# DRC Submittal for "West Pines Plaza" 18820 Pines Blvd.

Pembroke Pines, Fl 33029

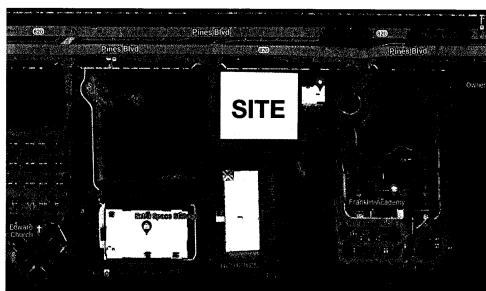


Received

Planning & Economic Development

**BROWARD COUNTY** 





LOCATION MAP

City of Pembroke Pines

2023



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SITE PLAN AND COMPUTATIONS

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SP-04 SINGLE DUMPSTER DETAILS SP-05 FIRE DEPT. ACCESS ROADS, NOTES AND DETAILS

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C-16 FIRE DEPARTMENT - COMPLIANCE NOTES AND DETAILS A - 00CODE REFERENCES

SYMBOLS - ABBREVIATIONS FLOOR PLAN A = 00.1A - 0.1A-02

ROOF PLAN
ROOF DETAILS — ACCESS ROOF HATCH
LIGHTING PLAN AND FRONT CANOPY A - 0.3A-04 EXTERIOR BUILDING ELEVATIONS BUILDING A EXTERIOR BUILDING ELEVATIONS BUILDING B A-05 COLOR ELEVATIONS GENERAL MATERIAL BOARD DOOR SCHEDULES, NOTES AND DETAILS

WINDOW SCHEDULE AND NOTES BUILDING SECTIONS AND DETAILS

WALL SECTIONS, OVERFLOW, RAIN LEADER DETAILS CORNER CANOPY SECTION

# **SCOPE OF WORK**

CURRENT SITE IS VACANT EMPTY, DE-MOCKED, LEVELED AND READY FOR DEVELOPMENT. ALL NEW SITE

<u>CIVIL:</u>
NEW PAVING, DRAINAGE, UTILITIES, LANDSCAPE, IRRIGATION, SITE LIGHTING, ETC.

ARCHITECTURE:
NEW SHELL BUILDING: BUILDING ENVELOPE TO INCLUDE EXTERIOR FINISHES, STOREFRONT, EXTERIOR DOORS, CANOPIES, EXTERIOR ALUMINUM LOUVERS, ROOF ASSEMBLY, GARBAGE ENCLOSURES,

MECHANICAL, PLUMBING: NEW CONSTRUCTION: ALL NEW SYSTEMS AND CONSTRUCTION.

ELECTRICAL: NEW SYSTEM AND MAINS,

STRUCTURE: NEW STRUCTURE: FOUNDATION, STRUCTURE OF BUILDING ENVELOPE, STOREFRONT, ROOF, CANOPIES.

# NOTE TO CONTRACTOR AND OWNER:

DESIGN INTENT DRAWINGS, REVIEW AND APPROVAL BY THE AHJ SHALL NOT RELIEVE THE CONTRACTOR, OWNER, AND APPLICANTOF THE RESPONSIBILITY OF

INCLUDES NFPA 101, 2018 EDITION, NFPA 1, 2018 EDITION, & STATE STATUTES, 2019 EDITION (ADOPTED REFERENCED PUBLICATIONS FOUND HEREIN.)



Gregory P Jennings, AR94972

Digitally signed by Gregory P Jennings, AR94972 Date: 2023.09.05 23:58:37 -04'00'

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DRC RE-SUBMITTAL

Scale: As SHOW rown: JULIO Checked: A.J.V Appvd: 🚗

C-01

COMPLIANCE WITH THIS CODE PER NFPA 1:1,14,4

FIRE CODES IN EFFECT: FLORIDA FIRE PREVENTION CODE (FFPC) 6<sup>TH</sup> EDITION, EFFECTIVE DECEMBER 31, 2017 WITH BROWARD COUNTY AMENDMENTS, WHICH

OWNER, PROFESSIONAL DESIGN TEAM TEAM CONTACT:

OWNER: HAC PINES LLC

14741 MUSTANG TRAIL SOUTHWEST RANCHES

FLORIDA 33330-3527

CONTACT: CARLOS MARTINEZ

EMAIL: CARLOS@MACOGROUPLLC.COM

CONTACT: ERIK MARTINEZ, CARLOS MARINEZ

EMAIL: ERIK@MACOGROUPLLC.COM, CARLOS@MACOGROUPLLC.COM

TELEPHONE:(305) 308-8848

GENERAL CONTRACTOR:

14741 MUSTANG TRAIL

SOUTHWEST RANCHES

TELEPHONE:(305) 308-8848

**DESIGN / ARCHITECTURE:** JAS DESIGNS, INC. 1441 SW 55 AVENUE

EMAIL: JULIO@JASDESIGNSINC, NET CONTACT: JULIO SANCHEZ

EMAIL: CIVILD.ENGINEERING@GMAIL.COM

WWW.CIVILDESIGNENGINEERING.COM

LAND ART PLANNING & DESIGN, LLC

927 SW 21st Ct., FT. LAUDERDALE, FL 33315

927 SW 21st Ct., FT. LAUDERDALE, FL 33315

U.S. SOUTH ENGINEERING & TESTING LAB., INC.

CONTACT: ALEJANDRO BOSCH

LANDSCAPE ARCHITECTURE

PLANTATION, FL 33317 TELEPHONE: (786) 760-4507

CIVIL ENGINEER:

MIAMI, FL 33193

PHONE: (786) 439-9837

2600 NE 27TH AVENUE

PHONE: (954) 253-2265

FT. LAUDERDALE, FL 33306

CONTACT: THOMAS WHITE

STRUCTURAL ENGINEER: **BLUE HORIZON ENGINEERING** 

EMAIL: (954) 420-8225 CONTACT: KYLE MAILLOUX

**BLUE HORIZON ENGINEERING** 

MEP ENGINEER:

PHONE: (954) 420-8225

SIGN CONSULTANT: BARON SIGN MANUFACTURING 17180 INNOVATION DRIVE

JUPITER, FL 33478

CONTACT: KYLE MAILLOUX

TELEPHONE: (561) 421-8971 WEB: WWW.BARONSIGN. COM CONTACT: MATT NEMIC

GEOTECH CONSULTANT:

DORAL, FLORIDA 33172

USSE PROJECT #22-0059

FAX: (305)362-4669

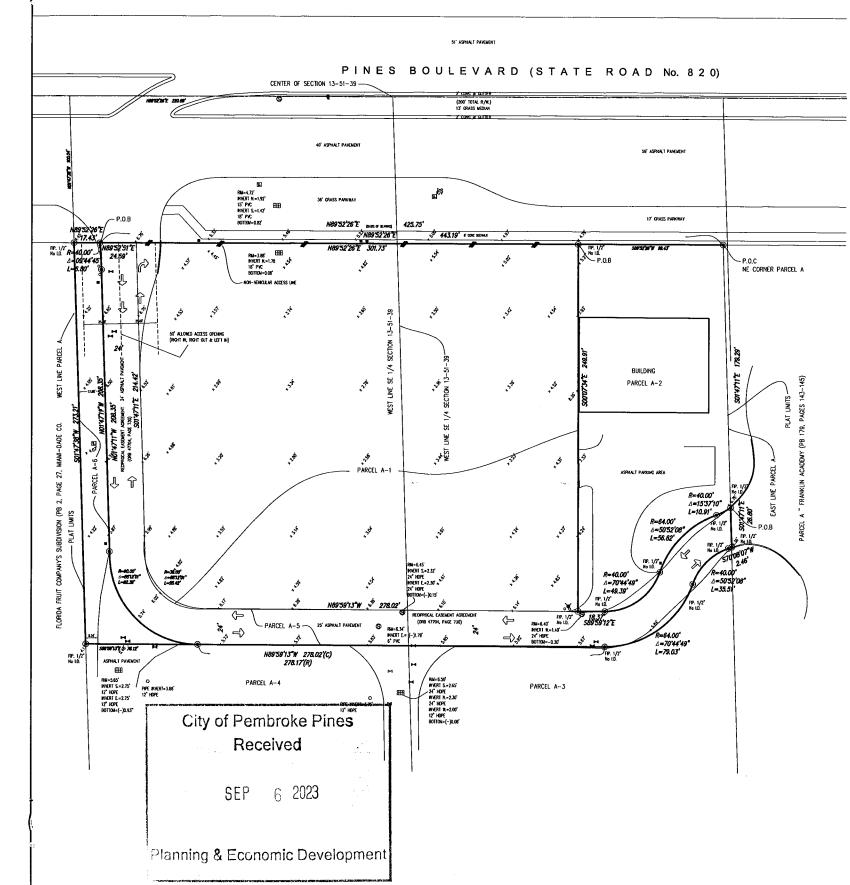
TELEPHONE: (305) 558-2588

2200 NW 102ND A VENUE, UNIT #5B.

**CIVIL DESIGN ENGINEERING** 6973 SW 161ST PLACE,

MACO GROUP LLC





## Address:

FOLIO #: 5139-13-17-0010

## Legal Description:

A PORTION OF PARCEL "A", ACCORDING TO THE PLAT OF "WATERMEN PINES", AS RECORDED IN PLAT BOOK 181 AT PAGES 132 THROUGH 134, INCLUSIVE, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 89 DEGREES 52 MINUTES 26 SECONDS WEST, ALONG THE NORTH LINE OF SAID PARCEL
"A", FOR 99.43 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED
PARCEL; THENCE SOUTH 00 DEGREES 07 MINUTES 34 SECONDS EAST FOR 249.91 PARCEL; THENCE SOUTH 00 DEGREES 07 MINUTES 34 SECONDS EAST FOR 249.91 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 13 SECONDS WEST FOR 259.62 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, ALONG SAID CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 36.00 FEET AND A CENTRAL ANGLE OF 88 DEGREES 12 MINUTES 02 SECONDS FOR AN ARC DISTANCE OF 55.42 FEET TO A POINT OF TANGENCY; THENCE NORTH 01 DEGREES 47 MINUTES 11 SECONDS WEST FOR 214.42 FEET; SAID LAST DESCRIBED THREE COURSES BEING COINCIDENT IN PART WITH THE LIMITS OF THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 47704 AT PAGE 730.05 THE PIBLIC RECORDED IN OFFICIAL RECORD BOOK 47704 AT PAGE 730, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 89 DEGREES 52 MINUTES 26 SECONDS EAST ALONG THE NORTH LINE OF SAID PARCEL "A", FOR 301.73 FEET TO THE POINT OF BEGINNING; ALL LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.

A PORTION OF PARCEL "A", ACCORDING TO THE PLAT OF "WATERMEN PINES", AS RECORDED IN PLAT BOOK 181 AT PAGES 132 THROUGH 134, INCLUSIVE, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 01 DEGREES 47 MINUTES 11 SECONDS EAST, ALONG THE EAST LINE OF SAID PARCEL "A", FOR 179.29 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBE PARCEL; THENCE CONTINUE SOUTH 01 DEGREES 47 MINUTES 11 SECONDS EAST, ALONG THE LAST DESCRIBED COURSE, FOR 26.80 FEET; THENCE SOUTH 70 ALUNG THE LAST DESCRIBED COURSE, FOR 26.80 FEET; THENCE SOUTH 70 DEGREES OB MINUTES OF SECONDS WEST FOR 2.46 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, ALONG SAID CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 50 DEGREES 52 MINUTES 08 SECONDS FOR AN ARC DISTANCE OF 35.51 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY, ALONG SAID CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 64.00 FEET AND A CENTRAL ANGLE OF 70 DEGREES 44 MINUTES 49 SECONDS (MEASURED) 70 DEGREES 36 MINUTES 45 SECONDS (RECORD) FOR AN ARC DISTANCE OF 79.03 FEET (MEASURED) 78.88 FEET (RECORD) TO A POINT OF TANGENCY; THENCE NORTH 89 DEGREES 59 MINUTES 13 SECONDS WEST FOR 278.02 FEET NORTH 89 DEGREES 59 MINUTES 13 SECONDS WEST FOR 278.02 FEET (CALCULATED) 278.17 FEET (RECORD) TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, ALONG SAID CIRCULAR CURVE TO THE RIGHT, HANNIG A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 88 DEGREES 12 MINUTES 02 SECONDS FOR AN ARC DISTANCE OF 92.36 FEET TO A POINT OF TANGENCY; THENCE NORTH 01 DEGREES 47 MINUTES 11 SECONDS WEST FOR 208.35 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, ALONG SAID CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 09 DEGREES 44 MINUTES 45 SECONDS (CALCILIATED) OP DEGREES 45 MINUTES 48 SECONDS MINUTES 45 SECONDS (CALCULATED) 09 DEGREES 45 MINUTES 48 SECONDS (RECORD) FOR AN ARC DISTANCE OF 6.80 FEET (CALCULATED) 6.82 FEET (RECORD) TO A POINT ON SAID CIRCULAR CURVE; SAID LAST DESCRIBED SEVEN COURSES BEING COINCIDENT IN PART WITH THE LIMITS OF THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 47704 AT PAGE 730, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 89 DEGREES 52 MINUTES 26 SECONDS EAST, ALONG THE NORTH IHENCE NORTH 89 DEGREES 52 MINUTES 26 SECONDS EAST, ALONG THE NORTH LINE OF SAID PARCEL "A", FOR 24.59 FEET; THENCE SOUTH 01 DEGREES 47 MINUTES 11 SECONDS EAST FOR 214.42 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY, ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 36.00 FEET AND A CENTRAL ANGLE OF 88 DEGREES 12 MINUTES 01 SECONDS FOR 55.42 FEET TO A POINT OF TANGENCY; THENCE NORTH 89 DEGREES 59 MINUTES 13 SECONDS EAST FOR 278.02 FEET TO A POINT OF CLIPATIBLE. THENCE SOUTHEASTERLY FASTERLY AND A POINT OF CURVATURE; THENCE SOUTHEASTERLY, EASTERLY AND
NORTHEASTERLY, ALONC SAID CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF
40.00 FEET AND A CENTRAL ANGLE OF 70 DEGREES 44 MINUTES 49 SECONDS FOR
AN ARC DISTANCE OF 49.39 FEET TO A POINT OF REVERSE CURVATURE; THENCE
NORTHEASTERLY, ALONG SAID CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS
FOR AN ARC DISTANCE OF 56.82 FEET TO A POINT OF REVERSE CURVATURE;
HENCE NORTHEASTERLY ALONG SAID CIRCULAR CURVE TO THE RIGHT, HAVING TO BE SECONDS
FOR AN ARC DISTANCE OF 56.82 FEET TO A POINT OF REVERSE CURVATURE;
HENCE NORTHEASTERLY ALONG SAID CIRCULAR CURVE TO THE TEST. THENCE NORTHEASTERLY, ALONG SAID CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 15 DECREES 37 MINUTES 10 SECONDS FOR AN ARC DISTANCE OF 10.91 FEET TO THE POINT OF BEGINNING; SAID POINT BEARS SOUTH 35 DEGREES 29 MINUTES 24 SECONDS EAST FROM THE RADIUS POINT OF THE LAST DESCRIBED CIRCULAR CURVE; SAID LAST DESCRIBED SIX COURSES BEING COINCIDENT WITH THE LIMITS OF SAID RECIPROCAL EASEMENT AGREEMENT; ALL LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA

A PORTION OF PARCEL "A", ACCORDING TO THE PLAT OF "WATERMEN PINES". AS RECORDED IN PLAT BOOK 181 AT PAGES 132 THROUGH 134, INCLUSIVE, OF TH PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 89 DEGREES 52 MINUTES 26 SECONDS WEST, ALONG THE NORTH LINE OF SAID PARCEL "A" FOR 425.75 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUE SOUTH 89 DEGREES 52 MINUTES 26 SECONDS WEST, ALONG THE LAST DESCRIBED COURSE, FOR 17.43 FEET; THENCE SOUTH 01 DEGREES 47 MINUTES 38 SECONDS WEST, ALONG THE WEST LINE OF SAID PARCEL DEGREES 47 MINUTES SO SECURIOS WEST, ALONG THE WEST LINE OF SAID FANCEL "A", FOR 273.21 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 13 SECONDS EAST, ALONG THE WESTERLY EXTENSION OF A SOUTHERLY LIMIT OF THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 47704 AT PAGE 730, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, FOR 76.12 FEET TO A POINT ON THE NEXT DESCRIBED CIRCULAR CURVE; SAID POINT BEARS SOUTH OD DEGREES OD MINUTES 47 SECONDS WEST FROM THE RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE; THENCE NORTHWESTERLY, ALONG SAID CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 88 DEGREES 12 MINUTES 01 SECONDS FOR AN ARC DISTANCE OF 92.36 FEET TO A POINT OF TANGENCY; THENCE NORTH 01 DEGREES 47 MINUTES 11 SECONDS WEST FOR 208.35 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, ALONG SAID CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS O 40.00 FEET AND A CENTRAL ANGLE OF 09 DEGREES 44 MINUTES 45 SECONDS (CALCULATED) 09 DEGREES 45 MINUTES 48 SECONDS (RECORD) FOR AN ARC DISTANCE OF 6.80 FEET (CALCULATED) 6.82 FEET (RECORD) TO A POINT ON SAID CIRCULAR CURVE; SAID POINT BEING THE POINT OF BEGINNING; ALL LYING AND BEING IN THE SOUTH 1/2 OF SECTION 13. TOWNSHIP 51 SOUTH, RANGE 39 EAST, CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.

Invert
Anchor
Invert
Anchor
Asphall
Briveway
Base Line
Bench Mork
Centerline
Central Angle
Concrete
Driveway
Chard
Chain Link Fence
X
Concrete Chain Link Fence —
Concrete
Cuivet
Curb & Gutter
Chicken Wire Fence
Delta
Deep Cut
Dril Hole
Deco Wall
Lüge of Water
Finish Floor Elevation
Floor Area Ratio
Found
Guard Rail
Ground
Height of Lowest Inc.
Iron Fence Height of Lowest Tra from Fence from Pipe Length of Curve Measured Monument Line Noil & Disc Official Record Gook Plastic Fence Page Parking Spaces Point of Beginning Point of Commence Point of Commence North South East West Right-of-Way Sel Mail Sidewalk Sid Mail Sidewalk Square Feet Top of Curb Top of Bank Typical Utility Easement Wood Fence — Tree Valve Unknown Clean Busin

Clean Busin

Clean Busin

Clean Busin

Concrete Light Pale

Concrete India Signal Pale

Drain

Drainage Manhole

Electric Box

Electric Meter

Fill Box Arrow

FILL Flet Manhole

FILL Hanhole

FILL Hanhole

FILL Hanhole

FILL Hanhole Fire Hydrant

Gas Meter

Gas Volve GPS Point Grease Manhol Guard Post Hondicop Roil Rood Control Utility Box
Soinnesse Pump
Soningry Sewer Manhole
Steret Sign
IV. Box
IT Rolls Weler
Fordir Signet Ontrol Box
IT and Signet Ontr

LEGEND:

Abbreviations

ADJ. -ADJACENT
A/C -AIR CONDITIONER
A -ARC
BK -BENCHMARK
B. C. R. -BROYARD COUNTY
RECORDS

CAL -CENTERLINE
CH -CHORD
C. B. S. -CONCRETE BLOCK

STRUCTURE

- COLUMN

- CONCRETE
- DELTA

E. - IRRAINAGE EASEMENT
I. H. E. - JURAINAGE
EASEMENT
ESNIT. - CASEMENT
ESNIT. - CASEMENT
E. P. - DOEG OF PAVERENT
E. U. - ELECTATION

- H. - FOUND BRILL HOLE
- THE STRUCTURE
- CLEV

EL - ELEVATION
FIR. FOUND BRILL HOLE
FFE. - FINISH FLOOR ELEVATION
FIR. - FOUND BODY PINYPIPC
FIR. - FOUND REBAR
F. N. &B-FOUND HAIL & DISC
FND. - FOUND
GAR. - GARAGE
ELEVATION
WW. - INVERT

L. K. E. -LAKE HAINTENENCE FASEMENT

L. A. E -LIMITED ACCESS EASEMENT L. F. -LOVEST FLOOR

HAINT. -HAINTENANCE
H. E. -HAINTENANCE EASEMENT
(M) -HEASURED

J. R. - IRON ROD L - ARC LENGTH

-CALCULATED -CALCULATED FIELD C. E. -CANAL EASEMENT C. H. E -CANAL MAINTENANCE XXXXXXXXXX

SURVE

(N) --RASJUREJ IN N/D --RABL AND DISC N.G. V. D. -NATJUNAL GEODETIC VERTICAL BATUM N.T.S. -NOT TO SCALE O/S --DEFSET O/L --ON LINE O/PT. --OPTIONAL PG. --PAGE BOUNDARY (P) - PLAT
P.B. - PLAT BOOK
P.C. - POINT OF CURVATURE
P. I. - POINT OF CURVATURE
P. I. R. - POINT OF RECIPIENT
P. I. R. - POINT OF RECIPIENT
P. I. C. - POINT OF REVERSE CURVATURE
P. I. - POINT OF TRACENCY
P. I. - POOPERTY LINE
R - RABIUS
P. I. - PROPERTY LINE
P. I R -RABIUS
(R) -RECORD
R/V -RIGHT OF VAY
-RIGHT OF SINCOMCHENT EASEMENT
(R) -RECORD
S/V -SIDEVALK
STY. -SIDEV
1 - INCREM
1. 0. B - TOP OF BANK
U.E. -UTILITY EASEMENT
U.E. A Hedges

Proinage Inlet (4'x4' or 5'x5')

Irrigation Contral Valve

Irrigation Valve

Light Meter MARTINEZ ENTERPRISE.
AVENUE, HIALEAH, FLORIDA .
B0-277-4851 pispam@gmack.com Concrete Power row
Moil Box
Monibol Unknown
Light Pole
Metal Power Pole
Metal Traffic Signal Pole
Monitoring Weil
On-Operhead Cable
P.C.P. (Permonent Control I
P.R.M. (Permonent Reference N
Polm Concrete Power Pole Pedestrian Signal Control Box MARTINEZ 7179 WEST 1 Phon and or ownership were furnished to this surveyor except as

# Surveyor's Notes:

No improvements located except as shown.
 No instruments of record reflecting easements, right of way,

3. Unless otherwise noted record and measured data are in

substantial agreement. 4. The Street Right—of—Way obutting this property are

physically open unless otherwise noted.

5. Elevations if shown relative to The North American Vertical Datum of 1988. 6. Additions or deletions to survey map by other than the

signing party or parties is prohibited without the wrtten consent the signing party of parties.

8. This survey map or the copies thereof are not valid without

the signature and the original raised seal of a Florida Licensed Surveyor & Mapper.

# Certified to:

XXXXXXXXXXXXXXXXXXXX



CHECKED BY: RAWN BY: P.L.M. DATE: 03-21-2022 SHEET:

1 of 1

UP-DATE: 6-15-2022 ADDITIONAL ELEVATIONS

- ALL PAVEMENT MARKINGS AND SIGNAGE, INCLUDING THE SUPPORT POSTS, SHALL CONFORM TO "BROWARD COUNTY TRAFFIC ENIGNEERING DIVISION STANDARDS" (BCTED) AND "THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MITUCO) STANDARDS.

  ALL MARKINGS SHALL BE THERMOPLASTIC MATERIAL MEETING THE BCTED AND FDOT STANDARDS. EXCEPT FOR THE PARKING SPACE MARKINGS WHICH MAY BE REFLECTORIZED PAINT MEETING THE BCTED STANDARDS AND FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) SPECIFICATIONS FOR "STANDARDS AND FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) SPECIFICATIONS FOR "STANDARD PAINT".

  ALL DOUBLE YELLOW PAVEMENT MARKINGS ASSOCIATED WITH "STOP BARS" ARE TO HAVE YELLOW/VELLOW PRIVES AT 20" O.C.
- ALL DOUBLE YELLOW PAVEMENT MARKERS (RPMS) SHALL BE CLASS "8" OR EQUIVALENT APPLIED WITH EXPONY OR BITUMINOUS ADHESIVE PER FDOTS 'APPROVED PRODUCTS LIST (APIL), PLACEMENT OF RPMS SHALL BE IN ACCORDINACE WITH FDOT 'STANDARD PLANS' INDEX NO. 705-001, PROVIDE THE FOLLOWING REFLECTIVE PAVEMENT MARKERS (RPMS)IN THE CENTER OF THE NEAREST TOAKEL STOTEST AND
- WHITE (WATER MAIN VALVES IN ADJACENT GREEN/LANDSCAPE AREAS)
  ORANGE (SEWER MANHOLES IN ADJACENT GREEN/LANDSCAPE AREAS)
- ORANGE (SEWER MANHOLES IN ADJACENT GREENLANDSCAPE AREAS)
  GREEN (SEWER FORCE MAIN VALVES IN ADJACENTE GREENLANDSCAPE AREAS)
  PAVEMENT MARKINGS AND SIGNAGE FOR ALL ACCESSIBLE PARKING SPACES SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARDS PLANS; INDEX NOS, 711-001 AND 700-102 AND LATEST CITY STANDARD DETAIL R-32, "ACCESSIBLE PARKING SPACE DETAILS:
  WIDTH MEASUREMENTS OF PARKING SPACES AND ACCESS AISLES SHALL BE MEASURED FROM THE CENTERLINE OF THE WHITE MARKINGS, EXCEPT WHEN PARKING SPACES OR ACCESS AISLES ARE ADJACENT TO A CURB OR EDGE OF PAVEMENT AND NOT ADJACENT TO ANOTHER PARKING SPACE. THEN THE WIDTH MEASUREMENTS MAY INCLUDE THE PLUL MOTH OF THE LAST SPACE MARKING.
  ALL PARKING SPACES MUST HAVE A PAVEMENT MARKING ON EACH SIDE OF EACH SPACE TO IDENTIFY THE LIMITS OF THE SPACE.

- THE THE THE THE THE ACADICAMENTS AND THE THE THE THE THE THE THE ASS IS PLACE TRICKING.

  1. ALL PARKING SPACES MUST HAVE A PAYEMENT MARKING ON EACH SIDE OF FEACH SPACE TO IDENTIFY THE LIMITS OF THE SPACE.

  1. ALL PEDESTRIANACCESSIBLE CROSSINGS SHALL COMPLY WITH FDOT AND MTUCD STANDARDS. THAN DARD FLANS, INDEX NO. 522-602.

  1. ALL PEDESTRIANACCESSIBLE CROSSINGS SHALL COMPLY WITH FDOT AND MTUCD STANDARDS. MID-BLOCK TYPE PEDESTRIANACCESSIBLE CROSSINGS SHALL BE 10 IN WIDTH AND HAVE "SPECIAL EMPHASIS" PAYEMENT MARKINGS AND PEDESTRIANACCESSIBLE CROSSING SIGNAGE PER FDOT DESIGN MAILL SECTION 230 AND MUTCD STANDARDS. IF A CROSSING STRICKLY SERVES OR IS DESIGNATED FOR ACCESSIBLE CROSSING ADVANCE WARNING SIGNAGE PER FDOT DESIGN MAILLS, SECTION 230 AND MUTCD STANDARDS. IF A CROSSING STRICTLY SERVES OR IS DESIGNATED FOR ACCESSIBLE CROSSING STRICTLY SERVES OR IS DESIGNATED FOR ACCESSIBLE CROSSING STRICTLY SERVES OR IS DESIGNATED FOR ACCESSIBLE TO ACCESSIBLE PROPERTY OF THE TYPICLA PEDESTRIAN CROSSING (W11-2) SIGNAGE. THE MAD PLASTIC CAMPLES OF ACCESSIBLE PROPERTY OF THE TYPICLA PEDESTRIAN CROSSING (W11-2) SIGNAGE. THE MAD PLASTIC CAMPLES OF ACCESSIBLE PROPERTY OF THE TYPICLA SECTION 211.

  1. ALL ACCESSIBLE PARKING SPACES, ACCESSIBLE PARKING ACCESS ASLES, SIDEWALK CURB RAMPS, ACCESSIBLE PROPERTY OF ALMOST PER FLORIDA BUILDING CODE. SIXTH EDITION, ACCESSIBLE TO AMPRIS MUST BE ADD COMPLIANT PER FLORIDA BUILDING CODE. SIXTH EDITION, ACCESSIBLE TO AMPRIS MUST BE ADD COMPLIANT PER FLORIDA BUILDING CODE. SIXTH EDITION, ACCESSIBLE THAN ACCESSIBL
- ACCESSIBLE PARKING SPACES, ACCESSIBLE PARKING ACCESS ASLES, SIDEWALK CURB RAMPS, ACCESSIBLETY, ACCESSIBLETY, ACCESSIBLE PARKING SPACES, ACCESSIBLE PARKING SPACES, ACCESSIBLE PARKING SPACES, ACCESSIBLE PARKING ACCESSIBLE PA

## SITE AND BUILDING INFORMATION:

#### ZONING CLASSIFICATION = B3

PROPOSED USE = RESTAURANT, MERCANTILE, SPECIALIZED MEDICINE "ORTHODONTIST" AND PROFESSIONAL SERVICES.

SURROUNDING ZONING = EAST SIDE B3, WEST SIDE B3, REAR B3, AND

- FRONT SETBACK PROVIDED (PINES BLVD) = 40'-6" FRONT SETBACK REQUIRED = 40'-0"
- SIDE EAST SETBACK PROVIDED = 3'-0" NO SIDE SETBACK REQUIRED.
- SIDE WEST PROVIDED = 10'-0" LANDSCAPE BUFFER NEXT TO MAIN ENTRANCE DRIVE. NO SIDE SETBACKS REQUIRED.
- REAR SETBACKS PROVIDED = 15'-8" AND 5'-8" ON BUILDING A ONLY NO REAR SOUTH SETBACK REQUIRED.

## TOTAL LOT SIZE = 96,177.5 S.F.

PLEASE REFERENCE COMPUTATION TABLE ON THIS SHEET FOR FULL

# BUILDING INFORMATION:

TYPE OF CONSTRUCTION = IIIB A

WITH FULL FIRE SPRINKLER SYSTEM AND MONITORED FIRE ALARM SYSTEM. CMU CONSTRUCTION WITH 4 HOUR EXTERIOR RATED WALLS.

## BUILDING PERIMETER WALL STRUCTURES:

PROVIDED PERIMETER WALLS = 2 HOUR RATED WALL ("UL 905" SYSTEM WITH COREFILL 500 VOIDED CELLS.)

REQUIRED MINIMUM EXTERIOR WALL FIRE RATING = 2 HOUR PROVIDED 2 HOUR EXTERIOR RATED WALLS UL905 WITH OPTIONS.

BUILDING SEPARATION VARIES REFERENCE THIS SHEET SITE PLAN,

#### LEGAL DESCRIPTION:

WITES SESSOND! EAST AUDIC THE MORTH LIRE OF SALE PARKET. "A", FOR \$0.173 FEET TO THE FORM OF BEGINNER, ALL LINE, AND BERNS, IN THE FOR FURDERS." IN THE FORM OF BEGINNER, ALL LINE, AND BERNS, IN THE FOR FURDERS. "A" ACCORDING TO THE FLAT OF WATERWISH PRIEST, AS RECORDED AS FOLLOWS: A FORM THE FLAT HE WAS THE FORM OF SHE PARKET. AS FOLLOWS." IN THE FLAT HE WAS THE FORM OF SHE PARKET. AS FOLLOWS. THE SALE OF WATER AS FOLLOWS. THE FLAT HE WAS THE FORM OF THE FLAT HE WAS THE FLAT HE WAS THE FORM OF THE FLAT HE WAS THE FLA

EXISTING ENTRANCE

EXISTING DRIVENA

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SITE PLAN

LEGEND:

FLIBBOUR PHES. BROWNER COURT, FLORIDA.

A ENOTINE OF BROWNER COURT, FLORIDA.

A ENOTINE OF BROWNER CALLED TO THE PLAT OF "NAMESHAD, PARES", AS SECURDED TO, ALL "BOOK 18" AT PROSE 32" THROUGH 13" INCLUDING.

OF THE PUBLIC RECORDS OF BROWNER COLINT, FLORIDA, BEINS WORD PARTICULARLY DESCRIBED AS SECURDE WEST, ALDIC THE HOPPIN LINE OF
SAID PARESE. "A" FOR 425.72 FEET TO THE POINT OF BECOMES OF THE FOLLOWING DESCRIBED PARES. THROUGH SYOUN BE FEDERES SO
MINUTES AS SECONDS WEST, ALDIC THE LAST DESCRIBED COURSE, FOR 11" AT SPEET THEFUL SOUTH OF DESCRIBES A" MINUTES SHOWNER SOUTH OF DESCRIBES A" MINUTES AND THE ASSET DESCRIBED COURSE, FOR 11" AT SPEET THEFUL SOUTH OF DESCRIBES A" MINUTES SHOWNER WEST THROUGH COURSE, FOR 11" AT SPEET THEFUL SOUTH OF DESCRIBES A" MINUTES AND THE PARES AND PARES A" MINUTES AND THE ASSET DESCRIBED COURSE, FOR 11" AT SPEET THEFUL SOUTH OF DESCRIBES A" MINUTES AND THE PARES AND TH

BUILDING AREA CALCULATIONS SCHEDULE						
UNIT No.	PROPOSED OCCUPANCY USE	SQ. FT.	AREA CALCS			
1&4	RETAIL - SEAFOOD MARKET-RESTAURANT	3,677	GROSS			
2&3	RETAIL - ADRIANS' SEAFOOD MARKET PREP - AREAS	935	GROSS			
5	RETAIL	1,165	GROSS			
6	RETAIL	1,873	GROSS			
7	ORTHODONTIST - DENTIST	2,209	GROSS			
8	RETAIL	1,690	GROSS			
9	RETAIL	1,587	GROSS			
10	BAKERY-" TAKE OUT" SERVICE AREA	380	GROSS			
	BAKERY - RESTROOMS, BACK OF HOUSE OVEN, STORAGE AND COOLERS	1,129	GROSS			
	BUILDING "A" ELECTRICAL METER - ELECTRICAL ROOM	97	GROSS			
	BUILDING STORAGE ROOM AND ACCESS TO ROOF	262	GROSS			
	COVERED ENTRANCE	32	GROSS			
	BUILDING "B" ELECTRICAL ROOM	85	GROSS			
	TOTAL BLDG AREA =	15,121	TOTAL			
	DOUBLE GARBAGE ENCLOSURE BUILDING "A"	269	GROSS			
	SINGLE GARBAGE ENCLOSURE BUILDING "B"	156	GROS5			
	TOTAL GARBAGE ENCLOSURES S.F. =	425	GROSS			

DESCRIPTION	AREA S.F.	PERCENTAGE
BUILDING AREA =	15,121	15.7%
LANDSCAPE AREA =	24,041	25.0%
COVERED WALKWAYS =	2,657	2.8%
COVERED WALKWAY TERRACE AREA =	463	0.3%
GARBAGE Enclosures (2) =	425	0.4%
DRIVE, CURBS AND EXPOSED SIDEWALKS =	53,471	55.6%
PROPERTY TOTAL =	96,178	100%
PROPOSED STRUCTURES TOTAL ALL. F.A. =	18,666	5.F.
PROPOSED F.A.R. =	0.19	19%

PARKING BIKE STORAGE TABULATION BELOW
TOTAL PARKING SPACES PROPOSED
CCESSIBLE PARKING SPACES PROVIDED ONLY 3 WAS REQUIRED
IKE RACKS - TOTAL OF 21 BIKES - PROVIDED ONLY 2 BIKE RACKS WERE REQUIRED

UPDATED TABLE TO PROPOSED CURRENT USE POR UNIT 03/14/23 UPDATED TABLE ALL GROSS PER USE OR OCCUPANCY 06/14/23 UPDATED TABLE PROPERTY TOTAL AREA S.F.

REV 3 08/10/23 UPDATED TABLE ADRIANS FISH MARKET

REV 5 08/10/23 UPDATED COMPUTATION TABLES

08/23/23 UPDATED COMPUTATION TABLES - REMOVED OUTDOOR SEATING FOR RESTAURANT

	_			$\nearrow$	$\sim$
	REQUIRED SITE	PARKING COM	PUTATIONS TABLE		
Unit	Proposed Use		Parking Per 1,000	Parking Calc, Reg.	Req. Parking
L, 2, 3, 4	Adrian's Seafood Restaurant (3,677.3 GROSS S.F		10	10/1,000 =	32,48
., ., ., .,	Adrian's Seafood Market Prep Areas (935 GROS)	826	3.5	3.5/1.000 =	2.9
	NO OUTSIDE SEATING SERVING AREA				
5	Retail - Mercantile (1,165 S.F. GROSS)	1,088	3.5	3.5/1.000 =	3.8
6	Retail - Mercantile (1,873 S.F. GROSS)	1,747	3.5	3.5/1,000 =	6.1
7	Orthodontist - Dentist (2,209 S.F. GROSS)	1.967	3.5	3.5/1,000 =	6.9
8	Retail - Mercantile (1,690 S.F. GROSS)	1.574	3.5	3.5/1,000 =	5.5
9	Retail - Mercantile (1,587 GROSS)	1,520	3.5	3.5/1,000 =	5.3
10	Bakery - Take Out (no seating)	380	20	20/1,000 =	7.6
			TOTAL PARKING	REQUIRED BY CODE =	70.6
		TOTAL PAR		CURRENT SITE PLAN =	73.0
				ITION TO REQUIRED =	2

## PINES BOULEVARD (STATE ROAD No. 820)

CENTER OF SECTION 13-51-39 ----

TOP FUTURE COR

GENERAL SITE REFERENCE FOR INFORMATION: AND DETAILS:

1. PLEASE REFERENCE CIVIL ENGINEERING PLANS FOR ALL SITE MARKINGS, FARKING DETAILS, ACCESSIBLE PARKING DETAILS AND CAR STOPS.

2. PLEASE REFERENCE CIVIL ENGINEERING PLANS FOR ALL SEPHALT, CURBS AND CURB GUTTER DETAILS.

3. PLEASE REFERENCE SHEETS PH-01, PH-02 AND PH-03 LIGHT PHOTOMETRY FOR SITE AND UNDER CANOPI LIGHTING.

NEW BUILDING STRUCTURES

PROTECTION REFERENCE DETAIL ON SHEET
SP-02 AND SHEET SP-3 DETAIL W-8
CONCRETE CURBS - CAR STOPS REF
CONCRETE CURBS - CAR STOPS REF
REFERENCE CIVIL DWGS. SHEET C-9 DETAIL R-32

RAMP, NON SUP FINISH, MAXIMUM 1:12 SLOPE, PPOWDE HANDRAILS IF HEIGHT EXCEEDS 6" AND GUARD RAILS IF HEIGHT EXCEEDS 12", MIN  $5^{\circ} \times 5^{\circ}$  LEVEL LANDINGS ON BOTH ENDS WIDTH TO MATCH RAMF, FLUSH TRANSITIONS ON ALL EDGES OF LANDING AT LEVEL SURFACE.

SITE LIGHTING POLES, LED LIGHTING REFERENCE SHEET SPHOO FOR LIGHT POLE DETAILS, COLOR AND PHOTOMETRY ON PAGE PHHOT, LUMINAGERS NOT TO EXCEED TEMPERATE COLOR OF 4,000K CTC

FIRE LANE MINIMUM 3' WIDE, REFERENCE ENGISEERING PLANS AND STANDARD PEMBROKE PINES ENGINEERING DETAIL NO R-43 ON PAGE SP-03

要产生 EXTERIOR HALLOW METAL EXIT DOOR WITH 180 DEGREE HINGE, PEFEPENCE FLOOR PLAN SHEET A-O1 FOR ADDITIONAL INFORMATION.

COVERED: WALF WAYS

- PARCEL A-5 - 25 ASPHALT PAVENENT PAVENENT PAVENENT PRINCE DRINEWAY

NRO'50'13"K: 354 11"

TRAFFIC ARROWS - DIRECTION OF TRAFFIC INDICATING DIRECTION OF TRAVEL

BILE RACK REFERENCE SHEET SPHOS FOR MANUFACTURER MODEL AND ADDITIONAL DETAILS DRAWING REVISION NUMBER - REFERENCE TITLE BLOCK FOR DATE AND MORE INFORMATION

PARCEL A-4

PINES BLVD.

R=40.00

=50'52'08" L=50.82"

COVERED GROSS TOWER AREA

OF REMBROKE FINES STANDARD
ACCESSIBLE PARKING GUIDELINES AND
DETAIL R-41 PAGES 1-3. REFERENCE
CNAL DWGS. SHEET C-9 DETAIL R-41

SS2527274 99.4

LANDSTAFE AREA NOT A APART

Y-10" BETWEEN BUDGS

PARCEL A-3

EXPOSED SIDEWALKS, ALL NEW SIDEWALK MIN 5" CONC., NON SUP FINISH, 8" THICKEN EDGE ON ALL EXPOSED SIDES.

NEW PAVEMENT AREA, TYPICAL FOR REMAINING AREAS INSIDE WITHIN THE PROPERTY LINE

CLEAR BETWEEN ENST BLDG AND NEW SOCKAL

- 🛊 -

- P O C NE CORNER PARCES

SATE OF FLOA AR94972 ROS TERED ARCH

JAS DESIGNS I LEED® AP. BC+D LE. 104431 Centing GSP; GBI ARS4972

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JAS

2023

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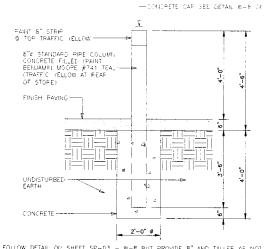
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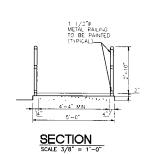
**SP-01** 

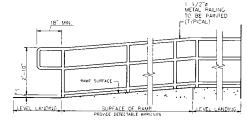


FOLLOW DETAIL ON SHEET SP=03 - W-8 BUT PROVIDE 8" AND TALLER AS NOT



PROTECTIVE PIPE BUMPER BOLLARD DETAIL NOT TO SCALE





ELEVATION / SECTION
SCALE 3/8" == 1'-0"

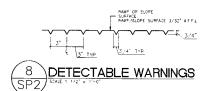


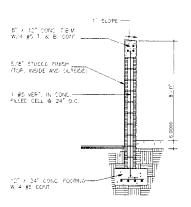
NOTES:

1. SEE FLOOR PLAN FOR ADDITIONAL INFORMATION.

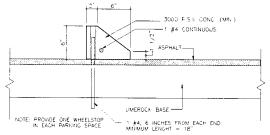
2. RAILING TO BE ANCHOR AND SECURED AS REQUIRED.

