

CONSTRUCTION SPECIFICATIONS

Section 20 - General Specifications Paving Grading Drainage and Earthwork

- 20.1. It is the intent of these specifications to describe the minimum acceptable technical requirements for the materials and workmanship for construction of this project. Improvements, such as grading, grading improvements may generally include, but not be limited to, clearing, grading, paving, removal of existing pavement storm drainage, water lines and sanitary sewers.
- 20.2. It is the intent that the Florida Department of Transportation (FDOT) "Standard Specifications for Road and Bridge Construction" (current edition) together with the "Supplemental Specifications to the Standard Specifications for Road and Bridge Construction" (current edition) and the FDOT Roadway and Traffic Design Standards (current edition) be used where applicable for the various work, and that where such wording therein refers to the State of Florida and its Department of Transportation and personnel, such wording is intended to be replaced with the wording which would provide proper terminology, thereby making such "Standard Specifications for Road and Bridge Construction" together with the "FDOT Roadway and Traffic Design Standards" as the "Standard Specifications for this project. If within a particular section, another section, article or paragraph is referred to, it shall be part of the Standard Specifications also. The Contractor shall abide by all local and State laws, regulations and building codes which have jurisdiction in the area.
- 20.3. The Contractor shall furnish all labor, materials and equipment and perform all operations required to complete the construction of a paving area as shown on the plans, specified herein, or both. It is the intent to provide a complete and operating facility in accordance with these specifications and the construction drawings. The material and equipment shown or specified shall not be taken to exclude any other materials necessary to complete the work.
- 20.4. All labor, materials, and methods of construction shall be in strict accordance with the plans and construction specifications and the minimum engineering and construction standards adopted by the unit of government which is responsible for the construction. Where conflicts or omissions exist, the jurisdictional government Engineering Department's standards shall govern. Substitutions and deviations from plans and specifications shall be permitted only when written approval has been issued by the Engineer.
- 20.5. Guarantee - all materials and equipment to be furnished and/or installed by the Contractor under this contract, shall be guaranteed for a period of (1) one year from the date of final acceptance thereof, against defective materials, design and workmanship. Upon receipt of notice from the owner of failure of any part of the guaranteed equipment or materials, during the guarantee period, the Contractor shall replace or repair the same with new parts or materials by the contractor, at no expense to the owner. In the event the Contractor fails to make necessary replacement or repairs within (7) seven days after notification by the owner, the owner may accomplish the work at the expense of the contractor.
21. Earthwork
- 21.1. All areas within the project limits shall be cleared and grubbed prior to construction. This shall consist of the complete removal and disposal of all trees, brush, stumps, roots, grass, weeds, rubbish and all other obstructions resting on or protruding through the surface of the existing ground to a depth of "1". All work shall be in accordance with section 110 of the Standard Specifications.
- 21.2. None of the existing limerock material from demolished pavement is to be incorporated in the new limerock base, unless noted in plans. The existing limerock material from demolished pavement may be incorporated into the stabilized subgrade / subbase, or stabilized shoulder.
- 21.3. Fill material shall be classified as A-1, A-3, or A-2-4 in accordance with AASHTO N-145 and shall be free from vegetation and organic material. Not more than 12% by weight of fill material shall pass the no. 200 sieve.
- 21.4. All fill material in areas not to be paved shall be compacted to 95% of the maximum density as determined by AASHTO T-99.
- 21.5. All material of construction shall be subject to inspection and testing to establish conformance with the specifications and suitability for the uses intended. The Contractor shall notify the Engineer at least 24 hours prior to the time he will be ready for an inspection or test. The Contractor shall follow City and County inspection procedures. The Contractor shall not proceed with any phase of work dependent on an inspection or test of an earlier phase of work, prior to that test or inspection passing. The Contractor shall be responsible for providing test material test results to the Engineer of record prior to the release of final certification by the Engineer. Test results must include, but may not be limited to, densities for subgrade and limerock, utilities, excavation, asphalt gradation reports, concrete cylinders, etc.
- 21.6. When encountered, muck shall be completely removed from the center line (10) ten feet beyond the edge of pavement each side. All such material shall be replaced by approved granular fill.
- 21.7. When encountered within drainage swales, hardpan shall be removed to full depth to a width of (5) five feet at the invert and replaced with granular materials.
- 21.8. All underground utilities and drainage installations shall be in place prior to subgrade compaction and pavement construction.
- 21.9. Ground adjacent to roadway/pavement having runoff shall be graded (2) two feet lower than the edge of pavement to allow for the placement of sod.
- 21.10. Site grading elevations shall be within 0.1' of the required elevation for non paved areas and all areas shall be graded to drain without ponding.
- 21.11. The Contractor shall perform all excavation, fill, embankment and grading to achieve the proposed plan grades including typical road sections, side slopes and canal sections. All work shall be in accordance with section 120 of the Standard Specifications. If fill material is required in excess of that generated by the excavation, the Contractor shall supply this material as required from off-site.
- 21.12. A 2" blanket of top soil shall be placed over all areas to be sodded or seeded and mulched within the project limits unless otherwise indicated

- on the plans.
- 21.13. Sod shall be St. Augustine unless otherwise indicated on the plans, and shall be placed on the graded top soil and watered to insure satisfactory condition upon final acceptance of the project.
22. Drainage
- 22.1. Inlets - all inlets shall be the type designated on the plans, and shall be constructed in accordance with section 425 of the Standard Specifications. All inlets and pipe shall be protected during construction to prevent damage to the drainage systems by way of temporary plugs and plywood or plastic covers over the inlets. The entire drainage system shall be cleaned of all debris prior to final acceptance.
- 22.2. Pipe specifications: the material type is shown on the drawings by one of the following designations:
- RCP = reinforced concrete pipe, ASTM designation C-76, section 941 of the Standard Specifications.
 - CMP = corrugated metal (aluminum) pipe, ASTM designation M-196.
 - CSMP (smooth lined) = corrugated metal aluminum pipe, (smooth lined) ASTM designation M-196.
 - SCP = slotted concrete pipe, sections 941 and 942, of the Standard Specifications.
 - PVC = polyvinyl chloride pipe.
 - PCMP = perforated cmp, section 945, of the Standard Specifications
 - Corrugated High Density Polyethylene Pipe (HDPE) (12 inches to 36 inches diameters), shall meet the requirements of FDOT Specification section 948-2.3.
- 22.3. Pipe backfill - requirements for pipe backfill crossing roads or parking areas shall be as defined in the section 125-b, of the Standard Specifications. Pipeline backfill shall be placed in 4 inch lifts and compacted to 100% of the standard proctor (AASHTO T-99) specifications.
- 22.4. Location of drainage structures shall govern, and pipe length may have to be adjusted to accomplish construction as shown on these plans.
- 22.5. Distance and lengths shown on plans and profile drawings are referenced to the inner walls of structures.
- 22.6. Filter fabric shall be Mirafi, Typar or equal conforming to section 985 of the Standard Specifications.
23. Asphalt paving
- 23.1. Where new asphalt meets existing asphalt, the existing asphalt shall be saw cut to provide a straight even line. Prior to removing curb and gutter, the adjacent asphalt shall be saw cut to provide a straight even line.
- 23.2. Internal asphalt paving constructed on existing sandy soils shall be constructed with a 12" upgrade, compacted to a minimum density of 100% maximum density as determined by AASHTO T-99. The compacted subgrade shall be constructed in the limits shown on the plans. All subgrade shall have an LBR of 40 unless otherwise noted.
- 23.3. Asphaltic concrete surface course shall be constructed to the limits shown on the plans. The surface course shall consist of the thickness and type asphaltic concrete as specified in the plans. All asphaltic concrete shall be in accordance with sections 327, 330, 334, 336, 337, 338, 339 and 341 of the Standard Specifications.
- 23.4. Limerock base shall be prepared, compacted and graded and shall be in accordance with section 200 of the Standard Specifications. All limerock shall be compacted to 98% per AASHTO T-180 and have not less than 70% of carbonates of calcium and magnesium unless otherwise designated. The Engineer shall inspect the completed base course and the Contractor shall correct any deficiencies and clean the base course prior to the placement of the prime coat. A tack coat will also be required if the Engineer finds that the prime base has become excessively dirty or the prime coat has cured to the extent of losing bonding effect prior to placement of the asphaltic concrete surface course. The prime and tack coats shall be in accordance with section 300 of the Standard Specifications.
- 23.5. Limerock base material shall be placed in maximum 6" lifts. Bases greater than 6" shall be placed in two equal lifts. If, through field tests, the Contractor can demonstrate that the compaction equipment can achieve density for the full depth of a thicker lift, and if approved by the engineer, the base may be constructed in successive courses of not more than 8 inches (200 mm) compacted thickness.
- 23.6. Asphalt grades that are not curbed shall be saw cut to provide a straight even line to the dimensions shown on plans.
24. Concrete Construction
- 24.1. Concrete sidewalk shall be in accordance with section 522 of the Standard Specifications and in accordance with F.D.O.T. Roadway and Traffic Design Standards, index no. 310. Concrete sidewalk shall be 4" thick, unless otherwise noted and constructed on compacted subgrade, with 1/2" expansion joints placed at a maximum of 75' unless otherwise noted on plans. Crack control joints shall be 5' on center. All concrete sidewalks that cross driveways shall be 6" thick, unless otherwise noted on plans.
- 24.2. Sidewalk Curb ramps shall be in accordance with F.D.O.T. Roadway and Traffic Design Standards, index no. 304.
- 24.3. Concrete curb shall be constructed to the limits shown on the plans. The concrete shall have a minimum compressive strength of 2500 PSI at 28 days and shall be in accordance with section 520 of the Standard Specifications. Concrete curbing shall be in accordance with F.D.O.T. Roadway and Traffic Design Standards, index no. 300.
- 24.4.
- Section 30 - Water distribution and sanitary sewer force mains.**
30. Materials:
- Note: If materials list here on are in conflict with utility owner, material owner requirements shall govern.
- 30.1. All water main pipe, including fittings, shall be color coded or marked using blue as a predominant color to differentiate drinking water from reclaimed or other water. Underground plastic pipe shall be solid-walled blue pipe, shall have a co-extruded blue external skin, or shall be white or black pipe with blue stripes incorporated into, or applied to, the pipe wall; and underground metal or concrete pipe shall have blue stripes applied to the pipe wall. Pipe striped during manufacturing of the pipe shall have continuous stripes that run parallel to the axis of the pipe, that are located at no greater than 90-degree intervals around the pipe, and that will remain intact during and after installation of the pipe. If tape or paint is used to stripe pipe during installation of the pipe, the tape or paint shall be applied in a continuous line that runs parallel to the axis of the pipe and the stripes shall be at least 1/8" wide for pipes with an internal diameter of 24 inches or greater, tape or paint shall be applied in continuous lines along each side of the pipe as well as along the top of the pipe.
- 30.2. Ductile iron pipe for water distribution mains shall conform to ANSI/AWWA standard C151/A21.5.1 latest revision, "ductile iron pipe centrifugally cast in metal molds or sand-lined molds" with a minimum wall thickness of class 51 (pressure class 350) unless otherwise noted in the plans. Ductile iron pipe shall be cement lined and seal coated in accordance with ANSI/AWWA standard C104/A21.4 latest revision. The pipe shall be adapted for use with class 250 fittings for all sizes. Water main shall be colored blue in accordance with Florida State Statutes.
- 30.3. Ductile iron pipe for sewage force mains shall conform to ANSI/AWWA standard C151/A21.5.1 latest revision, "ductile iron pipe centrifugally cast in metal molds or sand-lined molds" with a minimum wall thickness of class 51 (pressure class 350) unless otherwise noted in the plans. Ductile iron pipe shall be interior ceramic epoxy lined and exterior coated with the manufacturer's coating system (Protecto 401 ceramic epoxy with a minimum dry film thickness of 40 mils and an outside coating of either coal tar epoxy or asphalt). Cement mortared linings are not appropriate for this application.
- 30.4. All pipe & fittings on the lift station sites shall be ductile iron conforming to the same specifications as above for sewage force mains except that ductile iron pipe & fittings shall be used inside valve pits and wet wells. Flanged pipe and fittings shall conform to ANSI/AWWA C115/A21.15 latest revision and ANSI/AWWA C110/A21.10 latest revision. The following thickness classes shall be adhered to: 4" - 12" - class 52, 14" & larger - class 51.
- 30.5. PVC pressure pipe for sizes 4" through 12" and shall conform to ANSI/AWWA standard C900 latest revision. PVC pressure pipe shall be made from class 12454-A or class 12454-B virgin material and conform with the outside diameter of cast iron pipe with a minimum wall thickness of dr series 18. Ultra violet degradation or sun bleached pipe will not be allowed for use. All fittings shall be color coded in accordance with Florida State Statutes. Force main shall be impregnated with green pigment. Reuse main shall be impregnated with purple pigment.
- 30.6. Ductile iron fittings for water distribution mains shall conform to ANSI/AWWA standard C110/A21.10 latest revision. Fittings 4" and larger shall be cement lined and seal coated in accordance with ANSI/AWWA standard C104/A21.4 latest revision. Water Main fitting shall be colored blue in accordance with Florida state statutes.
- 30.7. Cast iron and ductile iron fittings for sewage force mains shall conform to ANSI/AWWA standard C110/A21.10 latest revision. Fittings 4" and larger shall be cement lined in accordance with the requirements of ductile iron pipe for sewage force mains.
- 30.8. Joints for bell and spigot ductile iron pipe and fittings shall conform to ANSI/AWWA standard C110/A21.11 latest revision. Mechanical joint or push-on joint to be rubber gasket compression-type. Special fittings will be used for manholes, manholes shall be color coded in accordance to the approval of the engineer.
- 30.9. 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.
- 30.10. Water distribution system restraint: all fittings and specific pipe joints shall be restrained as outlined below:
- Joint restraint
 - Push-on P.V.C. EBAA iron series 1600
 - Push-on DIP EBAA iron series 1700
 - tr-flex by U.S. Pipe or
 - flex ring by American
 - Fittings w/ DIP EBAA iron series 1100 megalug
 - Fittings w/ P.V.C. EBAA iron series 2000 megalug
 - Length of restrained pipe shall be as indicated on restrained joint pipe detail. (see water & sewer detail sheet)
- 30.11. Sewage force main system restraint: all fittings and specific pipe joints shall be restrained as outlined below:
- Joint restraint
 - Push-on P.V.C. EBAA iron series 1600
 - Push-on DIP EBAA iron series 1700
 - tr-flex by U.S. Pipe or
 - flex ring by American
 - Fittings w/ DIP EBAA iron series 2100 megalug
 - Fittings w/ P.V.C. EBAA iron series 2000 megalug
 - Length of restrained pipe shall be as indicated on restrained joint pipe detail. (see water & sewer detail sheet)
- 30.12. Water distribution valves shall be gate valves, iron body, fully resilient seat bronze mounted non-rising stem, rated at 200 PSI and conforming to ANSI/AWWA C509 latest revision, and shall have mechanical joints.
- 30.12.1. Gate valves 4" and larger shall be Mueller A-2360, American 250 valve line or Clow F-6100, conforming to ANSI/AWWA C500 latest revision.
- 30.12.2. Tapping valves shall be Mueller T-2360 or approved equal.
- 30.12.3. Gate valves 3" or less shall be Nibco T-1333 or T-136 with malleable hand wheels or approved equal.
- 30.13. Tapping sleeve shall be Mueller H65, Clow F- 2505 or approved equal.
- 30.14. Valve boxes shall be U.S. founded 7500 or approved equal painted blue with the designation "w" for water.
- 30.15. Retainer glands for DIP shall conform to ANSI/AWWA C111/A21.11 latest revision. All glands shall be manufactured from ductile iron as listed by underwriters laboratories for 250 psi minimum water pressure rating. Clow Corporation model C-1495S, standard fire protection equipment company or approved equal.
- 30.16. Dresser couplings shall be regular black couplings with plain gaskets for galvanized steel pipe. They shall be dresser style 90. No solvent weld joints shall be used.
- 30.17. Fire hydrants shall be Mueller centurion traffic type A-423 with 5 1/4" internal valve opening or approved equal. Pumper nozzle to be 18" from finished grade. All hydrants to be installed with control valve. Retainer glands are preferred for restraining. Fire hydrant shall comply with ANSI/AWWA C502 latest revision. Fire hydrants shall be painted in accordance with NFPA #291 or per agency standards having jurisdiction. Blue raised reflective pavement marker (rpm) shall be used to identify fire hydrant location. The placement of the rpm to be at the centerline of the outside roadway lane.
- 30.18. Sewage force main valves shall be plug valves which shall be of the non-lubricated, eccentric type with resilient faced plugs, port areas for valves 20 inches and smaller shall be at least 80% of full pipe area. Port area for valves 24 inches and larger shall be at least 70% of full pipe area. The body shall be of semi-steel (ASTM A-126 C1-B) and shall have bolted bonnet which gives access to the internals of the valve. Seats shall be welded overlay of high nickel content or a stainless steel plate locked in the body cavity. If a plate is used, it shall be replaceable through the bonnet access. Bearings shall be permanently lubricated of stainless steel, bronze or Teflon lined, fiber glass backed Duralon. Bearing areas shall be isolated from the flow with grit seals. Valves shall have packing bonnets where the shaft protrudes from the valve and the packing shall be self-adjusting chevron type which can be replaced without removing the bonnet. All nuts, bolts, springs and washers shall be stainless steel.
- 30.19. Plug valves shall be designed for a working pressure of 150 PSI the valve and actuator shall be capable of satisfactory operation in either direction of flow against pressure drops up to and including 100 PSI (for plug valves over 12" in diameter). Valves shall be bubble tight in both directions at 100 psi differential. Plug valves over 12" in diameter shall have worn gear operators. The operating mechanism shall be for direct service with 1 inch square operating nut.
- 30.20. Plug valves are to be installed with the seat pointed towards the upstream flow, when specified.
- 30.21. Swing check valves for water, sewage, sludge, and general service shall be of the outside lever and spring or weight type, in accordance with the manufacturer's standard design and resilient gasket valves for waterworks service, 2" through 24" NPS, unless otherwise indicated, with full-opening passages, designed for a water-working pressure of 150 PSI they shall have a flanged cover piece to provide access to the disc.
- 30.22. High density polyethylene pipe (HDPE) for water distribution mains shall conform to AWWA C900 standard, latest revision. Pipes shall be color-coded blue, minimum 40 feet standard lengths.
31. Service connection:
- 31.1. Service saddles shall be fusion bonded plastic coated ductile iron (ASTM A536) with stainless steel straps, saddles shall be double strap type.
- 31.2. Service lines shall be polyethylene (PE 3408), 200 p.s.i. rated, DR9. Pipe joints shall be of the compression type totally confined grip seal and coupling nut.
- 31.3. Corporation stops shall be manufactured of brass alloy with an accordance with ASTM B-62 with threaded ends, as manufactured by Ford ballcoat, catalog # 1100 or approved equal.
- 31.4. Curb stops shall be Ford v63-44w-x" latest revision or approved equal.
- 31.5. Meter stops shall be 90 degree locking type and shall be of bronze construction in accordance FV63-777W" latest revision with ASTM B-62 meter stops shall be standard bottom design and resilient gasket sealed against external leakage at the top. Stops shall be equipped with a meter coupling nut on the outlet sides, as manufactured by Ford or approved equal.
32. Installation:
- 32.1. Where restrained pipe joints are required due to fittings, appurtenances, etc., pipe material shall be DIP.
- 32.2. All PVC pipe shall be installed in accordance with the uni-bell plastic pipe association "guide for installation of PVC pressure pipe for municipal water distribution system," and ANSI/AWWA C605-xx latest revision standard.
- 32.3. All DIP shall be installed in accordance with ANSI/ C600-xx latest revision.
- 32.4. All water mains shall typically be laid with a minimum 36" cover for 36" and 30" cover for DIP.
- 32.5. Detector tape shall be laid 18 inches above all water and sewer lines. A 14 gauge multi-strand wire shall be attached to all nonconductive water mains to facilitate location. An extra 4 feet of wire shall be provided at all valves, blow-offs, hydrants, etc. The wire shall be tested for continuity at the pressure test.
- 32.6. Pipe deflection shall not exceed 50% of the maximum deflection recommended by the manufacturer.
- 32.7. A continuous and uniform bedding shall be provided. Backfill material shall be placed in accordance with the plans and specifications.
- 32.8. All valves shall be installed with adjustable cast iron valve boxes with the word "water" or "sewer", as applicable, cast in the cover. U.S. foundry or approved equal.
33. Testing:
- 33.1. Before any physical connections and acceptance for operation to the existing water mains are made, the complete water system shall be flushed, pressure tested and disinfected. Copies of passing bacteriological results and pressure test results must be submitted to the Engineer, utility owner, and health department. Hydraulic testing of new mains shall be performed at a minimum starting pressure of 150 PSI for two hours in accordance with ANSI/AWWA C600-05 (hydrostatic test). The pressure test shall not vary more than 5 PSI during the test. The allowable leakage during the pressure test shall be less than the number of gallons per hour as determined by the formula:
- $$L = (sdp)(1/2)^{1/4} \times 148,000$$
- In which L equals the allowable leakage in gallons per hour. S equals length of pipe (linear feet), d equals nominal diameter of pipe (inches) and p equals the average test pressure (pounds per square inch gauge). Maximum length of test pipe section should be 2000 feet. The water meter shall be tested in accordance with the ANSI/AWWA C651-05 (water main bacteriological tests).
- 33.2. The pressure test shall be witnessed by a representative of the utility owner and the engineer of record.
- 33.3. For water distribution pipes, sampling points shall be provided by the contractor at the locations shown on the plans.
- 33.4. For water distribution pipes, disinfection and bacteriological testing shall be in accordance with ANSI/AWWA C651-14 (water main bacteriological tests). Maximum distance between sampling points shall be as follows:
- Transmission mains: every 1200 feet
 - Branch mains: every 1000 feet
 - Isolated mains > 1000 feet: 2 sample points
 - Isolated mains > 1000 feet: 3 sample points

