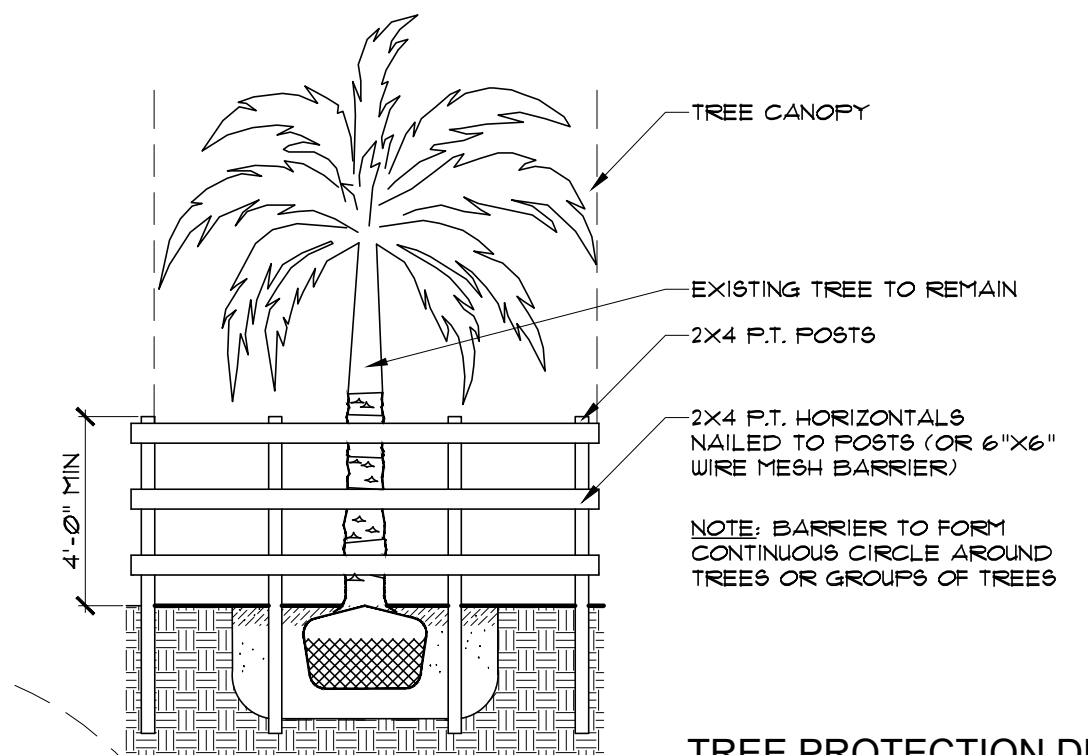
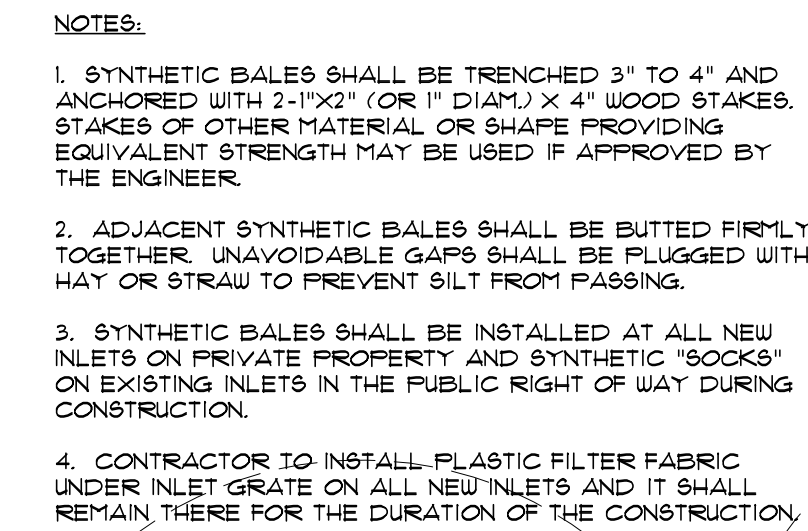


1. SILT FENCES (EROSION CONTROL FENCE) SHALL BE FIRST PLACED ALONG THE PROPERTY LINE TO PREVENT CONSTRUCTION DEBRIS FROM LEAVING THE CONSTRUCTION SITE.
2. THE SILT FENCE SHALL BE PLACED A MINIMUM OF TWO FEET INSIDE THE PROPERTY LINE TO ALLOW THE INSTALLATION OF A PERIMETER WIND SCREEN & CONSTRUCTION FENCE.
3. A PERIMETER SIX FOOT HIGH CHAIN LINK FENCE COVERED WITH A WIND SCREEN SHALL BE INSTALLED ALONG THE PROPERTY LINE.



