BLUESTEN PARK

HALLANDALE BEACH, FL

DRC SUBMITTAL 08-09-2016

Revision Schedule		
Number	Date	Description
1	10/10/2016	DRC RESUBMITTAL

ARCHITECT OF RECORD
ACAI ASSOCIATES, INC.

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Fort Lauderdale, FL 33309
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STRUCTURAL ENGINEER
S & F ENGINEERS, INC.

1031 Ives Dairy Road, Suite 228
Miami, FL 33179
TEL: 789-453-9209

M.E.P.F. ENGINEER
JALRW ENGINEERING GROUP

2510 NW 97th Avenue, Suite 220
Miami, FL 33172
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FAX: 305-594-0907

CIVIL AND LANDSCAPE
CRAVEN THOMPSON & ASSOCIATES, INC.

3563 NW 53rd Street
Fort Lauderdale, FL 33309
TEL: 954-739-6400
FAX: 954-739-6409

POOL CONSULTANT
AQUADYNAMICS DESIGN GROUP, INC.

5000 SW 75th Ave., Suite 103
Miami, FL 33155
TEL: 305-667-8975
FAX: 305-662-1002

OWNER
CITY OF HALLANDALE BEACH

400 S Federal Highway
Hallandale Beach, FL 33009

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SKETCH OF SURVEY
BOUNDARY & TOPOGRAPHIC SURVEY

LOCATION MAP 1"=300'

DESCRIPTION: BLUESTEN PARK

LOT 4, BLOCK 12, SECTION 27, TOWNSHIP 51 SOUTH, RANGE 42 EAST, MAP OF THE TOWN OF HALLANDALE, DADE CO. FLA., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 13, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. LESS AND EXCEPT THEREFROM THE NORTH 15 FEET OF SAID LOT 4 DEDICATED AS THOROUGHFARE, PER THE PLAT OF NORTH AMERICAN FRUIT CO'S SUBDIVISION OF LOT 2, BLOCK 11 AND LOT 1 BLOCK 12, OF SAID TOWN OF HALLANDALE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 102 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

THE NORTH 200 FEET OF THE WEST 205 FEET OF LOT 3, LESS THE NORTH 15 FEET FOR STREET, BLOCK 11, OF THE SUBDIVISION OF SECTION 27, TOWNSHIP 51 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT OF THE "TOWN OF HALLANDALE, FLORIDA", AS RECORDED IN PLAT BOOK "B", PAGE 13, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; SAID LANDS LOCATED IN THE CITY OF HALLANDALE, BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

ALL THAT PART OF LOT 3 BLOCK 11 OF TOWN OF HALLANDALE OF THE SUBDIVISION OF SECTION 27, TOWNSHIP 51 SOUTH RANGE 42 EAST, BROWARD COUNTY, FLORIDA ACCORDING TO THE PLAT THEREOF, AS SURVEYED BY W.C. VALENTINE, AS RECORDED IN PLAT BOOK "B" PAGE 13 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: FROM THE NORTHWEST CORNER OF SAID LOT 3, RUN EASTERLY AND ALONG THE NORTH BOUNDARY OF SAID LOT 3 A DISTANCE OF 425 FEET; THENCE RUN SOUTHERLY AND PARALLEL TO THE WEST BOUNDARY OF SAID LOT 3 A DISTANCE OF 15 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY A DISTANCE OF 75 FEET, THENCE RUN EASTERLY AND PARALLEL TO THE NORTH BOUNDARY OF SAID LOT 3 TO THE WEST RIGHT OF WAY OF OLD FEDERAL HIGHWAY A DISTANCE OF 143.78 FEET; THENCE RUN NORTHEASTERLY AND ALONG THE WEST RIGHT OF WAY OF OLD FEDERAL HIGHWAY A DISTANCE OF 93.07 FEET TO A POINT WHICH IS 15 FEET SOUTH OF THE NORTH BOUNDARY OF SAID LOT 3 MEASURED AT RIGHT ANGLE; THENCE RUN WESTERLY AND PARALLEL TO THE NORTH BOUNDARY OF SAID LOT 3 A DISTANCE OF 198.32 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

ALL THAT PART OF LOT 3, IN BLOCK 11, OF "TOWN OF HALLANDALE", OF THE SUBDIVISION OF SECTION 27, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS SURVEYED BY W.C. VALENTINE AND RECORDED IN PLAT BOOK "B", PAGE 13, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST BOUNDARY LINE OF SAID LOT 3, LOCATED 30 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 3, THENCE, RUN NORTH ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 367.88 FEET, MORE OR LESS, TO A POINT LOCATED 275 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 3; THENCE, RUN EAST PARALLEL WITH THE NORTH LINE OF LOT 3, A DISTANCE OF 205 FEET TO A POINT; THENCE, RUN NORTH PARALLEL WITH THE WEST LINE OF LOT 3, A DISTANCE OF 260 FEET TO A POINT; THENCE, RUN EAST PARALLEL WITH THE NORTH LINE OF LOT 3, A DISTANCE OF 220 FEET; THENCE, RUN SOUTH PARALLEL WITH THE WEST LINE OF LOT 3, A DISTANCE OF 75 FEET; THENCE, RUN EAST PARALLEL WITH THE NORTH LINE OF LOT 3, A DISTANCE OF 143.78 FEET, MORE OR LESS, TO THE WESTERLY RIGHT-OF-WAY LINE OF OLD FEDERAL HIGHWAY; THENCE, RUN SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE 697.45 FEET, MORE OR LESS, TO THE NORTH RIGHT-OF-WAY LINE OF S.E. 7TH STREET; THENCE RUN WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 145.92 FEET, MORE OR LESS, TO A POINT OF BEGINNING.

AND

THE SOUTH 25 FEET OF THE NORTH 275 FEET OF THE WEST 205 FEET OF LOT 3, BLOCK 11, OF THE SUBDIVISION OF SECTION 27, TOWNSHIP 51 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT OF THE "TOWN OF HALLANDALE, FLORIDA", AS RECORDED IN PLAT BOOK "B", PAGE 13, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

AND

THE SOUTH 50 FEET OF THE NORTH 250 FEET OF THE WEST 205 FEET OF LOT 3, BLOCK 11, OF THE SUBDIVISION OF SECTION 27, TOWNSHIP 51 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT OF THE "TOWN OF HALLANDALE, FLORIDA", AS RECORDED IN PLAT BOOK "B", PAGE 13, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA. SAID LANDS LOCATED IN THE CITY OF HALLANDALE, BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

TRACT "A", 601 OLD FEDERAL HIGHWAY PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 174, PAGE 132, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA. CONTAINING 713,981 SQUARE FEET OR 16.391 ACRES MORE OR LESS.

CONTROL LEGEND:

D•H	DRILL HOLE
ⓟ	IRON PIPE
Ⓡ	IRON ROD
Ⓝ	NAIL&TAB
●	PERMANENT REFERENCE MONUMENT
△	PKNAIL.SPIKE

ABBREVIATIONS:

ALUM	ALUMINUM
ASPH	ASPHALT
BCR	BROWARD COUNTY RECORDS
BLDG	BUILDING
CLF	CHAIN LINK FENCE
CONC	CONCRETE
C/S	CONCRETE SLAB
ELEC	ELECTRIC
ESMT	EASEMENT
FEC RR	FLORIDA EAST COAST RAILROAD
FF	FINISH FLOOR
IRR	IRRIGATION
MDCR	MIAMI-DADE COUNTY RECORDS
ORB	OFFICIAL RECORDS BOOK
R/W	RIGHT OF WAY
SWK	SIDEWALK
UE	UTILITY EASEMENT

SYMBOL LEGEND:

ANCHOR; BACK FLOW PREVENTER (BFP); BASKET BALL HOOP; BUILDING COLUMN/PILE; BOLLARD; CATV PEDESTAL; CATCH BASIN (CB); CONCRETE POST; CONCRETE POWER POLE; ELECTRICAL PULL BOX; ELECTRICAL MANHOLE; ELECTRICAL METER; FIRE HYDRANT; FLAG POLE (FLAG); FORCE MAIN VALVE (FM); GAS MARKER; GAS VALVE (GAS); GREASE TRAP MH; HOSE BIBB; IRRIGATION CONTROL VALVE (IRR); MAILBOX; MARKER POST; METAL LIGHT POLE; PILE; PIPE; PARKING LIGHT 1 BULB; PARKING LIGHT 2 BULBS; PARKING LIGHT 3 BULBS; SANITARY CLEAN OUT (CO); SANITARY MANHOLE; SIGN; TELEPHONE MANHOLE; TELEPHONE PEDESTAL; WATER METER; WATER VALVE; WOOD LIGHT POLE; WOOD TELEPHONE POLE; WOOD POWER POLE; YARD DRAIN (YD); PINE TREE; PALM TREE; SHADE TREE; FORCE MAIN (FM); GAS MAIN (GAS); FPL OR ELEC LINE (FPL); COMMUNICATIONS LINE (COM); WATERMAIN (WM); SANITARY SEWER (SS); STORM SEWER (STM); OVER HEAD WIRES (OHW)

TREE LIST

[illegible]

SURVEYOR'S NOTES:

1) THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN, THE WEST BOUNDARY OF LOT 4, BLOCK 12, SECTION 27, TOWNSHIP 51 SOUTH, RANGE 42 EAST, MAP OF THE TOWN OF HALLANDALE BEARS NORTH 02°07'00" WEST.

2) THE LEGAL DESCRIPTION SHOWN HEREON IS BASED ON RECORDED PLATS AND VARIOUS DEEDS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

3) EASEMENTS AND OTHER MATTERS OF RECORD SHOWN HEREON ARE BASED ON OWNERSHIP AND ENCUMBRANCE SEARCH PREPARED BY CHICAGO TITLE INSURANCE AGENCY, INC. CERTIFICATE NO. 39731, DATED DECEMBER 17, 2015.

4) THIS SURVEY MEETS AND EXCEEDS THE LINEAR CLOSURE OF 1 IN 10,000 FEET FOR COMMERCIAL/HIGH RISK SURVEYS AS DEFINED IN THE FLORIDA MINIMUM TECHNICAL STANDARDS (5J-17.051AND 5J-17.052, F.A.C.). THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.

5) BUILDING TIES ARE PERPENDICULAR TO THE BOUNDARY LINES UNLESS OTHERWISE NOTED. ALL BUILDING TIES AND DIMENSIONS ARE SHOWN TO THE NEAREST 0.1 OF A FOOT.

6) UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON DESIGNATIONS (PAINTING AND FLAGGING, PERFORMED BY GROUND HOUND DETECTION SERVICES, INC., MARKS WERE FIELD LOCATED AND LINES DRAWN BASED ON THOSE MARKS. THERE MAY BE OTHER UTILITIES NOT READILY DETECTED BASED ON FIELD CONDITIONS AND MATERIALS.

7) THE TOPOGRAPHICAL MEASUREMENTS SHOWN HEREON WERE OBTAINED USING A "LEICA TC-700 SERIES" TOTAL STATION AND "SPECTRA PRECISION" SURVEY PRO DATA COLLECTION SOFTWARE. THE ACCURACY OF CONTROL SURVEY DATA HAS BEEN VERIFIED BY REDUNDANT MEASUREMENTS OR TRAVERSE CLOSURES.

8) THIS SURVEY DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF THE CITY OF HALLANDALE BEACH FOR THE EXPRESS PURPOSES STATED HEREON AND/OR CONTAINED IN THE CONTRACT WITH THE AFOREMENTIONED CLIENT FOR THIS PROJECT. REUSE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN PERMISSION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING SHOWN HEREON SHALL BE CONSTRUED TO GIVE RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.

9) THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=50' FOR SHEET 2 AND 1"=20' FOR SHEETS 3-7 OR SMALLER. THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/20 OF THE MAP SCALE. HORIZONTAL FEATURE LOCATIONS ARE TO THE CENTER OF THE SYMBOL AND MAY BE ENLARGED FOR CLARITY AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.

10) ADDITIONS AND DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE UNDERSIGNED.

11) TREE TYPES ARE DETERMINED TO THE BEST OF OUR KNOWLEDGE. EXACT SPECIES SHOULD BE DETERMINED BY A LICENSED BOTANIST, DENDROLOGIST OR OTHER PROFESSIONAL WITH SUCH CAPACITY.

12) THE ELEVATIONS SHOWN HEREON ARE FOR THE PURPOSE OF INDICATING THE GROUND ELEVATION ONLY AT THE POSITION SHOWN AND IN NO WAY INDICATE ELEVATIONS AT ANY OTHER POINT THAN THAT SHOWN HEREON AND DO NOT DETERMINE SUBSURFACE CONDITIONS.

13) THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND REFERENCED TO THE FOLLOWING BENCHMARK: FLORIDA DEPARTMENT OF TRANSPORTATION BRASS DISC STAMPED 5 86 97 C1 , LOCATED +/- 145' WEST OF WEST BACK OF WALK OF US 1. +/- 20' SOUTH OF CENTERLINE OF SE. 2ND STREET, +/- 17' EAST OF CENTERLINE OF OLD DIXIE HIGHWAY. ELEVATION = 5.777.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY WAS MADE ON THE GROUND, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN RULES 5J-17.051 AND 5J-17.052, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SEPTEMBER, 1981, AS AMENDED, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS SURVEYED UNDER OUR DIRECTION IN JANUARY, 2016

LAST DATE OF FIELD WORK: JANUARY 23, 2016

CRAVEN THOMPSON & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB271

DOUGLAS M. DAVIE , PSM
PROFESSIONAL SURVEYOR & MAPPER NO. 4343
STATE OF FLORIDA

THIS SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES 5J-17.061 & 5J-17.062 FLORIDA ADMINISTRATIVE CODE.

NOTE: The undersigned and CRAVEN THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, right-of-way, set back lines, reservations, agreements and other similar matters, and this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and further, confirmed by others through appropriate title verification.
NOTE: Lands shown hereon were not abstracted for right-of-way and/or easements of record.

DATE:	12-30-15
SCALE:	N/A
DRAWN BY:	DM
CHECKED BY:	RAY
FIELDBOOK:	2722/2733
PAGE(S):	34-77/1-5

DESCRIPTION:	BY:	DATE:

CRAVEN • THOMPSON AND ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
FAX: (954) 739-6409 TEL.: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. C000114

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BLUESTEN PARK
SKETCH OF SURVEY
PREPARED FOR:
CITY OF HALLANDALE BEACH
BOUNDARY & TOPOGRAPHIC SURVEY

SEAL

PROJECT NO.
15-0098-001

V-001

SHEET 1 OF 7

SKETCH OF SURVEY
BOUNDARY & TOPOGRAPHIC SURVEY

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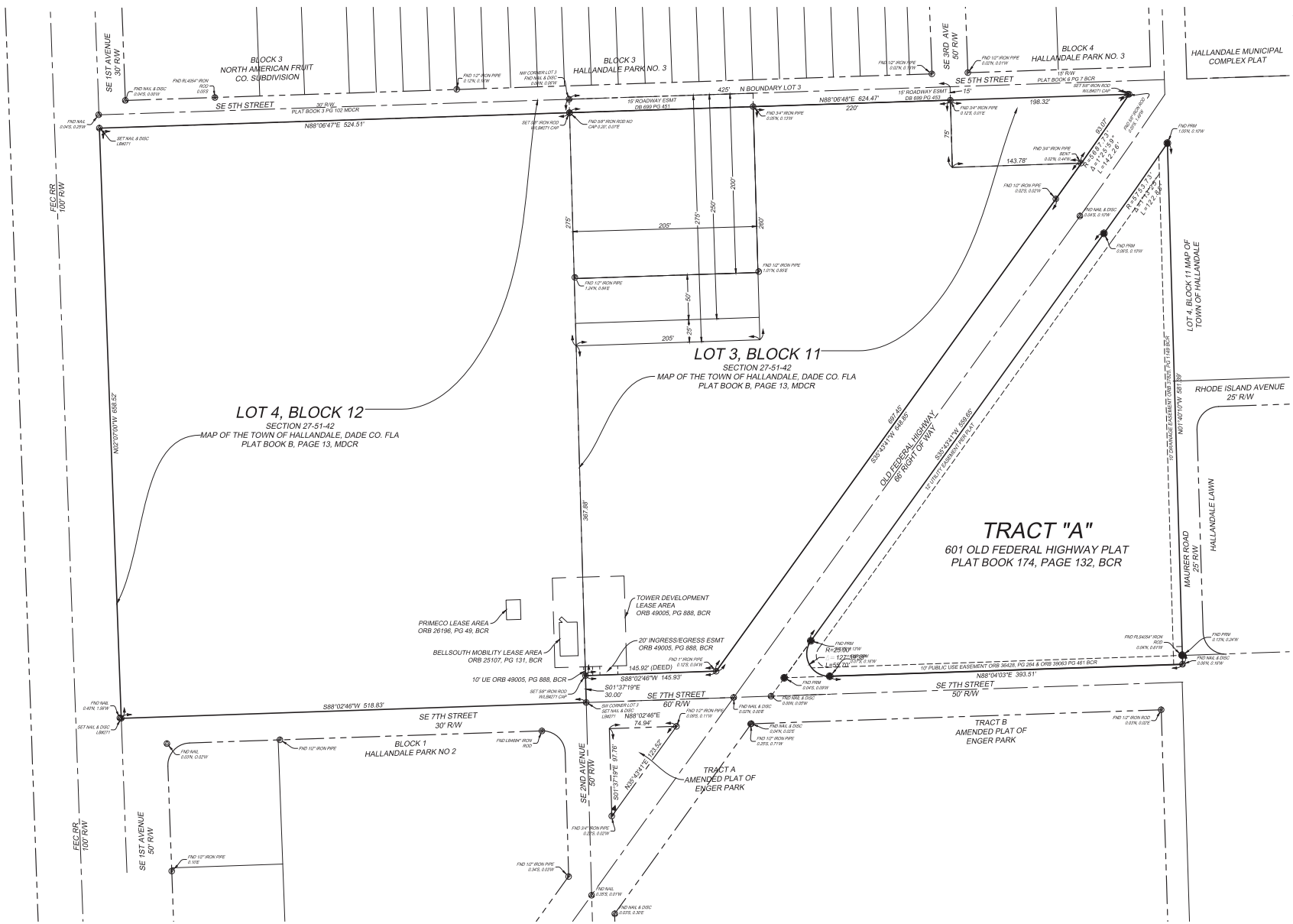

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SCALE:	1"=50'
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CHECKED BY:	RAY
FIELDBOOK:	2722/2733
PAGE(S):	34-78/1-5

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BLUESTEN PARK
SKETCH OF SURVEY
PREPARED FOR:
CITY OF HALLANDALE BEACH
BOUNDARY & TOPOGRAPHIC SURVEY

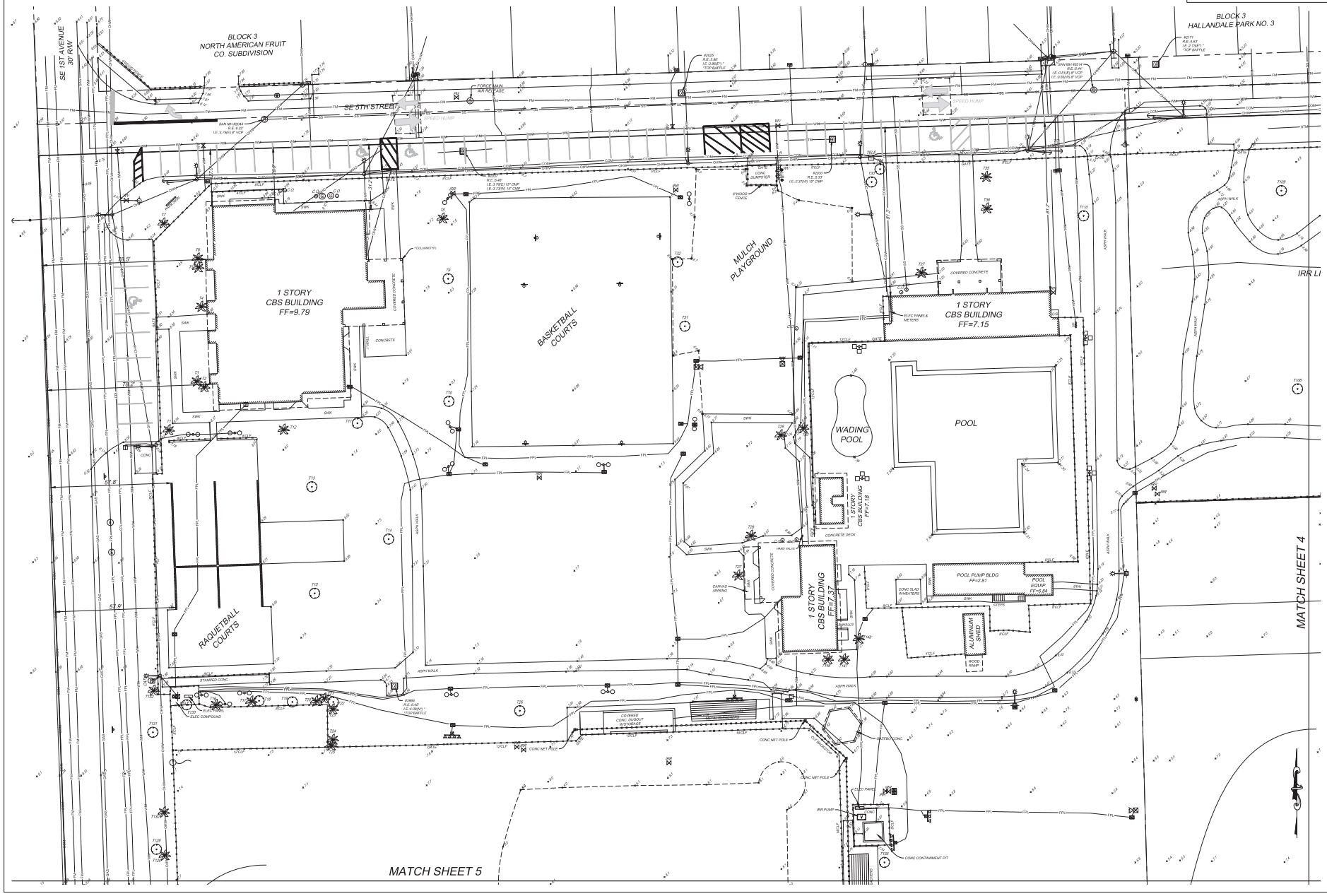
SEAL

PROJECT NO.
15-0098-001

V-002

SHEET 2 OF 7

SKETCH OF SURVEY
BOUNDARY & TOPOGRAPHIC SURVEY



GRAPHIC SCALE IN FEET

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BLUESTEN PARK
SKETCH OF SURVEY
PREPARED FOR:
CITY OF HALLANDALE BEACH
BOUNDARY & TOPOGRAPHIC SURVEY

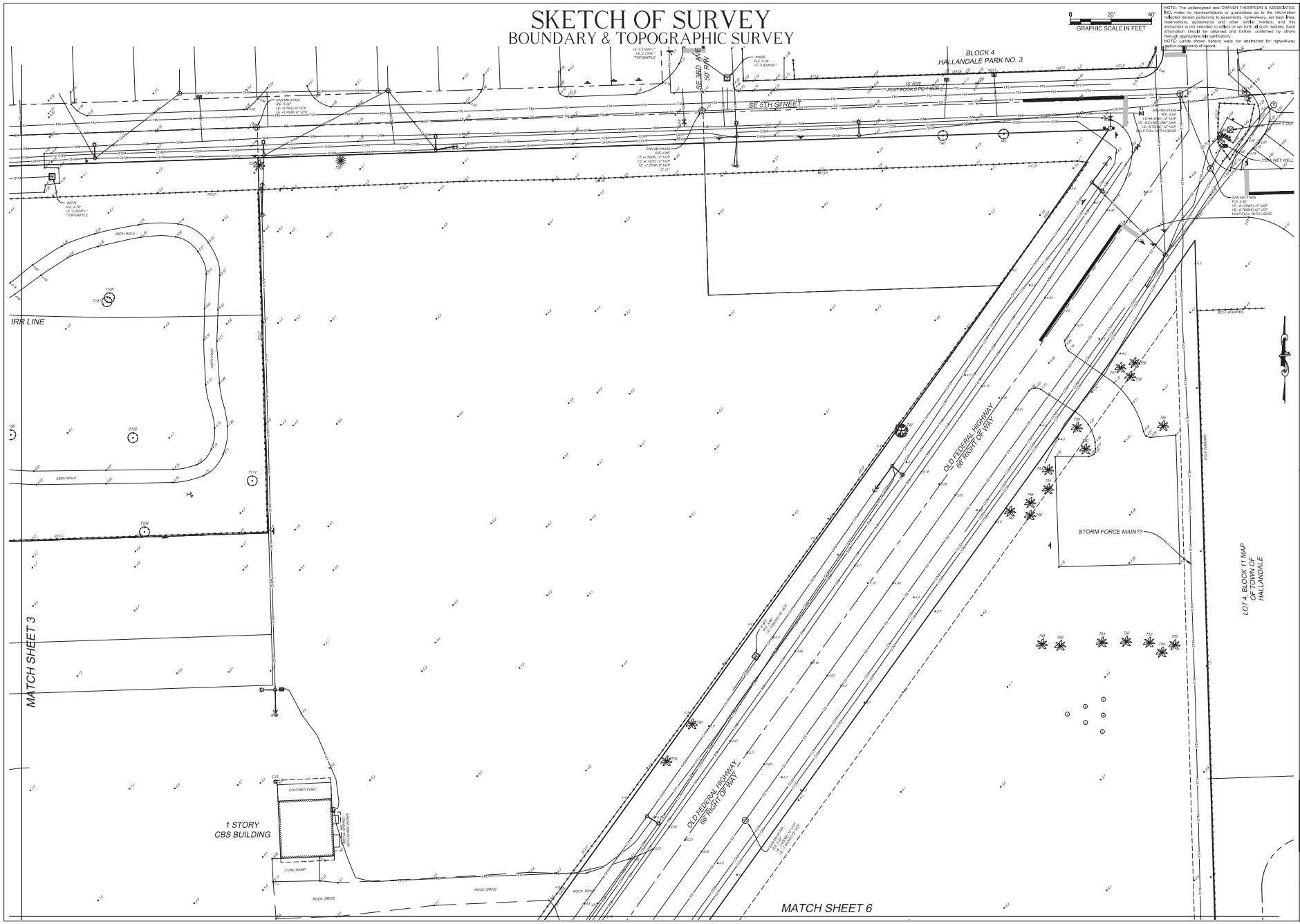
SEAL

PROJECT NO.
15-0098-001

V-003

SHEET 3 OF 7

SKETCH OF SURVEY
BOUNDARY & TOPOGRAPHIC SURVEY



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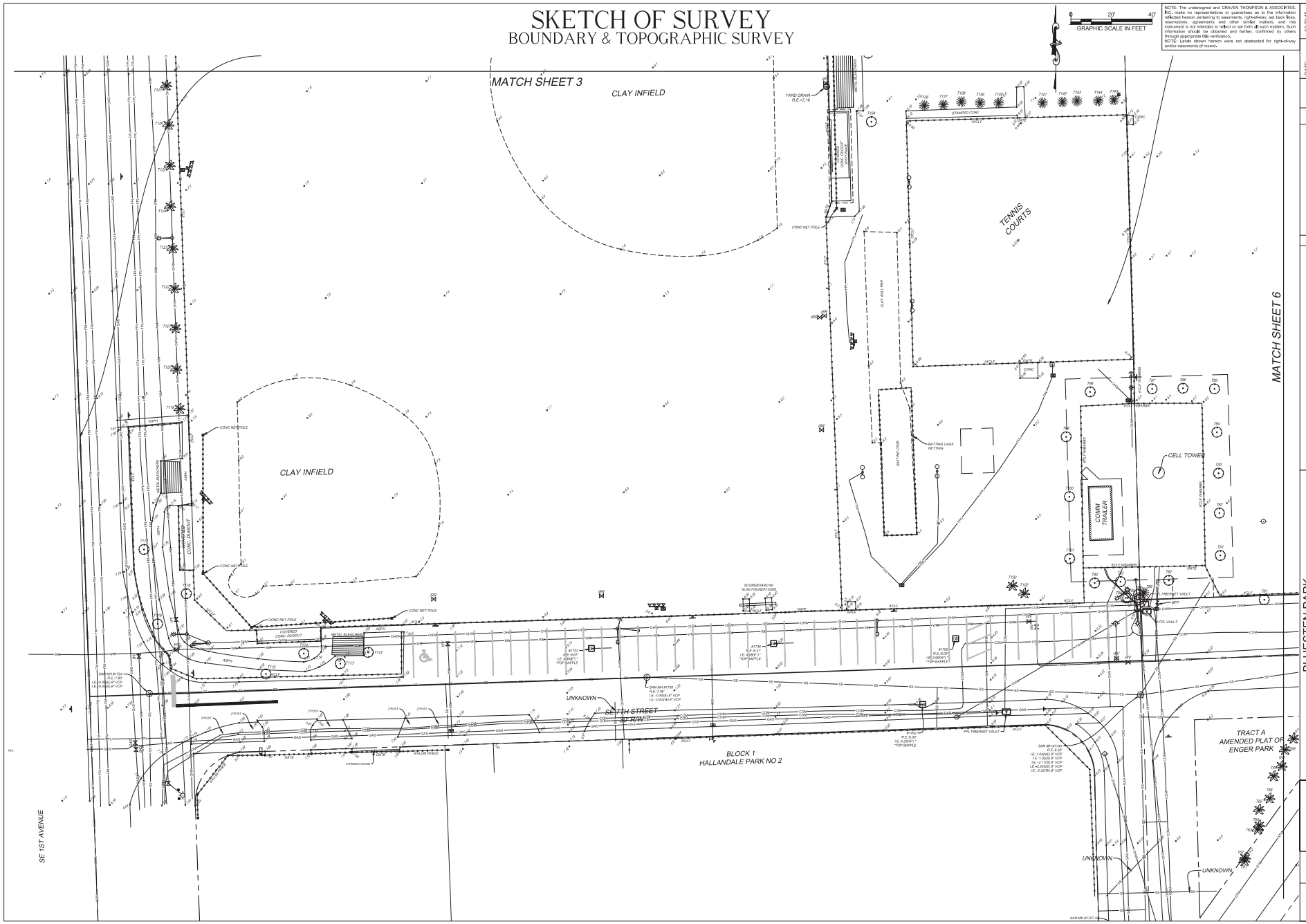
PROJECT NO.
15-0098-001

V-004

SHEET 4 OF 7

SKETCH OF SURVEY
BOUNDARY & TOPOGRAPHIC SURVEY



0 20' 40'
GRAPHIC SCALE IN FEET

NOTE: The undersigned and CRAVEN THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, right-of-way, set back lines, reservations, agreements and other similar matters, and this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and further, confirmed by others through appropriate title verification.
NOTE: Lands shown hereon were not abstracted for right-of-way and/or easements of record.

DATE:	12-30-15
SCALE:	1"=20'
DRAWN BY:	DMD
CHECKED BY:	RAY
FIELDBOOK:	2722/2733
PAGE(S):	34-78/1-5

DESCRIPTION:	BY:	DATE:

CRAVEN • THOMPSON AND ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
FAX: (954) 739-6409 TEL.: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. C000114

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BLUESTEN PARK
SKETCH OF SURVEY
PREPARED FOR:
CITY OF HALLANDALE BEACH
BOUNDARY & TOPOGRAPHIC SURVEY

SEAL

PROJECT NO.
15-0098-001

V-005

SHEET 5 OF 7

SKETCH OF SURVEY
BOUNDARY & TOPOGRAPHIC SURVEY

GRAPHIC SCALE IN FEET
0 20' 40'

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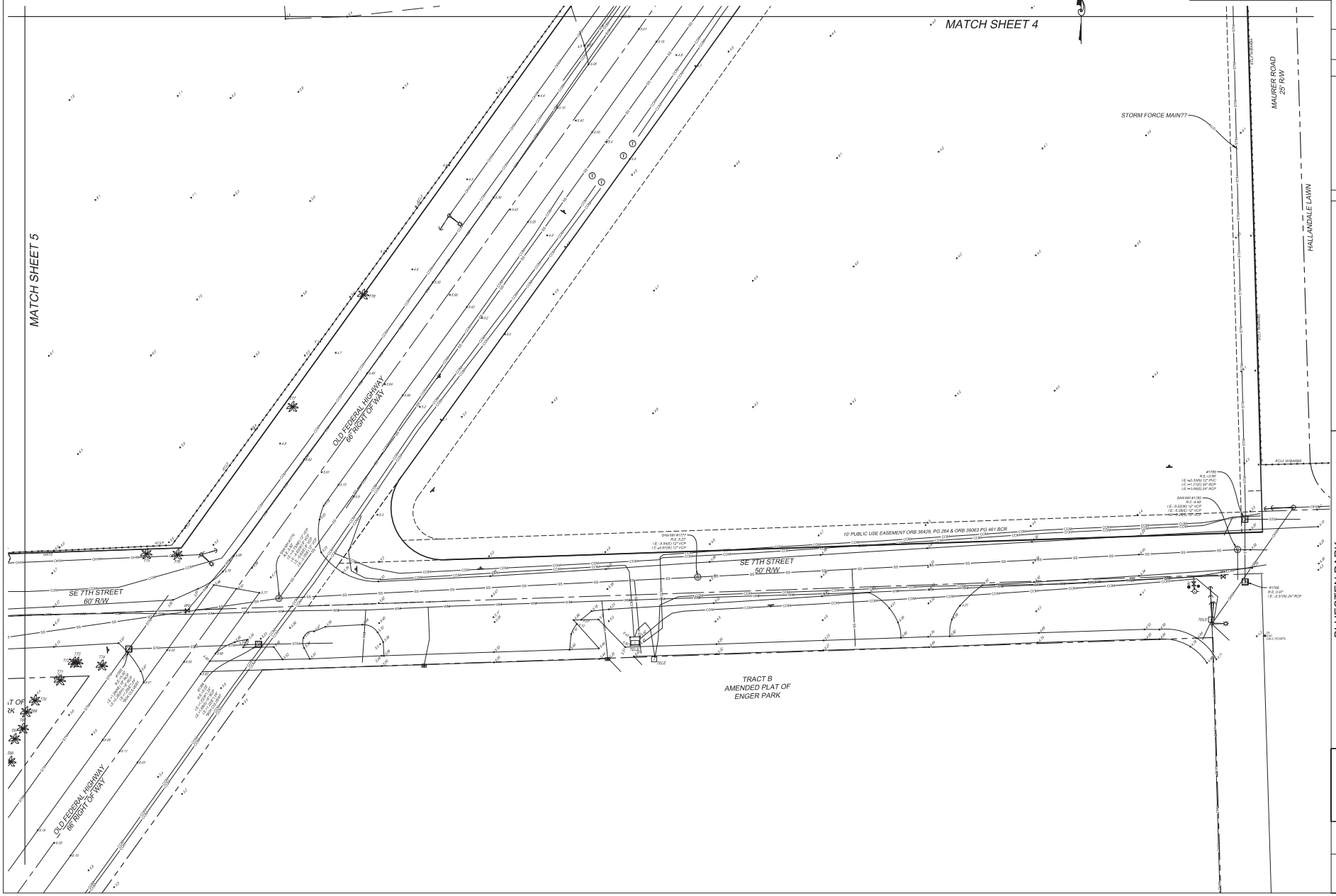

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SCALE:	1"=20'
DRAWN BY:	DMD
CHECKED BY:	RAY
FIELDBOOK:	272/27/33
PAGE(S):	34-78 / 4-5

DATE:	BY:	DESCRIPTION:

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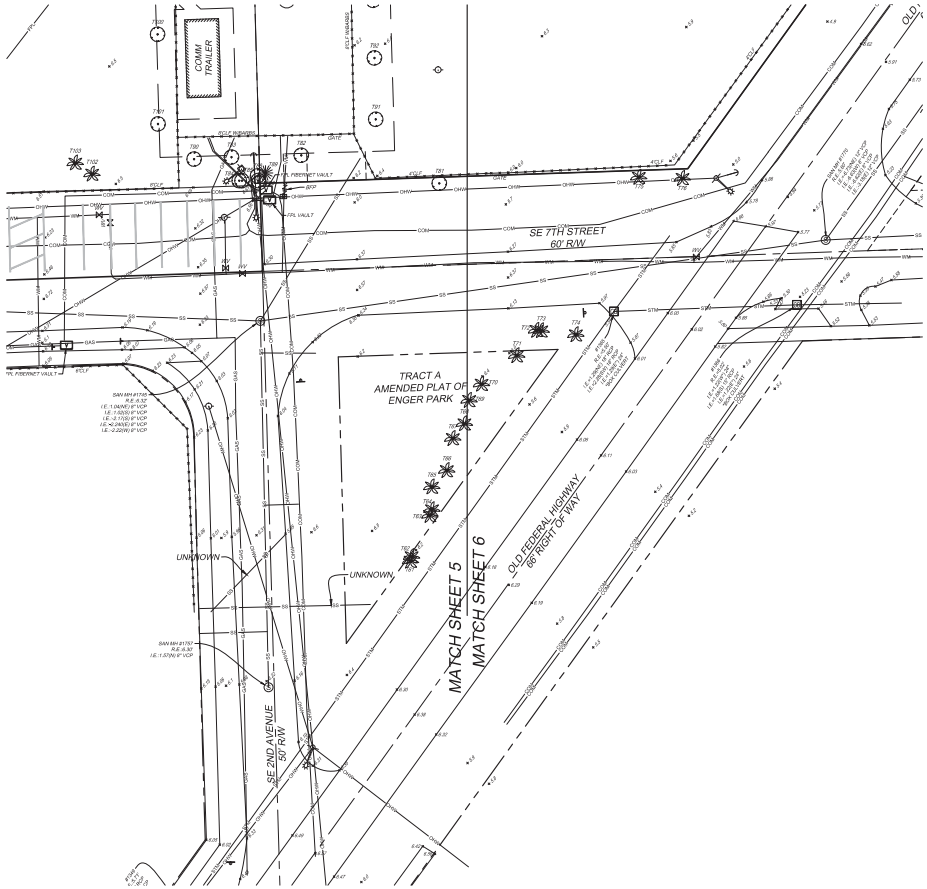
BLUESTEN PARK
SKETCH OF SURVEY
PREPARED FOR:
CITY OF HALLANDALE BEACH
BOUNDARY & TOPOGRAPHIC SURVEY

SEAL

PROJECT NO.
15-0098-001

V-006
SHEET 6 OF 7

SKETCH OF SURVEY
BOUNDARY & TOPOGRAPHIC SURVEY



0 20' 40'
GRAPHIC SCALE IN FEET

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BLUESTEN PARK
SKETCH OF SURVEY
PREPARED FOR:
CITY OF HALLANDALE BEACH
BOUNDARY & TOPOGRAPHIC SURVEY

SEAL

PROJECT NO.
15-0098-001

V-007

SHEET 7 OF 7

BLUESTEN PARK
CIVIL ENGINEERING PLANS

HALLANDALE BEACH
BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

LOT 4, BLOCK 12, SECTION 27, TOWNSHIP 51 SOUTH, RANGE 42 EAST, MAP OF THE TOWN OF HALLANDALE, DADE CO. FLA., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 13, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. LESS AND EXCEPT THEREFROM THE NORTH 15 FEET OF SAID LOT 4 DEDICATED AS THOROUGHFARE, PER THE PLAT OF NORTH AMERICAN FRUIT CO'S SUBDIVISION OF LOT 2, BLOCK 11 AND LOT 1 BLOCK 12, OF SAID TOWN OF HALLANDALE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 102 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

THE NORTH 200 FEET OF THE WEST 205 FEET OF LOT 3, LESS THE NORTH 15 FEET FOR STREET, BLOCK 11, OF THE SUBDIVISION OF SECTION 27, TOWNSHIP 51 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT OF THE "TOWN OF HALLANDALE, FLORIDA", AS RECORDED IN PLAT BOOK "B", PAGE 13, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; SAID LANDS LOCATED IN THE CITY OF HALLANDALE, BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

ALL THAT PART OF LOT 3 BLOCK 11 OF TOWN OF HALLANDALE OF THE SUBDIVISION OF SECTION 27, TOWNSHIP 51 SOUTH RANGE 42 EAST, BROWARD COUNTY, FLORIDA ACCORDING TO THE PLAT THEREOF, AS SURVEYED BY W.C. VALENTINE, AS RECORDED IN PLAT BOOK "B" PAGE 13 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: FROM THE NORTHWEST CORNER OF SAID LOT 3, RUN EASTERLY AND ALONG THE NORTH BOUNDARY OF SAID LOT 3 A DISTANCE OF 425 FEET; THENCE RUN SOUTHERLY AND PARALLEL TO THE WEST BOUNDARY OF SAID LOT 3 A DISTANCE OF 15 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY A DISTANCE OF 75 FEET, THENCE RUN EASTERLY AND PARALLEL TO THE NORTH BOUNDARY OF SAID LOT 3 TO THE WEST RIGHT OF WAY OF OLD FEDERAL HIGHWAY A DISTANCE OF 143.78 FEET; THENCE RUN NORTHEASTERLY AND ALONG THE WEST RIGHT OF WAY OF OLD FEDERAL HIGHWAY A DISTANCE OF 93.07 FEET TO A POINT WHICH IS 15 FEET SOUTH OF THE NORTH BOUNDARY OF SAID LOT 3 MEASURED AT RIGHT ANGLE; THENCE RUN WESTERLY AND PARALLEL TO THE NORTH BOUNDARY OF SAID LOT 3 A DISTANCE OF 198.32 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

ALL THAT PART OF LOT 3, IN BLOCK 11, OF "TOWN OF HALLANDALE", OF THE SUBDIVISION OF SECTION 27, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS SURVEYED BY W.C. VALENTINE AND RECORDED IN PLAT BOOK "B", PAGE 13, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST BOUNDARY LINE OF SAID LOT 3, LOCATED 30 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 3, THENCE, RUN NORTH ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 367.88 FEET, MORE OR LESS, TO A POINT LOCATED 275 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 3; THENCE, RUN EAST PARALLEL WITH THE NORTH LINE OF LOT 3, A DISTANCE OF 205 FEET TO A POINT; THENCE, RUN NORTH PARALLEL WITH THE WEST LINE OF LOT 3, A DISTANCE OF 260 FEET TO A POINT; THENCE, RUN EAST PARALLEL WITH THE NORTH LINE OF LOT 3, A DISTANCE OF 220 FEET; THENCE, RUN SOUTH PARALLEL WITH THE WEST LINE OF LOT 3, A DISTANCE OF 75 FEET; THENCE, RUN EAST PARALLEL WITH THE NORTH LINE OF LOT 3, A DISTANCE OF 143.78 FEET, MORE OR LESS, TO THE WESTERLY RIGHT-OF-WAY LINE OF OLD FEDERAL HIGHWAY; THENCE, RUN SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE 697.45 FEET, MORE OR LESS, TO THE NORTH RIGHT-OF-WAY LINE OF S.E. 7TH STREET; THENCE RUN WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 145.92 FEET, MORE OR LESS, TO A POINT OF BEGINNING.

AND

THE SOUTH 25 FEET OF THE NORTH 275 FEET OF THE WEST 205 FEET OF LOT 3, BLOCK 11, OF THE SUBDIVISION OF SECTION 27, TOWNSHIP 51 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT OF THE "TOWN OF HALLANDALE, FLORIDA", AS RECORDED IN PLAT BOOK "B", PAGE 13, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

AND

THE SOUTH 50 FEET OF THE NORTH 250 FEET OF THE WEST 205 FEET OF LOT 3, BLOCK 11, OF THE SUBDIVISION OF SECTION 27, TOWNSHIP 51 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT OF THE "TOWN OF HALLANDALE, FLORIDA", AS RECORDED IN PLAT BOOK "B", PAGE 13, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA. SAID LANDS LOCATED IN THE CITY OF HALLANDALE, BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

TRACT "A", 601 OLD FEDERAL HIGHWAY PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 174, PAGE 132, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA. CONTAINING 713,981 SQUARE FEET OR 16.391 ACRES MORE OR LESS.

CONTACTS:

PLACE CONTACTS HERE

PROJECT LOCATION

LOCATION MAP

SECTION 27, TOWNSHIP 51 SOUTH, RANGE 42 EAST

PREPARED FOR:

CITY OF HALLANDALE BEACH

SHEET INDEX

SHEET NO.	DESCRIPTION	REV
V-001 TO V-007	BOUNDARY AND TOPOGRAPHIC SURVEY	
C-001	COVER	
C-002	GENERAL NOTES AND SPECIFICATIONS	
C-003 TO C-007	DEMOLITION PLAN	
C-008 TO C-012	EROSION CONTROL PLAN	
C-013 TO C-017	PAVING, GRADING, AND DRAINAGE PLAN	
C-018	DRAINAGE AREA MAP	
C-019 TO C-023	WATER AND SEWER PLAN	
C-024	SEWER PROFILE	
C-025 TO C-029	PAVEMENT MARKING & SIGNAGE PLAN	
C-030 TO C-032	PAVING AND DRAINAGE DETAILS	
C-033 TO C-035	WATER AND SEWER DETAILS	
C-036 TO C-037	CROSS SECTIONS	

REV. #	DESCRIPTION	DATE
1	COVER SHEET	

Chad Everett Edwards
Florida P.E. No. 59306
October 12, 2016

CTA PROJECT NUMBER:15-0098-002-01

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SUBMITTALS:
PHASE DATE

Project Status	Issue Date
SCHEMATIC DESIGN	06-16-2016
DRC SUBMITTAL	08-05-2016

Revision Schedule

Revision#	Revision Description	Revision Date

PROJECT TEAM
PROFESSIONAL IN CHARGE
GEORGE H. HOHMANN, AIA
REGISTRATION NUMBER AR-0008446
APPROVED BY
DESIGNED BY Designer
DRAWN BY Author
CHECKED BY Checker

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CTA PROJECT 15-0098-002-01

DESIGN CONSULTANT

BLUESTEN PARK

Hallandale Beach, FL

CLIENT CODE/FILE NUMBER:
Client ID
PROJECT ID - SUBMISSION NUMBER :
Project ID

COVER

SHEET TITLE

ACAI associates, inc
architecture • engineering
roofing • consulting
construction • management
AAC001323 EB0004379 CGC010769
2937 W. Cypress Creek Rd., Suite 200
Fort Lauderdale, FL 33309
Tel: 954.484.4000 Fax: 954.484.5588
www.acaiworld.com

ARCHITECT OF RECORD

15-0098-002-01

PROJECT NUMBER

C-001

SHEET NUMBER

TO THE BEST OF MY KNOWLEDGE AND ABILITY THESE PLANS ARE COMPLETE AND COMPLY WITH THE APPLICABLE BUILDING CODES

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S:\Projects\2015_001 Bluesten Park\06 Drawings\6.12 BIM\01_Architectural\16-001 G01_Bluesten ARCH R15.rvt 2/22/2016 9:59:00 AM

I. SPECIFIC SITE NOTES

A. "CITY" IN THESE NOTES REFERS TO THE CITY OF HALLANDALE BEACH.
B. "COUNTY IN THESE NOTES REFERS TO BROWARD COUNTY.
C. "STATE" IN THESE NOTES REFERS TO THE STATE OF FLORIDA.

II. APPLICABLE CODES

A. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO CITY STANDARDS AND SPECIFICATIONS, AND ALL OTHER LOCAL, STATE AND NATIONAL CODES WHERE APPLICABLE. ALL CONSTRUCTION WITHIN FDOT R/W SHALL BE CONSTRUCTED PER FDOT MINIMUM STANDARDS. ALL CONSTRUCTION WITHIN COUNTY R/W SHALL BE CONSTRUCTED PER COUNTY MINIMUM STANDARDS.
B. ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER AND IN STRICT COMPLIANCE WITH ALL THE REQUIREMENTS OF FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AND ALL STATE AND LOCAL SAFETY AND HEALTH REGULATIONS.
C. ALL ELEVATIONS SHOWN ON THE CONSTRUCTION DRAWINGS ARE BASED ON THE NATIONAL GEODETICAL VERTICAL DATUM OF 1988, (N.A.V.D.), UNLESS OTHERWISE NOTED.
D. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO CITY, COUNTY AND/OR FDOT SPECIFICATIONS (WHICHEVER APPLIES).
E. CITY, COUNTY AND/OR FDOT SPECIFICATIONS SHALL DICTATE WHEN IN CONFLICT WITH ANY OF THE FOLLOWING SPECIFICATIONS.
F. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLIANCE WITH THE STATE OF FLORIDA TRENCH SAFETY ACT.

III. PRECONSTRUCTION RESPONSIBILITIES

A. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A PRECONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER AND THE ENGINEER OF RECORD.
B. THE CONTRACTOR SHALL OBTAIN A SUNSHINE STATE ONE CALL OF FLORIDA CERTIFICATION NUMBER AT LEAST 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION, CALL 1-800-432-4770.
C. ALL UTILITY EASEMENTS TO BE SECURED PRIOR TO CONSTRUCTION (IF REQUIRED).
D. LOCATION OF EXISTING FACILITIES AS SHOWN ON CONSTRUCTION DRAWINGS ARE DRAWN FROM AVAILABLE RECORDS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE FACILITIES SHOWN OR FOR ANY FACILITY NOT SHOWN. THE CONTRACTOR SHALL VERIFY, IF POSSIBLE, THE ELEVATIONS AND LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION. IF AN EXISTING FACILITY IS FOUND TO CONFLICT WITH THE PROPOSED CONSTRUCTION UPON EXCAVATION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD SO THAT APPROPRIATE MEASURES CAN BE TAKEN TO RESOLVE THE PROBLEM.
E. A SEPARATE CALCULATED SITE PLAN WILL BE REQUIRED PRIOR TO CONSTRUCTION TO VERIFY PROPOSED BUILDING, CURB, AND SITE WORK LOCATIONS.
F. AT LEAST TWO (2) DAYS PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT A CGP "NOTICE OF INTENT (N.O.I) TO USE GENERAL PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES THAT DISTURB AN ACRE OR MORE OF LAND" FORM (DEP FORM 62-621.300(4)(B)) TO FDEP NOTICES CENTER. THE CONTRACTOR WILL BE RESPONSIBLE FOR: (1) IMPLEMENTATION OF A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) THAT IS REQUIRED TO BE DEVELOPED PRIOR TO THE N.O.I. SUBMITTAL, AND (2) RETENTION OF RECORDS REQUIRED BY THE PERMIT, INCLUDING RETENTION OF A COPY OF THE SWPPP AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL SITE STABILIZATION. A "NOTICE OF TERMINATION (N.O.T.) OF GENERIC PERMIT COVERAGE" FORM (DEP FORM 62-621.300(6)) MUST BE SUBMITTED TO FDEP TO DISCONTINUE PERMIT COVERAGE, SUBSEQUENT TO COMPLETION OF CONSTRUCTION. FOR ADDITIONAL INFORMATION SEE FDEP WEBSITE: http://www.dep.state.fl.us/water/stormwater/npdes. CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE A SWPPP AND SUBMIT TO THE ENGINEER FOR APPROVAL AND COMPLY WITH ALL PROVISIONS OF CHAPTER 62-621.
G. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED DEWATERING PERMITS AND TREE REMOVAL / RELOCATION PERMITS.

IV. INSPECTIONS

A. THE CONTRACTOR SHALL NOTIFY THE CITY'S ENGINEERING DEPARTMENT, COUNTY, THE ENGINEER OF RECORD, FDOT, AND ANY OTHER GOVERNMENTAL AGENCIES HAVING JURISDICTION AT LEAST 24 HOURS PRIOR TO BEGINNING CONSTRUCTION AND PRIOR TO THE INSPECTION OF THE FOLLOWING ITEMS, WHERE APPLICABLE:
   1. CLEARING AND FILLING
   2. STORM DRAINAGE SYSTEM
   3. SANITARY SEWER SYSTEM
   4. WATER DISTRIBUTION SYSTEM
   5. SUBGRADE
   6. LIMEROCK BASE
   7. ASPHALTIC CONCRETE / PAVER BRICK COURSE
   8. SIDEWALK
   9. FINAL

V. SHOP DRAWINGS

A. PRIOR TO THEIR CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD FOR THE FOLLOWING: SANITARY MANHOLES, STORM DRAIN MANHOLES, CATCH BASINS, FIRE HYDRANTS, PIPING, VALVES AND ALL REQUIRED ACCESSORIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY APPROVALS IF REQUIRED.

VI. TEMPORARY FACILITIES

A. TEMPORARY FACILITIES:
   1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES, TELEPHONE SERVICE AND ELECTRICITY.
B. TRAFFIC REGULATION:
   1. MAINTENANCE OF TRAFFIC IN THE PUBLIC RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH M.U.T.C.D.
   2. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.
   3. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT EXPRESS PERMISSION OF THE CITY.
   4. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR FOR ANY NECESSARY CONSTRUCTION, PAVEMENT MARKING AND SIGNAGE OR ANY PEDESTRIAN SIGNALIZATION AND/OR SIGNAL MODIFICATION TO ACCOMMODATE AN ALTERNATE SAFE WALK ROUTE.

VII. WATER DISTRIBUTION SYSTEM

A. CITY STANDARDS AND SPECIFICATIONS SHALL GOVERN & SUPERCEDE ALL OTHER REQUIREMENTS FOR WATERMAIN CONSTRUCTION.
B. SEPARATION OF WATER AND SEWER MAINS
   1. SANITARY SEWERS, STORM SEWERS, AND FORCE MAINS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS, STORM SEWERS, AND FORCE MAINS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHENEVER POSSIBLE.
   2. WHERE SANITARY SEWERS, STORM SEWERS, OR FORCE MAINS MUST CROSS A WATER MAIN WITH LESS THAN 18 INCHES VERTICAL DISTANCE, BOTH THE SEWER AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
   3. ALL CROSSING SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING).
   4. WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE WITH LESS THAN 18 INCHES VERTICAL CLEARANCE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP, AND THE CROSSING SHALL BE ARRANGED TO MEET THE REQUIREMENTS ABOVE.
   5. A MINIMUM 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.
   6. IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10 FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.
   7. WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SANITARY SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF DIP WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).
   8. CONTRACTOR SHALL MAINTAIN WATER SERVICE TO ALL EXISTING FACILITIES DURING CONSTRUCTION.
C. MATERIALS:
   1. ALL PIPE LARGER THAN 12" DIAMETER MUST BE DUCTILE IRON (MIN. CLASS 50), 8" AND 10" DIP (MIN. CLASS 50) 4" AND 6" DIP (MIN. CLASS 52). ALL DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C151/A21.51-02 AND CEMENT MORTAR LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03. SEE CITY AND COUNTY STANDARDS & SPECIFICATIONS FOR FURTHER D.I.P. REQUIREMENTS.
   2. FITTINGS SHALL BE COMPACT DUCTILE IRON MECHANICAL JOINT TYPE AND SHALL BE CLASS 350 THROUGH 24" CONFORMING TO ANSI/AWWA C-153/A21.53-00 SPECIFICATIONS. FITTINGS MUST BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03.
   3. VALVES SHALL BE GATE VALVES, IRON BODY, FULLY RESILIENT SEAT BRONZED MOUNTED NON-RISING STEM, RATED AT 150 PSI AND CONFORMING TO ANSI/AWWA C509-01 OR LATEST REVISION, AND SHALL HAVE MECHANICAL JOINTS.
      a. GATE VALVES 4" AND LARGER SHALL BE MUELLER A-2370-20, RESILIENT SEATED GATE VALVES SHALL BE AMERICAN AFR2500 LINE OR CLOW F-6100, CONFORMING TO ANSI/AWWA C500-02. SEE COUNTY, AND CITY CONSTRUCTION STANDARDS & SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
      b. TAPPING VALVES SHALL BE MUELLER H615 OR APPROVED EQUAL.
      c. GATE VALVES 3" OR LESS SHALL BE NIBCO T-133 OR T-136 WITH MALLEABLE HAND WHEELS. NO SUBSTITUTIONS ALLOWED.
   4. TAPPING SLEEVES SHALL BE MUELLER H615, CLOW F-2505 OR APPROVED EQUAL. SEE COUNTY, AND CITY CONSTRUCTION STANDARDS & SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
   5. VALVE BOXES SHALL BE US FOUNDRY SERIES 7500 OR APPROVED EQUAL.
   6. RETAINER GLANDS SHALL CONFORM TO ANSI/AWWA C111/A21.11-00 OR LATEST REVISION. ALL GLANDS SHALL BE MANUFACTURED FROM DUCTILE IRON AS LISTED BY UNDERWRITERS LABORATORIES FOR 250 PSI MINIMUM WATER PRESSURE RATING. CLOW CORPORATION MODEL F-1058, STANDARD FIRE PROTECTION EQUIPMENT COMPANY OR APPROVED EQUAL.
   7. DRESSER COUPLINGS SHALL BE REGULAR BLACK COUPLINGS WITH PLAIN GASKETS FOR GALVANIZED STEEL PIPE. THEY SHALL BE DRESSER STYLE 90. NO SUBSTITUTIONS ALLOWED.
   8. FIRE HYDRANTS SHALL BE MUELLER CENTURION TRAFFIC TYPE A-423 WITH 5 1/4" INTERNAL VALVE OPENING OR APPROVED EQUAL. MAIN VALVE OPENING TO BE DETERMINED BY THE WATER DEPARTMENT. PUMPER NOZZLE TO BE 18" FROM FINISHED GRADE. ALL HYDRANTS TO BE INSTALLED WITH CONTROL VALVE. RETAINER GLANDS ARE PREFERRED FOR RESTRAINING. FIRE HYDRANT SHALL COMPLY WITH ANSI/AWWA C502-05. SEE COUNTY AND CITY CONSTRUCTION STANDARDS & SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

D. SERVICE CONNECTION:
   1. SERVICE SADDLES SHALL BE STAINLESS STEEL STRAPS, SADDLES SHALL BE DOUBLE STRAP TYPE. ALL SERVICE SADDLES SHALL CONFORM TO ANSI/AWWA C111/A21.11-00 AND ASTM A-588.
   2. SERVICE LINES SHALL BE POLYETHYLENE (3408), 250 PSI RATED, SDR9. PIPE JOINTS SHALL BE OF THE COMPRESSION TYPE TOTALLY CONFINED GRIP SEAL AND COUPLING NUT.
   3. CORPORATION STOPS SHALL BE MANUFACTURED OF BRASS ALLOY IN ACCORDANCE WITH ASTM B-62 WITH THREADED ENDS, AS MANUFACTURED BY MUELLER B-25008 OR APPROVED EQUAL.
   4. CURB STOPS SHALL BE MUELLER H10203 OR APPROVED EQUAL.
   5. METER STOPS SHALL BE LOCKWING TYPE AND SHALL BE OF BRONZE CONSTRUCTION IN ACCORDANCE WITH ASTM B-62. METER STOPS SHALL BE CLOSED BOTTOM DESIGN AND RESILIENT "0" RING SEALED AGAINST EXTERNAL LEAKAGE AT THE TOP. STOPS SHALL BE EQUIPPED WITH A METER COUPLING NUT ON THE OUTLET SIDES, AS MANUFACTURED BY MUELLER OR APPROVED EQUAL.
E. INSTALLATION:
   1. ALL PVC PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE UNI-BELL PLASTIC PIPE ASSOCIATIONS "GUIDE FOR INSTALLATION OF PVC PRESSURE PIPE FOR MUNICIPAL WATER DISTRIBUTION SYSTEM." SEE COUNTY AND CITY CONSTRUCTION STANDARDS & SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
   2. ALL DIP SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C600-05 OR LATEST REVISION.
   3. ALL WATER MAINS SHALL BE LAID WITH A MINIMUM 36" COVER FOR PVC AND 30" FOR DIP.
   4. NO CONNECTIONS TO EXISTING LINES SHALL BE MADE UNTIL PRESSURE TESTS & BACTERIOLOGICAL TESTS HAVE BEEN PERFORMED AND THE SYSTEM IS ACCEPTABLE TO THE CITY OR COUNTY BEACH AND PUBLIC HEALTH UNIT.
   5. PIPE DEFLECTION SHALL NOT EXCEED 75% OF THE MAXIMUM DEFLECTION RECOMMENDED BY THE MANUFACTURER.
   6. A CONTINUOUS AND UNIFORM BEDDING SHALL BE PROVIDED. BACKFILL MATERIAL SHALL BE TAMPED IN LAYERS AROUND THE PIPE AS SHOWN ON THE PLANS. STONES FOUND IN THE TRENCH SHALL BE REMOVED FOR A DEPTH OF AT LEAST 6" BELOW THE BOTTOM OF THE PIPE.
   7. ALL VALVES SHALL BE INSTALLED WITH ADJUSTABLE CAST IRON VALVE BOXES WITH THE WORD "WATER" CAST IN THE COVER. U.S.F. OR APPROVED EQUAL.
   8. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320, FAC.
F. TESTING:
   1. FOR TESTING REQUIREMENTS SEE CITY AND COUNTY CONSTRUCTION STANDARDS & SPRCIFICATIONS.
   2. BEFORE ANY PHYSICAL CONNECTIONS TO THE EXISTING WATER MAINS ARE MADE, THE COMPLETE WATER SYSTEM SHALL BE PRESSURE TESTED AND DISINFECTED. HYDROSTATIC TESTING OF NEW MAINS SHALL BE PERFORMED AT A MINIMUM STARTING PRESSURE OF 150 PSI FOR TWO HOURS IN ACCORDANCE WITH ANSI/AWWA C600-05 OR LATEST REVISION, THE PRESSURE TEST SHALL NOT VARY MORE THAN 5 PSI DURING THE TEST.
   3. THE PRESSURE TEST SHALL BE WITNESSED BY A REPRESENTATIVE OF THE CITY OR COUNTY AND THE ENGINEER OF RECORD.
   4. BEFORE ACCEPTANCE FOR OPERATION, THE WATER SYSTEM SHALL BE DISINFECTED IN ACCORDANCE WITH THE ANSI/AWWA C651-05; 150 PSI MINIMUM STARTING PRESSURE TEST. METER RECONNECTIONS MAY BE MADE TO NEW LINES AFTER TWO CONSECUTIVE DAYS OF BACTERIOLOGICAL SAMPLES HAVE PASSED, AND COPIES OF RESULTS HAVE BEEN RECEIVED BY THE ENGINEER, CITY, AND HRS.
   5. SAMPLING POINTS SHALL BE PROVIDED AT THE LOCATIONS SHOWN ON THE PLANS. IF NOT SPECIFIED, SAMPLING POINTS SHALL BE PROVIDED AT INTERVALS OF 1,200' MAXIMUM FOR LINES GREATER THAN 1,200' IN LENGTH.
   6. THE ALLOWABLE LEAKAGE SHALL BE LESS THAN THE NUMBER OF GALLONS PER HOUR AS DETERMINED BY THE FORMULA:

$$L = \frac{S\,D\,P^{0.5}}{148000}$$

IN WHICH L EQUALS THE ALLOWABLE LEAKAGE IN GALLONS PER HOUR. S EQUALS LENGTH OF PIPE (LINEAR FEET), D EQUALS NOMINAL DIAMETER OF PIPE (INCHES) AND P EQUALS THE MINIMUM TEST PRESSURE (POUNDS PER SQUARE INCH).