3. PROVIDE DETECTABLE WARNINGS AT ALL EXIT RAMPS. TYPICAL EXIT RAMP DETAIL

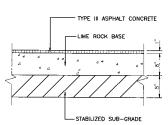




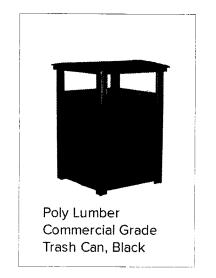


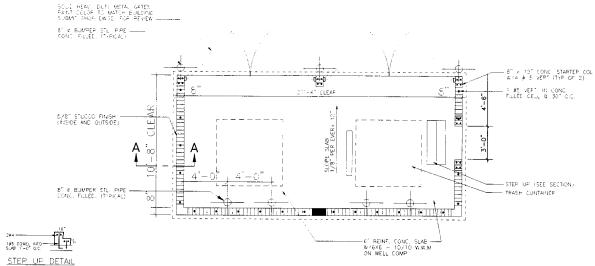




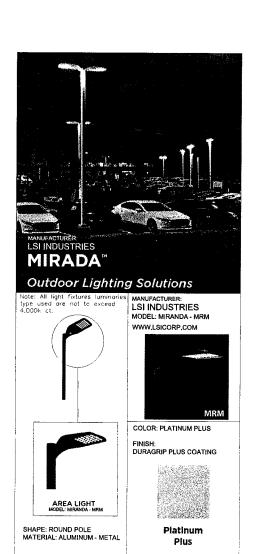






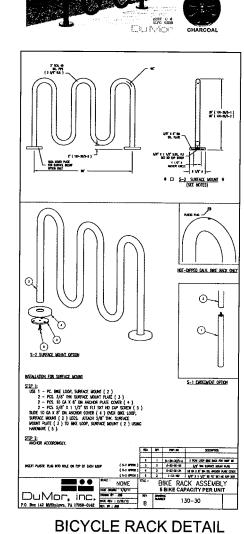






6 SITE LIGHTING POLE AND

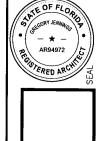
LIGHT FIXTURE DETAILS





JAS DESIGNS INC





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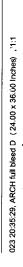
September 5, 2023

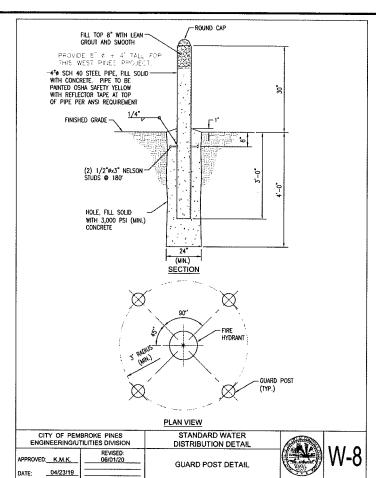
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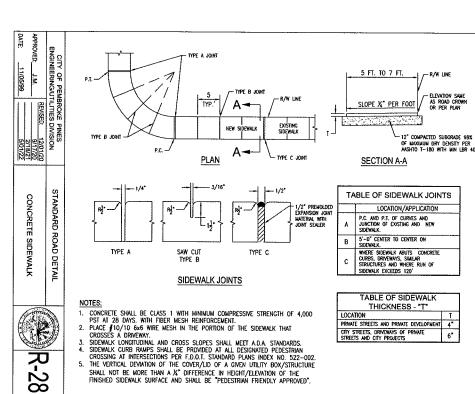
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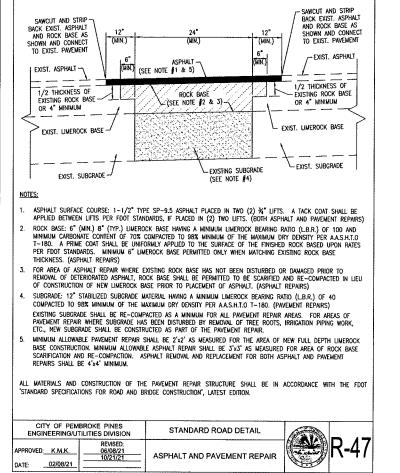
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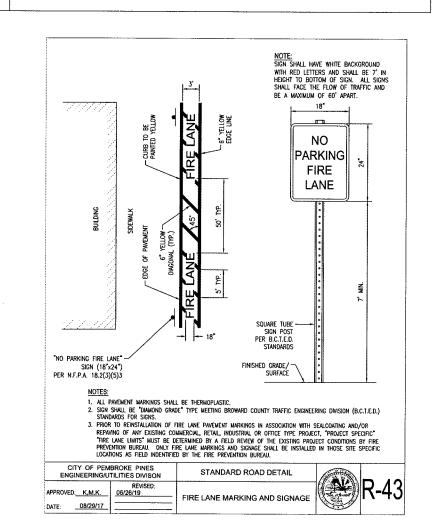
Sheet No. SP-02

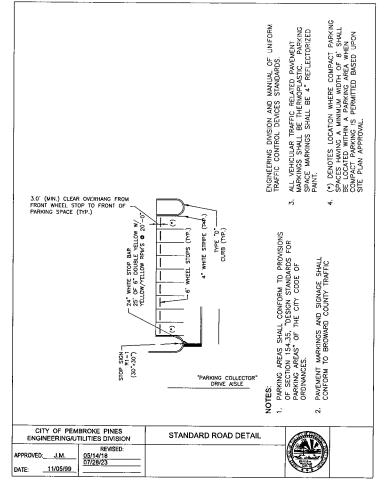


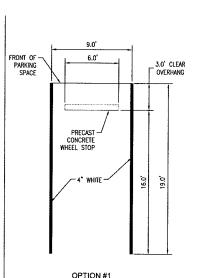












TIPICAL FOR THIS PROJECT WEST PHIES PLACE

CITY OF PEMBROKE PINES ENGINEERING/UTILITIES DIVISION REVISED: PROVED: K.M.K

05/17/18

\_05/17/18

STANDARD ROAD DETAIL STANDARD PARKING SPACE



-SUBMITTAL Date: 11/30/ Scale: AS SHO Drawn: մակլզ hecked: 🛆 Appvd: 🕞

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PLAZ BLVD. STANDARDS September 5, 2023 ΩE M M

JAS DESIGNS INC.
LEED® AP. BC+D UA. 1043331
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SATE OF FLOR O GREGORY JENNIN

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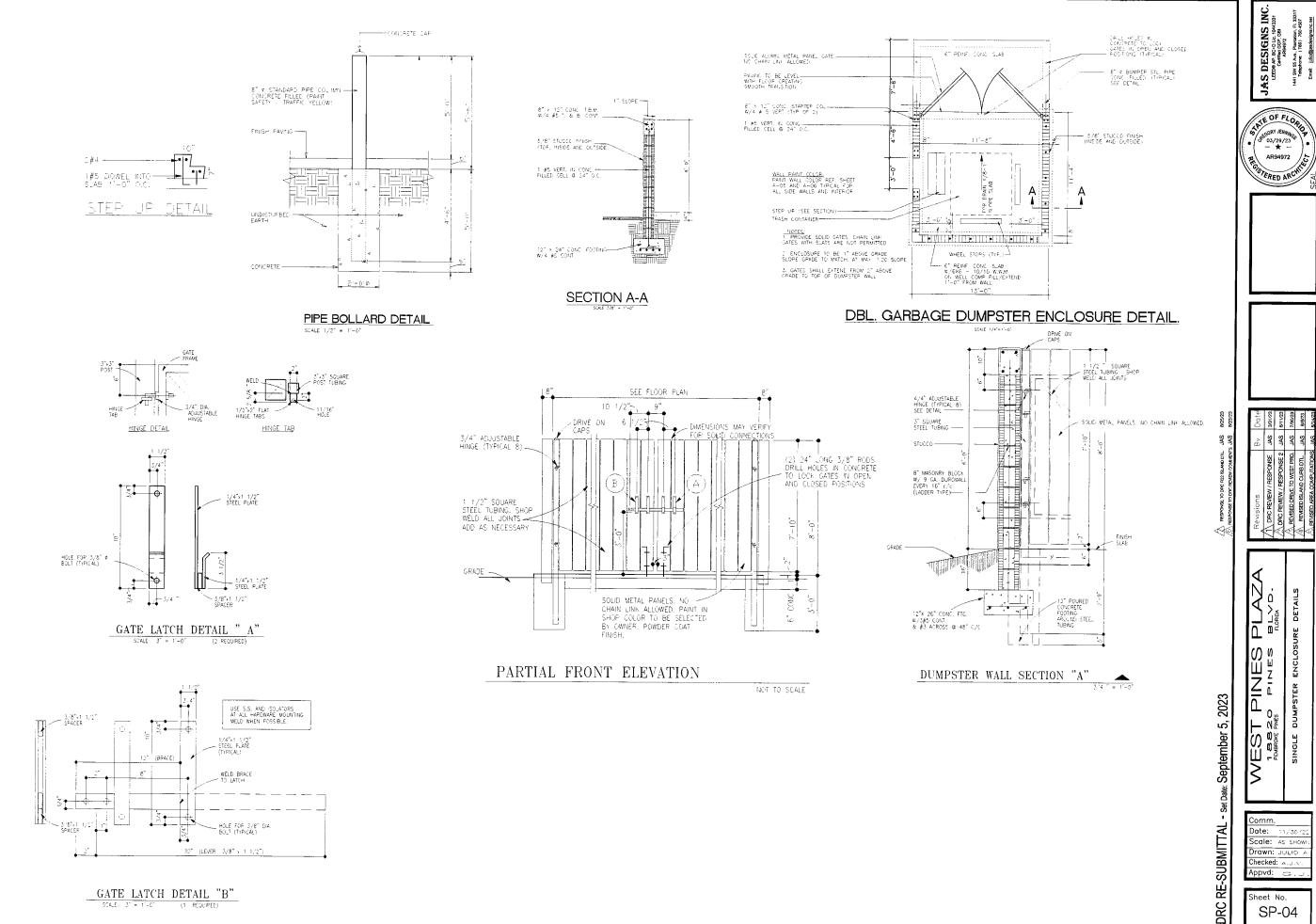
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**SP-03** 

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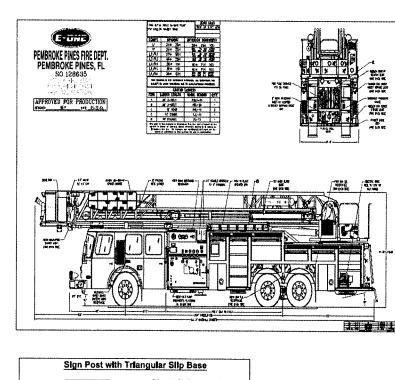
Sheet No. SP-04

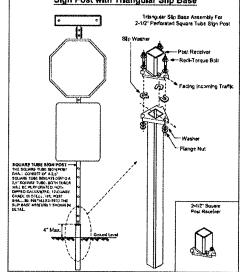
## GENERAL SAFETY COMPLIANCE NOTES / FIRE ACCESS SHEET NOTES FOR CONTRACTOR

- DESIGN INTENT DRAWINGS, PERMIT SUBMITTAL DOCUMENTS, REVIEW AND APPROVAL BY THE AHJ SHALL NOT RELIEVE TH APPLICANT GENERAL CONTRACTOR, SUB-CONTRACTOR TO OWNER OF THE RESPONSIBILITY OF COMPLIANCE WITH THIS
- PIRE CODES IN EFFECT: FLORIDA FIRE PREVENTION CODE (FFPC) 6<sup>TH</sup> EDITION, EFFECTIVE DECEMBER 31, 2017 WITH BROWARD COUNTY AMENDMENTS, WHICH INCLUDES NEPA 101, 2018 EDITION, NEPA 1, 2018 EDITION, & STATE STATUTE;
- OXES ARE SHOWN ON FLOOR PLAN A-01 ALSO ON THIS SHEET. TWO PER BULDING. THE AHI SHALL HAVE TO REQUIRE AN ACCESS BOXIES) TO BE INSTALLED IN AN ACCESSBLE LOCATION WHERE ACCESS TO DO TURBE OR AREA IS DEFICULT BECAUSE OF SECURITY. THE ACCESS BOXIES SHALL BE OF AN APPROVED ACCORDANCE WITH ILL 1017, A KHOX BOX SHALL BE PROVIDED ON ALL BULDINGS THAT HAVE REQUIRED THEM, STANDIPPES SYSTEMS OR RIFE ALAWAS MYSTEMS, PLEASE ORDER ONLINE AT HAVINGWOODS CO.
- PLEASE REFERENCE CIVIL ENGINEERING SHEET C-14 AUTO-TURN PLAN SHEET FOR FIRE TRUCK ACCESS FOLLOWING PEMBROKE PINES FIRE TRUCK AND VEHICLE SPECIFICATIONS.
- NOTE: FOR THE PURPOSES OF THIS SECTION, A SINGLE EXTERIOR DOOR SHALL BE IN COMPLIANCE WITH BCLCA F-101.2.2(J).
- ALL FIRE DEPARTMENT ACCESS ROADS FOR FIRE DEPARTMENT USE ONLY SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20FT, NFPA-1:18.2.3.4.1.1. PROVIDED ALL DRIVES ARE MIN. 20 WIDE.
- ALL DRIVING LANES WERE PROVIDED WITH THE REQUIRED MIN. CLEAR AND SHALL HAVE A MINIMUM CLEAR WIDTH OF 24 FEET FOR TWO-WAY TRAFFIC, 15 FEET FOR ONE-WAY TRAFFIC. COPP CO 154.35 (5)
- NOTE: "ALL CENTERLINE TURNING RADII MUST BE A MINIMUM 50 FEET," COPP CO 154,35 (3)
- 12. THE REQUIRED WIDTH OF A FIRE DEPARTMENT ACCESS ROAD SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING BY THE PARKING OF VEHICLES. NFPA-1:18,2.4,1,1
- 13. FIRE DEPARTMENT ACCESS ROADS WERE PROVIDED AND SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 19FT, BIX, NFPA-1:18.2.3.4.1.2

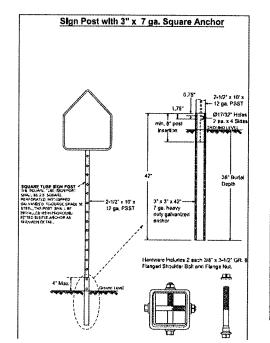
- 16. THE ANGLE OF APPROACH AND DEPARTURE FOR ANY MEANS OF THE FIRE DEPARTMENT ACCESS ROAD SHALL NO EXCEDS 1FT DROWN 12 OF TO RESIGN LIMITATIONS OF THE FIRE APPARATUS OF THE FIRE DEPARTMENT AND SHI SUBJECT TO APPROVAL BY THE ARIA PHYPA-118-23-46.2
- 17. FIRE DEPARTMENT ACCESS ROADS CONNECTING TO ROADWAYS SHALL BE PR LEAST 2 FT BEYOND EACH OF THE FIRE LANE, NFPA-1:18,2,3,4,6,3
- THE DESIGN AND USE IF TRAFFIC CALMING DEVICES SHALL REQUIRE APPROVAL BY THE AHJ AND C DEPARTMENT. NFPA-1:18.2.3.4.7
- 19. WHERE REQUIRED BY THE AHJ, APPROVED SIGNS, APPROVED ROADWAY SURFACE MARKING, OR OTHER APPROVED NOTICES SHALL BE PROVIDED AND PROHIBIT THE OBSTRUCTION THEREOF OR BOTH, NFPA-1:18,2,3,5,1
- 20. FIRE LANES SHALL BE YELLOW THERMOPLASTIC PAINT, STRIPING, OR MARKING OF CURBS AND ROADWAY BETWEEN EACH FIRE LANE; SIGNIS) SHALL BE PROVIDED. SEE FIRE LANE DETAIL ON THIS SHEET.
- 21. FIRE LAME SIGN(S) SHALL BE 18" BY 24", SHALL BE MARKED WITH FREESTANDING SIGNS WITH THE WORDING 'NO PARKING FIRE LAME BY ORDER OF THE FIRE DEPARTMENT OR SINILAR WORDING, SUCH SIGNS SHALL BE 12 IN BY 18 IN WITH WHITE BACKGROUND AND REPO LETTERS AND SHALL BE A MAXIMAM OF SEVEN FEET IN HEIGHT FROM THE ROADWAY TO BE THE BROTTOM PART OF THE 3001 THE SIGNS SHALL BE WITH IN SIGHT OF THE TRAFFIC FLOW AND BE A MAXIMUM OF 50 FEET APART, INFA-118-23.53. SEE DETAIL ON THIS SHEET.
- 22. A WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLES MATERIAL ACCUMULATES, NFPA-1:16.4,3.1.1
- 23. WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO COMMENCING CONSTRUCTION WORK ON ANY STRUCTURE. NFPA-1:16.4.3.1.3
- 24. AN APPROVED WATER SUPPLY CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW FOR FIRE PROTECTION SHALL BE PROVIDED TO ALL PREMISES UPON WHICH FACILITIES, BUILDINGS, OR PORTIONS OF BUILDING ARE HEREAFTER CONSTRUCTED OR NOVED
- 25. FIRE FLOW CALCULATIONS FOR MANUAL FIRE SUPPRESSION PURPOSES ARE REQUIRED TO BE PROVIDED IN ACCORDANCE WITH NFPA-1:18.4.
- 27. EACH PIED SPENTIER IT CONNECTION TO SYRINKER SYSTEMS SYMLL BE DESIGNED BY A PERMANENT SIGN CONSTRUCTED ON MEATHER RESIGNATION FOR THE OR PRODUCT ASTOCIATION SYNTH RED AND WITH EITER SYNTH RESIDENCE AND AND WITH EITER SYNTH RESIDENCE AND AND WITH EITER SYNTH SY
- 29. THE POINTS OF SERVICE FOR THE FIRE LINE ARE SHOWN AND LABELED ON THE WATER CIVIL SHEETS (THIS IS THE TIE IN WHERE THE WATER IS BEING USED EXCLUSIVELY FOR THE SPRINKLERISTANDPIPE SYSTEM), ALSO NOTED IN THIS SHEET.
- 30. ANY UNDERGROUND WORK COMMENCING AT THE POINT OF SERVICE SHALL BE PERFORMED BY A LICENSED CONTRACTOR AS SPECIFIED IN FSS 633, 102.
- 12. THE FULL FLOW TEST OF THE BACKFLOW PREVENTION VALVE CAN BE PERFORMED WITH A TEST HEADER OR OTHER CONNECTION DOWNSTREAM OF THE VALVE. A BYPASS AROUND THE CHECK VALVE IN THE FIRE DEPARTMENT CONNECTOR LINE WITH A CONTROL VALVE IN THE KORMALLY CLOSE POSITION OAN BE AN ACCEPTABLE ARRANGEMENT. WHEN FLOW TO A VISIBLE DANA HOWNOT NOT BE ACCOMPLISHED, CLOSED LOOP FLOW CAN BE ACCEPTABLE IF A FLOWMETER OR SITE GLASS IS INCORPORATED INTO THE SYSTEM TO ENVIRE FLOW METALTS. 28, 17.8.5.1.
- 33. NOTICE REQUIRED FOR STRUCTURES WITH LIGHT-FRAME TRUSS-TYPE CONSTRUCTION FOR NEW AND EXISTING STRUCTURES, EFFECTIVE 12:13-09, DECLARE IF STRUCTURE(S) ARE TO BE CONSTRUCTED WITH LIGHT-FRAME TRUSS-TYPE CONSTRUCTION: (PLEASE PROVIDE A DETAIL ON SITE PLANS ADDRESSING TYPE OF CONSTRUCTION AND PLACARD TO BE POSTED) FAC 69A-69.0081
- 34. ALL APARTMENT BUILDINGS, COMMERCIAL BUILDINGS, INDUSTRIAL BUILDINGS, AND MULTI-STORY BUILDINGS WITHIN THE CITY SHALL BE NUMBERED WITH THE STREET ADDRESS, FRONT & REAR ANDOR SIDE DOORS, WITH THE NUMBERS BEING NOT LESS THAN SK, NOR NORD IT THAN NINE (NCHES) IN REGIRT. THE NUMERALS SHALL CONTRAST WITH THEIR BACKGROUND AND BE KEPT FREE OF OBSTRUCTIONS. COPP CO 52.10

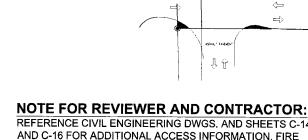
- .ALL NEW AND EXISTING BUILDINGS, MINIMUM RADIO SIGNAL STRENGTH FOR FIRE DEPARTMENT COMMUNICATIONS SHALL BE MAINTAINED AT A LEVEL DETERMINED BY THE AHL. NFPA-1:11.10.1 THE OWNER'S REP OR GC SHALL CONDUCT A PRELIMINARY INITIAL ASSESSMENT TO DETERMINE IF THE MINIMUM RADIO SIGNALS STRENGTH FOR RIRE DEPARTMENT COMMUNICATION IS IN COMPULANCE WITH BROWARD COUNTY STANDARDS.
- 19. PRIOR TO ANY RADIO SIGNAL STRENGTH TESTING. THE OCCUPANCY SHALL BE STRUCTURALLY COMPLETED WITH ALL INTERIOR PARTITIONS, WINDOWS AND DOORS INSTALLED. IT IS RECOMMENDED THAT THE STRUCTURE IS EQUIPPED WITH AN INFRASTRUCTURE TO ALLOW FOR INSTALLATION IF ITS LATER OFFERMINED THAT A BIAL IS REQUIRED. OF 39, AN ASSESSMENT WILL BE CONDUCTED BY THE OWNER'S REP OR GC TO DETERMINE IF THE MINIMUM RADIO SIGNALS
  STRENGTH FOR FIRE DEPARTMENT COMMUNICATION IN THE OCCUPANCY IS IN COMPLIANCE, IN ACCORDANCE WITH
  NFPA-1131.01 AND NFPA-7224.52.21 THROUGH NFPA-7224.52.20
- 40. RADIO COVERAGE SHALL BE PROVIDED THROUGHOUT THE BUILDING AS A PERCENTAGE OF FLOOR AREA AS SPECIFIED BELOW IN ACCORDANCE WITH NFPA-72:14.4.12.1.2 THROUGH NFPA-72:14.4.12.1.4 AND NFPA-74.5.2.3.
- Contractor, owner to provide a test grid (heat map) plan shall be produced to ensure testin throughout the building.
- ADIO SIGNAL LEVELS SHALL BE MEASURED TO ENSURE THE SYSTEM MEETS THE CRITERIA OF NFPA 24.5.2.3 WITH A AINIMUM INBOUND SIGNAL STRENGTH OF -95 DBM AND A MINIMUM OUTBOUND SIGNAL ON -95 DBM AT THE DONOR SITE





Note: Dimensions and certain details for the parts used to assemble the silp base connection The commendation and understanding design of the plants used to designed an early as a public conditions are planted manufactured products that are in compliance with NO-HPP 350 cash last criteria. The base connection detabls are only applied to the period are assembled. The compliance with NO-HPP 350 cash last criteria, The base connection detabls are only cash of the period are assembled. The compliance assembled products are complianted to the period are assembled. The compliance support of the period are assembled. The compliance support of the period are continued Supports for Highway Signs, Limitaries and Traffic Signals, 4° edition and production and supports for Highway Signs, Limitaries and Traffic Signals, 6° edition and productions.



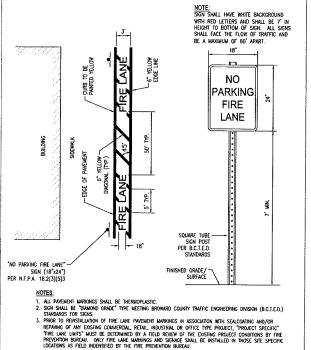


MET SPACES

REFERENCE CIVIL ENGINEERING DWGS, AND SHEETS C-14 AND C-16 FOR ADDITIONAL ACCESS INFORMATION, FIRE TRUCK SPECS., DETAILS AND COMPLIANCE NOTES.

<del>U</del>

**R-43** 



STANDARD ROAD DETAIL

CITY OF PEMBROKE PINES INGINEERING/UTILITIES DIVISON

APPROVED: K.M.K. 06/26/19

'n JBMITTAL 265' LINEAR F#10 FIRE HYMPANT 盟 200' LINEAR FT TO FIPE HYDRANT

SITE PLAN

NOTE, REFERENCE SHEET C-14 FOR ACCESS AUTO TURN SHEET AND COMIDWGS. FOR ADDITIONAL INFORMATION.

JAS DESIGNS INC LEEDS AP BO-D ID. 1043331 Conflind GEP, GB1





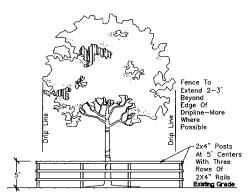
NOTE: REFERENCE SHEET (-14 FOR ACCESS AUTO TURN SHEET AND CIVIL DWGS. FOR ADDITIONAL INFORMATION

WES-

Date: 09/05/ Scale: AS SHOW Drawn: JULIO / Checked: A.J.V Appvd:

Sheet No. SP-05<sub>0</sub>

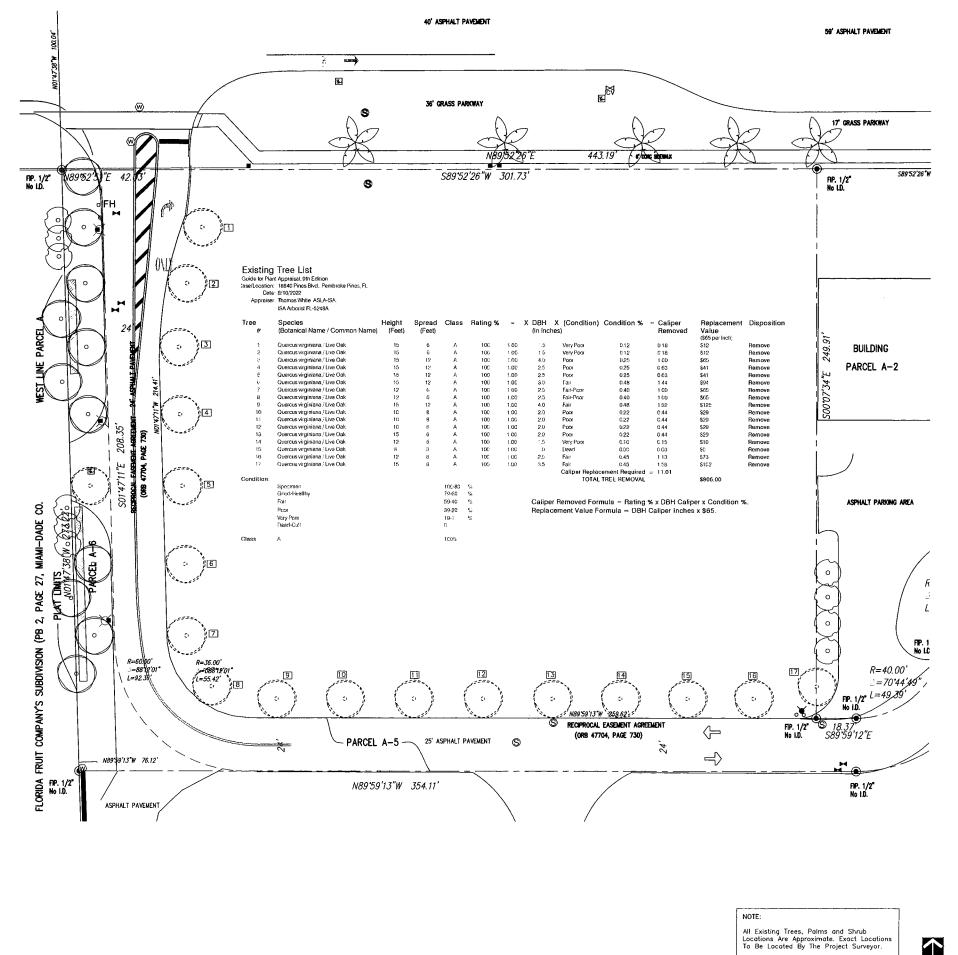
EXISTING TREE / SHRUB LEGEND: QUERCUS VIRGINIANA / LIVE OAK SABAL PALMETTO / CABBAGE PALM SYAGRUS ROMANZOFFIANA / QUEEN PALM RED TIP COCOPLUM AND/OR CLUSIA [2001201]



NOTE:
From The Start And Throughout The Duration Of The Project:
Contractor To Install A Wood Fence Barrier To Form A
Continuous Circle Around The Tree Or All Existing Trees To

Contractor Shall Take Extra Care During Earthwork And Utility Operations To Protect All Existing Trees And Shall Be Responsible To Replace Any Damaged Trees During Construction.

# EXISTING TREE PROTECTION DETAIL



LAND **NRT** Planning & Design, LLC 2600 NE 27th AVENUE Fort Lauderdale, FI 33306 954-253-2265 toawhite@belsouth.net

REVISIONS

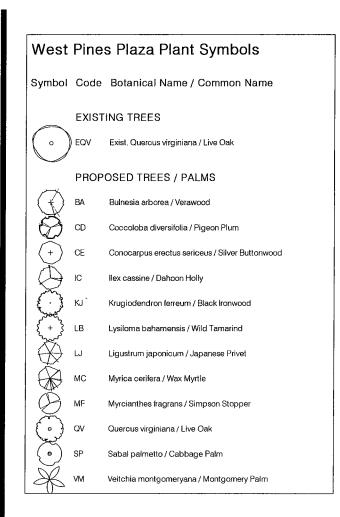
4-5-2023: Entry Drive to West Parcel Added.

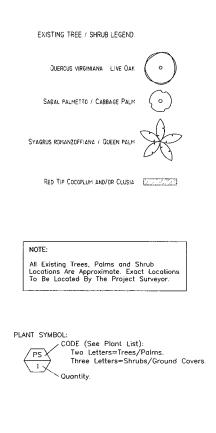
Exsiting Tree / Palms

West Pines Plaza
18820 Pines Blvd.
Pembroke Pines, Florida



DRAWN: TW CHECKED: TW DATE: 8-24-2022 SCALE: 1"=20-0"

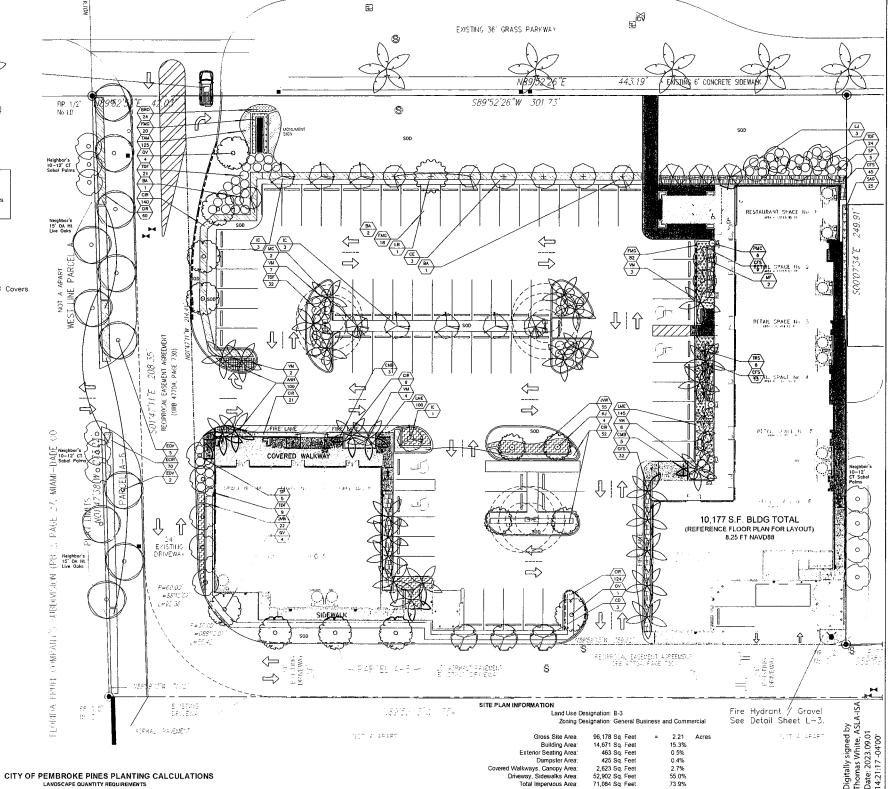




See Detoil Sheet L-3 (Typ.)

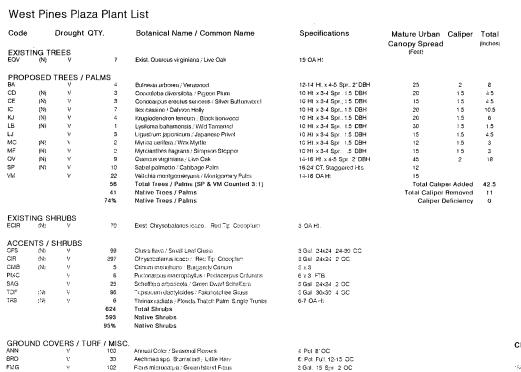
of a single species 20% Cat I-Required Trees 14-16" HL, with 3" DBH 20% Cat 2-Required Trees 12-14" HL, with 2" DBH 80% Cat 3 or 4-Required Trees 10-12" HL, with 1.5" DBH and/or Palm at 10" OA HI,

Landscape Adjacent to Abutting Properties
One Perlimeter Tree every 50 L.F. Minus Driveways
West. 209 (273'- 64' Driveway and Roadway)
North. 301 (344' - 43' Entirance Roadway)
East. 0 NA.
South 304 (344' - 50' Average Driveway and Roadway)
814 Total



168 689 (0)

40' ASPHALT PAVEMENT



3 Gal 15 Spt. 2 OC

12" OA HI . 8-9" OC

18

1 Gal 15' Spr. 18-20 OC

Solid application - no gaps between seams

Jasminum volubile / Wax Jasmine

182 F Century Deep Root of Foural

Fixeda Native Plant Species

Mederate Dropopit Tolerance

125

Liriope muscari eg "Liriope Evergreen Giant

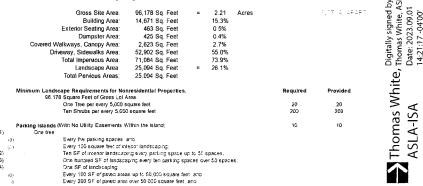
Stenotaphrum secundatum St Augustine Pabnetto

Trachelospermum asiaticum minima - Small Loaf

LME

SOD TAM

Root Barrier



PINES BLVD.

 $\Lambda RT$ Planning & Design, LLC 2600 NE 27th AVENUE Fort Lauderdale, FI 33396 554-253-2265 toawhite@belsouth net

REVISIONS

11-4-2022: Per Revised Building Facade. 3-8-2023: New Site Plan. 4-6-2023: Entry Drive to West Parcel Added. 6-17-2023: Additional Root Barrier Added. 8-22-2023: Plant Symbols Added per City Request. 9-1-2023: Additional curbing added to interior parking spaces.

 $\boldsymbol{\omega}$ 面 Silve Bive Landscape F Pines 18820 Pines Pembroke Pines, F St

Ø



TW CHECKED TW DATE: 8-24-2022 SCALE 1"=20'-0"

### GENERAL LANDSCAPE NOTES

The plan takes precedence over the plant list.

2 Full business days before digging, call toll free 1-800-432-4770 Sunshine State One Call of Florida, Inc. Notification Center. Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation. All existing utilities shown on the plans are to be considered approximate and should be verified by the contractor prior to the start of work operations..

General site and berm grading to +/-1 inch  $(1^n)$  shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by Grades and Standards for Florida Nursery Trees and Plants.

All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, lipped branches, and co-adminant trunks will not be accepted. Trees with girdling, circling and/or plunging roots will be rejected.

All planting beds shall be free of all rocks  $X_s^{\bullet}$  or larger, sticks, and objectionable material including weeds, weed seeds. All limerock shall be removed/cleaned down to the native soils. Planting soil 50/50 sand/lopsoil mix shall be delivered to the site in a clean loose and frioble condition and is required around the root ball of all trees and palms, the top  $6^{\circ}$  of all shrubs and ground cover beds. This soil can be tilled into the existing soil after the existing soil has been cleaned of all rocks, limestone and sticks. Recycled compost is encouraged as a soil amendment alternative. Sod  $1.5-2^{\circ}$  topsoil comes furnished.

All burlap, string, cords, wire baskets, plastic or metal containers shall be removed from the rootballs before planting. Remove all bamboo and metal nursery stakes. Remove all tagging tape.

All trees/poims shall be planted so the top of the root ball, root floir are slightly above final grade. Shrub material shall be planted such that the top of the plant ball is flush with the surrounding grade. It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and only supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be nowided as a part of this control. development and shall be provided as a part of this contract.

All trees/palms shall be staked using biodegradable material. No wire, black strapping, or other synthetic material shall be used. Naifing into trees and palms for any reason is prohibited and the material will be rejected. Please refer to the planting details

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system with a minimum 100% coverage with all heads adjusted to 50% overlap. Each system shall be installed with an operational rain sensor and rust inhibitor.

No fertilizers are required.

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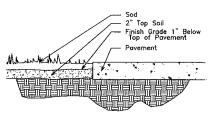
All landscape areas shall be covered with Pine Straw, Pine Bark, Eucalyptus or sterilized seed free Helaleuca mulch to a minimum depth of three inches (3") of cover when settled. Spread mulch to 1" thickness 3" away from the trunks/stems of all plant material. All trees in sodded areas shall have a clean cut 4 diameter mulch ring. The 5-6" height water ring shall be made from mulch, not soil. Certain areas may receive a thicker mulch cover where noted on plans. Cypress, red, gold and green mulch is prohibited.

All open areas not covered by trees, polms, shrubs, vines or ground covers shall receive Stenotophrum secundatum, St. Augustine "Palmetto" sod, whether labeled on the plans or not, unless a different species is indicated on the planting plan. All noted s.f. shall be approximate; it is the contractor's responsibility to do his or her take off and sod all open areas. It shall be the responsibility of the contractor to include in the bid, the repair of any existing sod which may be demanded during construction. damaged during construction.

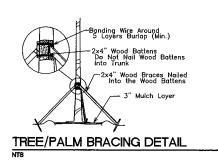
Please refer to the planting details for a graphic representation of the above

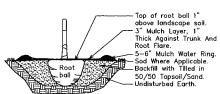
All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of the Thomas White, ASLA-ISA. AKA Land Art Planning & Design, LLC.

All plant material as included herein shall be worranted by the landscape contractor for a minimum period as follows: All trees and polms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lown areas for 60 days after final acceptance by the owner or owner's



SOD INSTALLATION DETAIL





TREE/PALM PLANTING DETAIL



FEATURES

-R EXPLE TOP SAFETY FOIGE
-VERSATLE BARRIER FOR INFAR OR TREE
-WELL APPLEATIONS
-HAMINACTURED WITH RECYCLED PLASTIC
-RASEG 90° CHAUDED BOOT DEFLECTING
RBS. SPACED APART
- DY 127'- MY RASED RB. SIDE
- DIFFELOCKING PANEL TO PANEL JOHNNOS

MATERIAL	POLYETHYLENE				
THICKNESS	0.080*				
	ASTM TEST	VALUE POLYETRYLENE			
PROPERTIES:	METHOD	COPOLYMER			
TENSILE STRESS & YIELD	D638	4100 TO 4300 PSI			
ELONGATION & BREAK	D638	40%			
TERSILE MODULUS OF ELASTICITY	D639	150,000 PS1			
PLEXURAL STIFFNESS	· · · · · · · · · · · · · · · · · · ·	- ·			
CANTILEVER BEAM	D747	125,000			
TENSILE IMPACT	01522	PSI 50FT, UBSAN			
ENVIRONMENTAL STRESS					
CRACK RESISTANCE	D1693	1 HR			
HARDNESS SHORE D	02240	58			

LINEAR APPLICATION: FOR ROOT PRUNING OF EXISTING TREES OR IN PLANTING SITUATION WHERE ONE OR MORE TREES ARE IN COURSE PROTECULTY TO MACRICAGE.

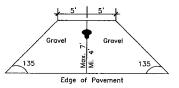


- ALL DESCRIPTIONS ARE CONSIDERED TRUE AND PRINCED MONORMAN.

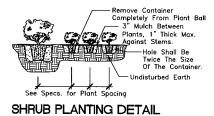
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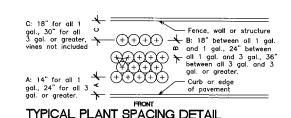
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## 18" ROOT BARRIER DETAIL



FIRE HYDRANT CLEAR ZONE



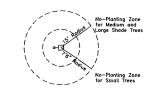


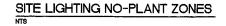
- 2" Top Soil

Sidewalk or Curb



SHRUB INSTALLATION DETAIL

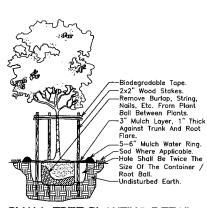




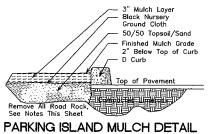


Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

Check positive response codes before you dig!



SMALL TREE PLANTING DETAIL



LAND ĀRT Planning & Design, LLC

REVISIONS

11-4-2022: Per Revised Building Facade. 3-8-2023: New Site Plan.

4-6-2023: Entry Orive to West Parcel Added.

 $\boldsymbol{\sigma}$ 

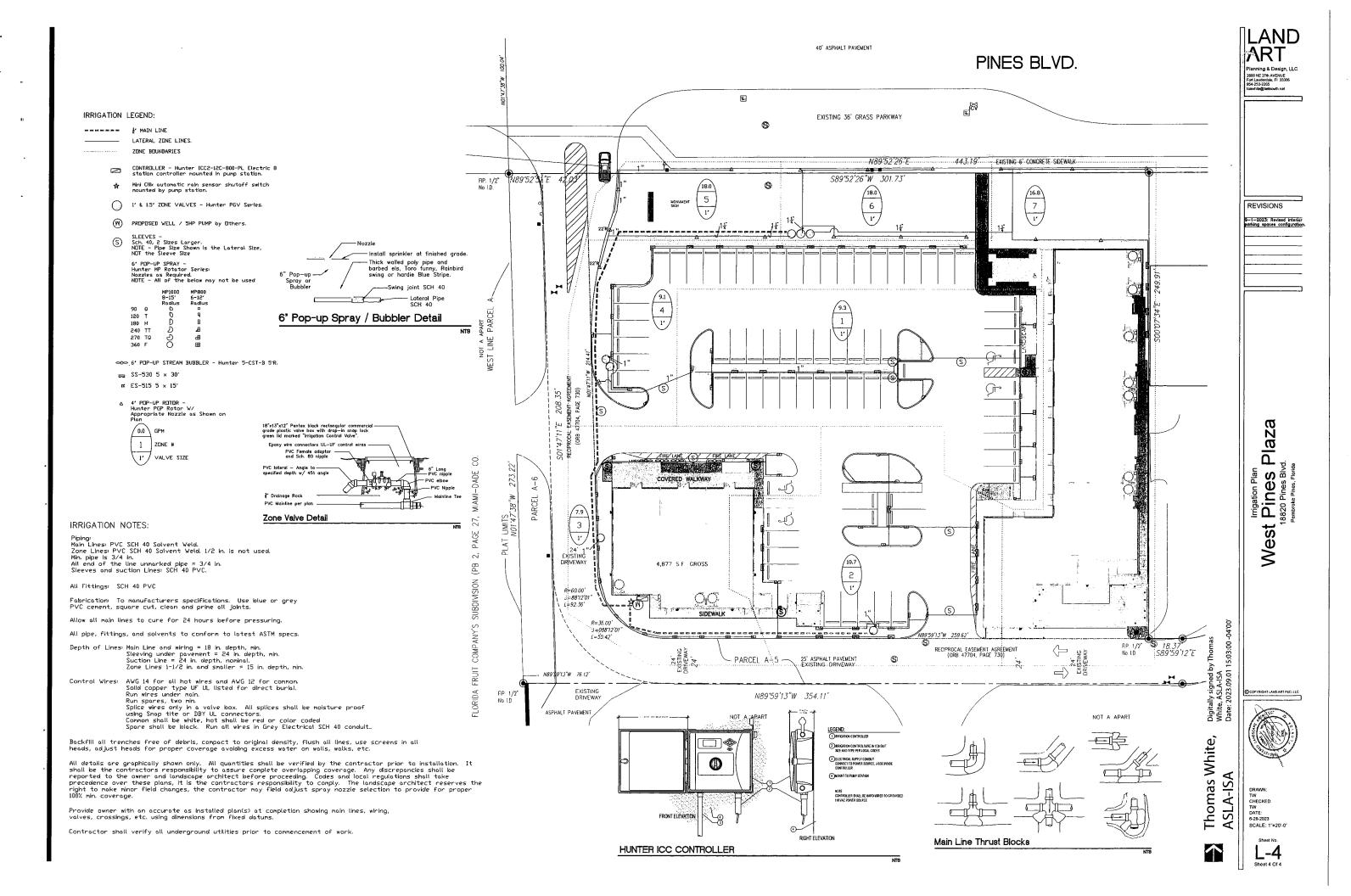
Scape Details / Notes | Pines Planes | 18820 Pines Blvd.

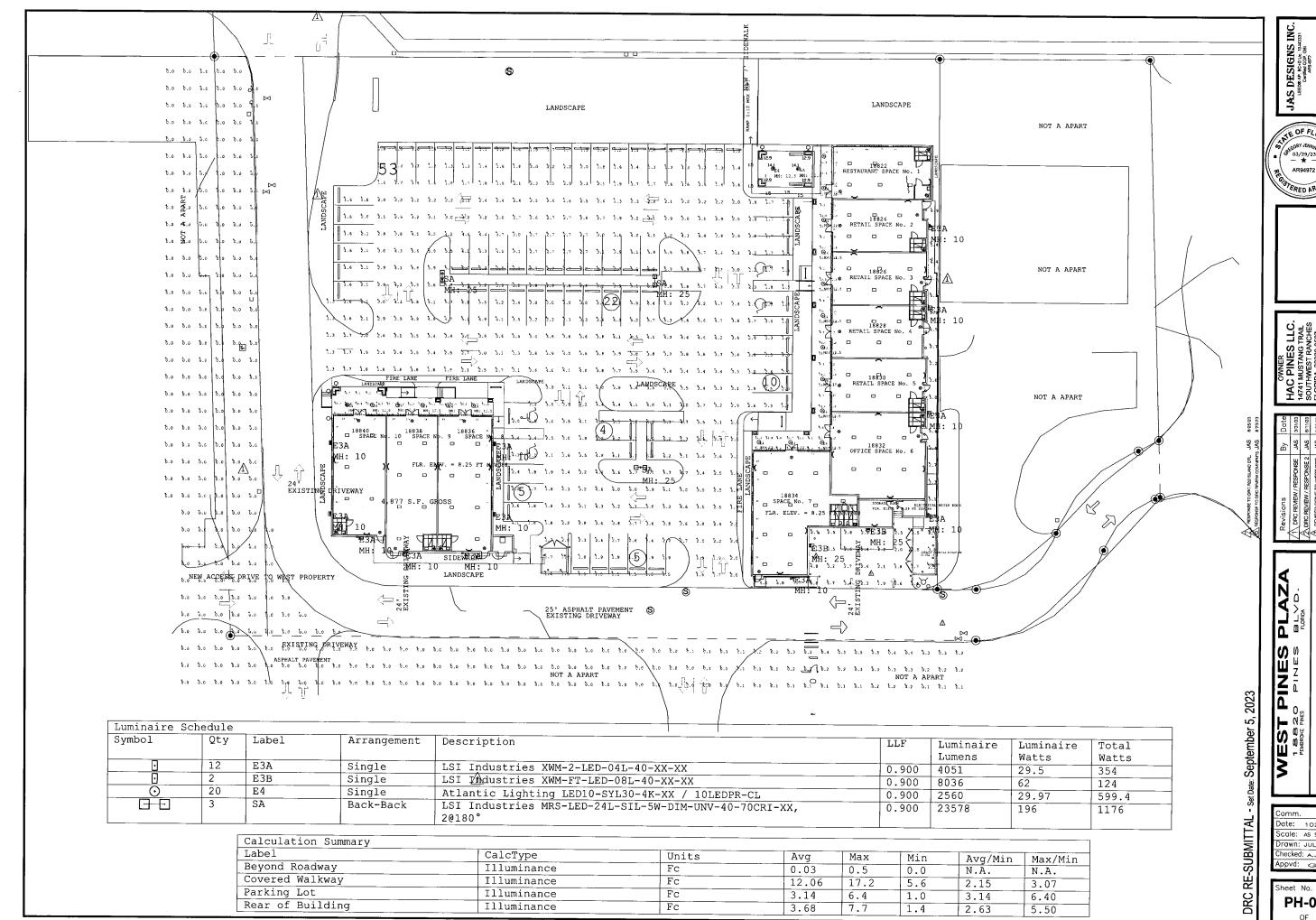
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CHECKED: TW DATE: 8-24-2022 SCALE: NTS

> Sheet No L-3

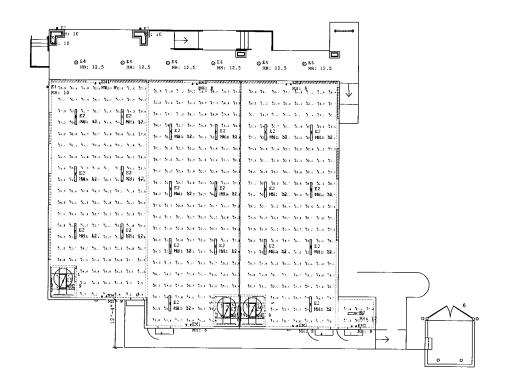


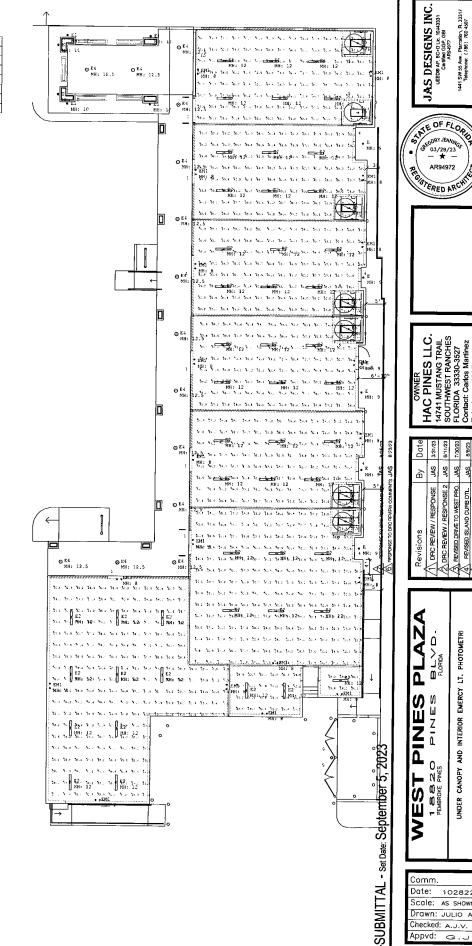


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Sheet No. PH-01

Label	CalcType	Units	Ava	Max	Min	Avg/Min	Max/Min
Covered Canopy 1	Illuminance	Fc	23.85	32.2	9.7	2,46	3.32
Covered Canopy 2	Illuminance	FC	24.19	34.8	15.9	1.52	2.19
Electrical Room 2 Floor	Illuminance	FC	28.37	30.4	27.1	1.05	1.12
Electrical Room Floor	Illuminance	Fc	26.90	28.5	25.8	1.04	1.10
Office Space #10 Floor	Illuminance	Fc	27.72	35.9	6.4	4.33	5.61
Office Space #6 Floor	Illuminance	Fc	24.50	35.3	7.7	3.18	4.58
Office Space #7 Floor	Illuminance	Fc	31.92	40.9	5.3	6.02	7.72
Office Space #8 Floor	Illuminance	Fc	28.37	36.0	13.3	2.13	2.71
Office Space #9 Floor	Illuminance	Fc	27.78	34.3	12.9	2.15	2.66
Restaurant Space #1 Floor	Illuminance	Fc	34.35	44.3	12.2	2.82	3,63
Restroom #1 Floor	Illuminance	Fc	23.03	23.2	22.8	1.01	1.02
Restroom #10_Floor	Illuminance	Fc	23.00	23.1	22.7	1.01	1.02
Restroom #2_Floor	Illuminance	Fc	25.55	26.2	25.1	1.02	1.04
Restroom #3_Floor	Illuminance	Fc	23.05	23.3	22.9	1.01	1.02
Restroom #4_Floor	Illuminance	Fc	23.33	23.9	22.9	1.02	1.04
Restroom #5 Floor	Illuminance	Fc	23.00	23.2	22.8	1.01	1.02
Restroom #6_Floor	Illuminance	FC	23.23	23.9	22.8	1.02	1.05
Restroom #7_Floor	Illuminance	Fc	23.65	25.3	22.9	1.03	1.10
Restroom #8_Floor	Illuminance	FC	23.73	24.1	23.4	1.01	1.03
Restroom #9_Floor	Illuminance	Fc	22.98	23.3	22.8	1.01	1.02
Retail Space #2_Floor	Illuminance	Fc	35.49	45.4	13.1	2.71	3.47
Retail Space #3_Floor	Illuminance	Fc	35.21	44.3	17.0	2.07	2.61
Retail Space #4 Floor	Illuminance	FC	35.87	43.2	24.9	1.44	1.73
Retail Space #5_Floor	Illuminance	Fc	34.67	43.5	17.9	1.94	2.43
Storage_Floor	Illuminance	Fc	31.96	36.1	26.6	1.20	1.36

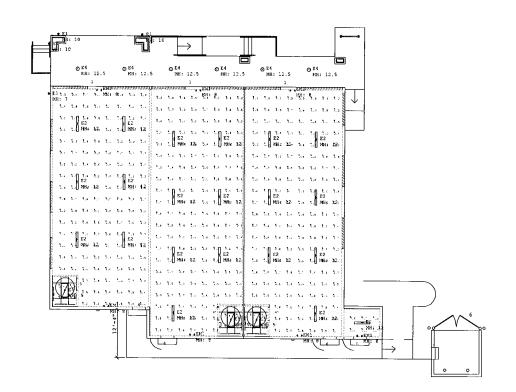


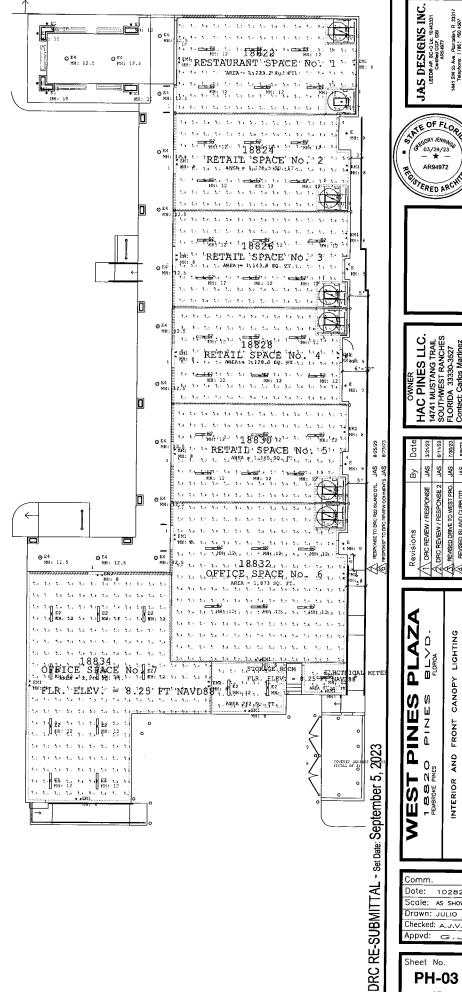


Sheet No. PH-02 OF

Note: All light fixtures luminaries type used are not to exceed 4,000k ct.

