

Town of Surfside Special Town Commission Meeting AGENDA Tuesday, November 14, 2023 5:00 PM Commission Chambers

Rule 7.05 Decorum. Any person making impertinent or slanderous remarks or who becomes boisterous while addressing the commission shall be barred from further appearance before the commission by the presiding officer, unless permission to continue or again address the commission is granted by the majority vote of the commission members present. No clapping, applauding, heckling or verbal outbursts in support or opposition to a speaker or his or her remarks shall be permitted. Signs or placards may be disallowed in the commission chamber by the presiding officer. Persons exiting the commission chambers shall do so quietly.

Rule 6.06 (a)3 Agenda. The good and welfare portion of the agenda set for 8:15 p.m. shall be restricted to discussion on subjects not already specifically scheduled on the agenda for discussion and debate. In no event shall this portion of the agenda be allotted more than 45 minutes with each speaker to be given no more than three minutes, unless by vote of a majority of the members of the commission present, it is agreed to extend the time frames. Likewise, commission members shall be restricted to speaking three minutes each unless an extension is granted in the same manner as set forth in the prior sentence.

Any person who received compensation, remuneration or expenses for conducting lobbying activities is required to register as a lobbyist with the Town Clerk prior to engaging in lobbying activities per Town Code Sec. 2-235. "Lobbyist" specifically includes the principal, as defined in this section, as well as any agent, officer or employee of a principal, regardless of whether such lobbying activities fall within the normal scope of employment of such agent, officer or employee. The term "lobbyist" specifically excludes any person who only appears as a representative of a not-for-profit community-based organization for the purpose of requesting a grant without special compensation or reimbursement for the appearance; and any person who only appears as a representative of a neighborhood, homeowners or condominium association without compensation for the appearance, whether direct or indirect or contingent, to express support of or opposition to any item.

Per Miami Dade County Fire Marshal, the Commission Chambers has a maximum capacity of 99 people. Once this capacity has been reached, people will be asked to watch the meeting from the first floor.

1. Opening

- 1A. Call to Order
- 1B. Pledge of Allegiance
- 1C. Roll Call of Members

2. Quasi- Judicial Hearing

Please be advised that the following items on the agenda are quasi-judicial in nature. If you wish to object or comment upon an item, please complete a Public Speaker's Card indicating the agenda item number on which you would like to comment. You must be sworn before addressing the Town Commission and you may be subject to cross-examination. If you refuse to submit to cross-examination, the Town Commission will not consider your comments in its final deliberation. Please also disclose any ex-parte communications you may have had with any members of the Town Commission. Town Commission members must also do the same.

2A. 8851-8873 Harding Avenue - New Multi Family Building with 8 Townhomes in H30C - Hector Gomez, Town Manager

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, [APPROVING/DENYING] A SITE PLAN APPLICATION TO PERMIT THE DEVELOPMENT OF PROPERTY LOCATED AT 8851 AND 8873 HARDING AVENUE, SURFSIDE, FLORIDA, FOR A MULTIFAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF EIGHT (8) DWELLING UNITS AND 17 PARKING SPACES; PROVIDING FOR CONDITIONS; PROVIDING FOR VIOLATION OF CONDITIONS; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

Attachment A: Location and Zoning Table Attachment B: DRG Notes 8851 to 8873 Harding Avenue Agenda Packet.pdf Resolution Site Plan.DOCX

3. Resolutions

If the public wishes to speak on any matters in this section of the agenda, they must inform the Town Clerk by completing a speaker card and they will be recognized to speak at the beginning of this section.

3A. RFP No. 2023-04 Design Services for Surfside Memorial - Hector Gomez, Town Manager

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, SELECTING KEITH & ASSOCIATES, INC. FOR THE DESIGN OF THE SURFSIDE MEMORIAL PURSUANT TO REQUEST FOR QUALIFICATIONS (RFQ) NO. 2023-02 and REQUEST FOR PROPOSALS (RFP) NO. 2023-04; AUTHORIZING THE TOWN MANAGER TO NEGOTIATE AN AGREEMENT FOR THE SERVICES; PROVIDING FOR AUTHORIZATION; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE. Attachment A - Scoring Sheets Resolution Selecting Keith Associates for Design of Surfside Memorial and Authorize Negotiation.docx

4. Adjournment

Respectfully submitted,

Hector R. Gomez Town Manager

THIS MEETING IS OPEN TO THE PUBLIC. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, ALL PERSONS THAT ARE DISABLED; WHO NEED SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING BECAUSE OF THAT DISABILITY SHOULD CONTACT THE OFFICE OF THE TOWN CLERK AT 305-861-4863 EXT. 226 NO LATER THAN FOUR DAYS PRIOR TO SUCH PROCEEDING.

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 286.0105, FLORIDA STATUTES, ANYONE WISHING TO APPEAL ANY DECISION MADE BY THE TOWN OF SURFSIDE COMMISSION, WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING, WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH RECORD SHALL INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

AGENDA ITEMS MAY BE VIEWED AT THE OFFICE OF THE TOWN CLERK, TOWN OF SURFSIDE TOWN HALL, 9293 HARDING AVENUE. ANYONE WISHING TO OBTAIN A COPY OF ANY AGENDA ITEM SHOULD CONTACT THE TOWN CLERK AT 305-861-4863. A COMPLETE AGENDA PACKET IS ALSO AVAILABLE ON THE TOWN WEBSITE AT www.townofsurfsidefl.gov.

TWO OR MORE MEMBERS OF THE TOWN COMMISSION AND/OR TOWN BOARDS MAY ATTEND THIS MEETING.

THESE MEETINGS MAY BE CONDUCTED BY MEANS OF OR IN CONJUNCTION WITH COMMUNICATIONS MEDIA TECHNOLOGY, SPECIFICALLY, A TELEPHONE CONFERENCE CALL. THE LOCATION 9293 HARDING AVENUE, SURFSIDE, FL 33154, WHICH IS OPEN TO THE PUBLIC, SHALL SERVE AS AN ACCESS POINT FOR SUCH COMMUNICATION.



MEMORANDUM ^r

ITEM NO. 2A.

To: Honorable Mayor, Vice-Mayor and Members of the Town Commission

From: Hector Gomez, Town Manager

Date: November 14, 2023

Subject: 8851-8873 Harding Avenue - New Multi Family Building with 8 Townhomes in H30C

Staff Recommendation: Development review requirements for this type of project follow Sec 90-20(2)(a) of the Zoning Code which requires:

- 1. The development, as proposed, conforms to the Comprehensive Plan and the Zoning Code
- 2. The development, as proposed, will have a favorable or unfavorable impact on the environment and natural resources, including a consideration of the means and estimated cost necessary to minimize the adverse impacts, if any
- 3. The development, as proposed, will have a favorable or unfavorable impact on the economy of the Town of Surfside
- 4. The development, as proposed, will efficiently use or unduly burden water, sewer, solid waste disposal, education, recreation or other necessary public facilities which have been constructed or planned and budgeted for construction in the area
- 5. The development, as proposed, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, public streets, and roads, which have been planned and budgeted for construction in the area, and if the development is or will be accessible by private or public roads or streets
- 6. The development, as proposed, is consistent with the community character of the immediate neighborhood. In addition to consistency there must be congruity between the subject development and neighboring improvements and surroundings including but not limited to form, spacing, heights, setbacks, materials, color, rhythm and pattern of architectural or aesthetic interest or value as well as with any overlays and other development schemes or legislation; and in the event of redevelopment, the Applicant shall also submit a detailed plan for demolition.

Staff development review response:

- Staff finds the proposal complies with the Town's Comprehensive Plan in that the development of 8 townhouse dwelling units is less than the allowable density provided in the Comprehensive Plan. Staff also finds the proposal generally complies with the Zoning Code since the building is consistent with the Town's height requirements, complies with setback requirements and complies with the pervious area requirements.
- 2. The project has minimal impacts on the environment and natural resources.
- 3. The proposal will have a positive impact on the local economy by increasing the tax base with 8 new townhouses averaging approximately 2,400 SF of area. The redevelopment may also support other redevelopment in the area.
- 4. The significant reduction in dwelling units from the previously approved development (18 apartments to 8 townhouse units) will lessen the water, sewer, solid waste and public education impacts. The proposal is also only slightly more intense than the existing land uses (1 single family residence and 6 apartment units).
- 5. Impacts to public roadway facilities and transportation impacts are also an improvement over the existing condition where the single-family residence has a circular driveway and the 6-unit apartment building has 6 backout parking spaces on Harding Avenue. The proposed development will have one driveway connection to Harding Avenue.
- 6. The 2 story townhouse buildings with understory are compatible with the community character of the east side of Harding Avenue in this area where the majority of the existing uses are 2 story apartments. The developments to the east are at higher densities and generally 4 story buildings. The Applicant will comply with all applicable requirements of Ordinance No. 2022-1720, adopted March 8, 2022 (codified in Section 14-104 of the Town Code), regarding construction sites.

The Development Review Group (DRG) reviewed the Site Plan Application on September 15, 2023. The meeting was held via Zoom at 1:30 PM. After discussion, Town staff were in agreement that the Plan's impacts were considered, and the project should proceed to the Planning and Zoning Board for review. The Planning and Zoning Board approved forwarding the Applicant's Site Plan package to the Town Commission at their September 28th, 2023 Town Administration recommends approval of this application with the following conditions:

- Applicant must obtain unity of title for the two parcels.
- Secure tree permits for all trees removed or relocated.
- Coordinate with the Town's Public Works Department on water, sewer and solid waste facilities.
- Coordinate with the Town's Public Works and Building Department regarding on-site drainage.
- Coordinate with the Town's Public Works Department on utility access.
- Secure FDOT approval for the curb cut on Harding Avenue.

Background: This application is a request to approve a site plan at 8851-8873 Harding Avenue. The Applicant, Pampa Sunbelt 19, LLC, is proposing 8 two-story townhouses with an understory. The site was previously approved on May 26, 2021 for an 18-unit 2 story apartment building with underground parking. The project site is two parcels located in the H30C Zoning District. The south parcel is 100 feet by 115 feet totaling 11,500 square feet (SF) with six apartment units. The north parcel is 55 feet by 115 feet totaling 6,325 SF with a

single-family residence. The aggregation of the two parcels totals 17,825 SF which is 0.409 acres.

The two lots are in the Moderate High-Density Residential Land Use with a maximum density of 79 dwelling units per acre. The parcel size and density provide for 32 dwelling units which are reduced by 15% due to the aggregation of the two lots. The 15% reduction results in 27 potential dwelling units. The proposed townhouse use will significantly reduce the density of the project from that allowed or previously approved.

Figure 1 provides an aerial photo of the site location. Site and Zoning Characteristics are provided in **Attachment A**.