VIII. GRAVITY SEWER COLLECTION SYSTEM

A. CITY AND COUNTY CONSTRUCTION STANDARDS & SPECIFICATIONS SHALL GOVERN & SUPERCEDE ALL OTHER REQUIREMENTS FOR SANITARY SEWER CONSTRUCTION.
B. GENERAL:
   1. DISTANCE AND LENGTHS SHOWN ON PLANS ARE REFERENCED TO THE CENTER OF STRUCTURES.
C. MATERIALS:
   1. ALL SEWER PIPE AND FITTINGS SHALL BE PVC PIPE CONFORMING TO ASTM D 3034, SDR-35 WITH PUSH-ON RUBBER GASKET JOINTS, UNLESS OTHERWISE NOTED, OR DUCTILE IRON PIPE SHALL BE (MIN. CLASS 52), AS INDICATED ON THE DRAWINGS.
   2. MANHOLES SHALL BE PRECAST PER ASTM C 478 WITH 4,000 PSI CONCRETE AND GRADE 60 STEEL, MONOLITHICALLY POURED BASES ONLY.
   3. MANHOLES ARE TO BE SEALED WITH ANTI-HYDRO CEMENT OR APPROVED EQUAL - NO MOULDING PLASTER.
D. INSTALLATION:
   1. PVC SEWER PIPE SHALL BE LAID IN ACCORDANCE WITH ASTM D 2321 AND THE UNI-BELL PLASTIC PIPE ASSOCIATION'S "RECOMMENDED PRACTICE FOR THE INSTALLATION OF PVC SEWER PIPE."
   2. DUCTILE IRON PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C600-05 OR LATEST REVISION.
   3. PVC MANHOLE ADAPTOR SHALL BE GROUTED IN PLACE AT EACH PIPE CONNECTION INTO A MANHOLE WALL.
   4. MANHOLES SHALL BE SET PLUMB TO LINE AND GRADE ON FIRM SUBGRADE PROVIDING UNIFORM BEARING UNDER THE BASE.
   5. ALL OPENINGS AND JOINTS SHALL BE SEALED WATERTIGHT.
   6. THE ENTIRE INSIDE AND OUTSIDE OF THE MANHOLES SHALL BE PAINTED WITH TWO COATS OF DIFFERENT COLORS (8 MILS EACH) OF KOPPERS 300-M BITUMASTIC PAINT OR ENGINEER'S APPROVED EQUAL.
E. TESTING:
   1. AFTER CONSTRUCTION OF THE SEWER SYSTEM, THE ENGINEER MAY REQUIRE A VISUAL INFILTRATION AND/OR EXFILTRATION TEST TO BE PERFORMED ON THE ENTIRE SYSTEM OR ANY PART THEREOF.
   2. AN AIR TEST MAY BE SUBSTITUTED FOR THE WATER EXFILTRATION TEST, UPON APPROVAL OF THE ENGINEER.
   3. MANHOLE LEAKAGE TEST SHALL NOT EXCEED FOUR GALLONS PER DAY PER UNIT. NO VISIBLE LEAKAGE ALLOWED.
   4. SEWER PIPE LEAKAGE ALLOWABLE SHALL NOT EXCEED 150 GALLONS PER DAY PER INCH DIAMETER PER MILE IN A TWO HOUR TEST PERIOD FOR ANY SECTION TESTED. NO VISIBLE LEAKAGE SHALL BE ALLOWED.
   5. ALL SEWER PIPE SHALL BE VIDEO RECORDED AND GIVEN TO CITY FOR REVIEW AND APPROVAL AT THE CONTRACTORS EXPENSE.
   6. SEE COUNTY AND CITY CONSTRUCTION STANDARDS & SPECIFICATIONS FOR ADDITIONAL TESTING REQUIREMENTS.

IX. STORM DRAINAGE

A. GENERAL:
   1. DISTANCES AND LENGTHS SHOWN ON PLANS ARE REFERENCED TO THE CENTER OF STRUCTURES.
B. MATERIALS:
   1. REINFORCED CONCRETE PIPE (R.C.P.) SHALL MEET THE REQUIREMENTS OF ASTM C-76, LATEST REVISION. RUBBER GASKETS OR OTHER MANUFACTURER SUPPLIED JOINT SEALER SHALL BE USED. FOR ADDITIONAL REQUIREMENTS SEE COUNTY'S AND THE CITY'S STANDARDS AND SPECIFICATIONS.
   2. ALL DRAINAGE CATCH BASINS AND STRUCTURES SHALL BE PRECAST CONCRETE AS MANUFACTURED BY U.S. PRECAST CORPORATION, UNLESS OTHERWISE NOTED ON THE PLANS. THE MINIMUM WALL AND SLAB THICKNESS SHALL BE 8 INCHES AND THE MINIMUM REINFORCING SHALL BE AS INDICATED ON THE STRUCTURE DETAIL. CONCRETE SHALL BE MINIMUM OF 400PSI AT 28 DAYS.
C. INSTALLATION:
   1. PIPE SHALL BE PLACED ON A MINIMUM OF 8" STABLE GRANULAR MATERIAL FREE OF ROCK FORMATION AND OTHER FOREIGN FORMATIONS, AND CONSTRUCTED TO A UNIFORM GRADE AND LINE.
   2. BACKFILL MATERIAL SHALL BE WELL GRADED GRANULAR MATERIAL, WELL TAMPED IN LAYERS NOT TO EXCEED 6 INCHES TO A HEIGHT OF 12 INCHES ABOVE PIPE AS SHOWN ON THE PLANS.
   3. PROVIDE A MINIMUM PROTECTIVE COVER OF 18 INCHES OVER STORM SEWER AND AVOID UNNECESSARY CROSSING BY HEAVY CONSTRUCTION VEHICLES DURING CONSTRUCTION.
   4. THE CONTRACTOR SHALL NOTIFY THE CITY'S ENGINEERING DEPARTMENT AT LEAST 7 DAYS PRIOR TO THE START OF THE CONSTRUCTION AND INSPECTION.

X. PAVING

A. GENERAL:
   1. COUNTY AND THE CITY'S CONSTRUCTION STANDARDS & SPECIFICATIONS SHALL GOVERN.
   2. ALL MUCK AND YIELDING MATERIAL WITHIN THE LIMIT OF CONSTRUCTION SHALL BE REMOVED AND REPLACED WITH CLEAN FILL MATERIAL WHICH SHALL BE COMPACTED AND SHAPED TO CONFORM TO THE REQUIRED SECTION. COMPACTED AREAS, AS SHOWN ON THE PLANS AND OR AS DETERMINED BY THE ENGINEER, SHALL BE COMPACTED TO NOT LESS THAN 98% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE, AS DETERMINED BY AASHTO T-180, LATEST REVISION. AREAS TO BE STABILIZED, AS DETERMINED BY THE ENGINEER, SHALL HAVE A MINIMUM LBR-40.
   3. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.
   4. ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION, SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.
   5. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT.
B. MATERIALS:
   1. BASE COURSE SHALL BE CRUSHED LIMEROCK WITH A MINIMUM OF 70% CARBONATES OF CALCIUM AND MAGNESIUM.
   2. ASPHALT SURFACES SHALL BE TYPE S-III ASPHALTIC CONCRETE, UNLESS OTHERWISE SPECIFIED ON THE PLANS, AND SHALL BE A MINIMUM OF 1-1/2" THICK.
   3. MINIMUM SIDEWALK CONSTRUCTION SHALL BE 4 INCH THICK CONCRETE, MINIMUM 3000psi COMPRESSIVE STRENGTH AT 28 DAYS. SAWCUT CONSTRUCTION JOINTS 5 FOOT o.c. WITHIN 48 HOURS OF PLACING, EXPANSION JOINTS SHALL BE 20 FOOT o.c. SEE COUNTY'S AND THE CITY'S SECTION ON CONSTRUCTION STANDARDS & SPECIFICATIONS FOR FURTHER REQUIREMENTS.
   4. CURBS AND GUTTERS: CONCRETE 3000psi COMPRESSIVE STRENGTH AT 28 DAYS, SAWCUT CONSTRUCTION JOINTS 10 FOOT o.c. WITHIN 48 HOURS OF PLACING.
   5. REINFORCED CONCRETE SLABS SHALL BE CONSTRUCTED OF CLASS I CONCRETE WITH A MINIMUM STRENGTH OF 3,000 PSI AND SHALL BE REINFORCED WITH A 6" x 6" NO, 6 GAUGE WIRE MESH.
C. INSTALLATION:
   1. SUBGRADE FOR PAVEMENT AREAS SHALL BE COMPACTED TO A MINIMUM OF 98% OF THE MAXIMUM DENSITY (AASHTO T-99(c)), AND SHALL HAVE A MINIMUM LBR 40.
   2. BASE COURSE MATERIAL FOR PAVED AREAS SHALL BE A MINIMUM THICKNESS OF 8" AND SHALL BE CONSTRUCTED IN TWO FOUR-INCH LIFTS.
   3. BASE COURSE MATERIAL FOR CURBS AND GUTTERS SHALL BE A MINIMUM THICKNESS OF 6 INCH.
   4. BASE COURSE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180 AND SHALL HAVE A MINIMUM LBR OF 100.
   5. INSTALLATION OF THE WEARING SURFACE SHALL CONFORM WITH THE REQUIREMENTS OF THE D.O.T. STANDARD SPECIFICATIONS FOR TYPE S-III ASPHALTIC CONCRETE.
   4. .

D. TESTING:
   1. THE FINISHED SURFACE OF THE BASE COURSE AND THAT OF THE WEARING SURFACE SHALL NOT VARY MORE THAN 1/4" FROM THE TEMPLATE. ANY IRREGULARITIES EXCEEDING THIS LIMIT SHALL BE CORRECTED.
   2. DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY CERTIFIED BY THE STATE OF FLORIDA, WHERE DIRECTED BY THE ENGINEER.
   3. ALL TESTING COSTS (PAVING) SHALL BE PAID FOR BY THE CONTRACTOR.
   4. DENSITY TESTS ON THE STABILIZED SUBGRADE SHALL BE SUPPLIED TO THE ENGINEER OF RECORD AND APPROVED BEFORE ANY LIMEROCK BASE IS CONSTRUCTED.
   5. DENSITY TESTS AND AS-BUILTS ON THE FINISHED LIMEROCK BASE SHALL BE SUPPLIED TO THE ENGINEER OF RECORD, AND APPROVED BEFORE ANY ASPHALT PAVEMENT IS CONSTRUCTED.

XI. DEWATERING

   1. WHERE DEWATERING IS REQUIRED, THE CONTRACTOR IS RESPONSIBLE FOR DEWATERING IN SUCH A MANNER SO AS TO COMPLY WITH ANY AND ALL CITY, COUNTY, STATE AND FEDERAL DEWATERING REGULATIONS. CONTRACTOR MAY CONTACT THE COUNTY DEPARTMENT OF PLANNING AND ENVIRONMENTAL PROTECTION AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTETCION FOR FURTHER INFORMATION.

XII. PAVEMENT MARKING AND SIGNAGE

   1. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS," LATEST EDITION; AND COUNTY TRAFFIC ENGINEERING STANDARDS (CURRENT EDITION), STANDARDS & SPECIFICATIONS FOR PAVEMENT MARKING REQUIREMENTS.

XIII. PROJECT CLOSEOUT

A. CLEANING UP:
   1. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER, AND UPON FINAL CLEAN-UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED, PAVER BRICK, AND CONCRETE AREAS SHALL BE SWEPT BROOM CLEAN.
   2. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS WORK, EQUIPMENT, OR EMPLOYEES, TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS. TO THAT END, THE CONTRACTOR SHALL DO, AS REQUIRED, ALL NECESSARY HIGHWAY, DRIVEWAY, WALK AND LANDSCAPING WORK. SUITABLE MATERIALS AND METHODS SHALL BE USED FOR SUCH RESTORATION.
   3. WHERE MATERIAL OR DEBRIS HAS WASHED OR FLOWED INTO OR HAS BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING THE PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.
B. ALL PROPERTY MONUMENTS OR PERMANENT REFERENCES, REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
C. ALL UNPAVED SURFACES DISTURBED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED BEFORE THE CONSTRUCTION.

XIV. ENGINEER'S AS BUILT REQUIREMENTS

   1. DURING THE DAILY PROGRESS OF THE JOB, THE CONTRACTOR SHALL RECORD ON THEIR SET OF CONSTRUCTION DRAWINGS THE EXACT LOCATION, LENGTH, MATERIAL AND ELEVATION OF ANY FACILITY NOT BUILT EXACTLY ACCORDING TO PLANS.
   2. AS BUILTS OF WATER LINES SHALL INCLUDE THE FOLLOWING
      a. TOP OF PIPE ELEVATIONS EVERY 100 LINEAR FEET
      b. LOCATIONS AND ELEVATIONS OF ALL FITTINGS INCLUDING BENDS, TEES, GATE VALVES, DOUBLE DETECTOR CHECK VALVES, FIRE HYDRANTS, ETC.
      c. ALL TIE INS TO EXISTING LINES SHALL BE AS BUILT
      d. THE TERMINATION OF ALL WATER SERVICES SHALL BE SHOWN
   3. AS BUILTS OF ALL THE GRAVITY SANITARY SEWER LINES SHALL INCLUDE THE FOLLOWING INFORMATION
      a. RIMS, INVERTS, AND LENGTH OF PIPING BETWEEN STRUCTURES, AS WELL AS PIPE SLOPES.
      b. LOCATION OF ALL STUB ENDS OF ALL SEWER LATERALS INVERT ELEVATIONS AND LOCATION OF ALL CLEAN OUTS
      c. LIFT STATION AS BUILTS SHALL CONSIST OF THE TOP OF WET WELL ELEVATION, INVERT ELEVATIONS OF THE INCOMING LINE, BOTTOM OF THE WET WELL AND AS BUILTS OF THE COMPOUND AREA
   4. FORCE MAIN AS BUILTS SHALL BE PREPARED THE SAME AS THE WATER MAIN AS BUILTS DESCRIBED ABOVE
   5. AS BUILTS OF ALL DRAINAGE LINES SHALL INCLUDE THE FOLLOWING INFORMATION
      a. RIMS, INVERTS, AND LENGTH OF PIPING BETWEEN STRUCTURES, AND WEIR ELEVATIONS WHERE APPLICABLE
      b. THE SIZE OF THE PIPING SHALL BE VERIFIED BY THE SURVEY FIELD CREW AT THE TIME OF AS BUILT
      c. DRAINAGE WELL STRUCTURE AS BUILTS SHALL INCLUDE, BUT NOT BE LIMITED TO, TOP OF CASING ELEVATION, TOP AND BOTTOM ELEVATIONS OF THE BAFFLE WALLS, RIM ELEVATIONS, AND INVERTS OF PIPING
   6. ALL ROCK AS BUILTS FOR PARKING LOT AREAS SHALL CONSIST OF THE FOLLOWING INFORMATION
      a. ROCK ELEVATIONS AT ALL HIGH AND LOW POINTS, AND AT ENOUGH INTERMEDIATE POINTS TO CONFIRM SLOPE CONSISTENCY
      b. ROCK AS BUILTS SHALL BE TAKEN AT ALL LOCATIONS WHERE THERE IS A FINISHED GRADE ELEVATION SHOWN ON THE DESIGN PLANS
      c. ALL CATCH BASIN AND MANHOLE RIM ELEVATIONS SHALL BE SHOWN
      d. ELEVATIONS AROUND ISLANDS SHALL ALSO BE SHOWN
      e. WHERE CONCRETE OR PAVER BRICK IS TO BE USED AS A FINISHED PRODUCT FOR THE ROADWAY OR PARKING LOT, ROCK AS BUILTS WILL BE REQUIRED AS INDICATED ABOVE, AS WELL AS BUILTS ON THE FINISHED CONCRETE OR PAVERS AT LOCATIONS WHERE THERE IS A FINISHED GRADE ELEVATION SHOWN ON THE DESIGN PLANS
      f. AS BUILTS SHALL BE TAKEN ON ALL PAVED AND UNPAVED SWALES, PRIOR TO PLACEMENT OF ASPHALT OR TOPSOIL OR SOD, AT ENOUGH INTERMEDIATE POINTS TO CONFIRM SLOPE CONSISTENCY AND CONFORMANCE TO THE PLANS
   7. LAKE AND CANAL BANK AS BUILTS SHALL INCLUDE A KEY SHEET OF THE LAKE FOR THE LOCATIONS OF CROSS SECTIONS. LAKE AND CANAL BANK CROSS SECTIONS SHALL BE PLOTTED AT A MINIMUM OF EVERY 100 LINEAR FEET UNLESS OTHERWISE SPECIFIED. AS BUILTS SHALL CONSIST OF THE LOCATION AND ELEVATION OF THE TOP OF BANK EDGE OF WATER AND THE DEEP CUT LINE, WITH THE DISTANCE BETWEEN EACH SHOWN ON THE DRAWING.
   8. RETENTION AREA AS BUILT ELEVATIONS SHALL BE TAKEN AT THE BOTTOM OF THE RETENTION AREA AND AT THE TOP OF BANK. AS BUILT OF CONTOURS SHALL BE SHOWN, WHERE APPLICABLE.
   9. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PREPARE RECORD DRAWINGS, ON FULL SIZE REPRODUCIBLE MATERIAL. ONE SET OF REPRODUCIBLE RECORD DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD, ALONG WITH EIGHT SETS OF BLUE OR BLACK LINE DRAWINGS. THESE DRAWINGS SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR. ADDITIONALLY, AN ELECTRONIC COPY OF THESE RECORD DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER IN AUTOCAD, ".DWG" OR ".DXF" FORMAT
   10. IN ADDITION TO THE ABOVE THE CONTRACTOR SHALL ALSO CONFORM TO COUNTY AND/OR CITY AS-BUILT REQUIREMENTS.

S U B M I T T A L S :

PHASE Project Status	DATE Issue Date
SCHEMATIC DESIGN	06-16-2016
DRC SUBMITTAL	08-09-2016

Revision Schedule

Revision#	Revision Description	Revision Date

PROJECT TEAM
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REGISTRATION NUMBER AR-0008448
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FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. C000014
CTA PROJECT 15-0098-002-01

DESIGN CONSULTANT

BLUESTEN PARK

Hallendale Beach, FL

CLIENT CODE/FILE NUMBER:
Client ID
PROJECT ID - SUBMISSION NUMBER :
Project ID

GENERAL NOTES AND SPECIFICATIONS

SHEET TITLE

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ARCHITECT OF RECORD

15-0098-002-01
PROJECT NUMBER

C-002
SHEET NUMBER

TO THE BEST OF MY KNOWLEDGE AND ABILITY THESE PLANS ARE COMPLETE AND COMPLY WITH THE APPLICABLE BUILDING CODES

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2/22/2016 9:59:00 AM
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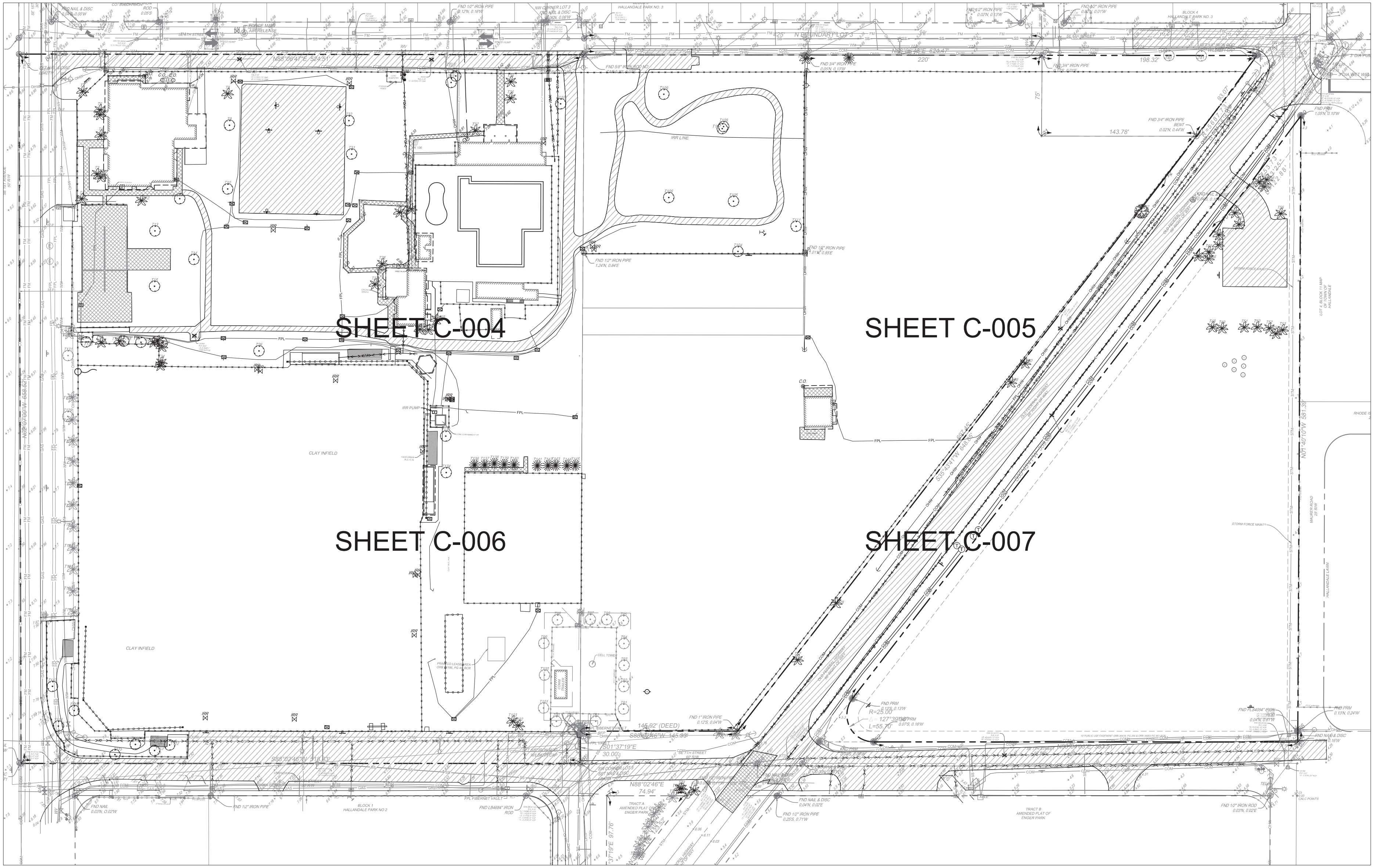


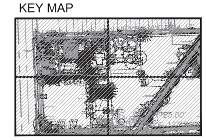
DEMOLITION LEGEND

(hatched)	EXISTING ASPHALT TO BE REMOVED
(cross-hatched)	EXISTING CONCRETE TO BE REMOVED
×	EXISTING STORM OR SANITARY SEWER STRUCTURE TO BE REMOVED
(tree symbols)	EXISTING TREE TO BE REMOVED/RELOCATED PER TREE REMOVAL PLAN
(pipe symbol)	EXISTING PIPE TO BE REMOVED

NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR HAUL AND DISPOSAL OF ALL MATERIAL REMOVED.
2. DEMOLITION OF BUILDINGS IS SHOWN ON THIS PLAN FOR COORDINATION PURPOSES ONLY PLEASE SEE STRUCTURAL OR ARCHITECTURAL DEMOLITION PLANS FOR SPECIFIC DETAIL.
3. CONTRACTOR SHALL REMOVE TREES PER THE LANDSCAPE ARCHITECTS TREE REMOVAL PLAN.
4. SEE IRRIGATION PLANS FOR REMOVAL AND RELOCATION OF IRRIGATION LINES.
5. ALL EXISTING DRAINAGE STRUCTURES AND PIPES TO REMAIN SHALL BE THOROUGHLY CLEANED OUT AND REPAIRED IF NECESSARY.
6. CONTRACTOR SHALL REMOVE ALL ELECTRICAL WIRING/CONDUIT AND EQUIPMENT IN CONFLICT WITH PROPOSED CONSTRUCTION PER ELECTRICAL DEMOLITION PLAN, AND SHALL COORDINATE REMOVAL WITH ELECTRICAL ENGINEERING CONSULTANT AND FPL AS NECESSARY.

KEY MAP



0 40' 80'

SCALE: 1" = 40'

SUBMITTALS:

PHASE	DATE
Project Status	Issue Date
SCHEMATIC DESIGN	06-16-2016
DRC SUBMITTAL	08-09-2016

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Hallendale Beach, FL

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CLIENT CODE/FILE NUMBER: Client ID
PROJECT ID - SUBMISSION NUMBER: Project ID

OVERALL DEMOLITION PLAN

SHEET TITLE

S:\Projects\16-001 G01_Bluesten Park\06 Drawings\6.12 BIM\01_Architectural\16-001 G01_Bluesten ARCH R15.rvt

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PROJECT NUMBER

C-003

SHEET NUMBER

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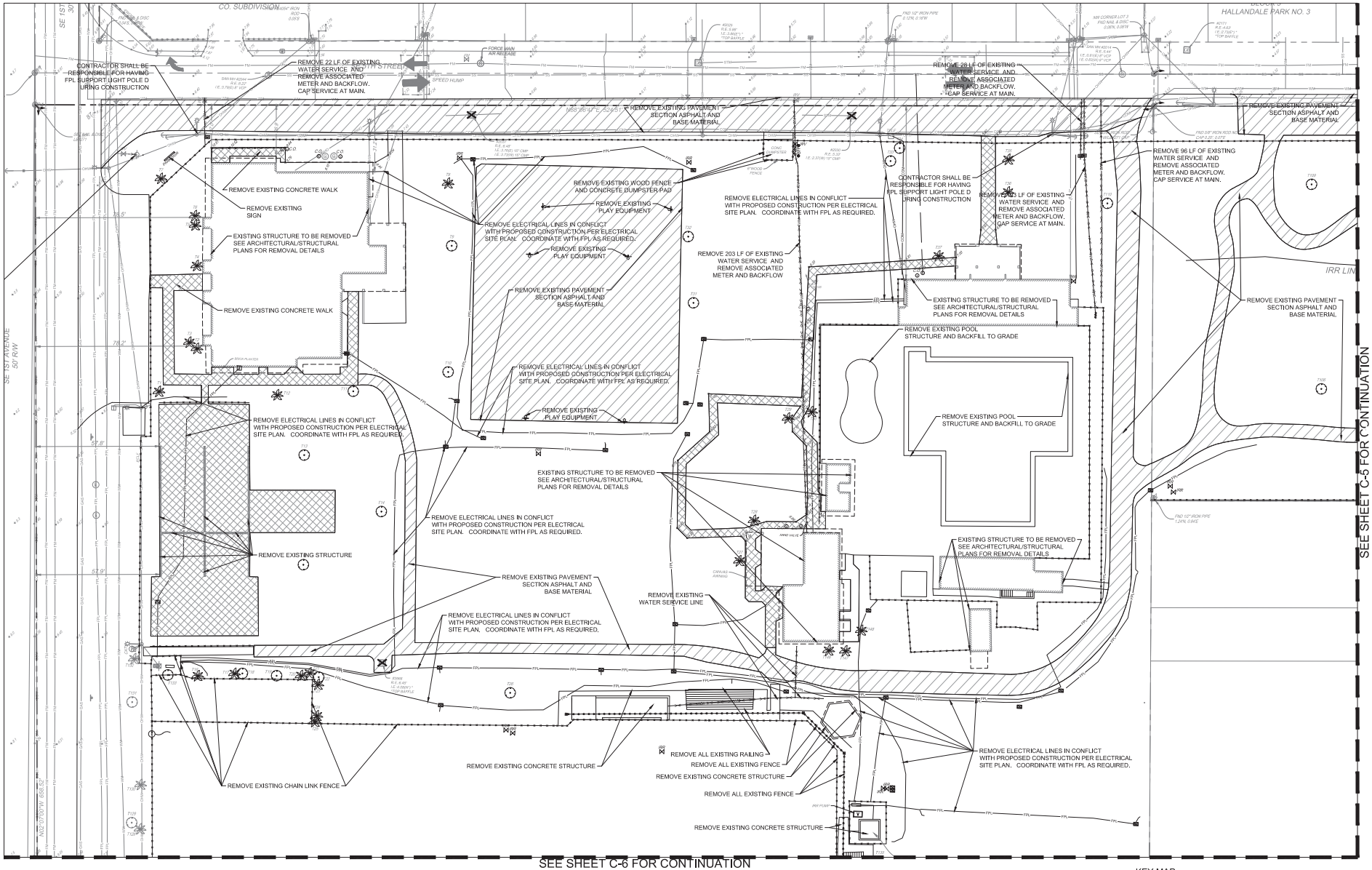


SEE SHEET C-5 FOR CONTINUATION

SEE SHEET C-6 FOR CONTINUATION

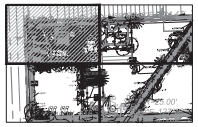
DEMOLITION LEGEND

- EXISTING ASPHALT TO BE REMOVED
- EXISTING CONCRETE TO BE REMOVED
- EXISTING STORM OR SANITARY SEWER STRUCTURE TO BE REMOVED
- EXISTING TREE TO BE REMOVED/RELOCATED PER TREE REMOVAL PLAN
- EXISTING PIPE TO BE REMOVED

NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR HAUL AND DISPOSAL OF ALL MATERIAL REMOVED.
2. DEMOLITION OF BUILDINGS IS SHOWN ON THIS PLAN FOR COORDINATION PURPOSES ONLY PLEASE SEE STRUCTURAL OR ARCHITECTURAL DEMOLITION PLANS FOR SPECIFIC DETAIL.
3. CONTRACTOR SHALL REMOVE TREES PER THE LANDSCAPE ARCHITECTS TREE REMOVAL PLAN.
4. SEE IRRIGATION PLANS FOR REMOVAL AND RELOCATION OF IRRIGATION LINES.
5. ALL EXISTING DRAINAGE STRUCTURES AND PIPES TO REMAIN SHALL BE THOROUGHLY CLEANED OUT AND REPAIRED IF NECESSARY.
6. CONTRACTOR SHALL REMOVE ALL ELECTRICAL WIRING/CONDUIT AND EQUIPMENT IN CONFLICT WITH PROPOSED CONSTRUCTION PER ELECTRICAL DEMOLITION PLAN. AND SHALL COORDINATE REMOVAL WITH ELECTRICAL ENGINEERING CONSULTANT AND FPL AS NECESSARY..

KEY MAP



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SCALE: 1" = 20'

SUBMITTALS:

PHASE	DATE
Project Status	**Issue Date**
SCHEMATIC DESIGN	06-16-2016
DRC SUBMITTAL	08-09-2016

Revision Schedule		
Revision#	Revision Description	Revision Date

PROJECT TEAM
PROFESSIONAL IN CHARGE
GEORGE H. HOHMANN, AIA
REGISTRATION NUMBER AR-0008446
APPROVED BY
DESIGNED BY Designer
DRAWN BY Author
CHECKED BY Checker

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FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. 2020-011
CTA PROJECT 15-0098-002-01

DESIGN CONSULTANT

BLUESTEN PARK

Hallendale Beach, FL

CLIENT CODE/FILE NUMBER:
Client ID
PROJECT ID - SUBMISSION NUMBER
Project ID

DEMOLITION PLAN

SHEET TITLE

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architecture • engineering
roofing • consulting
construction • management

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www.acaiworld.com
ARCHITECT OF RECORD

15-0098-002-01
PROJECT NUMBER

C-004
SHEET NUMBER

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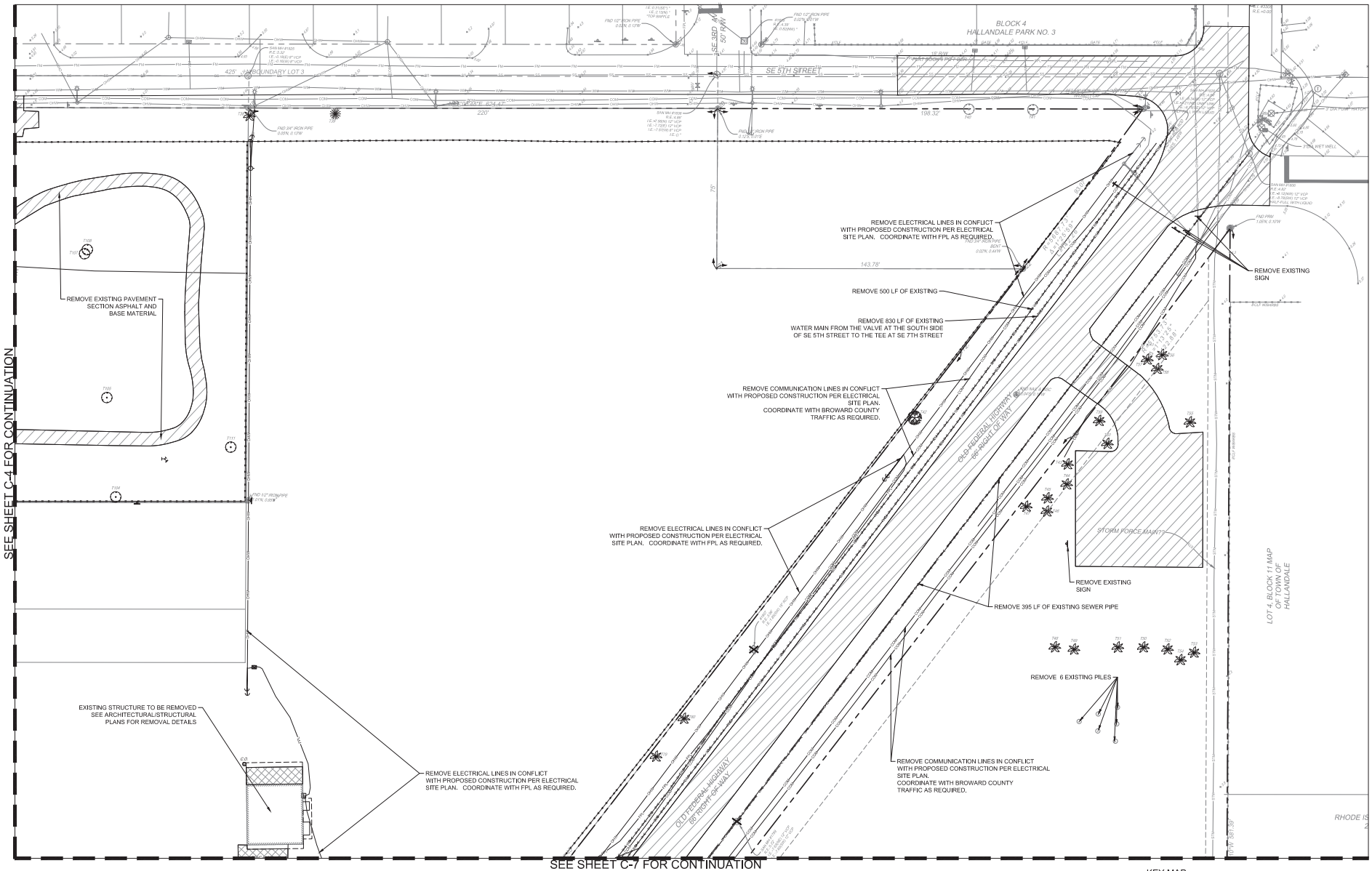

DEMOLITION LEGEND

- EXISTING ASPHALT TO BE REMOVED
- EXISTING CONCRETE TO BE REMOVED
- EXISTING STORM OR SANITARY SEWER STRUCTURE TO BE REMOVED
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- EXISTING PIPE TO BE REMOVED

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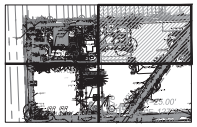
KEY MAP



SCALE: 1" = 20'

SUBMITTALS:

PHASE	DATE
Project Status	**Issue Date**
SCHEMATIC DESIGN	06-16-2016
DRC SUBMITTAL	08-05-2016

Revision Schedule		
Revision#	Revision Description	Revision Date

PROJECT TEAM PROFESSIONAL IN CHARGE

GEORGE H. HOHMANN, AIA

REGISTRATION NUMBER AR-0008446

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CHECKED BY Checker

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CTA PROJECT 15-0098-002-01

DESIGN CONSULTANT

BLUESTEN PARK

Hallandale Beach, FL

CLIENT CODE/FILE NUMBER: Client ID

PROJECT ID - SUBMISSION NUMBER - Project ID

DEMOLITION PLAN

SHEET TITLE

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roofing • consulting
construction • management
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ARCHITECT OF RECORD

15-0098-002-01

PROJECT NUMBER

C-005

SHEET NUMBER

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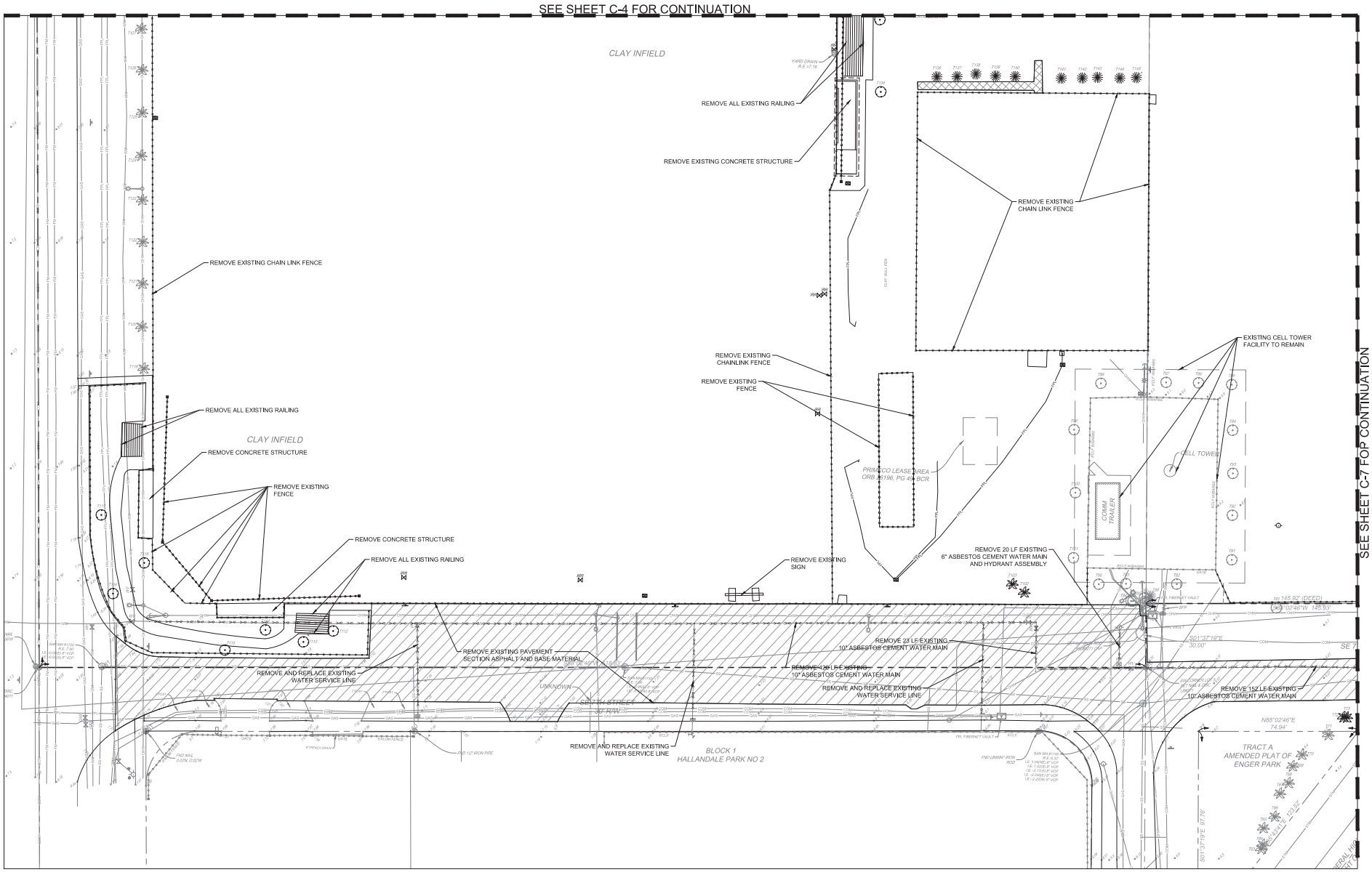
SEE SHEET C-4 FOR CONTINUATION



DEMOLITION LEGEND

EXISTING ASPHALT TO BE REMOVED	EXISTING STORM OR SANITARY SEWER STRUCTURE TO BE REMOVED
EXISTING CONCRETE TO BE REMOVED	EXISTING TREE TO BE REMOVED/RELOCATED PER TREE REMOVAL PLAN
	EXISTING PIPE TO BE REMOVED

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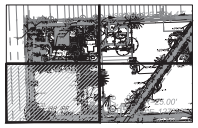

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SCALE: 1" = 20'

SUBMITTALS:

PHASE	DATE
Project Status	Issue Date
SCHEMATIC DESIGN	06-16-2016
DRC SUBMITTAL	08-09-2016

Revision Schedule

Revision#	Revision Description	Revision Date

PROJECT TEAM PROFESSIONAL IN CHARGE

GEORGE H. HOHMANN, AIA

REGISTRATION NUMBER AR-0008448

APPROVED BY

DESIGNED BY Designer

DRAWN BY Author

CHECKED BY Checker

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CTA PROJECT 15-0098-002-01

DESIGN CONSULTANT

BLUESTEN PARK

Hallendale Beach, FL

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CLIENT CODE/FILE NUMBER: Client ID

PROJECT ID - SUBMISSION NUMBER: Project ID

DEMOLITION PLAN

SHEET TITLE

ACAI associates, inc
architecture • engineering
roofing • consulting
construction • management

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ARCHITECT OF RECORD

15-0098-002-01

PROJECT NUMBER

C-006

SHEET NUMBER

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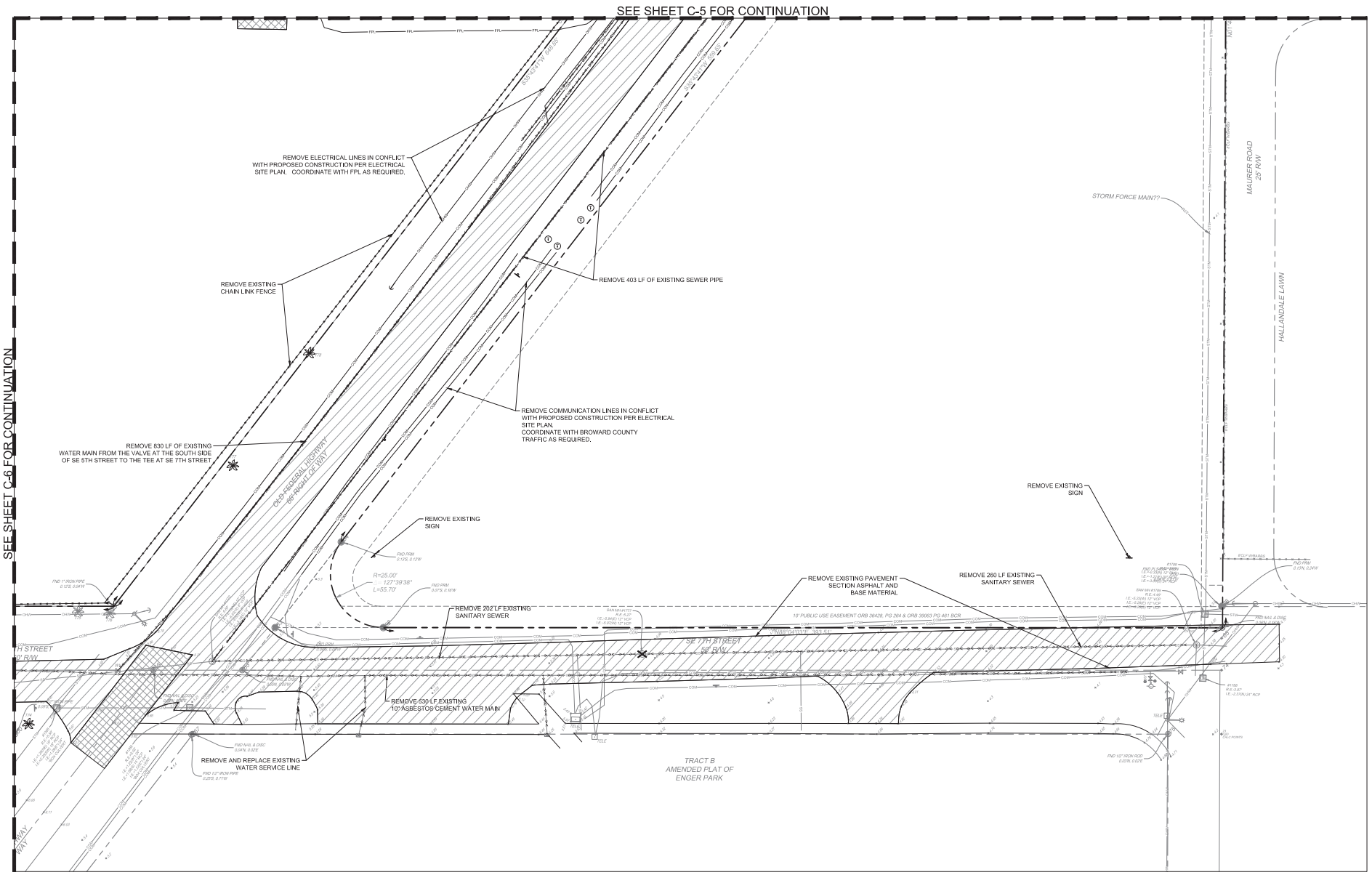

DEMOLITION LEGEND

- EXISTING ASPHALT TO BE REMOVED
- EXISTING CONCRETE TO BE REMOVED
- EXISTING STORM OR SANITARY SEWER STRUCTURE TO BE REMOVED
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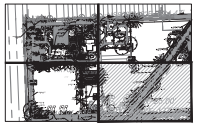
KEY MAP



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SCALE: 1" = 20'

SUBMITTALS:

PHASE	DATE
Project Status	**Issue Date**
SCHEMATIC DESIGN	06-16-2016
DRC SUBMITTAL	08-05-2016

Revision Schedule		
Revision#	Revision Description	Revision Date

PROJECT TEAM PROFESSIONAL IN CHARGE

GEORGE H. HOHMANN, AIA

REGISTRATION NUMBER AR-0008648

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FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. 2020214

CTA PROJECT 15-0098-002-01

DESIGN CONSULTANT

BLUESTEN PARK

Hallendale Beach, FL

CLIENT CODE/FILE NUMBER: Client ID

PROJECT ID - SUBMISSION NUMBER - Project ID

DEMOLITION PLAN

SHEET TITLE

ACAI associates, inc
architecture • engineering
roofing • consulting
construction • management

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ARCHITECT OF RECORD

15-0098-002-01

PROJECT NUMBER

C-007

SHEET NUMBER

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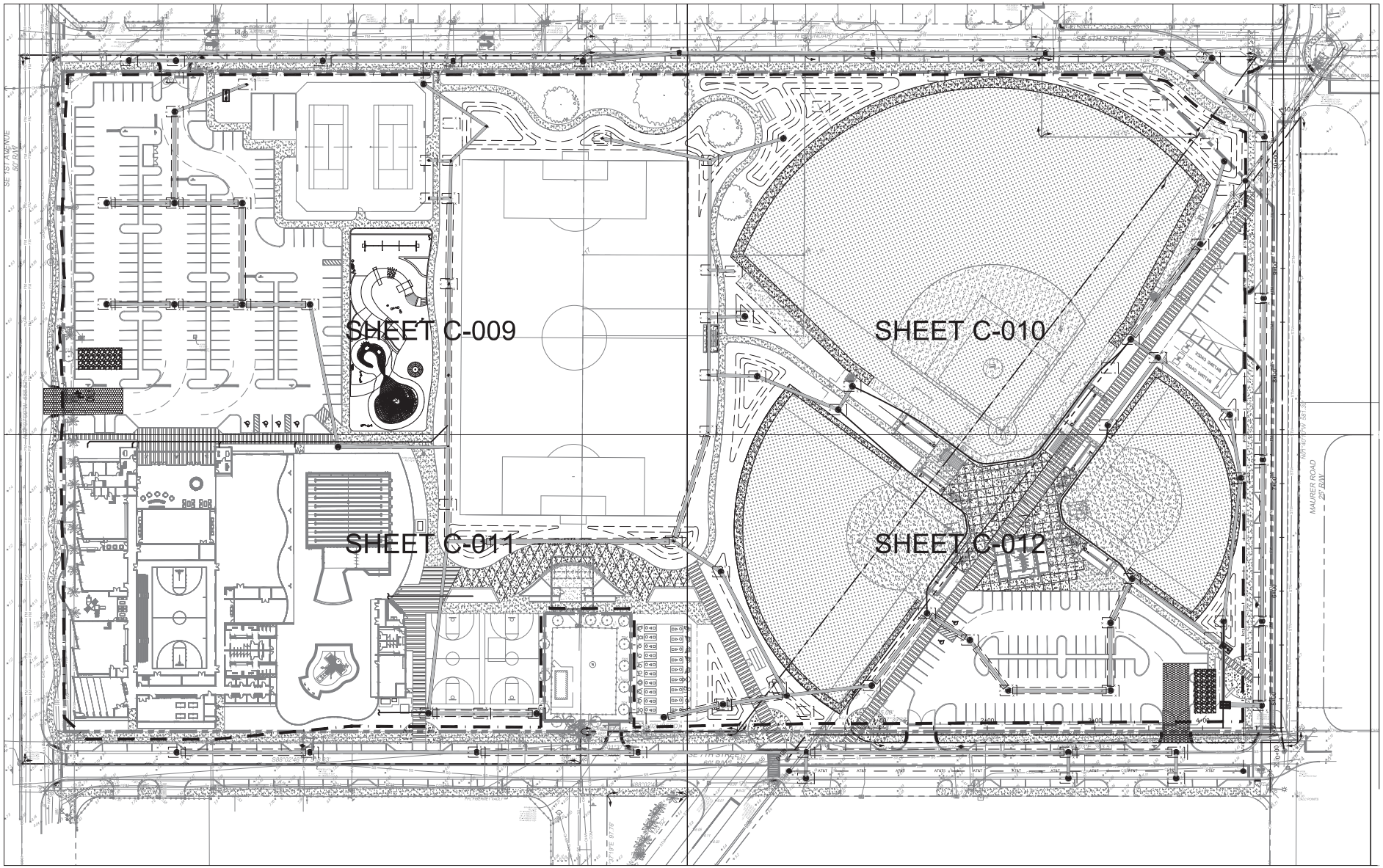


EXISTING LEGEND:

- ANCHOR
- BLOW-OFF VALVE
- CATCH BASIN
- CONCRETE LIGHT POLE
- CONCRETE POST
- CONCRETE POWER POLE
- CURB INLET
- ELECTRICAL OUTLET
- ELECTRICAL PANEL
- ELECTRICAL MANHOLE
- GAS MARKER
- HEADWALL
- METAL LIGHT POLE
- MONITORING WELL
- PIPE
- PARKING LIGHT 2 SQUARE
- SANITARY MANHOLE
- SIGN
- SANITARY SEWER CLEAN OUT
- STORM MANHOLE
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- TELEPHONE PULL BOX
- TRAFFIC POLE
- TRAFFIC PULL BOX
- TRANSFORMER PAD
- WATER BLOW-OFF
- ELECTRICAL PULL BOX
- WATER VALVE
- WOOD POWER POLE
- OVER HEAD WIRES
- TOP OF BANK
- TOE OF SLOPE
- WATER MAIN
- GUARDRAIL
- NON-VEHICULAR ACCESS LINE
- SPOT-FLOOD LIGHT

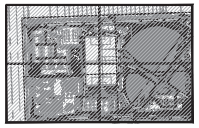
PROPOSED LEGEND:

- INLET PROTECTION
- SEDIMENT BARRIER (SILT FENCE TYPE III)
- INDICATES WASH DOWN AREA
- INDICATES TEMPORARY CONSTRUCTION ACCESS

NOTES:

1. CONTRACTOR SHALL ASSUME ANY AND ALL RESPONSIBILITIES FOR ANY WATER CONTROL VIOLATIONS RESULTING FROM FAILURE TO ELIMINATE AND/OR CONTROL TURBID RUNOFF FROM LEAVING THE SITE AS ISSUED BY ANY AGENCY HAVING JURISDICTION.
2. CONTRACTOR SHALL PROVIDE TEMPORARY DEWATERING AREA(S) PRIOR TO ANY EXCAVATION FOR PIPE INSTALLATION. DEWATERING AREA(S) SHALL BE PROTECTED WITH SILT SCREENS. ALL DEWATERING OPERATIONS SHALL DISCHARGE INTO TEMPORARY DEWATERING AREA(S) AND NO DIRECT DISCHARGE INTO THE EXISTING OR NEW DITCHES, STORM DRAINS, AND/OR PUBLIC RIGHT OF WAY WILL BE ALLOWED.
3. CONTRACTOR SHALL MAINTAIN A POLLUTION PREVENTION CONTROL LOG AND CONDUCT WEEKLY INSPECTIONS AND WITHIN 24 HOURS OF A 0.25" STORM EVENT.
4. CONTRACTOR TO EMPLOY BEST MANAGEMENT PRACTICES THROUGHOUT CONSTRUCTION IN ORDER TO ENSURE POLLUTION PREVENTION. CONTRACTOR TO COMPLY WITH ALL LOCAL, STATE, AND OTHER LOCAL GOVERNMENTAL ENVIRONMENTAL REGULATIONS THROUGHOUT CONSTRUCTION.
5. DURING CONSTRUCTION, ALL CATCH BASINS TO BE EQUIPPED WITH FILTER FABRIC AND HAY BALES OVER GRATES.
6. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE STABILIZED WITHIN A REASONABLE PERIOD OF TIME TO ASSURE MINIMUM EROSION OF SOILS.
7. NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
8. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY. ADDITIONAL CONTROL MEASURES SHALL BE INSTALLED AT CONTRACTORS EXPENSE.

KEY MAP



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SCALE: 1" = 40'

S U B M I T T A L S :

PHASE	DATE
Project Status	**Issue Date**
SCHEMATIC DESIGN	06-15-2016
DRC SUBMITTAL	08-05-2016

Revision Schedule		
Revision#	Revision Description	Revision Date

P R O J E C T T E A M
PROFESSIONAL IN CHARGE

GEORGE H. HOHMANN, AIA

REGISTRATION N U M B E R AR-0008446

APPROVED BY

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D R A W N B Y
Author

C H E C K E D B Y
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FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. 2020001
CTA PROJECT 15-0098-002-01

D E S I G N C O N S U L T A N T

BLUESTEN PARK

Hallendale Beach, FL

CLIENT CODE/FILE NUMBER:
Client ID
PROJECT ID - SUBMISSION NUMBER
Project ID

OVERALL EROSION CONTROL PLAN

S H E E T T I T L E

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P R O J E C T N U M B E R

C-008
S H E E T N U M B E R

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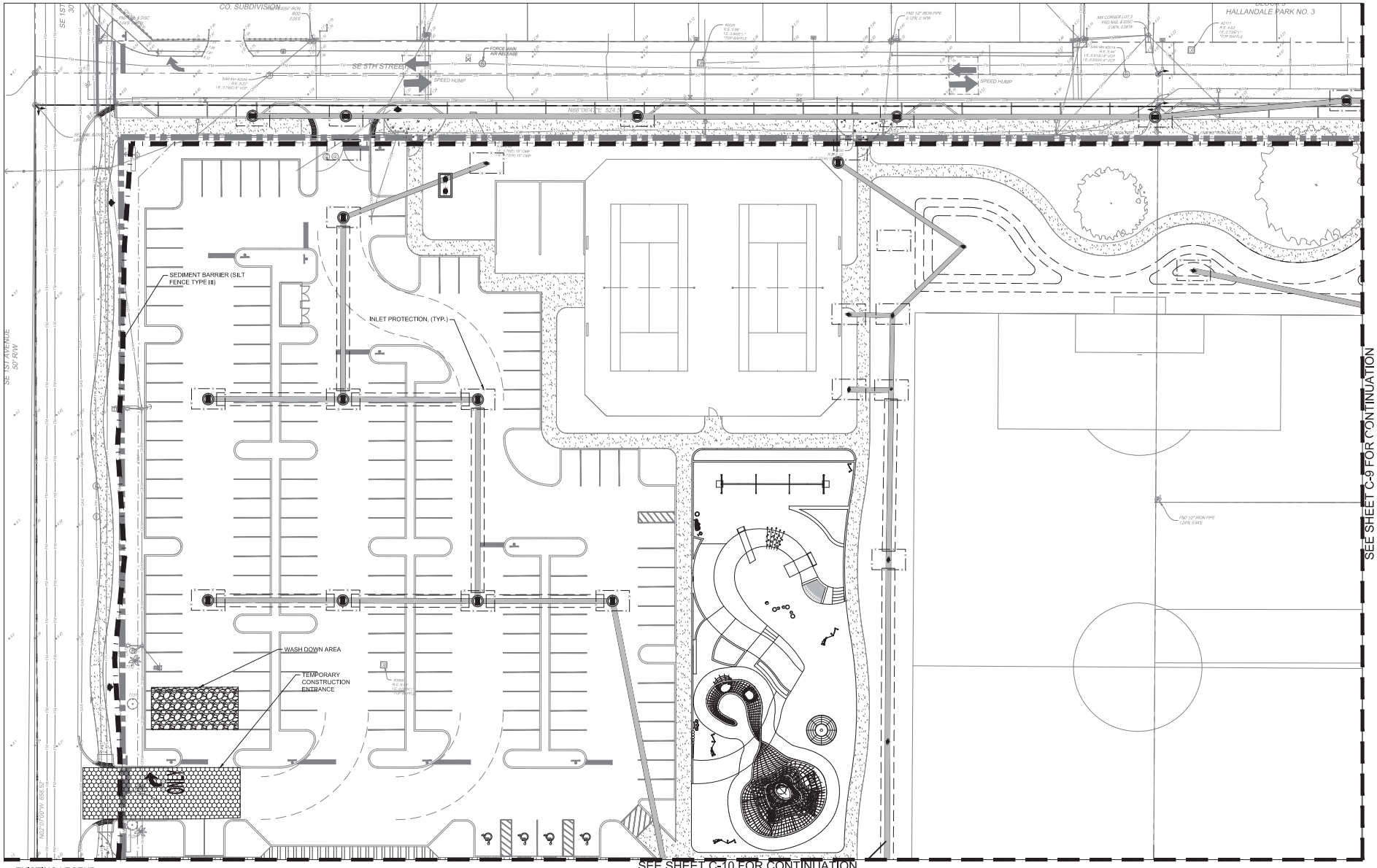

EXISTING LEGEND:

- ANCHOR
- BLOW-OFF VALVE
- CATCH BASIN
- CONCRETE LIGHT POLE
- CONCRETE POST
- CONCRETE POWER POLE
- CURB INLET
- ELECTRICAL OUTLET
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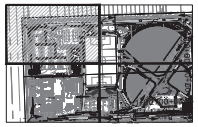
- INLET PROTECTION
- SEDIMENT BARRIER (SILT FENCE TYPE III)
- INDICATES WASH DOWN AREA
- INDICATES TEMPORARY CONSTRUCTION ACCESS

KEY MAP



0 20' 40'

SCALE: 1" = 20'

SUBMITTALS:

PHASE	DATE
Project Status	Issue Date
SCHEMATIC DESIGN	06-16-2016
DRC SUBMITTAL	08-09-2016

Revision Schedule

Revision#	Revision Description	Revision Date

PROJECT TEAM PROFESSIONAL IN CHARGE

GEORGE H. HOHMANN, AIA

REGISTRATION NUMBER AR-0008448

APPROVED BY

DESIGNED BY Designer

DRAWN BY Author

CHECKED BY Checker

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FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. 1000016

CTA PROJECT 15-0098-002-01

DESIGN CONSULTANT

BLUESTEN PARK

Hallendale Beach, FL

CLIENT CODE/FILE NUMBER: Client ID

PROJECT ID - SUBMISSION NUMBER: Project ID

EROSION CONTROL PLAN

SHEET TITLE

ACAI associates, inc
architecture • engineering
roofing • consulting
construction • management

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PROJECT NUMBER

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SHEET NUMBER

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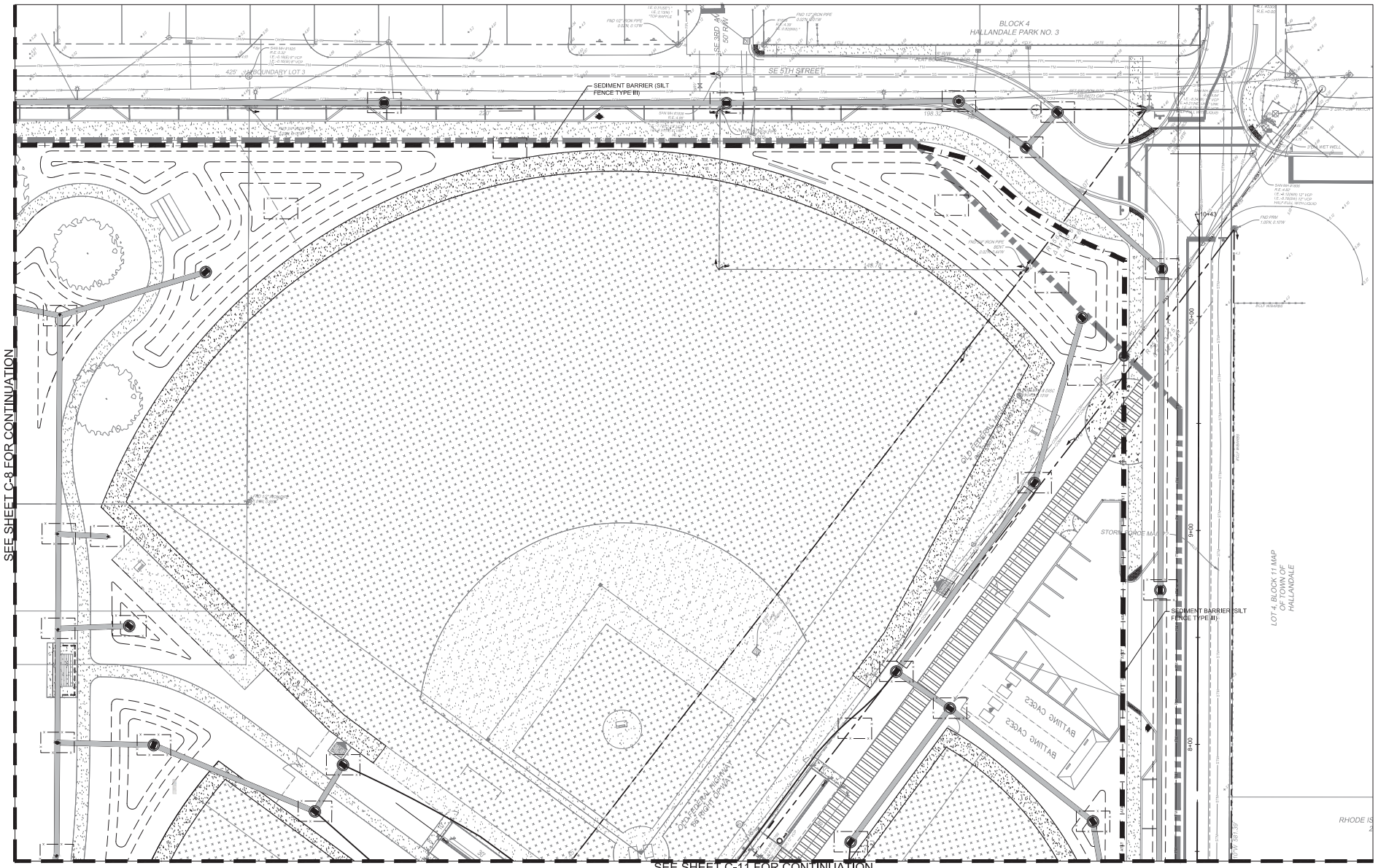

EXISTING LEGEND:

- ANCHOR
- BLOW-OFF VALVE
- CATCH BASIN
- CONCRETE LIGHT POLE
- CONCRETE POST
- CONCRETE POWER POLE
- CURB INLET
- ELECTRICAL OUTLET
- ELECTRICAL PANEL
- ELECTRICAL PULL BOX
- ELECTRICAL MANHOLE
- GAS MARKER
- HEADWALL
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- MONITORING WELL
- PIPE
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- SANITARY MANHOLE
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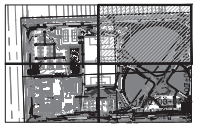
- STORM MANHOLE
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- TELEPHONE PULL BOX
- TRAFFIC POLE
- TRAFFIC PULL BOX
- TRANSFORMER PAD
- WATER BLOW-OFF
- WATER VALVE
- WOOD POWER POLE
- OVER HEAD WIRES
- TOP OF BANK
- TOE OF SLOPE
- WATER MAIN
- GUARDRAIL
- NON-VEHICULAR ACCESS LINE

PROPOSED LEGEND:

- INLET PROTECTION
- SEDIMENT BARRIER (SILT FENCE TYPE III)
- INDICATES WASH DOWN AREA
- INDICATES TEMPORARY CONSTRUCTION ACCESS

KEY MAP



0 20' 40'

SCALE: 1" = 20'

SUBMITTALS:

PHASE	DATE
Project Status	**Issue Date**
SCHEMATIC DESIGN	06-16-2016
DRC SUBMITTAL	08-05-2016

Revision Schedule		
Revision#	Revision Description	Revision Date

PROJECT TEAM PROFESSIONAL IN CHARGE

GEORGE H. HOHMANN, AIA

REGISTRATION NUMBER AR-0008446

APPROVED BY

DESIGNED BY Designer

DRAWN BY Author

CHECKED BY Checker

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FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. 2020
CTA PROJECT 15-0098-002-01

DESIGN CONSULTANT

BLUESTEN PARK

Hallandale Beach, FL

CLIENT CODE/FILE NUMBER:
Client ID
PROJECT ID - SUBMISSION NUMBER
Project ID

EROSION CONTROL PLAN

SHEET TITLE

ACAI associates, inc.
architecture • engineering
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construction • management
AAC001323 EB0004379 CGC010769
2937 W. Cypress Creek Rd., Suite 200
Fort Lauderdale, FL 33309
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ARCHITECT OF RECORD

