EXHIBIT "4"

cfm ARCHITECTS

HALLANDALE CITY CENTER

Foster Road and North Dixie Hwy.
Hallandale Beach, FL 33009

JULY, 2019

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DRAWING INDEX

NO.	SHEET NAME	ORIGINAL ISSUE DATE	RELEASE DATE	REV. NO.	REVISION DATE
	COVER SHEET / INDEX				
	ARCHITECTURAL				
SD-100	SITE CALCULATIONS				
R-100	RENDERINGS				
R-101	RENDERING AERIAL VIEW				
	BOUNDARY SURVEY				
SP-100	SITE PLAN				
SP-101	SITE PLAN DETAILS				
SP-101.1	PEDESTRIAN CROSSWALK DIAGRAM				
LS-100	BUILDING A - LIFE SAFETY PLAN				
LS-101	BUILDING B - LIFE SAFETY PLAN				
LS-102	BUILDING C - LIFE SAFETY PLAN				
LS-103	SITE PLAN FIRE TRUCK - LIFE SAFETY PLAN				
SP-102	SITE PLAN - BUILDING A				
A-101	GROUND FLOOR - BUILDING A				
A-102	SECOND FLOOR - BUILDING A				
A-103	ROOF FLOOR - BUILDING A				
SP-103	SITE PLAN - BUILDING B				
A-104	GROUND FLOOR - BUILDING B				
A-105	SECOND FLOOR - BUILDING B				
A-106	ROOF FLOOR - BUILDING B				
SP-104	SITE PLAN - BUILDING C				
A-107	GROUND FLOOR - BUILDING C				
A-108	SECOND FLOOR - BUILDING C				
A-109	THIRD FLOOR - BUILDING C				
A-110	ROOF FLOOR - BUILDING C				
A-111	UNITS DETAILS				
A-201	ELEVATIONS - BUILDING A				
A-202	ELEVATIONS - BUILDING B				
A-203	ELEVATIONS - BUILDING C				
A-204	SECTION				
A-205	PHOTOMETRIC				
	CIVIL ENGINEERING				
C-1	COVER SHEET				
C-2	GENERAL NOTES				
C-3	PAVING, GRADING & DRAINAGE PLAN				
C-4	WATER & SEWER PLAN				
C-5	CONSTRUCTION DETAILS				
C-6	CONSTRUCTION DETAILS				
C-7	STORMWATER POLLUTION PREVENTION PLAN				
C-9	STORMWATER POLLUTION PREVENTION PLAN				
	LANDSCAPE				
L-1	LANDSCAPE PLAN				
L-2	LANDSCAPE MATERIAL INVENTORY LIST				
L-3	EXISTING TREE DISPOSITION PLAN				
L-4	LANDSCAPE DETAILS AND SPECIFICATIONS				
	SURVEYS				
	608 N.W. 1st AVENUE				
	605 N. DIXIE HIGHWAY				
	N.W. 6 STREET, FROM N.W. 1st AVENUE				

DRAWING INDEX

NO.	SHEET NAME	ORIGINAL ISSUE DATE	RELEASE DATE	REV. NO.	REVISION DATE

DESIGN TEAM

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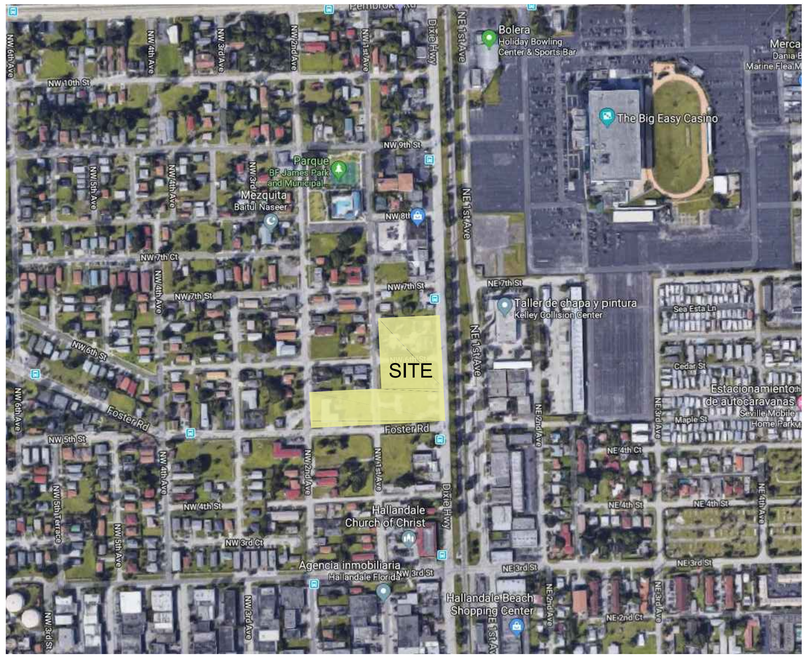
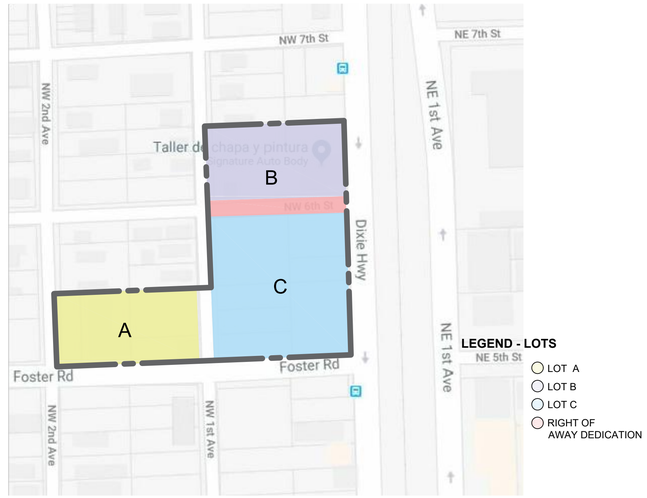


03 LOCATION MAP
SCALE:N.T.S - FOR REFERENCE ONLY



01 IDENTIFICATION MAP
SCALE:N.T.S

ACREAGE PER BLOCK

SUMMARY OF AREAS

PARCEL ID	LOT ID	BLOCK ID	GROSS AREA SQ. FT.	GROSS AREA ACRES	NET AREA SQ. FT.	NET AREA ACRES	DEDICATION SQ. FT.	DEDICATION ACRES
A	1	F	7,113.97	0.1633	5,614.89	0.1289	1,499.08	0.0344
A	2	F	7,101.07	0.1630	5,477.21	0.1257	1,623.86	0.0373
A	3	F	7,083.21	0.1626	7,033.21	0.1615	50.00	0.0011
A	4	F	7,096.74	0.1629	6,847.19	0.1572	249.55	0.0057
A	5	F	7,053.87	0.1620	7,009.07	0.1609	44.70	0.0010
A	6	F	7,097.12	0.1629	6,759.19	0.1552	249.93	0.0057
TOTALS OF	AREAS		42,545.98	0.9767	38,828.86	0.8894	3,717.12	0.0852
PARCEL ID	LOT ID	BLOCK ID	GROSS AREA SQ. FT.	GROSS AREA ACRES	NET AREA SQ. FT.	NET AREA ACRES	DEDICATION SQ. FT.	DEDICATION ACRES
B	1	G	7,498.96	0.1722	6,998.96	0.1607	250.00	0.0057
B	2	G	6,250.00	0.1435	6,050.00	0.1389	200.00	0.0046
B	3	G	7,498.96	0.1722	6,998.96	0.1607	250.00	0.0057
B	4	G	6,250.00	0.1435	6,050.00	0.1389	200.00	0.0046
B	5	G	7,498.96	0.1722	6,998.96	0.1607	250.00	0.0057
B	6	G	6,250.00	0.1435	6,050.00	0.1389	200.00	0.0046
TOTAL OF	AREAS		41,246.88	0.9471	39,896.88	0.8988	1,350.00	0.0309
PARCEL ID	LOT ID	BLOCK ID	GROSS AREA SQ. FT.	GROSS AREA ACRES	NET AREA SQ. FT.	NET AREA ACRES	DEDICATION SQ. FT.	DEDICATION SQ. FT.
C	1	E	7,500.00	0.1722	5,800.00	0.1331	1,700.00	0.0390
C	2	E	6,250.00	0.1435	5,340.00	0.1226	1,410.00	0.0324
C	3	E	7,500.00	0.1722	7,250.00	0.1664	250.00	0.0057
C	4	E	6,250.00	0.1435	6,050.00	0.1389	200.00	0.0046
C	5	E	7,500.00	0.1722	7,250.00	0.1664	250.00	0.0057
C	6	E	6,250.00	0.1435	6,050.00	0.1389	200.00	0.0046
C	7	E	7,500.00	0.1722	7,250.00	0.1664	250.00	0.0057
C	8	E	6,250.00	0.1435	6,050.00	0.1389	200.00	0.0046
C	9	E	7,500.00	0.1722	7,250.00	0.1664	250.00	0.0057
C	10	E	6,250.00	0.1435	6,050.00	0.1389	200.00	0.0046
C	11	E	7,500.00	0.1722	5,800.00	0.1331	1,700.00	0.0390
C	12	E	6,250.00	0.1435	4,840.00	0.1111	1,410.00	0.0324
TOTAL OF	AREAS		82,500.00	1.8942	74,480.00	1.7211	8,020.00	0.1840

SITE CALCULATIONS

1

REQUIRED PARKING

LOTS	UNITS/AREA		RATIO		SPACES
LOT A					
2 BED TOTAL RESIDENTIAL UNITS	22 UNITS	X	1.75		38.5
TOTAL VISITORS	0.5	X	20		10
	0.3	X	2		0.6
TOTAL REQUIRED LOT A					50
LOT B					
2 BED TOTAL RESIDENTIAL UNITS	22 UNITS	X	1.75		38.5
TOTAL VISITORS	0.5	X	20		10
	0.3	X	2		0.6
TOTAL REQUIRED LOT B					50
LOT C					
2 BED TOTAL RESIDENTIAL UNITS	45 UNITS	X	1.75		79
TOTAL VISITORS	0.5	X	20		10
	0.3	X	25		8
TOTAL RETAIL	12,530 sq. ft.	X	1/300		42
TOTAL OFFICE	14,000 sq. ft.	X	1/300		47
TOTAL REQUIRED LOT C					186
TOTAL RESIDENTIAL					197
TOTAL RETAIL					42
TOTAL OFFICE					47
CITY OF HALLANDALE REQUIRED PARKING					55
TOTAL REQUIRED SITE PARKING					341

LANDSCAPE

LOT	LOT AREA	REQUIRED	PROPOSED
A	38,828 SF	15 % (5,824 sq. ft.)	33% (12,887 sq. ft.)
B	39,896 SF	15% (5,985 sq. ft.)	17% (6,800 sq. ft.)
C	84,847 SF	15% (12,727 sq .ft.)	6% (5,000 sq. ft.)
TOTAL	**163,573 SF**	**15 % (24,536 sq.ft.)**	**15% (24,687 sq. ft)**

SITE PLAN DATA

LOT A		
ADDRESS	505 nw 2 Av./501 NW 1st. Av./110 Foster Rd.	
ZONING	WEST RAC	
GROSS AREA	42,545.98 SQ FT. (0.9767 ACRES)	
NET AREA	**38,828.86 SQ FT. (0.88 ACRES)**	
DEDICATION AREA	3,717.12 SQ FT. (0.0852 ACRES)	
FLOOD ZONE	X-shaded, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD	
ZONING CRITERIA	**ALLOWED**	**PROPOSED**
Occupancies	**WEST RAC**	**WEST RAC**
Residential Units (#)	**22**	**22**
SETBACKS	**REQUIRED**	**PROPOSED**
NW 5TH ST (Front)	Min 2 ft. Max 10 ft.	9'-6"
1ST AVE (Corner)	10'-0"	10'-6"
NW 2ND AVE (Corner)	10'-0"	10'-2"
Rear	20'-0"	22'-8"
BUILDING FRONTAGE	**REQUIRED**	**PROPOSED**
	50%	73%
BUILDING HEIGHT	**REQUIRED**	**PROPOSED**
	3 STORIES 40'-0"	2 STORIES 28'-8"
LANDSCAPE AREA	**REQUIRED**	**PROPOSED**
	15% (5,824 sq. ft.)	33 % (12,887 sq. ft.)
DENSITY (25 X ACRE)	**ALLOWED**	**PROPOSED**
2 BED TOTAL	22	22
PARKING	**REQUIRED**	**PROPOSED**
Spaces	50	50*
* 45 off street parking spaces, 5 parking spaces for visitors designated at (Lot C)		
* 5 Bicycle stands		
LOT B		
ADDRESS	605 N. Dixie Hwy and 608 NW 1st. Ave.	
ZONING	CENTER RAC	
GROSS AREA	41,246 SQ. FT. (0.9471 ACRES)	
NET AREA	**39,896 SQ. FT. (0.8988 ACRES)**	
DEDICATION AREA	1,350 SQ. FT. (0.0309 ACRES)	
FLOOD ZONE	X-shaded, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD	
ZONING CRITERIA	**ALLOWED**	**PROPOSED**
Occupancies	**CENTER RAC**	**WEST RAC**
Residential Units (#)	**22**	**22**
SETBACKS	**REQUIRED**	**PROPOSED**
NW 6TH (Front)	Min 2 ft. Max 10 ft.	9'-6"
NORTH DIXIE HWY(Corner)	10'-0"	10'-8"
1ST AVE (Corner)	10'-0"	10'-0"
Rear	20'-0"	50'-7"
BUILDING FRONTAGE	**REQUIRED**	**PROPOSED**
	50%	86%
BUILDING HEIGHT	**REQUIRED**	**PROPOSED**
	3 STORIES 40'-0"	2 STORIES 28'-8"
LANDSCAPE AREA	**REQUIRED**	**PROPOSED**
	15% (5,985 sq. ft.)	17% (6,800 sq.ft.)
DENSITY (25 X ACRE)	**ALLOWED**	**PROPOSED**
2 BED TOTAL	22	22
PARKING	**REQUIRED**	**PROPOSED**
Spaces	50	57*
* 48 off street parking spaces, plus 9 parallel parking spaces (6th street.)		
* 5 bicycle stands		
LOT C[1]		
ADDRESS	501 N. Dixie Hwy.	
ZONING	WEST RAC	
GROSS AREA	82,500 SQ. FT. (1.8942 ACRES)	
NET AREA	74,480 SQ. FT. (1.7211 ACRES)	
DEDICATION AREA	8,020 SQ. FT. (0.1840 ACRES)	
NW 6TH ST R/W	10,367 SQ. FT. (0.2442 ACRES)	
NET AREA WITH R/W	**84,847 SQ. FT. (1.9478 ACRES)**	
FLOOD ZONE	X-shaded, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD	
ZONING CRITERIA	**ALLOWED**	**PROPOSED**
Occupancies	**WEST RAC**	**WEST RAC**
Residential Units (#)	**49**	**45**
Retail Area (S.F.)		**16,563 sq. ft.**
Office Area (S.F.)		**17,280 sq. ft.**
SETBACKS	**REQUIRED**	**PROPOSED**
NORTH DIXIE HW (corner)	10'-0"	4'-7"
FOSTER RD(Front)	Min 2 ft. Max 10 ft.	4'-5"
1ST AVE (Corner)	10'-0"	3'-1"
NW 6TH ST (Rear)	20'-0"	N/A
BUILDING FRONTAGE	**REQUIRED**	**PROPOSED**
	50%	83%
BUILDING HEIGHT	**REQUIRED**	**PROPOSED**
	3 STORIES 40'-0"	3 STORIES 40'-6"
LANDSCAPE AREA	**REQUIRED**	**PROPOSED**
	15% (12,727 sq. ft.)	6% (5,000 sq. ft.)
DENSITY (25 X ACRE)	**ALLOWED**	**PROPOSED**
2 BED TOTAL	49	45
PARKING	**REQUIRED**	**PROPOSED**
OFF STREET PARKING		15
6 TH ST (PARALLEL PS)		5
STRUCTURED PARKING		
First floor		58
Second floor		62
Third Floor		62
Roof		65
TOTAL PARKING STRUCTURE		247
TOTAL PARKING	186	262
* 5 parallel parking at 6th st and 20 bicycle stands		
*5 designated parking spaces for visitors for Lot A (counted under Lot A)		
Note: 55 Spaces are designated as public parking per RA. Total parking requiered is 186, provided is 210		
Lot C total area includes the R/W dedication of NW 6TH Street of 0.2442 Acres. the application for the R/W dedication will be submitted in conjunction with the DRC application		

1
2
2

cfm ARCHITECTS

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786-390-2979

DATE: JULY 2018
DRAWN BY: D.F
PROJECT MANAGER: C.F

PROJECT NAME AND ADDRESS

HALLANDALE CITY CENTER
Foster Road and North Dixie Hwy.
Hallandale Beach, FL 33009

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REVISIONS
1 SITE APPROVAL
2 SITE APPROVAL

PROJECT NO. 18021

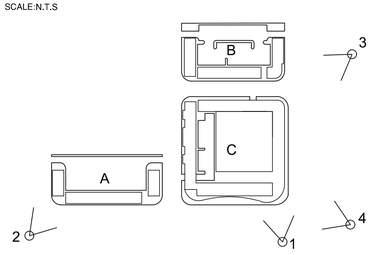
SHEET

SD-100
OF

SITE CALCULATIONS

LIC. # 0014682

01 RENDERINGS
SCALE:N.T.S



02 CAMERA LOCATION MAP
SCALE:N.T.S

cfm ARCHITECTS

CFM ARCHITECTS
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REVISIONS

PROJECT NO. 18021

SHEET

R-100
OF

RENDERINGS

LIC. # 0014682

01 RENDERING / AERIAL TOP VIEW
SCALE:N.T.S

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786-877-3179
786-390-2979

DATE: JULY 2018
DRAWN BY: D.F
PROJECT MANAGER: C.F

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REVISIONS

PROJECT NO. 18021

SHEET

R-101
OF

RENDERINGS

LIC. # 0014682

PROPERTY ADDRESS:
502 Foster Road
Hallandale Beach, Florida (33009)
Folio # 5142-22-07-0080 (Parcel "A")

110 N.W. 5th Street
Hallandale Beach, Florida (33009)
Folio # 5142-22-07-0090 (Parcel "A")

505 N.W. 1st Avenue
Hallandale Beach, Florida (33009)
Folio # 5142-22-07-0120 (Parcel "A")

501 N.W. 1st Avenue
Hallandale Beach, Florida (33009)
Folio # 5142-22-07-0110 (Parcel "A")

605 N. Dixie Highway
Hallandale Beach, Florida (33009)
Folio # 5142-22-07-0180 (Parcel "B")

608 N.W. 1st Avenue
Hallandale Beach, Florida (33009)
Folio # 5142-22-07-0220 (Parcel "B")

Vacant lot on Foster Road
Hallandale Beach, Florida (33009)
Folio # 5142-22-07-0010 (Parcel "C")

504 N.W. 1st Avenue
Hallandale Beach, Florida (33009)
Folio # 5142-22-07-0030 (Parcel "C")

505 N.W. 1st Avenue
Hallandale Beach, Florida (33009)
Folio # 5142-22-07-0040 (Parcel "C")

512 N.W. 1st Avenue
Hallandale Beach, Florida (33009)
Folio # 5142-22-07-0050 (Parcel "C")

Vacant lot on Dixie Highway
Hallandale Beach, Florida (33009)
Folio # 5142-22-07-0020 (Parcel "C")

"N.W. 6 STREET" (A PORTION)

A portion of land lying on the South line of lots 1 and 2 , Block "G" of "GEORGE M. PHIPPENS'S SUBDIVISION" and the East right of way line of N.W. 1st Avenue and the West right of way line of North Dixie Highway and the North line of lots 11 and 12 of "GEORGE M. PHIPPENS'S SUBDIVISION", of "FREDERICK'S SURVEY" a Subdivision in the Southwest one-quarter (1/4) of Section 22, Township 51 South, Range 42 East, according to the Plat thereof as recorded in Plat Book 1, of Page 71 of the Public Records of Miami-Dade County, Florida, said land situate, lying and being in Broward County, Florida.

And

The North 10.00 feet of lots 11 and 12 of "GEORGE M. PHIPPENS'S SUBDIVISION", of "FREDERICK'S SURVEY" a Subdivision in the Southwest one-quarter (1/4) of Section 22, Township 51 South, Range 42 East, according to the Plat thereof as recorded in Plat Book 1, of Page 71 of the Public Records of Miami-Dade County, Florida, said land situate, lying and being in Broward County, Florida.

513 N. Dixie Highway
Hallandale Beach, Florida (33009)
Folio # 5142-22-07-0060 (Parcel "C")

Vacant lot on Dixie Highway
Hallandale Beach, Florida (33009)
Folio # 5142-22-07-0070 (Parcel "C")

LEGAL DESCRIPTIONS:

PARCEL "A"

Lots 1,2,3,4,5 and 6.in Block F, of "GEORGE M. PHIPPENS'S SUBDIVISION" of Lots 11 and 12 of "FREDERICK'S SURVEY" a Subdivision in the Southwest one-quarter (1/4) of Section 22, Township 51 South, Range 42 East, according to the Plat thereof as recorded in Plat Book 1, of Page 71 of the Public Records of Miami-Dade County, Florida, said land situate, lying and being in Broward County, Florida.

Less the South 10.00 feet of Lots 1 ans2 in Block F, and
Less that part of Lot I Block F, described as follows: COMMENCING at the Southeast corner of said Lot 1; thence Westerly along the South line of said Lot 1at distance of 100.00 feet to the POINT OF BEGINNING; thence continue along the last described course at a distance of 42.00 feet to the Southwest corner of said Lot 1; thence Northerly along the West line of said Lot 1 at a distance of 11.62 feet; thence Easterly at a distance of 42.04 feet to a point 9.90 feet North of the South line of said Lot 1; thence Southerly at a distance of 9.90 feet to the POINT OF BEGINNING.

PARCEL "B"

Lots 1,2,3,4,5 and 6, less the East 10.00 feet of Lots 2, 4 and 6 in Block G, of "GEORGE M. PHIPPENS'S SUBDIVISION" of Lots 11 and 12 of "FREDERICK'S SURVEY" a Subdivision in the Southwest one-quarter (1/4) of Section 22, Township 51 South, Range 42 East, according to the Plat thereof as recorded in Plat Book 1, of Page 71 of the Public Records of Miami-Dade County, Florida, said land situate, lying and being in Broward County, Florida

PARCEL "C"

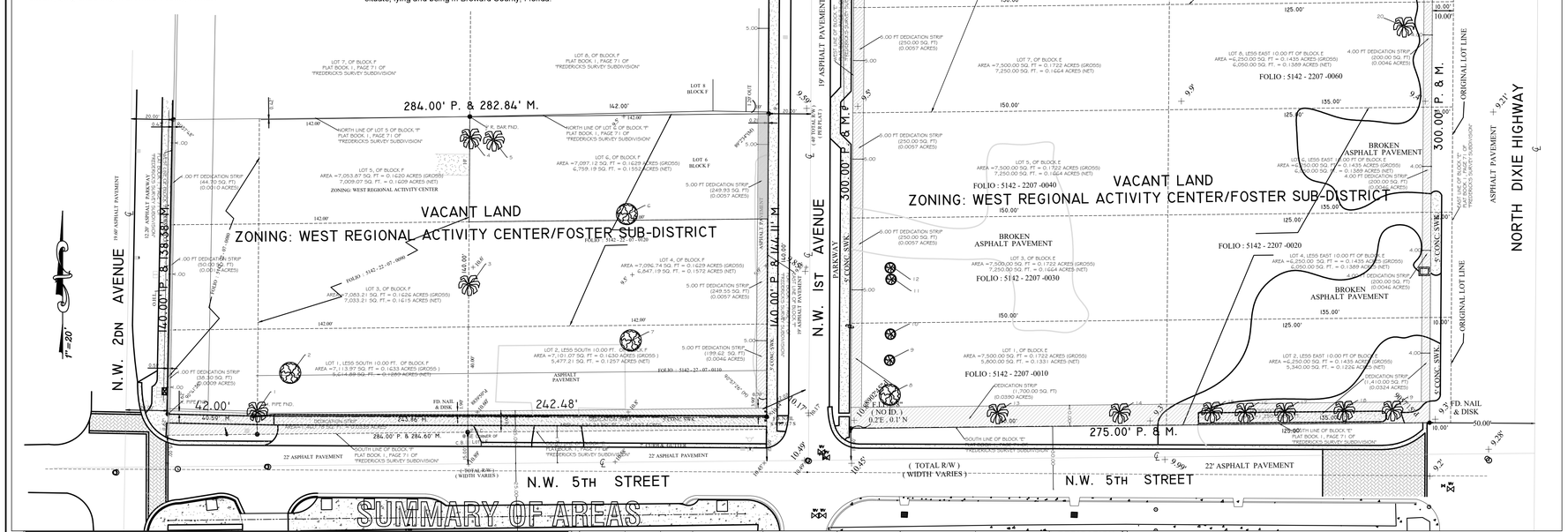
Lots 1,2,3,4,5,6,7,8,9,10,11 and 12, less the East 10.00 feet thereof, of Block E, of "GEORGE M. PHIPPENS'S SUBDIVISION" of Lots 11 and 12 of "FREDERICK'S SURVEY" a Subdivision in the Southwest one-quarter (1/4) of Section 22, Township 51 South, Range 42 East, according to the Plat thereof as recorded in Plat Book 1, of Page 71 of the Public Records of Miami-Dade County, Florida, said land situate, lying and being in Broward County, Florida

"N.W. 6 STREET" (A PORTION)

A portion of land lying on the South line of lots 1 and 2 , Block "G" of "GEORGE M. PHIPPENS'S SUBDIVISION" and the East right of way line of N.W. 1st Avenue and the West right of way line of North Dixie Highway and the North line of lots 11 and 12 of "GEORGE M. PHIPPENS'S SUBDIVISION", of "FREDERICK'S SURVEY" a Subdivision in the Southwest one-quarter (1/4) of Section 22, Township 51 South, Range 42 East, according to the Plat thereof as recorded in Plat Book 1, of Page 71 of the Public Records of Miami-Dade County, Florida, said land situate, lying and being in Broward County, Florida.

And

The North 10.00 feet of lots 11 and 12 of "GEORGE M. PHIPPENS'S SUBDIVISION", of "FREDERICK'S SURVEY" a Subdivision in the Southwest one-quarter (1/4) of Section 22, Township 51 South, Range 42 East, according to the Plat thereof as recorded in Plat Book 1, of Page 71 of the Public Records of Miami-Dade County, Florida, said land situate, lying and being in Broward County, Florida.



LOCATION SKETCH
NOT TO SCALE

SURVEYOR'S NOTES:
All distances as shown are based on the US Survey foot.

Elevation are referred to the National Geological Vertical Datum (NGVD-29). The Benchmark used was a Miami-Dade benchmark, Named BCED BM 1080, Located in the Northeast corner of concrete stoop in front of residence #405, Northwest Dixie Highway, Hallandale Beach, Florida.23.00 feet West of centerline of Dixie Highway, 23.00 feet North of power pole 3.00 feet East of building. Elevation is 9.13 Feet (NGVD-29).

The accuracy obtained for all horizontal control measurements and office calculations of closed geometric figures, meets or exceeds the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17.051(3)(b)15.b.ii FAC of 1 foot in 7,500 feet for Residential Areas. The elevations as shown are based on a closed level loop to benchmark noted above, and meets or exceeds the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17.051(3)(b)15.a, of a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles.

This BOUNDARY SURVEY is based on: (i) recovered monumentation; (ii) the underlying recorded plat of "GEORGE M. PHIPPENS'S SUBDIVISION" of Lots 11 and 12 of "FREDERICK'S SURVEY" a Subdivision in the Southwest one-quarter (1/4) of Section 22, Township 51 South, Range 42 East, according to the Plat thereof as recorded in Plat Book 1, of Page 71 of the Public Records of Miami-Dade County, Florida

The client provided the legal description to the surveyor and also based on the Miami-Dade County Property Appraiser's Property Information Map for Tax Folios described on property addresses descriptions. No title search has been conducted by nor was a title report provided to the surveyor. There may exist easements, rights of way and/or other encumbrances affecting the subject property not disclosed hereon that a title report would evidence.

Right of Way as shown is based on the recorded Plats above mentioned and has not been abstracted by the Surveyor. Right of Way locations supported only by plat of "GEORGE M. PHIPPENS'S SUBDIVISION" of Lots 11 and 12 of "FREDERICK'S SURVEY" a Subdivision in the Southwest one-quarter (1/4) of Section 22, Township 51 South, Range 42 East, according to the Plat thereof as recorded in Plat Book 1, of Page 71 of the Public Records of Miami-Dade County, Florida. There are easements shown on the face of the said plat of "GEORGE M. PHIPPENS'S SUBDIVISION" of Lots 11 and 12 of "FREDERICK'S SURVEY" a Subdivision in the Southwest one-quarter (1/4) of Section 22, Township 51 South, Range 42 East, according to the Plat thereof as recorded in Plat Book 1, of Page 71 of the Public Records of Miami-Dade County, Florida
A comparison between measured (M), plat (P), record (CA) and calculated (C) dimensions is delineated hereon. Measured dimensions (M) are based directly on the recovered monumentation. Platted dimensions (P) are based on the said plat of "GEORGE M. PHIPPENS'S SUBDIVISION" of Lots 11 and 12 of "FREDERICK'S SURVEY" a Subdivision in the Southwest one-quarter (1/4) of Section 22, Township 51 South, Range 42 East, according to the Plat thereof as recorded in Plat Book 1, of Page 71 of the Public Records of Miami-Dade County, Florida, Broward County and Miami-Dade County assumes no responsibility for any errors or omissions. Calculated dimensions (C) are a protraction based on the legal description; the aforementioned plat of "GEORGE M. PHIPPENS'S SUBDIVISION" of Lots 11 and 12 of "FREDERICK'S SURVEY" a Subdivision in the Southwest one-quarter (1/4) of Section 22, Township 51 South, Range 42 East, according to the Plat thereof as recorded in Plat Book 1, of Page 71 of the Public Records of Miami-Dade County, Florida

The total area of the Surveyed Parcel are described

The Subject Property does not lie within a Special Flood Hazard Area (SFHA) as shown on the National Flood Insurance Program's, Flood Insurance Rate Map for Broward County, Florida Map No. 12011C0732H, Community No. 125110, bearing a revised date of September 11, 2009. Said map delineates the herein described land to be situated within Zone "X", an area determined to be outside of the 0.2% annual chance floodplain.

No encroachments were noted by this survey, except as shown hereon. The ownership of the fences and/or walls as shown hereon was not determined. The location of utilities on or adjacent to the property was not secured. The Surveyor has performed no subsurface investigation or determined the location of underground footers.

Only the surface indications of the underground utilities have been located. There may be other underground utilities in addition to those evidenced by visible appurtenances as shown on this sketch. No subsurface investigation has been performed by the Surveyor. Underground footers have not been located. The owner or his agent should verify all utility locations with the appropriate utility provider before using.

Although care was taken with the identification of the tress noted hereon, an arborist, landscape architect, botanist, environmental specialist or others with advanced education in dendrology should be utilized if critical identification of the trees is required.

This sketch shown hereon in its graphic form is the record depiction of the surveyed lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital format of this Survey. This map is intended to be displayed at a scale of 1"=30' or smaller.

SUMMARY OF AREAS

PARCEL ID	LOT ID	BLOCK ID	GROSS AREA SQ. FT.	GROSS AREA ACRES	NET AREA SQ. FT.	NET AREA ACRES	DEDICATION SQ. FT.	DEDICATION ACRES
A	1	F	7,113.97	0.1633	5,614.89	0.1289	1,499.08	0.0344
A	2	F	7,101.07	0.1630	5,477.21	0.1257	1,623.86	0.0373
A	3	F	7,083.21	0.1626	7,033.21	0.1615	50.00	0.0011
A	4	F	7,096.74	0.1629	6,847.19	0.1572	249.55	0.0057
A	5	F	7,053.87	0.1620	7,009.07	0.1609	44.70	0.0010
A	6	F	7,097.12	0.1629	6,759.19	0.1552	249.93	0.0057
TOTALS OF	AREAS		42,545.98	0.9767	38,828.86	0.8894	3,717.12	0.0852

PARCEL ID	LOT ID	BLOCK ID	GROSS AREA SQ. FT.	GROSS AREA ACRES	NET AREA SQ. FT.	NET AREA ACRES	DEDICATION SQ. FT.	DEDICATION ACRES
B	1	G	7,498.96	0.1722	6,998.96	0.1607	250.00	0.0057
B	2	G	6,250.00	0.1435	6,050.00	0.1389	200.00	0.0046
B	3	G	7,498.96	0.1722	6,998.96	0.1607	250.00	0.0057
B	4	G	6,250.00	0.1435	6,050.00	0.1389	200.00	0.0046
B	5	G	7,498.96	0.1722	6,998.96	0.1607	250.00	0.0057
B	6	G	6,250.00	0.1435	6,050.00	0.1389	200.00	0.0046
TOTAL OF	AREAS		41,246.88	0.9471	39,896.88	0.8988	1,350.00	0.0309

PARCEL ID	LOT ID	BLOCK ID	GROSS AREA SQ. FT.	GROSS AREA ACRES	NET AREA SQ. FT.	NET AREA ACRES	DEDICATION SQ. FT.	DEDICATION SQ. FT.
C	1	E	7,500.00	0.1722	5,800.00	0.1331	1,700.00	0.0390
C	2	E	6,250.00	0.1435	5,340.00	0.1226	1,410.00	0.0324
C	3	E	7,500.00	0.1722	7,250.00	0.1664	250.00	0.0057
C	4	E	6,250.00	0.1435	6,050.00	0.1389	200.00	0.0046
C	5	E	7,500.00	0.1722	7,250.00	0.1664	250.00	0.0057
C	6	E	6,250.00	0.1435	6,050.00	0.1389	200.00	0.0046
C	7	E	7,500.00	0.1722	7,250.00	0.1664	250.00	0.0057
C	8	E	6,250.00	0.1435	6,050.00	0.1389	200.00	0.0046
C	9	E	7,500.00	0.1722	7,250.00	0.1664	250.00	0.0057
C	10	E	6,250.00	0.1435	6,050.00	0.1389	200.00	0.0046
C	11	E	7,500.00	0.1722	5,800.00	0.1331	1,700.00	0.0390
C	12	E	6,250.00	0.1435	4,840.00	0.1111	1,410.00	0.0324
TOTAL OF	AREAS		82,500.00	1.8942	74,480.00	1.7211	8,020.00	0.1840

NOTE;
1- ALL AREAS ARE IN SQUARE FEET AND ACRES
2- THE DEDICATION AREA ARE BASE ON ACCEPTED STREET WIDENING BY CITY OF HALLANADALE BEACH

LEGEND:

S.I.P.	SET IRON PIPE	STY.	STORY
F.I.P.	FOUND IRON PIPE	C.B.S.	CONCRETE BLOCK STUCCO
CL	CLEAR	RES.	RESIDENCE
ENCR.	ENCROACHMENT	CONC.	CONCRETE
O/H	OVER HANG	PL.	PLANTER
C.L.F.	CHAIN LINK FENCE	BLDG.	BUILDING
F.F. EL.	FINSHED FLOOR ELEVATION	T	TANGENT
N.G.V.	NATIONAL GEODETIC VERTICAL	WM	WATER METER
M.S.L.	MEAN SEA LEVEL	FH	FIRE HYDRANT
(M)	MEASURED	R	PROPERTY LINE
(P)	PLATTED	℄	CENTER LINE
O/S	OFFSET	M	MONUMENT LINE
A/C	AIR CONDITIONER	Δ,Δ,R	ARCH, DELTA & RADIUS

SURVEYOR'S CERTIFICATION:

To:
CITY OF HALLANDALE BEACH
AND/OR
HALLANDALE CITY CENTER LLC.

This is to certify to the herein named firm and/or persons, that in my professional opinion, this map or plat of the herein described property is true and correct as recently surveyed and platted under my direction. I further certify that this map or plat and the survey on which it is based meets the Minimum Technical Standard Requirements, adopted by the Board of Professional Surveyors and Mappers, pursuant to Chapter 472.027 Florida Statutes, as set forth in the Florida Administrative Code, under Sections 5J-17.051 and 5J-17.052 "MINIMUM TECHNICAL STANDARDS FOR PRACTICE OF LAND SURVEYING" as defined in Section 5J-17.050(10)(b) "SURVEY".

Dated: 02/08/2019
MARFEL SURVEYORS INC.
LB#8105

Felipe Nazario
Professional Surveyor and Mapper
State of Florida

FELIPE NAZARIO ORTIZ
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER 5142
STATE OF FLORIDA

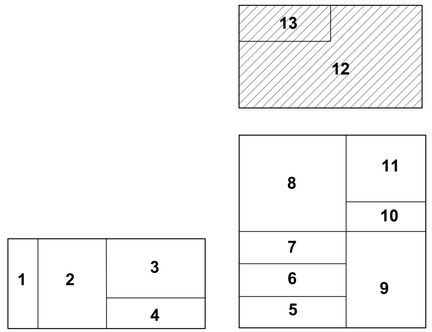
The survey map and notes and/or report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper. Any additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

MARFEL SURVEYORS INC.
SURVEYORS & MAPPERS
SUITE-401-E PEMBROKE PINES, FLORIDA (33027)
LB.8105
300SW 134TH WAY
(954)404-0141
nazario9225@hotmail.com

BOUNDARY SURVEY

F.B. M.S.I.-006	Drawn by: FELIPE
Date: 02/08/2019	Chk. by: FELIPE
	J.N. 2019-001
LSK.No.2019-001-001	Scale: AS SHOWN

PREPARED



LEGEND - ZONING DESIGNATION

- CENTRAL RAC PROPOSED WEST RAC
- WEST RAC

02 KEY PARCEL MAP

SCALE:N.T.S

LOT A- BUILDING A

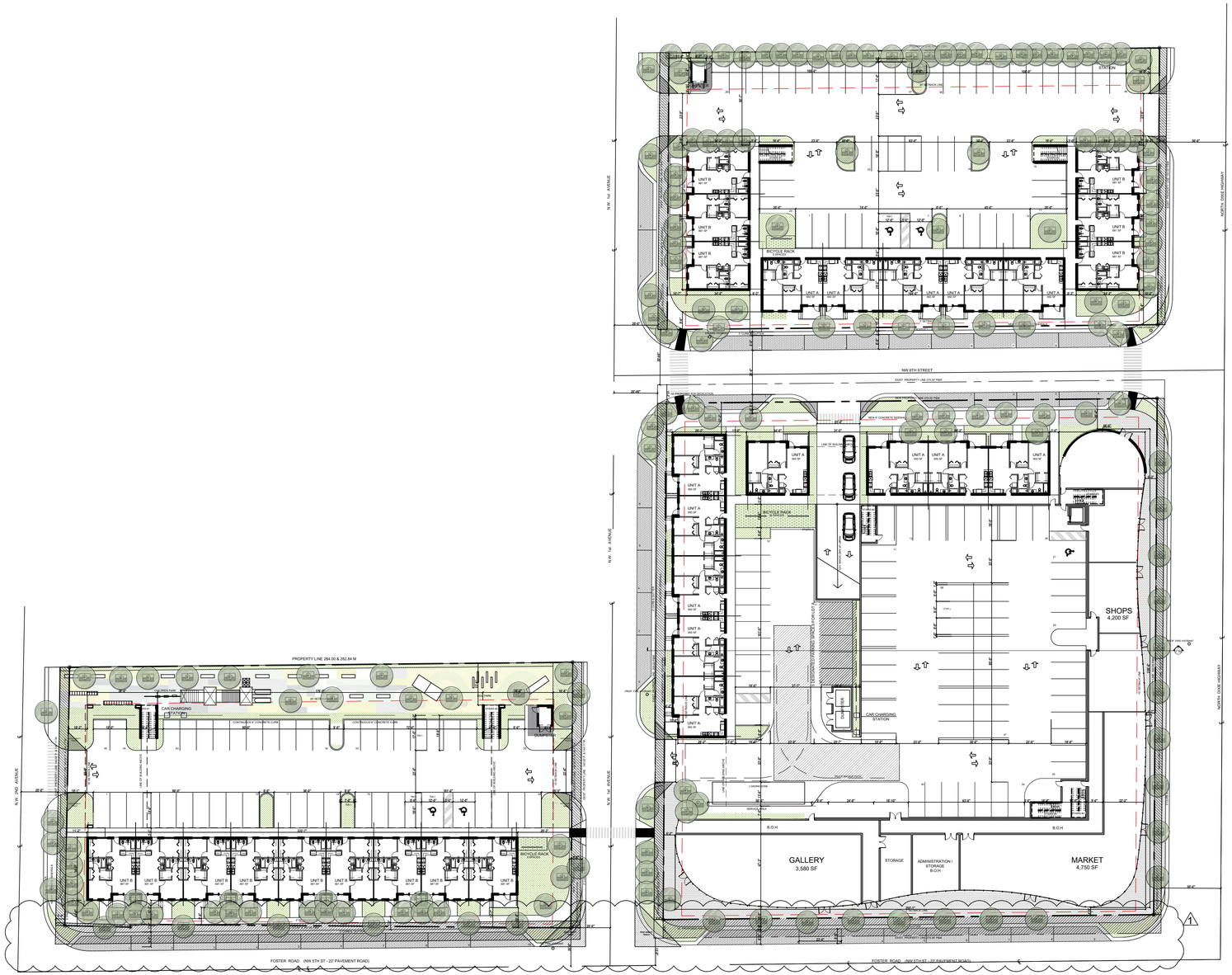
1	5142-22-07-0080	GEO M PHIPPENS SUB IN 22-51-42 1-71 D,22-51-42 SW1/4 LOTS 1,3 & 5 BLK F,LESS S 10 OF LOT 1,& LESS E 100 OF LOTS 1,3&5 & LESS POR LOT 1 DESC AS COMM AT SE COR LOT 1,W 100 TO POB,W 42
2	5142-22-07-0090	GEO M PHIPPENS SUB IN 22-51-42 1-71 D LOT 1 E 100 LESS ST, 3 E 100, 5 E 100 BLK F
3	5142-22-07-0120	GEO M PHIPPENS SUB IN 22-51-42 1-71 D LOT 4,6 BLK F
4	5142-22-07-0110	GEO M PHIPPENS SUB IN 22-51-42 1-71 D LOT 2 LESS ST BLK F

LOT B-BUILDING B

12	5142-22-07-0180	GEO M PHIPPENS SUB IN 22-51-42 1-71 D LOT 1,2 LESS E 10 FOR RD R/W,3,4 LESS E 10 FOR RD R/W;6 LESS E 10 FOR RD R/W BLK 6
13	5142-22-07-0220	GEO M PHIPPENS SUB IN 22-51-42 1-71 D LOT 5 BLK G

LOT C-BUILDING C

5	5142-22-07-0010	GEO M PHIPPENS SUB IN 22-51-42 1-71 D LOT 1 BLK E
6	5142-22-07-0030	GEO M PHIPPENS SUB IN 22-51-42 1-71 D LOT 3 BLK E
7	5142-22-07-0040	GEO M PHIPPENS SUB IN 22-51-42 1-71 D LOT 5 BLK E
8	5142-22-07-0050	GEO M PHIPPENS SUB IN 22-51-42 1-71 D LOT 7,9,11 BLK E
9	5142-22-07-0020	GEO M PHIPPENS SUB IN 22-51-42 1-71 D LOT 5 LESS E 10 FOR RD R/W, 4 LESS E 10 FOR R/W, 6 LESS E 10 FOR RD R/W BLK E
10	5142-22-07-0060	GEO M PHIPPENS SUB IN 22-51-42 1-71 D LOT 8 LESS E 10 FOR RD BLK E
11	5142-22-07-0070	GEO M PHIPPENS SUB IN 22-51-42 1-71 D LOT 10&12 LESS E 10 FOR RD BLK E



LEGEND

- 10' DEDICATION R/W ALONG FOSTER ROAD
- 5' DEDICATION R/W ALONG N.W. 2nd AVE
- 5' DEDICATION R/W ALONG N.W. 1st AVE
- 4' DEDICATION R/W ALONG NORTH DIXIE HIGHWAY
- N.W.6th AVE R/W TO BE VACATED

01 OVERALL SITE PLAN

SCALE:1/32" = 1'-0"

cfm ARCHITECTS

CFM ARCHITECTS
CRISTINA FANDIÑO AIA
A.R. No. 0014682
9950 SW 107th AVE, Suite # 200
Miami, FL, 33176
786-873-3179
786-390-2979

DATE: JULY 2018
DRAWN BY: D.F
PROJECT MANAGER: C.F

PROJECT NAME AND ADDRESS

HALLANDALE CITY CENTER
Foster Road and North Dixie Hwy.
Hallandale Beach, FL 33009

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NOTES:
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REVISIONS

1 SITE APPROVAL

PROJECT NO. 18021

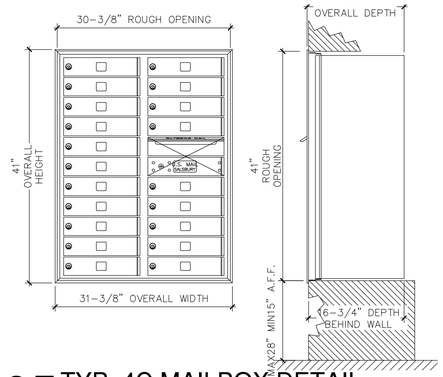
SHEET

SP-100

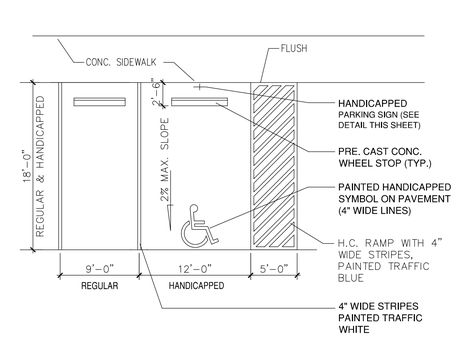
OF

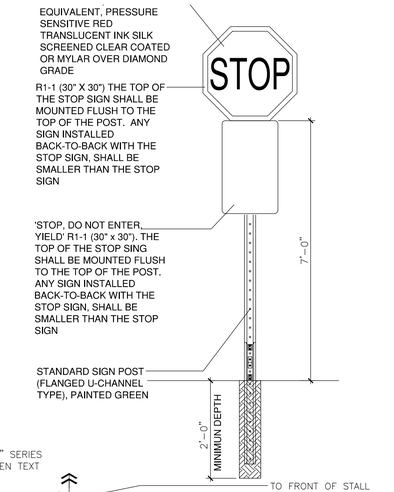
SITE PLAN

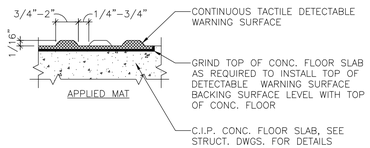
LIC. # 0014682



05 TYP. 4C MAILBOX DETAIL
SCALE:N.T.S.



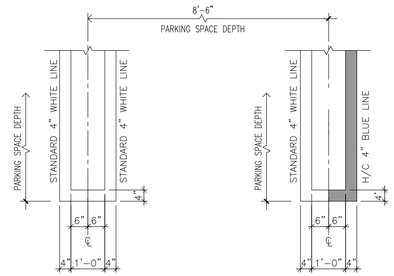




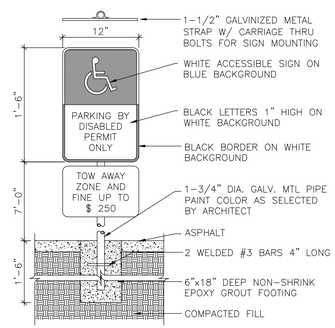
DETECTABLE WARNINGS ON WALKING SURFACES :
(FBC SECTION 11-4.29)

1. ALL DETECTABLE WARNING SURFACES REQUIRED BY THE CODE SHALL BE GOVERNED BY THE REQUIREMENTS OF ANSI A117.1-1986.
2. DETECTABLE WARNING TEXTURES ON WALKING SURFACES SHALL CONSIST OF EXPOSED AGGREGATE CONCRETE, CUSHIONED SURFACES MADE OF RUBBER OR PLASTIC, RAISED STRIPS, OR GROOVES. TEXTURES SHALL CONTRAST WITH THAT OF THE SURROUNDING SURFACE. RAISED STRIPS OR GROOVES SHALL COMPLY WITH FIGURE 40(A) AND FIGURE 40(B). GROOVES MAY BE USED INDOORS ONLY.