Section 40 - Gravity Sanitary Sewer Collection System

40. General:
- 40.1. Manhole, valve box, meter box and other structure rim elevations within the limits of construction are to be adjusted to conform to plan grades proposed in these plans. If no other individual cost item is included in the contract schedule for a particular structure adjustment.
- 40.2. Distance and lengths shown on plans and profile drawings are referenced to the center of structures.
41. Materials:
- Note: If materials list here on are in conflict with utility owner, material owner requirements shall govern.
- 40.1. All PVC sewer pipe and fittings shall be non-pressure polyvinyl chloride (PVC) pipe conforming to ASTM D 3034, SDR 26, with push-on rubber gasket joints.
- 41.2. Ductile iron pipe shall conform to ANSI/AWWA C151/A21.5.1 latest revision, "ductile iron pipe centrifugally cast in metal molds or sand-lined molds" with wall thickness class 51 for 8" and above, class 52 for 4" and 6", unless otherwise directed by the engineer. Ductile iron pipe shall be epoxy lined or coated with the manufacturer's coating system as approved by the engineer of record and the local municipality or utility owner. In either case, the engineer's review and approval is required for either alternative prior to construction. Cement mortared linings are not appropriate for this application.
- 41.3. All ductile iron fittings shall conform to ANSI/AWWA standard C110/A21.10-xx latest revision. All fittings and accessories shall be epoxy lined and as manufactured or supplied by the pipe manufacturer or approved equal.
- 41.4. Manholes shall be precast per ASTM C 478 and in accordance with the plans and specifications.
- 41.5. Manholes are to be sealed with type II sulphate resistant cement or approved equal - no modeling plaster.
- 41.6. Joints for bell and spigot ductile iron pipe and fittings shall conform to ANSI/AWWA standard C111/A21.11-xx latest revision. Mechanical joint or push-on joint to be rubber gasket compression-type.
- 41.7. PVC clean-outs to have screw type access plug. Long radius wye connections and fittings shall be used in order to access clean-out operations.
- 41.8. Cleanouts shall be installed at all sewer services exceeding 75' in length (every 75') with a clean out at the property line, easement line, or 5' from a building. The contractor shall coordinate the location of the cleanouts with the building plumbing contractor. Cleanouts shall be the same size as the service lateral in which they are installed.
42. Installation:
- 42.1. PVC sewer pipe shall be laid in accordance with ASTM D 2321 and the Uni-bell plastic pipe association's "recommended practice for the installation of PVC sewer pipe."
- 42.2. DIP shall be installed in accordance with ANSI/AWWA C-600-xx latest revision.
- 42.3. Pipe to manhole connection to be Fernco neoprene boot couplings with stainless steel accessories or approved equal.
- 42.4. Manholes shall be set plumb to line and grade on firm subgrade providing uniform bearing under the base.
- 42.5. All openings and joints shall be sealed watertight.
- 42.6. Two coats of Koppers 300-m, first red, second one black, shall be applied to the inside of all manholes and shall be applied in accordance with the manufacturer's specifications (16 mils per coat). Coating as required by utility owner or engineer shall be applied to the outside of the manhole. The interior coats shall be applied after sewer lamping of lines. After the application of each coat, the utility owner and engineer shall inspect the manholes. The inspection shall be scheduled a minimum of 48 hours prior to inspection.
43. Testing: Testing of gravity sewer mains and laterals shall be in accordance with the utility owner's minimum design and construction standards latest revision.
- 43.1. After construction of the sewer system, the engineer may require a visual infiltration and/or exfiltration test to be performed on the entire sewer system at any part thereof.
- 43.2. An air test may be substituted for the water exfiltration test, upon approval of the engineer.
- 43.3. The allowable limits of sewer pipe leakage for gravity sewer mains shall not exceed 100 gallons per inch of inside pipe diameter per mile per day for any section tested. No visible leakage shall be allowed.
- 43.4. The installed sewers may require video inspections.



301 East Atlantic Boulevard
Pompano Beach, FL 33060

PH: (954) 788-3400

Florida Certificate of
Authorization # - 7928

BD / CONTRACT NO. :		
REVISIONS		
NO.	DESCRIPTION	DATE

**PRELIMINARY PLAN
NOTE FOR CONSTRUCTION**

THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS. RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.



#41157
900 PEMBROKE ROAD
HALLANDALE BEACH
FLORIDA 33309

SCALE:	AS NOTED
DATE ISSUED:	JUNE 2019
DRAWN BY:	AM
DESIGNED BY:	AM
CHECKED BY:	TD

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 80529
(FOR THE FRM)

CONSTRUCTION SPECIFICATIONS

SHEET NUMBER

GI-002

PROJECT NO. 09725.69

General Notes

This construction project may or may not include all items covered by these notes and specifications, i.e. paving, grading, drainage lines, water lines, or sanitary sewer lines. See plans for detailed project scope. Notes and specifications on this sheet refer to paving, grading, drainage, water, and sanitary sewer, and are intended for this projects scope of work and for reference purposes for other work items that require to unforeseen existing conditions or required remedial work.

1. Specific Site Notes

- 1.1. County and "City" in these notes refers to County and City in which project resides.
1.2. State in these notes refers to the State of Florida.
1.3. Existing topographic information in the plans is based on survey data and best available information. See project survey and notes on plan sheets regarding the source of the topographic information.

2. Applicable Codes

- 2.1. All construction and materials shall conform to the standards and specifications of the city, county, and all other jurisdictional, State and national codes where applicable.
2.2. In the event of a conflict between the general notes and construction specifications in these plans, and the contract documents and specifications in the specification booklet, the contractor shall submit written request for clarification.
2.3. All construction shall be done in a safe manner and in strict compliance with all the requirements of the Federal Occupational Safety and Health act of 1970, and all State and jurisdictional safety and health regulations.
2.4. The contractor shall be required to comply with Federal, State, County, and City laws, codes, and regulations.
2.5. All handicap accessible areas to conform to the requirements of the Americans with Disabilities Act (ADA), State ADA, and Florida Building Code ADA codes latest edition.
2.6. Trench safety act
2.6.1. All trench excavation shall be performed in accordance with chapter 90-96 of the laws of Florida (the trench safety act).
2.6.2. All trench excavation in excess of 5 feet in depth shall be undertaken in accordance with O.S.H.A. standard 29 cfr. Section 1926.650 subpart p.
2.6.3. The contractor shall submit with his contract a completed, signed, and notarized copy of the trench safety act compliance statement. The contractor shall also submit a separate cost item identifying the cost of compliance with the applicable trench safety codes.
2.6.4. A trench safety system, if required, shall be designed by the excavation contractor utilizing a specialty engineer as required.

3. Construction Notes:

- 3.1. Contractor shall tie to existing grade by evenly sloping from closest proposed grade provided to existing grade at limits of construction, unless otherwise noted on the plans. If no limit of work line is indicated, slope to adjacent property line or right-of-way line, as applicable.
3.2. Unless otherwise indicated on the plans, all existing manholes, catch basins, meters and other structures, whether indicated on the plans or not shall be adjusted to match the new grade, by the contractor.
3.3. The curb shall be sloped to accommodate the new pavement, catch basin and grate, and the surface flow pattern.
3.4. The contractor shall use care when cutting the existing asphalt pavement and during excavations, so that the existing catch basins and grates that are to remain will not be damaged.
3.5. The contractor shall maintain the roadway slope when resurfacing the roadway. The edge of pavement shall match the new gutter lip per FDOT index 300.
3.6. The new sidewalk shall be constructed in accordance with the given elevations and at the proper slopes depicted in the specifications, details and standards. Existing driveways and other features shall be matched when possible as directed by the engineer.
3.7. Radii shown are to the edge of pavement.
3.8. All bench mark monuments within the limits of construction shall be protected and referenced by the contractor in the same way as public land corners.
3.9. All excess material is to be disposed by the contractor within 72 hours.
3.10. In areas where the base is exposed by the milling operation, the contractor shall restore the base to its original thickness and structural capacity before paving over such areas. This includes but is not limited

to restoring original degree of compaction, moisture content, composition, stability, and intended slope. If paving will not take place the same day the base is exposed and reworked, the base shall be sealed according to the governing standards and specifications. Any additional work resulting from the contractor's failure to protect the exposed base as stated above in order to restore the original structural capacity shall be the contractor's cost.

4. Preconstruction Responsibilities

- 4.1. All utility / access easements to be secured prior to construction.
4.2. No construction may commence until the appropriate permits have been obtained from all municipal, State, County, and Federal agencies and a pre-construction meeting has been conducted.
4.3. All required governmental agency building permits to be obtained by the contractor prior to any construction activity.

Contractor to coordinate construction scheduling for connection to the existing water and sewer lines with the utility department that owns and/or maintains the water and sewer lines.

Prior to the start of construction, the owner shall submit an NPDES construction general permit (CGP) "notice of intent (N.O.I.) to use Generic Permit for storm water discharge from construction activities form (DEP form 62-621.300(4)(b)) to FDEP notices center. The contractor will be responsible for (1) 7.1. During construction, the project site and all adjacent implementation of the storm water pollution prevention plan (SWPPP) that was required to be developed prior to NOI submittal, and (2) retention of records required by the permit, including retention of a copy of the SWPPP at the construction site from the date of project initiation to the date of final site stabilization. A "notice of termination (N.O.T.) of generic permit coverage" form (DEP form 62-621.300(6)) must be submitted to FDEP to discontinue permit coverage, subsequent to completion of construction. For additional information see FDEP website: http://www.dep.state.fl.us/water/storm/water/npdes.

Prior to construction or installation, 5 sets of shop drawings shall be submitted for review as required for the following items listed below, but not limited to:

- Drainage: Catch basins, manholes, headwalls, grates/tops, yard drains.
• Water: Fire hydrants, valves, backflow preventer, DDCV, meter box.
• Sewer: Manholes, lift stations (wetwell, hatches, valves, pump data, electrical panel)

8. Project record documents:

- 8.1. During the daily progress of the job, the contractor shall record on his set of construction drawings the location, length, material and elevation of any facility not built according to plans. This copy of the "as-built" shall be submitted to engineer for project record.
8.2. Upon completion of drainage improvements and limerock base construction (at least 48 hours before placing asphalt pavement) the contractor shall furnish the engineer of record "as-built" plans for these improvements, showing the locations and pertinent grades of all drainage installations and the finished rock grades of the road crown and edges of pavement at 50 foot intervals, including locations and elevations of all high and low points.
8.3. Upon completion of construction, and prior to final acceptance, the contractor shall submit to the engineer of record one complete set of all "as-built" contract drawings. These drawings shall be marked to show "as-built" construction changes, dimensions, locations, and elevations of all improvements.
8.4. "As-built" drawings of water lines and force mains shall include the following information:
8.4.1. Top of pipe elevations every 100 LF.
8.4.2. Locations and elevations of all fittings including bends, tees, gate valves, double detector check valves, fire hydrants, and appurtenances.
8.4.3. All connections to existing lines.
8.4.4. Ends of all water services at the buildings where the water service terminates.
8.5. "As-built" drawings of gravity sanitary sewer lines shall include the following information:
8.5.1. Rim elevations, invert elevations, length of piping between structures, and slopes.
8.5.2. The stub ends and cleanouts of all sewer laterals shall be located horizontally and vertically.
8.6. "As-built" drawings of all drainage lines shall include the following information:
8.6.1. Rim elevation, invert elevation, length of piping between structures, and control structure elevations if applicable.
8.6.2. The size of the lines.
8.6.3. Drainage well structure shall include, but not be limited to, top of casing elevation, top and bottom elevations of the structure and baffle walls, rim elevations and pipe inverts.
8.7. "As-built" drawings of construction areas shall include the following:
8.7.1. Rock elevations at all high, and low points, and at enough intermediate points to confirm slope consistency.
8.7.2. Rock elevations and concrete base elevations shall be taken at locations where there is a finish grade elevation shown on the design plans.
8.7.3. All catch basin and manhole rim elevations.
8.7.4. Finish grade elevations in island areas.
8.7.5. "As-built" elevations shall be taken on all paved and unpaved swales, at enough intermediate points to confirm slope consistency and conformance to the plan details.
8.7.6. Lake and canal bank "as-built" drawings shall

5. Inspections / Testing:

- 5.1. The contractor shall notify in writing the owner, City, County, engineer of record, and any other governmental agencies having jurisdiction at least 48 hours prior to beginning construction and prior to required inspections of the following items, where applicable:
• Clearing and earthwork
• Storm drainage systems
• Sanitary sewer systems
• Water distribution systems
• Subgrade
• Limerock base
• Asphalt or concrete pavement
• Sidewalks, concrete flatwork/curbing
• Landscaping
• Pavement marking and signage
• Signalization
• Site lighting
• Electrical and communication lines
• Utility conduits
• Irrigation
• Final
The owner, engineer, and jurisdictional permitting agencies may make inspections of the work at any time. The contractor shall cooperate fully with all inspections.
5.2. Testing - all testing required by the plans and specifications shall be performed by a licensed / FDOT qualified testing company. Required test for asphalt and limerock shall be taken at the direction of the engineer or the jurisdictional governmental agency in accordance with the plans and specifications.
5.3. Testing - all testing required by the plans and specifications shall be performed by a licensed / FDOT qualified testing company. Required test for asphalt and limerock shall be taken at the direction of the engineer or the jurisdictional governmental agency in accordance with the plans and specifications.

6. Temporary Facilities

- 6.1. It shall be the contractor's responsibility to arrange for or supply temporary water service, sanitary facilities, communications, and electricity, for his operations and works, cost included under mobilization.
6.2. Contractor shall construct temporary fencing to secure construction areas at all times, cost included in mobilization.
6.3. Contractor to obtain a secure staging area and obtain

all necessary approvals from the owner. Contractor shall construct and maintain temporary lighting as required. The construction project shall be plotted at a minimum of every 100 lf, unless otherwise specified. "as-built" drawings shall consist of the location and elevation of the top of bank, edge of water, and the deep cut line, with the distance between each shown on the drawing.
The contractor shall maintain access to adjacent properties at all times.

7. Project Progress and Closeout

- 7.1. During construction, the project site and all adjacent areas shall be maintained in a neat and clean manner, and upon final closeout, the project site shall be left clear of all surplus material or trash. The paved areas shall be broom swept clean.
7.2. The contractor shall restore or replace any public or private property (such as highway, driveway, walkway, and landscaping), damaged by his work, equipment, or employees, to a condition at least equal to that existing immediately prior to the beginning of construction. Suitable materials and methods shall be used for such restoration.
7.3. Material or debris shall be hauled in accordance with NPDES permit and jurisdictional laws.
7.4. All land survey property monuments or permanent reference markers, removed or destroyed by the contractor during construction shall be restored by a State of Florida registered land surveyor at the contractor's expense.
7.5. All unpaved surfaces disturbed as a result of construction activities shall be graded, sodded, & restored to a condition equal to or better than that which existed before the construction.

9. Utility Notes

- 9.1. Contractor is responsible for utility verification prior to fabrication.
9.2. The contractor is advised that properties adjacent to the project have electric, telephone, gas, water and/or sewer service laterals which may not be shown in plans. The contractor must request the location of these laterals services from the utility companies.
9.3. The contractor shall use hand digging when excavating near existing utilities. Extreme caution shall be exercised by the contractor while excavating, installing, backfilling or compacting around the utilities.
9.4. The contractor shall notify and obtain an underground clearance from utility companies, and governmental agencies at least 48 hours prior to beginning any excavation. The contractor shall obtain a Sunshine811.com Certification clearance number and field markings at least 48 hours prior to beginning any excavation.
9.5. Prior to commencement of any excavation, the contractor shall comply with Florida statute 553.851 for the protection of underground gas pipelines.

10. Signing and Pavement Markings

- 10.1. All signing and pavement markings installed as part of these plans shall conform to the Federal highway administration (FHWA) manual on uniform traffic control devices" (MUTCD), County Traffic Design Standards and FDOT design standards as a minimum criteria.
10.2. Match existing pavement markings at the limits of construction.
10.3. Removal of the existing pavement markings shall be accomplished by water blasting or other approved

methods determined by the engineer. Incorrectly placed paint or thermoplastic pavement markings over friction course will be removed by milling and replacing the friction course a minimum width of 18 in at the contractor's expense. The engineer may approve an alternative method if it can be demonstrated to completely remove the markings without damaging the asphalt.

10.5. Place all retro-reflective pavement markers in accordance with standard index 17352 and / or as shown in the plans.

- 10.6. Caution should be exercised while relocating existing signs to prevent unnecessary damage to signs. If the sign is damaged beyond use, as determined by the engineer, signs shall be replaced by the contractor at his expense.
10.7. All existing signs that conflict with construction operations shall be removed, stockpiled, and relocated by the contractor. Sign removal shall be directed by the engineer.
10.8. Relocated sign support system must meet the current design standard.
10.9. The contractor shall provide an inventory of existing signs to remain or to be relocated prior to starting the job and forward this list to the engineer. Contractor shall notify if there are any missing or damage signs that the plans show to remain or to be relocated.
10.10. All roadway pavement markings shall be thermoplastic in accordance with FDOT specifications section 711.
10.11. Hand dig the first four feet of sign foundation.
10.12. All signs shall meet all of the following:
• Meet the criteria outlined in Section 2A.08 of the 2009 MUTCD
• Meet the specifications outlined in Section 700 and 994 of the latest FDOT Standard Specifications.
• Consist of materials certified to meet the retroreflective sheeting requirements outlined in the current version of ASTM D4956 for type-XI retroreflective sheeting materials made with prisms, except for school zone and pedestrian signs which shall be comprised of retroreflective fluorescent yellow-green sheeting certified to meet ASTM D4956 Type IV retroreflective sheeting materials.
• Consist of retroreflective sheeting materials that have a valid FDOT Approved Product List (APL) certification for specification 700 Highway Signing for FDOT sheeting Type XI (or Type IV for school and pedestrian signs).

10.13. Patch attachment hardware, such as countersunk screws or rivet heads, with retro reflective buttons that match the color and sheeting material of the finished sign panel including the background, legend or border.

10.14. Ensure the outside corner of sign is concentric with border. Ensure white borders are mounted parallel to the edge of the sign. Ensure black borders are recessed from the edge of the sign.

10.15. Layout permanent final striping that leaves no visible marks at time of final acceptance.

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include a key sheet of the lake for the location of cross sections. Lake and canal bank cross sections shall be plotted at a minimum of every 100 lf, unless otherwise specified. "as-built" drawings shall consist of the location and elevation of the top of bank, edge of water, and the deep cut line, with the distance between each shown on the drawing.

7.7. Retention area "as-built" elevations shall be taken at the bottom of the retention area and at the top of bank. If there are contours indicated on the design plans, then they shall be included in "as-built" drawings as well.

8.8. Upon completion of the work, the contractor shall prepare "as-built" drawings on full size, 24" x 36" sheets. All "as-built" information shall be put on the latest engineering drawings. Eight (8) sets of blue or black line drawings shall be submitted. These drawings shall be signed and sealed by a Florida registered professional engineer or land surveyor.