PROJECT NUMBER

15-0098-002-01

SHEET NUMBER

C-010

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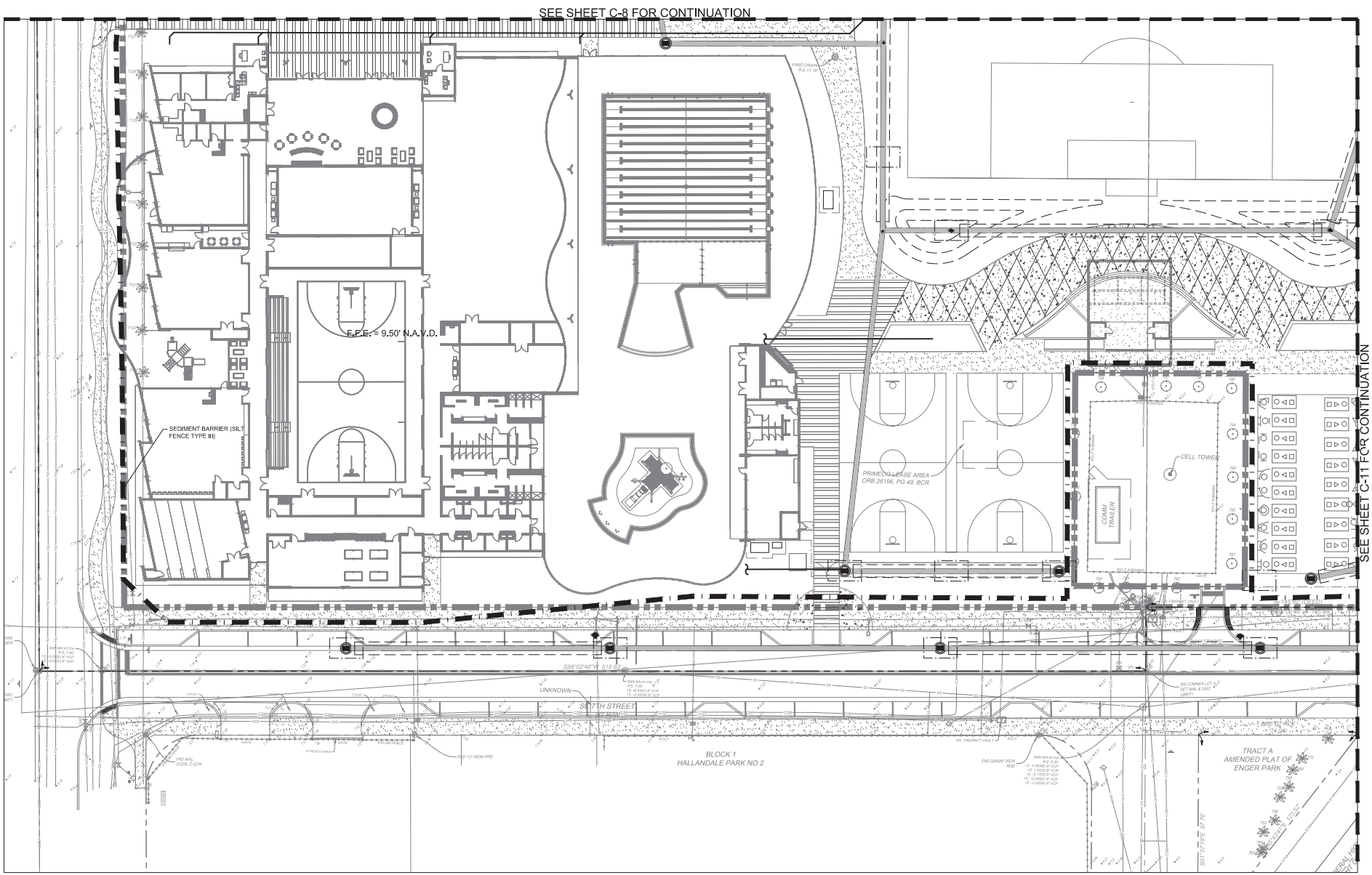

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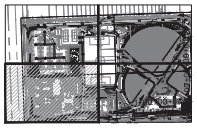

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SCALE: 1" = 20'

SUBMITTALS:

PHASE	DATE
Project Status	Issue Date
SCHEMATIC DESIGN	06-16-2016
DRC SUBMITTAL	08-09-2016

Revision Schedule

Revision#	Revision Description	Revision Date

PROJECT TEAM PROFESSIONAL IN CHARGE

GEORGE H. HOHMANN, AIA

REGISTRATION NUMBER AR-0008448

APPROVED BY

DESIGNED BY Designer

DRAWN BY Author

CHECKED BY Checker

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FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 2771
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. 1000016

CTA PROJECT 15-0098-002-01

DESIGN CONSULTANT

BLUESTEN PARK

Hallendale Beach, FL

CLIENT CODE/FILE NUMBER: Client ID

PROJECT ID - SUBMISSION NUMBER: Project ID

EROSION CONTROL PLAN

SHEET TITLE

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construction • management

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ARCHITECT OF RECORD

15-0098-002-01

PROJECT NUMBER

C-011

SHEET NUMBER

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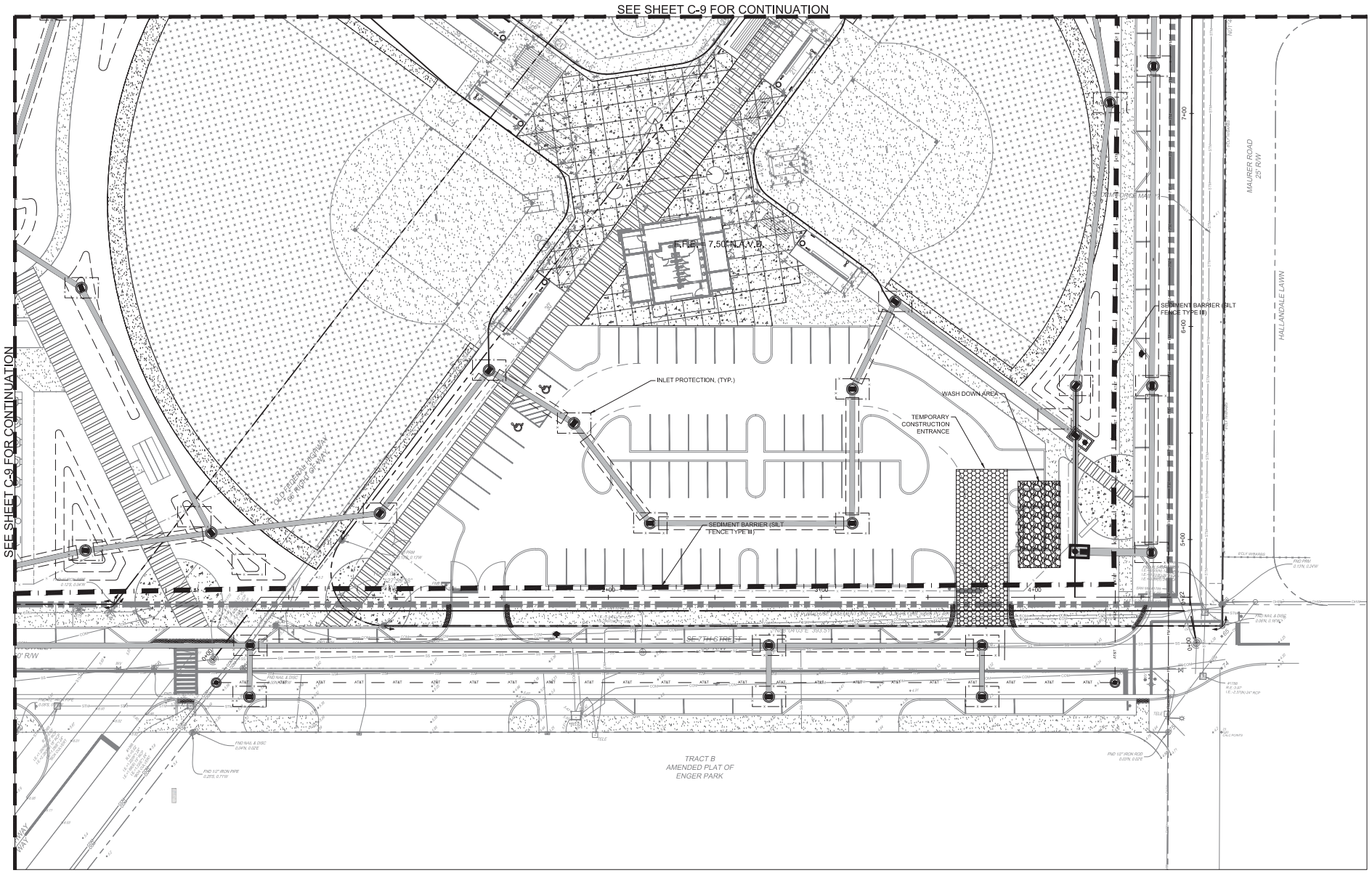

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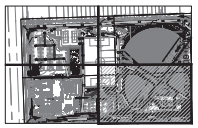

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SCALE: 1" = 20'

S U B M I T T A L S :

PHASE	DATE
Project Status	**Issue Date**
SCHEMATIC DESIGN	06-16-2016
DRC SUBMITTAL	08-05-2016

Revision Schedule		
Revision#	Revision Description	Revision Date

P R O J E C T T E A M
PROFESSIONAL IN CHARGE

GEORGE H. HOHMANN, AIA

REGISTRATION N U M B E R AR-0008446

APPROVED BY

D E S I G N E D B Y Designer

D R A W N B Y Author

C H E C K E D B Y Checker

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FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS NO. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. 2020
CTA PROJECT 15-0098-002-01

D E S I G N C O N S U L T A N T

BLUESTEN PARK

Hallandale Beach, FL

CLIENT CODE/FILE NUMBER:
Client ID
PROJECT ID - SUBMISSION NUMBER
Project ID

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EROSION CONTROL PLAN

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ARCHITECT OF RECORD

15-0098-002-01

P R O J E C T N U M B E R

C-012

S H E E T N U M B E R

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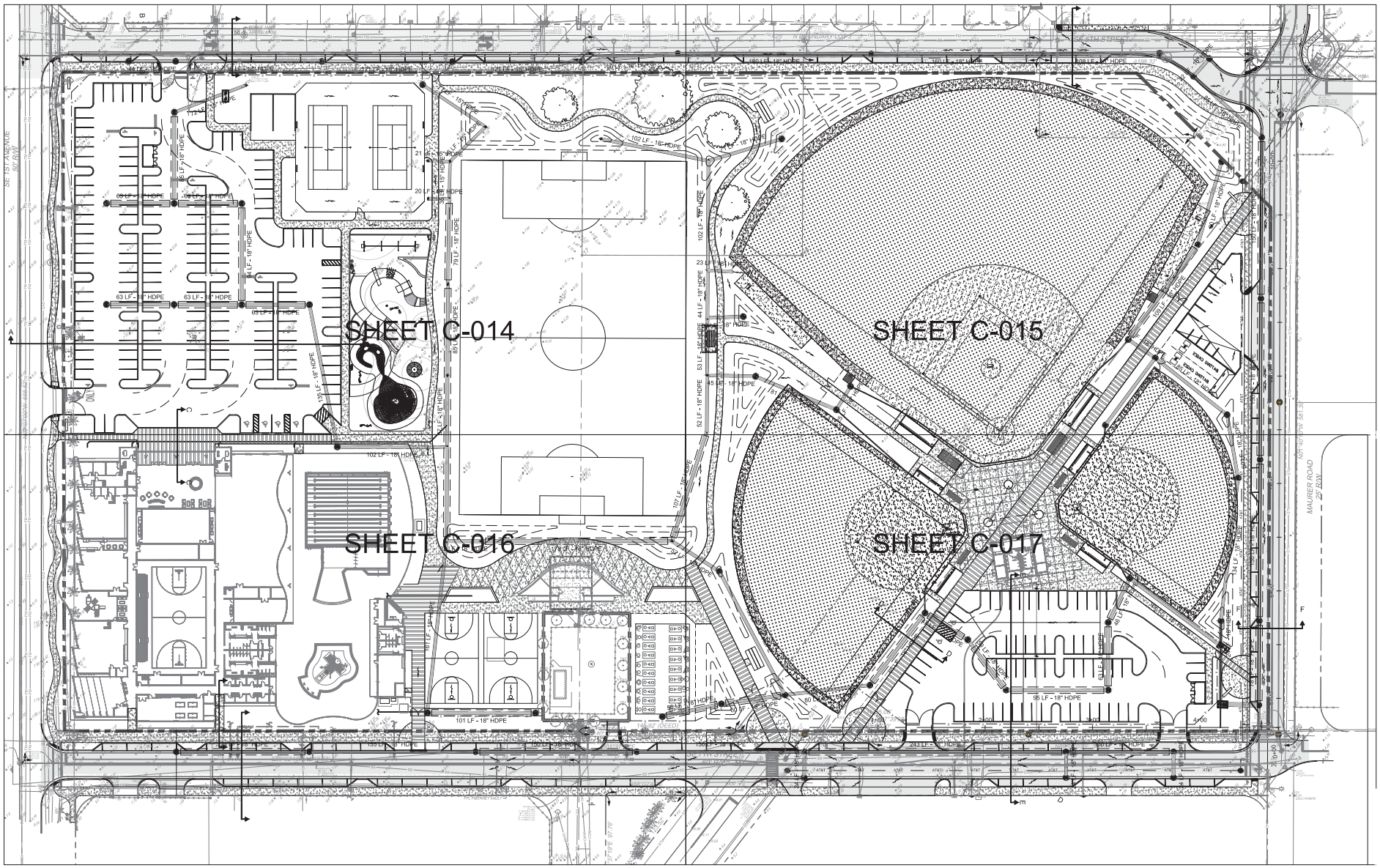

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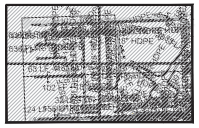
KEY MAP



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SCALE: 1" = 40'

SUBMITTALS:

PHASE	DATE
Project Status	Issue Date
SCHEMATIC DESIGN	06-16-2016
DRC SUBMITTAL	08-09-2016

Revision Schedule

Revision#	Revision Description	Revision Date

PROJECT TEAM PROFESSIONAL IN CHARGE

GEORGE H. HOHMANN, AIA

REGISTRATION NUMBER AR-0008448

APPROVED BY

DESIGNED BY Designer

DRAWN BY Author

CHECKED BY Checker

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FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. 2000714

CTA PROJECT 15-0098-002-01

DESIGN CONSULTANT

BLUESTEN PARK

Hallendale Beach, FL

CLIENT CODE/FILE NUMBER: Client ID

PROJECT ID - SUBMISSION NUMBER: Project ID

OVERALL PAVING GRADING AND DRAINAGE PLAN

SHEET TITLE

ACAI associates, inc
architecture • engineering
roofing • consulting
construction • management

AAC001323 EB0004379 CGC010769
2937 W. Cypress Creek Rd., Suite 200
Fort Lauderdale, FL 33309
Tel: 954.484.4000 Fax: 954.484.5588
www.acaiworld.com

ARCHITECT OF RECORD

15-0098-002-01

PROJECT NUMBER

C-013

SHEET NUMBER

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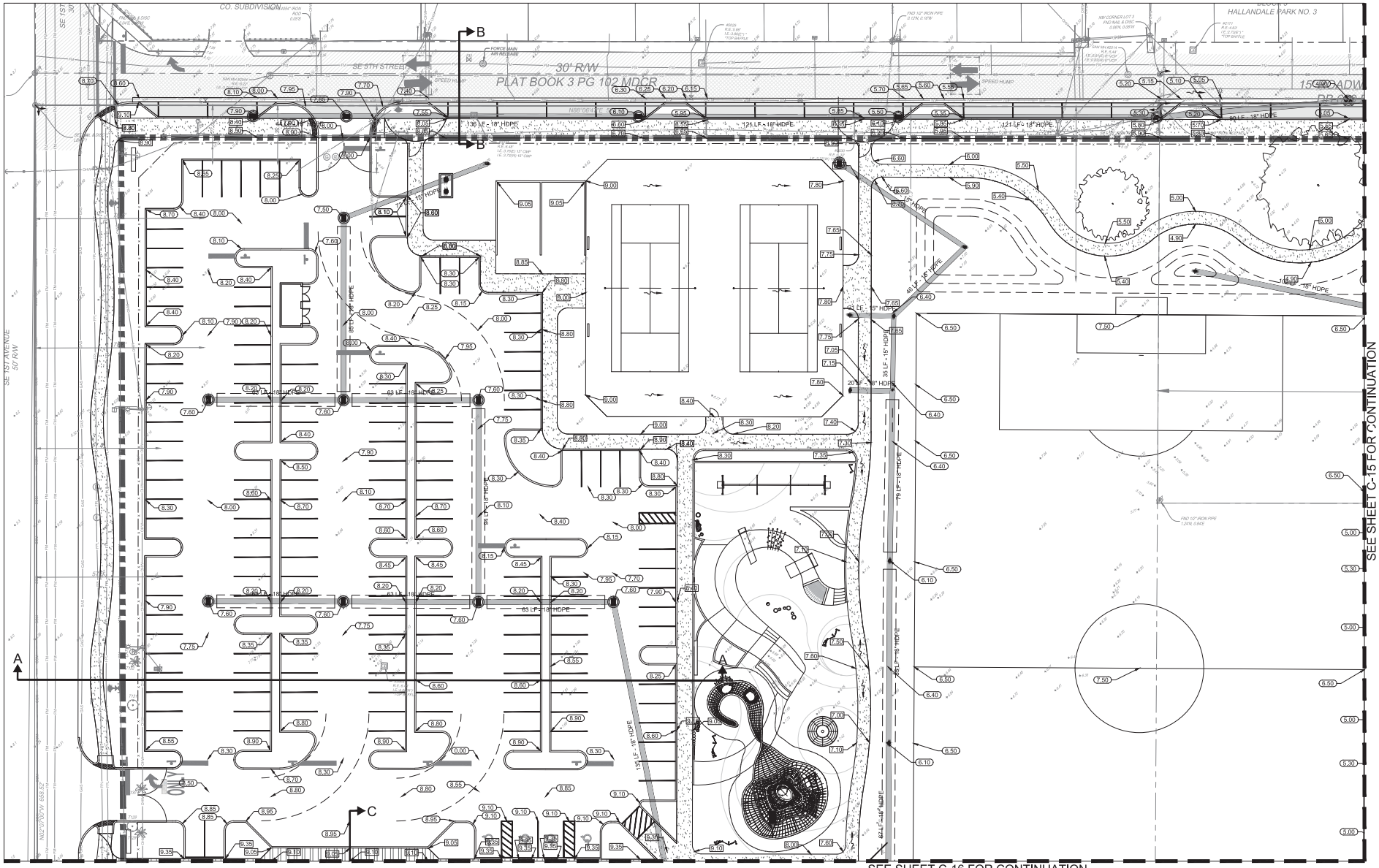

EXISTING LEGEND:

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- WATER BLOW-OFF
- WATER VALVE
- WOOD POWER POLE
- OHW — OVER HEAD WIRES
- TOB — TOP OF BANK
- TOE — TOE OF SLOPE
- WM — WATER MAIN
- GUARDRAIL
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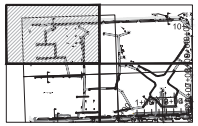
KEY MAP



0 20' 40'

SCALE: 1" = 20'

S U B M I T T A L S :

PHASE	DATE
Project Status	**Issue Date**
SCHEMATIC DESIGN	06-16-2016
DRC SUBMITTAL	08-09-2016

Revision Schedule		
Revision#	Revision Description	Revision Date

P R O J E C T T E A M
PROFESSIONAL IN CHARGE

GEORGE H. HOHMANN, AIA

REGISTRATION N U M B E R AR-0008446

APPROVED BY

D E S I G N E D B Y Designer

D R A W N B Y Author

C H E C K E D B Y Checker

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FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. 2020-0

CTA PROJECT 15-0098-002-01

D E S I G N C O N S U L T A N T

BLUESTEN PARK

Hallandale Beach, FL

CLIENT CODE/FILE NUMBER:
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PAVING GRADING AND DRAINAGE PLAN

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A R C H I T E C T O F R E C O R D

15-0098-002-01

P R O J E C T N U M B E R

C-014

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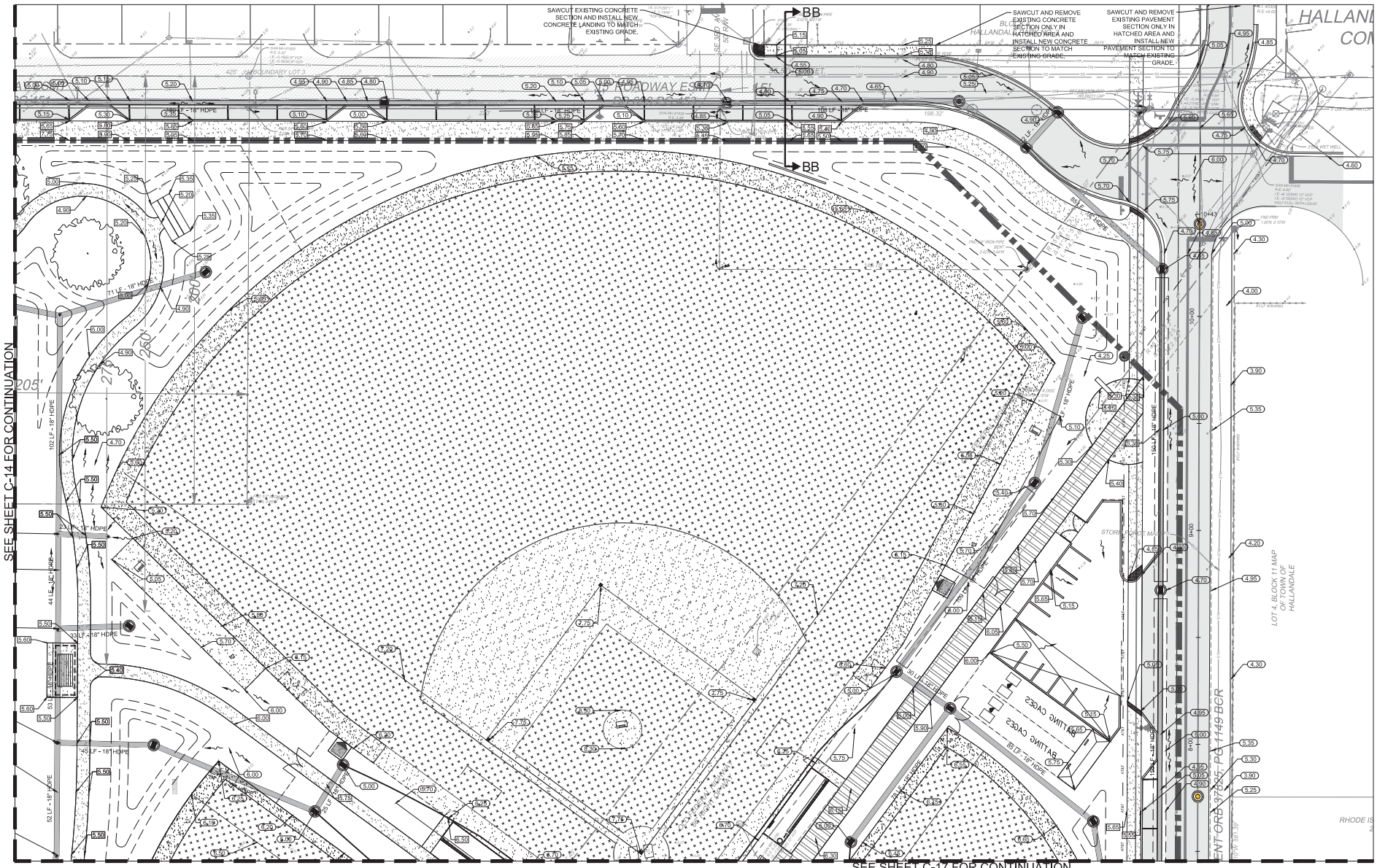

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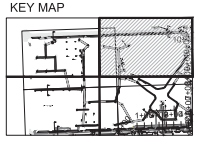

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SUBMITTALS:

PHASE	DATE
Project Status	Issue Date
SCHEMATIC DESIGN	06-16-2016
DRC SUBMITTAL	08-09-2016

Revision Schedule

Revision#	Revision Description	Revision Date

PROJECT TEAM PROFESSIONAL IN CHARGE

GEORGE H. HOHMANN, A|A

REGISTRATION NUMBER AR-0008448

APPROVED BY

DESIGNED BY Designer

DRAWN BY Author

CHECKED BY Checker

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FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. 2000914

CTA PROJECT 15-0098-002-01

DESIGN CONSULTANT

BLUESTEN PARK

Hallendale Beach, FL

CLIENT CODE/FILE NUMBER: Client ID

PROJECT ID - SUBMISSION NUMBER: Project ID

PAVING GRADING AND DRAINAGE PLAN

SHEET TITLE

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ARCHITECT OF RECORD

15-0098-002-01

PROJECT NUMBER

C-015

SHEET NUMBER

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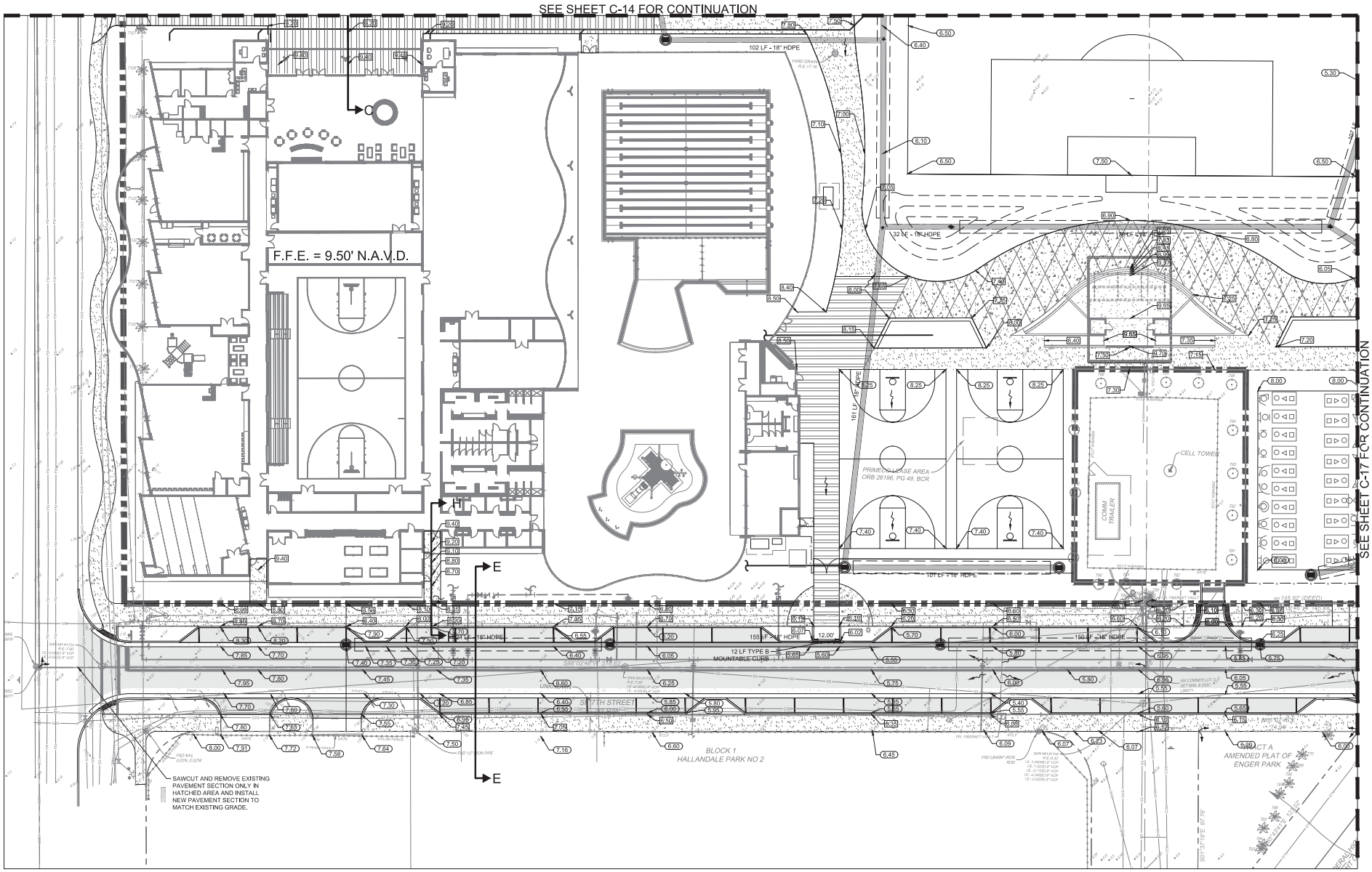

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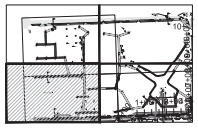
- NON-VEHICULAR ACCESS LINE

KEY MAP



SCALE: 1" = 20'

SUBMITTALS:

PHASE	DATE
Project Status	Issue Date
SCHEMATIC DESIGN	06-16-2016
DRC SUBMITTAL	08-09-2016

Revision Schedule

Revision#	Revision Description	Revision Date

PROJECT TEAM PROFESSIONAL IN CHARGE

GEORGE H. HOHMANN, AIA

REGISTRATION NUMBER AR-0008448

APPROVED BY

DESIGNED BY Designer

DRAWN BY Author

CHECKED BY Checker

CRAVEN • THOMPSON AND ASSOCIATES, INC.
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FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. 2000716

CTA PROJECT 15-0098-002-01

DESIGN CONSULTANT

BLUESTEN PARK

Hallendale Beach, FL

CLIENT CODE/FILE NUMBER: Client ID

PROJECT ID - SUBMISSION NUMBER: Project ID

PAVING GRADING AND DRAINAGE PLAN

SHEET TITLE

ACAI associates, inc
architecture • engineering
roofing • consulting
construction • management

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www.acaiworld.com

ARCHITECT OF RECORD

15-0098-002-01

PROJECT NUMBER

C-016

SHEET NUMBER

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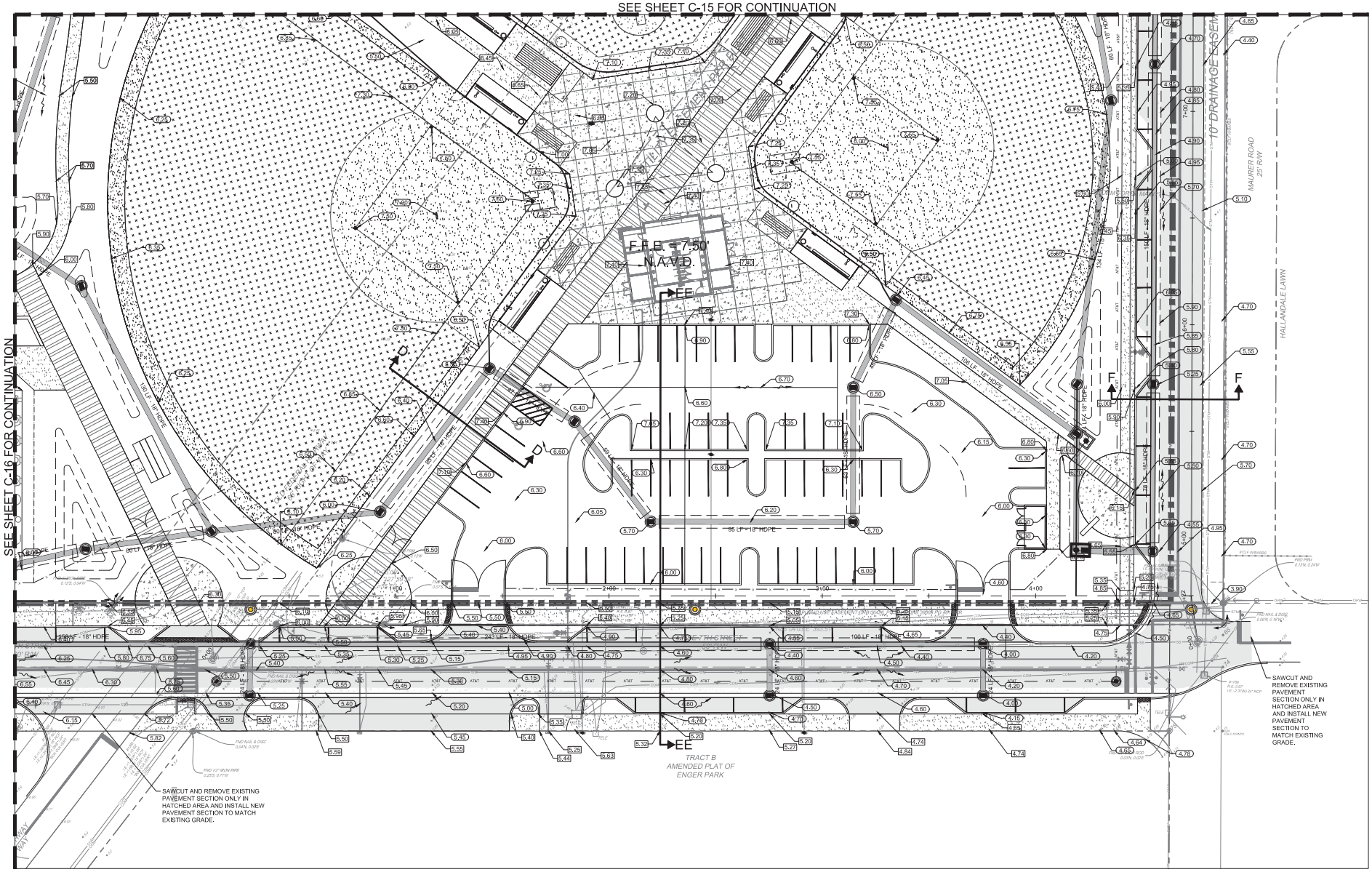
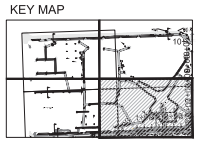
SEE SHEET C-15 FOR CONTINUATION



EXISTING LEGEND:

ANCHOR	ELECTRICAL MANHOLE	SANITARY SEWER CLEAN OUT	WATER VALVE
BLOW-OFF VALVE	GAS MARKER	STORM MANHOLE	WOOD POWER POLE
CATCH BASIN	HEADWALL	TELEPHONE MANHOLE	OVER HEAD WIRES
CONCRETE LIGHT POLE	METAL LIGHT POLE	TELEPHONE PEDESTAL	TOP OF BANK
CONCRETE POST	MONITORING WELL	TELEPHONE PULL BOX	TOE OF SLOPE
CONCRETE POWER POLE	PIPE	TRAFFIC POLE	WATER MAIN
CURB INLET	PARKING LIGHT 2 SQUARE	TRAFFIC PULL BOX	GUARDRAIL
ELECTRICAL OUTLET	SANITARY MANHOLE	TRANSFORMER PAD	NON-VEHICULAR ACCESS LINE
ELECTRICAL PANEL	SIGN	WATER BLOW-OFF	
ELECTRICAL PULL BOX	SPOT-FLOOD LIGHT		

KEY MAP



SCALE: 1" = 20'

SUBMITTALS:

PHASE	DATE
Project Status	Issue Date
SCHEMATIC DESIGN	06-16-2016
DRC SUBMITTAL	08-09-2016

Revision Schedule

Revision#	Revision Description	Revision Date

PROJECT TEAM
PROFESSIONAL IN CHARGE
GEORGE H. HOHMANN, AIA
REGISTRATION NUMBER AR-0008448
APPROVED BY
DESIGNED BY Designer
DRAWN BY Author
CHECKED BY Checker

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CTA PROJECT 15-0098-002-01

DESIGN CONSULTANT

BLUESTEN PARK

Hallendale Beach, FL

CLIENT CODE/FILE NUMBER:
Client ID
PROJECT ID - SUBMISSION NUMBER:
Project ID

PAVING GRADING AND DRAINAGE PLAN
SHEET TITLE

ACAI
associates, inc
architecture • engineering
roofing • consulting
construction • management

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ARCHITECT OF RECORD

15-0098-002-01

PROJECT NUMBER

C-017

SHEET NUMBER

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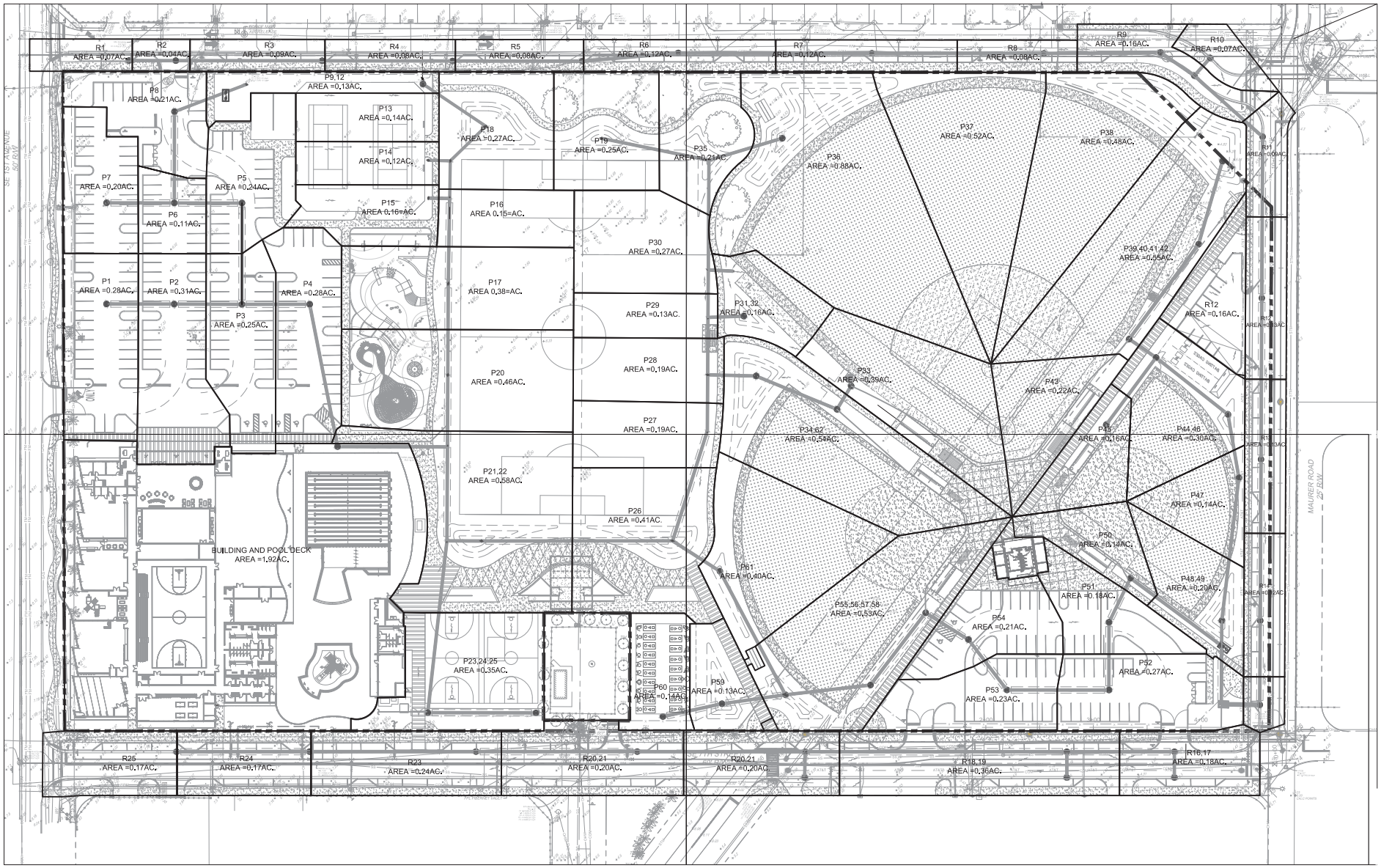

LEGEND:

DRAINAGE AREA BOUNDARY

P## — CATCH BASIN ID NUMBER

AREA =###AC. — DRAINAGE AREA (ACRES)

0 40' 80'

SCALE: 1" = 40'

SUBMITTALS:

PHASE	DATE
Project Status	Issue Date
SCHEMATIC DESIGN	06-16-2016
DRC SUBMITTAL	08-09-2016

Revision Schedule

Revision 1	DRC Resubmittal	10-10-2016

PROJECT TEAM PROFESSIONAL IN CHARGE

GEORGE H. HOHMANN, AIA

REGISTRATION NUMBER AR-0008448

APPROVED BY

DESIGNED BY Designer

DRAWN BY Author

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FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. 000074

CTA PROJECT 15-0098-002-01

DESIGN CONSULTANT

BLUESTEN PARK

Hallendale Beach, FL

CLIENT CODE/FILE NUMBER: Client ID

PROJECT ID - SUBMISSION NUMBER: Project ID

OVERALL DRAINAGE AREA MAP

SHEET TITLE

ACAI associates, inc
architecture • engineering
roofing • consulting
construction • management

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ARCHITECT OF RECORD

15-0098-002-01

PROJECT NUMBER

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SHEET NUMBER

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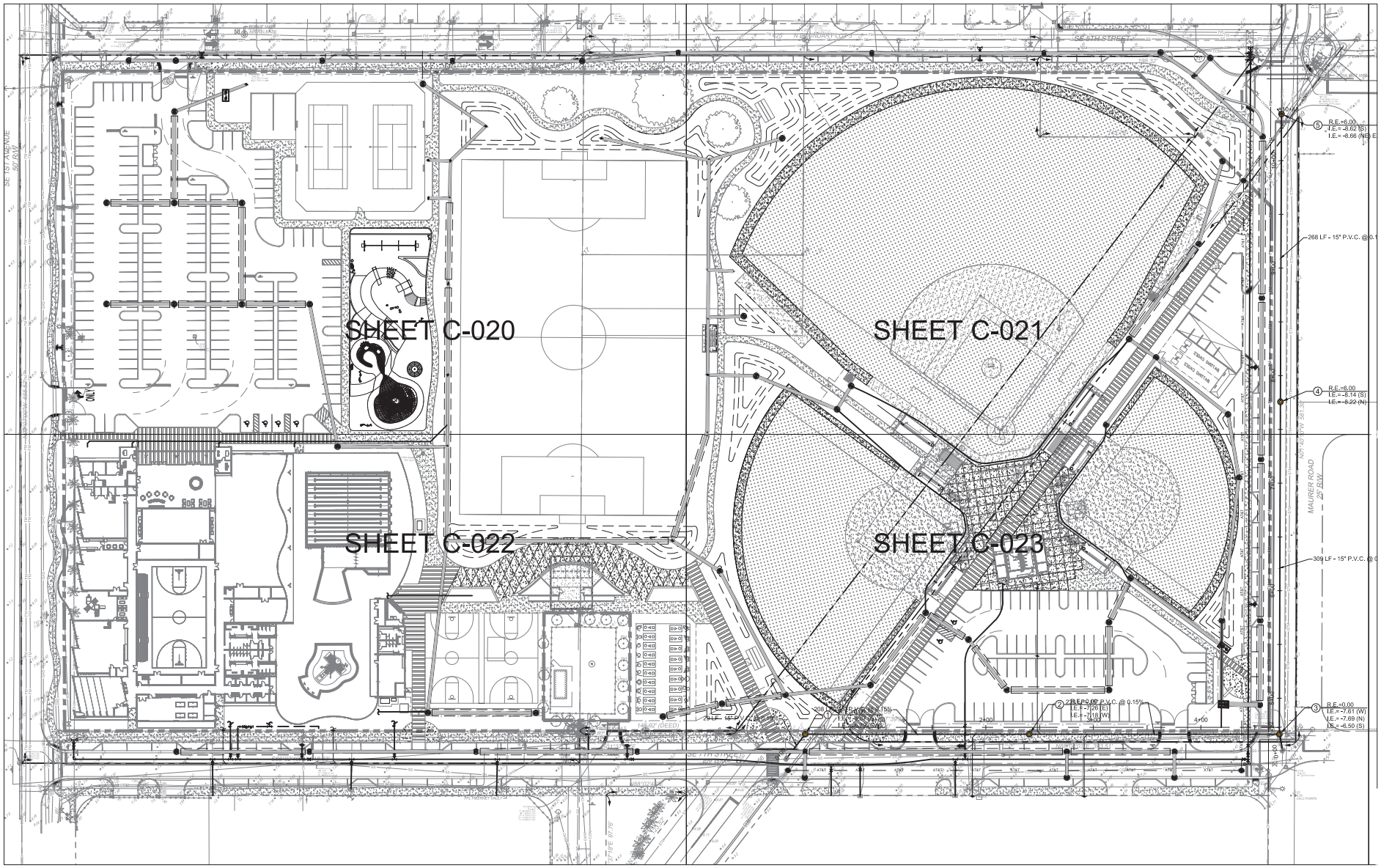


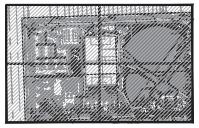
EXISTING LEGEND:

- ANCHOR
- BLOW-OFF VALVE
- CATCH BASIN
- CONCRETE LIGHT POLE
- CONCRETE POST
- CONCRETE POWER POLE
- CURB INLET
- ELECTRICAL OUTLET
- ELECTRICAL PANEL
- ELECTRICAL PULL BOX
- ELECTRICAL MANHOLE
- GAS MARKER
- HEADWALL
- METAL LIGHT POLE
- MONITORING WELL
- PIPE
- PARKING LIGHT 2 SQUARE
- SANITARY MANHOLE
- SIGN
- SPOT-FLOOD LIGHT
- SANITARY SEWER CLEAN OUT
- STORM MANHOLE
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- TELEPHONE PULL BOX
- TRAFFIC POLE
- TRAFFIC PULL BOX
- TRANSFORMER PAD
- TRANS
- WATER BLOW-OFF
- WATER VALVE
- WOOD POWER POLE
- OVER HEAD WIRES
- TOP OF BANK
- TOE OF SLOPE
- WATER MAIN
- GUARDRAIL
- NON-VEHICULAR ACCESS LINE

PROPOSED WATER AND SEWER LEGEND:

- FIRE HYDRANT ASSEMBLY
- GATE VALVE
- WATER METER
- SAMPLING POINT
- REDUCER
- BACKFLOW PREVENTER
- SIAMESE FIRE CONNECTION
- PLUG
- PAVEMENT RESTORATION
- BOT. = X.XX / TOP = X.XX — CONFLICT CALLOUT
- DRAINAGE STRUCTURE NUMBER
- R.E.= RIM ELEVATION
- I.E.= INVERT ELEVATION
- SANITARY SEWER MANHOLE
- CLEANOUT
- SANITARY SEWER PIPE FLOW DIRECTION
- SANITARY (SINGLE) SERVICE
- SANITARY (DOUBLE) SERVICE

KEY MAP



0 40' 80'

SCALE: 1" = 40'

SUBMITTALS:

PHASE	DATE
Project Status	Issue Date
SCHEMATIC DESIGN	06-16-2016
DRC SUBMITTAL	08-09-2016

Revision Schedule

Revision#	Revision Description	Revision Date

PROJECT TEAM PROFESSIONAL IN CHARGE

GEORGE H. HOHMANN, AIA

REGISTRATION NUMBER AR-0008448

APPROVED BY

DESIGNED BY Designer

DRAWN BY Author

CHECKED BY Checker

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FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. 2000714

CTA PROJECT 15-0098-002-01

DESIGN CONSULTANT

BLUESTEN PARK

Hallendale Beach, FL

CLIENT CODE/FILE NUMBER: Client ID

PROJECT ID - SUBMISSION NUMBER: Project ID

OVERALL WATER AND SEWER PLAN

SHEET TITLE

ACAI associates, inc.
architecture • engineering
roofing • consulting
construction • management

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ARCHITECT OF RECORD

15-0098-002-01

PROJECT NUMBER

C-019

SHEET NUMBER

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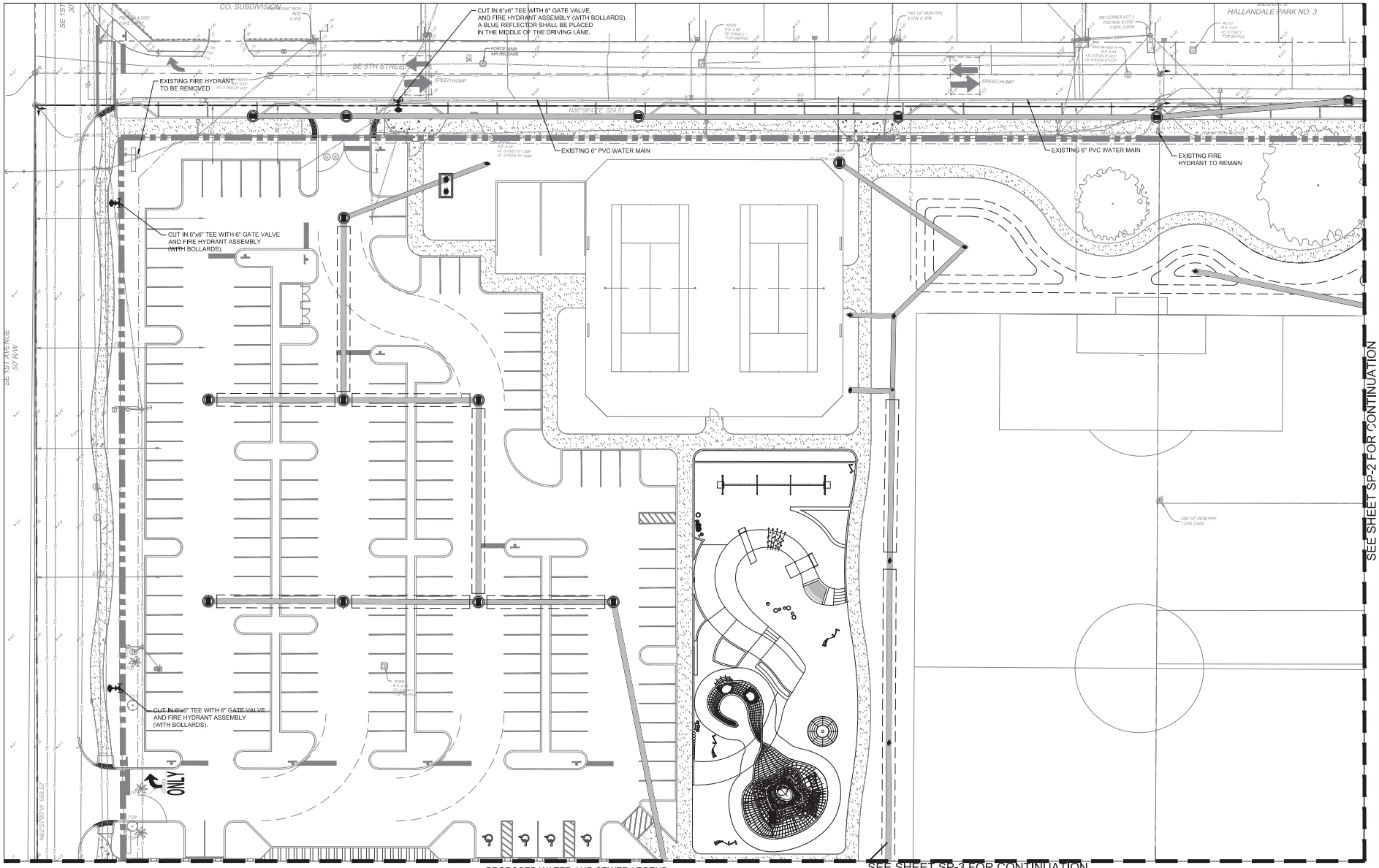


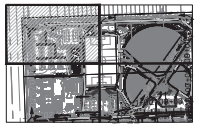
EXISTING LEGEND:

- ANCHOR
- BLOW-OFF VALVE
- CATCH BASIN
- CONCRETE LIGHT POLE
- CONCRETE POST
- CONCRETE POWER POLE
- CURB INLET
- ELECTRICAL OUTLET
- ELECTRICAL PANEL
- ELECTRICAL PULL BOX
- ELECTRICAL MANHOLE
- GAS MARKER
- HEADWALL
- METAL LIGHT POLE
- MONITORING WELL
- PIPE
- PARKING LIGHT 2 SQUARE
- SANITARY MANHOLE
- SIGN
- SPOT-FLOOD LIGHT
- SANITARY SEWER CLEAN OUT
- STORM MANHOLE
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- TELEPHONE PULL BOX
- TRAFFIC POLE
- TRAFFIC PULL BOX
- TRANSFORMER PAD
- WATER BLOW-OFF
- WATER VALVE
- WOOD POWER POLE
- OVER HEAD WIRES
- TOP OF BANK
- TOE OF SLOPE
- WATER MAIN
- GUARDRAIL
- NON-VEHICULAR ACCESS LINE

PROPOSED WATER AND SEWER LEGEND:

- FIRE HYDRANT ASSEMBLY
- GATE VALVE
- WATER METER
- SAMPLING POINT
- REDUCER
- BACKFLOW PREVENTER
- SIAMESE FIRE CONNECTION
- PLUG
- PAVEMENT RESTORATION
- BOT. = X.XX / TOP = X.XX — CONFLICT CALLOUT
- DRAINAGE STRUCTURE NUMBER
- R.E.= RIM ELEVATION
- I.E.= INVERT ELEVATION
- SANITARY SEWER MANHOLE
- CLEANOUT
- SANITARY SEWER PIPE FLOW DIRECTION
- SANITARY (SINGLE) SERVICE
- SANITARY (DOUBLE) SERVICE

KEY MAP



0 20' 40'

SCALE: 1" = 20'

SUBMITTALS:

PHASE	DATE
Project Status	Issue Date
SCHEMATIC DESIGN	06-16-2016
DRC SUBMITTAL	08-09-2016

Revision Schedule

Revision#	Revision Description	Revision Date

PROJECT TEAM PROFESSIONAL IN CHARGE

GEORGE H. HOHMANN, AIA

REGISTRATION NUMBER AR-0008448

APPROVED BY

DESIGNED BY Designer

DRAWN BY Author

CHECKED BY Checker

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FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. 2020216

CTA PROJECT 15-0098-002-01

DESIGN CONSULTANT

BLUESTEN PARK

Hallendale Beach, FL

CLIENT CODE/FILE NUMBER: Client ID

PROJECT ID - SUBMISSION NUMBER: Project ID

WATER AND SEWER PLAN

SHEET TITLE

ACAI associates, inc
architecture • engineering
roofing • consulting
construction • management

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ARCHITECT OF RECORD

15-0098-002-01

PROJECT NUMBER

C-020

SHEET NUMBER

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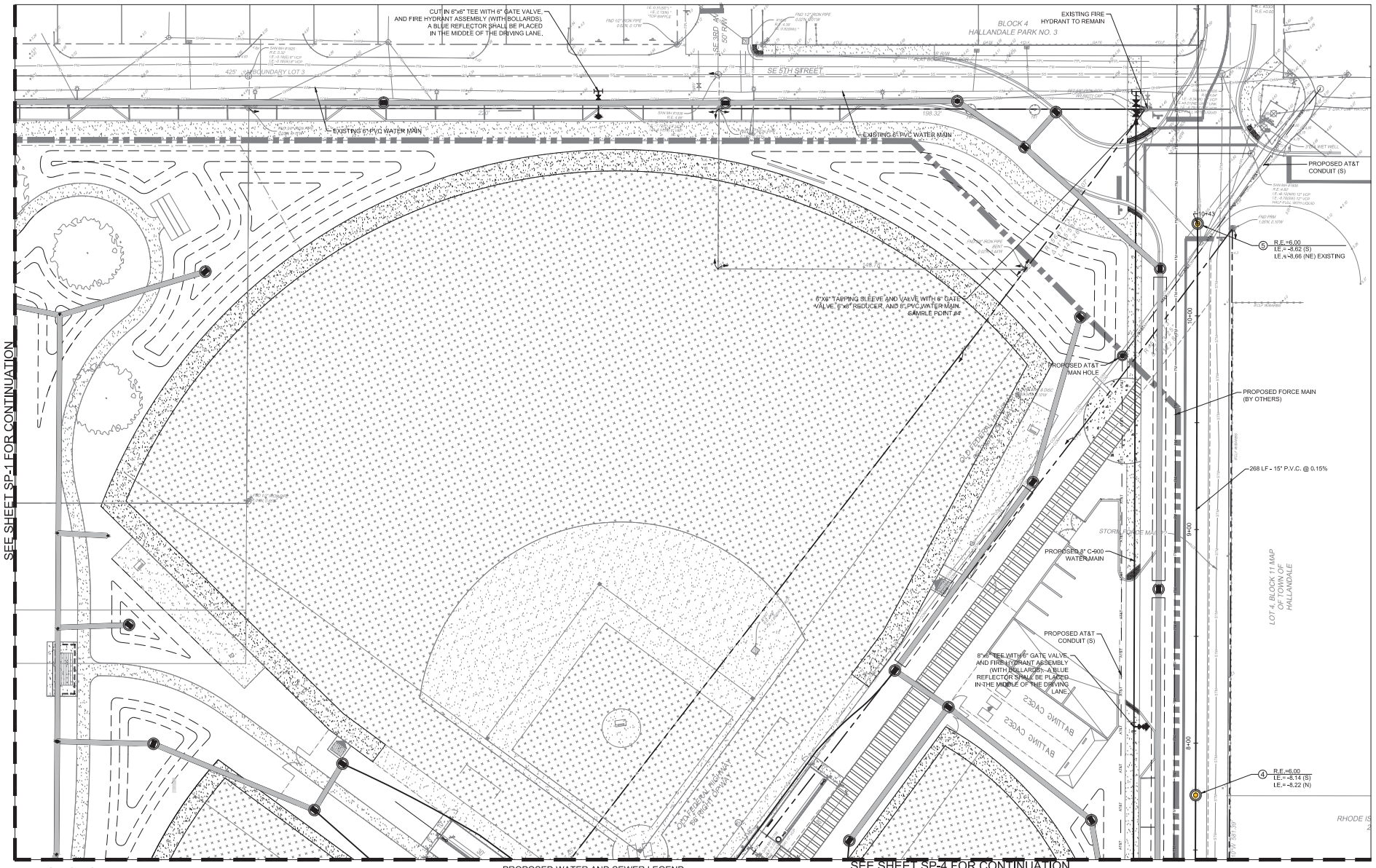


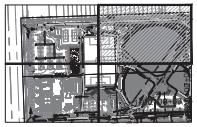
EXISTING LEGEND:

- ANCHOR
- BLOW-OFF VALVE
- CATCH BASIN
- CONCRETE LIGHT POLE
- CONCRETE POST
- CONCRETE POWER POLE
- CURB INLET
- ELECTRICAL OUTLET
- ELECTRICAL PANEL
- ELECTRICAL PULL BOX
- ELECTRICAL MANHOLE
- GAS MARKER
- HEADWALL
- METAL LIGHT POLE
- MONITORING WELL
- PIPE
- PARKING LIGHT 2 SQUARE
- SANITARY MANHOLE
- SIGN
- SPOT-FLOOD LIGHT
- SANITARY SEWER CLEAN OUT
- STORM MANHOLE
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- TELEPHONE PULL BOX
- TRAFFIC POLE
- TRAFFIC PULL BOX
- TRANSFORMER PAD
- WATER BLOW-OFF
- WATER VALVE
- WOOD POWER POLE
- OVER HEAD WIRES
- TOP OF BANK
- TOE OF SLOPE
- WATER MAIN
- GUARDRAIL
- NON-VEHICULAR ACCESS LINE

PROPOSED WATER AND SEWER LEGEND:

- FIRE HYDRANT ASSEMBLY
- GATE VALVE
- WATER METER
- SAMPLING POINT
- REDUCER
- BACKFLOW PREVENTER
- SIAMESE FIRE CONNECTION
- PLUG
- PAVEMENT RESTORATION
- CONFLICT CALLOUT (BOT. = X.XX, TOP = X.XX)
- DRAINAGE STRUCTURE NUMBER
- R.E.= RIM ELEVATION
- I.E.= INVERT ELEVATION
- SANITARY SEWER MANHOLE
- CLEANOUT
- SANITARY SEWER PIPE FLOW DIRECTION (1.0' = 20' LF @ 5.00%)
- SANITARY (SINGLE) SERVICE
- SANITARY (DOUBLE) SERVICE

KEY MAP



0 20' 40'

SCALE: 1" = 20'

SUBMITTALS:

PHASE	DATE
Project Status	**Issue Date**
SCHEMATIC DESIGN	06-15-2016
DRC SUBMITTAL	08-05-2016

Revision Schedule		
Revision#	Revision Description	Revision Date

PROJECT TEAM
PROFESSIONAL IN CHARGE
GEORGE H. HOHMANN, AIA
REGISTRATION NUMBER AR-0008646
APPROVED BY
DESIGNED BY Designer
DRAWN BY Author
CHECKED BY Checker

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FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. 2020
CTA PROJECT 15-0098-002-01

DESIGN CONSULTANT

BLUESTEN PARK

Hallandale Beach, FL

CLIENT CODE/FILE NUMBER:
Client ID
PROJECT ID - SUBMISSION NUMBER
Project ID

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WATER AND SEWER PLAN

SHEET TITLE

ACAI associates, inc.
architecture • engineering
roofing • consulting
construction • management
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ARCHITECT OF RECORD

PROJECT NUMBER
15-0098-002-01

SHEET NUMBER
C-021

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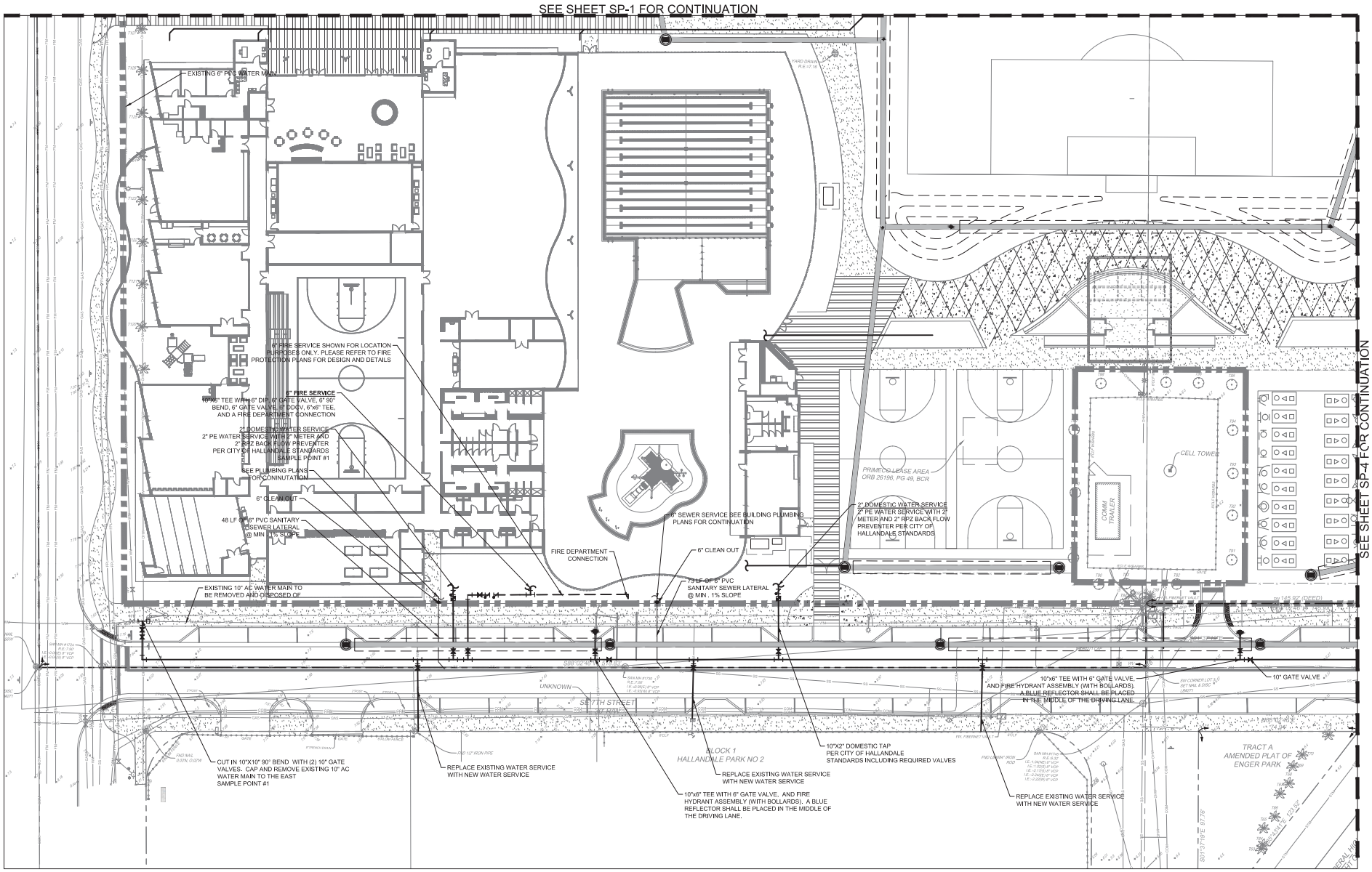