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Electrical Room 2_Floor	Illuminance	Fc	2.40	2.9	2.0	1.20	1.45
Electrical Room_Floor	Illuminance	Fc	2.10	2.3	1.8	1.17	1.28
Office Space #10_Floor	Illuminance	FC	1.11	2.6	0.3	3.70	8.67
Office Space #6 Floor	Illuminance	Fc	1.35	3.3	0.3	4.50	11.00
Office Space #7 Floor	Illuminance	Fc	1.44	2.8	0.3	4.80	9.33
Office Space #8 Floor	Illuminance	Fc	1.00	2.5	0.3	3.33	8.33
Office Space #9 Floor	Illuminance	Fc	1.02	2.7	0.2	5.10	13.50
Restaurant Space #1_Floor	Illuminance	Fc	1.16	2.2	0.3	3.87	7.33
Restroom #1 Floor	Illuminance	Fc	3.90	3.9	3.9	1.00	1.00
Restroom #10 Floor	Illuminance	Fc	3.90	3.9	3.9	1.00	1.00
Restroom #2_Floor	Illuminance	Fc	3.88	3.9	3.8	1.02	1.03
Restroom #3 Floor	Illuminance	FC	3.90	3.9	3.9	1.00	1.00
Restroom #4 Floor	Illuminance	Fc	3.90	3.9	3.9	1.00	1.00
Restroom #5 Floor	Illuminance	FC	3.90	3.9	3.9	1.00	1.00
Restroom #6_Floor	Illuminance	Fc	3.90	3.9	3.9	1.00	1.00
Restroom #7_Floor	Illuminance	Fc	3.88	3.9	3.8	1.02	1.03
Restroom #8 Floor	Illuminance	FC	4.00	4.1	3.9	1.03	1.05
Restroom #9 Floor	Illuminance	Fc	3.85	3.9	3.8	1.01	1.03
Retail Space #2 Floor	Illuminance	Fc	1.20	2.3	0.4	3.00	5.75
Retail Space #3 Floor	Illuminance	Fc	1.21	2.3	0.3	4.03	7.67
Retail Space #4 Floor	Illuminance	Fc	1.27	2.5	0.4	3.18	6.25
Retail Space #5 Floor	Illuminance	Fc	1.20	2.2	0.4	3.00	5.50
Storage Floor	Illuminance	Fc	1.47	3.1	0.7	2.10	4.43





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PINES LLC.
MUSTANG TRAIL

Sheet No. PH-03 OF

#### GENERAL NOTES:

- 1. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF PEMBROKE PINES ENGINEERING DIMSON, BROWARD COUNTY DEPARTMENT OF PLANNING AND ENVIRONMENTAL PROTECTION (BCOPEP), BROWARD COUNTY HEALTH DEPARTMENT (BCHD), SOUTH BROWARD DRAINAGE DISTRICT (SBDD), SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD), AND ALL OTHER LOCAL AND NATIONAL CODES WHERE APPLICABLE.
- ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER, SPECIFICALLY, THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) SHALL BE STRICTLY OBSERVED.
- 3. ALL ELEVATIONS ON THE PLANS OR REFERENCED IN THE SPECIFICATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM NAVD88

#### PRECONSTRUCTION RESPONSIBILITIES

- UPON RECEIPT OF NOTICE OF AWARD, THE CONTRACTOR SHALL ARRANGE A PRECONSTRUCTION CONFERENCE TO INCLUDE THE CITY OF PEMBROKE PINES ENGINEERING DIVISION, THE OWNER, THE ENGINEER AND HIMSELF AFTER OBTAINING A CONSTRUCTION PERMIT FROM THE ENGINEERING DIVISION.
- 2. THE CONTRACTOR SHALL OBTAIN A SUNSHINE CERTIFICATION NUMBER AT LEAST 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION.
- 3. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION, ELEVATION, AND MATERIAL OF ALL EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING UTILITIES FOR WHICH HE FAILS TO REQUEST A SUNSHINE CERTIFICATION NUMBER. HE IS RESPONSIBLE AS WELL FOR DAMAGE TO ANY EXISTING UTILITIES WHICH HAVE BEEN PROPERLY LOCATED.
- 5. IF UPON EXCAVATION, AN EXISTING UTILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION OR TO BE OF A SIZE OR MATERIAL DIFFERENT FROM THAT SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER, WHO WILL IN TURN NOTIFY THE CITY OF PEMBROKE PINES FRIGHERING DIVISION

#### INSPECTION

 THE CONTRACTOR SHALL NOTIFY THE CITY OF PEMBROKE PINES ENGINEERING DIVISION AND THE ENGINEER OF RECORD AT LEAST 24 HOURS PRIOR TO BEGINNING CONSTRUCTION AND PRIOR TO THE INSPECTION OF THE SANITARY SEVER AND WATER SYSTEM.

#### HUD DOVINGE

- PRIOR TO ISSUANCE OF CONSTRUCTION PERMIT, A MATERIALS REVIEW LIST SHALL BE SUBMITTED TO AND REVIEWED BY THE ENGINEER OF RECORD AND THE CITY OF PEMBROKE PINES ENGINEERING DIVISION FOR FIRE HYDRANTS, VALVES, PIPING, LIFT STATIONS AND OTHER ACCESSORIES.
- ANY PRODUCT THAT IS NOT ON THIS LIST MUST BE APPROVED IN ADVANCE BY THE ENGINEER OF RECORD AND THE CITY OF PEMBROKE PINES ENGINEERING DIVISION. SUCH APPROVAL REQUIRES THE SUBMISSION OF A SHOP DRAWING (SIX COPIES) FOR EACH PRODUCT. SHOP DRAWINGS WILL ALSO BE REQUIRED FOR ALL NON-STANDARD ITEMS.
- INDIVIDUAL SHOP DRAWINGS FOR ALL PRECAST STRUCTURES ARE REQUIRED AND SHALL BE SUBMITTED TO AND REVIEWED BY THE ENGINEER OF RECORD AND THE CITY OF PEMBROKE PINES ENGINEERING DIVISION PRIOR TO ISSUANCE OF A CONSTRUCTION PERMIT.

#### TEMPORARY FACILITIES

- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES AND ELECTRICITY TO HIS EMPLOYEES AND SUBCONTRACTORS FOR THEIR USE DURING CONSTRUCTION.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A CONSTRUCTION METER FOR ALL WATER USED ON JOB. THE COST OF ALL WATER USED FOR CLEANING, TESTING, ETC. WILL BE THE CONTRACTOR'S RESPONSIBILITY. IF WATER CANNOT BE METERED THEN IT WILL BE CALCULATED.
- 3. MAINTENANCE OF TRAFFIC IN THE PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE MUTCO AND BCTED.\
- 4. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.
- 5. NO TRENCHES OR HOLES NEAR WALKWAYS OR IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTIME HOURS WITHOUT EXPRESS PERMISSION OF THE CITY OF PEMBROKE PINES ENGINEERING DIVISION.

#### PROJECT CLOSEOU

- DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER. UPON FINAL CLEAN UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEPT BROOM CLEAN.
- 2. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED BY THE ENGINEERING DIMSION OF THE CITY OF PEMBROKE PINES, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS WORK, EQUIPMENT, EMPLOYEES OR THOSE OF HIS SUBCONTRACTORS TO A CONDITION AT LEAST EQUIAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE DEFINING OF OPERATIONS. TO THIS END, THE CONTRACTOR SHALL DO AS REQUIRED, ALL NECESSARY HIGHWAY OR DRIVEWAY, SIDEWALK AND LANDSCAPING WORK. SUITABLE MATERIALS AND METHODS SHALL BE USED FOR SUCH RESTORATION.
- 3. WHERE MATERIAL OR DEBRIS HAS WASHED OR FLOWED INTO OR BEEN PLACED IN WATER COURSES, GRAVITY SEWER, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR-DEBRIS SHALL BE RENOVED AND SATISFACTORILY DISPOSED OF DURING PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.
- 4. WHEN WORKING IN AND AROUND EXISTING DRAINAGE CANALS, APPROPRIATE SILT BARRIERS SHALL BE INSTALLED AS REQUIRED BY THE SOUTH BROWARD DRAINAGE DISTRICT.
- 5. THE CONTRACTOR SHALL MAINTAIN ACCURATE AND COMPLETE RECORDS OF WORK ITEMS COMPLETED.
- 6. ALL "AS-BUILT" INFORMATION SUBMITTED TO THE ENGINEER SHALL BE SUFFICIENTLY ACCURATE, CLEAR AND LEGIBLE TO SATISFY THE ENGINEER THAT THE INFORMATION PROVIDES A TRUE REPRESENTATION OF THE IMPROVEMENTS CONSTRUCTED.
- 7. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD ONE COMPLETE SET OF "AS-BUILT" CONSTRUCTION DRAWINGS. THESE DRAWINGS SHALL BE MARKED TO SHOW "AS-BUILT" CONSTRUCTION CHANGES AND DIMENSIONED LOCATIONS AND ELEVATIONS OF ALL IMPROVEMENTS AND SHALL BE SIGNED BY THE CONTRACTOR.
- ALL "AS-BUILT" INFORMATION ON ELEVATIONS, STATIONING OFFSETS AND TIES OF THE WATER, SANITARY SEWER, PAYING AND DRAINAGE SHALL BE CERTIFIED BY A REGISTERED LAND SURVEYOR.
- AS-BUILT INFORMATION ON THE WATER & SEWER SYSTEM SHALL INCLUDE, BUT NOT LIMITED TO, LOCATIONS OF ALL VALVES, FITTINGS, FIRE HYDRANTS, WATER AND SEWER SERVICES, MANHOLES AND TOP-OF-PIPE ELEVATIONS AT 100-FOOT INTERVALS AS A MINIMUM.
- PRIOR TO A FINAL INSPECTION BY THE CITY OF PEMBROKE PINES ENGINEERING DIVISION, THE ENGINEER SHALL SUBMIT TWO (2) SETS OF BLUEPRINTS OF "AS-BUILT" CONSTRUCTION DRAWINGS.
- 11. UPON A FINAL INSPECTION BY THE CITY OF PEMBROKE PINES ENGINEERING DIVISION, THE ENGINEER SHALL SUBMIT TO THE CITY ONE (1) COMPLETE SET OF REPRODUCIBLE MYLARS, THREE (3) SETS OF BLUE PRINTS OF "AS-BUILT" CONSTRUCTION DRAWINGS THAT HAVE BEEN CERTIFIED BY A REGISTERED LAND SURVEYOR AND THE ENGINEER OF RECORD AND COMPUTER FILES OF "AS-BUILT"CONSTRUCTION DRAWINGS ON 3 1/2" FLOPPY DISKS IN AUTOCADD RELEASE 14 FORMAT OR LATEST REVISION.

### WATER DISTRIBUTION AND STORAGE SYSTEM

- THE CONTRACTOR SHALL NOTIFY THE CITY OF PEMBROKE PINES ENGINEERING DIVISION AND THE ENGINEER OF RECORD NO LATER THAN 24 HOURS PRIOR TO MAKING CONNECTIONS TO EXISTING SYSTEMS. A CITY OF PEMBROKE PINES ENGINEERING DIVISION REPRESENTATIVE AND THE ENGINEER OF RECORD MUST BE PRESENT.
- CLEANING OF NEWLY INSTALLED PIPING SYSTEMS SHALL BE ACCOMPLISHED USING PIPE PIGGING METHODS. OPEN FLUSHING SHALL NOT BE ALLOWED WITHOUT PRIOR APPROVAL OF THE CITY OF PEMBROKE PINES ENGINEERING DIVISION. ALL WATER WILL BE ACCOUNTED FOR.
- ALL EFFORTS SHALL BE MADE SO THAT WATER AND FORCE MAINS CROSS ABOVE DRAINAGE LINES WITH ADEQUATE COVER AND SEPARATION. IF THIS IS NOT POSSIBLE, IT SHALL BE INDICATED ON THE PLANS.
- 4. A THREE (3) FOOT LATERAL SEPARATION SHALL BE MAINTAINED BETWEEN WATER/SEWER LINES AND OBSTRUCTIONS (IE., CATCH BASINS, CONCRETE POLES, ETC.) FIVE (5) FOOT FROM TREES.
- 5. SERVICE CONNECTIONS
- A. SERVICE SADDLES SHALL BE DUCTILE IRON EPOXY OR NYLON COATED WITH DOUBLE STAINLESS STEEL STRAPS OR SINGLE WIDE STRAP, SADDLES SHALL CONFORM TO ANSI/AWWA C111/21.11-95 AND ASTM A 588 OR LATEST REVISION.
- B. SERVICE LINES SHALL BE POLYETHYLENE (PE) TUBING AS DESCRIBED IN ANSI/AWWA C901-96, OR LATEST REVISION WITH A WORKING PRESSURE OF 200 PSI (DR 9). PIPE JOINTS SHALL BE OF THE COMPRESSION TYPE TOTALLY CONFINED GRIP SEAL AND COUPLING NUT. POLYETHYLENE SHALL BE EXTRUDED FROM PE 3408 HIGH MOLECULAR WEIGHT MATERIALS AND MUST CONFORM TO ASTM D2737.
- C. CORPORATION STOPS SHALL BE MANUFACTURED OF BRASS ALLOY IN ACCORDANCE WITH ASTM 862 WITH THREADED ENDS.
- D. METER STOPS SHALL BE THE 90 DEGREE LOCKMING TYPE AND SHALL BE OF BRONZE CONSTRUCTION IN ACCORDANCE WITH ASTM B62. METER STOPS SHALL BE CLOSED BUTTON DESIGN AND RESILIENT "O" RING SEALED AGAINST EXTERNAL LEAKAGE AT THE TOP. STOPS SHALL BE EQUIPPED WITH A METER COUPLING NUT ON THE OULET SIDES.
- E. METER AND METER BOXES TWO INCHES OR LESS ARE SUPPLIED AND INSTALLED BY THE CITY OF PEMBROKE PINES AT THE OWNER'S EXPENSE

- 6. TAPPING SLEEVES: TAPPING SLEEVES SHALL BE DUCTILE IRON MEETING ASTM GRADE 65-45-12, MECHANICAL JOINT.
- 7. DOUBLE CHECK VALVE BACKFLOW PREVENTION ASSEMBLY: THE ASSEMBLY SHALL CONFORM TO ANSI/AWWA C510-92 OR LATEST REVISION AND BE CAPABLE OF WITHSTANDING A WORKING PRESSURE OF AT LEAST 150 PSI WITHOUT DAMAGE TO WORKING PARTS OR IMPAIRMENT OF FUNCTION. IT SHALL CONSIST OF TWO INTERNALLY LOADED, INDEPENDENTLY OPERATING CHECK VALVES, LOCATED BETWEEN TWO TIGHTLY CLOSING RESILIENT SEATED SHUT OFF VALVES, WITH FOUR PROPERLY PLACED RESILIENT-SEATED TEST COCKS.
- 8. SERVICE INSTALLATION
- A. COVER OVER SERVICE LINES SHALL BE 18" MINIMUM, 24" MAXIMUM BELOW FINISHED GRADE AND 24" UNDER PAVEMENT.
- B. POLYETHYLENE SHALL BE BEDDED IN BACKFILL OF SAND WITH NO ROCK GREATER THAN 1" IN DIAMETER.
- C. METER STOPS SHALL HAVE 8" TO 10" COVER OR AS REQUIRED FOR PROPER METER/BOX INSTALLATION.
- D. WATER SERVICES UNDER PAVEMENT SHALL BE ENCASED IN A SCHEDULE 80 PVC SLEEVE FOR THE FULL LENGTH OF THE PAVEMENT AND FOR 2' BEYOND THE EDGE.
- E. THE END OF EACH SERVICE CONNECTION SHALL BE MARKED WITH A 2"X4" TREATED STAKE, PAINTED BLUE, EXTENDING 18" (MINIMUM) ABOVE GRADE UNLESS INDICATED OTHERWISE.

#### CRAVITY SEWAGE COLLECTION SYSTEM:

- SERVICE
- A. MINIMUM SLOPE OF ALL SERVICE LINES SHALL BE AS INDICATED IN THE SOUTH FLORIDA BUILDING CODE BROWARD COUNTY EDITION.
- B. SERVICE LATERALS SHALL TERMINATE AT A DEPTH 30" BELOW FINISHED GRADE
- C. EACH SERVICE CONNECTION SHALL BE PLUGGED WATER-TIGHT WITH AN APPROVED PLUG.
- D. THE END OF EACH SERVICE CONNECTION SHALL BE MARKED WITH A 2"X4" TREATED STAKE PAINTED RED, EXTENDING 18" (MIN.) ABOVE GRADE.
- E. CONTRACTOR SHALL ROUGH IN RISER TO 1 FOOT ABOVE FINISHED GRADE AND PLUG. AT PROJECT COMPLETION, CUT BACK TO FINISHED GRADE.
- F. CONNECTION OF SERVICES TO BUILDING'S PLUMBING SHALL BE COORDINATED WITH THE CITY'S BUILDING AND ZONING DEPARTMENT, PLUMBING SECTION





WEST PINES PLAZA 18820 PINES BLVD PFMBROKE PINES, FL

NERAL NOTES AND
SPECIFICATIONS

GENERAL N

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Patricia Bosch

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by Patricia Bosch

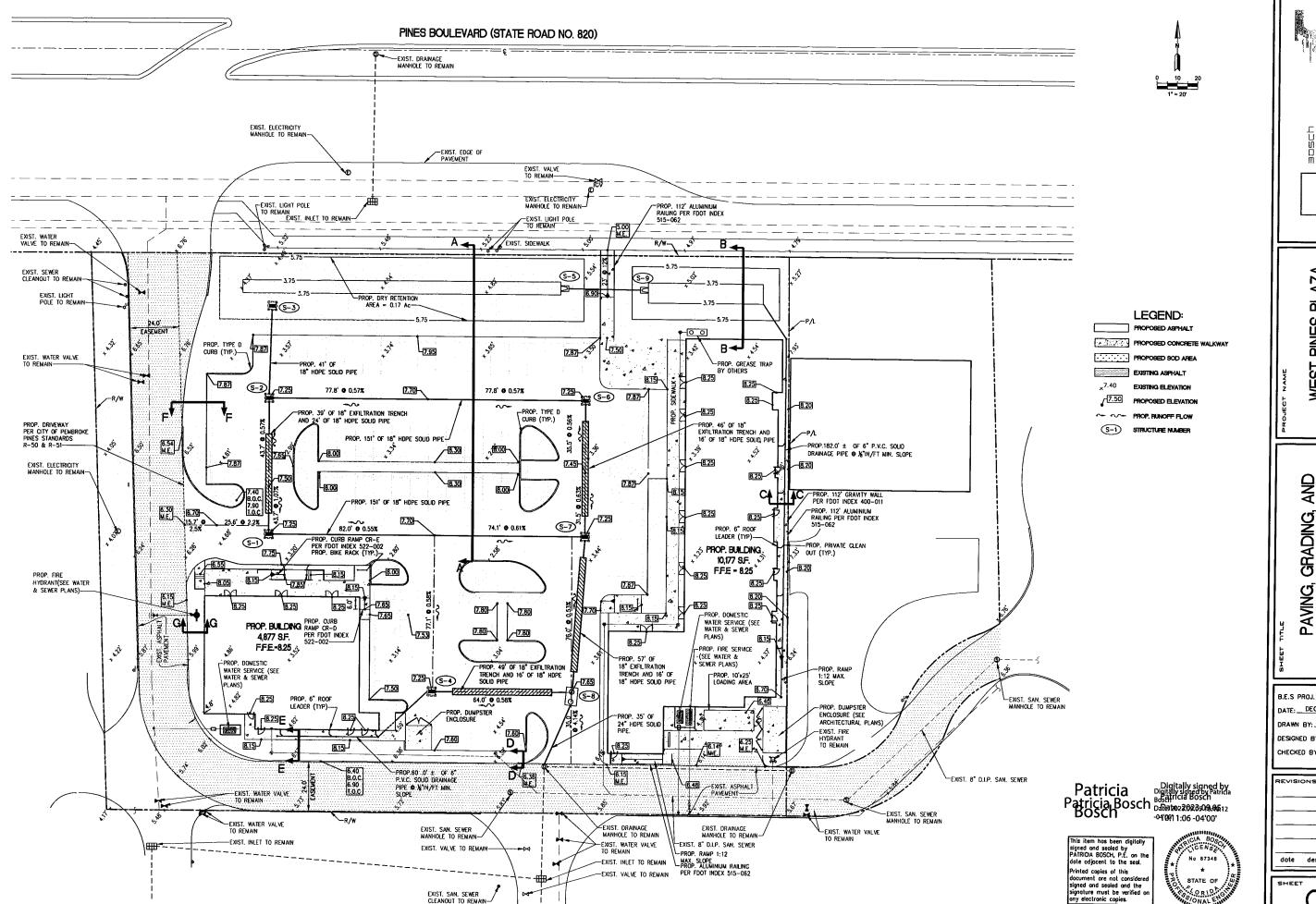
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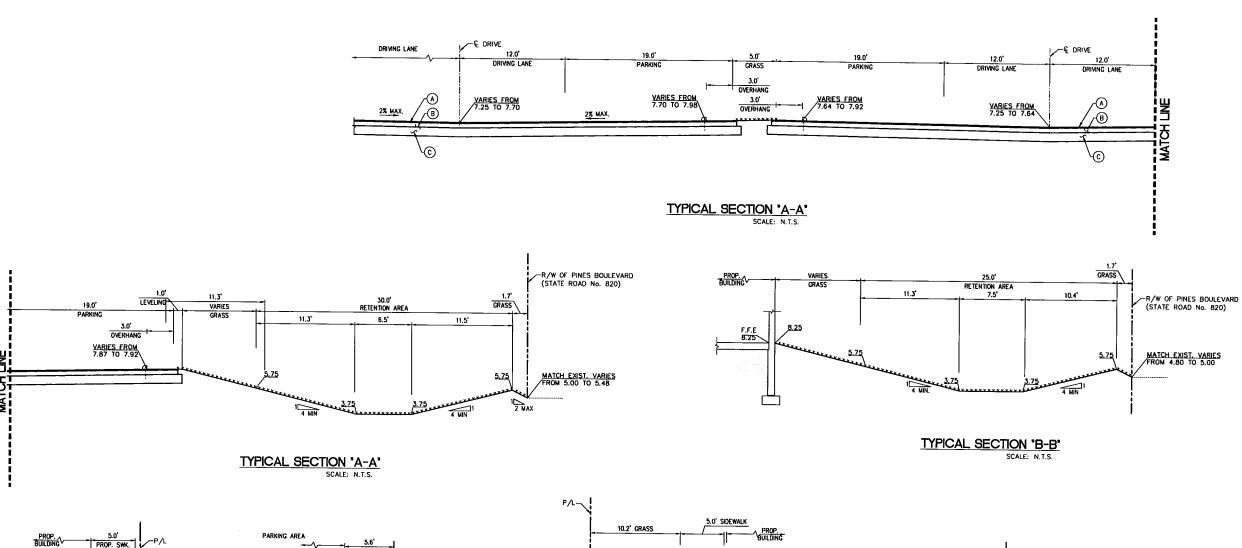
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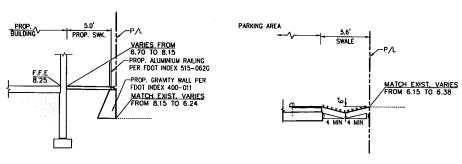
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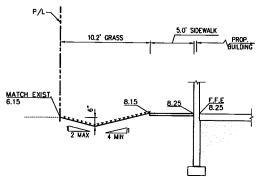
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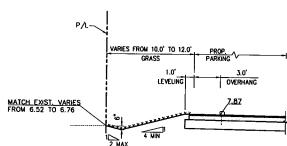








TYPICAL SECTION 'E-E'

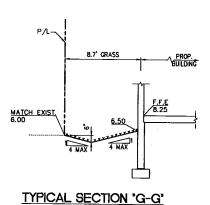


TYPICAL SECTION 'F-F'

## LEGEND:

- $\odot$  1-3/4" COMPACTED FDOT TYPE SP-9.5 ASPHALTIC SURFACE COURSE PLACED IN TWO LIFTS WITH FINAL LIFT BEING 1" THICK
- (B) MINIMUM 8" LIMEROCK BASE COURSE COMPACTED TO 98% OF MAXIMUM DRY DENSITY PER AASHTO T-180 WITH A MINIMUM OF L.B.R. 100 AND CALCIUM CARBONATE CONTENT OF 70%
- © 12" MINIMUM STABILIZED SUBGRADE COMPACTED TO 98% OF MAXIMUM DRY DENSITY PER AASHTO T-180, WITH A MINIMUM OF L.B.R. 40

- 1. TYPE "D" CURB SHALL BE PER FDOT INDEX No. 522-001 AND CITY STANDARD R-26, WHEN CONTINUES ALONG FRONT OF PARKING.
- 2. ALL PAVEMENT CONSTRUCTION SHALL CONFORM TO FDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", AS APPLICABLE PER LATEST EDITION.
  PARKING AREAS SHALL CONFORM TO THE PROVISIONS OF SECTION 154.35 "DESIGN
  3. STANDARDS FOR PARKING AREAS" OF THE CITY CODE OF ORDINANCES OR LATEST CITY ENGINEERING STANDARDS AS CURRENTLY IN EFFECT/REQUIRED FOR PERMIT.
- 4. STOOT CLEAR OVERHANG IS MEASURE FROM EITHER THE INSIDE OF THE PRECAST WHEEL STOP OR THE INSIDE OF THE TYPE "D" CURB TO THE FRONT OF THE PARKING SPACE. FOR RUNS LESS THAN OR EQUAL TO 100 FEET, PAVEMENT SHALL HAVE A MINIMUM CROSS SLOPE OF 1% WITH AN AVERAGE CROSS SLOPE OF 2% MINIMUM AND A LONGITUDINAL SLOPE OF 0.5% MINIMUM (NO EXCEPTIONS). FOR RUNS GREATER THAN 100 FEET, PAVEMENT SHALL HAVE A MINIMUM CROSS SLOPE OF 2% AND A LONGITUDINAL SLOPE OF 1% MINIMUM (NO EXCEPTIONS).





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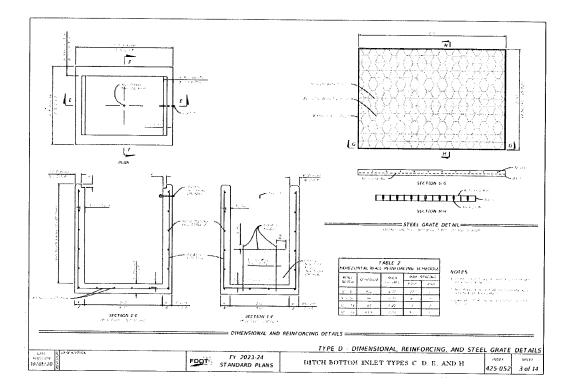
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#### NOTES

- SIDES AND TOP OF TRENCH ONLY TO BE LINED WITH FILTER FABRIC. OVERLAP LINER A MINIMUM OF 2' AT THE TOP OF THE TRENCH.
- BALLAST ROCK SHALL BE FROM FRESH WATER, WASHED AND FREE OF DELETERIOUS MATTER.
- 3. ALL EXFILTRATION TRENCHES SHALL HAVE A POLLUTION RETARDANT BAFFLE AT EACH CONNECTION POINT OF STRUCTURE.
  (SEE POLLUTION RETARDANT BAFFLE DETAIL.)
- 4. GASKETS SHALL BE USED WITH RCP IN EXFILTRATION TRENCH.

EXFILTRATION TRENCH

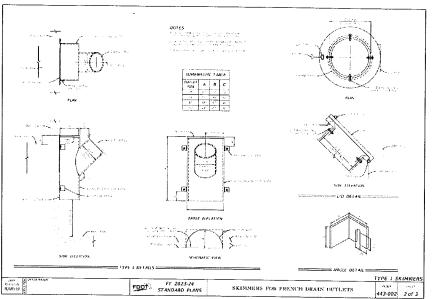


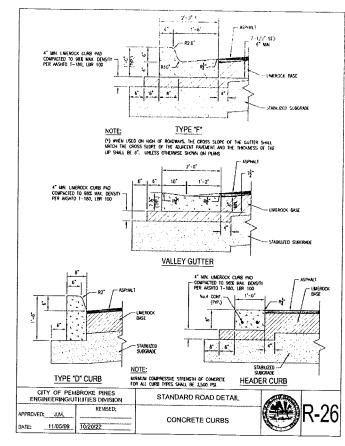
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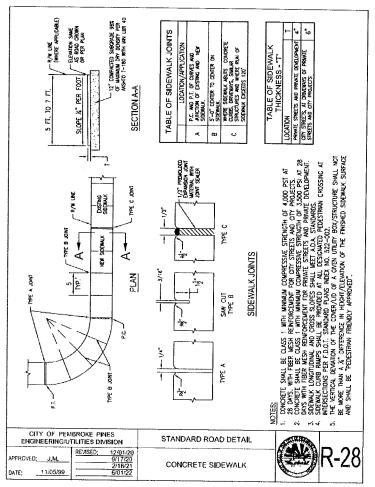
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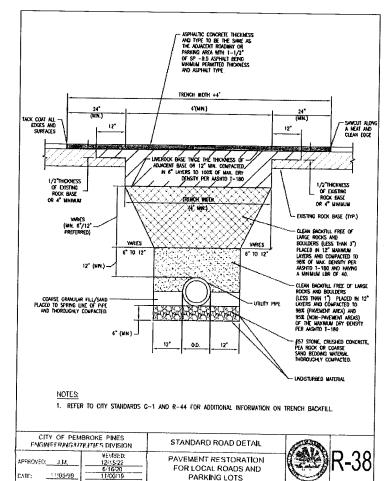
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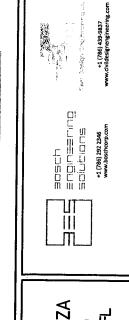












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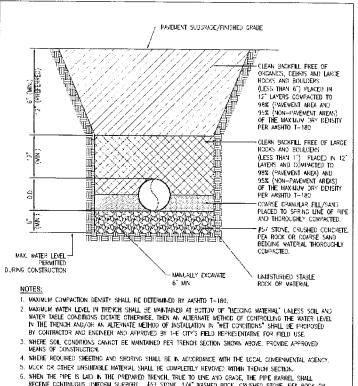
PAVING AND DRAINAGE
DETAILS

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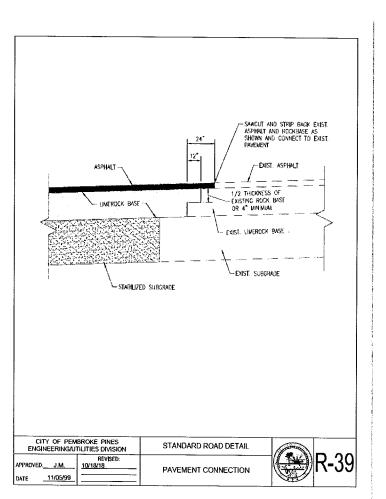
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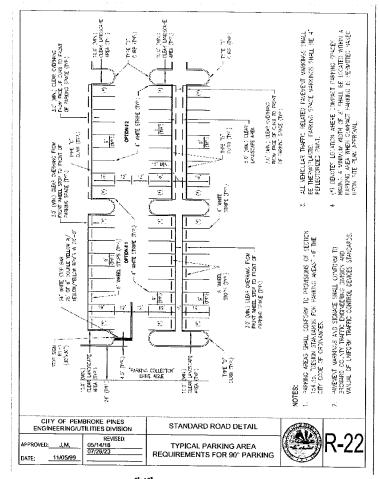
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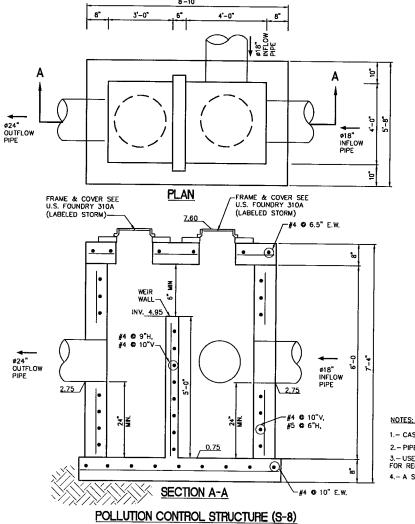
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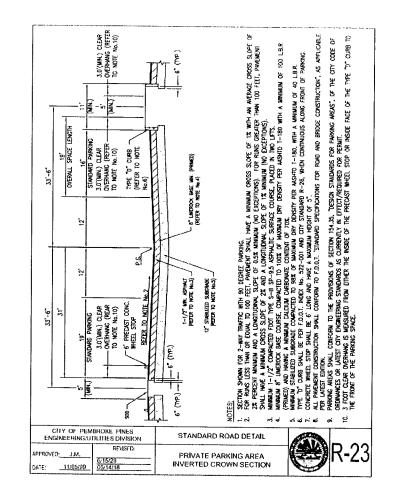


	CUIRED TO BE WRAPPE	OVICE UNIFORM BEGING. D WITH FILTER FAGRIC.	
CITY OF PEMB ENGINEERINGAUTI		STANDARD ROAD DETAIL	
APPROVED: K.M.K. DATE: 10/30/19	REVISED; 12/15/22 01/14/21 02/05/20	TYPICAL TRENCH BACKFILL	R-44









	DRAINAGE STRUCTURE SCHEDULE								
STRUCTURE No.	STRUCTURE TYPE	FRAME AND GRATE	RIM ELEVATION	BOTTOM ELEVATION	PIPE INVERTI ELEVATION	BAFFLES REQUIRED			
S-1	FDOT TYPE "P" (4'X4')	USF 4700-6223	7.25	2.25	3.75 (N,E)	_			
S-2	FDOT TYPE "P" (4'X4')	USF 4700-6223	7.25	2.25	3.75 (N,S,E)	<del>-</del>			
S-3	FDOT TYPE "P" (3.5'X3.5')	USF 4700-6223	5.25	2.25	3.75 (S)	-			
S-4	FDOT TYPE "P" (3.5'X3.5')	USF 4700-6223	7.25	(~)0.75	2.75 (E)	E			
S-5	CROSS DRAIN MITERED END SECTION	FDOT INDEX 430-021			3.75				
S-6	FDOT TYPE "P" (4'X4')	USF 4700-6223	7.25	(-)1.25	2.75 (W,S)	S			
S-7	FDOT TYPE "J" (5'X5')	USF 4700-6223	7.25	(-)1.25	2.75 (W,N,SW)	N, SW			
S-8	CONTROL STRUCTURE								
S~9	CROSS DRAIN MITERED END SECTION	FDOT INDEX	430-021		2.75	-			

1.- CAST TOP SLAB TO FIT WALL USED.

2.- PIPES MAY EXTEND INTO CATCH BASIN A MAXIMUM OF 4". 3.—USE 4,000 psi CONCRETE. (MINIMUM), MAXIMUN W/ C=0.53, GRADE 60 STEEL FOR REBAR AND GRADE 65 FOR WWF.

4.- A SMOOTH LINE OF MORTAR 1/2" THICK INSIDE AND OUTSIDE.

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**WEST PINES PLAZA** 

PAVING AND DRAINAGE DETAILS 2

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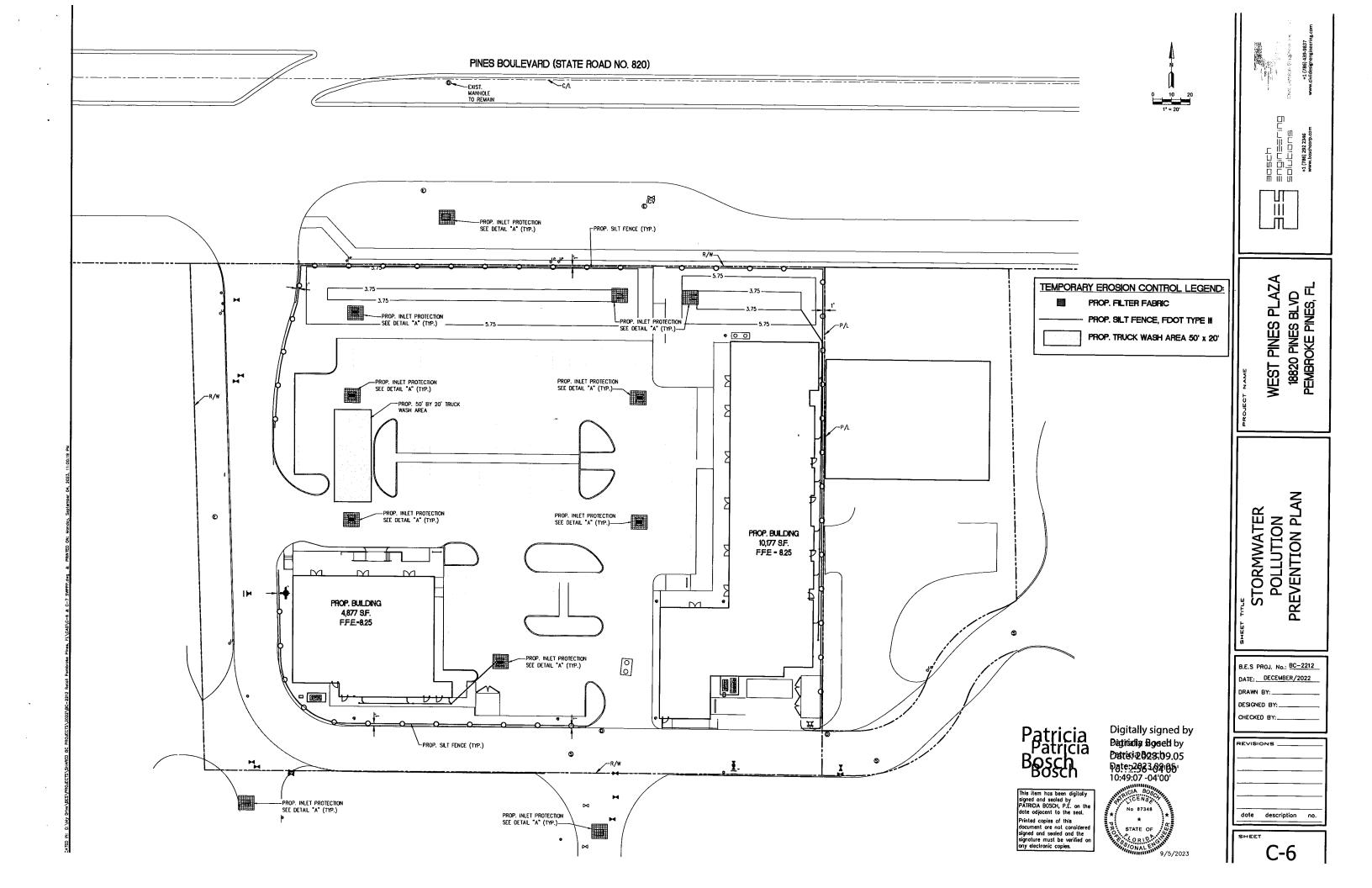
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A. PREVENT LOSS OF SOIL DURING CONSTRUCTION BY STORMWATER RUNOFF AND/OR WIND EROSION, INCLUDING PROTECTING TOPSOIL BY STOCKPILING FOR REUSE.

#### B. SEDIMENTION PROTECTION OF STORM SEWER OR RECEIVING STREAM

C. PREVENT POLLUTING THE AIR WITH DUST AND PARTICULATE MATTER. THE VARIOUS TECHNIQUES OR ACTIONS IDENTRIED UNDER EACH SECTION INDICATE THE APPROPRIATE STUATION WHEN THE TECHNIQUES SHOULD BE EMPLOYED, ALSO IDENTRIED IS A CROSS-REFERENCE TO A DIAGRAM OR TIGURE REPRESENTING THE TECHNIQUE, IT SHOULD BE NOTED THAT THE MEASURES DENTRIED ON THIS PLAN ARE ONLY SUGGESTED BMP(S). THE CONTRACTOR SHALL PROMOE POLLUTION PREVENTION AND EROSION CONTROL MEASURES AS SPECIFIED IN ACCORDANCE WITH THE CURRENT FLORIDA DEPARTMENT OF ENVIRONMENTAL SPECIFED IN AUCONANCE WITH ITE. CURRENT FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (MPDES) REQUIREMENTS. CONTRACTOR SHALL PREPARE REQUIRED NPDES DOCUMENTATION AND OBTAIN PERMIT PRIOR TO COMMENCEMENT OF CONSTRUCTION. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO PREPARE THE REQUIRED NPDES DOCUMENT AND OBTAIN THE NPDES PERMIT, ALL COST ASSOCIATED WITH SUCH WORK SHALL BE DEEMED INCIDENTAL TO THE PROJECT LUMP SUM COST.

THE PLAN ADDRESSES THE FOLLOWING:

- A. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THESE EROSION CONTROL DRAWNGS, THE STANDARD DETAILS, THE NPDES PERMIT (TO BE OBTAINED BY CONTRACTOR) AND ALL SUBSECUENT REPORTS AND RELATED DOCUMENTS,
- B. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THIS DRAWING AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
- C. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMP) IN ALL CONSTRUCTION ACTIVITIES INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
- FUEL SPILLS AND LEAKS PREVENTION
- PREVENT/REDUCE VEHICLE AND EQUIPTIENT WASHING AND STEAM CLEANING VEHICLE AND EQUIPTIENT MAINTENANCE AND REPAIR PROPER OUTDOOR LOADING/UNLOADING OF MATERIALS
- PREVENT/REDUCE OUTDOOR STORAGE OF RAW MATERIALS, PRODUCTS, AND BY-PRODUCTS
- SOLID WASTE MANAGEMENT HAZARDOUS WASTE MANAGEMENT

- HAZARDOUS WASTE MANAGEMENT
  CONCRETE WASTE MANAGEMENT
  SANDBLASTING WASTE MANAGEMENT
  STRUCTURE CONSTRUCTION AND PAINTING
  SPILL PREVENTION AND CONTROL
  CONTAMINATED SOIL MANAGEMENT
- SANITARY/SEPTIC WASTE MANAGEMENT SOIL EROSION CONTROL

Additional best management practices shall be implemented as dictated by conditions at no additional cost to the owner throughout all phases of construction.

- D. BEST MANAGEMENT PRACTICES (BMPS) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
- E. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. CONTRACTOR MUST MAINTAIN ALL PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS ON SITE AT ALL TIMES.
- F. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
- C. CONTRACTOR SHALL BEGIN CLEARING AND GRUBBING THOSE PORTIONS OF THE SITE NECESSARY TO IMPLEMENT PERIMETER CONTROL MEASURES. CLEARING AND GRUBBING FOR THE REMAINING PORTIONS OF THE PROPOSED SITE SHALL COMMENCE ONCE PERIMETER CONTROLS ARE IN PLACE, PERIMETER CONTROLS SHALL BE ACTIVELY MAINTAINED UNTIL SAID AREAS HAVE BEEN STABILIZED AND SHALL BE REMOVED ONCE FINAL STABILIZATION IS
- H. GENERAL EROSION CONTROL BMPS SHALL BE EMPLOYED TO MINIMIZE SOIL EROSION AND POTENTIAL LAKE SLOPE CAVE-INS. WHILE THE VARIOUS TECHNIQUES REQUIRED WILL BE SITE AND PLAN SPECIFIC, THEY SHOULD BE EMPLOYED AS SOON AS POSSIBLE DURING CONFERINGERS.
- I. ON-SITE & OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
- ${\sf J.}$  Surface water quality shall be maintained by employing the following BMP's in the construction planning and construction of all improvements.

- A. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT FROM DETENTION PONDS AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
- B. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- C. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (COMPOST SOCK DEVICES, ETC.) TO PREVENT EROSION.
- WHERE PRACTICAL, STORMWATER SHALL BE CONVEYED BY SWALES.
- E. EROSION CONTROL MEASURES SHALL BE EMPLOYED TO MINIMIZE TURBIDITY OF SURFACE WATERS LOCATED DOWNSTREAM OF ANY CONSTRUCTION ACTIVITY. WHILE THE VARIOUS MEASURES REQUIRED WILL BE SITE SPECIFIC, THEY SHALL BE EMPLOYED AS NEEDED IN ACCORDANCE WITH THE FOLLOWING. ACCORDANCE WITH THE FOLLOWING:
- IN GENERAL, EROSION SHALL BE CONTROLLED AT THE FURTHEST PRACTICAL UPSTREAM
- 1. IN GENERAL, EROSION SHALL BE CONTROLLED AT THE FURTHEST PRACTICAL UPSTREAN LOCATION.
  2. STORMWATER INLETS SHALL BE PROTECTED DURING CONSTRUCTION. PROTECTION MEASURES SHALL BE EMPLOYED AS SOON AS PRACTICAL DURING THE VARIOUS STACES OF INLET CONSTRUCTION. SLIT BARRIERS SHALL REMAIN IN PLACE UNTIL SODDING AROUND INLETS IS COMPLETE.
  3. WHEN NESSEE A TEMPORARY SERVICENT TRAD SIGNO BE CONSTRUCTED TO DESCRIPTION.
- INLETS TO COMPILE IR.

  3. WHEN NEEDED A TEMPORARY SEDIMENT TRAP SHOLD BE CONSTRUCTED TO DETAIN SEDIMENT—LADEN RUNOFF FROM DISTURBED AREAS.
- F. SILT BARRIERS, ANY SILT WHICH ACCUMULATES BEHIND THE BARRIERS, AND ANY FILL USED TO ANCHOR THE BARRIERS SHALL BE REMOVED PROMPTLY AFTER THE END OF THE MAINTENANCE PERIOD SPECIFIED FOR THE BARRIERS.
- 1. CONTRACTOR TO CONSIDER POTENTIAL DEWATERING ACTIVITIES WHEN PREPARING BID DOCUMENTS FOR THIS PROJECT.
- CONTRACTOR SHALL OBTAIN ANY NECESSARY DEWATERING PERMITS AS SITE CONDITIONS AND CONSTRUCTION ACTIVITIES REQUIRE.
- AND CONSTRUCTION ACTIVITIES REQUIRE.

  3. CONTRACTOR TO USE BEST MANAGEMENT PRACTICES TO ENSURE COMPLIANCE WITH NPDES AND WATER MANAGEMENT DISTRICT REGULATIONS FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES AND DEWATERING OPERATIONS.

- 4. IT SHOULD BE NOTED THAT THE MEASURE IDENTIFIED ON THIS PLAN ARE ONLY SUGGESTED BMP(S). THE CONTRACTOR SHALL PROVIDE POLLUTION PREVENTION AND EROSION CONTROL MEASURES AS NECESSARY TO CONFORM TO CURRENT CITY, FDEP AND SEMMO
- COUES AND SPECIFICATIONS.

  G. SLOPES OF BANKS OF RETENTION/DETENTION PONDS SHALL BE CONSTRUCTED NOT STEEPER THAN 3H: IV FROM TOP OF BANK TO TWO FEET BELOW NORMAL WATER LEVEL, AS APPLICABLE, H. SOO SHALL BE PLACED FOR A 2-FOOT WIDE STRIP ADJOINING ALL CURRING AND AROUND ALL INLETS. SOD SHALL BE PLACED BEFORE SLT BARRIERS ARE REMOVED.

  INLETS. SOD SHALL BE PLACED BEFORE SLT BARRIERS ARE REMOVED.

  WHERE REQUIRED TO PREVENT ERGISON FROM SHEET FLOW ACROSS BARE CROUND FROM ENTERING A LAKE OR SWALE, A TEMPORARY SEDIMENT SUMP SHALL BE CONSTRUCTED.