The site plan for this application envisions a single Harding Avenue driveway connection 22 feet wide in the center of the project serving 4 townhouse garages on each side of the access driveway. The outside edge of the garage is also setback 6 feet on each side such that it is 34 feet between the townhouses along the access driveway. The townhouses are developed with an understory providing a garage with 2 parking spaces and an entry enclosure with access to an elevator and stairs. On-site pedestrian sidewalks connect to each townhouse parallel to the north and south property lines with the sidewalk along Harding Avenue. The preliminary plan also included a bathroom and study in the understory. The Applicant was advised the bathroom and study were not allowed uses in the Understory Ordinance although a storage area is allowed. These uses were removed from the plans set provided for review by the Planning and Zoning Board. Note, the finished floor elevation (FFE) of the garage is 5.72 NGVD and the FFE of the understory enclosure is 7.08 NGVD. Both of the FFEs are below the base flood elevation of 10.0 NGVD and require flood venting additions consistent with the Florida Building Code. The revised plans dated 10/16/23 provide flood vents.

The first floor of the townhouse is at elevation 9.0 (16.08 NGVD). This level is accessed from either the elevator or internal stairs in the enclosed area of the understory. There are 3 bedrooms, 2 baths and a laundry room. An outside balcony can be access via the master bedroom. The outside units (#1, #4, #5 and #8) have 899 SF and the internal units (#2, #3, #6 and #7) have 914 SF. The second floor of the townhouse is at elevation 19.5 (26.08 NGVD). This level includes the kitchen, dining room, family room, living room and a ½ bath. An outside deck is accessed from the living room. A landscape planter surrounds the outside deck varying from 3.67 feet to 4.25 feet in width. The outside deck is at elevation 23.33 (29.91 NGVD) to allow for a small plunge pool on each deck. The second-floor units extend over the access drive below although cutouts of the building at the outside edges and in the center provide openings for air and light.

The outside units have 723 SF and the internal units have 733 SF. The project has a flat roof with a top of roof elevation of 35.66 NGVD which is 30 feet above the crown of the road which

is an average elevation per the submitted survey of 5.67 NGVD. The project height is measured from the crown of the road not the FFE of the understory. The parapet wall is 0.67 feet high, and an architectural feature is another 2.33 feet higher, which complies with the maximum 3-foot architectural feature allowance. The Applicant has indicated a roof top deck is not proposed.

Several architectural and material features have been added to the building. The understory level is white stucco with scoring every 4 inches. This differentiates the understory level from the habitable levels as required by code. The access driveway into the structure is bordered with a Coral stone coursed pattern. The first floor has extensive clear glass store front window system with aluminum frames in dark grey color. Balconies are beige textured stucco finished paint with wood slats deck around the plunge pool and on the sides of the pedestrian entry features off the internal walkways. The driveway will be pavers with dark grey painted aluminum overhead rolling garage doors on each townhouse.

The landscape plan proposes 17 trees and 28 palm trees for this site. All of the trees are Florida Friendly, and the 3 Thatch Palms are Florida Friendly. Per the Town Code, 3 Palm trees count for 1 required tree. The Town Code requires 1 tree and 10 shrubs if the pervious area is less than 30% and one street tree for each 20 lineal feet of lot frontage. Total trees required are 26 which is consistent with the landscape plan. The trees and palms are 82% Florida Friendly. The shrubs are 82% Florida Friendly. The Landscape Plan is consistent with the Town's 40% Florida Friendly requirements. The pervious area for the lot is 24.78% which exceeds the minimum 20% requirement.

The Development Review Group (DRG) reviewed the Site Plan Application on September 15, 2023. The meeting took place at the Town and via Zoom at 1:30 PM. After discussion, Town staff were in agreement that the Plan's impacts were considered, and the project should proceed to the Planning and Zoning Board for review. See **Attachment B** for the DRG meeting notes. Following the DRG comments were provided to the applicant. The applicant also submitted revised site plan sheets to address those comments on September 20th, 2023.

The Planning and Zoning Board approved forwarding the Applicant's Site Plan package to the Town Commission at their September 28th, 2023 meeting with a vote of 5-0 subject to the resolution of the following comments:

- Modify the building plans to reduce the roof top height to be no higher than 30 feet above the average crown of the road (5.67 NGVD) for Harding Avenue.
- Provide flood vents for the enclosed rooms of the understory per the Florida Building Code including the garage, lobby and foyer, storage room.
- Submit information and sketches to verify the pervious area of the project. The elevated landscape planters on the first level and second level may not be included in

landscaping calculations.

- Add a table (or modify a table) in the landscape plan identifying the "Florida Friendly" species proposed and verify that 40% of the trees and shrubs by quantities.
- Applicant must obtain unity of title for the two parcels.
- Secure tree permits for all trees removed or relocated.
- Coordinate with the Town's Public Works Department on water, sewer and solid waste facilities.
- Coordinate with the Town's Public Works and Building Department regarding on-site drainage.
- Coordinate with the Town's Public Works Department on utility access.
- Secure FDOT approval for the curb cut on Harding Avenue.

The first four conditions listed above have been resolved in the revised Site Plan packet dated 10/16/2023, which is now presented to the Town Commission. The remaining six conditions have been incorporated into the Development Order to be addressed prior to construction.

Applicant Submitted Package: The Applicant submitted the following items relative to the Site Plan Application on 8/21/2023: Letter of intent, Site Plan Application, Architectural Plan Set, Landscape Plans, Civil Engineering Plans, Photometric Lighting Plan and survey. A comment response letter and a revised Architectural Plan Set and Landscape Plans Set was submitted on 9/20/2023. Following the Planning and Zoning Board meeting a further revised plan set was submitted. These plans are provided now to the Town Commission are dated 10/16/2023.

Attachment A: Location and Zoning Table

Attachment B: DRG Notes

8851 to 8873 Harding Avenue Agenda Packet.pdf

Resolution Site Plan.DOCX



Figure 1 – 8851-8873 Harding Avenue – Site Location from MDC Property Appraiser





Town of Surfside, Florida Development Review

Table 1 –Site Characteristics and Zoning Requirements

Address	8851 Harding Avenue				
General Location	East side of Harding Avenue, North of 88th Street				
Property Size	17,825 SF or 0.409 Acres				
Zoning District	H30C				
Adjacent Zoning Districts	H30C to the north; H40 to the east				
	H30C to the south; H30B to the Wes	st			
Future Land Use	Moderate High Density Residential				
Units Permitted	79 Dwelling Units (DUs) per Acre x	0.409 acres = 32 DUs			
	32 DUs x 0.85 = 27 DUs Allowed (N)	/laximum)			
Units Proposed	8 DUs				
Unit Type	8 – 3 Bedroom, 3 Bath 2 Story Towr	houses with Understory			
Required Parking Spaces	8 x 2 Pkg Spaces per 3 Bedroom DI	J = 16 Pkg Spaces Required			
Parking Spaces Provided	2 Pkg Spaces Provided in 8 Garages with 1 outside guest space				
Unit Sizes	Minimum Required	Proposed			
Units #1, #4, #5 & #8	1,150 SF	2,768.12 SF			
Units #2, #3, #6 & #7	1,150 SF	2,798.73 SF			
Pervious Area	20%	24.78%			
Building Roof Height	30 Feet (Max Flat Roof Height)	30 Feet			
Parapet Height	3 Foot Max 0.67 Feet				
Setbacks					
Front	20 Feet	20 Feet			
Side	15 Feet 15 Feet				
Rear	10 Feet	10 Feet			
Projections	Maximum	Proposed			
Ordinary Projections	24 Inches	16 Inches			
Unenclosed Balconies-Front	5 Feet	3 Feet			
Unenclosed Balconies-Side/Rear	ar 0 Fees Side/2.5 Feet Rear 20 Foot Side/ 3 Foot Re				
Unenclosed Terraces	6 Feet w/> 24 inch Setback N/A				
Architecture	Minimum Required Proposed				
Greater than 15 Ft in Height	10% Wall Openings Greater than 10%				
Roof Material	Varies Flat Roof				
Max Bldg. Frontage	Each 50 Ft, 3 FT Wall Change Complies, multiple articulations				



Town of Surfside Development Review Group (DRG) Meeting Minutes

September 15, 2023 – 1:30pm via Zoom

The Development Review Group (DRG) conducted a meeting on Friday September 15, 2023 at 1:30pm. The purpose of the meeting was to review the site plan application by Pampa Sunbelt 19, LLC located at 8851 and 8873 Harding Avenue. The project includes the demolition of one single family house at 8873 Harding and a 6-unity multi-family building at 8851 Harding Avenue.

The DRG meeting was attended by the following:

Zoom Attendees:

Town Staff Participants

- Tony Recio, Town Attorney
- Judith Frankel, Town Planner
- Walter Keller, Consulting Town Planner
- Hector Gomez, Town Manager
- Police Chief John Healy
- Randy Stokes, Public Works Director
- Tim Milian, Parks and Recreation Director
- Marisol Vargas, Building Dept. Supervisor sitting in for: James McGuiness, Town Building Official and Floodplain Manager

Applicant Participants

- Vanessa Madrid, Attorney with Holland & Knight LLP
- Mercy Arce, Land Use Planner with Holland & Knight LLP
- Jose Gaviria, Architect
- Ignacio Perez, Owner

Judith Frankel, Town Planner, opened the meeting and explained that the purpose was to identify any potential development concerns the could impact the site or the Town.

Vanessa Madrid gave a brief overview of the project.

- The site is comprised of two folios with 7 existing units (1 single family home and one 6-unit multi-family building). Ownership is currently pursuing a unity of title for the properties.
- The proposed development is a transition between the single-family neighborhood and multifamily properties on Collins Avenue
- The proposed project aims to continue the sense of community and neighborhood feel of Surfside.
- The design features soft neutral tones. The building is not intended to be ultra-modern, but instead have a timeless look.

- The design makes use of the understory allowance similar to the approved site plan for 8800 Collins- in order to maximize the space and provide efficiency to the use of the site.
- All traffic flow is internal with one driveway curb cut to replace a circular driveway for the existing house and several back-out parking spots for the multi-family building.

Jose Gaviria, architect, reviewed the design elements of the proposed building.

- The project contains 8 townhouse units with a central driveway that provides access to all 8 units.
- Pedestrian access to each unit is provided for 4 units on the north side and 4 units on the south side from ground level to Harding Avenue.
- The maximum height of the building is 33 feet for the center rectangular archway. This is an architectural feature that ties together the two sides of the building. The roof height is 30-feet.
- The design is symmetrical throughout with the same design features on both the north and south sides. Each pedestrian access point is two units with wood slat features at the entry points. Exterior materials include coral stone, scored stucco, and a lot of transparency on the two habitable levels above the understory.
- All required property setbacks have been met and considerable landscape is proposed throughout the site for privacy and beautification.

Following the applicant presentation several members of Town staff provided feedback and requested further information.

Town of Surfside Police Chief John Healy noted that proper visual clearance should be considered for entering and exiting Harding Avenue. He advised that landscaping must be appropriate to allow for an unobstructed sight triangle. He also asked that pedestrian safety be considered for the Harding Avenue sidewalk. Mr. Gaviria responded that no gate is planned for the project so as not to delay site entry and to prevent cars from having to wait on Harding for a gate opening. There is no vehicular or pedestrian gate proposed for the site. This was satisfactory for Chief Healy.