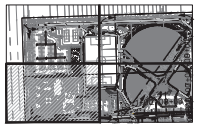
EXISTING LEGEND:

- ANCHOR
- BLOW-OFF VALVE
- CATCH BASIN
- CONCRETE LIGHT POLE
- CONCRETE POST
- CONCRETE POWER POLE
- CURB INLET
- ELECTRICAL OUTLET
- ELECTRICAL PANEL
- ELECTRICAL PULL BOX
- ELECTRICAL MANHOLE
- GAS MARKER
- HEADWALL
- METAL LIGHT POLE
- MONITORING WELL
- PIPE
- PARKING LIGHT 2 SQUARE
- SANITARY MANHOLE
- SIGN
- SPOT-FLOOD LIGHT
- SANITARY SEWER CLEAN OUT
- STORM MANHOLE
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- TELEPHONE PULL BOX
- TRAFFIC POLE
- TRAFFIC PULL BOX
- TRANSFORMER PAD
- WATER BLOW-OFF
- WATER VALVE
- WOOD POWER POLE
- OVER HEAD WIRES
- TOP OF BANK
- TOE OF SLOPE
- WATER MAIN
- GUARDRAIL
- NON-VEHICULAR ACCESS LINE

PROPOSED WATER AND SEWER LEGEND:

- FIRE HYDRANT ASSEMBLY
- GATE VALVE
- WATER METER
- SAMPLING POINT
- REDUCER
- BACKFLOW PREVENTER
- SIAMESE FIRE CONNECTION
- PLUG
- PAVEMENT RESTORATION
- CONFLICT CALLOUT (BOT = X.XX, TOP = X.XX)
- DRAINAGE STRUCTURE NUMBER
- R.E.= RIM ELEVATION
- I.E.= INVERT ELEVATION
- SANITARY SEWER MANHOLE
- CLEANOUT
- SANITARY SEWER PIPE FLOW DIRECTION (1.0" = 0'-10.0", @ 0.00%)
- SANITARY (SINGLE) SERVICE
- SANITARY (DOUBLE) SERVICE

KEY MAP



SCALE: 1" = 20'

SUBMITTALS:

PHASE	DATE
Project Status	**Issue Date**
SCHEMATIC DESIGN	06-16-2016
DRC SUBMITTAL	08-09-2016

Revision Schedule		
Revision#	Revision Description	Revision Date

PROJECT TEAM
PROFESSIONAL IN CHARGE
GEORGE H. HOHMANN, AIA
REGISTRATION NUMBER AR-0008446
APPROVED BY
DESIGNED BY Designer
DRAWN BY Author
CHECKED BY Checker

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FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. 2000018
CTA PROJECT 15-0098-002-01

DESIGN CONSULTANT

BLUESTEN PARK

Hallandale Beach, FL

CLIENT CODE/FILE NUMBER:
Client ID
PROJECT ID - SUBMISSION NUMBER
Project ID

2/22/2016 9:59:00 AM

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WATER AND SEWER PLAN

SHEET TITLE

ACAI associates, inc.
architecture • engineering
roofing • consulting
construction • management
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ARCHITECT OF RECORD

PROJECT NUMBER
15-0098-002-01

SHEET NUMBER
C-022

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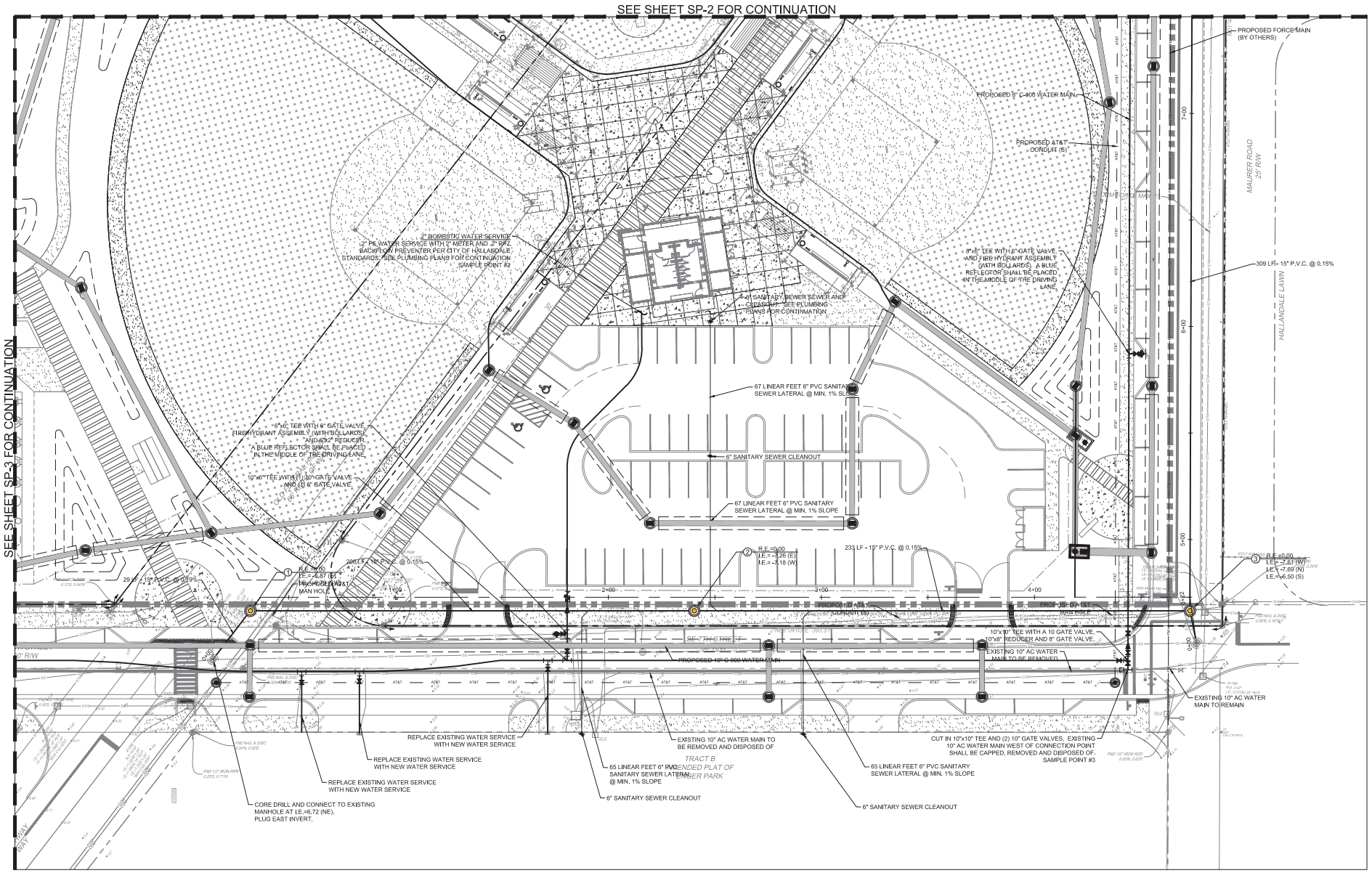


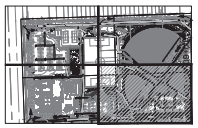
EXISTING LEGEND:

- ANCHOR
- BLOW-OFF VALVE
- CATCH BASIN
- CONCRETE LIGHT POLE
- CONCRETE POST
- CONCRETE POWER POLE
- CURB INLET
- ELECTRICAL OUTLET
- ELECTRICAL PANEL
- ELECTRICAL PULL BOX
- ELECTRICAL MANHOLE
- GAS MARKER
- HEADWALL
- METAL LIGHT POLE
- MONITORING WELL
- PIPE
- PARKING LIGHT 2 SQUARE
- SANITARY MANHOLE
- SIGN
- SPOT-FLOOD LIGHT
- SANITARY SEWER CLEAN OUT
- STORM MANHOLE
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- TELEPHONE PULL BOX
- TRAFFIC POLE
- TRAFFIC PULL BOX
- TRANSFORMER PAD
- WATER BLOW-OFF
- WATER VALVE
- WOOD POWER POLE
- OVER HEAD WIRES
- TOP OF BANK
- TOE OF SLOPE
- WATER MAIN
- GUARDRAIL
- NON-VEHICULAR ACCESS LINE

PROPOSED WATER AND SEWER LEGEND:

- FIRE HYDRANT ASSEMBLY
- GATE VALVE
- WATER METER
- SAMPLING POINT
- REDUCER
- BACKFLOW PREVENTER
- SIAMESE FIRE CONNECTION
- PLUG
- PAVEMENT RESTORATION
- BOT. = X.XX / TOP = X.XX — CONFLICT CALLOUT
- DRAINAGE STRUCTURE NUMBER
- R.E.= RIM ELEVATION
- I.E.= INVERT ELEVATION
- SANITARY SEWER MANHOLE
- CLEANOUT
- SANITARY SEWER PIPE FLOW DIRECTION (1.0" = 10.0', @ 0.00%)
- SANITARY (SINGLE) SERVICE
- SANITARY (DOUBLE) SERVICE

KEY MAP



SCALE: 1" = 20'

S U B M I T T A L S :

PHASE	DATE
Project Status	**Issue Date**
SCHEMATIC DESIGN	06-15-2016
DRC SUBMITTAL	08-05-2016

Revision Schedule		
Revision#	Revision Description	Revision Date

P R O J E C T T E A M
PROFESSIONAL IN CHARGE

GEORGE H. HOHMANN, AIA

REGISTRATION N U M B E R AR-0008446

APPROVED BY

D E S I G N E D B Y
Designer

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Author

C H E C K E D B Y
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FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. 2020-01

CTA PROJECT 15-0098-002-01

D E S I G N C O N S U L T A N T

BLUESTEN PARK

Hallandale Beach, FL

CLIENT CODE/FILE NUMBER:
Client ID
PROJECT ID - SUBMISSION NUMBER
Project ID

2/22/2016 9:59:00 AM

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WATER AND SEWER PLAN

S H E E T T I T L E

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A R C H I T E C T O F R E C O R D

15-0098-002-01

P R O J E C T N U M B E R

C-023

S H E E T N U M B E R

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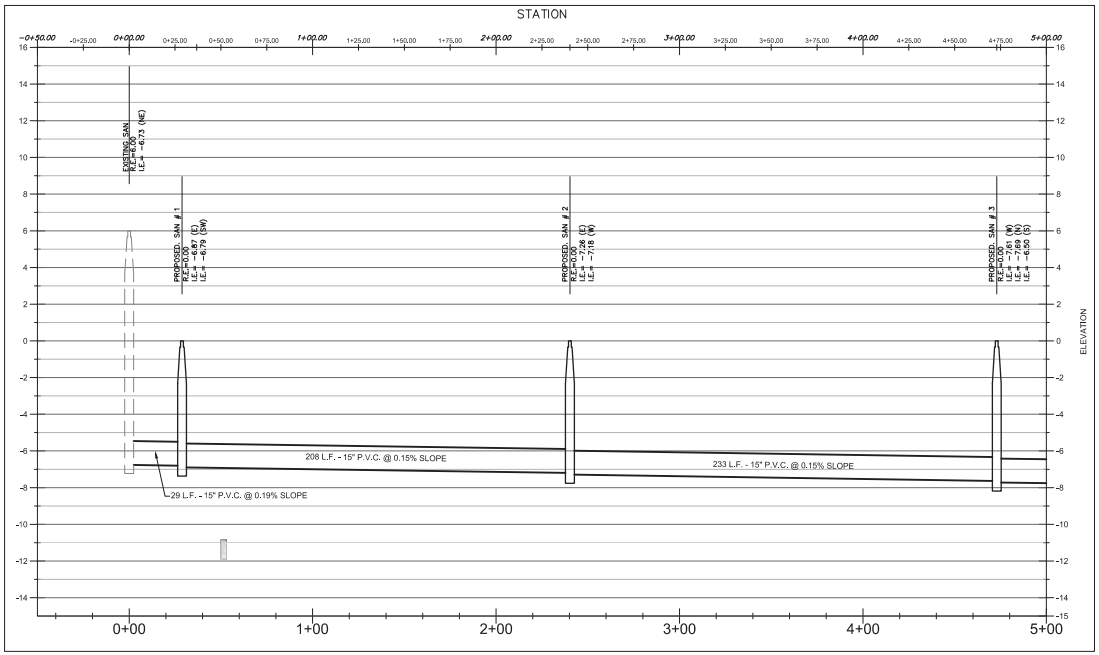

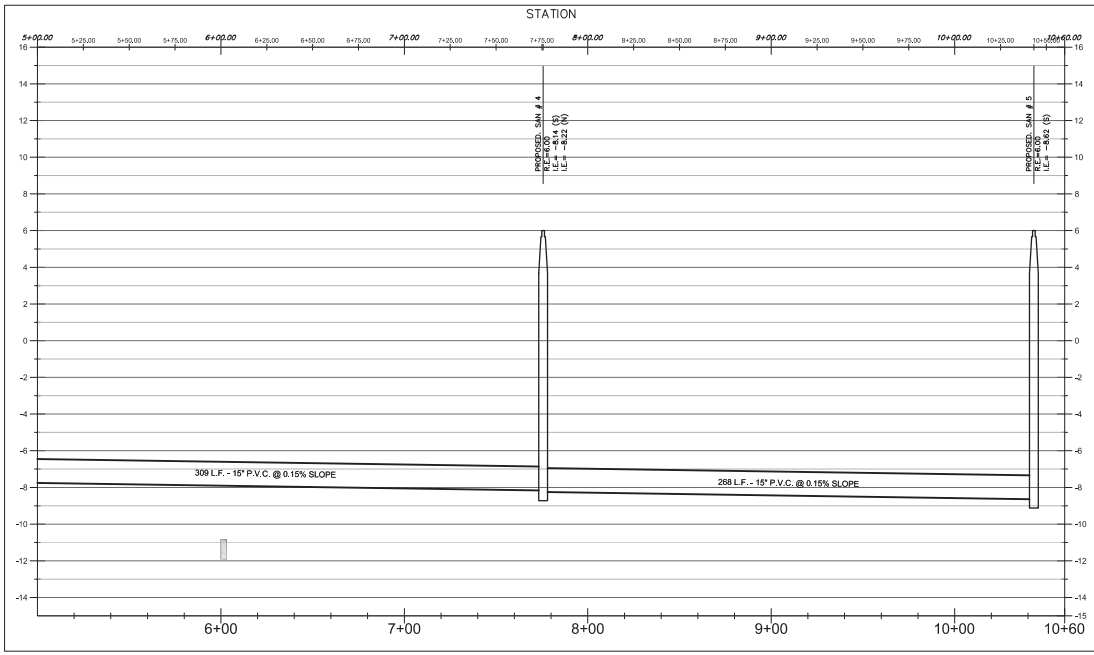

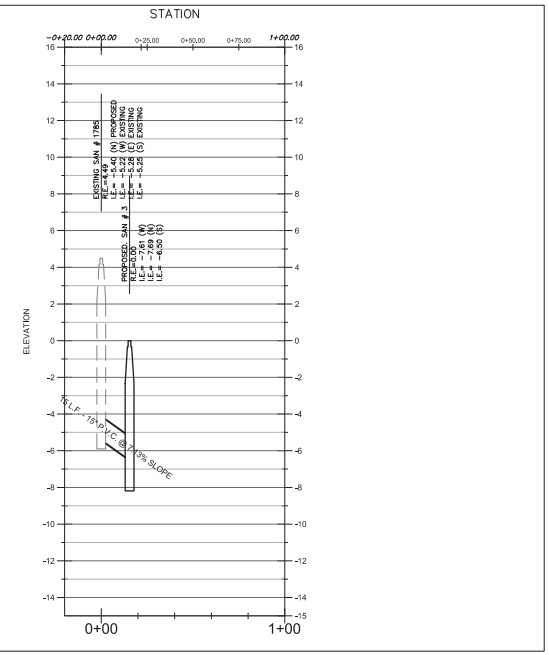

SUBMITTALS:

PHASE	DATE
Project Status	Issue Date
SCHEMATIC DESIGN	06-16-2016
DRC SUBMITTAL	08-09-2016

Revision Schedule

Revision#	Revision Description	Revision Date

PROJECT TEAM
PROFESSIONAL IN CHARGE

GEORGE H. HOHMANN, AIA

REGISTRATION NUMBER AR-0008448

APPROVED BY

DESIGNED BY
Designer

DRAWN BY
Author

CHECKED BY
Checker

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FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. 2000714

CTA PROJECT 15-0098-002-01

DESIGN CONSULTANT

BLUESTEN PARK

Hallendale Beach, FL

CLIENT CODE/FILE NUMBER:
Client ID

PROJECT ID - SUBMISSION NUMBER:
Project ID

SEWER PROFILE

SHEET TITLE

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roofing • consulting
construction • management

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ARCHITECT OF RECORD

15-0098-002-01

PROJECT NUMBER

C-024

SHEET NUMBER

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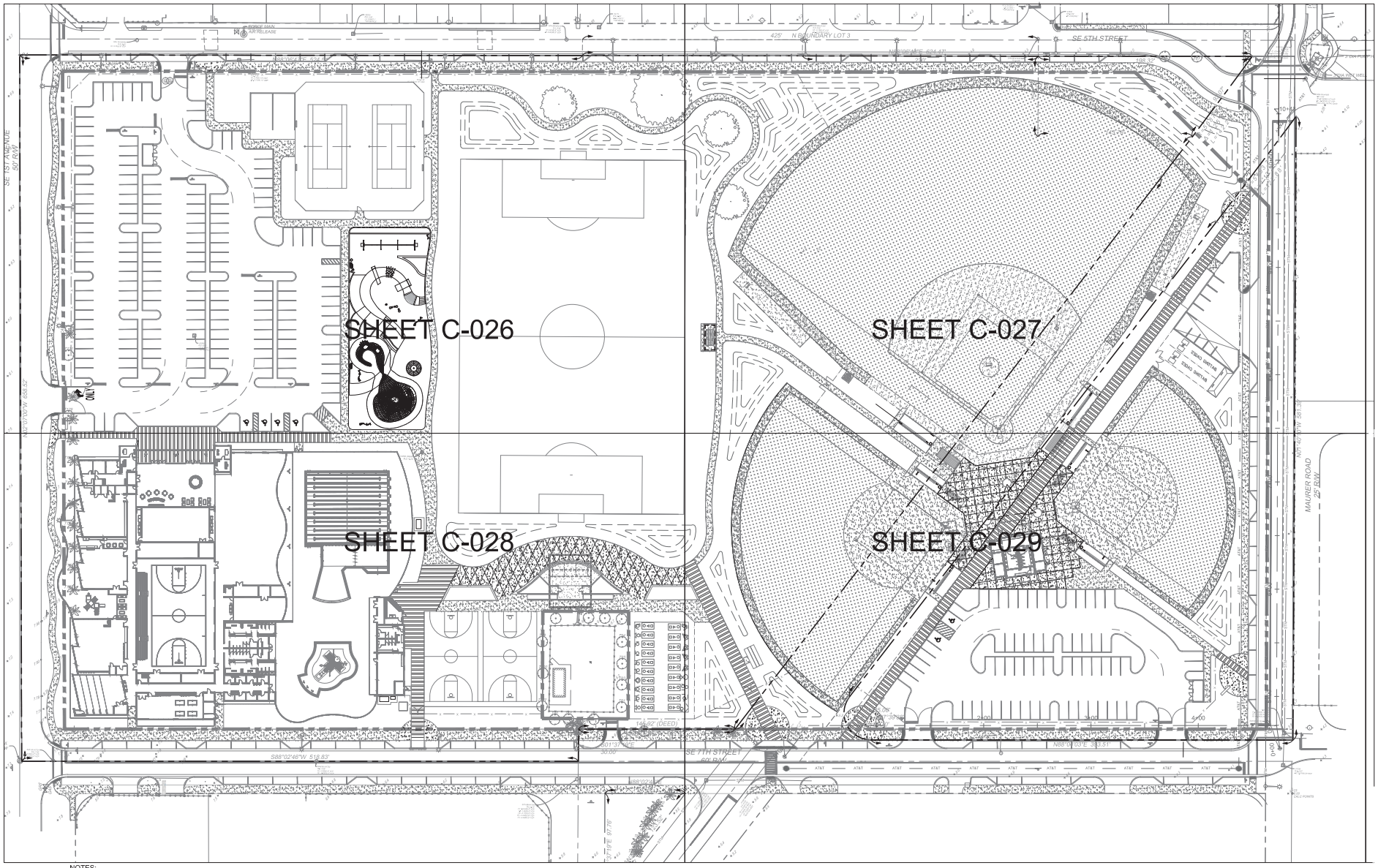
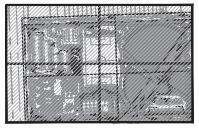


NOTES:

1. ALL SIGNS TO BE REMOVED AND REPLACED AT THE END OF THE PROJECT. CONTRACTOR TO MAINTAIN ALL SIGNS DURING CONSTRUCTION, UNLESS OTHERWISE NOTED.
2. ALL EXISTING PAVEMENT MARKINGS AND SIGNING DISTURBED DUE TO PROPOSED CONSTRUCTION ACTIVITIES SHALL BE REPLACED.
3. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS", LATEST EDITION, AND BROWARD COUNTY TRAFFIC ENGINEERING DIVISION STANDARDS (LATEST EDITION.)
4. ALL PAVEMENT MARKINGS SHALL BE ALKYD BASED THERMOPLASTIC AND FULLY RETROREFLECTORIZED UNLESS NOTED OTHERWISE.
5. ALL PAVEMENT MARKING REFLECTIVITY SHALL BE 250 MILLICANDELLAS FOR WHITE AND 175 MILLICANDELLAS FOR YELLOW.
6. FDOT APPROVED SEALER SHALL BE USED WHEN APPLYING MARKINGS ON CONCRETE.
7. ALL STOP SIGNS SHALL BE 30"x30" DIAMOND GRADE VIP REFLECTIVE MATERIAL.
8. RAISED PAVEMENT MARKERS (RPM'S) SHALL BE CLASS "B" OR EQUAL, APPLIED WITH EPOXY OR BITUMINOUS ADHESIVE.
9. EXISTING MARKINGS SHALL BE REMOVED BY WATER BLASTING OR SANDBLASTING ONLY.
10. ALL STOP BARS TO BE 4' BEHIND CROSSWALK OR SIDEWALK.
11. ALL EXISTING SIGNAL LOOPS AND OTHER APPURTENANCES DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AND COORDINATED WITH B.C.H.C.E.D.
12. ALL PARKING STALLS SHALL BE PAINTED PER CITY OF HALLANDALE BEACH STANDARDS WITH A DOUBLE 4" WIDE WHITE PAINT LINE.

KEY MAP



0 40' 80'

SCALE: 1" = 40'

SUBMITTALS:

PHASE	DATE
Project Status	Issue Date
SCHEMATIC DESIGN	06-16-2016
DRC SUBMITTAL	08-09-2016

Revision Schedule

Revision#	Revision Description	Revision Date

PROJECT TEAM PROFESSIONAL IN CHARGE

GEORGE H. HOHMANN, AIA

REGISTRATION NUMBER AR-0008448

APPROVED BY

DESIGNED BY Designer

DRAWN BY Author

CHECKED BY Checker

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CTA PROJECT 15-0098-002-01

DESIGN CONSULTANT

BLUESTEN PARK

Hallendale Beach, FL

CLIENT CODE/FILE NUMBER: Client ID

PROJECT ID - SUBMISSION NUMBER: Project ID

OVERALL PAVEMENT MARKING & SIGNAGE PLAN

SHEET TITLE

ACAI associates, inc
architecture • engineering
roofing • consulting
construction • management

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ARCHITECT OF RECORD

15-0098-002-01

PROJECT NUMBER

C-025

SHEET NUMBER

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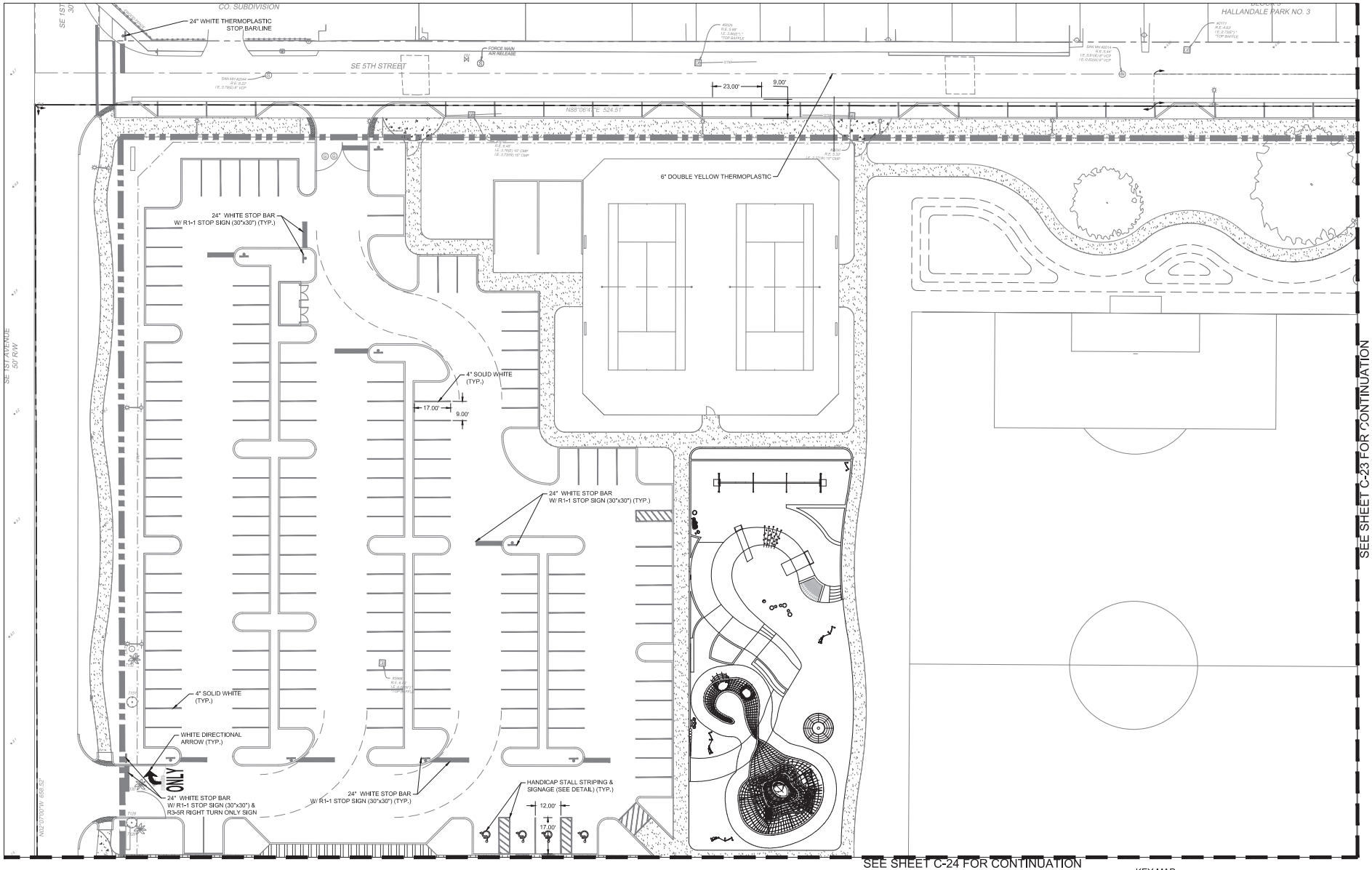

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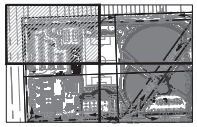

0 20' 40'

SCALE: 1" = 20'

SUBMITTALS:

PHASE	DATE
Project Status	Issue Date
SCHEMATIC DESIGN	06-16-2016
DRC SUBMITTAL	08-09-2016

Revision Schedule

Revision#	Revision Description	Revision Date

PROJECT TEAM PROFESSIONAL IN CHARGE

GEORGE H. HOHMANN, AIA

REGISTRATION NUMBER AR-0008448

APPROVED BY

DESIGNED BY Designer

DRAWN BY Author

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FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. 0000714

CTA PROJECT 15-0098-002-01

DESIGN CONSULTANT

BLUESTEN PARK

Hallendale Beach, FL

CLIENT CODE/FILE NUMBER: Client ID

PROJECT ID - SUBMISSION NUMBER: Project ID

PAVEMENT MARKING AND SIGNAGE PLAN

SHEET TITLE

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roofing • consulting
construction • management

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ARCHITECT OF RECORD

15-0098-002-01

PROJECT NUMBER

C-026

SHEET NUMBER

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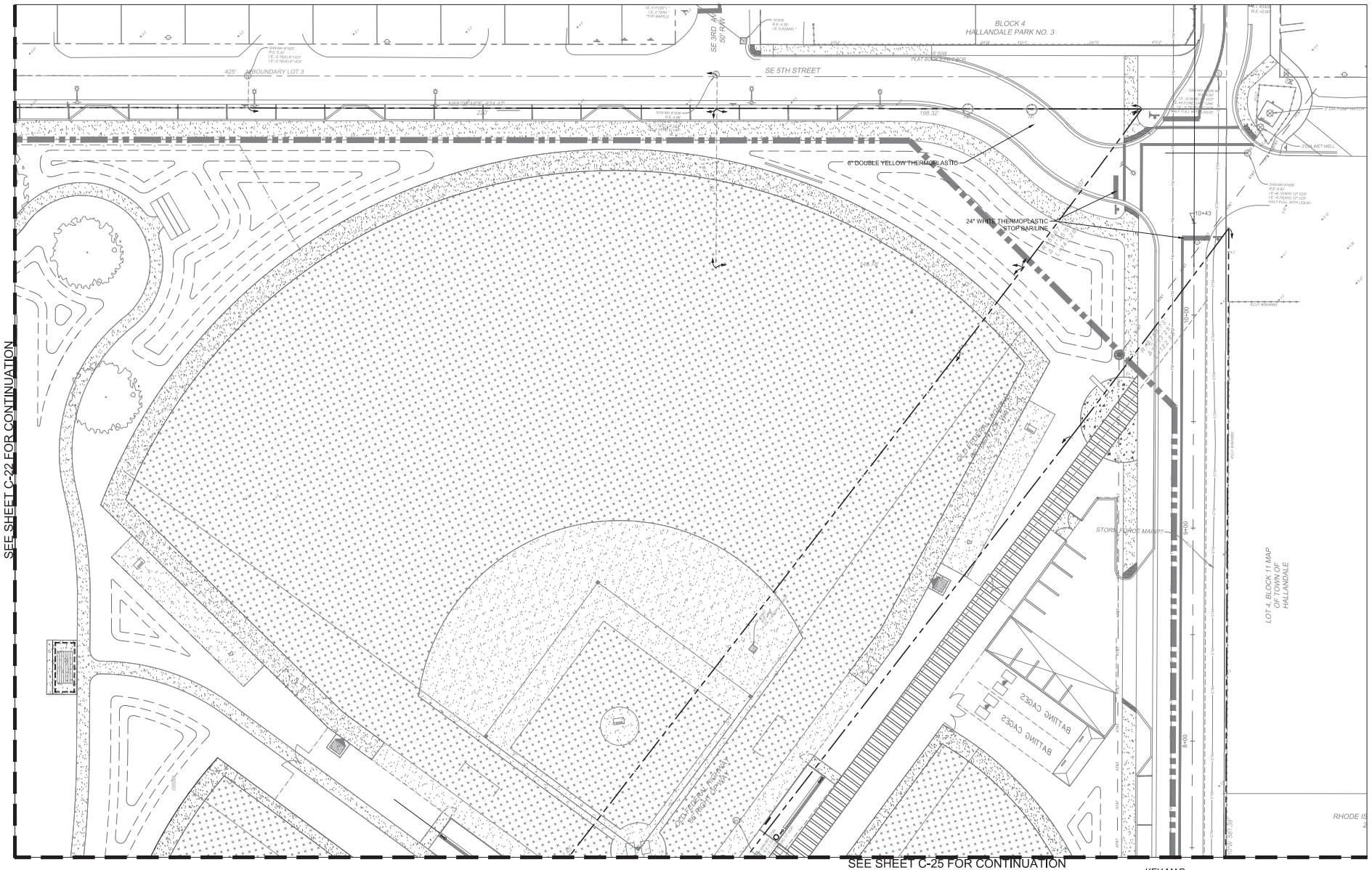

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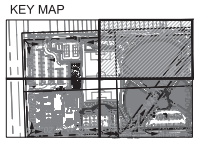

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SCALE: 1" = 20'

SUBMITTALS:

PHASE	DATE
Project Status	**Issue Date**
SCHEMATIC DESIGN	06-16-2016
DRC SUBMITTAL	08-05-2016

Revision Schedule		
Revision#	Revision Description	Revision Date

PROJECT TEAM PROFESSIONAL IN CHARGE

GEORGE H. HOHMANN, AIA

REGISTRATION NUMBER AR-0008446

APPROVED BY

DESIGNED BY Designer

DRAWN BY Author

CHECKED BY Checker

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CTA PROJECT 15-0098-002-01

DESIGN CONSULTANT

BLUESTEN PARK

Hallandale Beach, FL

CLIENT CODE/FILE NUMBER:
Client ID
PROJECT ID - SUBMISSION NUMBER
Project ID

PAVEMENT MARKING AND SIGNAGE PLAN

SHEET TITLE

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roofing • consulting
construction • management
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ARCHITECT OF RECORD

15-0098-002-01

PROJECT NUMBER

C-027

SHEET NUMBER

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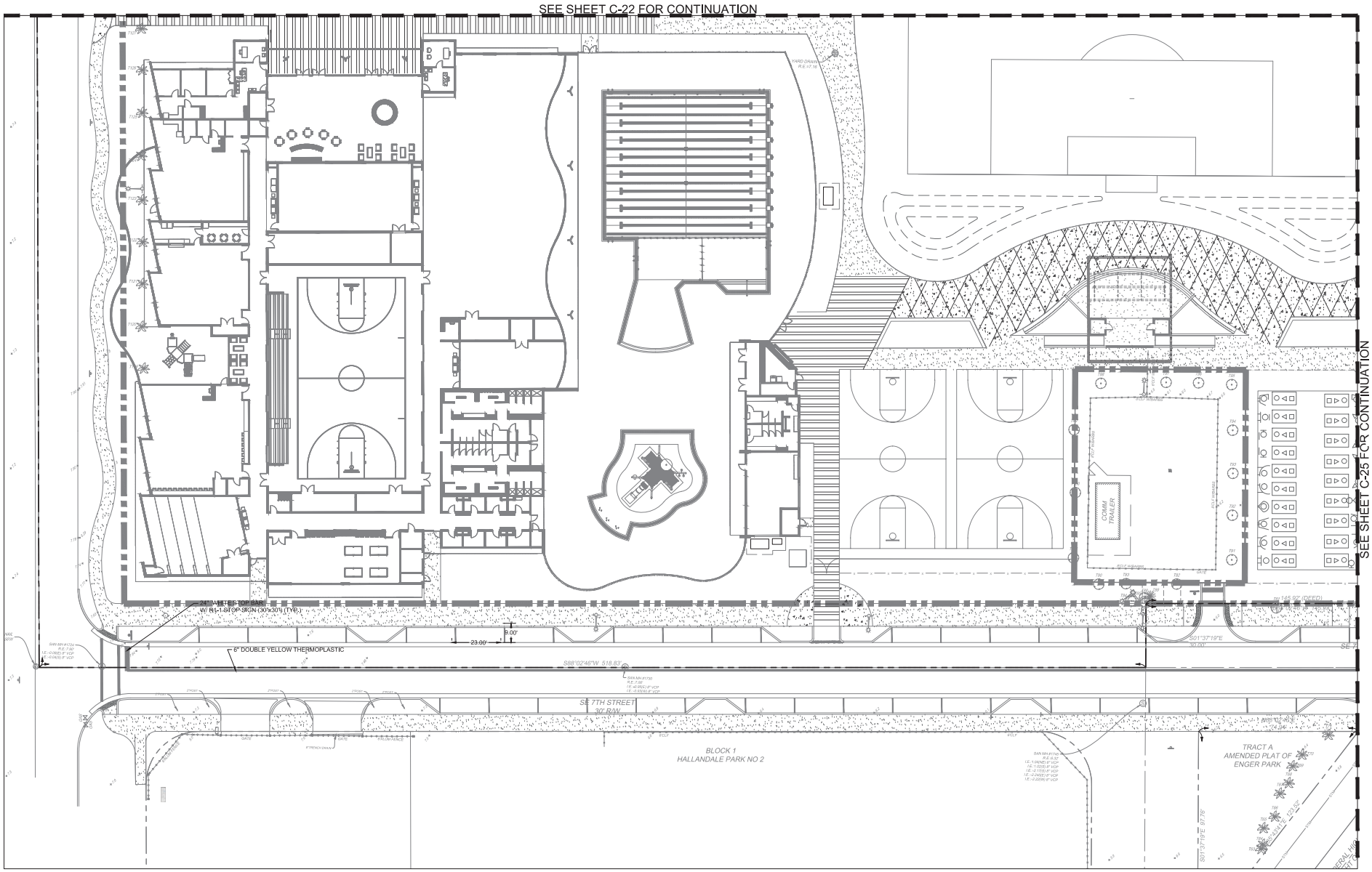
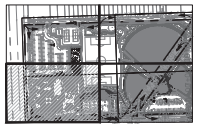


SEE SHEET C-22 FOR CONTINUATION

SEE SHEET C-25 FOR CONTINUATION

KEY MAP



0 20' 40'

SCALE: 1" = 20'

S U B M I T T A L S :

PHASE	DATE
Project Status	**Issue Date**
SCHEMATIC DESIGN	06-16-2016
DRC SUBMITTAL	08-05-2016

Revision Schedule

Revision#	Revision Description	Revision Date

P R O J E C T T E A M
PROFESSIONAL IN CHARGE

GEORGE H. HOHMANN, AIA

REGISTRATION N U M B E R AR-0008446

APPROVED BY

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D R A W N B Y
Author

C H E C K E D B Y
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CTA PROJECT 15-0098-002-01

D E S I G N C O N S U L T A N T

BLUESTEN PARK

Hallandale Beach, FL

CLIENT CODE/FILE NUMBER:
Client ID
PROJECT ID - SUBMISSION NUMBER
Project ID

PAVEMENT MARKING AND SIGNAGE PLAN

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A R C H I T E C T O F R E C O R D

15-0098-002-01

P R O J E C T N U M B E R

C-028

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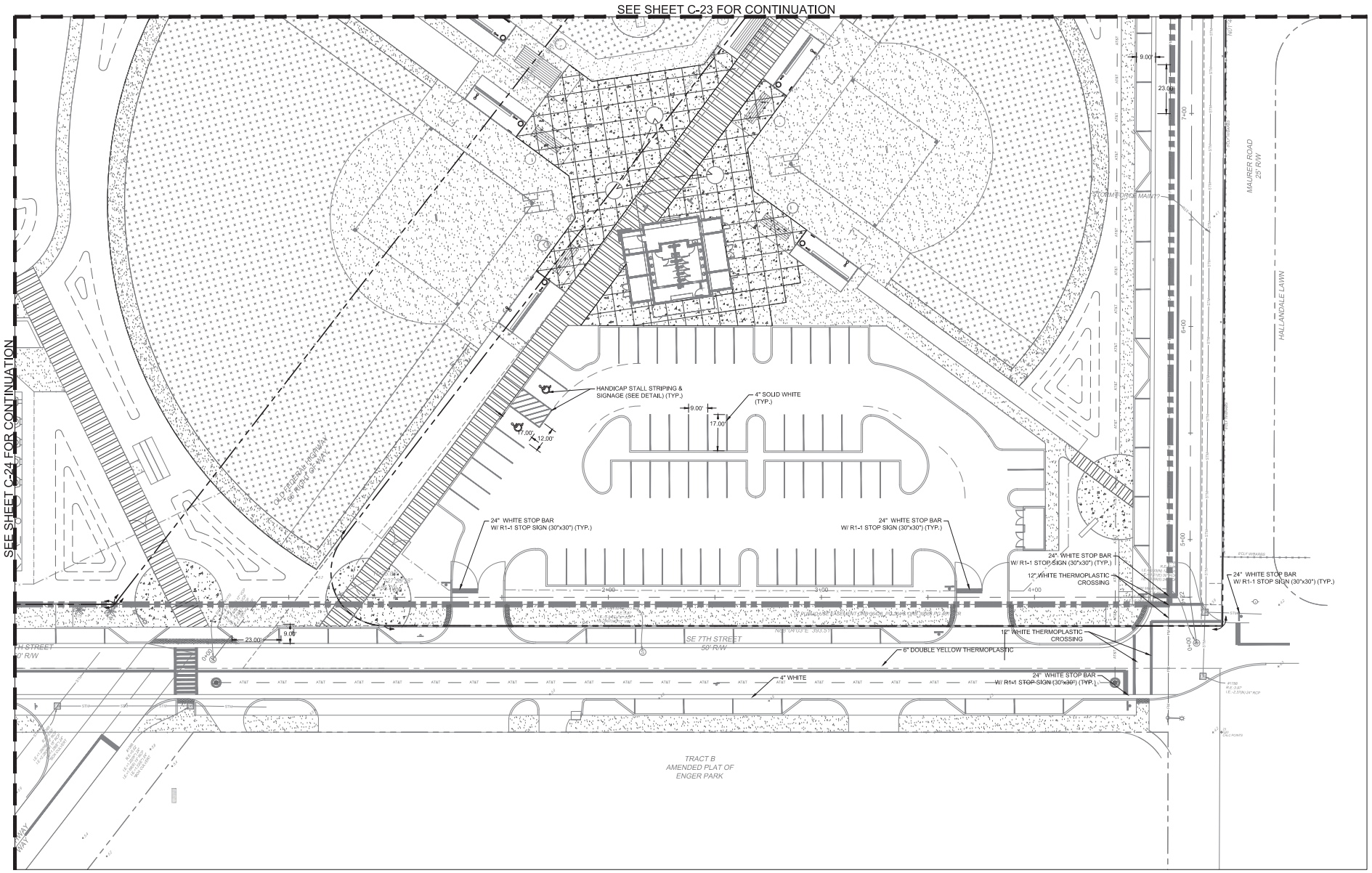
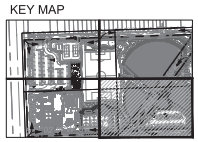


KEY MAP



SCALE: 1" = 20'

SUBMITTALS:

PHASE	DATE
Project Status	Issue Date
SCHEMATIC DESIGN	06-16-2016
DRC SUBMITTAL	08-09-2016

Revision Schedule

Revision#	Revision Description	Revision Date

PROJECT TEAM
PROFESSIONAL IN CHARGE

GEORGE H. HOHMANN, AIA

REGISTRATION NUMBER AR-0008448

APPROVED BY

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Designer

DRAWN BY
Author

CHECKED BY
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FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. 2000016

CTA PROJECT 15-0098-002-01

DESIGN CONSULTANT

BLUESTEN PARK

Hallandale Beach, FL

CLIENT CODE/FILE NUMBER:
Client ID
PROJECT ID - SUBMISSION NUMBER:
Project ID

PAVEMENT MARKING AND SIGNAGE PLAN
SHEET TITLE

ACAI
associates, inc
architecture • engineering
roofing • consulting
construction-management

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ARCHITECT OF RECORD

15-0098-002-01

PROJECT NUMBER

C-029

SHEET NUMBER

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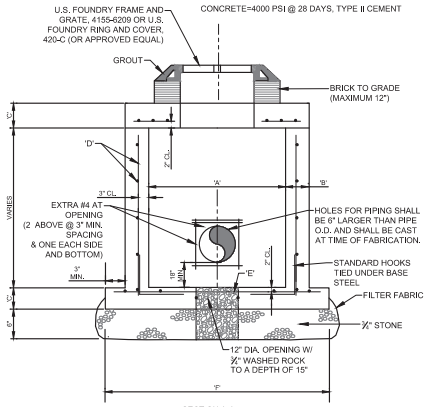


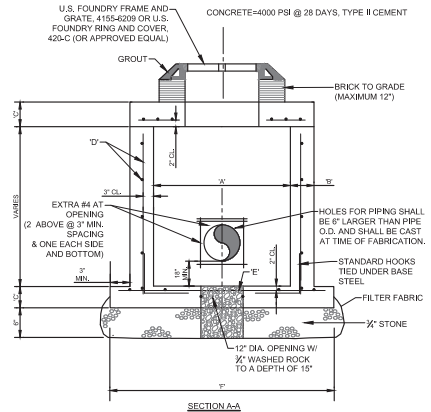
SECTION A-A

TYPE	"A"	"B"	"C"	"D"	"E"	"F"
P	3'-6" Ø	6"	8"	4 @ 12" C.C.E.W.	4 @ 12" C.C.E.W.	5'-0" Ø
C-4	4'-0" Ø	8"	8"	4 @ 12" C.C.E.W.	4 @ 12" C.C.E.W.	6'-4" Ø
C-5	5'-0" Ø	8"	8"	5 @ 12" C.C.E.W.	5 @ 12" C.C.E.W.	7'-4" Ø
C-6	6'-0" Ø	8"	10"	5 @ 12" C.C.E.W.	5 @ 6" C.C.E.W.	8'-4" Ø
C-7	7'-0" Ø	10"	10"	5 @ 12" C.C.E.W.	5 @ 6" C.C.E.W.	9'-4" Ø
C-8	8'-0" Ø	10"	10"	5 @ 12" C.C.E.W.	5 @ 6" C.C.E.W.	10'-8" Ø
C-10	10'-0" Ø	10"	10"	5 @ 12" C.C.E.W.	5 @ 6" C.C.E.W.	12'-8" Ø

REINFORCEMENT SHALL BE ASTM A615/A615M GRADE 60 STEEL

PRECAST CIRCULAR DRAINAGE STRUCTURES

SCALE: N.T.S.



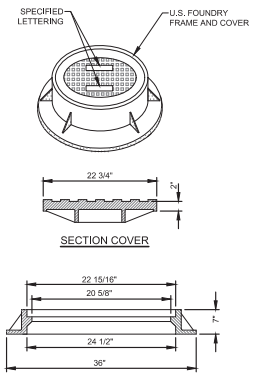
SECTION A-A

TYPE	"A"	"B"	"C"	"D"	"E"	"F"
P	3'-6"	6"	8"	4 @ 12" C.C.E.W.	4 @ 12" C.C.E.W.	5'-0"
C-4	4'-0"	8"	8"	4 @ 12" C.C.E.W.	4 @ 12" C.C.E.W.	6'-4"
C-5	5'-0"	8"	8"	5 @ 12" C.C.E.W.	5 @ 12" C.C.E.W.	7'-4"
C-6	6'-0"	8"	10"	6 @ 12" C.C.E.W.	5 @ 6" C.C.E.W.	8'-4"
C-7	7'-0"	10"	10"	5 @ 12" C.C.V.E.F.	5 @ 6" C.C.E.W.	9'-4"
C-8	8'-0"	10"	10"	5 @ 6" C.C.H.E.F.	5 @ 6" C.C.E.W.	10'-4"
C-10	10'-0"	10"	10"		5 @ 6" C.C.E.W.	12'-4"

REINFORCEMENT SHALL BE ASTM A615/A615M GRADE 60 STEEL

PRECAST SQUARE DRAINAGE STRUCTURES

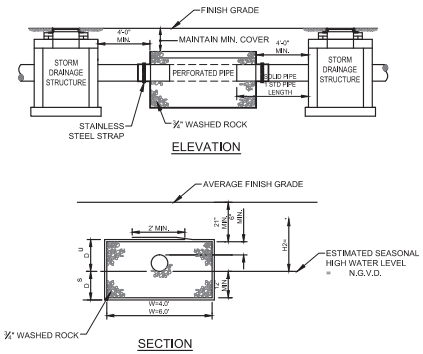
SCALE: N.T.S.



STANDARD MANHOLE COVER

SCALE: N.T.S.

U.S.F. No. 420-C

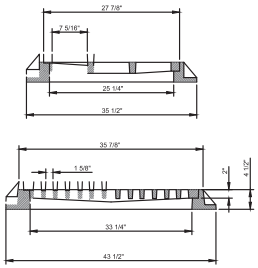


NOTES:

1. PIPES SHALL CONNECT TO ADDITIONAL CATCH BASINS AS REQUIRED.
2. BALLAST ROCK SHALL BE FROM FRESH WATER WASHED FREE OF DELETERIOUS MATTER.
3. TRENCH TO BE LINED WITH AMOCO PROPEX 4545 OR APPROVED EQUIVALENT TYPE FILTER FABRIC. OVERLAP TRENCH LINING MATERIAL A MINIMUM OF 2' AT TOP OF TRENCH. CLOSE ENDS AND STRAP AROUND PIPE.
4. BIO-BARRIER SHALL BE INSTALLED ADJACENT TO EXFILTRATION TRENCH WHEN EXISTING OR PROPOSED TREES ARE LOCATED WITHIN 10.0' OF CENTERLINE OF PIPE. INSTALLATION OF BIO-BARRIER SHALL BE IN ACCORDANCE WITH BIO-BARRIER DETAIL (SEE LANDSCAPE DRAWING DETAILS).

EXFILTRATION TRENCH DETAIL

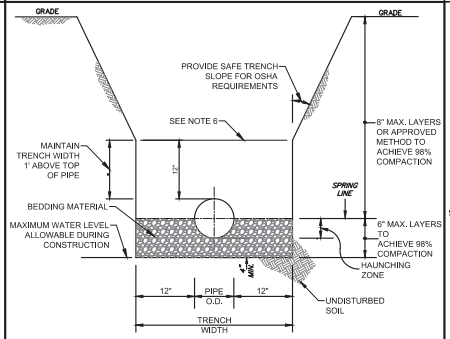
SCALE: N.T.S.



FRAME AND GRATE DETAIL

SCALE: N.T.S.

U.S.F. No. 4155-6209

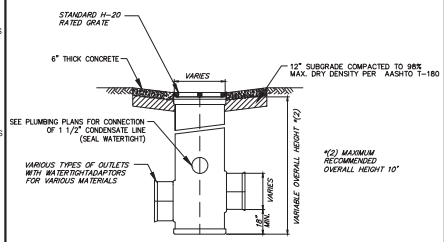


NOTES:

1. WHERE SOIL CONDITIONS CAN NOT BE MAINTAINED AS SHOWN ABOVE, PROVIDE APPROVED MEANS OF CONSTRUCTION.
2. BEDDING MATERIAL SHALL CONSIST OF WELL GRADED ASTM C33 #67 ROCK (3/4" TO No.4) AND BE PLACED TO SPRING LINE OF PIPE.
3. SHEETING WILL BE REQUIRED AS DETERMINED IN THE FIELD.
4. REFER TO SPECIFICATIONS FOR EXCAVATION IN MUCK OR OTHER UNSUITABLE MATERIAL.
5. COMPACTION PERCENTAGES SHOWN REFER TO AASHTO T-180.
6. MECHANICAL COMPACTION NOT ALLOWED BELOW THIS LEVEL (WITHIN 12" OF TOP OF PIPE).
7. THOROUGHLY WORK IN AND TAMP THE BEDDING MATERIAL IN THE HAUNCHING ZONE BEFORE PLACING AND COMPACTING REMAINDER OF BACKFILL.

TRENCH DETAIL

SCALE: N.T.S.



SECTION

NOTES:

1. APRON AROUND CATCH BASIN TO BE 6" THICK CONCRETE ON COMPACTED SUBGRADE.

2. FOR CATCH BASINS CONSTRUCT 12" WIDE (MIN.) APRON ON ALL (4) SIDES.

3. FOR YARD DRAINS CONSTRUCT 6" WIDE (MIN.) APRON ON ALL (4) SIDES.

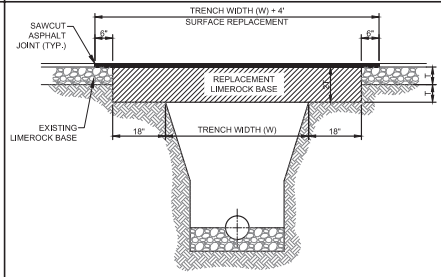
4. CONCRETE APRON SHALL BE INSTALLED AROUND ALL CATCH BASINS, IN-LINE DRAINS, & DRAIN BASINS WITHIN GREEN AREAS.

5. ALL YARD DRAINS SHALL BE MANUFACTURED BY A.D.S. OR APPROVED EQUAL.

6. ALL PVC PIPE SHALL BE SDR-35.

YARD DRAIN DETAIL

SCALE: N.T.S.



NOTES:

1. REPLACED BASE MATERIAL OVER TRENCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE, MINIMUM 8", MAXIMUM 18".

2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM (LOOSE MEASUREMENT) LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY, PER AASHTO T-180.

3. SUBGRADE MATERIAL SHALL BE GRANULAR AND ANGULAR AND SHALL HAVE A MINIMUM LBR OF 40.

4. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED PARALLEL TO OR PERPENDICULAR TO THE ROADWAY

5. SURFACE TREATED PAVEMENT JOINTS SHALL BE LAPPED.

6. SURFACE MATERIAL SHALL BE CONSISTENT WITH THE SURROUNDING SURFACE (MINIMUM 1" THICKNESS)

7. BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 AND A MINIMUM CARBONATE CONTENT OF 70% (60% FOR LOCAL STREETS)

8. IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.

PAVEMENT RESTORATION DETAIL

SCALE: N.T.S.

SUBMITTALS:
PHASE ____ DATE ____

Project Status	Issue Date
SCHEMATIC DESIGN	06-16-2016
DRC SUBMITTAL	08-05-2016

Revision Schedule

Revision#	Revision Description	Revision Date

PROJECT TEAM
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CTA PROJECT 15-0098-002-01

DESIGN CONSULTANT

BLUESTEN PARK

Hallendale Beach, FL

CLIENT CODE/FILE NUMBER:
Client ID
PROJECT ID - SUBMISSION NUMBER
Project ID

PAVING AND DRAINAGE DETAILS
SHEET TITLE

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15-0098-002-01
PROJECT NUMBER

C-030
SHEET NUMBER

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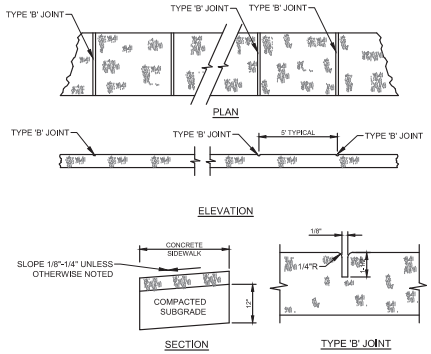


NOTES:

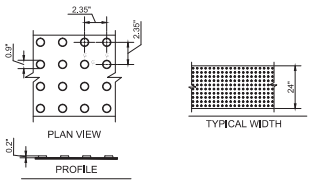
1. SIDEWALK SHALL BE 4" THICK EXCEPT IN DRIVEWAYS AND BROWARD COUNTY R/W WHERE THE THICKNESS SHALL BE 6".
2. SUBGRADE BELOW SIDEWALK SHALL BE COMPACTED TO 98% OF MAX. DENSITY PER A.A.S.H.T.O. T-180.
3. CONCRETE STRENGTH SHALL BE MIN. 3000 PSI @ 28 DAYS.

TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
"B"	5 FEET CENTER TO CENTER ON SIDEWALKS.

SIDEWALK DETAILS

SCALE: NONE

ARMOR-TILE TO BE USED FOR ALL DETECTABLE WARNINGS



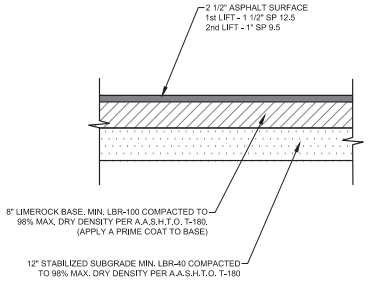
DETECTABLE WARNING SURFACES SHALL CONFORM WITH THE DRAFT GUIDELINES FOR ACCESSIBLE PUBLIC RIGHTS-OF-WAY (JUNE 17, 2002).

1108.1 GENERAL. DETECTABLE WARNINGS SHALL CONSIST OF A SURFACE OF TRUNCATED DOMES ALIGNED IN A SQUARE GRID PATTERN AND SHALL COMPLY WITH 1108.
1108.1.1 DOME SIZE. TRUNCATED DOMES IN A DETECTABLE WARNING SURFACE SHALL HAVE A BASE DIAMETER OF 0.9 INCHES (23 MM) MINIMUM TO 1.4 INCHES (36 MM) MAXIMUM, A TOP DIAMETER OF 50% OF THE BASE DIAMETER MINIMUM TO 65% OF THE BASE DIAMETER MAXIMUM, AND A HEIGHT OF 0.2 INCHES (5 MM).
1108.1.2 DOME SPACING. TRUNCATED DOMES IN A DETECTABLE WARNING SURFACE SHALL HAVE A CENTER-TO-CENTER SPACING OF 1.6 INCHES (41 MM) MINIMUM AND 2.4 INCHES (61 MM) MAXIMUM, AND A BASE-TO-BASE SPACING OF 0.65 INCHES (16 MM) MINIMUM, MEASURED BETWEEN THE MOST ADJACENT DOMES ON SQUARE GRID.
1108.1.3 CONTRAST. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT.
1108.1.4 SIZE. DETECTABLE WARNING SURFACES SHALL EXTEND 24 INCHES (610 MM) MINIMUM IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF THE CURB RAMP, LANDING, OR BLENDED TRANSITION.

DETECTABLE WARNING - TRUNCATED DOME

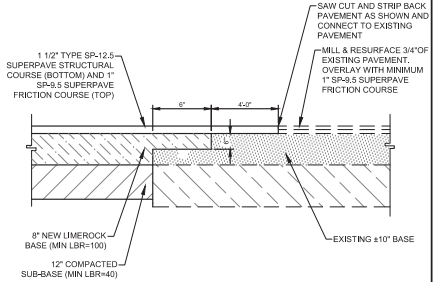
SCALE: NONE (IN RIGHT OF WAY)

NOTE:
ALL DETECTABLE WARNING SURFACES ON PRIVATE PROPERTY REQUIRED BY THE CODE SHALL BE GOVERNED BY THE REQUIREMENTS OF ANSI A117.1-1986. DETECTABLE WARNING TEXTURES ON WALKING SURFACES SHALL CONSIST OF EXPOSED AGGREGATE CONCRETE, CUSHIONED SURFACES MADE OF RUBBER OR PLASTIC, OR RAISED STRIPS. TEXTURES SHALL CONTRAST WITH THAT OF SURROUNDING SURFACE.



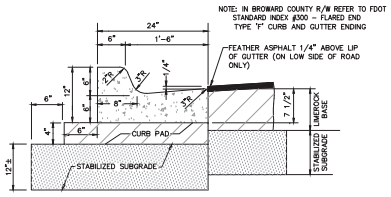
TYPICAL PAVEMENT SECTION

SCALE: N.T.S.



TYPICAL PAVEMENT INTERFACE

SCALE: NONE

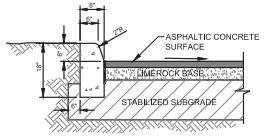


NOTE :

WHEN USED ON HIGH SIDE OF ROADWAYS THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6" INSTEAD OF 7 1/2".

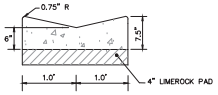
TYPE "F" CURB & GUTTER

SCALE: NONE REFER TO FDOT INDEX 300 FOR NOTES AND DETAILS



TYPE "D" CONCRETE CURB

SCALE: NONE REFER TO FDOT INDEX 300 FOR NOTES AND DETAILS



VALLEY GUTTER DETAIL

SCALE: NONE

NOTE: CONCRETE STRENGTH SHALL BE MIN. 3000 P.S.I. @ 28 DAYS

TYPICAL PAVER SECTION

SCALE: NONE

SUBMITTALS:

PHASE	DATE
Project Status	Issue Date
SCHEMATIC DESIGN	06-16-2016
DRC SUBMITTAL	08-09-2016

Revision Schedule		
Revision#	Revision Description	Revision Date

PROJECT TEAM PROFESSIONAL IN CHARGE

GEORGE H. HOHMANN, AIA

REGISTRATION NUMBER AR-0008446

APPROVED BY

DESIGNED BY Designer

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CHECKED BY Checker

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CTA PROJECT 15-0098-002-01

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Client ID
PROJECT ID - SUBMISSION NUMBER
Project ID

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ARCHITECT OF RECORD

15-0098-002-01

PROJECT NUMBER

C-031

SHEET NUMBER

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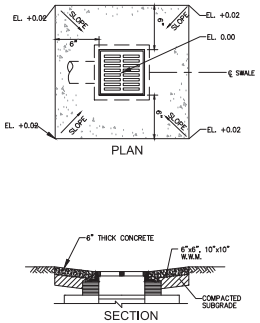
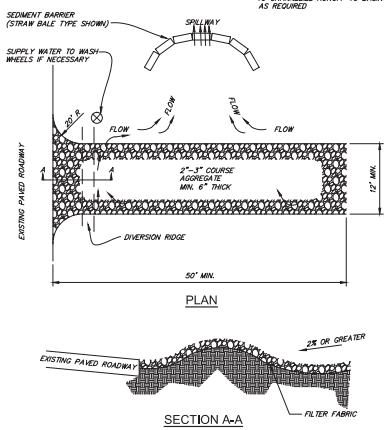


NOTES:
1. APRON AROUND CATCH BASIN TO BE 6" THICK CONCRETE ON COMPACTED SUBGRADE.
2. FOR CATCH BASINS CONSTRUCT 6" WIDE (MIN.) APRON ON ALL (4) SIDES.
3. CONCRETE APRON SHALL BE INSTALLED AROUND ALL CATCH BASINS.

CATCH BASIN APRON DETAIL

SCALE: N.T.S.

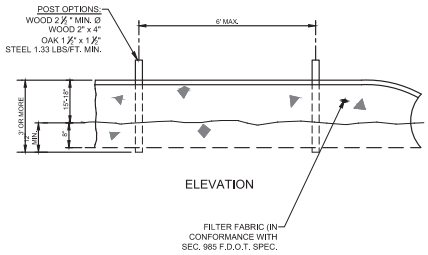
NOTES:
USE SANDBAGS, STRAW BALES OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BASIN AS REQUIRED



NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABLIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

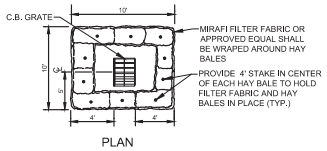
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

SCALE: N.T.S.



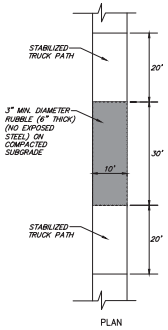
TYPE III SILT FENCE

SCALE: N.T.S.



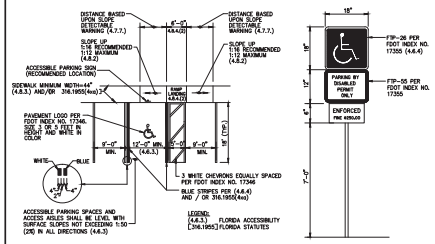
HAY BALE DETAIL

SCALE: N.T.S.



TRUCK RUMBLE STRIP AREA

SCALE: N.T.S.



ACCESSIBLE PARKING SPACE COMPLYING WITH FLORIDA AND ADA REQUIREMENTS

SCALE: NONE

SUBMITTALS:

PHASE	DATE
Project Status	Issue Date
SCHEMATIC DESIGN	06-16-2016
DRC SUBMITTAL	08-05-2016

Revision Schedule		
Revision#	Revision Description	Revision Date

PROJECT TEAM
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REGISTRATION NUMBER AR-0008446
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CTA PROJECT 15-0098-002-01

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BLUESTEN PARK

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15-0098-002-01

PROJECT NUMBER

C-032

SHEET NUMBER

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WATER MAIN SEPARATION IN ACCORDANCE WITH F.A.C. RULE 62-555.314

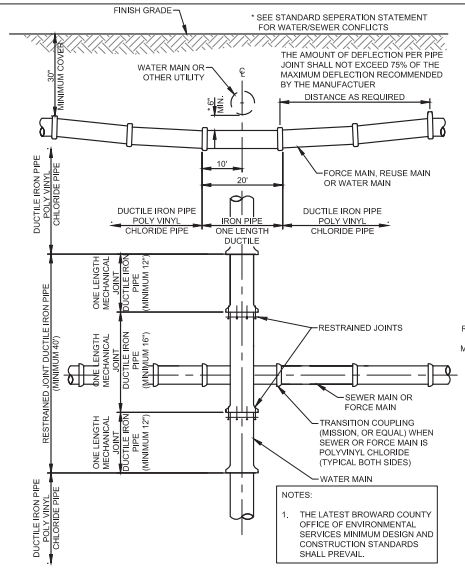
OTHER PIPE	HORIZONTAL SEPARATION	CROSSINGS (1) (5)	JOINT SPACING @ CROSSINGS (FULL JOINT CENTERED)
STORM SEWER, STORM WATER FORCE MAIN, RECLAIMED WATER (2)	Water Main; 3 ft. (min)	Water Main; 12 inches is the minimum, except for a storm sewer, then 6 inches is the minimum and 12 inches is preferred.	Alternate 3 ft. min; Water Main
VACUUM SANITARY SEWER	Water Main; 10 ft. preferred 3 ft. minimum	Water Main; 12 inches preferred 6 inches minimum	Alternate 3 ft. min; Water Main
GRAVITY OR PRESSURE SANITARY SEWER, SANITARY SEWER FORCE MAIN, RECLAIMED WATER (4)	Water Main; 10 ft. preferred 6 ft. minimum	Water Main; 12 inches is the minimum, except for gravity sewer, then 6 inches is the min. and 12 inches is preferred	Alternate 6 ft. minimum; Water Main
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM	10 ft. minimum	—	—

NOTES:

(1) WATER MAIN SHOULD CROSS ABOVE OTHER PIPE. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
(2) RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
(3) 3 FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE SEWER PIPE.
(4) RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
(5) 18" MINIMUM SEPARATION REQUIRED BY TRIDALL HAMMOCK IRRIGATION AND SOIL CONSERVATION DISTRICT, UNLESS OTHERWISE APPROVED.