FILTER FABRIC SHOULD BE USED FOR STORM DRAIN INLET PROTECTION BEFORE FINAL

## WIND EROSION CONTROL PRACTICES:

- A. WIND EROSION SHALL BE CONTROLLED BY EMPLOYING THE FOLLOWING METHODS AS NECESSARY AND APPROPRIATE:
- BARE EARTH AREAS SHALL BE WATERED DURING CONSTRUCTION AS NECESSARY TO MINIMIZE THE TRANSPORT OF FUGITIVE DUST. IT MAY BE NECESSARY TO LIMIT CONSTRUCTION VEHICLE SPEED IF BARE EARTH HAS NOT BEEN EFFECTIVELY WATERED. IN NO CASE SHALL FUGITIVE DUST BE ALLOWED TO LEAVE THE SITE UNDER CONSTRUCTION.
   DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY. STOPPED SHALL BE PERMANENTLY SEEDES (SEE PERMANENT STABALIZATION PRACTICES FOR DETAILS). THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS, REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN. CLEARED SITE DEVELOPMENT AREAS NOT CONTINUALLY SCHEDULED FOR CONSTRUCTION ACTIVITIES SHALL BE COVERED WITH HAY OR OVERSEEDED AND PERIODICALLY WATERED SUFFICIENTLY TO STABILIZE THE TEMPORARY GROUNDCOVER (SEE TEMPORARY STABALIZATION PRACTICES FOR DETAILS).
- AT ANY TIME BOTH DURING AND AFTER SITE CONSTRUCTION THAT WATERING AND YOR VEGETATION ARE NOT EFFECTIVE IN CONTROLLING WIND EROSION AND/OR TRANSPORT OF FUGTIVE DUST, OTHER METHODS AS ARE NECESSARY FOR SUCH CONTROL SHALL BE EMPLOYED. THESE METHODS SHOULD INCLUDE ERECTION OF DUST CONTROL FENCES. A 6-FT GEOTEXTILE FILTER FIBER SHOULD BE HANGING AGAINST THE EXISTING CHAIN LINK SENCE AND CASE OF THE PROPERTY OF
- B. ALL DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

#### STABILIZATION PRACTICES:

SHALL BE IN ACCORDANCE WITH DEP DOCUMENT NO 62-621.300(4)(a)

## STRUCTURAL PRACTICES:

SHALL BE IN ACCORDANCE WITH DEP DOCUMENT NO 62-621.300(4)(0)

- A. WASTE MATERIALS ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN A METAL DUMPSTER WITH A SECURE LID IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. ALL TRASH AND CONSTRUCTION DEERIS FROM THE SITE SHALL BE DEPOSITED IN THE DUMPSTER. THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITIES TO HAVE THE DUMPSTER ENPIRED AT LEAST TWICE A WEEK AND THE WASTE TAKEN TO AN APPROPRIATE LANDRILL NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE. THE SUPERINTENDENT SHALL ORGANIZE TRAINING FOR THE EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH WASTE MATERIALS. THE SUPERINTENDENT SHALL BE RESPONSIBLE FOR POSTING AND ENFORCING WASTE MATERIAL, PROCEDURES. ENFORCING WASTE MATERIAL PROCEDURES.
- B. HAZARDOUS WASTE HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE 4. WITH ALL LOCAL AND STATE LAWS OR AS DIRECTED BY THE MANUFACTURER. THE SUPERINTENDENT SHALL ORGANIZE THE PROPER TRAINING FOR EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH HAZARDOUS WASTE MATERIALS. THESE PROCEDURES SHALL BE POSTED ON THE SITE. THE PERSON WHO MANAGES THE SITE SHALL BE RESPONSIBLE FOR ENFORCING THE PROCEDURES.
- C. SANITARY WASTE SANITARY WASTE SHALL BE COLLECTED AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITY FOR COLLECTION OF THE SANITARY WASTE AT LEAST THREE TIMES A WEEK TO PREVENT SPILLAGE ONTO THE SITE.
- D. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

- A. STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO REDUCE SEDIMENT TRACKING OFFSTE. THE MAJOR ROAD CONNECTED TO THE PROJECT SHALL BE CLEANED ONCE A DAY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK RESULTING FROM CONSTRUCTION TRAFFIC. ALL TRUCKS HAULING MATERIALS OFFSTE SHALL BE COVERED WITH A TARPAULIN.
- B. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATION PORTABLE FACILITIES, GFFICE TRAILERS, AND TOLET FACILITIES, HEAVY CONSTRUCTION EQUIPMENT PARKING AND MAINTENANCE AREAS SHALL BE DESIGNED TO PREVENT OIL, GREASE, AND LUBRICANTS FROM ENTERING SITE DRAINAGE FEATURES INCLUDING STORAWATER COLLECTION AND TREATIENT SYSTEMS. CONTRACTORS SHALL PROMDE BROAD DIKES, HAY BALES OR SLIT SCREEMS AROUND, AND SEDIMENT SULDES WITHIN, SUCH AREAS AS REQUIRED TO CONTAIN SPILLS OF OIL, GREASE OR LUBRICANTS. CONTRACTORS SHALL HAVE AVAILABLE, AND SHALL USE, ABSORBENT FILTER PADS TO CLEAN UP SPILLS AS SOON AS POSSIBLE AFTER OCCURRENCE.
- C. ALL WASH WATER FROM CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC. SHALL BE DETAINED ON SITE AND SHALL BE PROPERLY TREATED OR DISPOSED.
- D. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROMSIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
- E. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

- ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
- A. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW 5. PREPARE CLEARING AND GRUBBING OF THE SITE, (IF APPLICABLE) SIGNS OF UNDERMINING, OR DETERIORATION.
- B. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS NAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RE-SEEDED AS NEEDED.
- C. THE COMPOST ROCK FILTRATION DEVICE SHALL BE INSPECTED PERIODICALLY FOR HEIGHT OF SEDIMENT AND CONDITION OF DEVICE. COMPOST SOCK SHALL BE REPAIRED TO ITS ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE COMPOST SOCK WHEN IT REACHES ONE—THIRD THE HEIGHT OF THE COMPOST SOCK.
- D. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEBMAG
- E. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.

- F. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. THE SEDIMENT BASINS/DITCHES SHALL BE CHECKED MONTHLY FOR DEPTH OF SEDIMENT. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 10% AND AFTER CONSTRUCTION IS COMPLETE.
- G. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN SEVEN CALENDAR DAYS FOLLOWING THE INSPECTION.DIVERSON DIKES SHALL BE INSPECTED MONTHLY. ANY BREACHES SHALL BE PROMPTLY REPAIRED.
- H. A MAINTENANCE REPORT SHALL BE COMPLETED DAILY AFTER EACH INSPECTION OF THE SEDIMENT AND EROSION CONTROL METHODS. THE REPORTS SHALL BE FILED IN AN ORGANIZED MANNER AND RETAINED ON-SITE DURING CONSTRUCTION. AFTER CONSTRUCTION IS COMPLETED, THE REPORTS SHALL BE SAVED FOR AT LEAST THREE YEARS. THE REPORTS SHALL BE AVAILABLE FOR ANY AGENCY THAT HAS JURISDICTION OVER EROSION CONTROL.
- I. ALL REPAIRS MUST BE MADE WITHIN 24 HOURS OF REPORT.
- J. THE SUPERINTENDENT SHALL ORGANIZE THE TRAINING FOR INSPECTION PROCEDURES AND PROPER EROSION CONTROL METHODS FOR EMPLOYEES THAT COMPLETE INSPECTIONS AND REPORTS.
- K. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE—HALF THE HEIGHT OF THE SILT FENCE.

#### SPILL PREVENTION AND CONTROL:

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

- A. GOOD HOUSEKEEPING

  1. SUPERINTENDENT SHALL INSPECT PROJECT AREA DAILY FOR PROPER STORAGE, USE, AND DISPOSAL OF CONSTRUCTION MATERIALS.

  2. STORE ONLY ENOUGH MATERIAL ON SITE FOR PROJECT COMPLETION.

  3. ALL SUBSTANCES SHOULD BE USED BEFORE DISPOSAL OF CONTAINER.

  4. ALL CONSTRUCTION MATERIALS STORED SHALL BE ORGANIZED AND IN THE PROPER

- CONTAINER AND IF POSSIBLE, STORED UNDER A ROOF OR PROTECTIVE COVER.

  5. PRODUCTS SHALL NOT BE MIXED UNLESS DIRECTED BY THE MANUFACTURER. ALL PRODUCTS SHALL BE USED AND DISPOSED OF ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
- B. HAZARDOUS PRODUCTS

  1. MATERIALS SHOULD BE KEPT IN ORIGINAL CONTAINER WITH LABELS UNLESS THE ORIGINAL CONTAINERS CANNOT BE RESEALED. IF ORIGINAL CONTAINERS CANNOT BE USED, LABELS AND PRODUCT INFORMATION SHALL BE SAVED.

  2. PROPER DISPOSAL PRACTICES SHALL ALWAYS BE FOLLOWED IN ACCORDANCE WITH MANUFACTURER AND LOCAL/STATE REGULATIONS.
- C. PRODUCT SPECIFIC PRACTICES

  1. PETROLEUM PRODUCTS MUST BE STORED IN PROPER CONTAINERS AND CLEARLY LABELED.

  VEHICLES CONTAINING PETROLEUM PRODUCTS SHALL BE PERIODICALLY INSPECTED FOR LEAKS. PRECAUTIONS SHALL BE TAKEN TO AVOID LEAKAGE OF PETROLEUM PRODUCTS ON
- SITE.

  2. THE MINIMUM AMOUNT OF FERTILIZER SHALL BE USED AND MIXED INTO THE SOIL IN ORDER TO LIMIT EXPOSURE TO STORM WATER. FERTILIZERS SHALL BE STORED IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

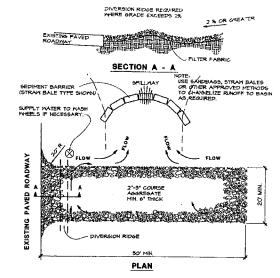
  3. PAINT CONTAINERS SHALL BE SEALED AND STORED WHEN NOT IN USE. EXCESS PAINT MUST BE DISPOSED OF IN AN APPROVED MANNER.

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

- D. THE FOLLOWING CLEAN-UP EQUIPMENT MUST BE KEPT ON-SITE NEAR THE NATERIAL STORAGE AREA: GLOVES, MOPS, RAGS, BROOMS, DUST PANS, SAND, SAWDUST, LIQUID ABSORBER, GOGGLES, AND TRASH CONTAINERS.
- E. SUFFICIENT OIL AND CREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ONSITE AND READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- ALL SPILLS SHALL BE CLEANED UP AS SOON AS POSSIBLE.
- G. WHEN CLEANING A SPILL, THE AREA SHOULD BE WELL VENTILATED AND THE EMPLOYEE SHALL WEAR PROPER PROTECTIVE COVERING TO PREVENT INJURY.
- TOXIC SPILLS MUST BE REPORTED TO THE PROPER AUTHORITY REGARDLESS OF THE SIZE OF
- I. AFTER A SPILL, THE PREVENTION PLAN SHALL BE REVIEWED AND CHANGED TO PREVENT FURTHER SIMILAR SPILLS FROM OCCURRING. THE CAUSE OF THE SPILL, MEASURES TO PREVENT IT, AND HOW TO CLEAN THE SPILL UP SHALL BE RECORDED.
- J. THE SUPERINTENDENT SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR AND IS RESPONSIBLE FOR THE DAY TO DAY SITE OPERATIONS. THE SUPERINTENDENT ALSO OVERSEES THE SPILL PREVENTION PLAN AND SHALL BE RESPONSIBLE FOR EDUCATING THE EMPLOYEES ABOUT SPILL PREVENTION AND CLEANUP PROCEDURES.

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAY DOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEN ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

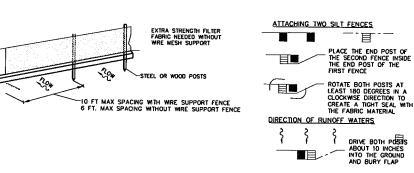
- CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AND INSTALL SILT FENCE
- 2. DEMOLISH EXISTING STRUCTURES, (IF APPLICABLE)
- 3. CONSTRUCT AND STABILIZE SEDIMENT BASIN AND DRAINAGE SWALES WITH APPROPRIATE OUTFALL STRUCTURES (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL CONTROL DEVICES LISTED ABOVE)
- INSTALL AND STABILIZE ANY NECESSARY HYDRAULIC CONTROL STRUCTURES (DIKES, CHECK DAMS, OUTLET TRAPS, ETC.)
- 6. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES
- PERFORM MASS GRADING, ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE
- 8. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE AS REQUIRED BY CENERIC PERMIT.
  HALT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEER CONSULTANT TO PERFORM INSPECTION AND CERTIFICATION OF BMPS. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE—CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.
  CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING ALL DEWATERING PERMITS NECESSARY FOR CONSTRUCTION.

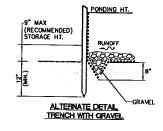


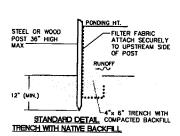
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY 3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABLIZED MITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAF OR SEDIMENT BASIN.



PROP. FILTER FABRIC FILTER FABRIC DETAIL "A"







# TEMPORARY EROSION AND TURBIDITY CONTROL DETAILS

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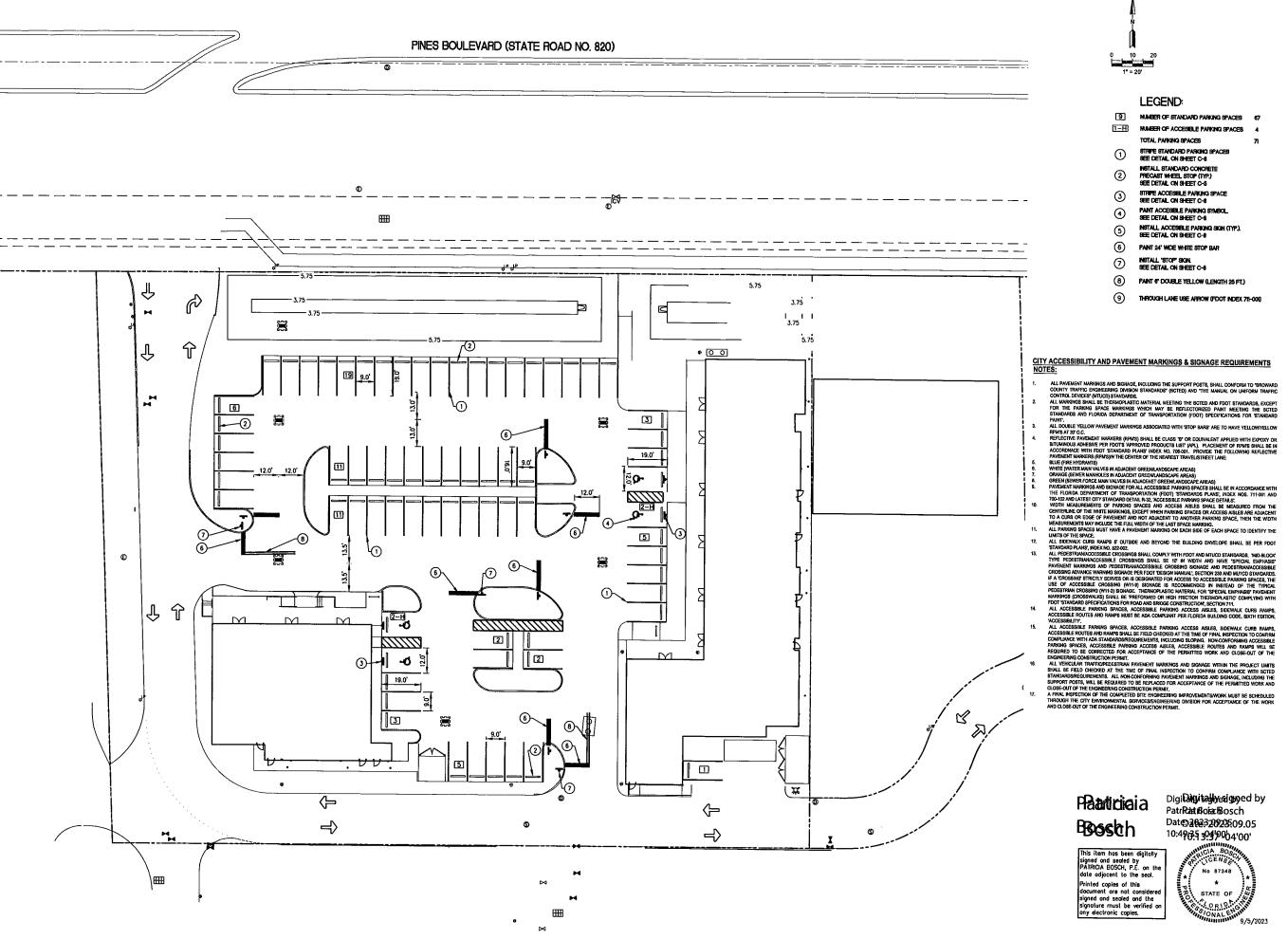
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18820 WEST

STORMWATER POLLUTION PREVENTION DETAILS

B.E.S PROJ. No.: BC-2212 DATE: DECEMBER/2022 DRAWN BY: DESIGNED BY:\_ CHECKED BY:\_

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## LEGEND:

- 9 NUMBER OF STANDARD PARKING SPACES 67 1-H NUMBER OF ACCESSILE PARKING SPACES 4
- TOTAL PARKING SPACES
- STREE STANDARD PARKING SPACES SEE DETAIL ON SHEET C-8 ①
- INSTALL STANDARD CONCRETE PRECAST WHEEL STOP (TYP) SEE DETAIL ON SHEET C-5 2
- STREE ACCESSILE PARKING SPACE SEE DETAIL ON SHEET C-8 3
- PANT ACCESSILE PARKING SYMBOL. SEE DETAIL ON SHEET C-8 **④**
- NSTALL ACCESIBLE PARKING SIGN (TYP.). SEE DETAIL ON SHEET C-8
- 6 PAINT 24' WIDE WHITE STOP BAR
- INSTALL "STOP" SIGN. SEE DETAIL ON SHEET C-6
- 0
- **B** PAINT 6" DOUBLE YELLOW (LENGTH 25 FT.)
- THROUGH LANE USE AFROW (FDOT INDEX 711-001)

# CITY ACCESSIBILITY AND PAVEMENT MARKINGS & SIGNAGE REQUIREMENTS NOTES:

- ALL PAVEMENT MARKINGS AND SIGNAGE, INCLUDING THE SUPPORT FOSTS, SHALL CONFORM TO "BROWARD COUNTY TRAFFIC ENGINEERING DIVISION STANDARDS" (SCTED) AND "THE MANUAL ON UNFORM TRAFFIC CONTROL DEVOCES (MULTUD) STANDARDS, SCCEPT ALL MARRINGS SHALL BE THERMOFLASTIC MATERIAL MEETING THE BOTTED AND FOOT STANDARDS, SCCEPT FOR THE PARKING SPACE MARKINGS WHICH MAY BE REFLECTORIZED PART MEETING THE SOTTED STANDARDS AND FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) SPECIFICATIONS FOR "STANDARD PAINT".

- ALL ACCESSIBLE PARKING SPRICES, INJURESHIP PARKING ACCESS HISTERS, SIDEWALK CURB FRAMPS, ACCESSIBLE PARKING SPACES, ACCESSIBLE PARKING SPACES, ACCESSIBLE PARKING SPACES, ACCESSIBLE PARKING ACCESSIBLE PARKING SPACES, ACCESSIBLE PARKING ACCESSIBLE PARKING ACCESSIBLE PARKING ACCESSIBLE ROUTES AND RAMPS SHALL BE FIELD CHECKED AT THE TIME OF FIRML RESPECTION TO COMPIRM ACCESSIBLE PARKING SPACES, ACCES

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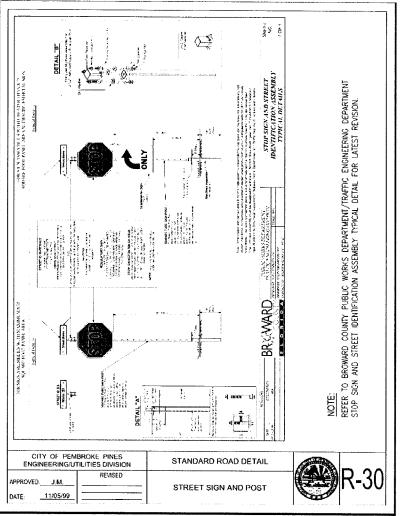


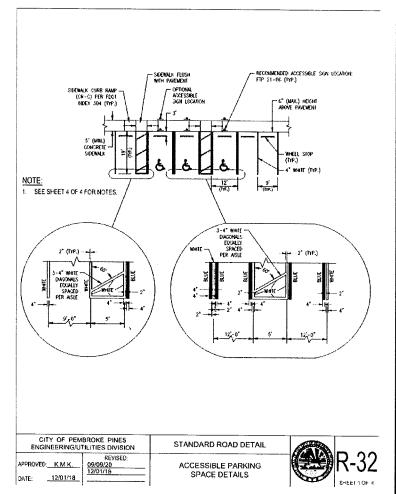
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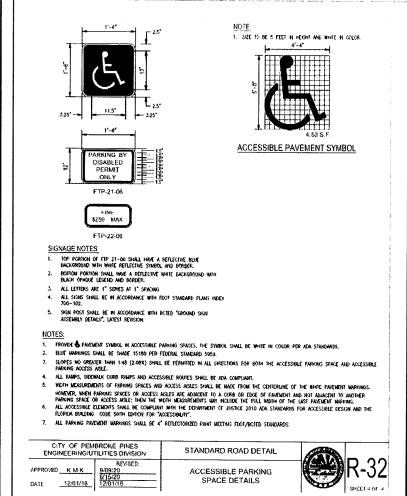
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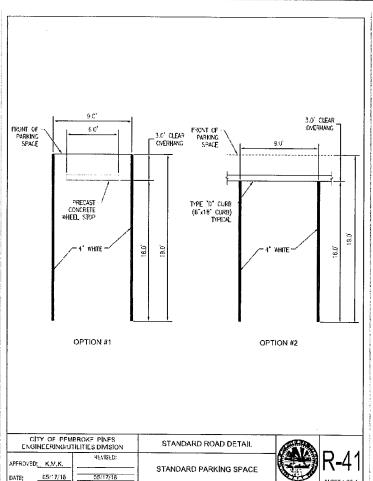
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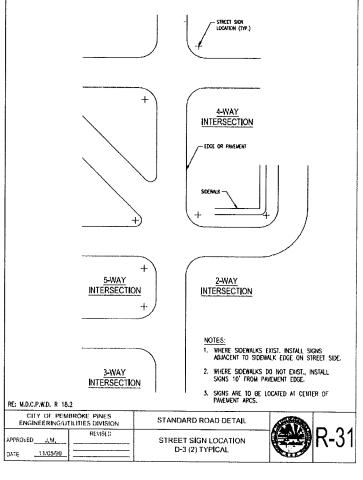
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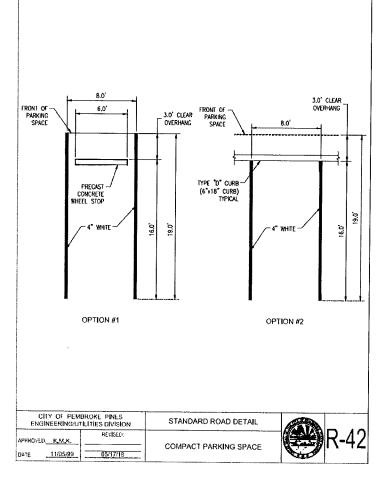
















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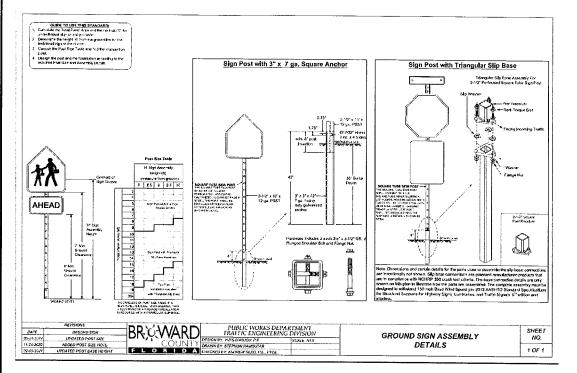
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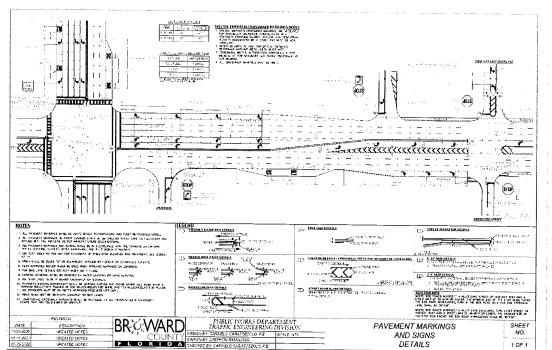
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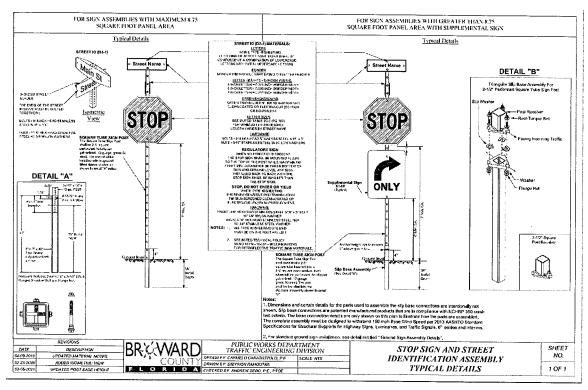
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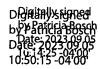
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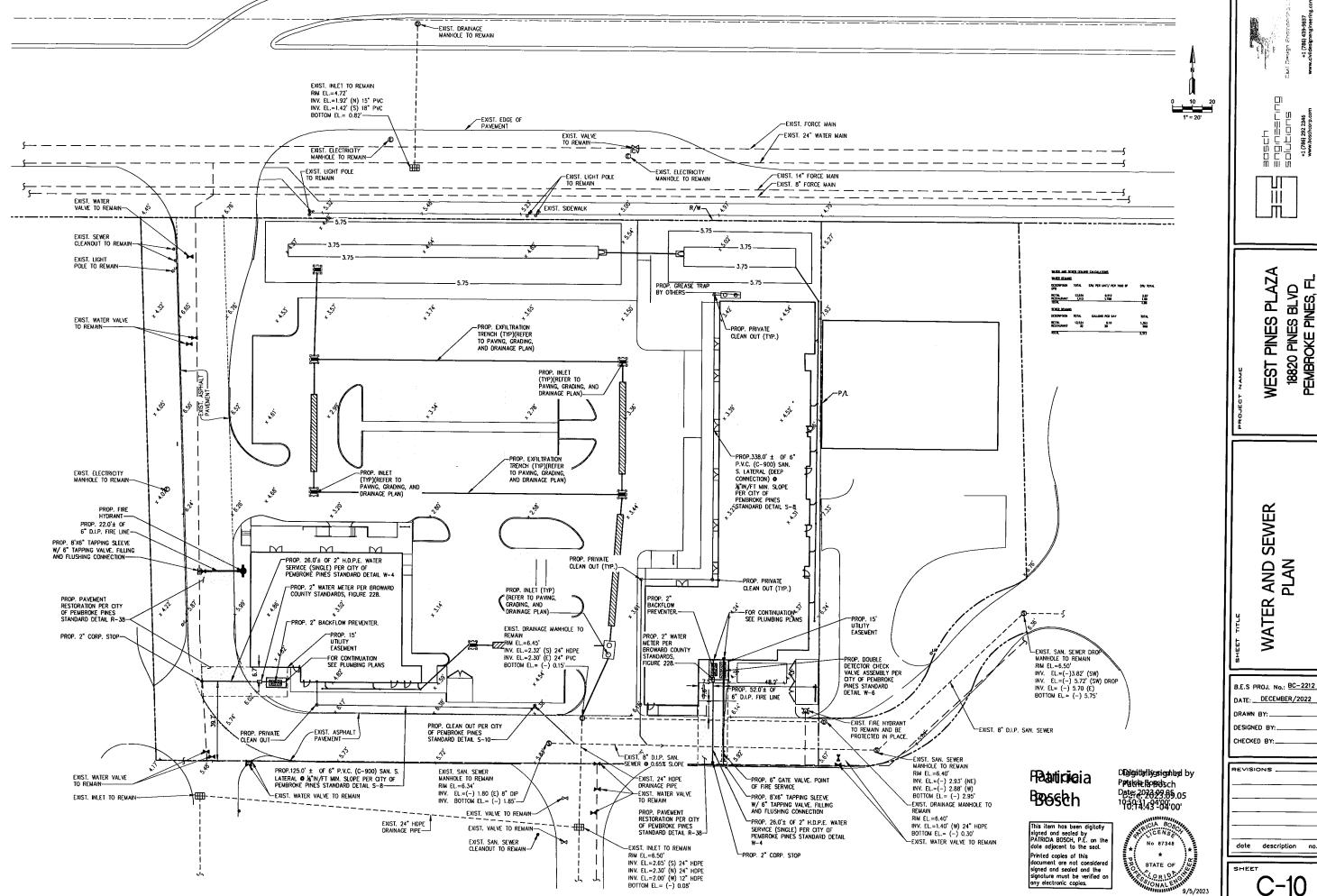
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SIGNING AND PAVEMENT MARKING DETAILS

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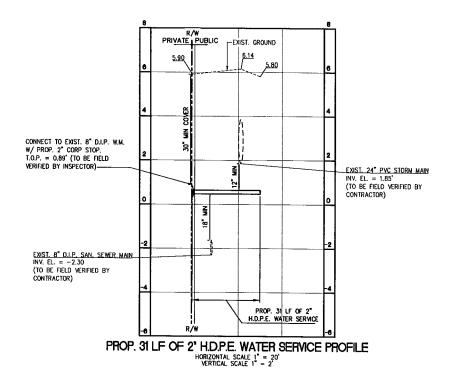
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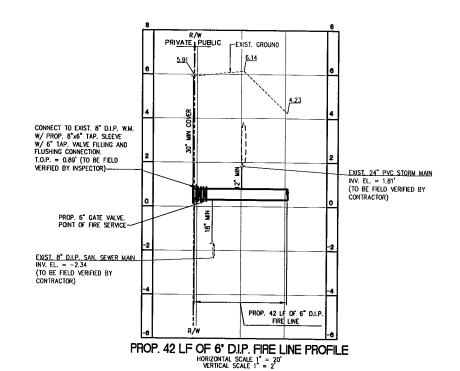


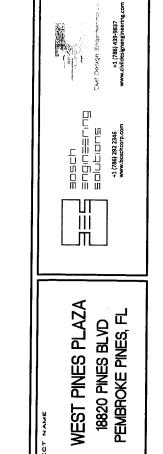
18820 PINES BLVD PEMBROKE PINES, FL

AND PLAN

B.E.S PROJ. No.: BC-2212 DATE: DECEMBER/2022







WATER PROFILES

B.E.S PROJ. No.: BC-2212 DATE: DECEMBER/2022 DRAWN BY: DESIGNED BY:
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REVISIONS

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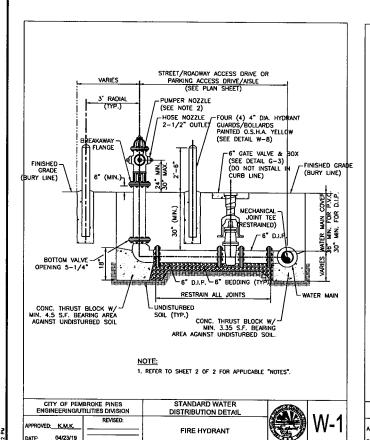
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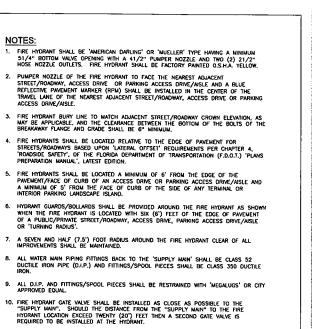
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11. DEPTH OF COVER TO THE TOP OF THE D.I.P. WATER MAIN SHALL BE 30" MINIMUM

1.500 GPM OR GREATER 1,000 GPM OR GREATER

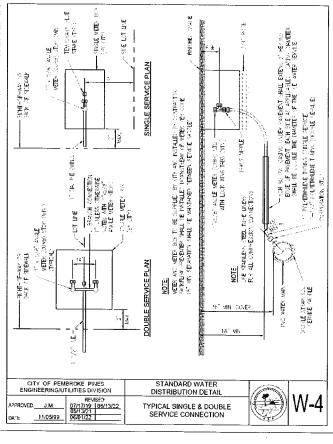
CITY OF PEMBROKE PINESOO - 1.000 GPM STANDARD WATER ENGINEERINGUTILITIES DIVISIES THAN 500 GETSTRIBUTION DETAIL

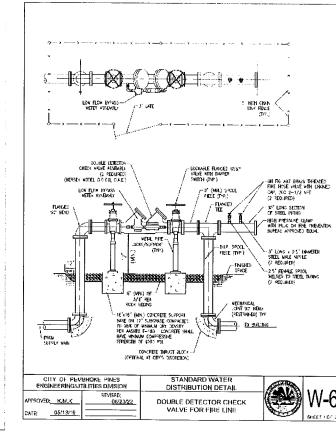
12. FIRE HYDRANTS SHALL HAVE THEIR TOP COLOR CODED TO INDICATE THE 'FLOW CAPACITY' IN GALLONS PER MINUTE (GPM) OF FLOW, AS FOLLOWS:

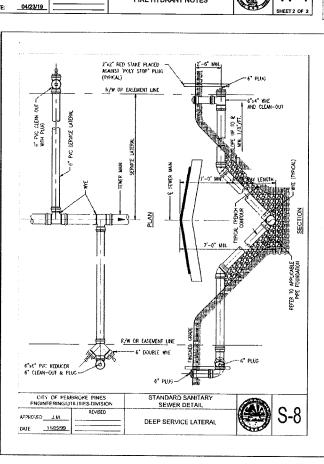
COLOR OF BONNET AND CAP

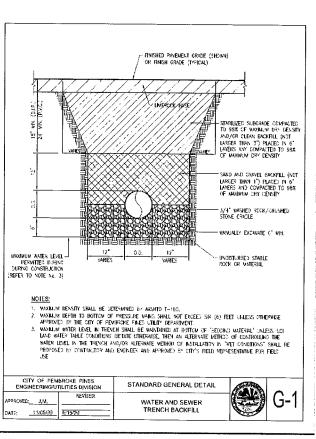
GREEN

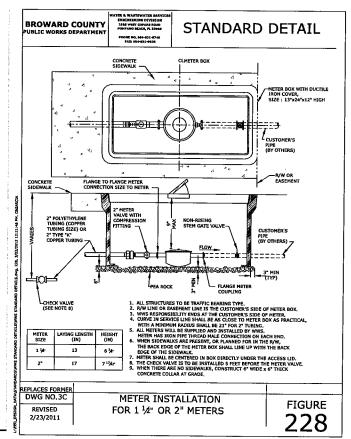
FIRE HYDRANT NOTES

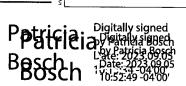












This item has been digitally signed and seoled by PATRICIA BOSCH, P.E. on the date adjacent to the seal. inted copies of this signed and sealed and the signature must be verified or any electronic copies.





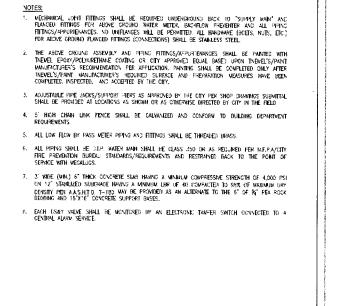
**PLAZA** BLVD NES, FL 18820 PINES BLVD PEMBROKE PINES, 1 PINES WEST

SEWER -S WATER AND S

B.E.S PROJ. No.: BC-2212 DATE: DECEMBER/2022 DRAWN BY DESIGNED BY: CHECKED BY:

REVISIONS

date description no. SHEET



DISTRIBUTION DETAIL

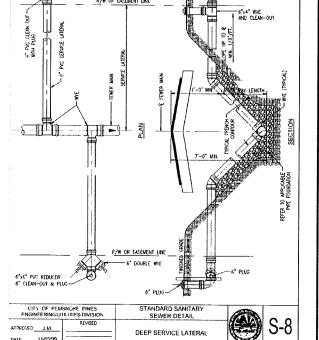
DOUBLE DETECTOR CHECK

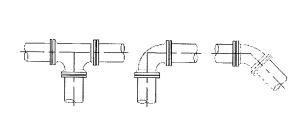
REVISED

08/23/22

PROVED: K,M,K

05/13/19





TEE & WYE

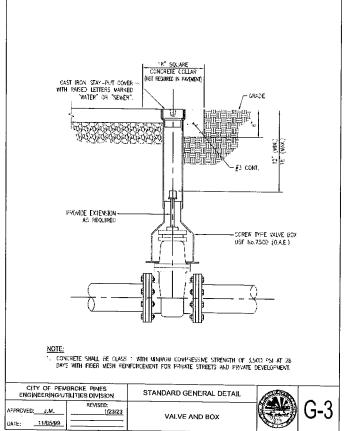
90' 8END

45' & 22 172' BEND

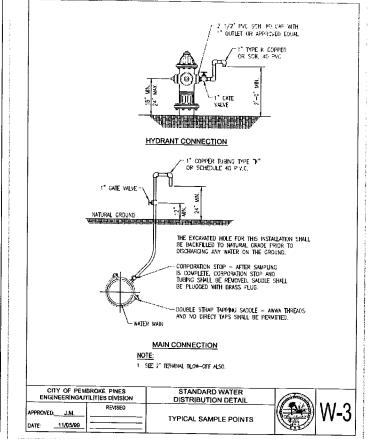
_				Z -/ L DE:-E
RESTRA	INEO PIPE	LENGTH	(LINEAL FEET)	
TEE & WYE	90'BEN0	45'8END	22 1/2'8END	11 1/4'BEND
27	27	16	5	5
.34	34	20	1.	15
41	41	24	: 4	7
48	48	28	16	6
55	55	32	19	10
82	62	35	50	:1
69	69	.39	22	12
75	75	42	24	1.3
87	87	49	27	14
104	104	57	31	17
120	120	65	35	19
134	134	72	39	21
147	147	79	47	22
160	160	85	45	24
	TEE & WYE 27 .34 .41 .48 .55 .62 .69 .75 .87 .104 .120 .134 .147	TEE         A: WHE         90'BEND           27         27           34         34           41         41           48         48           55         55           62         67           75         75           87         104           120         120           134         134           147         147	TEE         & WYE         90°BENO         45°BEND           27         27         16           54         34         20           41         41         24           48         48         28           55         55         32           62         67         35           69         69         39           75         75         42           87         87         49           104         104         57           120         120         65           134         134         72           147         76	RESTRAINED PIPE LENGTH (LINEAL FEET)           TEE & WYE         90 BEND         45 9END         27 1/2 9END           27         27         16         8           34         34         20         1*           41         41         24         14           48         48         28         16           55         55         32         18           62         67         35         20           69         89         39         22           75         75         42         24           87         87         49         27           104         104         57         31           120         120         65         35           134         134         72         39           147         147         76         42

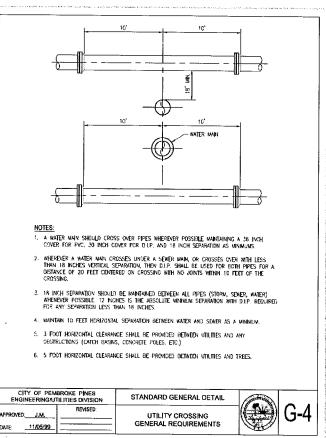
THE FIGURES IN THIS TABLE ARE GASED ON 150 PSI TEST PRESSURE WITH 2:4 FEET OF COVER AND 2000 POUNDS PER SOURCE POUT SOIL BEARING AGAINST UNDISTURBED THENCH A 20% SAFETY FACTOR HAS BEEN ADDED.

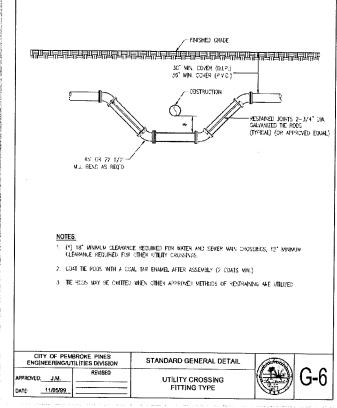
CITY OF PEME ENGINEERING/UT		STANDARD GENERAL DETAIL	
APPROVED: J.M.	REMSED:		
		RESTRAINED JOINTS	
DATE: 11/05/99			



VALVE AND BOX





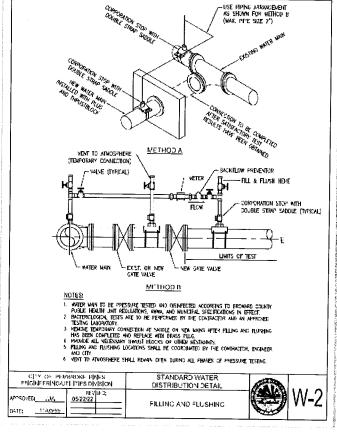


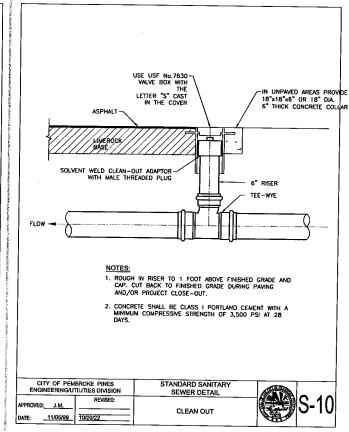
G-2

PROVED:

DATE: 11/05/99

1/23/23







This item hos been digitally signed and sealed by PATRICIA BOSCH, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified or





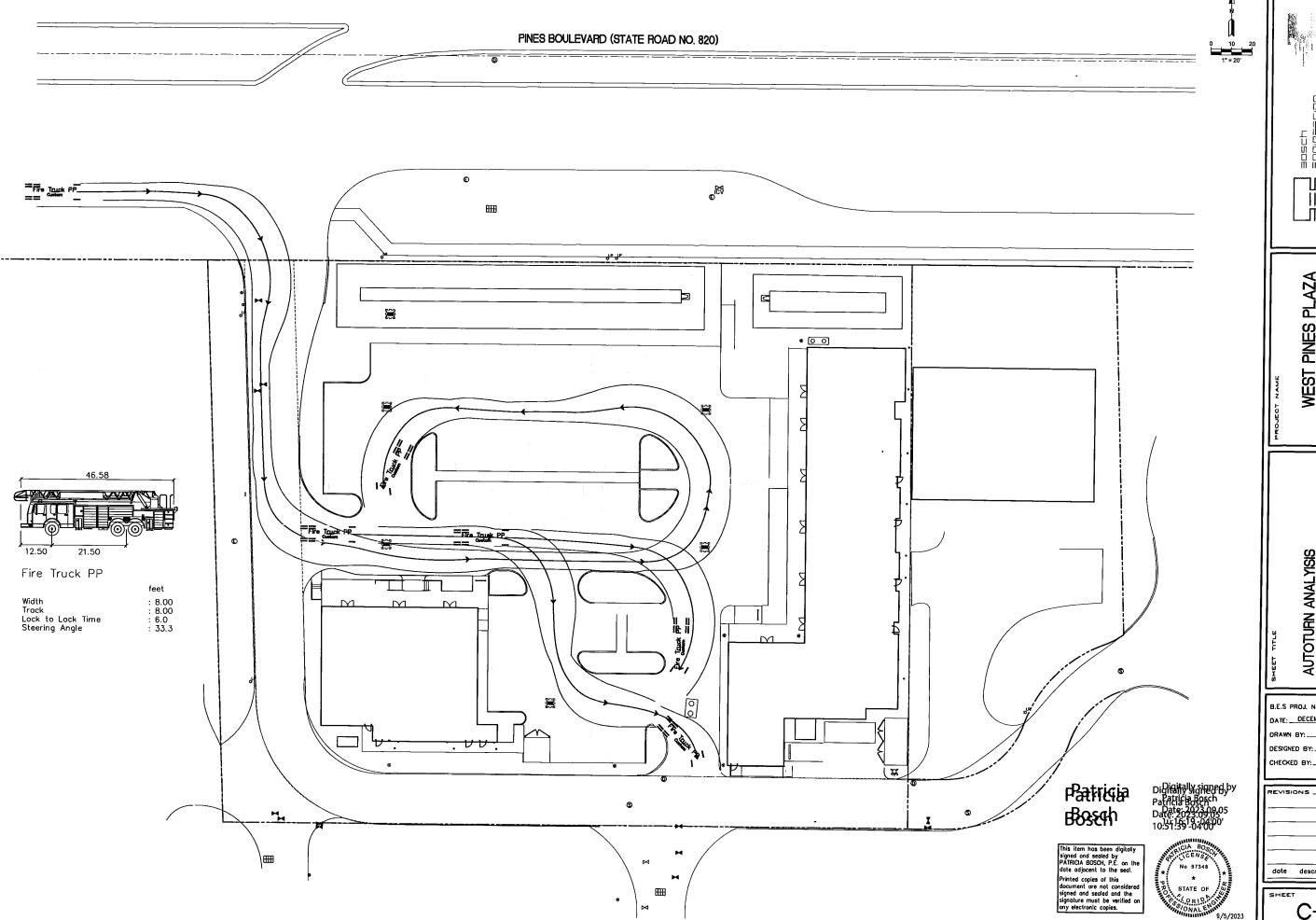
**WEST PINES PLAZA** 18820 PINES BLVD PEMBROKE PINES, FL

WATER AND SEWER DETAILS 2

B.E.S PROJ. No.: BC-2212 DATE: DECEMBER/2022 DESIGNED BY: CHECKED BY REVISIONS

date description

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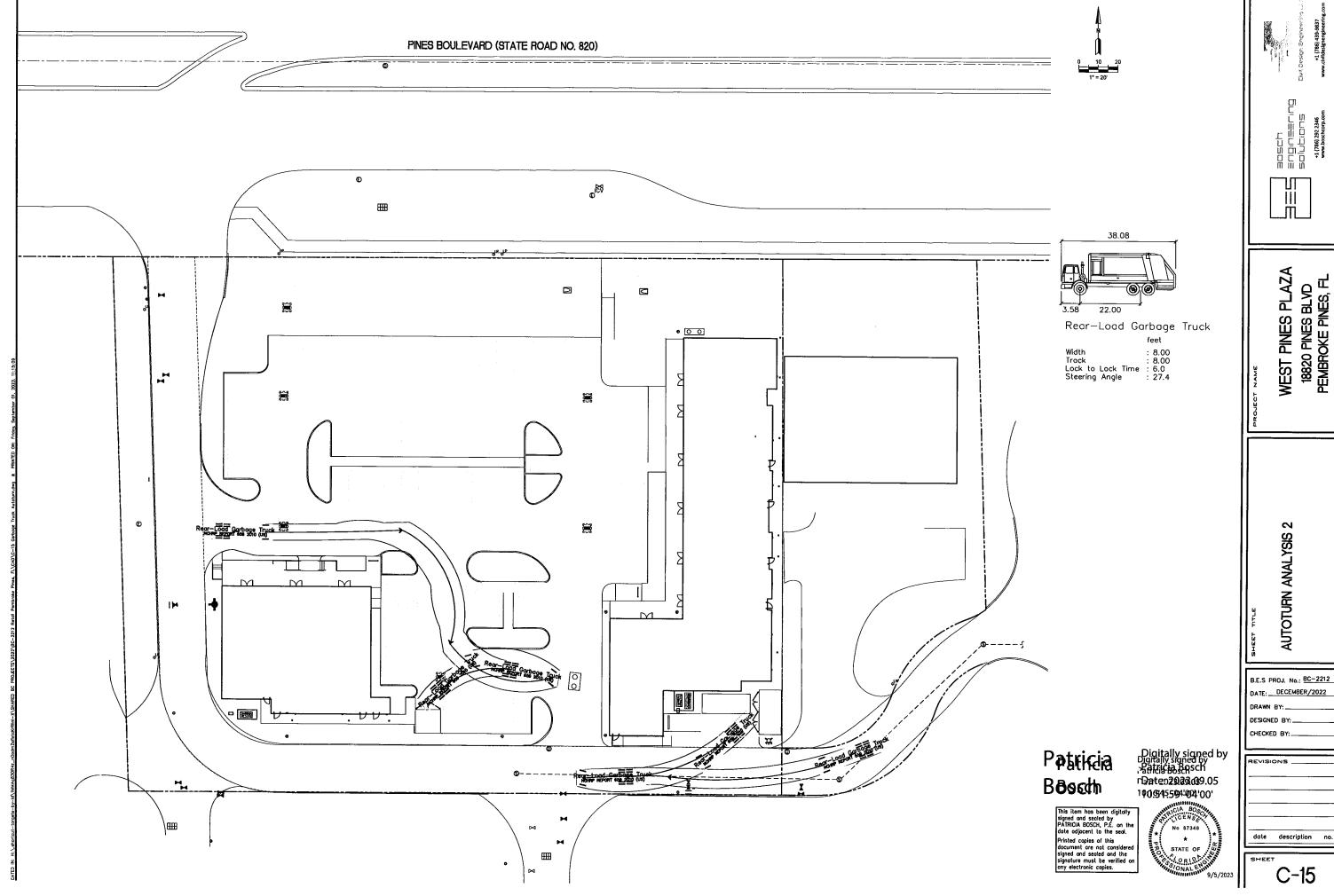
aosch Engin=Erir Solutions

WEST PINES PLAZA 18820 PINES BLVD PEMBROKE PINES, FL

**AUTOTURN ANALYISIS** 

B.E.S PROJ. No.: BC-2212 DATE: DECEMBER/2022

date description no.