Mr. Gaviria stated that the front of the site contained one accessible parking space and one loading zone in addition to the two parking spaces provided per unit in the understory space. Staff asked if the loading space was sufficient to allow a truck to turn around on site to avoid having to back onto Harding Avenue regularly. Town Attorney, Tony Recio, stated that Harding Avenue is a FDOT state road and that FDOT generally prefers not to have vehicles backing out onto Harding Avenue. The Chief concurred. Ms. Madrid said that truck maneuvering information can be provided.

Consultant Planner, Walter Keller, stated that the previous approved site plan that was never built for the site, had received FDOT approval.

Public Works Director, Randy Stokes went over a few topics that will require coordination with the Town during the building permit process.

- The proposed French drain could be an issue as is it unclear if the size proposed will be sufficient. The proposed type needs a full evaluation for correct width. It is typical to have flooding at this location during rain events.
- Tapping sleeve and valve for irrigation and domestic is required if reusing the existing sewer service lines. There are currently 2 existing and the site needs 3.

- The projects needs sub-metering system internally. The Town only provides one meter for the site.
- Solid waste and recycling container size must be provided and accounted for on building permit site plan.
- There are above ground utilities at rear of the site that the Town requires access to. We may create a formalized easement for access.
- At time of permitting a plan to address existing poles for utilities plan be provided and agreed upon
- Applicant was asked to coordinate landscape for sight triangle of Harding Avenue.
- Applicant was asked to provide contact information for the project's civil engineer to Public Works.

Consultant Planner, Walter Keller, also provided feedback to the applicant. The main area addressed was the understory space. The bathrooms and study room have to be removed from the understory space. The understory may only contain upper floor access and storage or garage space. It is a non-habitable area. Mr. Keller expressed concern regarding the appearance of the building as having a full 3-stories. The code requires that the understory be different in appearance than the two habitable floors. A difference in design is present. Mr. Gaviria explained the differences is deign for the level. However, the understory is 10 feet high and prominent in elevation view. The height of the understory could be reduced.

Mr. Keller also noted that the building could be no closer than 20 ft from the front property line. Mr. Gaviria stated that the building is in compliance. Zoning Code section 90-47.4 allows balconies to extend 5 ft into the setbacks. It was also noted that no roof deck is proposed.

Town Attorney, Tony Recio, noted several points for the applicant to consider.

- A new development order will be created for this application. The Town does not utilize Impact Fees, but mitigation of impacts is typically part of the development order process.
- The Unity of Title for the two properties must be completed before permitting. The applicant can then create a condominium association.
- The loading zone space will be good for daily access of delivery and ridesharing services, but information should be provided showing that these types of typical daily vehicles will not need to back out on to Harding Avenue (truck maneuvering analysis)
- It was advised that the applicant reach out to FPL to understand what may be required to service the units, specifically facilities that may encroach into the setback area. This is advised to avoid having to amend the site plan in the future.
- As no lighting plan was provided, it was advised that the applicant consider unobtrusive lighting for the driveway and any exterior areas.

James McGuiness, Building Official was not present at the meeting but reviewed the proposal and provided the following comments, which were read to the applicant:

- 1. Please amend the plans to include a declaratory statement of compliance to the 2020 Florida Building Code(s) 7th edition and the 2017 NEC.
- 2. Please be aware that as of January 1, 2024, the 2023 Florida Building Code(s), 8th edition and the 2020 NEC will go into effect. All building permit applications accepted as complete on or after this date will be governed by the new FBC. Per Chapter One of the FBC, the building permit application acceptance date determines the effective code version for the project.
- 3. The Ground Level Floor Plan for all eight units violate the Town of Surfside Understory Ordinance as well as FEMA rules as follows:
 - a. The Ground Level Plans show habitable areas such as a study and a full bathroom which are prohibited below Design Flood Elevation (Base Flood 8'0" + 2.0 ft.= DFE of 10'0" NGVD) in the AE Zone. Please amend the plans to eliminate these areas. Areas below DFE may only be used for storage, vehicular parking and building access.
 - b. All enclosed areas on the Ground Level Plans shall be hydrostatically vented at a rate of 1 square inch of net open area to 100 square feet of floor area vented.
 - c. These flood vents shall be within 12 inches of grade level with each enclosed area receiving at least two vents located on opposing walls.

The main identified concerns were (1) to avoid typical daily service vehicles from backing out on to Harding Avenue and (2) the design/appearance/uses of the understory. The applicant expressed their ability to address these concerns. The meeting participants did not raise any objection to the general proposal for development of the site at 8851 and 8873 Harding Avenue. The DRG members were in general consensus that the proposed impacts of the site plan amendments were considered, and the project should proceed to the Planning and Zoning Board for further review.

Judith Frankel, AICP Town Planner



DRB	Meeting
	NICCUIS

Application / Plans Due

/	_/ 20
/	_/ 20

TOWN OF SURFSIDE MULTI-FAMILY AND NON-RESIDENTIAL SITE-PLAN APPLICATION

A complete submittal includes all items on the "Multifamily and Non-Residential Site-Plan Application Submission Checklist" document as well as completing this application in full. The owner and agent must sign the application with the appropriate supplemental documentation attached. Please print legibly in ink or type on this application form.

PROJECT INFORMATIO	N				
OWNER'S NAME	8851 Harding LLC				
PHONE / FAX / EMAIL					
AGENT'S NAME	C/o Vanessa Madrid, Esq. / Holland and Knight LLP/				
ADDRESS PHONE /	701 Brickell Avenue, Suite 3300, Miami, Florida / 305-7	89-7453			
FAX	vanessa.madrid@hklaw.com / 305-789-7799				
PROPERTY ADDRESS	8851 Harding Ave and 8873 Harding Ave				
ZONING CATEGORY	Height Restriction 30ft (H30C)				
DESCRIPTION OF PROPOSED WORK	8-unit townhome project	8-unit townhome project			
INTERNAL USE ONLY					
Date Submitted	Project Number				
Report Completed	Date				
Fee Paid	\$				
ZUNING STANDARDS	Requirea Providea 17 825 00 s f				
PIUL SIZE	20'-0" 10'-0" 15'-6" 20'-0" 10'-0"	15'-6"			
L of Coverage	N/A 10,232.78 (57 %)			
	33'-0" (30' max + 3' parapet) 33'-0" (30' max +	- 3' parapet)			
Pervious Area	20% Min. 5,909.81 s.f. (33	.15%)			
SIGNATURE OF OWNER	R DATE SIGNATURE OF AGENT				

Town of Surfside - Multi-Family and Non-Residential Site Plan Application



DRB Meeting

/ 20_ Application / Plans Due / 20_

TOWN OF SURFSIDE MULTI-FAMILY AND NON-RESIDENTIAL SITE-PLAN APPLICATION

A complete submittal includes all items on the "Multifamily and Non-Residential Site-Plan Application Submission Checklist" document as well as completing this application in full. The owner and agent must sign the application with the appropriate supplemental documentation attached. Please print legibly in ink or type on this application form.

DDA IDAT INFADIMATIA				
PROJECT INFORMATIO	8851 Harding LLC			
OWNER'S NAME	8851 Harding LLC			
PHONE / FAX / EMAIL				
AGENT'S NAME	C/o Vanessa Madrid, Esq. / Holland and Knight LLP/			
ADDRESS PHONE /	701 Brickell Avenue, Suite 3300, Miami, Florida / 305-789-7453			
FAX	vanessa.madrid@hklaw.com / 305-789-7799			
PROPERTY ADDRESS	8851 Harding Ave and 8873 Harding Ave			
ZONING CATEGORY	Height Restriction 30ft (H30C)			
DESCRIPTION OF	8-unit townhome project			
PROPOSED WORK				
INTERNAL USE ONLY				
Date Submitted	Project Number			
Report Completed	Date			
Fee Paid	\$			
ZONING STANDARDS	Required Provided			
Plot Size				
Setbacks (F/R/S)				
Lot Coverage				
Height				
Rervious Area				
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SIGNATURE OF OWNER	DATE SIGNATURE OF AGENT DATE			
]	Town of Surfside – Multi-Family and Non-Residential Site Plan Application			



TOWN OF SURFSIDE MULTI-FAMILY AND NON-RESIDENTIAL SITE-PLAN APPLICATION PLANNING AND ZONING BOARD Rules and Procedures (June 2002)

The Planning and Zoning shall generally meet the last Thursday of each month at 6:00 p.m. at Town Hall in the Commission Chambers.

Plans and completed applications (including all supporting documentation) must be submitted to the Building Department at least 30 days prior to the Planning and Zoning Meeting with the applicable fees (example: \$200.00 for Plan Review for Zoning), at which time they will be considered. Incomplete plans and applications will not be processed.

The applicant or duly authorized agent (per ownership affidavit) must be present at the meeting. If there are no applications for consideration by the Planning and Zoning Board, the monthly meeting may be cancelled at the discretion of the Chair of the Board.

The following is required with each application:

1. An email address for contacting the owner and/or agent.

2. New construction for Single-Family and Two-Family homes should include addressing the landscape requirements noted in Section 90-61(1), (2) and (5) and Section 90-95 of the Town's Zoning Code.

3. Both 11 x 17 sets as well as the electronic version must be signed and sealed digitally. The electronic set must have as its first page(s) the completed application and then the plans follow.

4. All Single-Family and Two-Family Site Plan applications include the Public Notice requirements for sign posting on the property (10 days prior to the meeting date) and certified mail noticing per Section 90-19.6 of the Town's Zoning Code. Both proof of notice requirements include a picture of the posting on the property and copies of the proof of certified mail notices to be emailed to the Town Clerk's Office 10 days prior to the meeting date.

5. The applications that fall under the notice requirements are the following.

- a. Construction of new single-family homes.
- b. Partial demolition and rebuilding of at least 50 percent of the square footage of a single-family home where the exterior facade of the structure is affected.
- c. An addition of at least 50 percent of the square footage of the existing single-family home.

Please advise the name of the Representative who will attend the hearing on behalf of this application:

Vanessa Madrid, Esq. NAME OF REPRESENTATIVE



TOWN OF SURFSIDE SUBMISSION CHECKLIST MULTI-FAMILY AND NON-RESIDENTIAL SITE-PLAN APPLICATION

LA LINDA SURFSIDE @ 8851/8873 HARDING AVE

Project Name

Project Number

SUBMITTAL REQUIREMENTS FOR REVIEW:

Completed "Multi-Family and Non-Residential Site Plan Application" form

- Application fee: <u>\$12,000</u> made out to "Town of Surfside"
- Ownership Affidavit
- Recent photographs of the subject property and all abutting, diagonal and fronting properties visible from the street (to be provided prior to Design Review Board Meeting)

FOR THE FOLLOWING PLEASE PROVIDE:

- One (1) USB Flash Drive, (must contain exactly what is being provided in the physical sets and physical sets cannot be signature protected or password protected). The site plans must be in PDF format.
- Provided prior to Design Review Board Meeting <u>Two (2) reduced sized sets</u> (11" x 17" sheets) of the complete design development drawings
- □ Site Plan (Minimum scale of 1" = 20'). <u>Please show / provide the following:</u>
 - A legal description, including the section, township, and range or subdivision lot and block. SEE SURVEY A0-01
 - □ Site boundaries clearly identified, and ties-to-section corners SEE SURVEY A0-01
 - Proposed uses
 - Location and height of all structures and total floor area with dimensions to lot lines, and designations of use PROVIDED SEE SITE PLAN A0-03
 - Building separations
 - Vehicular circulation system for cars, bicycles, and other required vehicle types, with indication of connection to public rights-of-way
 - □ Location of all parking and loading areas GROUND LEVEL PLAN A1-01 & A1-02
 - All adjacent rights-of-way, with indication of ultimate right-of-way line, center line, width, paving width, existing median cuts and intersections, street light poles, and other utility facilities and easements SEE SURVEY A0-01
 - Location of all cross streets and driveways within three hundred fifty (350) feet of property limits SEE SURVEY A0-01
 - Pedestrian circulation system SEE SURVEY A0-01
 - Provider of water and wastewater facilities REFER TO CIVIL DWGS
 - Existing and proposed fire hydrant location
 - □ The following computations:
 - o Gross acreage SEE ZONING DIAGRAMS & DATA A0-04
 - Net acreage SEE ZONING DIAGRAMS & DATA A0-04

Cont.