WATER MAIN SEPARATIONS

SCALE: N.T.S.

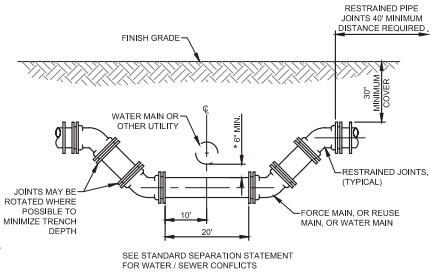


NOTES:

1. THE LATEST BROWARD COUNTY OFFICE OF ENVIRONMENTAL SERVICES MINIMUM DESIGN AND CONSTRUCTION STANDARDS SHALL PREVAIL.

STANDARD UTILITY CROSSING

SCALE: N.T.S.

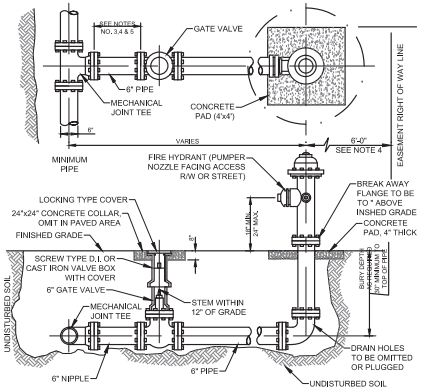


NOTES:

1. * WHENEVER POSSIBLE DEFLECTION OF THE PIPE WILL BE USED TO AVOID EXISTING OBSTRUCTIONS, THIS CROSSING WILL BE USED ONLY WHEN ORDERED BY THE ENGINEER.

SPECIAL UTILITY CROSSING

SCALE: N.T.S.

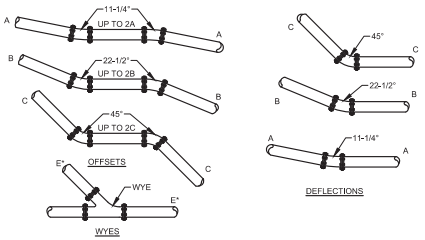


NOTES:

1. ALL FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH BWWS/WWED LATEST AND CURRENT MINIMUM STANDARDS.
2. THE FIRE HYDRANT ASSEMBLY SHALL CONSIST OF AN APPROVED IN LINE CHECK VALVE INSTALLED NO MORE THAN 3 FEET (OR WHEREVER PRACTICAL) AND NOT TO EXCEED 6 FEET FROM THE FIRE HYDRANT BASE SHOE UNLESS OTHERWISE APPROVED BY THE ENGINEER.
3. THE FIRE HYDRANT ASSEMBLY SHALL CONSIST OF AN APPROVED SHUT OFF VALVE INSTALLED AT THE MAINLINE JUNCTURE, AND SHALL INCLUDE A SECOND VALVE WHENEVER THE LENGTH TO THE FIRE HYDRANT EXCEEDS 16 FEET. THE SECOND SHUT OFF VALVE WHEN REQUIRED SHALL BE INSTALLED IN CONJUNCTION WITH THE CHECK VALVE AND LOCATED UPSTREAM OR BEFORE THE CHECK VALVE AS SHOWN IN THE DETAIL (THE CV SHALL BE CLOSEST TO THE FIRE HYDRANT)

FIRE HYDRANT INSTALLATION

SCALE: N.T.S.



NOTES:

1. *RESTRAIN FOR A DISTANCE REQUIRED FOR LARGEST PIPE DIAMETER OF THE WYE.

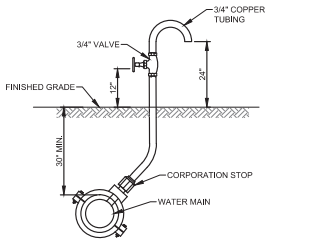
	DISTANCE IN FEET		
SIZE	A&B	C&E	D
4"	18	18	54
6"	18	18	72
8"	18	36	90
10"	18	36	108
12"	18	36	126
14"	18	54	144
16"	18	54	162
18"	18	54	180
20"	18	72	198
24"	18	72	216

RESTRAINED PIPE SCHEDULE

RESTRAINED PIPE DETAIL

SCALE: N.T.S.

A CORPORATION STOP SHALL BE INSTALLED WITH A LENGTH OF COPPER TUBING EXTENDING ABOVE THE GROUND. THE TUBING SHALL BE INSTALLED WITH A 180° BEND

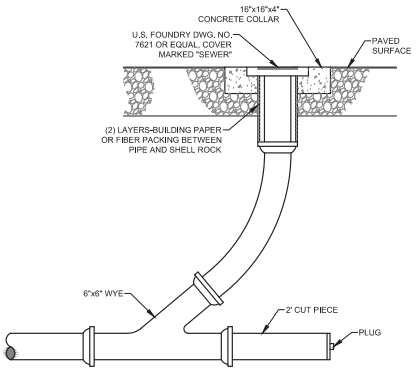


NOTE:

1. SAMPLING POINTS SHALL BE LOCATED AND LATER REMOVED AS REQUIRED BY HEALTH DEPARTMENT. CORPORATION REMOVED AND SADDLE PLUGGED WITH BRASS FITTING.

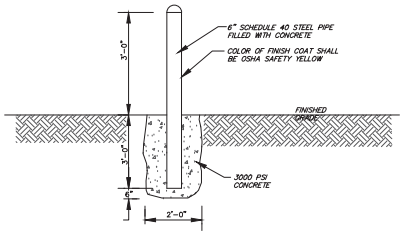
SAMPLE POINT

SCALE: N.T.S.



CLEANOUT IN ASPHALT OR CONCRETE

SCALE: N.T.S.



BOLLARD

SCALE: N.T.S.

SUBMITTALS:

PHASE	DATE
Project Status	Issue Date
SCHEMATIC DESIGN	06-16-2016
DRC SUBMITTAL	08-05-2016

Revision Schedule		
Revision#	Revision Description	Revision Date

PROJECT TEAM PROFESSIONAL IN CHARGE

GEORGE H. HOHMANN, AIA

REGISTRATION NUMBER AR-0008446

APPROVED BY

DESIGNED BY Designer

DRAWN BY Author

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CTA PROJECT 15-0098-002-01

DESIGN CONSULTANT

BLUESTEN PARK

Hallendale Beach, FL

CLIENT CODE/FILE NUMBER:
Client ID
PROJECT ID - SUBMISSION NUMBER
Project ID

WATER AND SEWER DETAILS

SHEET TITLE

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ARCHITECT OF RECORD

15-0098-002-01

PROJECT NUMBER

C-033

SHEET NUMBER

TO THE BEST OF MY KNOWLEDGE AND ABILITY THESE PLANS ARE COMPLETE AND COMPLY WITH THE APPLICABLE BUILDING CODES

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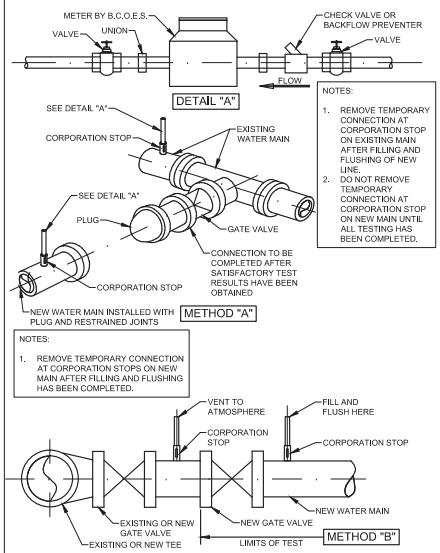


NOTES:

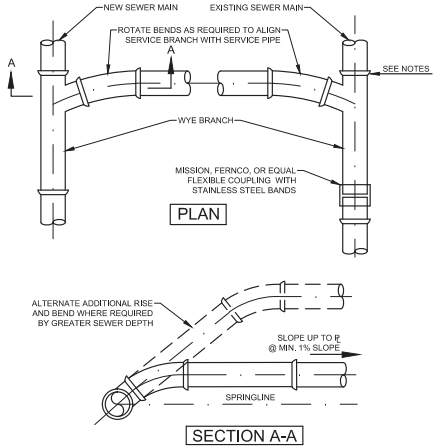
1. REMOVE TEMPORARY CONNECTION AT CORPORATION STOP ON EXISTING MAIN AFTER FILLING AND FLUSHING OF NEW LINE.
2. DO NOT REMOVE TEMPORARY CONNECTION AT CORPORATION STOP ON NEW MAIN UNTIL ALL TESTING HAS BEEN COMPLETED.

NOTES:

1. REMOVE TEMPORARY CONNECTION AT CORPORATION STOPS ON NEW MAIN AFTER FILLING AND FLUSHING HAS BEEN COMPLETED.

FILLING AND FLUSHING CONNECTION

SCALE: N.T.S.

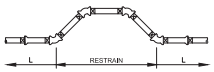


NOTES:

1. SINGLE SERVICE CONNECTIONS SHALL USE 6" PIPE AND FITTINGS.
2. USE RISER CONNECTIONS WHERE INVERT OF SEWER IS MORE THAN 7'-0" DEEP.
3. WHERE BELL OF WYE AND SPIGOT OF EXISTING MAIN ARE NOT COMPATIBLE, USE A SECOND FLEXIBLE COUPLING.
4. RIGID COUPLINGS ARE ALSO ACCEPTABLE.
5. CONNECTION SHALL NOT BE MADE BELOW SPRINGLINE OF MAIN.

WYE SERVICE CONNECTION

SCALE: N.T.S.



RESTRAINED LENGTH L, (FEET)				
Diameter	11 ¼°	22 ½°	45°	90°
4"	5	10	20	50
6"	7	13	28	70
8"	8	17	36	90
10"	10	21	43	109
12"	12	24	50	127
16"	15	30	62	161
18"	16	33	68	177
20"	18	35	74	192
24"	20	41	85	223
30"	24	48	99	264
36"	27	54	112	302
42"	29	59	123	336

NOTE:

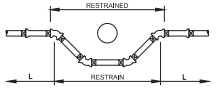
THE NOTED REQUIREMENTS WERE CALCULATED IN ACCORDANCE WITH "THRUST RESTRAINT FOR DUCTILE IRON PIPE," VERSION 3.3 BY DIPRA, WITH THE FOLLOWING ASSUMPTIONS:

SOIL CONDITIONS: SAND/SILT
LAYING CONDITION: 3
MINIMUM COVER: 2.5 FT
SAFETY FACTOR: 1.5
BARE PIPE

IF FIELD CONDITIONS DIFFER FROM THE ABOVE, CONTRACTOR SHALL NOTIFY TINDALL HAMMOCK IRRIGATION AND SOIL CONSERVATION DISTRICT.

COMBINED DUCTILE IRON PIPE-HORIZONTAL OFFSET 150 PSI TEST PRESSURE

SCALE: N.T.S.



RESTRAINED LENGTH L, (FEET)				
Diameter	11 ¼°	22 ½°	45°	90°
4"	10	20	41	50
6"	14	28	58	70
8"	18	36	75	90
10"	21	43	90	109
12"	25	50	105	127
16"	32	64	133	161
18"	35	70	147	177
20"	38	77	159	192
24"	44	89	185	223
30"	52	105	219	264
36"	59	120	250	302
42"	66	134	278	336

NOTE:

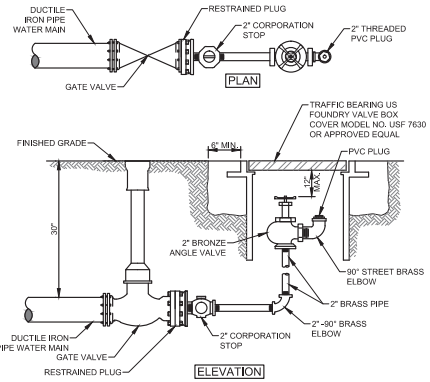
THE NOTED REQUIREMENTS WERE CALCULATED IN ACCORDANCE WITH "THRUST RESTRAINT FOR DUCTILE IRON PIPE," VERSION 3.3 BY DIPRA, WITH THE FOLLOWING ASSUMPTIONS:

SOIL CONDITIONS: SAND/SILT
LAYING CONDITION: 3
MINIMUM COVER: 2.5 FT
SAFETY FACTOR: 1.5
BARE PIPE

IF FIELD CONDITIONS DIFFER FROM THE ABOVE, CONTRACTOR SHALL NOTIFY TINDALL HAMMOCK IRRIGATION AND SOIL CONSERVATION DISTRICT.

COMBINED DUCTILE IRON PIPE-VERTICAL OFFSET UNDER CONFLICT 150 PSI TEST PRESSURE

SCALE: N.T.S.

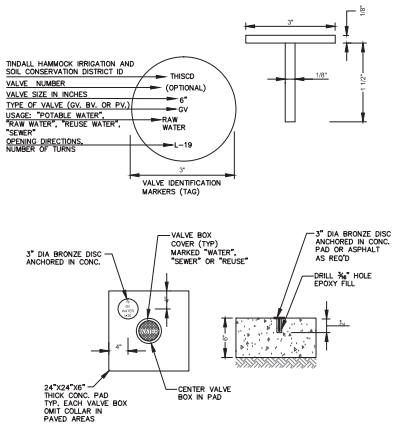


NOTES:

1. PIPE JOINT COMPOUND SHALL BE APPLIED TO MALE THREADS ONLY.
2. 2" TAP IN MIDDLE OF PLUG.
3. USE RESTRAINED JOINT PIPE.
4. IN GRASS AREA, USE CONCRETE COLLARS 6" THICK.

MANUAL BLOW OFF

SCALE: N.T.S.

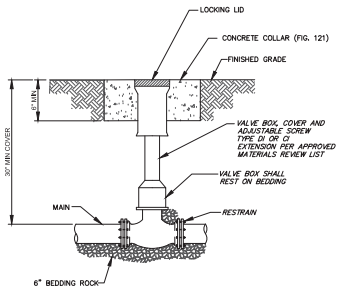


NOTE:

VALVE BOX, COVER AND EXTENSION PER APPROVED MATERIALS LIST

VALVE COLLAR AND IDENTIFICATION MARKER

SCALE: N.T.S.

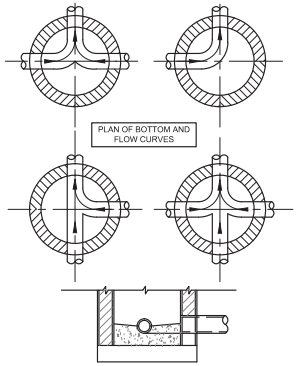


NOTES:

1. *WHEN VALVE IS NOT LOCATED IN PAVEMENT, PLACE A WHITE PAVEMENT REFLECTOR MARKER IN THE DRIVE LANE, ADJACENT TO THE VALVE.*
2. *OPERATOR EXTENSION SHAFT SHALL BE PROVIDED WHEN OPERATING NUT IS MORE THAN 24" BELOW TOP OF VALVE BOX.*
3. *PVC OR DUCTILE IRON PIPE IS NOT ACCEPTABLE FOR VALVE BOX RISER.*

VALVE BOX

SCALE: N.T.S.



NOTES:

1. PROVIDE SPILLWAY FOR SMOOTH FLOW BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS.
2. SLOPE MAINTENANCE ACCESS STRUCTURE SHELF WITH 1" DROP/FT. FROM MAINTENANCE ACCESS STRUCTURE WALL TO CHANNEL.
3. INVERT CHANNEL TO BE CONSTRUCTEDFOR SMOOTH FLOW WITH NO OBSTRUCTIONS.
4. CHANNEL FOR FUTURE CONNECTIONS SHALL BE FILLED WITH SAND AND WITH 1" OF MORTAR.
5. ALL CONCRETE SHALL BE TYPE II ONLY.

INVERT CHANNEL FLOW DIRECTIONS

SCALE: N.T.S.

S U B M I T T A L S :

PHASE	DATE
Project Status	**Issue Date**
SCHEMATIC DESIGN	06-16-2016
DRC SUBMITTAL	08-05-2016

Revision Schedule		
Revision#	Revision Description	Revision Date

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PROFESSIONAL IN CHARGE

GEORGE H. HOHMANN, AIA

REGISTRATION N U M B E R AR-0005646

APPROVED BY

D E S I G N E D B Y Designer

D R A W N B Y Author

C H E C K E D B Y Checker

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CTA PROJECT 15-0098-002-01

D E S I G N C O N S U L T A N T

BLUESTEN PARK

Hallendale Beach, FL

CLIENT CODE/FILE NUMBER:
Client ID
PROJECT ID - SUBMISSION NUMBER
Project ID

WATER AND SEWER DETAILS

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construction • management
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ARCHITECT OF RECORD

15-0098-002-01

P R O J E C T N U M B E R

C-034

S H E E T N U M B E R

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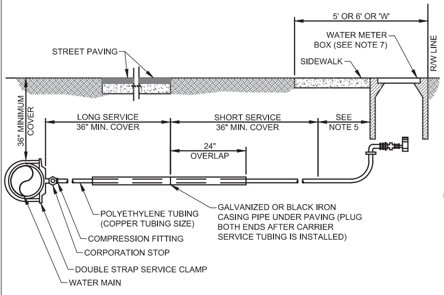


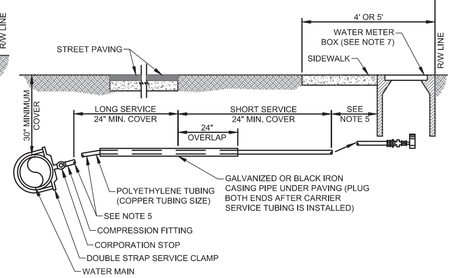
COUNTY ARTERIAL AND COLLECTOR ROADS
(70' TO 200' R.O.W.) ALL STATE ROAD R.O.W.

NOTES:

1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED NOT LESS THAN 18" ON CENTER. NO TAPS SHALL BE CLOSER THAN 18" TO A JOINT.
2. 1" OR 2"; 1" SERVICES REQUIRE A 1 1/2 " MINIMUM INSIDE DIAMETER CASING PIPE.
3. 2" SERVICES REQUIRE A 3" MINIMUM INSIDE DIAMETER CASING PIPE.
4. ALL CASING PIPE SHALL EXTEND A MINIMUM OF 2' BEYOND THE EDGE OF PAVED STREETS.
5. FOR 1" SERVICE LINES THE MINIMUM RADIUS SHALL BE 14". FOR 2" SERVICE LINES THE MINIMUM RADIUS SHALL BE 21".
6. ALL CASING PIPE ENDS SHALL BE FILED SMOOTH WITH NO BURRS AND SEALED BY APPROVED METHODS.
7. THE POLYETHYLENE TUBING SHALL BE ONE CONTINUOUS PIECE FROM THE CORPORATION STOP TO THE METER VALVE. NO JOINTS WILL BE PERMITTED BETWEEN THESE POINTS.
8. THE WATER METER BOX SHOULD BE INSTALLED WITHIN AN EASEMENT PARALLEL TO THE R/W LINE (IF AVAILABLE).

TYPE 2 WATER SERVICE CONNECTION

SCALE: N.T.S.



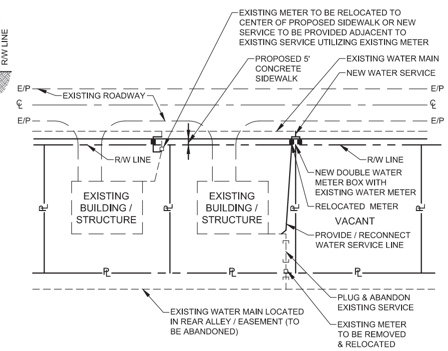
THIS DETAIL APPLIES ONLY TO COUNTY
RESIDENTIAL ROADS WITH LESS THAN 70' R.O.W.

NOTES:

1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED NOT LESS THAN 18" ON CENTER. NO TAPS SHALL BE CLOSER THAN 18" TO A JOINT.
2. 1" SERVICES REQUIRE A 1 1/2 " MINIMUM INSIDE DIAMETER CASING PIPE.
3. 2" SERVICES REQUIRE A 3" MINIMUM INSIDE DIAMETER CASING PIPE.
4. ALL CASING PIPE SHALL EXTEND A MINIMUM OF 2' BEYOND THE EDGE OF PAVED STREETS.
5. FOR 1" SERVICE LINES THE MINIMUM RADIUS SHALL BE 14". FOR 2" SERVICE LINES THE MINIMUM RADIUS SHALL BE 21".
6. ALL CASING PIPE ENDS SHALL BE FILED SMOOTH WITH NO BURRS AND SEALED BY APPROVED METHODS.
7. THE POLYETHYLENE TUBING SHALL BE ONE CONTINUOUS PIECE FROM THE CORPORATION STOP TO THE METER VALVE. NO JOINTS WILL BE PERMITTED BETWEEN THESE POINTS.

TYPE 1 WATER SERVICE CONNECTION

SCALE: N.T.S.

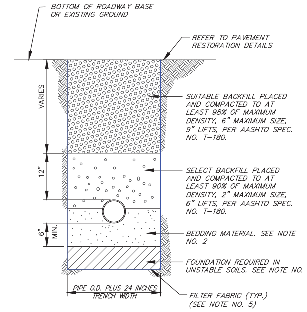


NOTES:

1. WATER SERVICES SHALL BE PROVIDED TO ALL VACANT LOTS AND SHALL BE ENDED WITH CURB STOPS SET WITHIN METER BOX.
2. SINGLE WATER SERVICES PROVIDED TO SERVE SINGLE LOTS SHALL BE LOCATED / ENDED WITHIN A METER BOX AT 10 FEET (TYPICALLY) FROM THE PROPERTY CORNER.
3. DOUBLE WATER SERVICES EXTENDING BENEATH THE ROADWAY TO SERVE TWO LOTS SHALL BE 1" IN DIAMETER.
4. WHERE WATER MAIN METERS ARE RELOCATED, NEW METER BOXES SHALL BE PROVIDED AND EXISTING METER BOXES SHALL BE REMOVED.

WATER SERVICE CONNECTION DETAIL

SCALE: N.T.S.

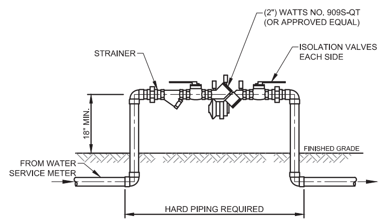


NOTES:

1. FOR EXCAVATION AND BACKFILL AROUND MANHOLES, APPURTENANCES, OR IN WATER, REFER TO PROVISIONS WITHIN THE SPECIFICATIONS.
2. UNLESS OTHERWISE SPECIFIED, BEDDING MATERIAL SHALL CONSIST OF SELECT BACKFILL MATERIAL 2" MAX. SIZE, OR WASHED AND GRADED LIMEROCK (3/8" – 7/8"), COMPACTED TO AT LEAST 90% OF MAX. DENSITY, 6" LIFTS, PER AASHTO SPEC. NO. T-180.
3. WHERE REQUIRED, SHEETING AND SHORING SHALL BE IN ACCORDANCE WITH OSHA REQUIREMENTS.
4. WHERE UNSTABLE SOILS ARE ENCOUNTERED, INCLUDING PEAT, MUCK OR OTHER ORGANIC SOILS, ELASTIC SILT AND CLAYS, A FOUNDATION IS REQUIRED, COMPACTED TO AT LEAST 90% OF MAX. DENSITY, 6" LIFTS PER AASHTO SPEC. NO. T-180. FOUNDATION MATERIAL SHALL BE SELECT BACKFILL MATERIAL, 2" MAXIMUM SIZE, 6" LIFTS. EXTEND EXCAVATION UNTIL A SUITABLE MATERIAL IS FOUND.
5. FOR ALL WATER AND SEWER UTILITY INSTALLATION, CONTRACTOR SHALL OVEREXCAVATE 1' BELOW UTILITY AND PLACE FILTER FABRIC DOWN IN TRENCH PRIOR TO PLACING BEDDING MATERIAL. FILTER FABRIC SHALL EXTEND ENTIRE LENGTH OF TRENCH AND BE FULLY WRAPPED AFTER BACKFILL OPERATIONS ARE COMPLETE.

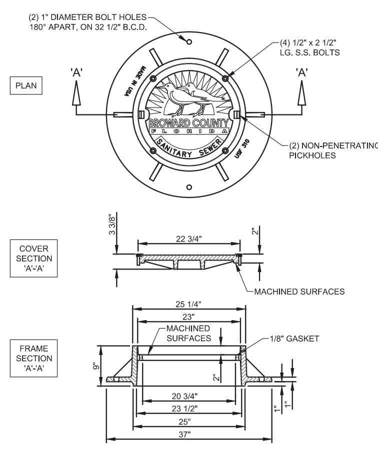
TYPICAL TRENCH BACKFILL

SCALE: N.T.S.



BACK FLOW PREVENTER

SCALE: N.T.S.

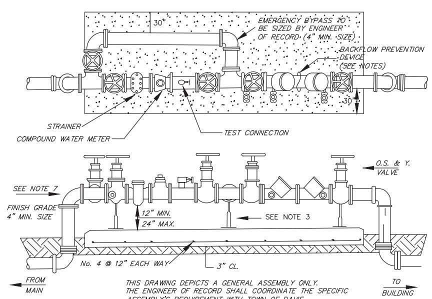


NOTES:

1. ALL BEARING SURFACES TO BE MACHINED.
2. MINIMUM WEIGHTS: COVER 165 LBS., FRAME 365 LBS.
3. U.S.F. 310 RING AND DX COVER BOLTED WATERTIGHT OR EQUAL.

MAINTENANCE ACCESS STRUCTURE FRAME AND COVER

SCALE: N.T.S.



THIS DRAWING DEPICTS A GENERAL ASSEMBLY ONLY. THE ENGINEER OF RECORD SHALL COORDINATE THE SPECIFIC ASSEMBLY'S REQUIREMENT WITH TOWN OF DAVIE.

NOTES:

1. ALL PIPING SHALL BE DIP CL 50/52 AS APPLICABLE TO MINIMUM STANDARDS. ALL PIPING 2" AND UNDER SHALL BE BRASS. MECHANICAL JOINT FITTINGS SHALL BE REQUIRED UNDERGROUND AND FLANGED FITTINGS FOR ABOVE GROUND USE. NO UNIFLANGES SHALL BE PERMITTED. MECHANICAL JOINTS SHALL BE RESTRAINED. FLANGED HARDWARE SHALL BE S.S. WITH FULL FACED NEOPRENE GASKETS.
2. THE ABOVE GROUND ASSEMBLY SHALL BE PAINTED WITH LINEAR POLYURETHANE SYSTEM, AFTER MANUFACTURERS RECOMMEND SURFACE PREP IS COMPLETED. DO NOT PAINT OVER NAME/SERIAL PLATE OR BRASS FITTINGS.
3. SUPPORT PIERS OR PIPEJACKS AS APPROVED BY TOWN OF DAVIE, EXACT NUMBER AND LOCATION TO BE DETERMINED IN THE FIELD.
4. EITHER PROTECTIVE PIPE STANCHIONS, SCREEN WALL, OR CHAIN LINK FENCE SHALL BE REQUIRED.
5. DOMESTIC SERVICE BACKFLOW DEVICE SHALL BE A REDUCED PRESSURE ZONE TYPE. FIRE SERVICE BACKFLOW DEVICE SHALL BE A DOUBLE DETECTOR CHECK TYPE.
6. 3" METER REQUIRES 4" PIPING.
7. USE 45° BENDS WHEN AREA IS NOT LIMITED.
8. DETECTION METER MUST BE COMPATIBLE WITH THE TOWN'S AUTOMATIC METER READING SYSTEM.

DOUBLE DETECTOR CHECK VALVE

SCALE: N.T.S.

SUBMITTALS:

PHASE Project Status	DATE Issue Date
SCHEMATIC DESIGN	06-16-2016
DRC SUBMITTAL	08-09-2016

Revision Schedule

Revision#	Revision Description	Revision Date

PROJECT TEAM PROFESSIONAL IN CHARGE
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DRAWN BY Author
CHECKED BY Checker

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CTA PROJECT 15-0098-002-01

DESIGN CONSULTANT

BLUESTEN PARK

Hallendale Beach, FL

CLIENT CODE/FILE NUMBER: Client ID
PROJECT ID - SUBMISSION NUMBER: Project ID

WATER AND SEWER DETAILS
SHEET TITLE

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ARCHITECT OF RECORD

15-0098-002-01
PROJECT NUMBER

C-035
SHEET NUMBER

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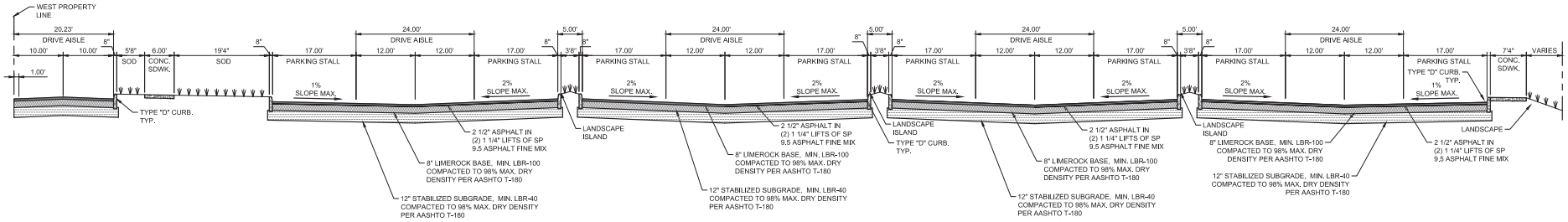

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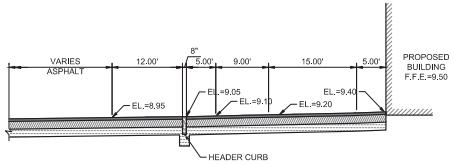

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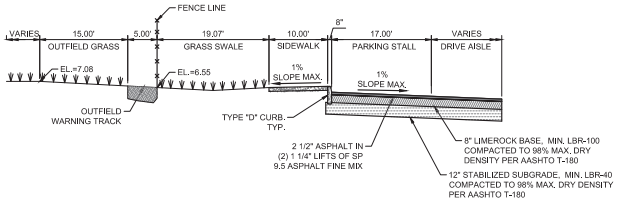

SECTION D-D

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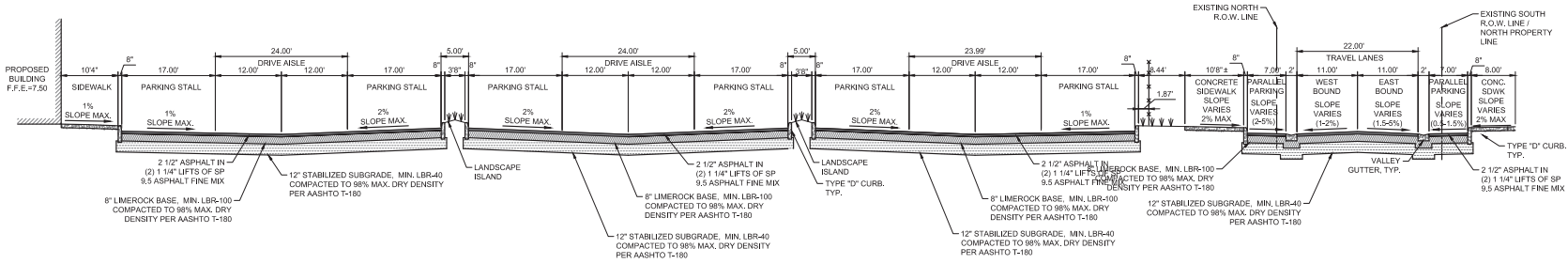

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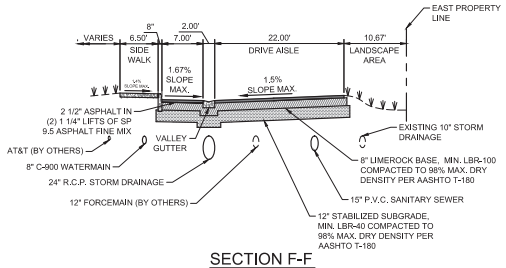

SECTION F-F

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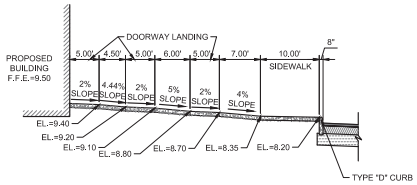

SECTION H-H

N.T.S.

SUBMITTALS:

PHASE	DATE
Project Status	**Issue Date**
SCHEMATIC DESIGN	06-16-2016
DRC SUBMITTAL	08-09-2016

Revision Schedule		
Revision 1	DRC Resubmittal	10-10-2016

PROJECT TEAM
PROFESSIONAL IN CHARGE
GEORGE H. HOHMANN, AIA
REGISTRATION NUMBER AR-0008446
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DESIGNED BY Designer
DRAWN BY Author
CHECKED BY Checker

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CTA PROJECT 15-0098-002-01

DESIGN CONSULTANT

BLUESTEN PARK

Hallendale Beach, FL

CLIENT CODE/FILE NUMBER:
Client ID
PROJECT ID - SUBMISSION NUMBER
Project ID

PAVING CROSS SECTIONS

SHEET TITLE

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roofing • consulting
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ARCHITECT OF RECORD

PROJECT NUMBER
15-0098-002-01

SHEET NUMBER
C-036

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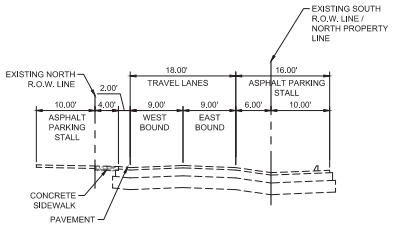

(WEST SIDE OF S.E. 5th STREET)

SECTION B-B (EXISTING)

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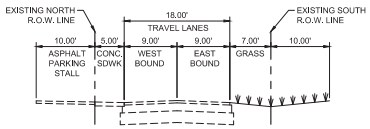

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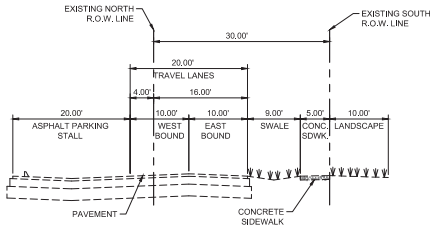

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SECTION E-E (EXISTING)

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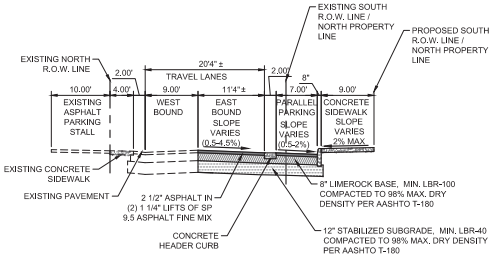

(WEST SIDE OF S.E. 5th STREET)

SECTION B-B (PROPOSED)

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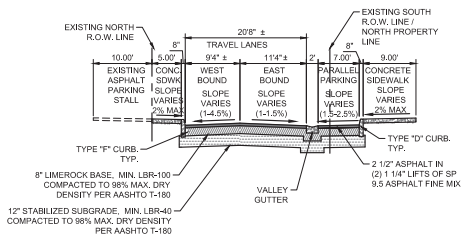

(EAST SIDE OF S.E. 5th STREET)

SECTION BB-BB (PROPOSED)

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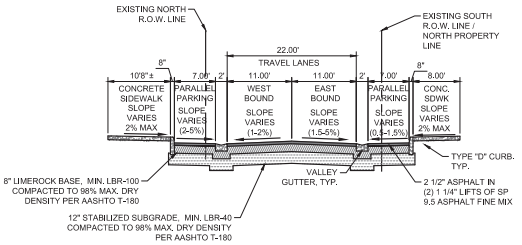

(WEST SIDE OF S.E. 7th STREET)

SECTION E-E (PROPOSED)

N.T.S.

SUBMITTALS:

PHASE	DATE
Project Status	**Issue Date**
SCHEMATIC DESIGN	06-16-2016
DRC SUBMITTAL	08-05-2016

Revision Schedule		
Revision 1	DRC Resubmittal	10-10-2016

PROJECT TEAM
PROFESSIONAL IN CHARGE

GEORGE H. HOHMANN, AIA

REGISTRATION NUMBER AR-0008446

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Designer

DRAWN BY
Author

CHECKED BY
Checker

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CTA PROJECT 15-0098-002-01

DESIGN CONSULTANT

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Hallendale Beach, FL

CLIENT CODE/FILE NUMBER:
Client ID
PROJECT ID - SUBMISSION NUMBER
Project ID

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SHEET TITLE

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ARCHITECT OF RECORD

15-0098-002-01

PROJECT NUMBER

C-037

SHEET NUMBER

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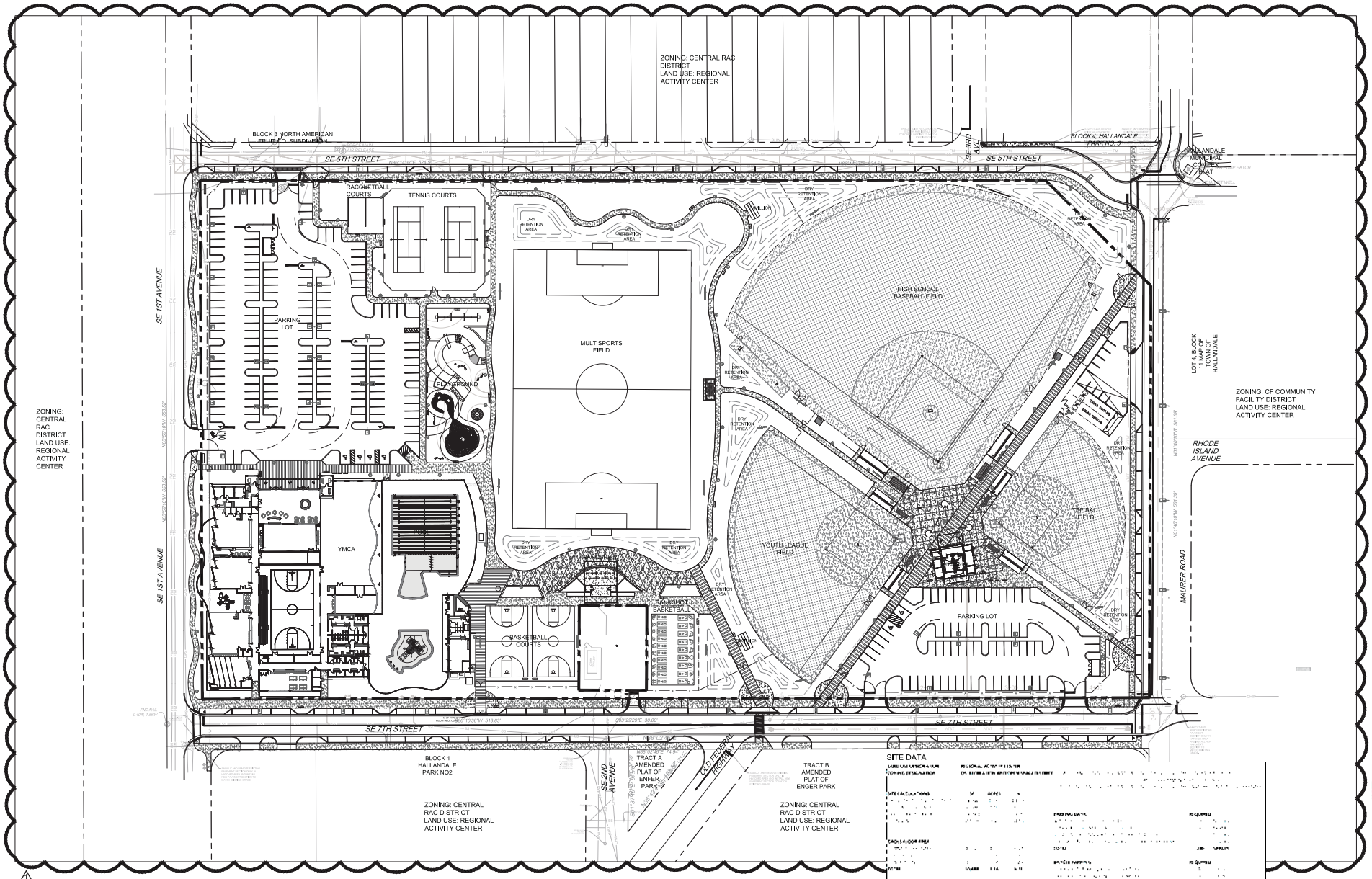

SUBMITTALS:

PHASE	DATE
Project Status	**Issue Date**
SCHEMATIC DESIGN	06-16-2016
DRC SUBMITTAL	08-09-2016

Revision Schedule		
Revision 1	DRC Resubmittal	10-10-2016

PROJECT TEAM
PROFESSIONAL IN CHARGE

GEORGE H. HOHMANN, AIA

REGISTRATION NUMBER AR-0008448

APPROVED BY

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Designer

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Author

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DESIGN CONSULTANT

BLUESTEN PARK

Hallendale Beach, FL

CLIENT CODE/FILE NUMBER:
Client ID
PROJECT ID - SUBMISSION NUMBER :
Project ID

OVERALL SITE PLAN

SHEET TITLE

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construction • management

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ARCHITECT OF RECORD

15-0098

PROJECT NUMBER

SP-100

SHEET NUMBER

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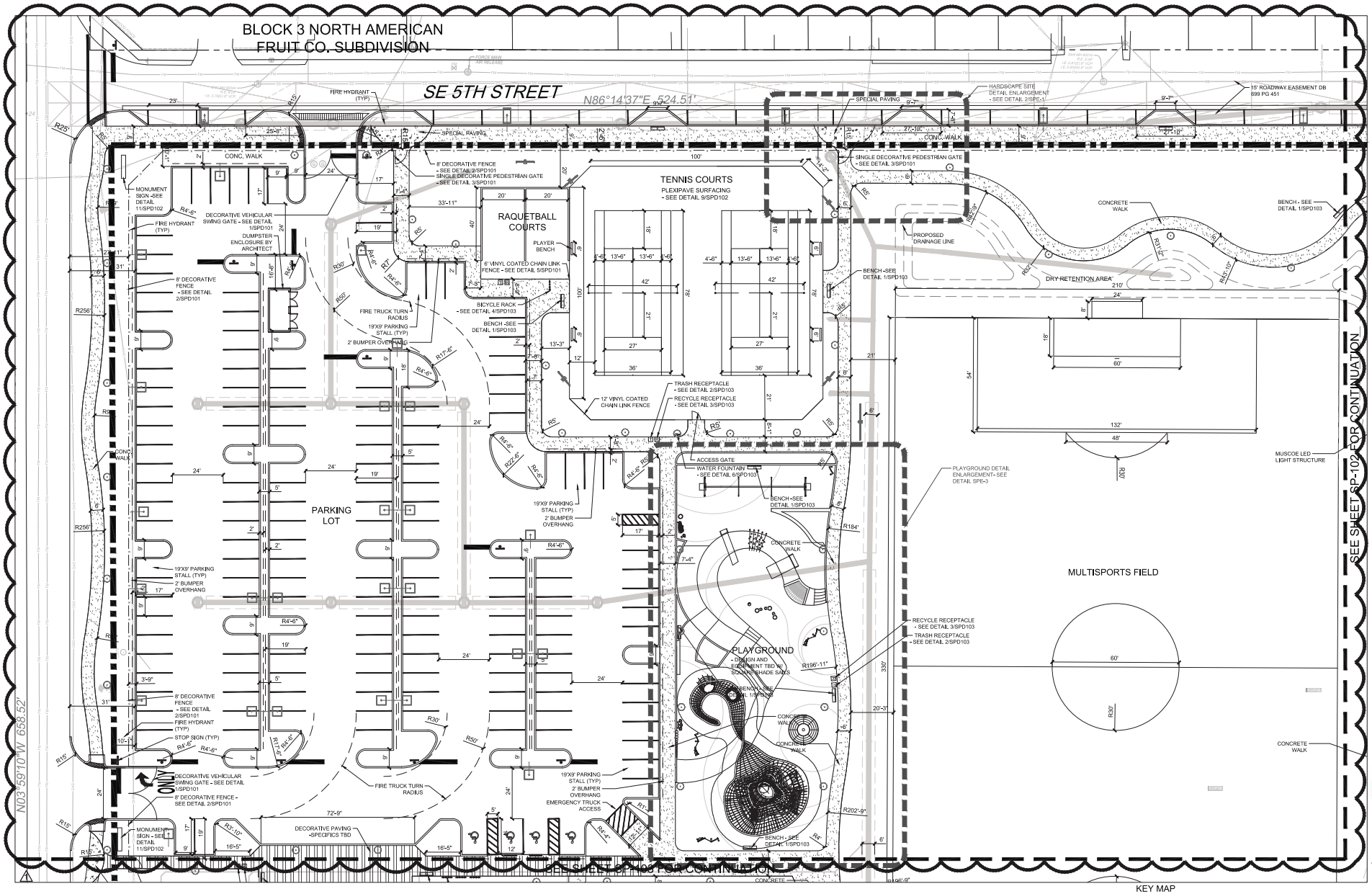

SUBMITTALS:

PHASE	DATE
Project Status	**Issue Date**
SCHEMATIC DESIGN	06-16-2016
DRC SUBMITTAL	08-09-2016

Revision Schedule		
Revision 1	DRC Resubmittal	10-10-2016

PROJECT TEAM
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REGISTRATION NUMBER AR-0008448
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DRAWN BY Author
CHECKED BY Checker

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DESIGN CONSULTANT

BLUESTEN PARK

Hallendale Beach, FL

CLIENT CODE/FILE NUMBER:
Client ID
PROJECT ID - SUBMISSION NUMBER :
Project ID

SITE PLAN

SHEET TITLE

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ARCHITECT OF RECORD

15-0098

PROJECT NUMBER

SP-101

SHEET NUMBER

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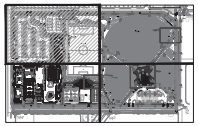
KEY MAP



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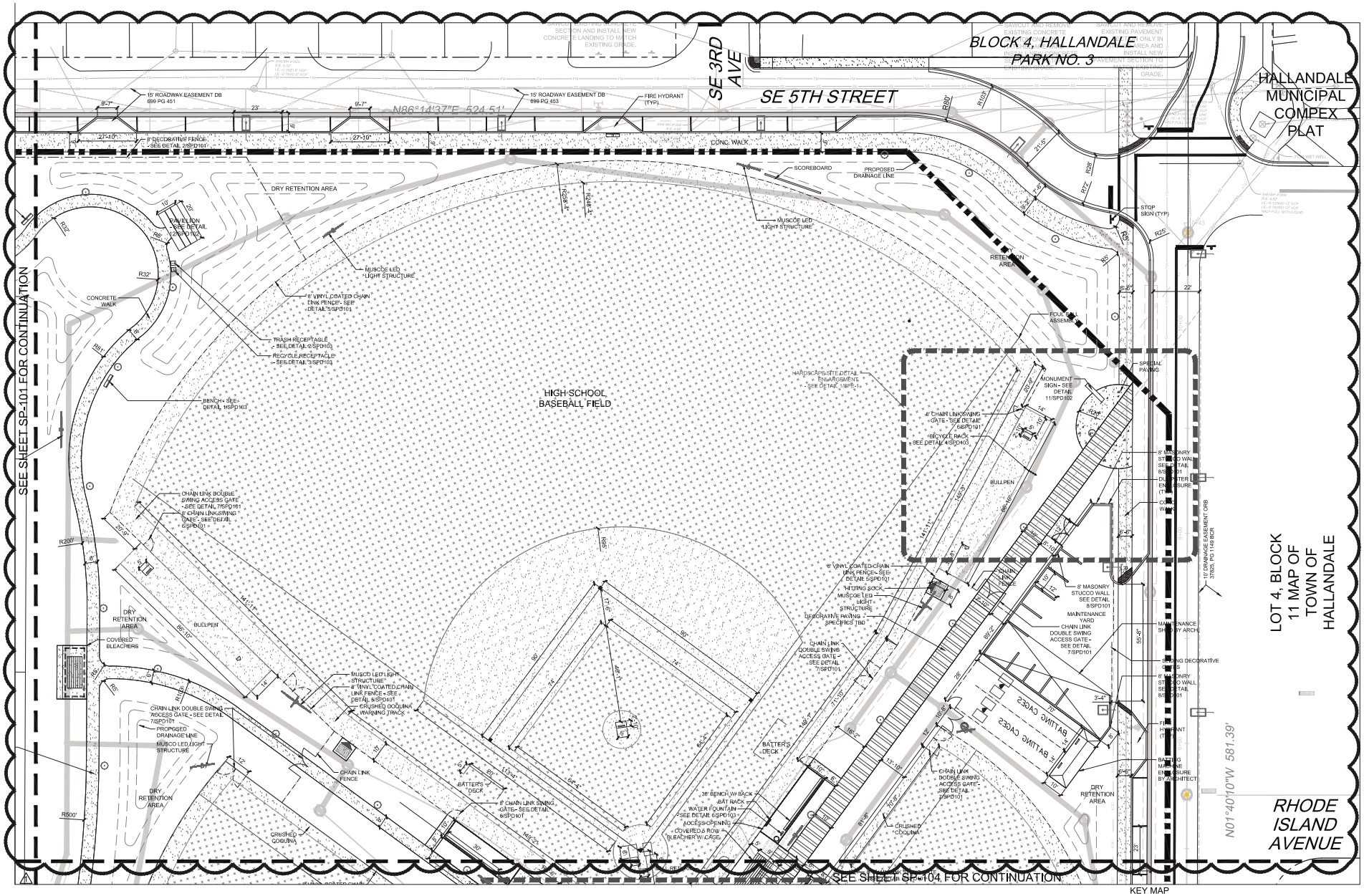

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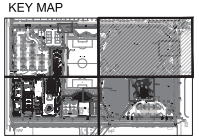

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S U B M I T T A L S :

PHASE	DATE
Project Status	**Issue Date**
SCHEMATIC DESIGN	06-10-2016
DRC SUBMITTAL	08-09-2016

Revision Schedule		
Revision 1	DRC Resubmittal	10-10-2016

P R O J E C T T E A M
PROFESSIONAL IN CHARGE

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REGISTRATION N U M B E R: AR-0008448

APPROVED BY

D E S I G N E D BY: Designer

D R A W N BY: Author

C H E C K E D BY: Checker

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FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. C000176

D E S I G N C O N S U L T A N T

BLUESTEN PARK

Hallandale Beach, FL

CLIENT CODE/FILE NUMBER:
Client ID
PROJECT ID - SUBMISSION NUMBER :
Project ID

SITE PLAN

S H E E T T I T L E

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A R C H I T E C T O F R E C O R D

15-0098

P R O J E C T N U M B E R

SP-102

S H E E T N U M B E R

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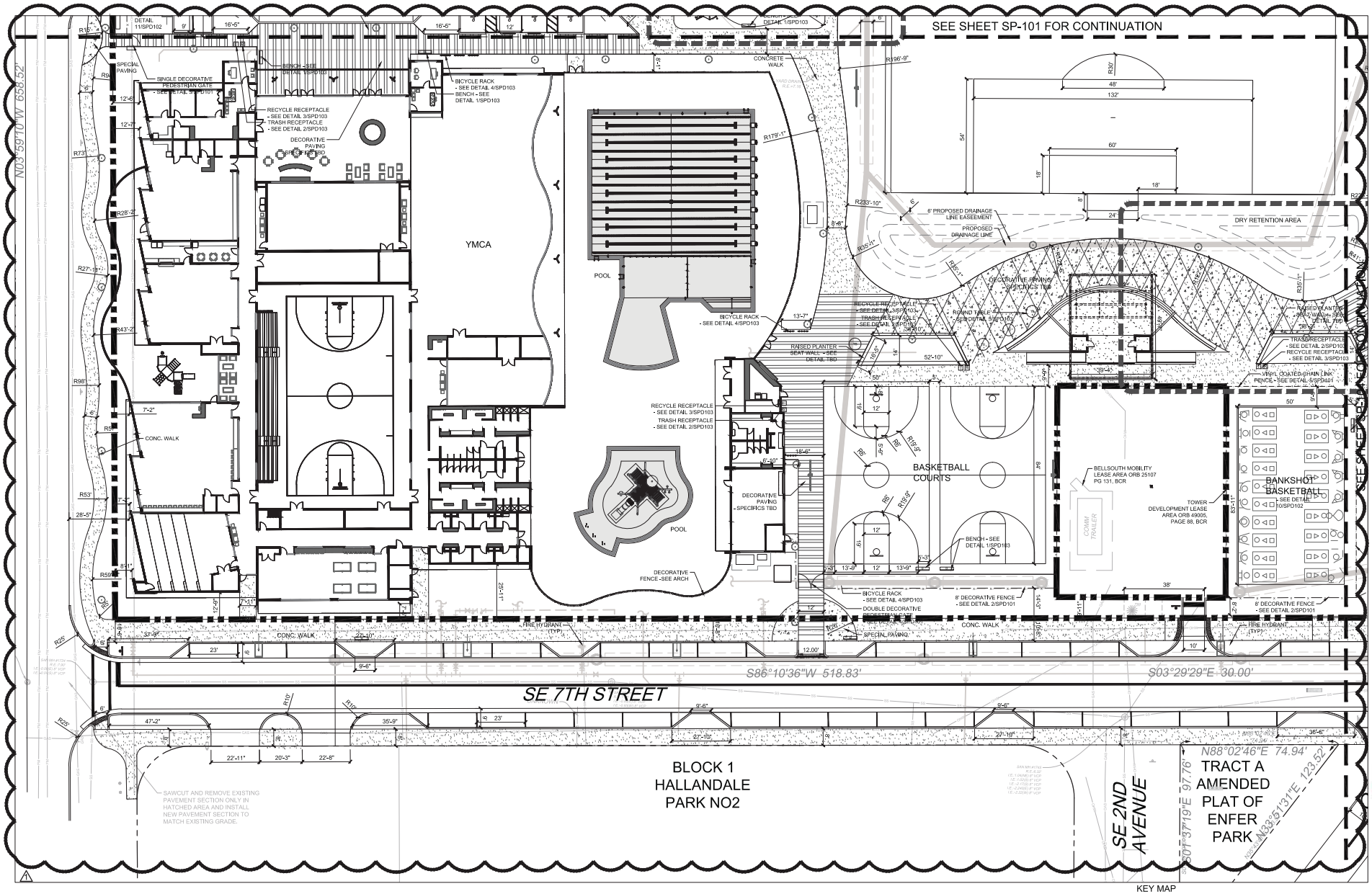

SUBMITTALS:

PHASE	DATE
Project Status	**Issue Date**
SCHEMATIC DESIGN	06-16-2016
DRC SUBMITTAL	08-09-2016

Revision Schedule		
Revision 1	DRC Resubmittal	10-10-2016

PROJECT TEAM
PROFESSIONAL IN CHARGE
GEORGE H. HOHMANN, AIA
REGISTRATION NUMBER AR-0008448
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CHECKED BY Checker

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DESIGN CONSULTANT

BLUESTEN PARK
Hallandale Beach, FL

CLIENT CODE/FILE NUMBER: Client ID
PROJECT ID - SUBMISSION NUMBER : Project ID

SITE PLAN
SHEET TITLE

ACAI associates, inc
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roofing • consulting
construction • management
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ARCHITECT OF RECORD

15-0098
PROJECT NUMBER

SP-103
SHEET NUMBER

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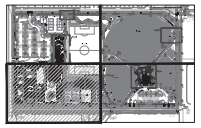
KEY MAP



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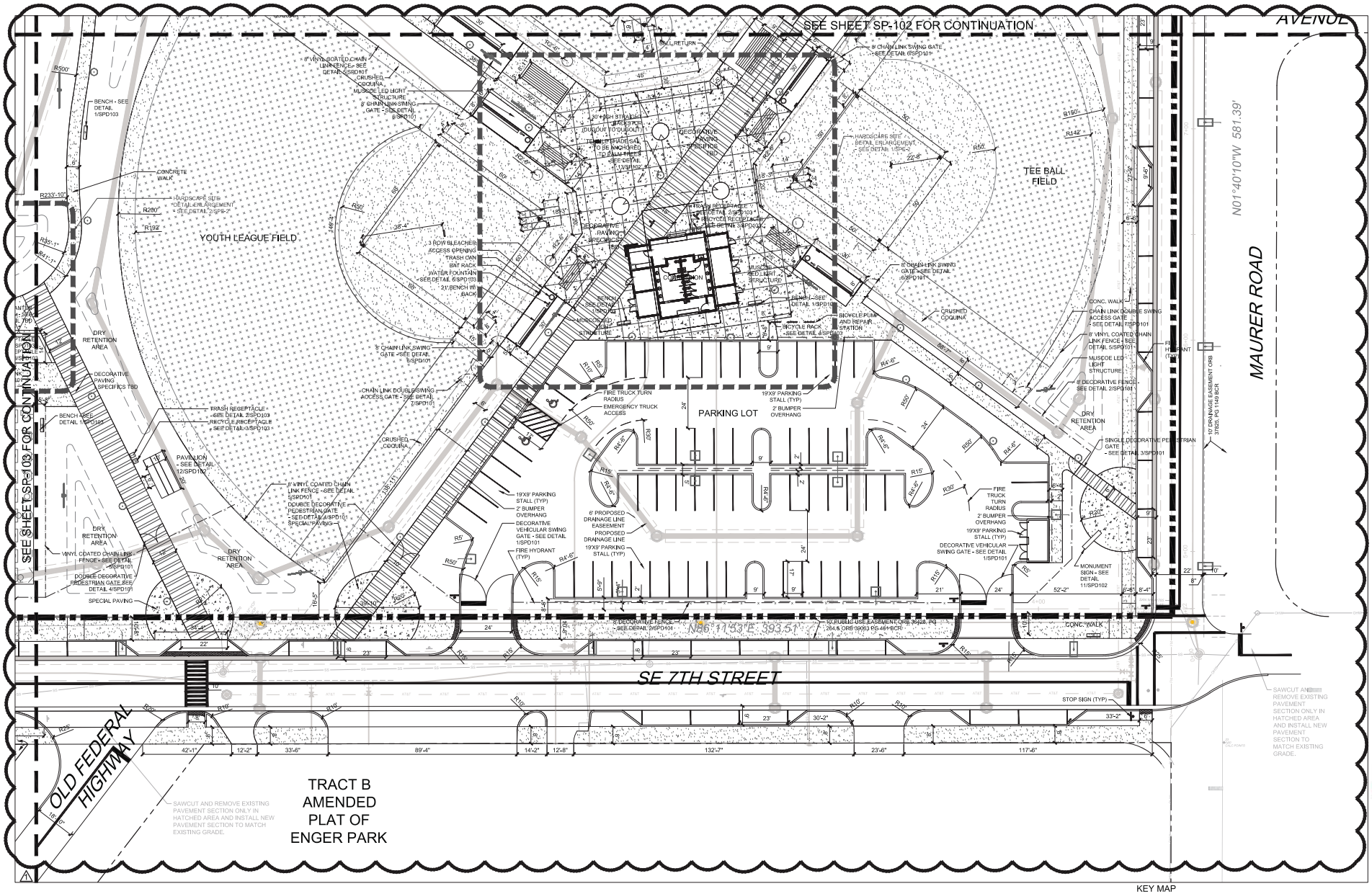

SUBMITTALS:

PHASE	DATE
Project Status	**Issue Date**
SCHEMATIC DESIGN	06-16-2016
DRC SUBMITTAL	08-09-2016

Revision Schedule		
Revision 1	DRC Resubmittal	10-10-2016

PROJECT TEAM
PROFESSIONAL IN CHARGE
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REGISTRATION NUMBER AR-0008448
APPROVED BY
DESIGNED BY Designer
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CHECKED BY Checker

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FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. C000274

DESIGN CONSULTANT

BLUESTEN PARK

Hallendale Beach, FL

CLIENT CODE/FILE NUMBER: Client ID
PROJECT ID - SUBMISSION NUMBER : Project ID

SITE PLAN

SHEET TITLE

ACAI associates, inc
architecture • engineering
roofing • consulting
construction • management

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ARCHITECT OF RECORD

15-0098

PROJECT NUMBER

SP-104

SHEET NUMBER

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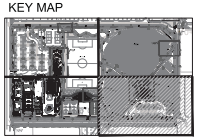
KEY MAP



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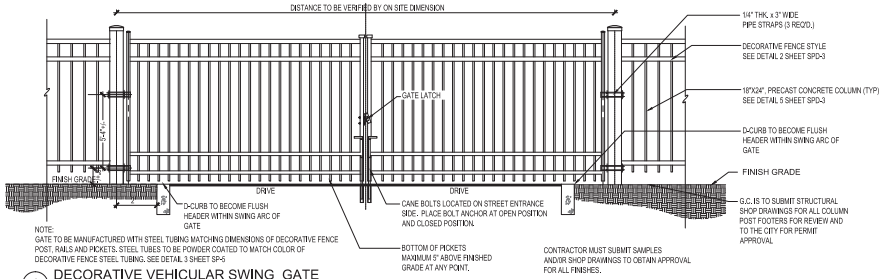
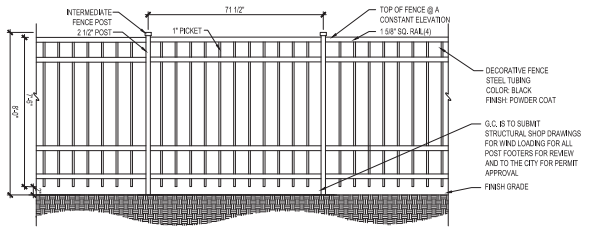


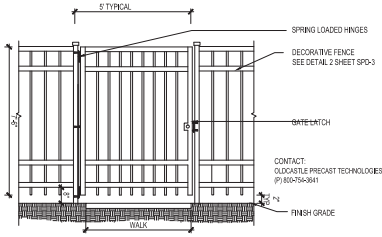
NOTE:
GATE TO BE MANUFACTURED WITH STEEL TUBING MATCHING DIMENSIONS OF DECORATIVE FENCE POST, RAILS AND PICKETS. STEEL TUBES TO BE POWDER COATED TO MATCH COLOR OF DECORATIVE FENCE STEEL TUBING. SEE DETAIL 3 SHEET SP-5

1 DECORATIVE VEHICULAR SWING GATE
DETAIL NTS



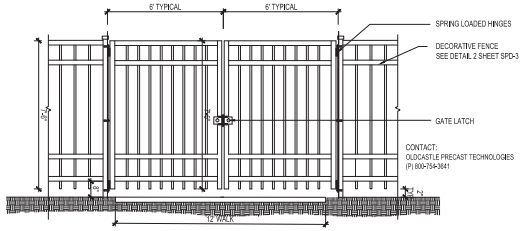
NOTE:
CONTRACTOR MUST SUBMIT SAMPLES & SHOP DRAWINGS FOR APPROVAL ON ALL FINISHES.

2 DECORATIVE FENCE
DETAIL NTS



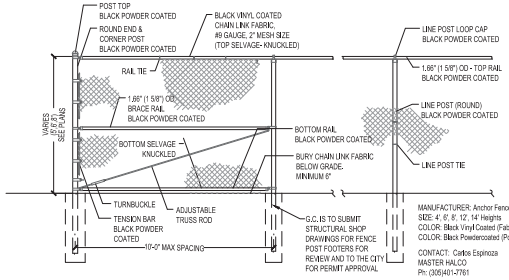
NOTES:
GATE OPENS INTO PARK. CONTRACTOR MUST SUBMIT SAMPLES AND/OR SHOP DRAWING TO OBTAIN APPROVAL FOR ALL FINISHES.

3 SINGLE DECORATIVE PEDESTRIAN GATE
DETAIL NTS



NOTES:
GATE OPENS INTO PARK. CONTRACTOR MUST SUBMIT SAMPLES AND/OR SHOP DRAWING TO OBTAIN APPROVAL FOR ALL FINISHES.