8.9. An electronic copy of these "as-built" drawings shall be submitted to the engineer of record in AutoCAD, version 2008 or later.

9. Utility Notes

9.1. Contractor is responsible for utility verification prior to fabrication.

9.2. The contractor is advised that properties adjacent to the project have electric, telephone, gas, water and/or sewer service laterals which may not be shown in plans. The contractor must request the location of these laterals services from the utility companies.

9.3. The contractor shall use hand digging when excavating near existing utilities. Extreme caution shall be exercised by the contractor while excavating, installing, backfilling or compacting around the utilities.

9.4. The contractor shall notify and obtain an underground clearance from utility companies, and governmental agencies at least 48 hours prior to beginning any excavation. The contractor shall obtain a Sunshine811.com Certification clearance number and field markings at least 48 hours prior to beginning any excavation.

9.5. Prior to commencement of any excavation, the contractor shall comply with Florida statute 553.851 for the protection of underground gas pipelines.

10. Signing and Pavement Markings

10.1. All signing and pavement markings installed as part of these plans shall conform to the Federal highway administration (FHWA) manual on uniform traffic control devices" (MUTCD), County Traffic Design Standards and FDOT design standards as a minimum criteria.

10.2. Match existing pavement markings at the limits of construction.

10.3. Removal of the existing pavement markings shall be accomplished by water blasting or other approved

methods determined by the engineer. Incorrectly placed paint or thermoplastic pavement markings over friction course will be removed by milling and replacing the friction course a minimum width of 18 in at the contractor's expense. The engineer may approve an alternative method if it can be demonstrated to completely remove the markings without damaging the asphalt.

10.5. Place all retro-reflective pavement markers in accordance with standard index 17352 and / or as shown in the plans.

10.6. Caution should be exercised while relocating existing signs to prevent unnecessary damage to signs. If the sign is damaged beyond use, as determined by the engineer, signs shall be replaced by the contractor at his expense.

10.7. All existing signs that conflict with construction operations shall be removed, stockpiled, and relocated by the contractor. Sign removal shall be directed by the engineer.

10.8. Relocated sign support system must meet the current design standard.

10.9. The contractor shall provide an inventory of existing signs to remain or to be relocated prior to starting the job and forward this list to the engineer. Contractor shall notify if there are any missing or damage signs that the plans show to remain or to be relocated.

10.10. All roadway pavement markings shall be thermoplastic in accordance with FDOT specifications section 711.

10.11. Hand dig the first four feet of sign foundation.

10.12. All signs shall meet all of the following:

- Meet the criteria outlined in Section 2A.08 of the 2009 MUTCD
• Meet the specifications outlined in Section 700 and 994 of the latest FDOT Standard Specifications.
• Consist of materials certified to meet the retroreflective sheeting requirements outlined in the current version of ASTM D4956 for type-XI retroreflective sheeting materials made with prisms, except for school zone and pedestrian signs which shall be comprised of retroreflective fluorescent yellow-green sheeting certified to meet ASTM D4956 Type IV retroreflective sheeting materials.
• Consist of retroreflective sheeting materials that have a valid FDOT Approved Product List (APL) certification for specification 700 Highway Signing for FDOT sheeting Type XI (or Type IV for school and pedestrian signs).

10.13. Patch attachment hardware, such as countersunk screws or rivet heads, with retro reflective buttons that match the color and sheeting material of the finished sign panel including the background, legend or border.

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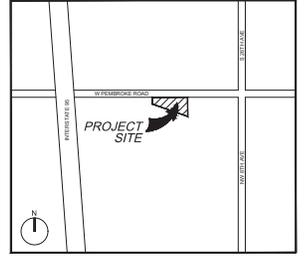
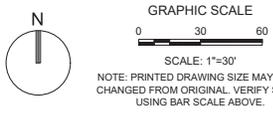
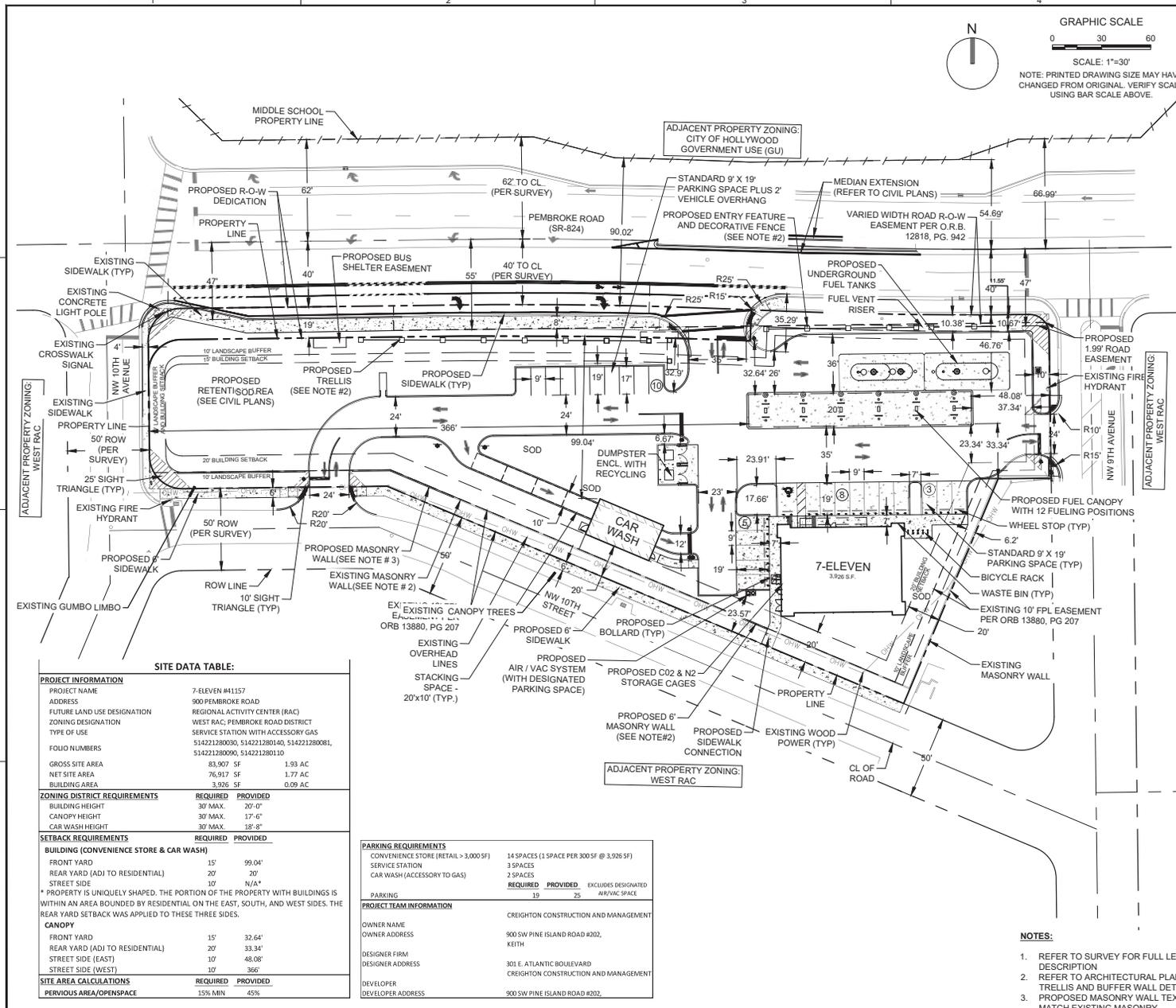
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301 East Atlantic Boulevard
Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Certificate of
Authorization # - 7928

BID / CONTRACT NO.:

REVISIONS

NO.	DESCRIPTION	DATE

**PRELIMINARY PLAN
NOT FOR CONSTRUCTION**
THESE PLANS ARE NOT FULLY PERMITTED
AND ARE SUBJECT TO REVISIONS MADE
DURING THE PERMITTING PROCESS.
RESPONSIBILITY FOR THE USE OF THESE
PLANS PRIOR TO OBTAINING PERMITS
FROM ALL AGENCIES HAVING JURISDICTION
OVER THE PROJECT WILL FALL SOLELY
UPON THE USER.



#41157
900 PEMBROKE ROAD
HALLANDALE BEACH
FLORIDA 33309

SCALE: AS NOTED

DATE ISSUED: JUNE 2019

DRAWN BY: AM

DESIGNED BY: AM

CHECKED BY: TD

HALLANDALE BEACH

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 69529
(FOR THE FIRM)

SHEET TITLE
SITE PLAN

SHEET NUMBER
SP-101

PROJECT NO. **09725.69**

SITE DATA TABLE:

PROJECT INFORMATION		
PROJECT NAME	7-ELEVEN #41157	
ADDRESS	900 PEMBROKE ROAD	
FUTURE LAND USE DESIGNATION	REGIONAL ACTIVITY CENTER (RAC)	
ZONING DESIGNATION	WEST RAC, PEMBROKE ROAD DISTRICT	
TYPE OF USE	SERVICE STATION WITH ACCESSORY GAS	
FOLIO NUMBERS	514221280030, 514221280140, 514221280081, 514221280090, 514221280110	
GROSS SITE AREA	83,907 SF	1.93 AC
NET SITE AREA	76,917 SF	1.77 AC
BUILDING AREA	3,926 SF	0.09 AC
ZONING DISTRICT REQUIREMENTS		
BUILDING HEIGHT	REQUIRED 30' MAX.	PROVIDED 20'-0"
CANOPY HEIGHT	REQUIRED 30' MAX.	PROVIDED 17'-0"
CAR WASH HEIGHT	REQUIRED 30' MAX.	PROVIDED 18'-0"
SETBACK REQUIREMENTS		
BUILDING (CONVENIENCE STORE & CAR WASH)	REQUIRED	PROVIDED
FRONT YARD	15'	99.04'
REAR YARD (ADJ TO RESIDENTIAL)	20'	20'
STREET SIDE	10'	N/A*
* PROPERTY IS UNIQUELY SHAPED. THE PORTION OF THE PROPERTY WITH BUILDINGS IS WITHIN AN AREA BOUNDED BY RESIDENTIAL ON THE EAST, SOUTH, AND WEST SIDES. THE REAR YARD SETBACK WAS APPLIED TO THESE THREE SIDES.		
CANOPY	REQUIRED	PROVIDED
FRONT YARD	15'	32.64'
REAR YARD (ADJ TO RESIDENTIAL)	20'	33.34'
STREET SIDE (EAST)	10'	48.08'
STREET SIDE (WEST)	10'	366'
SITE AREA CALCULATIONS		
PERVIOUS AREA/OPENSAPCE	REQUIRED 15% MIN	PROVIDED 45%

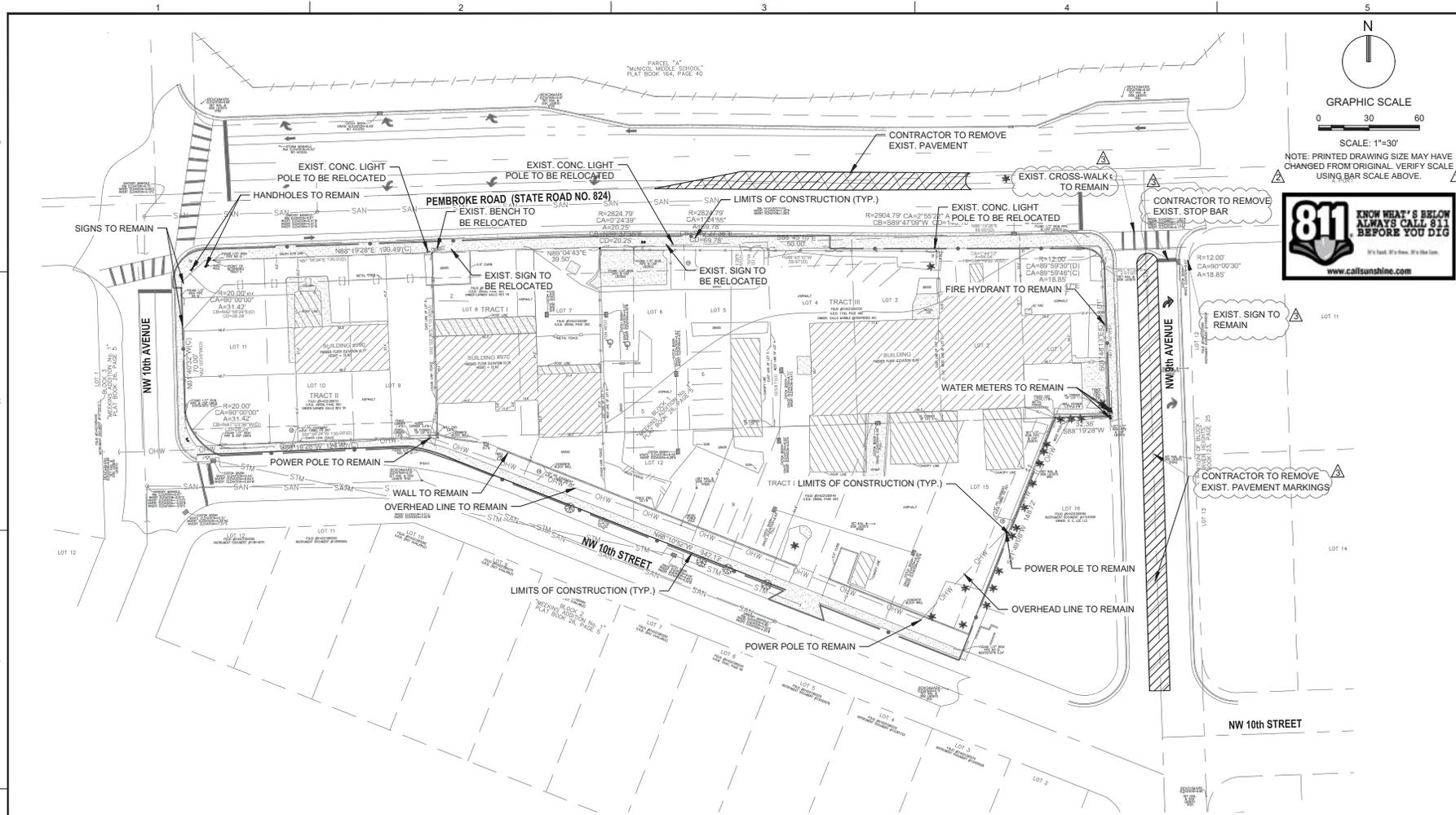
PARKING REQUIREMENTS

CONVENIENCE STORE (RETAIL > 3,000 SF)	14 SPACES (1 SPACE PER 300 SF @ 3,926 SF)
SERVICE STATION	3 SPACES
CAR WASH (ACCESSORY TO GAS)	2 SPACES
PARKING	REQUIRED 19, PROVIDED 25, EXCLUDES DESIGNATED AIR/VAC SPACE

PROJECT TEAM INFORMATION

OWNER NAME	CREIGHTON CONSTRUCTION AND MANAGEMENT
OWNER ADDRESS	900 SW PINE ISLAND ROAD #202,
DESIGNER FIRM	KEITH
DESIGNER ADDRESS	301 E. ATLANTIC BOULEVARD CREIGHTON CONSTRUCTION AND MANAGEMENT
DEVELOPER	CREIGHTON CONSTRUCTION AND MANAGEMENT
DEVELOPER ADDRESS	900 SW PINE ISLAND ROAD #202,

- NOTES:**
- REFER TO SURVEY FOR FULL LEGAL DESCRIPTION
 - REFER TO ARCHITECTURAL PLANS FOR TRELIS AND BUFFER WALL DETAILS
 - PROPOSED MASONRY WALL TEXTURE TO MATCH EXISTING MASONRY



301 East Atlantic Boulevard
Pompano Beach, FL 33060

PH: (954) 788-3400

Florida Certificate of
Authorization # - 7928



BID / CONTRACT NO.:

REVISIONS

NO.	DESCRIPTION	DATE
1	REV. PER DRC	11/22/19
2	REV. PER DRC	02/20/20
3	REV. PER DRC	04/07/20

**PRELIMINARY PLAN
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#41157
900 PEMBROKE ROAD
HALLANDALE BEACH
FLORIDA 33309

SCALE: AS NOTED

DATE ISSUED: JUNE 2019

DRAWN BY: AM

DESIGNED BY: AM

CHECKED BY: TD

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 80529
(FOR THE FIRM)

SHEET TITLE

DEMOLITION PLAN

SHEET NUMBER

CD-101

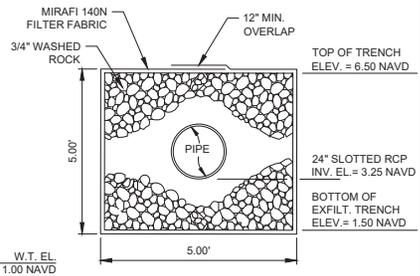
PROJECT NO. 09725.69

BUILDING DEMOLITION NOTES

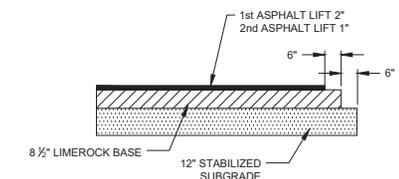
- CONTRACTOR TO DEMOLISH EVERYTHING WITHIN THE LIMITS OF CONSTRUCTION UNLESS OTHERWISE NOTED
- EXISTING MONITORING WELLS TO REMAIN, CONTRACTOR TO COORDINATE WITH ENVIRONMENTAL ENGINEER PRIOR TO DEMOLITION.
- BUILDING DEMOLITION IS SUBJECT TO FEDERAL, STATE AND COUNTY RULES RELATING TO THE DEMOLITION AND THE HANDLING OF ASBESTOS CONTAINING MATERIAL. THE BROWARD COUNTY STATEMENT OF RESPONSIBILITIES REGARDING ASBESTOS MUST BE FILLED OUT AND COMPLIED WITH PRIOR TO ANY BUILDING DEMOLITION. THE CONTRACTOR MUST OBTAIN / PRODUCE THE FOLLOWING PRIOR TO ANY BUILDING DEMOLITION:
 - PEST CONTROL INSPECTION REPORT INDICATING THAT PROPERTY IS FREE OF RODENTS
 - GAS DISCONNECT LETTER FROM GAS SUPPLIER
 - FPL DISCONNECT LETTER FROM FP&L
 - WATER METER REMOVAL LETTER FROM UTILITY PROVIDER
 - FIRE SERVICE WATER METER REMOVAL LETTER FROM UTILITY PROVIDER
 - SEWER CAP OR SEPTIC TANK ABANDONMENT PERMIT REQUIRED WITH A PASSED BUILDING DEPARTMENT INSPECTION PERMIT
 - COPY OF EPA LICENSE AND/OR LETTER FROM LICENSED CONTRACTOR RECOVERING REFRIGERANT FROM A/C UNITS
 - NOTARIZED LETTER FROM DEMOLITION CONTRACTOR STATING FROM WHERE WATER WILL BE OBTAINED FOR DUST CONTROL

CONTROL

- DEMOLITION CONSTRUCTION DEBRIS MITIGATION PLAN SIGNED AND DATED BY OWNER AND CONTRACTOR
- BUILDING DEMOLITION DAILY WORK SCHEDULE - LIST OF ALL EQUIPMENT USED FOR DEMOLITION OF BUILDINGS MORE THAN ONE STORY
- NOTICE OF COMMENCEMENT
- ALL PORTIONS OF A PARCEL OF LAND SHALL BE PLANTED WITH GROUND COVER OR LAWN OR UTILIZE OTHER APPROVED TEMPORARY EROSION CONTROL MEASURES, IN ORDER TO PREVENT DUST OR SOIL EROSION.
- TREE PROTECTION PLAN:
 - FOR EXISTING TREES ON SITE, INDICATE THE LOCATION OF TREES/PALMS ON THE SURVEY AND PROVIDE A CORRESPONDING LIST OF TREE NUMBER, BOTANICAL NAME, COMMON NAME, OVERALL HEIGHT, TRUNK DBH FOR TREES, CLEAR TRUNK FOR PALMS, CONDITION %, AND INDICATE THAT ALL EXISTING TREES/PALMS ARE TO BE PROTECTED AND WILL REMAIN ON SITE.
 - PROVIDE TREE PROTECTION BARRICADE DETAIL FOR EXISTING TREES ON SITE TO REMAIN. THIS BARRICADE MUST BE INSTALLED PRIOR TO THE BEGINNING OF PROPOSED WORK.
 - FOR TREES THAT MUST BE REMOVED TO ACCESS DEMO AREAS, OBTAIN PERMIT FOR TREE REMOVAL.
- CONTRACTOR TO LOCATE UTILITIES EXISTING PRIOR TO BEGINNING DEMOLITION WORK.
- CONTRACTOR TO CUT AND CAP ALL UNDERGROUND UTILITIES NOT IN USE.