Town of Surfside - Submission Checklist - Multi-family and Non-Residential Site Plan Application



- o Gross acreage covered by the property excluding road easements and rights-of-way, if any ZONING DIAGRAMS & DATA A0-04
- o Number of dwelling units and density for residential uses only ZONING DIAGRAMS & DATA A0-04
- Square footage of ground covered by buildings or structures and designation of use.
- ZONING DIAGRAMS & DATA • Required number of parking spaces
- A0-04 Number of parking spaces provided
- **ZONING DIAGRAMS &** Pervious, impervious and paved surface, in square footage and percentage DATA A0-04.
- Site Plan location sketch, including section, township, and range, showing adjacent property owners SITE PLAN A0-03 & SURVEY A0-01
- Geometry of all paved areas including centerlines, dimensions, radii, and elevations
- Location of trash and garbage disposal system and provisions for accessibility to garbage trucks SEE GROUND LEVEL PLAN A1-01 & A1-02 **GROUND LEVEL PLAN**
- Loading areas and provisions for accessibility to vehicles of the required type A1-01 & A1-02
- Areas for emergency vehicles and fire engines, and provisions for accessibility to vehicles of the required type
- Number of sets required shall be determined by Town Staff.
- Other such information as required by the Town.
- Survey. A survey less than one (1) year old (including owner's affidavit that no changes have occurred since the date of the survey). The survey shall be prepared by a Florida registered land surveyor, certified as to meeting the requirements of the applicable Section of the Florida Administrative Code, reflecting existing natural features, such as topography, vegetation, existing paving, existing structures, and water bodies PROVIDED. SURVEY A0-01
- Landscape Plan and Irrigation Plan <u>Please show / provide the following:</u> PROVIDED. SEE LANDSCAPE SET OF DWGS
 - landscape calculations (required and provided)
 - existing tree survey with indication of existing native vegetation that will be preserved
 - proposed and existing landscaping
- Lighting Plan
 - Please show / provide the following:
 - photometric measurements PROVIDED. ELECTRICAL SITE PHOTOMETRICS PLAN E0-02
 - Lighting details and spillage onto adjacent properties and rights-of-way

Sign Plan for all signs which will be on site

Please show / provide the following: NOT APPLICABLE

- Show dimensioned locations and mounting details of signs on building elevations and locations of signs on site plan
- Note colors, materials, lighting and dimensions
- Show dimensions and square footages (proposed and existing)
- Identify materials and colors background, trim/border, and copy
- Show fonts and graphics
- Pavement markings and traffic signing plan
- Schematic water and sewer plan Please show / provide the following:

Location and size of all mains and lift stations UTILITIES C-04

Page 2 of 3

Town of Surfside - Submission Checklist - Multi-family and Non-Residential Site Plan Application



Cont.

- Paving and drainage plans PLS REFER TO CIVIL DWGS SET <u>Please show / provide the following:</u>
 - location of all drainage features and retention areas, if any
- Architectural Elevations (Minimum scale of 1/8" = 1') <u>Please show / provide the following:</u> PROVIDED. SEE A2 SERIES DWGS FOR ARCHITECTURAL ELEVATIONS
 - Separate elevations of all sides of existing and proposed buildings with all dimensions, including height. PROVIDED. SEE A2 SERIES DWGS FOR ARCHITECTURAL ELEVATIONS
 - Label exterior materials, color, texture and trim, roof material, Roof color and pitch, windows, doors, screens, skylights and all exposed mechanical equipment and screening with waterials abeled of a screening with waterials and all exposed mechanical equipment and screening with waterials approximately in sufficient and the screening with waterials and screening with waterials and screening with a screenin
 - Screening WITH MATERIALS PROVIDED IN SHEET A0-11
 Provide color elevations, showing all material finishes, textures and landscaping for all elevations of the proposed building(s) and structure(s), which should include at a minimum:
 - All exterior materials, colors and finishes, keyed to samples provided
 - o Roof slopes and materials including specifications and color
 - o Detail of doors, windows, garage doors
 - Dimensions of structure(s) height, width, and length
 - o Deck, railing, stairs details including materials, colors, finishes, and decorative details
 - Exposed foundation treatment
 - o Gutters and eaves PROVIDED. SEE A2 SERIES DWGS FOR ARCHITECTURAL ELEVATIONS, A4
 - EXTERIOR RENDERS AND A0-11 ISMOTERIC WITH METARIALS AND FINISHES
- Provide samples of colors and/or materials mounted on a display board (to be provided prior to Design Review Board Meeting)
- Such additional data, maps, plans, or statements as the Town may require to fully describe and evaluate the particular proposed plan



do hereby authorize

PROPERTY OWNER'S AUTHORIZED AGENT FORM

I 8851 HARDING as owner of 8851 & 8873 Harding Ave

(property address)

Esteban O' Farrell, as Director of Brajay Corp.,

(print name of owner)

the Manager of Pampa Sunbelt 19 LLC and Vanessa Madrid, Esq. of Holland and Knight LLP to act as my Authorized Agent in submitting/revising building permit

(name of authorized agent) applications to and receiving building permits issued by the Town of Surfside.

I hereby certify that I am the owner of record of the above referenced property and I am responsible for the permit

applications submitted by my authorized agent named herein. I further understand this authorization will continue

into time until withdrawn by me in writing to the Town of Surfside.

The Owner's signature is to be notarized.

SLAUDIO BALTULIONET	
Owner printed name	
and	08/15/23
Owner's Signature	Date:
State of Florida	
County of	
The foregoing instrument was acknowledged before me this	7 day of AUGUST, 2023
by <u>CLAUDIO BALTUNIONES</u> who is personally known to	me or has provided the
C. H	
	8/12/22
Notary Public's Signature	Date:
JULIET, MY COMMISSI	A A, RIAL ON # GG 920952
EXPIRES: 1 Bonded Thru Notan	Aarch 2, 2024

Holland & Knight

701 Brickell Avenue, Suite 3300 | Miami, FL 33131 | T 305.374.8500 | F 305.789.7799 Holland & Knight LLP | www.hklaw.com

Vanessa Madrid, Esq. +1 305-789-7453 vanessa.madrid@hklaw.com

August 21, 2023

VIA ELECTRONIC DELIVERY

Mrs. Judith Frankel, Town Planner Planning Department Town of Surfside 9293 Harding Avenue Surfside, FL 33154

Re: Pampa Sunbelt 19, LLC / 8851-8873 Harding Avenue Site Plan Approval Letter of Intent

Dear Mrs. Frankel:

This shall serve as the Letter of Intent on behalf of Pampa Sunbelt 19, LLC (the "Applicant"), for the enclosed Site Plan approval application (the "Application") in connection with that certain ± 0.41 acre parcel of land located at 8851-8873 Harding Avenue in the Town of Surfside (the "Town"), as further identified by Folio Nos. 14-2235-005-0310 and -0320 (together, the "Property"). With this Application, the Applicant seeks approval of an eight (8)-unit townhome project (the "Project") on the Property.

I. <u>Property Information</u>

The Property has a City Comprehensive Plan Future Land Use Map ("FLUM") land use designation of Moderate High Density Residential and is zoned Height Restriction 30ft ("H30C") on the City's Zoning Map, where a density of 79 units per acre and single-family, two-family, multifamily, and hotel structures are permitted. Here, a maximum of 28 dwelling units are allowed taking into account the required 15% reduction for aggregated lots. Thus, the proposed townhome Project is consistent with the FLUM and Zoning Code regulations.

The Property is located east of Harding Avenue and north of 88th Street, an area predominantly improved with low-scale multifamily buildings. In fact, The Property is improved with a one (1)-story single-family home and a two (2)-story six (6)-unit multifamily structure, for a total of seven (7) units on the Property. In 2021, after Staff's satisfactory review and the Planning and Zoning Board's recommendation for approval, the Town Commission adopted Resolution 2021-2791 approving an 18-unit development on the Property. The proposed Project is consistent with the vision for this location and the overall development pattern in the area.

II. <u>Proposed Project</u>

The Applicant is seeking to construct a new eight (8)-unit townhome development on the currently underutilized Property. The proposed development results in a ten (10)-unit density decrease when compared to the previously approved 2021 project. Thus, the proposed Project will have less traffic, water and sewer, stormwater drainage, parks, school, and overall impacts than previously reviewed and approved for this location.

The Project's design, prepared by Gaviria Architects, embraces the neighborhood's personality and location. It proposes symmetrical two (2)-story townhomes with a non-habitable understory as permitted in Section 90-49.5 of the Code. Street access will be via a 22-foot wide driveway connection to Harding Avenue. The understory building parking is located off the Harding Avenue driveway. The design captures a sleek and modern yet timeless aesthetic. The linearity of the design is harmonized with the material selection and color palette, including natural stone, warm wood slats, beige textured stucco, aluminum, and glass. A strong emphasis is placed on each unit's main entrance, creating a sense of arrival and privacy to enhance the future residents' experience and protect the neighborhood's residential character. Also, lush landscaping has been incorporated at the ground and upper levels to add a focal point that serves as a natural screen while beautifying the neighborhood's public streetscape.

V. <u>Compliance with Development Review Criteria</u>

The Project satisfies the development review criteria set forth in Section 90-20(2)(a) of the Code, as follows:

i. The development, as proposed, conforms to the comprehensive plan and the zoning code.

Satisfied. The proposed Project complies with the Town's Comprehensive Plan goals, policies, and objectives as well as established uses and density for the Moderate High Density Residential land use category. This category is intended to be the buffer between Harding Avenue commercial uses and single-family residential uses on the west side of Abbott Avenue. The proposed Project provides an adequate transition between said uses. Additionally, the Project complies with all of the applicable Zoning Code requirements.

ii. The development, as proposed, will have a favorable or unfavorable impact on the environment and natural resources, including a consideration of the means and estimated cost necessary to minimize the adverse impacts, if any.

Satisfied. The Project, as proposed, results in a net reduction of 10 units for this site, which will have a favorable impact on the Town's environment and natural resources. As such, the impacts have been substantially minimized.

iii. The development, as proposed, will have a favorable or unfavorable impact on the economy of the Town of Surfside.