4 DOUBLE DECORATIVE PEDESTRIAN GATE
DETAIL NTS



NOTE:
1. PLEASE FIELD VERIFY DIMENSIONS
2. TRUSS BARS ARE REQUIRED FOR THE FIRST SPAN ON EACH SIDE OF A CORNER POST.
3. MIDDLE BRACE BAR REQUIRED AS NECESSARY DEPENDING ON HEIGHT OF FENCE AND MANUFACTURER'S SPECIFICATIONS.
3. CONTRACTOR TO SUBMIT SHOP DRAWINGS.
4. FOOTING WIDTH TO BE (4)X POST WIDTH, MINIMUM DEPTH 36".
5. FENCE FOOTINGS TO BE SPECIALTY ENGINEERED. CONTRACTOR TO SUBMIT SIGNED SEALED STRUCTURAL DRAWINGS FOR REVIEW.
6. POSTS, FRAMING, AND HARDWARE TO BE BLACK POWDER COATED.
7. FENCE FABRIC TO BE BLACK VINYL COATED GALVANIZED CHAIN LINK

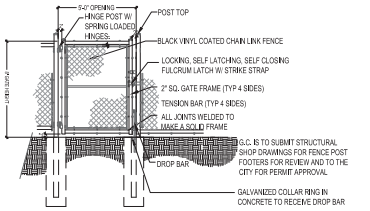
MANUFACTURER: Anchor Fence Wholesalers
SIZE: 4', 6', 8', 12', 14' Heights
COLOR: Black Vinyl Coated (Fabric)
COLOR: Black Powdercoated (Posts, Caps, Hardware, etc.)

CONTACT: Carlos Espinoza
MASTER HALCO
Ph: (305)401-7761

5 VINYL COATED CHAIN LINK FENCE- HEIGHTS VARY PER PLAN
DETAIL NTS

NOTE:
1. PLEASE FIELD VERIFY DIMENSIONS
2. TRUSS BARS ARE REQUIRED FOR THE FIRST SPAN ON EACH SIDE OF A CORNER POST.
3. MIDDLE BRACE BAR REQUIRED AS NECESSARY DEPENDING ON HEIGHT OF FENCE AND MANUFACTURER'S SPECIFICATIONS.
3. CONTRACTOR TO SUBMIT SHOP DRAWINGS.
4. FOOTING WIDTH TO BE (4)X POST WIDTH, MINIMUM DEPTH 36".
5. FENCE FOOTINGS TO BE SPECIALTY ENGINEERED. CONTRACTOR TO SUBMIT SIGNED SEALED STRUCTURAL DRAWINGS FOR REVIEW.
6. POSTS, FRAMING, AND HARDWARE TO BE BLACK POWDER COATED.
7. FENCE FABRIC TO BE BLACK VINYL COATED GALVANIZED CHAIN LINK

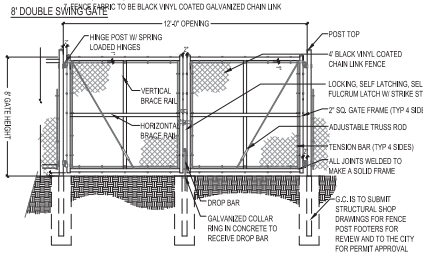
6' DOUBLE SWING GATE



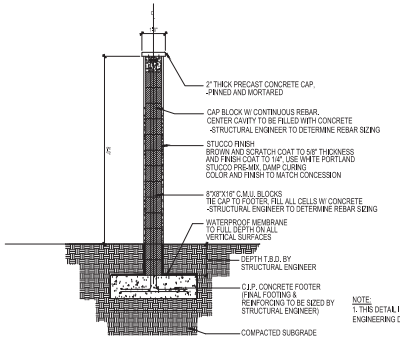
6 8' HIGH CHAIN LINK SWING GATE
DETAIL NTS

NOTE:
1. PLEASE FIELD VERIFY DIMENSIONS
2. TRUSS BARS ARE REQUIRED FOR THE FIRST SPAN ON EACH SIDE OF A CORNER POST.
3. MIDDLE BRACE BAR REQUIRED AS NECESSARY DEPENDING ON HEIGHT OF FENCE AND MANUFACTURER'S SPECIFICATIONS.
3. CONTRACTOR TO SUBMIT SHOP DRAWINGS.
4. FOOTING WIDTH TO BE (4)X POST WIDTH, MINIMUM DEPTH 36".
5. FENCE FOOTINGS TO BE SPECIALTY ENGINEERED. CONTRACTOR TO SUBMIT SIGNED SEALED STRUCTURAL DRAWINGS FOR REVIEW.
6. POSTS, FRAMING, AND HARDWARE TO BE BLACK POWDER COATED.
7. FENCE FABRIC TO BE BLACK VINYL COATED GALVANIZED CHAIN LINK

8' DOUBLE SWING GATE



7 CHAIN LINK DOUBLE SWING ACCESS GATE
DETAIL NTS



NOTE:
1. THIS DETAIL IS FOR DESIGN INTENT ONLY. SEE STRUCTURAL FOR ENGINEERING DETAILS FOR WALL.

8 8' MASONRY STUCCO WALL
DETAIL NTS

SUBMITTALS:

PHASE	DATE
Project Status	**Issue Date**
SCHEMATIC DESIGN	06-16-2016
DRC SUBMITTAL	08-09-2016

Revision Schedule

Revision #	Revision Description	Revision Date

PROJECT TEAM
PROFESSIONAL IN CHARGE
GEORGE H. HOHMANN, AIA
REGISTRATION NUMBER AR-0008448
APPROVED BY
DESIGNED BY Designer
DRAWN BY Author
CHECKED BY Checker

CRAVEN • THOMPSON AND ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
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FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. C000274

DESIGN CONSULTANT

BLUESTEN PARK

Hallendale Beach, FL

CLIENT CODE/FILE NUMBER:
Client ID
PROJECT ID - SUBMISSION NUMBER :
Project ID

SITE PLAN DETAILS
SHEET TITLE

ACAI associates, inc
architecture • engineering
roofing • consulting
construction • management
AAC001323 EB0004379 CGC010769
2937 W. Cypress Creek Rd., Suite 200
Fort Lauderdale, FL 33309
Tel: 954.484.4000 Fax: 954.484.5588
www.acaiworld.com

ARCHITECT OF RECORD

15-0098
PROJECT NUMBER

SPD-101
SHEET NUMBER

TO THE BEST OF MY KNOWLEDGE AND ABILITY THESE PLANS ARE COMPLETE AND COMPLY WITH THE APPLICABLE BUILDING CODES

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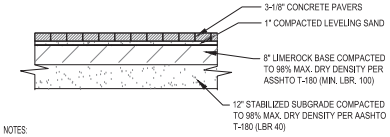
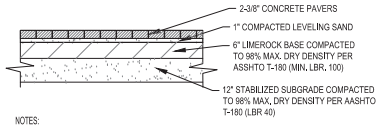


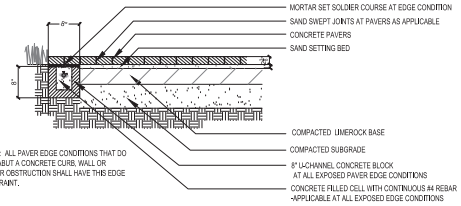
NOTES:
1. TO BE USED IN THE CLUBHOUSE PARKING, RUMBLE STRIPS AND CROSSWALKS
2. SUBSEQUENT TO INSTALLATION, PAVERS TO BE SEALED WITH A MATTE SEALER.
3. NO CUT PAVER LESS THAN ½ ORIGINAL SIZE SHALL BE UTILIZED.

1 VEHICULAR CONCRETE PAVER CROSS SECTION
DETAIL NTS



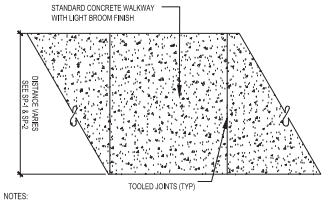
NOTES:
1. TO BE USED IN THE CLUBHOUSE PARKING, RUMBLE STRIPS AND CROSSWALKS
2. SUBSEQUENT TO INSTALLATION, PAVERS TO BE SEALED WITH A MATTE SEALER.
3. NO CUT PAVER LESS THAN ½ ORIGINAL SIZE SHALL BE UTILIZED.

2 PEDESTRIAN CONCRETE PAVER CROSS SECTION
DETAIL NTS



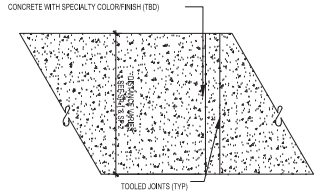
NOTE: ALL PAVER EDGE CONDITIONS THAT DO NOT ABUT A CONCRETE CURB, WALL OR OTHER OBSTRUCTION SHALL HAVE THIS EDGE RESTRAINT.

3 CONCRETE PAVER EDGE RESTRAINT
DETAIL NTS



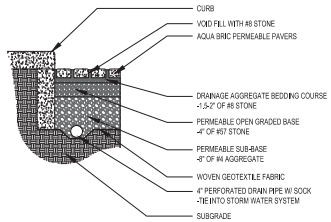
NOTES:
1. MOCKUPS: CAST A 4'X4' MOCKUP TO DEMONSTRATE PROPOSED SURFACE FINISH, TEXTURE, AND COLOR. USE THE SAME CEMENT BRAND, AGGREGATE TYPE AND CONSTRUCTION METHODS THAT WILL BE USED ON THE JOB. MAINTAIN SAMPLE PANEL ON SITE EXPOSED TO VIEW FOR DURATION OF PROJECT. AFTER ARCHITECT'S ACCEPTANCE OF VISUAL QUALITIES. IT IS SUGGESTED TO POUR THE SAMPLE ON A MOVEABLE PALLET SO THAT IT CAN BE READILY MOVED IF NEEDED. POUR MOCK-UP UNDER WEATHER CONDITIONS THAT WILL APPROXIMATE ANTICIPATED WEATHER CONDITIONS. INCLUDING SHADING, TEMPERATURE, TIME OF DAY, FINISHERS, TOOLS, CURING PRACTICES, ETC. CHECK AND VERIFY AIR CONTENT AND SLUMP.

4 CONCRETE PAVING - LIGHT BROOM FINSH - TYPICAL
PLAN NTS



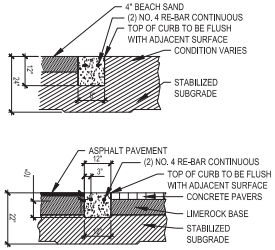
NOTE:
1) MOCKUPS: CAST (3) 4'X4' MOCKUP TO DEMONSTRATE PROPOSED SURFACE FINISH, TEXTURE, AND COLOR. USE THE SAME CEMENT BRAND, AGGREGATE TYPE AND CONSTRUCTION METHODS THAT WILL BE USED ON THE JOB. THE THREE (3) MOCKUPS SHOULD EACH DEMONSTRATE A VARIATION IN THE AMOUNT OF AGGREGATE USED FROM LIGHT CASTING TO HEAVY AGGREGATE CASTING. MAINTAIN APPROVED SAMPLE PANEL ON SITE EXPOSED TO VIEW FOR DURATION OF PROJECT, AFTER ARCHITECT'S ACCEPTANCE OF VISUAL QUALITIES. IT IS SUGGESTED TO POUR THE SAMPLE ON A MOVEABLE PALLET SO THAT IT CAN BE READILY MOVED IF NEEDED. POUR MOCK-UP UNDER WEATHER CONDITIONS THAT WILL APPROXIMATE ANTICIPATED WEATHER CONDITIONS. INCLUDING SHADING, TEMPERATURE, TIME OF DAY, FINISHERS, TOOLS, CURING PRACTICES, ETC. CHECK AND VERIFY AIR CONTENT AND SLUMP.
2) CONCRETE TO BE SEALED WITH CLEAR "NATURAL LOOK" PENETRATING SEALER BY GLAZE N' SEAL. PRODUCT SPECIFIED TO BE SUBMITTED TO LANDSCAPE ARCHITECT FOR APPROVAL.
3) FINISHER QUALIFICATIONS: COMPANY SPECIALIZING IN PERFORMING THE WORK OF THIS SECTION WITH A MINIMUM OF 5-YEARS DOCUMENTED EXPERIENCE OR NOT LESS THAN 10 PROJECTS WITH SIMILAR QUANTITY OF SURFACE AREA FOR COLORED, IMPRINTED OR SPECIALTY CONCRETE.

5 CONCRETE PAVING - SPECIALTY COLOR/FIINISH TBD
PLAN NTS



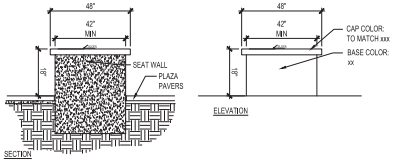
SECTION

6 PERMEABLE CONCRETE PAVERS
DETAIL NTS



NOTES:
1. LIMEROCK BASE, MIN. LBR 100 COMPACTED TO 98% OF MAX. DENSITY AS DETERMINED BY AASHTO T-180.
2. 12" STABILIZED SUBGRADE, MIN. LBR 40 COMPACTED TO 98% OF MAX. DENSITY AS DETERMINED BY AASHTO T-180.

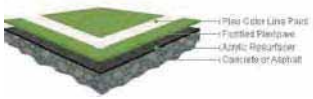
7 8" & 12" CONCRETE HEADER CURB
DETAIL NTS



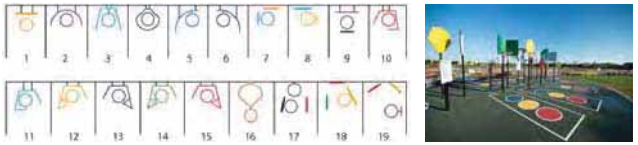
SECTION
ELEVATION

8 PLAZA SEAT WALL
DETAIL NTS

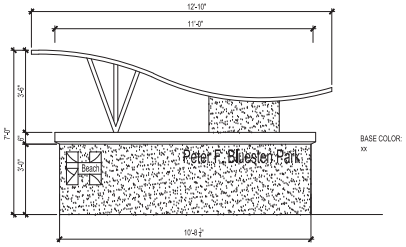
PRODUCT INFO:
MODEL: PLEXIPAVE
COLOR: 100% ACRYLIC - LIGHT GREEN/ US OPEN BLUE
MATERIAL: PLEXIPAVE, PLEXICUSHION
MANUFACTURER: PLEXIPAVE SURFACING SYSTEMS



9 PLEXIPAVE
DETAIL NTS



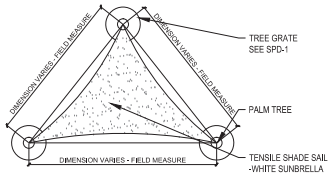
10 BANKSHOT BASKETBALL
DETAIL NTS



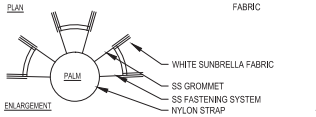
11 MONUMENT SIGN
DETAIL NTS

PRODUCT INFO:
MODEL: D870 (20'x10')
COLOR: TBD TO MATCH ARCHITECTURE
MATERIAL: STEEL
MANUFACTURER: POLIGON STRUCTURES

12 PARK PAVILION (10'X20')
DETAIL NTS

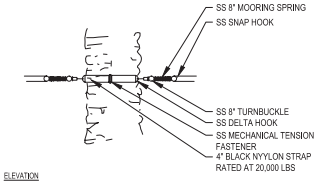


PLAN



ENLARGEMENT

MANUFACTURER:
SMART SHADE SOLUTIONS www.smartshadesolutions.com
OR APPROVED EQUAL



ELEVATION

NOTES:
1. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR FASTENING SYSTEM.
2. CONTRACTOR TO VERIFY LENGTHS OF CABLE AND CUSTOM FIT IN FIELD AFTER INSTALLATION OF PALM TREES.
3. CONTRACTOR TO SUBMIT SAMPLES OF ALL HARDWARE AND FABRIC PRIOR TO ORDERING
4. CONTRACTOR TO PROVIDE MOCK UP FOR OWNER REVIEW.

13 TENSILE SHADE SAIL
DETAIL NTS

SUBMITTALS:

PHASE	DATE
Project Status	**Issue Date**
SCHEMATIC DESIGN	06-16-2016
DRC SUBMITTAL	08-09-2016

Revision Schedule		
Revision #	Revision Description	Revision Date

PROJECT TEAM
PROFESSIONAL IN CHARGE
GEORGE H. HOHMANN, AIA
REGISTRATION NUMBER AR-0008448
APPROVED BY
DESIGNED BY Designer
DRAWN BY Author
CHECKED BY Checker

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FAX: (954) 739-6409 TEL.: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. C000279

DESIGN CONSULTANT

BLUESTEN PARK

Hallendale Beach, FL

CLIENT CODE/FILE NUMBER:
Client ID
PROJECT ID - SUBMISSION NUMBER :
Project ID

SITE PLAN DETAILS
SHEET TITLE

ACAI associates, inc
architecture • engineering
roofing • consulting
construction • management
AAC001323 EB0004379 CGC010769
2937 W. Cypress Creek Rd., Suite 200
Fort Lauderdale, FL 33309
Tel: 954.484.4000 Fax: 954.484.5588
www.acaiworld.com

ARCHITECT OF RECORD

15-0098
PROJECT NUMBER

SPD-102
SHEET NUMBER

TO THE BEST OF MY KNOWLEDGE AND ABILITY THESE PLANS ARE COMPLETE AND COMPLY WITH THE APPLICABLE BUILDING CODES

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PRODUCT INFO:
MODEL: MELVILLE BENCH - BACKED
COLOR: TITANIUM
MATERIAL: CAST ALUMINUM
MANUFACTURER: LANDSCAPE FORMS

1 BENCH
DETAIL NTS

PRODUCT INFO:
MODEL: BIG BELLY TRASH RECEPTACLE, SINGLE, 50 GALLON
COLOR: STANDARD GRAY
MATERIAL: GALVANIZED SHEET METAL
MANUFACTURER: BIG BELLY SOLOR

2 TRASH RECEPTACLE
DETAIL NTS

PRODUCT INFO:
MODEL: BIG BELLY RECYCLING RECEPTACLE, SINGLE, 50 GALLON
COLOR: STANDARD GRAY
MATERIAL: GALVANIZED SHEET METAL
MANUFACTURER: BIG BELLY SOLAR

3 RECYCLE RECEPTACLE
DETAIL NTS

PRODUCT INFO:
MODEL: BRBC-8, 4 LOOPS
COLOR: BLACK
MATERIAL: GALVANIZED STEEL
MANUFACTURER: BELSON

4 BIKE RACK
DETAIL NTS

PRODUCT INFO:
MODEL: CHARLIE TABLE
COLOR: TITANIUM
MATERIAL: STEEL/CAST ALUMINUM
MANUFACTURER: LANDSCAPE FORMS

5 ROUND TABLE
DETAIL NTS

PRODUCT INFO:
MODEL: 10139 SMS
COLOR: CHROME
MATERIAL: 304 SCHEDULE 10 STAINLESS STEEL
MANUFACTURER: MOST DEPENDABLE FOUNTAINS

6 WATER FOUNTAIN AND BOTTLE FILLING STATION
DETAIL NTS

S U B M I T T A L S :

PHASE	DATE
Project Status	**Issue Date**
SCHEMATIC DESIGN	06-16-2016
DRC SUBMITTAL	08-09-2016

Revision Schedule

Revision #	Revision Description	Revision Date

P R O J E C T T E A M
PROFESSIONAL IN CHARGE

GEORGE H. HOHMANN, AIA

REGISTRATION N U M B E R AR-0008448

APPROVED BY

D E S I G N E D B Y
Designer

D R A W N B Y
Author

C H E C K E D B Y
Checker

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FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. C000774

D E S I G N C O N S U L T A N T

BLUESTEN PARK

Hallendale Beach, FL

CLIENT CODE/FILE NUMBER:
Client ID
PROJECT ID - SUBMISSION NUMBER :
Project ID

SITE PLAN DETAILS

S H E E T T I T L E

ACAI
associates, inc
architecture • engineering
roofing • consulting
construction • management

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2937 W. Cypress Creek Rd., Suite 200
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Tel: 954.484.4000 Fax: 954.484.5588
www.acaiworld.com

A R C H I T E C T O F R E C O R D

15-0098

P R O J E C T N U M B E R

SPD-103

S H E E T N U M B E R

TO THE BEST OF MY KNOWLEDGE AND ABILITY THESE PLANS ARE COMPLETE AND COMPLY WITH THE APPLICABLE BUILDING CODES

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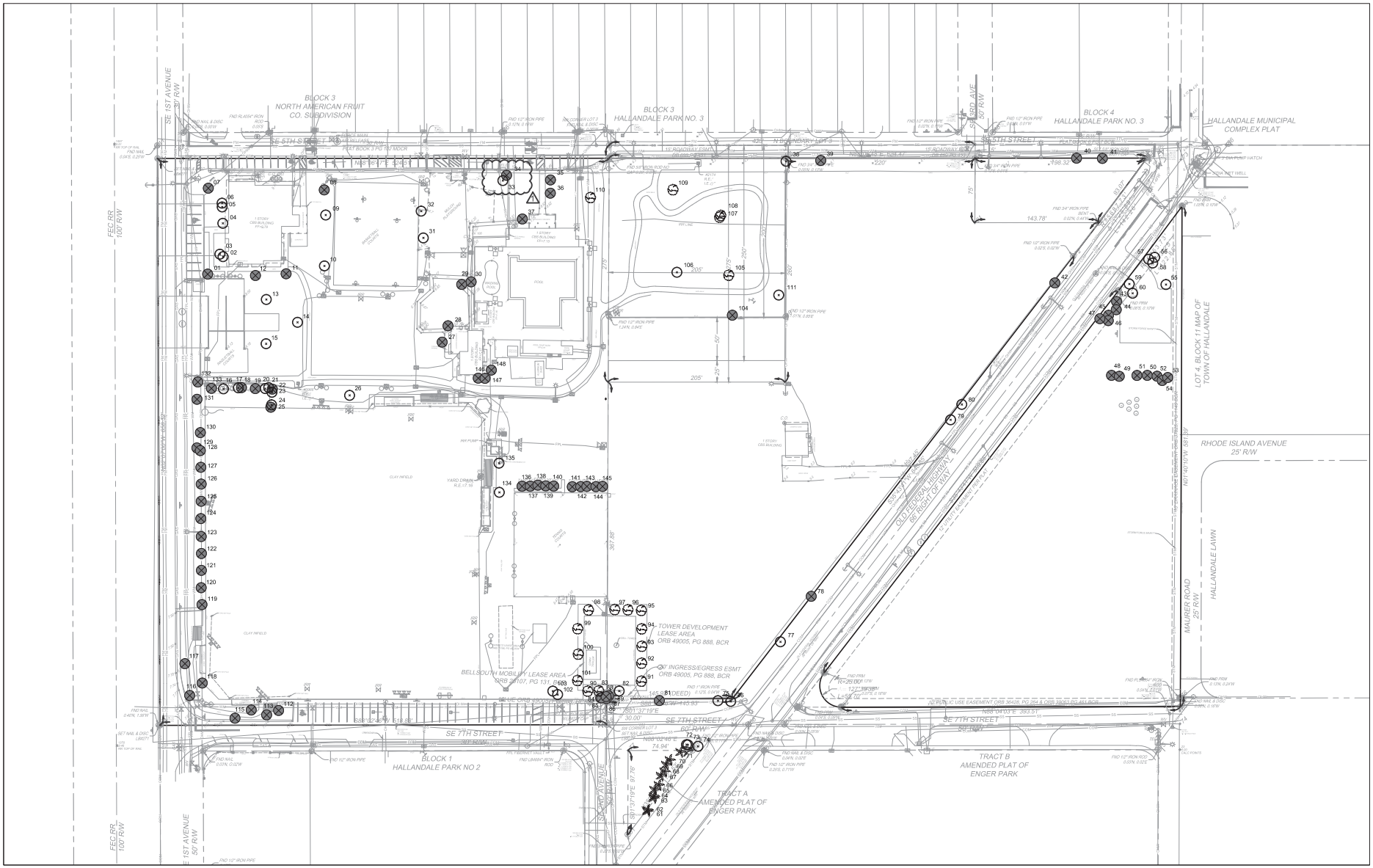

SUBMITTALS:

PHASE	DATE
Project Status	**Issue Date**
SCHEMATIC DESIGN	06-16-2016
DRC SUBMITTAL	08-09-2016

Revision Schedule		
Revision 1	DRC Resubmittal	10-10-2016

PROJECT TEAM
PROFESSIONAL IN CHARGE

GEORGE H. HOHMANN, AIA

REGISTRATION NUMBER AR-0008448

APPROVED BY

DESIGNED BY
Designer

DRAWN BY
Author

CHECKED BY
Checker

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FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. C000774

DESIGN CONSULTANT

BLUESTEN PARK

Hallendale Beach, FL

CLIENT CODE/FILE NUMBER:
Client ID
PROJECT ID - SUBMISSION NUMBER :
Project ID

OVERALL TREE DISPOSTION PLAN

SHEET TITLE

ACAI
associates, inc
architecture • engineering
roofing • consulting
construction • management

AAC001323 EB0004379 CGC010769
2937 W. Cypress Creek Rd., Suite 200
Fort Lauderdale, FL 33309
Tel: 954.484.4000 Fax: 954.484.5588
www.acaiworld.com

ARCHITECT OF RECORD

15-0098

PROJECT NUMBER

TD-100

SHEET NUMBER

0 50' 100'
SCALE: 1" = 50'

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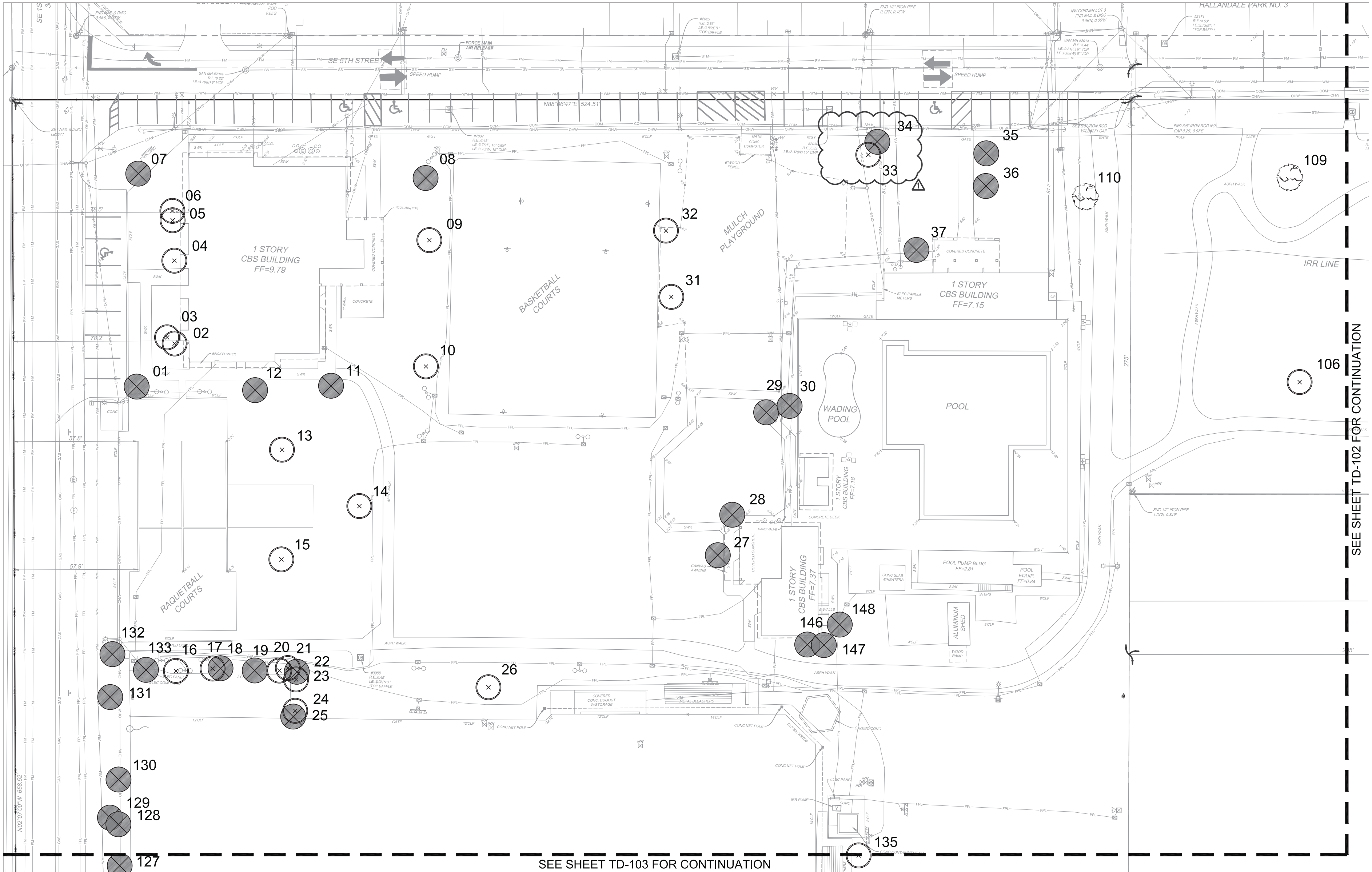
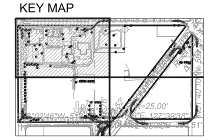


NOTE:
1. CONTRACTOR TO COORDINATE WITH CITY GAS DEPARTMENT TO HAVE A GAS PERSONNEL STANDBY ONSITE DURING ANY EXCAVATION WITHIN THE VICINITY OF GAS LINES.
2. USE EXTREME CAUTION AND BEST PRACTICES FOR REMOVING STUMPS OF ANY EXISTING TREES WITHIN PROXIMTIY OF EXISTING UTILITY LINES.
3. CONTRACTOR TO PROVIDE TREE PROTECTION BARRICADE FOR ANY TREE WITHIN CONSTRUCTION AREA. SEE DETAIL SHEET TD-105.
4. SEE SHEET TD-106 FOR TREE PROTECTION AND RELOCATION NOTES.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY EXISTING TREES WITHIN WORK SITE BOUNDARIES AND WILL NEED TO REPLACE WITH LIKE OR BETTER CONDITION FOR ANY DAMAGED TREES.

LEGEND

#### (open circle)	TREE/PALM TO BE RELOCATED
#### (filled circle)	TREE/PALM TO BE REMOVED
#### (tree symbol)	EXISTING TREE/PALMS TO BE PROTECTED IN PLACE

KEY MAP



SCALE: 1" = 20'

S U B M I T T A L S :	
PHASE	DATE
Project Status	Issue Date
SCHEMATIC DESIGN	06-16-2016
DRC SUBMITTAL	08-09-2016

Revision Schedule

Revision 1	DRC Resubmittal	10-10-2016

PROJECT TEAM PROFESSIONAL IN CHARGE: GEORGE H. HOHMANN, AIA
REGISTRATION NUMBER: AR-0008448
APPROVED BY
DESIGNED BY: Designer
DRAWN BY: Author
CHECKED BY: Checker

CRAVEN • THOMPSON AND ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS

DESIGN CONSULTANT

BLUESTEN PARK
Hallendale Beach, FL

CLIENT CODE/FILE NUMBER: Client ID
PROJECT ID - SUBMISSION NUMBER : Project ID

TREE DISPOSITION PLAN
SHEET TITLE

ACAI
associates, inc
architecture • engineering
roofing • consulting
construction • management

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ARCHITECT OF RECORD

15-0098
PROJECT NUMBER

TD-101
SHEET NUMBER

TO THE BEST OF MY KNOWLEDGE AND ABILITY THESE PLANS ARE COMPLETE AND COMPLY WITH THE APPLICABLE BUILDING CODES

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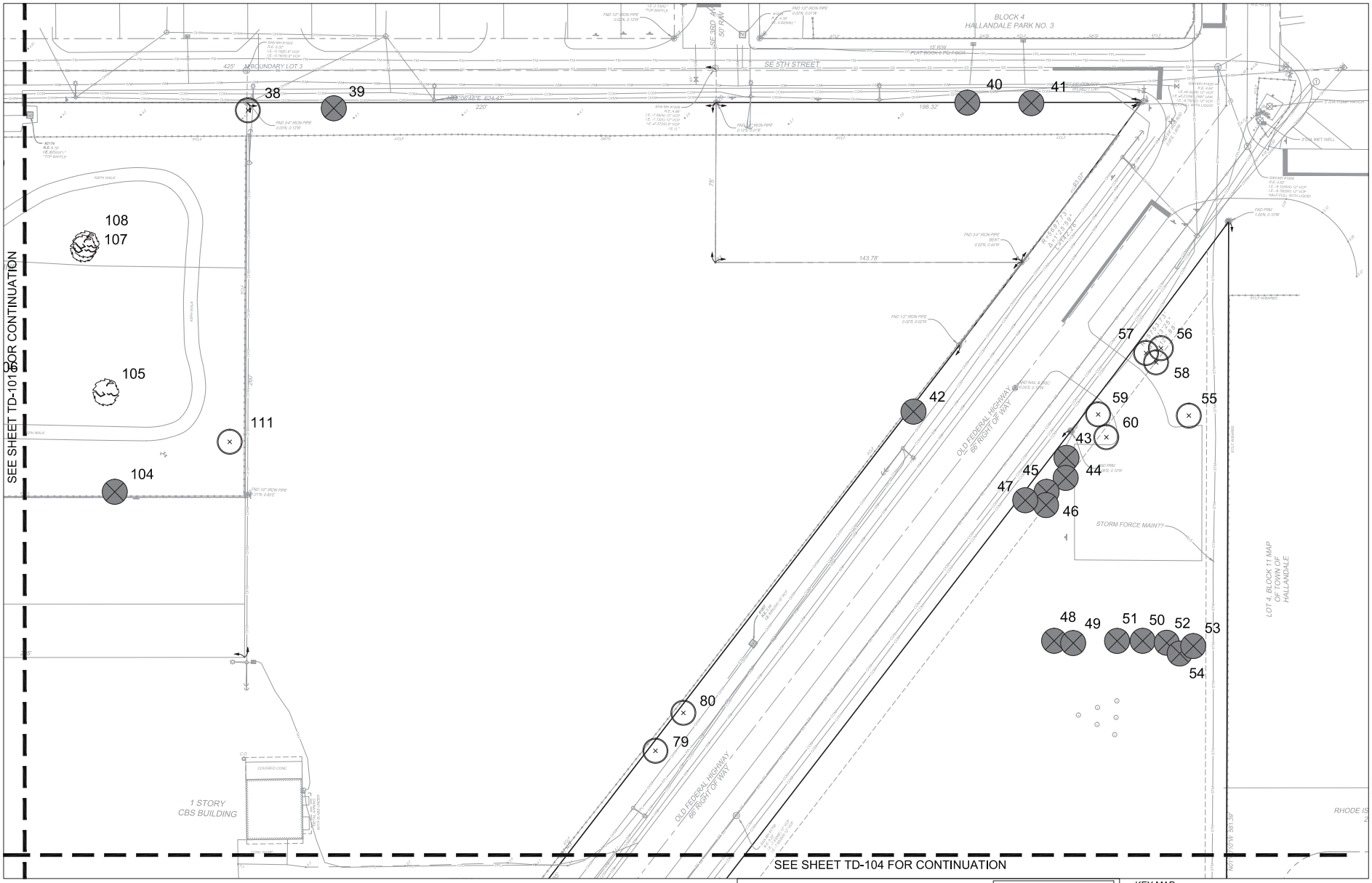
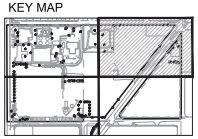


NOTE:
1. CONTRACTOR TO COORDINATE WITH CITY GAS DEPARTMENT TO HAVE A GAS PERSONNEL STANDBY ONSITE DURING ANY EXCAVATION WITHIN THE VICINITY OF GAS LINES.
2. USE EXTREME CAUTION AND BEST PRACTICES FOR REMOVING STUMPS OF ANY EXISTING TREES WITHIN PROXIMITIY OF EXISTING UTILITY LINES.
3. CONTRACTOR TO PROVIDE TREE PROTECTION BARRICADE FOR ANY TREE WITHIN CONSTRUCTION AREA. SEE DETAIL SHEET TD-105.
4. SEE SHEET TD-106 FOR TREE PROTECTION AND RELOCATION NOTES.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY EXISTING TREES WITHIN WORK SITE BOUNDARIES AND WILL NEED TO REPLACE WITH LIKE OR BETTER CONDITION FOR ANY DAMAGED TREES.

LEGEND

####	TREE/PALM TO BE RELOCATED
####	TREE/PALM TO BE REMOVED
####	EXISTING TREE/PALMS TO BE PROTECTED IN PLACE

KEY MAP



0 20' 40'
SCALE: 1" = 20'

SUBMITTALS:

PHASE	DATE
Project Status	**Issue Date**
DRC Submittal	8/9/2016

Revision Schedule		
Revision #	Revision Description	Revision Date

PROJECT TEAM
PROFESSIONAL IN CHARGE
GEORGE H. HOHMANN, AIA
REGISTRATION NUMBER AR-0008448
APPROVED BY
DESIGNED BY Designer
DRAWN BY Author
CHECKED BY Checker

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FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. C000774

DESIGN CONSULTANT

BLUESTEN PARK

Hallendale Beach, FL

CLIENT CODE/FILE NUMBER:
Client ID
PROJECT ID - SUBMISSION NUMBER :
Project ID

TREE DISPOSITION PLAN

SHEET TITLE

ACAI associates, inc
architecture • engineering
roofing • consulting
construction • management
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ARCHITECT OF RECORD

15-0098
PROJECT NUMBER

TD-102
SHEET NUMBER

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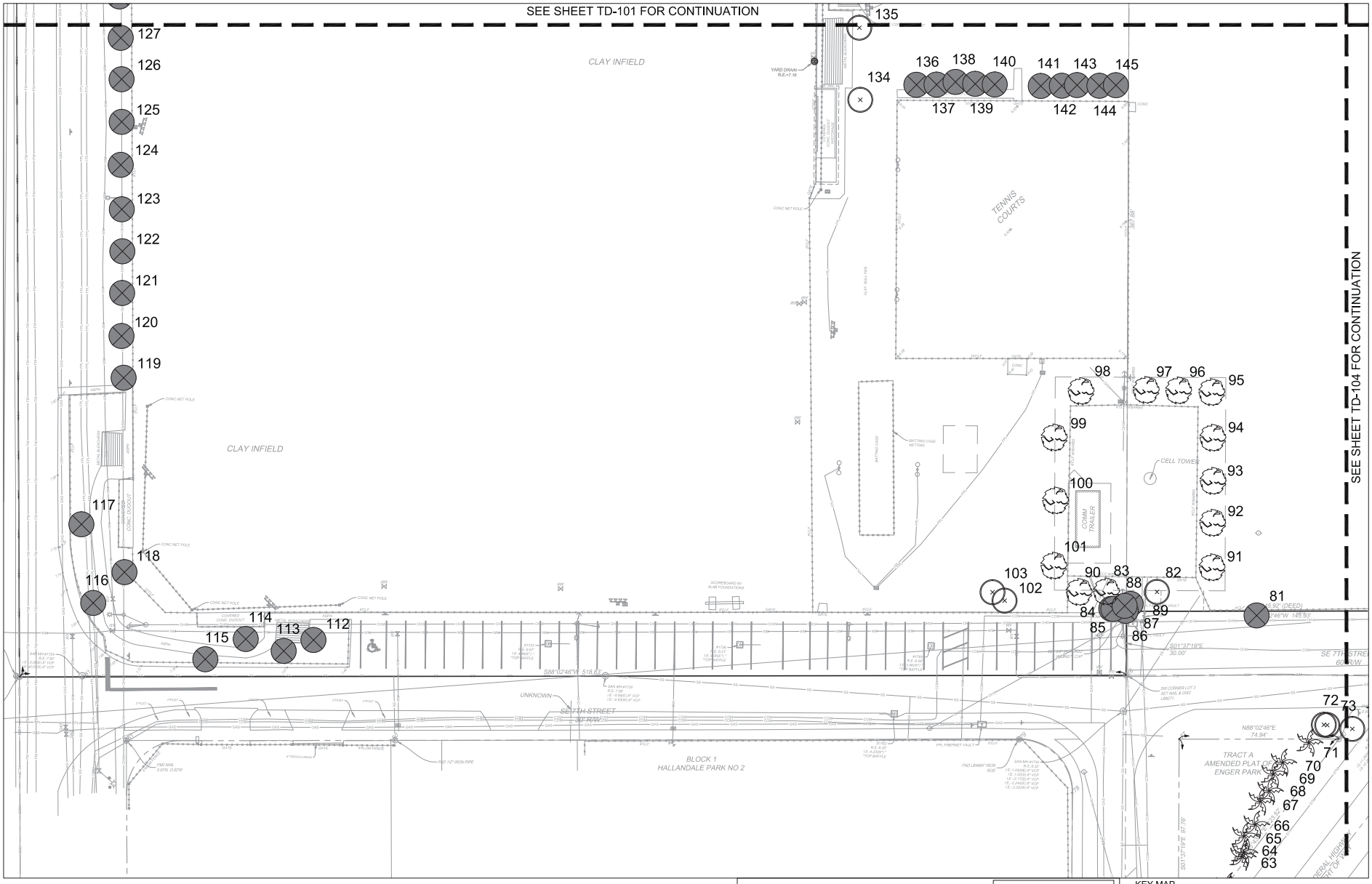

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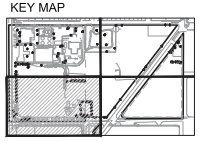
LEGEND

####	TREE/PALM TO BE RELOCATED
####	TREE/PALM TO BE REMOVED
####	EXISTING TREE/PALMS TO BE PROTECTED IN PLACE

KEY MAP



0 20' 40'
SCALE: 1" = 20'

SUBMITTALS:

PHASE	DATE
Project Status	**Issue Date**
DRC Submittal	8/9/2016

Revision Schedule		
Revision #	Revision Description	Revision Date

PROJECT TEAM
PROFESSIONAL IN CHARGE
GEORGE H. HOHMANN, AIA
REGISTRATION NUMBER AR-0008448
APPROVED BY
DESIGNED BY Designer
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CHECKED BY Checker

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DESIGN CONSULTANT

BLUESTEN PARK

Hallendale Beach, FL

CLIENT CODE/FILE NUMBER: Client ID
PROJECT ID - SUBMISSION NUMBER : Project ID

TREE DISPOSITION PLAN

SHEET TITLE

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roofing • consulting
construction • management
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ARCHITECT OF RECORD

15-0098
PROJECT NUMBER

TD-103
SHEET NUMBER

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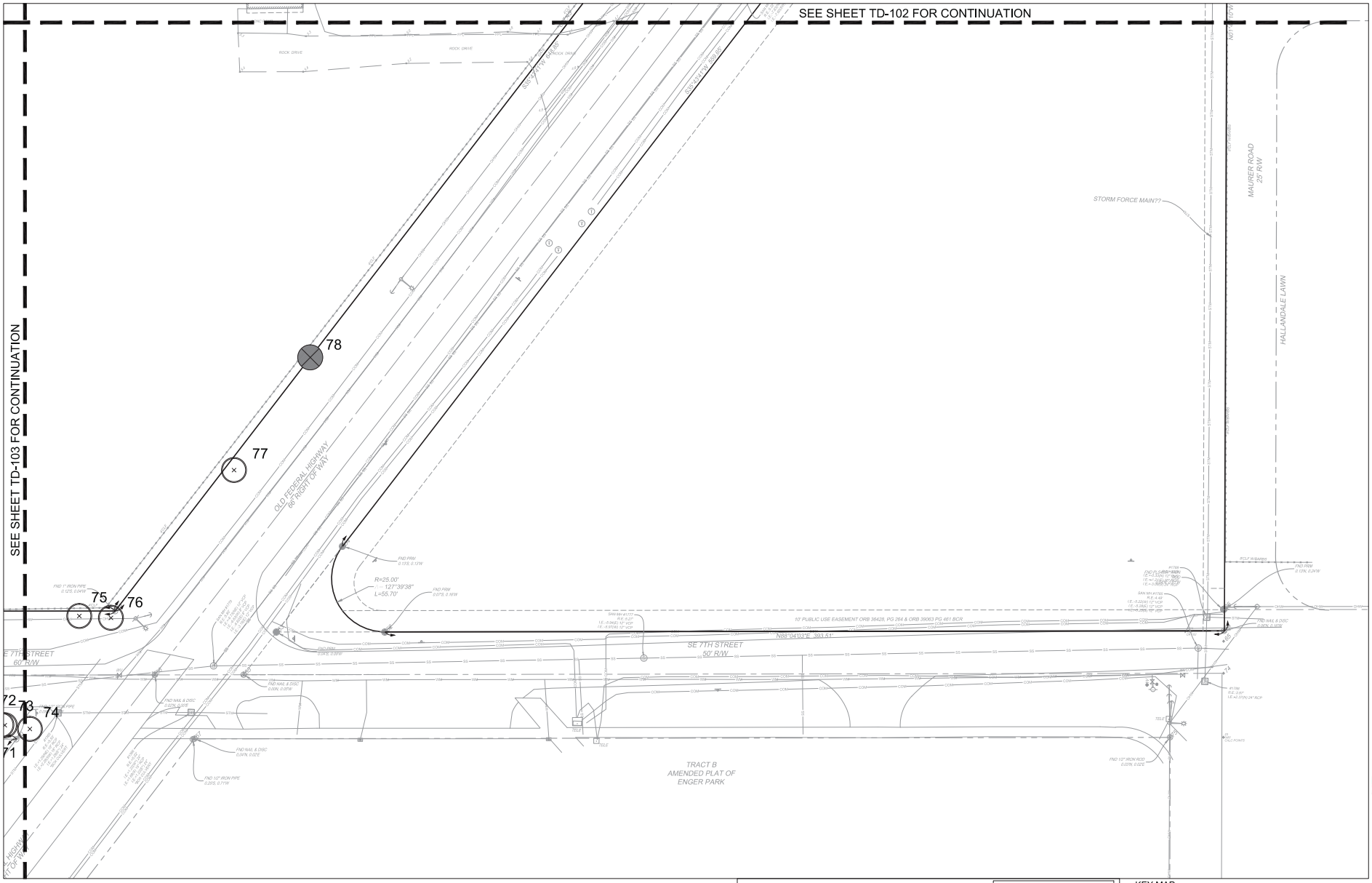

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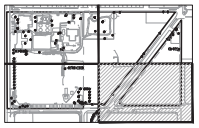
LEGEND

####	TREE/PALM TO BE RELOCATED
####	TREE/PALM TO BE REMOVED
####	EXISTING TREE/PALMS TO BE PROTECTED IN PLACE

KEY MAP



0 20' 40'
SCALE: 1" = 20'

SUBMITTALS:

PHASE	DATE
Project Status	**Issue Date**
DRC Submittal	8/9/2016

Revision Schedule

Revision #	Revision Description	Revision Date

PROJECT TEAM
PROFESSIONAL IN CHARGE
GEORGE H. HOHMANN, AIA
REGISTRATION NUMBER AR-0008448
APPROVED BY
DESIGNED BY Designer
DRAWN BY Author
CHECKED BY Checker

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DESIGN CONSULTANT

BLUESTEN PARK

Hallendale Beach, FL

CLIENT CODE/FILE NUMBER:
Client ID
PROJECT ID - SUBMISSION NUMBER :
Project ID

TREE DISPOSITION PLAN

SHEET TITLE

ACAI
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architecture • engineering
roofing • consulting
construction • management
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www.acaiworld.com
ARCHITECT OF RECORD

15-0098
PROJECT NUMBER

TD-104
SHEET NUMBER

TO THE BEST OF MY KNOWLEDGE AND ABILITY THESE PLANS ARE COMPLETE AND COMPLY WITH THE APPLICABLE BUILDING CODES

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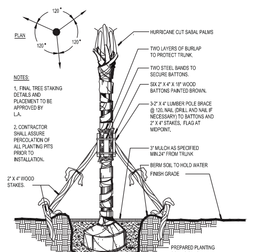
TREE SCHEDULE

Bluesten Park Tree Disposition

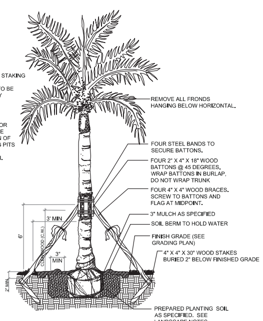
No.	Botanical Name	Common Name	Caliper (in)	Canopy (Dia)	Canopy (SF)	Height (ft)	Condition (%)	Disposition	Notes
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

TREE SCHEDULE

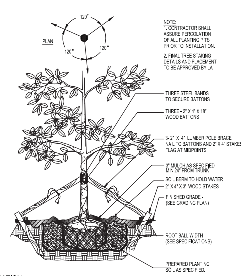
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]



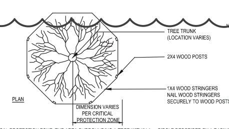
1 SABAL PALM RELOCATION
SECTION N.T.S



2 ROYAL PALM RELOCATION
SECTION



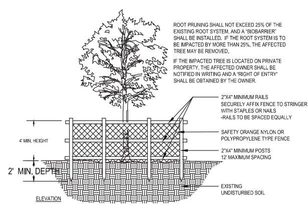
3 TREE RELOCATION
SECTION N.T.S



NOTES: CRITICAL PROTECTION ZONE: THE AREA SURROUNDING A TREE WITHIN A CIRCLE DESCRIBED BY A RADIUS OF ONE FOOT FOR EACH INCH OF THE TREE TRUNK DIAMETER AT 54" ABOVE FINISHED GRADE, FOR GROUPS OF TREES, PLACE BARRICADES BETWEEN TREES AND CONSTRUCTION ACTIVITY. ANY CONSTRUCTION ACTIVITY WITHIN THE "CRITICAL PROTECTION ZONE" SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY!

DO NOT PLACE ANY TREE BARRICADE ON PRIVATE PROPERTY BEGIN ALL TREE BARRICADES AT THE ROW LINE.

*TREE PROTECTION BARRICADES SHALL BE LOCATED TO PROTECT A MINIMUM OF 75% OF THE CRITICAL PROTECTION ZONE.



4 TREE BARRICADE
PLAN & ELEVATION N.T.S

0 20' 40'
SCALE: 1" = 20'

PHASE	DATE
Project Status	Issue Date
SCHEMATIC DESIGN	06-16-2016
DRC SUBMITTAL	08-09-2016

S U B M I T T A L S :

Revision Schedule

Revision 1	DRC Resubmittal	10-10-2016

PROJECT TEAM
PROFESSIONAL IN CHARGE
GEORGE H. HOHMANN, AIA
REGISTRATION NUMBER AR-0008448
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CHECKED BY Checker

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DESIGN CONSULTANT

BLUESTEN PARK

Hallendale Beach, FL

CLIENT CODE/FILE NUMBER: Client ID
PROJECT ID - SUBMISSION NUMBER : Project ID

TREE DISPOSITION LIST AND DETAILS
SHEET TITLE

ACAI
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roofing • consulting
construction • management
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ARCHITECT OF RECORD

15-0098
PROJECT NUMBER

TD-105
SHEET NUMBER

TO THE BEST OF MY KNOWLEDGE AND ABILITY THESE PLANS ARE COMPLETE AND COMPLY WITH THE APPLICABLE BUILDING CODES

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GENERAL

Tree relocation work shall be performed in compliance with the CONTRACTOR'S progress, schedule as approved by the CITY. However, relocation work shall start no sooner than the beginning of the construction contract and shall be completed by the completion date of the contract. No relocation work shall start before the date approved nor continue without the knowledge of the CITY.

REFERENCES

A. Where referenced standards conflict with other specified requirements, the more restrictive or stringent requirements shall govern. Comply with applicable requirements of the following standards:

1. American National Standards Institute (ANSI): Z60.1 American National Standards for Nursery Stock (Sponsor: American Association of Nurserymen, Inc.).
2. National Arborist Association, ~537 Stratford Rd., Wantagh, NY 11793 (NAA): Ref. 1 Transplanting of Trees and Shrubs in the Southeastern United States.
3. Florida Department of Agriculture and Consumer Services: Grades and Standards for Nursery Plants.

DESCRIPTION

A. Plant materials to be relocated on site are indicated on the Drawings. Those not shown will be relocated as directed by the CITY.

B. The person (foreman or superintendent) in charge of and responsible for the CONTRACTOR'S tree relocation crews shall have a minimum 10 years experience in transplanting of plant materials, shall be recognized by the American Association of Nurserymen, be an ISA Certified Arborist, and be a licensed "Tree Trimmer" in Broward County.

C. Existing trees to remain shall be protected during all construction phases. Protective barriers shall be provided and built to FDOT #544 specifications for those existing trees adjacent to construction operations. Replacement of any trees that are damaged or destroyed due to the CONTRACTOR'S operations shall be the CONTRACTOR'S responsibility and shall be replaced at the CONTRACTOR'S expense. Any existing tree that dies within one year after final acceptance shall be replaced with a number of trees of the same species to equal the caliper DBH of the existing tree lost. Replacement trees shall be Florida No. 1 and have a caliper DBH of no smaller than 3".

D. Remove other vegetation as necessary and as directed by the LANDSCAPE ARCHITECT to accommodate new plantings.

E. Tree pits or holes remaining after relocation of plant material shall be backfilled with clean fill and brought back flush with surrounding grade, unless the pits are to be immediately replanted. Pits that are to be quickly replanted shall be surrounded by safety barricades to prevent accidental falls into pits. In areas where new plant material will replace relocated plant material, appropriate soil mix shall be used as backfill.

QUALITY ASSURANCE

A. Unless otherwise specified herein, tree transplanting shall conform to National Arborist Association, Ref. 1.

B. CONTRACTOR shall comply with National Arborist Association standards for pruning and shall remove branches from trees that are to remain as necessary to clear new construction.

C. CONTRACTOR shall recommend procedures to compensate for loss of roots (if any) and shall perform initial pruning of branches and stimulation of root growth where removed to accommodate new construction.

D. Tree repair work shall be performed for damage incurred by construction by an ISA Certified Arborist.

E. Routine progress evaluation reports shall be provided on relocated trees until the end of the maintenance period.

F. Evaluate existing trees prior to transplanting and verify that trees are free from disease and sufficiently strong to survive relocation from the site to their new location. Notify the LANDSCAPE ARCHITECT in writing of any trees that the CONTRACTOR considers insufficiently strong to survive relocation.

SUBMITTAL

A. CONTRACTOR shall submit for approval by OWNER a list of equipment, procedures, and labor force anticipated for use in tree relocation. CONTRACTOR shall include start date, completion date, and schedule of relocation as part of the approved progress schedule and, in addition, shall submit a more detailed daily schedule for the transplanting period, showing the schedule for root pruning and the number of units to be dug and relocated to specified areas.

For those materials that require root pruning, the relocation schedule will begin at the end of the specified root pruning period.

C. CONTRACTOR shall apply for and pay all costs associated with tree removal/relocation permits. The permit shall be obtained from the CITY.

D. Prior to start of relocation work, the CONTRACTOR shall submit for approval details of the tree protection system to be utilized. All trees indicated to remain during construction shall be protected in accordance with recognized standards of the industry and protection shall be removed once construction is complete. CONTRACTOR shall also certify that where damage occurred, trees were promptly and properly treated, and shall indicate which damaged trees (if any) are incapable of retaining full growth potential and are recommended to be replaced.

E. The CONTRACTOR, in order to guarantee his work, may use methods, sequence and schedule for effecting tree relocations and plant protection methods different from what is described in these specifications. However, if different, the CONTRACTOR must submit for approval a full description of all proposed methods, sequence of events and schedule for effecting tree relocations and plant protection.

F. CONTRACTOR shall coordinate tree relocation with road construction and other related operations and such coordination shall be clearly evidenced in the schedule submittal.

G. CONTRACTOR must submit procedures to be utilized for maintenance of all relocated trees.

GUARANTEE

A. Relocated plant material shall fall under the standard 12 month guarantee.

B. Damage to other plants, lawn or construction work occurring within the work area during tree relocation shall be repaired at no cost to the CITY. This also includes, but is not limited to, damage of curbs, walks, roads, fences, site furnishings, etc. Replacing and replanting of damaged trees, shrubs or turf shall be performed in accordance with this specification.

C. Existing tree canopy shall not have more than 25% loss after relocation procedures are completed. CONTRACTOR shall be responsible for replacing any canopy loss due to lack of care and/or inadequate methods of transplanting the trees and palms that would cause the death of said plant material. Any transplanted tree that dies within one year after final acceptance shall be replaced with a number of trees of the same species to equal the caliper DBH of the transplanted tree lost. Replacement trees shall be Florida No. 1 having a caliper DBH no smaller than 3". Replacement shall be the CONTRACTOR'S responsibility.

TRANSPLANTING _ GENERAL

A. Transplanting shall consist of on_site transplanting of existing trees. Trees shall be transplanted only once from existing location to permanent positions as shown on Drawings.

B. Digging, Wrapping and Handling: Plants shall be dug and prepared for moving in a manner that will not cause damage to branches, shape, root system, and development.

C. Balled and Burlapped Plants: Balls shall be firmly wrapped with burlap or approved cloth substitute. No balled plant will be acceptable if the ball is cracked and broken, or if the stem or trunk is loose in the ball, either before or during transplanting. Balled plants shall be lifted and handled from the bottom of the ball, properly protected and delivered to the replanting site, to be planted immediately and watered thoroughly. Ball sizes shall be as recommended in ANSI Z60.1

TAGGING

A. Trees within the designated areas for relocation shall be clearly marked by means of yellow plastic surveyors' ribbons and coordinated with the LANDSCAPE ARCHITECT and CITY prior to root pruning and/or digging.

ROOT PREPARATION

A. Trees to be relocated shall be root pruned at least 60 days prior to digging with clean, sharp equipment. The specific requirements for root ball size shall be in accordance with the table below. CONTRACTOR shall maintain root pruned materials by watering, weeding, mowing, spraying, fertilizing, and other horticulture practices. After root pruning, backfill with good rooting medium, fertilize with organic fertilizer to promote root growth, mulch to reduce weeds, discourage foot traffic and its compacting effect, conserve moisture and minimize temperature fluctuation.

B. Root Ball Size Chart: Root ball sizes shall be in accordance with minimum standards set forth in Grades and Standards for Nursery Plants Part 11, Palms and Trees, Florida Department of Agriculture, as follows:

1.	Caliper	Minimum Ball Diameter
	3 1/2 - 4:	28"
	4 - 4 1/2"	30"
	4 1/2 - 5"	32"
	5 - 5 1/2"	34"
	Larger Sizes	Increase proportionally
2.	Ball Diameter	Medium Ball Diameter
	Less than 20"	Not less than 75% of diameter
	20" to 30"	Not less than 65% of diameter
	30" to 48"	Not less than 60% of diameter

CROWN PREPARATION

A. Shade Trees:

1. Shade Trees: Selectively prune and thin crown to remove approximately one third of the branches. In so doing, preserve the basic shape and form of the tree, eliminate cross branching and dead or diseased branches.
2. Hand strip selected species of all leaves following pruning and prior to moving.

HAND DIGGING

A. Burlapping will be required. Trees that are burlapped for relocation shall comply with and be handled in same manner as new plant material specified in Section 02900-Landscape Work.

HANDLING AND TRANSPORTATION

A. Trees shall be properly handled during moving so trunks will not be scarred or damaged and to avoid broken limbs. Broken limbs which do not cause the tree to be rejected shall be repaired under the following guidelines:

1. Properly prune dead, dying, or damaged branches with clean, sharp equipment.
2. Remove injured bark and wood of a tree with a clean, sharp knife to a point where healthy bark and wood make contact at their margins.
3. Inspect and treat wound for insect and disease.
4. Seal wounds with bituminous base wound paint for all limbs greater than 3" diameter.

B. Transport trees on vehicles of adequate size to prevent overcrowding, broken limbs, foliage damage or root ball damage.

C. Root ball should be kept moist during all phases of relocation.

D. Tree crowns shall be protected with shade cloth to prevent desiccation and wind burn. Crowns shall be periodically sprayed with water to help ensure against desiccation.

E. Plant material shall be handled only in ways and means accepted by the industry and acceptable to the LANDSCAPE ARCHITECT.

F. Plant material shall be planted the same day it is dug. Preparation of planting pits or beds shall be coordinated to ensure this schedule.

PLANTING

A. Relocated Material

1 Relocated trees shall be planted according to procedures described for new material. Section 02900-Landscape Work. Verify that final grades have been established prior to planting operations. Ensure that proposed planting pits drain by test filling with water prior to transplantation.

5. CONTRACTOR shall continue watering and caring for relocated material as described in paragraph 3.09.
6. Mulch tree pit areas to reduce weeds, discourage foot traffic and its compacting effect, conserve moisture and minimize temperature fluctuations.
7. Brace trunk and leave in place until trees/ palms are wind firm. (1± year)
8. Wrap trunks and structural branches of thin barked trees to protect against sun scald and dehydration. Retain through at least one growing season, and through cold season.
9. Feed with a diluted solution of N_P_K in solution form with a soil needle, providing water, air, and nutrients.
10. Where foliage is retarded, spray with one of the soluble types of foliage feeders.
11. At time of planting, use soil needles for watering new transplant to fill air pockets and to keep roots (especially feeder roots) moist, live, and healthy. Direct fine spray at foliage to help harden_off new leaves.

STAKING AND GUYING

Designated material shall be staked and guyed according to planting details.

WATERING

A. CONTRACTOR shall be responsible for the manual watering of relocated plant materials for 90 days. If utilized, all temporary watering system installations shall be completely removed by the CONTRACTOR after the watering period.

B. Following transplanting, CONTRACTOR shall water trees daily for the first two weeks, every other day for the next two weeks. Soaking then shall continue on a twice weekly basis for another period of eight (8) weeks. Such watering shall thoroughly saturate the root ball to its full depth and is in addition to the underground irrigation system.

MAINTENANCE

A. All relocated plant materials shall be maintained immediately after each item is planted and continued until 90 day watering period is completed or until final acceptance whichever is latest, at which time the Property Owner, will assume responsibility for maintenance of the landscaping materials, following the procedures and recommendations of the CONTRACTOR.

B. During this maintenance period, all relocated plant materials shall be maintained in accordance with the procedures described in Section 02900-Landscape Work.

CLEAN UP

A. Upon completion of the work, the CONTRACTOR shall thoroughly clean the landscaped area, removing all equipment, unused materials, rubbish and surplus excavated material, and shall fine grade all disturbed areas, including areas adjacent to the transplanted materials, to provide a neat and uniform site. All damaged or altered existing structures, as a result of the landscape work, shall be corrected.