11 EXFILTRATION TRENCH DETAIL
SCALE: NOT TO SCALE



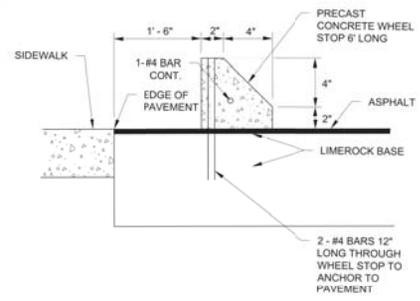
ASPHALTIC CONCRETE VEHICULAR:
FIRST LIFT - 2" FDOT - SP 12.5.
SECOND (FINAL) LIFT - 1" FDOT - FC 9.5 (FINE MIX).
ASPHALT SURFACE COURSE SHALL CONFORM TO THE REQUIREMENTS OF FDOT STANDARDS SPECIFICATIONS SECTIONS 330 AND 334.
SECOND LIFT OF ASPHALT SHALL NOT BE PLACED UNTIL FINAL LANDSCAPE/HARDSCAPE HAS BEEN INSTALLED.

PRIME AND TACK COAT:
LIMEROCK BASE COURSE SHALL CONFORM TO THE REQUIREMENTS OF FDOT STANDARDS SPECIFICATIONS SECTION 300.
APPLICATION RATES:
PRIME COAT - 0.10 GALLONS PER SQ. YD.
TACK COAT - 0.08 GALLONS PER SQ. YD.

BASE:
8 1/2" LIMEROCK BASE COMPACTED TO 98% OF MAXIMUM DENSITY (AASHTO T-180). LIMEROCK BASE TO CONFORM WITH THE REQUIREMENTS OF FDOT SPECIFICATIONS SECTIONS 200 AND 911.

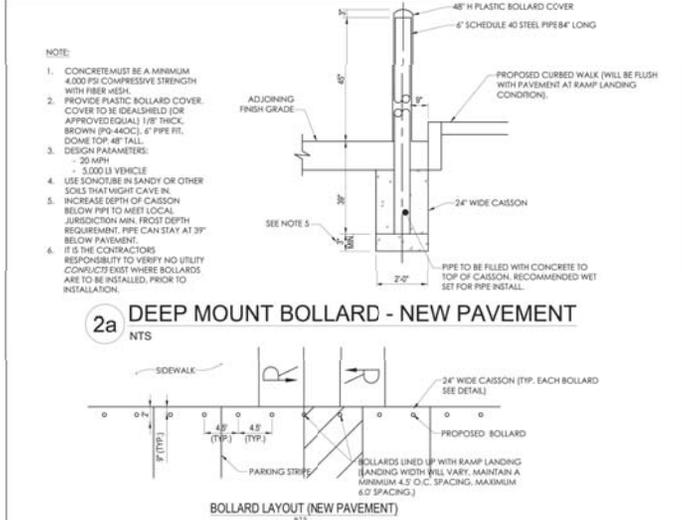
SUBGRADE:
12" STABILIZED SUBGRADE COMPACTED TO 98% OF MAXIMUM DENSITY (AASHTO T-180); MINIMUM LBR = 40.

12 RIGHT TURN LANE ASPHALT PAVEMENT DETAIL
SCALE: NOT TO SCALE



NOTE: Δ
WHEEL STOPS SHALL BE PAINTED WITH HIGH VISIBILITY PAINT HAVING A REFLECTANCE OF 49 PERCENT TO 66 PERCENT PER CITY OF HALLANDALE BEACH CHAPTER 32, ARTICLE IV, SECTION 32-453(d).

26 WHEEL STOP DETAIL
SCALE: NOT TO SCALE



28 DEEP MOUNT BOLLARD DETAIL
SCALE: NOT TO SCALE



301 East Atlantic Boulevard
Pompano Beach, FL 33060

PH: (954) 788-3400

Florida Certificate of
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#41157
900 PEMBROKE ROAD
HALLANDALE BEACH
FLORIDA 33309

SCALE:	AS NOTED
DATE ISSUED:	JUNE 2019
DRAWN BY:	AM
DESIGNED BY:	AM
CHECKED BY:	TD

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 80529
(FOR THE FIRM)

SHEET TITLE
**PAVING, GRADING
AND DRAINAGE
DETAILS**

SHEET NUMBER
CP-502

PROJECT NO. **09725.69**

Drawn by: AM, Checked by: TD, Date Issued: June 2019, Scale: As Noted, Project No: 09725.69, Sheet No: CP-502



SCALE: 1"=30'
 NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

KEITH
 301 East Atlantic Boulevard
 Pompano Beach, FL 33060
 PH: (954) 788-3400
 Florida Certificate of Authorization # - 7928

BID / CONTRACT NO. :

REVISIONS		
NO.	DESCRIPTION	DATE
1	REV. PER DRC	04/07/20
2	REV. PER BCTED	05/13/20

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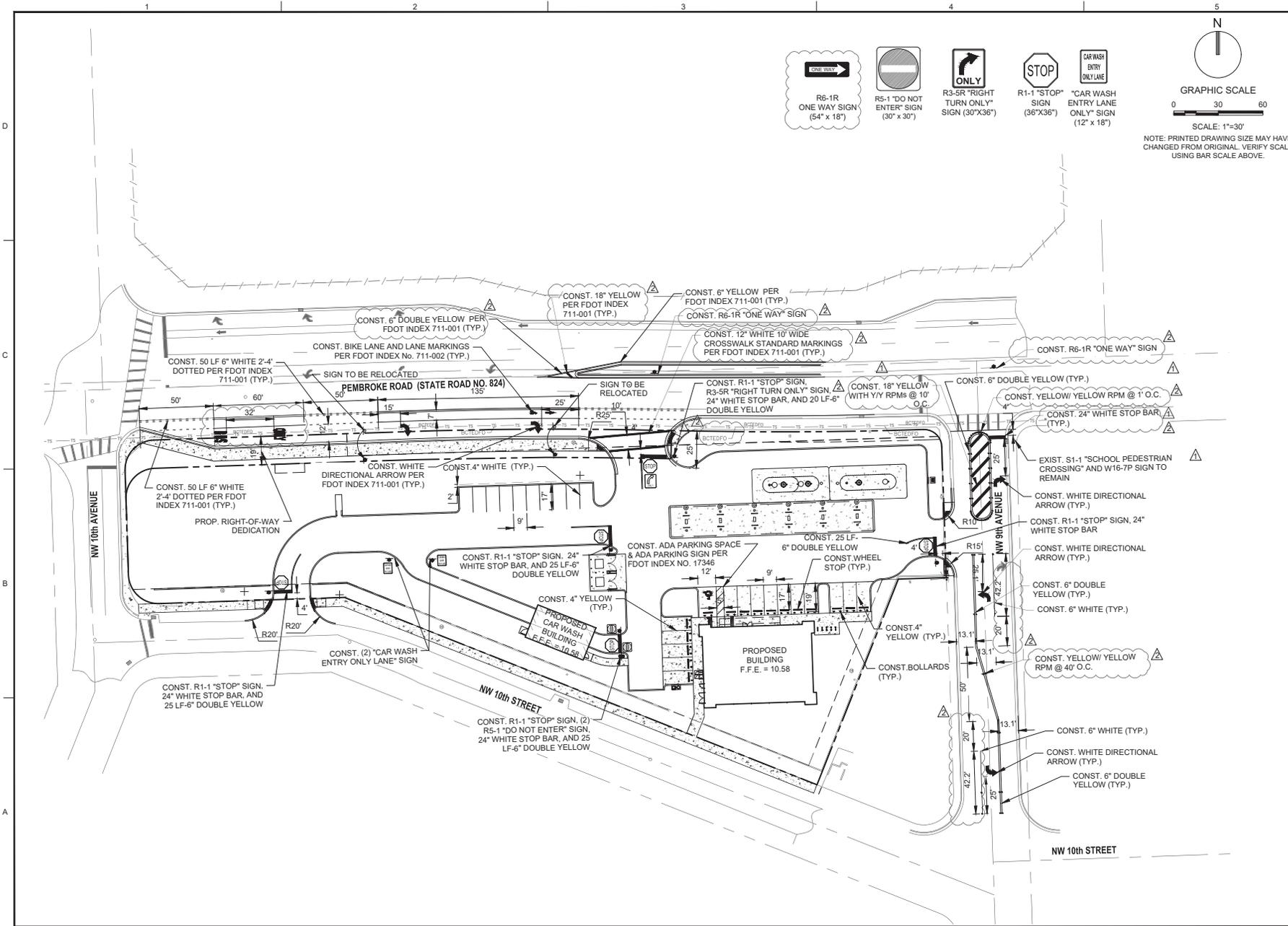
SCALE:	AS NOTED
DATE ISSUED:	JUNE 2019
DRAWN BY:	AM
DESIGNED BY:	AM
CHECKED BY:	TD

THOMAS F. DONAHUE, P.E.
 FLORIDA REG. NO. 80529
 (FOR THE FRM)

SHEET TITLE
PAVEMENT MARKING AND SIGNING PLAN

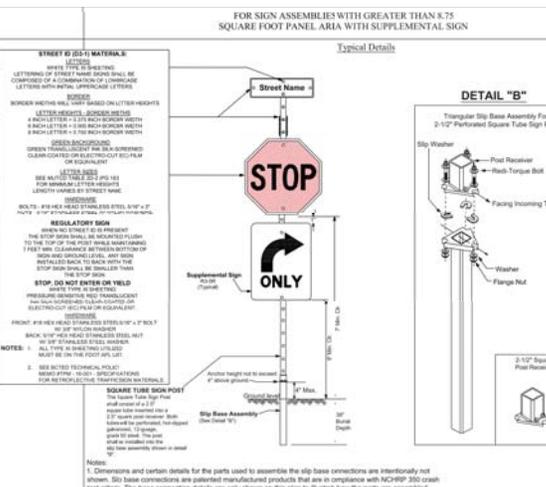
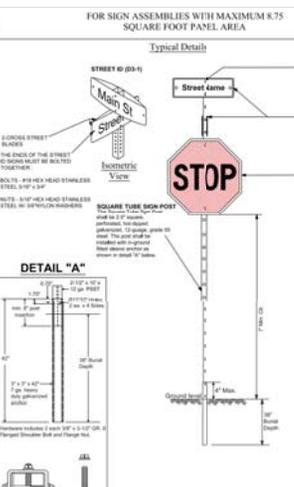
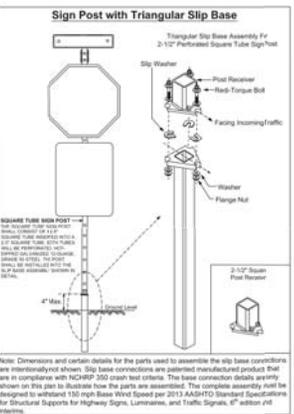
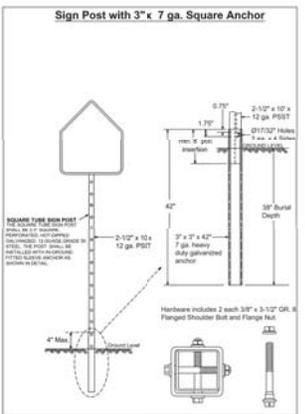
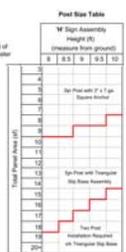
SHEET NUMBER
CM-101

PROJECT NO. 09725.69



GUIDE TO USE THIS STANDARD:

1. Calculate the Total Panel Area and the proposed C to an individual sign or a sign cluster.
2. Determine the height of sign from the groundline for the individual sign or the cluster.
3. Consult the Post Size Table and find the intersection point.
4. Design the post and the foundation according to the required Post Size and Assembly Details.



KEITH
301 East Atlantic Boulevard
Pompano Beach, FL 33060

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THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 80529
(FOR THE FRM)

SHEET TITLE
PAVEMENT MARKING AND SIGNAGE DETAILS

SHEET NUMBER
CM-501

PROJECT NO. 09725.69

REVISIONS

DATE	DESCRIPTION
01-05-2016	N/A
03-23-2017	UPDATED POST SIZE

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT
TRAFFIC ENGINEERING DIVISION
DESIGN BY: CARMELO GARZIZO, P.E.
DRAWN BY: STEPHEN RAMAKUTAR
CHECKED BY: ANDREW SEBO, P.E., PFPE

GROUND SIGN ASSEMBLY DETAILS

SHEET NO. 1 OF 1

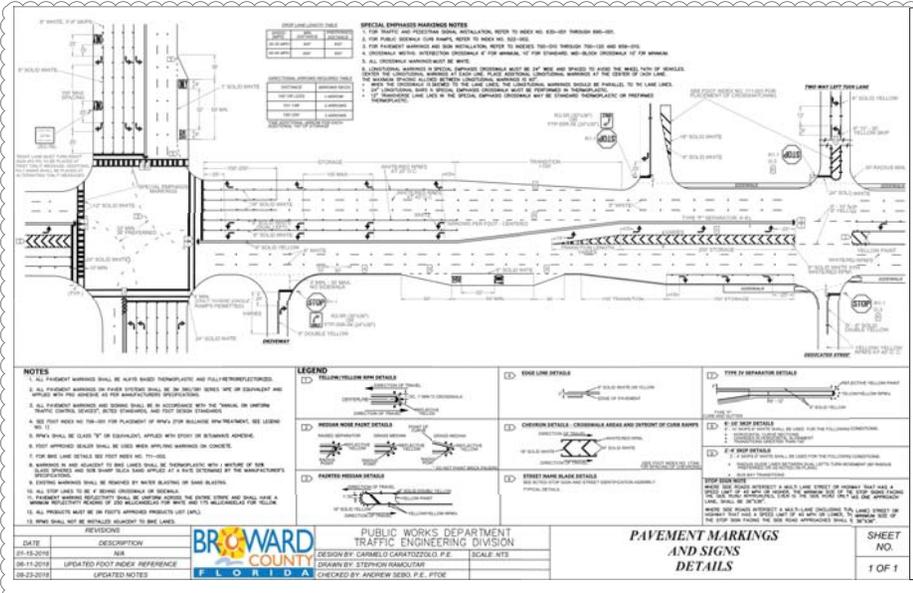
REVISIONS

DATE	DESCRIPTION
01-05-2016	N/A
04-09-2019	UPDATED MAINTENAL NOTES
05-29-2020	ADDED ISOMETRIC VIEW

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT
TRAFFIC ENGINEERING DIVISION
DESIGN BY: CARMELO GARZIZO, P.E.
DRAWN BY: STEPHEN RAMAKUTAR
CHECKED BY: ANDREW SEBO, P.E., PFPE

STOP SIGN AND STREET IDENTIFICATION ASSEMBLY TYPICAL DETAILS

SHEET NO. 1 OF 1

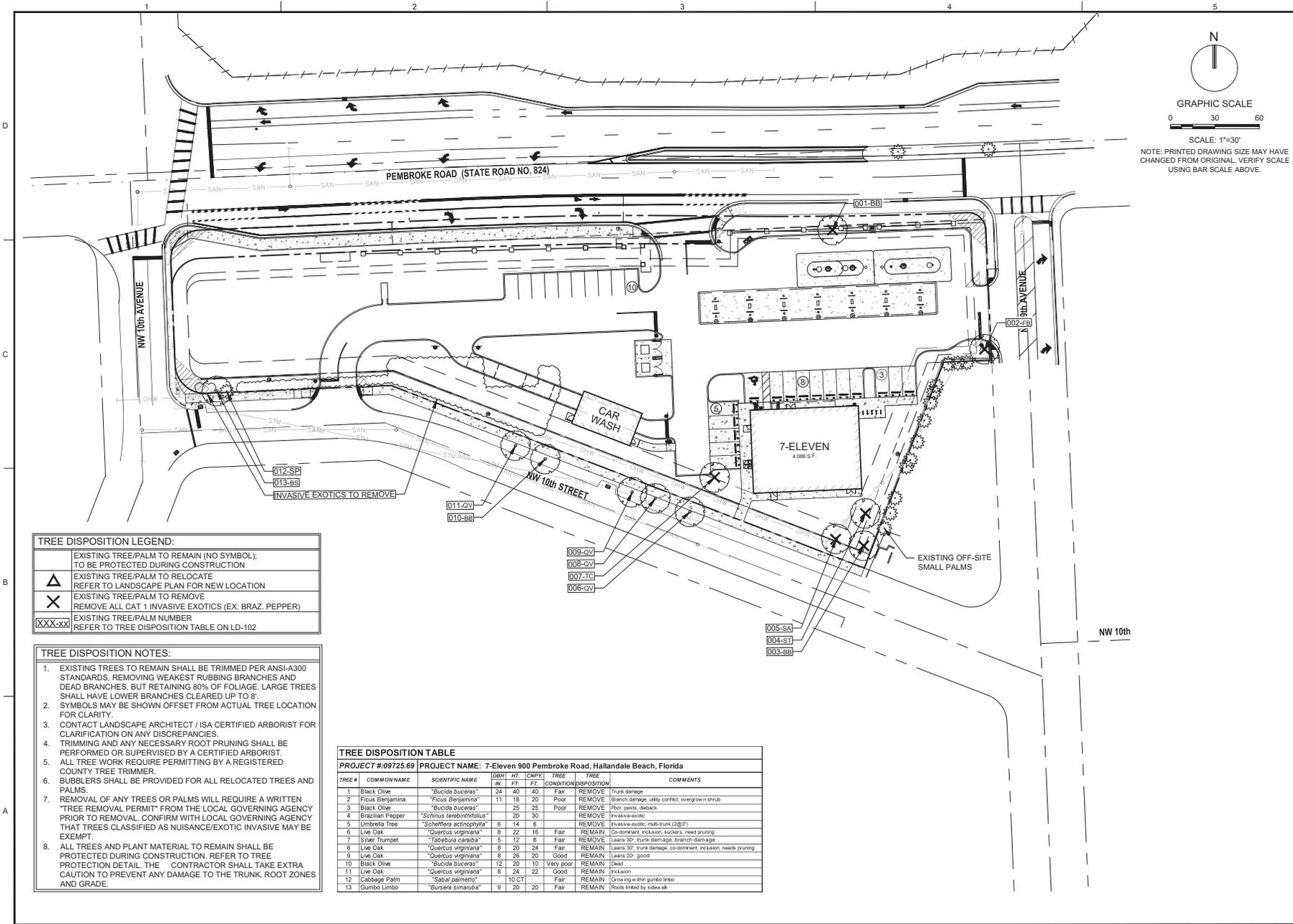


BROWARD COUNTY
PUBLIC WORKS DEPARTMENT
TRAFFIC ENGINEERING DIVISION
DESIGN BY: CARMELO GARZIZO, P.E.
DRAWN BY: STEPHEN RAMAKUTAR
CHECKED BY: ANDREW SEBO, P.E., PFPE

MAINTENANCE OF TRAFFIC - SCHOOL/PEDESTRIAN

The Maintenance of Traffic plan, provided by the Contractor, must include provisions for pedestrian and/or school student traffic as well as vehicular traffic. The following are minimum requirements:

1. The safe work route for all school students within the vicinity of the construction zone shall be maintained during student arrival and dismissal times. If the routing schedule cannot be maintained, then a temporary substitute route shall be created. The safe work route shall be separated from the construction activity during the entire length of the project encompassing the entire work route with proper



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N
GRAPHIC SCALE
0 30 60
SCALE: 1"=30'
NOTE: PRINTED DRAWING SIZE MAY HAVE
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SCALE: AS NOTED
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DRAWN BY: VR
DESIGNED BY: MP
CHECKED BY: MP

MICHAEL J. PHILLIPS, RLA
FLORIDA REG. NO. LA0001540
(FOR THE FIRM)

SHEET TITLE

TREE DISPOSITION
PLAN

SHEET NUMBER

LD-101

PROJECT NO. 09725.69

TREE DISPOSITION LEGEND:

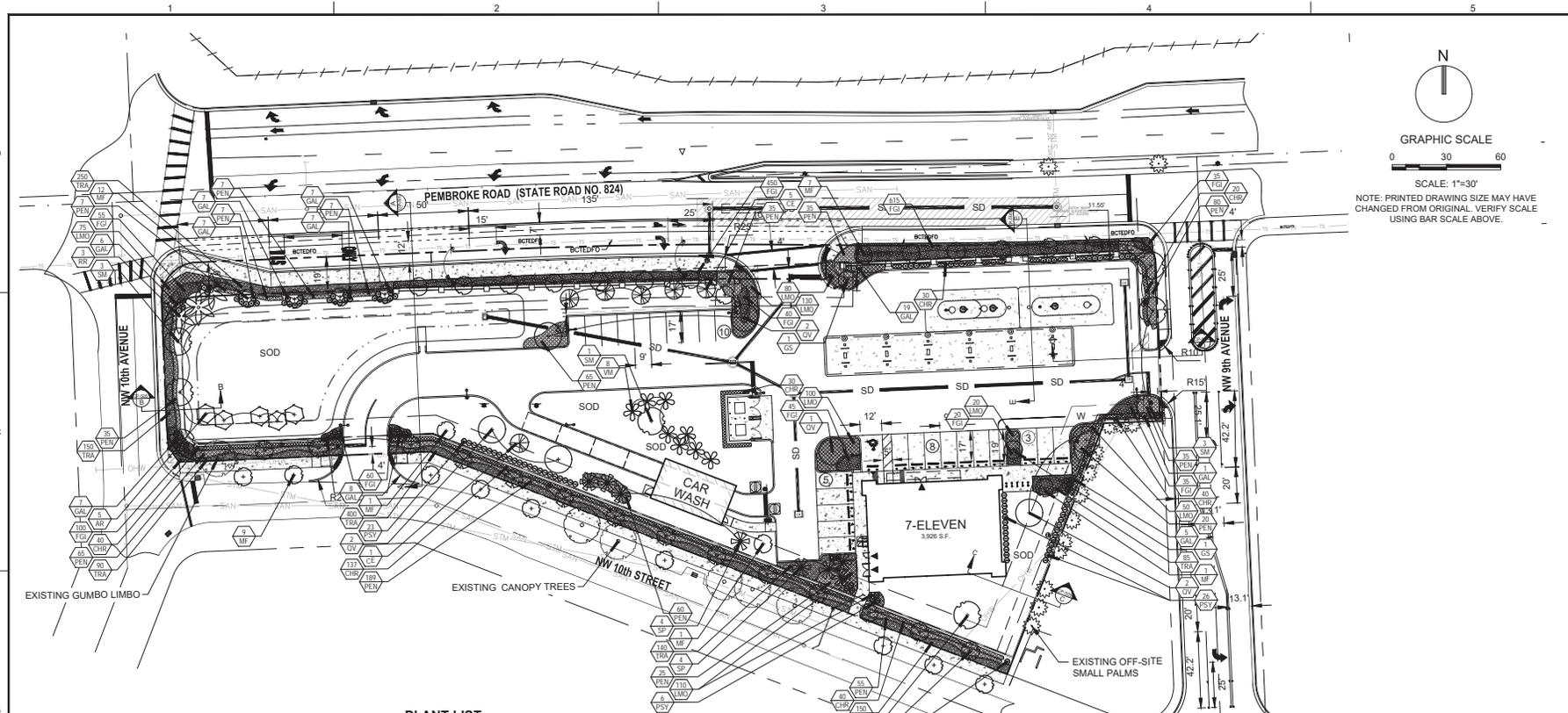
	EXISTING TREE/PALM TO REMAIN (NO SYMBOL); TO BE PROTECTED DURING CONSTRUCTION
	EXISTING TREE/PALM TO RELOCATE REFER TO LANDSCAPE PLAN FOR NEW LOCATION
	EXISTING TREE/PALM TO REMOVE REMOVE ALL CAT 1 INVASIVE EXOTICS (EX: BRAZ. PEPPER)
XXX-XX	EXISTING TREE/PALM NUMBER REFER TO TREE DISPOSITION TABLE ON LD-102

- TREE DISPOSITION NOTES:**
- EXISTING TREES TO REMAIN SHALL BE TRIMMED PER ANSI-A300 STANDARDS. REMOVING WEAKEST RUBBING BRANCHES AND DEAD BRANCHES, BUT RETAINING 80% OF FOLIAGE. LARGE TREES SHALL HAVE LOWER BRANCHES CLEARED UP TO 8'.
 - SYMBOLS MAY BE SHOWN OFFSET FROM ACTUAL TREE LOCATION FOR CLARITY.
 - CONTACT LANDSCAPE ARCHITECT / ISA CERTIFIED ARBORIST FOR CLARIFICATION ON ANY DISCREPANCIES.
 - TRIMMING AND ANY NECESSARY ROOT PRUNING SHALL BE PERFORMED OR SUPERVISED BY A CERTIFIED ARBORIST.
 - ALL TREE WORK REQUIRE PERMITTING BY A REGISTERED COUNTY TREE TRIMMER.
 - BUBBLERS SHALL BE PROVIDED FOR ALL RELOCATED TREES AND PALMS.
 - REMOVAL OF ANY TREES OR PALMS WILL REQUIRE A WRITTEN "TREE REMOVAL PERMIT" FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL. CONFIRM WITH LOCAL GOVERNING AGENCY THAT TREES CLASSIFIED AS NUISANCE/EXOTIC INVASIVE MAY BE EXEMPT.
 - ALL TREES AND PLANT MATERIAL TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. REFER TO TREE PROTECTION DETAIL. THE CONTRACTOR SHALL TAKE EXTRA CAUTION TO PREVENT ANY DAMAGE TO THE TRUNK, ROOT ZONES AND GRADE.

TREE DISPOSITION TABLE

PROJECT #09725.69 PROJECT NAME: 7-Eleven 900 Pembroke Road, Hallandale Beach, Florida

TREE #	COMMON NAME	SCIENTIFIC NAME	DBH1 IN.	HT. FT.	COPY1 FT.	TREE CONDITION	TREE DISPOSITION	COMMENTS
1	Black Olive	"Bucida bucerus"	24	40	40	Fair	REMOVE	Trunk damage
2	Ficus Benjaminia	"Ficus Benjaminia"	11	18	20	Poor	REMOVE	Branch damage, utility conflict, overgrown shrub
3	Black Olive	"Bucida bucerus"	25	25		Poor	REMOVE	Poor, pests, debark
4	Brazilian Pepper	"Schinus molle/bicolor"	20	30			REMOVE	Invasive-exotic
5	Umbrella Tree	"Schefflera actinophylla"	8	14	8		REMOVE	Invasive-exotic, multi-trunk (DBP)
6	Live Oak	"Quercus virginiana"	8	22	16	Fair	REMAIN	Co-dominant, inclusion, suckers, need pruning
7	Silver Trumpet	"Tabebuia caribiba"	5	12	8	Fair	REMOVE	Leans 30' trunk damage, branch damage
8	Live Oak	"Quercus virginiana"	8	20	24	Fair	REMAIN	Leans 30' trunk damage, co-dominant, inclusion, needs pruning
9	Live Oak	"Quercus virginiana"	8	26	20	Good	REMAIN	Leans 20' good
10	Black Olive	"Bucida bucerus"	12	20	10	Very poor	REMAIN	Dead
11	Live Oak	"Quercus virginiana"	8	24	22	Good	REMAIN	Inclusion
12	Cabbage Palm	"Sabal palmetto"	10	GT		Fair	REMAIN	Growing w/in gumbo limbo
13	Gumbo Limbo	"Bursera simaruba"	9	20	20	Fair	REMAIN	Roots linked by silver oak



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SCALE: AS NOTED

DATE ISSUED: JUNE 2019

DRAWN BY: VR

DESIGNED BY: MP

CHECKED BY: MP

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

LP-101

PROJECT NO. 09725.69

PLANT LIST

LARGE TREES				
QTY	** N	KEY	PLANT NAME	SIZE / REMARKS
5	** N	AR	Acer rubrum RED MAPLE	15' HT; 6' SPRD; FULL CANOPY
6	** N	CE	Coccoloba erecta GREEN BUTTWOOD	15' HT; 8' SPRD; FULL CANOPY
7	** N	QV	Quercus virginiana LIVE OAK	15' HT; 6' SPRD; FULL CANOPY
8	N	SM	Sapoteva mahagoni WEST INDIES MAHOAGANY	15' HT; 8' SPRD; FULL CANOPY
LARGE PALMS				
QTY	** N	KEY	PLANT NAME	SIZE / REMARKS
3	N	RR	Roystonea regia ROYAL PALM	8' GW; 25' OA; HEAVY; MATCHED
6	** N	SP	Sabal palmetto CABBAGE PALM / SABAL PALM	12', 18', 24' CT HTS; SLICK; STAGGERED
8	**	VM	Veitchia montgomeryana MONTGOMERY PALM	8' & 12' CT; 16' & 20' OA HTS' HEAVY
MEDIUM / SMALL TREES				
QTY	** N	KEY	PLANT NAME	SIZE / REMARKS
14	** N	CEs	Coccoloba erecta 'Sericeus' SILVER BUTTWOOD	10' HT; 5' SPRD; MULTI-STEM; FULL CANOPY
2	** N	GS	Guaiacum lanatum LIGNUM VITAE / TREE OF LIFE	8' HT; 4' SPRD
31	** N	MF	Myrsine fragrans SIMPSON STOPPER	15' HT; 6' SPRD; FULL CANOPY

N DENOTES NATIVE SPECIES
** DENOTES HIGH DROUGHT TOLERANT SPECIES
* DENOTES MODERATE DROUGHT TOLERANT SPECIES

PLANT LIST

SHRUBS & GROUNDCOVERS				
QTY	** N	KEY	PLANT NAME	SIZE / REMARKS
337	** N	CHR	Chrysolebanus ilaco COCOPLUM	24" HT; 24" SPRD; 24" O.C.
1455	**	FIGI	Ficus m. Green Island GREEN ISLAND FIGUS	12" HT; 14" SPRD; 18" O.C.
75	*	GAL	Galphimia gracilis THRYSALLIS	24" HT; 24" SPRD; 24" O.C.
690	**	LMO	Lantana montevidensis PURPLE TRAILING LANTANA	10" HT; 16" SPRD; 18" O.C.
720	PEN		Pennisetum setaceum WHITE FOUNTAIN GRASS	24" HT; 24" SPRD; 24" O.C.
55	N	PSY	Psychotria nervosa WILD COFFEE	24" HT; 24" SPRD; 30" O.C.
1265	**	TRA	Tracholopium asiaticum 'Mama' ASIAN JASMINE	10" HT; 14" SPRD; 18" O.C.
			SOD	ST. AUGUSTINE 'FLORATUM' SOLID SOD

N DENOTES NATIVE SPECIES
** DENOTES HIGH DROUGHT TOLERANT SPECIES
* DENOTES MODERATE DROUGHT TOLERANT SPECIES

NOTES

- Sod to be St. Augustine 'Floratum', contractor to determine quantity.
- All sod and landscape to receive 100% coverage with 50% overlap from an automatic irrigation system using an approved water source.
- Bubblers to be provided for large trees and palms.
- Contractor is responsible for all conditions and landscape specification attached to this plan and plant list. Plan and specifications shall be considered Contract Documents.
- Pre-Construction meeting is required before any plant material is installed on site.
- All road rock, concrete, asphalt and other non-natural material be removed and be replaced with planting soil prior to landscape installation.
- No trenching allowed within root zones of existing trees.

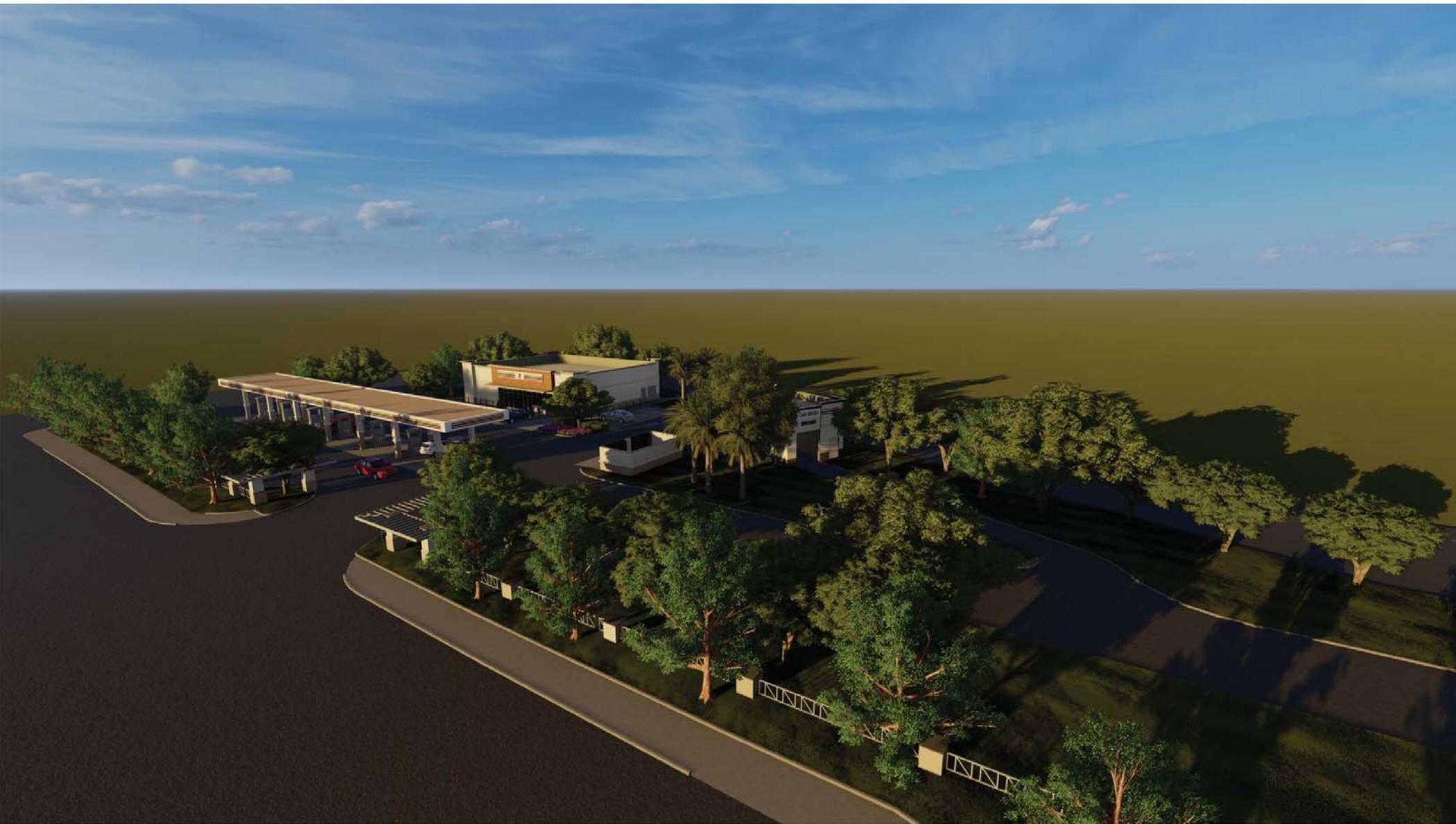
LANDSCAPE REQUIREMENTS:			
PROJECT INFORMATION:			
GROSS LOT AREA (S.F.)	83,907	1.93 AC	
MINIMUM LANDSCAPE AREA	REQUIRED	PROVIDED	
15% MIN. LANDSCAPE AREA (SF)	12,586	36,405	
TOTAL REQUIRED TREES	REQUIRED	PROVIDED	
STREET + VIA TREES	48	56	
REQUIRED TREES BY SITE AREA	REQUIRED	PROVIDED	
(1) TREE PER 1500 SF	56	71**	
MINIMUM # OF SPECIES REQUIRED	REQUIRED	PROVIDED	
5+ TREES	5	6	
STREET TREES	REQUIRED	PROVIDED	
(1) TREE PER 30 LF			
PEMBROKE ROAD	550 LF	18	18
NW 9TH AVENUE	100 LF	3	3
NW 10TH STREET (ON-SITE)	487 LF	16	16*
NW 10TH STREET (SWALE, OFF SITE)	487 LF	NA	20**
NW 10TH AVENUE	110 LF	4	4
PROVIDED BREAKDOWN:			
11 EXISTING TREE CREDITS			
49 PROPOSED TREES			
VIA LANDSCAPE	REQUIRED	PROVIDED	
(1) TREE PER LANDSCAPE ISLAND	6	6	

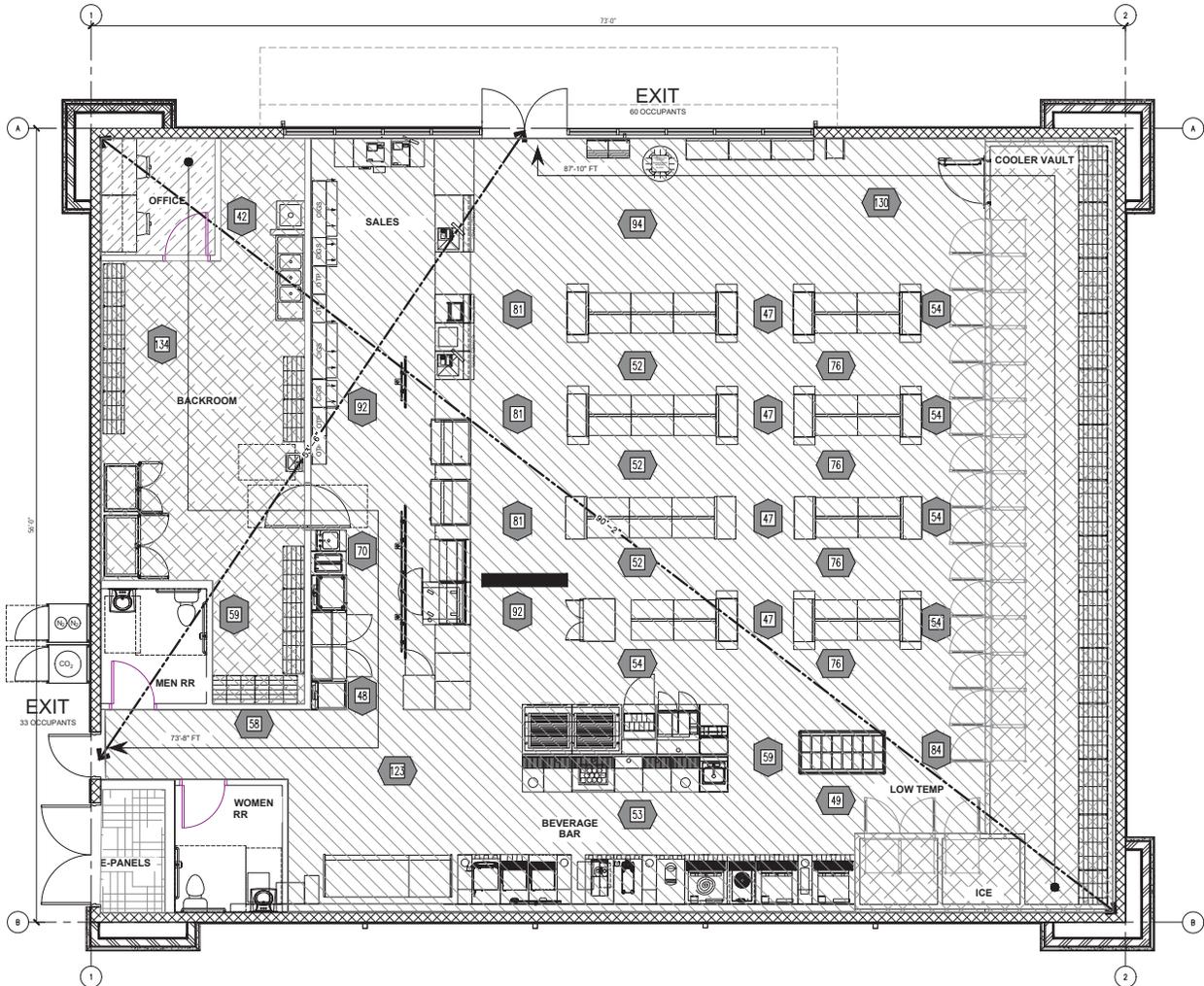
* Includes 2 existing tree credits
** Includes 9 existing tree credits
*** A portion of the provided trees were substituted to accommodate FPL Right Tree, Right Place standards near overhead powerlines.