10 DETECTABLE WARNINGS ON WALKING SURFACES
SCALE:N.T.S.

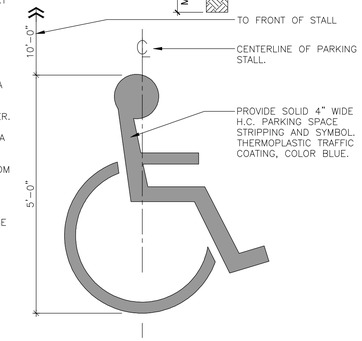


06 PARKING STALL STRIPPING
SCALE:N.T.S.

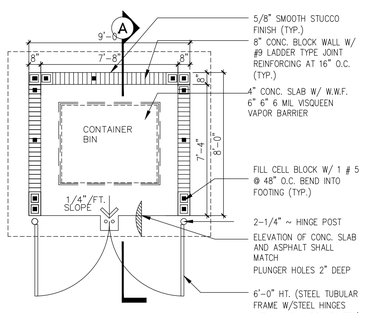


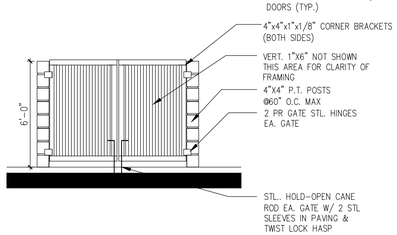
NOTES:

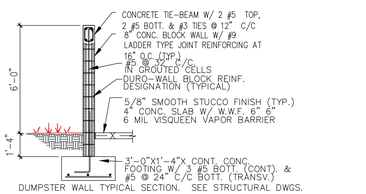
1. ALL LETTERS TO BE 1" SERIES "C" SPACED 1" BETWEEN TEXT LINES.
2. TOP SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND WITH WHITE REFLECTORIZED H.C. SIGN.
3. BOTTOM SIGNS SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LETTERS AND BORDER.
4. SIGN SHALL BE LOCATED IN A MANNER THAT THE LOWEST SIGN DOES NOT PROTRUDE INTO THE REQUIRED HEADROOM CLEARANCE ALONG THE ACCESSIBLE ROUTE SERVING THE PARKING AREAS.
5. COORDINATE SPECIFIC SIGNAGE REQUIREMENTS WITH LOCAL AUTHORITY HAVING JURISDICTION PRIOR TO ORDERING, FABRICATION AND INSTALLATION OF SIGNS.



01 TYP. ACCESIBLE PARKING SIGN DETAIL
SCALE:N.T.S.

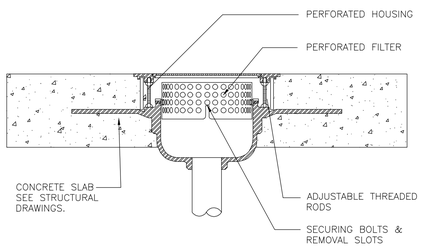






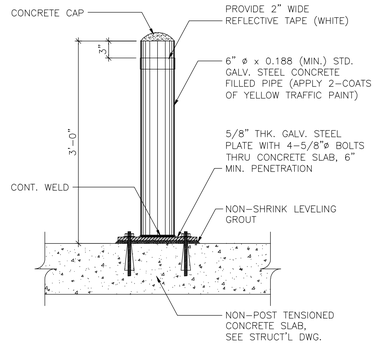
DUMPSTER WALL TYPICAL SECTION. SEE STRUCTURAL DWGS.

11 DUMPSTER ENCLOSURE DETAIL
SCALE:N.T.S.

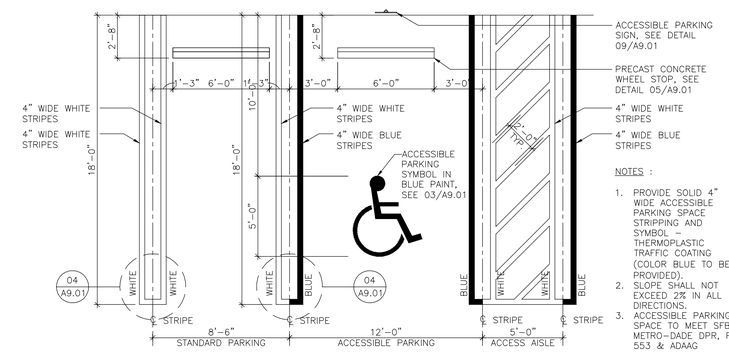


NOTE:
DRAIN DETAIL IS SCHEMATIC IN NATURE. FINAL DRAIN DETAIL PER PLUMBING ENGINEER AND SHOP DRAWINGS SUBMITTED BY GENERAL CONTRACTOR

09 TYPICAL DRAIN DETAIL
SCALE:N.T.S.



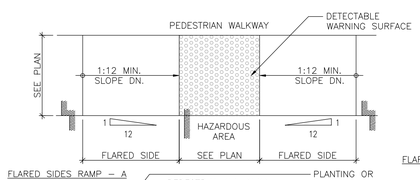
07 BOLLARD DETAIL
SCALE:N.T.S.



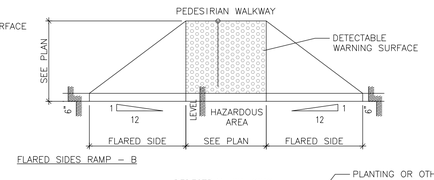
NOTES :

1. PROVIDE SOLID 4" WIDE ACCESSIBLE PARKING SPACE STRIPPING AND SYMBOL – THERMOPLASTIC TRAFFIC COATING (COLOR BLUE TO BE PROVIDED).
2. SLOPE SHALL NOT EXCEED 2% IN ALL DIRECTIONS.
3. ACCESSIBLE PARKING SPACE TO MEET SFBC, METRO-DADE DPR, FS 553 & ADAAG

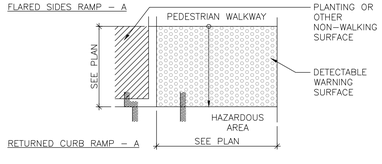
02 STANDARD AND HDCP. ACCESIBLE PARKING STALL DETAILS
SCALE:N.T.S.



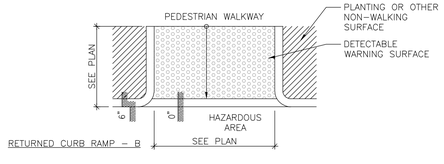
FLARED SIDES RAMP – A



FLARED SIDES RAMP – B

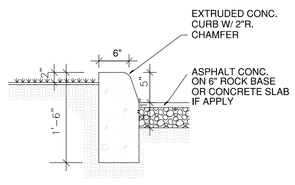


RETURNED CURB RAMP – A

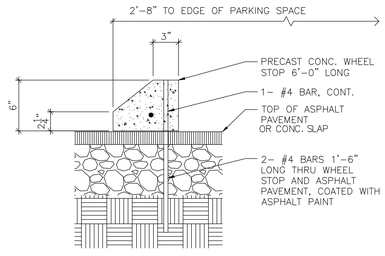


RETURNED CURB RAMP – B

08 ACCESIBLE CURB DETAIL
SCALE:N.T.S.



04 CONCRETE CURB
SCALE:N.T.S.



GENERAL NOTES:

1. PROVIDE WHEEL STOPS SHALL BE PROVIDED AT ALL MARKED STALLS AS DETAILED ON SITE PLAN.
2. PAINT ALL WHEEL STOPS COLOR TO MATCH STRIPPING OF PARKING STALLS

03 TYP. WHEEL STOP DETAIL
SCALE:N.T.S.

cfm ARCHITECTS

CFM ARCHITECTS
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786-309-2979

DATE: JULY 2018
DRAWN BY: D.F
PROJECT MANAGER: C.F

PROJECT NAME AND ADDRESS

HALLANDALE CITY CENTER
Foster Road and North Dixie Hwy.
Hallandale Beach, FL 33009

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REVISIONS

PROJECT NO. 18021

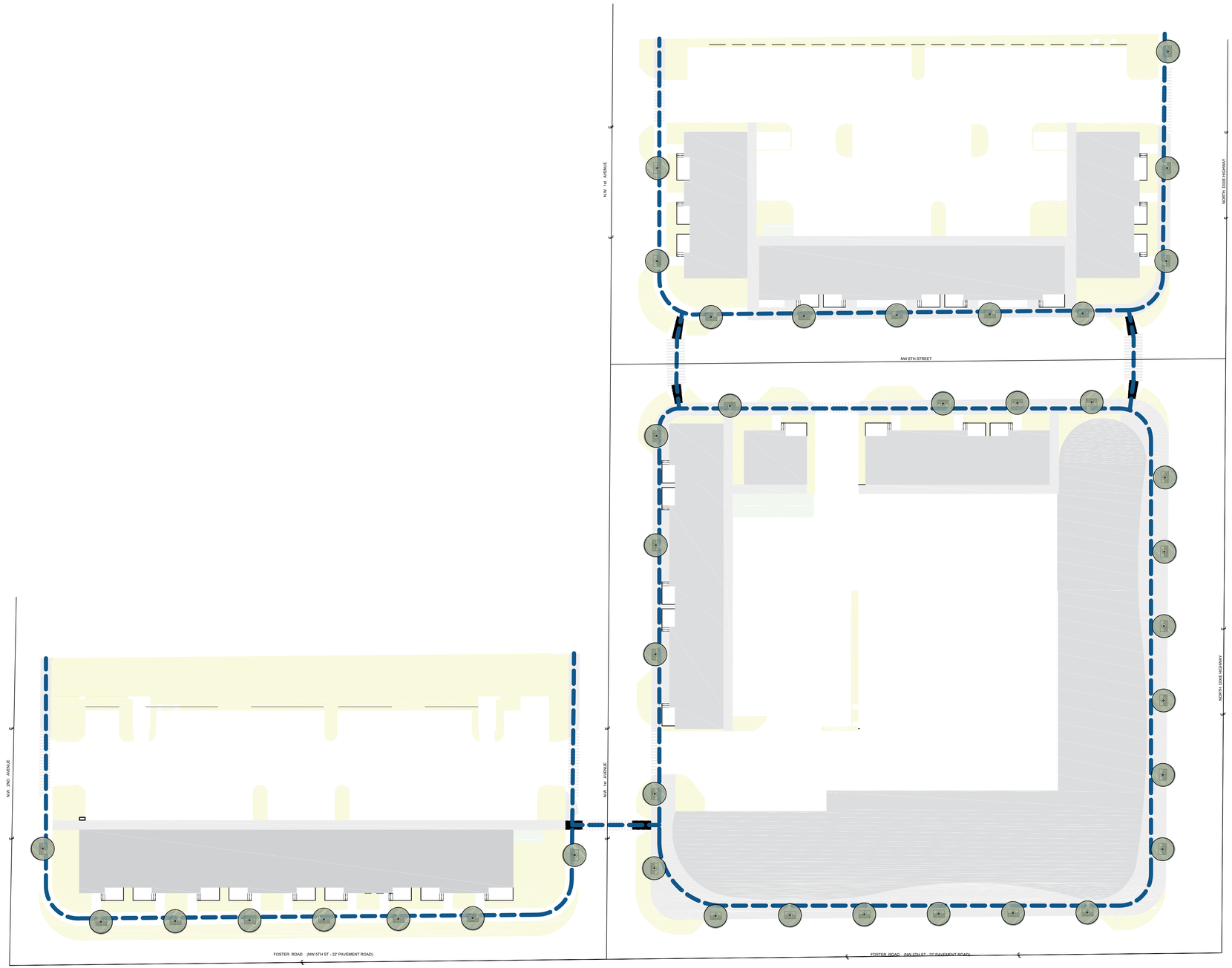
SHEET

SP - 101

OF

SITE PLAN DETAILS

LIC. # 0014682



LEGEND

- SIDEWALKS
- GREEN AREAS
- BICYCLE STANDS
- BUILDINGS
- PEDESTRIAN PATH

01 PEDESTRIAN CROSSWALK DIAGRAM

SCALE:N.T.S

cfm ARCHITECTS

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PROJECT MANAGER: C.F

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REVISIONS

1 SITE APPROVAL

PROJECT NO. 18021

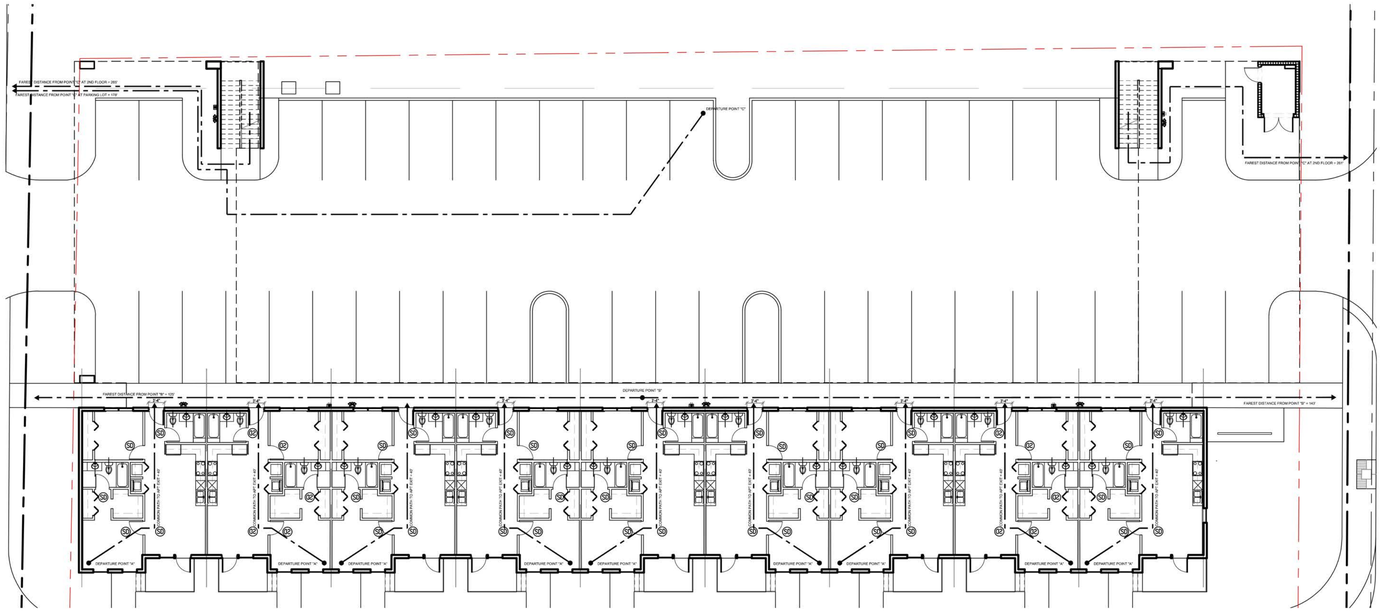
SHEET

SP-101.1 1

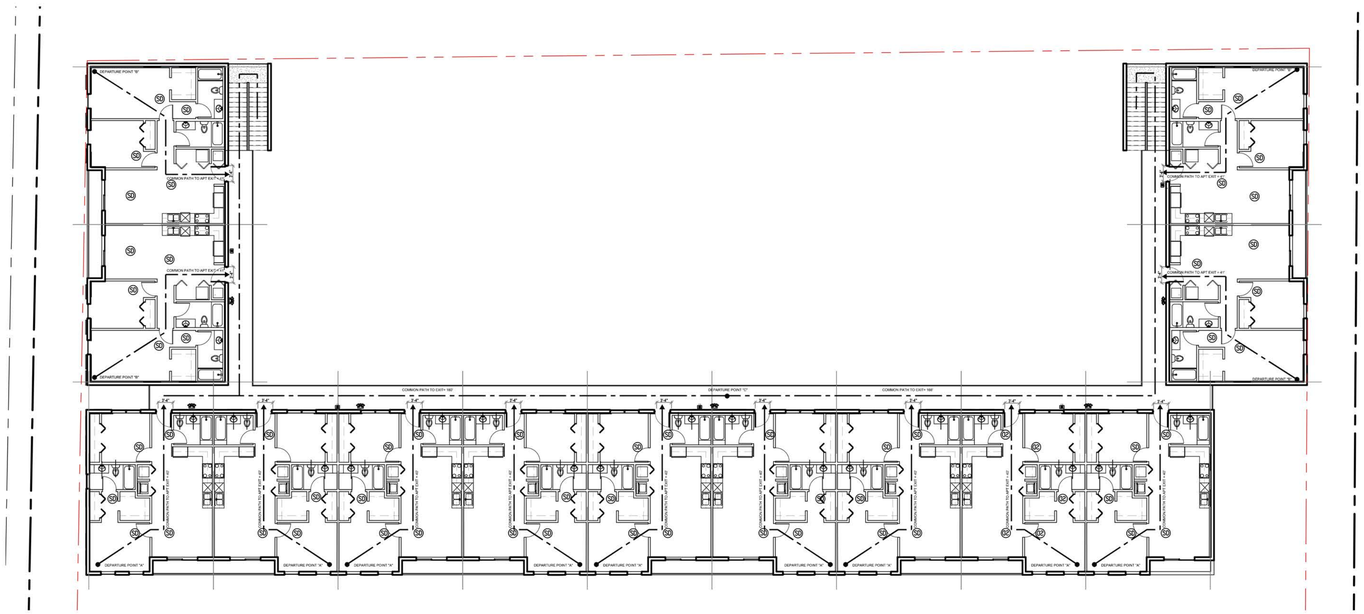
OF

PEDESTRIAN CROSSWALK DIAGRAM

LIC. # 0014682



GROUND FLOOR PLAN

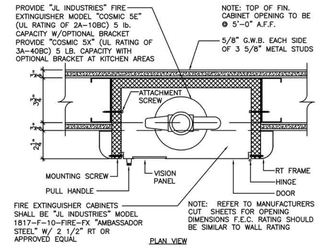


SECOND FLOOR PLAN

NORTH

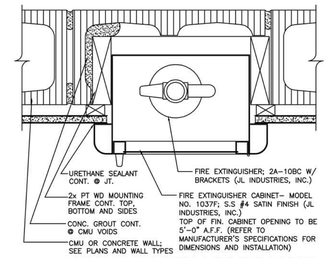
01 BUILDING A LIFE SAFETY PLAN

SCALE:N.T.S



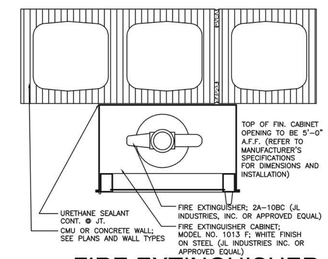
02 FIRE EXTINGUISHER (FEC-1A)

SCALE:N.T.S



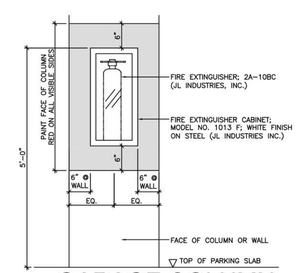
03 FIRE EXTINGUISHER (FEC-1B)

SCALE:N.T.S



04 FIRE EXTINGUISHER (FEC-2)

SCALE:N.T.S



05 GARAGE COLUMN ELEVATION

SCALE:N.T.S

LIFE SAFETY LEGEND

40	EXIT INCHES (CLEAR WIDTH AT OPENINGS IN INCHES)
	MAX. TRAVEL DISTANCE TO EXIT
A	"A" LABEL 60 MIN. RATED DOOR (FOR A 2 HOUR WALL) W/ LIFE SAFETY HARDWARE AS REQUIRED (NO GLASS ALLOWED)
B	"B" LABEL 60 MIN. RATED DOOR (FOR A 1 HOUR WALL) W/ LIFE SAFETY HARDWARE AS REQUIRED (100 SF GLASS ALLOWED)
FE	FIRE EXTINGUISHER CABINET
	EXIT SIGN (W/ DIRECTIONAL ARROW AS APPLICABLE.
	WALL MOUNTED EXIT SIGN (W/ DIRECTIONAL ARROW AS APPLICABLE.
F	FIRE ALARM AUDIO / VISUAL DEVICE
	EMERGENCY LIGHT
	EMERGENCY LIGHT / EXIT SIGN COMBINATION FIXTURE
	SPRINKLER HEAD

GENERAL LIFE SAFETY NOTES

1. ALL FIRE EXTINGUISHERS TO BE 5LBS. ABC MOUNTED 48 IN. A.F.F. TO HANDLE.
2. CORRIDOR PARTITIONS, SMOKE STOP PARTITIONS, HORIZONTAL EXIT PARTITIONS, EXIT ENCLOSURES, AND FIRE RATED WALLS REQUIRED TO HAVE PROTECTED OPENINGS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING IN A MANNER ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION. SUCH IDENTIFICATION SHALL BE ABOVE ANY DECORATIVE CEILING AND/OR IN CONCEALED SPACES WITH LETTERS A MINIMUM OF TWO (2) INCHES HIGH ON A CONTRASTING BACKGROUND SPACED A MAXIMUM OF TWELVE (12) FEET ON CENTER WITH A MINIMUM OF ONE (1) PER WALL OF BARRIER. THE HOURLY FIRE RATING SHALL BE INCLUDED ON ALL RATED BARRIERS OR WALLS. SUGGESTED WORDING: "( ) HOUR FIRE AND SMOKE BARRIER PROTECT ALL OPENINGS."
3. PROVIDE EXIT ROUTE PLANS AS REQUIRED
4. PROVIDE SELF CLOSING DEVICE AT ALL FIRE-RATED DOORS. ALL RATED DOORS AND FRAMES TO HAVE AFFIXED METAL PLATE LABEL W / APPLICABLE RATING DESIGNATED.
5. ALL EXIT DOORS MAY BE LOCKED AT ALL TIMES WITH MAGNETIC LOCKS THAT ARE CONNECTED TO FIRE ALARM SYSTEM / SPRINKLER SYSTEM TO RELEASE WHEN ALARM IS ACTIVATED & REMAIN UNLOCKED UNTIL MANUAL RESET OF EITHER SYSTEMS.
6. DURING ITS SWING, ANY DOOR IN A MEANS OF EGRESS SHALL LEAVE UNOBSTRUCTED AT LEAST ONE HALF OF THE REQUIRED WIDTH OF AN AISLE, CORRIDOR, PASSAGEWAY, OR LANDING, NOT PROJECT MORE THAN 7 IN. INTO THE REQUIRED WIDTH OF AN AISLE, CORRIDOR, PASSAGEWAY OR LANDING, WHEN FULLY OPEN.
7. ALL DOORS IN THE MEANS OF EGRESS SHALL BE SINGLE ACTION RELEASE, SHALL COMPLY WITH FBC AND SHALL NOT REQUIRE THE USE OF A KEY, TOOL, OR SPECIAL KNOWLEDGE TO OPEN FROM THE EGRESS SIDE.
8. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL NOTES.
9. WALL FIRE EXTINGUISHER CABINETS LOCATED ON FIRE RATED WALLS SHALL BE CONSTRUCTED TO MAINTAIN THE INTEGRITY OF THE RATED WALL.
10. ALL FIRE EXTINGUISHERS TO BE INSTALLED NOT GREATER THAN 75'-0" ALONG THE EGRESS CORRIDOR.
11. FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING IN A MANNER ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION SUCH IDENTIFICATION SHALL:

    A . BE LOCATED IN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACE

    B . BE REPEATED AT INTERVALS NOT EXCEEDING 30 FEET (914 MM) MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION

    C. INCLUDE THE LETTERING NOT LESS THAN 0.5 INCH (12.7 MM) IN HEIGHT, INCORPORATING THE SUGGESTED WORDING: "FIRE AND/OR SMOKE BARRIER-PROTECT ALL OPENINGS; R OTHER WORDING
12. FIRE AND SMOKE DAMPERS SHALL BE PROVIDED WITH A MEANS OF ACCESS, WHICH IS LARGE ENOUGH TO PERMIT INSPECTION AND MAINTENANCE OF THE DAMPER AND ITS OPERATING PARTS. ACCESS POINTS SHALL BE PERMANENTLY IDENTIFIED ON THE EXTERIOR BY A LABEL HAVING LETTERS NOT LESS THAN 1/2 INCH (12.7 MM) IN HEIGHT READING: FIRE/SMOKE DAMPER, OR FIRE DAMPER. ACCESS DOORS IN DUCTS SHALL BE TIGHT FITTING AND SUITABLE FOR THE REQUIRED DUCT CONSTRUCTIONS.
13. MEANS OF EGRESS DOORS SHALL MEET THE REQUIREMENTS OF SECTION 1020 AND (IF APPLICABLE) 2014 FBC 1008.1.
14. IN ACCORDANCE W/ TABLE 1016.2 (EXIT ACCESS TRAVEL DISTANCE), MAXIMUM ALLOWABLE TRAVEL DISTANCE IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM SHALL NOT EXCEED 250 FEET.
15. IN ACCORDANCE W/ TABLE 1014.3, COMMON PATH OF TRAVEL IN BUILDINGS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM SHALL NOT EXCEED 125 FEET.

ADDITIONAL NOTES

- FIRE SEPARATION BETWEEN BASEMENT PARKING LEVEL (GARAGE) AND APARTMENT UNITS SHALL BE MIN. 2HR RATED HORIZONTALLY PER FBC TABLE 722.2.2.1. REFER TO NOTE #2 ON STRUCTURAL PLANS, SHEET S-1.1
- TRAVEL DISTANCE MEASURE ALONG PATH OF EGRESS INCLUDING ANGLE OF STAIRS

EXIT CALCULATION TABLE

THE BUILDING IS NOT FULLY SPRINKLERED

TYPE OF CONSTRUCTION PER FBC CHAPTER SECTION 602 TABLE 601 TYPE: III

USE AND OCCUPANCY CLASIFICATION PER F.B.C. R-2 RESIDENCIAL OUCCUPANCY R2

	AREA GROSS S.F.	FLOOR AREA IN S.F. PER OCCUPANT	OCCUPANT LOAD	EXIT REQ. INCHES	TOTAL REQ. INCHES		REQ. INCHES	PROVIDED EGRESS INCHES	MAXIMUN TRAVEL DISTANCE
GROUNG FLOOR / PARKING LEVEL									
UNITS	7,279 s.f.	200 GROSS	37 OCCUPANTS	*0.3=	11"	/2	5.5"	(1) DOOR=36" TOTAL 36 INCHES	143'-0"
SECOND FLOOR									
UNITS	11,800 s.f.	200 GROSS	59 OCCUPANTS	*0.3=	18"	/2	9"	(1) DOOR=36" TOTAL 36 INCHES	265'-0"

FIRE RATING LEGEND

1hr 1hr 1hr	1HR FIRE RATED
2hr 2hr 2hr	2HR FIRE RATED
R20	20 MINUTES FIRE RATED DOOR
R45	45 MINUTES FIRE RATED DOOR
R90	60 MINUTES FIRE RATED DOOR
R90	90 MINUTES FIRE RATED DOOR

cfm ARCHITECTS

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DATE: JULY 2018
DRAWN BY: D.F
PROJECT MANAGER: C.F

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REVISIONS

PROJECT NO. 18021

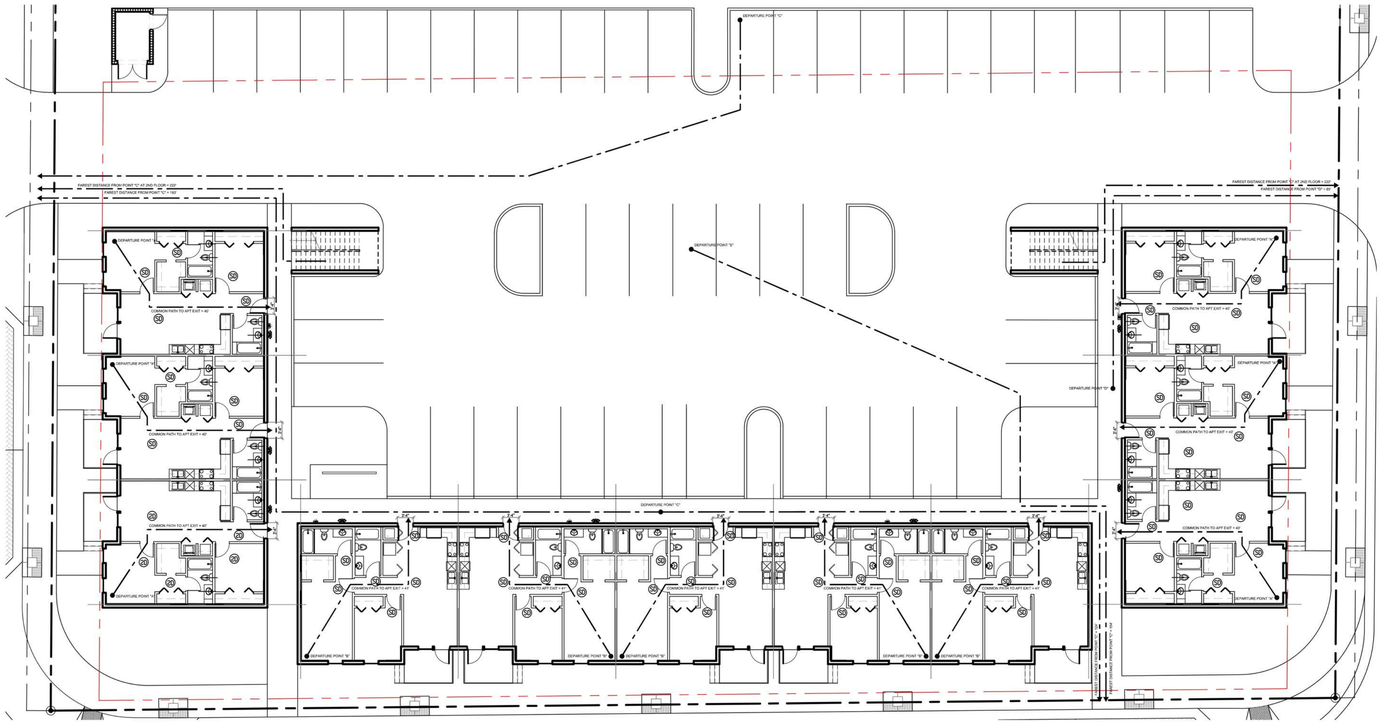
SHEET

LS-100

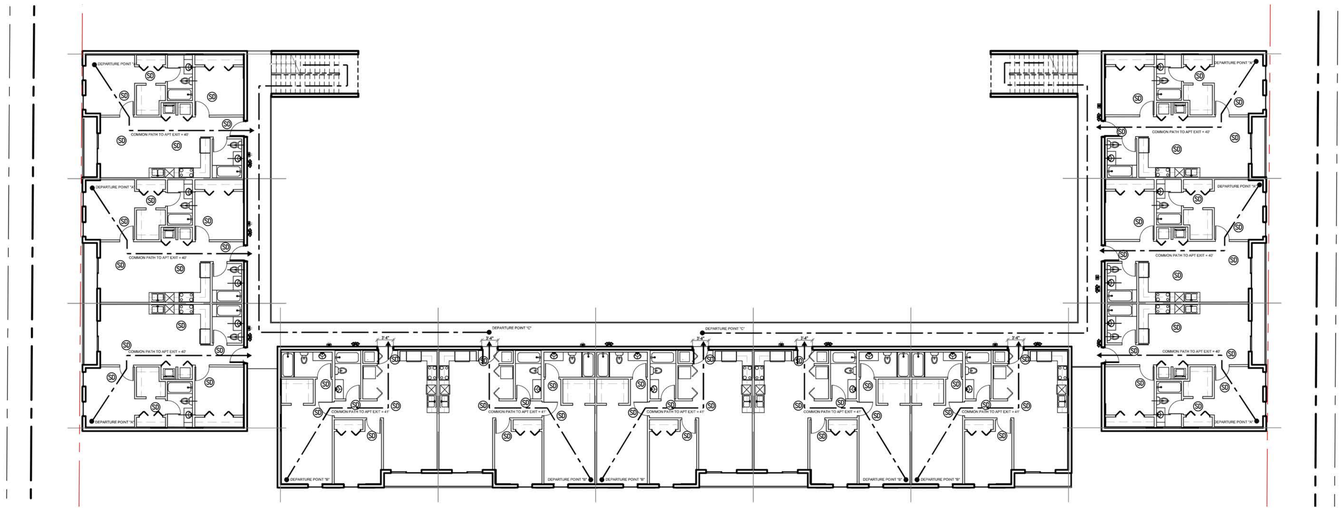
OF

BUILDING A
LIFE SAFETY PLAN

LIC. # 0014682



GROUND FLOOR PLAN



SECOND FLOOR PLAN

01 BUILDING B LIFE SAFETY PLAN

SCALE:N.T.S

EXIT CALCULATION TABLE

THE BUILDING IS NOT FULLY SPRINKLERED

TYPE OF CONSTRUCTION PER FBC CHAPTER SECTION 602 TABLE 601 TYPE: III

USE AND OCCUPANCY CLASIFICATION PER F.B.C. R-2 RESIDENCIAL OUCCUPANCY R2

	AREA GROSS S.F.	FLOOR AREA IN S.F. PER OCCUPANT	OCCUPANT LOAD	EXIT REQ. INCHES	TOTAL REQ. INCHES		REQ. INCHES	PROVIDED EGRESS INCHES	MAXIMUN TRAVEL DISTANCE
GROUNG FLOOR / PARKING LEVEL									
UNITS	9,258 s.f.	200 GROSS	47 OCCUPANTS	*0.3=	1.8"	/2	0.9"	(1) DOOR=36" TOTAL 36 INCHES	173'
SECOND FLOOR									
UNITS	10,192 s.f.	200 GROSS	51 OCCUPANTS	*0.3=	9"	/2	4.50"	(1) DOOR=36" TOTAL 36 INCHES	210'

LIFE SAFETY LEGEND

40	EXIT INCHES (CLEAR WIDTH AT OPENINGS IN INCHES)
	MAX. TRAVEL DISTANCE TO EXIT
A	"A" LABEL 60 MIN. RATED DOOR (FOR A 2 HOUR WALL) W/ LIFE SAFETY HARDWARE AS REQUIRED (NO GLASS ALLOWED)
B	"B" LABEL 60 MIN. RATED DOOR (FOR A 1 HOUR WALL) W/ LIFE SAFETY HARDWARE AS REQUIRED (100 SF GLASS ALLOWED)
FE	FIRE EXTINGUISHER CABINET
	EXIT SIGN (W/ DIRECTIONAL ARROW AS APPLICABLE.
	WALL MOUNTED EXIT SIGN (W/ DIRECTIONAL ARROW AS APPLICABLE.
F	FIRE ALARM AUDIO / VISUAL DEVICE
	EMERGENCY LIGHT
	EMERGENCY LIGHT / EXIT SIGN COMBINATION FIXTURE
	SPRINKLER HEAD

GENERAL LIFE SAFETY NOTES

1. ALL FIRE EXTINGUISHERS TO BE 5LBS. ABC MOUNTED 48 IN. A.F.F. TO HANDLE.
2. CORRIDOR PARTITIONS, SMOKE STOP PARTITIONS, HORIZONTAL EXIT PARTITIONS, EXIT ENCLOSURES, AND FIRE RATED WALLS REQUIRED TO HAVE PROTECTED OPENINGS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING IN A MANNER ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION. SUCH IDENTIFICATION SHALL BE ABOVE ANY DECORATIVE CEILING AND/OR IN CONCEALED SPACES WITH LETTERS A MINIMUM OF TWO (2) INCHES HIGH ON A CONTRASTING BACKGROUND SPACED A MAXIMUM OF TWELVE (12) FEET ON CENTER WITH A MINIMUM OF ONE (1) PER WALL OF BARRIER. THE HOURLY FIRE RATING SHALL BE INCLUDED ON ALL RATED BARRIERS OR WALLS. SUGGESTED WORDING: " ( ) HOUR FIRE AND SMOKE BARRIER PROTECT ALL OPENINGS."
3. PROVIDE EXIT ROUTE PLANS AS REQUIRED
4. PROVIDE SELF CLOSING DEVICE AT ALL FIRE-RATED DOORS. ALL RATED DOORS AND FRAMES TO HAVE AFFIXED METAL PLATE LABEL W / APPLICABLE RATING DESIGNATED.
5. ALL EXIT DOORS MAY BE LOCKED AT ALL TIMES WITH MAGNETIC LOCKS THAT ARE CONNECTED TO FIRE ALARM SYSTEM / SPRINKLER SYSTEM TO RELEASE WHEN ALARM IS ACTIVATED & REMAIN UNLOCKED UNTIL MANUAL RESET OF EITHER SYSTEMS.
6. DURING ITS SWING, ANY DOOR IN A MEANS OF EGRESS SHALL LEAVE UNOBSTRUCTED AT LEAST ONE HALF OF THE REQUIRED WIDTH OF AN AISLE, CORRIDOR, PASSAGEWAY, OR LANDING, NOT PROJECT MORE THAN 7 IN. INTO THE REQUIRED WIDTH OF AN AISLE, CORRIDOR, PASSAGEWAY OR LANDING, WHEN FULLY OPEN.
7. ALL DOORS IN THE MEANS OF EGRESS SHALL BE SINGLE ACTION RELEASE, SHALL COMPLY WITH FBC AND SHALL NOT REQUIRE THE USE OF A KEY, TOOL, OR SPECIAL KNOWLEDGE TO OPEN FROM THE EGRESS SIDE.
8. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL NOTES.
9. WALL FIRE EXTINGUISHER CABINETS LOCATED ON FIRE RATED WALLS SHALL BE CONSTRUCTED TO MAINTAIN THE INTEGRITY OF THE RATED WALL.
10. ALL FIRE EXTINGUISHERS TO BE INSTALLED NOT GREATER THAN 75'-0" ALONG THE EGRESS CORRIDOR.
11. FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING IN A MANNER ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION SUCH IDENTIFICATION SHALL:

A . BE LOCATED IN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACE

B . BE REPEATED AT INTERVALS NOT EXCEEDING 30 FEET (914 MM) MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION

C. INCLUDE THE LETTERING NOT LESS THAN 0.5 INCH (12.7 MM) IN HEIGHT, INCORPORATING THE SUGGESTED WORDING: "FIRE AND/OR SMOKE BARRIER-PROTECT ALL OPENINGS; R OTHER WORDING

12. FIRE AND SMOKE DAMPERS SHALL BE PROVIDED WITH A MEANS OF ACCESS, WHICH IS LARGE ENOUGH TO PERMIT INSPECTION AND MAINTENANCE OF THE DAMPER AND ITS OPERATING PARTS. ACCESS POINTS SHALL BE PERMANENTLY IDENTIFIED ON THE EXTERIOR BY A LABEL HAVING LETTERS NOT LESS THAN 1/2 INCH (12.7 MM) IN HEIGHT READING: FIRE/SMOKE DAMPER, OR FIRE DAMPER. ACCESS DOORS IN DUCTS SHALL BE TIGHT FITTING AND SUITABLE FOR THE REQUIRED DUCT CONSTRUCTIONS.
13. MEANS OF EGRESS DOORS SHALL MEET THE REQUIREMENTS OF SECTION 1020 AND (IF APPLICABLE) 2014 FBC 1008.1.
14. IN ACCORDANCE W/ TABLE 1016.2 (EXIT ACCESS TRAVEL DISTANCE), MAXIMUM ALLOWABLE TRAVEL DISTANCE IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM SHALL NOT EXCEED 250 FEET.
15. IN ACCORDANCE W/ TABLE 1014.3, COMMON PATH OF TRAVEL IN BUILDINGS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM SHALL NOT EXCEED 125 FEET.