RICARDO PEREZ DE ALEJO
LICENSE
No. 58728
STATE OF
FLORIDA
PROFESSIONAL ENGINEER



SHEET ADDED FOR THIS SUBMITTAL

SCOPE OF WORK FOR REVISION 3:
OWNER DESIGN CHANGE REMOVING
DOUBLE HEIGHT LIVING ROOM. ALL
ARCHITECTURAL SHEETS AFFECTED.
SOME MEP PAGES AND SOME STRUCTURAL.
SEE A00 REV 3 COLUMN FOR UPDATED
SHEET LIST.

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ALBERT MILO
11901 SW 63RD AVE
PINECREST, FL 33132

MILO RESIDENCE
11901 SW 63RD AVE
PINECREST, FL 33156

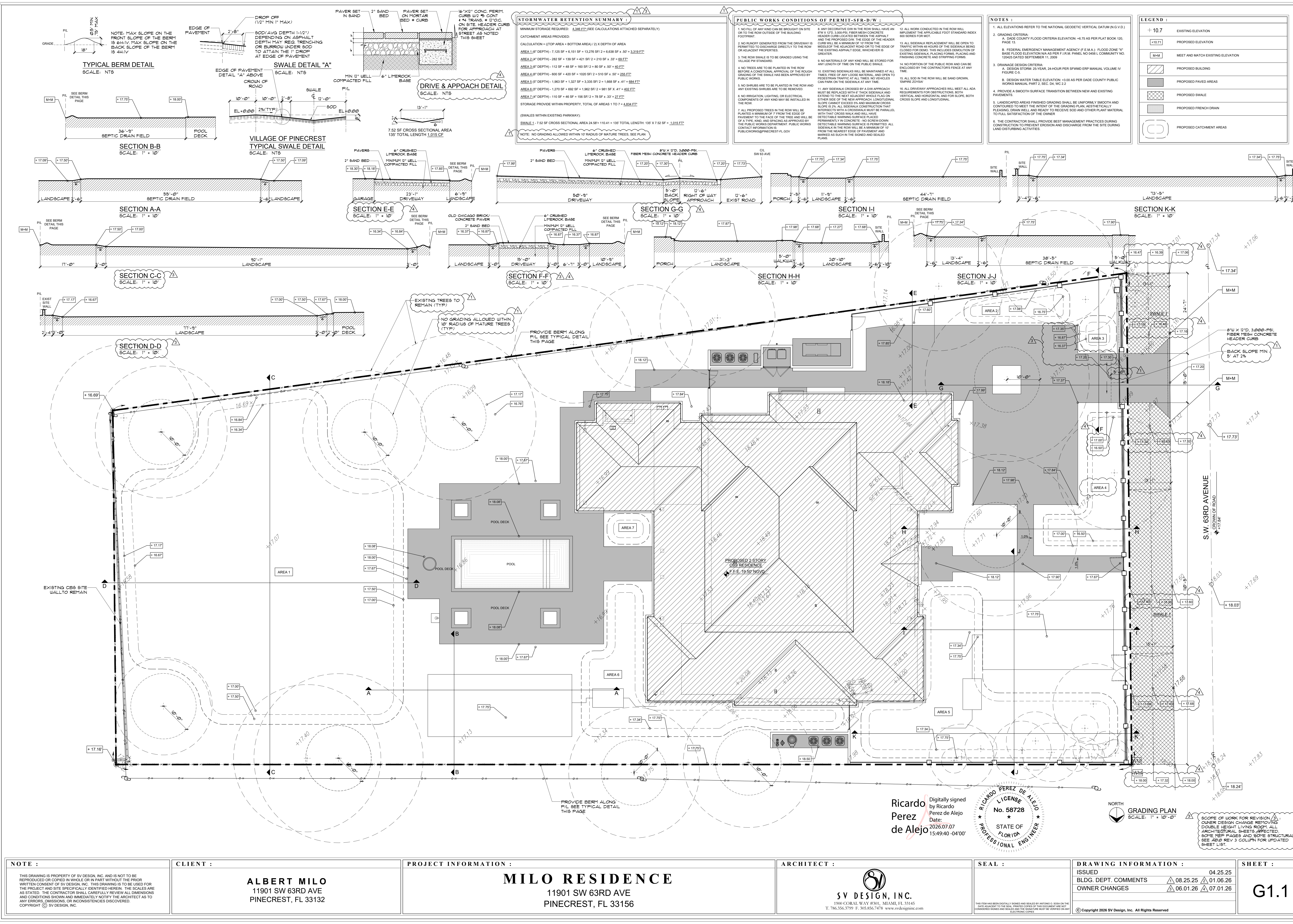

SV DESIGN, INC.
1900 CORAL WAY #301, MIAMI, FL 33141
T. 786.356.3799 F. 305.856.7478 www.svdesigninc.com

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ANTONIO O. SOBA 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 COPY.

ISSUED		04.25.25
BLDG. DEPT. COMMENTS	1 08.25.25	2 01.06.26
OWNER CHANGES	3 06.01.26	4 07.01.26

EC1.1

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TYPICAL BERM DETAIL
SCALE: NTS

SWALE DETAIL "A"
SCALE: NTS

DRIVE & APPROACH DETAIL
SCALE: NTS

STORMWATER RETENTION SUMMARY:

MINIMUM STORAGE REQUIRED: 4,346 FT³ (SEE CALCULATIONS ATTACHED SEPARATELY)

CATCHMENT AREA PROVIDED:

CALCULATION: (TOP AREA + BOTTOM AREA) (2) X DEPTH OF AREA

AREA 1 (10' DEPTH): 7,125 SF + 6,151 SF = 13,276 SF (2) = 26,552 SF X .33' = 8,763.12 FT³