BUILDING CODE INFORMATION

BUILDING CODE: FLORIDA BUILDING CODE, BUILDINGS, 6TH EDITION, 2017
 FLORIDA BUILDING CODE, ACCESSIBILITY, 6TH EDITION, 2017
 FLORIDA FIRE PREVENTION CODE, 6TH EDITION, 2017
 FLORIDA BUILDING CODE, MECHANICAL, 6TH EDITION, 2017
 FLORIDA BUILDING CODE, PLUMBING, 6TH EDITION, 2017
 FLORIDA ELECTRICAL CODE, 2008 EDITION WITH 2009 SUPPLEMENTS
 2014 NATIONAL ELECTRICAL CODE
 FLORIDA BUILDING CODE, ENERGY CONSERVATION, 6TH EDITION, 2017
 FLORIDA BUILDING CODE, FUEL GAS, 6TH EDITION, 2017

OCCUPANCY CLASSIFICATION: MERCANTILE GROUP M
 CONSTRUCTION TYPE: TYPE VB
 SPRINKLER: NOT SPRINKLERED
 TOTAL MAXIMUM OCCUPANT LOAD: 93 OCCUPANTS
 MERCANTILE AREA: 93 OCCUPANTS

EXITING REQUIREMENTS:
 7.5.1.3.3 OF NFPA 101 LIFE SAFETY CODE
 MERCANTILE AREA: 2 EXITS
 DIAGONAL OF MERCANTILE AREA = 90'-2" 1/3 MIN DISTANCE OF MAX. OVERALL
 DIAGONAL W/O AUTOMATIC SPRINKLER SYSTEM = 87'-2" 1/3 = 30'-1" MIN REQUIRED
 DISTANCE BETWEEN EXIT DOORS = 53'-4" PROVIDED

EGRESS CAPACITY

MAIN ENTRY DOOR WIDTH = 68'-0" = 340 PERSONS
 SECONDARY DOOR WIDTH = 34'-0" = 170 PERSONS
 TOTAL = 510 PERSONS

OCCUPANCY CALCULATIONS

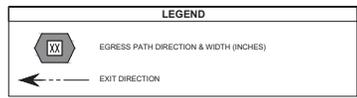
BUILDING CODE:	TOTAL SQFT	PERSONS
MERCANTILE 30 SQ.FT. PER OCCUPANT	2,632	88
MERCANTILE (STORAGE, STOCK, SHIPPING AREAS) 300 SQ.FT. PER OCCUPANT	975	3
BUSINESS 100 SQ.FT. PER OCCUPANT	66	1
ELECTRICAL PANELS 300 SQ.FT. PER OCCUPANT	30	1
TOTAL OCCUPANCY		93

RESTROOM PLUMBING FIXTURES

BUILDING OCCUPANCY CALCULATION = 93
 1 PER 500 MALE AND FEMALE = 0.0020 = 0.188 = 1 FIXTURE

REQUIRED:	PROVIDED:
W.C. (1-500)	1 W.C. (1-500)
URINAL	0 URINAL
LAVATORY (1-750)	1 LAVATORY (1-750)
JANITOR SINK	1 JANITOR SINK
DRINKING FOUNTAINS (1-1000)	1 DRINKING FOUNTAINS (1-1000)

OCCUPANCY SIGNAGE NOTES:
 SIGNS STATING THE MAXIMUM OCCUPANT CONTENT SHALL BE CONSPICUOUSLY POSTED IN EACH AREA OF ASSEMBLY, ASSEMBLY ROOM, OR ROOM USED FOR SIMILAR PURPOSE.



1925 Prospect Ave
 Orlando, FL 32814
 P (407) 661-9100
 F (407) 661-9101
 www.cph.com



PROJECT NAME:
CREIGHTON CONST.
 900 SW Pine Island Road, Suite 202
 Cape Coral, FL 33991

PROJECT NAME:
7-ELEVEN - HALLANDALE B.
 900 SW Pine Island Rd.
 Hallandale Beach, FL 33009



PROJECT NO.	
DATE	
DRAWN BY	
CHECKED BY	

A121

01 EGRESS PLAN
 SCALE: 1/4"=1'-0"

MINOR DEVELOPMENT SUBMITTAL

7-ELEVEN #44157

900 PEMBROKE ROAD CITY OF HALLANDALE BEACH BROWARD COUNTY, FLORIDA 33009



FEMA FLOOD ZONE:

THE PROPERTY IS LOCATED WITHIN FLOOD ZONE X, AS SHOWN ON F.I.R.M. NUM. 12011C0731H, BEARING A MAP EFFECTIVE DATE OF 8/18/2014.

RELATIONSHIP BETWEEN
NGVD 1929 AND NAVD 1988

DATUM	DIFFERENCE	ELEV.
NGVD 1929	+1.59 FEET	1.59'
NAVD 1988		0.00'

ALL ELEVATIONS SHOWN ON THESE PLANS ARE
BASED ON NAVD 1988 DATUM

LAND DESCRIPTION:

SEE SURVEY FOR LEGAL DESCRIPTION



LOCATION MAP

SECTION 21, TOWNSHIP 51 S, RANGE 42 E
FOLIO #514221280030



SCALE: 1" = 200'

INDEX OF SHEETS

Sheet Sequence No.	Sheet Identification	Sheet Title
	---	COVER
1	---	SURVEY
2	SP-101	SITE PLAN
3	GI-001	LEGEND
4	GI-002	CONSTRUCTION SPECIFICATIONS
5	GI-003	GENERAL NOTES
6	CG-101	EROSION CONTROL AND SEDIMENTATION PLAN
7	CD-101	DEMOLITION PLAN
8	CP-101	PAVING, GRADING, DRAINAGE AND UTILITY PLAN
9	CP-501-502	PAVING, GRADING AND DRAINAGE DETAILS
10-11	CU-501-502	WATER AND SEWER DETAILS
12	CM-101	PAVEMENT MARKING AND SIGNAGE PLAN
13	CM-501	PAVEMENT MARKING AND SIGNAGE DETAILS
14	LD-101	TREE DISPOSITION PLAN
15	LP-101	LANDSCAPE PLAN
16	LP-201	LANDSCAPE NOTES
17	LP-501	LANDSCAPE DETAILS
18	A120	FLOOR PLAN
19	A121	EGRESS PLAN
20	A200	EXTERIOR ELEVATIONS
21	A201	EXTERIOR ELEVATIONS
22		PHOTOMETRIC PLAN

THESE PLANS MAY HAVE BEEN
REDUCED IN SIZE BY REPRODUCTION.
THIS MUST BE CONSIDERED WHEN
OBTAINING SCALED DATA.



PREPARED FOR:
CREIGHTON CONSTRUCTION & MANAGEMENT, LLC
900 SW PINE ISLAND ROAD, SUITE 202
CAPE CORAL, FL 33991



THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

PROJECT No. 09725.69 06/19/2019

LEGAL DESCRIPTION:

TRACT 1:
 LOTS 12, 13, 14 AND 15 IN BLOCK 1 OF "MEEKINS ADDITION NO. 1", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 26, PAGE 5, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
 AND
 LOT 7, LESS THE WEST 10.5 FEET AND LESS RIGHT-OF-WAY, BLOCK 1, OF MEEKINS ADDITION NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE 5 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
 AND

ALL OF LOT 8 AND THE WEST 10.5 FEET (IN WIDTH BY THE ENTIRE DEPTH) OF LOT 7, BLOCK 1, "MEEKINS ADDITION NO. 1", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 26 AT PAGE 5, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS THEREON.

TRACT II:
 PARCEL #4: 523-162; BEING ALL OF LOTS 9, 10 AND 11, BLOCK 1, "MEEKINS ADDITION NO. 1", A RESUBDIVISION OF THE AMENDED PLAT OF "FIRST ADDITION TO SOUTH HOLLYWOOD", AS RECORDED IN PLAT BOOK 4, PAGE 15 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ACCORDING TO THE PLAT OF "MEEKINS ADDITION NO. 1", RECORDED IN PLAT BOOK 26, PAGE 5, OF SAID PUBLIC RECORDS OF BROWARD COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF TANGENT AT THE NORTHEASTERLY END OF THE RADIUS CURVE CONNECTING THE EASTERLY RIGHT-OF-WAY LINE OF N.W. 10TH AVENUE (50 FEET WIDE) WITH THE SOUTHERLY RIGHT OF WAY LINE OF MOFFITT ROAD (10 FOOT WIDE); EXTENDING THENCE (1) ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF MOFFITT ROAD, NORTH 87 DEGREES 56 MINUTES 24 SECONDS EAST 150.0 FEET TO A PIPE IN CONCRETE AT THE NORTHEASTERLY CORNER OF SAID LOT 9; THENCE (2) ALONG THE EASTERLY LINE OF SAID LOT 9, SOUTH 02 DEGREES 03 MINUTES 36 SECONDS EAST 110.0 FEET TO AN IRON PIPE IN CONCRETE ON THE NORTHERLY RIGHT-OF-WAY LINE OF N.W. 10TH ROAD (50 FEET WIDE) AT THE SOUTHEASTERLY CORNER OF SAID LOT 9; THENCE (3) ALONG SAID NORTHERLY RIGHT OF WAY LINE OF N.W. 10TH ROAD SOUTH 87 DEGREES 56 MINUTES 24 SECONDS WEST 130.0 FEET TO A POINT OF CURVE AT THE SOUTHEASTERLY END OF THE RADIUS CURVE WHICH CONNECTS SAID NORTHERLY RIGHT-OF-WAY LINE OF N.W. 10TH ROAD WITH THE EASTERLY RIGHT OF WAY LINE OF N.W. 10TH AVENUE; THENCE (4) ALONG SAID LAST MENTIONED RADIUS CURVE IN A NORTHWESTERLY DIRECTION BEARING TO THE RIGHT WITH A RADIUS OF 20.0 FEET THE ARC DISTANCE OF 31.42 FEET TO A POINT OF TANGENT ON SAID EASTERLY RIGHT-OF-WAY LINE OF N.W. 10TH AVENUE, THE CHORD BEARING AND DISTANCE OF SAID ARC BEING NORTH 47 DEGREES 03 MINUTES 36 SECONDS WEST 28.28 FEET; THENCE (5) ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF N.W. 10TH AVENUE, NORTH 02 DEGREES 03 MINUTES 36 SECONDS WEST 70.0 FEET TO A POINT OF CURVE AT THE SOUTHWESTERLY END OF SAID RADIUS CURVE CONNECTING THE EASTERLY RIGHT-OF-WAY LINE OF N.W. 10TH AVENUE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF MOFFITT ROAD; AND THENCE (6) ALONG SAID LAST MENTIONED RADIUS CURVE IN A NORTHEASTERLY DIRECTION BEARING TO THE RIGHT WITH A RADIUS OF 20.0 FEET THE ARC DISTANCE OF 31.42 FEET TO THE PLACE OF BEGINNING, THE CHORD BEARING AND DISTANCE OF SAID ARC BEING NORTH 42 DEGREES 56 MINUTES 24 SECONDS EAST 28.28 FEET.

CONTAINING AN AREA OF 16,328 SQUARE FEET (0.375 ACRES).

TRACT III:
 LOTS 1, 2, 3, 4, 5 AND 6 IN BLOCK 1 OF "MEEKINS ADDITION NO. 1", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 26 AT PAGE 5 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, EXCEPTING THEREFROM THE FOLLOWING PARCELS:

PARCEL I:
 THAT PART OF SAID LOTS 1 AND 2 IN BLOCK 1 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

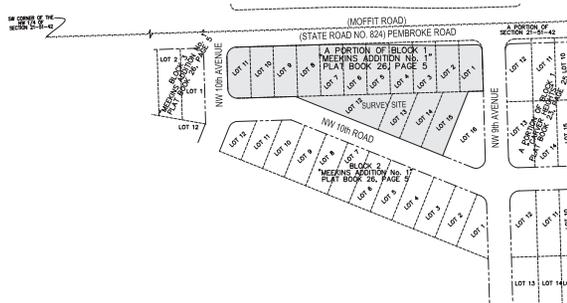
BEGINNING AT A POINT ON THE EAST LINE OF AND 88 FEET N 1°41'02" W FROM THE SOUTHEAST CORNER OF SAID LOT 1, SAID POINT BEING THE BEGINNING OF A RADIAL RETURN CONCAVE TO THE SOUTHWESTERLY, RUN NORTHWESTERLY ALONG THE ARC OF SAID RADIAL RETURN HAVING A CENTRAL ANGLE OF 89°59'30" AND A RADIUS OF 12 FEET, A DISTANCE OF 18.85 FEET AND THE END OF SAID RADIAL RETURN AND THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEASTERLY AND HAVING A TANGENT BEARING OF S 88°19'28" W THROUGH SAID POINT; THENCE WESTERLY ON SAID CURVE HAVING A CENTRAL ANGLE OF 02°55'22" AND A RADIUS OF 2904.79 FEET A DISTANCE OF 88.01 FEET THROUGH AN ANGLE OF 01°44'12" TO A POINT ON THE WEST LINE OF SAID LOT 2; THENCE NORTHERLY A DISTANCE OF 8.66 FEET ON SAID WEST LINE TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE N 88°19'28" E ON THE NORTH LINE OF SAID LOTS 2 AND 1, A DISTANCE OF 80 FEET, TO THE BEGINNING OF A RADIAL RETURN CONCAVE TO THE SOUTHWESTERLY; THENCE SOUTHWESTERLY ON SAID RADIAL RETURN HAVING A CENTRAL ANGLE OF 89°59'30" AND A RADIUS OF 20 FEET A DISTANCE OF 31.41 FEET TO THE END OF SAID RADIAL RETURN AND A POINT ON THE EAST LINE OF SAID LOT 1; THENCE S 01°41'02" E ON SAID EAST LINE OF SAID LOT 1 A DISTANCE OF 2.0 FEET TO THE POINT OF BEGINNING.

PARCEL II:
 THAT PART OF SAID LOTS 3 AND 4 IN BLOCK 1 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF AND 101.34 FEET NORTHERLY FROM THE SOUTHEAST CORNER OF SAID LOT 3, BEING ON A CURVE CONCAVE TO THE NORTHEASTERLY AND HAVING A TANGENT BEARING N 89°56'20" W THROUGH SAID POINT; THENCE WESTERLY ON SAID CURVE HAVING A CENTRAL ANGLE OF 02°55'22" AND A RADIUS OF 2904.79 FEET A DISTANCE OF 60.14 FEET THROUGH AN ANGLE OF 01°11'10" TO THE END OF SAID CURVE; THENCE N 88°45'10" W A DISTANCE OF 39.97 FEET TO A POINT ON THE WEST LINE OF SAID LOT 4; THENCE NORTHERLY ON SAID WEST LINE A DISTANCE OF 4.19 FEET TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE N 88°19'28" E A DISTANCE OF 100 FEET ON THE NORTH LINE OF SAID LOTS 4 AND 3 TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTHERLY ON THE EAST LINE OF SAID LOT 3 A DISTANCE OF 8.66 FEET TO THE POINT OF BEGINNING.

PARCEL III:
 THAT PART OF SAID LOTS 5 AND 6 IN BLOCK 1 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF AND 105.81 FEET NORTHERLY OF THE SOUTHEAST CORNER OF SAID LOT 5; THENCE NORTH 88°45'10" WEST A DISTANCE OF 10.03 FEET TO A POINT BEING THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWESTERLY; THENCE WESTERLY ON SAID CURVE HAVING A CENTRAL ANGLE OF 02°55'22" AND A RADIUS OF 2904.79 FEET A DISTANCE OF 90.03 FEET THROUGH AN ANGLE OF 01°49'34" TO A POINT ON THE WEST LINE OF AND 108.48 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTHERLY ON THE WEST LINE OF SAID LOT 6 A DISTANCE OF 0.52 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE NORTH 88°19'28" EAST ON THE NORTH LINE OF SAID LOTS 6 AND 5, A DISTANCE OF 100 FEET TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTHERLY ON THE EAST LINE OF SAID LOT 5, A DISTANCE OF 4.19 FEET TO THE POINT OF BEGINNING.



VICINITY MAP
 NOT TO SCALE

NOTES:

- THIS SITE CONTAINS 83,807 SQUARE FEET (1.9082 ACRES) MORE OR LESS.
- ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988; NATIONAL GEODETIC SURVEY BENCHMARK MORRIS AZ-MC ELEVATION: 12.30 FEET.
- FLOOD ZONE X; BASE FLOOD ELEVATION: NONE; PANEL #125110 073H; MAP DATE: 8/18/14.
- THIS SITE LIES IN SECTION 21; TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
- BEARINGS ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF PEMBROKE ROAD (MOFFITT ROAD) (STATE ROAD NO. 824) BEING N88°19'28".
- REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION, BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
- THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
- THIS SITE CONTAINS 22 TOTAL PARKING SPACES (20 REGULAR & 2 DISABLED).
- ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY RECORDS, UNLESS OTHERWISE NOTED.
- THIS SURVEY WAS PREPARED WITH BENEFIT OF COMMITMENT FOR TITLE INSURANCE, ORDER NUMBER: 251703019V, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF MARCH 13, 2017 AT 8:00 A.M. THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B SECTION II OF SAID COMMITMENT: ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 & 13 - STANDARD EXCEPTIONS NOT ADDRESSED.
- ITEM 14 - EASEMENT SUBORDINATION AGREEMENT RELATING TO ENCROACHMENTS IN O.R.B. 48054, PAGE 178 APPLIES TO LOTS 7 AND 8 BUT CANNOT BE PLOTTED.
- ITEM 15 - ENCROACHMENT EASEMENT IN O.R.B. 48054, PAGE 142 APPLIES TO THIS SITE BUT IS NOT PLOTTABLE.
- ITEM 16 - EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY IN O.R.B. 13880, PAGE 207 APPLIES TO THIS SITE AS DEPICTED HEREON.
- ITEM 17 - DOCUMENT IN O.R.B. 1281, PAGE 945 RELATING TO REZONING OF LOTS APPLIES TO THIS SITE BUT IS NOT PLOTTABLE. (COMMITMENT HAS INCORRECT RECORDING INFORMATION)
- ITEM 18 - GRANT OF ROAD RIGHT-OF-WAY EASEMENT IN O.R.B. 1281B, PAGE 942 APPLIES TO THIS SITE AS DEPICTED HEREON.
- ITEM 19 - UNITY AND TITLE COVENANT IN O.R.B. 1281B, PAGE 938 APPLIES TO THIS SITE BUT IS BLANKET IN NATURE AND NOT PLOTTABLE.
- ITEM 20 - UNITY AND TITLE COVENANT IN O.R.B. 1281B, PAGE 934 APPLIES TO THIS SITE BUT IS BLANKET IN NATURE AND NOT PLOTTABLE.
- ITEM 21 - COVENANT IN O.R.B. 1281B, PAGE 930 APPLIES TO THIS SITE BUT IS BLANKET IN NATURE AND NOT PLOTTABLE.
- ITEM 22 - COVENANT IN O.R.B. 1281B, PAGE 926 APPLIES TO THIS SITE BUT IS BLANKET IN NATURE AND NOT PLOTTABLE.
- ITEM 23 - CASEMENTS, RIGHT-OF-WAY AND BOUNDARY LINES IN PLAT BOOK 26, PAGE 5 APPLIES TO THIS SITE, (THERE ARE NOT PLATTED EASEMENTS) PLAT BOOK 4, PAGE 15 WAS SUPERCEDED BY REPLAT. PLAT BOOK 4, PAGE 10 DOES NOT APPLY TO THIS SITE.