S U B M I T T A L S :

PHASE	DATE
Project Status	**Issue Date**
DRC Submittal	8/9/2016

Revision Schedule		
Revision #	Revision Description	Revision Date

P R O J E C T T E A M
PROFESSIONAL IN CHARGE

GEORGE H. HOHMANN, AIA

REGISTRATION N U M B E R AR-0008448

APPROVED BY

D E S I G N E D BY
Designer

D R A W N BY
Author

C H E C K E D BY
Checker

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FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. C000279

D E S I G N C O N S U L T A N T

BLUESTEN PARK

Hallendale Beach, FL

CLIENT CODE/FILE NUMBER:
Client ID
PROJECT ID - SUBMISSION NUMBER :
Project ID

TREE DISPOSITION NOTES

S H E E T T I T L E

a s s o c i a t e s , i n c
a r c h i t e c t u r e • e n g i n e e r i n g
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A R C H I T E C T O F R E C O R D

15-0098

P R O J E C T N U M B E R

TD-106

S H E E T N U M B E R

TO THE BEST OF MY KNOWLEDGE AND ABILITY THESE PLANS ARE COMPLETE AND COMPLY WITH THE APPLICABLE BUILDING CODES

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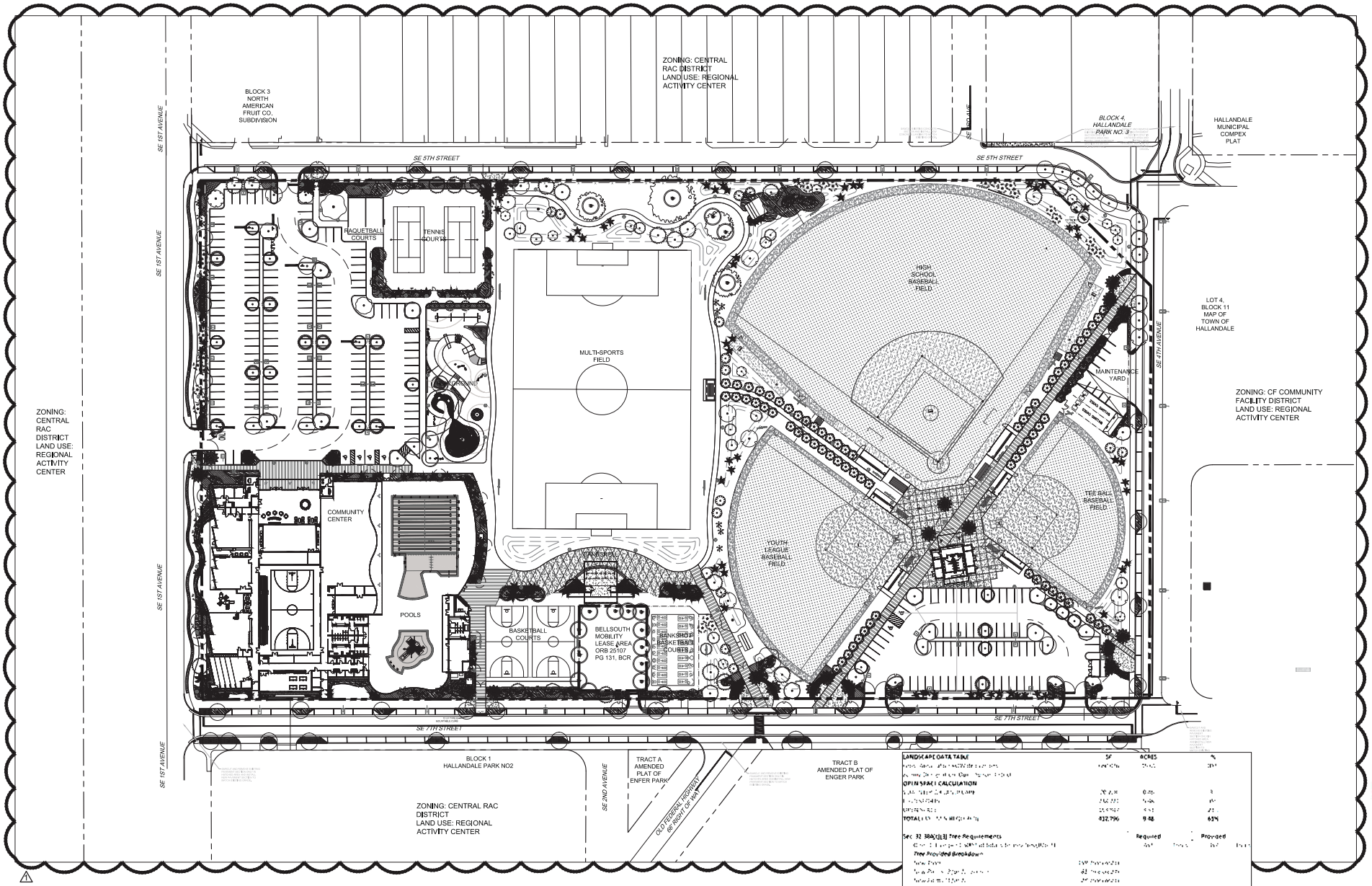

LANDSCAPE DATA TABLE	SF	ACRES	%
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
OPEN SPACE CALCULATION			
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
TOTAL [illegible]	412,796	9.48	63%

Sec. 32-384(c)(3) Tree Requirements	Required	Provided
[illegible]	[illegible]	[illegible]

Tree Provided Breakdown

[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]

Sec. 32-384(d) Existing Tree Credits

[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]

	Totals:	45+	Trees	5+7	Trees
[illegible]				[illegible]	[illegible]

SCALE: 1" = 50'

SUBMITTALS:

PHASE	DATE
Project Status	**Issue Date**
SCHEMATIC DESIGN	06-16-2016
DRC SUBMITTAL	08-09-2016

Revision Schedule		
Revision 1	DRC Resubmittal	10-10-2016

PROJECT TEAM
PROFESSIONAL IN CHARGE
GEORGE H. HOHMANN, AIA
REGISTRATION NUMBER AR-0008448
APPROVED BY
DESIGNED BY Designer
DRAWN BY Author
CHECKED BY Checker

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FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. C000774

DESIGN CONSULTANT

BLUESTEN PARK

Hallandale Beach, FL

CLIENT CODE/FILE NUMBER:
Client ID
PROJECT ID - SUBMISSION NUMBER :
Project ID

OVERALL LANDSCAPE PLAN

SHEET TITLE

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ARCHITECT OF RECORD

PROJECT NUMBER
15-0098

SHEET NUMBER
LP-100

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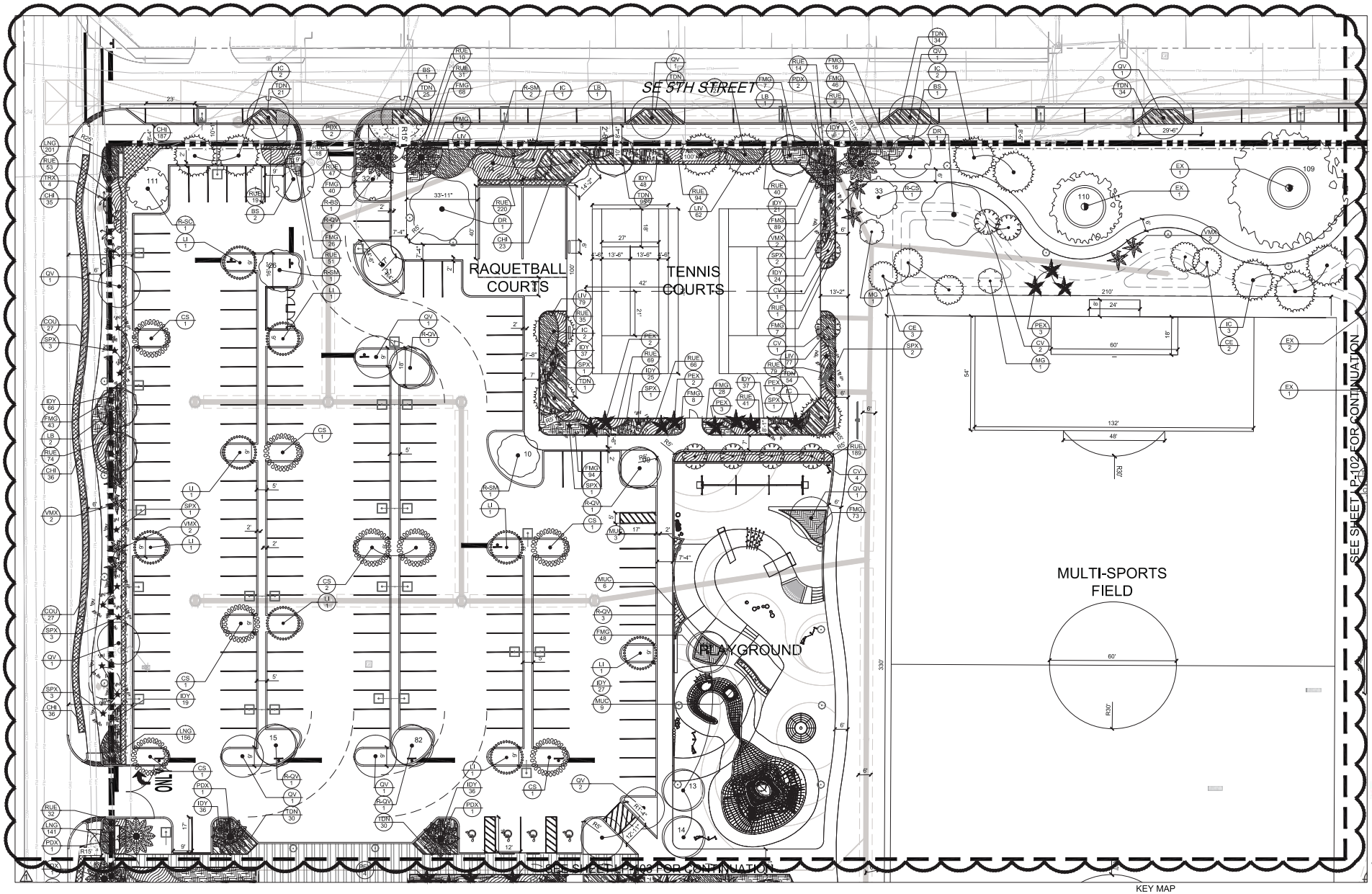

SUBMITTALS:

PHASE	DATE
Project Status	**Issue Date**
SCHEMATIC DESIGN	06-16-2016
DRC SUBMITTAL	08-09-2016

Revision Schedule		
Revision 1	DRC Resubmittal	10-10-2016

PROJECT TEAM
PROFESSIONAL IN CHARGE
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REGISTRATION NUMBER AR-0008448
APPROVED BY
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DESIGN CONSULTANT

BLUESTEN PARK

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CLIENT CODE/FILE NUMBER:
Client ID
PROJECT ID - SUBMISSION NUMBER :
Project ID

LANDSCAPE PLAN

SHEET TITLE

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ARCHITECT OF RECORD

15-0098

PROJECT NUMBER

LP-101

SHEET NUMBER

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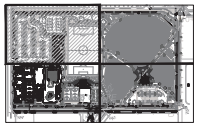
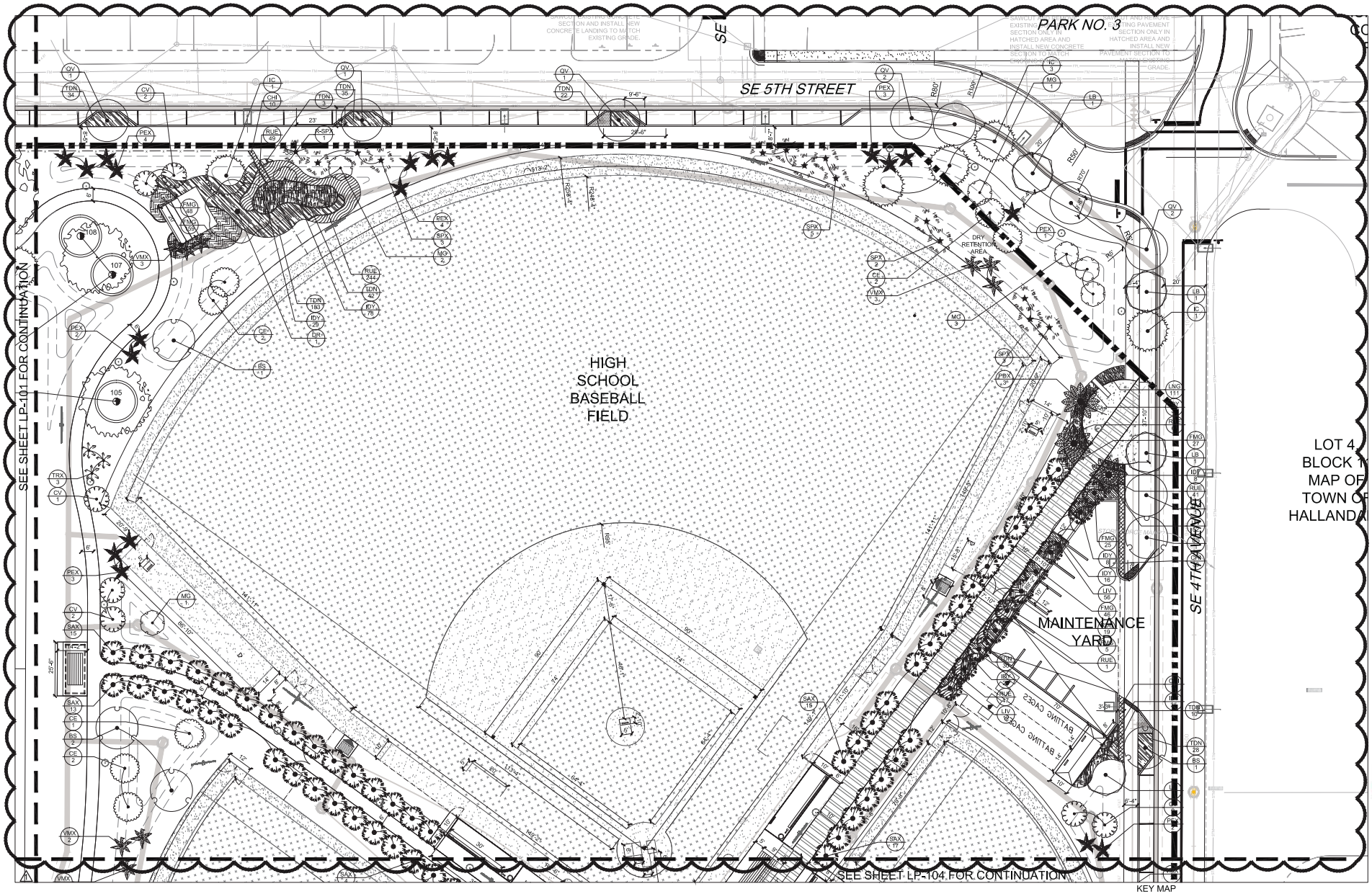
KEY MAP



0 20' 40'

SCALE: 1" = 20'



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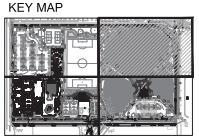

SCALE: 1" = 20'

SUBMITTALS:

PHASE	DATE
Project Status	**Issue Date**
SCHEMATIC DESIGN	06-10-2016
DRC SUBMITTAL	08-09-2016

Revision Schedule		
Revision 1	DRC Resubmittal	10-10-2016

PROJECT TEAM
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DESIGN CONSULTANT

BLUESTEN PARK

Hallendale Beach, FL

CLIENT CODE/FILE NUMBER:
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Project ID

LANDSCAPE PLAN

SHEET TITLE

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ARCHITECT OF RECORD

15-0098

PROJECT NUMBER

LP-102

SHEET NUMBER

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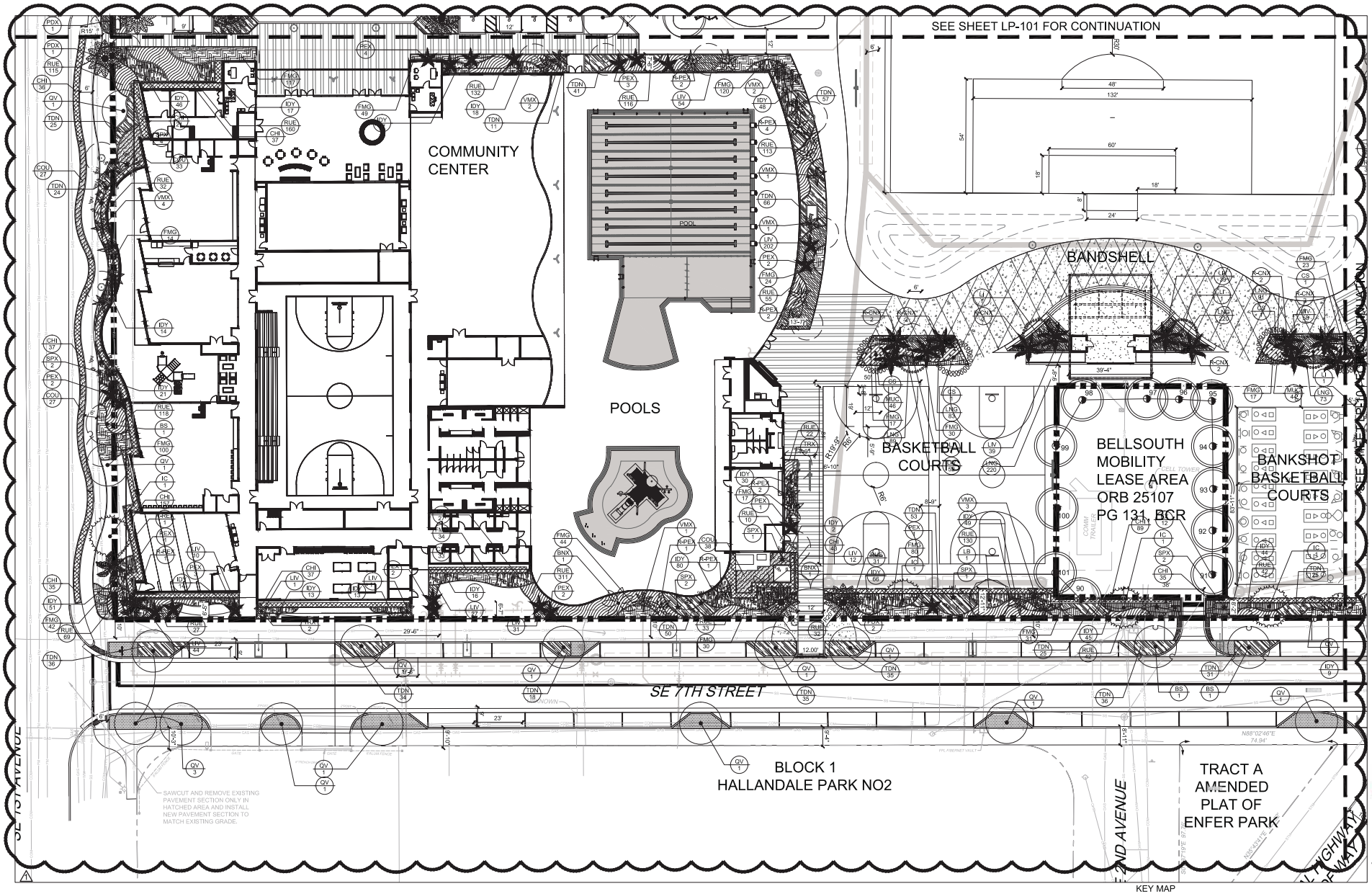

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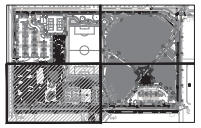

SCALE: 1" = 20'

SUBMITTALS:

PHASE	DATE
Project Status	**Issue Date**
SCHEMATIC DESIGN	06-16-2016
DRC SUBMITTAL	08-09-2016

Revision Schedule		
Revision 1	DRC Resubmittal	10-10-2016

PROJECT TEAM
PROFESSIONAL IN CHARGE

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REGISTRATION NUMBER AR-0008448

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BLUESTEN PARK

Hallandale Beach, FL

CLIENT CODE/FILE NUMBER:
Client ID
PROJECT ID - SUBMISSION NUMBER :
Project ID

LANDSCAPE PLAN

SHEET TITLE

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ARCHITECT OF RECORD

15-0098

PROJECT NUMBER

LP-103

SHEET NUMBER

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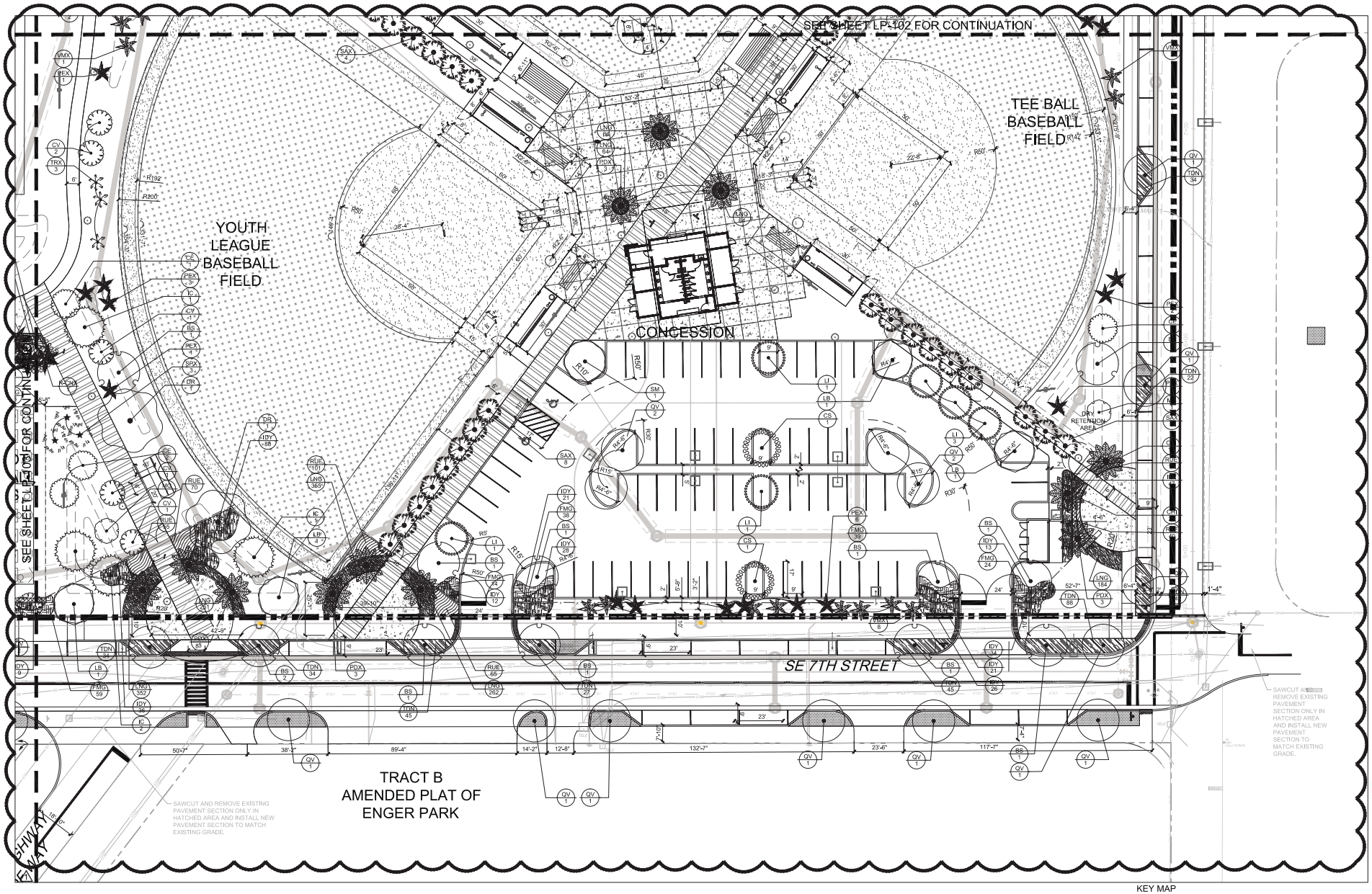

S U B M I T T A L S :

PHASE	DATE
Project Status	**Issue Date**
SCHEMATIC DESIGN	06-16-2016
DRC SUBMITTAL	08-09-2016

Revision Schedule		
Revision 1	DRC Resubmittal	10-10-2016

P R O J E C T T E A M
PROFESSIONAL IN CHARGE

GEORGE H. HOHMANN, AIA

REGISTRATION N U M B E R AR-0008448

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D E S I G N C O N S U L T A N T

BLUESTEN PARK

Hallendale Beach, FL

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15-0098

P R O J E C T N U M B E R

LP-104

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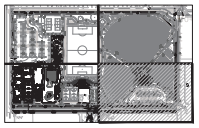
KEY MAP



0 20' 40'

SCALE: 1" = 20'

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	
	BS	24	Bursera simaruba	Gumbo Limbo	15` MIN. FT. 6` SPRD. 3" CAL.	
	CE	16	Conocarpus erectus `Sericeus`	Silver Buttonwood	12` HT. 6` SPRD.	
	EX	17	EXISTING TREE	EXISTING TREE	EXISTING TREE	
	IC	26	Illex Cassine	Dahoon Holly	15` MIN. HT. 6` SPRD. 3" CAL.	
	LB	13	Lysiloma bahamensis	Cuban Tamarind	18` MIN. HT. 8` SPRD. 3" CAL.	
	QV	47	Quercus virginiana	Southern Live Oak	15` MIN. FT. 6` SPRD. 3" CAL.	
	SM	1	Swietenia mahagoni	West Indian Mahogany	15` MIN. FT. 6` SPRD. 3" CAL.	
FLOWERING TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	
	CV	22	Callistemon viminalis	Weeping Bottle Brush	12` HT. 6` SPRD. 2" CAL.	
	CS	14	Cordia sebestena	Orange Geiger Tree	15` MIN. HT. 6` SPRD. 3" CAL.	
	DR	5	Delonix regia	Royal Poinciana	18` MIN. HT. 8` SPRD. 3" CAL.	
	LI	18	Lagerstroemia indica	Crape Myrtle	15` MIN. FT. 6` SPRD. 3" CAL.	
	MG	11	Magnolia grandiflora `Little Gem`	Little Gem Southern Magnolia	15` MIN. FT. 6` SPRD. 3" CAL.	
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	
	BNX	2	Bismarckia nobilis `Silver`	Silver Bismarck Palm	20` O.A. HT. MIN.	
	PDX	25	Phoenix dactylifera `Medjool`	Date Palm	15` CLEAR TRUNK	
	PEX	64	Ptychosperma elegans	Solitaire Palm	16-20` OA HT. STAGGERED HTS.	
	REX	1	Roystonea elata	Florida Royal Palm	20` O.A. HT. MIN.	
	SAX	81	Sabal palmetto	Cabbage Palmetto	12" DBH 16` OA HT. MATCHED, BOOTED	
	SPX	46	Sabal palmetto	Cabbage Palmetto	16-20` OA HT. BOOTED, STAGGERED HTS.	
	TRX	13	Thrinax radiata	Florida Thatch Palm	10` O.A. HT. 1.5" CAL.	
	VMX	41	Veitchia motgomeryana	Montgomery Palm	16-20` OA HT. STAGGERED HTS.	

Bluesten Park Tree Disposition - Trees to Remain/Relocate

No.	Botanical Name	Common Name	Caliper (in)	Canopy (Dia.)	Canopy (SF)	Height (ft.)	Condition (%)	Disposition	Credit (1 for 1)	Small Palms Credit (1 for 3)	DBH 6-12" Credits (2 for 1)	DBH 12-24 Credits (3 for 1)	DBH 24"+ Credits (4 for 1)
33	Bursera simaruba	Gumbo Limbo	15	18	254	18	85	RELOCATE			2		
55	Cocos nucifera	Coconut Palm	9	15	177	15 CT	65	RELOCATE	1				
56	Cocos nucifera	Coconut Palm	7	15	177	5 CT	80	RELOCATE		0.33			
57	[illegible]	[illegible]	8	[illegible]	177	10 CT	90	RELOCATE		0.33			
58	[illegible]	[illegible]	8	[illegible]	177	10 CT	90	RELOCATE		0.33			
59	[illegible]	[illegible]	8	[illegible]	177	10 CT	90	RELOCATE		0.33			
60	[illegible]	[illegible]	10	15	177	12 CT	90	RELOCATE		0.33			
72	[illegible]	[illegible]	6	10	79	5 CT	85	RELOCATE		0.33			
73	[illegible]	[illegible]	8	10	79	15 CT	85	RELOCATE	1				
74	[illegible]	[illegible]	10	15	177	20 CT	85	RELOCATE	1				
75	[illegible]	[illegible]	10	12	113	26 CT	85	RELOCATE	1				
76	[illegible]	[illegible]	9	12	113	23 CT	85	RELOCATE	1				
77	[illegible]	[illegible]	15	12	113	17 CT	85	RELOCATE	1				
80	[illegible]	[illegible]	10	12	113	16 CT	85	RELOCATE	1				
81	[illegible]	Silver Buttonwood	10	12	113	18	80	RELOCATE	1				
2	Psychotsperma elegans	Alexander Palm	4	4	13	20 CT	70	RELOCATE		0.33			
3	Psychotsperma elegans	Alexander Palm	4	4	13	18 CT	80	RELOCATE		0.33			
4	Psychotsperma elegans	Alexander Palm	4	5	20	20 CT	80	RELOCATE		0.33			
5	Psychotsperma elegans	Alexander Palm	4	5	20	24 CT	80	RELOCATE		0.33			
6	Psychotsperma elegans	Alexander Palm	4	5	20	24 CT	80	RELOCATE		0.33			
16	Psychotsperma elegans	Alexander Palm	4	10	79	12 CT	50	RELOCATE		0.33			
17	Psychotsperma elegans	Alexander Palm	4	8	50	14 CT	80	RELOCATE		0.33			
20	Psychotsperma elegans	Alexander Palm	4	8	50	12 CT	80	RELOCATE		0.33			
21	Psychotsperma elegans	Alexander Palm	4	10	79	14 CT	40	RELOCATE		0.33			
23	Psychotsperma elegans	Alexander Palm	4	8	50	14 CT	40	RELOCATE		0.33			
24	Psychotsperma elegans	Alexander Palm	4	8	50	18 CT	70	RELOCATE		0.33			
27	Psychotsperma elegans	Alexander Palm	8	6	28	15 CT	90	RELOCATE		0.33			
9	Quercus virginiana	Live Oak	14	24	452	24	90	RELOCATE				3	
13	Quercus virginiana	Live Oak	6	15	201	18	40	RELOCATE			2		

RELOCATE	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	
	R-BS	1	Bursera simaruba	Gumbo Limbo	Relocation	
	R-CNX	13	Cocos nucifera	Coconut Palm	Relocation	
	R-CS	1	Conocarpus erectus `Sericeus`	Silver Buttonwood	Relocation	
	R-PEX	12	Psychtosperma elegans	Alexander Palm	Relocation	
	R-QV	8	Quercus virginiana	Southern Live Oak	Relocation	
	R-REX	2	Roystonea elata	Florida Royal Palm	Relocation	
	R-SPX	1	Sabal palmetto	Cabbage Palmetto	Relocation	
	R-SC	1	Spathodea campanulata	African Tulip Tree	Relocation	
	R-SM	4	Swietenia mahagoni	West Indian Mahogany	Relocation	
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	SPACING
	CHI	974	Chrysobalanus icaco	Green Coco Plum	24" HT. X 24" SPRD.	24" o.c.
	COU	179	Coccoloba uvifera	Sea Grape	24" HT. X 24" SPRD.	28" o.c.
	FMG	1,871	Ficus microcarpa `Green Island`	Green Island Ficus	12" HT. X 12" SPRD.	18" o.c.
	IDY	1,552	Ixora x `Dwarf Thai Yellow`	Dwarf Thai Yellow Ixora	18" HT X 18" SPRD.	24" o.c.
	LNG	2,981	Lantana x `New Gold`	New Gold Lantana	6" HT X 6" SPRD	10" o.c.
	LIV	1,031	Liriope muscari `Variegata`	Variegated Lily Turf	12" HT. X 12" SPRD	18" o.c.
	MUC	108	Muhlenbergia capillaris	Pink Muhly	24" HT. X 24" SPRD.	30" o.c.
	RUE	3,585	Russelia equisetiformis	Firecracker Plant	12" HT. X 12" SPRD.	16" o.c.
	TDN	1,718	Tripsacum dactyloides nana	Dwarf Fakahatchee Grass	18" HT X 18" SPRD.	24" o.c.
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	SPACING
	SOD	2,709 sf	Stenotaphrum secundatum	St. Augustine Grass	SOD	

No.	Botanical Name	Common Name	Caliper (in)	Canopy (Dia.)	Canopy (SF)	Height (ft.)	Condition (%)	Disposition	Credit (1 for 1)	Small Palms Credit (1 for 3)	DBH 6-12" Credits (2 for 1)	DBH 12-24 Credits (3 for 1)	DBH 24"+ Credits (4 for 1)
14	[illegible]	[illegible]	6	15	201	18	85	RELOCATE			2		
15	Quercus virginiana	Live Oak	8	20	314	15	90	RELOCATE			2		
31	Quercus virginiana	Live Oak	14	20	314	24	90	RELOCATE				3	
87	Quercus virginiana	Live Oak	3	6	28	12	65	RELOCATE	1				
106	Quercus virginiana	Live Oak	15	30	707	25	90	RELOCATE				3	
102	Roystonea elata	Royal Palm	27	12	113	21 GW	90	RELOCATE	1				
103	Roystonea elata	Royal Palm	15	12	113	22 GW	85	RELOCATE	1				
26	Sabal Palmetto	Sabal Palm	11	15	177	[illegible]	90	RELOCATE		0.33			
111	Spathodea campanulata	African Tulip Tree	20	20	201	25	90	RELOCATE					
[illegible]	Swietenia mahagoni	Mahogany	14	20	201	25	90	RELOCATE					
25	Swietenia mahagoni	Mahogany	13	20	314	20	90	RELOCATE				3	
136	Swietenia mahagoni	Mahogany	15	20	254	20	90	RELOCATE				3	
135	Swietenia mahagoni	Mahogany	20	20	314	24	90	RELOCATE				3	
61	Cocos nucifera	Coconut Palm	10	15	177	12 CT	90	REMAIN		0.33			
62	Cocos nucifera	Coconut Palm	10	15	177	12 CT	90	REMAIN		0.33			
63	Cocos nucifera	Coconut Palm	10	12	113	17 CT	85	REMAIN		0.33			
64	Cocos nucifera	Coconut Palm	9	12	113	9 CT	85	REMAIN		0.33			
65	Cocos nucifera	Coconut Palm	7	12	113	17 CT	90	REMAIN		0.33			
66	Cocos nucifera	Coconut Palm	5	10	79	10 CT	85	REMAIN		0.33			
67	[illegible]	[illegible]	9	12	113	[illegible]	85	REMAIN		0.33			
68	[illegible]	[illegible]	6	12	113	[illegible]	85	REMAIN		0.33			
69	[illegible]	[illegible]	8	12	113	[illegible]	90	REMAIN	1				
70	[illegible]	[illegible]	6	12	113	[illegible]	85	REMAIN	1				
71	[illegible]	[illegible]	8	12	113	[illegible]	85	REMAIN		0.33			
120	Ficus [illegible]	Weeping Fig	40	60	2827	40	65	REMAIN	1				
81	[illegible]	[illegible]	3	6	28	12	80	REMAIN	1				
90	Quercus virginiana	Live Oak	3	5	20	12	60	REMAIN	1				
91	Quercus virginiana	Live Oak	3	5	20	12	90	REMAIN	1				
92	Quercus virginiana	Live Oak	3	6	28	12	90	REMAIN	1				
93	Quercus virginiana	Live Oak	3	6	28	12	85	REMAIN	1				
94	Quercus virginiana	Live Oak	3	5	20	12	85	REMAIN	1				
95	[illegible]	Live Oak	3	6	28	12	85	REMAIN	1				
96	[illegible]	Live Oak	3	5	20	20	85	REMAIN	1				
97	[illegible]	Live Oak	3	6	28	12	80	REMAIN	1				
98	[illegible]	Live Oak	3	9	64	12	90	REMAIN	1				
99	[illegible]	Live Oak	3	10	79	12	90	REMAIN	1				
100	[illegible]	Live Oak	3	7	38	14	90	REMAIN	1				
101	[illegible]	Live Oak	3	7	38	12	85	REMAIN	1				
104	Quercus virginiana	Live Oak	15	23	380	22	90	REMAIN				3	
107	Quercus virginiana	Live Oak	15	12	113	22	90	REMAIN				3	
108	Quercus virginiana	Live Oak	20	12	113	22	90	REMAIN				3	
109	Quercus virginiana	Live Oak	48	65	3318	40	65	REMAIN					4
							Total Tree Credits:		21	4.74	4	51	4

⚠ 1

S U B M I T T A L S :

PHASE	DATE
Project Status	Issue Date
SCHEMATIC DESIGN	06-16-2016
DRC SUBMITTAL	08-09-2016

Revision Schedule		
Revision 1	DRC Resubmittal	10-10-2016

P R O J E C T T E A M
PROFESSIONAL IN CHARGE
GEORGE H. HOHMANN, AIA
REGISTRATION NUMBER AR-0008448
APPROVED BY
D E S I G N E D B Y Designer
D R A W N B Y Author
C H E C K E D B Y Checker

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D E S I G N C O N S U L T A N T

BLUESTEN PARK

Hallendale Beach, FL

CLIENT CODE/FILE NUMBER:
Client ID
PROJECT ID - SUBMISSION NUMBER :
Project ID

LANDSCAPE PLANT SCHEDULE
S H E E T T I T L E

ACAI
associates, inc
architecture-engineering
roofing-consulting
construction-management

AAC001323 EB0004379 CGC010769
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Fort Lauderdale, FL 33309
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www.acaiworld.com
ARCHITECT OF RECORD

15-0098
P R O J E C T N U M B E R

LP-105
S H E E T N U M B E R

TO THE BEST OF MY KNOWLEDGE AND ABILITY THESE PLANS ARE COMPLETE AND COMPLY WITH THE APPLICABLE BUILDING CODES

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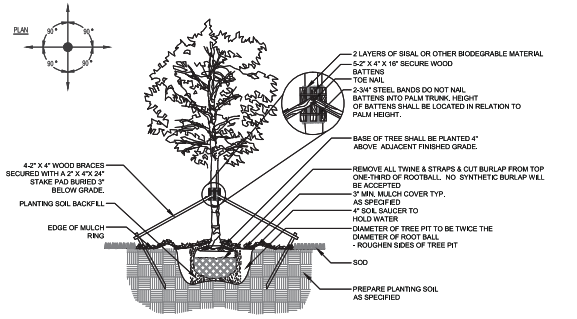
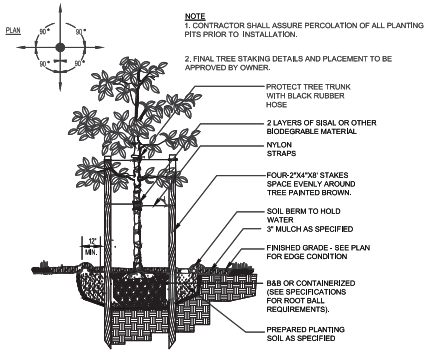


1 CANOPY TREE

SECTION NTS



2 SMALL TREE

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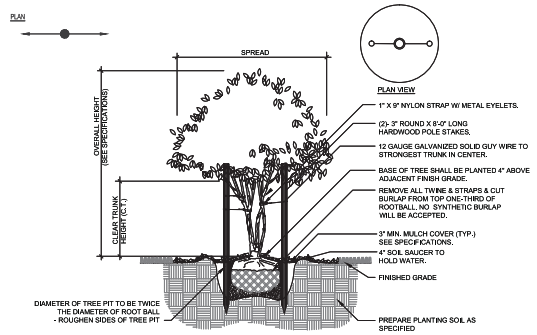

3 MULTI-TRUNK TREE

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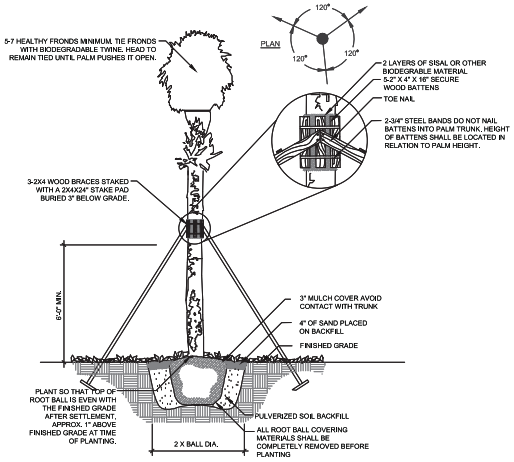

4 SABAL PALM

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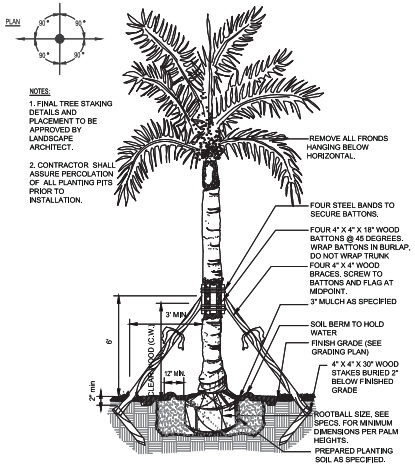
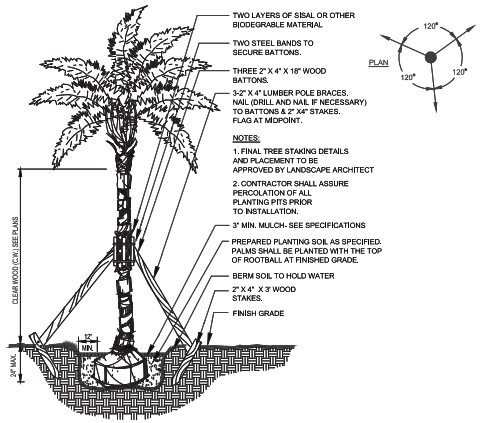


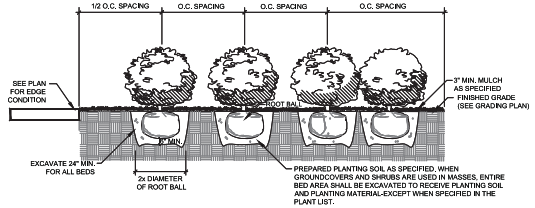
5 ROYAL PALM

SECTION NTS



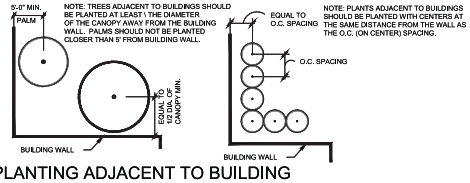
6 PALM (TYPICAL)

SECTION NTS



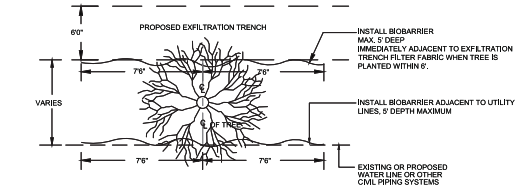
7 SHRUB PLANTING

SECTION NTS



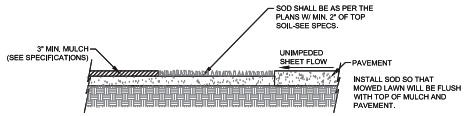
8 PLANTING ADJACENT TO BUILDING

SECTION NTS



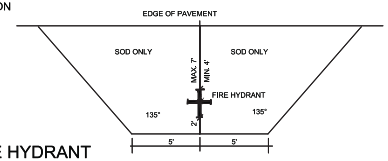
10 BIO-BARRIER

SECTION NTS



9 SOD INSTALLATION

SECTION NTS



11 FIRE HYDRANT

SECTION NTS

SUBMITTALS:

PHASE	DATE
Project Status	**Issue Date**
SCHEMATIC DESIGN	06-16-2016
DRC SUBMITTAL	08-09-2016

Revision Schedule		
Revision #	Revision Description	Revision Date

PROJECT TEAM
PROFESSIONAL IN CHARGE
GEORGE H. HOHMANN, AIA
REGISTRATION NUMBER AR-0008448
APPROVED BY
DESIGNED BY
Designer
DRAWN BY
Author
CHECKED BY
Checker

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FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. C000274

DESIGN CONSULTANT

BLUESTEN PARK

Hallendale Beach, FL

CLIENT CODE/FILE NUMBER:
Client ID
PROJECT ID - SUBMISSION NUMBER :
Project ID

LANDSCAPE DETAILS

SHEET TITLE

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roofing • consulting
construction•management
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ARCHITECT OF RECORD

15-0098

PROJECT NUMBER

LP-106

SHEET NUMBER

TO THE BEST OF MY KNOWLEDGE AND ABILITY THESE PLANS ARE COMPLETE AND COMPLY WITH THE APPLICABLE BUILDING CODES

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GENERAL NOTES

1. A PRE-CONSTRUCTION MEETING WITH THE CITY OF HALLANDALE BEACH LANDSCAPE ARCHITECT IS REQUIRED PRIOR TO LANDSCAPING ACTIVITIES INCLUDING REMOVAL OF TREES AND/OR INSTALLATION OF PLANT MATERIAL. CALL A MINIMUM OF 5 DAYS PRIOR TO DESIRED START DATE TO SCHEDULE PRE-CONSTRUCTION MEETING.

2. ALL EXISTING TREES PROPOSED TO REMAIN ARE TO BE SEPARATED FROM THE LIMITS OF DISTURBANCE OF THE CONSTRUCTION AREA BY TREE PROTECTION FENCING AND SIGNAGE. THE TREE PROTECTION FENCING SHALL BE LOCATED AT THE EDGE OF THE TREE PROTECTION ZONE AS DEPICTED ON THE PLAN OR AT THE EDGE OF THE DRIPLINE(S) IF A TREE PROTECTION ZONE IS NOT DESIGNATED. NO MATERIAL STORAGE OR CONSTRUCTION ACCESS IS PERMITTED WITHIN THE TREE PROTECTION ZONE.

3. ALL EXISTING TREES SHALL BE PRUNED TO ANSI A-300 STANDARDS TO CORRECT POTENTIAL HAZARDS.

4. A TREE REMOVAL PERMIT IS REQUIRED PRIOR TO REMOVAL OR RELOCATION OF ANY TREE OR PALM. CONTACT THE CITY OF HALLANDALE BEACH LANDSCAPE ARCHITECT TO OBTAIN PERMIT INFORMATION.

5. LANDSCAPE CONTRACTOR SHALL NOTIFY SUNSHINE ONE CALL OF FLORIDA, INC. AT 1-800-432-4770 A MINIMUM OF 2 FULL BUSINESS DAYS PRIOR TO DIGGING. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR AVOIDING DAMAGE TO UTILITIES FROM PLANT INSTALLATION.

6. TREE RELOCATIONS:
   A. EXISTING TREES TO BE RELOCATED SHALL BE ROOT PRUNED A MINIMUM OF 120 DAYS PRIOR TO RELOCATION
   B MINIMUM ROOT BALL SIZES SHALL BE IN ACCORDANCE WITH ANSI STANDARDS AS FOLLOWS:

CALIPER	MINIMUM ROOT BALL DIAMETER
1	16
2	24
3	32
4	42
5	54
6	60
7	70
8	80
>8	12 INCHES PER INCH OF TRUNK DIAMETER

   TRANSPLANTED TREES WITH UNDERSIZED ROOT BALLS MAY BE REJECTED BY THE TOWN ARBORIST AND REPLACEMENT TREES MAY BE REQUIRED.
   C. A TEMPORARY IRRIGATION SYSTEM SHALL BE PROVIDED DURING AND FOR THE FIRST 40 DAYS AFTER ROOT PRUNING.

7. ALL PLANTING MUST FOLLOW PLANTING SPECIFICATIONS AND DETAILS SHOWN ON THE PLAN.

8. SUBSTITUTIONS OF PLANT SPECIES OR SPECIFICATIONS MUST BE APPROVED IN WRITING BY THE CITY OF HALLANDALE BEACH LANDSCAPE ARCHITECT PRIOR TO USE.

9. ALL PLANT MATERIAL PLANTED PER THIS LANDSCAPE PLAN SHALL BE FLORIDA GRADE #1 OR BETTER, AS SPECIFIED IN THE CURRENT EDITION OF THE FLORIDA DEPARTMENT OF AGRICULTURE'S GRADES AND STANDARDS FOR NURSERY PLANTS. DAMAGED PLANT MATERIAL SHALL BE REJECTED AND REPLACED PRIOR TO INSTALLATION.

10. ALL SIZES SHOWN FOR PLANT MATERIAL ARE TO BE CONSIDERED MINIMUMS.

11. WHERE QUANTITIES AND/OR SPECIES DIFFER BETWEEN THE PLANTING PLANS AND PLANT LISTS, THE PLANS SHALL TAKE PRECEDENCE.

12. ALL NEW PLANT MATERIAL SHALL BE WARRANTED BY THE LANDSCAPE CONTRACTOR FOR A MINIMUM PERIOD OF ONE YEAR. THE WARRANTEE PERIOD SHALL BEGIN AFTER ACCEPTANCE OF THE PLANTS BY THE TOWN .

13. PLANT BEDS TO BE TREATED WITH PRE-EMERGENT HERBICIDE PRIOR TO PLANTING

14. ALL TREE AND PALM STAKING AND SUPPORT SHALL BE REMOVED ONE YEAR AFTER INSTALLATION.

15. NO FERTILIZER SHALL BE APPLIED TO NEWLY PLANTED TREES AND PALMS.

16. ALL LANDSCAPE MATERIAL SHALL BE THOROUGHLY WATERED AT THE TIME OF PLANTING, NO DRY PLANTING PERMITTED.

17. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY WATER PROVISIONS UNTIL SUCH TIME AS THE IRRIGATION SYSTEM IS OPERATIONAL.

18. ALL WIRE GUYS AND/OR FABRIC STRAPS SHALL BE FLAGGED WITH FLORESCENT COLORED TAPE.

19. MULCHING:
   A. ALL LANDSCAPE AREAS NOT COVERED BY SOD SHALL BE COVERED BY A MINIMUM 3-INCH LAYER OF CLEAN FLORA MULCH.
   B. A MULCH RING WITH A MINIMUM RADIUS OF 24 INCHES (48 INCH DIAMETER), IS REQUIRED AROUND ALL NEWLY INSTALLED TREES AND PALMS.
   C. MATCH EXISTING MULCH COLOR.
   D. NO MULCH SHALL BE PLACED TOUCHING OR WITHIN THREE INCHES OF THE TRUNK OF A TREE OR PALM.

20. ALL NEWLY LANDSCAPED AREAS SHALL BE EXCAVATED DOWN TO A DEPTH OF 30 INCHES BELOW FINAL GRADE AND BACK FILLED WITH CLEAN DEBRIS-FREE SOIL. EXISTING SOIL MAY BE RE-USED FOR BACKFILLING IF DEBRIS IS REMOVED AND ORGANIC CONTENT IS SUFFICIENT OR SOIL IS AUGMENTED WITH TOPSOIL. CONSTRUCTION ACCESS SHALL BE RESTRICTED FROM THE LANDSCAPE AREA AFTER EXCAVATION AND BACKFILL IS COMPLETE.

21. ALL LANDSCAPE AREAS SHALL BE FINISH GRADED SUCH THAT THEY ARE A MINIMUM OF 3.5 INCHES BELOW SURROUNDING PAVED SURFACES SO AS NOT TO IMPEDE THE FLOW OF DRAINAGE INTO LANDSCAPED AREAS AND TO ALLOW FOR A 3-INCH MULCH LAYER.

22. THE LOCATION OF PLANT MATERIAL AS SHOWN ON THESE PLANS IS FINAL. THE FINAL LOCATIONS CAN BE ADJUSTED ON SITE TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS. THESE CHANGES MUST COMPLY WITH ALL SAFETY SETBACK CRITERIA AND BE DIRECTED OR APPROVED BY THE LANDSCAPE ARCHITECT AND THE CITY OF HALLANDALE BEACH CODES.

23. REPORT ANY AND ALL DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT IMMEDIATELY.

24. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT COUNTS AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

25. BEFORE CONSTRUCTION BEGINS THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING CONSTRUCTION. IF SUCH DAMAGE OCCURS THE CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY REPAIRS AND THEY SHOULD BE MADE IMMEDIATELY AT THE CONTRACTORS EXPENSE WITH SUPERVISION OF THE LANDSCAPE ARCHITECT.

26. ALL WORK MUST COMPLY WITH THE FLORIDA STATE STATUTE 553.81- "PROTECTION OF UNDERGROUND PIPELINES."

27. THE CONTRACTOR MUST COMPLY WITH ALL STATE AND LOCAL WATER QUALITY STANDARDS.

28. THE LOCATION OF ALL THE UTILITIES SHOWN ON THE PLAN IS APPROXIMATE. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR ON SITE. ALL PLANTING MAY BE ADJUSTED TO AVOID CONFLICTS WITH UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ANY ADJUSTMENTS GREATER THAN 10 FEET SHALL BE DONE ONLY WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT.

29. CAUTION SHOULD BE EXERCISED WHEN WORKING NEAR EXISTING PLANTING AND ANY FURNISHING THAT IS TO REMAIN ON SITE TO PREVENT ANY DAMAGE. ANY SIGNS, STRUCTURES, OR PLANTING SHALL BE REPLACED AT THE CONTRACTORS EXPENSE IF DAMAGED BEYOND USE. DAMAGED BEYOND USE WILL BE DETERMINED BY THE LANDSCAPE ARCHITECT.

30. ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION IS TO BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE CONTRACTOR SHALL NOTIFY THE DISTRICT LOCATION SURVEYOR IMMEDIATELY.

31. MAINTENANCE OF TRAFFIC FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (U.S. DEPARTMENT OF TRANSPORTATION, F.H.W.A.). ATTENTION IS DIRECTED TO STANDARD INDEX NUMBER 623 OF THE ROADWAY AND TRAFFIC DESIGN STANDARDS.

32. THE CONTRACTOR SHALL INSURE THAT INSTALLATION OF ALL PLANTING IN MEDIANS AND RIGHT OF WAYS CONFORMS TO CRITERIA SET FORTH IN F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS AND IN F.D.O.T. MAINTENANCE RATING PROGRAM.

33. ANY MAINTENANCE THAT INVOLVES TRAFFIC ACTIVITY SHALL BE COORDINATED WITH THE CONTRACTOR AND ONGOING CONSTRUCTION ACTIVITIES.

34. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL WORK AREAS AT THE END OF EACH WORKING DAY. ANY DEBRIS SHALL BE COLLECTED AND DEPOSITED APPROPRIATELY OFF SITE DAILY. ALL MATERIALS, PRODUCTS, AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION AS DIRECTED BY THE LANDSCAPE ARCHITECT.

35. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS THAT ARE REQUIRED BY THE TOWN FOR TREE REMOVAL, RELOCATION, TREE PROTECTION OR INSTALLATION BEFORE BEGINNING WORK.

36. ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED BY INSTALLING PROTECTIVE BARRIERS AROUND THE DRIP LINE OF TREES. THESE PROTECTIVE BARRIERS SHALL BE SEEN EASILY BY OPERATORS OF TRUCKS AND OTHER EQUIPMENT. THEY SHALL BE CONSTRUCTED OF STURDY MATERIALS (NOT FLAGGING OR RIBBON) AND SHALL BE INSTALLED PRIOR TO AND DURING CONSTRUCTION.

37. DO NOT STORE OR USE ANY MATERIALS OR EQUIPMENT WITHIN THE DRIP LINE OF ANY TREE THAT IS TO BE RELOCATED OR PROTECTED IN PLACE UNLESS THE ACTIVITY IS BEING DONE TO PROTECT THE TREES.

38. DO NOT DISCHARGE OR CONTAMINATE THE SOIL WITHIN THE DRIP LINE OF ANY OF THE TREES TO BE RELOCATED OR PROTECTED IN PLACE. THIS INCLUDES SUBSTANCES SUCH AS PAINT, OIL, SOLVENTS, PETROLEUM PRODUCTS, ASPHALT, CONCRETE, MORTAR, OR ANY OTHER MATERIAL THAT MAY CAUSE DAMAGE TO THE TREE'S ROOT SYSTEM.

39. CLEARING OF VEGETATION WITHIN THE DRIP LINE OF THE TREES DESIGNATED TO BE PROTECTED IN PLACE OR RELOCATED SHALL BE PERFORMED CAUTIOUSLY WITH HAND TOOLS TO MINIMIZE ANY DAMAGE TO THE TREE'S ROOT SYSTEM.

40. DO NOT ATTACH ANYTHING TO TREES THAT ARE TO REMAIN ON THE SITE UNLESS IT IS SOMETHING THAT WILL PROTECT AND NOT DAMAGE THE TREE.

41. KEEP A NATURAL GRADE ABOVE THE DRIP LINE ON ANY TREE THAT IS TO BE PROTECTED IN PLACE. ANY PRESERVED TREES DISTURBED DURING CONSTRUCTION MUST BE RETURNED TO ITS ORIGINAL GRADE AFTER CONSTRUCTION.

42. ALL LANDSCAPE AND PLANTING SHALL COMPLY WITH CITY OF HALLANDALE BEACH LAND USE POLICY AND CODES.

LANDSCAPE NOTES

1. ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR UNLESS OTHERWISE SPECIFIED SHALL BE FLORIDA NO. 1 GRADE OR BETTER, AND SHALL BE INSTALLED AS SPECIFIED IN "GRADES AND STANDARDS FOR NURSERY PLANTS," PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANT MATERIAL MUST BE HEALTHY, VIGOROUS MATERIALS, FREE OF PESTS AND DISEASES.

2. ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLAN ARE TO BE CONSIDERED AS MINIMUMS. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN OR SPECIFICATIONS WILL ALSO BE REQUIRED FOR ACCEPTANCE. ANY SUBSTITUTIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT BEFORE PLANTING.

3. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTING MEETING SPECIFICATIONS AS NOTED BEFORE INSTALLATION. CONTRACTOR SHALL IMMEDIATELY REMOVE ALL PLANTING THAT DOES NOT MEET SPECIFICATIONS AND BE HELD RESPONSIBLE TO REPLACE IT WITH APPROPRIATE PLANTING.

4. IN THE EVENT OF A VARIATION BETWEEN THE PLANT LISTS AND THE ACTUAL QUANTITY OF PLANTS SHOWN, THE PLANS HOLD TRUE.

5. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL PLANT QUANTITIES AS INDICATED ON THE PLANT LIST, AS WELL AS ALL SOD AREAS. IF DISCREPANCIES ARE FOUND, THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY.

6. ALL ROOT BALLS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH

7. CONTRACTOR TO SUBMIT TO THE LANDSCAPE ARCHITECT THE GROWERS AND/OR SITE INSPECTION CERTIFICATE FOR PLANT MATERIALS TWO (2) WEEKS PRIOR TO COMMENCEMENT OF WORK.

8. ALL PLANT MATERIALS MUST BE PROTECTED DURING TRANSPORT AND DELIVERY TO THE JOB SITE WITH SHADE CLOTH OR OTHER ACCEPTABLE MEANS OF WINDBURN PREVENTION.

9. CONTRACTORS SHALL FIELD VERIFY ALL INFORMATION PRIOR TO INITIATING PLANTING INSTALLATION. ALL EXISTING PLANTING SHALL REMAIN INTACT AND UNDISTURBED UNLESS OTHERWISE NOTED ON THE PLANS.

10. LANDSCAPE CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION FOR THE REVIEW AND APPROVAL OF THE LANDSCAPE ARCHITECT.

11. ALL TREES MUST BE FLORIDA #1, STRAIGHT TRUNKED, FULL HEADED, AND MEET ALL REQUIREMENTS SPECIFIED.

12. CONTRACTOR TO GUARANTEE PLANT MATERIAL FOR A FULL YEAR ESTABLISHMENT PERIOD FOLLOWING DATE OF SUBSTANTIAL COMPLETION.

13. CONTRACTOR TO REPLACE REJECTED PLANT MATERIAL WITHIN ONE WEEK OF NOTICE.

14. CONTRACTOR TO REQUEST INSPECTION OF PROJECT IN WRITING. IF ALL WORK IS SATISFACTORY AND COMPLETE IN ACCORDANCE WITH CONDITIONS OF CONTRACT DOCUMENTS, THEN THE TOWN AND LANDSCAPE ARCHITECT SHALL DECLARE SUBSTANTIALLY COMPLETE. SUBSTANTIAL COMPLETION CONSTITUTES THE BEGINNING OF THE GUARANTEE PERIOD.

15. INSTALLATION- ALL PLANT MATERIAL SHALL BE INSTALLED IN A SOUND WORKMANLIKE MANNER AND ACCORDING TO GOOD PLANTING PROCEDURES WITH THE QUALITY OF PLANT MATERIALS AS HEREINAFTER DESCRIBED. ALL ELEMENTS OF LANDSCAPING SHALL BE INSTALLED SO AS TO MEET ALL APPLICABLE ORDINANCES AND CODE REQUIREMENTS.

16. CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTAINING ALL TREES AND LANDSCAPE UNTIL FINAL ACCEPTANCE BY OWNER. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE AND PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION OF PLANT MATERIAL. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF PLANTS IF DEAD OR DYING PRIOR TO FINAL ACCEPTANCE.

17. TYPICALLY, SHRUB AND GROUNDCOVER PLANTINGS ARE SHOWN AS MASS PLANTING BEDS. PLANTS SHOULD BE PLACED ON A TRIANGULAR SPACING SHOWN IN THE PLANTING DETAILS. PLANT CENTER TO CENTER DIMENSIONS (O.C.) ARE LISTED ON THE PLANT LIST.

18. TREES GROWN IN GROW BAGS OR GROW BAG TYPE MATERIAL MUST HAVE THE GROW BAG REMOVED ENTIRELY BEFORE PLANTING.

19. BALLED AND BURLAPPED MATERIAL SHALL HAVE THE TOP ONE HALF (½) OF THE BURLAP AROUND THE BASE OF THE TRUNK CUT AND PULLED BACK. DO NOT REMOVE THE BURLAP BUT WIRE CAGES, STRAPS, ETC. MUST BE CUT AND REMOVED COMPLETELY BEFORE INSTALLATION.

20. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES, AND ANY OTHER MATERIALS FROM THE LANDSCAPE ARCHITECT FOR COMPLETE LANDSCAPE PLANTING INSTRUCTIONS.

21. "BRANCH TOUCHING BRANCH" PROVIDED AT TIME OF INSTALLATION FOR ALL HEDGES.

22. THE FOLLOWING GUIDELINES SHALL BE FOLLOWED TO ENSURE SUCCESSFUL TRANSPLANTING OF TREES:
   a. ANY TREE BEING RELOCATED SHALL NOT BE UNNECESSARILY DAMAGED DURING REMOVAL, TRANSPORT, OR REPLANTING OF THAT TREE.
   b. TREES MUST BE ROOT PRUNED APPROPRIATELY PRIOR TO REMOVAL .
   c. DURING AND FOLLOWING TRANSPLANTING THE ROOT BALL MUST BE KEPT MOIST AT ALL TIMES.
   d. TRANSPLANTED TREES SHALL BE BRACED AT LEAST ONE FULL YEAR.
   e. TRANSPLANTED TREES SHALL NOT BE FERTILIZED AT PLANTING TIME BUT SHALL BE WATERED SUFFICIENTLY UNTIL THE TREE GROWTH IS REESTABLISHED.
   f. RELOCATED TREES/PALMS WILL BE MOVED IN ACCORDANCE WITH MINIMUM STANDARDS SET FORTH IN ANSI A-300
   g. ALL CROWN PRUNING SHALL BE DONE IN ACCORDANCE WITH NATIONAL ARBORIST ASSOCIATION STANDARDS OR PALM PRUNING IN ACCORDANCE WITH CITY STANDARDS.

23. LANDSCAPE CONTRACTOR SHALL REGRADE ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION, AND/OR INSTALLATION WORK. LANDSCAPE CONTRACTOR SHALL REPLACE (BY EQUAL SIZE AND QUALITY) ANY AND ALL EXISTING PLANT MATERIAL DISTURBED OR DAMAGED BY PLANT REMOVAL, RELOCATION OR INSTALLATION.

24. CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE ALL PORTIONS OF EXISTING LAWN AREAS DAMAGED WHILE COMPLETING PLANTING INSTALLATION WITH SAME GRASS SPECIES TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.

25. GENERAL GRADING TO APPROXIMATELY 1 INCH SHALL BE PROVIDED BY THE CONTRACTOR. ALL FINISHED SITE GRADING AND FINAL DECORATIVE BERM SHAPING SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR.

26. ALL LANDSCAPE MATERIALS SHALL BE MAINTAINED TO PROVIDE CONTINUOUS CLEAR ZONES FOR SIGHT VISIBILITY FOR PEDESTRIANS AND VEHICULAR TRAFFIC AND LANDSCAPE MAINTENANCE SHALL CONFORM TO STANDARD INDEX 546 CRITERIA SET FORTH IN F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS.

SOIL PREPARATION, SOIL MIX, FERTILIZER, + MULCH NOTES:

1. ENSURE THAT ALL PLANTING SOIL IS FERTILE, FRIABLE, NATURAL LOAM SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, WEEDS AND OTHER LITTER, AND FREE OF ROOTS,STUMPS AND STONES LARGER THAN ONE INCH IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. SHOULD ANY SOIL AMENDMENT BE NECESSARY, THE CONTRACTOR SHALL BRING THIS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.

2. APPLY APPROVED HERBICIDE- ACCORDING TO MANUFACTURERS RATE AND SPECS WITHIN LIMITS OF ALL AREAS TO BE PLANTED. PROTECT EXISTING PLANTS TO REMAIN FROM OVERSPRAY OR SPRAY WITHIN ROOT ZONE. CONTRACTOR TO ENSURE TOTAL WEED ERADICATION.

3. SCARIFY SUBSOIL TO A DEPTH OF 3 INCHES.

4. PLANTING MIX FOR TREES, SHRUBS, AND GROUNDCOVERS SHALL CONSIST OF A THOROUGHLY BLENDED MIXTURE OF:
   A. 50% SAND
   B. 50% MUCK

5. PLANTING MIX FOR BACKFILL AROUND ROOT BALLS OF PALMS:
   A. 90% NATIVE SAND FROM ON SITE OR APPROVED SUBSTITUTE
   B. 10% TOPSOIL.

6. FERTILIZE ALL TREES, SHRUBS AND GROUNDCOVER WITH PLANTING TABLETS 20-20-5 FORMULA, 21 GRAM.

7. ALL SHRUB BEDS SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 30" INCLUSIVE OF ALL ROAD ROCK, CONCRETE, ASPHALT AND OTHER NON-NATURAL MATERIAL; AND BACK FILLED WITH THE SPECIFIED PLANTING SOIL MIXTURE.

8. SMOOTH ALL PREPARED TOPSOIL TO 3" EXCEPT WITHIN DRIP LINES OF EXISTING TREES AND 4" BELOW TOP OF SURROUNDING PAVING EDGES. REMOVE ALL ROCKS AND OTHER OBJECTS OVER 1" IN DIAMETER.