Satisfied. The thoughtful design of the Project will result in a valuable and complementary addition to the area. The Project will enhance the neighborhood, attract quality residents to the Town, and increase surrounding property values.

iv. The development, as proposed, will efficiently use or unduly burden water, sewer, solid waste disposal, education, recreation or other necessary public facilities which have been constructed or planned and budgeted for construction in the area.

Satisfied. In 2021, a larger project was approved for the Property. Therefore, the proposed development will efficiently use water, sewer, solid waste disposal, education, recreation, and any other necessary public facilities planned and budgeted for this area.

v. The development, as proposed, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, public streets, and roads, which have been planned and budgeted for construction in the area, and if the development is or will be accessible by private or public roads or streets.

Satisfied. As previously noted, in 2021, a larger project was approved for the Property. Therefore, the proposed development will efficiently use the planned and budgeted public transportation facilities for this area. The Project will be accessible by a private driveway connection to Harding Avenue.

vi. The development, as proposed, is consistent with the community character of the immediate neighborhood. In addition to consistency there must be congruity between the subject development and neighboring improvements and surroundings including but not limited to form, spacing, heights, setbacks, materials, color, rhythm and pattern of architectural or aesthetic interest or value as well as with any overlays and other development schemes or legislation.

Satisfied. The Project is consistent with the surrounding community's character and pattern of development in the neighborhood, including massing and scale, height, setbacks, open space and overall design, and material selection.

vii. In the event of redevelopment, the applicant shall also submit a detailed plan for demolition.

Satisfied and acknowledged. The Applicant will provide a detailed demolition plan.

8851-8871 Harding Avenue - Site Plan Approval Letter of Intent August 21, 2023 Page 4

Based on the above, we respectfully seek your favorable review and recommendation of approval for this Application. Thank you in advance for your considerate attention to this request. If you have any questions or require additional information, please feel free to contact me directly.

Respectfully submitted,

Madrid

Vanessa Madrid, Esq.

Enclosures

Cc: Mr. Walter Keller, PE, AICP., Consultant Planner, Marlin Engineering, Inc. Mr. Andrew Hyatt, Town Manager Mr. Jason Greene, Assistant Town Manager Mrs. Lillian Arango, Town Attorney Mr. James McGuinness, Town Building Official LA LINDA SURFSIDE

@ 8851-8873 HARDING AVENUE

SITE PLAN SUBMISSION - TOWN OF SURFSIDE FIRST SUBMITTAL

DATE: 10/16/2023







SITE PLAN SUBMITTAL 8851-8873 HARDING AVE, SURFSIDE FL 33154

COVER SHEET & DRAWINGS INDEX

T: 305.9056839 www.j-gaviria.com AR 92739 Fort Lauderdale, FL 33305 SURFSIDE FL 35134 No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of gaviria architects. All designs indicated in these drawings are property of gaviria architects. All copyrights reserved (c) 2023.

DRAWINGS INDEX

IGS INDEX	DATE: 10/16/2023 A0-00
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L-U4	LANUSCAPE DETAILS & GENERAL NOTES
L-U3	LANUSCAPE PLAN TABLES
L-U2	LANDSCAPE PLAN
L-01	TREE DISPOSITION PLAN
L-00	ILLUSTRATIVE SITE PLAN
LANDSCAPE	
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A4-02	RENDER- VIEW FROM WEST
A4-01	RENDER- VIEW FROM HARDING
A3-02	SECTIONS
A3-01	SECTIONS
A2-02	NORTH & SOUTH ELEVATIONS
A2-01	EAST & WEST ELEVATIONS
A1-08	ROOF LEVEL FLOOR PLAN
A1-07	ROOF LEVEL FLOOR PLAN
A1_06	2ΝΠ Ι ΕΥΕΙ ΕΙ ΛΟΡ ΡΙ ΔΝ
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AU-UY	
AU-08	CONTEXT PHOTOGRAPHY
A0-07	CONTEXT PHOTOGRAPHY
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A0-05	UNITS AREA & SCHEDULE
A0-04	ZONING DIAGRAMS & DATA
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ARCHITECTURE	
A0-02	CONTEXT LOCATION PLAN
A0-01	PROPERTY SURVEY
A0-00	COVER SHEET, DRAWINGS INDEX
GENERAL	

26



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9427 Fountainbleau Blvd. #206 Miami , FL 33172 T: 305.9056839 www.j-gaviria.com AR 92739 Fort Lauc SITE PLAN SUBMITTAL 8851-8873 HARDING AVE, SURFSIDE FL 33154

PROPERTY SURVEY

T: 305.9056839 www.j-gaviria.com AR 92739 | Fort Lauderdale, FL 33305 | SURFSIDE FL SSI34 No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of gaviria architects. All designs indicated in these drawings are property of gaviria architects. All copyrights reserved (c) 2023.

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DATE: 10/16/2023

A0-01



aviria architect

9427 Fountainbleau Blvd. #206 Miami , FL 33172

T: 305.9056839 www.j-gaviria.com AR 92739

SITE



2208 NE 26th Street Unit 1



LA LINDA SURFSIDE @ 8851/8873 HARDING AVE Project Name _____ Project Number

SUBMITTAL REQUIREMENTS FOR REVIEW: Completed "Multi-Family and Non-Residential Site Plan Application" form

- Application fee: <u>\$12,000</u> made out to "Town of Surfside"
- Ownership Affidavit
- Recent photographs of the subject property and all abutting, diagonal and fronting properties visible from the street (to be provided prior to Design Review Board Meeting)

FOR THE FOLLOWING PLEASE PROVIDE:

- One (1) USB Flash Drive, (must contain exactly what is being provided in the physical sets and physical sets cannot be signature protected or password protected). The site plans must be in PDF format.
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 - Proposed uses
 Location and height of all structures and total floor area with dimensions to lot lines, and
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 Vehicular circulation system for cars, bicycles, and other required vehicle types, with

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- Produstant Instrument system SEE SUMVEY AU-01
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 Existing and proposed fire hydrant location¹
 The following computations:
 or Gross acreage SEE ZONING DIAGRAMS & DATA A0-04
 or Net acreage SEE ZONING DIAGRAMS & DATA A0-04

Page 1 of 3 Town of Surfside – Submission Checklist – Multi-family and Non-Residential Site Plan Application



LOCATION PLAN 3



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SITE PLAN SUBMITTAL

SURFSIDE FL 33154

8851-8873 HARDING AVE,



DATE:

10/16/2023

28







17,825.00 S.F. (0.4092 ACRES)





10,625.83 S.F. (0.2439 ACRES)

SAME FOR GROSS ACREAGE COVERED BY PROPERTY EXCLUDING ROAD EASMENTS & R.O.W.





FRONT YARD LANDSCAPED 1,688.22 S.F. (54.46%) REAR YARD LANDSCAPE 1,071.27 S.F. (69.11%)

PERVIOUS & IMPERVIOUS SCALE: 1/32" = 1'-0"

ZONING ANALYSIS SURFSIDE, FLORIDA - CODE OF ORDINANCES, CHAPTER 90 ZONING								
		ALLOWED/REQUIRED	PROPOSED/PROVIDED		HEIGHT		ALLOWED/REQUIRED	PROPOSED/PROVIDED
DISTRICT	H30C				MAXIMUM HEIGHT		30' / 2 stories	
LOT AREA			17,825.00 (0.41 AC)			Height Modifications	Addtnl. 3' of 10% Roof Area for flagpoles, stair access, parapets, etc	30' TOP OF ROOF 33' TOP OF PARAPET
					PARKING			
DENSITY	MODERATE HIGH DENSITY RESIDENTIAL * COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT, 2018	32 UNITS (79 U /ACRE)	8 UNITS		MULTIFAMILY - 2, 3 BEDROOM		2.0 SPACES	16 SPACES
					LOADING ZONE	MULTIFAMILY DWELLING BLDG. 20,000-100,000 SF	1	1
SETBACKS					YARDS & PERVIOUS			
FRONT SETBACK (HARDING AVE)		20'-0"	20'-0"		MINIMUM PERVIOUS AREA		20.00%	24.78%
SIDE SETBACK		6 FT Minimum or 10% of the total interior frontage up to 15 FT, whichever is greater	15'-0"		FRONT YARD PAVED NOT PERVIOUS	МАХ	50.00%	1,368.90 SF (44.16%)
SIDE SETBACK		6 FT Minimum or 10% of the total interior frontage up to 15 FT, whichever is greater	15'-0"		FRONT YARD LANDSCAPE	MIN	30.00%	1,688.22SF (54.46%)
REAR SETBACK		10'-0"	10'-0"		REAR YARD LANDSCAPE	MIN	20.00%	1,071.27 SF (69.11%)

3

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X

ZONING DIAGRAMS & DATA

15.9056839 www.j-gaviria.com AR 92739 | Fort Lauderdale, FL 33305 | SURFSIDE FL SSTD4 | fort Lauderdale, FL 33305 | SURFSIDE FL SSTD4 | fort Lauderdale, FL 33305 | SURFSIDE FL SSTD4 | fort Lauderdale, FL 33305 | SURFSIDE FL SSTD4 | for the set of the se

GROUND COVERED AREA 10,232.78 S.F. **RESIDENTIAL USE**



DATE:

10/16/2023





			UNITS AREA	SCHEDULES (S	Q.FT.) GROSS		
LEVEL	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7
GROUND	864.31	873.19	873.19	864.31	864.31	873.19	873.19
1ST	1031.02	1,039.94	1,039.94	1,031.02	1,031.02	1,039.94	1,039.94
2ND	872.79	885.60	885.60	872.79	872.79	885.60	885.60
TOTAL	2,768.12	2,798.73	2,798.73	2,768.12	2,768.12	2,798.73	2,798.73





SITE PLAN SUBMITTAL 8851-8873 HARDING AVE,

SURFSIDE FL 33154



305.9056839 www.j-gaviria.com AR 92739 Fort Lauderdale, FL 33305 SURFSIDE FL 35154 No

UNIT 8
864.31
1,031.02
872.79
2,768.12

DATE: 10/16/2023



(1) NORTH AERIAL VIEW



2 SOUTH AERIAL VIEW



3 EAST AERIAL VIEW (FROM HARDING AVE)

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(4) WEST AERIAL VIEW (FROM COLLINS AVE)

SITE PLAN SUBMITTAL 8851-8873 HARDING AVE, SURFSIDE FL 33154



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CONTEXT AERIAL VIEW



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DATE: 10/16/2023





- BEACH POINT CONDO (NO ADDRESS) 1
- 2 8900 HARDING AVE
- 3

4

- 300 89 ST
- 8866 HARDING AVE
- 5 6
 - 8850 HARDING AVE 7
 - 8846 HARDING AVE

8858 HARDING AVE

- 8 8838 HARDING AVE
- 9) 8836 HARDING AVE 10) 8818 HARDING AVE
- 8810 HARDING AVE 11
- 12 301 88 ST
- 13 300 88 ST 14 **VETERANS PARK & TENNIS CENTER** 15 8809 HARDING AVE
 - 8819 HARDING AVE