B.E.S PROJ. No.: BC-2212 DATE: \_\_DECEMBER/2022

EUTION, NPPA 1, 2019 EUTION, & STATE STATUTES, 2019 EUTION (ADOPTED REFERENCE) PUBLICATIONS FOUND HEREIN.)

THE AHL SHALL HAVE THE AUTHORITY TO REQUIRE AN ACCESS BOX(ES) TO BE INSTALLED IN AN ACCESSBIBL LOCATION WHERE ACCESS TO OR WITHIN A STRUCTURE OR AREA IS DIFFICULT
BECAUSE OF SECURITY. THE ACCESS BOX(ES) SHALL BE OF AN APPROVED TYPE LISTED IN ACCORDANCE WITH UL 1037. A KNOX BOX SHALL BE PROVIDED ON ALL BUILDINGS THAT HAVE
REQUIRED SPRINKLER SYSTEMS, STANDPIPES SYSTEMS OR FIRE ALARM SYSTEMS. PLEASE ORDER ON—LINE AT WWM.KNOXBOX.COM.

APPROVED FIRE DEPARTMENT ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OP PORTION OF A BUILDING HEREAFTER CONSTRUCTION OR RELOCATED. NFPA—1:18.2.3.1.1

FIRE DEPARTMENT ACCESS ROADS SHALL BE DEPARTMENT ACCESS ROADS SHALL BUILDINGS WHICH AREA SETBACK OF NORE THAN 150-FROM A PUBLIC ROADWAY, OR WHICH EXCEED 30'IN HEIGHT AND ARE SETBACK OVER 50'
FROM A PUBLIC ROAD. FIRE LANES SHALL BE AT LEAST 20 FEET IN WIDTH WITH ROAD EDGE CLOSEST TO THE BUILDING AT LEAST TEN FEET FROM THE BUILDING.

COPP CO 93.11 (B)
A FIRE DEPARTMENT ACCESS ROAD SHALL EXTEND TO WITHIN 50 FT. OF A SINGLE EXTERIOR DOOR THAT CAN BE OPENED FROM THE OUTSIDE AND THAT PROVIDES ACCESS TO THE INTERIOR

FOR THE PURPOSES OF THIS SECTION, A SINGLE EXTERIOR DOOR SHALL BE IN COMPLIANCE WITH BCLCA F-101.2.2(J).

FOR THE PURPOSES OF THIS SECTION, A SINGLE EXTERIOR DOOR SHALL BE IN COMPLIANCE WITH BCLCA F-101.2.2(J).

WHEN REQUIRED BY THE AH, ROADS(S) OR PARKING LOTS PROVIDING ACCESS TO MAIN ENTRANCE DOOR(S) SHALL BE CONSIDERED ACCESS ROADS AND SHALL COMPLY WITH THE
REQUIREMENTS OF NFPA 1-18.2.3.4.1.1 AND NFPA 1-18.2.3.4.1.2. NFPA-1:18.2.3.2.1.2

FIRE DEPARTMENT ACCESS ROADS SHALL BE PROVIDED SUCH THAT ANY PORTION OF THE FACILITY OR ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY OF THE BUILDING IS

LOCATED NOT MORE THAN 150 FT. (450 FT. FOR SPRINKLERED BUILDINGS) FROM FIRE DEPARTMENT ACCESS ROADS AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OR THE

BUILDING OR FACILITY. NFPA-1:18.2.3.2.2 AND NFPA-1:18.2.3.2.2.1

NORE THAN ONE FIRE DEPARTMENT ACCESS ROAD SOAT MAIL BE PROVIDED WHEN IT IS DETERMINED BY THE AHJ THAT ACCESS BY A SINGLE ROAD COULD BE IMPAIRED BY VEHICLE CONGESTION,

CONDITION OF TERRAIN, CLIMATIC CONDITIONS, OR OTHER FACTORS THAT COULD LIMIT ACCESS. NFPA-1:18.2.3.3

FIRE DEPARTMENT ACCESS ROADS FOR FIRE DEPARTMENT USE ONLY SHALL HAVE AN UNDOBSTRUCTED WIDTH OF NOT LESS THAN 20FT. NFPA-1:18.2.3.4.1.1

THE MINIMUM 20FT. WIDTH REQUIRED BY NFPA-1:18.2.3.4.1.1 ALLOWS FOR TWO-WAY VEHICULAR TRAFFIC AND FOR ONE FIRE APPARATUS TO PASS WHILE ANOTHER IS WORKING AT A FIRE

HYDRANT OR CONDUCTING AERIAL OPERATIONS.

HYDRANT OR CONDUCTING AERIAL OPERATIONS

HYDRANT OR CONDUCTING AERIAL OPERATIONS.

DRIVING LANES SHALL HAVE A MINIMUM CLEAR WIDTH OF 24 FEET FOR TWO-WAY TRAFFIC, 15 FEET FOR ONE-WAY TRAFFIC. COPP CO 154.35 (5)
FIRE DEPARTMENT ACCESS ROADS SHALL HAVE AN UNDOSTRUCTED WIDTH ON NOT LESS THAN 20FT. NFPA-1:18.2.3.4.1.1
FIRE ACCESS ROADS SHALL BE A MINIMUM CENTERINE TURNING RADIUS OF 50: SHOW MIN. 38'INSIDE RADIUS AND MIN 62'OUTSIDE RADIUS THROUGHOUT AREA. SHOW A SHADED TRUCK ROUTE INCLUDING ENTERING AND LEAVING THE ABOVE TURNING RADIUS NUMERALS ON PLANS SHOWN THROUGHOUT.

ROUTE INCLUDING ENTERING AND LEAVANC THE SITE WITH THE ABOVE TURNING RADIUS NUMERALS ON PLANS SHOWN THROUGHOUT.

3. ALL CENTERLINE TURNING RADIUS BY A MINIMUM 50 FEET. COPP CO 194.35 (3)

4. SEPARATIE SHEET MUST BE PROVIDED WHEN THE PLANS ARE SUBMITED DEMONSTRATING THE FIRE APPARATUS ABILITY TO MANEUVER THROUGHOUT THE FIRE ACCESS ROAD USING THE FIRE APPARATUS SPECIFICATIONS PROVIDED.

5. THE REQUIRED WIDTH OF A FIRE EDPARTMENT ACCESS ROAD SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING BY THE PARKING OF VEHICLES. NFPA-1:18.2.4.1.1

5. FIRE DEPARTMENT ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13FT. 6IN. NFPA-1:18.2.3.4.1.2

5. PERMANENT, WEATHERFROOT SIGNAGE MIL BE REQUIRED FOR FIRE TRUCK ACCESS ROUTES.

5. VERTICAL CLEARANCES OR WOOTHS SHALL BE INCREASED WHEN VERTICAL CLEARANCES OR WIDTHS ARE NOT ADEQUATE TO ACCOMMODATE FIRE APPARATUS. NFPA-1:18.2.3.4.1.2.2

5. MINIMUM REQUIRED WIDTHS AND CLEARANCES ESTABLISHED UNDER 18.2.3.4 SHALL BE MAINTAINED AT ALL TIMES. NFPA-1-18.2.4.1.2

5. MINIMUM REQUIRED WIDTHS AND CLEARANCES STABLISHED UNDER 18.2.3.4 SHALL BE MAINTAINED AT ALL TIMES. NFPA-1-18.2.4.1.2

6. FIRE DEPARTMENT ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS (WEIGHTING A MINIMUM OF 32 TONS) AND SHALL BE PROMODED WITH AN ALL-WEATHER DRIVING SUFFACE. NFPA-1-18.2.3.4.2

7. ROADS DURING CONSTRUCTION: HARD COMPACTED SUFFACE SUPPORTING 32 TONS SHALL BE PROWDED ON ROADS FOR FIRE RESCUE VEHICLES TO ACCESS OF BUILDINGS UNDER CONSTRUCTION.

CONSTRUCTION.
THE ANGLE OF APPROACH AND DEPARTURE FOR ANY MEANS OF THE FIRE DEPARTMENT ACCESS ROAD SHALL NOT EXCEED 1 FT DROP IN 20 FT OR DESIGN LIMITATIONS OF THE FIRE APPARATUS OF THE FIRE DEPARTMENT, AND SHALL BE SUBJECT TO APPROVAL BY THE AHJ, NFPA—1:18.2.3.4.6.2
FIRE DEPARTMENT ACCESS ROADS CONNECTING TO ROADWAYS SHALL BE PROVIDED WITH CURB CUTS EXTENDING AT LEAST 2 FT BEYOND EACH OF THE FIRE LANE, NFPA—1:18.2.3.4.6.3
THE DESIGN AND USE IF TRAFFIC CALMING DEVICES SHALL REQUIRE APPROVAL BY THE AHJ, AND COPP ENGINEERING DEPARTMENT, NFPA—1:18.2.3.4.7
WHERE REQUIRED BY THE AHJ, APPROVED SIGNS, APPROVED ROADWAY SURFACE MARKING, OR OTHER APPROVED NOTICES SHALL BE PROVIDED AND PROHIBIT THE OBSTRUCTION THEREOF OR

BOTH, NFPA-1:18.2.3.6.1

THE DESIGNATION OF FIRE LANES OR FIRE ZONES ON PRIVATE PROPERTY SHALL BE ACCOMPLISHED AS SPECIFIED BY THE CITY FIRE CHIEF OR A SUBORDINATE APPOINTED BY HIM TO PERFORM THIS DUTY. SIGNS SHALL BE POSTED DESIGNATING SUCH FIRE LANES OR ZONES. COPP CO 93.12

FIRE LANES SHALL BE DESIGNATED BY YELLOW THERMOPLASTIC PAINT, STRIPING, OR MARKING OF CURBS AND ROADWAY BETWEEN EACH FIRE LANE; SIGN(S) SHALL BE DESIGNATED BY YELLOW THERMOPLASTIC PAINT, STRIPING, OR MARKING OF CURBS AND ROADWAY BETWEEN EACH FIRE LANE; SIGN(S) SHALL BE DESIGNATED BY THE FIRE DEPARTMENT\*OR SIMILAR WORDING, SUCH SIGNS, SHALL BE 18\*BY 24\*, SHALL BE MATH WHITE BACKGROUND AND RED LETTERS AND SHALL BE A MAXIMUM OF SEVEN FEET IN HEIGHT FROM THE ROADWAY TO BE THE BOTTOM PART OF THE SIGN. THE SIGNS SHALL BE WITHIN SIGHT OF THE TRAFFIC FLOW AND BE A MAXIMUM OF SEVEN FEET IN HEIGHT FROM THE ROADWAY TO BE THE BOTTOM PART OF THE SIGN. THE SIGNS SHALL BE WITHIN SIGHT OF THE TRAFFIC FLOW AND BE A MAXIMUM OF SO FEET APART. NFPA-1:18.2.3.5.3

PLACE NOTES ON PLANE: A WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLES MATERIAL ACCUMULATES. NFPA-1:16.4.3.1.1

WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO COMMENCING CONSTRUCTION WORK ON ANY

1. WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETEU, AND IN SERVICE PRIOR TO COMMENCING CONSTRUCTION, FROM 18,43.1.3

7. IT IS NOT INTENDED TO PROHIBIT THE CONSTRUCTION OF NONCOMBUSTIBLE STRUCTURE FOUNDATION ELEMENTS, SUCH AS FOUNDATIONS AND FOOTINGS, PRIOR TO THE COMPLETION OF UNDERGROUND WATER MAINS AND HYDRANTS. NPPA—1:1.416.4.3.1.3

8. AN APPROVED WATER SUPPLY CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW FOR FIRE PROTECTION SHALL BE PROVIDED TO ALL PREMISES UPON WHICH FACILITIES, BUILDINGS, OR PORTIONS OF BILLIDING ARE FLEREAFTER CONSTRUCTED OR MOVED INTO THE JURISDICTION. THE APPROVED WATER SUPPLY SHALL BE IN ACCORDANCE WITH SECTION 18.4 FIRE FLOW REQUIREMENTS FOR BUILDINGS. NFPA—1:18.3.1 FIRE FLOW CALCULATIONS FOR MANUAL FIRE SUPPRESSION PURPOSES ARE REQUIRED TO BE PROVIDED ON SEPARATE SHEETS PRIOR TO APPROVAL ON ENGINEERING PERMITS. FIRE FLOWS MUST BE SIGNED AND SEALED BY A PROFESSIONAL FIRES FLOW CALCULATIONS MUST BE PROVIDED ON SEPARATE SHEETS PRIOR TO APPROVAL ON ENGINEERING PERMITS. FIRE FLOWS MUST BE SIGNED AND SEALED BY A PROFESSIONAL

THE FIRE FLOW TEST MUST BE WITNESSED BY A PEMBROKE PINES FIRE INSPECTOR. PLEASE CALL (954) 499-9560 TO COORDINATE A TEST DATE AND TIME.
THE NUMBER AND TYPE OF FIRE HYDRANT AND CONNECTIONS TO OTHER APPROVED WATER SUPPLIES SHALL BE CAPABLE OF DELIVERING THE REQUIRED FIRE FLOW AND SHALL BE PROVIDED
AT APPROVED LOCATIONS. NPPA-:186.7

AT APPROVED LOCATIONS. NFPA—1:18.5.1

12. PLEASE DEPICT ALL NEW AND EXISTING FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS (FDC), AND FIRE LINE BACKFLOW DEVICES.

13. FIRE HYDRANTS AND CONNECTIONS TO OTHER APPROVED WATER SUPPLIES SHALL BE ACCESSIBLE TO THE FIRE DEPARTMENT.

14. FIRE HYDRANTS AND CONNECTIONS TO OTHER APPROVED WATER SUPPLIES WASTE BY INSTALLED AND MAINTAINED IN A MANNER THAT ALLOWS THE FIRE DEPARTMENT TO ACCESS THE WATER SUPPLY POINT WITHOUT BEING BELAYED BY FENCES, SIGNS, AND OTHER OBSTRUCTIONS, NFPA—1:18.5.1.6

15. FIRE HYDRANTS SHALL BE LOCATED NO MORE THAN 12 FT. FROM THE FIRE DEPARTMENT ACCESS ROAD, NFPA—1:18.5.1.6

16. WHERE REQUIRED BY THE AHJ, FIRE HYDRANTS SUBJECT TO VEHICULAR DANAGE SHALL BE FORTICTED UNLESS LOCATED WITHIN A PUBLIC RICHT OF WAY, NFPA—1:18.5.10.1

17. FIRE HYDRANTS SHALL BE MARKED WITH AN APPROVED REFLECTOR AFFIXED TO OR PROXIMATE TO THE FIRE HYDRANT WHERE REQUIRED BY THE AHJ, NFPA—1:18.5.10.1

18. FIRE HYDRANTS IN ZONING CLASSIFICATIONS WITH LOWER RESIDENTIAL CASSIFICATIONS WITH LOWER RESIDENTIAL CLASSIFICATIONS WITH GREATER DENSITY THAN R—3 SHALL BE INSTALLED ON A MINIMUM OF A SX—INCH LOOPED WATER LINE IN CITY RIGHTS—OF ANY FUTURE BULICING AS MEASURED ALONG STREETS OR ALLEYS, COPP CO 93.25 (A)

19. FIRE HYDRANTS IN ZONING CLASSIFICATIONS R—3 AND ALL RESIDENTIAL CLASSIFICATIONS WITH GREATER DENSITY THAN R—3 SHALL BE INSTALLED ON A MINIMUM OF AN EIGHT—INCH LOOPED WATER LINE IN CITY RIGHTS—OF ANY FUTURE BULICING OF ANY FUTURE BULICING AS MEASURED ALONG STREETS OR ALLEYS, COPP CO 93.25 (B)

19. FIRE HYDRANTS IN ZONING CLASSIFICATIONS FOR THIS 300 FEET OF THE ENTRANCE OF ANY FUTURE BULICING AS MEASURED ALONG STREETS OR ALLEYS COPP CO 93.25 (B)

29. FIRE HYDRANTS IN ZONING CLASSIFICATIONS FOR THIS 300 FEET OF THE ENTRANCE OF ANY FUTURE BULICING AS MEASURED ALONG STREETS OR ALLEYS COPP CO 93.25 (B)

29. FIRE HYDRANTS IN ZONING CLASSIFICATIONS FOR THE WATER COPP CO 93.25 (B)

20. WATER LIVEN OUT OF THE STRANGE OF THE ENTRANCE OF ANY FUTURE BULICING AS MEASURED ALONG STREETS OR AL

WATER LINE IN CITY RIGHTS-OF-WAY OR EASEMENTS AND WITHIN 300 FEET OF THE ENTRANCE OF ANY FUTURE BUILDING AS MEASURED ALONG STREETS OR ALLEYS, COPP CO 93.25 (B)

FIRE HYDRANTS IN ALL COMMERCIALLY AND BUSINESS ZONED AREAS SHALL BE INSTALLED ON A MINIMUM OF AN EIGHT-INCH LOOPED WATER LINE IN CITY RIGHTS-OF-WAY OR EASEMENTS
AND SHALL NOT BE SPACED NOT FUTITHER THAN 500 FEET APART AS MEASURED ALONG STREET OR ALLEYS, COPP CO 93.25 (F)

FIRE HYDRANTS 4 % INCH STREAMER CAP SHALL FACE THE MEAREST ROADWAY, SHALL BE BETWEEN 24 INCHES AND 30 INCHES ABOVE GROUND, AND REQUIRE A BLUE REFLECTOR IN

FIRE HYDRANTS 4 % INCH STREAMER CAP SHALL FACE THE MEAREST ROADWAY, SHALL BE BETWEEN 24 INCHES AND 30 INCHES ABOVE GROUND, AND REQUIRE A BLUE REFLECTOR IN

CENTER OF ROADWAY IN FRONT OF THE HYDRANT. COPP CO 93.25 (E)
NO TREE, BUSH, HEDGE, OR SHRUB, SHALL BE PLANTED WITHIN 15 FEET DIAMETER OF A HYDRANT AND LOCATED SUCH THAT THE HYDRANT SHALL BE FULLY VISIBLE FROM THE STREET.

COOP CO 93.25 (F) IN EVERY CASE, A LEAST TWO FIRE HYDRANTS SHALL BE WITHIN 400 FEET OF THE ENTRANCE OF ANY FUTURE BUILDING, AND BE SPACED 500 FEET APART THROUGHOUT. MEASUREMENTS TAKEN AS THE FIRE TRUCK TRAVELS.

4. COPP CO 93.25 (G) ENGINEERING DEPARTMENT VERIFICATION REQUIRED.

BUILDINGS WITH STANDPIPES/SPRINKLERS REQUIRE A FIRE HYDRANT WITHIN 100 FEET OF EACH STANDPIPE/SPRINKLER FIRE DEPARTMENT CONNECTION. COPP CO 93.25 (D) AND

BOLDINGS THIN STORY TO STORY THE STO

FROM NEARBY OBJECTS, INCLUDING BUILDINGS, FENCES POSTS, OR OTHER DEPARTMENT CONNECTIONS, NPA-14.6.4.5.1.1 (2016 ED.)
FIRE DEPARTMENT CONNECTIONS SHALL BE VISIBLE AND RECOGNIZABLE FROM THE STREET OF NEAREST POINT OF FIRE DEPARTMENT APPARATUS ACCESSIBILITY OR ON THE STREET SIDE OF

FIRE DEPARTMENT CONNECTIONS SHALL BE VISIBLE AND RECOGNIZABLE FROM THE STREET OF NEAREST POINT OF FIRE DEPARTMENT CONNECTIONS SHALL BE OF SUBJECT ON ON THE STREET AS THE FIRE HYDRANT.

FIRE DEPARTMENT CONNECTION SHALL ALSO BE SHOWN ON SAME SIDE OF THE STREET AS THE FIRE HYDRANT.

EACH FIRE DEPARTMENT CONNECTION TO SPRINKLER SHALL BE DESIGNED BY A PERMANENT SIGN CONSTRUCTED OF WEATHER RESISTANT METAL OR RIGID PLASTIC MATERIALS WITH

RED AND WHITE LETTERS, HAVING RAISED OR ENGRAVED LETTERS AT LEAST 1 IN. IN HEIGHT OF PLATE OF FITTED READING SERVICE SION THAT SHALL BE ATTACHED TO THE EXTERIOR OF

THE BUILDING ADJACENT TO THE CONNECTION OR ON THE CONNECTION, SECURED WITH SUBSTANTIAL AND CORROSION RESISTANT FASTENERS—FOR EXAMPLE, AUTOSPKIR, OPEN SPRINKLER,

WAS ASSOCIATED FOR A STREET OF THE ST THE BUILDING ADDITION OF THE CONTECTION OF THE CONTECTION, SECOND WITH SUBSTITUTE AND CONTOURNED PAST APPLICABLE. NFRA-146.4.5.21 (2016 EL).

THE FIRE DEPARTMENT CONNECTION SHOULD BE LOCATED NOT LESS THAN 18 IN. NOR MORE THAN 48 IN. ABOVE THE LEVEL OF THE ADJOINING GROUND, SIDEWALK, OR GRADE SURFACE.

NFPA-14: 6.4.6 (2016 ED.)
NOTE: PEMBROKE PINES FIRE DEPARTMENT REQUIRES FDC TO BE INSTALLED AT 3 FT. ABOVE GRADE.

. THE POINT OF SERVICE FOR THE FIRE LINE MUST BE SHOWN AND LABELED ON THE WATER CIVIL SHEETS (THIS IS THE TIE IN WHERE THE WATER IS BEING USED EXCLUSIVELY FOR THE

THE POINT OF SERVICE FOR THE FIRE LINE MUST BE SHOWN AND LABELED ON THE WATER CIVIL SHEETS (THIS IS THE TIE IN WHERE THE WATER IS BEING USED EXCLUSIVELY FOR THE SPRINKLER, PSTANDPIPE SYSTEM).

ANY UNDERGROUND WORK COMMENCING AT THE POINT OF SERVICE SHALL BE PERFORMED BY A LICENSED CONTRACTOR AS SPECIFIED IN FSS 633.102.

ANY UNDERGROUND WORK COMMENCING AT THE POINT OF SERVICE SHALL BE PROVIDED DOWNSTREAM OF ALL BACKFLOW PREVENTION VALVES. HEADS AS SHALL BE PROVIDED DOWNSTREAM OF ALL BACKFLOW PREVENTION VALVES. HEADS AS ON OTHER CONNECTION DOWNSTREAM OF THE VALVE. A BYPASS AROUND THE CHECK VALVE IN THE REPEARMENT CONNECTION LINE WITH A CONTROL VALVE IN THE NORMALLY CLOSED POSITION CAN BE AN ACCEPTABLE FOR STRUCTURES WITH A CONTROL VALVE IN THE NORMALLY CLOSED POSITION CAN BE AN ACCEPTABLE FOR STRUCTURES WITH LIGHT-FRAME TRUSS—TYPE CONSTRUCTION FOR NEW AND EXISTING STRUCTURES, EFFECTIVE 12-13-09. DECLARE IF STRUCTURE(S) ARE TO BE CONSTRUCTED WITH LIGHT-FRAME TRUSS—TYPE CONSTRUCTION FOR NEW AND EXISTING STRUCTURES, EFFECTIVE 12-13-09. DECLARE IF STRUCTURE(S) ARE TO BE CONSTRUCTED WITH LIGHT-FRAME TRUSS—TYPE CONSTRUCTION. (PLEASE PROVIDE A DETAIL ON STEP PLANS ADDRESSING TYPE OF CONSTRUCTION TO BE POSTED) FAC 690-60.0081

BAR-BOLUGGI BUILDINGS, COMMERCIAL BUILDINGS, INDUSTRIAL BUILDINGS, AND MULTI-STORY BUILDINGS WITHIN THE CITY SHALL BE NUMBERED WITH THE STREET ADDRESS, FRONT & REAR AND/OR SIDE DOORS, WITH THE NUMBERS BEING NOT LESS THAN SIX, NOR MORE THAN NINE INCHES IN HEIGHT. THE NUMBERALS SHALL CONTRAST WITH THEIR BACKGROUND AND BE KEPT NUMBERS TO BE MAINTAINED IN A CONSPICUOUS PLACE WHERE THEY CAN BE SEEN AND READ FROM THE STREET, COPP CO 52.10 (D)

7. NUMBERS TO BE MAINTAINED IN A CONSPICUOUS PLACE WHERE THEY CAN BE SEEN AND READ FROM THE STREET, COPP CO 52.10 (D)

3. ALL SUPPORT/SIGN POSTS SHALL CONFORM TO CURRENT BROWARD COUNTY TRAFFIC ENGINEERING DIVISION (BCTED) STANDARDS FOR SQUARE TUBE SIGN POSTS WITH EITHER A SQUARE
ANCHOR OR TRIANGULAR SUP BASE PER BOTED GROUND SIGN ASSEMBLY DETAILS:

8. IN ALL NEW AND EXISTING BUILDINGS, MINIMUM RADIO SIGNAL STRENGTH FOR FIRE DEPARTMENT COMMUNICATIONS SHALL BE MAINTAINED AT A LEVEL DETERMINED BY THE AHJ.

NFPA-1:11.10.1. THE OWNER'S REP OR CC STALL CONDUCT A PRELIMINARY INITIAL ASSESSMENT TO DETERMINE IF THE MINIMUM RADIO SIGNALS STRENGTH FOR FIRE DEPARTMENT

COMMUNICATION IS IN COMPULANCE WITH BROWARD COUNTY STANDARDS.

PRIOR TO ANY TESTING, THE OCCUPANCY SHALL BE STRUCTURALLY COMPLETED WITH ALL INTERIOR PARTITIONS, WINDOWS AND DOORS INSTALLED. IT IS RECOMMENDED THAT THE STRUCTURE

IS COULPPED WITH AN INFRASTRUCTURE TO ALLOW FOR INSTALLATION IF IT IS LATER DETERMINED THAT A BOA IS REQUIRED.

IN COMPULANCE, IN ACCORDANCE WITH MFPA-1:11.10.1 AND NFPA-72:24.52.2.1 THROUGH INFRA-72:22.4.5.2.2.3.

2. RADIO COVERAGE SHALL BE PROVIDED THE DIMINERAL SAY APPRICATION OF A SECONDICTION WAS A PROPERTY.

RADIO COVERAGE SHALL BE PROVIDED THROUGHOUT THE BUILDING AS A PERCENTAGE OF FLOOR AREA AS SPECIFIED BELOW IN ACCORDANCE WITH NFPA-72:14.4.12.1.2 THROUGH NFPA-72:14.4.12.1.4 AND NFPA-24.5.2.3

A TEST GRO (HEAT MAP) PLAN SHALL BE PRODUCED TO ENSURE TESTING THROUGHOUT THE BUILDING.
SIGNAL LEVELS SHALL BE MEASURED TO ENSURE THE SYSTEM MEETS THE CRITERIA OF NFPA 24.5.2.3 WITH A MINIMUM INBOUND SIGNAL STRENGTH OF -95 DBM AND A MINIMUM OUTBOUND SIGNAL ON -95 DBM AT THE DONOR SITE.

REWEW AND APPROVAL BY THE AHJ SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THIS CODE PER NFPA 1:1.14.4

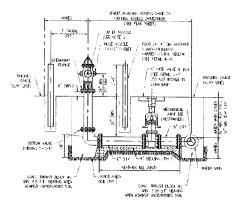
FIRE CODES IN EFFECT: FLORIDA FIRE PREVENTION CODE (FFPC) 6TH EDITION, EFFECTIVE DECEMBER 31, 2017 WITH BROWARD COUNTY AMENDMENTS, WHICH INCLUDES NFPA 101, 2018

EDITION, NFPA 1, 2018 EDITION, & STATE STATUTES, 2019 EDITION (ADOPTED REFERENCED PUBLICATIONS FOUND HEREIN.)

.... NO CONB. TO PARKING FIRE LANE PET BUTER FINISHED GRACE/ --SUPFACE HOTES

CONSTANCE AT THE MOMERTS OF THE SCHOOL SCHOOL STATE FOR THE PROPERTY SCHOOL SCH

## FIRE HYDRANT DETAIL



FIRE HYDRANT SHALL HAVE A MINIMUM 5 1/8 BOTTOM VALVE WITH A 4 1/2" 1. FIRE HYDRANI SHALL HAVE A MINIMUM 5 X BOTTOM VALVE WITH A 4 PUMPER NOZZLE AND TWO (2) 2 ½-HOSE NOZZLE OUTLETS. FIRE HYDRANT SHALL BE FACTORY PAINTED 0.S.H.A. YELLOW.

2. BURY DEPTH FOR FIRE HYDRANT IS 3 FEET & 6 INCHES ABOVE THE FINISHED FLOOR LEVEL.

3. PUMPER NOZZLE OF THE FIRE HYDRANT TO FACE THE NEAREST

ADJACENT STREET / ROADWAY, ACCESS DRIVE OF PARKING ACESS DRIVE /
ISLE AND A BLUE REFLECTIVE PAVEMENT MARKER (RPM) SHALL BE INSTALLED
IN THE CENTER OF THE TRAVEL LANE OF THE NEAREST ADJACENT STREET / ROADWAY, ACCESS DRIVE OR PARKING ACCESS / DRIVE

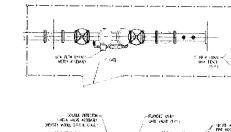
HYDRANT GUARDS / BOLLARDS SHALL BE PROVIDED AROUND THE FIRE TYDRANT AS SHOWN WHEN THE FIRE HYDRANT IS LOCATED WITHIN SIX (6') FEET OF THE EDGE OF PAVEMENT OF A PUBLIC / FACE OF CURB OF AN ACCESS DRIVE, PARKING ACCESS DRIVE / AISLE OR TURNING RADIUS.

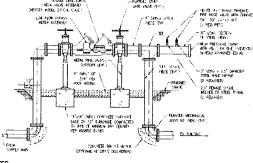
5. A SEVEN AND A HALF (7 ½) FOOT CLEAR RADIUS AROUND THE FIRE HYDRANT SHALL BE MAINTAINED AT ALL TIMES.

6. FIRE HYDRANT GALE YALVE SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE SUPPLY MAIN. SHOULD THE DISTANCE FROM THE SUPPLY MAIN\*TO

THE FIRE HYDRANT LOCATION EXCEED THENTY (20) FEET THEN A SECOND GATE VALVE IS REQUIRED TO BE INSTALLED AT THE HYDRANT.

## DDCV Detail





NOTES:

1. ALL PIPING SHALL BE D.I.P. WATER MAIN SHALL BE CLASS 350 OR AS REQUIRED

1. ALL PIPING SHALL BE D.I.P. WATER MAIN SHALL BE CLASS 350 OR AS REQUIRED.

1. ALL PIPING SHALL BE D.I.P. WATER MAIN SHALL BE CLASS 350 OR AS REQUIRED.

1. ALL PIPING SHALL BE D.I.P. WATER MAIN SHALL BE CLASS 350 OR AS REQUIRED PER NFPA / CITY FIRE PREVENTION BUREAU STANDARDS / REQUIREMENTS AND RESTRAINED BACK TO THE POINT OF SERVICE.

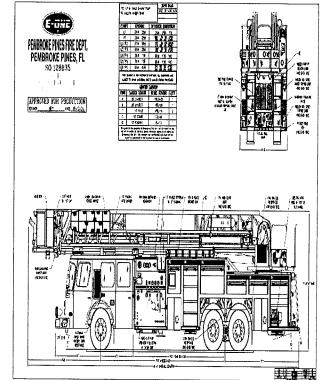
2. ADJUSTABLE PIPE JACKS / SUPPORT PIERS AS APPROVED BY THE CITY PER SHOP DRAWNIGS SUBMITTAL SHALL BE PROVIDED AT LOCATIONS AS SHOWN OR AS OTHERWISE DIRECTED BY CITY IN THE FIELD.

3. ALL LOW FLOW METER PIPING SHALL BE BRASS OR COPPER.

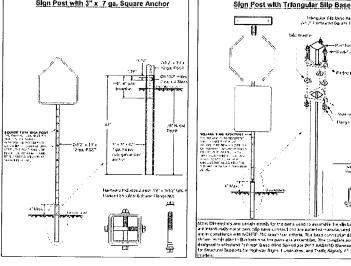
4. PIPING AND ASSEMBLY SHALL BE PAINTED WITH LINEAR POLYMETHANE COATING OR CITY APPROVED EQUAL BASED UPON MANUFACTURER'S RECOMMENDATION PER APPLICATION PER

APPLICATION.
5. ALL CONTROL VALVES OR GATES TO BE CHAINED AND LOCKED.

### PEMBROKE PINES FIRE TRUCK SPECIFICATIONS



### GROUND SIGN ASSEMBLY DETAILS Sign Post with 3" x 7 ga. Square Anchor



Patricia Digitally signed by hat the Bosch Date: 2023.09950505 10:52:20 -04'00'

NACT Stocker Post Receive

This item has been digitally signed and sealed by PATRICIA BOSCH, P.E. on the Printed copies of this document are not consider any electronic copies.



AZA ES BLVD PINES, FL 귙 PINES 18820 PINES E PEMBROKE PIN WEST

NOTE

B.E.S PROJ. No.: BC-2212 DATE: DECEMBER/2022 DRAWN BY CHECKED BY:

REVISIONS \_

SHEET

date description no.

OWNER, PROFESSIONAL DESIGN TEAM TEAM CONTACT:

HAC PINES LLC.

14741 MUSTANG TRAIL SOUTHWEST RANCHES

FLORIDA 33330-3527

GENERAL CONTRACTOR:

14741 MUSTANG TRAIL

SOUTHWEST RANCHES

TELEPHONE:(305) 308-8848

DESIGN / ARCHITECTURE : JAS DESIGNS, INC. 1441 SW 55 AVENUE

CONTACT: JULIO SANCHEZ

PLANTATION, FL 33317 TELEPHONE: (786) 760-4507

CIVIL ENGINEER: CIVIL DESIGN ENGINEERING 6973 SW 161ST PLACE,

MIAMI, FL 33193

PHONE: (786) 439-9837

MACO GROUP LLC

CONTACT: CARLOS MARTINEZ

TELEPHONE:(305) 308-8848
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CONTACT: ERIK MARTINEZ, CARLOS MARINEZ

EMAIL: JULIO@JASDESIGNSINC.NET

EMAIL: CIVILD.ENGINEERING@GMAIL.COM

WWW.CIVILDESIGNENGINEERING.COM

LAND ART PLANNING & DESIGN, LLC

927 SW 21st Ct., FT. LAUDERDALE, FL 33315

927 SW 21st Ct., FT. LAUDERDALE, FL 33315

U.S. SOUTH ENGINEERING & TESTING LAB., INC.

CONTACT: ALEJANDRO BOSCH

LANDSCAPE ARCHITECTURE

2600 NE 27TH AVENUE

PHONE: (954) 253-2265

ET. LAUDERDALE, EL 33306

CONTACT: THOMAS WHITE

STRUCTURAL ENGINEER: **BLUE HORIZON ENGINEERING** 

EMAIL: (954) 420-8225 CONTACT: KYLE MAILLOUX

**BLUE HORIZON ENGINEERING** 

MEP ENGINEER:

PHONE: (954) 420-8225

SIGN CONSULTANT: BARON SIGN MANUFACTURING

CONTACT: KYLE MAILLOUX

17180 INNOVATION DRIVE JUPITER, FL 33478 TELEPHONE: (561) 421-8971

GEOTECH CONSULTANT:

DORAL, FLORIDA 33172

FAX: (305)362-4669

TELEPHONE: (305) 558-2588

USSE PROJECT #22-0059

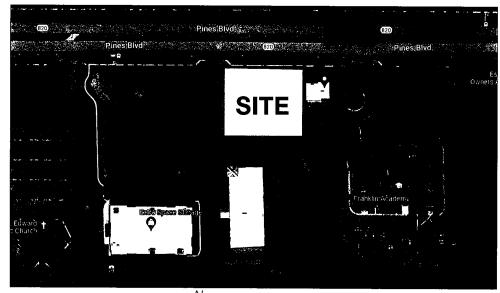
WEB: WWW BARONSIGN COM CONTACT: MATT NEMIC

2200 NW 102ND A VENUE, UNIT #58,

EMAIL: ERIK@MACOGROUPLLC.COM, CARLOS@MACOGROUPLLC.COM

# DRC Submittal for "West Pines Plaza" 18820 Pines Blvd. Pembroke Pines, Fl 33029

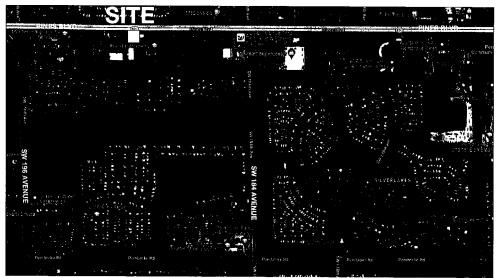




**VICINITY MAP** 

**LOCATION MAP** (NOT TO SCALE)





INDEX OF DRAWINGS SHEET No. SHEET TITLE

COVER SHEET - INDEX OF DRAWINGS - SCOPE OF WORK

SURVEY NOTES AND LOCATION MAP

RECORDED PLAT PAGE 1 OF 3 RECORDED PLAT PAGE 1 OF 3 RECORDED PLAT PAGE 1 OF 3

SITE PLAN AND COMPUTATIONS

SITE PLAN DETAILS PEMBROKE PINES STANDARD SITE DETAILS SINGLE DUMPSTER DETAILS

FIRE DEPT. ACCESS ROADS, NOTES AND DETAILS

LANDSCAPE PLAN LANDSCAPE PLAN IRRIGATION PLAN

SITE LIGHTING - ELECTRICAL
PH-1 SITE LIGHTING PHOTOMETRY PH-2 FRONT CANOPY PHOTOMETRY

PH-3 FRONT CANOPY AND INTERIOR LIGHT FIXTURE SPECS

C-1 GENERAL NOTES AND SPECIFICATIONS C-2 PAVING, GRADING, AND DRAINAGE PLAN TYPICAL SECTIONS C-4 PAVING AND DRAINAGE DETAILS C-5 PAVING AND DRAINAGE DETAILS 2 C-9 WATER AND SEWER PLAN -10 WATER AND SEWER DETAILS C-11 AUTO TURN ANALYSIS VEHICULAR ACCESS
C-14 FIRE TRUCK ACCESS AUTO TURN ANALYSIS
C-15 GARBAGE TRUCK ACCESS AUTO TURN ANALYSIS

C-16 FIRE DEPARTMENT - COMPLIANCE NOTES AND DETAILS ARCHITECTURAL:
A-00 CODE REFERENCES SYMBOLS - ABBREVIATIONS A-00 1 FLOOR PLAN A - 01

ROOF DETAILS — ACCESS ROOF HATCH LIGHTING PLAN AND FRONT CANOPY EXTERIOR BUILDING ELEVATIONS BUILDING A EXTERIOR BUILDING ELEVATIONS BUILDING B COLOR ELEVATIONS GENERAL MATERIAL BOARD DOOR SCHEDULES, NOTES AND DETAILS

WINDOW SCHEDULE AND NOTES BUILDING SECTIONS AND DETAILS

WALL SECTIONS, OVERFLOW, RAIN LEADER DETAILS CORNER CANOPY SECTION

A SIGNAGE - EXHIBIT A SIGN SUBMITTAL PACKAGE AND SPECIFICATIONS. by BARON SIGNS.

# SCOPE OF WORK

CURRENT SITE IS VACANT EMPTY, DE-MOCKED, LEVELED AND READY FOR DEVELOPMENT. ALL NEW SITE DEVELOPMENT AND STRUCTURES.

<u>CIVIL:</u>
NEW PAVING, DRAINAGE, UTILITIES, LANDSCAPE, IRRIGATION, SITE LIGHTING, ETC.
REF. CIVIL ENGINEERING PLANS FOR COMPLETE SCOPE.

ARCHITECTURE: NEW SHELL BUILDING: BUILDING ENVELOPE TO INCLUDE EXTERIOR FINISHES, STOREFRONT, EXTERIOR

MECHANICAL, PLUMBING: NEW CONSTRUCTION: ALL NEW SYSTEMS AND CONSTRUCTION.

ELECTRICAL: NEW SYSTEM AND MAINS.

 $\underline{\textbf{STRUCTURE:}}\\ \textbf{NEW STRUCTURE:} \textbf{FOUNDATION.} \textbf{STRUCTURE OF BUILDING ENVELOPE, STOREFRONT, ROOF, CANOPIES.}\\$ 

NOTE TO CONTRACTOR AND OWNER:

DESIGN INTENT DRAWINGS, REVIEW AND APPROVAL BY THE AHJ SHALL NOT RELIEVE THE CONTRACTOR, OWNER, AND APPLICANTOF THE RESPONSIBILITY OF COMPLIANCE WITH THIS CODE PER NFPA 1:1.14.4

FIRE CODES IN EFFECT: FLORIDA FIRE PREVENTION CODE (FFPC) 8<sup>TH</sup> EDITION, EFFECTIVE DECEMBER 31, 2017 WITH BROWARD COUNTY AMENDMENTS, WHICH INCLUDES NFPA 101, 2018 EDITION, NFPA 1, 2018 EDITION, & STATE STATUTES, 2019 EDITION (ADOPTED REFERENCED PUBLICATIONS FOUND HEREIN.)



Gregory P Jennings, AR94972 Digitally signed by Gregory P Jennings, AR94972

Date: 2023.09.06

00:06:58 -04'00'

Date: 09/05/2 Scale: As SHOW Drawn: JULIO A Checked: A.J.V. Appvd: 👝 . .

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RE-SUBMITTAL

C-01

#### FLORIDA BUILDING CODE

- FLORIDA BUILDING CODE (FBC) 2020 CURRENT FLORIDA PLUMBING CODE 2020 CURRENT EDITION FLORIDA FUEL CODE 2020 CURRENT EDITION FLORIDA ELECTRICAL CODE 2020 CURRENT EDITION FLORIDA MECHANICAL CODE 2020 CURRENT EDITION

### FIRE CODES:

- NFPA NATIONAL FIRE PROTECTION ASSOCIATION.
- NFPA NATIONAL ELECTRICAL CODE. NFPA 101 LIFE SAFETY CODE.
- 2020 EDITION OF FLORIDA FIRE PREVENTION CODE

#### ACCESSIBILITY CODES:

- FLORIDA ACCESSIBILITY CODE 2020 CURRENT EDITION AMERICANS WITH DISABILITIES ACT

### FLORIDA BUILDING CODE

FBC 2020 - 1006.1.4 REQUIRED ILLUMINATION SHALL BE ARRANGED SO THAT THE FAILURE OF ANY SINGLE LIGHTING UNIT WILL NOT RESULT IN AN ILLUMINATION LEVEL IN ANY DESIGNATED AREA OF LESS THAN 0.2 FOOTCANDLE

FBC - 1006.2.1 EMERGENCY LIGHTING FACILITIES FOR MEANS OF FGRESS SHALL BE PROVIDED IN ACCORDANCE WITH THIS SECTION FOR THE FOLLO

1. EVERY BUILDING OR STRUCTURE WHERE REQUIRED IN TABLE 1006, FOR THE PURPOSE OF THIS REQUIREMENT, EXIT ACCESS SHALL INCLUDE ONLY DESIGNATED STAIRS, AISLES, CORRIDORS, RAMPS, ESCALATORS AND PASSAGEWAYS LEADING TO AN EXIT. FOR THE PURPOSES OF THIS REQUIREMENT SHALL BE PERMITTED TO BE USED FOR SUCH STAIR SHAFT AND VESTIBULE POWER SUPPLY.

FBC  $\cdot$  1006.2.3.1 EMERGENCY ILLUMINATION SHALL BE PROVIDED FOR A PERIOD OF 1.5 HOURS IN THE EVENT OF FAILURE OF NORMAL LIGHTING. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOTCANDLE AND A MINIMUM AT ANY POINT OF 0.1 FOOTCANDLE MEASURED ALONG THE PATH OF EGRESS AT DOOR LEVEL II LUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOTCANDLE AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOTCANDLE AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40:L SHALL NOT BE EXCEEDED.

FBC - 1006.2.3.2 THE EMERGENCY LIGHTING SYSTEM SHALL BE ARRANGED TO PROVIDE THE REQUIRED ILLUMINATION AUTOMATICALLY IN THE EVENT OF ANY INTERRUPTION OF NORMAL LIGHTING, SUCH AS ANY FAILURE OF PUBLIC UTILITY OR OTHER OUTSIDE ELECTRICAL POWER SUPPLY: OPENING OF A CIRCUIT BREAKER OR SE OR ANY MANUAL ACT(S), INCLUDING ACCIDENTAL OPENING OF A SWITCH CONTROLLING NORMAL LIGHTING FACILITIES.

FBC - 1006.2.3.3 EMERGENCY GENERATORS PROVIDING POWER TO EMERGENCY LIGHTING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 110, STORED ELECTRICAL ENERGY SYSTEMS WHERE REQUIRED IN THIS CODE SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH NFPA 111.

FBC - 1006.2.3.4 BATTERY-OPERATED EMERGENCY LIGHTS SHALL USE ONLY RELIABLE TYPES OF RECHARGEABLE BATTERIES PROVIDED WITH SUITABLE FACILITIES FOR MAINTAINING THEM IN A PROPERLY CHARGED CONDITION TTERIES USED IN SUCH LIGHTS OR UNITS SHALL BE APPROVED FOR THEIF INTENDED USE AND SHALL COMPLY WITH CHAPTER 27 OF THE FLORIDA BUILDING

FBC - 1006.2.3.5 THE EMERGENCY LIGHTING SYSTEM SHALL BE FITHER CONTINUOUSLY IN OPERATION OR SHALL BE CAPABLE OF REPEATED AUTOMATIC OPERATION WITHOUT MANUAL INTERVENTION.

FBC - 1006.3.1 EXITS SHALL BE MARKED BY AN APPROVED SIGN READILY VISIBLE FROM ANY DIRECTION OF EXIT ACCESS. EVERY EXIT SIGN SHALL BE SUITABLY ILLUMINATED BY A RELIABLE LIGHT SOURCE EXTERNALLY AND INTERNALLY LUMINATED SIGNS SHALL BE VISIBLE IN BOTH NORMAL AND EMERGENCY LIGHTING EXCEPTION: MAIN EXTERIOR EXIT DOORS THAT OBVIOUSLY AND CLEARLY ARE IDENTIFIABLE AS EXITS.

FBC - 1006.3.2 NEW SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR IS IN EXCESS OF THE RATED
VIEWING DISTANCE OR 100 FEET WHICHEVER IS LESS, FROM THE NEAREST SIGN.

FBC - 1006.3.9 SIGNS INSTALLED AS PROJECTIONS FROM A WALL OR CEILING WITHIN THE MEANS OF EGRESS SHALL PROVIDE VERTICAL CLEARANCE NO LESS THAN 80 INCHES FROM THE WALKING SURFACE.

FBC - 1014.2 EGRESS THROUGH INTERVENING SPACES, EGRESS FROM A ROOM OR SPACE SHALL NOT PASS THROUGH ADJOINING OR INTERVENING ROOMS OR AREAS, EXCEPT WHERE SUCH ADJOINING ROOMS OR AREAS ARE ACCESSORY TO THE AREA SERVED: ARE NOT A HIGH H-HAZARD OCCUPANCY AND PROVIDE A DISCERNIBLE PATH OF EGRESS TRAVEL TO AN EXIT. EGRESS SHALL NOT PASS THROUGH KITCHENS, STORAGE ROOMS, CLOSETS OR SPACES USED FOR SIMILAR PURPOSES AN EXIT ACCESS SHALL NOT PASS THROUGH A ROOM THAT CAN BE LOCKED TO PREVENT EGRESS. MEANS OF EGRESS FROM DWELLING UNITS OR SLEEPING AREAS SHALL NOT LEAD THROUGH OTHER SLEEPING AREAS, TOILET ROOMS OR

FBC - 1014.3 COMMON PATH OF EGRESS TRAVEL. IN OCCUPANCIES OTHER THAN GROUPS H-1, H-2 AND H-3, THE COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 75 FEET (22 860 MM), IN GROUP H-1, H-2 AND H-3. OCCUPANCIES, THE COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 25 FEET (7620 MM). FOR COMMON PATH OF EGRESS TRAVEL IN GROUP A OCCUPANCIES HAVING FIXED SEATING, SEE SECTION 1025.8.