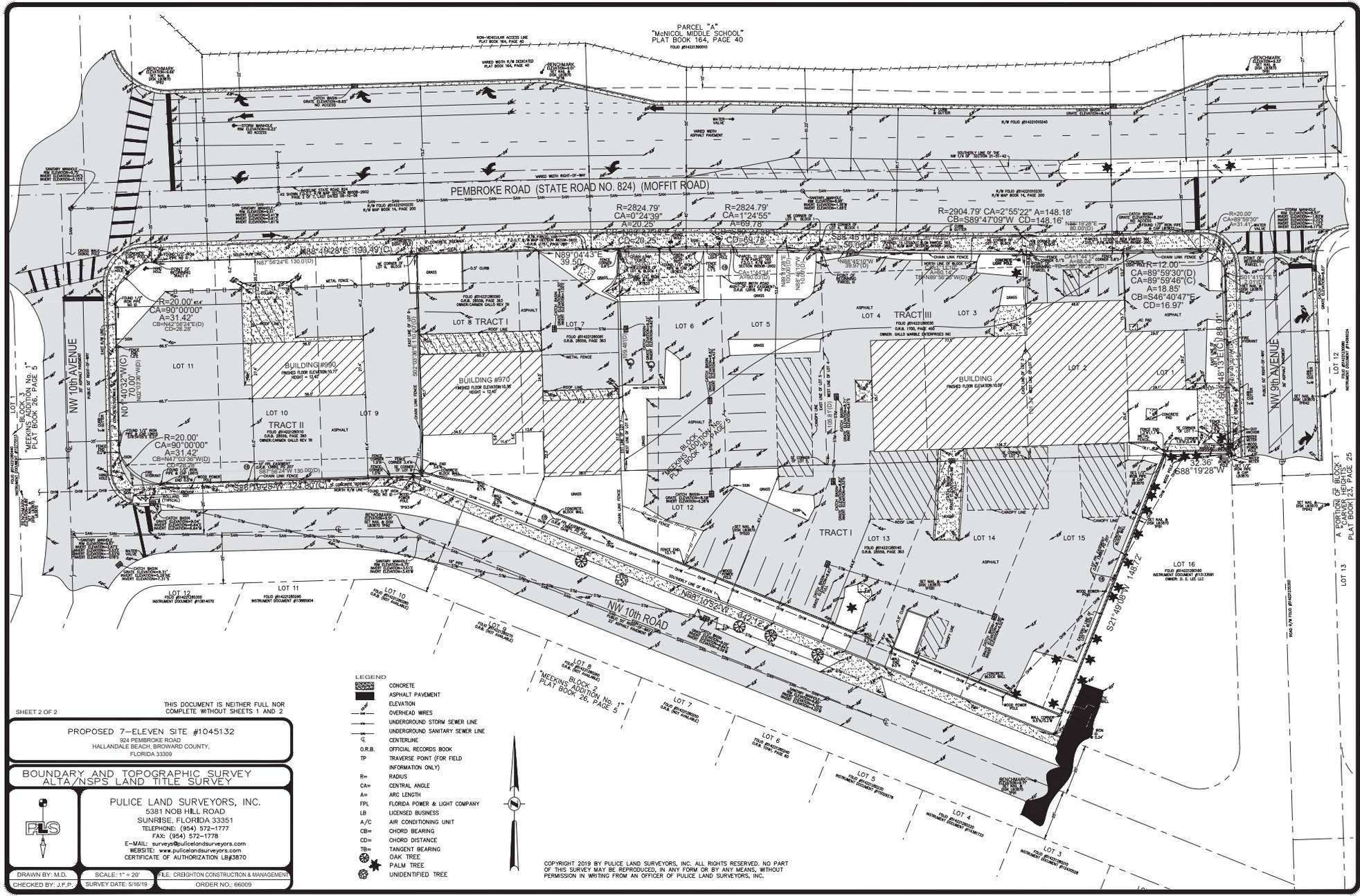
COPYRIGHT 2019 BY PULICE LAND SURVEYORS, INC. ALL RIGHTS RESERVED. NO PART OF THIS SURVEY MAY BE REPRODUCED, IN ANY FORM OR BY ANY MEANS, WITHOUT PERMISSION IN WRITING FROM AN OFFICER OF PULICE LAND SURVEYORS, INC.

CERTIFICATION:
 TO CREIGHTON CONSTRUCTION & MANAGEMENT; FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 8, 9, & 11 OF TABLE A THEREOF.

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2091
 - DBETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
 - VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- STATE OF FLORIDA

SHEET 1 OF 2		THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2	
3		PROPOSED	
4		7-ELEVEN SITE #1045132	
5		924 PEMBROKE ROAD	
6		HALLANDALE BEACH, BROWARD COUNTY,	
7		FLORIDA 33309	
NO.	REVISIONS	BY	
BOUNDARY AND TOPOGRAPHIC SURVEY ALTA/NSPS LAND TITLE SURVEY			
		PULICE LAND SURVEYORS, INC. 5381 NOB HILL ROAD SUNRISE, FLORIDA 33351 TELEPHONE: (954) 572-1777 FAX: (954) 572-1776 E-MAIL: surveys@puliceandsurveyors.com WEBSITE: www.puliceandsurveyors.com CERTIFICATE OF AUTHORIZATION LE#3870	
DRAWN BY: M.D.		SCALE: 1" = 20'	
CHECKED BY: J.F.P.		SURVEY DATE: 5/16/19	
		F.L. CREIGHTON CONSTRUCTION & MANAGEMENT ORDER NO.: 66009	



SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

PROPOSED 7-ELEVEN SITE #1045132
 824 PEMBROKE ROAD
 HALLANDALE BEACH, BROWARD COUNTY,
 FLORIDA 33309

BOUNDARY AND TOPOGRAPHIC SURVEY
 ALTA/NSPS LAND TITLE SURVEY

PLS
 PULICE LAND SURVEYORS, INC.
 5381 NOB HILL ROAD
 SUNRISE, FLORIDA 33351
 TELEPHONE: (954) 572-1777
 FAX: (954) 572-1778
 E-MAIL: surveys@pulicelandsurveyors.com
 WEBSITE: www.pulicelandsurveyors.com
 CERTIFICATE OF AUTHORIZATION L184870

DRAWN BY: M.D. SCALE: 1" = 20' FILE: CREIGHTON CONSTRUCTION & MANAGEMENT
 CHECKED BY: J.F.P. SURVEY DATE: 5/16/19 ORDER NO.: 66009

- LEGEND
- CONCRETE
 - ASPHALT PAVEMENT
 - ELEVATION
 - OVERHEAD WIRES
 - UNDERGROUND STORM SEWER LINE
 - UNDERGROUND SANITARY SEWER LINE
 - CENTERLINE
 - OFFICIAL RECORDS BOOK
 - TRaverse POINT (FOR FIELD INFORMATION ONLY)
 - R= RADIUS
 - CA= CENTRAL ANGLE
 - A= ARC LENGTH
 - FPL FLORIDA POWER & LIGHT COMPANY
 - LB LICENSED BUSINESS
 - A/C AIR CONDITIONING UNIT
 - CB= CHORD BEARING
 - CD= CHORD DISTANCE
 - TB= TANGENT BEARING
 - PA= PALM TREE
 - UNIDENTIFIED TREE

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LOT 13 A PORTION OF BLOCK 1
 CARVED HEIGHTS
 PLAT BOOK 23, PAGE 25

LOT 12

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LEGEND
 O.R.B. OFFICIAL RECORDS BOOK
 P.B. PLAT BOOK
 PG. PAGE
 R RADIUS
 CA CENTRAL ANGLE
 A ARC LENGTH



LEGAL DESCRIPTION
 A PORTION OF BLOCK 1, "MEEKINS ADDITION NO. 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE 5, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

- NOTES:**
- 1) THIS SITE LIES IN SECTION 21, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
 - 2) THE HORIZONTAL POSITIONAL ACCURACY OF THIS SURVEY IS ±10'.
 - 3) THE SPECIFIC PURPOSE OF THIS SURVEY IS TO SHOW THE EXISTENCE, LOCATION AND DISTANCE FROM THE SUBJECT SITE AT 924 PEMBROKE ROAD TO ALL ALCOHOLIC SALES ESTABLISHMENTS AS SET FORTH IN CITY OF HALLANDALE BEACH MUNICIPAL CODE.
 - 4) THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: CREIGHTON COMPANIES, LLC.

CERTIFICATION
 I HEREBY CERTIFY THAT THE DISTANCES INDICATED HEREON ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND AS MEASURED UNDER MY DIRECT SUPERVISION, OTHER THAN SHOWN HEREON, THERE ARE NO ALCOHOLIC SALES ESTABLISHMENTS WITHIN THE SPECIFIED DISTANCE FROM THE SUBJECT SITE AT 924 PEMBROKE ROAD. DISTANCES SHOWN HEREON ARE MEASURED IN COMPLIANCE WITH THE CRITERIA SET FORTH IN CITY OF HALLANDALE BEACH MUNICIPAL CODE.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR A DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

John F. Pulice, PSM
 JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
 BRYAN BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
 VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
 STATE OF FLORIDA

1	MISS. REVISIONS-07/27/03	B.E.	7-DISTANCE SURVEY
2	INCREASED DISTANCE	B.E.	5381 NOB HILL ROAD
3	REQUIREMENTS REVISED-11/19/15	B.E.	SUNRISE, FLORIDA 33351
4	REQUIREMENTS REVISED-09/19/19	B.E.	TELEPHONE: (954) 572-1777
5	66373-INCREASED DISTANCE-09/29/19	B.E.	FAX: (954) 572-1778
6	MISS. REVISIONS-09/16/19	B.E.	E-MAIL: surveys@puliceandsurveyors.com
NO.	REVISIONS	BY	WEBSITE: www.puliceandsurveyors.com
			CERTIFICATE OF AUTHORIZATION LB43570

SPECIFIC PURPOSE SURVEY

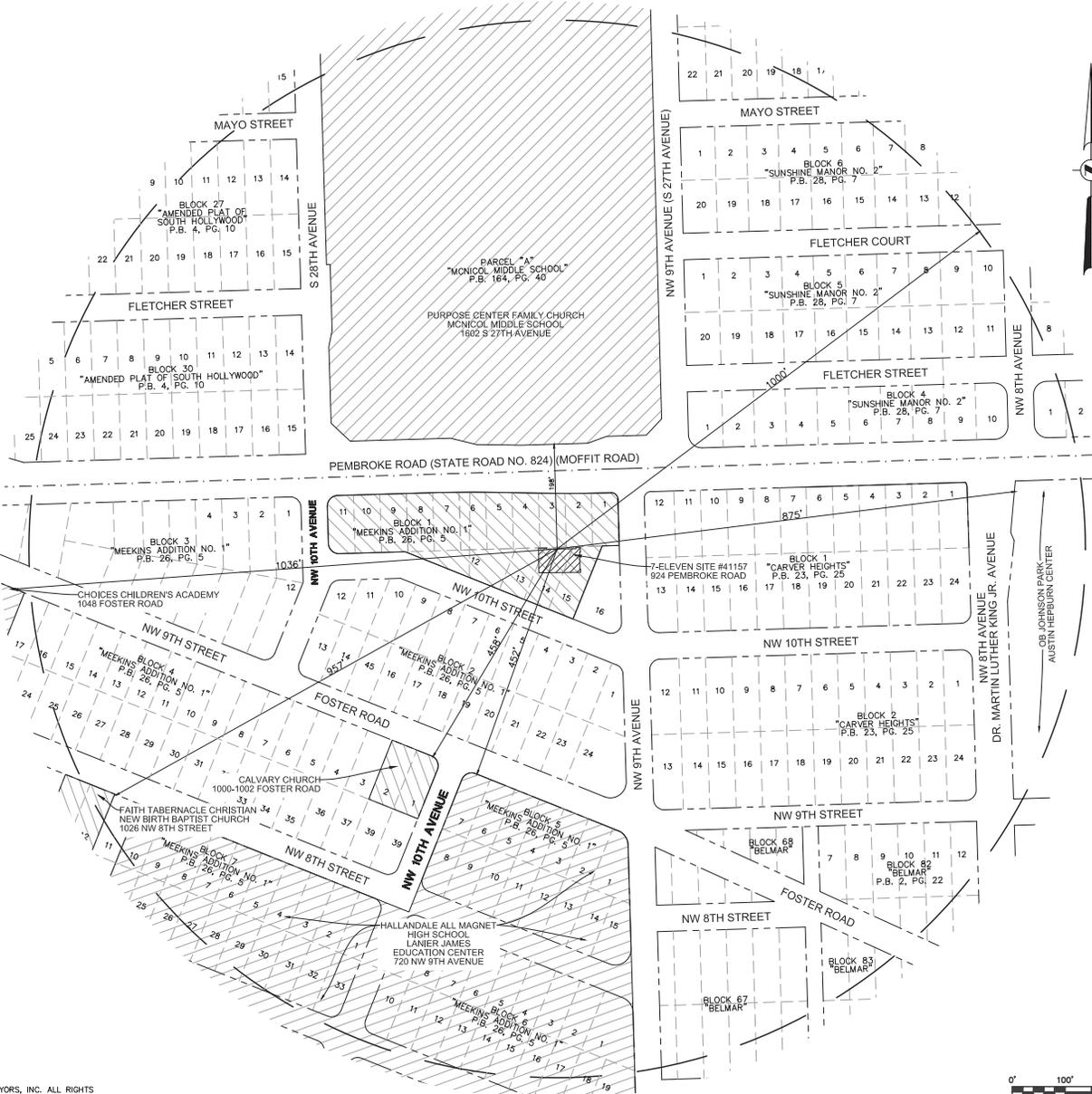
PULICE LAND SURVEYORS, INC.
 5381 NOB HILL ROAD
 SUNRISE, FLORIDA 33351
 TELEPHONE: (954) 572-1777
 FAX: (954) 572-1778
 E-MAIL: surveys@puliceandsurveyors.com
 WEBSITE: www.puliceandsurveyors.com
 CERTIFICATE OF AUTHORIZATION LB43570

DRAWN BY: B.E. SCALE: 1" = 150' FILE: CREIGHTON COMPANIES, LLC
 CHECKED BY: J.F.P. SURVEY DATE: 08/09/19 ORDER NO.: 66373

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LEGEND
 O.R.B. OFFICIAL RECORDS BOOK
 P.B. PLAT BOOK
 PG. PAGE
 R RADIUS
 CA CENTRAL ANGLE
 A ARC LENGTH



LEGAL DESCRIPTION
 A PORTION OF BLOCK 1, "MEEKINS ADDITION NO. 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE 5, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

- NOTES:**
- 1) THIS SITE LIES IN SECTION 21, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
 - 2) THE HORIZONTAL POSITIONAL ACCURACY OF THIS SURVEY IS ±10'.
 - 3) THE SPECIFIC PURPOSE OF THIS SURVEY IS TO SHOW THE EXISTENCE, LOCATION AND DISTANCE FROM THE SUBJECT SITE AT 924 PEMBROKE ROAD TO ALL SCHOOLS, CHURCHES AND PUBLIC PARKS AS SET FORTH IN CITY OF HALLANDALE BEACH MUNICIPAL CODE.
 - 4) THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: CREIGHTON CONSTRUCTION & MANAGEMENT.

CERTIFICATION
 I HEREBY CERTIFY THAT THE DISTANCES INDICATED HEREON ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND AS MEASURED UNDER MY DIRECT SUPERVISION. OTHER THAN SHOWN HEREON, THERE ARE NO SCHOOLS, CHURCHES OR PUBLIC PARKS WITHIN THE SPECIFIED DISTANCE FROM THE SUBJECT SITE AT 924 PEMBROKE ROAD. DISTANCES SHOWN HEREON ARE MEASURED IN COMPLIANCE WITH THE CRITERIA SET FORTH IN CITY OF HALLANDALE BEACH MUNICIPAL CODE.

□ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
 □ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
 □ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
 STATE OF FLORIDA

NO.		REVISIONS		BY	
1	1	MSC REVISIONS-02/24/20	B.E.		
2	2	MSC REVISIONS-11/09/19	B.E.		
3	3	MSC REVISIONS-06/19/19	B.E.		

DISTANCE SURVEY
7-ELEVEN SITE #41167
 924 PEMBROKE ROAD
 HALLANDALE BEACH, BROWARD COUNTY
 FLORIDA 33309

SPECIFIC PURPOSE SURVEY

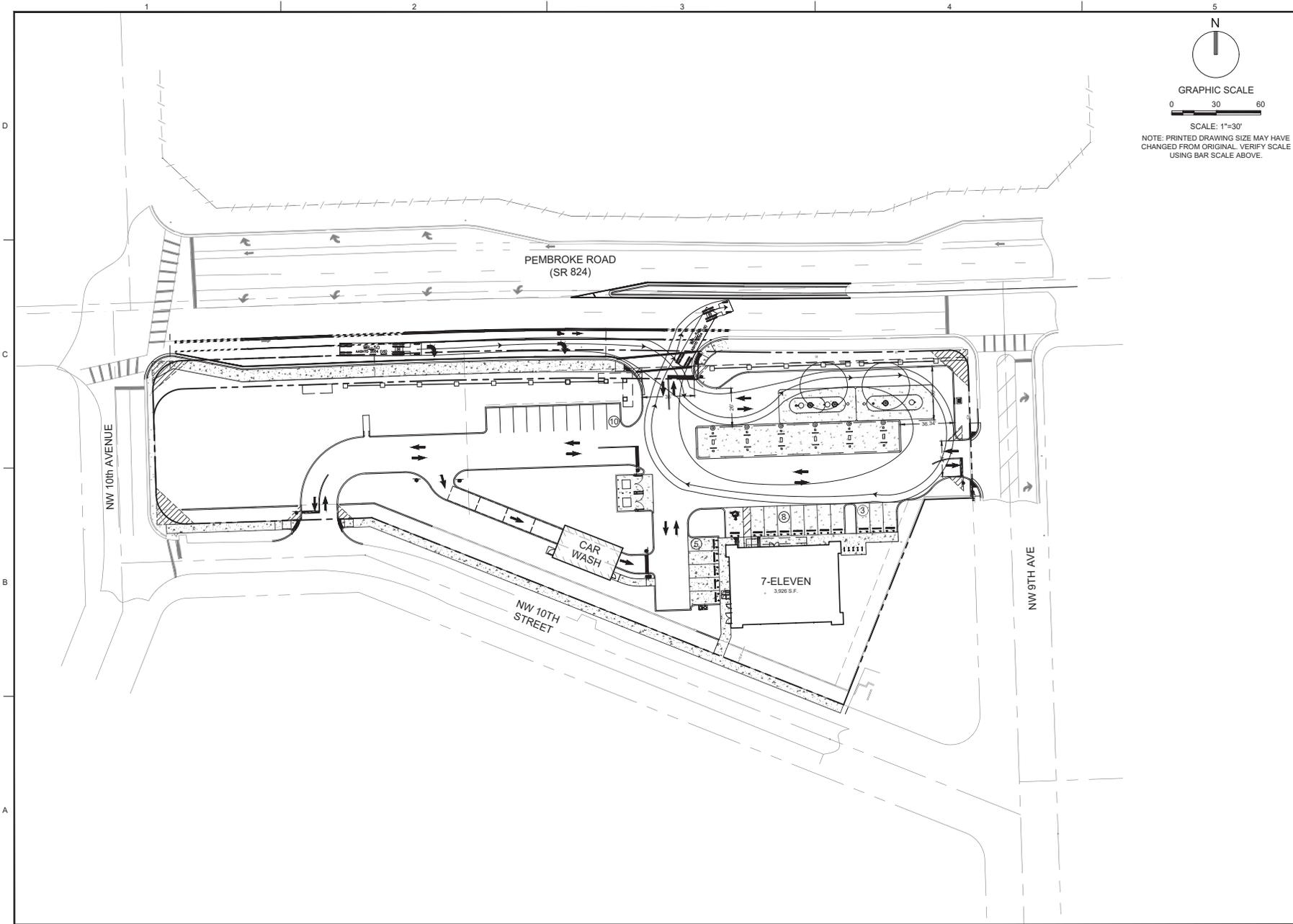


POLICE LAND SURVEYORS, INC.
 5381 NOB HILL ROAD
 SUNRISE, FLORIDA 33351
 TELEPHONE: (954) 572-1777
 FAX: (954) 572-1778
 E-MAIL: survey@policeandsurveyors.com
 WEBSITE: www.policeandsurveyors.com
 CERTIFICATE OF AUTHORIZATION LS#3570



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DRAWN BY: B.E. SCALE: 1" = 100' FILE CREIGHTON CONSTRUCTION & MANAGEMENT
 CHECKED BY: J.F.P. SURVEY DATE: 08/05/19 ORDER NO.: 66285



301 East Atlantic Boulevard
Pompano Beach, FL 33060

PH: (954) 788-3400

Florida Certificate of
Authorization # - 7928

BID / CONTRACT NO. :

REVISIONS

NO.	DESCRIPTION	DATE

**PRELIMINARY PLAN
NOT FOR CONSTRUCTION**
THESE PLANS ARE NOT FULLY PERMITTED
AND ARE SUBJECT TO REVISIONS MADE
DURING THE PERMITTING PROCESS.
RESPONSIBILITY FOR THE USE OF THESE
PLANS PRIOR TO OBTAINING PERMITS
FROM ALL AGENCIES HAVING JURISDICTION
OVER THE PROJECT WILL FALL SOLELY
UPON THE USER.