9. FINISH GRADE ALL PREPARED TOPSOIL AREAS TO A SMOOTH, EVEN SURFACE ASSURING POSITIVE DRAINAGE AWAY FROM THE STRUCTURES AND ELIMINATE ANY LOW AREAS WHICH MAY COLLECT WATER.

10. TOPSOIL SHALL NOT BE EXTREMELY ACIDIC OR ALKALINE, NOR CONTAIN ANY TOXIC SUBSTANCE WHICH MAY BE HARMFUL TO PLANT GROWTH. THE PH SHALL BE IN THE RANGE OF 6.5-7.0.

11. CONTRACTOR SHALL MULCH ALL PLANTING MATERIAL THROUGHOUT AND COMPLETELY TO A 3 INCH DEPTH WITH CLEAN, WEED FREE FLORAMULCH.

12. MINIMUM OF 2" TOPSOIL MUST BE ADDED UNDER ALL SODDED AREAS.

IRRIGATION NOTES:

1. XERISCAPE PRINCIPLES HAVE BEEN APPLIED TO THIS LANDSCAPE PLAN AS SPECIFIED IN SFWMD's XERISCAPE PLANT GUIDE II AND SHALL BE APPLIED ALL THROUGHOUT LANDSCAPE INSTALLATION AND MAINTENANCE.

2. THE CONTRACTOR SHALL MAINTAIN TEMPORARY IRRIGATION OR PROVIDE HAND WATERING FOR ALL RELOCATED TREES AND PALMS FROM NOTICE TO PROCEED UNTIL PERMANENT IRRIGATION SYSTEM IS OPERABLE.

3. THE IRRIGATION SYSTEM SHALL BE CONFIGURED TO ACCOMMODATE EXISTING TREES AND PALMS.

4. ALL LANDSCAPED AREAS MUST BE IRRIGATED IN ACCORDANCE WITH ALL LOCAL/ COUNTY REQUIREMENTS.

5. IRRIGATION SHALL HAVE A 100% COVERAGE OF LANDSCAPED AREAS WITH A MINIMUM 50% OVERLAP.

6. ALL NEW TREES SHALL RECEIVE BUBBLERS.

7. REMOVE EXISTING IRRIGATION EQUIPMENT WHICH INTERFERES WITH ANY CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, CONTROLLERS, SPRINKLER HEADS, PIPE, QUICK COUPLERS, BACKFLOW PREVENTERS, CONTROL WIRE AND CONDUITS. ADDITIONALLY THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE EXISTING SYSTEM THROUGHOUT THE CONSTRUCTION PROCESS.

8. LANDSCAPE CONTRACTOR SHALL COORDINATE ALL PLANTING WORK WITH IRRIGATION WORK. INSPECT IRRIGATION SYSTEM AND INSURE THAT ADEQUATE WATER IS AVAILABLE BEFORE BEGINNING PLANTING OPERATIONS. IRRIGATION SYSTEMS WILL NOT PROVIDE SUFFICIENT QUANTITIES OF WATER FOR NEWLY PLANTED MATERIALS. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DEEP ROOT HAND WATERING.

S U B M I T T A L S :

PHASE	DATE
Project Status	**Issue Date**
SCHEMATIC DESIGN	06-16-2016
DRC SUBMITTAL	08-09-2016

Revision Schedule		
Revision #	Revision Description	Revision Date

P R O J E C T T E A M
P R O F E S S I O N A L I N C H A R G E

GEORGE H. HOHMANN, AIA

R E G I S T R A T I O N N U M B E R AR-0008448

A P P R O V E D B Y

D E S I G N E D B Y
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Author

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FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. C000774

D E S I G N C O N S U L T A N T

BLUESTEN PARK

Hallendale Beach, FL

CLIENT CODE/FILE NUMBER:
Client ID
PROJECT ID - SUBMISSION NUMBER :
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LANDSCAPE NOTES

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15-0098

P R O J E C T N U M B E R

LP-107

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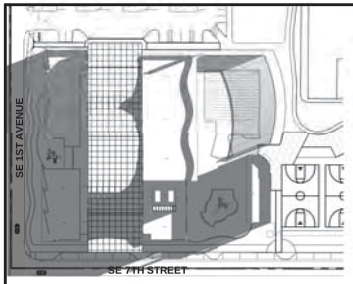

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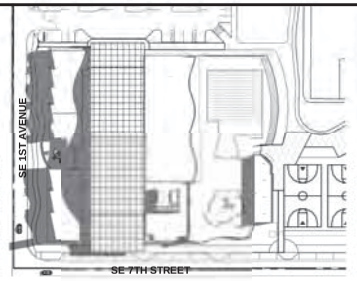

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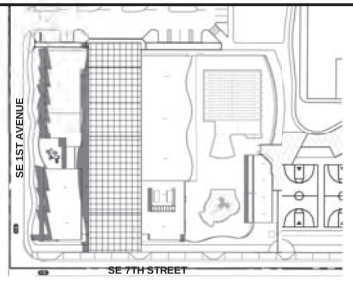

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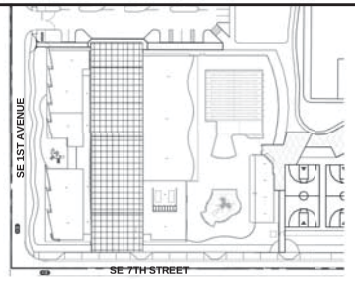

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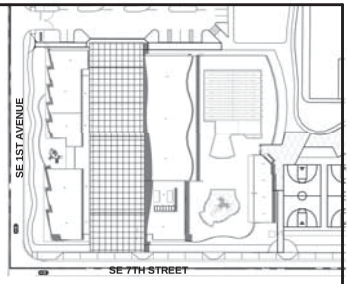

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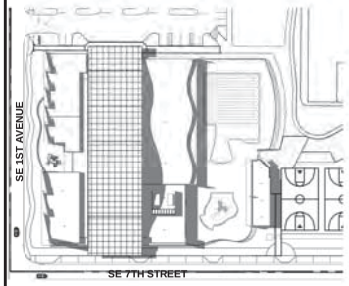

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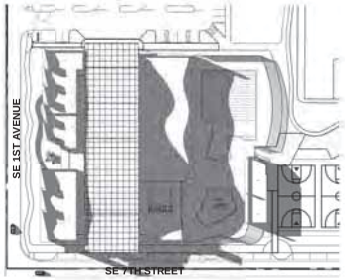

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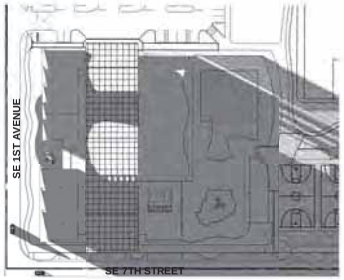

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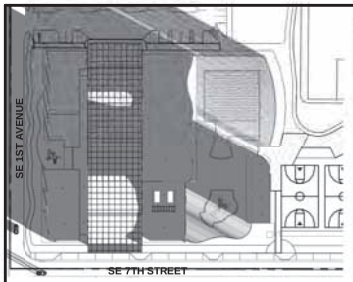
SUMMER SOLSTICE



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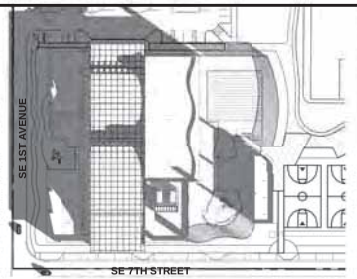

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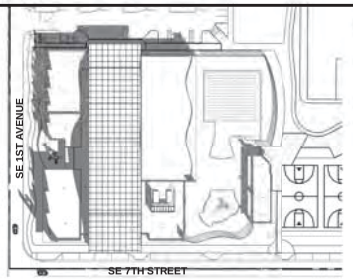

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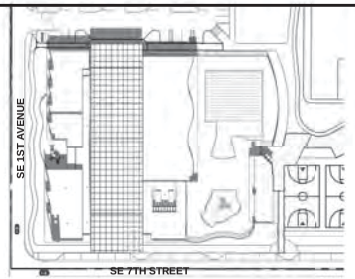

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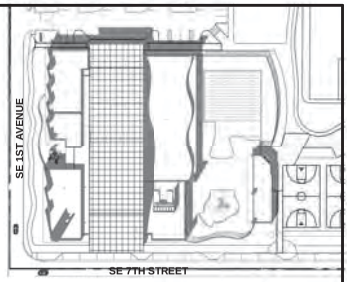

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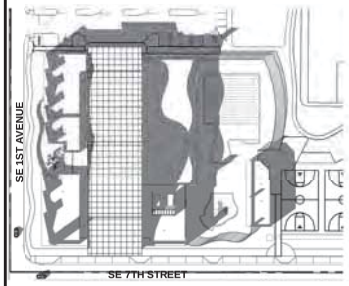

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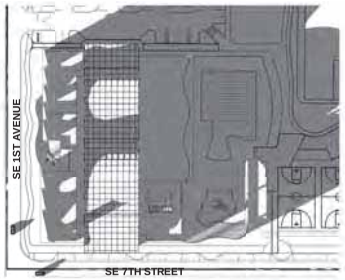

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WINTER SOLSTICE

SUBMITTALS:

PHASE	DATE
SCHEMATIC DESIGN	06-16-2016
DRC SUBMITTAL	08-09-2016

Revision Schedule

Revision #	Revision Description	Revision Date

PROJECT TEAM
PROFESSIONAL IN CHARGE

GEORGE H. HOHMANN, AIA

REGISTRATION NUMBER AR-0008448

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Designer

DRAWN BY
Author

CHECKED BY
Checker

DESIGN CONSULTANT

BLUESTEN PARK

HALLANDALE BEACH, FL

CLIENT CODE/FILE NUMBER:

PROJECT ID - SUBMISSION NUMBER :

SOLAR STUDY

SHEET TITLE

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COMMUNITY CENTER SOUTH VIEW LOOKING NORTHEAST

S U B M I T T A L S :

PHASE	DATE
SCHEMATIC DESIGN	06-16-2016
DRC SUBMITTAL	08-09-2016
-	-

Revision Schedule

Revision #	Revision Description	Revision Date
1	DRC RESUBMITTAL	10/10/2016

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PROFESSIONAL IN CHARGE

REGISTRATION N U M B E R AR-

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P R O J E C T N U M B E R

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COMMUNITY CENTER NORTH VIEW LOOKING SOUTHEAST

SUBMITTALS:

PHASE	DATE
SCHEMATIC DESIGN	06-16-2016
DRC SUBMITTAL	08-09-2016
-	-

Revision Schedule

Revision #	Revision Description	Revision Date
1	DRC RESUBMITTAL	10/10/2016

PROJECT TEAM PROFESSIONAL IN CHARGE

REGISTRATION NUMBER AR-

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COMMUNITY CENTER AERIAL VIEW LOOKING NORTHWEST

SUBMITTALS:

PHASE	DATE
SCHEMATIC DESIGN	06-16-2016
DRC SUBMITTAL	08-09-2016
-	-

Revision Schedule

Revision #	Revision Description	Revision Date
1	DRC RESUBMITTAL	10/10/2016

PROJECT TEAM
PROFESSIONAL IN CHARGE

REGISTRATION NUMBER AR-

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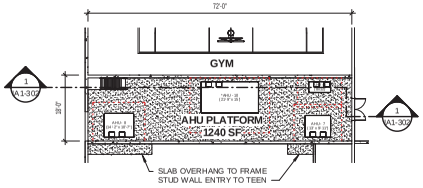
BUILDING INFORMATION
COMMUNITY CENTER

OCCUPANCY CLASSIFICATIONS:	MIXED USE - A-3 (A-3 MOST RESTRICTIVE) S-2, E AND B	
ASSEMBLY	21,855 SF	
EDUCATIONAL	5,450 SF	
BUSINESS	1,363 SF	
STORAGE	2,670 SF	
ROOF PROJECTED AREA	1,269 SF	
TYPE OF CONSTRUCTION:	IIB (SPRINKLERED)	
A-3 - MOST RESTRICTIVE	CODE MAX.	PROPOSED
BUILDING HEIGHT:	75 FEET	40'-8" FEET
BUILDING AREA:	45,125 S.F./FL	45,100 SF
NUMBER OF STORIES:	3	1
POOL AREA:	N/A	7,090 SF
SPLASH POOL AREA:	N/A	1,599 SF



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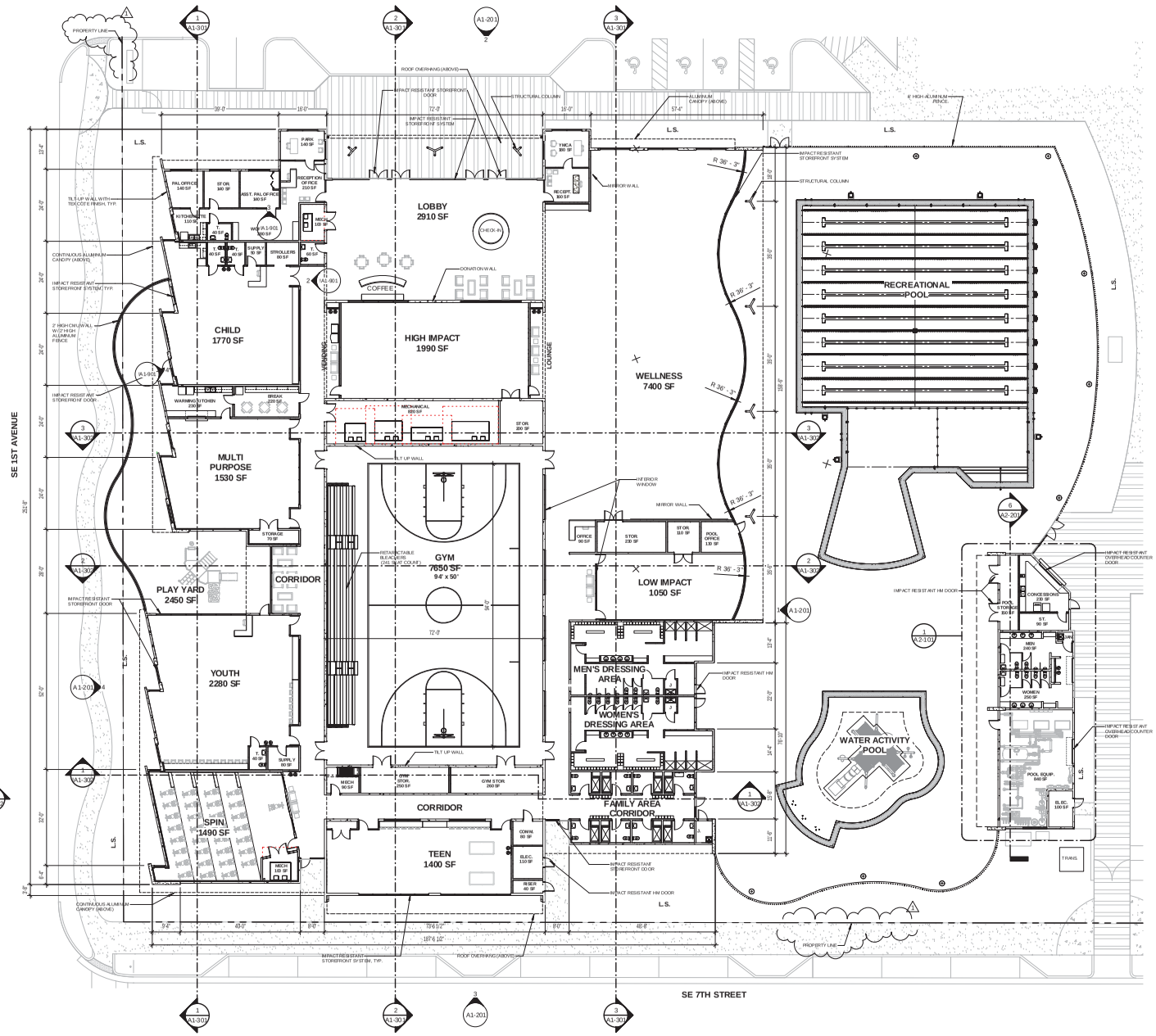
2 A1-101 MECHANICAL PLATFORM
1/16" = 1'-0"



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1 A1-101 COMMUNITY CENTER OVERALL FLOOR PLAN
1/16" = 1'-0"

S U B M I T T A L S :

PHASE	DATE
SCHEMATIC DESIGN	06-16-2016
DRC SUBMITTAL	08-09-2016
.	.

Revision Schedule

Revision #	Revision Description	Revision Date
1	DRC RESUBMITTAL	10/10/2016

P R O J E C T T E A M
PROFESSIONAL IN CHARGE

REGISTRATION NUMBER AR-

APPROVED BY

D E S I G N E D B Y
Designer

D R A W N B Y
WLM

C H E C K E D B Y
Checker

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COMMUNITY CENTER
OVERALL FLOOR PLAN

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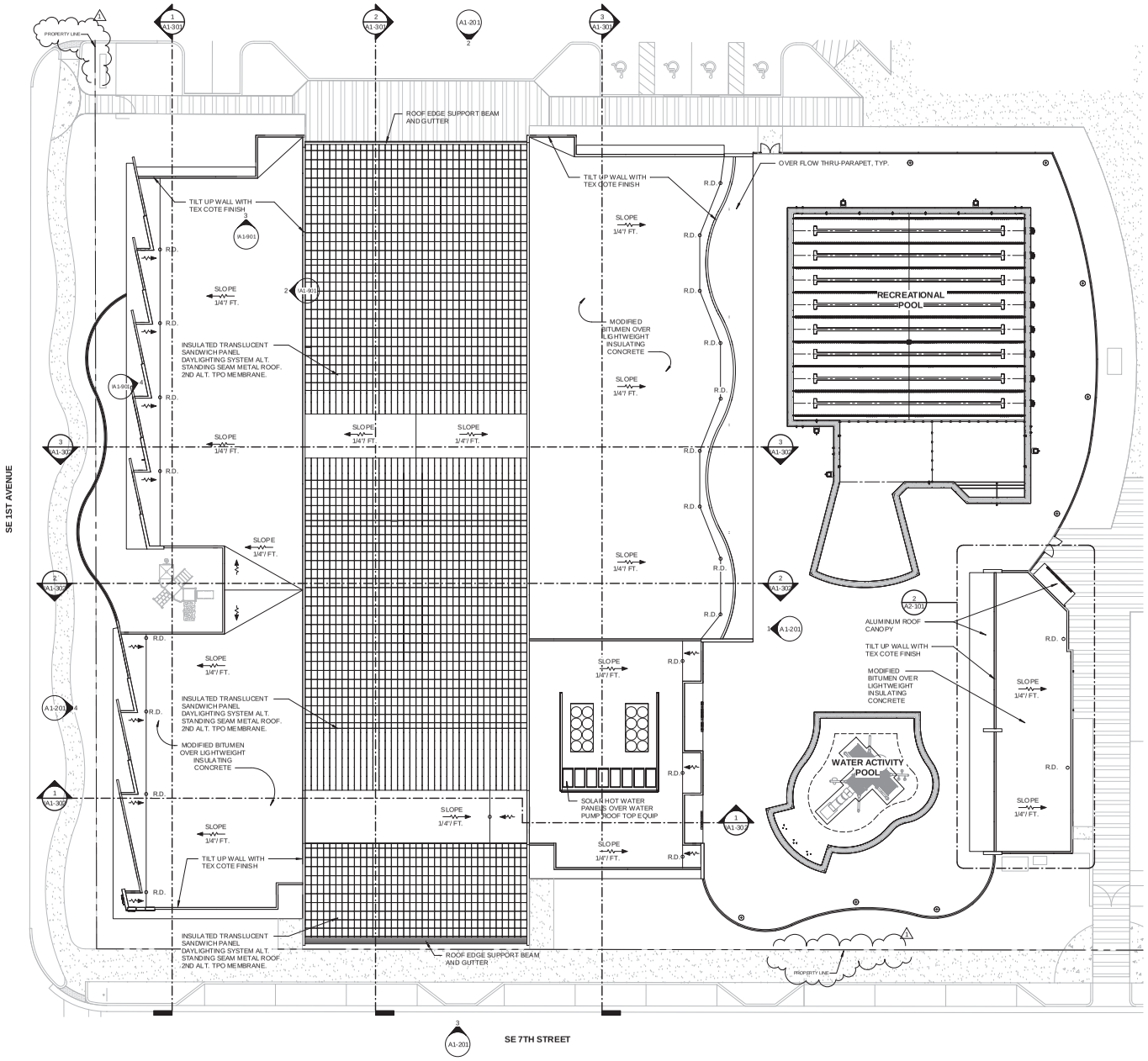

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1 COMMUNITY CENTER ROOF PLAN
A1-102 1/16" = 1'-0"

S U B M I T T A L S :

PHASE	DATE
SCHEMATIC DESIGN	06-16-2016
DRC SUBMITTAL	08-09-2016
.	.

Revision Schedule

Revision #	Revision Description	Revision Date
1	DRC RESUBMITTAL	10/10/2016

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PROFESSIONAL IN CHARGE

REGISTRATION N U M B E R AR-

A P P R O V E D B Y

D E S I G N E D B Y
Designer

D R A W N B Y
Author

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Checker

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COMMUNITY CENTER ROOF PLAN

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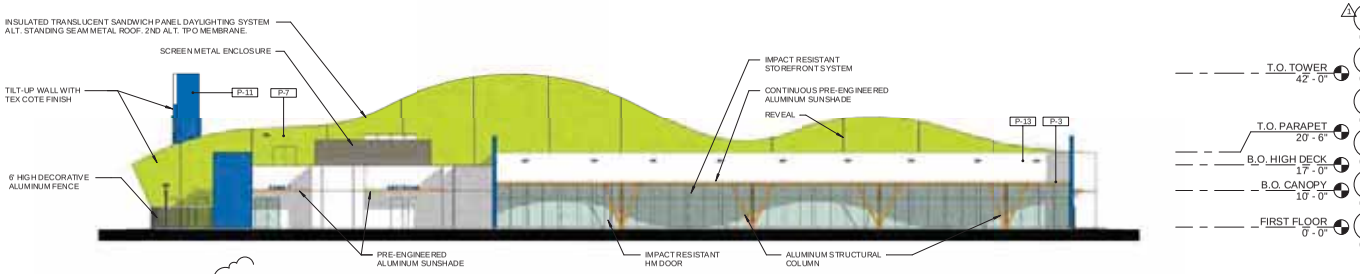
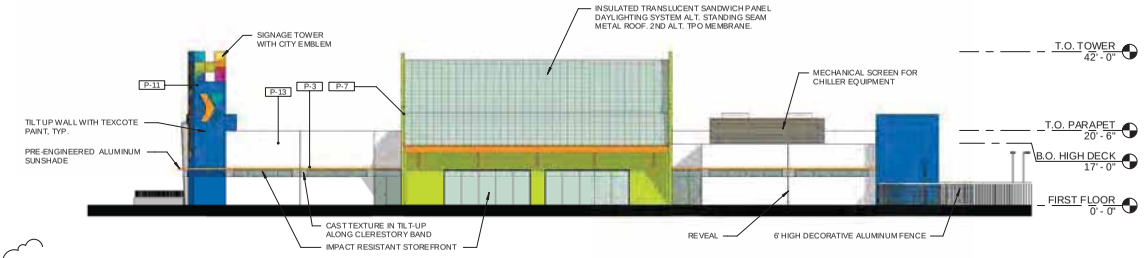
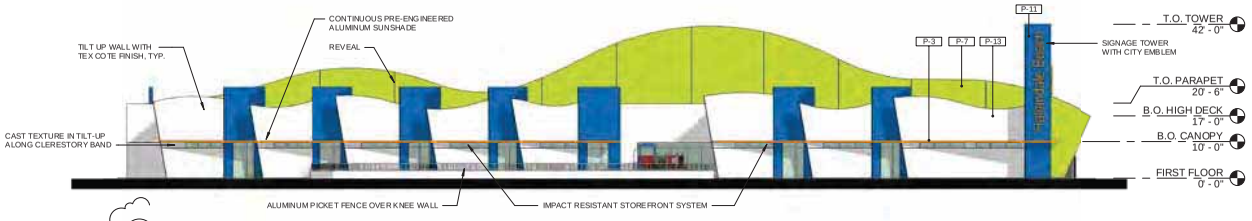


1 EAST ELEVATION
A1-201 1/16" = 1'-0"

2 NORTH ELEVATION
A1-201 1/16" = 1'-0"



3 SOUTH ELEVATION - SE 7TH STREET
A1-201 1/16" = 1'-0"



4 WEST ELEVATION - SE 1ST AVENUE
A1-201 1/16" = 1'-0"

1

EXTERIOR PAINT LEGEND

ITEM	EXTERIOR PAINT COLOR
P-1	PMS 114C
P-2	PMS 130C
P-3	PMS 144C
P-4	PMS 1797C
P-5	PMS 213C
P-6	PMS 247C
P-7	PMS 390C
P-8	PMS 3125C
P-9	PMS 2925C
P-10	PMS 361C
P-11	PMS 2935C
P-12	COOL GRAY 9C
P-13	WONDER WHITE

SUBMITTALS:

PHASE	DATE
SCHEMATIC DESIGN	06-16-2016
DRC SUBMITTAL	08-09-2016
-	-

Revision Schedule

Revision #	Revision Description	Revision Date
1	DRC RESUBMITTAL	10/10/2016

PROJECT TEAM
PROFESSIONAL IN CHARGE

REGISTRATION NUMBER AR-

APPROVED BY

DESIGNED BY
Designer

DRAWN BY
Author

CHECKED BY
Checker

DESIGN CONSULTANT

BLUESTEN PARK

HALLANDALE BEACH, FL

10/12/2016 3:24:50 PM

CLIENT CODE/FILE NUMBER:

PROJECT ID - SUBMISSION NUMBER :

COMMUNITY CENTER ELEVATIONS

SHEET TITLE

CURRIE SOWARDS AGUILA architects

ACAI associates, inc
architecture · engineering
roofing · consulting
construction · management

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ARCHITECT OF RECORD

PROJECT NUMBER

A1-201

SHEET NUMBER

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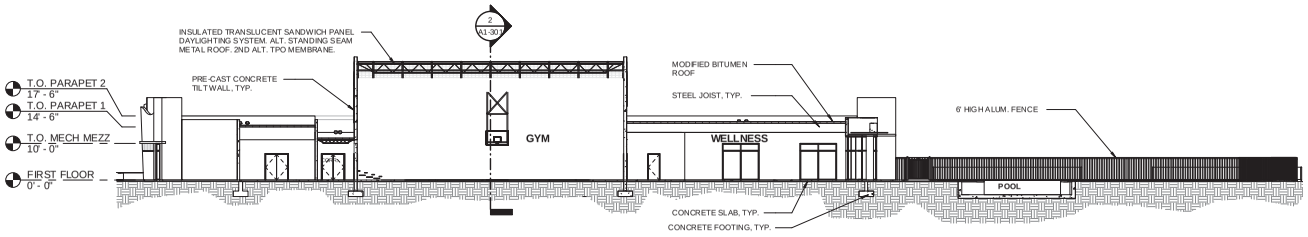
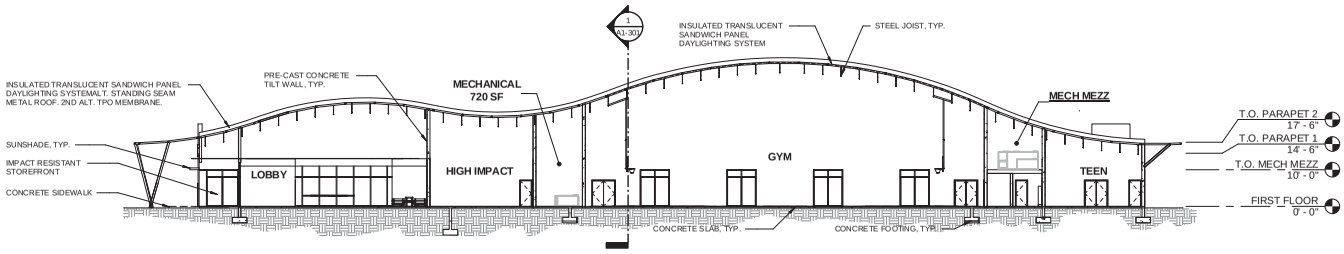


1 A1-301 EAST/WEST COMMUNITY CENTER BUILDING SECTION
1/16" = 1'-0"



2 A1-301 NORTH/SOUTH COMMUNITY CENTER BUILDING SECTION
1/16" = 1'-0"

S U B M I T T A L S :

PHASE	DATE
SCHEMATIC DESIGN	06-16-2016
DRC SUBMITTAL	08-09-2016

Revision Schedule

Revision #	Revision Description	Revision Date

P R O J E C T T E A M
PROFESSIONAL IN CHARGE

GEORGE H. HOHMANN, AIA

REGISTRATION N U M B E R AR-0008448

A P P R O V E D B Y

D E S I G N E D B Y
Designer

D R A W N B Y

C H E C K E D B Y
Checker

D E S I G N C O N S U L T A N T

BLUESTEN PARK

HALLANDALE BEACH, FL

CLIENT CODE/FILE NUMBER:

PROJECT ID - SUBMISSION NUMBER :

COMMUNITY CENTER BUILDING SECTIONS

S H E E T T I T L E

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A R C H I T E C T O F R E C O R D

P R O J E C T N U M B E R

A1-301

S H E E T N U M B E R

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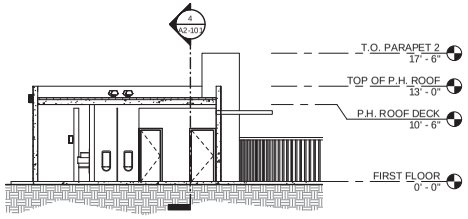
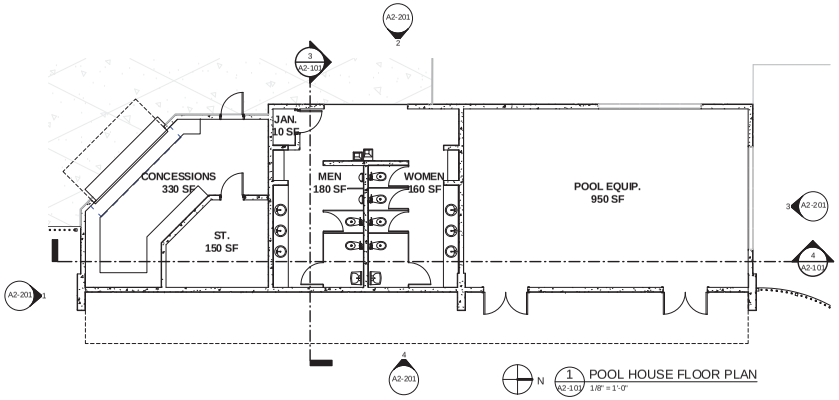
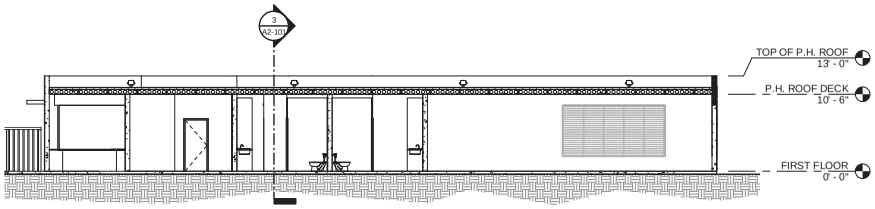


3 A2-101 POOL HOUSE E/W BUILDING SECTION
1/8" = 1'-0"

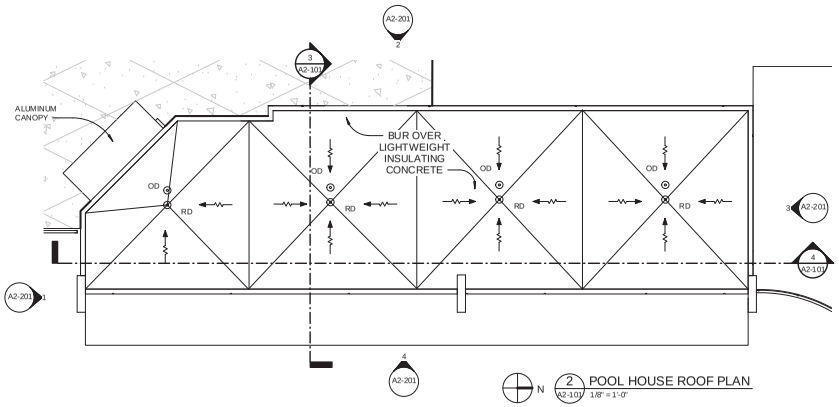


1 A2-101 POOL HOUSE FLOOR PLAN
1/8" = 1'-0"

BUILDING INFORMATION		
OCCUPANCY CLASSIFICATIONS: S - 2		
STORAGE	2,233 SF	
ROOF PROJECTED AREA	768 SF	
TYPE OF CONSTRUCTION:	VB (SPRINKLERED)	
A - 3 - MOST RESTRICTIVE	CODE MAX.	PROPOSED
BUILDING HEIGHT:	60 FEET	13' - 0" FEET
BUILDING AREA:	13,500 S.F. / FL	3,002 SF
NUMBER OF STORIES:	3	1



4 A2-101 POOL HOUSE N/S BUILDING SECTION
1/8" = 1'-0"



2 A2-101 POOL HOUSE ROOF PLAN
1/8" = 1'-0"

SUBMITTALS:

PHASE	DATE
SCHEMATIC DESIGN	06-16-2016
DRC SUBMITTAL	08-09-2016

Revision Schedule		
Revision #	Revision Description	Revision Date

PROJECT TEAM
PROFESSIONAL IN CHARGE
GEORGE H. HOHMANN, AIA
REGISTRATION NUMBER AR-0008448
APPROVED BY
DESIGNED BY Designer
DRAWN BY Author
CHECKED BY Checker

DESIGN CONSULTANT
BLUESTEN PARK
HALLANDALE BEACH, FL

CLIENT CODE/FILE NUMBER:
PROJECT ID - SUBMISSION NUMBER :

POOL HOUSE FLOOR PLAN, ROOF PLAN & BUILDING SECTIONS

SHEET TITLE

CURRIE SOWARDS AGUILA architects

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ARCHITECT OF RECORD

PROJECT NUMBER
A2-101
SHEET NUMBER

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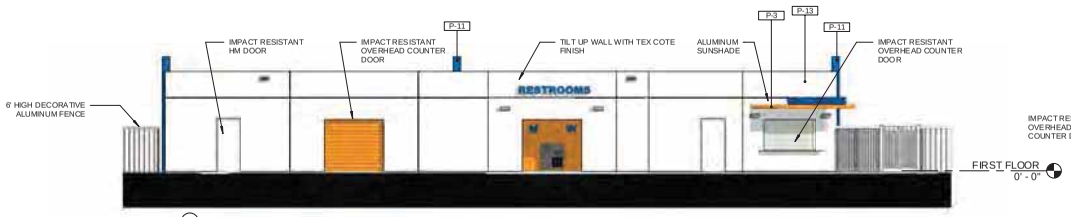
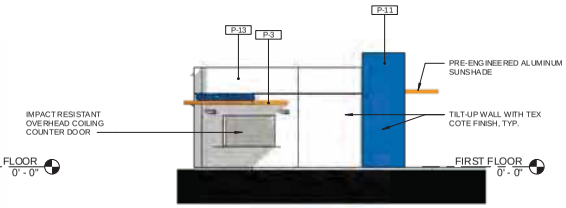
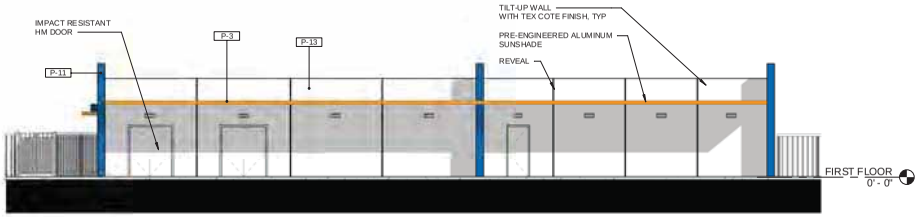


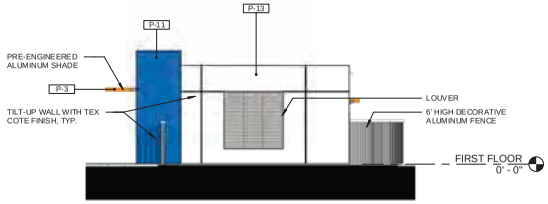
2 EAST ELEVATION
A2-201 1/8" = 1'-0"



1 NORTH ELEVATION
A2-201 1/8" = 1'-0"



4 WEST ELEVATION
A2-201 1/8" = 1'-0"



3 SOUTH ELEVATION
A2-201 1/8" = 1'-0"

EXTERIOR PAINT LEGEND

ITEM	EXTERIOR PAINT COLOR
P-1	PMS 114C
P-2	PMS 130C
P-3	PMS 146C
P-4	PMS 197C
P-5	PMS 232C
P-6	PMS 247C
P-7	PMS 390C
P-8	PMS 312SC
P-9	PMS 292SC
P-10	PMS 361C
P-11	PMS 298SC
P-12	COOL GRAY 9C
P-13	WONDER WHITE

SUBMITTALS:

PHASE	DATE
SCHEMATIC DESIGN	06-16-2016
DRC SUBMITTAL	08-09-2016
-	-

Revision Schedule

Revision #	Revision Description	Revision Date
1	DRC RESUBMITTAL	10/10/2016

PROJECT TEAM
PROFESSIONAL IN CHARGE

REGISTRATION NUMBER AR-

APPROVED BY

DESIGNED BY
Designer

DRAWN BY
Author

CHECKED BY
Checker

DESIGN CONSULTANT

BLUESTEN PARK

HALLANDALE BEACH, FL

10/12/2016 3:24:53 PM

CLIENT CODE/FILE NUMBER:

PROJECT ID - SUBMISSION NUMBER :

POOL HOUSE ELEVATIONS

SHEET TITLE

CURRIE SOWARDS AGUILA architects

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ARCHITECT OF RECORD

PROJECT NUMBER

A2-201

SHEET NUMBER

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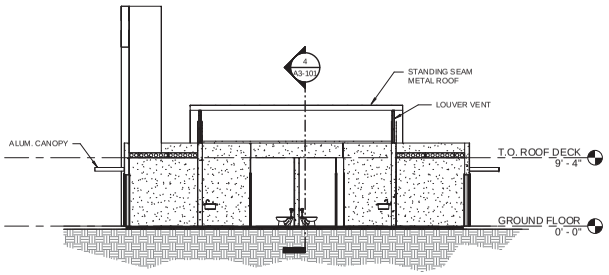
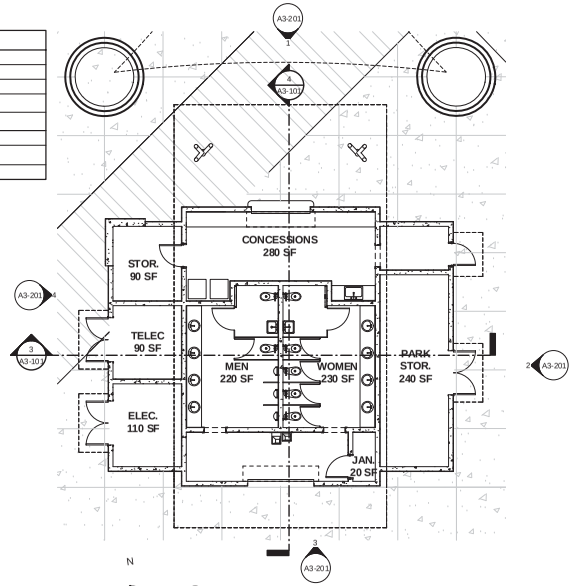
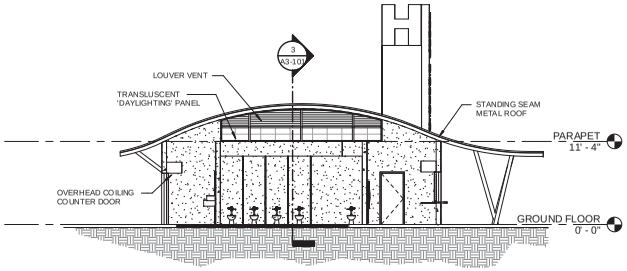
BUILDING INFORMATION		
OCCUPANCY CLASSIFICATIONS: A - 3 (A - 3 MOST RESTRICTIVE)		
ASSEMBLY	1,720 SF	
ROOF PROJECTED AREA	873 SF	
TYPE OF CONSTRUCTION:	VB (SPRINKLERED)	
A - 3 - MOST RESTRICTIVE	CODE MAX.	PROPOSED
BUILDING HEIGHT:	60 FEET	16' - 6" FEET
BUILDING AREA:	6,000 S.F. / FL	2,293 SF
NUMBER OF STORIES:	2	1



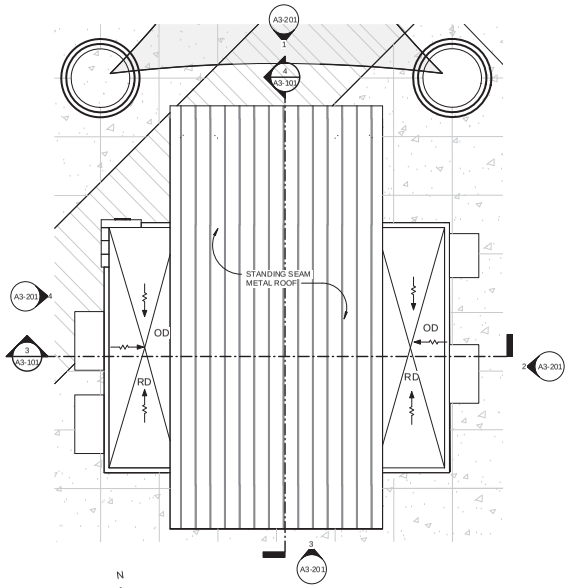
3 A3-101 FIELD HOUSE - E/W BUILDING SECTION
1/8" = 1'-0"



1 A3-101 FIELD HOUSE FLOOR PLAN
1/8" = 1'-0"



4 A3-101 FIELD HOUSE - N/S BUILDING SECTION
1/8" = 1'-0"



2 A3-101 FIELD HOUSE ROOF PLAN
1/8" = 1'-0"

S U B M I T T A L S :

PHASE	DATE
SCHEMATIC DESIGN	06-16-2016
DRC SUBMITTAL	08-09-2016

Revision Schedule		
Revision #	Revision Description	Revision Date

P R O J E C T T E A M
PROFESSIONAL IN CHARGE

GEORGE H. HOHMANN, AIA

REGISTRATION N U M B E R AR-0008448

A P P R O V E D B Y

D E S I G N E D B Y
Designer

D R A W N B Y
Author

C H E C K E D B Y
Checker

D E S I G N C O N S U L T A N T

BLUESTEN PARK

HALLANDALE BEACH, FL

CLIENT CODE/FILE NUMBER:

PROJECT ID - SUBMISSION NUMBER :

FIELD HOUSE FLOOR PLAN, ROOF PLAN & BUILDING SECTIONS

S H E E T T I T L E

CURRIE SOWARDS AGUILA architects

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construction - management

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P R O J E C T N U M B E R

A3-101

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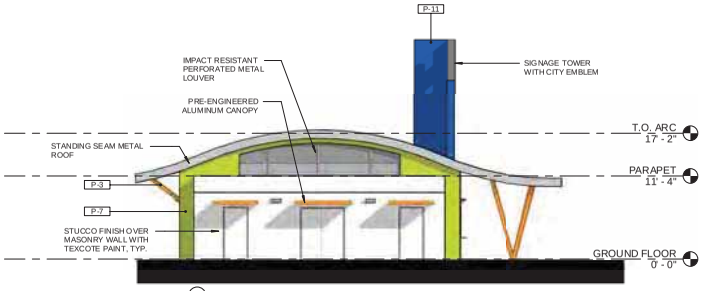
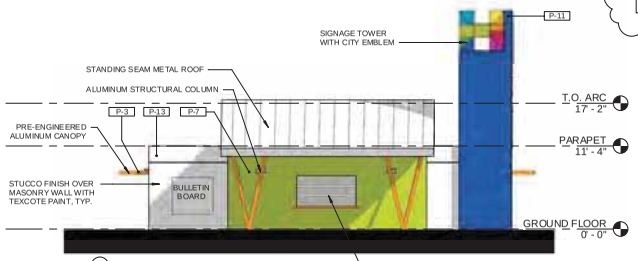
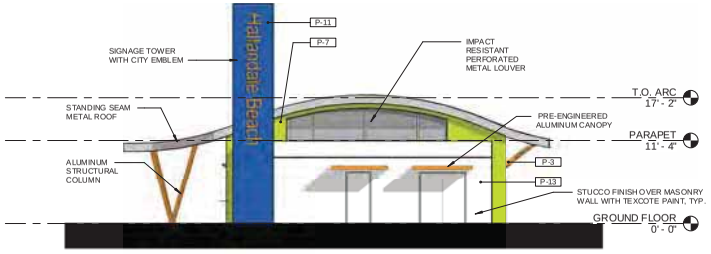


2 A3-201 FIELD HOUSE - EAST ELEVATION
1/8" = 1'-0"



1 A3-201 FIELD HOUSE - NORTH ELEVATION
1/8" = 1'-0"



4 A3-201 FIELD HOUSE - WEST ELEVATION
1/8" = 1'-0"

3 A3-201 FIELD HOUSE - SOUTH ELEVATION
1/8" = 1'-0"

1

EXTERIOR PAINT LEGEND

ITEM	EXTERIOR PAINT COLOR
P-1	PMS 114C
P-2	PMS 130C
P-3	PMS 144C
P-4	PMS 1797C
P-5	PMS 213C
P-6	PMS 247C
P-7	PMS 390C
P-8	PMS 3125C
P-9	PMS 2925C
P-10	PMS 361C
P-11	PMS 2935C
P-12	COOL GRAY 9C
P-13	WONDER WHITE

SUBMITTALS:

PHASE	DATE
SCHEMATIC DESIGN	06-16-2016
DRC SUBMITTAL	08-09-2016
-	-

Revision Schedule

Revision #	Revision Description	Revision Date
1	DRC RESUBMITTAL	10/10/2016

PROJECT TEAM PROFESSIONAL IN CHARGE

REGISTRATION NUMBER AR-

APPROVED BY

DESIGNED BY
Designer

DRAWN BY
Author

CHECKED BY
Checker

DESIGN CONSULTANT

BLUESTEN PARK

HALLANDALE BEACH, FL

CLIENT CODE/FILE NUMBER:

PROJECT ID - SUBMISSION NUMBER :

FIELD HOUSE ELEVATIONS

SHEET TITLE

CURRIE SOWARDS AGUILA architects

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ARCHITECT OF RECORD

PROJECT NUMBER

A3-201

SHEET NUMBER

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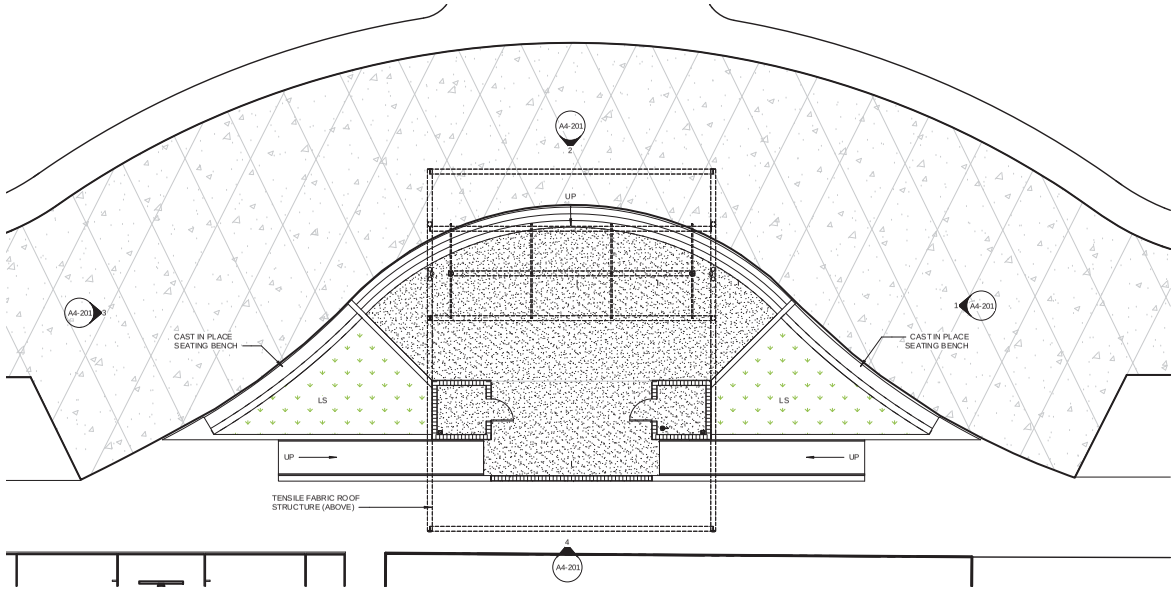
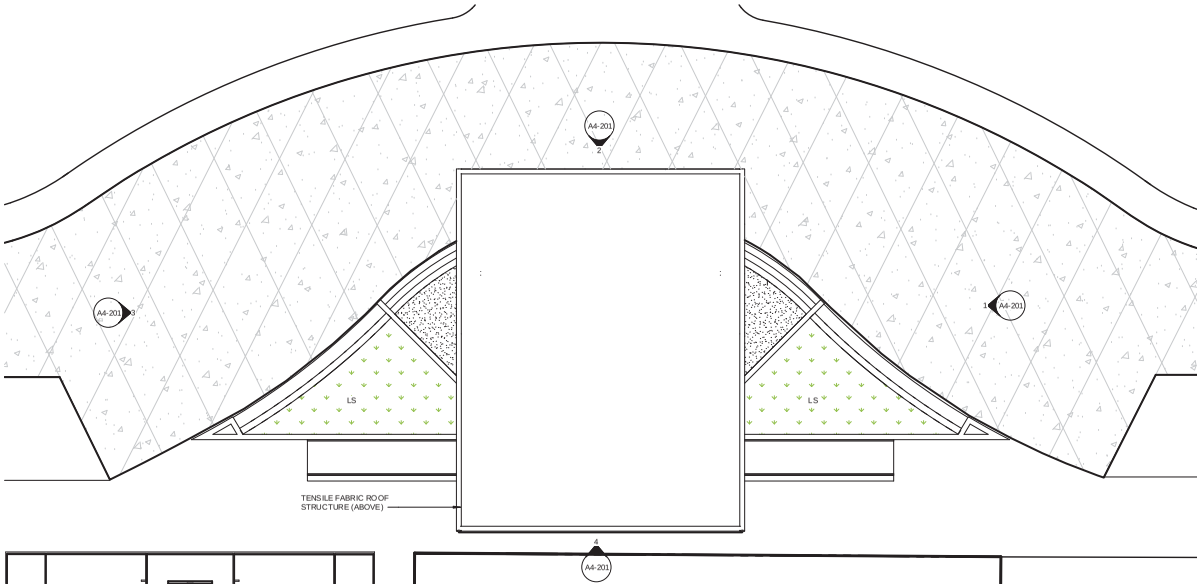
BUILDING INFORMATION		
OCCUPANCY CLASSIFICATIONS: A - 5 (A - 5 MOST RESTRICTIVE)		
ASSEMBLY	1,055 SF	
TYPE OF CONSTRUCTION:	VB (SPRINKLERED)	
A - 3 - MOST RESTRICTIVE	CODE MAX.	PROPOSED
BUILDING HEIGHT:	60'	21' - 0" FEET
BUILDING AREA:	UL	2,293 SF
NUMBER OF STORIES:	UL	1



1 A4-101 BAND SHELL FLOOR PLAN
1/8" = 1'-0"



2 A4-101 BAND SHELL ROOF PLAN
1/8" = 1'-0"

SUBMITTALS:

PHASE	DATE
SCHEMATIC DESIGN	06-16-2016
DRC SUBMITTAL	08-09-2016

Revision Schedule

Revision #	Revision Description	Revision Date

PROJECT TEAM
PROFESSIONAL IN CHARGE

GEORGE H. HOHMANN, AIA

REGISTRATION NUMBER AR-0008448

APPROVED BY

DESIGNED BY
Designer

DRAWN BY
Author

CHECKED BY
Checker

DESIGN CONSULTANT

BLUESTEN PARK

HALLANDALE BEACH, FL

CLIENT CODE/FILE NUMBER:

PROJECT ID - SUBMISSION NUMBER :

BAND SHELL FLOOR & ROOF PLANS

SHEET TITLE

CURRIE SOWARDS AGUILA architects

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architecture-engineering
roofing-consulting
construction-management

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ARCHITECT OF RECORD

PROJECT NUMBER

A4-101

SHEET NUMBER

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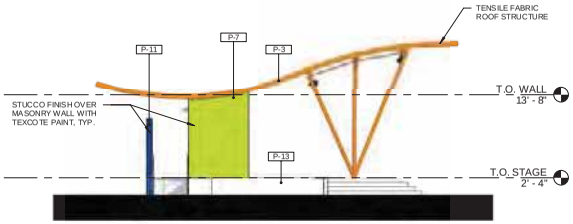
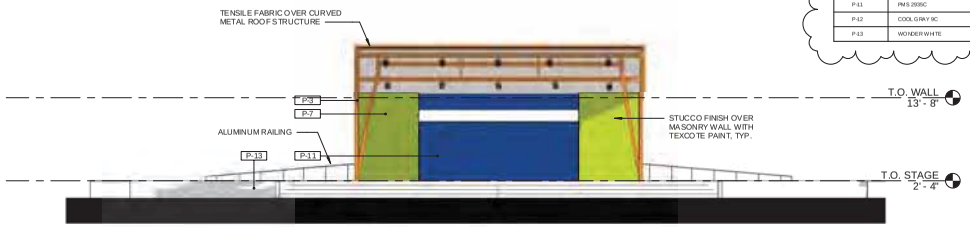


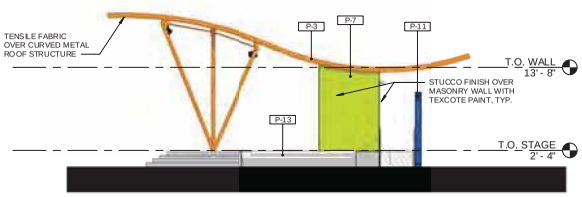
1 A4-201 BAND SHELL - EAST ELEVATION
1/8" = 1'-0"



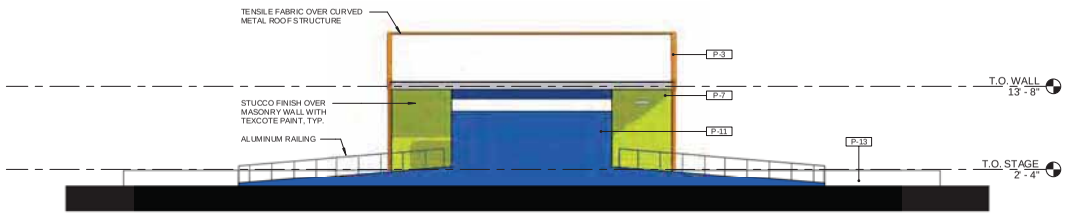
2 A4-201 BAND SHELL - NORTH ELEVATION
1/8" = 1'-0"

EXTERIOR PAINT LEGEND

ITEM	EXTERIOR PAINT COLOR
P-1	PMS 114C
P-2	PMS 130C
P-3	PMS 144C
P-4	PMS 179TC
P-5	PMS 213C
P-6	PMS 247C
P-7	PMS 390C
P-8	PMS 312SC
P-9	PMS 292SC
P-10	PMS 361C
P-11	PMS 293SC
P-12	COOL GRAY 9C
P-13	WONDER WHITE



3 A4-201 BAND SHELL - WEST ELEVATION
1/8" = 1'-0"



4 A4-201 BAND SHELL - SOUTH ELEVATION
1/8" = 1'-0"

SUBMITTALS:

PHASE	DATE
SCHEMATIC DESIGN	06-16-2016
DRC SUBMITTAL	08-09-2016
-	-

Revision Schedule

Revision #	Revision Description	Revision Date
1	DRC RESUBMITTAL	10/10/2016

PROJECT TEAM
PROFESSIONAL IN CHARGE

REGISTRATION NUMBER AR-

APPROVED BY

DESIGNED BY
Designer

DRAWN BY
Author

CHECKED BY
Checker

DESIGN CONSULTANT

BLUESTEN PARK

HALLANDALE BEACH, FL

CLIENT CODE/FILE NUMBER:

PROJECT ID - SUBMISSION NUMBER :

BAND SHELL ELEVATIONS

SHEET TITLE

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construction · management

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ARCHITECT OF RECORD

PROJECT NUMBER

A4-201

SHEET NUMBER

TO THE BEST OF MY KNOWLEDGE AND ABILITY THESE PLANS ARE COMPLETE AND COMPLY WITH THE APPLICABLE BUILDING CODES

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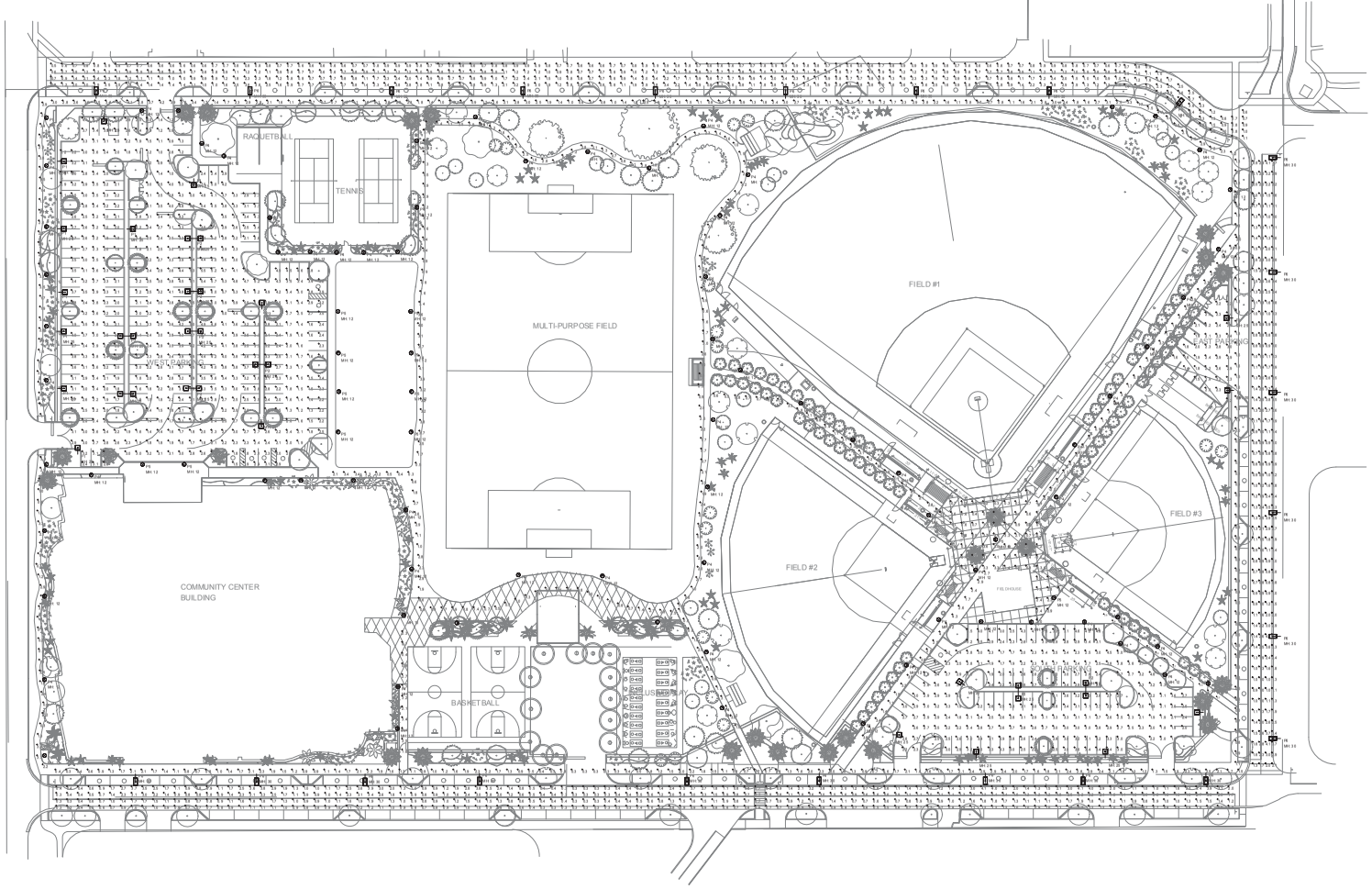
Luminaire Schedule									
Symbol	Qty	Arrangement	Label	Description	Lum Watts	Total Watts	LLF	Lum. Lumens
	16	SINGLE	P1	EATON GLEON-AE-04-LED-E1-SL4-530-HSS	105	1680	0.900	9811
	9	BACK-BACK	P2	EATON GLEON-AE-04-LED-E1-SL4-530-HSS-TWIN	105	1890	0.900	9811
	2	SINGLE	P3	GULEON-AE-04-LED-E1-SL3	213	426	0.900	20701
	70	SINGLE	P4	LANDSCAPE FORMS AC-0-8L3-035F-40K	57.28	4.296	0.900	2995
	14	SINGLE	P5	LANDSCAPE FORMS AC-0-8L5-035F-40K	114.99	1.609.86	0.900	8752
	24	SINGLE	P6	LUMICA OVAAL1 OL30 54 LED07 120W 40K L35T-48 120	118.5	2.844	0.900	12378

Calculation Summary								
Project: WALKWAYS								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
FIELDHOUSE PLAZA	Illuminance	Fc	1.32	4.1	0.2	6.60	20.50
SIDEWALK EAST	Illuminance	Fc	1.06	3.8	0.4	2.65	9.50
SIDEWALK NORTH	Illuminance	Fc	2.04	5.4	0.7	2.91	7.71
SIDEWALK SOUTH	Illuminance	Fc	1.45	2.9	0.3	4.83	9.67
SIDEWALK WEST	Illuminance	Fc	2.22	3.8	0.2	11.10	19.00
WALKWAY	Illuminance	Fc	1.88	4.1	0.3	6.27	13.67
WALKWAY SOUTH FIELD #3	Illuminance	Fc	3.11	4.5	2.0	1.56	2.25
WALKWAY_BASKETBALL	Illuminance	Fc	2.07	3.5	0.4	5.18	8.75
WALKWAY_EAST FIELD #1-3	Illuminance	Fc	2.46	3.9	0.9	2.73	4.33
WALKWAY_EAST FIELD #2	Illuminance	Fc	2.86	4.3	1.1	2.60	3.91
WALKWAY_WEST FIELD #1-2	Illuminance	Fc	1.83	3.3	0.4	4.58	8.25
WALKWAY_WEST FIELD #2	Illuminance	Fc	1.78	3.1	0.6	2.97	5.17

Calculation Summary							
Project: ROADWAY							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ROAD-EAST	Illuminance	Fc	1.70	4.1	0.7	2.47	5.86
ROAD-NORTH	Illuminance	Fc	1.18	3.9	0.5	2.36	7.80
ROAD-NORTH_1	Illuminance	Fc	1.82	4.6	0.6	3.03	7.67
ROAD-SOUTH	Illuminance	Fc	1.29	4.1	0.3	4.30	13.67

Calculation Summary							
Project: PARKING							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
East Parking	Illuminance	Fc	2.23	3.0	1.4	1.59	2.14
South Parking	Illuminance	Fc	2.82	5.0	1.7	1.66	2.94
West Parking	Illuminance	Fc	2.91	7.5	0.8	3.64	9.38



1 SITE PHOTOMETRICS
1" = 50'-0"

SUBMITTALS:

PHASE	DATE
SCHEMATIC DESIGN	06-16-2016
DRC SUBMITTAL	**08-09-2016**

Revision Schedule		
Revision #	Revision Description	Revision Date

JORGE LUIS FLETAS LICENSE No. 55340 STATE OF FLORIDA PROFESSIONAL ENGINEER

PROJECT TEAM PROFESSIONAL IN CHARGE

JORGE LUIS FLETAS, P.E.

REGISTRATION NUMBER 55340

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DESIGNED BY JLF

DRAWN BY JLF

CHECKED BY JLF

JEL FLU ENGINEERING

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STATE OF FLORIDA " CERTIFICATE OF AUTHORIZATION # 8363

DESIGN CONSULTANT

BLUESTEN PARK

HALLANDALE BEACH, FL

CLIENT CODE/FILE NUMBER:

PROJECT ID - SUBMISSION NUMBER :

SITE PHOTOMETRIC CALCULATIONS

SHEET TITLE

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architecture - engineering
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ARCHITECT OF RECORD

PROJECT NUMBER

E-100

SHEET NUMBER

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