. THE LENGTH OF A COMMON PATH OF EGRESS TRAVEL IN GROUP B, F,M AND S OCCUPANCIES SHALL NOT BE MORE THAN 100 FEET (30 480 MM), PROVIDED THAT THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1.

FBC - 1014.4.1 (AISLES) GROUPS B AND M. IN GROUP B AND M OCCUPANCIES, THE MINIMUM CLEAR AISLE WIDTH SHALL BE DETERMINED BY SECTION 1005.1 FOR THE OCCUPANT LOAD SERVED, BUT SHALL NOT BE LESS THAN 36 INCHES. EXCEPTION: NONPUBLIC AISLES SERVING LESS THAN 50 PEOPLE, AND NOT REQUIRED TO BE ACCESSIBLE BY CHAPTER 11 NEED NOT EXCEED 28 INCHES IN

FBC - 1015.1 EXIT OR EXIT ACCESS DOORWAYS REQUIRED. TWO EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE ONE OF THE FOLLOWING CONDITIONS EXISTS:

- . THE OCCUPANT LOAD OF THE SPACE EXCEEDS THE VALUES IN TABLE
- 1014.1
  2. THE COMMON PATH OF EGRESS TRAVEL EXCEEDS THE LIMITATIONS OF SECTION 1013.3
- 3. WHERE REQUIRED BY SECTIONS 1014.3, 1014.4 AND 101 4.5 TABLE 1014.1 SPACES WITH ONE MEANS OF EGRESS, OCCUPANCY: M MAXIMUM OCCUPANT LOAD: 50

FBC - 1016.1 TRAVEL DISTANCE LIMITATIONS, EXITS SHALL BE LOCATED ON EACH STORY SUCH THAT THE MAXIMUM LENGTH OF EXIT ACCESS TRAVEL,
MEASURED FROM THE MOST REMOTE POINT WITHIN A STORY TO THE ENTRANCE ALONG THE NATURAL AND UNOBSTRUCTED PATH OF EGRESS TRAVEL, SHALL NOT EXCEED THE DISTANCES GIVEN IN TABLE 1015.1.
TABLE 1 01 5.1 EXIT ACCESS TRAVEL DISTANCE. OCCUPANCY: M WITH SPRINKLER SYSTEM: 250 FEET

FBC - 1017.2 CORRIDOR WIDTH, THE MINIMUM CORRIDOR WIDTH SHALL BE AS DETERMINED IN SECTION 1005.1, BUT NOT LESS THAN 44 INCHES.

FBC - 1017.3 DEAD ENDS. WHERE MORE THAN ONE EXIT OR EXIT ACCESS DOORWAY ARE REQUIRED, THE EXIT ACCESS SHALL BE ARRANGED SUCH THAT THERE ARE NO DEAD ENDS IN THE CORRIDORS MORE THAN 20 IN LENGTH. TABLE 101 6.1 CORRIDOR FIRE-RESISTANCE RATING OCCUPANCY: OCCUPANT LOAD SEWED BY CORRIDOR REQUIRED FIRE-RESISTANCE RATING (HOURS) M GREATER THAN 30 WITH SPRINKLER SYSTEM: 0

## NATIONAL FIRE PROTECTION ASSOCIATION

TRAVEL DISTANCE LIMIT: SPRINKLED, 250 FT

NFPA - 7.2.1.2.4 MINIMUM DOOR WIDTH. DOOR OPENINGS IN MEANS OF EGRESS SHALL BE NOT LESS THAN 32 INCHES IN CLEAR WIDTH.

NFPA - TABLE A.7.6 COMMON PATH, DEAD-END, AND TRAVEL DISTANCE LIMITS (BY OCCUPANCY) COMMON PATH LIMIT: SPRINKLED, 100 FT DEAD-END LIMIT: SPRINKLED, 20 FT

NFPA - 7.2.1.3.1 THE ELEVATION OF THE FLOOR SURFACE ON BOTH SIDES OF A DOOR SHALL NOT VARY BY MORE THAN 1/2 IN.

NFPA - 7.2.1.3.2 THE ELEVATION OF THE FLOOR SURFACES REQUIRED BY 7.2.1.3.1 SHALL BE MAINTAINED ON BOTH SIDES OF THE DOORWAY FOR A DISTANCE OF NOT LESS THAN THE WIDTH OF THE WIDEST LEAF.

NFPA - 7.2.1.3.3 THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 13MM (1/2" IN.) IN HEIGHT.

NFPA - 7.2.1.3.4 RAISED THRESHOLDS AND FLOOR LEVEL CHANGES IN EXCESS OF 6.3 MM ((1/4\* IN.) AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1 IN 2.

NFPA - 7.5.4.1 AREAS ACCESSIBLE TO PEOPLE WITH SEVERE MOBILITY IMPAIRMENT, OTHER THAN IN EXISTING BUILDINGS, SHALL HAVE NOT LESS THAN TWO ACCESSIBLE MEANS OF EGRESS, UNLESS OTHERWISE PROVIDED IN 7.5.4.1.2 THROUGH 7.5.4.1.4.

NFPA - 7.5.4.2 WHERE TWO ACCESSIBLE MEANS OF EGRESS ARE REQUIRED, THE EXITS SERVING SUCH MEANS OF EGRESS SHALL BE LOCATED AT A DISTANCE FROM ONE ANOTHER NOT LESS THAN ONE-HALF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED, MEASURED IN A STRAIGHT LINE BETWEEN THE NEAREST EDGE OF THE EXIT DOORS OR EXIT ACCESS DOORS, UNLESS OTHERWISE PROVIDED IN 7.5.4.2.1 THROUGH 7.5.4.2.3.

NFPA - 7.5.4.2.2 THE REQUIREMENT OF 7.5.4.2 SHALL NOT APPLY TO BUILDING PROTECTED THROUGHOUT BY AN APPROVED, SUPERVISED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 9.7
NFPA - 36.1.4.2.1 MERCANTILE OCCUPANCIES SHALL BE SUBCLASSIFIED AS

1. CLASS A - ALL MERCANTILE OCCUPANCIES HAVING AN AGGREGATE GROSS AREA OF MORE THAN 30,000 SQ. FT.

NFPA - 36.1.4.2.2 FOR THE PURPOSE OF THE CLASSIFICATION REQUIRED IN 36.1.4.2.1, THE REQUIREMENTS OF 36.1.4.2.2(A), 36.1.4.2.2(B), AND 36.1.4.2.2(C) SHALL BE MET.

A. THE AGGREGATE GROSS AREA SHALL BE THE TOTAL GROSS AREA OF ALL FLOORS USED FOR MERCANTILE PURPOSES.

B. WHERE A MERCANTILE OCCUPANCY IS DIVIDED INTO SECTIONS,

REGARDLESS OF FIRE SEPARATION, THE AGGREGATE GROSS AREA SHALL INCLUDE THE AREA OF ALL SECTIONS USED FOR SALES

C. AREAS OF ELOORS NOT LISED FOR SALES PURPOSES, SHICH AS AN AREA USED ONLY FOR STORAGE AND NOT OPEN TO THE PUBLIC, SHALL NOT BE COUNTED FOR THE PURPOSES OF THE CLASSIFICATIONS IN 36.1.4.2.1(1), 36.1.4.2.1(2), AND 36.1.4.2.1 (3), BUT MEANS OF EGRESS SHALL BE PROVIDED FOR NASALS AREAS IN AM DANCE WITH THEIR OCCUPANCY AS SPECIFIED BY OTHER CHAPTERS

NFPA -36.1.4.2.4 WHERE A NUMBER OF TENANT SPACES UNDER DIFFERENT MANAGEMENT ARE LOCATED IN THE SAME BUILDING. THE AGGREGATE GROSS. AREA FOR SUB CLASSIFICATION SHALL BE ONE OF THE FOLLOWING:

- WHERE TENANT SPACES ARE NOT SEPARATED. THE AGGREGATE GROSS FLOOR AREA OF ALL SUCH TENANT SPACES SHALL BE USED IN DETERMINING CLASSIFICATION PER 36.1.4.2.1.
- WHERE INDIVIDUAL TENANT SPACES ARE SEPARATED BY FIRE BARRIERS WITH A 2-HOUR FIRE RESISTANCE RATING, EACH TENANT SPACE SHALL BE INDIVIDUALLY CLASSIFIED.
- WHERE TENANT SPACES ARE SEPARATED BY FIRE BARRIERS WITH A I-HOURS FIRE RESISTANCE RATING AND THE BUILDING IS PROTECTED THROUGHOUT BY AN APPROVED, SUPERVISED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH 9.7.1 .1(1), EACH TENANT SPACE SHALL BE INDIVIDUALLY CLASSIFIED.
- THE TENANT SPACES IN A MALL BUILDING IN ACCORDANCE WITH 36.4.4 SHALL BE CLASSIFIED INDIVIDUALLY

NFPA -36.2.2.2.1 DOORS COMPLYING WITH 7.2.1 SHALL BE PERMITTED.

NFPA -36.2.2.2 LOCKS COMPLYING WITH 7.2.1.5.4 SHALL BE PERMITTED ONLY ON PRINCIPAL ENTRANCE EXIT DOORS.

NFPA -36.2.2.2.4 DELAYED-EGRESS LOCKS COMPLYING WITH 7.2.1.6.1 SHALL BE PERMITTED.

NFPA -36.2.2.2.5 ACCESS-CONTROLLED EGRESS DOORS COMPLYING WITH 7.6.1.6.2 SHALL BE PERMITTED IN BUILDINGS PROTECTED THROUGHOUT BY AN APPROVED, SUPERVISED FIRE DETECTION SYSTEM IN ACCORDANCE WITH SECTION 9.6 OR AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH 9.7.1.1 (1)

NEPA -36.2.2.2.6 WHERE HORIZONTAL OR VERTICAL SECURITY GRILLES OR DOORS ARE USED AS A PART OF THE REQUIRED MEANS OF EGRESS FROM A TENANT SPACE, SUCH GRILLES OR DOORS SHALL COMPLY WITH 7.2.1.4.1.4.

NFPA -36.2.2.7.1 EXIT PASSAGEWAYS COMPLYING WITH 7.2.6 SHALL BE

NFPA -36.2.2.7.2 EXIT PASSAGEWAYS IN A MALL BUILDING SHALL BE PERMITTED TO ACCOMMODATE THE FOLLOWING INDEPENDENTLY

- THE PORTION OF THE OCCUPANT LOAD ASSIGNED TO THE EXIT PASSAGEWAY FROM ONLY THE PEDESTRIAN WAY
- THE LARGEST OCCUPANT LOAD ASSIGNED TO THE EXIT PASSAGEWAY FROM A SINGLE TENANT SPACE

NFPA -36.2.5.2 DEAD-END CORRIDORS SHALL COMPLY WITH 36.2.5.2.1 OR 36.2.5.2.2.

NFPA -36.2.5.2.1 IN BUILDINGS PROTECTED THROUGHOUT BY AN APPROVED, SUPERVISED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH 9.7.1.I (1), DEAD-END CORRIDORS SHALL NOT EXCEED 50 FT.

NFPA -36.2.5.2.2 IN ALL BUILDINGS NOT COMPLYING WITH 36.2.5.2.1, DEAD-

NFPA - 36.2.5.3 COMMON PATHS OF TRAVEL SHALL BE LIMITED AS FOLLOWS:

- COMMON PATHS OF TRAVEL SHALL NOT EXCEED 75 FT. IN MERCANTILE OCCUPANCIES CLASSIFIED AS LOW OR ORDINARY HAZARD.
- 2. COMMON PATHS OF TRAVEL SHALL NOT EXCEED 100 FT. IN MERCANTILE OCCUPANCIES CLASSIFIED AS LOW OR ORDINARY HAZARD WHERE THE BUILDING IS PROTECTED THROUGHOUT BY AN APPROVED SUPERVISED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH 9.7.1.1(1)
- COMMON PATHS OF TRAVEL SHALL NOT BE PERMITTED IN MERCANTILE OCCUPANCIES CLASSIFIED AS HIGH HAZARD.

NFPA - 36.2.5.4 AISLES LEADING TO EACH EXIT SHALL BE REQUIRED. AND THE AGGREGATE WIDTH OF SUCH AISLES SHALL BE NOT LESS THAN THE REQUIRED WIDTH OF THE EXIT

NFPA - 36.2.5.5 REQUIRED AISLES SHALL BE NOT LESS THAN 36 INCHES IN

NFPA - 36.2.5.6 IN CLASS A MERCANTILE OCCUPANCIES, NOT LESS THAN ONE AISLE OF A 60 INCH MINIMUM WIDTH SHALL LEAD DIRECTLY TO AN EXIT

NEPA - 36.2.5.7 IN OTHER THAN BULK MERCHANDISING RETAIL BUILDINGS, IE THE ONLY MEANS OF CUSTOMER ENTRANCE IS THROUGH ONE EXTERIOR WALL OF THE BUILDING, TWO-THIRDS OF THE REQUIRED EGRESS WIDTH SHALL, BE LOCATED IN SUCH WALL.

NFPA - 36.2.5.11 EXIT ACCESS IN CLASS A AND CLASS B MERCANTILE OCCUPANCIES THAT ARE PROTECTED THROUGHOUT BY AN APPROVED, SUPERVISED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH 9.7.1.1(1), AND EXIT ACCESS IN ALL CLASS C MERCANTILE OCCUPANCIES, SHALL BE PERMITTED TO PASS THROUGH STOREROOMS, PROVIDED THAT THE FOLLOWING CONDITIONS ARE MET:

- 1. I NOT MORE THAN 50 PERCENT OF EXIT ACCESS SHALL BE PROVIDED
- THROUGH THE STOREROOM.
  THE STOREROOM SHALL NOT BE SUBJECT TO LOCKING.
- 3. THE MAIN AISLE THROUGH THE STOREROOM SHALL BE NOT LESS THAN 44 INCHES WIDE
- . THE PATH OF TRAVEL THROUGH THE STOREROOM, DEFINED WITH FIXED BARRIERS, SHALL BE DIRECT AND CONTINUOUSLY MAINTAINED IN AN UNOBSTRUCTED CONDITION.

NFPA - 36.3.3.1 GENERAL. INTERIOR FINISH SHALL BE IN ACCORDANCE WITH

NFPA - 36.3.3.2 INTERIOR WALL AND CEILING FINISH. INTERIOR WALL AND CEILING FINISH MATERIALS COMPLYING WITH SECTION 10.2 SHALL BE CLASS A OR

NFPA - 36.3.3.3.2 INTERIOR FINISH IN EXIT ENCLOSURES SHALL BE CLASS FOR

NEPA - 36.3.4.2 INITIATION, INITIATION OF THE REQUIRED FIRE ALARM SYSTEM SHALL BE BY ANY ONE OF THE FOLLOWING

- MANUAL MEANS IN ACCORDANCE WITH 9.6.2.1 (1)
- 2. AN APPROVED AUTOMATIC FIRE DETECTION SYSTEM THAT COMPLIES WITH 9.6.2.1 (2) AND PROVIDES PROTECTION THROUGHOUT THE BUILDING; PLUS A MINIMUM OF ONE MANUAL FIRE ALARM BOX IN ACCORDANCE WITH
- 3. AN APPROVED AUTOMATIC SPRINKLER SYSTEM THAT COMPLIES WITH 9.6.2.1(3) AND PROVIDES PROTECTION THROUGHOUT THE BUILDING; PLUS A MINIMUM OF ONE MANUAL FIRE ALARM BOX IN ACCORDANCE WITH

NFPA - 36.3.4.3.1 OCCUPANT NOTIFICATION. DURING ALL TIMES THAT THE MERCANTILE OCCUPANCY IS OCCUPIED. THE REQUIRED FIRE ALARM SYSTEM ONCE INITIATED, SHALL PERFORM ONE OF THE FOLLOWING FUNCTIONS

- 1. IT SHALL ACTIVATE AN ALARM IN ACCORDANCE WITH 9.6.3 THROUGHOUT THE MERCANTILE OCCUPANCY. POSITIVE ALARM SEQUENCE IN ACCORDANCE WITH 9.6.3.4 SHALL BE PERMITTED.
- 2. IN SHALL ACTIVATE AN ALARM SIGNAL IN A CONTINUOUSLY ATTENDED LOCATION FOR THE PURPOSE OF INITIATING EMERGENCY ACTION, BY PERSONNEL TRAINED TO RESPOND TO EMERGENCIES, AS FOLLOWS:
- A. EMERGENCY ACTION SHALL BE INITIATED BY MEANS OF LIVE VOICE PUBLIC ADDRESS SYSTEM ANNOUNCEMENTS ORIGINATING FROM THE ATTENDED LOCATION WHERE THE ALARM SIGNAL IS RECEIVED.
- B. THE LIVE VOICE PUBLIC ADDRESS SYSTEM SHALL BE PERMITTED TO BE USED FOR OTHER ANNOUNCEMENTS, PROVIDED THAT THE EMERGENCY ACTION USE TAKES PRECEDENCE OVER ANY OTHER USE.

NFPA - 36.3.4.3.2 EMERGENCY FORCES NOTIFICATION. EMERGENCY FORCES NOTIFICATION SHALL BE PROVIDED AND SHALL INCLUDE NOTIFYING THE

- THE FIRE DEPARTMENT IN ACCORDANCE WITH 9 6 4.
- 2. THE LOCAL EMERGENCY ORGANIZATION, IF PROVIDED

NFPA - 36.3.5.1 MERCANTILE OCCUPANCIES SHALL BE PROTECTED BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH 9.7.1 .1(1) AS

- 1. THROUGHOUT ALL MERCANTILE OCCUPANCIES THREE OR MORE STORIES
- 2. THROUGHOUT ALL MERCANTILE OCCUPANCIES EXCEEDING 12,000 SQ. FT.
- 3. THROUGHOUT STORIES BELOW THE LEVEL OF EXIT DISCHARGE WHERE SUCH STORIES HAVE AN AREA EXCEEDING 2,500 SQ. FT. AND USED FOR SALE, STORAGE, OR HANDLING OF COMBUSTIBLE GOODS AND MERCHANDISE
- THROUGHOUT MULTIPLE OCCUPANCIES PROTECTED AS MIXED OCCUPANCIES IN ACCORDANCE WITH 6.1.14 WHERE THE CONDITIONS OF 36.3.5.1 (I), 36.3.5.1 (Z), OR 36.3.5.1(3) APPLY TO THE MERCANTILE

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# TYPICAL GENERAL NOTES APPLICABLE THROUGHOUT THE STORE

1. DRAWINGS, PROJECT MANUAL, SPECIFICATIONS AND APPLICABLE ADDENDUM AND BULLETINS COMPRISE THE CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE ARCHITECT WHEN DISCREPANCIES ARE FOUND IN THE DOCUMENTS

2. VERIFY EXISTING CONDITIONS. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BEFORE COMMENCEMENT OF WORK, OR BID.

3. ALL WORK TO CONFORM TO THE REQUIREMENTS OF MUNICIPAL LOCAL, COUNTY, STATE AND FEDERAL LAWS, AS WELL AS ANY OTHER GOVERNING AGENCIES, WHETHER OR NOT DEPICTED IN DRAWINGS OR

4. MAINTAIN A CURRENT AND COMPLETE SET OF CONTRACT DOCUMENTS AT THE JOB SITE, UPDATE "RECORD SET - AS BUILT DRAWING\* WITH PROGRESS OF CONSTRUCTION, PROVIDE OWNER WITH

5. MAINTAIN A TELEPHONE AND FAX MACHINE WITH WORKING PHONE LINES THROUGHOUT THE PROGRESS OF THE WORK

6. DRAWINGS ARE NOT TO BE SCALED FOR INFORMATION.

7. ERECT AND MAINTAIN ALL SAFETY PROVISIONS AS REQUIRED BY EXISTING FIELD CONDITIONS THROUGHOUT THE ENTIRE PROGRESS OF THE WORK. THIS INCLUDES ALL SAFEGUARDS FOR WORKERS AND THE GENERAL PUBLIC, AND BARRICADES FOR SAFETY INCLUDING POSTING WARNING SIGNS ENFORCING REGULATIONS AND PROTECTION OF

8. ALL CONCEALED WOOD, PLYWOOD, WOOD BLOCKING, ETC. TO BE FIRE RETARDANT TREATED. NO REGULAR WOOD SHOULD BE USED IN THIS PROJECT. IF ALL POSSIBLE USE NON COMBUSTIBLE BLOCKING

9. CHECK ALL HEIGHTS AND POSSIBLE CEILING CONDITIONS FOR CLEARANCE OF DUCTWORK AND ALL OTHER CONSTRAINTS TO ASSURE THE LOCATION AND SIZE OF ALL SYSTEMS AND ITEMS TO BE INSTALLED.

ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER IN WRITING IMMEDIATELY BEFORE PROCEEDING WITH THE WORK.

10. PRIOR TO CLOSING OF ANY CEILINGS, ALL MECHANICAL SYSTEMS (I.E., HVAC, PLUMBING, SPRINKLER AND ELECTRICAL) ARE TO BE INSPECTED AND WHERE REQUIRED, TESTED BY LOCAL AUTHORITIES AND/OR TESTING AGENCIES HAVING JURISDICTION TO INSURE THEIR PROPER INSTALL ATION AND FUNCTION

11. HEIGHTS ARE DIMENSIONED IN RELATIONSHIP TO THE FINISHED FLOOR, UNLESS SPECIFICALLY NOTED.

13. ALL MEP AND FIRE SPRINKLER WORK IS TO BE COORDINATED WITH ALL OTHER TRADES AND MILLWORK FOLIPMENT OWNER FURNISHED ITEMS, ETC. SPRINKLER HEAD COVERS TO MATCH SOFFIT COLOR OR WOOD FINISH.

COORDINATE ALL TELEPHONE WORK WITH OWNERS REPRESENTATIVE AND LOCAL TELEPHONE COMPANY BEFORE STARTING

15. COORDINATE EQUIPMENT, MILLWORK AND MEP PLANS FOR LOCATIONS OF ALL FLOOR DRAINS, TRENCH DRAINS, FLOOR SINKS, GREASE TRAPS, INDIRECT WASTE PIT, EQUIPMENT, FURNITURE AND BELOW GRADE SERVICES & LOCATIONS.

16. COORDINATE ALL BELOW SLAB WORK WITH MEP & REFRIGERATION DRAWINGS AND EQUIPMENT CUTS, REVIEW EXISTING CONCRETE AND FOUNDATION DRAWINGS & CONDITIONS AND COORDINATE ALL LOCATIONS WITH WORK BY OTHERS.

17. SHOP DRAWINGS ARE TO BE COORDINATED WITH ALL EXISTING CONDITIONS AND WORK BY OTHER TRADES. SEE SPECIFICATIONS FOR FURTHER INFORMATION. SUBMIT SHOP DRAWINGS OF APPLICABLE

FOR APPROVAL AT BUILDING DEPT.

18. ALL WORK SHOWN ON THESE DRAWINGS IS INCLUDED IN THIS CONTRACT UNLESS SPECIFICALLY NOTED OTHERWISE. INCLUDE IN ORIGINAL BID.

19. ALL GYPSUM BOARD TYPE "X" (INCLUDING BUT NOT LIMITED TO CEILINGS, SOFFITS, FASCIAS, COLUMN ENCLOSURES, ETC.) ARE TO BE TAPED, SANDED, PRIMED AND PAINTED, UNLESS NOTED OTHERWISE.

20. THE ARCHITECT OF RECORD HAS NOT BEEN RETAINED FOR ANY FIELD SUPERVISION OR INSPECTION; HIS RESPONSIBILITY IS LIMITED TO PREPARATION OF THE CONSTRUCTION DOCUMENTS. 21. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND ARCHITECT'S OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND

22. ALL CONSTRUCTION, DIMENSIONS AND DETAILS SHALL CONCUR WITH AND BE COORDINATED WITH ALL EQUIPMENT CUTS. CONTRACTOR TO VERIFY IN FIELD PRIOR TO COMMENCING ANY WORK.

23. ALL MATERIALS AND CONSTRUCTION TO BE INCORPORATED IN THE 23. ACL WATERIALS AND CONTROL TION TO BE INCOMPORATED IN THE WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE A.S.T.M. SPECIFICATIONS APPLICABLE, AND TO CONFORM WITH THE STANDARDS AND RECOMMENDATIONS OF THE VARIOUS TRADE INSTITUTES ( A.C.I., A.I.S.C., etc.). ALL MATERIAL INCORPORATED INTO THE WORK SHALL BE NEW.

24. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGES, BREAKAGE, COLLAPSE, DISTORTIONS AND OFF-ALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS AND GOOD

25. ALL NOTES HEREIN MENTIONED WITH THOSE ON THE VARIOUS DRAWINGS SHALL APPLY TO ALL DRAWINGS AND FORM PART OF THE CONTRACT

26. EACH CONTRACTOR WILL BE HELD STRICTLY RESPONSIBLE FOR HIS WORK. ANY DISCREPANCIES ON THE PLANS OR DETAILS SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING

27. ALL EXITS SHALL BE KEPT READILY ACCESSIBLE AND UNOBSTRUCTED AT ALL TIMES. STORE WILL REMAIN IN OPERATION/ OPEN DURING CONSTRUCTION.

28. ALL PENETRATIONS OF COOLERS AND FREEZERS SHALL BE SEALED. WITH EXPANDABLE FOAM INSULATION BOTH INSIDE AND OUTSIDE AND METAL FLANGE FITTING OR SIMILAR FINISH PLATES TO BE PROVIDED.

29. PLACE EXPANSION & CONTROL JOINTS IN GWB, STUCCO, AND SURFACES PER MANUFACTURES RECOMMENDATION AND SPECIFICATIONS.

30. ALL NEW PENETRATIONS REQUIRED TO EXTERIOR ENVELOPE OF BUILDING STRUCTURE BY G.C. NO EXCEPTIONS, SEAL AND PROVIDE RODENT PROOF PROTECTION.

31. AS BUILT: CONTRACTOR IS RESPONSIBLE TO DOCUMENT ANY CHANGES OR VARIATIONS FROM PERMIT SET. CONTRACTOR IS RESPONSIBLE TO PROVIDE AS BUILT PLANS, SPECS AND INFORMATION REQUIRED TO DOCUMENT ANY CHANGES. A MINIMUM OF 2 SETS OF PLANS SHOULD BE PROVIDED FOR RECORDS, (BY G.C.)

32. TERMITE PROTECTION NOTE:

ALL DISTURB SOIL SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED, BY THE FLORIDA, DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT

33. CLEAN AND PAINT ALL EXPOSED WELDS TYPICAL.

CONDITIONS SHOWN BY THESE DRAWINGS.



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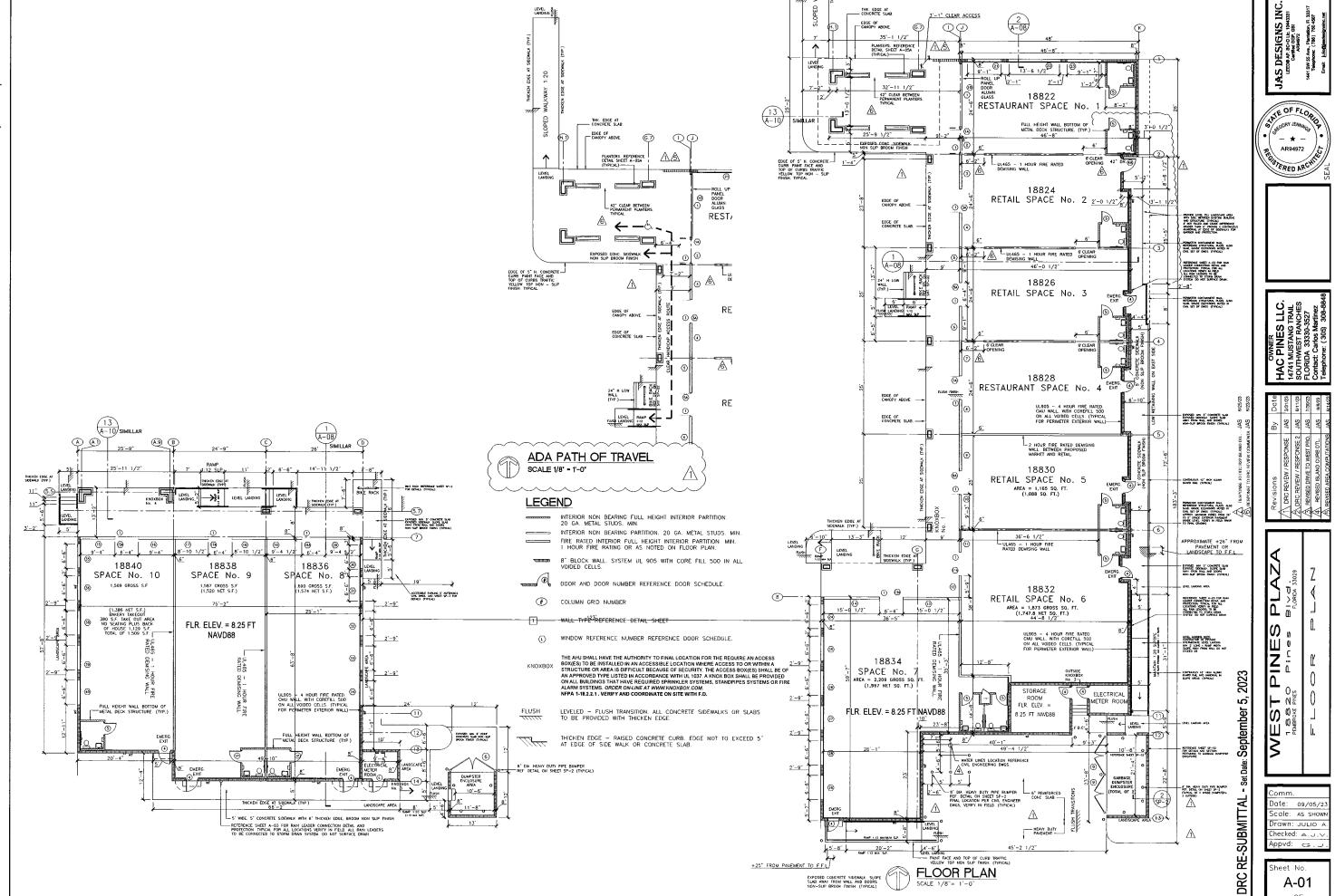
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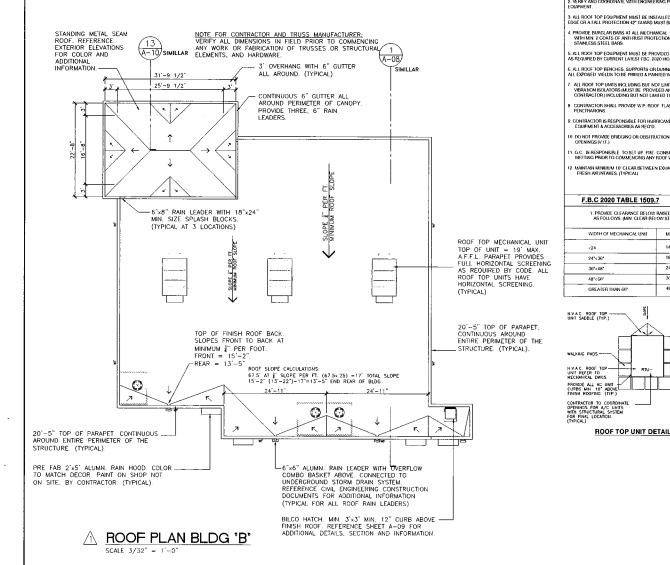
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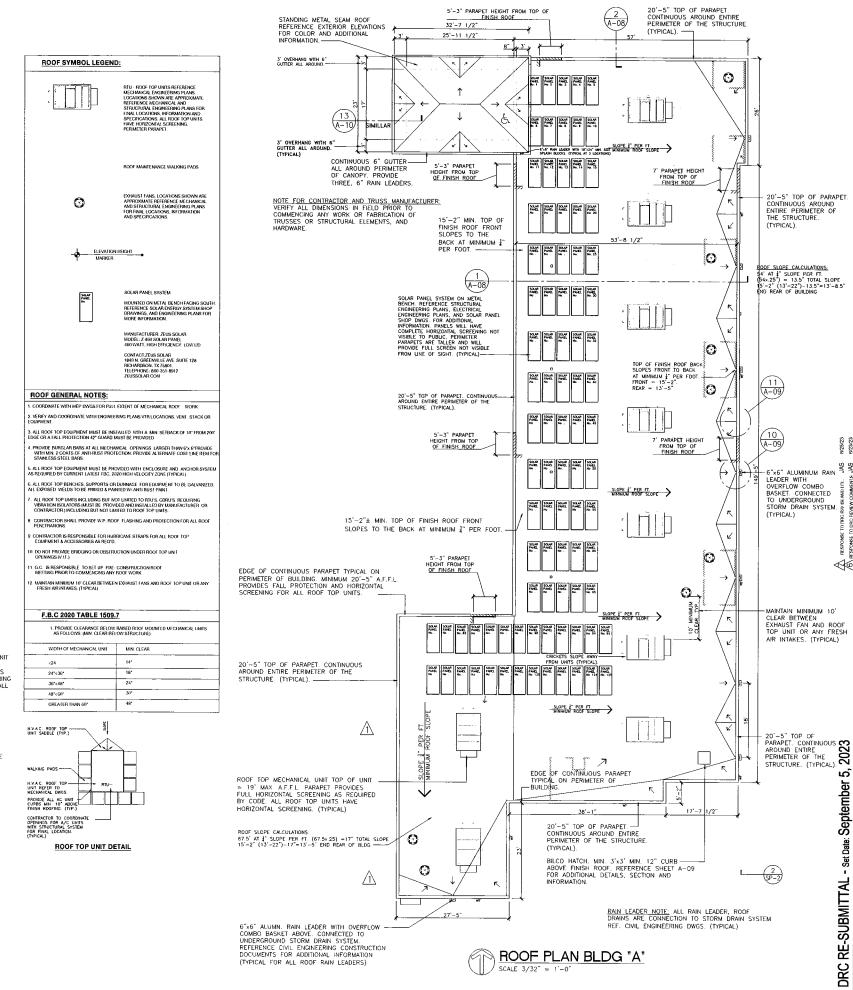
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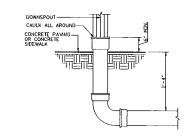
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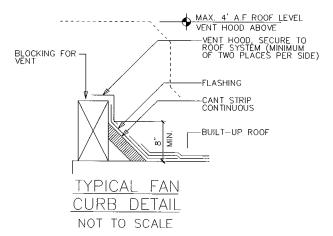
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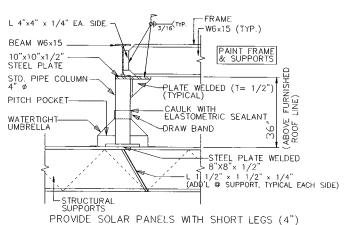
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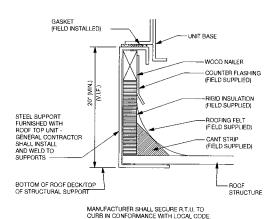
DOWNSPOUT CONNECTION DETAIL



NOTE: CREATE A FOAM SEAL AT ALL PENETRATIONS THRU ROOF AND WALLS ( PRE-FAB OR OTHER WISE OPENINGS AFTER OWNER TENANT HAS INSTALLED AND INSPECTED THE



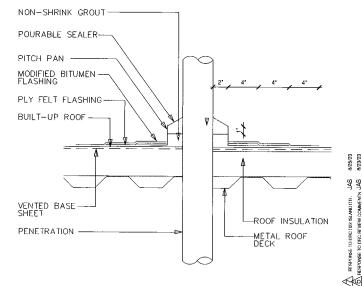
# STEEL BENCH STRUCTURE SECTION



**CURB SECTION** NOT TO SCALE

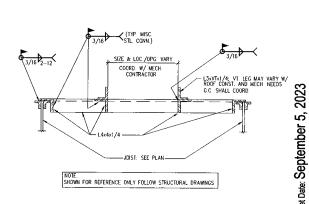
# GENERAL ROOF AND DETAIL NOTES

- 1. PROVIDE ALL STEEL ANGLES AS REQUIRED FOR ALL CURBS.
- 2. CONTRACTOR IS TO FURNISH & INSTALL BURGLAR BARS AT ALL ROOF OPENINGS LARGER THAN 11". EXCEPT ROOF SCUTTLE & PLUMBING VENTS. SEE SPECIFICATIONS FOR SIZES OF BARS.
- 3. PROVIDE PROPER AREA DIVIDER JOINT.
- 4. VERIFY NUMBER AND DIMENSION W/ GENERAL CONTRACTOR AND OWNER.



# SEC THRU TYPICAL ROOF PENETRATION

NOT TO SCALE



**ROOF OPENING DETAIL** 

JAS DESIGNS INC





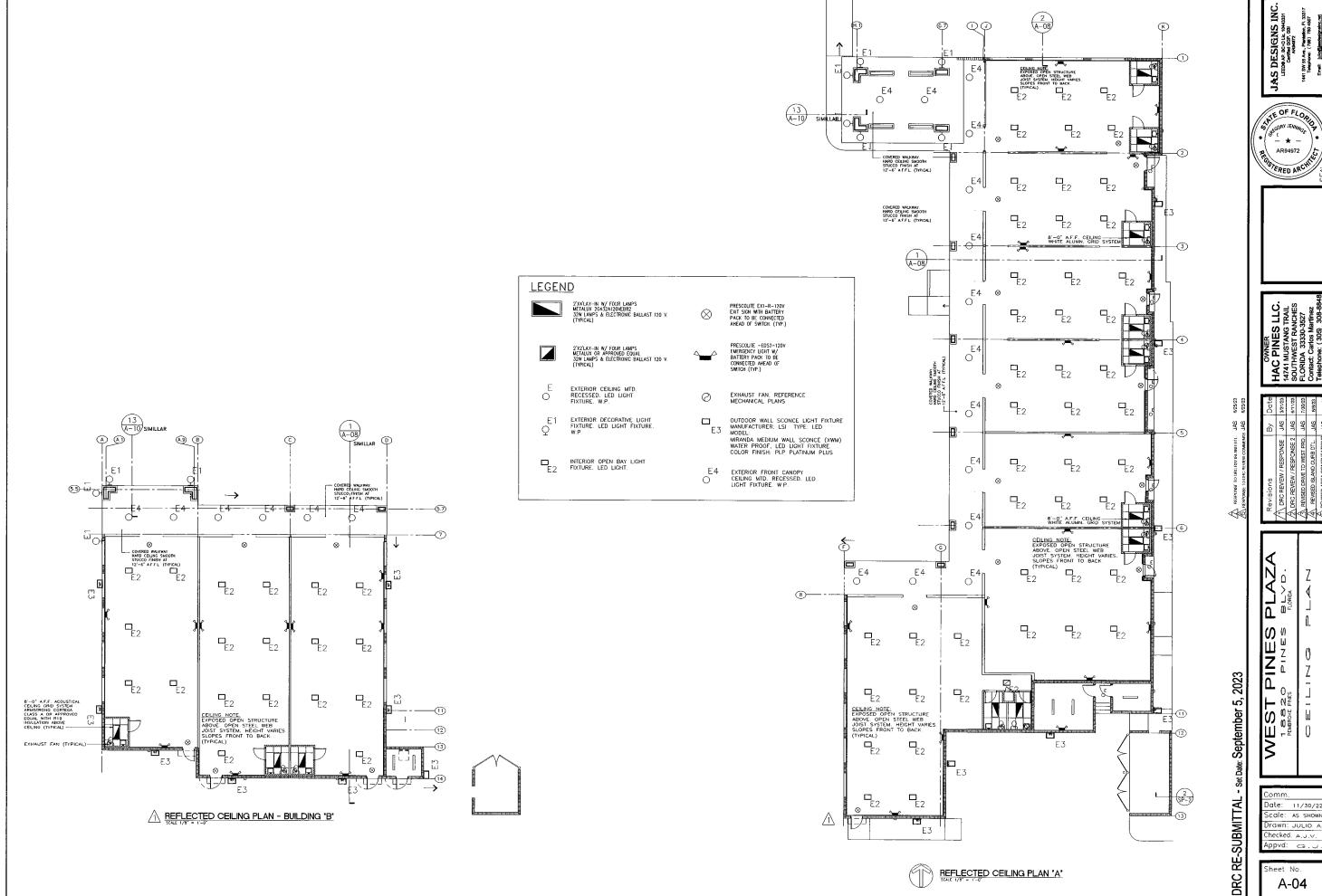
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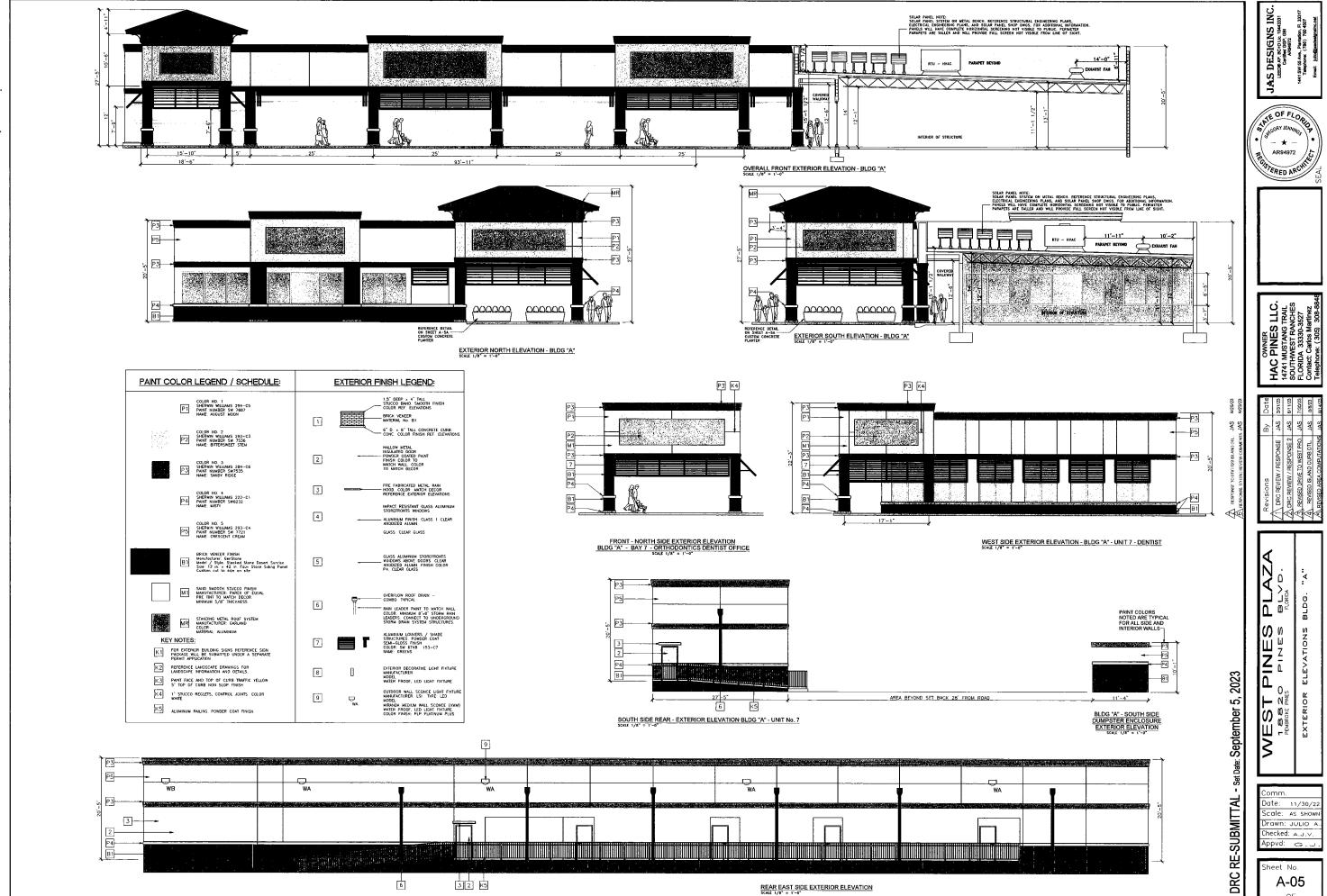
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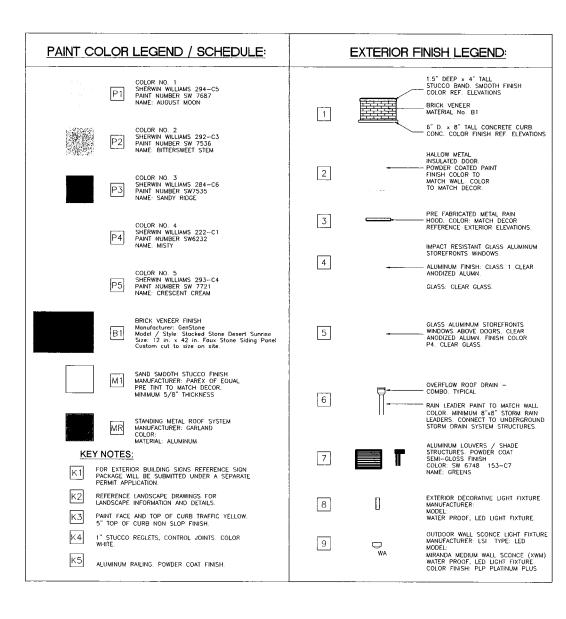
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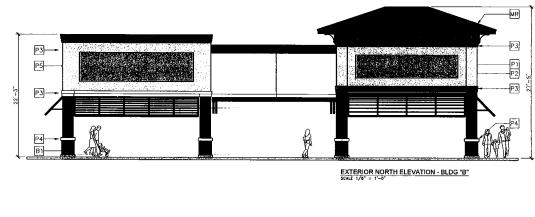
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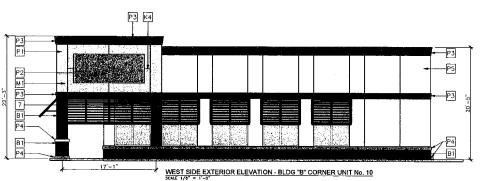
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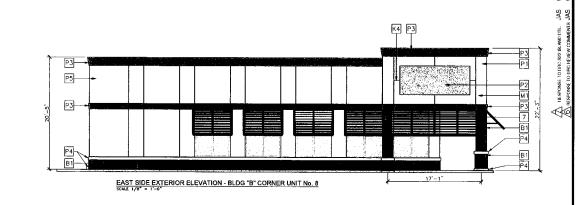














# TF4167 CUSTOM.



PARK

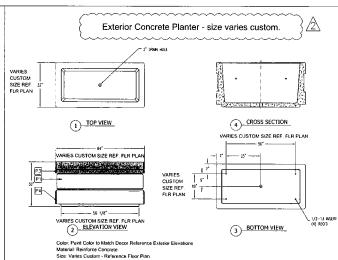
VARIES L x 18-24"W x 32"H

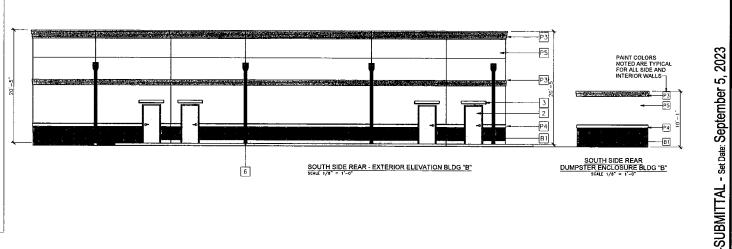
Reinforced concrete

Reinforcing: 3/8" Dia. steel rebar Drain Hole: (1) 2" Dia. drain hole (4) 5/8"

Hardware: Dia. lifting inserts Accepts Reservoir System and crip impation

Finish: Concrete finish with exposed aggregate Paint Paint as noted on Exterior Elevations or requested by owner, architect and builder.

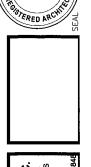




JAS DESIGNS INC.
LEDD AP. BCAD LA 1043331
CAMPAGO OF GBI 1441 SW 55 Ave., Telephone: ( Emall: jullo@)







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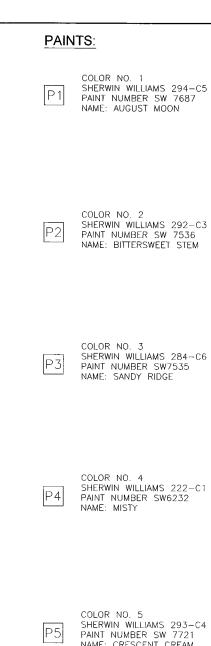
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COLOR NO. 5 SHERWIN WILLIAMS 293-C4 PAINT NUMBER SW 7721 NAME: CRESCENT CREAM



STANDING METAL ROOF SYSTEM MANUFACTURER: GARLAND MATERIAL: ALUMINUM

**ALUMINUM STOREFRONT FINISH:** 

CLEAR ANODIZED CLASS 1 FINISH







P3 K4

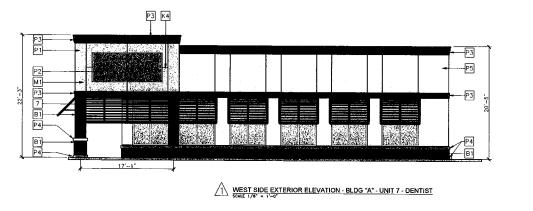
FRONT - NORTH SIDE EXTERIOR ELEVATION
BLDG "A" - BAY 7 - ORTHODONTICS DENTIST OFFICE
SCALE 1/4" \* 1'-0"

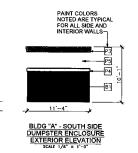
SOUTH SIDE REAR - EXTERIOR ELEVATION BLDG "A" - UNIT No. 7











RAILING: MATERIAL: ALUMINUM POWDER COAT SMOOTH FINISH COLOR: LIGHT GRAY METAL SILVER IMPACT RESISTANT FINISH.