ADDITIONAL NOTES

- FIRE SEPARATION BETWEEN BASEMENT PARKING LEVEL (GARAGE) AND APARTMENT UNITS SHALL BE MIN. 2HR RATED HORIZONTALLY PER FBC TABLE 722.2.2.1. REFER TO NOTE #2 ON STRUCTURAL PLANS, SHEET S-1.1
- TRAVEL DISTANCE MEASURE ALONG PATH OF EGRESS INCLUDING ANGLE OF STAIRS

FIRE RATING LEGEND

1hr 1hr 1hr	1HR FIRE RATED
2hr 2hr 2hr	2HR FIRE RATED
R20	20 MINUTES FIRE RATED DOOR
R45	45 MINUTES FIRE RATED DOOR
R90	60 MINUTES FIRE RATED DOOR
R90	90 MINUTES FIRE RATED DOOR

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PROJECT MANAGER: C.F

PROJECT NAME AND ADDRESS

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Hallandale Beach, FL 33009

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REVISIONS

PROJECT NO. 18021

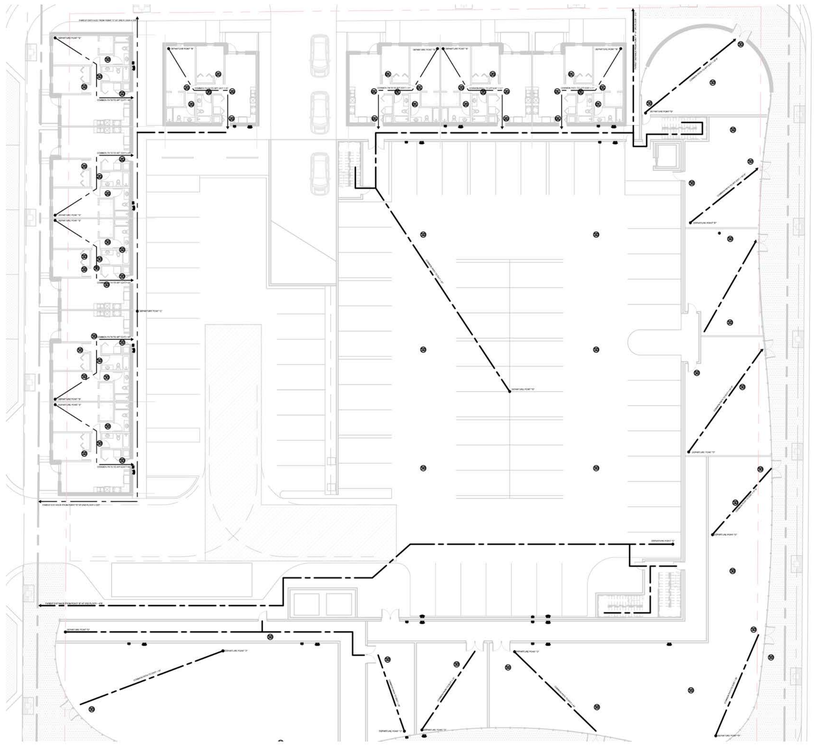
SHEET

LS-101

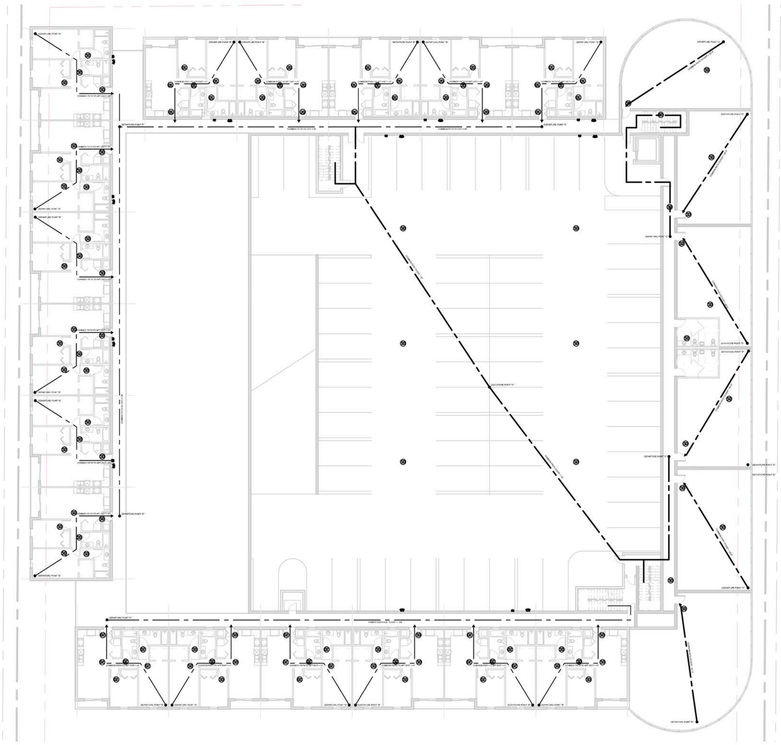
OF

BUILDING B
LIFE SAFETY PLAN

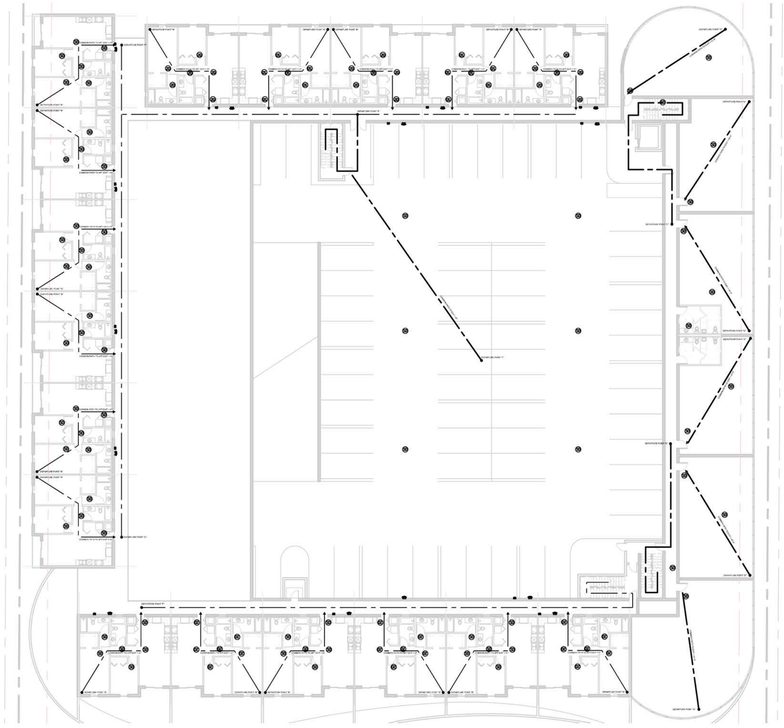
LIC. # 0014682



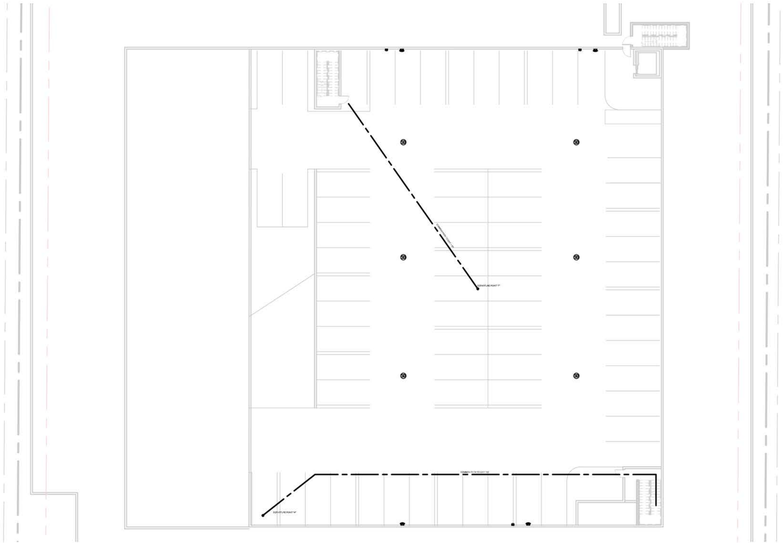
GROUND FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



EXIT CALCULATION TABLE

THE BUILDING IS NOT FULLY SPRINKLERED

TYPE OF CONSTRUCTION PER FBC CHAPTER SECTION 602 TABLE 601 TYPE: III

USE AND OCCUPANCY CLASIFICATION PER F.B.C. R-2 RESIDENCIAL OUCCUPANCY R2

	AREA GROSS S.F.	FLOOR AREA IN S.F. PER OCCUPANT	OCCUPANT LOAD	EXIT REQ. INCHES	TOTAL REQ. INCHES		REQ. INCHES	PROVIDED EGRESS INCHES	MAXIMUN TRAVEL DISTANCE
GROUNG FLOOR / PARKING LEVEL									
UNITS	13,148 s.f.	200 GROSS	66 OCCUPANTS	*0.3=	1.8"	/2	0.9"	(1) DOOR=36" TOTAL 36 INCHES	173'
SECOND FLOOR									
UNITS	14,935 s.f.	200 GROSS	75 OCCUPANTS	*0.3=	9"	/2	4.50"	(1) DOOR=36" TOTAL 36 INCHES	210'
THIRD FLOOR									
UNITS	14,935 s.f.	200 GROSS	75 OCCUPANTS	*0.3=	6"	/2	3"	(1) DOOR=36" TOTAL 36 INCHES	244'

LIFE SAFETY LEGEND

40	EXIT INCHES (CLEAR WIDTH AT OPENINGS IN INCHES)
	MAX. TRAVEL DISTANCE TO EXIT
A	"A" LABEL 60 MIN. RATED DOOR (FOR A 2 HOUR WALL) W/ LIFE SAFETY HARDWARE AS REQUIRED (NO GLASS ALLOWED)
B	"B" LABEL 60 MIN. RATED DOOR (FOR A 1 HOUR WALL) W/ LIFE SAFETY HARDWARE AS REQUIRED (100 SF GLASS ALLOWED)
FE	FIRE EXTINGUISHER CABINET
	EXIT SIGN (W/ DIRECTIONAL ARROW AS APPLICABLE.
	WALL MOUNTED EXIT SIGN (W/ DIRECTIONAL ARROW AS APPLICABLE.
F	FIRE ALARM AUDIO / VISUAL DEVICE
	EMERGENCY LIGHT
	EMERGENCY LIGHT / EXIT SIGN COMBINATION FIXTURE
	SPRINKLER HEAD

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1hr 1hr 1hr	1HR FIRE RATED
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R45	45 MINUTES FIRE RATED DOOR
R90	60 MINUTES FIRE RATED DOOR
R90	90 MINUTES FIRE RATED DOOR

cfm ARCHITECTS

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REVISIONS

PROJECT NO. 18021

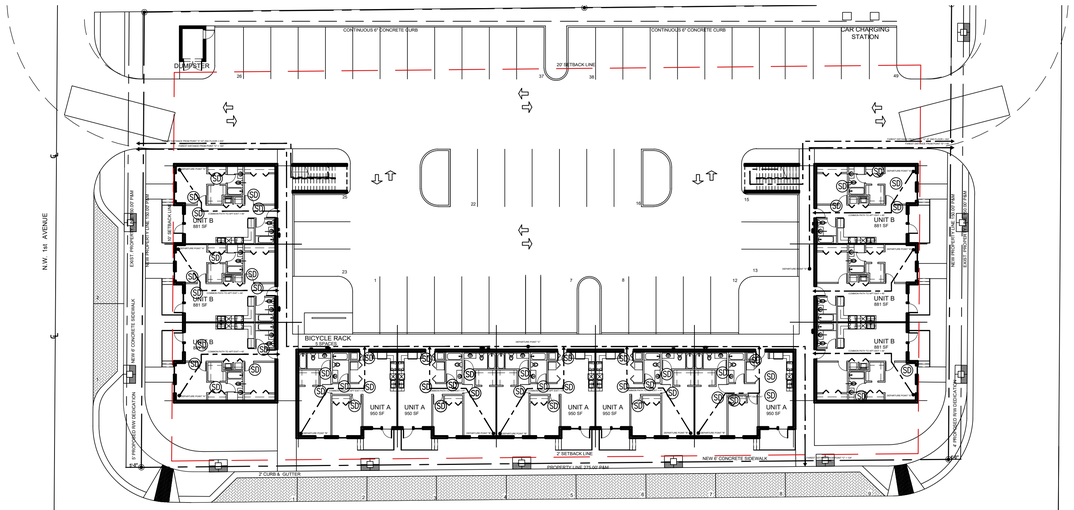
SHEET

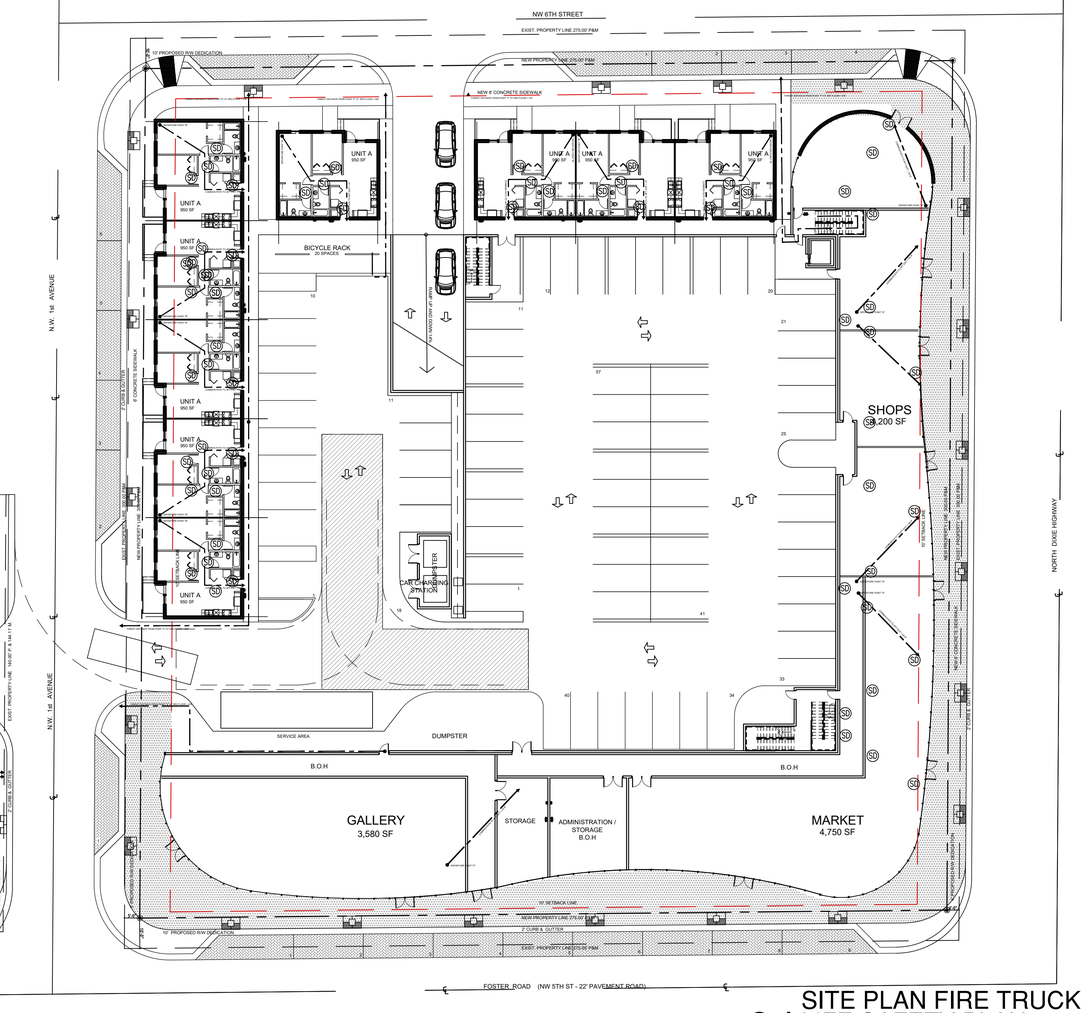
LS-102

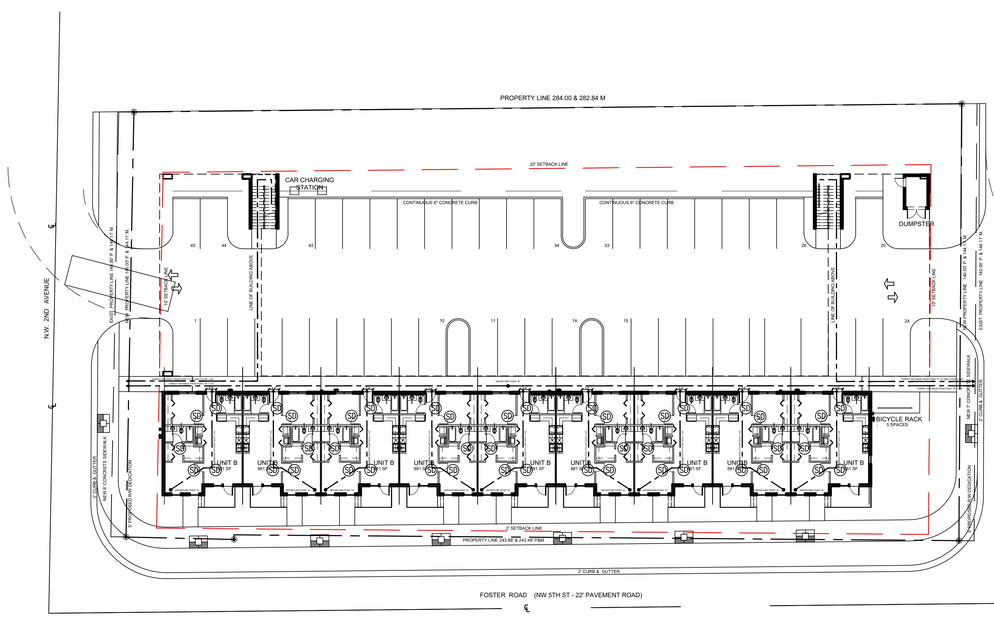
OF

BUILDING C
LIFE SAFETY PLAN

LIC. # 0014682







01 SITE PLAN FIRE TRUCK DIAGRAM LIFE SAFETY PLAN

SCALE:N.T.S

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REVISIONS

2 SITE APPROVAL

PROJECT NO. 18021

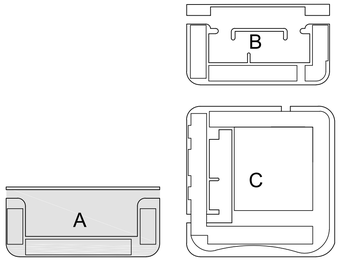
SHEET

LS-103

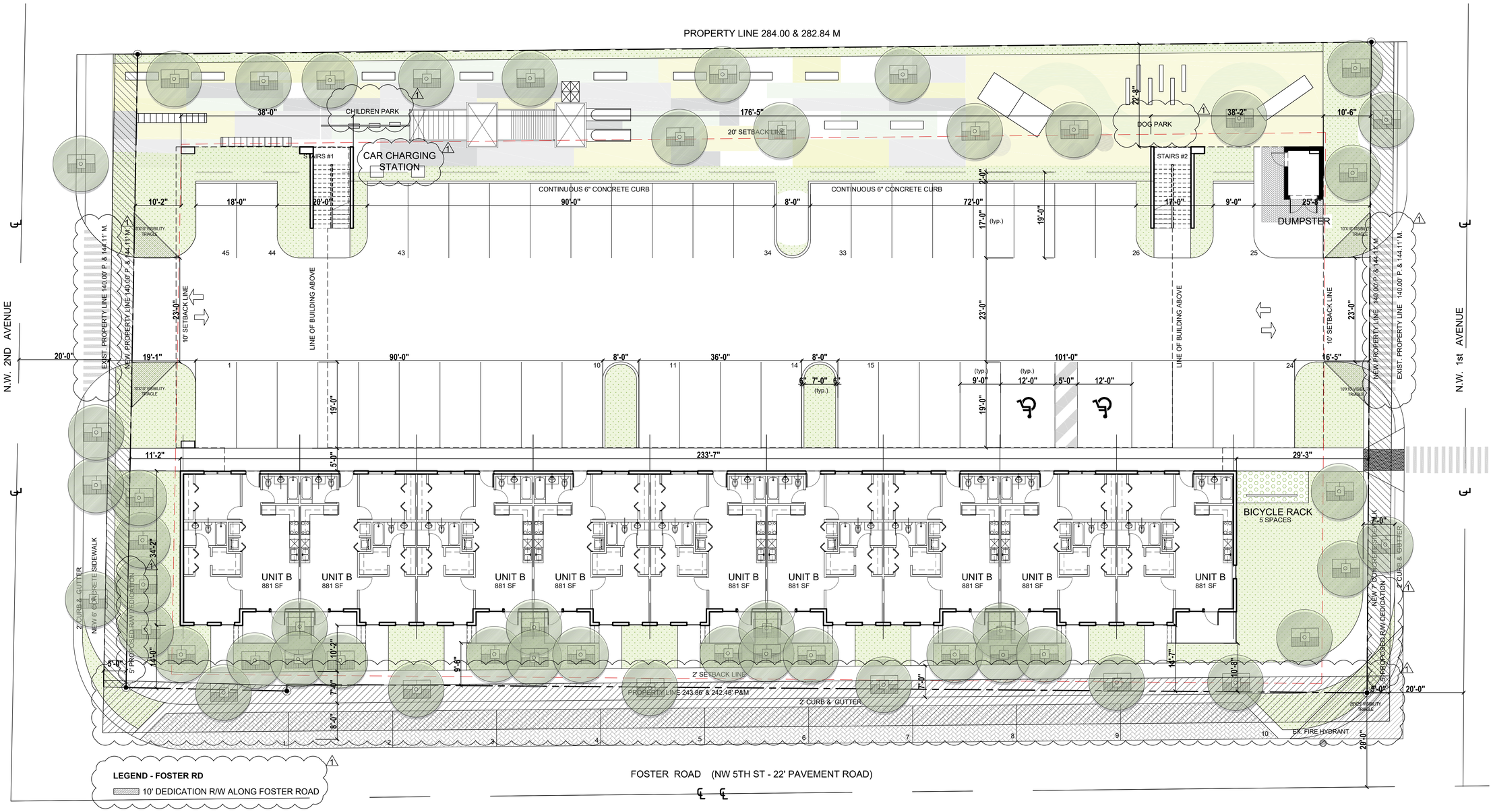
OF

SITE PLAN FIRE TRUCK LIFE SAFETY PLAN 2

LIC. # 0014682



02 KEY LOCATION MAP
SCALE:N.T.S



01 BUILDING A - SITE PLAN
SCALE: 3/32" = 1'-0"

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PROJECT MANAGER: C.F

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REVISIONS
1 SITE APPROVAL

PROJECT NO. 18021

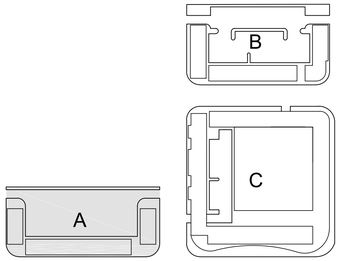
SHEET

SP- 102

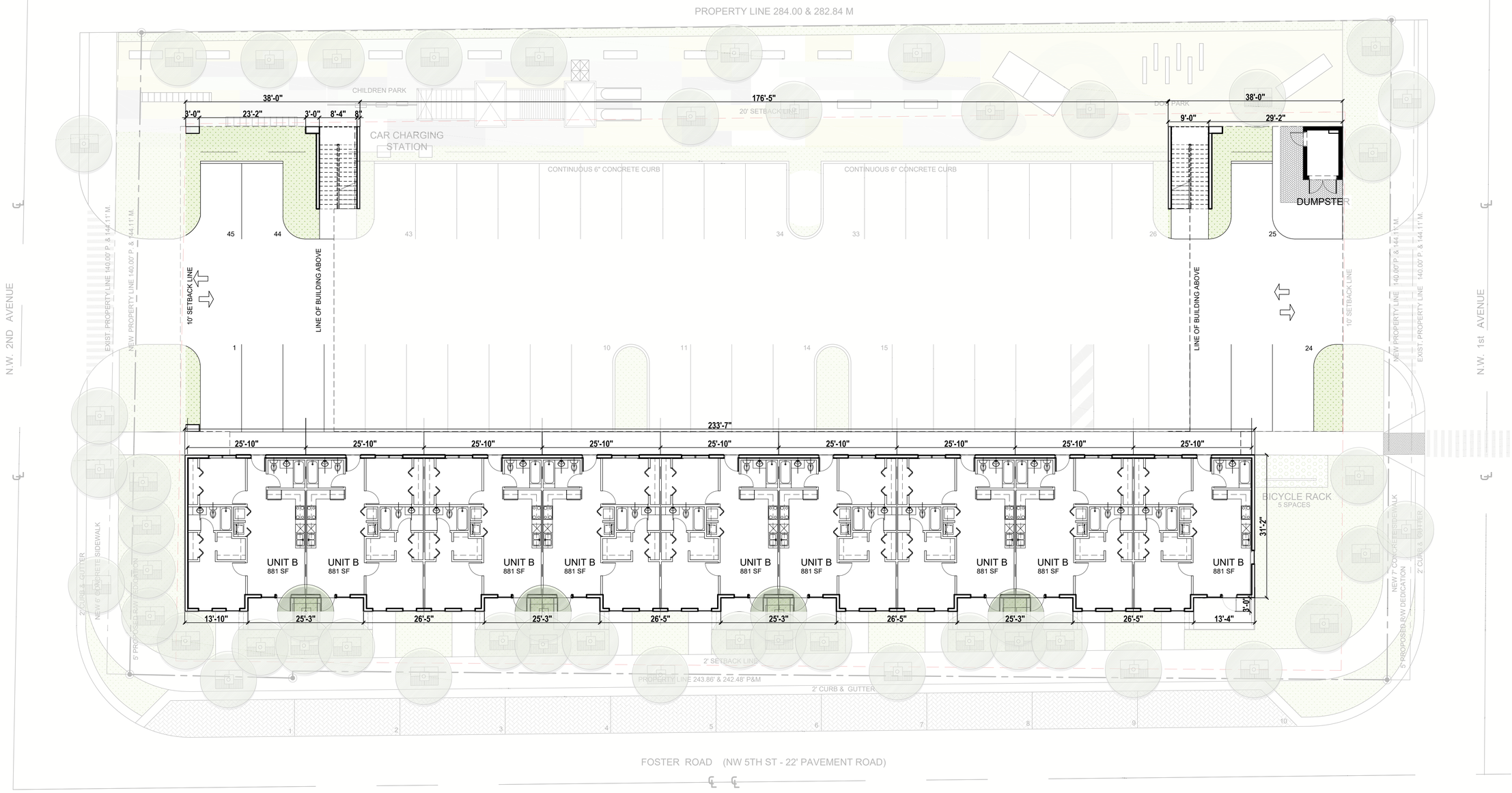
OF

SITE PLAN
BUILDING A

LIC. # 0014682



02 KEY LOCATION MAP
SCALE:N.T.S



01 BUILDING A - GROUND FLOOR
SCALE: 3/32" = 1'-0"

cfm ARCHITECTS

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REVISIONS

PROJECT NO. 18021

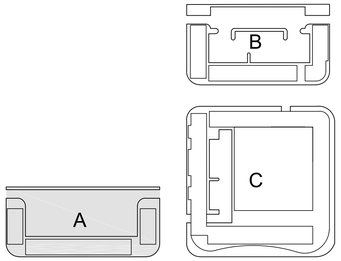
SHEET

A - 101

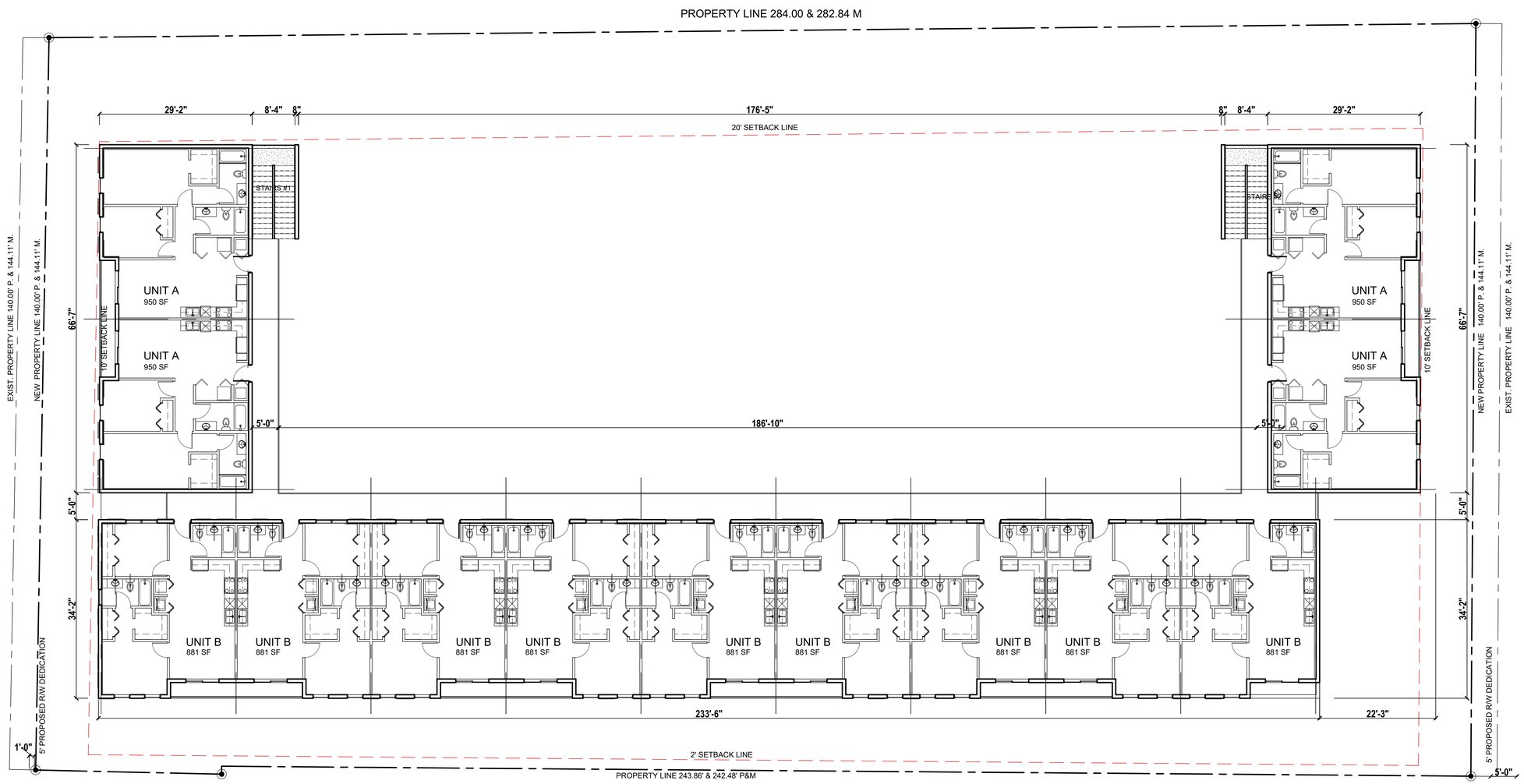
OF

GROUND FLOOR BUILDING A

LIC. # 0014682



02 KEY LOCATION MAP
SCALE:N.T.S



01 BUILDING A - SECOND FLOOR
SCALE: 3/32" = 1'-0"

cfm ARCHITECTS

CFM ARCHITECTS
CRISTINA FANDIÑO AIA
A.R. No. 0014682
9950 SW 107th AVE, Suite # 200
Miami, FL, 33176
786-873-3179
786-390-2979

DATE: JULY 2018
DRAWN BY: D.F
PROJECT MANAGER: C.F

PROJECT NAME AND ADDRESS

HALLANDALE CITY CENTER
Foster Road and North Dixie Hwy.
Hallandale Beach, FL 33009

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REVISIONS

PROJECT NO. 18021

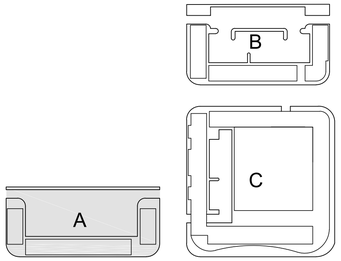
SHEET

A - 102

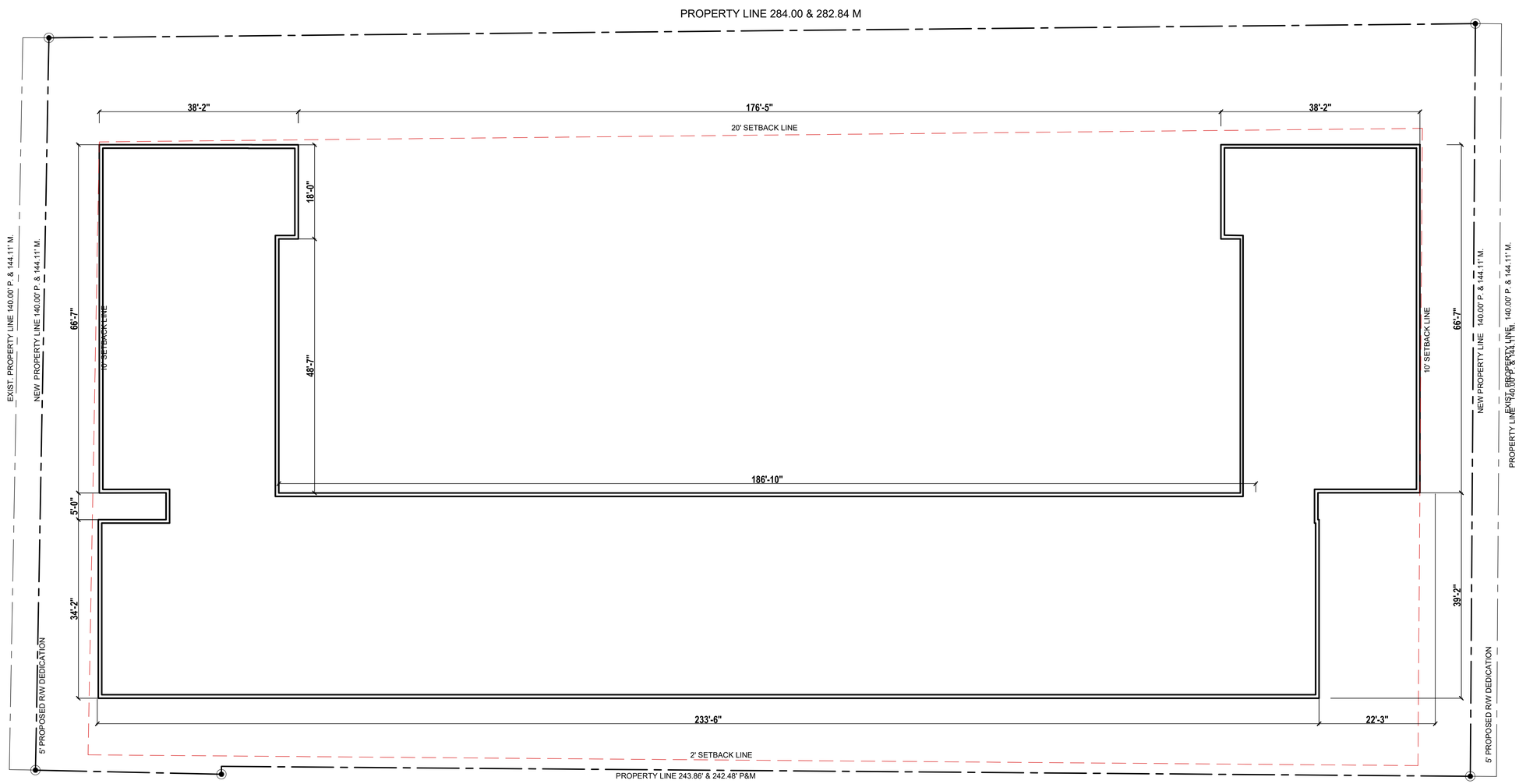
OF

SECOND FLOOR BUILDING A

LIC. # 0014682



02 KEY LOCATION MAP
SCALE:N.T.S



01 BUILDING A - ROOF PLAN
SCALE: 3/32" = 1'-0"

cfm ARCHITECTS

CFM ARCHITECTS
CRISTINA FANDIÑO AIA
A.R. No. 0014682
9950 SW 107th AVE, Suite # 200
Miami, FL, 33176
786-877-3179
786-390-2979

DATE: JULY 2018
DRAWN BY: D.F
PROJECT MANAGER: C.F

PROJECT NAME AND ADDRESS

HALLANDALE CITY CENTER
Foster Road and North Dixie Hwy.
Hallandale Beach, FL 33009

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REVISIONS

PROJECT NO. 18021

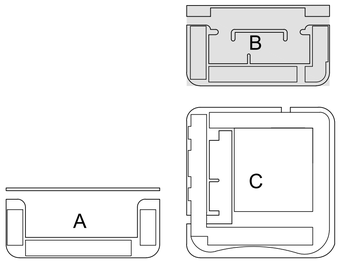
SHEET

A - 103

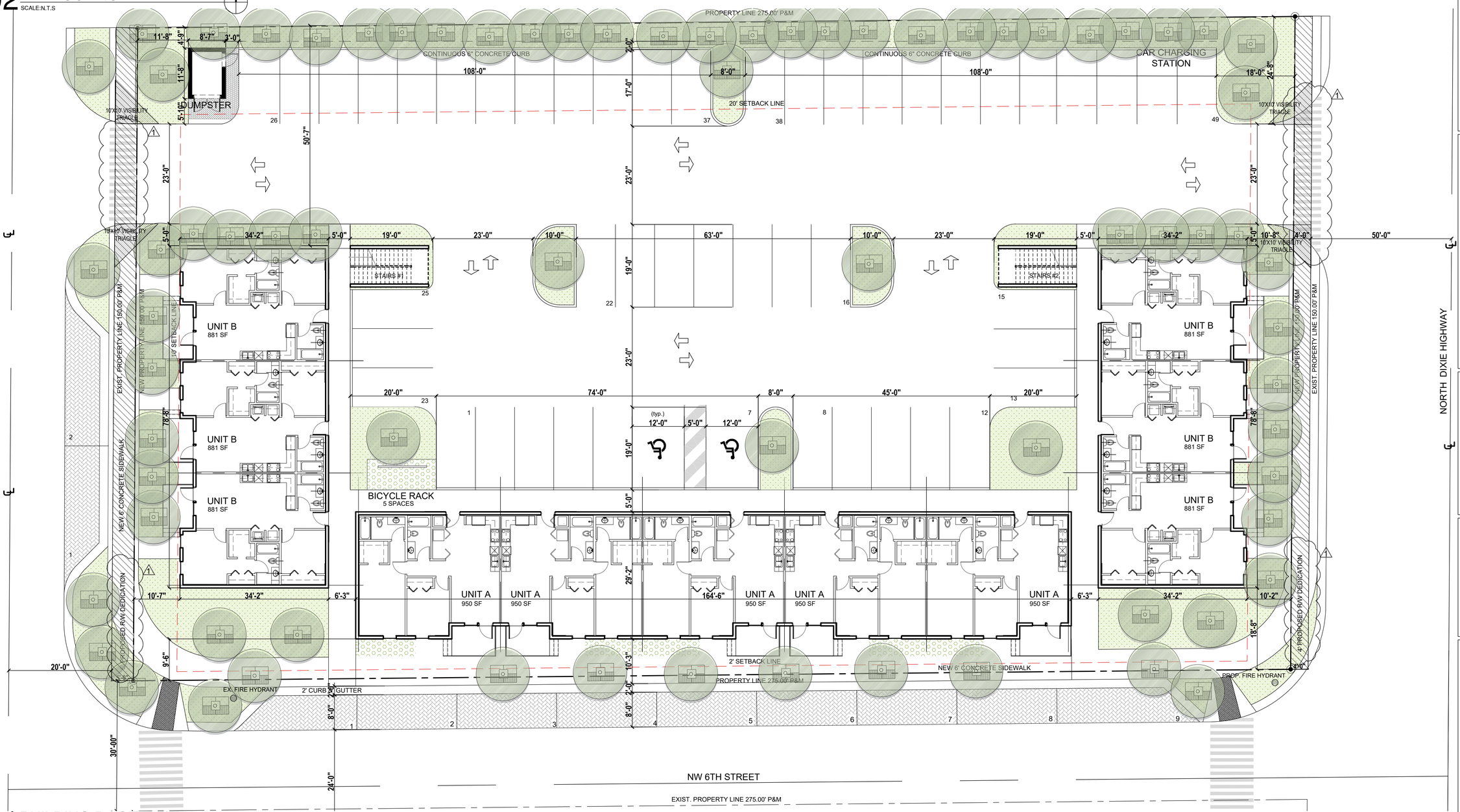
OF

ROOF
PLAN
BUILDING A

LIC. # 0014682



02 KEY LOCATION MAP
SCALE:N.T.S



01 BUILDING B - SITE PLAN
SCALE: 3/32" = 1'-0"

cfm ARCHITECTS

CFM ARCHITECTS
CRISTINA FANDIÑO AIA
A.R. No. 0014682
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Miami, FL, 33176
786-877-3179
786-390-2979

DATE: JULY 2018
DRAWN BY: D.F
PROJECT MANAGER: C.F

PROJECT NAME AND ADDRESS

HALLANDALE CITY CENTER
Foster Road and North Dixie Hwy.
Hallandale Beach, FL 33009

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REVISIONS
1 SITE APPROVAL

PROJECT NO. 18021

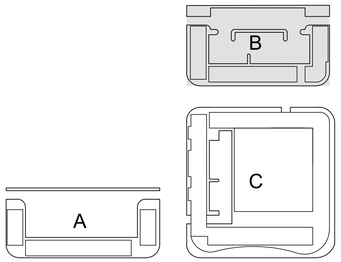
SHEET

SP-103

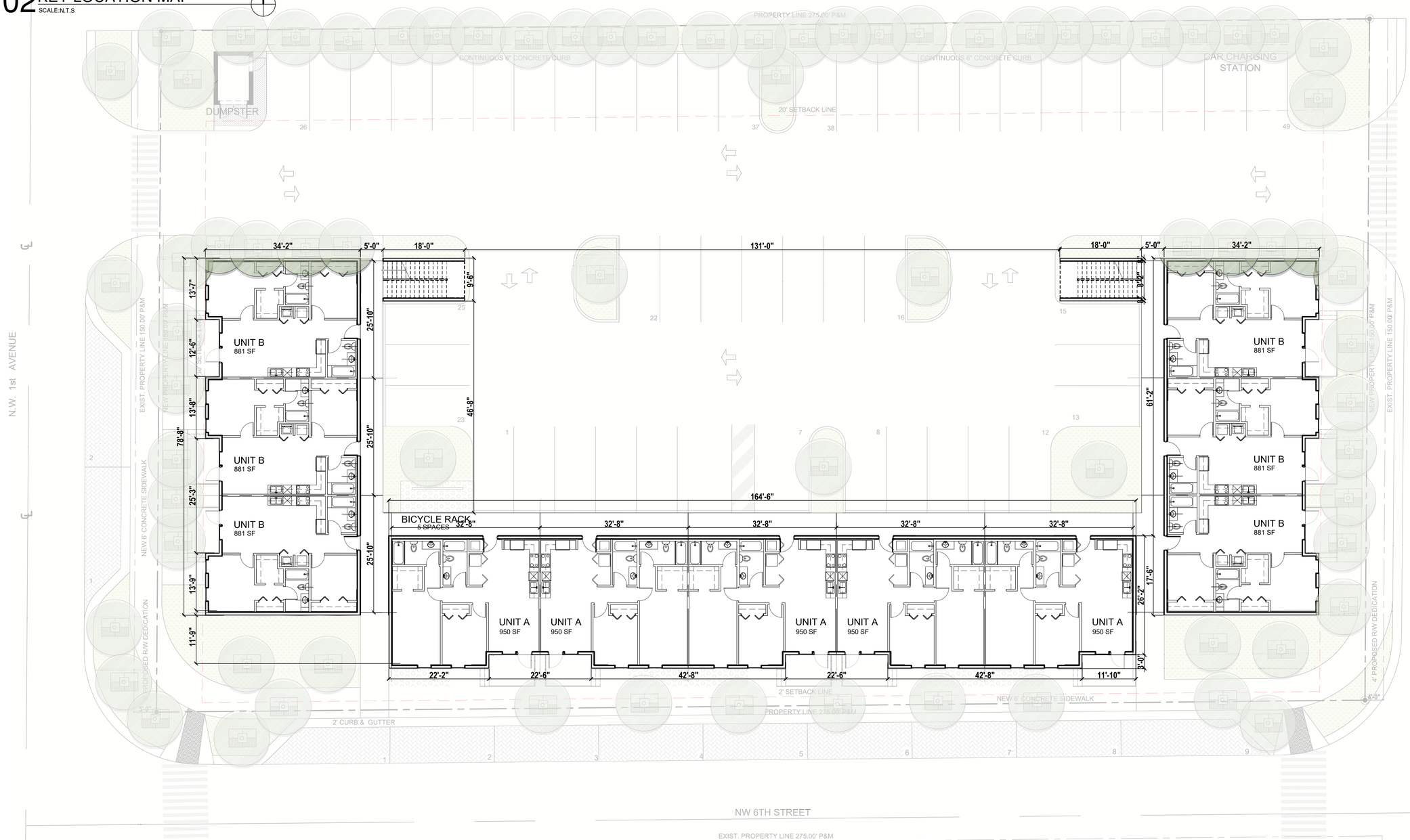
OF

SITE PLAN
BUILDING B

LIC. # 0014682



02 KEY LOCATION MAP
SCALE:N.T.S



01 BUILDING B - GROUND FLOOR
SCALE: 3/32" = 1'-0"

cfm ARCHITECTS

CFM ARCHITECTS
CRISTINA FANDIÑO AIA
A.R. No. 0014682
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Miami, FL, 33176
786-873-3179
786-390-2979

DATE: JULY 2018
DRAWN BY: D.F
PROJECT MANAGER: C.F

PROJECT NAME AND ADDRESS

HALLANDALE CITY CENTER
Foster Road and North Dixie Hwy.
Hallandale Beach, FL 33009

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REVISIONS

PROJECT NO. 18021

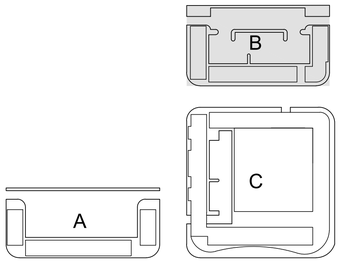
SHEET

A - 104

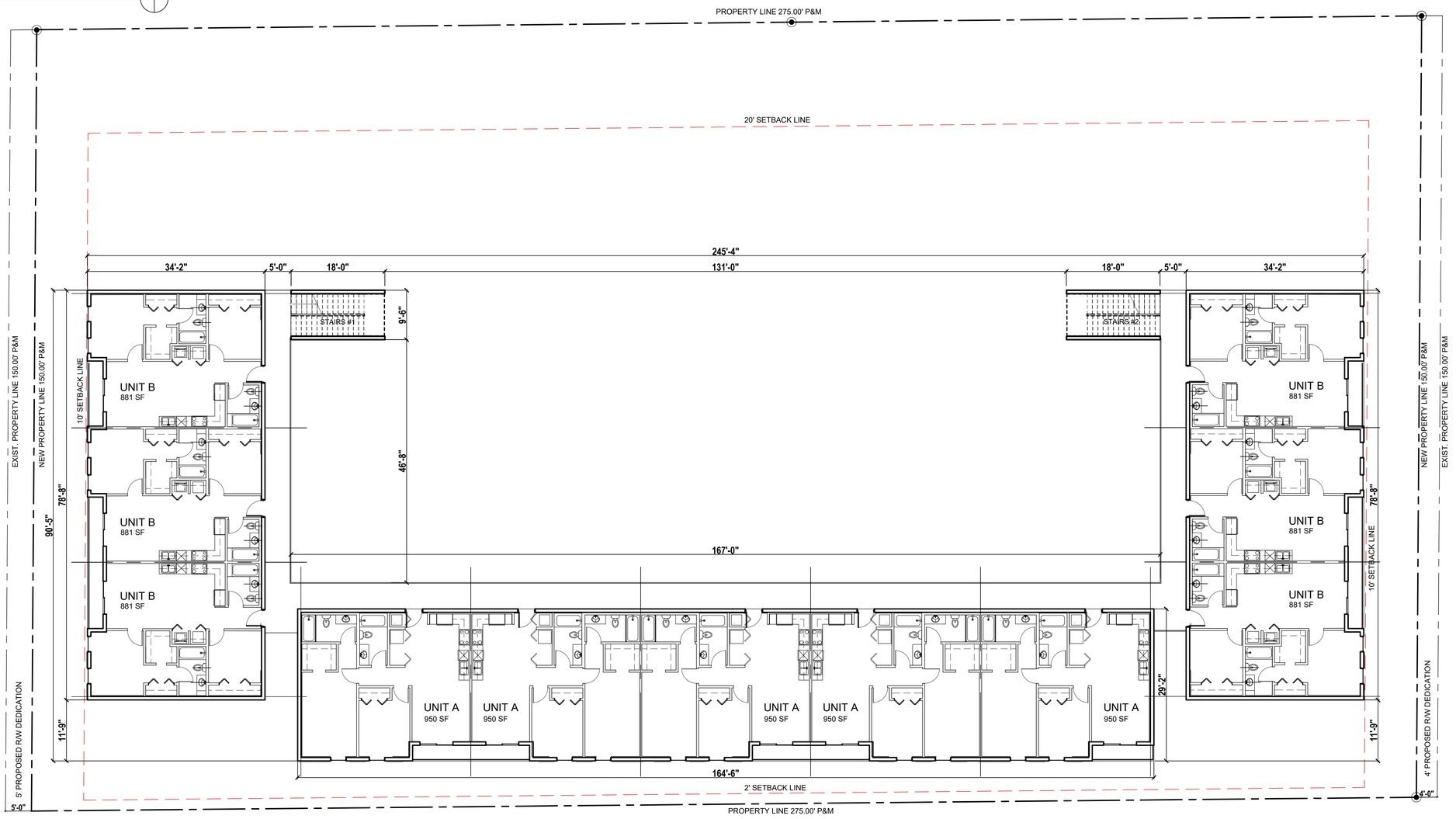
OF

GROUND FLOOR BUILDING B

LIC. # 0014682



02 KEY LOCATION MAP
SCALE:N.T.S



01 BUILDING B - SECOND FLOOR
SCALE: 3/32" = 1'-0"

cfm ARCHITECTS

CFM ARCHITECTS
CRISTINA FANDIÑO AIA
A.R. No. 0014682
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Miami, FL, 33176
786-873-3179
786-390-2979

DATE: JULY 2018
DRAWN BY: D.F
PROJECT MANAGER: C.F

PROJECT NAME AND ADDRESS

HALLANDALE CITY CENTER
Foster Road and North Dixie Hwy.
Hallandale Beach, FL 33009