AREA 2 (10' DEPTH): 282 SF + 139 SF = 421 SF (2) = 842 SF X .33' = 277.86 FT³

AREA 3 (10' DEPTH): 112 SF + 48 SF = 160 SF (2) = 320 SF X .33' = 105.60 FT³

AREA 4 (10' DEPTH): 40 SF + 420 SF = 460 SF (2) = 920 SF X .33' = 303.60 FT³

AREA 5 (10' DEPTH): 1,963 SF + 1,327 SF = 3,290 SF (2) = 6,580 SF X .33' = 2,171.40 FT³

AREA 6 (10' DEPTH): 1,263 SF + 1,327 SF = 2,590 SF (2) = 5,180 SF X .33' = 1,709.40 FT³

AREA 7 (10' DEPTH): 110 SF + 48 SF = 158 SF (2) = 316 SF X .33' = 104.28 FT³

STORAGE PROVIDED WITHIN PROPERTY: TOTAL OF AREAS 1 TO 7 = 8,584.47 FT³

(SWALES WITHIN EXISTING PARKWAY):

SWALE 1: 7.52 SF CROSS SECTIONAL AREA 24.58' X 10.41' = 130' TOTAL LENGTH: 130' X 7.52 SF = 1,018.40 FT³

(NOTE: NO GRADING ALLOWED WITHIN 10' RADIUS OF MATURE TREES. SEE PLAN)

PUBLIC WORKS CONDITIONS OF PERMIT-SFR-D-W:

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 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@PINECRESTFL.GOV

8. ANY DECORATIVE DW IN THE ROW SHALL HAVE AN 8" W X 12" D, 3,000-PSI FIBER MESH CONCRETE AND THE PROPOSED DW, THE EDGE OF THE HEADER CURB SHALL BE A MINIMUM OF 18" FROM THE MIDPOINT OF THE ADJACENT ROAD OR TO THE EDGE OF THE 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 LEGAL OBSTRUCTION AND OPEN TO PEDESTRIAN TRAFFIC AT ALL TIMES. NO VEHICLES CAN PARK ON THE SIDEWALK AT ANY TIME.