AREA BEYOND SET BACK 28' FROM ROAD

# SHADE STRUCTURES:

ALUMINUM LOUVERS / SHADE STRUCTURES. POWDER COAT SEMI-GLOSS FINISH COLOR: SW 6748 153-C7 NAME: GREENS

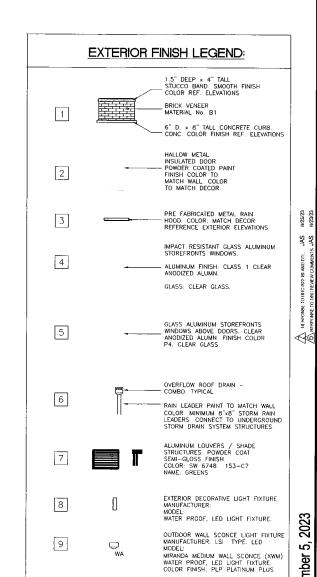
# STUCCO:

SAND SMOOTH STUCCO FINISH MANUFACTURER: PAREX OF EQUAL PRE TINT TO MATCH DECOR. MINIMUM 5/8" THICKNESS

BRICK VENEER FINISH Manufacturer: GenStone Model / Style: Stacked Stone Desert Sunrise Size: 12 in. x 42 in. Faux Stone Siding Panel Custom cut to size on site.

# **GLASS SPECS:**

9/16" THICK. CLEAR GLASS. LARGE IMPACT RESISTANT GLASS.



# KEY NOTES:

FOR EXTERIOR BUILDING SIGNS REFERENCE SIGN PACKAGE WILL BE SUBMITTED UNDER A SEPARATE PERMIT APPLICATION.

REFERENCE LANDSCAPE DRAWINGS FOR LANDSCAPE INFORMATION AND DETAILS.

PAINT FACE AND TOP OF CURB TRAFFIC YELLOW. 5" TOP OF CURB NON SLOP FINISH.

1" STUCCO REGLETS, CONTROL JOINTS. COLOR

ALUMINUM RAILING. POWDER COAT FINISH.

TO 2 SPEMBROKE ≥

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heet No.

A-06 OF

U.L. SYSTEM NO. WL1054 METAL PIPE THROUGH GYPSUM WALL ASSEMBLY F RATING = 1-HR. OR 2-HR. T RATING = 0-HR.

L RATING AT AMBIENT = LESS THAN I CFM/SO, FT. L RATING AT 400'F = LESS THAN 4 CFM/SO, FT.

FRONT VIEW SECTION A-A ପ

I. BYPSUN WALL ASSEMBLY (I-HR. OR 2-HR. FIRE-RATING)(Z-HR. SHOWN).

2. PEMETRATING ITEM TO BE ONE OF THE FOLLOWING:

A. MAXIMAY OF DIAMETER STEEL PIPE (SCHEDULE 10 OR HEAVIER).

B. MAXIMAY OF DIAMETER STEEL COMDUT.

D. MAXIMAY OF DIAMETER STEEL EMT.

3. WINDOM S OFFIN HILTI FS-ONE FIRESTOP SEALANT = 1-HR. FIRE-RATING.

S. WINDOM 1-1/4" DEPTH HILTI FS-ONE FIRESTOP SEALANT = 2-HR. FIRE-RATING.

MINDOM 1-1/4" DEPTH HILTI FS-ONE FIRESTOP SEALANT = 2-HR. FIRE-RATING.

MINDOM 1-1/4" DEPTH HILTI FS-ONE FIRESTOP SEALANT = 2-HR. FIRE-RATING.

NOTES : 1. MAXIMUM DIAMETER OF OPENING = 22-1/4". 2. ANNULAR SPACE = WINTWUM 0", MAXIMUM 2-1/4"

# INSTALLATION INSTRUCTIONS FOR UL NO. WL1054

PATION: All surfaces must be clean, sound, dry and frost free prior to application of firestopping materials. STEP 2 - FIRESTOP SEALANT: Apply a minimum 56° or 1-14° depict of FS-ONE in the annular space around the pen-trating item. Tool excess sealant beyond perimeter of the opening 1/2° onto wail surface. Leave completed seal unrin-turbed for

> PLASTIC PIPE THROUGH I-HR, OR Z-HR, GYPSUM WALL ASSEMBLY
> FARTING : I-HR, OR Z-HR, (EVAL. 16 RATING OF VALL ASSEMBLY, 2 HR, SHOPH)
> 1 RATING : I-HR, OR Z-HR, (EVAL. 10 YF RATING) SECTION A-A

A MAXIMAN OF DIAMETER CPYC PLASTIC PIPE (LICLULAR AND SOLID CURE).

B. MAXIMAN OF DIAMETER ABS PLASTIC PIPE (CELLULAR AND SOLID CORE).

D. MAXIMAN OF DIAMETER REP PIPE.

J. HILLI CP 642 FIRESTOP DOLLAR ISSET JABLE BELOW).

FIRESTER LICLULARIZATION OF WALL PROCESSION WAS AND SOLID CORE.

	I. FASTEN EACH 5. SEE NOTE NO		ASSEMBLY WITH HOLTE I	4° TOSGLER BOLT.
Ĺ	PIPE DIAMETER	PRODUCT DESCRIPTION	NO. OF MOUNTING TABS	WAX, HOLE SIZE
- 12	1-1/5.	CP 642 50/1.5°	2	2-1/8
1	ζ.	OP 642 63/24	Ž	2-5/8"
	3*	CP 642 90/3*	3	
	4.	CP 642 110/4*	,	5*
ı.	6	CP 642 (60/6"		7.
HOTE	IN ANNU 2. ANNULAR 3. CLOSEO	.AR SPACE AROUND PIPE SPACE = WINIWUW 0°,		

# INSTALLATION INSTRUCTIONS FOR UL NO. WL2078

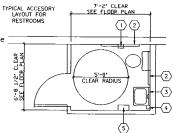
STEP 1 - PREPARATION: All surfaces must be clean, sound, dry and frost free phor to application of firestopping materials

STEP 3 - Pirestop Device: Place the device around the plastic ope and press the open ends together until it catches (close) with an auditor faces". Attach the negated mounting lates around the device and secure it to the wall with the recom-

ROOF STRUCTURE STRUCT, DECK

DOOR HARDWARE AND HANDLES NOTES: DOOR HARDWARE AND HANDLES NOTES:
FBC 11-4-13.9 Door Hardware. Handles, pulls, latches, locks, and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push—type mechanisms, and U—shaped handles are acceptable designs. When sliding doors are fully open, operating hardware shall be exposed and usable from bath sides. Hardware required for accessible door passage shall be mounted no higher than 48 inches (1220 mm) above finish floor.

MOUNTING HEIGHTS: MOUNTING HEIGHS:
Light switches, electrical outlets, thermostats and other environmental controls would meet Section 100.205(c)(3)(ii) if operable parts of the controls are located no higher than 48 inches, and no lower than 15 inches, above the floor. If the reach is over an obstruction (for example, an overhanging shelf) between 20 and 25 inches in depth, the maximum height is reduced to 44 inches for forward approach, or 46 inches for side approach, provided the obstruction (for example, a kitchen base capital) is no mare than 24 inches in depth. Obstructions chould not cabinet) is no more than 24 inches in depth. Obstructions should not



# RESTROOMS FLOOR PLAN

- STUCCO IF REQUIRED

-- BLOCK WALL

1 7/8' 1 3/4'

1 7/8"

3/84

1 3/4"/

METAL JAMB AT MASONRY WALL

HANDICAP NOTES:
1. MAX. 1/2" DIFF, AT ANY FLOOR LEVEL.

2. ACCESSIBILITY ROUTE FROM R.O.W. MINIMUM 60'

ACCESSIBILITY ROUTE FROM R.O.W., MINIMUM
THE LAYOUT AND DESIGN OF SPACES
DEPICTED ON THE PLANS COMPLY
WITH FLORIDA ACCESSIBILITY CODE
1997 SECTIONS 4.1.6 ALTERATIONS
TAND 4.1.8 ARCHITECT BARRIERS
REMOVAL.

4. HANDICAP TOILET FLUSH CONTROL ON WIDE SIDE AREA OF STALL.

5. WRAP ALL PIPES UNDER LAVATORY WITH INSULATION AND COVER TO PROTECT AGAINST CONTACT.

7. ALL HANDLES TO BE LEVELER HANDLERS.

6. TOILET FLUSH CONTROL ON WIDE SIDE OF STALL

# TOILET ACCESSORIES BY BOBRICK OR EQUAL

1) 1 DOUBLE ROLL PAPER HOLDER B-265

(2) 2 GRAB BARS BY WATER CLOSET: B490x36, B490x42 3 1 STAINLESS STEEL MIRROR B 1656(18x20)

DESIGNS I

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ANTE OF FLOAP

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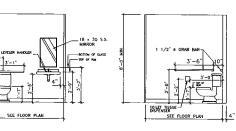
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1441 SW 55 Ave., Telephone: ( Emall: <u>[ullog</u>]

4 1 SOAP DISPENSER

5 1 PAPER TOWEL HOLDER 8-35903

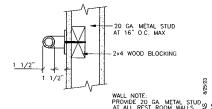
NOTE: PAINT WALLS WITH NON ABSORBBENT EPOXY PAINT, SEAL FLOORS WITH NON ABSORBENT, NON SLIPERY STAIN SYSTEM IF TILE IS NOT INSTALLED



ELEVATION "A"

ELEVATION 'B'

# TYPICAL RESTROOMS ELEVATIONS

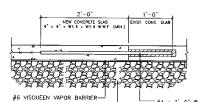


GRAB BAR NOTES:

I SHALL BE DESIGN DESIGNED AND SUPPORTED AS TO WITHSTAND A LOAD OF NOT LESS THAN 250 POUNDS APPLIED AT ANY POINT, DOWNWARD OR HORIZONTALLY. 2. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS. 3. ALL EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8 INCH

# GRAB BAR DETAIL

#6 VISOUEEN VAPOR BARRIER-15" COMPACTED GRAVEL BASE -



**SLAB EXTENSION DETAIL** 

SUBMITTAL

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co <u>m</u> m.			
Date:	10	10	22
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Sheet No A-07

(3) #6 SELF DRILLING SCREWS (1)#6 SELF DRILLING FASTENER @ SIDE OF STUD. (TYP.) ----CEILING SEE REFLECTED CEILING PLAN AND SPECS. FOR TYPE AND HEIGHT. (8'-0" IN RESTROOMS) CEILING SEE — REFLECTED CEILING PLAN AND SPECS. FOR TYPE AND HEIGHT. (10'-0" A.F.F.L.) 1/2" TYPE MR. GYP. BD. NOTE: ALL WALLS WITH WALL HUNG ITEMS ARE 20 GA. AT 16" O.C. MAX TAP CONS SCREWS AT 24" O.C. INT. PARTITION WALL DETAIL

- 3 5/8" METAL STUDS.(20 GA.) © 24" O.C. BRACE AS REQUIRED (TYP.)

extend more than 25 inches from the wall beneath a control (See Figure FHAG-2.) (B) (C) (D)

DOOR TYPES

FINISH SCHEDULE CEILING AREA BASE MATERIAL FINISH MATERIAL FINISH HG'T REMARKS MATERIAL FINISH EXP. CONCRETE SMOOTH \_\_\_\_ 1/2" GYP. BD. \* ACOUSTICAL CEILING RETAIL STORE - 10'-0" • READY TO PAIN BATHROOM SMOOTH 6" VINYL M.R. GYP. BD. VCT ACOUSTICAL CEILING 8'-0" READY TO PAINT

DOOR SCHEDULE													
DOOR	L	SIZE		TYPE	MATE	RIAL	DETAIL	TUDLO	DELLABUR				
NO.	W	Н	TH	1176	DOOR	FRAME	DETAIL	THRLD	REMARKS				
(1)	(2) 3'-0"	6'-8"	1 3/4"	D	ALUMN GLSS	ALUMN	THIS SHEET	ALUMN.	W/CLOSING DEVICE				
2	3'~0"	6'-8"	1 3/4"	Α	ALUMN. GLSS	ALUMN.	THIS SHEET	ALUMN.	W/CLOSING DEVICE				
3	3'-0"	6'~8"	1 3/4"	В	METAL	METAL.	THIS SHEET	ALUMN.	W/CLOSING DEVICE				
4)	3'-0"	6'-8"	1 3/4"	В	METAL	METAL	THIS SHEET	ALUMN.	W/CLOSING DEVICE				
(4A)	3'-6"	7'-0"	1 3/4"	В	METAL	METAL	THIS SHEET	ALUMN.	W/CLOSING DEVICE				
(5)	3'-0"	6'-8"	1 3/4"	С	WOOD S.C.	METAL	THIS SHEET	ALUMN.	W/CLOSING DEVICE PRE HUNG				

NOTE: CONTRACTOR TO VERIFY ALL OPENINGS IN FIELD PRIOR TO FINAL FABRICATION, OR DIMENSIONAL APPROVAL, PROVIDE MIN 32" CLEAR OPENING AT ANY POINT. OR 34" AS SPECIFIED.

# FINISH HARDWARE SCHEDULE

HG #1

DOOR #1

EACH TO HAVE:

1 1/2" PAIR 179PC 4 1/2" x 4 1/2" BUTTS.
1 LOCK SET F40N PRIV. LEVON LEVER 626 SCHLAGE
1 DOOR STOP CAST 61A92 IVES
1 LCN 1461 CLOSER

HG #2
DOOR #1 ENTR. FROM STORE AL. & GLASS

DOOR #3 3'x7' x 1-3/4" MDXMF EACH TO HAVE

1 1/2" PRS BUTTS 1279 NRP 4 1/2 X 4 1/2 USP HAGER
1 SC DEADLOCK B160 N US260
SCHLAGE
1 LATCH SET A10S PASS. LEVON LEVER 626
2/4BS SCHLAGE
1 CHAIN STOP 15F2C IVES
1 THRESHOLD PERMIC 2005 AV
3 DOOR SILENCERS 1337A QUALITY

# GENERAL NOTES:

1. GYPSUM WALL BOARD READY TO RECEIVE INTERIOR FINISH.
(CLASS "C" MIN FLAME SPREAD).
2. FIRE EXITINGUISHERS BY G.C. — ONE EVERY 2,500 S.F. TYP
ABC 20# DRY CHEMICAL.

AND 20% OF CHEMICAL.

INTERIOR FLAME SPREAD ON FINISHES SHALL BE CEILINGS CLASS "B" — WALL CLASS "C"

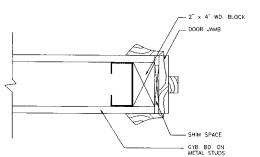
4. ALL HINGES TO BE TAMPER PROOF.

5. PAINT BATHROOMS WITH EPOXY PAINT.

6. BATHROOM DOORS TO BE PRE-HUNG PAINT FINISH FINISH NOTES

. FLOOR: NEW REINF. CONC. SLAB READY TO RECEIVE FINISHES.

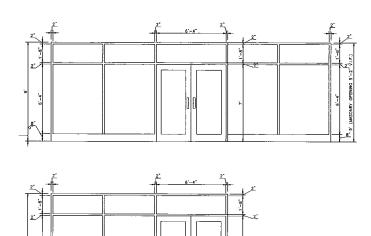
 CEILING: ACOUSTIC 2'x4' ON EXPOSED GRID. ARMSTRONG MINABOARD ITEM 755B (12'-0" A.F.F. RETAIL, 8'-0" INSIDE RESTRODMS) WALL: DRYWALL OF THICKNESS SHOWN ON DETAILS. — M.R. INSIDE ALL BATHROOMS. READY TO RECEIVE FINISHES.

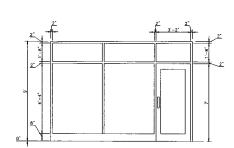


PRE-HUNG SOLID WOOD DOORS

- GENERAL NOTES:

  1. ALL EXTERIOR WINDOWS & DOORS MUST HAVE N.O.A. OR PRODUCT CONTROL APPROVAL.
- ALL SINGLE EXTERIOR DOOR SHALL HAVE A LOCK TO BE KEY OFFICIATED FROM EXTERIOR W/A MIN OF 6,000 POSSIBLE CHANGES OR LOCKING COMBINATION KEY W/AN AUXILIARY SINGLE DEAD BOLT, HARDENED BOLT OR INSERTS.
- 3. HINGES ON EXTERIOR OUT SWINGING DOORS SHALL HAVE NON REMOVABLE PINS AND NO EXPOSED SCREWS.
- 4. JAMBS OF ALL EXTERIOR OFF SET TYPE IN SWINGING DOORS SHALL BE RABBETED /-R SIMILAR FABRICATION TO PREVENT DEFEATING THE PURPOSE OF THE STRIKE, AND THE INTEGRITY OF LOCKS \$1.4 THE STRIKE, AND THE INTEGRITY OF LOCKS & LATCHES.
- ALUMINUM WINDOWS SHALL COMPLY W/ THE ARCHITECTURAL ALUMINUM MANUF. ASSOC. (AAMA) STANDARD FOR FORCE ENTRY RESISTANT ALUMINUM HORIZONTAL SLIDING WINDOWS AAMA 1302-3-1972 AND AMERICAN STANDARD INSTITUTE ANSI) A.1341-1972
- SLIDING GLASS DOORS SHALL COMPLY WITHE ARCHITECTURAL ALUMINUM MANUF. ASSOCIATION (AAMA) STANDARD FOR FORCE ENTRY RESISTANT ALUMINUM SLIDING GLASS DOORS AAMA 1302-3-1972 AND AMERICAN STANDARD INSTITUTE
- DOORS & WINDOWS TO BE ALUMINUM & TINTED GLASS. (VERIFY FINISH WITH OWNER)
- 8. FRONT DOOR AND DOORS LEADING TO EXTERIOR SHALL BE PROVIDED W/ A DOOR SCOPE OR VISION PANELS.





STOREFRONT ELEVATION

QUANTITY					,	WIN	DO	W S	CHEC	)ULE NOTE:		ER PRIOR T	WINDOW & DOOR O INSTALLATION OF BLOCK RIALS.
13	LOCATION	Mark No.	MASONRY WIDTH	OPENING HGT.	TYPE	PRES:	SURES_ D-	COMPLY W/	IMPACT RESISTANT	PRODUCT CONTROL APPROVAL OR N.O.A.	MATERIAL	FINISH	REMARKS / LOCATION
1	NOT IN USE	(1)		1101.		*	*	CONCOO CODE	INESISTANT	ALT NOVAL ON WO.A.	-		
1	RETAIL STOREFRONT ABOVE DOOR	(1A)	6'-4"	2'-0"	FIXED WINDOW	*	*	N.A.	YES		ALUM/GLASS	FACTORY	
1	NOT IN USE	2				*	*	<u>.</u>				17101011	
1	RETAIL STOREFRONT SIDE	3	9'0"	9'-1"	FIXED WINDOW	*	*	N.A.	YES		ALUM/GLASS	FACTORY	
1	RETAIL STOREFRONT ABOVE DOOR	(3A)	6'-4"	2'-0"	FIXED WINDOW	*	*	N.A.	YES		ALUM/GLASS		
1	RETAIL STOREFRONT SIDE	4	9'-0"	9'-1"	FIXED WINDOW	*	*	N.A.	YES		ALUM/GLASS		
1	RETAIL STOREFRONT SIDE	(5)	9'-0"	9'-1"	FIXED WINDOW	*	*	N.A.	YES		ALUM/GLASS		
1	RETAIL STOREFRONT ABOVE DOOR	(5A)	6'-4"	2'-0"	FIXED WINDOW	*	*	N.A.	YES		ALUM/GLASS	FACTORY	
1	RETAIL STOREFRONT SIDE	6	9'-0"	9'-1"	FIXED WINDOW	*	*	N.A.	YES		ALUM/GLASS		
1	RETAIL STOREFRONT SIDE	7	9'-0"	9'-1"	FIXED WINDOW	*	*	N.A.	YES		ALUM/GLASS	FACTORY	
1	RETAIL STOREFRONT ABOVE DOOR	(7A)	6'-4"	2'-0"	FIXED WINDOW	*	*	N.A.	YES		ALUM/GLASS	i	
1	RETAIL STOREFRONT SIDE	8	9'-0"	9'-1"	FIXED WINDOW	*	*	N.A.	YES		ALUM/GLASS		
1	RETAIL STOREFRONT SIDE	9	9'-3"	9'-1"	FIXED WINDOW	*	*	N.A.	YES		ALUM/GLASS	FACTORY	
1	RETAIL STOREFRONT ABOVE DOOR	9A	6'-4"	2'-0"	FIXED WINDOW	ω*	*0	N.A.	YES		ALUM/GLASS		
1	RETAIL STOREFRONT SIDE	(10)	9'-3"	9'-1"	FIXED WINDOW	₩ ₩	*E	N.A.	YES		ALUM/GLASS		
1	RETAIL STOREFRONT SIDE	(1)	5'-9"	9'-1"	FIXED WINDOW	⊃*	*>	N.A.	YES		ALUM/GLASS		
1	RETAIL STOREFRONT ABOVE DOOR	(1)	6'-4"	2'-0"	FIXED WINDOW	S*	*S	N.A.	YES		ALUM/GLASS		
1	RETAIL STOREFRONT SIDE	(12)	5'-9"	9'-1"	FIXED WINDOW	₩ ₩	*2	N.A.	YES		ALUM/GLASS	FACTORY	
1	RETAIL STOREFRONT SIDE	(13)	15'-1/2"	9'-1"	FIXED WINDOW	Ω.*	*□	N.A.	YES		ALUM/GLASS	FACTORY	
1	RETAIL STOREFRONT ABOVE DOOR	(3A)	6'-4"	2'-0"	FIXED WINDOW	<u>د</u> *	*~	N.A.	YES		ALUM/GLASS	FACTORY	
1	RETAIL STOREFRONT SIDE	14	15'-1/2"	9'-1"	FIXED WINDOW	0*	*0	N.A.	YES		ALUM/GLASS	FACTORY	
1	RETAIL STOREFRONT SIDE	(15)	9'-4"	9'-1"	FIXED WINDOW	*	*	N.A.	YES		ALUM/GLASS	FACTORY	
1	RETAIL STOREFRONT ABOVE DOOR	(5A)	6'-4"	2'-0"	FIXED WINDOW	Z*	*Z	N.A.	YES		ALUM/GLASS	FACTORY	
1	RETAIL STOREFRONT SIDE	(16)	9'-4"	9'-1"	FIXED WINDOW	⊴*	*₹	N.A.	YES		ALUM/GLASS	FACTORY	
1	RETAIL STOREFRONT SIDE	(17)	8'-10.5"	9'-1"	FIXED WINDOW	₾*	*0_	N.A.	YES		ALUM/GLASS	FACTORY	
1	RETAIL STOREFRONT ABOVE DOOR	(7)	6'-4"	2'-0"	FIXED WINDOW	<u> </u> *	*	N.A.	YES		ALUM/GLASS	FACTORY	
1	RETAIL STOREFRONT SIDE	(18)	8'-10.5"	9'-1"	FIXED WINDOW	<u>~</u> *	   米	N.A.	YES		ALUM/GLASS	FACTORY	
1	RETAIL STOREFRONT SIDE	(19)	9'-4.5"	9'-1"	FIXED WINDOW	≥*	_*₽	N.A.	YES		ALUM/GLASS	FACTORY	
1	RETAIL STOREFRONT ABOVE DOOR	(9A)	6'-4"	2'-0"	FIXED WINDOW	9*	*2	N.A.	YES		ALUM/GLASS	FACTORY	
1	RETAIL STOREFRONT SIDE	20	9'-4.5"	9'-1"	FIXED WINDOW	E*	*	N.A.	YES		ALUM/GLASS	FACTORY	
1	RETAIL STOREFRONT — SIDES	(21)	9'-1"	6'-5"	FIXED WINDOW	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	ST*	N.A.	YES		ALUM/GLASS	FACTORY	
1	RETAIL STOREFRONT - SIDES	(22)	13'-6.5"	6'-5"	FIXED WINDOW	*	*	N.A.	YES		ALUM/GLASS	FACTORY	
1	RETAIL STOREFRONT - SIDES	(23)	9'-1"	6'-5"	FIXED WINDOW	19*	*()	N.A.	YES		ALUM/GLASS	FACTORY	
1	RETAIL STOREFRONT - SIDES	24	6'-6"	6'-5"	FIXED WINDOW	Z*	_*	N.A.	YES		ALUM/GLASS		
1	RETAIL STOREFRONT - SIDES	25	6'-6"	6'-5"	FIXED WINDOW	企*	*C	N.A.	YES		ALUM/GLASS	FACTORY	
1	RETAIL STOREFRONT - SIDES	(26)	6'-6"	6'-5"	FIXED WINDOW	<u> </u>   *	*44	N.A.	YES		ALUM/GLASS		
1	RETAIL STOREFRONT - SIDES	(27)	6'-6"	6'-5"	FIXED WINDOW	<u>С</u> *	*8	N.A.	YES		ALUM/GLASS		
1	RETAIL STOREFRONT - SIDES	28	6'-6"	6'-5"	FIXED WINDOW	*	*	N.A.	YES		ALUM/GLASS		
+	RETAIL STOREFRONT - SIDES	(29)	6'-6"	6'-5"	FIXED WINDOW	*	*	N.A.	YES		ALUM/GLASS		
-	RETAIL STOREFRONT - SIDES	(30)	6'-6"	6'-5"	FIXED WINDOW	*	*	N.A.	YES	-	ALUM/GLASS		
1	RETAIL STOREFRONT - SIDES	(31)	6'-6"	6'-5"	FIXED WINDOW	*	*	N.A.	YES		ALUM/GLASS	-	-
1	RETAIL STOREFRONT - SIDES	(32)	6'-6"	6'-5"	FIXED WINDOW	*	*	N.A.	YES		ALUM/GLASS	·	
+	RETAIL STOREFRONT - SIDES	(33)	6'-6"	6'-5"	FIXED WINDOW	*	*	N.A.	YES		ALUM/GLASS	t	
1	RETAIL STOREFRONT - SIDES	(34)	6'-6"		FIXED WINDOW	*	*	N.A.	YES		ALUM/GLASS		
+	RETAIL STOREFRONT - SIDES	(35)	6'-6"	6'-5"	FIXED_WINDOW	*	*	N.A.	YES		ALUM/GLASS		
-	RETAIL STOREFRONT - SIDES	(36)	6'-6"	6'-5"	FIXED WINDOW	*	*	N.A.	YES		ALUM/GLASS		
-	RETAIL STOREFRONT - SIDES	(37)	6'-6"	6'-5"	FIXED WINDOW	*	*	N.A.	YES		ALUM/GLASS		
1	RETAIL STOREFRONT - SIDES	(38) (39)	6'-6"	6'-5"	FIXED WINDOW	*	*	N.A.	YES		ALUM/GLASS		
1	RETAIL STOREFRONT - SIDES	=	6'-6"	6'-5"	FIXED WINDOW	*	*	N.A.	YES		ALUM/GLASS		-
H	RETAIL STOREFRONT - SIDES	(40)	6'-6"	6'-5"	FIXED WINDOW	*	*	N.A.	YES		ALUM/GLASS	FACTORY	
$\vdash$		(41)				+							
-		(42) (43)				+							
		7-3/				L				1	1	l	1

# NOTES:

1. ALL WINDOWS REQUIRE PRODUCT CONTROL APPROVAL CERTIFICATE.
2. CONTRACTOR SHALL COORDINATE ALL MASONRY OPENINGS PRIOR TO BLOCK WALL & TIE BEAM ERECTION..
3. ALL WINDOWS SHALL COMPLY W/ ENERGY CALCULATIONS.
4. COORDINATE ALL WINDOWS ARCHES WITH WINDOWS MANUFACTURER & BLOCK OPENINGS PRIOR TO WINDOW FABRICATION..
5. VERIFY ALL WINDOW PRESSURES WITH STRUCTURAL PLANS. PRIOR TO ORDERING ANY MATERIALS
6. VERIFY ALL WINDOW OPENINGS IN FIELD PRIOR TO ORDERING ANY MATERIALS
7. COURS AND ENGLISHED TO THE PRIOR TO ORDERING ANY MATERIALS
7. COURS AND ENGLISHED TO THE PRIOR TO PRIOR T

7. COLOR AND FINISH OF WINDOWS AND DOORS TO BE SELECTED BY OWNER.

QTY. = QUANTITY OR AMOUNT OF UNITS

\*. = WINDOW PRESSURE VARIES .REFERENCE STRUTURAL PLANS FOR ADDITIONAL INFORMATION

September RE-SUBMITTAL

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PINES O S S Z C Appvd: A.J.V.

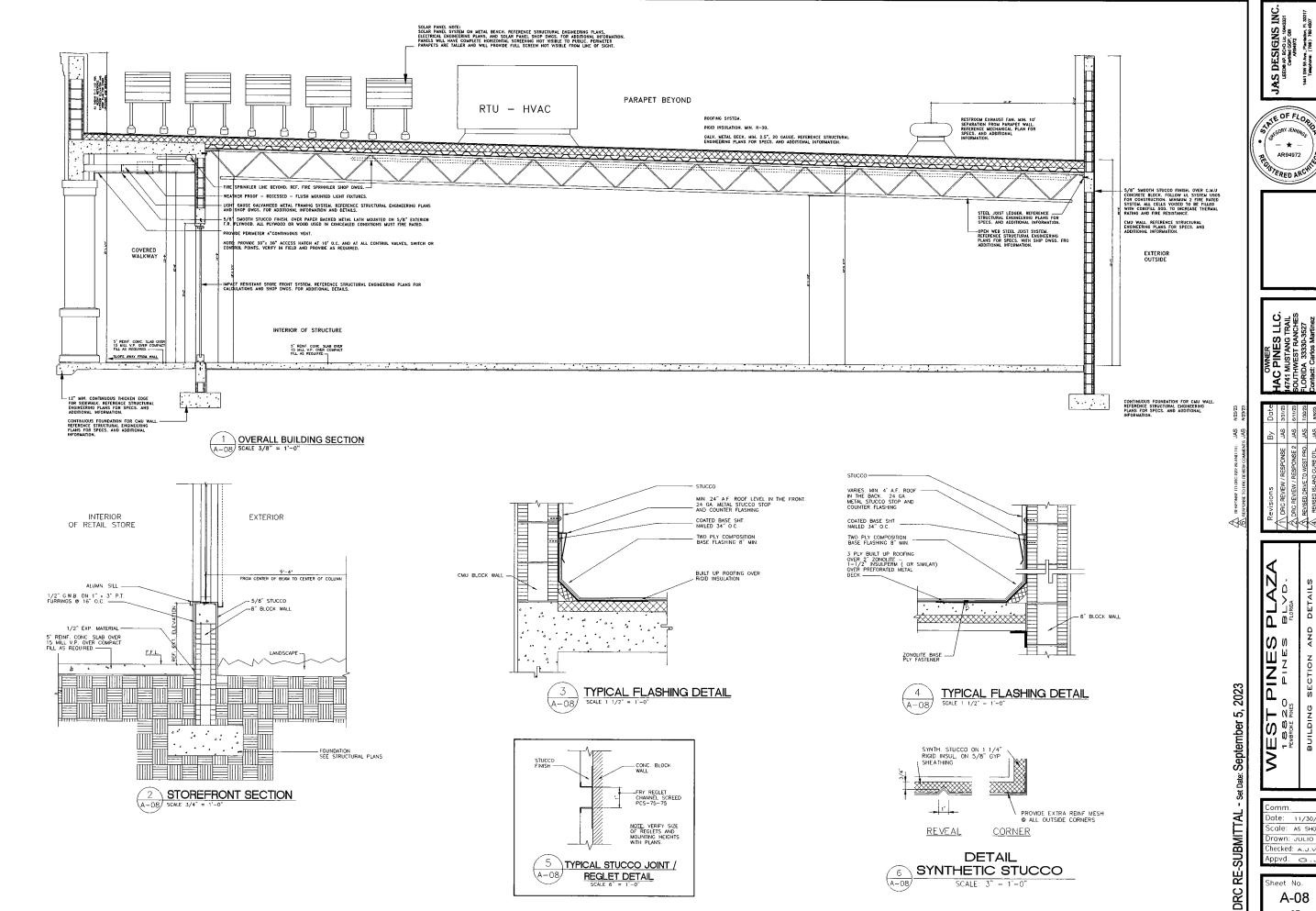
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JAS DESIGNS INC.
LEED& AF. BC+D LE 10443331
Curring GSP, GBI

REGISTERED ARCHITE

Date: 09/05/2 Scale: As SHOW Drawn: JULIO A Checked: A.J.V.

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Date: 11/30/2: Scale: As show Drawn: JULIO A Checked: A.J.V Appvd: 😙 .

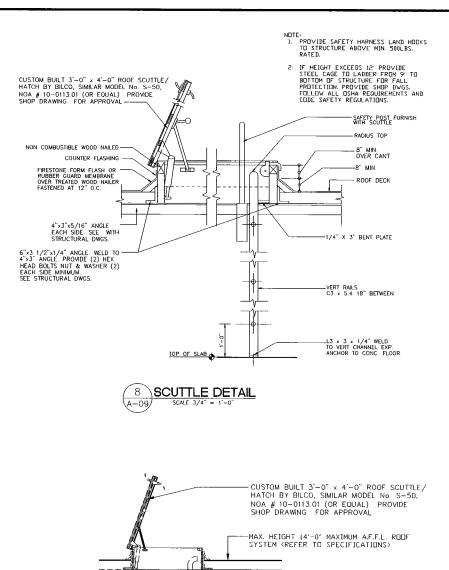
DETAILS

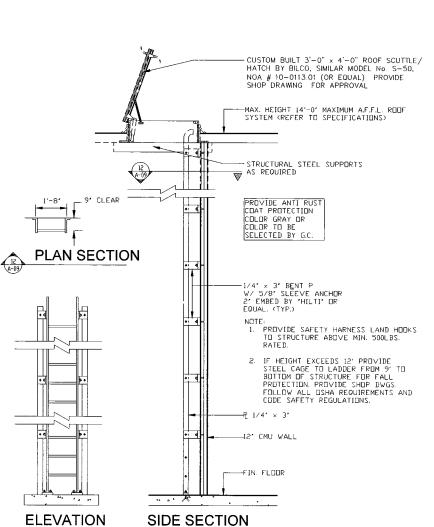
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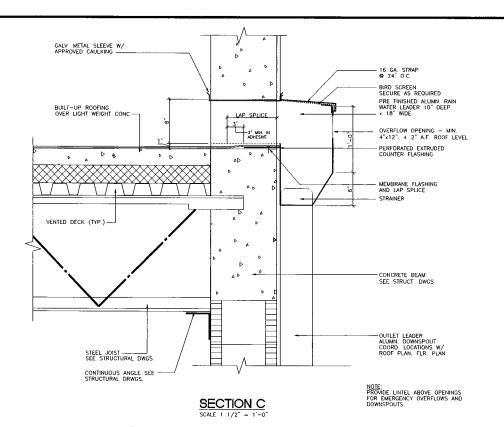
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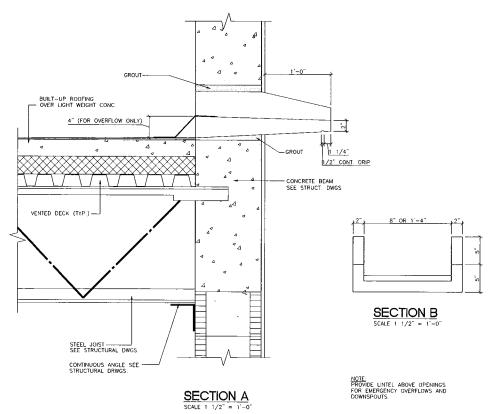
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RAIN LEADER DETAIL (A-09)



OVERFLOW SCOPER DETAIL

September 5, DRC RE-SUBMITTAL

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PLAZA BLVD.

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S & 2 C

DETAILS

AND

LEADERS

ate: 11/30/22 Scale: As SHOW rawn: JULIO / Checked: A.J.V. Appvd: G.

JAS DESIGNS INC LEDG AP. 80-0 Le. 10443331 CARTEL OCC. 081

SATE OF FLORE

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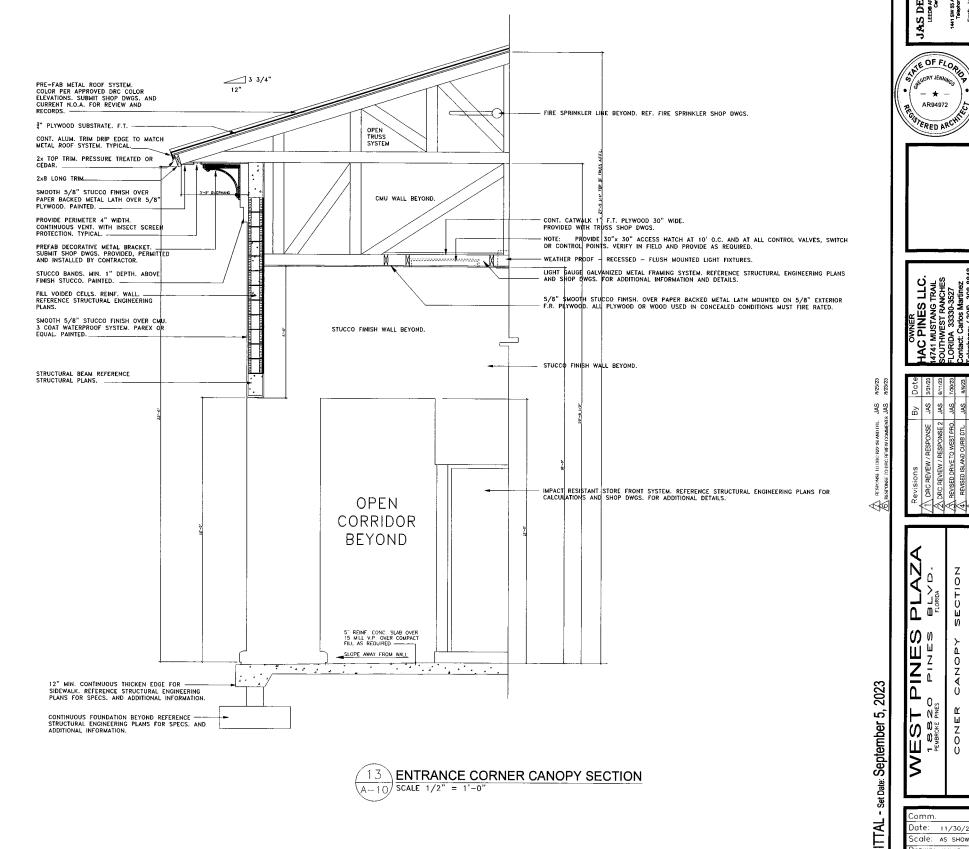
ROTERED ARCHIT

heet No. A-09

(A-09)

**ROOF ACCESS LADDER** 

NOT TO SCALE



DRC RE-SUBMITTAL

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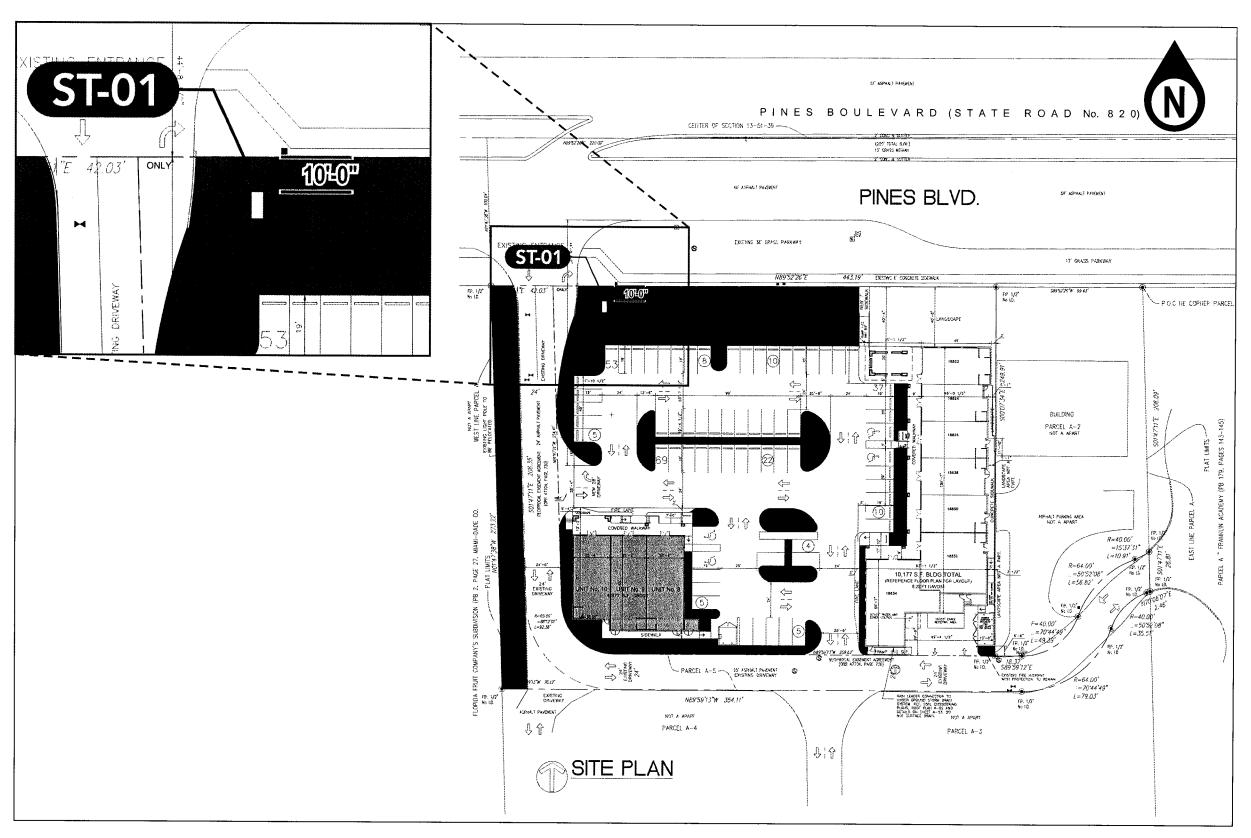
# West Pines Plaza

18820 Pines Blvd Pembroke Pines, FL 33029



17180 Innovation Dr, Jupiter FL 33478 www.baronsign.com

Design & Manufacturing Interior / Exterior





DRAWING INFO
Project MGR: Matt Nemic
Designer: BB
Design Time: 1hr

Date: 11/22/22

CLIENT NAME

West Pines Plaza

PROJECT

18820 Pines Blvd Pembroke Pines, FL 33029 Please verify colors, spelling, and layout prior to signing:

Date

**CUSTOMER APPROVAL** 

 REVISIONS

 Version
 Time
 Date
 Intls.

 1
 30min
 02.23.23
 BB

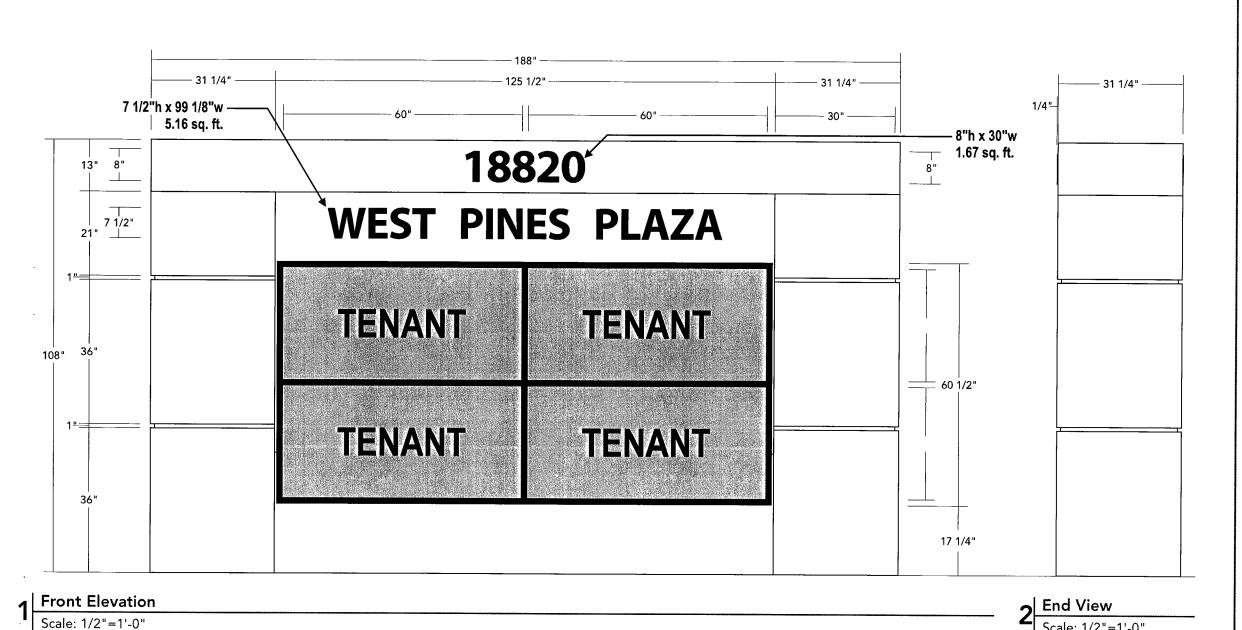
 2
 15min
 08.09.23
 BB

 3
 15min
 08.15.23
 BB

ELECTRICAL NOTES (ILE I):
ALL ELCTRICAL COMPONENTS WILL BE UI, LISTED AND APPROVED
ALL ELCTRICAL COMPONENTS WILL BE UI, LISTED AND APPROVED
AS PER 2017 NEW 2004, 560 1.5 DESIGNED TO UI, 441 PER F.S. 553-19.
ALL WIRING BISIDE LETTERS WILL BE 172 - CLASS 2 180 GAI LOW
VOLTAGE WIRING
ALL PRIMARY WIRING WILL BE #12 TWINI HIGH TENSION AS PER MEC
600.12(0).
THESE PLANS COMPLY WITH FBC 4595-21.

CR LISTED

\* Due to varying sizes of raw material, sizes may vary.



# **General Specs:**

Poured concrete monument (by others).

1/4" Thick aluminum FCO installed flush.

Illuminated cabinet sign with (4) 1/8" thick aluminum panels attached with countersunk screws painted to match the face.

1/8" Thick aluminum tenant panels to be routed and backed with 3/16" acrylic.

Rear view is mirrored.

# Illumination:

Internal (LED's)

# Colors:

P01 Black

P02 Painted TBD

P03 Painted TBD

# NOTE:

All details are pending approval.

# **Tenant Panel Square Footage:**

Proposed: 12 S.F. (Each Panel)

48 S.F. Total

Allowable: 12 S.F. (Each Panel)

# **Monument Square Footage:**

Proposed: 141 S.F. Allowable: N/A S.F.