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REVISIONS

PROJECT NO. 18021

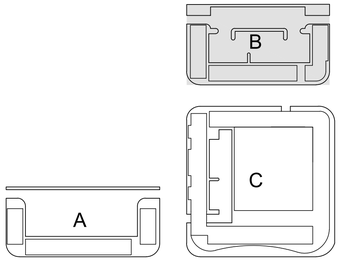
SHEET

A - 105

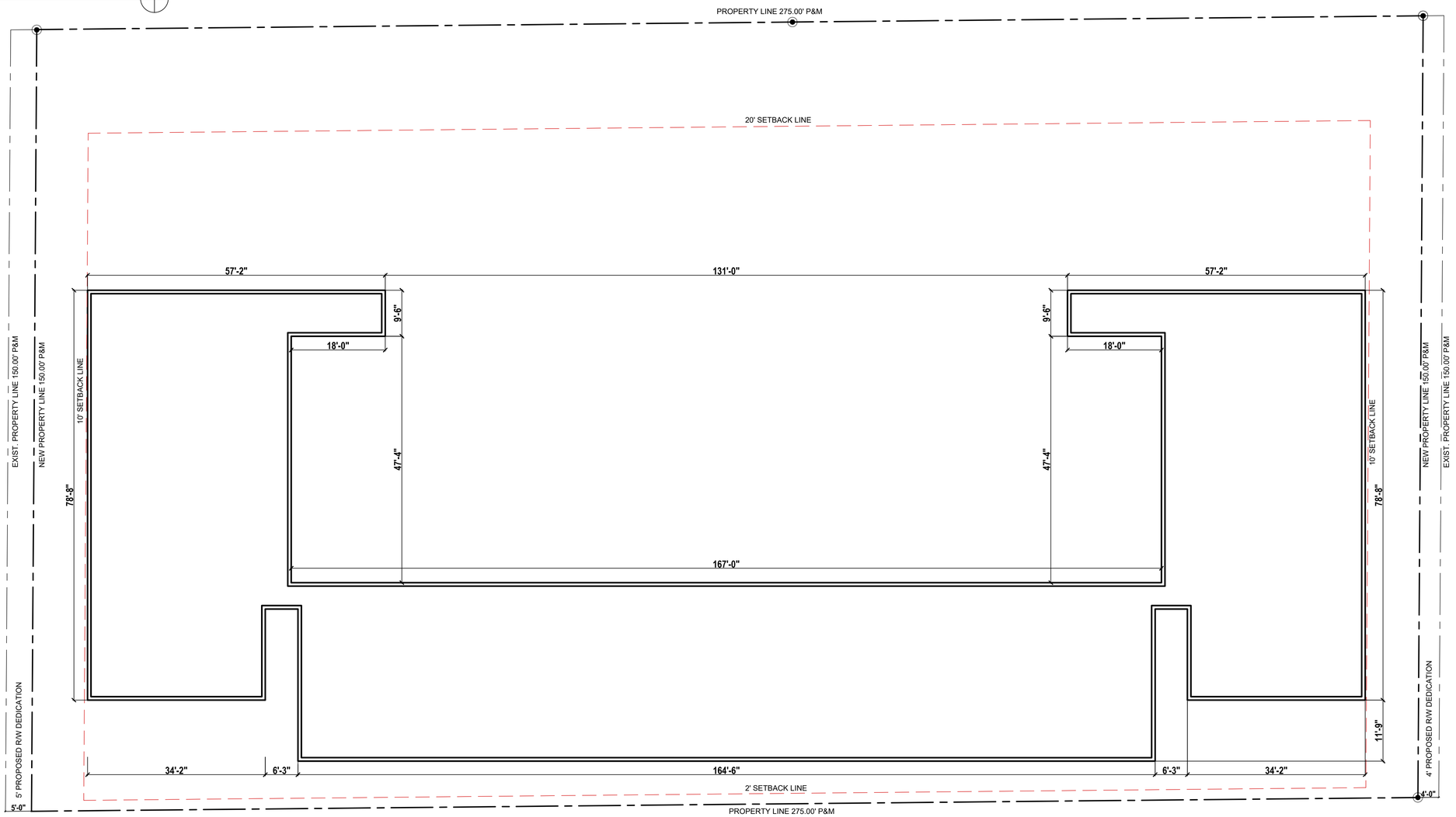
OF

SECOND FLOOR BUILDING B

LIC. # 0014682



02 KEY LOCATION MAP
SCALE:N.T.S



01 BUILDING B - ROOF PLAN
SCALE: 3/32" = 1'-0"

cfm ARCHITECTS

CFM ARCHITECTS
CRISTINA FANDIÑO AIA
A.R. No. 0014682
9950 SW 107th AVE, Suite # 200
Miami, FL, 33176
786-873-3179
786-390-2979

DATE: JULY 2018
DRAWN BY: D.F
PROJECT MANAGER: C.F

PROJECT NAME AND ADDRESS

HALLANDALE CITY CENTER
Foster Road and North Dixie Hwy.
Hallandale Beach, FL 33009

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REVISIONS

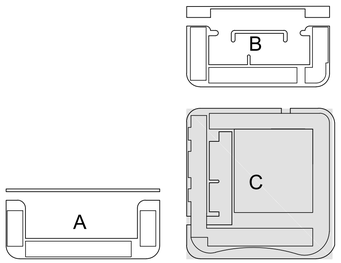
PROJECT NO. 18021

SHEET

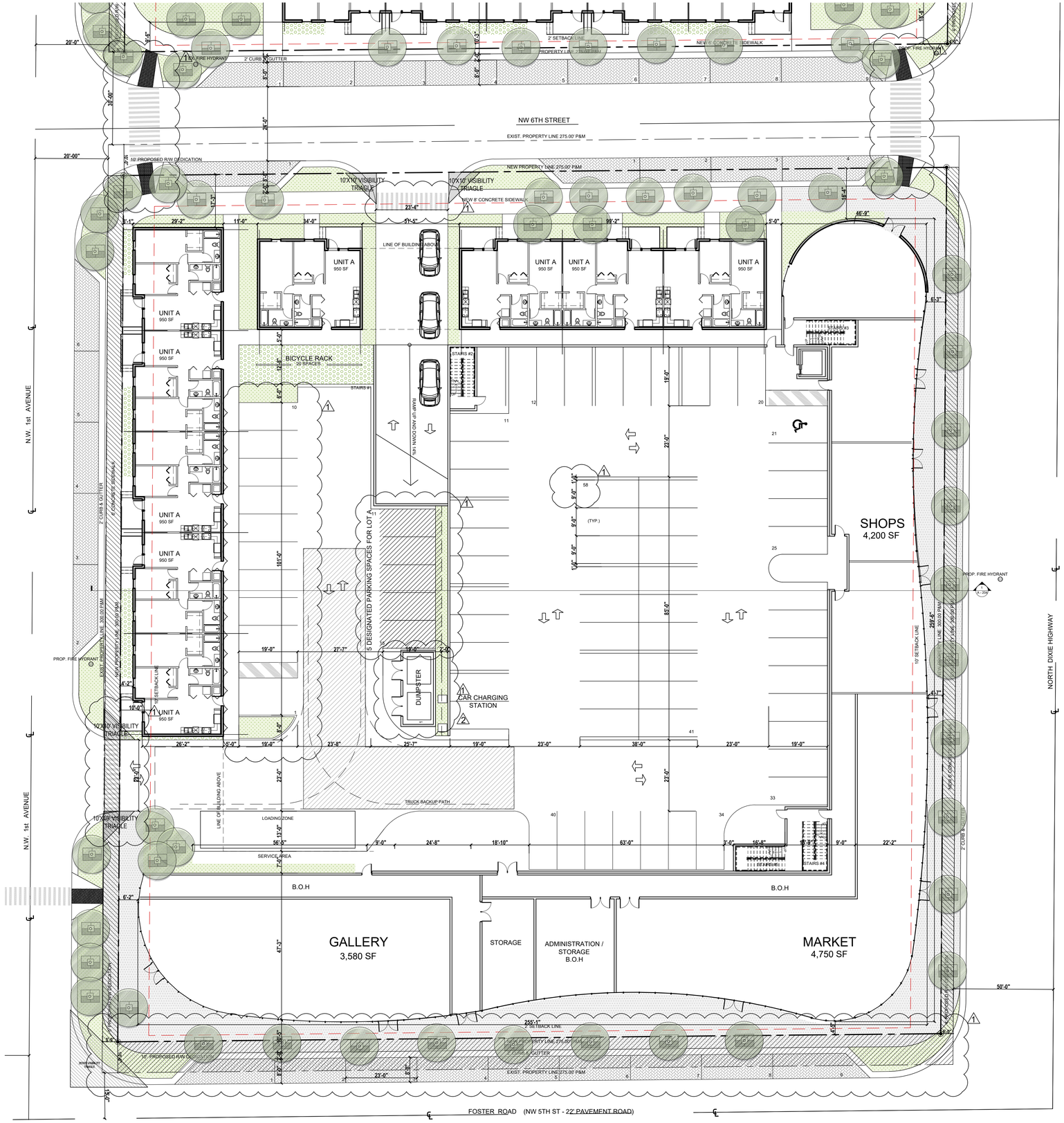
A - 106
OF

ROOF
PLAN
BUILDING B

LIC. # 0014682



02 KEY LOCATION MAP
SCALE:N.T.S



LEGEND

R/W DEDICATION

01 BUILDING C - SITE PLAN
SCALE:1/16" = 1"-0"

cfm ARCHITECTS

CFM ARCHITECTS
CRISTINA FANDIÑO AIA
A.R. No. 0014682
9950 SW 107th AVE, Suite # 200
Miami, FL, 33176
786-873-3179
786-390-2979

DATE: JULY 2018
DRAWN BY: D.F
PROJECT MANAGER: C.F

PROJECT NAME AND ADDRESS

HALLANDALE CITY CENTER
Foster Road and North Dixie Hwy.
Hallandale Beach, FL 33009

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REVISIONS
1 SITE APPROVAL
2 SITE APPROVAL

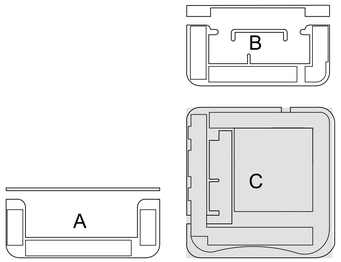
PROJECT NO. 18021

SHEET

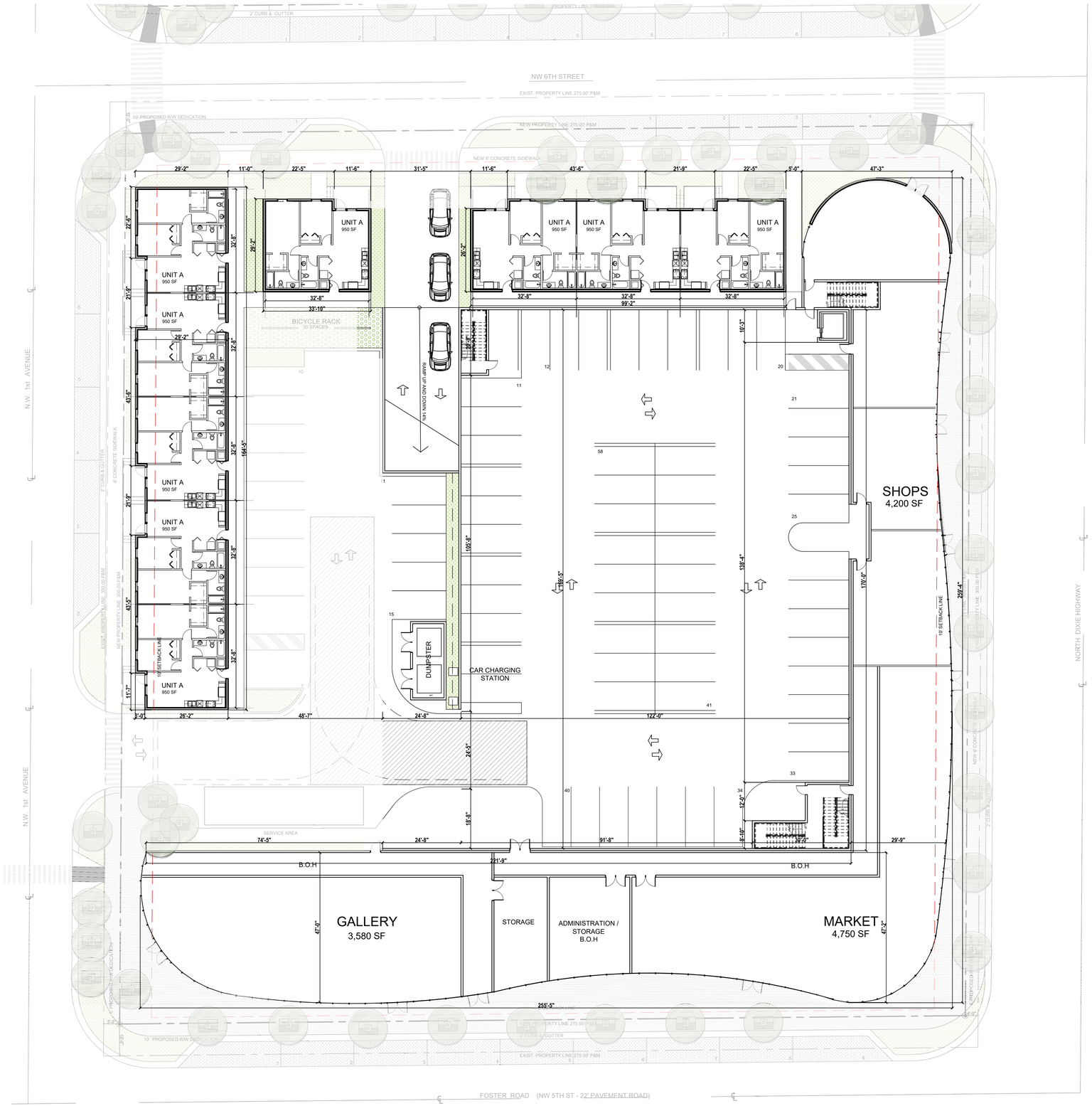
SP-104
OF

SITE PLAN
BUILDING C

LIC. # 0014682



02 KEY LOCATION MAP
SCALE:N.T.S



01 BUILDING C - GROUND FLOOR
SCALE:1/16" = 1'-0"

cfm ARCHITECTS

CFM ARCHITECTS
CRISTINA FANDIÑO AIA
A.R. No. 0014682
9950 SW 107th AVE, Suite # 200
Miami, FL, 33176
786-873-3179
786-390-2979

DATE: JULY 2018
DRAWN BY: D.F
PROJECT MANAGER: C.F

PROJECT NAME AND ADDRESS

HALLANDALE CITY CENTER
Foster Road and North Dixie Hwy.
Hallandale Beach, FL 33009

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REVISIONS

PROJECT NO. 18021

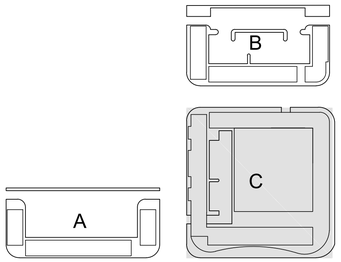
SHEET

A - 107

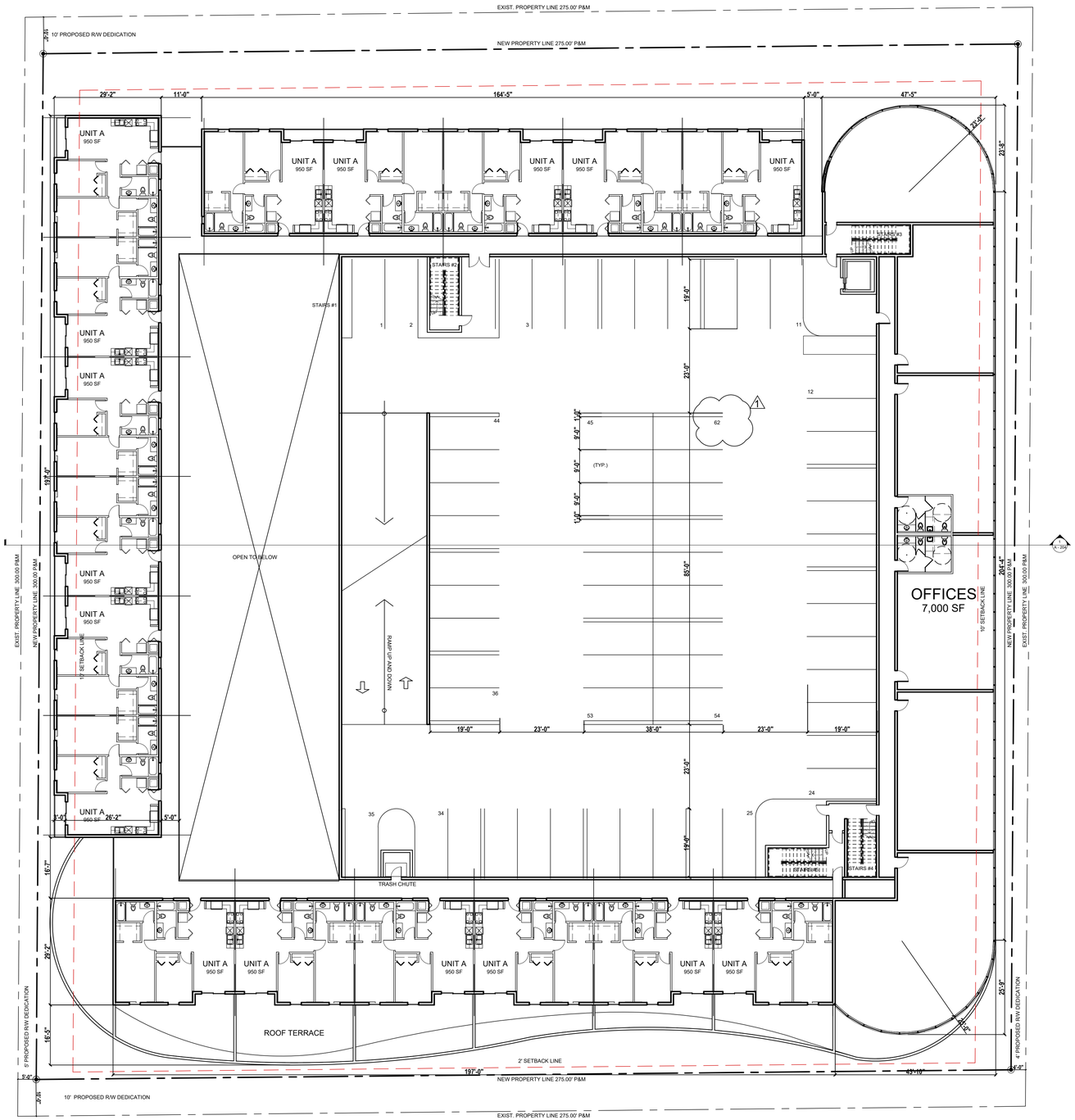
OF

GROUND FLOOR BUILDING C

LIC. # 0014682



02 KEY LOCATION MAP
SCALE:N.T.S



01 SECOND FLOOR - BUILDING C
SCALE: 3/32" = 1'-0"

cfm ARCHITECTS

CFM ARCHITECTS
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Miami, FL, 33176
786-873-3179
786-390-2979

DATE: JULY 2018
DRAWN BY: D.F
PROJECT MANAGER: C.F

PROJECT NAME AND ADDRESS

HALLANDALE CITY CENTER
Foster Road and North Dixie Hwy.
Hallandale Beach, FL 33009

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REVISIONS
1 SITE APPROVAL

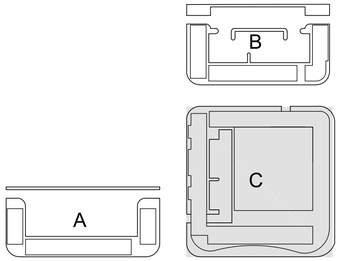
PROJECT NO. 18021

SHEET

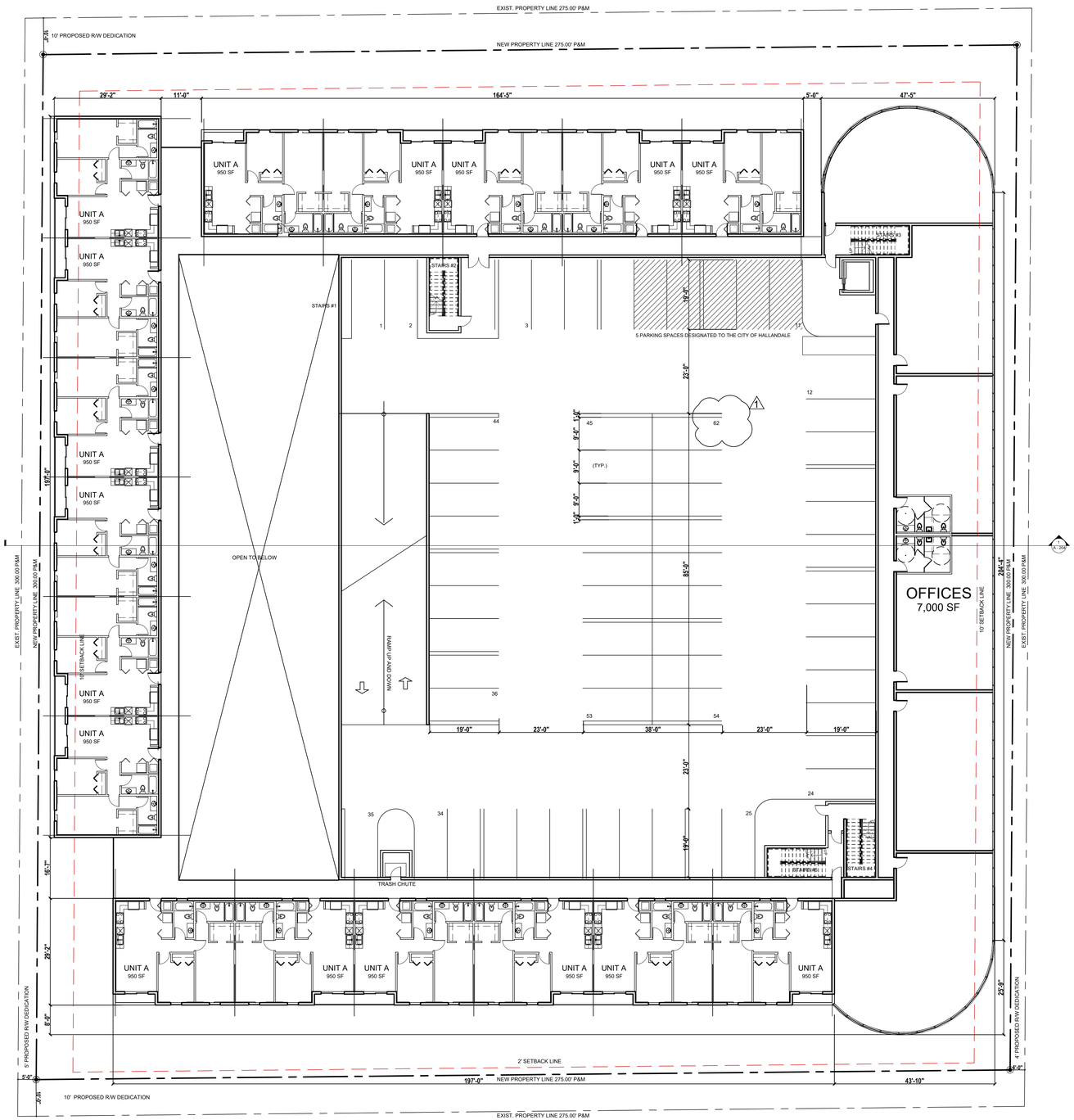
A - 108
OF

SECOND FLOOR BUILDING C

LIC. # 0014682



02 KEY LOCATION MAP
SCALE:N.T.S



01 BUILDING C - THIRD FLOOR
SCALE: 3/32" = 1'-0"

cfm ARCHITECTS

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Miami, FL, 33176
786-873-3179
786-390-2979
DATE: JULY 2018
DRAWN BY: D.F
PROJECT MANAGER: C.F

PROJECT NAME AND ADDRESS
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Hallandale Beach, FL 33009

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REVISIONS
1 SITE APPROVAL

PROJECT NO. 18021

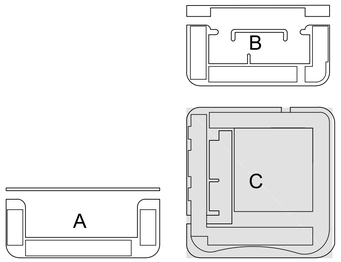
SHEET

A - 109

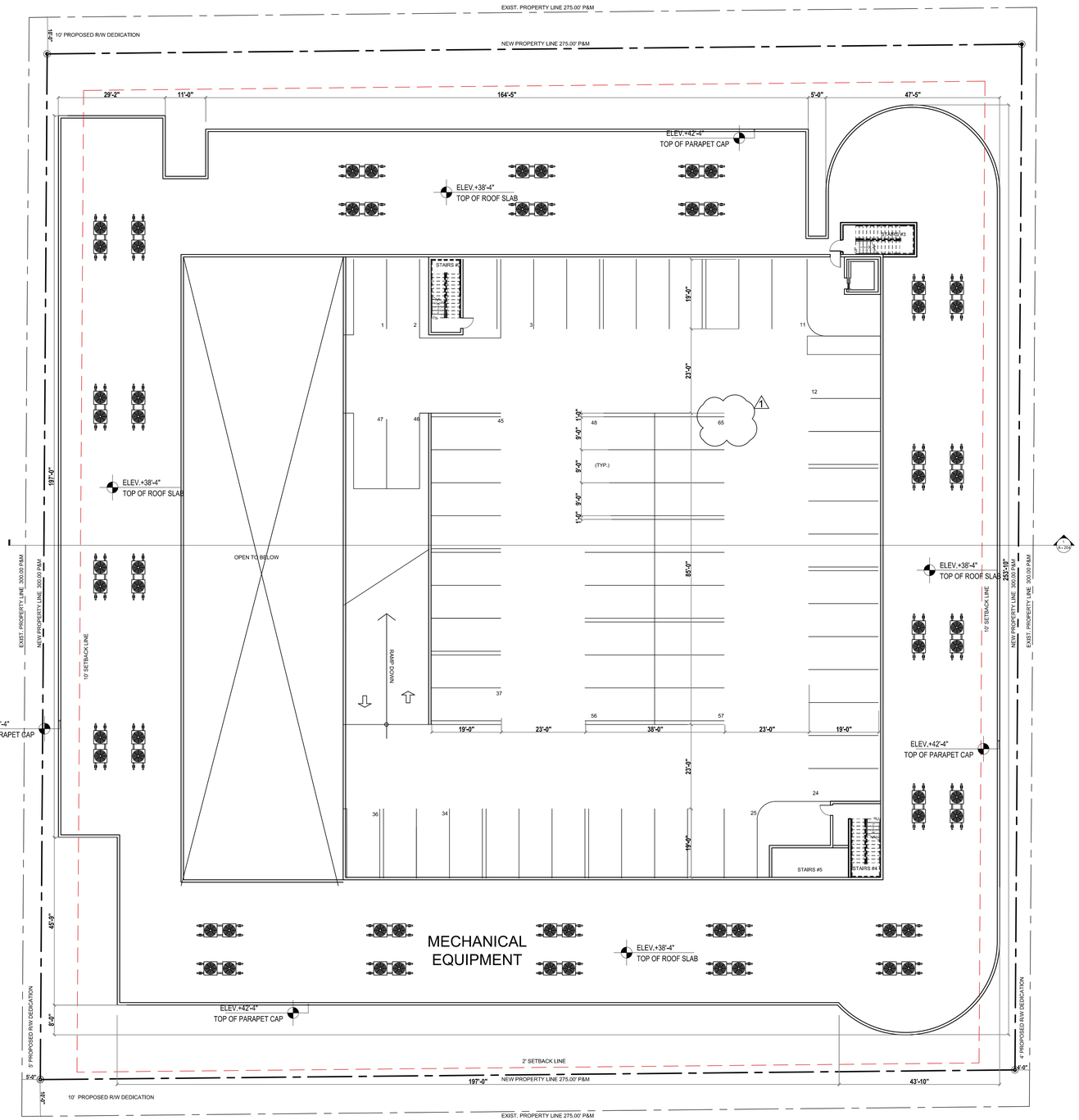
OF

THIRD FLOOR
BUILDING C

LIC. # 0014682



02 KEY LOCATION MAP
SCALE:N.T.S



PARKING NOTE

50 PARKING SPACES FOR THE CITY OF HALLANDALE LOCATED AT THIS FLOOR

01 BUILDING C - ROOF PLAN
SCALE: 3/32" = 1'-0"

cfm ARCHITECTS

CFM ARCHITECTS
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786-877-3179
786-390-2979

DATE: JULY 2018
DRAWN BY: D.F
PROJECT MANAGER: C.F

PROJECT NAME AND ADDRESS

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Hallandale Beach, FL 33009

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REVISIONS
1 SITE APPROVAL

PROJECT NO. 18021

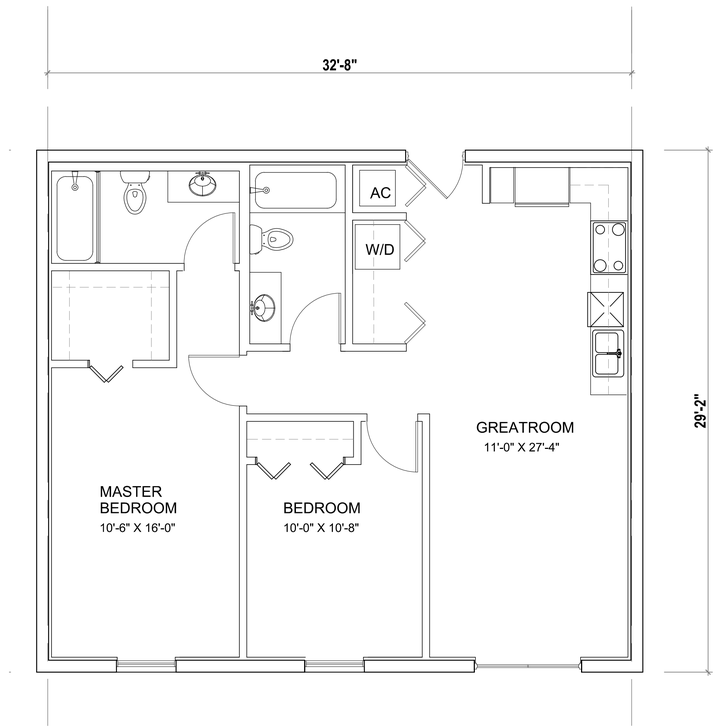
SHEET

A - 110

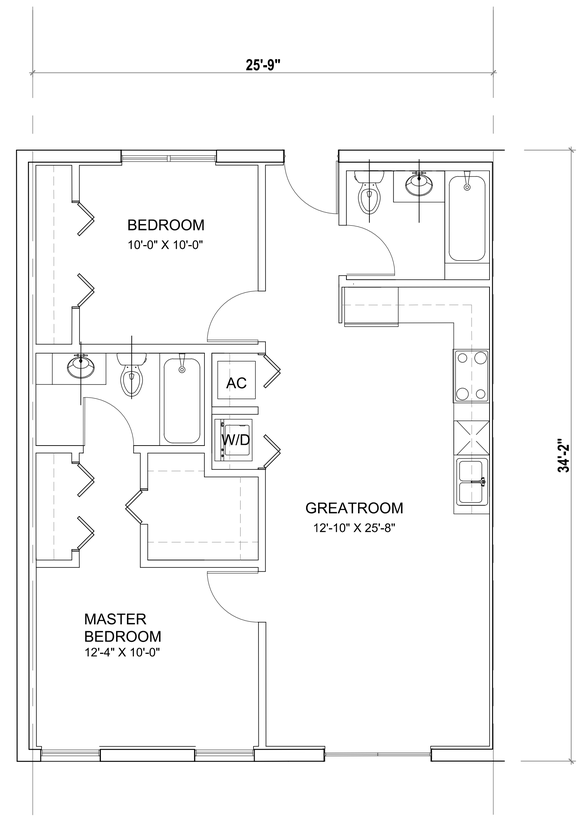
OF

ROOF PLAN BUILDING C

LIC. # 0014682



01 UNIT A - 950 Sq. Ft.
SCALE: 1/4" = 1'-0"



02 UNIT B - 881 Sq. Ft.
SCALE: 1/4" = 1'-0"

cfm ARCHITECTS

CFM ARCHITECTS
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786-877-3179
786-390-2979

DATE: JULY 2018
DRAWN BY: D.F
PROJECT MANAGER: C.F

PROJECT NAME AND ADDRESS

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Hallandale Beach, FL 33009

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REVISIONS

PROJECT NO. 18021

SHEET

A - 111
OF

ARCHITECTURE PLANS

LIC. # 0014682

01 BUILDING A - SOUTH ELEVATION - NW 5TH ST

SCALE: 3/32" = 1'-0"

02 BUILDING A - WEST ELEVATION - NW 2ND AVE

SCALE: 3/32" = 1'-0"

03 BUILDING A - EAST ELEVATION - NW 1 ST AVE

SCALE: 3/32" = 1'-0"

04 BUILDING A - NORTH ELEVATION - REAR

SCALE: 3/32" = 1'-0"

LEGEND

1. STUCCO FINISH SW 7070. COLOR: SITE WHITE
2. STUCCO FINISH SW 6254. COLOR: YELLOW
3. STUCCO FINISH SW 7075. COLOR: GREEN
4. METAL MULLION - BLACK ALUMINUM FINISH FOR CURTAIN WALL.
5. METAL TUBULAR RAILING
6. CURTAIN WALL STORE FRONT GLASS. STORE FRONT GLAZING AREA PER SECTION 32.201(5)(A)(3). (TYP.)
7. SLIDING GLASS DOOR WITH METAL FRAMING
8. FRONT GLASS DOOR WITH METAL FRAMING
9. WINDOW D= 2x4' WITH METAL FRAMING
10. WINDOW D= 3'X4' WITH METAL FRAMING
11. FIXED WINDOW D= 3X7-4" WITH METAL FRAMING
12. PERMEABLE SKIN

cfm ARCHITECTS

CFM ARCHITECTS
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Miami, FL, 33176
786-877-3179
786-390-2979

DATE: JULY 2018
DRAWN BY: D.F
PROJECT MANAGER: C.F

PROJECT NAME AND ADDRESS

HALLANDALE CITY CENTER
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Hallandale Beach, FL 33009

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REVISIONS

PROJECT NO. 18021

SHEET

A - 201
OF

ELEVATIONS
BUILDING A

LIC. # 0014682

01 BUILDING B - SOUTH ELEVATION - NW 6TH ST

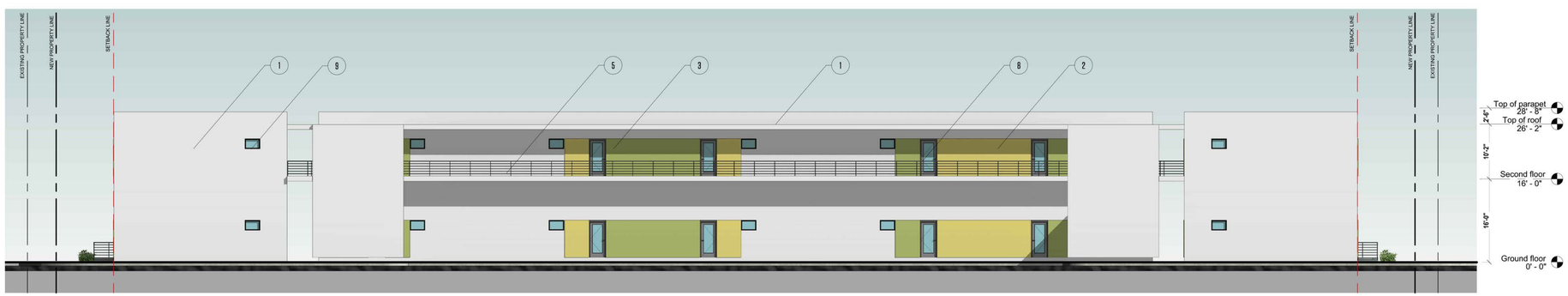
SCALE: 3/32" = 1'-0"

02 BUILDING B - WEST ELEVATION - NW 1ST AVE

SCALE: 3/32" = 1'-0"

03 BUILDING B - EAST ELEVATION - NORTH DIXIE HWY

SCALE: 3/32" = 1'-0"



04 BUILDING B - NORTH ELEVATION - REAR

SCALE: 3/32" = 1'-0"

LEGEND

1. STUCCO FINISH SW 7070. COLOR: SITE WHITE
2. STUCCO FINISH SW 6254. COLOR: YELLOW
3. STUCCO FINISH SW 7075. COLOR: GREEN
4. METAL MULLION - BLACK ALUMINUM FINISH FOR CURTAIN WALL.
5. METAL TUBULAR RAILING
6. CURTAIN WALL STORE FRONT GLASS. STORE FRONT GLAZING AREA PER SECTION 32.201(5)(A)(3). (TYP.)
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12. PERMEABLE SKIN

cfm ARCHITECTS

CFM ARCHITECTS
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786-877-3179
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DATE: JULY 2018
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REVISIONS

PROJECT NO. 18021

SHEET

A - 202
OF

ELEVATIONS
BUILDING B

LIC. # 0014682

01 BUILDING C - WEST ELEVATION - NW 1ST AVE

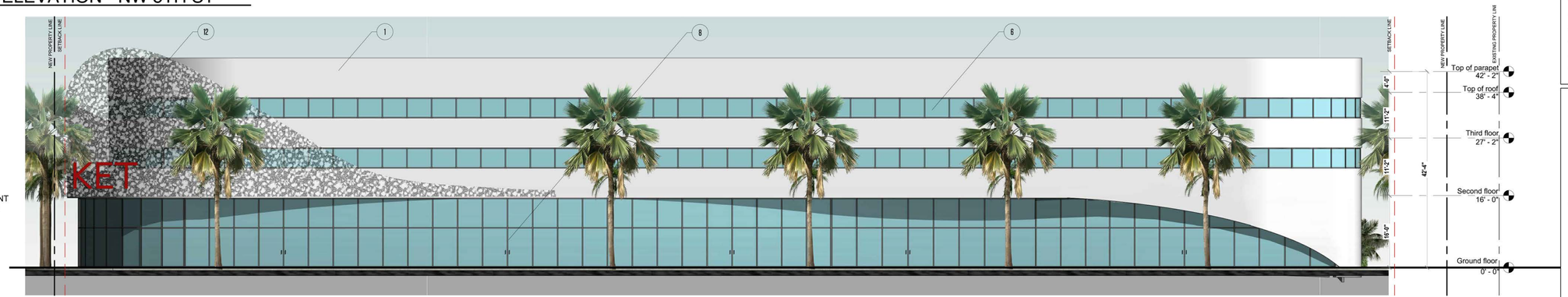
SCALE: 3/32" = 1'-0"

02 BUILDING C - NORTH ELEVATION - NW 6TH ST

SCALE: 3/32" = 1'-0"

03 BUILDING C - SOUTH ELEVATION - NW 5TH ST

SCALE: 3/32" = 1'-0"



LEGEND

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10. WINDOW D= 3'X4' WITH METAL FRAMING
11. FIXED WINDOW D= 3X7-4" WITH METAL FRAMING
12. PERMEABLE SKIN

DEDICATION — PROPERTY LINE — SETBACK

04 BUILDING C - EAST ELEVATION - NORTH DIXIE HWY

SCALE: 3/32" = 1'-0"

cfm ARCHITECTS

CFM ARCHITECTS
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786-877-3179
786-390-2979

DATE: JULY 2018
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PROJECT MANAGER: C.F

PROJECT NAME AND ADDRESS

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REVISIONS

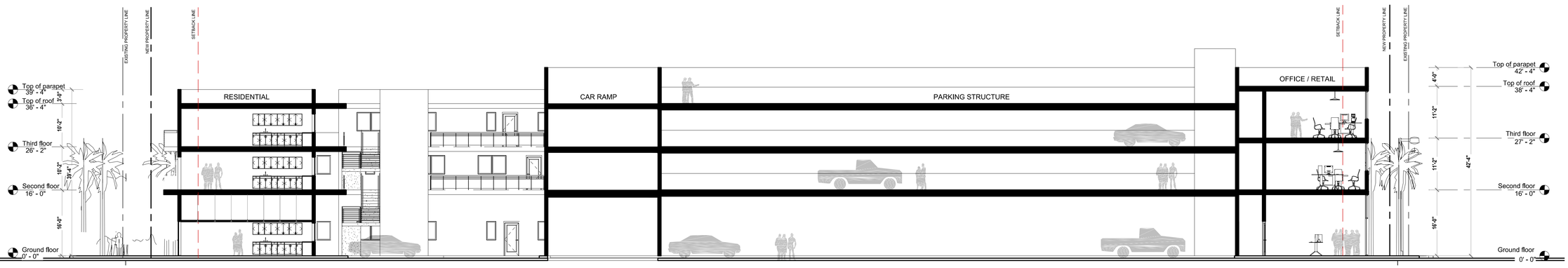
PROJECT NO. 18021

SHEET

A - 203
OF

ELEVATIONS
BUILDING C

LIC. # 0014682



01 BUILDING C - SECTION A

SCALE: 3/32" = 1'-0"

cfm ARCHITECTS

CFM ARCHITECTS
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Foster Road and North Dixie Hwy.
Hallandale Beach, FL 33009

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REVISIONS

1 SITE APPROVAL

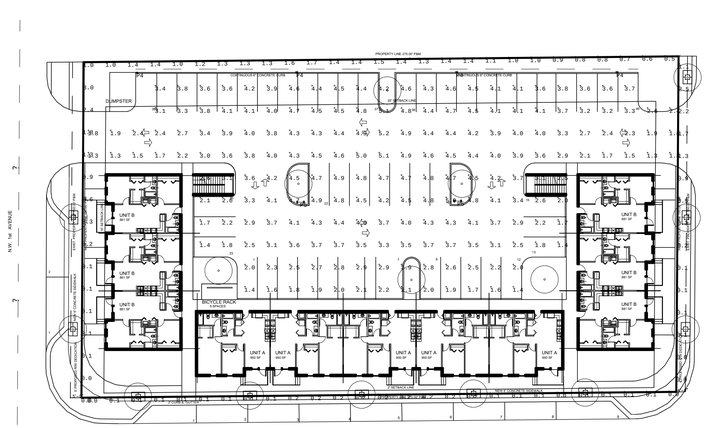
PROJECT NO. 18021

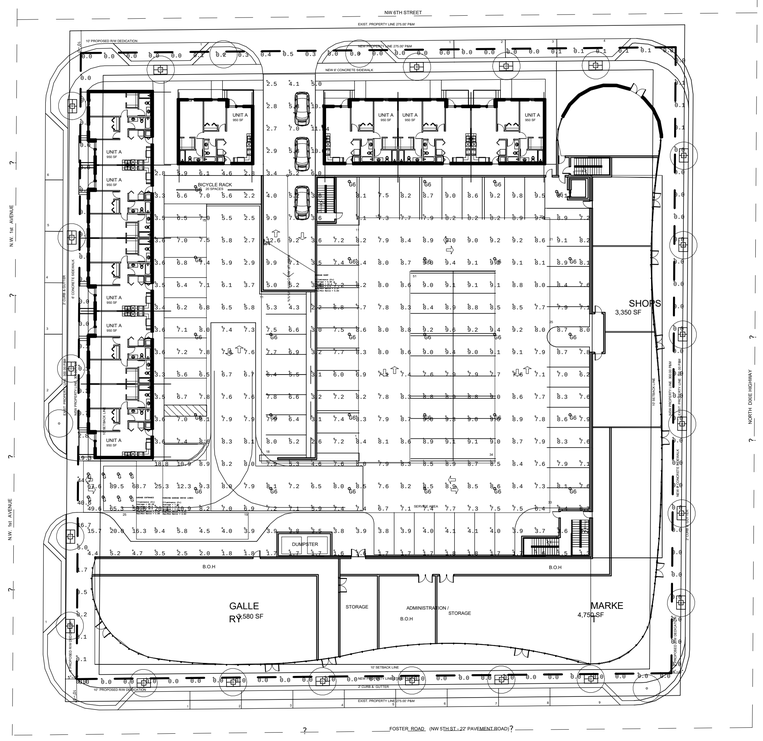
SHEET

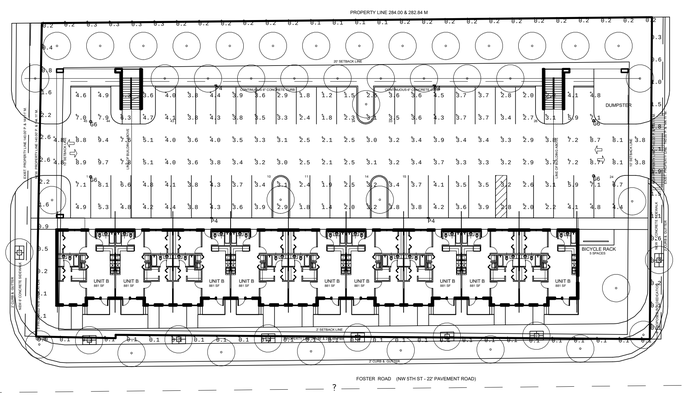
A - 204
OF

SECTION A
BUILDING C

LIC. # 0014682







Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	8	G	SINGLE	N.A.	0.900	EATON MGRAW EDISON: TT-C6-LED-E1-CQ
	32	G6	SINGLE	N.A.	0.900	EATON: MCGRAW EDISON: TT-C6-LED-E1-WQ
	8	P4	SINGLE	N.A.	0.900	EATON: MCGRAW EDISON: GPC-AF-02-LED-E1-SL4-XX-QM MTD ON 20' AFF POLE
	2	P5	BACK-BACK	N.A.	0.900	EATON: MCGRAW EDISON; GPC-AF-02-LED-E1-5WQ MTD 20' AFF POLE
	2	W4	SINGLE	N.A.	0.900	EATON: MCGRAW EDISON: GWC-AF-02-LED-E1-SL4

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING GARAGE	Illuminance	Fc	7.96	89.5	1.3	6.12	68.85
PARKING LOT 1	Illuminance	Fc	4.09	9.7	1.2	3.41	8.08
PARKING LOT 2	Illuminance	Fc	3.43	5.2	1.3	2.64	4.00
PROPERTY LINE	Illuminance	Fc	0.44	2.6	0.0	N.A.	N.A.
PROPERTY LINE_1	Illuminance	Fc	1.23	44.7	0.0	N.A.	N.A.
PROPERTY LINE_2	Illuminance	Fc	0.68	3.0	0.0	N.A.	N.A.
GARAGE ENTRANCE	Illuminance	Fc	65.20	89.5	49.6	1.31	1.80
GARAGE RAMP	Illuminance	Fc	5.92	12.6	2.5	2.37	5.04
PARKING GARAGE DRIVE LANES	Illuminance	Fc	7.82	12.3	2.5	3.13	4.92

NORTH 01 PHOTOMETRIC
SCALE:1/32"=1'-0"

cfm ARCHITECTS

CFM ARCHITECTS
CRISTINA FANDIÑO AIA
A.R. No. 0014682
9950 SW 107th AVE, Suite # 200
Miami, FL, 33176
786-877-3179
786-350-2979

DATE: JULY 2018
DRAWN BY: D.F
PROJECT MANAGER: C.F

PROJECT NAME AND ADDRESS

HALLANDALE CITY CENTER
Foster Road and North Dixie Hwy.
Hallandale Beach, FL 33009

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REVISIONS

PROJECT NO. 18021

SHEET

A-205

OF

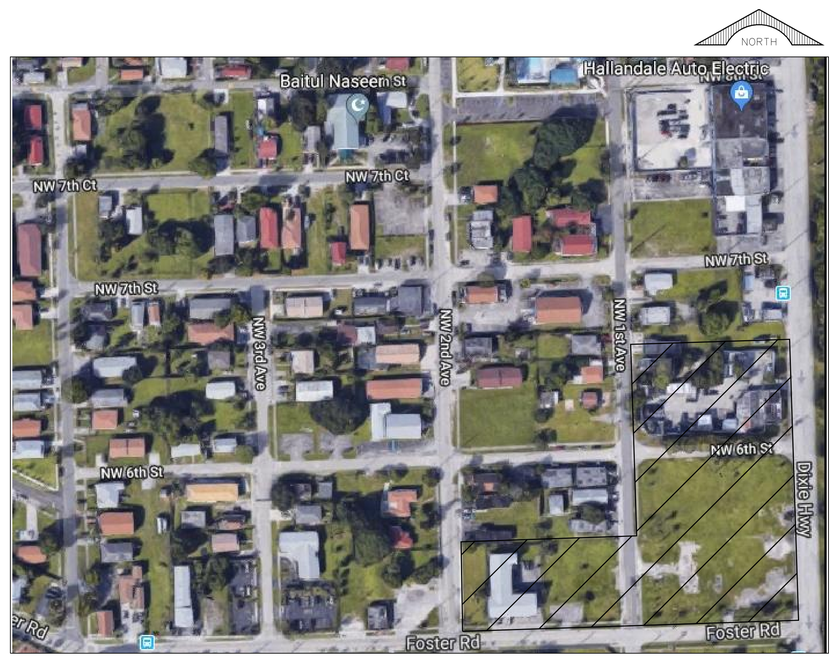
SITE PHOTOMETRIC

LIC. # 0014682

Mixed Use Hallandale Project

Hallandale Beach, FLorida

CIVIL ENGINEERING PLANS



LOCATION MAP

N.T.S.