16

- PHOTOGRAPHS TAKEN 07/2023
- 17 8825-8827 HARDING AVE
- 18 8835-8837 HARDING AVE
- 19 228 89 ST
- 20 SURFSIDE PALMS CONDO (NO ADDRESS)



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- 23 OCEAN 88 CONDO (NO ADDRESS) 24 SOLARA SURFSIDE CONDO (NO ADDRESS)
- 22 CHAMPLAIN TOWERS NORTH CONDO (NO ADDRESS)
- RIMINI BEACH CONDO (NO ADDRESS) (21)







(2) 8900 HARDING AVE



3) 300 89 ST







7) 8846 HARDING AVE









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16 8819 HARDING AVE

(21)



17 8825-8827 HARDING AVE



18 8835-8837 HARDING AVE





- RIMINI BEACH CONDO (NO ADDRESS)

CHAMPLAIN TOWERS NORTH CONDO

(NO ADDRESS)



23 OCEAN 88 CONDO (NO ADDRESS)



(24)

SOLARA SURFSIDE CONDO (NO ADDRESS)



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SURFSIDE PALMS CONDO (NO ADDRESS)

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T.O.S.+33'-0" (38.66 NGVD)
TOP of parapet
1.0.S.+30'−8" (36.33' NGVD) Ψ
ROOF LEVEL
1.0.S.+30'-0" (35.66'NGVD) 👎
POOL DECK
.+24'−0 1/2" (29.10' NGVD) Ψ
SECOND LEVEL +
$\frac{1}{1}$
.120 2 1/2 (20.07 MOVD) 1
FIRST LEVEL
T.O.S.+10'−5" (16.08' NGVD) Ψ
ENTRY LEVEL 🔺
T.O.S.+1'-5" (7.08' NGVD)
GROUND
1.U.J.TU -J (J./Z NGVD)

SCHED	ULE	MATERIALS
TUCCO	4	CLEAR GLASS, IMPACT RESISTANT. DARK GREY COLOR FRAME
RN	5	600mm WOOD SLATS PANEL TEAK COLOR
DARK GREY COLOR	6	white paint stucco, 1/2" horizontal reveal @ 4"
	\bigcirc	INSULATED FLOOD VENT (200 SQ.FT)

DATE: 10/16/2023

A2-02



No c









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weeping fig	2	15	8	2
royal poinciana	8	30	50	8
Christmas Palm	5	30	10	5
				⊴
				AS
				Ś

	weeping fig	20	34	20	20	Fair	Т
	weeping fig	4	30	20	4	Fair	Τ
	mango	3	22	10	3	Poor	
	cabbage palm	14	26	16	14	Good	
	satin ash	10	26	16	10	Fair	
ita	Madagascar olive	12	30	8	12	Poor	
ıta	Madagascar olive	2	26	10	2	Poor	
	weeping fig	Hedge				Fair	
	weeping fig	6	42	24	6	Fair	
	Coconut Tree	8	32	18	8	Good	
ra	California palm	11	30	12	11	Good	
ra	California palm	11	30	12	11	Good	
ra	California palm	11	30	12	11	Good	
	Coconut Tree	5	12	10	5	Good	
ita	Madagascar olive	8	30	8	8	Poor	
ita	Madagascar olive	8	30	8	8	Poor	
	weeping fig	4	18	10	4	Fair	
	weeping fig	12	58	25	12	Fair	
nylla	Umbrella plant	6	25	8	6	Fair	
nylla	Umbrella plant	6	25	8	6	Fair	
lis	oriental thuja	12	15	14	12	Good	
	weeping fig	Hedge				Poor	
	weeping fig	Hedge				Poor	
	areca palm	Cluster	6	4	3	Poor	

AME	COMMON NAME	DBH (in)	HEIGH /m	SPREAD (#)	CRZ/TPZ (#)	CONDITION	STATUS
.	California palm	13	28	10	13	Good	REMOVE
ans	alexander palm	4	28	8	4	Good	REMOVE
ens	common cypress	6	25	4	6	Poor	REMOVE
ens	common cypress	5	30	2	5	Poor	REMOVE
ens	common cypress	4	30	2	4	Poor	REMOVE
ans	Alexander Palm	4	15	8	4	Good	REMOVE
\$	oriental thuia	12	14	8	12	Good	REMOVE
•	Coconut Tree	12	37	20	12	Good	REMOVE
	pyamy date palm	3	8	4	3	Fair	REMOVE
	weening fig	Hedge	Ŭ		Ű	Poor	REMOVE
/lla	limbrella plant	16	28	12	16	Good	REMOVE
/lla	Umbrella plant	7	28	12	7	Good	REMOVE
/lla	Umbrella plant	17	28	12	17	Good	REMOVE
/lla	limbrella plant	21	28	12	21	Good	REMOVE
	manao	9	28	20	9	Good	REMOVE
cariensis	Traveler's Palm	Cluster	20	12	10	Poor	REMOVE
canonaa	francipani	10	26	22	10	Poor	REMOVE
	strangler fig	24	14	28	24	Good	REMOVE
	weeping fig	Hedge	44	20	24	Foir	REMOVE
	Christmas Palm	Cluster	29	10	3	Good	REMOVE
	Coconut Tree	GIUSTEI	27	20	9	Ecir	REMOVE
	cocorior nee	Cluster	19	20	,	Good	REMOVE
	areca palm	Cluster	17	10	3	Good	REMOVE
	weeping fig	20	34	20	20	Ecir	REMOVE
	weeping lig	20	30	20	20	Foir	REMOVE
	manao	4	22	10	3	Poor	REMOVE
	cabbaao palm	14	24	16	14	Good	REMOVE
	cabbage paint	14	20	16	14	Ecir	REMOVI
a	Madagasar olivo	10	20	0	10	Poor	REMOVE
a	Madagascar olive	2	24	10	12	Poor	REMOVE
u	wooping fig	2 Hodao	20	10	2	FOOI	REMOVE
	weeping rig	nedge 4	12	24	6	Foir	REMOVE
	Coconut Tree	8	42	18	8	Good	
	California palm	11	30	10	11	Good	
-	California palm	11	30	12	11	Good	
<u>л</u>	California palm	11	30	12	11	Good	RENOVE
J	Cacaput Traa	5	12	12	5	Good	REMOVE
0	Madagassar elive	0	20	0	0	Boor	
a	Madagasear elive	8	30	8	0	Poor	
u	waaajaa fia	8	30	8	0	FUOR	REMOVE
	weeping iig	4	18	10	4	Foir	REMOVE
	weeping rig	12	58	25	12	FOIR	REMOVE
/IIC	umprella plant	6	25	×	6	Foir	REMOVE
/iid	umprella plant	6	25	8	6	Fair	REMOVE
5	oriental thuja	12 Usala	15	14	12	Good	REMOVE
	weeping tig	Hedge				Poor	REMOVE
	weeping tig	Hedge				Poor	REMOVE
	areca palm	Cluster	6	4	3	Poor	REMOVE





TREE #	BOTANICAL NAME		DBH (in)	CANOPY (SF)			
1	Washingtonian filifera	California palm	13	79			
2	Ptychosperma elegans	alexander palm	4	50			
3	Cupressus sempervirens	us sempervirens common cypress 6					
4	Cupressus sempervirens common cypress 5						
5	Cupressus sempervirens	common cypress	4	3			
6	Ptychosperma elegans	Alexander Palm	4	50			
7	Platycladus orientalis	oriental thuja	12	50			
8	Cocos nucifera	Coconut Tree	12	314			
9	Phoenix roebelenii	pygmy date palm	3	13			
15	Manguifera indica	mango	9	314			
17	Plumeria rubra	frangipani	10	380			
18	Ficus aurea	strangler fig	24	616			
21	Cocos nucifera	Coconut Tree	9	314			
26	Manguifera indica	mango	3	79			
27	Cocos nucifera	cos nucifera cabbage palm					
28	Syzygium	satin ash	10	201			
29	Noronhia amarginata	Madagascar olive	12	50			
30	Noronhia amarginata	nhia amarginata Madagascar olive					
33	Cocos nucifera	Coconut Tree	8	254			
34	Washingtonian filifera	California palm	11	113			
35	Washingtonian filifera	California palm	11	113			
36	Washingtonian filifera	California palm	11	113			
37	Cocos nucifera	Coconut Tree	5	79			
38	Noronhia amarginata	Madagascar olive	8	50			
39	Noronhia amarginata	Madagascar olive	8	50			
44	Platycladus orientalis	oriental thuja	12	154			
48	Veitchia merrillii	Christmas Palm	4	28			
51	Delonix regia	royal poinciana	8	1964			
52	Veitchia merrillii	Christmas Palm	5	79			
		TOTAL TREE CANOPY TO E	BE REMOVED	5806			
IEW TR	EES/PALMS TO MITIGATE						
6	Coccoloba diversifolia - Pigeon Plum						
6	Conocarpus erectus "sericeus" - Silver Buttonwood						
5	llex cassine - Dahoon Holl	У		1500			
3	Thrinax radiata - Florida Th	nach Palm		900			
		TOTAL	MITIGATION	6000			
		MITICATION		^			

				drought			container		FFL
QT	code	species	common name	tolerance	native	specifications	size	spacing	Plant
	<u>TREES</u>								
6	со	Coccoloba diversifolia	Pigeon Plum	High	yes	16' ht x 8' spr. 3" DBH. Std. 4' CT	FG	as shown	✓
6	CS	Conocarpus erectus "sericeus"	Silver Buttonwood	High	yes	16' ht. Std. 4" DBH. 8' Spr. 6' CT	FG	as shown	\checkmark
5	IC	llex cassine	Dahoon Holly	High	yes	14' ht. Std. 2.5" DBH. 6' Sprd	FG	as shown	\checkmark
	<u>PALMS</u>	-						_	
14	PTX	Ptychosperma elegans	Alexander Palm	Medium	no	14' O.A./Double - Full head	FG	as shown	✓
6	THX	Thrinax radiata	Florida Thach Palm	High	yes	6' C.T./Straight trunk - Matching	FG	as shown	\checkmark
8	VMX	Veitchia montgomeriana	Motgomery Palm	Medium	no	14' O.A./Single - Full head	FG	as shown	
	<u>SHRUBS, C</u>	GROUNDCOVERS & VINES							
83	CAP	Capparis cynophallophora	Jamaican Caper	High	yes	24" ht x 24" spr.	7 Gal.	30" O.C.	✓
153	CHR	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	Medium	yes	30" ht x 30" spr.	7 Gal.	30" O.C.	✓
184	DII	Dietes iridioides	African Iris	Medium	no	15" O.A./ Full Clump	1 Gal.	24" O.C.	✓
170	FIM	Ficus microcarpa 'Green Island'	Green Island Ficus	High	no	18" O.A.	7 Gal.	24" O.C.	
84	НАМ	Hamelia furticosa	Dwarf Firebush	Medium	yes	30" ht x 30" spr.	7 Gal.	36" O.C.	✓
66	POD	Podocarpus macrophyllus	Podocarpus	High	no	5' Ht. 30" spr.	15 Gal.	30" O.C.	✓
46	REX	Rhapis excelsa	Lady Palm	Medium	no	36" O.A. Clump, Full	7 Gal.	30" O.C.	✓
102	RUS	Russelia equisetiformis	Firecracker Bush	Medium	no	24" O.A./1.25ft HT	3 Gal.	30" O.C.	\checkmark
46	ZAP	Zamia pumila	Coontie	High	yes	24" O.A./ Full Clump	3 Gal.	30" O.C.	\checkmark
	SOD								
605	SOD	Stenotaphrum secundatum	St. Augustine Grass		no	Staggerd Panels			✓