DRAWING INFO
Project MGR: Matt Nemic
Designer: BB
Design Time: 1hr
Date: 11/22/22

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West Pines Plaza

PROJECT

18820 Pines Blvd
Pembroke Pines, FL 33029

CUSTOMER APPROVAL
Please verify colors, spelling, and layout prior to signing:

Date

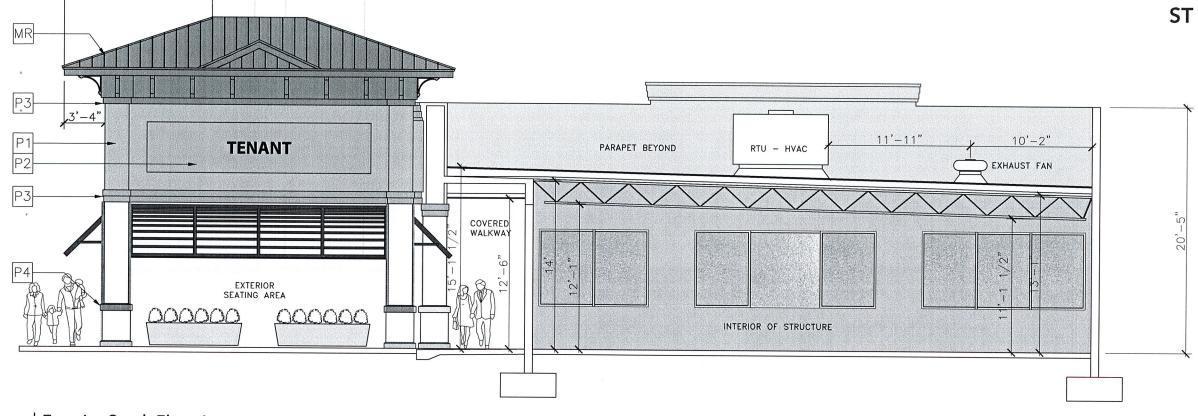
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ELECTRICAL NOTES (IL. DI):
ALL ELECTRICAL COMPONENTS WILL BE UL LISTED AND APPROVED
ALL ELECTRICAL COMPONENTS WILL BE UL LISTED AND APPROVED
AS PER 7611 NESON, 4601 à DESIGNED TO UL 445 PER F.S. 53-14.
ALL WINNIO NISIDE LETTERS WILL BE 12V - CLASS 2 180A I LOW
VOLTAGE WINNIO
ALL FRIMARY WINNO WILL BE #12 TWINN HIGH TENSION AS PER NEC
860 170C1.

TO BE WITHIN 6' OF SIGN LOCATION PER NEC 261



\* Due to varying sizes of raw material, sizes may vary. SHEET NO:



**Exterior South Elevation** 

# 64 3/4" TENA

1 1/2"

Front Elevation

Scale: 1-1/2"=1'-0"

Project MGR: Matt Nemic Designer: BB Design Time: 1hr

Date: 11/22/22

17180 Innovation Dr

Jupiter, FL 33478

**CLIENT NAME** 

West Pines Plaza

**PROJECT** 

# **CUSTOMER APPROVAL**

prior to signing:

Date .

REVISIONS												
Version	Time	Date	Intls.									
1	30min	02.23.23	BB									
2	15min	08.09.23	BB									
3	15min	08.15.23	BB									

# **General Specs:**

3" deep reverse-illuminated channel letters, mounted on 1-1/2" deep spacers.

# Face Panel:

.063" letter faces welded to formed .063"

# **Graphics/Text:**

Letters are painted black.

**Illumination:** Internal (LED's)

# Materials:

M01 .063" x 3" Aluminum Returns

M02 3/16" Lexan

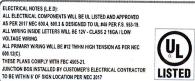
# Colors:

P01 Painted Black

P02 Painted TBD

# **Square Footage:**

Proposed: 5.4 S.F. Allowable: TBD S.F.



\* Due to varying sizes of raw material sizes may vary.

SHEET NO:

# West Pines Plaza 18820 Pines Blvd.

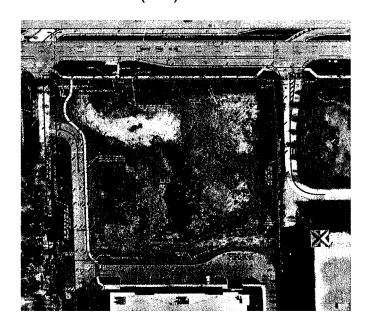
# Pembroke Pines, FL 33029

**LANDLORD: Carlos Martinez** 

Owner: Carlos Martinez

14741 Mustang Trail, Southwest Ranches, Florida 33330-3527

Phone: (305) 308-8848



**USP Summary** 

Font:

Myriad Pro

Face Color:

Black

Trim Cap/Return:

Aluminum Faces and Returns

Type:

Reverse Illuminated Channel Letters flush mounted

Submitted:

**Current Date** 

# West Pines Plaza 18820 Pines Blvd.

# **GENERAL**

This exhibit outlines the sign criteria for the Plaza. Owners will be required to submit detailed and dimensioned drawings indicating graphic content, colors, letter style, construction methods, fastening details, and electrical requirements to: LANDLORD. These documents must be reviewed and approved by LANDLORD and the City of Pembroke Pines prior to fabrication and installation of any sign.

- 1. "Signs" shall be defined as any message that can be read from the exterior as a building wall sign.
- 2. The location(s), character, design, color, and layout of all signs shall be subject to approval of LANDLORD and shall be centered, both, horizontally and vertically, on the sign band above the demised premises.
- 3. FABRICATION: All signs are to be fabricated by a licensed sign contractor, approved by LANDLORD, according to the requirements of local, state and national codes. All signs are to be fabricated to Underwriters Laboratories Specifications.
- 4. INSTALLATION: All signs are to be installed by a state and/or local certified sign contractor, approved by LANDLORD and according to local, state and national codes.
- 5. Signs on rear service doors: User may install one identification sign on service doors with a maximum of 3 inch high, Black, Helvetica Medium, all capital characters indicating the use as on the sign band. All other signs on rear or service side of leased areas are prohibited. Total area limited to 3 square feet.
- 6. Signs are to be continuously illuminated from sunset (operated by photoelectric cell) until 11:00 p.m. or store closing whichever is later or as otherwise defined by LANDLORD and required by the lease. Signs shall have a 24-hour time clock.
- 7. All materials used in sign fabrication are to be new.

# STOREFRONT SIGN STANDARDS

- 1. Height: All letters are to be a maximum of 48" in height on storefronts.
- 2. Length: Length (sign structure and sign copy). Sign copy shall be limited to a maximum of seventy-five (75) percent of leased frontage.
- 3. Sign Area: Signs area based on 1.5 square feet per linear foot of tenant bay length. Sign area not to exceed 120 square feet.
- 4. Brightness: Illuminated and other lighting effects shall not create a nuisance to adjacent property or create a traffic hazard.
- 5. Number of Signs: Users are allowed one sign on each bay primary frontage. Tenants occupying a corner bay within a shopping center shall be allowed an additional sign on the store's secondary frontage-which shall not exceed the size of the sign allowed on the primary frontage. Sign area for both signs shall not exceed a maximum area of 120 square feet.
- 6. Location: Signs shall be centered horizontally and vertically within the sign band of demised premises.

# **SIGN SPECIFICATIONS**

 All signs are to be <u>aluminum faced</u>, <u>reverse lit</u> in the form of individual channel letters illuminated by interior mounted white LEDs. Letters shall have a translucent Plexiglas backs. Individual letters attach directly to the center's fascia band. Individual letters attach directly to the center's fascia band.

Faces of the channel letters shall be Black in COLOR.

- 2. Materials: (All materials must be new.)
  - a. .063" Aluminum
  - b. Acrylic or Lexan backs
  - c. LED's
- 3. Signs utilizing legally registered and recognized logos, trademarks, or letter style shall be considered and may be permitted with approval of both LANDLORD and the City of Pembroke Pines.

# **WINDOW SIGNAGE**

Any window signage shall comply with the City of Pembroke Pines ordinance and must be approved by LANDLORD.

# **ILLUSTRATIONS**

A. Typical Store Front Elevations

Please see attachments

B. Letter Sample

FONT: Myriad Pro

Color: Black

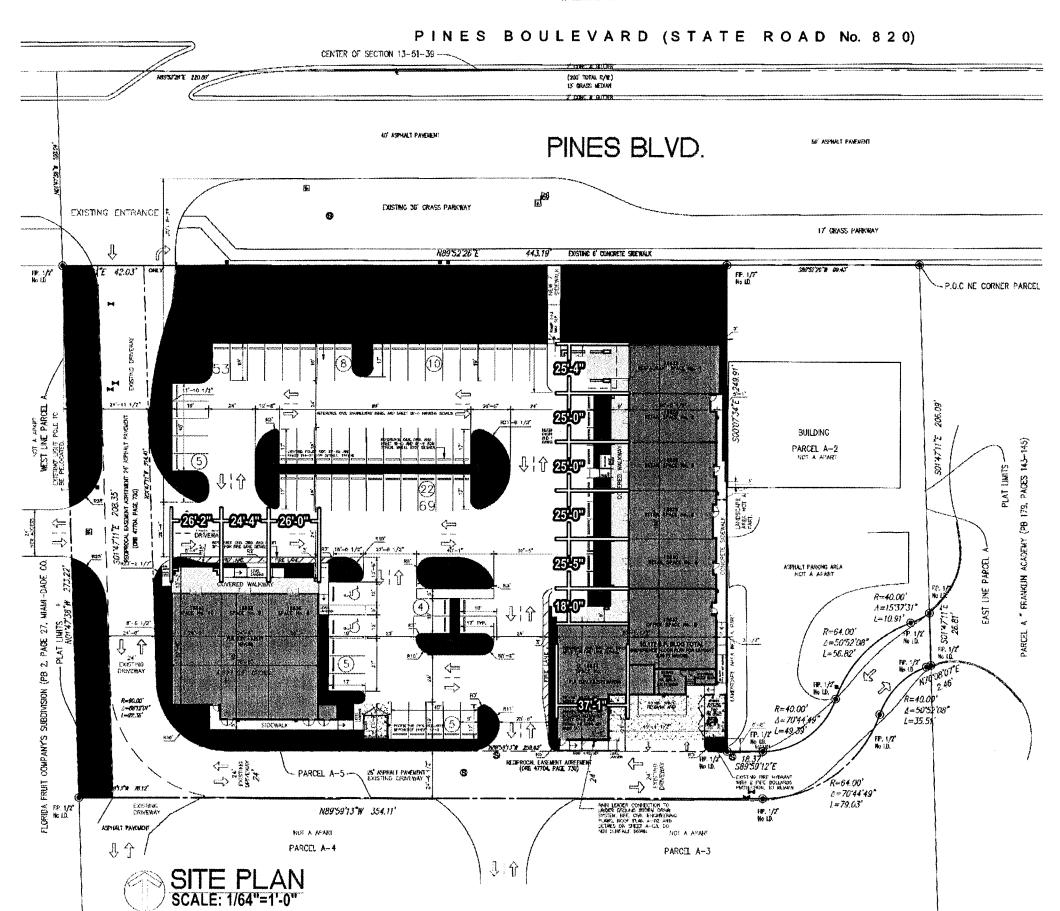
C. Site Plan

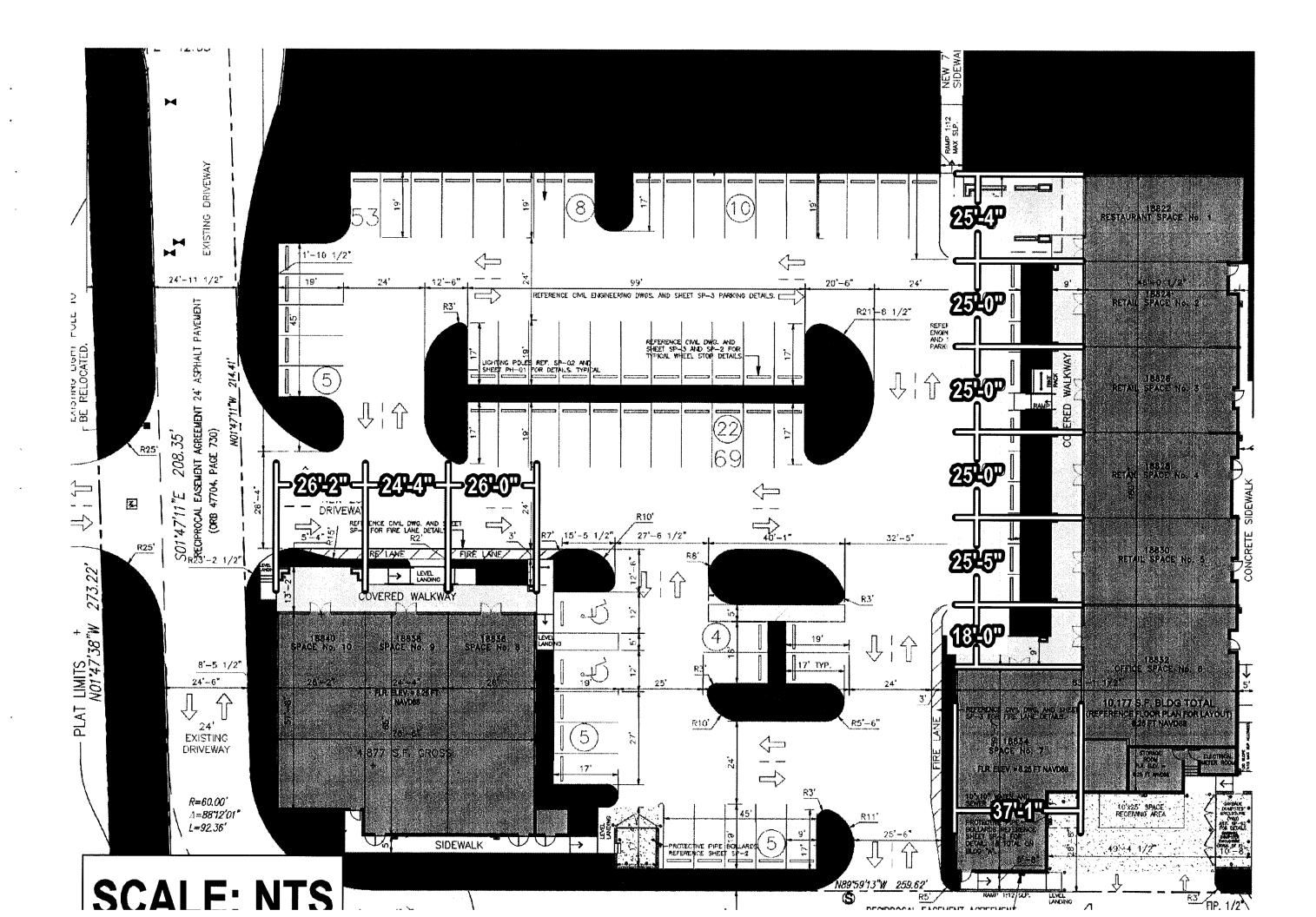
Please see attachments

D. Tenant List/Bay Square Footage

Retail units number and linear feet of frontage.

- 1. North side 35' Canopy seating area+ 45' building north side facade
- 2. 25'-7" west
- 3. 25'-7" West
- 4. 25'-7" West
- 5. 25'-7" West
- 6. 18'-2" West
- 7. 39'-9" North
- 8. 26' North
- 9. 24'-6" North
- 10. 26'-2" North





### FL61G15-32.003 (1) (2) (3)

### ACCEPTANCE TEST CRITERIA

FIRE SPRINKLER SYSTEM SHALL BE DESIGNED PER NFPA 13, 2016 EDITION AND SHALL COMPLY WITH THE LOCAL FIRE MARSHAL AND ALL AUTHORIZES HANNIG JURISDICTION. THE ACCEPTANCE TESTING OF THE FIRE SPRINKLER SYSTEM AND ITS COMPONENTS SHALL CONSIST OF ALL APPLICABLE ITEMS SHOWN ON THESE TWO FORMS, NFPA 13, 2016 EDITION CHAPTER 10 (FIG. 16.1)
CONTRACTORS MATERIAL AND TEST CERTIFICATE FOR ABOVE GROUND PIPING, SEE NFPA13, 2016 EDITION CHAPTER 24 FOR SYSTEM ACCEPTANCE AND CHAPTER 26 FOR INSPECTION, TESTING AND MAINTENANCE.

- A. CHAPTER 24, SYSTEM ACCEPTANCE B. 24.1 APPROVAL OF SPRINKLER SYSTEM C. 24.2 ACCEPTANCE REQUIREMENTS

- G.10.8.3.2.3 CONTRACTORS MATERIAL & TEST CERTIFICATE FOR UNDERGROUND PIPING

THE POINT OF SERVICE ORIGINATES AT WATER MAIN ON THE SOUTH SIDE OF THE BUILDING.

### APPLICABLE CODES AND STANDARDS TO BE APPLIED:

FLORIDA BUILDING CODE 201 FLORIDA FIRE PREVENTION CODE 2020 NPPA13, 2016 EDITION, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEM
NPPA14, 2016 EDITION, STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEM
NPPA14, 2016 EDITION, STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEM
NPPA26, 2016 EDITION, STANDARD FOR THE INSTALLATION OF STANDARY PUMPS FOR FIRE PROTECTION
NPPA26, 2016 EDITION, STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR
NOTIFICATION OF THE STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR
NOTIFICATION.

### C. CLASSIFICATION OF HAZARD OCCUPANCY FOR EACH ROOM OF AREA:

LIGHT HAZARD: ALL AREAS OF BUILDING UNLESS NOTED OTHERWISE.
ORDINARY HAZARD GROUP1: STORAGE ROOMS, MECHANICAL ROOMS, PARKING AREA, ELECTRICAL/DATA ROOMS, JANITOR'S CLOSETS AND AS NOTED ON DRAWINGS

SPRINKLER SYSTEM TO EXTEND INTO ALL AREAS IN ACCORDANCE WITH NFPA13. UL LISTED AND APPROVED SIDEWALL, UPRIGHT AND PENDENT SPRINKLER HEADS WITH STANDARD ORIFICE AND ORDINARY TEMPERATURE SHOULD BE USED, ONLY AREA DENSITY DESIGN METHOD IN ACCORDANCE WITH NFPA13 SHOULD BE USED. SPECIAL DESIGN APPROACHES LISTED IN NFPA13 ARE NOT ALLOWED.

SYSTEM TYPE: WET-PIPE AUTOMATIC SPRINKLERS SYSTEM, USING NFPA APPROVED SUPPLY PIPING TO NEW QUICK RESPONSE, STANDARD SPRAY SPRINKLER HEADS, CONCEALED SPRINKLER HEADS WITH WHITE COVERS SHALL BE INSTALLED IN ALL PRIBM CELLING, UPRIGHT SPRINKLERS IN EXPOSED CELLINGS AND SIDEWALL SPRINKLERS AS NOTED ON DRAWMINGS.

### K-FACTOR: 5.3 - 5.8 (STANDARD)

DENSITY: 0.10 GPM/SQ.FT. OR 0.15 GPM/SQ.FT.

AREA OF OPERATION: 900 SQ.FT. MIN. AND 1500 SQ.FT. MAX. (DESIGN AREA REDUCTION MAY ONLY BE USED IF CEILING HEIGHT AND AREA CLASSIFICATION PERMITS PER NFPA13, 2010 EDITION).

HEAD TEMPERATURE RATING: ORDINARY TEMPERATURE (135-170 DEGREE F) UNLESS NOTED OTHERWISE ON DRAWINGS

SPACING: 225 SQ.FT, MAX PER SPRINKLER HEAD OR BY MANUFACTURER LITERATURE, ORDINARY HAZARD GROUP 1

SYSTEM TYPE: WET-PIPE AUTOMATIC SPRINKLERS SYSTEM, USING NFPA APPROVED SUPPLY PIPING TO NEW QUICK RESPONSE, STANDARD SPRAY SPRINKLER HEADS. CONCEALED SPRINKLER HEADS WITH WHITE COVERS SHALD IN STALLED IN A FINISH CELLING, UPPGIGT SPRINKLER IN EXPOSED CELLINGS AND PARKING AREA AND SIDEWALL

# K-FACTOR: 5.3 - 5.8 (STANDARD)

DENSITY: 0.15 GPWSQ.FT

AREA OF OPERATION; 900 SQ.FT. MIN. AND 1500 SQ.FT. MAX. (DESIGN AREA REDUCTION MAY ONLY BE USED IF CEILING HEIGHT AND AREA CLASSIFICATION PERMITS PER NFPA13, 2013 EDITION).

HEAD TEMPERATURE RATING: ORDINARY TEMPERATURE (135-170 DEGREE F) UNLESS NOTED OTHERWISE ON DRAWNINGS

SPACING: 130 SQ.FT. MAX PER SPRINKLER HEAD OR BY MANUFACTURER LITERATURE

# VALVING AND ALARM REQUIREMENTS TO MINIMIZE POTENTIAL FOR IMPAIRMENTS AND UNRECOGNIZED FLOW OF WATER:

ALL WATER CONTROL VALVES SHALL BE INDICATING TYPE AND ELECTRICALLY SUPERVISED BY THE BUILDING'S FIRE ALARM SYSTEM. EVERY SPRINKLER ZONE WILL BE APPROVED WITH FLOW SWITCHES, WRICH WILL BE SUPERVISED BY THE FIRE ALARM SYSTEM. BRANCH PIPING SERVING SPRINKLER FREDS IN LEUVATOR SYSTAT OR ELEVATOR MACHINE ROOM SHALL BE PROVIDED WITH INDICATING TYPE CONTROL VALVE AND ELECTRONICALLY

# F. MICROBIAL INDUCED CORROSION (MIC):

DELEGATED ENGINEER (ENGINEER OF RECORD FOR THE SPRINKLER SYSTEM) SHALL CONTACT THE LOCAL WATER PURVEYOR IF CONDITIONS EAST IN THEIR WATER SUPPLY THAT COULD LEAD TO MIC. IF SO, DELEGATED ENGINEER SHALL INCORPORATE CORRECTIVE MEASURES IN THE FIRE PROTECTION DESIGN.

# G. BACKFLOW PREVENTION AND METERING SPECIFICATIONS:

THE BACKFLOW PREVENTION DEVICE ASSEMBLY AND METERING EQUIPMENT WILL MEET THE REQUIREMENTS OF THE LOCAL WATER PURVEYOR. SEE CIVIL FOR ADDITIONAL INFORMATION. VALVES ON BACKFLOW PREVENTER SHALL BE ELECTRONICALLY SUPERVISED BY THE BUILDING'S FIRE ALARM SYSTEM.

# H. QUALITY AND PERFORMANCE SPECIFICATIONS OF ALL FIRE PROTECTION COMPONENTS:

# ALL NEW FIRE PROTECTION EQUIPMENT SHALL BE ULLISTED AND FM APPROVED

THE FIRE PROTECTION SYSTEM DESIGN FOR THIS PROJECT SHALL BE IN FULL ACCORDANCE WITH PROVISIONS OF THE FLORIDA ADMINISTRATIVE CODE, CHAPTER 61 615-30 AS IT PERTAINS TO "DELEGATED ENGINEER" THE FIRE PROTECTION CONTRACTOR SHALL PROCURE THE SERVICES OF A FLORIDA REGISTERED ENGINEER WHO WILL ACT AS THE DELEGATED ENGINEER FOR THE FIRE PROTECTION SYSTEM DO NITE DESIGN HOSED ON THE DESIGN FOR THE PROTECTION SYSTEM, OTHER ENGINEER PROJECT. THE DELEGATED ENGINEERS SHALL CONFORM TO ALL REQUIREMENTS SET FORTH IN THE FLORIDA ADMINISTRATIVE CODE, 61 615-3,000 DELEGATED ENGINEERS RESPONSIBILITY." ALL FINAL DELEGATED ENGINEER IN SHALL PROVIDE THE MAPPESSED SEAL AND SIGNATURE OF THE DELEGATED ENGINEER.

# SPRINKLER DESIGN CRITERIA

BUILDING IS CLASSIFIED IN '8' OCCUPANCY GROUP (LIGHT HAZARD) WITH INCIDENTAL STORAGE SPACES AND MECHANICAL SPACES (CLASSIFIED AS ORDINARY HAZARD GROUP 1). THERE ARE NO AREAS CLASSIFIED AS 'EXTRA HAZARD'

# LIGHT HAZARD OCCUPANCY

AREA OF APPLICATION:
MAXMUM COVERAGE PER SPRINKLER:
DESIGN DENSITY:
SPACING BETWEEN SPRINKLERS:
DISTANCE BETWEEN SPRINKLERS & WALLS:

ORDINARY HAZARD (GROUP 1) OCCUPANCY

1500 SQ. FT. (REMOTE AREA) 225 SQ. FT. 0.10 GPM PER SQUARE FOOT

1/2 OF ALLOWABLE DISTANCE BETWEEN SPRINKLERS (STORAGE ROOMS, MECHANICAL & ELECTRICAL EQUIPMENT SPACES)

(OFFICE AREAS, TOILET ROOMS LOBBY AREAS

AREA OF APPLICATION:
MAXIMUM COVERAGE PER SPRINKLER: 1500 SQ. FT, (REMOTE AREA) DESIGN DENSITY: SPACING BETWEEN SPRINKLERS:

MODIFICATION PROCEDURE

# 10.15 GPM PER SQUARE FOOT 15-0" MAXIMUM 1/2 OF ALLOWABLE DISTANCE BETWEEN SPRINKLERS DISTANCE BETWEEN SPRINKLERS & WALLS: SPRINKLER & STANDPIPE INSTALLATION/

- SPRINKLER SYSTEM. THE FLOORS HAS BEEN PROVIDED WITH TCO' SPRINKLERS TO PROVIDE A PROTECTED GGRESS PATH FROM THE ELEVATORS TO THE FIRE STAIRS. THESE EXISTING SPRINKLERS HAVE BEEN PREVIOUSLY FILED AND APPROVED UNDER SEPARATE APPLICATIONS. THIS SYSTEM SHALL REMAIN ACTIVE UNTIL SUCH TIME THAT THE NEW SPRINKLER SYSTEM IS INSTALLED, ACTIVATED AND APPROVED.
- 2. STANDPIPE SYSTEM THE BUILDING IS PRESENTLY PROVIDED WITH COMPLETE CLASS III STANDPIPE SYSTEM PREVIOUSLY FILED, APPROVED AND INSTALLED UNDER SEPARATE APPLICATION.

# TENANT SAFETY NOTES

- ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, AND REGULATIONS OF ALL
- 2. ALL EXISTING MEANS OF EGRESS FOR TENANTS OF THE BUILDING ARE TO BE MAINTAINED CLEAR AND FREE OF
- ALL OBSTRUCTIONS.

  3. ALL BUILDING MATERIAL IN THE CONSTRUCTION AREA ARE TO BE SECURED IN A LOCKED AREA. THE OWNER ASSUMES NO RESPONSIBILITY FOR THE SAFE KEEPING OF BUILDING MATERIAL.

  4. CONTRACTOR TO PROVIDE ADEQUATE TEMPORARY SHORING AND BRACING WHEREVER STRUCTURAL WORK IS
- REQUIRED.

  5. CONSTRUCTION OPERATIONS SHALL NOT INVOLVE INTERRUPTION OF HEATING, WATER, ELECTRICAL WITHOUT PROPER PRIOR CONSENT.

# FAC 61G15 FIRE PROTECTION NOTE

FIRE PROTECTION ON THIS PLAN SHOWN FOR DESIGN CRITERIA INTENT ONLY, DRAWMINGS DO NOT REPRESENT DEVICES OR A COMPLETE SYSTEM OR FUNCTIONS THAT TANY BE RECURRED BY THE ANJ FIRE MARSHAL. CONTRACTOR SHALL DESIGN / BUILD THE FIRE PROTECTION SYSTEM AND ENGAGE HIS INDEPENDENT DELEGATED FLORIDA LICENSED P.E. TO PREPARE SIGNED AND SEALED WORKING DRAWNINGS IN ACCORDIANCE WITH FAC SIGNS, THE DESIGN / BUILDER TEAM SHALL ISSUE FIRE PROTECTION FERMIT DRAWNINGS WITH A COMPLETED DESIGN, CALCULATIONS, WIRING DIAGRAMS, AND PROMOTE OTAT CONFORMING TO AGENCY REQUIREMENTS. THE DESIGN / BUILDER TEAM SHALL SUBMIT THE SIGNED AND SEALED DRAWNINGS AND DATA TO THE PRIME CONTRACTOR, ARCHITECT, AND FORNIECE AS SHOP DRAWNING SUBMISSION FOR REVIEW. THE DESIGN / BUILDER TEAM SHALL SUBMIT THEIR COMPLETE DRAWNINGS AND DATA TO THE PRIME CONTRACTOR. ARCHITECT, AND FORNIECE AS A SHOP DRAWNING SUBMISSION FOR REVIEW. THE DESIGN / BUILDER SHALL MEET WITH AGENCIES, SUBMIT THEIR COMPLETE DRAWNINGS AND DATA TO THE AGENCIES REQUIRED TO ACHIEVE A PERMIT AND CERTIFICATE OF COURPARCY (F.O.).

THE FIRE PROTECTION SYSTEM DESIGN FOR THIS PROJECT SHALL BE IN FULL ACCORDANCE WITH THE PROVISIONS OF THE FLORIDA ADMINISTRATIVE CODE. CHAPTER 61 G15-32 AS IT PERTAINS TO "DELECATED ENGINEER". THE FIRE PROTECTION CONTRACTOR SHALL PROCULEE THE SERVICES OF A FLORIDA REGISTREDE ENGINEER WHO WILL ACT AS THE DELECATED ENGINEER FOR THE FIRE PROTECTION SYSTEM DESIGN BASED ON THE DESIGN INTENT OF THE CONTRACT DOCUMENTS. THE DELEGATED ENGINEER WILL BECOME THE "ENGINEER OF RECORD" FOR THIS PORTON (FIRE PROTECTION SYSTEM) OF THE ENGINEERING PROJECT. THE DELECATED ENGINEER SHALL CONFORM TO ALL REQUIREMENTS SET FORTH IN THE FLORIDA ADMINISTRATIVE CODE, 61 G15-32 DELECATED ENGINEERS RESPONSIBILITY". ALL FIRM DELECATED ENGINEERS REQUIRE THE INPRESSED SEAL AND SIGNATURE OF THE OFFICE ACTED ENGINEER DELECATED.

### HANGER SPACING SCHEDULE PIPE SIZE TA' MAY 3" MIN. 1 14" 4"-0" MAX 12-0" MAX. 3° MIN. 1 1/2" TH 6" 5'-0" MAX. 15'-0" MAX. 3° MEN.

19/14/26 \* MAXIMUM HANGER SPACING FOR THREADED LIGHWALL. STEEL PIPE IS 12-0' FOR ALL PIPE SIZES.

# DRAWING NOTATIONS

#	DRAWING KEYNOTE TAG
#	HYDRAULIC NODE POINT
#	HYDRAULIC PIPE DESIGNATION
A B	SECTION DESIGNATION ON DRAWING WHERE SECTION IS CUT ASSECTION DESIGNATION B-DRAWING NO.
(S)	SPRINKLER RISER DESIGNATION
	REVISION DELTA
•	POINT OF NEW CONNECTION TO EXISTING WORK

# **ABBREVIATION**

AFF	ABOVE FINISHED FLOOR
FHR	FIRE HOSE RACK
FHC	FIRE HOSE CABINET
FHV	FIRE HOSE VALVE
FSP	FIRE STANDPIPE
TS	TAMPER SWITCH
WF	WATERFLOW SWITCH

# FIRE PROTECTION NOTE

- THIS CONTRACTOR SHALL PROVIDE FIRE PROTECTION THROUGHOUT THE ENTIRE SPACE WITHIN THE SCOPE OF WORK AS REQUIRED BY THE LOCAL CODES, LOCAL FIRE DEPARTMENT REGULATIONS, BUILDING MANAGEMENT REQUIREMENTS AND NFFA IS FOR THE DURATION OF THE PROJECT. ANY TEMPORARY FIRE PROTECTION SHALL BE REMOVED UPON ACTIVATION OF PERMANENT FIRE PROTECTION SYSTEM.
- 2. SPRINKLER HEADS SHALL BE ±1" FROM CENTER OF TILE, CONTRACTOR SHALL ALLOW FOR ALL REQUIRED FITTINGS TO ACHIEVE THIS AND INCLUDE THIS IN THEIR CONTRACT PRICE.
- 3. CONTRACTOR SHALL COORDINATE ALL NEW WORK WITH NEW WORK OF OTHER TRADES AND EXISTING
- 5. SPRINKLER PIPE SIZES SHOWN ARE FOR COST ESTIMATING ONLY, AND FOR FILING WITH THE BUILDING DEPARTMENT. THIS CONTRACTOR IS TO PROVIDE THEIR OWN HYDRAULIC CALCULATIONS TO VERIFY PIPE SIZING AND INCLUDE ANY INCREASED DECREASED PIPE SIZING WITHIN THEIR CONTRACT PRICE.

# SPRINKLER NOTES

### NOTES: MODIFICATION OF AN EXISTING SYSTEM

- SPRINKLER HEAD ORIFICE SIZES, TYPE, AND DEFLECTOR POSITIONS FOR MODIFICATIONS OF AN EXISTING SYSTEM SHALL REMAIN THE SAME.
- 2. SPRINKLER MODIFICATIONS SHALL NOT ALTER THE TYPE OF SPRINKLER SYSTEM
- 3. SPRINKLER PIPING RELOCATION SHALL NOT AFFECT THE OPERATION OF THE SPRINKLER SYSTEM
- 4. THE HAZARD OCCUPANCY FOR THIS SPRINKLER SYSTEM UNDER THIS APPLICATION SHALL REMAIN THE SAME.
- SPRINKLER MODIFICATIONS SHALL NOT AFFECT THE HYDRAULICALLY DESIGNED AREA OF APPLICATION OF THE FLOOR.

# SPRINKLER SYSTEM

- THE SPECIAL INSPECTOR SHALL BE HIRED DIRECTLY BY THE OWNER OR THE GENERAL CONTRACTOR. COST FOR THE SPECIAL INSPECTOR SHALL BE INCLUDED AS PART OF THE SPRINKER CONTRACTORS OVERALL BID AND BE BROKEN OUT SO THE OWNER AND OR GENERAL CONTRACTOR CAN HIRE THE SPECIAL INSPECTOR DIRECTLY WITH THE FUNDS PROVIDED UNDER THE SPRINKLER CONTRACTORS BID.
- 2. THE FOLLOWING SPECIAL INSPECTIONS SHALL BE PERFORMED:

  - SPRINKLER (17.04.23)
    FIRE-RESISTANT PENETRATIONS AND JOINTS (1704.27)
    FINAL INSPECTION

# SPRINKLER HEAD COUNT

121 - NEW SPRINKLER HEADS 00 - RELOCATED SPRINKLER HEADS 00 - REMOVED SPRINKLER HEADS

# SPRINKLER LEGEND

◀	NEW SIDEWALL SPRINKLER HEAD
۵	EXISTING SIDEWALL SPRINKLER HEAD
0	NEW UPRIGHT HEAD
o <sup>H</sup>	NEW UPRIGHT HEAD, RATED AT 212°F
×	EXISTING HEAD TO BE REMOVED
● <sup>P</sup>	NEW CONCEALED PENDENT SPRINKLER HEAD - PREACTION
•	NEW CONCEALED PENDENT SPRINKLER HEAD
•	EXISTING CONCEALED PENDENT SPRINKLER HEAD
(SD)	SMOKE DETECTOR
•	SPRINKLER PREACTION VALVE
M	MANUAL PULL STATION
0	FIRE HOSE CABINET
-00000	FIRE HOSE RACK
0-	FIRE HOSE RACK/SPRINKLER
4	SIAMESE CONNECTION
⊟	SPRINKLER PLUG
FCVA	FLOOR CONTROL VALVE ASSEMBLY (FCVA)
Ŧ	VALVE TAMPER SWITCH
	PREACTION TROUBLE HORN
□	PREACTION 6' BELL FOR SUPERVISION
Ø	PREACTION 10° BELL/STROBE ALARM

# LINE REPRESENTATION

	NEW SPRINKLER PIPING
	EXISTING SPRINKLER PIPING
	EXISTING SPRINKLER PIPING TO BE REMOVE AND DISCARDED
×	REMOVE EXISTING SPRINKLER HEAD AND ASSOCIATED DROP NIPPLES BACK TO HORIZONTAL PIPING AND EXTEND NEW PIPING TO NEW HEAD LOCATION AS REQUIRED.

# 

DRAWII	NG LIST	
SP-001.00	SPRINKLER SYMBOLS AND NOTES	
SP-002.00	SPRINKLER FEMA FLOOD MAP 2007	
SP-003.00	SPRINKLER FEMA FLOOD MAP 2013	
SP-004.00	SPRINKLER SPECIFICATIONS	
SP-101.00	SPRINKLER xxTH FLOOR DEMOLITION PLAN	
SP-102.00	SPRINKLER xxTH FLOOR PLAN	
SP-501.00	SPRINKLER DETAILS	
SP-601.00	SPRINKLER RISER DIAGRAM	

# SPRINKLER PIPE SIZE SCHEDULE

N	IO. OF SPRINKLER HEADS	PIPE SIZE
		:1,
		1 527
	8 f6	· ·
	SPREAGEP (*16)	212

PIPES SIZES SHOWN ARE BASED ON DESIGN PIPING LAYOUTS ONLY. ACTUAL PIPE SIZES SHALL BE DETERMINED BY CONTRACTORS HYDRAULIC CALCULATIONS BASED ON HIS INSTALLATION DRAWINGS. CONTRACTOR SHALL ALLOW FOR THIS AND INCLUDE THIS IN HIS CONTRACT PRICE. ALL BRANCH PIPING SHALL HAVE NO LESS THAN 1' MINIE

# FIRE PROTECTION MATERIAL SCHEDULE

SYS	TEM		PIPE									FITTINGS								NTS	,	
NOTES:								l "						1	1	l						ľ
1. FOR REQUIRED PRESSURE RATINGS SEE RISER DIAGRAM 2. ALL MATERIALS SELECTED ON THIS SCHEDULE MUST BE APPROVED BY THE LOCAL AUTHORITIES. 3. TO BE USED DOWNSTREAM OF SPRINKLER FLOOR CONTROL VALVE. 4. TO BE USED ON RISERS AND MAINS.		REQUIRED	DUCTILE IRON	CAST IRON WITR PIPE	STEEL SCHED 10	STEEL SCHED 30	STEEL SCHED 40	STEEL SCHED 80	BLACK	GALVANIZED	CEMENT LINED	MALLEABLE IRON	CLASS D	LINED	BLACK	GALVANIZED	VICTAULIC	DUCTILE IRON	THREADED	MECH, JOINT-FLANGED	VICTAULIC	
BURIED BUILDING FIRE SER	VICE		•	·				Г			•		•	•	1		Г	•				Γ
SPRINKLER	(SEE NOTE 3)	T		Г	Г		•	Г			Г	•			Г		•	•	•	•	•	Γ
SPRINKLER	(SEE NOTE 4)	T	Γ	Г	•						Г	•					•	7	·	•	•	T
SPRINKLER DRAIN PIPE		T	Г	Г			•	Г		•	Γ				Г	·	Г	Г			Г	Γ
FIRE STANDPIPE		Т	Г	П			•	Г			Γ-					П						r

# SPRINKLER HEAD SCHEDULE

TYPE	PENDENT	CONCEALED PENDENT	UPRIGHT UNDER DUCT	SIDEWALL EXT. COVERAGE	UPRIGHT	STANDARD SIDEWALL	TEMP. RATING	K-FACTOR	RELIABLE I VIKING	SPRINKLER IDENTIFICATION NUMBER (SIN)	REMARKS (REFER TO NOTES AT BOTTOM OF SCHEDULE FOR ADDITIONAL INFO.)	
	•				]		165°	5.6	F1FR	RA1414		
•		•					165°	5.6	G5.56	RA3415	NEW PENDENT/UPRIGHT TYPE SPRINKLER HEAD SHALL BE ORDERED WITH SPECIAL APPLICATION FINISH OF WHITE PLATED.	
ø			•				165°	5.6	F1FR	RA1414		
0					•		165*	5.6	F1FR	RA1425		
•						•	165*	5,6	G6.56	RA1435	CONCEALED SIDEWALL-COVER PLATE FINISH SHALL MATCH CEILING FINISH	
•				•			165*	8.0	G6.80	RA4762	EXT, COVERAGE CONCEALED SIDEWALL-COVER PLATE SHALL MATCH CEILING FINISH	

# SPRINKLER HEAD SCHEDULE NOTES:

1. NOT ALL SPRINKLERS SHALL BE USED, REFER TO FP DRAWINGS FOR FIRE PROTECTION HEAD TYPE

# BLUE HORIZAN ENGINEERING E: projects@blu

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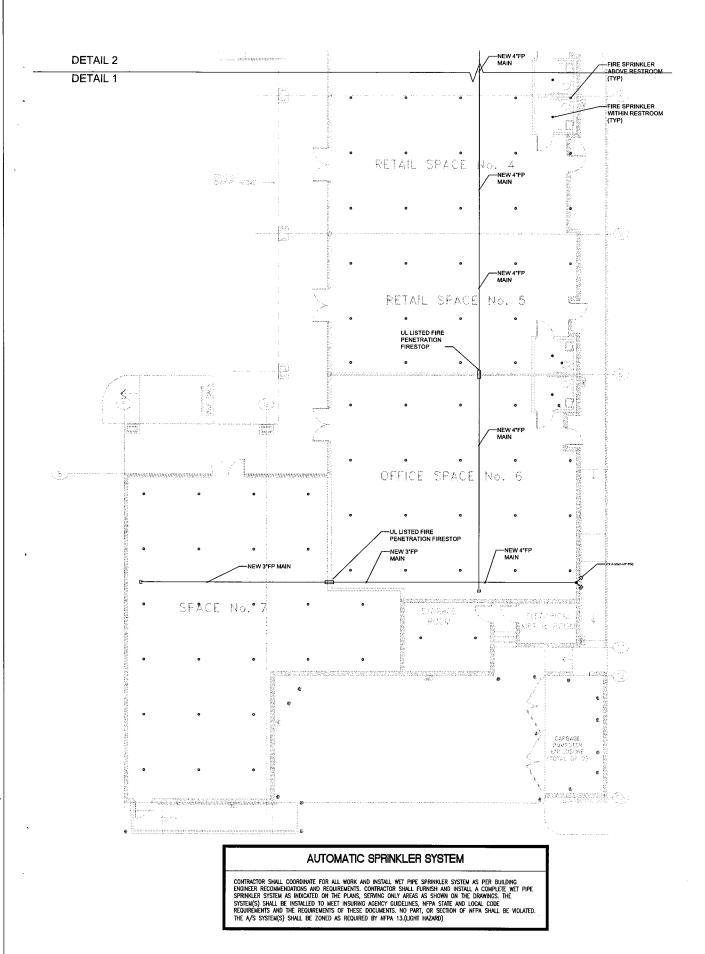
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Checked by: KM

SCALE AS NOTED

FP-1.0



-FIRE SPRINKLER WITHIN RESTROOM (TYP) RESTAURANT SPACE -NEW 3\*FP MAIN RETAIL SPACE FOR CONTINUATION AND POINT OF CONNECTION RETAIL SPACE ---NEW 4"FP MAIN DETAIL 2 DETAIL 1

2 PARTIAL FIRE PROTECTION FLOOR PLAN

FP3 / SCALE: 1/4" = 1'-0"



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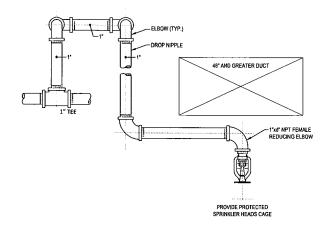
CLIENT:

Drawn by: DA Designed by: KM Checked by: KM SCALE AS NOTED

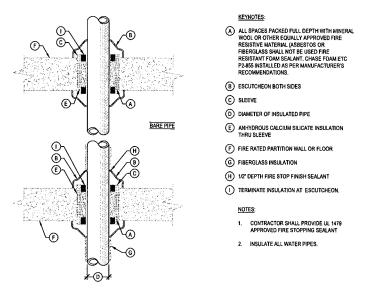
FP-2.0

PARTIAL FIRE PROTECTION FLOOR PLAN

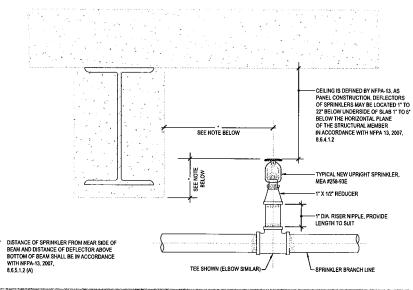
FP3 | SCALE: 1/4" = 1'-0"



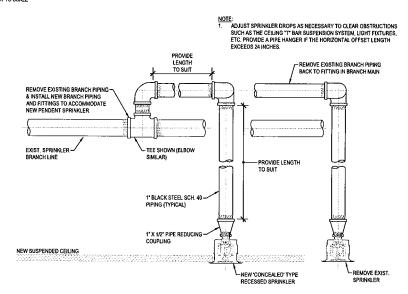
# TYPICAL UPRIGHT / PENDENT SPRINKLER HEAD BELOW DUCT NOT TO SCALE



PIPING PIERCING FIRE RATED PARTITIONS, WALLS AND FLOORS DETAILS



# TYPICAL UPRIGHT SPRINKLER - NO SUSPENDED CEILING



# SPRINKLER ARM-OVER DETAIL

CONTROL VALVE WITH WATER FLOW SWITCH
TAMPER SWITCH
TAMPER SWITCH
PRESSURE GAUGE

REFER TO FLOOR PLAN
FOR CONTINUATION

CHECK VALVE

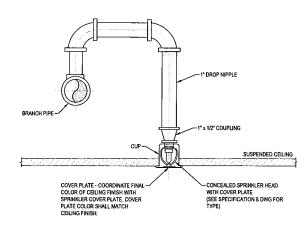
2 1/2" ANGLE HOSE VALVE. WITH PRESSURE
RESTRICTING DEVICE WHERE PRESSURE
EXCEEDS 100 PSI FOR 1-1/2" OUTLET.

1 1/2" REDUCER

STEAM NOZZLE

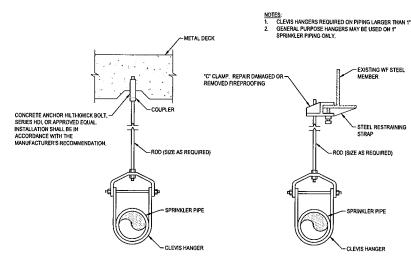
HOSE RACK UNIT WITH
125'-1 1/2" HOSE

EXISTING FLOOR CONTROL VALVE ASSEMBLY / FHR ASSEMBLY



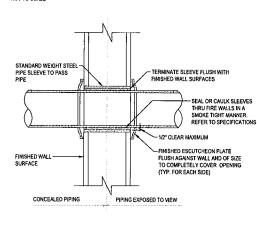
# CONCEALED SPRINKLER HEAD CONNECTION

NOT TO SCALE



# TYPICAL HANGER DETAILS

NOT TO SCALE



# SLEEVES AND ESCUTCHEONS

- A. SLEEVES FOR PRING THROUGH MASONRY WALLS SHALL BE SCHEDULE 40, STANDARD GALVANIZED STEEL PIPE: IN FRAMED PARTITIONS SHALL BE 20 GAUGE SHEET METAL. THE SPACE BETWEEN THE PIPE AND ITS SLEEVE SHALL NOT EXCEED ONE-MALE INCH. THE SLEEVE SHALL MAYE A SUFFICIENT LENGTH TO BE FLUSH WITH THE FINISHED WALL SURFACE.
- EXPOSED PIPING PASSING THROUGH WALLS, FLOORS OR
   CEILING SHALL BE FITTED WITH CHROMIUM-PLATED CAST
   BRASS ESCUTCHEONS WITH FASTENING SET SCREWS.

# CUTTING AND PATCHING

- PIPING PASSING THROUGH WALLS SHALL HAVE A TRIM OPENING CUT NO GREATER THAN NECESSARY FOR THE INSTALLATION OF A SLEEVE SECURED THEREIM.
- B. PIPING PASSING THROUGH CONCRETE FLOORS SHALL HAVE AN OPENING CORE DRILLED SO THAT THE SPACE BETWEEN THE OPENING AND THE PIPE SHALL NOT EXCEED ONE-HALF INCH
- C. ANNULAR SPACES BETWEEN PIPING AND SLEEVES OR CORE DRILLED FLOOR OPENINGS SHALL BE PACKED WITH MINERAL WOOL AND SEALED, TO RETAIN THE FIRE INTEGRITY OF THE WALLS AND FLOORS, WITH A NON-HARDENING COMPOUND SIMILAR OR FLO

TYPICAL DETAIL OF PIPE INSTALLATION THRU RATED WALL NOT TO SCALE



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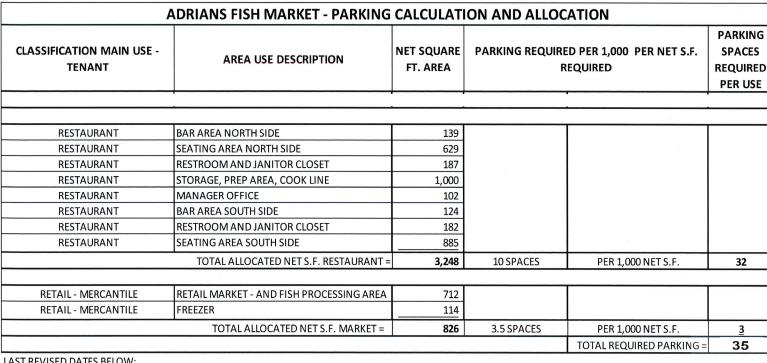
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LAST REVISED DATES BELOW: 2023 08 10 - NET AREA CALCULATION

2023 08 10 - UPDATED NET AREAS OUTDOOR SEATING REDUCED