SHEET NO.	TITLE
C–1	COVER SHEET
C–2	GENERAL NOTES
C–3	PAVING, GRADING & DRAINAGE PLAN
C–4	WATER & SEWER PLAN
C–5 – C–6	CONSTRUCTION DETAILS
C–7 – C–9	STORMWATER POLLUTION PREVENTION PLAN

NOTE:
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD).

APPROVALS		
AGENCY	APPROVAL DATE	PERMIT NUMBER

DRAWINGS MAY BE OUT OF SCALE DUE TO XEROX REPRODUCTION ERROR.

GGB Engineering, Inc.

CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS • CONSTRUCTION MANAGERS
FLORIDA REGISTRATION No. 8118

2699 Stirling Road, Suite C–202
Fort Lauderdale, Florida 33312

Phone: (954) 986–9899
Fax: (954) 986–6655

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

PROJECT No. 17-0720
DESIGN DATE: July 2018

GARY C. BLOOM, P.E.
FLA. LIC. No. 19832
NOT VALID UNLESS SIGNED AND SEALED BY ENGINEER

GENERAL:

ALL CONSTRUCTION, MATERIAL, INSTALLATION, AND TESTING SHALL BE IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION TOGETHER WITH THE COUNTY'S MINIMUM DESIGN STANDARDS AND SPECIFICATIONS AS APPLICABLE. IF F.D.O.T. MATERIAL IS SPECIFIED, IT SHALL IMPLY THAT THEIR CONSTRUCTION PROCEDURES SHALL BE FOLLOWED.

CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL PROTECT ALL UTILITIES AND OTHER PROPERTY AND SHALL BE RESPONSIBLE FOR ANY DAMAGES INCURRED DURING CONSTRUCTION AND SHALL REPAIR SAID DAMAGES AT HIS EXPENSE.

THE ENGINEER WILL HOLD A PRE-CONSTRUCTION MEETING PRIOR TO THE START OF ANY CONSTRUCTION AND INCLUDE A REPRESENTATIVE FROM THE RESPECTIVE ENGINEERING AND UTILITY DEPARTMENTS. THE CONTRACTOR, OWNER, AND OTHER APPLICABLE AGENCIES.

THE CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO CONSTRUCTION. THE LOCATIONS OF THE EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE ONLY; THE EXACT LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY IF "OTHER" UTILITIES (NOT SHOWN ON THE PLANS) EXIST WITHIN THE AREA OF CONSTRUCTION. SHOULD THERE BE "OTHER" UTILITIES, THE CONTRACTOR SHALL NOTIFY THE RESPECTIVE UTILITY OWNERS TO RESOLVE UTILITY CONFLICTS AND UTILITY ADJUSTMENTS, AS REQUIRED.

ALL DEVIATIONS FROM PLANS ARE TO BE APPROVED BY ENGINEER IN WRITING PRIOR TO CONSTRUCTION AND FOR ALL INSPECTIONS AND TESTING.

THE ENGINEER MUST BE GIVEN A MINIMUM 48 HOURS NOTICE PRIOR TO START OF CONSTRUCTION AND FOR ALL INSPECTIONS.

CONTRACTOR IS RESPONSIBLE TO PREPARE COMPLETE AS-BUILT PLANS WITH INFORMATION RELATIVE TO LOCATIONS AND ELEVATIONS OF VALVES, SERVICES, FITTINGS, LENGTHS OF PIPE, TOP OF WATER MAIN ELEVATIONS, AND THE LIKE SHALL BE ACCURATELY RECORDED AND SUBMITTED TO THE DESIGN ENGINEERING FIRM PRIOR TO FINAL ACCEPTANCE OF THE WORK. ALL INFORMATION SHALL BE TAKEN BY A REGISTERED LAND SURVEYOR AND SHOWN ON A SEALED AS-BUILT PLAN ALONG WITH AN AUTOCADD DISK.

THE CONTRACTOR SHALL BE RESPONSIBLE AT ALL TIMES THROUGHOUT THE DURATION OF CONSTRUCTION FOR THE PROTECTION OF EXISTING AND NEWLY INSTALLED UTILITIES AND IMPROVEMENTS FROM DAMAGES, DISRUPTION OF SERVICE, OR DESTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING SUCH MEASURES AS NECESSARY TO PROTECT THE HEALTH, SAFETY, AND WELFARE OF THOSE PERSONS HAVING ACCESS TO THE WORK SITE.

WALL REINFORCEMENT AND THICKNESS FOR PRECAST STRUCTURES SHALL BE IN ACCORDANCE WITH ASTM C478. MINIMUM WALL THICKNESS SHALL BE 8" AND MIN 6" BASE EXTENSION OUTSIDE OF MANHOLE WALL.

MORTAR USED TO SEAL THE PIPE INTO THE WALLS OF THE PRECAST STRUCTURES WILL BE NON-SHRINK GROUT AND WILL NOT CAUSE LEAKAGE IN OR OUT OF THE STRUCTURES. MAXIMUM OPENING THROUGH WALLS FOR PIPES SHALL BE THE MAXIMUM REQUIRED OUTSIDE DIAMETER PLUS 6".

ALL MANHOLES SHALL BE SET PLUMB TO LINE AND GRADE AND SHALL REST ON A FIRM CAREFULLY GRADED SUBGRADE WHICH SHALL PROVIDE UNIFORM BEARING UNDER BASE.

ALL JOINTS SHALL BE FURNISHED WATERTIGHT.
NO PIPE SHALL BE COVERED UNTIL INSPECTED AND APPROVED BY THE ENGINEER AND OTHER APPLICABLE AUTHORITIES.

ALL PIPE SHALL BE LAID IN A DRY TRENCH. ALL MUCK OR OTHER UNSTABLE MATERIAL ENCOUNTERED IN TRENCH BOTTOM SHALL BE REMOVED AND BACKFILLED WITH GRANULAR MATERIAL COMPACTED TO 100% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99, METHOD "C".

SHOP DRAWINGS FOR ALL STRUCTURES AND MATERIALS TO BE USED ON THE PROJECT SHALL BE SUBMITTED TO THE DESIGN ENGINEER AND THE RESPECTIVE ENGINEERING AND UTILITY DEPARTMENTS FOR APPROVAL PRIOR TO CONSTRUCTION OR INSTALLATION.

ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.

CONTRACTOR TO CONTACT SUNSHINE STATE ONE-CALL OFFICE (1-800-432-4770) AND ALL LOCAL UTILITY COMPANIES FOR UNDERGROUND UTILITY LOCATIONS PRIOR TO CONSTRUCTION.

EXISTING SECTION CORNERS AND OTHER LAND MARKERS OR MONUMENTS LOCATED WITHIN PROPOSED CONSTRUCTION ARE TO BE MAINTAINED BY THE CONTRACTOR AND / OR RESET AFTER CONSTRUCTION UNDER CERTIFICATION BY A REGISTERED SURVEYOR.

CONTRACTOR IS TO PREVENT INTRODUCTION OF DEBRIS OR DIRT INTO EXISTING STORM DRAIN AND / OR SANITARY SYSTEM AS A RESULT OF CONSTRUCTION ACTIVITIES. ALL LINES AND STRUCTURES SHALL BE CLEANED PRIOR TO FINAL INSPECTION AND ACCEPTANCE.

LOCATION OF DRAINAGE AND SANITARY SEWER STRUCTURES GOVERN. ADJUST PIPE LENGTHS AS REQUIRED.

THE "MANUAL ON UNIFORM TRAFIC CONTROL DEVICES" SHALL BE USED AS THE STANDARD FOR THE SIGNAGE AND PAVEMENT MARKING REQUIREMENTS OF THE PROJECT.

ALL UNDERGROUND UTILITY MAINS AND STRUCTURES FOR WATER, SEWER, GAS, IRRIGATION, DRAINAGE, TELEPHONE, POWER, CABLE TV, AND OTHERS MUST BE INSTALLED, INSPECTED, TESTED, AND APPROVED PRIOR TO ANY SUBGRADE CONSTRUCTION.

ALL PERMANENT GRASS AREAS ARE TO RECEIVE A 4" MUCK BLANKET OR TOPSOIL TREATMENT.

ALL CURB AND GUTTER SHALL HAVE A LIMEROCK FOUNDATION OR "PAD" OF AT LEAST FOUR INCHES (4") THICKNESS, COMPACTED TO 98% OF MAXIMUM DENSITY PER AASHTO (T-180).

A MINIMUM 10' SEPARATION BETWEEN ALL UTILITIES SHALL BE MAINTAINED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING APPROPRIATE SAFETY PRECAUTIONS DURING EXCAVATION AND TRENCHING OPERATIONS AS REQUIRED BY THE "TRENCH SAFETY ACT" AND THE O.S.H.A. PART "P".

ALL INSTALLATIONS, MATERIALS, AND WORKMANSHIP IN THE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE B.C.E.D. "MINIMUM STANDARDS".

PAVING:

A PROCTOR SHALL BE PERFORMED ON ALL SUBGRADE AND LIMEROCK BASE MATERIAL AND SUBSEQUENT CHANGES IN MATERIAL, LBR's, SIEVE ANALYSIS, ETC. SHALL BE SUBMITTED TO THE ENGINEER PRIOR TO SCHEDULING DENSITY TESTS. ALL TESTS RESULTS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD IN WRITING.

UNDERGROUND UTILITIES SHALL BE INSTALLED OR SLEEVING PROVIDED BEFORE ANY PAVEMENT CONSTRUCTION BEGINS. NO EXCEPTIONS.

FOR COMPACTED SUBGRADE, FOLLOW THE SPECIFICATIONS ON THE PAVING, GRADING, AND DRAINAGE DETAIL SHEET.

ALL PAVEMENT SUBGRADE MATERIAL SHALL HAVE AN LBR 40 AT 100% MAXIMUM DENSITY PER AASHTO T-99, METHOD "C" AND SHALL CONFORM TO THE REQUIREMENTS OF F.D.O.T. SPECIFICATIONS, SECTION 120. THE ENGINEER SHALL SPECIFY THE LOCATION AND NUMBER OF DENSITY TESTS REQUIRED. A MINIMUM OF ONE DENSITY TEST OVER EVERY TRENCH AND ONE DENSITY TEST EVERY 7000 SQUARE FEET OF PROPOSED PAVEMENT, DEPENDING ON THE LENGTH. THE TEST RESULTS SHALL BE ACCEPTED BY THE ENGINEER PRIOR TO PLACEMENT OF BASE MATERIAL.

IF THE PLANS INDICATE A STABILIZED SUBBASE IS TO BE USED IT SHALL HAVE A MINIMUM LBR VALUE OF 40 AND SHALL BE IN ACCORDANCE WITH F.D.O.T. SECTION 160. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT TO THE ENGINEER FOR APPROVAL THE MATERIAL TO BE USED FOR THE SUBBASE AND THEIR PROPORTIONS, AND LABORATORY LBR, BEFORE DELIVERY TO THE SITE. QUALITY CONTROL LBR's MAY BE REQUIRED BY THE ENGINEER TO PROVE THE IN PLACE CONDITION.

IF THE PLANS INDICATE A LIMEROCK BASE, THE CONSTRUCTION AND THE MATERIAL FOR THE LIMEROCK BASE SHALL COMPLY WITH THE REQUIREMENTS OF F.D.O.T. SPECIFICATIONS, SECTION 200. THE LIMEROCK BASE SHALL BE COMPACTED TO 98% MAXIMUM DENSITY AT OPTIMUM MOISTURE (AASHTO T-180. THE ENGINEER SHALL SPECIFY THE LOCATION AND NUMBER OF DENSITY TESTS REQUIRED. THE TEST RESULTS SHALL BE ACCEPTED BY THE ENGINEER PRIOR TO APPLICATION OF THE PRIME AND TACK COATS.

ALL GRADES SHOWN REFER TO FINISHED ASPHALT PAVEMENT UNLESS OTHERWISE NOTED.

FOR STABILIZING AT INTERSECTIONS, TURNOUTS, AND GRADED CONNECTIONS - SEE STANDARD INDEX NO. 515. SEE TYPICAL SECTION FOR DEPTH AND LBR.

LIMEROCK BASES SHALL BE A MINIMUM OF EIGHT INCHES (8") THICK OR AS OTHERWISE SPECIFIED ON PLANS. LIMEROCK OF THE MIAMI FORMATION SHALL BE USED AND SHALL HAVE A MINIMUM CARBONATE CONTENT OF 60%, A MINIMUM CALCIUM AND MAGNESIUM CONTENT OF 6%, AND A MINIMUM LBR OF 100. BASE MATERIAL SHALL BE COMPACTED TO A DENSITY OF NOT LESS THAN 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.

A TACK COAT SHALL BE USED BETWEEN PAVING COURSES AND A PRIME COAT SHALL BE USED ON THE FINISHED BASE.

THE PRIME AND TACK COAT CONSTRUCTION AND MATERIALS FOR THE PRIME AND TACK COATS SHALL CONFORM TO THE REQUIREMENTS OF F.D.O.T. STANDARD SPECIFICATIONS, SECTION 300. THE PRIME AND TACK COATS SHALL BE APPLIED PRIOR TO CONSTRUCTION OF THE ASPHALT SURFACE COURSE AND SHALL BE SANDED AND ROLLED IN ACCORDANCE WITH SECTION 300. APPLICATION RATES SHALL BE 0.25 GAL / SY FOR LIMEROCK BASE.

ASPHALTIC CONCRETE SURFACE COURSE SHALL BE AS SHOWN ON THE PLANS. THE MATERIALS FOR THE ASPHALT CONCRETE SURFACE COURSE SHALL CONFORM TO THE REQUIREMENTS OF F.D.O.T. STANDARD SPECIFICATIONS, SECTION 331 AND ALL OTHER LOCAL CODES THAT MAY APPLY.

ASPHALT CONCRETE SHALL BE OF MINIMUM THICKNESS AS NOTED ON PLANS AND SHALL BE TYPE S-III OR AS OTHERWISE SPECIFIED ON THE PLANS.

RAISE OR LOWER SURVEY CONTROL POINTS TO FINAL GRADE OF PAVEMENT.

EARTHWORK:

THE CONTRACTOR'S BID FOR EARTHWORK SHALL INCLUDE THE EXCAVATION, REMOVAL, AND DISPOSAL OF ALL MATERIALS, OF WHATEVER CHARACTER WITHIN THE LIMITS OF CONSTRUCTION. ALL TOPSOIL THAT IS SUITABLE FOR LANDSCAPING OR GRASSING OPERATIONS MAY BE STOCKPILED NEARBY FOR SUCH USE IF APPROVED BY OWNER. WHERE MUCK, ROCK, CLAY, OR OTHER MATERIAL WITHIN THE LIMITS OF CONSTRUCTION IS UNSUITABLE IN ITS ORIGINAL POSITION, THE CONTRACTOR SHALL EXCAVATE SUCH MATERIAL IN ITS ENTIRETY AND BACKFILL WITH SUITABLE MATERIAL WHICH SHALL BE COMPACTED IN PLACE TO CONFORM TO THE REQUIRED GRADES AND SECTIONS AS SHOWN ON THE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE UNSUITABLE MATERIAL PRESENT ON-SITE AND INCLUDE THE REMOVAL AND REPLACEMENT OF SAME IN HIS BID PRICE. THE CONTRACTOR SHALL MAKE HIS OWN ESTIMATE ON THE VOLUME OF MATERIAL ACTUALLY REQUIRED TO OBTAIN THE CROSS SECTIONS OR GRADES AS SHOWN ON THE PLANS.

IT IS THE CONTRACTORS RESPONSIBILITY TO PREPARE THE SITE IN ACCORDANCE WITH THE OWNERS GEOTECHNICAL REPORT FOR SUBSURFACE EXPLORATION AND RECOMMENDATIONS.

THE ENTIRE WIDTH OF THE RIGHT-OF-WAY SHALL BE COMPLETELY DEMUCKED BEFORE CONSTRUCTION OF THE ROADWAY BEGINS. NO MATERIAL OF CLASSES A-5, A-7, OR A-8 SHALL BE ALLOWED TO SUPPORT THE ROADWAY. THE ROADWAY AND SHOULDERS SHALL BE STABILIZED TO HAVE A MINIMUM LBR OF 40. SUBGRADES SHALL BE COMPACTED TO 100% OF MAXIMUM DENSITY PER AASHTO T-99 METHOD "C".

WHEREVER EXCAVATIONS FOR UTILITIES ARE MADE BELOW THE GRADES INDICATED ON THE PLANS, GRANULAR MATERIAL FREE OF ORGANIC OR OTHER DELETERIOUS MATERIAL SHALL BE USED TO RESTORE THE AREA TO THE PROPER GRADE, AND SHALL BE COMPACTED TO 100% OF MAXIMUM DENSITY PER AASHTO T-99 METHOD "C".

AREAS TO BE COMPACTED SHALL BE MOISTENED AND COMPACTED BY EITHER ROLLING, TAMPING, OR ANY OTHER METHOD APPROVED BY THE ENGINEER, IN ORDER TO OBTAIN THE DESIRED DENSITY. THE ENGINEER SHALL INSPECT ALL COMPACTED AREAS PRIOR TO FURTHER CONSTRUCTION OPERATIONS.

PRIOR TO BACKFILLING AROUND STRUCTURES, THE AREAS SHALL BE CLEAN OF ALL TRASH AND DEBRIS OF ANY DESCRIPTION, UNLESS DIRECTED BY THE ENGINEER TO SLOPE IT IN PLACE. SUCH AS BRACES, PLANKS AND BRACING. BACKFILL SHALL BE HAND TAMPED IN 12" COMPACTED LIFTS.

THE EXISTING ELEVATIONS SHOWN HEREON ARE FOR THE PURPOSE OF INDICATING THE GROUND ELEVATION ONLY AT THE POSITION SHOWN AND IN NO WAY SHOULD INDICATE ELEVATION AT ANY POINT OTHER THAN THAT SHOWN.

DRAINAGE:

CATCH BASINS / INLETS / JUNCTION BOXES SHALL NOT BE LOCATED IN RESIDENTIAL DRIVEWAYS.

DRAINAGE PIPES SHALL BE REINFORCED CONCRETE PIPE UNLESS OTHERWISE SPECIFIED ON PLANS.

REINFORCED CONCRETE PIPE SHALL MEET THE REQUIREMENTS OF F.D.O.T. STANDARD SPECIFICATIONS SECTION 941. CONCRETE PIPE SHALL BE CLASS III OR AS SHOWN ON THE PLANS. PIPE GASKETS SHALL MEET F.D.O.T. STANDARD SPECIFICATIONS.

PRIOR TO BACKFILLING THE DRAINAGE SYSTEM, THE CONTRACTOR SHALL NOTIFY THE GOVERNING AGENCIES FOR INSPECTION.

BOTTOM OF ALL INLETS SHALL BE 12" BELOW THE LOWEST INLET INVERT. UNLESS OTHERWISE SPECIFIED.

CORRUGATED ALUMINUM PIPE SHALL MEET THE REQUIREMENTS OF AASHTO M-196. CORRUGATED ALUMINUM PIPE SHALL BE FABRICATED WITH HELICAL CORRUGATIONS WITH A WELDED TWO SEAM CORRUGATIONS FORMED INTO EACH END TO ACCOMMODATE A COUPLING BAND. REFER TO TABLE 1, SECTION 945 FOR THICKNESS OF METAL FOR PIPE.

HIGH DENSITY POLYETHYLENE (H.D.P.) COMPOSED OF CORRUGATED EXTERIOR AND SMOOTH INTERIOR SHALL BE IN ACCORDANCE WITH AASHTO M252 AND M294. TYPE „S" AS MANUFACTURED BY HANCOR, INC. WITH SURELOC JOINTS OR A.D.S. WITH CLEATED BELL AND SPIGOT OR APPROVED EQUAL.

SEE LANDSCAPING PLANS FOR ADDITIONAL GRADING AND DRAINAGE INFORMATION FOR RECREATIONAL AMENITIES, POOL, POOL DECK, BERMING, ETC.

GRATE ELEVATION OF TYPE-10 / CURB AND GUTTER INLET STRUCTURES PROVIDED AT EDGE OF PAVEMENT.

SITE PREPARATION SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS ENGINEER'S SUBSURFACE EXPLORATION AND RECOMMENDATION REPORT.

CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND PREPARATION OF ALL EXISTING STORM DRAINAGE PIPE AND INLETS FOR REUSE AS REQUIRED FOR NEW CONSTRUCTION. CONTRACTOR IS RESPONSIBLE TO COMPLETELY INSPECT EXISTING STORM DRAINAGE SYSTEM IN ADVANCE OF ANY WORK AND NOTIFY THE ENGINEER OF ANY DEFICIENCIES. SHOULD CONTRACTOR COMMENCE WORK WITHOUT FIRST INSPECTING THE EXISTING STORM DRAINAGE SYSTEM, THEN THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED REPAIRS.

CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY TURBIDITY SCREENS AT OUTFALL PIPES AND LAKE FROM TIME OF CONSTRUCTION COMMENCEMENT UNTIL FINAL PAVING AND DRAINAGE INSPECTION.

ALL RAMPS, WALKS, AND PEDESTRIAN PATHWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION" LATEST EDITION. IN THE CASE OF ANY CONFLICTS BETWEEN THESE PLANS AND CODE, THE CODE WILL GOVERN.

TEMPORARY AND PERMANENT FIRE DEPARTMENT ACCESS ROADS SHALL BE FREE OF CONSTRUCTION MATERIALS, VEHICLES, ETC. DURING CONSTRUCTION.

YARD DRAINAGE SYSTEM MATERIALS SHALL BE BY ADVANCED DRAINAGE SYSTEMS, INC. OR APPROVED EQUAL.

ALL EXISTING STORM DRAINAGE PIPING AND INLETS DESIGNATED FOR REMOVAL SHALL BE COMPLETELY REMOVED.

MINIMUM PARKING LOT LONGITUDINAL AND CROSS SLOPES SHALL BE 0.50% AND 1.0%, RESPECTIVELY.

RESIDENTIAL PARCEL SIDEWALK TO BE CONSTRUCTED AT TIME OF BUILDING CONSTRUCTION, UNLESS OTHERWISE NOTED ON THE PLAN.

ALL LANDSCAPE ISLANDS TO BE CURBED, UNLESS OTHERWISE NOTED ON THE PLAN.

ALL ELEVATIONS REFER TO N.A.V.D.

CONTRACTOR TO REFER TO ARCHITECTURAL (PLUMBING) PLANS TO CONFIRM LOCATIONS AND ELEVATIONS OF BUILDING STORM / ROOF DRAINAGE CONNECTIONS

GATE VALVES:

GATE VALVES 4" AND LARGER SHALL BE MECHANICAL JOINT TYPE AND COMPLY WITH AWWA / ANSI STANDARD C509-01.

MECHANICAL JOINTS SHALL CONFORM TO AWWA / ANSI C111/A21.11-00

ALL GATE VALVES ARE TO BE IRON BODY, BRONZE MOUNTED, DOUBLE DISK, NON-RISING STEM, RESILIENT SEAT TYPE, OPENING LEFT (COUNTER CLOCKWISE). THE INTERIOR LINING SHALL BE FUSION BONDED EPOXY ACCORDING TO AWWA 550-01 AND AN EXTERIOR EPOXY COAT (BOTH 40 MILLS DFT.)

GATE VALVES 4" TO 12" SHALL HAVE A MAXIMUM WORKING PRESSURE OF 200 PSI AND BE TESTED AT 400 PSI. GATE VALVES SHALL BE RESILIENT SEATED MUELLER, CLOW RESILIENT WEDGE, M & H, OR APPROVED EQUAL, WITH RESTRAINT JOINTS.

GATE VALVES UNDER 4" IN SIZE SHALL BE BRONZE GATE VALVES CONFORMING TO MSS STANDARD PRACTICE SP-37. THEY SHALL BE DOUBLE DISK, NON-RISING STEM, OPEN LEFT (COUNTER CLOCKWISE) WITH OPERATING WHEEL. PEWTER AND NO METAL OPERATING WHEELS SHALL NOT BE PERMITTED. GATE VALVES SHALL MEET AWWA C500-02 STANDARDS.

VALVE BOXES SHALL BE CAST IRON EXTENSION TYPE WITH NOT LESS THAN 5-1/4" DIAMETER SHAFT AND WITH COVERS MARKED "WATER", PAINTED BLUE. USF 7500 OR APPROVED EQUAL.

GATE VALVES 18" AND LARGER WILL BE SUBSTITUTED WITH BUTTERFLY VALVES AS MANUFACTURED BY PRATT, DEZURIK, CLOW, OR APPROVED EQUAL.

BUTTERFLY VALVES ARE TO BE CAST OR DUCTILE IRON BODY; ALLOY CAST IRON OR DUCTILE IRON DISK; BODY MOUNTED ADJUSTABLE SEAT; ONE-PIECE STAINLESS STEEL SHAFT; SHORT OR LONG BODY TYPE; WITH THE VALVE CLASS, SHAFT SIZE AND OTHER SPECIAL REQUIREMENTS SELECTED IN ACCORDANCE WITH THE SPECIFIC DESIGN; AND ARE TO COMPLY WITH THE PROVISIONS OF AWWA C504-00, "RUBBER SEATED BUTTERFLY VALVES."

VALVE OPERATION IS TO BE APPROVED GEAR ACTUATORS, WITH SEALED ENCLOSURES FOR BURIED OR SUBMERGED SERVICE. POSITION INDICATORS WILL BE FURNISHED AS REQUIRED. UNITS ARE TO BE EQUIPPED WITH 2" ACTUATING NUTS, CAST IRON HANDWHEELS, OR CHAIN OPERATORS, WITH GALVANIZED STEEL CHAINS, AS APPROPRIATE FOR THE INSTALLATION. APPURTENANCES ARE TO BE FURNISHED BY THE VALVE MANUFACTURER.

WATER SYSTEM:

ALL WORKMANSHIP AND MATERIAL SHALL CONFORM TO BCWWS STANDARDS, THE LOCAL MUNICIPALITY AND APPLICABLE DEPARTMENT OF HEALTH AND REHABILITATIVE SERVICES STANDARDS. ANY PHYSICAL CONNECTION OF NEW WATER MAINS TO ACTIVATE WATER MAINS SHALL BE MADE UNTIL SUCH TIME THAT THE NEW MAINS ARE CONFIRMED TO BE BACTERIOLOGICALLY SAFE AND THE HEALTH DEPARTMENT RELEASE HAS BEEN OBTAINED. TEMPORARY CONNECTIONS OF NEW MAINS TO ACTIVE MAINS FOR THE PURPOSE OF FILLING AND FLUSHING SHALL BE MADE BY A METHOD DEEMED ACCEPTABLE TO THE UTILITY PROVIDING SERVICE.

ALL WATER MAINS SHALL BE DESIGNED FOR A MINIMUM WORKING PRESSURE OF 150 PSI AND HAVE COMPRESSION TYPE BELL AND SPIGOT JOINTS.

THE WATER SYSTEM SHALL BE HYDROSTATICALLY PRESSURE TESTED AND DISINFECTED PER AWWA / ANSI C600-05, C651-05 AND TESTED FOR A MINIMUM PERIOD OF 2 HOURS AT A MINIMUM STARTING PRESSURE OF 150 PSI IN ACCORDANCE WITH ANSI / AWWA STANDARD C600-05 WITH AN ALLOWABLE LEAKAGE AS DETERMINED BY THE FOLLOWING FORMULA:

Q = LD x SQUARE ROOT OF P / 148.000 WHERE:

Q = QUANTITY OF MAKEUP WATER IN GALLONS / HOUR
L = LENGTH OF PIPE SECTION BEING TESTED IN FEET
D = NOMINAL DIAMETER OF THE PIPE IN INCHES
P = AVERAGE TEST PRESSURE DURING HYDROSTATIC TEST IN PSI GAUGE

TEST PRESSURE SHALL NOT VARY MORE THAN 5 PSI THROUGHOUT THE TEST. THE MAXIMUM ALLOWABLE LEAKAGE SHALL BE BASED ON A MAXIMUM 2000 FEET WHEN THE LENGTH OF PIPE TESTED EXCEEDS 2000 FEET. THRUST BLOCKS AS SHOWN ON THE DETAIL SHEETS SHALL BE PROVIDED AT ALL BENDS UNLESS NOTED OTHERWISE ON PLANS. IF RESTRAINT JOINT PIPE ISSPECIFIED ON THE PLANS, IT SHALL BE INSTALLED TO MEET THE REQUIREMENTS OF THE PIPE MANUFACTURER AND THE UTILITY DEPARTMENT.NO CONCRETE THRUST BLOCKS WILL BE ALLOWED EXCEPT FOR FIRE HYDRANTS.

BACTERIOLOGICAL TESTING SHALL BE IN ACCORDANCE WITH AWWA / ANSI C651-05 LATEST REVISION.

PVC WATER MAIN PIPE (BLUE) SHALL MEET THE REQUIREMENTS OF AWWA C-900.97 "POLYVINYL CHLORIDE (PVC) PRESSURE PIPE", CLASS 150 PIPE SHALL CONFORM TO REQUIREMENT OF SDR 18.

ALL PVC PIPE SHALL BE SUITABLE FOR USE AS A PRESSURE CONDUIT. PROVISIONS MUST BE MADE FOR EXPANSION AND CONTRACTION AT EACH JOINT WITH AN ELASTOMERIC RING. THE BELL SHALL CONSIST OF AN INTEGRAL WOVEN PART WITH AN ELASTOMERIC SEALING WHICH MEETS THE REQUIREMENTS OF ASTM F-477 STANDARD SPECIFICATIONS FOR ELASTOMERIC SEALS (GASKETS FOR JOINTING PLASTIC PIPE). THE WALL THICKNESS IN THE BELL SECTION SHALL CONFORM TO THE REQUIREMENTSOF ASTM D-3139.

PVC PIPE SHALL BE DELIVERED TO THE JOB SITE FROM THE FACTORY AND STORED AT THE JOB SITE IN PALETTIZED UNITS OR BUNDLES WITH PROPER SUPPORT UNNECESSARY DEFLECTION PRIOR TO INSTALLATION. EACH PALLETIZED UNIT SHALL BE SIZED TO LIMIT THE STACKING OF PIPE NOT MORE THAN SIXTY (60) INCHES IN ACCORDANCE WITH MANUFACTURER.

CARE SHALL BE TAKEN DURING THE TRANSPORTING OF THE PIPE TO INSURE THAT THE BINDING AND TIE DOWN METHODS DO NOT DAMAGE OR DEFLECT THE PIPE IN ANY MANNER. PIPE BENT, DEFLECTED, OR OTHERWISE DAMAGED DURING SHIPPING WILL BE REJECTED.

PVC MAINS SHALL BE LAID WITH A MINIMUM OF 36" CLEAR COVER.

FITTINGS SHALL BE MECHANICAL JOINT DUCTILE IRON PRESSURE CLASS 350 THROUGH 12". ALL FITTINGS SHALL BE CEMENT MORTAR LINED AND SEALED THE SAME AS PIPE IN ACCORDANCE WITH AWWA/ANSI C110/A21.10-98.

PVC AND D.I.P. PIPE SHALL BE DEFLECTED NO MORE THAN ONE HALF(1/2) THE MANUFACTURERS RECOMMENDATION.

JOINTS FOR BELL AND SPIGOT PVC/DIP PIPE AND FITTINGS SHALL BE MECHANICAL OR RUBBER GASKET (EITHER ON SPIGOT OR IN BELL)COMPRESSION TYPE AS SPECIFIED IN ACCORDANCE WITH AWWA/ANSI STANDARD C111/A21.11-00. SPECIAL FITTINGS AND JOINTS SHALL BE CONSIDERED FOR SPECIFIC INSTALLATIONS.

ALL WATER MAINS SHALL HAVE CONTINUOUS DETECTOR TAPE 18 INCHES BELOW GRADE ALONG ALL WATER MAINS. DETECTOR TAPE SHALL HAVE BLUE COLOR, AND A 14 GAUGE MULTI STRAND WIRE SHALL BE ATTACHED TO ALL NON-CONDUCTIVE WATER MAIN TO FACILITATE FUTURE LOCATION. AN EXTRA 4' OF WIRE SHALL BE PROVIDED AT BLOWOFFS, FIRE HYDRANTS, ETC.

POLYETHYLENE ENCASEMENT/WRAP SHALL BE INSTALLED ON ALL IRON PIPES(INCLUDING VALVES, FITTINGS, VALVES, HYDRANTS, ETC. POLYWRAP SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUAL ANSI/AWWA C105/A21.5-99 STANDARDS.

DUCTILE IRON WATER MAIN SEALCOAT SHALL BE COAL TAR EPOXY OR ASPHALT.

DUCTILE IRON PIPE JOINTS SHALL BE PUSH-ON TYPE AND RESTRAINED A MINIMUM DISTANCE AS SPECIFIED IN RESTRAINEND DETAIL ON APPLICABLE DETAIL SHEET. USING MEGA-LUG OR APPROVED EQUAL USING TR-FLEX U.S. PIPE OR FLEX RING BY AMERICAN PIPE.

WATER MAIN STUBS FOR FUTURE EXTENSION INCLUDING ALL FITTINGS BACK TO TEE (IF STUB LENGHTS IS LESS THAN TWO PIPE LENGTH)LENGHTS WILL BE RESTRAINT JOINT PIPE FOR THE LAST TWO LENGTHS. (AS REQUIRED BY ENGINEER OR UTILITY DEPT.)

DUCTILE IRON PIPE SHALL BE CLASS 350 AND SHALL BE CEMENT LINED AND SEALCOATED IN ACCORDANCE WITH AWWA / ANSI STANDARD C151/A21.51-02. WATER MAINS SHALL BE LAID WITH A MINIMUM 30" CLEAR COVER. DUCTILE IRON FITTINGS SHALL BE CLASS 350 THROUGH 12" AND CLASS 250 IN SIZES 16" AND LARGER. ALL FITTINGS SHALL BE CEMENT LINED AND SEALCOATED THE SAME AS PIPE IN ACCORDANCE WITH AWWA / ANSI STANDARDS C104/A21.4-95 AND C153/A21.53-00. NEOPRENE GASKETS SHALL BE USED.

ALL WATER MAINS SHALL BE BEDDED AND BACKFILLED PER STANDARD TRENCH DETAILS.

CONTRACTOR IS RESPONSIBLE FOR THE EXISTING ON-SITE WATER SYSTEM UNTIL FINAL INSPECTION, CERTIFICATION AND APPROVAL BY THE UTILITY.

CONTRACTOR IS RESPONSIBLE WHETHER, OR NOT NOTED ON PLANS FOR RAISING OR LOWERING OF EXISTING GATE VALVE BOXES, METER BOXES, ETC. THAT MAY NEED ADJUSTMENT TO MEET PROPOSED FINISH GRADES.

ALL EXISTING WATER MAINS AND COMPONENTS DESIGNATED FOR REMOVAL ARE THE PROPERTY OF THE UTILITY. MATERIALS SHALL BE REMOVED FROM THE GROUND AS CAREFULLY AS POSSIBLE AND SALVAGED FOR UTILITY.SHOULD UTILITY REFUSE SAID WATER COMPONENTS, THEN THE CONTRACTOR WILL BE RESPONSIBLE FOR OFF-SITE DISPOSAL.

CONTRACTOR TO REFER TO ARCHITECTURAL (PLUMBING) PLANS TO CONFIRM LOCATIONS AND ELEVATIONS OF ALL WATER FIRE AND SEWER BUILDING CONNECTIONS.

DEVELOPER IS RESPONSIBLE TO DEDICATE UTILITY EASEMENTS TO THE UTILITY FOR ALL PUBLIC WATER MAINS THAT ARE TO BE ULTIMATELY OWNED AND MAINTAINED BY THE UTILITY. EASEMENTS TO BE GRANTED UPON THE CONCLUSION OF THE WORK FROM AS-BUILT PLIPE LOCATIONS. UNLESS OTHERWISE REQUIRED BY THE UTILITY.

CONTRACTOR IS RESPONSIBLE TO DELIVER AS-BUILT WATER PLANS, MYLAR, AND COMPUTER DISK TO THE ENGINEER OF RECORD PRIOR TO FINAL CERTIFICATION TO THE UTILITY. AS-BUILTS SHALL BE SIGNED AND SEALED BY A REGISTERED FLORIDA SURVEYOR.

MAINTAIN A 10-FOOT HORIZONTAL CLEARANCE BETWEEN ALL UTILITIES AND BUILDING STRUCTURES. UNLESS OTHERWISE SHOWN ON THE PLANS.

LANDSCAPING SHALL NOT BE INSTALLED WITHIN 6' OF ALL WATER MAINS AND SERVICES OR WITHIN A 5' RADIUS OF ALL FIRE HYDRANTS. UNLESS APPROVED BY THE ENGINEER.

WATER MAINS SHALL BE DEFLECTED OVER DRAINAGE AT ALL CONFLICTS.

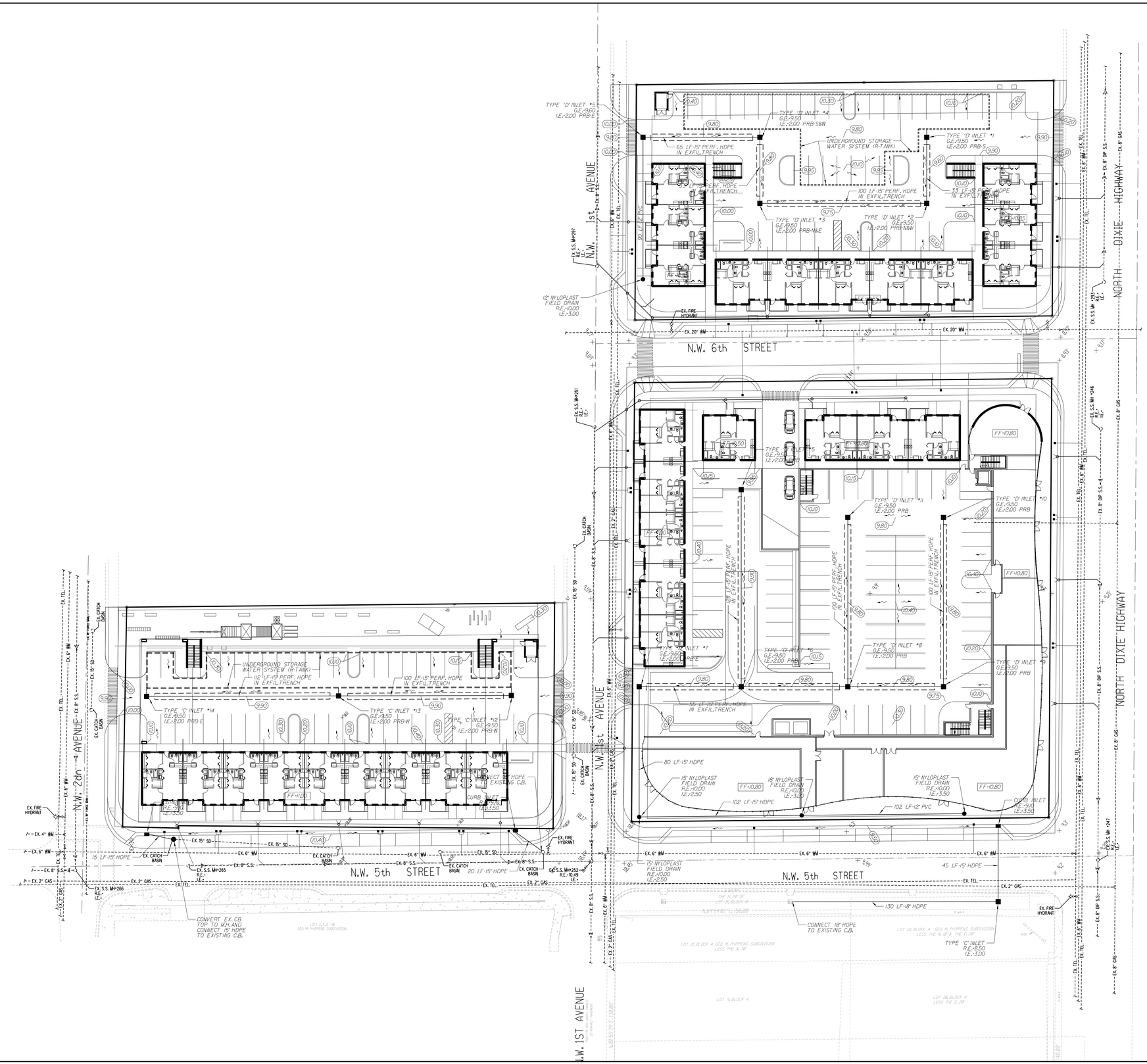
ALL WATER SERVICES SHALL TERMINATE A MINIMUM OR 5' FROM BUILDING.

UNDERGROUND WATER MAINS AND FIRE HYDRANTS SHALL BE INSTALLED AND OPERATIONAL PRIOR TO BUILDING CONSTRUCTION AS REQUIRED BY THE LOCAL FIRE DEPARTMENT AND THE SOUTH FLORIDA BUILDING CODE. LATEST REVISION.

ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320, F.A.C.

WATER SERVICE LINES:

WATER SERVICES SHALL BE POLYETHYLENE TUBING (PE 3408) COMPLYING WITH APPLICABLE REQUIREMENTS FOR PE, AWWA C902-01 HIGH MOLECULAR WEIGHT PLASTIC MATERIAL ASTM D-2666. 250 PSI RATING (CTS-OD) SDR 9. SERVICE PIPE SHALL BE IN



NORTH

0 30' 60'

GRAPHIC SCALE

PAVING & DRAINAGE LEGEND

R.E.	RIM ELEVATION
G.E.	GRATE ELEVATION
I.E.	INVERT ELEVATION
V.G.	VALLEY GUTTER
	DIRECTION OF OVERLAND FLOW
P.R.B.	POLLUTION RETARDANT BASIN
F.F.=	FINISHED FLOOR ELEVATION
	EXISTING OR FUTURE UTILITIES
00 LF / 18"	LENGTH,SIZE OF STORM DRAIN
	EXISTING GRADE
6.50	PROPOSED ASPHALT/SOD GRADE
7.20	PROPOSED CONCRETE/PAVER GRADE
	PROPOSED CONCRETE
	PROPOSED UNDERGROUND STORAGE WATER SYSTEM (R-TANK)

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

REVISIONS:

1. 2. 3. 4. 5. 6. 7. 8.