11. ANY SIDEWALK CROSSED BY A DOW APPROACH MUST BE REPLACED WITH 6" THICK SIDEWALK AND EXTEND TO THE NEXT ADJACENT WALK FLARE. EITHER SIDE OF THE NEW APPROACH LONGITUDINAL SLOPE CANNOT EXCEED 5% AND MAXIMUM CROSS SLOPE IS 2%. ALL SIDEWALK CONSTRUCTION THAT INTERSECTS WITH A SIDEWALK MUST BE PARALLEL WITH THAT CROSS WALK AND WILL HAVE DETECTABLE WARNING SURFACE PLACED PERMANENTLY IN CONCRETE. NO SLOPE DOWN DETECTABLE WARNING SURFACE IS PERMITTED. ALL SIDEWALKS IN THE ROW WILL BE A MINIMUM OF 18" 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 FOOT STANDARD INDEX 800 SERIES FOR MDT.

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, SAMPLE 2019-15.

16. ALL DRIVEWAY APPROACHES WILL MEET ALL ADA REQUIREMENTS FOR OBSTRUCTIONS, BOTH VERTICAL AND HORIZONTAL AND FOR SLOPE, BOTH CROSS SLOPE AND LONGITUDINAL.

NOTES:

1. ALL ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.).

2. GRADING CRITERIA:

A. DADE COUNTY FLOOD CRITERIA ELEVATION: +6.75 AS PER PLAT BOOK 120, PAGE 13.

B. FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.): FLOOD ZONE "X" BASE FLOOD ELEVATION NA AS PER F.I.R.M. PANEL NO. 0456, COMMUNITY NO. 124925 DATED SEPTEMBER 11, 2009.

3. DRAINAGE DESIGN CRITERIA:

A. DESIGN STORM: 25-YEAR, 24-HOUR PER SFWMD ERP MANUAL VOLUME IV, FIGURE C-6.

B. DESIGN WATER TABLE ELEVATION: +3.00 AS PER DADE COUNTY PUBLIC WORKS MANUAL PART 2, SEC. 04, WC 2.2.

4. PROVIDE A SMOOTH SURFACE TRANSITION BETWEEN NEW AND EXISTING PAVEMENTS.

5. LANDSCAPED AREAS FINISHED GRADING SHALL BE UNIFORMLY SMOOTH AND CONTOURED TO MEET THE INTENT OF THE GRADING PLAN, AESTHETICALLY PLEASING, DRAIN WELL AND READY TO RECEIVE SOIL AND OTHER PLANT MATERIAL TO FULL SATISFACTION OF THE OWNER.

6. THE CONTRACTOR SHALL PROVIDE BEST MANAGEMENT PRACTICES DURING CONSTRUCTION TO PREVENT EROSION AND DISCHARGE FROM THE SITE DURING LAND DISTURBING ACTIVITIES.

LEGEND:

+10.7: EXISTING ELEVATION

+10.71: PROPOSED ELEVATION

M+M: MEET AND MATCH EXISTING ELEVATION

PROPOSED BUILDING

PROPOSED PAVED AREAS

PROPOSED SWALE

PROPOSED FRENCH DRAIN

PROPOSED CATCHMENT AREAS

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CLIENT:

ALBERT MILO
11901 SW 63RD AVE
PINECREST, FL 33132

PROJECT INFORMATION:

MILO RESIDENCE
11901 SW 63RD AVE
PINECREST, FL 33156

ARCHITECT:

SV DESIGN, INC.
1900 CORAL WAY #301, MIAMI, FL 33145
T. 786.556.3799 F. 305.856.7478 www.svdesigninc.com

SEAL:

RICARDO PEREZ DE ALEJO
LICENSE No. 58728
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Digitally signed by Ricardo Perez de Alejo
Date: 2026.07.07 15:49:40 -04'00'

DRAWING INFORMATION:

ISSUED	04.25.25
BLDG. DEPT. COMMENTS	01.06.26
OWNER CHANGES	07.01.26

SHEET:

G1.1