#41157
900 PEMBROKE ROAD
HALLANDALE BEACH
FLORIDA 33309

SCALE: AS NOTED
DATE ISSUED: JUNE 2019
DRAWN BY: AM
DESIGNED BY: AM
CHECKED BY: TD

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 80529
(FOR THE FIRM)

SHEET TITLE
**CONCEPTUAL
TRUCK ROUTE**

SHEET NUMBER
TR-101

PROJECT NO. **09725.69**

C:\Users\jdonahue\OneDrive\Documents\09725.69\09725.69.dwg
 11/17/2019 11:11 AM
 PLOTTED BY: jdonahue
 PLOT DATE: 11/17/2019

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
	24	CPY-FLAT-B	SINGLE	1.000	12860	96	CPY250-B-DM-F-B-UL-WH-57K-HZ
	4	CPY-FLAT-C	SINGLE	1.000	4520	31	CPY250-B-DM-F-C-UL-BZ-57K-HZ
	1	XSPLG-4ME-2(180)	2 @ 180°	1.000	23600	184	XSPLG-D-HT-4ME-24L-57K7-UL-BZ-N
	7	XSPLG-4ME-BLS	SINGLE	1.000	17400	184	XSPLG-D-HT-4ME-24L-57K7-UL-BZ-N w_XA-SP2BLS
	18	XSPW	WALL MOUNT	1.000	4270	31	XSPW-B-WM-3ME-4L-57K-UL-BZ

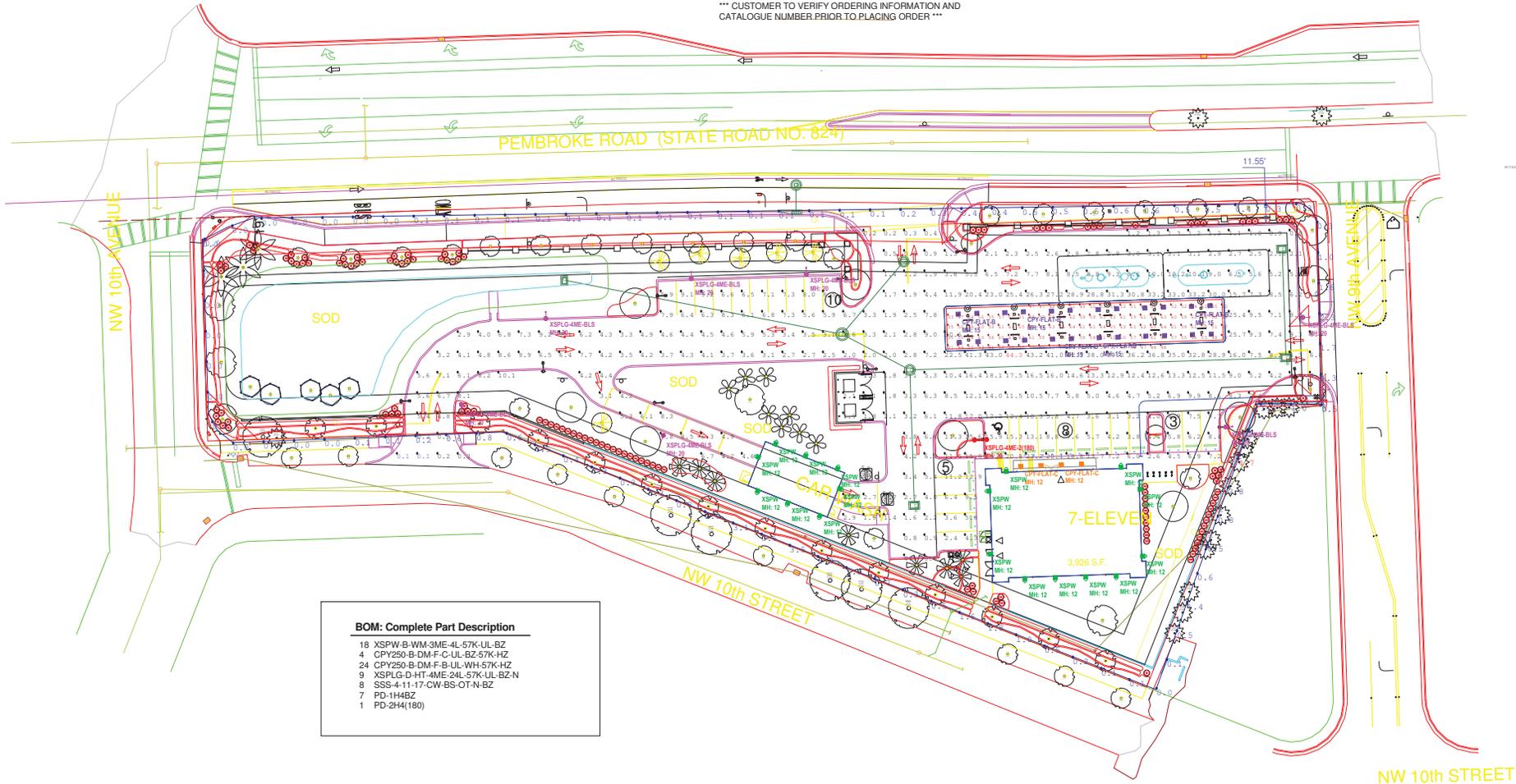
Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Gas Canopy	Fc	55.15	65	31	1.78	2.10
Paved Area	Fc	8.54	44.3	0.1	85.40	443.00
Property Line	Fc	0.64	4.7	0.0	N.A.	N.A.

FIXTURE MOUNTING HEIGHTS AS SHOWN
POLES MOUNTED ON 3' BASE

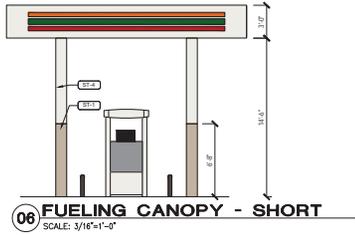
ADDITIONAL EQUIPMENT REQUIRED:
(8) SSS-4-11-17-CW-BS-OT-N-BZ (17' x 4" x 0.125" STEEL SQUARE POLE, TENON MOUNT)
(7) PD-1H4 SINGLE HORIZONTAL TENON
(1) PD-2H4(180) TWIN TENON @ 180

PROPOSED POES MEET 140MPH SUSTAINED WIND LOADS

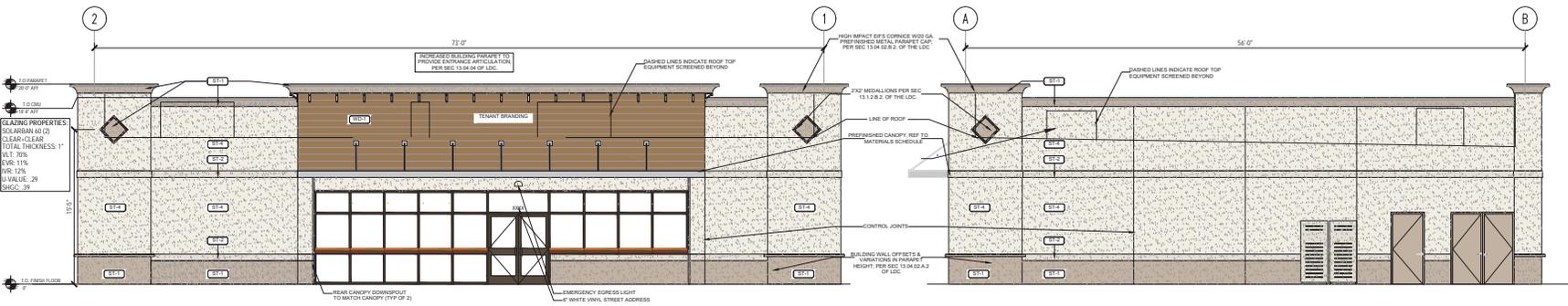
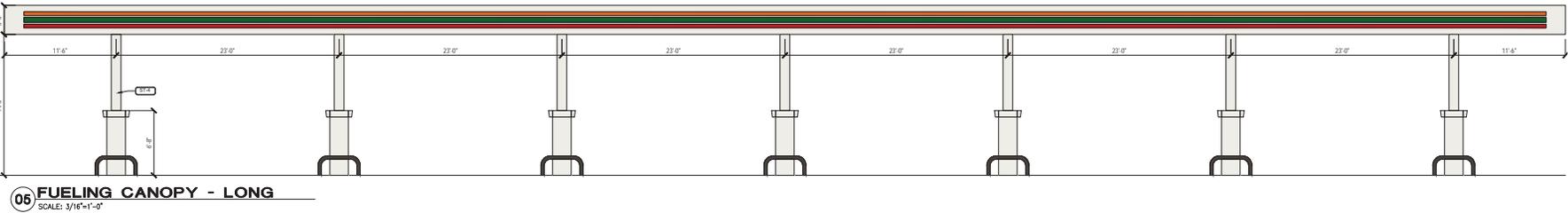
*** CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER ***



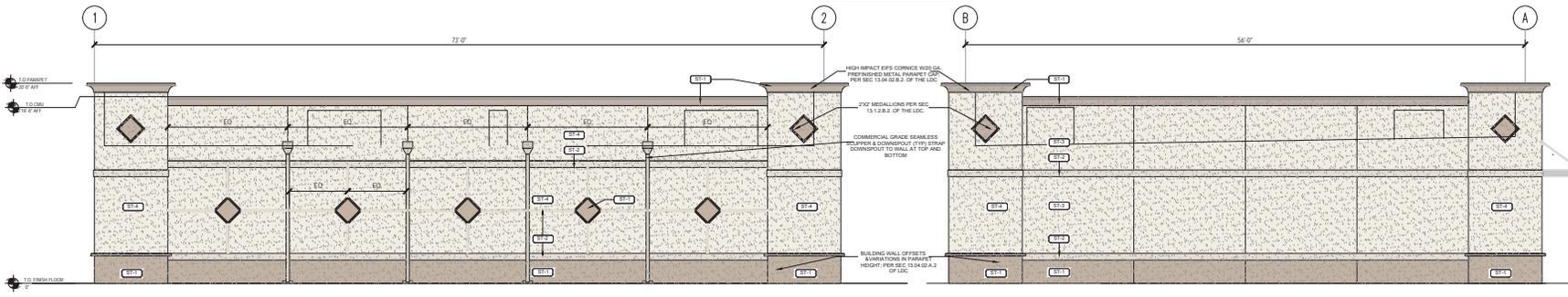
BOM: Complete Part Description	
18	XSPW-B-WM-3ME-4L-57K-UL-BZ
4	CPY250-B-DM-F-C-UL-BZ-57K-HZ
24	CPY250-B-DM-F-B-UL-WH-57K-HZ
9	XSPLG-D-HT-4ME-24L-57K7-UL-BZ-N
8	SSS-4-11-17-CW-BS-OT-N-BZ
7	PD-1H4BZ
1	PD-2H4(180)



EXTERIOR MATERIALS SCHEDULE			
COLOR	NO.	MATERIAL	MANUFACTURER - COLOR
	MR-1	MEMBRANE ROOFING	DUROLAST - WHITE
	ST-1	PAINTED STUCCO	SHERWIN WILLIAMS - BALANCED BEIGE - SW 7037 - LRV 44
	ST-2	PAINTED STUCCO	SHERWIN WILLIAMS - AESTHETIC WHITE - SW 7035 - LRV 73
	ST-3	PAINTED STUCCO	SHERWIN WILLIAMS - WESTINGHARD WHITE - SW 7566 - LRV 88
	P-3	EXTERIOR YELLOW METAL DOORS, FRAMES, TRASH ENCLOSURE GATE, GRAVEL GUARDS AND LIGHT POLES	SHERWIN WILLIAMS - BALANCED BEIGE - SW 7037 - LRV 44
	P-6	EXTERIOR BOLLARDS	SHERWIN WILLIAMS - BALANCED BEIGE - SW 7037 - LRV 44
	S-1	CAP FLASHING, DOWNSPOUTS & SCUPPERS	CLEAR ANODIZED
	C-1	PREFINISHED ALUMINUM CANOPY	AWNING WORKS OR THOMPSON AWNING - TO MATCH STOREFRONT COLOR
	WD-1	NICHIA VINTAGE WOOD	CEDAR
	S-2	ALUMINUM STOREFRONT GLAZING	DARK BRONZE



04 FRONT ELEVATION
SCALE: 3/16"=1'-0"



02 REAR ELEVATION
SCALE: 3/16"=1'-0"

03 LEFT ELEVATION
SCALE: 3/16"=1'-0"

01 RIGHT ELEVATION
SCALE: 3/16"=1'-0"

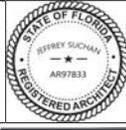
NOT FOR CONSTRUCTION

1925 Prospect Ave
Orlando, FL 32814
P (407) 661-9100
P (407) 661-9101
www.cph.com



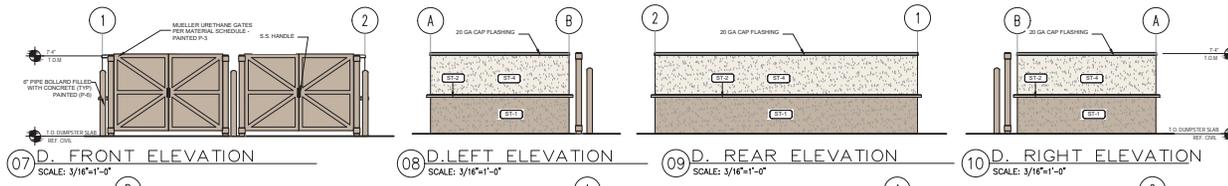
CLIENT NAME
CREIGHTON CONST.
900 SW PINE ISLAND ROAD, SUITE 202
CAPE CORRAL, FL 33991

PROJECT NAME
7-ELEVEN - HALLANDALE B.
90095A PEMBROKE RD.
HALLANDALE BEACH, FL 33009

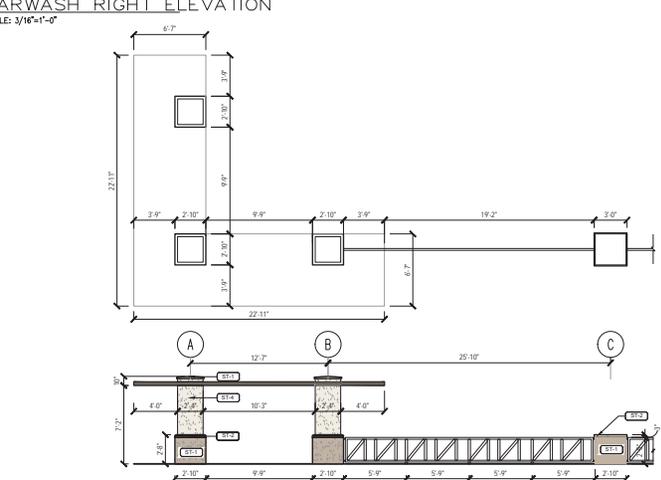
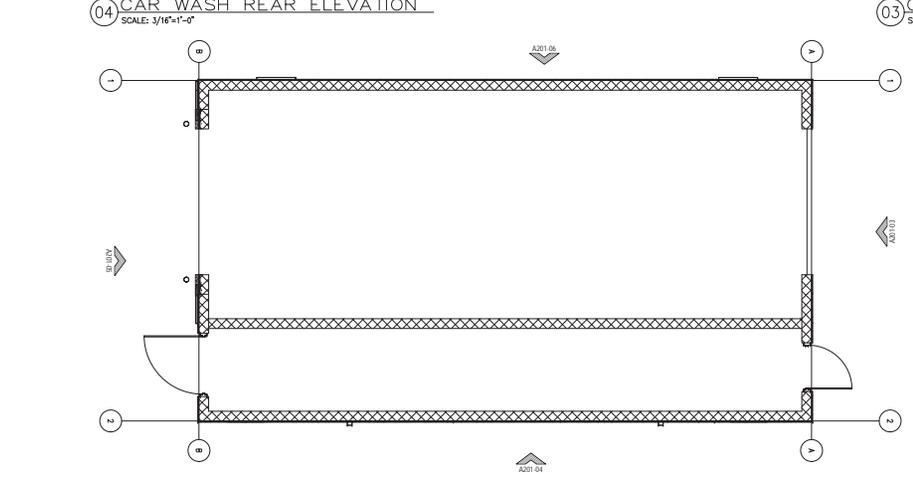
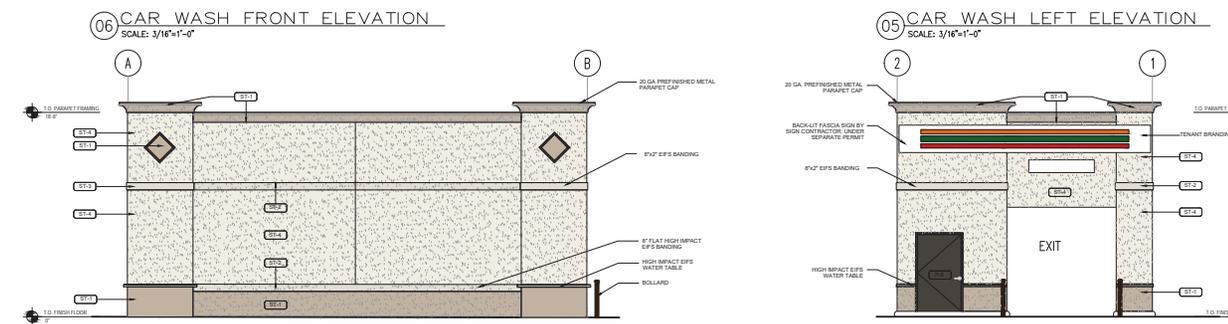
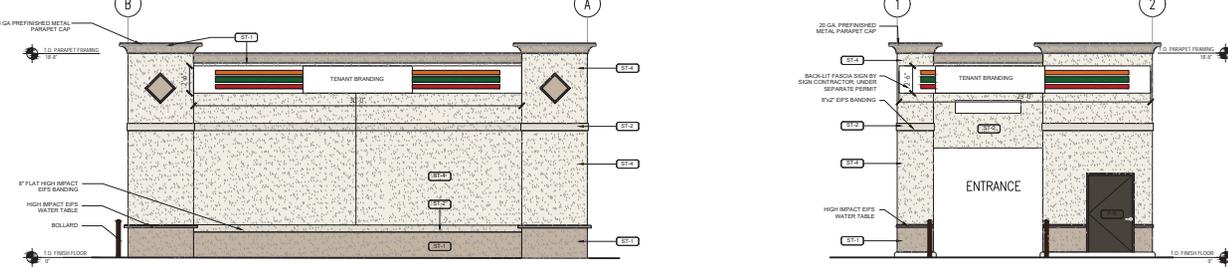


REVISION	DATE	BY	CHK

A200



EXTERIOR MATERIALS SCHEDULE			
COLOR	NO.	MATERIAL	MANUFACTURER - COLOR
	MR-1	MEMBRANE ROOFING	DUROLAST - WHITE
	ST-1	PAINTED STUCCO	SHERWIN WILLIAMS BALANCED BEIGE - SW 7037 - LRV 46
	ST-2	PAINTED STUCCO	SHERWIN WILLIAMS - AESTHETIC WHITE - SW 7035 - LRV 73
	ST-3	PAINTED STUCCO	SHERWIN WILLIAMS - WESTINGHARD WHITE - SW 7566 - LRV 88
	P-3	EXTERIOR HOLLOW METAL DOORS, FRAMES, TRASH ENCLOSURE GATE, GRAVEL GUARDS AND LIGHT FIXES	SHERWIN WILLIAMS BALANCED BEIGE - SW 7037 - LRV 46
	P-4	EXTERIOR BOLLARDS	SHERWIN WILLIAMS BALANCED BEIGE - SW 7037 - LRV 46
	S-1	ALUMINUM STOREFRONT GLAZING, CAP FLASHING, DOWNSPOUTS & SCUPPERS	CLEAR ANODIZED
	C-1	PREFINISHED ALUMINUM CANOPY	AWNING HUNGONS OR THOMPSON AWNING - TO MATCH STOREFRONT COLOR
	WD-1	NICHINA VINTAGE WOOD	CEDAR



1925 Prospect Ave
Orlando, FL 32814
P (407) 661-9100
P (407) 661-9101
www.pj.com



CLIENT NAME
CREIGHTON CONST.
900 SW PINE ISLAND ROAD, SUITE 202
CAPE CORRAL, FL 33991

PROJECT NAME
7-ELEVEN - HALLANDALE B.
900554 PEMBROKE RD.
HALLANDALE BEACH, FL 33099

SHEET TITLE
PERGOLA, CARWASH & DUMPSTER EXTERIOR ELEVATIONS

NO.	REVISION	DATE	BY	CHK

A201