CLIENT: Cristina Fandilno R.A.
9950 SW 107th Avenue,
Suite No. 200
Miami Florida 33176

PROJECT: Mixed Use Project
HALLANDALE FLORIDA

TASK: PAVING, GRADING AND DRAINAGE PLAN

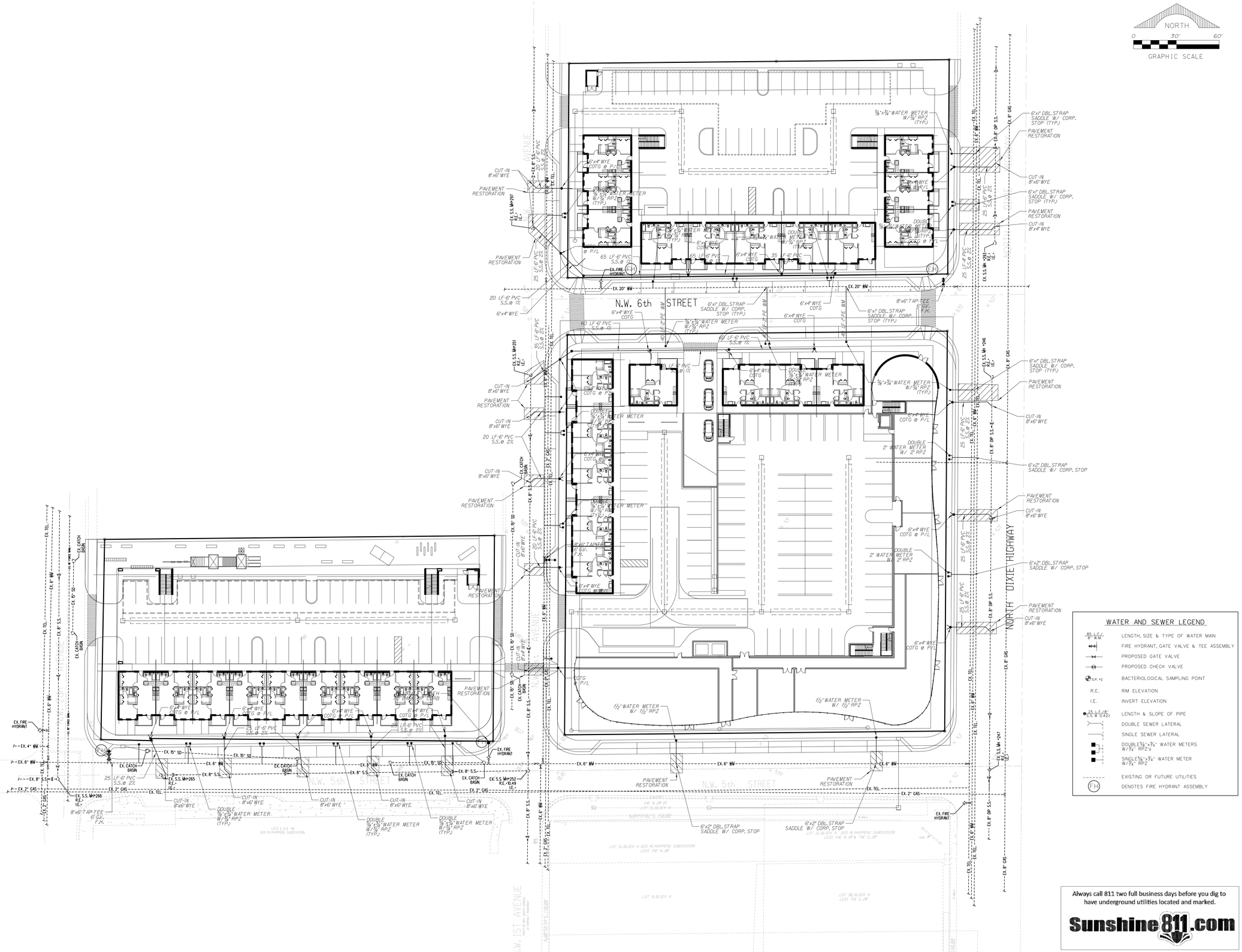
GGB Engineering, Inc.
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS
CONSTRUCTION MANAGERS
FL CERTIFICATE OF AUTHORIZATION No. 8818
2699 Stirling Road, Suite C-202
Fort Lauderdale, Florida 33312
Phone: (954) 986-9800
Fax: (954) 986-8655

DATE:	SCALE:
July 2018	1" = 30'
DESIGNED BY: G.G.B.	DRAWN BY: M.M.

PROJECT NO. 170720

SHEET C-3

GARY G. BLOOM, P.E.
FLA LIC. No. 19832
NOT VALID UNLESS SIGNED AND SEALED BY ENGINEER



REVISIONS:
1.
2.
3.
4.
5.
6.
7.
8.

CLIENT:
Cristina Fandilno R.A.
9950 SW 107th Avenue,
Suite No. 200
Miami Florida 33176

PROJECT:
Mixed Use Project
HALLANDALE FLORIDA

TASK:
WATER AND SEWER PLAN

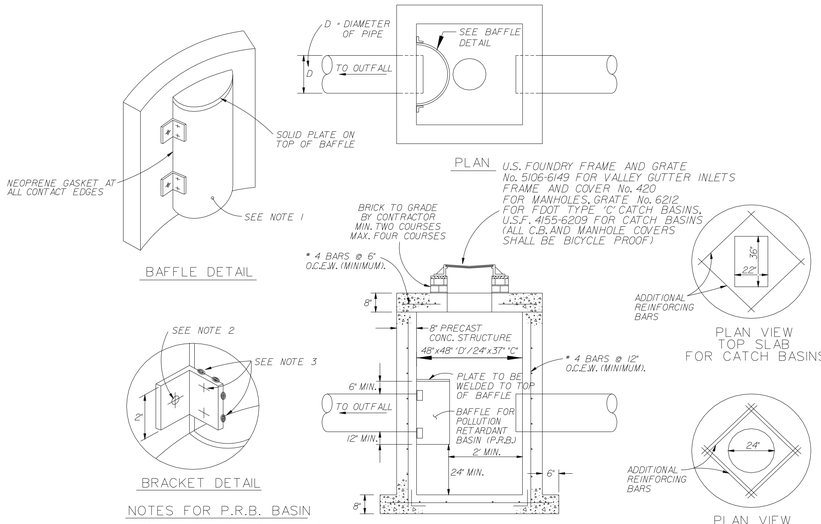
GGB Engineering, Inc.
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS
FL CONSTRUCTION MANAGER
FL COA REGISTRATION No. 18
2699 Stirling Road, Suite C-202
Fort Lauderdale, Florida 33312
Phone: (954) 986-9899
Fax: (954) 986-8655

DATE:	SCALE:
July 2018	1" = 30'
DESIGNED BY: G.G.B.	DRAWN BY: M.M.

PROJECT NO.
170720

SHEET
C-4

GARY G. BLOOM, P.E.
FL# LIC. No. 19851
NOT VALID UNLESS SIGNED AND SEALED BY ENGINEER

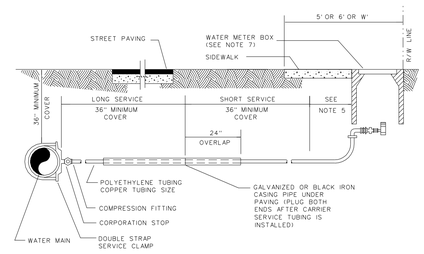


NOTES FOR P.R.B. BASIN

1) BAFFLE TO BE A SECTION OF CMP CUT IN HALF. CMP PIPE FOR BAFFLE SHALL BE THE SIZE INDICATED ON THE PLAN.
2) ½" GALVANIZED LAG BOLT IN LEAD SHIELD (TYP.)
3) WELD OR 2 - ½" THRU BOLTS (S.S.).
4) GRATING SHALL BE OFFSET IF STRUCTURE IS USED AS OVERFLOW.

TYPICAL CATCH BASIN W/P.R.B.

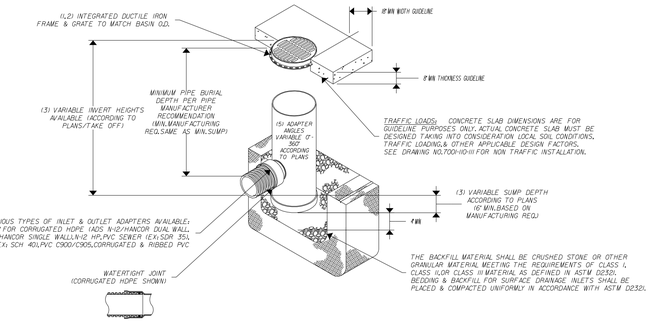
(P.R.B. REQUIRED OVER OUTFALL PIPE ONLY)



NOTES:

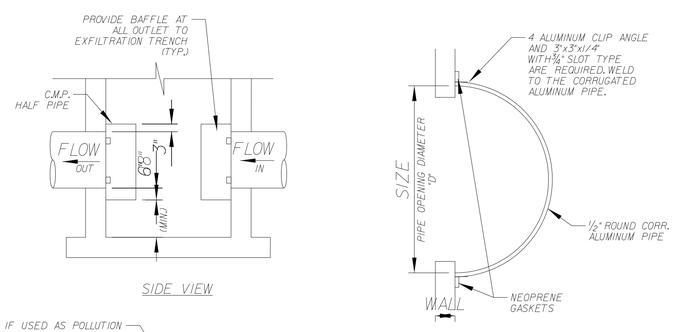
1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED NOT LESS THAN 18" ON CENTER. NO TAPS SHALL BE CLOSER THAN 18" TO A JOINT.
2. 1" OR 2" I.T. SERVICES REQUIRE A 1½" MINIMUM INSIDE DIAMETER CASING PIPE.
3. 2" SERVICES REQUIRE A 3" MINIMUM INSIDE DIAMETER CASING PIPE.
4. ALL CASING PIPE SHALL EXTEND 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.

WATER SERVICE CONNECTION DETAIL

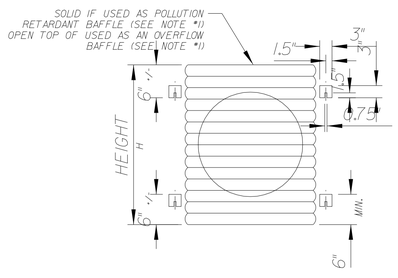


1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 8' DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO.7001-10-06.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL/N-12 HP & PVC SEWER).
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE (FTO 360.) TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO.7001-10-02.

NYLOPLAST DRAIN BASIN:



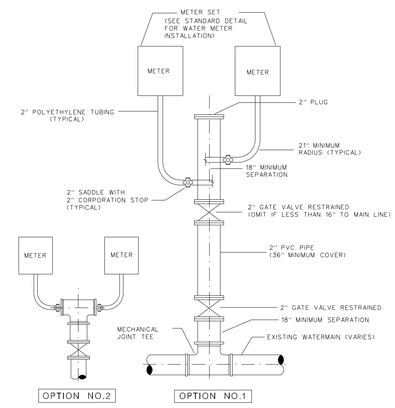
STANDARD DIMENSIONS			
PIPE DIA.	D (INCHES)	T (GAUGE)	H (INCHES)
15"	27"	16	24"
18"	30"	16	27"
24"	36"	16	33"



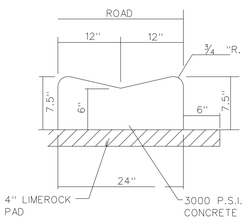
NOTES:

1. ALUMINUM SHEET OF SAME THICKNESS (GAUGE) AS PIPE SHALL BE WELDED TO CLOSE OPENING.
2. BAFFLE SHALL BE AS MANUFACTURED BY SOUTHERN CULVERT OR ENGINEER'S APPROVED EQUAL.
3. NEOPRENE GASKET (3/8" x 2") SHALL BE INSTALLED AT ALL BAFFLES.

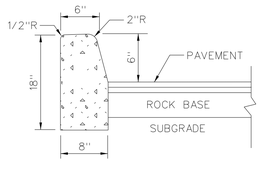
POLLUTION RETARDANT BAFFLE



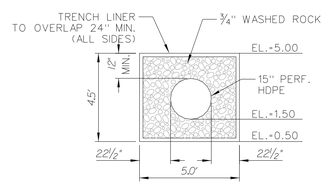
DOUBLE WATER METER INSTALLATION



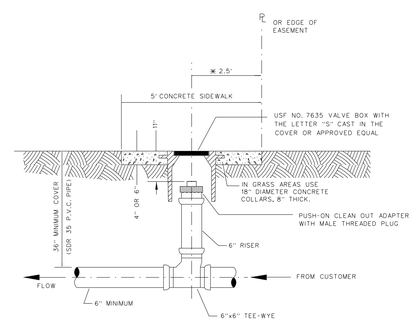
VALLEY GUTTER DETAIL



TYPE "D" CURB



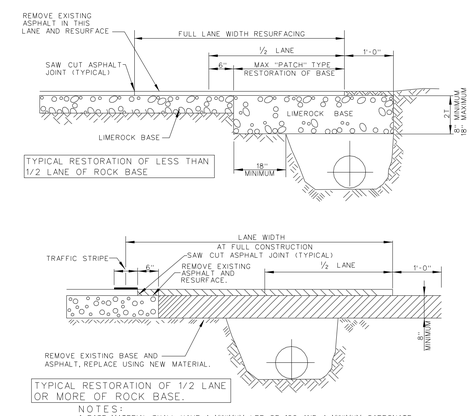
EXFILTRATION TRENCH DETAIL



NOTES:

1. * IF CAST IN THE MIDDLE OF THE SIDEWALK THIS DIMENSION WILL VARY DEPENDING UPON THE WIDTH OF THE SIDEWALK. 2.5' APPLIES TO A 5' SIDEWALK WIDTH.
2. A NEW SECTION OF SIDEWALK SHALL BE POURED AROUND THE VALVE BOX WHEN WORKING IN AN AREA WITH EXISTING SIDEWALKS.

SANITARY SEWER SERVICE CONNECTION



NOTES:

1. BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 AND A MINIMUM CARBONATE CONTENT OF 70% (60% FOR LOCAL STREETS.)
2. BASE SHALL BE PLACED IN 6" MAXIMUM THICKNESS LAYERS WITH EACH LAYER COMPACTED AS REQUIRED AND TESTED PRIOR TO THE PLACEMENT OF THE SUCCEEDING LAYERS.
3. SUBGRADE MATERIAL SHALL BE GRANULAR AND ANGULAR AND SHALL HAVE A MINIMUM LBR. OF 40.
4. BACKFILL SHALL BE PLACED AND COMPACTED IN 8" LAYERS, BUT TESTING WILL BEGIN 12" ABOVE THE INSTALLED FACILITY.
5. ALL EDGES OF EXISTING ASPHALT PAVEMENT WHERE RESURFACING WILL ABUT SHALL BE SAW CUT IN STRAIGHT LINES PARALLEL TO OR PERPENDICULAR TO THE ROADWAY, PRIOR TO THE RESURFACING.
6. RESURFACING MATERIAL SHALL BE CONSISTENT WITH SURROUNDING SURFACE, AND SHALL BE APPLIED A MINIMUM OF ONE INCH AND A MAXIMUM OF TWO INCHES IN THICKNESS.

PAVEMENT RESTORATION

REVISIONS:
1. 2. 3. 4. 5. 6. 7. 8.

CLIENT:
Cristina Fandilno R.A.
9950 SW 107th Avenue,
Suite No. 200
Miami Florida 33176

PROJECT:
Mixed Use Project
HALLANDALE FLORIDA

TASK:
CONSTRUCTION DETAILS

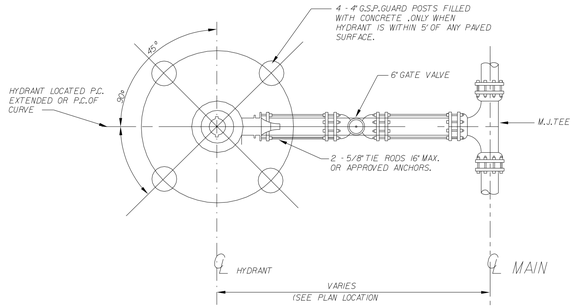
GGB Engineering, Inc.
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS
& CONSTRUCTION MANAGERS
FLORIDA REGISTRATION No. 818
2699 Stirling Road, Suite C-202
Fort Lauderdale, Florida 33312
Phone: (954) 986-9699
Fax: (954) 986-8655

DATE:	SCALE:
July 2018	N.T.S.
DESIGNED BY: G.G.B.	DRAWN BY: M.M.

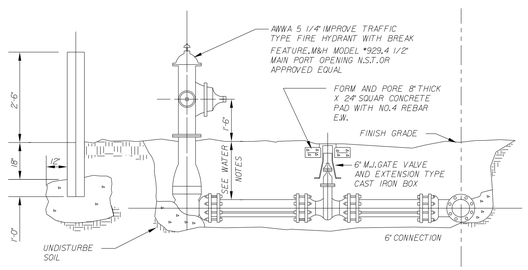
PROJECT NO. 170720

SHEET C-5

GARY G. BLOOM, P.E.
FLA LIC. No. 19837
NOT VALID UNLESS SIGNED AND SEALED BY ENGINEER

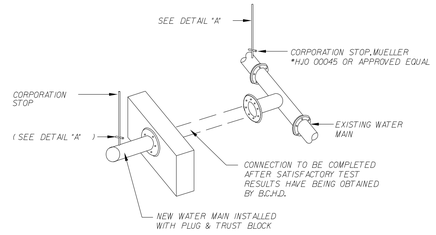


PLAN



ELEVATION

FIRE HYDRANT DETAIL



FILLING AND FLUSHING

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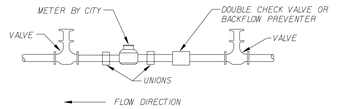
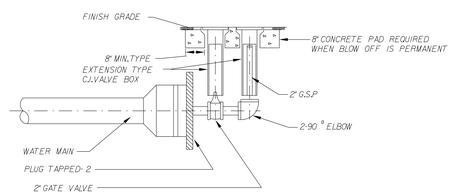


NOTE:

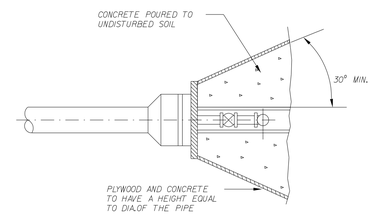
REMOVE TEMPORARY CONNECTION AT CORPORATION STOP ON EXISTING MAIN ONLY AFTER ALL TESTING HAS BEEN COMPLETED AND THE NEW MAIN MAIN HAS BEEN FILLED AND FLUSHED.

TEMPORARY CONNECTION

DETAIL A



ELEVATION

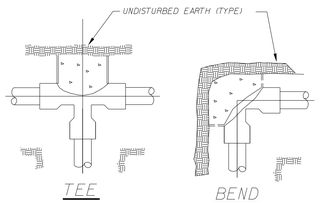


PLAN

FLUSHING BLOWOFF DETAIL

GENERAL NOTES:

1. THE CONTRACTOR SHALL HOLD A PRE-CONSTRUCTION MEETING PRIOR TO THE START OF ANY PROJECT AND INCLUDE A REPRESENTATIVE OF THE CITY'S UTILITIES DEPARTMENT, THE DESING ENGINEER AND ANY OTHER AGENCY APPLICABLE.
2. ALL MATERIALS, INSTALLATION, TESTING AND SPECIFICATOINS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS AND CURRENT STANDARDS OF THE CITY OF HALLANDALE. WHERE DISCREPANCIES, OMISSIONS OR MODIFICATIONS EXIST BETWEEN THE PLANS AND THE CITY OF HALLANDALE'S MINIMUM CONSTRUCTION SPECIFICATONS, THE CITY'S SPECIFICATIONS SHALL GOVERN. THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT NECESSARY TO CONDUCT THE REQUIRED TESTS.
3. THE CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. ALL INSTALLATIONS SHALL BE MADE IN SUCH A MANNER AS NOT TO INTERFERE WITH EXISTING OR NEW UTILITIES, DRAINAGE OR ROADWAY CONSTRUCTION.
4. NO CONNECTIONS TO THE EXISTING WATER MAIN SHALL BE MADE UNTIL PRESSURE TESTS AND BACTERIOLOGICAL TESTS ON THE NEW WATER MAINS HAVE BEEN PERFORMED AND THE SYSTEM IS ACCEPTABLE TO THE CITY OF HALLANDALE AND THE BROWARD COUNTY PUBLIC HEALTH UNIT.
5. BEDDING AND INITIAL BACKFILL FOR WATER MAINS SHALL BE SAND WITH NO ROCK LARGER THAN 7" IN DIAMETER.
6. ALL PAVEMENT RESTORATION TO BE MADE IN ACCORDANCE WITH THE CITY OR STATE OF FLORIDA DOT STANDARD SPECIFICATIONS.
7. COMPLETE "AS-BUILT" INFORMATION RELATIVE TO WATER MAIN ALIGNMENT, VALVES, SERVICES, FITTINGS, LENGTHS OF PIPE, AND THE UKE, SHALL BE ACCURATELY RECORDED BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER PRIOR TO FINAL ACCEPTANCE OF THE WORK.
8. SANITARY SEWER, FORCE MAIN AND STORM SEWER SHOULD CROSS UNDER WATER MAIN WHENEVER POSSIBLE. SANITARY SEWER, FORCE MAIN, SEWER LATERALS, AND STORM SEWER CROSSING WATER MAIN SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND CROWN OF THE LOWER PIPE. WHENEVER POSSIBLE, WHERE SANITARY SEWER, FORCE MAIN, SEWER LATERALS, AND STORM SEWER MUST CROSS A WATER MAIN WITH LESS THAN 18 INHCES VERTICAL DISTANCE, BOTH THE SEWER AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE <DIP>. AT THE CROSSING <DIP IS NOT REQUIRED FOR STORM SEWER>, 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 LEAK FREE AND MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT THE CROSSING. ALL CROSSINGS 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>. WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE, WITH LESS THAN 18 INCHES VERTICAL CLEARANCE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP <EXCEPT STORM SEWER> AND THE NEW PIPE SHALL BE ARRANGED TO MEET THE CROSSING REQUIREMENTS ABOVE.
9. A MINIMUM 10 FEET HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TIPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATION WHENEVER POSSIBLE. IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10 FEET 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 MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER. 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 SEWER OR FORCE MAIN SHALL BE CONSTRUCTED OF DIP <EXCEPT STORM SEWER> 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>.



TEE BEND

MINIMUM REQUIRED THRUST BLOCK AREA IN SQ FT. BEARING AGAINST UNDISTURBED EARTH				
PIPE SIZE	TEE OR DEAD END	90 BEND	45 BEND	22 1/2 BEND
4"	1.4	2.0	1.0	0.5
6"	2.9	4.0	2.2	1.1
8"	4.9	7.0	3.8	1.9
10"	8.1	11.4	6.2	3.1
12"	11.5	16.2	8.8	4.2
16"	20.09	28.7	15.58	7.79

NOTE

VALUES SHOWN ARE BASED ON 150 PSI PRESSURE AND A SOIL WITH A SAFE LOAD BEARING OF 2000 PSI. CONCRETE SHALL HAVE 2500 PSI MIN. STRENGTH AT 28 DAYS. FOR OTHER PRESSURE OR SOIL CONDITIONS THE REQUIRED THRUST BLOCK AREA MAY VARY.

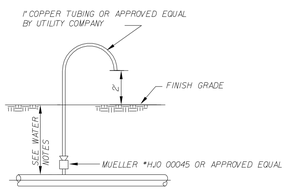
CONCRETE THRUST BLOCK GUIDE

WATER NOTES:

1. ALL WATER MAINS SHALL BE DESIGNED FOR A MINIMUM WORKING PRESSURE OF 150 PSI. PVC PRESSURE PIPE SHALL CONFORM TO AWWA/ANSI STANDARD C-900-97 SHALL BE OF CLASS 12454-A OR 12454-B VIRGIN COMPOUNDS. SHALL CONFORM TO THE OUTSIDE DIAMETER OF DUCTILE IRON PIPE AND SHALL HAVE A MINIMUM WALL THICKNESS OF DR SERIES 26. MAINS SHALL BE LAID WITH A MINIMUM OF 36" CLEAR COVER. JOINTS FOR PVC PRESSURE PIPE SHALL BE BELL AND SPIGOT PUSH-ON RUBBER GASKET TYPE ONLY. NO SOLVENT WELD OR THREADED JOINTS WILL BE PERMITTED.
2. DUCTILE IRON FITTINGS SHALL CONFORM WITH AWWA/ANSI STANDARD C110/A21.10-98 ALL FITTINGS SHALL BE CEMENT-LINED AND SEAL-COATED.
3. GATE VALVES 4" AND LARGER SHALL COMPLY WITH AWWA STANDARD C500-93 AND TO BE BRONZE MOUNTED, DOUBLE-DISC, PARALLEL SEAT TYPE. OPENING LEFT <COUNTER-CLOCWISE>. THE OPERATING MECHANISM SHALL BE FOR BURIED SERVICE, WITH 2" SQUARE OPERATING NUT, SUITABLE FOR A WORKING PRESSURE OF 150 PSI. GATE VALVES SHALL BE DUCTILE IRON BODY, METAL-SEATED, EPOXY COATED INSIDE AND OUTSIDE AND NONRISING-STEM <NRS>. ALL VALVES SHALL BE FURNISHED WITH EXTENSION TYPE CAST IRON VALVE BOXES OF PROPER LENGTH FOR THE TRENCH DEPTH. ALL BOXES SHALL CONFORM TO AWWA WITH A SHAFT NOT LESS THAN 5" AND HAVE THE WORD "WATER" CAST IN THE COVER. BASE OF THE VALVE BOX SHALL BE CENTERED OVER THE VALVE AND REST FIRMLY ON COMPACTED BACKFILL. BE PLUMB AND BE SUPPORTED AT THE TOP WITH A CONCRETE COLLAR. A SHAFT NOT LESS THAN 5" AND HAVE THE WORD "WATER" CAST IN
4. THE WATER SYSTEM SHALL BE CLEANED AND TESTED. ALL HYDROSTATIC TESTING AND DISINFECTION SHALL BE MADE IN ACCORDANCE WITH ANSI/AWWA C651-99 AND ANSI/AWWA C600-99, LATEST REVISIONS. THE ALLOWABLE LEAKAGE SHALL NOT EXCEED 11 GAL./DAY/INCH OF DIA./MILE OF PIPE <TEST SHALL BE NOT LESS THAN 2 HOURS>. TEST PRESSURE TO BE 150 PSI. TESTING FORMULA TO BE AS FOLLOWS:

$$L = \frac{S \times D \times P^{1/2}}{133,200}$$

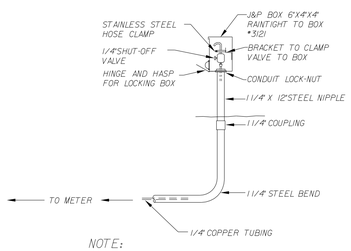
L= ALLOWABLE LEAKAGE IN GPH;
S= LENGTH OF PIPE TESTED IN FT.;
D= NOM. DIA. OF PIPE IN INCHES;
P= AVG. TEST PRESSURE DURING TEST IN PSI



NOTES:

1. SAMPLING POINT SHALL BE INSTALLED AND LATER REMOVED.
2. A CORPORATION STOP SHALL BE INSTALLED WITH A LENGTH OF 1" COPPER TUBING, EXTENDING ABOVE THE GROUND. THE TUBING SHALL BE INSTALLED WITH A 180 BEND.
3. SERVICE CONNECTION OR FIRE HYDRANT MAY BE USED IF AVAILABLE.

SAMPLING POINT DETAIL



NOTE:

BOX SHOULD BE LOCATED NEAR A STATIONARY OBJECT SUCH AS POWER POLE. FOR PROTECTION PLACE SUFFICIENT CONCRETE AROUND RISER BELOW GROUND.

PERMANENT SAMPLING STATION

REVISIONS:
1. 2. 3. 4. 5. 6. 7. 8.

CLIENT: Cristina Fandilno R.A.
9950 SW 107th Avenue,
Suite No. 200
Miami Florida 33176

PROJECT: Mixed Use Project
HALLANDALE FLORIDA

TASK: CONSTRUCTION DETAILS

GGB Engineering, Inc.
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS
CONSTRUCTION MANAGERS
FLORIDA REGISTRATION No 8118
2609 Stirling Road, Suite C-202
Fort Lauderdale, Florida 33312
Phone: (954) 986-9809
Fax: (954) 986-6655

DATE: July 2018	SCALE: N.T.S.
DESIGNED BY: G.G.B.	DRAWN BY: M.M.

PROJECT NO. 170720

SHEET C-6

GARY G. BLOOM, P.E.
FLA. LIC. No. 19832
NOT VALID UNLESS SIGNED AND SEALED BY ENGINEER

BUILDING 'A'	LANDSCAPE CALCULATIONS	
Zoning/Land Use	West Rack	
Lot Area S.F.	38,828.86	
Lot Area Acres	.88	
CATEGORIES	REQUIRED/ALLOWED	PROVIDED
PERVIOUS LOT AREA		
S.F of required landscaped lot area, as indicated on site plan (Lot Area S.F. x 15%)	5,824	12,897
Architectural planters, nonground-level planted areas and interior atriums (Required Landscape Lot Area S.F. x 50% Allowed)	0	0
Total S.F. of required landscaped lot area provided		12,897
LAWN AREA CALCULATION		
S.F. of required landscape space		
Maximum lawn area (sod) permitted (70% x Required Landscape Space S.F.)	4,077	3,281
TREES		
1 Tree required for each 1,500 S.F. landscaped space (Lot Area S.F./1,500 S.F.)	26	38
Palms allowed (Number of trees provided x 50%)	13	9
% Natives required (Number of trees provided x 50%)	13	33
% Drought tolerant and low maintenance (Number of trees provided x 50%)	13	37
Street Trees (maximum average spacing of 25' o.c.) (Linear Feet Along the Street/ 25)	16	14
Minimum tree species required	4	7
SHRUBS		
Number of shrubs	1509	1509
% Native shrub (Number of shrubs provided x 30%)	453	601

BUILDING 'B'	LANDSCAPE CALCULATIONS	
Zoning/Land Use	West Rack	
Lot Area S.F.	39,896	
Lot Area Acres	.89	
CATEGORIES	REQUIRED/ALLOWED	PROVIDED
PERVIOUS LOT AREA		
S.F of required landscaped lot area, as indicated on site plan (Lot Area S.F. x 15%)	5,985	6,800
Architectural planters, nonground-level planted areas and interior atriums (Required Landscape Lot Area S.F. x 50% Allowed)	0	0
Total S.F. of required landscaped lot area provided		6,800
LAWN AREA CALCULATION		
S.F. of required landscape space		
Maximum lawn area (sod) permitted (70% x Required Landscape Space S.F.)	4,190	0
TREES		
1 Tree required for each 1,500 S.F. landscaped space (Lot Area S.F./1,500 S.F.)	26	34
Palms allowed (Number of trees provided x 50%)	13	8
% Natives required (Number of trees provided x 50%)	13	17
% Drought tolerant and low maintenance (Number of trees provided x 50%)	13	34
Street Trees (maximum average spacing of 25' o.c.) (Linear Feet Along the Street/ 25)	21	14
Minimum tree species required	4	6
SHRUBS		
Number of shrubs	1488	1547
% Native shrub (Number of shrubs provided x 30%)	447	599

BUILDING 'C'	LANDSCAPE CALCULATIONS	
Zoning/Land Use	West Rack	
Lot Area S.F.	84,847	
Lot Area Acres	1.95	
CATEGORIES	REQUIRED/ALLOWED	PROVIDED
PERVIOUS LOT AREA		
S.F of required landscaped lot area, as indicated on site plan (Lot Area S.F. x 15%)	12,727	5,000
Architectural planters, nonground-level planted areas and interior atriums (Required Landscape Lot Area S.F. x 50% Allowed)	0	0
Total S.F. of required landscaped lot area provided		5,000
LAWN AREA CALCULATION		
S.F. of required landscape space		
Maximum lawn area (sod) permitted (70% x Required Landscape Space S.F.)	8,908	0
TREES		
1 Tree required for each 1,500 S.F. landscaped space (Lot Area S.F./1,500 S.F.)	57	3
Palms allowed (Number of trees provided x 50%)	28	7
% Natives required (Number of trees provided x 50%)	28	0
% Drought tolerant and low maintenance (Number of trees provided x 50%)	28	3
Street Trees (maximum average spacing of 25' o.c.) (Linear Feet Along the Street/ 25)	42	39
Minimum tree species required	5	5
SHRUBS		
Number of shrubs	630	907
% Native shrub (Number of shrubs provided x 30%)	189	114

BUILDING 'A' + BUILDING 'B' + BUILDING 'C'	LANDSCAPE CALCULATIONS	
Zoning/Land Use	West Rack	
Lot Area S.F.	163,571	
Lot Area Acres	3.72	
CATEGORIES	REQUIRED/ALLOWED	PROVIDED
PERVIOUS LOT AREA		
S.F of required landscaped lot area, as indicated on site plan (Lot Area S.F. x 15%)	24,536	24,697
Architectural planters, nonground-level planted areas and interior atriums (Required Landscape Lot Area S.F. x 50% Allowed)	0	0
Total S.F. of required landscaped lot area provided		24,697
LAWN AREA CALCULATION		
S.F. of required landscape space		
Maximum lawn area (sod) permitted (70% x Required Landscape Space S.F.)	17,175	3,281
TREES		
1 Tree required for each 1,500 S.F. landscaped space (Lot Area S.F./1,500 S.F.)	109	75
Palms allowed (Number of trees provided x 50%)	54	17
% Natives required (Number of trees provided x 50%)	54	50
% Drought tolerant and low maintenance (Number of trees provided x 50%)	54	75
Street Trees (maximum average spacing of 25' o.c.) (Linear Feet Along the Street/ 25)	79	67
Minimum tree species required	5	5
SHRUBS		
Number of shrubs	3,627	3,627
% Native shrub (Number of shrubs provided x 30%)	1,089	1,314

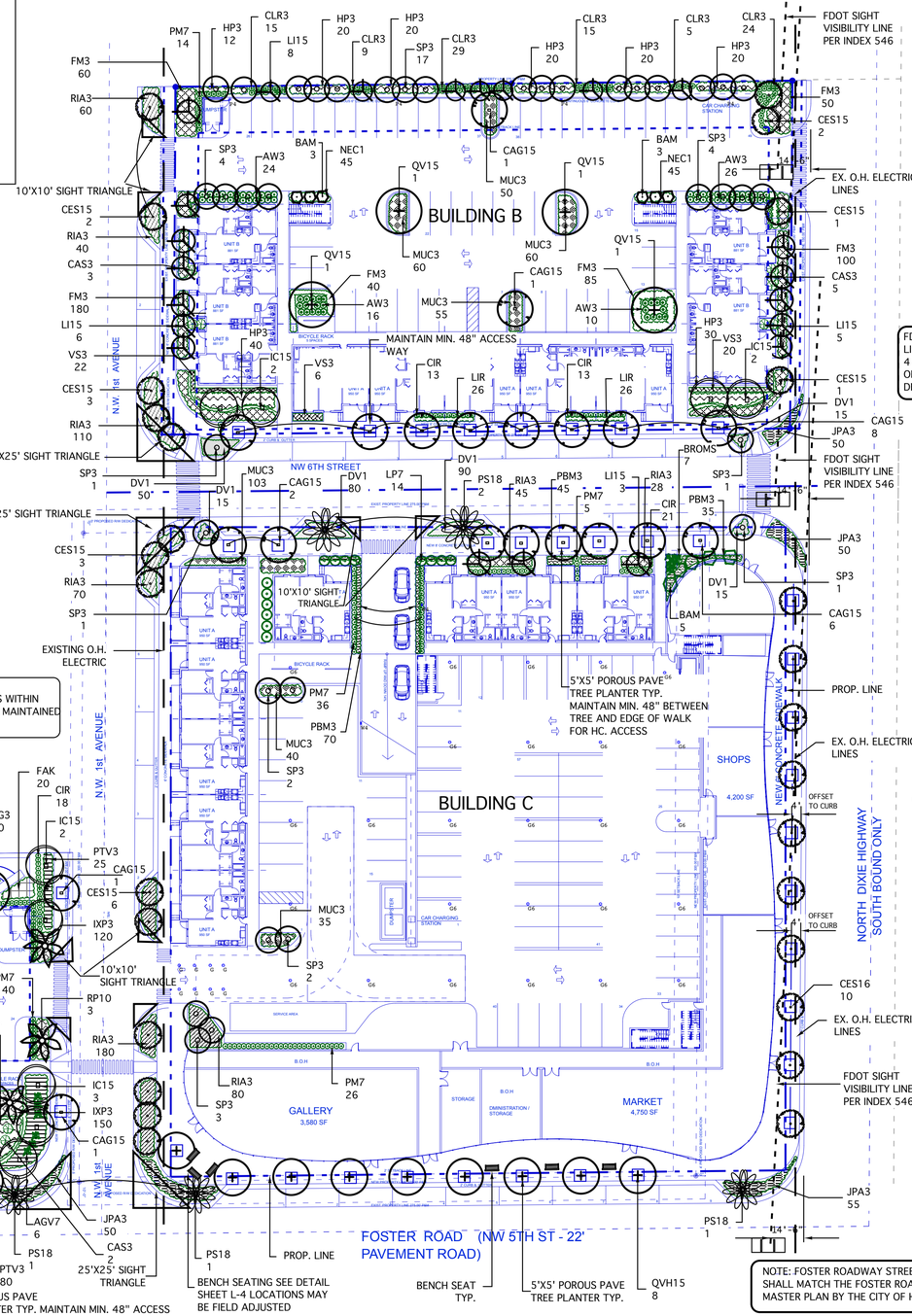
NOTES
DIXIE HWY. BROWARD COUNTY RIGHT OF WAY:

ALL TREES WITHIN THE COUNTY RIGHT OF WAY SHALL MEET BROWARD COUNTY NATURESCAPE GUIDELINES AND FLORIDA FRIENDLY YARDS CRITERIA.

TREES PLANTED WITHIN THE COUNTY RIGHT OF WAY SHALL MAINTAIN A MIN. 8' VERTICAL CLEARANCE FOR TREE LIMBS OVER SIDEWALK AND 14'-6" OVER TRAVEL LANES.
TREES IN COUNTY RIGHT OF WAY SHALL BE GUYED PER THE ROOT BALL ANCHORING DETAIL SHEET L-1

NOTE: TREES LOCATED WITHIN THE RIGHT OF WAYS AND SIDEWALKS ALONG DIXIE HWY. SHALL BE MAINTAINED WITH A MIN. 80" CLEAR TRUNK HT.
TREES SHALL BE OFF SET FROM BACK OF CURB 4'-0"

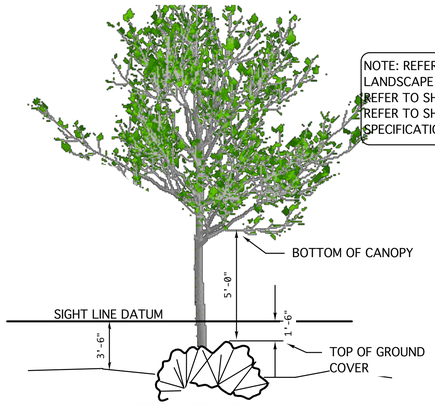
NOTE: CONTRACTOR SHALL TEST AND ENSURE THAT EACH TREE PIT WITHIN THE PEDESTRIAN ZONES OR RIGHTS OF WAY HAS PROPER DRAINAGE AND PERCOLATION. ALL PLANTING BEDS UNDER PAVED AREAS SHALL BE EXCAVATED TO A DEPTH OF 36" AND BACKFILLED WITH CLEAN STRUCTURAL SOIL A MIN. OF 4' RADIUS FROM TREE. SEE DETAIL SHEET L-4



SIGHT TRIANGLE NOTE:
ALL LANDSCAPE MATERIALS WITHIN SIGHT TRIANGLES SHALL BE MAINTAINED BELOW 30" IN HEIGHT.

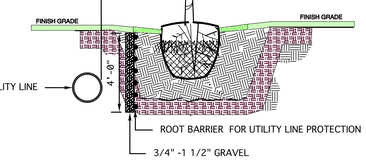
NOTE: FOSTER ROADWAY STREET TREE PLANTINGS SHALL MATCH THE FOSTER ROAD STREETSCAPE MASTER PLAN BY THE CITY OF HALLANDALE.

NOTE: REFER TO SHEET L-2 FOR PROPOSED LANDSCAPE MATERIAL SPECIFICATIONS
REFER TO SHEET L-3 FOR EXISTING TREE INFORMATION
REFER TO SHEE L-4 FOR LANDSCAPE DETAILS AND SPECIFICATIONS

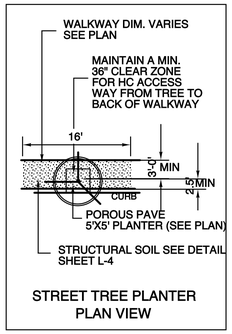


SIGHT WINDOW DETAIL
NOT TO SCALE

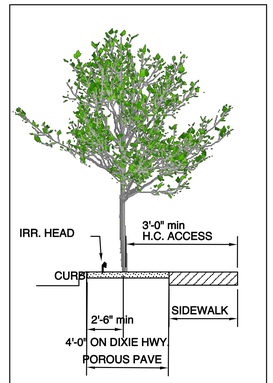
FDOT SIGHT VISIBILITY LINES BASED ON INDEX 546
4 LANES SOUTH BOUND ONLY
DESIGN SPEED = 35 MPH



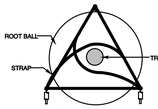
ROOT BARRIER DETAIL
NOT TO SCALE



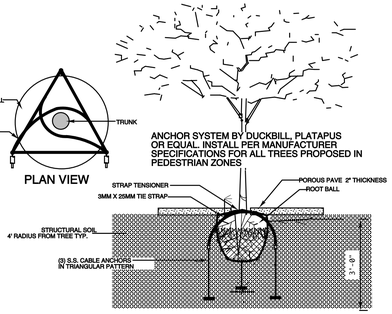
STREET TREE PLANTER PLAN VIEW



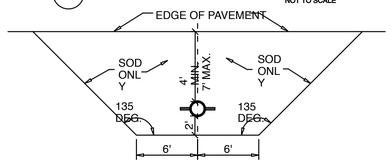
STREET TREE PLANTER



PLAN VIEW



ROOT BALL ANCHORING DETAIL FOR STREET TREE APPLICATIONS
NOT TO SCALE



FIRE HYDRANT CLEAR ZONE
SCALE: NONE

THE CLEAR ZONE SHALL BE FREE OF LANDSCAPE (EXCEPT SOD), MAILBOXES, PARKING, LAMP-POSTS AND ALL OTHER OBJECTS.

REVIEW AUTH.

Revision type	Date	by
DRC REV:	5-15-19	SM
DRC REV:	7-19-19	SM

TO THE BEST OF THE ARCHITECT OR ENGINEERS KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AT THE TIME OF THEIR PREPARATION AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH SECTION 105 (F.B.C.) FLORIDA BUILDING CODE AND 633 FLORIDA STATUTES.

NOTE: AUTHENTIC COPIES OF THIS DOCUMENT SHALL BEAR THE SIGNATURE IN ORIGINAL AND THE RAISED SEAL OR STAMP OF THE ATTESTING ARCHITECT OR ENGINEER OF RECORD AND BE DATED.

ALL DESIGNS AND DETAILS INDICATED BY AND REPRESENTED BY THIS DRAWING ARE FOR USE ON AND IN CONJUNCTION WITH THE SPECIFIED PROJECT. ALL DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF MLA GROUP INC. AND NOT TO BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE ADVANCED WRITTEN PERMISSION AND CONSENT FROM THE FIRM. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

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pompano beach, fl. 33064
tel. 954-946-4071
954-946-1049
e - mlagroupinc@yahoo.com
mlagroupinc.com

Project Title:
Mixed Use Project
NW 1st Avenue and Foster Rd
HALLANDALE BEACH, FLORIDA 33009
BROWARD COUNTY

Project Owner/Developer:
Hallandale City Center
1250 E. Hallandale Bch. Blvd.
Hallandale, FL 33309

NORTH

Drawing date: August 8, 2018
Drwn by: SM | Chkd by: SM
Drawing Scale: 1"=30'
Project Number:

Sheet title: LANDSCAPE PLAN

Seal/Signature:
JAMES S. MCCLURE
FL. REG. NO. LA-6666695
Date:

Sheet Number: L-1
consecutive
of 4 sheets

BUILDING 'A' MASTER TREE LIST

KEY	PLANT NAME	SPECIFICATION	QUANTITY
CAG15	CAESALPINIA GRANADILLA BRIDALVEIL TREE	15' X 6' SPR. 3" CAL. 5' CT. MEDIUM DROUGHT TOLERANCE	2
CES15	CONOCARPUS ERECTUS SERECIUS SLIVER BUTTONWOOD TREE	15' HT.X 6' SPR. MIN. SINGLE TRUNK 5'CT. 3" CAL. NATIVE HIGH DROUGHT TOLERANCE	8
IA15	ILEX X ATTENUATA 'EAST PALATKA' HYBRID HOLLY	15' X 7' SPR., 3" DBH. 5' CT. FULL, B&B NATIVE MEDIUM DROUGHT TOLERANCE	3
IC15	ILEX CASSINE DAHOON HOLLY	15' HT.X 6' SPR. 5' CT. 3" CAL. MIX FEMALE/MALE B&B NATIVE	5
LI15	LAGERSTROEMIA INDICA CRAPE MYRTLE 'TUSKEGEE' DARK PINK FLOWER	15'X7' SPR. 5' CT 3" CAL. SINGLE TRUNK MEDIUM DROUGHT TOLERANCE	8
QV15	QUERCUS VIRGINIANA LIVE OAK	15' X 8' SPR., 6' CT B&B 3" CAL. NATIVE HIGH DROUGHT TOLERANCE	12
QVH15	QUERCUS VIRIGINIANA LIVE OAK "HIGH TOWER"	15 ' MIN X 8' SPR. 4" CAL . 6' CT. MIN. NATIVE HIGH DROUGHT TOLERANCE	6
RP10	ROYSTONIS ELATA ROYAL PALM	14' CT. 24' OA. MATCHED NATIVE MEDIUM DROUGHT TOLERANCE	3
SP3	SABAL PALMETTO CABBAGE PALM	12'- 16' CT . . SMOOTH TRUNK NURSERY GROWN STOCK ONLY. NATIVE STAGGER HTS. HIGH DROUGHT TOLERANCE	7

BUILDING 'A' MASTER SHRUB LIST

KEY	PLANT NAME	SPECIFICATION	QUANTITY
AGV7	AGAVE ATTENUATA SPINELESS AGAVE	15 GAL. SPECIMEN HIGH DROUGHT TOLERANCE	6
BROMS	BROMELIAD SPP SILVER, SUN GROWN	7 GAL HIGH DROUGHT TOLERANCE	34
CIR	CHRYSOBALANUS ICACO COCIOPLUM HEDGE	24"X 24" 24" O.C. NATIVE MEDIUM DROUGHT TOLERANCE	64
CST3	CODIAEUM SHOESTRING CROTON	36" X 24" 24" O.C. HIGH DROUGHT TOLERANCE	12
DV1	DIETES IRIDIOIDES AFRICAN IRIS	12" FULL TO POT 15" O.C. HIGH DROUGHT TOLERANCE	120
FAK	TRIPSACUM DACTYLOIDES FAKAHATCHEE GRASS	36" X 24" 24" O.C. NATIVE HIGH DROUGHT TOLERANCE	137
FM3	FICUS MICROCARPA GREEN ISLAND FICUS	12" X 15" SPR. 18" OC. MEDIUM DROUGHT TOLERANCE	110
HP3	HAMEILIA VIRGINIANA FIRE BUSH	24"X 24" 24" OC NATIVE MEDIUM DROUGHT TOLERANCE	30
IXP3	IXORA COCCINEA PETITE RED	12" X 8" SPR. FULL 12" O.C. MEDIUM DROUGHT TOLERANCE	270
JPA3	JUNIPERUS PARSONII PARSONS JUNIPER GROUND COVER	12"X15" SPR. 18" O.C. HIGH DROUGHT TOLERANCE	102
LP7	RHAPIS EXCELSA LADY PALM SHADE GROWN	4' X 36" FULL TO BASE SUN/SHADE GROWN MEDIUM DROUGHT TOLERANCE	24
MUC3	MUHLENBERGIA CAPILLARIS MUHLY GRASS	12" X 15" SPR. 15"-18" O.C. NATIVE HIGH DROUGHT TOLERANCE	370
PM7	PODOCARPUS MACROPHYLA YEW PODOCARPUS	36" X 24" SPR. 24" O.C. HIGH DROUGHT TOLERANCE	45
PTV3	PITTOSPORUM T. VARIEGATA VAR. PITT	20" X 20" SPR. MIN. 7 GAL. 24" O.C. MEDIUM DROUGHT TOLERANCE	145
SOD	ST. AUGUSTINE FLORITAM	CONTRACTOR TO VERIFY QUANTITY SHADE/SUN	
TG3	GALPHIMIA GRACILIS THRYALLIS	24"X24" SPR. 24"-30" OC FULL TO GROUND SHRUB MEDIUM DROUGHT TOLERANCE	40

NOTE: ALL LANDSCAPE MATERIALS ARE CONSIDERED TO BE MINIMUM SIZES. ALL MATERIALS SHALL BE FL. NO. 1 OR BETTER. ALL SUBSTITUTIONS SHALL BE APPROVED BY THE CITY AND LANDSCAPE ARCHITECT OF RECORD.