FLORIDA FRIENDLY LANDSCAPING

TREES 82%

SHRUBS 82%

LANDSCAPE CALCULATIONS_8851-8873 HARDING AVE		
ZONING DISTRICT	H30C	
SITE AREA	17,825	
MINIMUM PERVIOUS AREA REQUIRED 20%	3565	4417 (24.78%)
MIN. LANDSCAPE REQUIREMENTS		
1 TREE PER 1,000 SF OF THE LOTE AREA (17,825 SF)	18	18
PALMS SHALL BE NO MORE THAN 40% OF THE REQUIRED TREES	7	5
STREET TREE REQUIREMENTS		
ONE SHADE TREE/PALM PER 20 LINEAR FEET OF STREET FRONTAGE	0	0
THEREOF ALONG ROADWAYS (155 LF)	0	0
SHRUBS & TURF REQUIREMENTS		
10 SHRUBS PER 1,000 SF OF THE LOTE AREA (17,825 SF)	178	750
MAX. 80% OF THE LANDSCAPE AREA MAY BE TURF GRASS	3,534	605
50% OF ALL VEGETATION (TREES & SHRUBS) SHALL BE NATIVE		80%
HEDGE/FENCE PROVIDED TO SCREEN MECH. EQUIPMENT		YES
ALL SOD AND LANDSCAPE TO RECEIVE 100% COVERAGE FROM AN AUTO	MATIC IRRIGATION	
SYSTEM USING AN APPROVED WATER SOURCE		
IRRIGATION SYSTEM SHALL BE EQUIPED WITH A RAIN SENSOR		

PERMIT SET - NOT FOR CONSTRUCTION

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DESIGN REVIEW BOARD FINAL SUBMITTAL 8851-8873 HARDING AVE, SURFSIDE FL 33154

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GENERAL NOTES

- Before construction begins, the Landscape Contractor is responsible for locating all underground utilities and must avoid damaging any services during construction. If any damage occurs by fault of the Contractor, the necessary repairs must take place at the Landscape Contractor's expense and under the supervision of the Owner's representative.
- 2. All proposed trees and plant materials shall be graded as Nursery Grade Florida No. 1 or better as outlined by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry "Grades and standards for Nursery Plants", most current edition. All planting shall be done in accordance with the Florida Nurserymen's and Grower's Association approved practices.
- 3. In addition to these requirements the Landscape Contractor shall comply with all local landscape codes and requirements as part of this base bid and contract in order to satisfy the review and approval of the governing agency.
- 4. All screening hedges shall be planted and maintained in a way that they form a continuous visual screen. Screening hedges at VUA to be maintained at a minimum height of thirty (30) inches.
- 5. All planting beds shall be excavated to a minimum depth of twenty-four (24") inches and backfilled with a suitable soil. All plant material shall be planted in planting soil that is delivered to the site in a loose, clean and friable condition. The planting soil shall be the approximate proportions as follows: 50% sand and 50% organic material consisting of native peat, well-decomposed sawdust, leaf mold and top soil. It shall provide a good pliable and thoroughly mixed medium with adequate aeration, drainage and water-holding capacity. It shall also be free of all extraneous debris, such as roots, stones, weeds, etc.
- 6. All trees/paims and shrubs shall be fertilized with "Agriform" 20-10-5 planting tablets as per the manufacturers specifications at the time of installation and prior completion of pit backfilling also in conjunction with note #5. Tablets to be placed uniformly around the root mass at a depth that is between the middle and bottom of root mass at an application rate of: One (1) 21 gram tablet for 1 gal container, two (2)- tablets for 3 gal container, three (3)- tablets for 5 gal container, four (4)-tablets for 7 gal container, three (3)-tablets for reach 1/2 inch of tree caliper, and seven (7) tablets for paims. Ground Cover areas shall receive fertilization with "Ozmocote" time release fertilizer as per manufacturer's specification.
- 7. All plant beds shall receive a 3" layer of organic mulch, which is to be watered-in after installation. Mulch should be at least six (6) inches away from any portion of a structure or tree trunk and three (3) inches away from the base of shrubs. Only environmental friendly mulch shall be approved, Cypress mulch shall not be accepted.
- 8. All plant material shall be thoroughly watered in at the time of planting and until landscape material is established. No dry material shall be permitted.
- 9. The plant material schedule is presented for the convenience of the Landscape Contractor. In the event of a discrepancy between the plan and the plant key, the plan shall prevail.
- 10. Plants shall meet size, container, and spacing specifications. Any material not meeting specifications shall be removed and replaced at the contractor's expense.
- 11. All tree and shrub locations shall be approved by Landscape Architect prior to planting.
- 12. The Landscape Contractor shall grade planting beds, as required, to provide positive drainage and promote optimum plant growth.
- 13. The Landscape Contractor shall be responsible for examining fully both the site and bid documents. Discrepancies in the documents or the actual site conditions shall be reported to the Landscape Architect in writing at the time of bidding or discovery. No account shall be made after contract completion for failure by the Landscape Contractor to report such condition or for errors on the part of the Landscape Contractor at the time of bidding.
- 14. The Landscape Contractor shall be responsible for securing all necessary applicable permits and licenses to perform the work set forth in this plan set and the specifications.
- 15. Plant material shall be bid as specified unless unavailable, at which time the Landscape Architect shall be notified in writing of intended changes.
- 16. All questions concerning the plan set and/or specifications shall be directed to the Landscape Architect.
- 17. There shall be no additions, deletions or substitutions without written approval of the Landscape Architect.
- 18. The Landscape Contractor shall guarantee, in writing, plant survivability. Trees and palms for twelve (12) months, shrubs and groundcovers for ninety (90) days and sod for sixty (60) days from final acceptance by the Owner or Owner's representative.
- 19. All dimensions to be field-checked by the Landscape Contractor prior to landscape material installation. Discrepancies shall be reported immediately to the Landscape Architect.
- 20. All materials must be as specified on the landscape plan. If materials or labor do not adhere to specifications, they will be rejected by the Landscape Architect with proper installation carried out by the Landscape Contractor at no additional cost.
- 21. Existing sod shall be removed as necessary to accommodate new plantings
- 22. All existing trees on site shall be protected from damage during construction See existing tree protection fence detail.
- 23. Any existing landscape and hardscape areas that are unnecessarily disturbed during the landscape installation shall be restored to original conditions by the Landscape Contractor.
- 24. The Landscape Contractor will be responsible for the collection, removal, and proper disposal of any and all debris generated during the installation of this project.
- 25. All landscape areas to have a positive drainage away from buildings and structures. Finished grade of landscape areas to be at or below the grade of adjacent sidewalks, slabs or VUA
- 26. All shade and medium trees installed within 5' of a public infrastructure shall utilize a root barrier (8) system.

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IRRIGATION SCHEDULE OR EQUIVALENT

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
10 10 10 10 q T H F	Rain Bird 1806 10 Series MPR Turf Spray 6.0in. Pop—Up Sprinkler with Co—Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.
	Rain Bird 1806 12 Series MPR Turf Spray 6.0in. Pop—Up Sprinkler with Co—Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.
<u>SYMBOL</u>	MANUFACTURER/MODEL/DESCRIPTION
5	Rain Bird XCZ-100-IVM Wide Flow IVM Drip Control Kit for Commercial Applications. 1" Ball Valve with 1" PESBIVM Smart Valve w/ factory installed IVM-SOL 0.3-20 gpm and 1" Pressure Regulating 40psi Flow-Indicating Basket Filter 0.3-20 gpm
	Area to Receive Dripline Rain Bird XFS-CV-09-12 XFS-CV Sub-Surface and On-Surface Landscape Dripline with a Heavy-Duty 4.3 psi Check Valve. 0.9 GPH emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. Specify XF insert fittings.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
•	Rain Bird PEB 1", 1—1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.
BF	Febco 825Y 1" Reduced Pressure Backflow Preventer
C	Rain Bird ESP4ME3 with (1) ESP—SM3 7 Station, Hybrid Modular Outdoor Controller. For Residential or Light Commercial Use. LNK WiFi Module and Flow Sensor Ready.
€€ M	Rain Bird RSD—BEx Rain Sensor, with metal latching bracket, extension wire. Water Meter 1"
	Irrigation Lateral Line: PVC Schedule 40
	Irrigation Mainline: PVC Schedule 40
======	Pipe Sleeve: PVC Schedule 40
	Valve Callout
# ●	Valve Number

Valve Flow

Valve Size

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GENERAL NOTES:

- 1. Pipe sizes shall conform to those shown on the drawings. No substitutions of smaller pipe sizes shall be permitted, but substitutions of larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at the time of said rejection.
- 2. All mainline, lateral line and control wire conduit under paving shall be installed in separate sleeves. Sleeves shall be a minimum of twice (2X) the diameter of the pipe to be sleeved. Main Line shall be installed in with lateral pipe where possible.
- 3. Install all backflow prevention devices and all piping between the point of connection and the backflow preventer as per local codes.
- 4. Final location of the backflow preventer and automatic controller shall be approved by the owner's authorized representative.
- 5. 120 VAC electrical power source at controller location shall be provided by others. The electrical contractor shall make the final connection from the electrical source to the controller.
- 6. All sprinkler heads shall be set perpendicular to finish grade unless otherwise specified.
- 7. The irrigation contractor shall flush and adjust all sprinkler heads and valves for optimum spray with minimal overspray onto walks, streets, walls, etc.
- 8. This design is diagramatic. All piping, valves, etc., shown within paved areas is for design clarification only and shall be installed in planting areas wherever possible. The contractor shall locate all valves in shrub areas where possible. 9. It is the responsibility of the irrigation contractor to familiarize
- himself with all grade differences, location of walls, retaining walls, structures and utilities. The irrigation contractor shall repair or replace all items damaged by his work. He shall coordinate his work with other contractors for the location and installation of pipe sleeves through walls, under roadways and
- paving, etc. 10. Do not willingly install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences or differences in the area dimensions exist that might not have been considered in the engineering. such obstructions or differences should be brought to the attention of the owner's authorized representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.
- 11. All sprinkler equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.
- 12. The irrigation contractor shall install check valves on all heads in areas where finish grade exceeds 4:1, where post valve shut-off draining, of the irrigation head occurs or as directed by the owner's authorized representative.
- 13. The contractor shall provide 1800 PCS (pressure compensating screens) as necessary to reduce or eliminate overspray onto streets, walks or other areas as directed by the owner's authorized representative.
- 14. All control wires shall be installed in PVC conduit.

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- 15. All remote control valves, gate valves, quick couplers, control wire and computer cable pull points shall be installed in approved valves boxes with covers.
- 16. The installation devices are to be guaranteed for the period of (1) year from the date of final acceptance.