BUILDING 'B' MASTER TREE LIST

KEY	PLANT NAME	SPECIFICATION	QUANTITY
CAG15	CAESALPINIA GRANADILLA BRIDALVEIL TREE	15' X 6' SPR. 3" CAL. 5' CT. MEDIUM DROUGHT TOLERANCE	10
CES15	CONOCARPUS ERECTUS SERECIUS SLIVER BUTTONWOOD TREE	15' HT.X 6' SPR. MIN. SINGLE TRUNK 5'CT. 3" CAL. NATIVE HIGH DROUGHT TOLERANCE	9
IC15	ILEX CASSINE DAHOON HOLLY	15' HT.X 6' SPR. 5' CT. 3" CAL. MIX FEMALE/MALE B&B NATIVE	4
LI15	LAGERSTROEMIA INDICA CRAPE MYRTLE 'TUSKEGEE' DARK PINK FLOWER	15'X7' SPR. 5' CT 3" CAL. SINGLE TRUNK MEDIUM DROUGHT TOLERANCE	19
QV15	QUERCUS VIRGINIANA LIVE OAK	15' X 8' SPR., 6' CT B&B 3" CAL. NATIVE HIGH DROUGHT TOLERANCE	6
SP3	SABAL PALMETTO CABBAGE PALM	12'- 16' CT. . SMOOTH TRUNK NURSERY GROWN STOCK ONLY. NATIVE STAGGER HTS. HIGH DROUGHT TOLERANCE	17

BUILDING 'B' MASTER SHRUB LIST

KEY	PLANT NAME	SPECIFICATION	QUANTITY
AW3	ACALYPHA WILKENSIANA COPPERLEAF DWARF	36" X 24" 24" O.C. MEDIUM DROUGHT TOLERANCE	60
BAM	BAMBUSA SPP. CLUMPING BAMBOO VARIETY TIMOR BLACK	14' OA. 5 STEMS PER POT MIN. HIGH DROUGHT TOLERANCE	6
CAS3	CRINUM ASIATICUM CRINUM LILLY, QUEEN EMMA PURPLE	36"X 30" O.A. 5 PPP MIN. HIGH DROUGHT TOLERANCE	8
CIR	CHRYSOBALANUS ICACO COCIOPLUM HEDGE	24"X 24" 24" O.C. NATIVE MEDIUM DROUGHT TOLERANCE	26
CLR3	CLUSIA ROSEA NANA SMALL LEAF PITCH APPLE	24 "X 24 " 24" O.C. NATIVE HIGH DROUGHT TOLERANCE	97
FM3	FICUS MICROCARPA GREEN ISLAND FICUS	12" X 15" SPR. 18" OC. MEDIUM DROUGHT TOLERANCE	430
HP3	HAMEILIA VIRGINIANA FIRE BUSH	24"X 24" 24" OC NATIVE MEDIUM DROUGHT TOLERANCE	182
JPA3	JUNIPERUS PARSONII PARSONS JUNIPER GROUND COVER	12" HT. X 15" SPR. MIN. 18" OC. HIGH DROUGHT TOLERANCE	50
LIR	LIRIOPE MUSCARI GREEN LIRIOPE	1GAL FULL 6-8 BIBS MIN 12" O.C. MED DROUGHT TOLERANT	52
MUC3	MUHLENBERGIA CAPILLARIS MUHLY GRASS	12" X 15" SPR. 15"-18" O.C. NATIVE HIGH DROUGHT TOLERANCE	215
NEC1	NEPHROLEPIS EXALTATA "COMPACTA" BOSTON FERN	1 GAL. 12"X12" 12"-15" O.C. NATIVE LOW DROUGHT TOLERANCE	90
PM7	PODOCARPUS MACROPHYLA YEW PODOCARPUS	36" X 24" SPR. 24" O.C. HIGH DROUGHT TOLERANCE	14
RIA3	RAPHIOLEPIS INDICA INDIAN HAWTHORNE 'DWARF'	12" X 12" 15" OC. HIGH DROUGHT TOLERANCE	210
VS3	VIBURNUM SUSPENSUM SWEET VIBURNUM HEDGE	24"HT X 24" SPR. 24" O.C HIGH DROUGHT TOLERANCE	48

MASTER PLANT LIST

KEY	PLANT NAME	SPECIFICATION	QUANTITY
DV1	DIETES IRIDIOIDES AFRICAN IRIS	12" FULL TO POT 15" O.C. HIGH DROUGHT TOLERANCE	65

BUILDING 'C' MASTER TREE LIST

KEY	PLANT NAME	SPECIFICATION	QUANTITY
CAG15	CAESALPINIA GRANADILLA BRIDALVEIL TREE	15' X 6' SPR. 3" CAL. 5' CT. MEDIUM DROUGHT TOLERANCE	8
CES15	CONOCARPUS ERECTUS SERECIUS SLIVER BUTTONWOOD TREE	15' HT.X 6' SPR. MIN. SINGLE TRUNK 5'CT. 3" CAL. NATIVE HIGH DROUGHT TOLERANCE	9
LI15	LAGERSTROEMIA INDICA CRAPE MYRTLE 'TUSKEGEE' DARK PINK FLOWER	15'X7' SPR. 5' CT 3" CAL. SINGLE TRUNK MEDIUM DROUGHT TOLERANCE	3
PS18	PHOENIX SYLVESTRIS SILVER DATE PALM	14' CT. MIN. B&B MATCHED HT. AND CANOPY HIGH DROUGHT TOLERANCE AMEND SOIL AS NEEDED	4
QVH15	QUERCUS VIRIGINIANA LIVE OAK "HIGH TOWER"	15 ' MIN X 8' SPR. 4" CAL . 6' CT. MIN. NATIVE HIGH DROUGHT TOLERANCE	9
SP3	SABAL PALMETTO CABBAGE PALM	12'- 16' CT. . SMOOTH TRUNK NURSERY GROWN STOCK ONLY. NATIVE STAGGER HTS. HIGH DROUGHT TOLERANCE	8

BUILDING 'C' DIXIE HWY. STREET TREE LIST

KEY	PLANT NAME	SPECIFICATION	QUANTITY
CES16	CONOCARPUS ERECTUS SERICEUS SILVER BUTTONWOOD	16' X 8' SPR. 6.5' C. T. 3" CAL. SINGLE TRUNK, SYMETRICAL MATCHED TREES NATIVE HIGH DROUGHT TOLERANCE	10

BUILDING 'C' MASTER SHRUB LIST

KEY	PLANT NAME	SPECIFICATION	QUANTITY
CIR	CHRYSOBALANUS ICACO COCIOPLUM HEDGE	24"X 24" 24" O.C. NATIVE MEDIUM DROUGHT TOLERANCE	21
DV1	DIETES IRIDIOIDES AFRICAN IRIS	12" FULL TO POT 15" O.C. HIGH DROUGHT TOLERANCE	200
JPA3	JUNIPERUS PARSONII PARSONS JUNIPER GROUND COVER	12" HT. X 15" SPR. MIN. 18" OC. HIGH DROUGHT TOLERANCE	105
LP7	RHAPIS EXCELSA LADY PALM SHADE GROWN	4' X 36" FULL TO BASE SUN/SHADE GROWN MEDIUM DROUGHT TOLERANCE	16
MUC3	MUHLENBERGIA CAPILLARIS MUHLY GRASS	12" X 15" SPR. 15"-18" O.C. NATIVE HIGH DROUGHT TOLERANCE	123
RIA3	RAPHIOLEPIS INDICA INDIAN HAWTHORNE 'DWARF'	12" X 12" 15" OC. HIGH DROUGHT TOLERANCE	223

MASTER PLANT LIST

KEY	PLANT NAME	SPECIFICATION	QUANTITY
BAM	BAMBUSA SPP. CLUMPING BAMBOO VARIETY TIMOR BLACK	14' OA. 5 STEMS PER POT MIN. HIGH DROUGHT TOLERANCE	5
BROMS	BROMELIAD SPP SILVER, SUN GROWN	7 GAL HIGH DROUGHT TOLERANCE	7
PBM3	PHILODENDRON SELLOUM BURLE MARX	12"X15" 18" O.C. MEDIUM DROUGHT TOLERANCE	150
PM7	PODOCARPUS MACROPHYLA YEW PODOCARPUS	36" X 24" SPR. 24" O.C. HIGH DROUGHT TOLERANCE	62

REVIEW AUTH.

Revision type	Date	by
DRC REV:	5-15-19	SM
DRC REV:	7-19-19	SM

TO THE BEST OF THE ARCHITECT OR ENGINEERS KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AT THE TIME OF THEIR PREPARATION AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH SECTION 105 (F.B.C.) FLORIDA BUILDING CODE AND 633 FLORIDA STATUTES.

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Project Title:

Mixed Use Project

NW 1st Avenue and Foster Rd
HALLANDALE BEACH, FLORIDA 33009
BROWARD COUNTY

Project Owner/Developer:

Hallandale City Center
1250 E. Hallandale Bch. Blvd.
Hallandale, FL 33309

NORTH

Drawing date: August 8, 2018
Drwn by: SM
Chkd by: SM
Drawing Scale: 1"=30'
Project Number:

Sheet title: LANDSCAPE MATERIAL INVENTORY LIST

Seal/Signature:
JAMES S. MCCLURE
FL. REG. NO. LA-6666695
Date:

Sheet Number: L-2
consecutive
of 4 sheets

EXISTING TREE INVENTORY

63	SYRINGA TREE	SYRINGA VULGARIS	6	15	10	Fair	Remove/mitigate
64	syrinGA TREE	syringa VULGARIS	6	15	10	Fair	Remove/mitigate
65	acacia	Acacia Nilotica	36	40	40	Fair	
66	acacia	Acacia Nilotica	12	15	20	Fair	
67	Mango tree	Mangifera indica	6	15	20	Fair	
68	Mango tree	Mangifera indica	10	25	30	Fair	
69	Mango tree	Mangifera indica	12	20	25	FAIR	
70	Live Oak	Quercus virginiana	16	40	40	Fair	Remove/mitigate
71	Mango tree	Mangifera indica	24	30	20	Fair	
72	Mango tree	Mangifera indica	12	20	25	Fair	
73	Areca Palm	Areca Palm cluster		10	15	Fair	

KEY

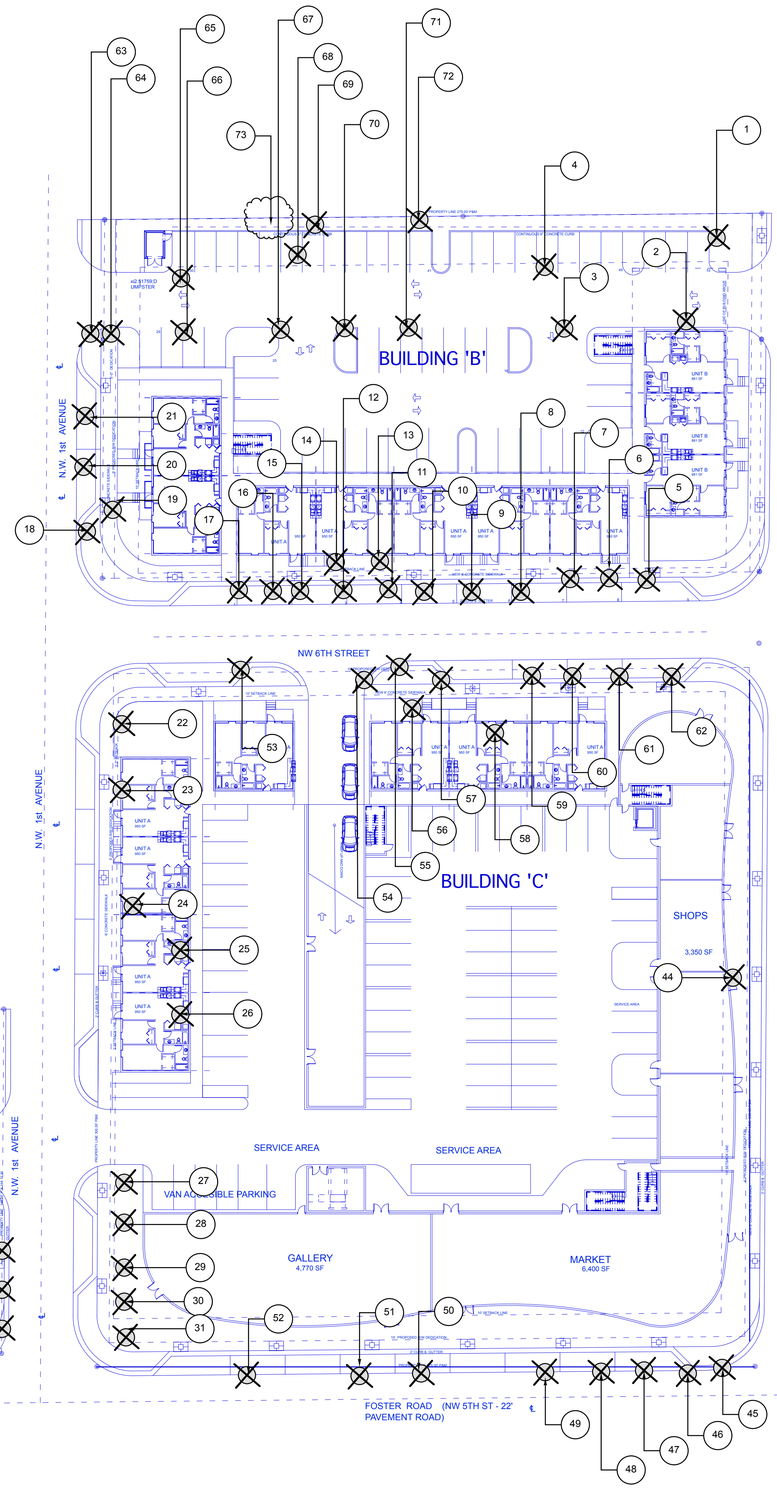
EXISTING TREE/PALM TO REMOVE

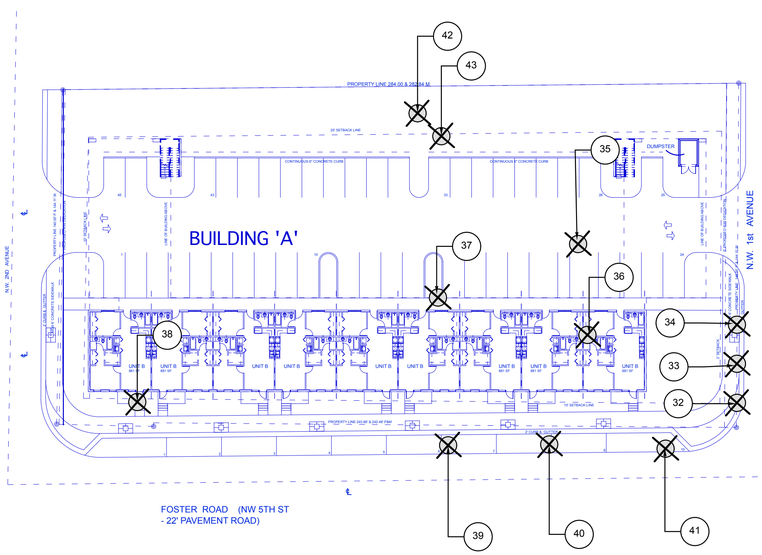
NO TREES SHALL BE REMOVED WITHOUT A TREE REMOVAL PERMIT ISSUED BY THE CITY OF HALLANDALE

TREE MITIGATION DATA:

CANOPY REMOVED FROM SITE = 333.5" TREE CALIPER
MITIGATION SHALL BE SATISIFIED BY EQUAL PAYMENT INTO THE CITY TREE PRESERVATION FUND
BY SUBMITTING (3) ESTIMATES REFLECTING THE VALUE OF TREES REMOVED
ESTIMATES MUST BE PREPARED BY A LICENSED NURSERY
THE APPLICANT SHALL PAY THE REPLACEMENT COST + INSTALLATION COST.

NOTE: ALL PALMS REMOVED HAVE BEEN MITIGATED BY PROPOSED PALMS AS NOTED ON SHEET L-1





EXISTING TREE INVENTORY

Tree #	Common Name	Botanical Name	DBH (inches)	Height (feet)	spr	Condition Factor / Rating	Notes	
1	Royal Palm	Roystonea regia	8	12CT 15OA	8	Poor	Chlorotic	Remove/mitigate
2	Mahogany	Swietenia mahagoni	12	20	20	Fair	Root crowding	Remove/mitigate
3	Mahogany	Swietenia mahagoni	10	23	27	Fair	Root crowding. Codominant	Remove/mitigate
4	Mahogany	Swietenia mahagoni	16	20	16	Fair	Root crowding. Codominant	Remove/mitigate
5	Mahogany	Swietenia mahagoni	8.5	20	18	Fair	Chlorotic with codominant	Remove/mitigate
6	Mahogany	Swietenia mahagoni	17	26	25	Fair	Root crowding with codominant stems and some	Remove/mitigate
7	Mahogany	Swietenia mahagoni	13	24	20	Fair	Some dieback	Remove/mitigate
8	Mahogany	Swietenia mahagoni	10.5	22	15	Poor	Significant trunk damage. Sparse canopy.	Remove/mitigate
9	Mahogany	Swietenia mahagoni	10.5	20	10	Fair	Codominant stems.	Remove/mitigate
10	Mahogany	Swietenia mahagoni	16	22	15	Poor	Significant damage to trunk and scaffolds due to a failure of a codominant stem. Recommend removal.	Remove/mitigate
11	Mahogany	Swietenia mahagoni	10	20	14	Poor	Significant dieback with chlorotic and sparse canopy.	Remove/mitigate
12	Mahogany	Swietenia mahagoni	10	22	18	Fair	Codominant stems with	Remove/mitigate
13	Royal Palm	Roystonea regia	11	23CT 26OA	18	Fair	Stretched out	Remove/mitigate
14	Royal Palm	Roystonea regia	13	24CT 31OA	23	Fair	Good canopy. Trunk width variations.	Remove/mitigate
15	Mahogany	Swietenia mahagoni	16	23	20	Fair	Codominant stem failure.	Remove/mitigate
16	Mahogany	Swietenia mahagoni	17	25	20	Poor	Significant damage. Codominant stem failure is imminent. Recommend	Remove/mitigate
17	Mahogany	Swietenia mahagoni	18.5	25	25	Fair	Codominant stems	Remove/mitigate
18	Mahogany	Swietenia mahagoni	9	18	16	Fair	Limited root zone	Remove/mitigate
19	Royal Palm	Roystonea regia	11	23CT 30OA	18	Fair		Remove/mitigate
20	Mahogany	Swietenia mahagoni	11.5	16	18	Fair	Limited root zone. Codominance and damage.	Remove/mitigate
21	Mahogany	Swietenia mahagoni	12	18	20	Fair	Limited root zone with codominance.	Remove/mitigate
22	Live Oak	Quercus virginiana	3.5	11	10	Fair	Structural prune to promote central leader	Remove/mitigate
23	Live Oak	Quercus virginiana	3	12	6	Fair	Structural prune to promote central leader	Remove/mitigate
24	Live Oak	Quercus virginiana	3.5	11	10	Poor	Chlorotic with sparse canopy	Remove/mitigate
25	Royal Palm	Roystonea regia	16.5	21CT 28OA	20	Fair	Abnormal taper	Remove/mitigate
26	Royal Palm	Roystonea regia	17	22CT 26OA	10	Poor	Abnormal taper with undersized canopy	Remove/mitigate
27	Live Oak	Quercus virginiana	3	9	8	Fair	Structural prune to promote central leader	Remove/mitigate
28	dead							Remove/mitigate
29	Live Oak	Quercus virginiana	3	10	6	Poor	Chlorotic with sparse canopy	Remove/mitigate
30	Live Oak	Quercus virginiana	3.5	11	6	Fair	Structural prune to promote central leader	Remove/mitigate
31	Live Oak	Quercus virginiana	6	12	18	Fair	Structural prune to promote central leader	Remove/mitigate
32	Crape Myrtle	Lagerstroemia indica	6	6	5	Fair	Multistem	Remove/mitigate
33	Crape Myrtle	Lagerstroemia indica	8	6	5	Fair	Multistem	Remove/mitigate
34	Crape Myrtle	Lagerstroemia indica	8	6	5	Fair	Multistem	Remove/mitigate
35	Live Oak	Quercus virginiana	7	9	10	Fair	Poor structure	Remove/mitigate
36	Weeping Fig	Ficus benjamina	12	11	14	Poor	Chlorotic with sparse canopy. Multistem.	Remove/mitigate
37	Sabal Palm	Sabal palmetto	10	7CT 120A	9	Good		Remove/mitigate
38	Gumbo Limbo	Bursera simaruba	7	9	10	Fair	Structural prune to promote central leader	Remove/mitigate
39	Foxtail palm	Wodetia bifurcata	7	9CT 14OA	10	Fair	Chlorotic	Remove/mitigate
40	Foxtail palm	Wodetia bifurcata	7	9CT 14OA	10	Fair	Chlorotic	Remove/mitigate
41	Foxtail palm	Wodetia bifurcata	7	9CT 14OA	10	Fair	Chlorotic	Remove/mitigate
42	Sabal Palm	Sabal palmetto	10	5CT 10OA	9	Good		Remove/mitigate
43	Sabal Palm	Sabal palmetto	10	7CT 12OA	9	Good		Remove/mitigate
44	Sabal Palm	Sabal palmetto	10	5CT 10OA	9	Good		Remove/mitigate
45	Royal Palm	Roystonea regia	16	22CT 28OA	20	Fair	Trunk damage	Remove/mitigate
46	Royal Palm	Roystonea regia	19	25CT 32OA	20	Fair	Abnormal taper	Remove/mitigate
47	Royal Palm	Roystonea regia	18	23CT 32OA	22	Good		Remove/mitigate
48	Royal Palm	Roystonea regia	15	25CT 32OA	18	Fair	Chlorotic and stretched out	Remove/mitigate
49	Royal Palm	Roystonea regia	18	23CT 32OA	20	Good		Remove/mitigate
50	Royal Palm	Roystonea regia	15	22CT 28OA	20	Good		Remove/mitigate
51	Royal Palm	Roystonea regia	19	23CT 32OA	18	Fair	Sparse canopy	Remove/mitigate
52	Royal Palm	Roystonea regia	15	22CT 28OA	18	Fair	Sparse canopy	Remove/mitigate
53	Live Oak	Quercus virginiana	3	10	7	Fair	Structural prune to promote central leader	Remove/mitigate
54	Live Oak	Quercus virginiana	3	10	7	Fair	Structural prune to promote central leader	Remove/mitigate
55	Live Oak	Quercus virginiana	7	18	15	Good		Remove/mitigate
56	Royal Palm	Roystonea regia	20	30CT 36OA	20	Poor	Damage to the base of the trunk and abnormal taper	Remove/mitigate
57	Live Oak	Quercus virginiana	6	18	15	Good		Remove/mitigate
58	Royal Palm	Roystonea regia	19	30CT 36OA	17	Fair	Abnormal taper	Remove/mitigate
59	Live Oak	Quercus virginiana	5	16	12	Fair	Some dieback	Remove/mitigate
60	dead							Remove/mitigate
61	Live Oak	Quercus virginiana	4	14	10	Fair	Some dieback	Remove/mitigate
62	Live Oak	Quercus virginiana	3.5	9	9	Fair	Poor structure	Remove/mitigate

NOTE: ALL TREES ON SITE SHALL BE REMOVED
A TREE REMOVAL PERMIT SHALL BE REQUIRED
PRIOR TO ANY REMOVALS

REVIEW AUTH.

Revision type	Date	by
DRC REV:	5-15-19	SM

TO THE BEST OF THE ARCHITECT OR ENGINEERS KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AT THE TIME OF THEIR PREPARATION AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH SECTION 105 (F.B.C.) FLORIDA BUILDING CODE AND 633 FLORIDA STATUTES.

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Project Title:
Mixed Use Project
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HALLANDALE BEACH, FLORIDA 33009
BROWARD COUNTY

Project Owner/Developer:
Hallandale City Center
1250 E. Hallandale Bch. Blvd.
Hallandale, FL 33309

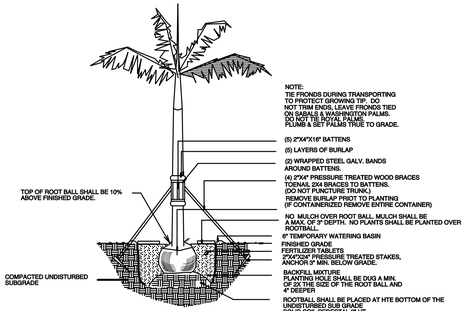
NORTH

Drawing date: August 8, 2018
Drwn by: SM
Chkd by: SM
Drawing Scale: 1"=30'
Project Number:

Sheet title:
EXISTING TREE DISPOSITION PLAN

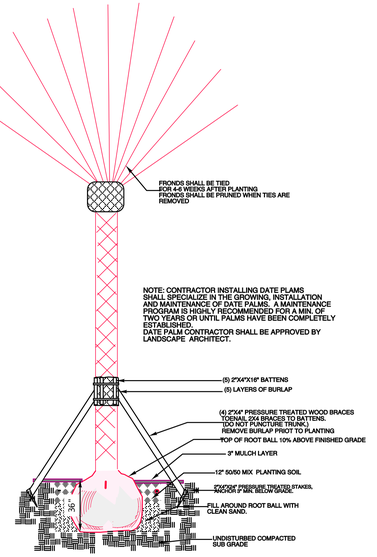
Seal/Signature:
JAMES S. MCCLURE
FL. REG. NO. LA-6666695
Date:

Sheet Number:
L-3
consecutive
of 4 sheets



ROYAL PALM PLANTING DETAIL

NOT TO SCALE



DATE PALM PLANTING DETAIL

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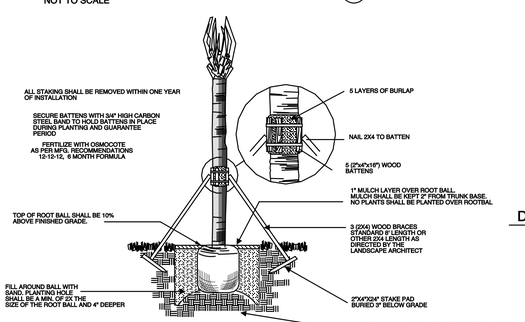

SABAL PALM PLANTING DETAIL

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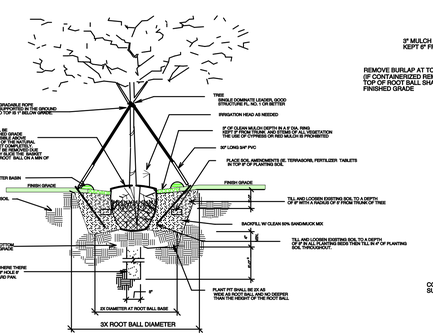
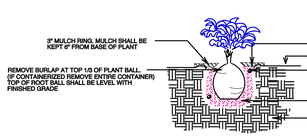


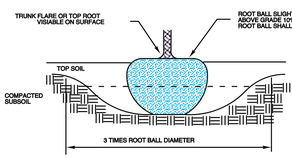
SINGLE TRUNK GUYING AND PLANTING DETAIL

NOT TO SCALE



SHRUB PLANTING DETAIL

NOT TO SCALE

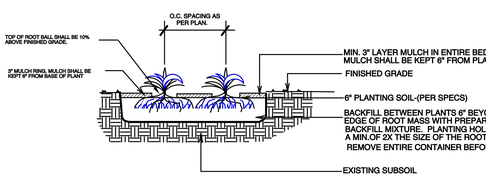


NOTES: PLANTING DEPTH WILL BE DETERMINED BY THE TREE'S TRUNK FLARE OR THE TOP SRUFACE ROOT WILL BE VISIBLE ON THE SURFACE OF THE PLANTING.
REMOVE WIRE BASKETS AND BURLAP PRIOR TO INSTALLATION

COMPLLETELY REMOVE SYNTHETIC BURLAP COVERING MATERIALS
TREE SUPPORT MATERIALS SHALL BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. THIS IS TYPICALLY DONE AFTER SIX MONTHS FOR SHADE TREES AND ONE YEAR FOR PALMS

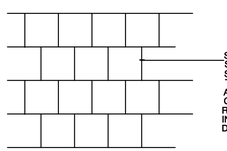
ROOT BALL DETAIL

NOT TO SCALE



GROUNDCOVER/ANNUALS PLANTING DETAIL

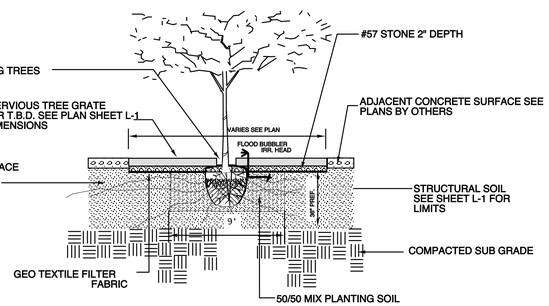
NOT TO SCALE



SOD SHALL BE LAID IN A STAGGERED MANNER. SOD STRIPS SHALL BE JOINED TIGHTLY AGAINST ONE ANOTHER. SPACES MEASURING GREATER THAN 1/2" SHALL BE REJECTED. SOD SHALL BE WEED FREE INSTALLED OVER 2" OF TOP SOIL FREE OF DEBRIS AND ROCK.

SOD PLANTING DETAIL

NOT TO SCALE



POURED IN PLACE POROUS PAVE DETAIL

NOT TO SCALE

LANDSCAPE SPECIFICATIONS

1. CONTRACTOR SHOULD MAKE HIS OWN TAKE OFF TO ELIMINATE DISCREPANCIES. IN CASE THEY OCCUR, THE PLAN WIL TAKE PRECEDENCE OVER THE PLANT LIST.

2. EXACT LOCATION OF PLANT MATERIAL MAY VARY SLIGHTLY. COORDINATE FIELD LOCATIONS WITH OTHER TRADES PRIOR TO COMMENCEMENT OF WORK

3. ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR SHALL BE "FLORIDA #1" OR BETTER AND SHALL BE INSTALLED AS SPECIFIED IN "FLORIDA DEPT. OF AGRICULTURAL GRADES AND STANDARDS". CURRENT EDITION RESPECTIVELY.

4. ALL PLANTING TO BE DONE ACCORDING TO GOOD NURSERY PRACTICE AND ADHEAR TO ALL MUNICIPAL REQUIREMENTS.

5. ALL PLANTING MATERIAL SHALL BE GUARANTEED 365 DAYS (I YEAR) FROM TIME OF FINAL INSPECTION & APPROVAL.

6. ALL SOD TO BE ST. AUGUSTIN FLORATAM SOLID UNLESS OTHERWISE SPECIFIED. DIFFERENT SOD TYPES SHALL BE SEPARATED BY EDGING, PLANT MATERIAL OR OTHER PHYSICAL BARRIER.

7. ALL BED AREAS TO RECEIVE A 3" LAYER OF ARSENIC FREE EUCALYPTUS MULCH/ FLORIMULCH,& SHALL BE A MIN. OF 1'-0" WIDER THAN PLANTS (MEASURED FROM OUTSIDE OF FOLIAGE)

8. ALL TREES MEET THE MINIMUM TRUNK DBH. AS SHOWN ON THE LANDSCAPE SPECIFICATIONS

9. ALL EXISTING LANDSCAPING INCLUDING BUT NOT LIMITED TO TREES, SHRUBS, GROUNDCOVER, SOD, IRRIGATION,GRADING AND CURBING DAMAGED DURING CONSTRUCTION SHALL BE RESTORED/REPLACED PRIOR TO FINAL INSPECTION.

10. LANSCAPER TO FURNISH ALL MATERIAL AND LABOR INCLUDING, PLANTS MULCH, TOP DRESSING, SOIL PREPARATION, DECORATIVE ITEMS (IF SHOWN), INSPECTIONS. TRANSPORTATION. WARRANTY, PEMIT, ETC. NECESSARY FOR COMPLETION OF ALL LANDSCAPING REQUIRED HEREIN EXCEPT IF DESIGNATED TO BE OTHERS.

11. ALL PRINCIPALS OF FLORIDA FRIENDLY LANDSCAPING AND DESIGN STANDARDS SHALL BE UTILIZED. ANY CHANGES TO MATERIALS, SIZES OR SPECIFICATIONS SHALL BE FIRST APPROVED BY THE LANDSCAPE ARCHITECT OF RECORD.

12. OWNER RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS.

13. LANDSCAPER SHALL HAVE A COMPETENT ENGLISH SPEAKING SUPERINTENDENT PRESENT ON THE JOB WHO SHALL BE AUTHORIZED TO REPRESENT THE LANDSCAPER IN HIS ABSENCE.

14. PLANTS SHOULD BE TYPICAL FOR THEIR VARIETY AND SPECIES, PLANTS SHALL BE SOUND, HEALTHY VIGOROUS, FREE FROM PLANT DISEASE, INSECT OR THEIR EGGS. THEY SHALL HAVE HEALTHY NORMAL ROOTS AND SHALL NOT BE ROOT BOUND. QUALITY AND SIZE: ALL PLANT MATERIALS SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED.

15. ALL PLANT MATERIAL SHALL BE HANDLED IN A CAREFUL MANNER DURING TRANSPORTATION AND INSTALLATION.

16. PLANTS SHALL NOT BE PRUNED OR TOPPED BEFORE DELIVERY. ALL TREE PRUNING SHALL BE DONE IN ACCORDANCE WITH CURRENT ANSI- 300 STANDARDS.

17. OWNER RESERVES THE RIGHT TO APPROVE ALL PLANTS MATERIALS. OWNER OR OWNERS AGENT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING.

18. LANDSCAPER SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE DAILY. THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TMES WHILE WORK IS IN PROGRESS.

19.THE LANDSCAPE CONTRACTOR SHALL LAY OUT HIS WORK ACCORDING TO THE PLANS AND SPECIFICATIONS AND WILL BE RESPONSIBLE FOR ALL MEASUREMENTS EXERCISING SPECIAL CARE IN LAYING OUT WORK TO KEEP WITHIN PROPERTY LINES AND RECOGNIZING EASEMENTS AND UTILITIES. THE LANDSCAPE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY ERRORS. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN LAYOUT.

20. METHODS OF PROTECTION SHALL BE MAINTAINED AT ALL TIMES, AS REQUIRED TO INSURE ALL PERSONS AND PROPERTY AGAINST INJURY, AND SHALL BE MAINTAINED UNTIL THE COMPLETION OF ALL WORK. THE LANDSCAPE CONTRACTOR SHALL PROVIDE AN ENGLISH SPEAKING FORMAN ON THE JOB AT ALL TIMES.

21. PLANT MATERIAL ABBREVIATIONS ON THE PLANT LIST: FG (FIELD GROWN); CT (INDICATES CLEAR TRUNK MEASUREMENT FROM THE TOP OF BALL TO FIRST BRANCHING OR BASE OF THE LOWESR FROND), GAL (GALLON CAN), 3 GAL (3 GALLON CAN); OA (INDICATES OVERALL HEIGHT FROM TOP OF BALL TO MID POINT OF CURRENT SEASON'S GROWTH); SPR (INDICATES SPREAD), HVY (INDICATED HEAVY), MIN (INDICATES MINIMUM).

22. SUBSTITUTION: PLANT SUBSTITUTION REQUESTS, FOR PLANT MATERIAL NOT OBTAINABLE IN THE TYPE AND SIZE SPECIFIED SHALL BE MADE PRIOR TO SUBMISSION OF BIDS. ALL SUBSTITUTION REQUESTS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT AND THE GOVERNING MUNICIPALITY FOR CONSIDERATION AND APPROVAL. IT IS THE LANDSCAPE CONTRACTORS OBLIGATION TO KNOW WHERE THEY CAN OBTAIN ALL MATERIAL AT THE TIME OF BIDDING AND AT THE TIME A CONTRACT IS EXECUTED.

23. THE CONTRACTOR'S GUARANTEE SHALL NOT APPLY IN THE EVENT OF FIRE, FLOOD, HURRICANE, WINDSTORM, OR OTHER ACTS OF NATURE OR DAMAGES TO LANDSCAPING IN PROGRESS CAUSED BY ANY PERSONS OTHER THAN THOSE PERSONS UNDER THE DOMINION AND CONTROL OF THE CONTRACTOR.

24. ALL TREES, PALMS AND OTHER PLANTS SHALL BE PLANTED WITH THE TOP OF THEIR ROOTBALLS 10% ABOVE FINAL GRADE SURROUNDING THE PLANTING AREA. ALL WIRE BASKETS, BURLAP, STRING AND ROPE MUST BE REMOVED. ALL TREE OR PALMS IN LAWN AREAS SHALL RECEIVE A 2 FOOT DIAMETER MULCH RING. MULCH SHALL BE PULLED AWAY FROM THE TRUNKS 3". ALL PLANTING PITS SHALL BE A MIN. OF 3X THE ROOTBALL SIZE. ALL TREES AND PALMS SHALL BE BRACED OR GUYED. ALL NYLON STRAPS AND WOOD BRACING SHALL BE REMOVED WITHIN ON YEAR OF FINAL INSPECTION.

25. DELIVERY RECEIPTS FOR TOP SOIL, PLANTING SOIL & MULCH SHALL BE SUPPLIED TO THE INSPECTOR OR LANDSCAPE ARCHITECT UPON REQUEST

26. COMMERCIAL FERTILIZER: COMMERCIAL FERTILIZER SHALL BE AN ORGANIC FERTILIZER CONTAINING NITROGEN, PHOSPHORIC ACID, MINOR TRACE ELEMENTS AND POTASH IN EQUAL PERCENTAGES OF AVAILABLE PLANT FOOD WEIGHT OR "MILORGANITE" NITROGEN SHALL BE NOT LESS THAN 100% FROM ORGANIC SOURCE. FERTILIZER SHALL BE DELIVERED TO THE SITE UNOPENED IN ORIGINAL CONTAINERS, EACH BEARING THE MANUFACTURE'S GUARANTEED ANALYSIS. INITIAL FERTILIZATION OF TREES SHRUBS, GROUND COVERS, SHALL BE WITH "MILORGANITE" OR AN APPROVED COMPLETE FERTILIZER, APPLY "MILORGANITE" IN A CIRCLE AROUND THE PLANT BEFORE MULCHING DO NOT TOUCH THE PLANT WITH THE FERTILIZER. WATER IN FERTILIZER AFTER MULCHING. APPLY "MILORGANITE" FERTILIZER AT THE FOLLOWING AT THE RATE:

5 LBS OR 14.5 CUPS / PALMS
3 LBS OR 8.70 CUPS /12'-16' MATERIAL
2 LBS OR 5.80 CUPS / 8' -12' MATERIAL
0.69 LBS OR 2.00 CUPS / 6'-8' MATERIAL
0.19 LBS OR _ CUP /3 GAL.MATERIAL
0.10 LBS OR _ CUP/ 1 GAL. MATERIAL
FERTILIZERS SHALL BE SLOW TIME RELEASE, UNIFORM IN COMPOSITION DRY, AND FREE FLOWING AND SHALL MEET THE FOLLOWING REQUIREMENTS:
SIX (6) PERCENT NITROGEN, SIX (6) PERCENT PHOSPHOROUS, AND SIX (6) PERCENT POTASSIUM. FERTILIZER SHALL BE APPLIED TO ALL SHRUBS (1/3 LB PER 3 GAL. CONTAINER, _ LB PER 1 GAL. CONTAINER) AND GROUNDCOVER THE SOD STARTER FERTILIZER MIXTURE SHALL BE A 5-10-10 AT A RATE OF 20 LBS. PER 1000 S.F. A 14-14-14 FERTILIZER IS REQUIRED ON ALL TREES AND SHRUBS OVER 5' IN HEIGHT (1/2 LB. PER 5' OF SPREAD). AGRIFORM TABLETS WITH TWENTY (20) PERCENT NITROGEN, TEN (10) PERCENT PHOSPHOROUS, FIVE (5) PERCENT POTASSIUM IN 21 GRAM SIZES & SHALL BE APPLIED AT THE FOLLOWING RATE: 1 PER GAL. PLANT 2 PER 3 GAL. PLANTS AND 2 TABLES PER 1" OF TREE TRUNK CALIPER APPLY PALM SPECIAL FERTILIZER AS PER MANUFACTURES RECOMMENDATION.

27.SUPER ABSORBENT POLYMER: "TERRA SORB" OR APPROVED EQUAL AS PACKAGED IN 3 OZ. HANDY PAC COMPOSED OF SYNTHETIC ACRLAMIDE COLOLYMER, POTASSIUM, AND ACRYLATE. PARTICLE SIZE OF 1.0 MM TO 3.0 MM AND ABSORPTION RATE OF 300 TIMES IT'S WEIGHT IN WATER. APPLY DRY USING THE FOLLOWING AMOUNT:
1 PAC PER TREE - 36" BALL SIZE
2 PAC PER TREE -OVER 36" BALL SIZE
1 PAC PER 20 GAL. CONTAINER
0.5 PACS PER 7-10 GAL. CONTAINER
0.25 PACS PER 3 GAL. CONTAINER
0.12 PACS PER 1GAL. CONTAINER

28. LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR HAVING UTILITIES LOCATED BY CALLING SUNSHINE ONE CALL-SERVICE OR EQUAL. CARE SHALL BE TAKEN NOT TO DISTURB ANY UNDERGROUND CONSTRUCTION AND UTILITIES. ANY DAMAGE TO THESE FACILITIES DURING THE PLANTING OPERATIONS WILL BE REPAIRED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR IN A MANNER APPROVED BY THE OWNER.

29. PLANTING SOIL: PLANTING SHALL BE COMPOSED OF 50% SAND AND 50% MUCK. ANY VARIATIONS IN THIS COMPOSITION SHALL BE APPROVED BY THE OWNER PRIOR TO USE. PLANTING SOIL SHALL BE FREE OF STONE. PLANTS, ROOTS AND OTHER FOREIGN MATERIALS WHICH MIGHT BE HINDRANCE TO PLANTING OPERATIONS OR BE DETRIMENTAL TO GOOD PLANT GROWTH. SOIL SHALL BE DELIVERED IN A LOOSE FRIABLE CONDITION AND APPLIED IN ACCORDANCE WITH THE PLANTING SPECIFICATION

30. WATER FOR PLANTING SHALL BE AVAILABLE AT THE SITE AND SHALL BE PROVIDED BY THE OWNER/GC. AN AUTOMATIC UNDERGROUND RUST FREE IRRIGATION SYSTEM SHALL BE PROVIDED WITH A RAIN SENSOR. THE IRRIGATION SHALL COVER 100% WITH 100% OVERLAP PRIOR TO FINAL INSPECTION.

31. PRUNING: REMOVE DEAD AND BROKEN BRANCHES FROM ALL PLANT MATERIAL PRUNE TO RETAIN TYPICAL GROWTH HABIT OF INDIVIDUAL SPECIES, RETAINING AS MUCH HEIGHT AND SPREAD AS POSSIBLE. MAKE ALL PRUNING CUTS WITH A SHARP INSTRUMENT. FLUSH WITH THE TRUNK OR ADJACENT BRANCH, IN SUCH A MANNER AS TO ENSURE ELIMINATION OF STUBS. "HEADBACK" CUTS, RIGHT ANGLE TO LINE OF GROWTH WILL NOT BE PERMITTED AND TREES WILL NOT BE POLED, TOPPED, OR HATRACKED.

32. SITE PREPARATION: IT SHALL BE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINISH (FINE) GRADE ALL LANDSCAPE AREAS TO BE SODDED (PRIOR TO APPLICATION OF SOD) ELIMINATING ALL BUMPS, DEPRESSIONS, STICKES, STONES AND OTHER DEBRIS TO THE SATISFACTION OF THE CITY/TOWN INSPECTOR

33. MAINTENANCE: MAINTENACE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE UNTIL ALL PLANTING HAS PASSED FINAL INSPECTION AND ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, REMOVAL OF DEAD MATERIALS, RESETTING PLANTS TO PROPER GRADES OR UPRIGHT POSITION AND RESTORATION OF THE PLANTING SAUCER AND ANY OTHER NECESSARY OPERATION. PROPER PROTECTION TO LAWN AREAS SHALL BE PROVIDED AND ANY DAMAGE RESULTING FROM PLANTING OPERATIONS. SHALL BE REPAIRED PROMPTLY. ALL TREE/PALM TRIMMING SHALL BE DONE IN ACCORDANCE WITH ANSI-300 STANDARDS. ALL OWNERS OF THE LAND OR THEIR AGENTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING

34.(NOTE: SABAL PALMETTO/CABBAGE PALM SPECIES TIE BRANCHES TOGETHER WITH BIO-DEGRADABLE TWINE TO TIGHT BUNDLE AROUND BUD FOR PROTECTION.

35. MULCH. MULCH MAY BE USED WITHIN PLANTING BEDS IN CONJUNTION WITH GROUND COVER. MULCH SHALL BE RENEWED AND MAINTAINED AS REQUIRED TO MAINTAIN A THREE- INCH DEPTH AT THE TIME OF FINAL INSPECTION. MULCH AROUND TREE ROOT BALLS NOT PLANTED IN PLANTING AREA SHALL BE THREE INCHES DEEP AT THE PERIMETER OF THE ROOT BALL. SEE FIGURES 1 AND 2 AT THE END OF THE CHAPTER.

36.GRASS. AREAS WITHIN THE LANDSCAPE EASEMENT NOT USED FOR TREES, SHRUBS, GROUND COVER, MULCH, OR OTHER LANDSCAPE ELEMENTS SHALL BE PLANTED WITH SOLID SOD OF ST. AUGUSTINE FLORATAM OR PLAMETTO AND SHALL BE IRRIGATED. SOD SHALL BE WEED/PEST FREE INCLUDING FUNGUS AND DISEASE, LAID SMOOTH WITH TIGHT JOINTS AND CUT TO CONFORM TO CURBS AND PLANTERS.

37. WHERE THE LANDSCAPE EASEMENT ABUTS ON SITE VEHICULAR USE AREAS SUCH AS TRAFFIC LANES, THE LANDSCAPE EASEMENT SHALL BE SEPARATED FROM THE TRAFFIC LANES BY CONTINUOS CONCRETE CURBING WITH AN 18-INCH DEPTH BELOW GRADE. EXTRUDED CURBING INSTALLED ON TOP OF THE PAVING IS PROHIBITED.

38. EXCAVATION REQUIREMENT: REQUIRED: ISLANDS/MEDIANS SHALL BE EXCAVATED TO 30 INCHES, AND BACK FILLED WITH CLEAN FILL AND PLANTING SOIL CONSISTING OF 50% MUCK AND 50% SAND AT LEAST 3" BELOW THE TOP OF CURB. MANIPULATION OF THE GRADE BEHIND THE CURBING TO CREATE SMALL SCALE MOUNDING IS ENCOURAGED. REQUIRED EXCAVATION AT BUILDING FOUNDATIONS SHALL BE 12 INCHES AND BACK FILLED WITH CLEAN FILL AND PLANTING SOIL. PLANTING SOIL SHALL BE FREE OF DEBRIS, WEED, ROCK, AND PH BETWEEN 6.5 AND 7.0

39. A LANDSCAPE PERMIT IS REQUIRED FOR ALL LANDSCAPE INSTALLATIONS INCLUDING NEW SINGLE FAMILY HOMES THAT ARE NOT PART OF A PLANNED COMMUNITY. NO TREES OR OTHER PLANT MATERIAL MAY BE PLANTED IN PUBLIC RIGHTS-OF-WAY (SWALE AREAS) WITHOUT PERMIT FROM THE CITY. NO SHRUB SPECIES WITH A MATURE HEIGHT THAT WILL BLOCK THE CLEAR SIGHT ZONE FROM 30 INCHES IN HEIGHT TO SIX FEET IN EIGHT WILL BE APPROVED IN SWALE AREAS.

40. TOPSOIL SHALL BE CLEAN AND FREE OF CONSTRUTION DEBRIS, WEEDS, ROCKS, NOXIOUS PESTS AND DISEASES, AND EXHIBITT A PH OF 6.5 TO 7.0. FOR PLANTING AREAS SHALL BE AMENDED WITH HORTICULTURALLY ACCEPTABLE ORGANIC ATERIAL. ALL SOIL USED SHALL BE SUITABLE FOR THE INTENDED PLANT MATERIAL. THE SOURCE OF THE TOPSOIL SHALL BE KNOWN TO THE APPLICANT AND SHALL BE ACCEPTABLE TO THE CITY

MINIMUM SOIL DEPTH:
REQUIRED: THE MINIMUM PLANTING SOIL DEPTH SHALL BE SIX INCHES FOR GROUND COVERS, FLOWERS, SHRUBS AND HEDGES.
ROOTBALL SOIL:
REQUIRED: TREES SHALL RECEIVE 12 INCHES OF PLANTING SOIL AROUND THE ROOT BALL.
NATIVE SOIL:
REQUIRED: NATIVE TOPSOIL ON THE SITE SHALL BE RETAINED ON-SITE AND USED WHEN THERE IS SUFFICIENT QUANTITY TO COVER AT LEAST SOME OF THE ON-SITE LANDSCAPED AREAS.
ARID PLAMS:
REQUIRED: CLEAN SAND SHALL BE USED TO BACKFILL ARID CLIMATE PALMS.

41.USE OF ORGANIC MULCHES:
A TREE-INCH MINIMUM THICKNESS OF APPROVED ORGANIC ARSENIC FREE MULCH MATERIAL AT THE TIME OF FINAL INSPECTION, SHALL BE INSTALLED IN ALL LANDSCAPE AREAS NOT COVERED BY BUILDING, PAVEMENT, SOD, DECORATIVE STONES, PRESERVED AREAS AND ANNUAL FLOWER BEDS. EACH TREE SHALL HAVE A RING OF ORGANIC MULCH AT THE PERIMETER OF THE ROOT BALL.

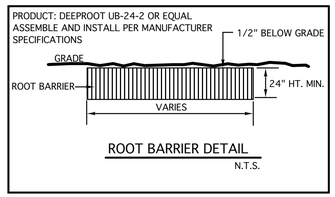
42. ALL SHADE TREES INSTALLED WITHIN SIX FEET OF PUBLIC INFRASTRUCTURE SHALL UTILIZE A ROOT BARRIER SYSTEM AS APPROVED BY THE CITY.

43. THE ERADICATION OF NUISANCE VEGETATION (EXOTICS) EXISTING ON SITE REQUIRED ON ALL SITES. INCLUDING ABUTTING RIGHTS-OF WAY, PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY PRIVATELY OWNED NATURAL AREAS SHALL BE INCLUDED IN THIS REQUIREMENT. FICUS BENJAMINA AND FICUS NITIDA MAY BE USED FOR HEDGE MATERIAL WITH A FIVE-FOOT SEPARATION FROM WATER LINES. FICUS HEDGES MAY NOT BE PLANTED IN UTILITY EASEMENTS

44.HEDGES: WHERE REQUIRED SHALL BE PLANTED SO AS TO BE TIP TO TIP WITHIN SIX MONTH S OF PLANTING AND MAINTAINED SO AS TO FORM A CONTINOUS VISUAL SCREEN. SHRUBS USED AS HEDGES SHALL BE FLORIDA DEPARTMENT OF AGRICULTURE GRADE No 1 OR BETTER WITH A MINIMUM HEIGHT OF 24 INCHES AND MINIMUM SPREAD OF 24 INCHES, WHEN MEASURED IMMEDIATELY AFTER PLANTING AND SHALL BE MINIMUM OF THREE FEET IN HEIGHT WITHIN TWO YEARS FROM THE DATE OF PLATING. HEDGES SHALL BE PLANTED WITH BRANCHES TOUCHING, WITHIN SIX MONTHS OF PLANTING SO AS TO CREATE A SOLID SCREEN WITH NO VISUAL SPACES BETWEEN PLANTS AT THIS TIME, PLANTS SPACING MAY BE ADJUSTED ACCORDING TO PLAT SIZES SO LONG A THE PRECEDING IS ACHIEVED. ALL GROUNDCOVER SHALL BE INSTALLED AT 75% COVERAGE AND 100% WITHIN 6 MONTHS AFTER FINAL ACCEPTANCE.

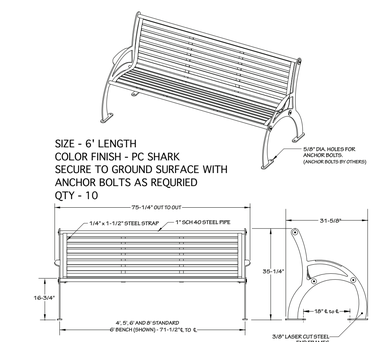
45. ALL ABOVE GROUND ELEMENTS INCLUDING BUT NOT LIMITED TO DUMPSTERS, FENCES, WALLS, A/C UNITS, IRRIGATION PUMPS, TRANSFORMERS AND GENERATORS SHALL BE SCREENED WITH LANDSCAPE MATERIAL TO A HEIGHT OF 36" MIN.

46. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE RUST FREE 100% COVERAGE & 100% OVERLAP. CONTRACTOR SHALL ENSURE THERE IS NO OVERSPRAY ONTO IMPERVIOUS AREAS. ALL IRRIGATION PVC RISERS SHALL BE PAINTED FLAT BLACK



ROOT BARRIER DETAIL

N.T.S.



AL's Collection, AL-0100-72 Bench in Steel Strap

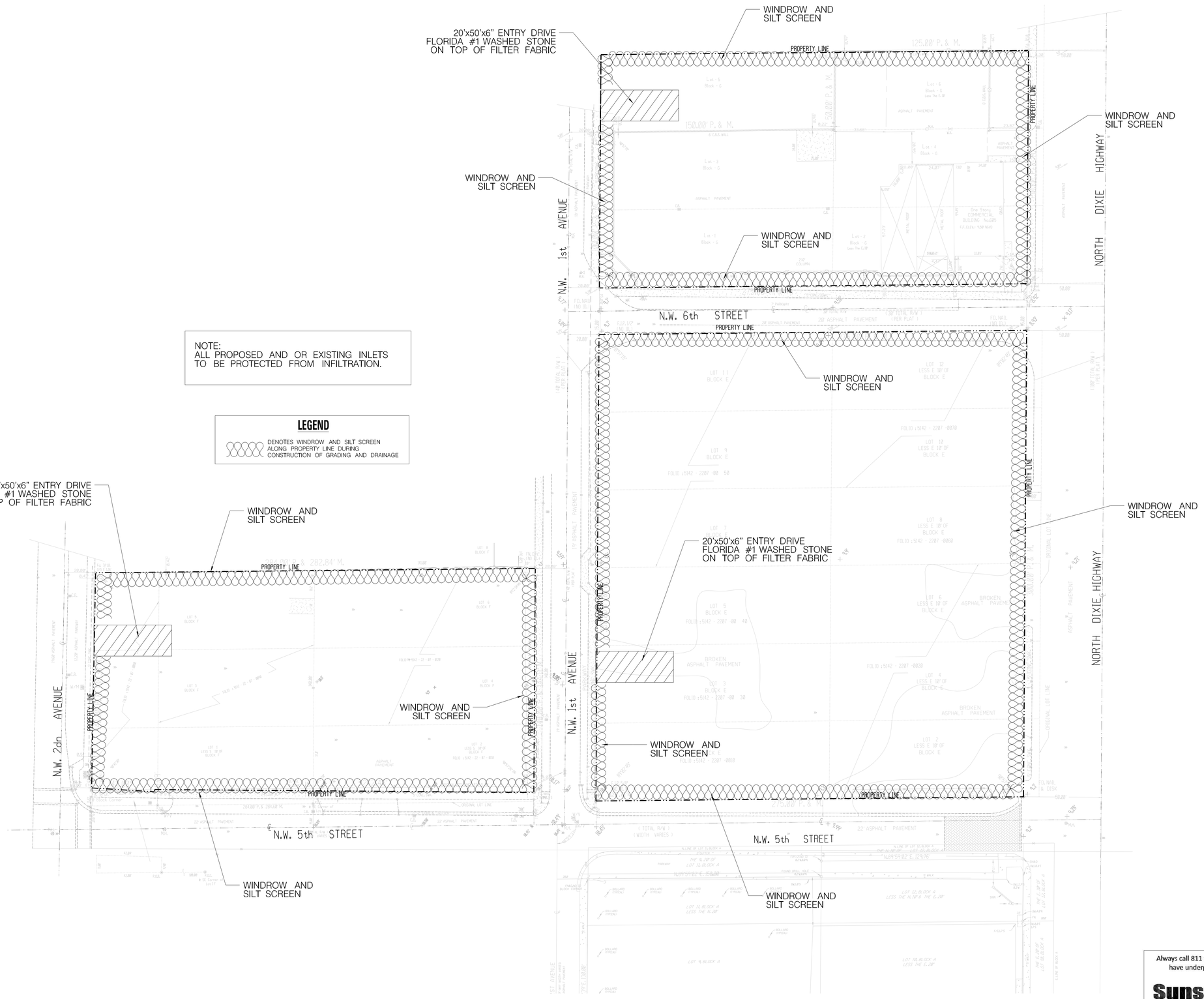
OR EQUAL

SPECIFICATIONS

MATERIAL
The Al's bench is constructed of mild steel in three sections consisting of two end frames and one seat section. All parts are drilled and precisely formed for quick assembly. End frames are made with 3/8" laser cut steel. All seat sections shall be fabricated with 1" sch. 40 pipe and 1/4 x 1-1/2" mild steel straps with 15 each steel seat straps. Steel shall conform to ASTM A36 hot rolled steel. All steel shall be wheelabrated prior to fabrication.

HARDWARE
Fasteners shall be 3/8" stainless steel pinned buttonhead bolts and 2" powder coated washers.
Anchor bolts by others

PROTECTIVE COATINGS
Powder Coating: Following fabrication, All Metal shall be cleaned and treated with an iron phosphate process prior to the coating application. This process shall include a non-chromated alkaline cleaner and an iron phosphate treatment followed with an acidic sealer for maximum adhesion. The protective coatings shall be either polyester or polyester TGIC powder. Following application the parts shall be baked until properly cured. The coating shall be a



NOTE:
ALL PROPOSED AND OR EXISTING INLETS TO BE PROTECTED FROM INFILTRATION.

LEGEND

DENOTES WINDROW AND SILT SCREEN ALONG PROPERTY LINE DURING CONSTRUCTION OF GRADING AND DRAINAGE

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

REVISIONS:
1.
2.
3.
4.
5.
6.
7.
8.

CLIENT:
Cristina Fandilno R.A.
9950 SW 107th Avenue,
Suite No. 200
Miami Florida 33176

PROJECT:
Mixed Use Project
HALLANDALE FLORIDA

TASK:
STORMWATER POLLUTION PREVENTION PLAN

GGB Engineering, Inc.
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS
FLORIDA CONSTRUCTION MANAGERS
FLORIDA REGISTRATION No. 818
2699 Stirling Road, Suite C-202
Fort Lauderdale, Florida 33312
Phone: (954) 986-0899
Fax: (954) 986-8655

DATE:	SCALE:
July 2018	1"=30'
DESIGNED BY: G.G.B.	DRAWN BY: M.M.

PROJECT NO.
170720

SHEET
C-7

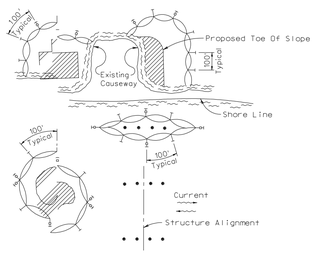
GARY G. BLOOM, P.E.
FLA LIC. No. 19832
NOT VALID UNLESS SIGNED AND SEALED BY ENGINEER

GENERAL NOTES

1. Floating turbidity barriers are to be paid for under the contract unit price for Floating Turbidity Barrier, LF.
2. Staked turbidity barriers are to be paid for under the contract unit price for Staked Turbidity Barrier, LF.

LEGEND

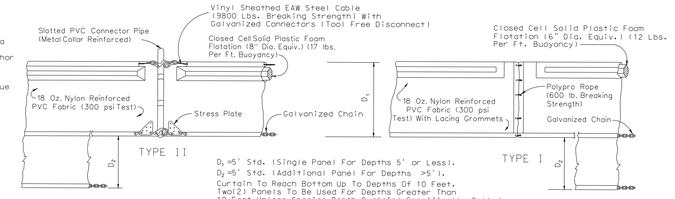
- Pile Locations
- Dredge Or Fill Area
- Mooring Buoy w/Anchor
- Anchor
- Barrier Movement Due To Current Action



NOTES:

1. Turbidity barriers are to be used in all permanent bodies of water regardless of water depth.
2. Number and spacing of anchors dependent on current velocities.
3. Deployment of barrier around pile locations may vary to accommodate construction operations.
4. Navigation may require segmenting barrier during construction operations.
5. For additional information see Section 104 of the Standard Specifications.

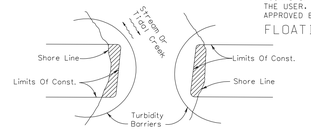
TURBIDITY BARRIER APPLICATIONS



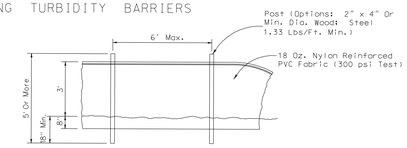
D_1 =5' Std. (Single Panel For Depths 5' or Less).
D_2 =5' Std. (Additional Panel For Depths >5').
Curtain To Reach Bottom Up To Depths Of 10 Feet. Two(2) Panels To Be Used For Depths Greater Than 10 Feet Unless Special Depth Curtains Specifically Called For In The Plans Or As Determined By The Engineer.

NOTICE: COMPONENTS OF TYPES I AND II MAY BE SIMILAR OR IDENTICAL TO PROPRIETARY DESIGNS. ANY INFRINGEMENT ON THE PROPRIETARY RIGHTS OF THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES I AND II SHALL BE AS APPROVED BY THE ENGINEER.

FLOATING TURBIDITY BARRIERS



Note:
Turbidity barriers for flowing streams and tidal creeks may be either floating, or staked types or any combinations of types that will suit site conditions and meet erosion control and water quality requirements. The barrier type(s) will be at the Contractors option unless otherwise specified in the plans, however payment will be under the pay item(s) established in the plans for Floating Turbidity Barrier and/or Staked Turbidity Barrier. Posts in staked turbidity barriers to be installed in vertical position unless otherwise directed by the Engineer.



STAKED TURBIDITY BARRIER

TURBIDITY BARRIER DETAILS PER FDOT INDEX NO. 103

PROJECT:

STORM WATER POLLUTION PREVENTION PLAN
INSPECTION AND MAINTENANCE REPORT FORM

TO BE COMPLETED EVERY 7 DAYS AND WITHIN 24 HOURS OF A RAINFALL OVER OF 0.25 INCHES OR MORE

INSPECTION..... DATE:.....

INSPECTOR'S QUALIFICATIONS:
.....
.....
.....

DAYS SINCE LAST RAINFALL..... AMOUNT OF LAST RAINFALL ..... INCHES

STABILIZATION MEASURES

INSPECTION AREA DESCRIPTION OF LOCATION	DATE SINCE LAST DISTURBED	DATE OF NEXT DISTURBANCE	STABILIZED ? YES/NO	STABILIZED WITH	CONDITION

STABILIZATION REQUIRED:
.....
.....
.....

TO BE PERFORMED BY:..... ON OR BEFORE:.....

PAGE 1 OF 4

PROJECT:

STORM WATER POLLUTION PREVENTION PLAN
INSPECTION AND MAINTENANCE REPORT FORM

STRUCTURAL CONTROLS

DATE:.....

EARTH DIKES/SWALES

DIKE OR SWALE	FROM	TO	IS DIKE/SWALE STABILIZED ?	IS THERE EVIDENCE OF WASHOUT OR OVERTOPPING

MAINTENANCE REQUIRED FOR EARTH DIKES/SWALE:
.....
.....
.....
.....

TO BE PERFORMED BY:..... ON OR BEFORE:.....

CATCH BASIN/CURB INLET/OUTFALL TURBIDITY CONTROLS

STRUCTURE/ OUTFALL	ARE TURBIDITY CONTROLS IN PLACE	ARE EVIDENCE OF CLOGGING/WASHOUT OR DIPPING ?	ARE TURBIDITY CONTROLS IN NEED OF REPLACING	DOES NOT NEED TO BE REMOVED FROM AROUND CONTROL

MAINTENANCE REQUIRED FOR CATCH BASIN/CURB INLETS/OUTFALLS TURBIDITY CONTROLS:
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.....
.....
.....

TO BE PERFORMED BY:..... ON OR BEFORE:.....

PAGE 2 OF 4

PROJECT:

STORM WATER POLLUTION PREVENTION PLAN
INSPECTION AND MAINTENANCE REPORT FORM
SEDIMENT BASIN

DEPTH OF SEDIMENT IN BASIN	DEPTH OF SEDIMENT 500' BASIN	ARE EVIDENCE OF OVERTOPPING OF THE EMBANKMENT ?	CONDITION OF OUTFALL FROM SEDIMENT BASIN

MAINTENANCE REQUIRED FOR SEDIMENT BASIN:
.....
.....
.....

TO BE PERFORMED BY:..... ON OR BEFORE:.....

OTHER CONTROLS
STABILIZED CONSTRUCTION ENTRANCE

DOES MUCH SEDIMENT GET TRACKED ON TO ROAD ?	IS THE SPACE BELOW OR IS IT FILLED WITH SEDIMENT?	DOES ALL TRAFFIC USE THE STABILIZED ENTRANCE TO LEAVE THE SITE ?	IS THE GRADE BENEATH THE ENTRANCE WORKING (IF APPLICABLE)

MAINTENANCE REQUIRED FOR STABILIZED CONSTRUCTION ENTRANCE:
.....
.....
.....

TO BE PERFORMED BY:..... ON OR BEFORE:.....

PAGE 3 OF 4

PROJECT:

STORM WATER POLLUTION PREVENTION PLAN
INSPECTION AND MAINTENANCE REPORT FORM

CHANGES REQUIRED TO THE POLLUTION PREVENTION PLAN:
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REASONS FOR CHANGES:
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I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

SIGNATURE:.....

DATE:.....

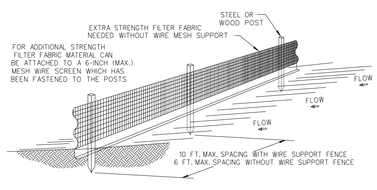
PAGE 4 OF 4

NOTE TO CONTRACTOR:

THIS IS THE CONTRACTORS CERTIFICATION REQUIRED BY THE EPA'S NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) STORM WATER POLLUTION PREVENTION PLAN FOR CONSTRUCTION SITES OVER 1 ACRES. THIS CERTIFICATION MUST BE COMPLETED WEEKLY AND AFTER EVERY RAINFALL EVENT OVER 0.25 INCHES. IT IS SUGGESTED THAT THIS SHEET BE REMOVED FROM THE PLAN SET AND DUPLICATED AS NEEDED BY THE CONTRACTOR.

1. THE INTENT OF EROSION CONTROL MEASURES INDICATED GRAPHICALLY ON PLANS IS TO PROVIDE A BARRIER TO CONTAIN SILT AND SEDIMENT ON THE PROJECT SITE. THIS REPRESENTATION IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE TEST OF EROSION CONTROL EFFECTIVENESS IS NOT TO BE DETERMINED BY ADHERENCE TO THE REPRESENT SET FORTH ON THE DRAWINGS AND SPECIFICATIONS, BUT BY MEETING THE REGULATIONS SET FORTH BY THE AUTHORITY HAVING JURSDICTION OVER WATER QUALITY CONTROL AND OTHER SEDIMENTATION RESTRICTION REQUIREMENTS IN THE REGION.
2. APPROVED EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING, EXCAVATION, FILLING, OR OTHER LAND DISTURBANCE ACTIVITIES, EXCEPT THOSE OPERATIONS NEEDED TO INSTALL SUCH MEASURES.
3. INSPECTION OF ALL EROSION CONTROL MEASURES SHALL BE CONDUCTED WEEKLY, OR AFTER EACH RAINFALL EVENT. REPAIR, AND/OR REPLACEMENT OF SUCH MEASURES SHALL BE MADE PROMPTY, AS NEEDED.
4. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
5. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED IF DEEMED NECESSARY BY ONSITE INSPECTION.
6. FAILURE TO PROPERLY INSTALL AND MAINTAIN EROSION CONTROL PRACTICES SHALL RESULT IN CONSTRUCTION BEING HALTED.
7. DRAINAGE INLETS SHALL BE PROTECTED BY FILTER AND GRADED ROCK AS PER INLET PROTECTION DETAIL.
8. ANY ACCESS ROUTES TO SITE SHALL BE BASED WITH CRUSHED STONE, WHERE PRACTICAL.
9. EROSION CONTROL MEASURES ARE TO BE MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
10. WHENEVER FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED.
11. ALL WORK IS TO BE IN COMPLIANCE WITH THE RULES AND REGULATIONS SET FORTH BY THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE CITY OF DELRAY BEACH.
12. DISCHARGE FROM DEWATERING OPERATIONS SHALL BE RETAINED ONSITE IN A CONTAINMENT AREA.

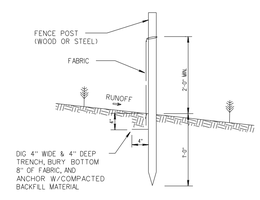
EROSION CONTROL NOTES DETAIL D9.1



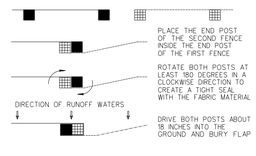
NOTES:

1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (90 CM).
2. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS.
3. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET (3 M) APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 12 INCHES (30 CM). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET (1.8 M).
4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES (10 CM) WIDE AND 4 INCHES (10 CM) DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
5. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH (25 MM) LONG, TIE WIRES, OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES (5 CM) AND SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
6. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES (20 CM) OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
7. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
8. ALL PROJECTS REQUIRE SUBMITTAL OF POLLUTION PREVENTION PLAN (PPP).
9. ALL PROJECTS 1 AC. OR MORE MUST SUBMIT NOTICE OF INTENT (NOI) TO FDEP.

SILT FENCE INSTALLATION DETAIL D 9.1a
Sheet 1 of 2

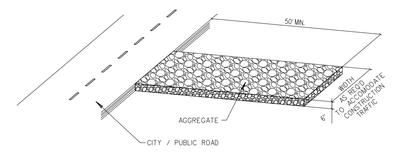


SILT FENCE SECTION
NOT TO SCALE



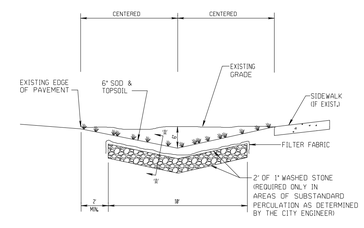
ATTACHING TWO SILT FENCES
NOT TO SCALE

SILT FENCE INSTALLATION DETAIL D 9.1b
Sheet 2 of 2



NOTE:
A CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AND CONTAIN AN AGGREGATE LAYER (FDOT AGGREGATE NO.1), AT LEAST 6-INCHES THINK. IT MUST EXTEND TO THE WIDTH OF THE VEHICULAR INGRESS AND EGRESS AREA.

STABILIZED CONSTRUCTION ENTRANCE DETAIL D9.1C



SECTION 'A'-'A'
NOT TO SCALE

NOTE:

1. CONTRACTOR TO REPLACE ALL IRRIGATION, TREES & SHRUBBERY IN SWALES DAMAGED DURING CONSTRUCTION.

SWALE REPLACEMENT DETAIL D10.1

REVISIONS:
1. 2. 3. 4. 5. 6. 7. 8.

CLIENT:
Cristina Fandilno R.A.
9950 SW 107th Avenue,
Suite No. 200
Miami Florida 33176

PROJECT:
Mixed Use Project
HALLANDALE FLORIDA

TASK:
STORMWATER POLLUTION PREVENTION PLAN

GGB Engineering, Inc.
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS
& CONSTRUCTION MANAGERS
FLORIDA CERTIFICATION No. 8718
2699 Stirling Road, Suite C-202
Fort Lauderdale, Florida 33312
Phone: (954) 986-9899
Fax: (954) 986-6635

DATE:	SCALE:
July 2018	N.T.S.
DESIGNED BY:	DRAWN BY:
G.G.B.	M.M.

PROJECT NO.
170720

SHEET
C-8

GARY G. BLOOM, P.E.
FLA LIC. No. 19837
NOT VALID UNLESS SIGNED AND SEALED BY ENGINEER

STORM WATER POLLUTION PREVENTION PLAN

SITE DESCRIPTION

CONTROLS

THIS PLAN UTILIZES BEST MANAGEMENT PRACTICES TO CONTROL EROSION CAUSED BY STORM WATER RUN OFF. AN EROSION PROTECTION PLAN HAS BEEN PREPARED TO INSTRUCT THE CONTRACTOR ON PLACEMENT OF THESE CONTROLS. IT IS THE CONTRACTORS RESPONSIBILITY TO INSTALL AND MAINTAIN THE CONTROLS PER PLAN AS WELL AS ENSURING THE PLAN IS PROVIDING THE PROPER PROTECTION AS REQUIRED BY FEDERAL,STATE AND LOCAL LAWS. REFER TO "CONTRACTORS RESPONSIBILITY" FOR A VERBAL DESCRIPTION OF THE CONTROLS THAT MAY BE IMPLEMENTED.

STORM WATER MANAGEMENT

DURING CONSTRUCTION,STORM WATER DRAINAGE WILL BE PROVIDED BY UTILIZATION OF THE EXISTING DRAINAGE COLLECTION SYSTEM WITHIN THE SITE OR ADJACENT RIGHT-OF-WAY.THE EXISTING SYSTEM CONVEYS STORM WATER RUNOFF VIA DRAINAGE PIPES TO THE ATLANTIC OCEAN. AFTER STORMWATER UTILITIES ARE INSTALLED,STORM WATER DRAINAGE WILL BE PROVIDED BY CATCH BASINS,EXFILTRATION TRENCH AND DRAINAGE WELLS. DURING VARIOUS PHASES OF CONSTRUCTION, THE CONTRACTOR SHALL UTILIZE STAKED SILT FENCE AND/OR HAY BALES OR OTHER BEST MANAGEMENT PRACTICES AS NECESSARY TO COMPLY WITH THE REQUIREMENTS SET FORTH BY LOCAL, STATE AND FEDERAL REQUIRMENTS.

TIMING OF CONTROLS/MEASURES

IT IS THE CONTRACTOR IS RESPONSIBE FOR THE TIMING OF CONTROLS AND MEASURES AS REQUIRED TO MEET REQUIREMENTS.

CERTIFICATION OF COMPLIANCE WITH FEDERAL,STATE AND LOCAL REGULATIONS

IN ACCORDANCE WITH FEDERAL,STATE AND LOCAL LAWS RELATED TO STORM WATER MANAGEMENT AND EROSION AND TURBIDITY CONTROLS,THE FOLLOWING PERMITS HAVE BEEN OBTAINED.

- ERP APPLICATION
- BRO COUNTY DPEP

POLLUTION PREVENTION PLAN CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED.BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM,OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION,THE INFORMATION SUBMITTED IS,TO THE BEST OF MY KNOWLEDGE AND BELIEF,TRUE,ACCURATE,AND COMPLETE.I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION,INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

GENERAL

THE CONTRACTOR SHALL AT A MINIMUM IMPLEMENT THE CONTRACTOR'S REQUIREMENTS OUTLINED BELOW AND THOSE MEASURES SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN.IN ADDITION THE CONTRACTOR SHALL UNDERTAKE ADDITIONAL MEASURES REQUIRED TO BE IN COMPLIANCE WITH APPLICABLE PERMIT CONDITIONS AND STATE WATER QUALITY STANDARDS.DEPENDING ON THE NATURE OF MATERIALS AND METHODS OF CONSTRUCTION THE CONTRACTOR MAY BE REQUIRED TO ADD FLOCCULANTS TO THE RETENTION SYSTEM PRIOR TO PLACING THE SYSTEM INTO OPERATION.

SEQUENCE OF MAJOR ACTIVITIES:

SEQUENCE OF MAJOR ACTIVITIES:

I. INSTALL EROSION AND SEDIMENT CONTROL MEASURES.
2. DEMO AND CLEAR SITE
3. INSTALL UNDERGROUND UTILITIES.
4. COMPLETE FINAL GRADING OPERATIONS.
5. CONTINUE WITH E&S CONTROL MEASURES.
6. START BUILDING FOUNDATION.
7. CONTINUE WITH E&S CONTROL MEASURES.
8. COMPLETE BUILDING CONSTRUCTION.
9. CONTINUE WITH E&S CONTROL MEASURES.
10. COMPLETE CURB AND SIDEWALK CONSTRUCTION
II. REMOVE ACCUMULATED SEDIMENTS FROM STORM WATER MANAGEMENT SYSTEM.

TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES,THE SILT FENCES AND HAY BALES WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY PORTIONS OF THE SITE. AS CONSTRUCION PROCEEDS,THE CONTRACTOR MUST BE DILIGENT TO UN-INSTALL AND RE-INSTALL PORTIONS OR
ALL OF THE SILT FENCE OR HAY BAYS OR TAKE OTHER MEASURES NECESSARY TO MAINTAIN THE SYSTEM IN ACCORDANCE WITH ALL REGULATIONS.

ENDANGERED SPECIES AND CRITICAL HABITAT

I. ARE THERE ENDANGERED SPECIES ON SITE? NO.
2. ARE THERE CRITICAL HABITAT ON SITE? NO.
IF YES TO EITHER QUESTION,PLEASE EXPLAIN.

CONTROLS

IT IS THE CONTRACTORS RESPONSIBILITY TO IMPLEMENT THE EROSION AND TURBIDITY CONTROLS AS SHOWN ON THE GRADING,DRAINAGE & EROSION CONTROL PLAN.IT IS ALSO THE CONTRACTORS RESPONSIBILITY TO ENSURE THESE CONTROLS ARE PROPERLY INSTALLED,MAINTAINED AND FUNCTIONING PROPERLY TO PREVENT TURBID OR POLLUTED WATER FROM LEAVING THE PROJECT SITE.THE CONTRACTOR WILL ADJUST THE EROSION AND TURBIDITY CONTROLS SHOWN ON THE GRADING,DRAINAGE & EROSION CONTROL PLAN AND ADD ADDITIONAL CONTROL MEASURES,AS REQUIRED,TO ENSURE THE SITE MEETS ALL FEDERAL,STATE AND LOCAL EROSION AND TURBIDITY CONTROL REQUIREMENTS.THE FOLLOWING BEST MANAGEMENT PRACTICES WILL BE IMPLEMENTED BY THE CONTRACTOR AS REQUIRED BY THE GRADING,DRAINAGE & EROSION CONTROL PLAN AND AS REQUIRED TO MEET THE EROSION AND TURBIDITY REQUIREMENTS IMPOSED ON THE PROJECT SITE BY THE REGULATORY AGENCIES.

EROSION AND SEDIMENT CONTROLS

STABILIZATION PRACTICES (IF APPLICABLE):

I. HAY BALE BARRIER:HAY BALE BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
   C. WHERE EFFECTIVENESS IS REQUIRED FOR LESS THAN 3 MONTHS.
   D. EVERY EFFORT SHOULD BE MADE TO LIMIT THE USE OF STRAW BALE BARRIERS CONSTRUCTED IN LIVE STREAMS OR IN SWALES WHERE THERE IS THE POSSIBILITY OF A WASHOUT.IF NECESSARY,MEASURES SHALL BE TAKEN TO PROPERLY ANCHOR BALES TO INSURE AGAINST WASHOUT.

   REFER TO EROSION CONTROL DETAILS FOR CONSTRUCTING THE HAY BALE BARRIER. ALSO REFER TO THE GRADING,DRAINAGE & EROSION CONTROL PLAN FOR PROPER LOCATION

2. FILTER FABRIC BARRIER:FILTER FABRIC BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.

   REFER TO THE EROSION CONTROL DETAILS FOR PROPER CONSTRUCTION OF THE FILTER FABRIC BARRIER.

3. BRUSH BARRIER WITH FILTER FABRIC: BRUSH BARRIER MAY BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WHERE ENOUGH RESIDUE MATERIAL IS AVAILABLE ON SITE.

4. LEVEL SPREADER:A LEVEL SPREADER MAY BE USED WHERE SEDIMENT-FREE STORM RUNOFF IS INTERCEPTED AND DIVERTED AWAY FROM THE GRADED AREAS ONTO UNDISTURBED STABILIZED AREAS.THIS PRACTICE APPLIES ONLY IN THOSE SITUATIONS WHERE THE SPREADER CAN BE CONSTRUCTED ON UNDISTURBED SOIL AND THE AREA BELOW THE LEVEL UP IS STABILIZED.THE WATER SHOULD NOT BE ALLOWED TO RECONCENTRATE AFTER RELEASE.

5. STOCKPILING MATERIAL:NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORM WATER COLLECTION FACILITY.

6. EXPOSED AREA LIMITATION:THE SURFACE AREA OF OPEN,RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL BE MINIMIZED.

7. INLET PROTECTION:INLETS AND CATCH BASINS WHICH DISCHARGE DIRECTLY OFF-SITE SHALL BE PROTECTED FROM SEDIMENT-LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.

8. DUST CONTROL:AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE RE-EXCAVATED OR DRESSED AND RECEIVE FINAL TREATMENT WITHIN 30 DAYS SHALL BE STABILIZED.

9. TEMPORARY SEEDING AND MULCHING:SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN PARAGRAPH B ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA ADEQUATE TO PREVENT MOVEMENT OF SEED AND MULCH.

10. TEMPORARY GRASSING:THE SEEDED OR SEEDED AND MULCHED AREAS SHALL BE ROLLED AND WATERED OR HYDROMULCHED OR OTHER SUITABLE METHODS IF REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER. TEMPORARY GRASSING SHALL BE THE SAME MIX & AMOUNT REQUIRED FOR PERMANENT GRASSING IN THE CONTRACT SPECIFICATIONS.

II. TEMPORARY REGRASSING :IF,AFTER 14 DAYS FROM SEEDING,THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75 PERCENT GOOD GRASS COVER,THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATIVE COVER.

12. MAINTENANCE:ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.

13. PERMANENT EROSION CONTROL:THE EROSION CONTROL FACILITIES OF THE PROJECT SHOULD BE DESIGNED TO MINIMIZE THE IMPACT ON THE OFFSITE FACILITIES.

14. PERMANENT SEEDING:ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILL,AS A MINIMUM,BE SEEDED.THE SEEDING MIX MUST PROVIDE BOTH LONG-TERM VEGETATION AND RAPID GROWTH SEASONAL VEGETATION.SLOPES STEEPER THAN 4:1 SHALL BE SEEDED AND MULCHED OR SODDED.

STRUCTURAL PRACTICES (IF APPLICABLE):

I. TEMPORARY DIVERSION DIKE: TEMPORARY DIVERSION DIKES MAY BE USED TO DIVERT RUNOFF THROUGH A SEDIMENT-TRAPPING FACILITY.

2. TEMPORARY SEDIMENT TRAP:A SEDIMENT TRAP SHALL BE INSTALLED IN A DRAINAGE WAY AT A STORM DRAIN INLET OR AT OTHER POINTS OF DISCHARGE FROM A DISTURBED AREA.
THE FOLLOWING SEDIMENT TRAPS MAY BE CONSTRUCTED EITHER INDEPENDENTLY OR IN CONJUNCTION WITH A TEMPORARY DIVERSION DIKE:
   A. BLOCK & GRAVEL SEDIMENT FILTER - THIS PROTECTION IS APPLICABLE WHERE HEAVY FLOWS AND/OR WHERE AN OVERFLOW CAPACITY IS NECESSARY TO PREVENT EXCESSIVE PONDING AROUND THE STRUCTURE.
   B. GRAVEL SEDIMENT TRAP - THIS PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED,BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES & UNPROTECTED AREAS.
   C. DROP INLET SEDIMENT TRAP - THIS PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (S < 5%) AND WHERE SHEET OR OVERLAND FLOWS (Q < 0.5 CFS) ARE TYPICAL.THIS METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS SUCH AS IN STREET OR HIGHWAY MEDIANS.

3. OUTLET PROTECTION:APPLICABLE TO THE OUTLETS OF ALL PIPES AND PAVED CHANNEL SECTIONS WHERE THE FLOW COULD CAUSE EROSION & SEDIMENT PROBLEM TO THE RECEIVING WATER BODY.SILT FENCES & HAY BALES ARE TO BE INSTALLED IMMEDIATELY DOWNSTREAM OF THE DISCHARGING STRUCTURE AS SHOWN ON THE OUTLET PROTECTION DETAIL.

4. SEDIMENT BASIN:(NOT APPLICABLE)

OTHER CONTROLS

WASTE DISPOSAL (IF APPLICABLE):

WASTE MATERIALS

ALL WASTE MATERIALS EXCEPT LAND CLEARING DEBRIS SHALL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER.THE DUMPSTER WILL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS.THE DUMPSTER WILL BE EMPTIED AS NEEDED AND THE TRASH WILL BE HAULED TO A STATE APPROVED LANDFILL.ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL.NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE CONSTRUCTION SITE BY THE CONSTRUCTION SUPERINTENDENT.THE INDIVIDUAL WHO MANAGES THE DAY-TO-DAY SITE OPERATIONS,WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

HAZARDOUS WASTE

ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER.SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES AND THE SITE SUPERINTENDENT,THE INDIVIDUAL WHO MANAGES DAY-TO-DAY SITE OPERATIONS,WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.

SANITARY WASTE

ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NEEDED TO PREVENT POSSIBLE SPILLAGE.THE WASTE WILL BE COLLECTED AND DEPOSED OF IN ACCORDANCE WITH STATE AND LOCAL WASTE DISPOSAL REGULATIONS FOR SANITARY SEWER OR SEPTIC SYSTEMS.

OFFSITE VEHICLE TRACKING

A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS.THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT AS NEEDED TO REMOVE ANY EXCESS MUD,DIRT OR ROCK TRACKED FROM THE SITE.DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN.

INVENTORY FOR POLLUTION PREVENTION PLAN

THE MATERIALS OR SUBSTANCES LISTED BELOW ARE EXPECTED TO BE PRESENT ONSITE DURING CONSTRUCTION:

[X] Concrete	[X] Fertilizers	[X] Wood
[X] Asphalt	[X] Petroleum Based Products	[X] Masonry Blocks
[X] Tar	[X] Cleaning Solvents	[X] Roofing Materials
[X] Detergents	[X] Paints	[X] Metal Studs
[ ] _____	[ ] _____	[ ] _____

SPILL PREVENTION

MATERIAL MANAGEMENT PRACTICES

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

GOOD HOUSEKEEPING

THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ONSITE DURING THE CONSTRUCTION PROJECT.

- AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
- ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT,ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND,IF POSSIBLE,UNDER A ROOF OR OTHER ENCLOSURE.
- PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL ORIGINAL MANUFACTURER'S LABEL.
- SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
- WHENEVER POSSIBLE,ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
- MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
- THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE MATERIALS ONSITE RECEIVE PROPER USE AND DISPOSAL.

HAZARDOUS PRODUCTS

THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS.

- PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
- ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED;THEY CONTAIN IMPORTANT PRODUCT INFORMATION.
- IF SURPLUS PRODUCT MUST BE DISPOSED OF,MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

PRODUCT SPECIFIC PRACTICES
THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ONSITE:

PETROLEUM PRODUCTS

ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE.PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED.ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

FERTILIZERS

FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER.ONCE APPLIED,FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED AREA.THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS

ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE.EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURERS' INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

CONCRETE TRUCKS

CONCRETE TRUCKS WILL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

SPILL CONTROL PRACTICES

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN,THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

MANUFACTURERS' RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED ON SITE AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.

MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ONSITE.EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS,DUST PANS,MOPS,RAGS, GLOVES,GOGGLES,LIQUID ABSORBENT (i.e.KITTY LITTER OR EQUAL), SAND,SAWDUST,AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.

ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.

THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.

SPILL OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY.REGARDLESS OF THE SIZE OF THE SPILL.

THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE.A DESCRIPTION OF THE SPILL,WHAT CAUSED IT,AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.

THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS,WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. HE/SHE WILL DESIGNATE AT LEAST ONE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING.THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP.THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IF APPLICABLE,IN THE OFFICE TRAILER ONSITE.

MAINTENANCE/INSPECTION PROCEDURES

EROSION AND SEDIMENT CONTROL INSPECTION AND MAINTENANCE PRACTICES

THE FOLLOWING ARE INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS.

NO MORE THAN 5 ACRES OF THE SITE WILL BE DENUDED AT ONE TIME WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.

ALL CONTROL MEASURES WILL BE INSPECTED BY THE SUPERINTENDENT. THE PERSON RESPONSIBLE FOR THE DAY TO DAY SITE OPERATION OR SOMEONE APPOINTED BY THE SUPERINTENDENT,AT LEAST ONCE A WEEK AND FOLLOWING ANY STORM EVENT OF 0.25 INCHES OR GREATER.

ALL TURBIDITY CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER;IF A REPAIR IS NECESSARY,IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.

BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.

- SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT,TEARS,TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS,AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
- THE SEDIMENT BASINS WILL BE INSPECTED FOR THE DEPTH OF SEDIMENT, AND BUILT UP SEDIMENT WILL BE REMOVED WHEN IT REACHES 10 PERCENT OF THE DESIGN CAPACITY OR AT THE END OF THE JOB, WHICHEVER COMES FIRST.
- DIVERSION DIKES/SWALES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.
- TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS,WASHOUTS,AND HEALTHY GROWTH.
- A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION.A COPY OF THE REPORT FORM TO BE COMPLETED BY THE INSPECTOR IS ATTACHED.
  THE REPORTS WILL BE KEPT ON SITE DURING CONSTRUCTION AND AVAILABLE UPON REQUEST TO THE OWNER,ENGINEER OR ANY FEDERAL, STATE OR LOCAL AGENCY APPROVING SEDIMENT AND AND EROSION PLANS,OR STORM WATER MANAGEMENT PLANS.
  THE REPORTS SHALL BE MADE AND RETAINED AS PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED AND THE NOTICE OF TERMINATION IS SUBMITTED.THE REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.
- THE SITE SUPERINTENDENT WILL SELECT UP TO THREE INDIVIDUALS WHO WILL BE RESPONSIBLE FOR INSPECTIONS,MAINTENANCE AND REPAIR ATTIVITIES,AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.
- PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT.THEY WILL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING ORDER.

NON-STORM WATER DISCHARGES

IT IS EXPECTED THAT THE FOLLOWING NON-STORM WATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD.

- WATER FROM WATER LINE FLUSHING
- PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).
- UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION).

ALL NON-STORM WATER DISCHARGES WILL BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE.

CONTRACTOR'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

BUSINESS NAME AND ADDRESS OF CONTRACTOR & ALL SUBS	SIGNATURE	RESPONSIBLE FOR-DUTIES
		GENERAL CONTRACTOR
		SUB-CONTRACTOR
		SUB-CONTRACTOR
		SUB-CONTRACTOR
		SUB-CONTRACTOR

REVISIONS:
1. 2. 3. 4. 5. 6. 7. 8.

CLIENT: Cristina Fandilno R.A.
9950 SW 107th Avenue,
Suite No. 200
Miami Florida 33176

PROJECT: Mixed Use Project
HALLANDALE FLORIDA

TASK: STORMWATER POLLUTION PREVENTION PLAN

GGB Engineering, Inc.
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS
CONSTRUCTION MANAGERS
FLORIDA REGISTRATION No 8118
2609 Stirling Road, Suite C-202
Fort Lauderdale, Florida 33312
Phone: (954) 986-9809
Fax: (954) 986-6655

DATE:	SCALE:
July 2018	N.T.S.
DESIGNED BY: G.G.B.	DRAWN BY: M.M.

PROJECT NO. 170720

SHEET C-9

GARY G. BLOOM, P.E.
FLA. LIC. No. 19852
NOT VALID UNLESS SIGNED AND SEALED BY ENGINEER