POP-UP SPRAY SPRINKLER







RPZ BACKFLOW PREVENTER

PERMIT SET - NOT FOR CONSTRUCTION



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GENERAL PROVISIONS . THE CONTRACTOR SHALL OBTAIN FROM THE OWNER COPIES OF ALL AVAILABLE REGULATORY AGENCY PERMITS AND LOCAL AGENCY PERMITS.

- 2. ALL CONSTRUCTION PROJECTS 1 OR MORE ACRES IN SIZE THAT DISCHARGE TO OFFSITE AREAS ARE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FOR STORMWATER DISCHARGE FROM SMALL AND LARGE CONSTRUCTION ACTIVITIES. IN ORDER TO MEET NPDES REQUIREMENTS, THE CONTRACTOR IS RESPONSIBLE FOR PREPARING A STORMWATER POLLUTION PREVENTION PLAN (SWPPP), IMPLEMENTING, INSPECTING, MAINTAINING, AND REPORTING ON ALL ELEMENTS OF THE SWPPP, COMPLETING AND SUBMITTING THE REQUIRED NOTICE OF INTENT (N01) AND NOTICE OF TERMINATION (NOT) FORMS AS THE OPERATOR, AND PAYING ALL ASSOCIATED FEES. FOR PROJECTS LESS THAN 1 ACRE IN SIZE THAT ARE NOT REQUIRED TO COMPLY WITH THE NPDES GENERAL PERMIT, THE CONTRACTOR IS STILL RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO AND DURING CONSTRUCTION IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.
- 3. UNLESS OTHERWISE NOTED ON THE PLANS, THE CONTRACTOR SHALL USE THE GEOMETRY PROVIDED ON THE CONSTRUCTION PLANS. BENCHMARK INFORMATION SHALL BE PROVIDED TO THE CONTRACTOR BY THE OWNER OR OWNERS SURVEYOR. ANY DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND CONSTRUCTION PLAN INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY
- 4. BASE SURVEY INFORMATION INCLUDING BUT NOT LIMITED TO ELEVATIONS, EASEMENTS, RIGHTS OF WAY, AND OTHER TOPOGRAPHIC INFORMATION HAS BEEN PREPARED BY OTHER PROFESSIONALS.
- SZAUER ENGINEERING, INC. NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.
- 5. THIS SET OF PLANS MAY CONTAIN DRAWINGS PREPARED BY OTHER PROFESSIONALS, WHICH CONTAIN THE NAME, ADDRESS, AND LOGO OF THE PROFESSIONAL. SZAUER ENGINEERING, INC. IS NOT RESPONSIBLE FOR DRAWINGS PREPARED BY OTHER PROFESSIONALS
- 6. THE CONTRACTOR SHALL SUBMIT (6) COPIES OF SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO ORDERING THE MATERIALS REQUIRED FOR CONSTRUCTION. PRIOR TO SUBMISSION, THE THE CONTRACTOR SHALL SUBMIT (6) CUPICS OF SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL FROM LENGEL ROLE NO BUILANCE WITH THE CONSTRUCTION FROM CONTRACTOR SHALL THROUGHLY CHECK SHOP DRAWINGS PRODUCT DATA, AND SAMPLES FOR COMPLETENESS AND FOR COMPLIANCE WITH THE CONSTRUCTION PLANS AND SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL COORDINATE THE SHOP DRAWINGS WITH THE REQUIREMENTS FOR OTHER RELATED WORK. THE CONTRACTORS RESPONSIBILITY FOR ERRORS AND OMISSIONS IN SUBMITTALS IS NOT RELIEVED BY THE ENGINEERS REVIEW OF SUBMITTALS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING AT THE TIME OF SUBMISSION, OF DEVIATIONS IN
- SUBMITTALS FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
- PROTECT BENCHMARKS, PROPERTY CORNERS, AND OTHER SURVEY MONUMENTS FROM DAMAGE OR DISPLACEMENT. IF MARKER NEEDS TO BE REMOVED IT SHALL BE REFERENCED BY LICENSED LAND SURVEYOR AND REPLACED, AS NECESSARY, BY SAME.
- 8. THE CONTRACTOR IS RESPONSIBLE FOR ALL QUALITY CONTROL TESTING. AS A MINIMUM, TESTING SHALL INCLUDE A) PIPING AND STRUCTURAL EXCAVATION, BEDDING AND BACKFILL MATERIALS AND DENSITY TESTS; B) DETERMINATION OF COMPACTIVE EFFORT NEEDED FOR COMPLIANCE WITH THE DENSITY REQUIREMENTS; C) PORTLAND CEMENT CONCRETE AND ASPHALT PAVING QUALITY CONTROL TESTING INCLUDING DESIGN MIX REVIEW, MATERIALS, FIELD SLUMP AND AIR CONTENT, AND FIELD AND LAB CURED STRENGTH SAMPLES AND TESTING.
- 9. IN ADDITION TO QUALITY CONTROL TESTING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED TESTING OR APPROVALS FOR ANY WORK (OR ANY PART THEREOF) IF LAWS OR REGULATIONS OF WY PUBLIC BODY HAVING JURISDICTION SPECIFICALLY REQUIRE TESTING, INSPECTIONS OR APPROVAL. THE CONTRACTOR SHALL PAY ALL COSTS IN CONNECTION THEREWITH AND SHALL FURNISH THE
- OWNER AND ENGINEER THE REQUIRED CERTIFICATES OF INSPECTION, TESTING OR APPROVAL.
- 10. ANY DESIGN OR TESTING LABORATORY UTILIZED BY THE CONTRACTOR SHALL BE AN INDEPENDENT LABORATORY ACCEPTABLE TO THE OWNER AND THE ENGINEER, APPROVED IN WRITING, AND COMPLYING WITH THE LATEST EDITION OF THE "RECOMMENDED REQUIREMENTS FOR INDEPENDENT LABORATORY QUALIFICATION", PUBLISHED BY THE AMERICAN COUNCIL OF INDEPENDENT LABORATORIES.
- 11. TESTING RESULTS SHALL BE PROVIDED TO THE OWNER/OPERATOR AND THE ENGINEER. ALL TEST RESULTS SHALL BE PROVIDED (PASSING AND FAILING) ON A REGULAR AND IMMEDIATE BASIS.
- 12. THE ENTIRE PROJECT SITE SHALL BE THOROUGHLY CLEANED AT THE COMPLETION OF THE WORK. CLEAN ALL INSTALLED PIPELINES, STRUCTURES, SIDEWALKS, PAVED AREAS, ACCUMULATED SILT IN PONDS, PLUS ALL ADJACENT AREAS AFFECTED BY CONSTRUCTION, AS DIRECTED BY THE OWNER OR JURISDICTIONAL AGENCY. EQUIPMENT TO CLEAN THESE SURFACES SHALL BE SUBJECT TO APPROVAL BY THE OWNER

AN UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. ANY UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, THAT INTERFERE WITH THE PROPOSED

3. A SINGLE POINT UTILITY IDENTIFICATION SERVICE HAS BEEN SET UP FOR EXISTING UTILITIES. THE CONTRACTOR IS TO CONTACT THE SUNSHINE STATE ONE CALL CENTER BY DIALING "811" AT LEAST TWO

(2) AND NO MORE THAN FIVE (5) WORKING DAYS PRIOR TO THE SPECIFIC CONSTRUCTION ACTIVITY FOR FIELD LOCATION. NOTE THAT NOT ALL UTILITIES PARTICIPATE IN THIS PROGRAM. THE CONTRACTOR 550ULD CONTACT ALL NON-PARTICIPATING UTILITIES SEPARATELY FOR FIELD LOCATION OF THEIR FACILITIES AT LEAST TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION. PER FLORIDA STATUTE 553.851, THE CONTRACTOR OR EXCAVATOR IS REQUIRED TO NOTIFY THE GAS COMPANY TWO (2) WORKING DAYS PRIOR TO STARTING EXCAVATION.

5. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH EACH UTILITY AND ALL COSTS ASSOCIATED WITH THE PROTECTION OF EXISTING FACILITIES DURING CONSTRUCTION. THE CONTRACTOR

6. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO MAINTAIN IN SERVICE ALL EXISTING PIPING ENCOUNTERED DURING CONSTRUCTION UNLESS OTHERWISE INDICATED IN THE DRAWINGS. ANY PIPING WHICH CAN BE REMOVED DURING CONSTRUCTION WITHOUT UNDUE INTERRUPTION OF SERVICE MAY BE REMOVED AND REPLACED BY THE CONTRACTOR WITH THE PERMISSION OF THE OWNER AND THE

7. TYPICAL DETAILS AS SHOWN ARE TO ILLUSTRATE THE ENGINEERS INTENT AND ARE NOT PRESENTED AS A SOLUTION TO ALL CONSTRUCTION PROBLEMS ENCOUNTERED IN THE FIELD. THE CONTRACTOR MAY ALTER THE METHOD OF CONSTRUCTION TO SUIT FIELD CONDITIONS, PROVIDING HE SUBMITS A PROPOSAL FOR AN ALTERNATE METHOD TO THE ENGINEER FOR APPROVAL AND USES MATERIALS AS

8. FOR EACH RESPECTIVE PIPELINE CONSTRUCTION REQUIRED, THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, DEPTH, AND ALIGNMENT OF ALL EXISTING PIPES, CABLES, ETC. TO BE CROSSED OR CONNECTED TO. IF THE CONTRACTOR DEEMS NECESSARY (A) A CHANGE IN ALIGNMENT OR DEPTH, OR THE NEED FOR ADDITIONAL FITTINGS, BENDS, OR COUPLINGS, WHICH REPRESENT A DEPARTURE FROM THE CONTRACT DRAWING, OR (B) A NEED FOR RELOCATION OF EXISTING UTILITIES, THEN DETAILS OF SUCH DEPARTURES, RELOCATIONS, OR ADDITIONAL FITTINGS, INCLUDING CHANGES IN

RELATED PORTIONS OF THE PROJECT AND THE REASONS THEREFORE, SHALL BE SUBMITTED WITH SHOP DRAWINGS. APPROVED DEPARTURES FOR THE CONTRACTORS CONVENIENCE SHALL BE MADE AT

9. THE CONTRACTOR SHALL PROVIDE AT HIS OWN EXPENSE ALL NECESSARY TEST PUMPING EQUIPMENT, WATER, WATER METERS, PRESSURE GAUGES, AND OTHER EQUIPMENT, MATERIAL AND FACILITIES

REQUIRED FOR ALL HYDROSTATIC, LEAKAGE, AND PRESSURE TESTING. THE CONTRACTOR SHALL CONTACT THE ENGINEER AND THE OWNER IN WRITTEN FORM, FORTY-EIGHT (48) HOURS IN ADVANCE OF

AS-BUILT DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR TO THE ENGINEER THREE WEEKS PRIOR TO FINAL INSPECTION. ALL AS-BUILT DATA SHALL BE PROVIDED BY A FLORIDA LICENSED

2. AT THE COMPLETION OF THE WORK, DELIVER THE DRAWINGS DOCUMENTING AS-BUILT INFORMATION, MEASURED BY A LICENSED SURVEYOR, TO THE ENGINEER, IN GOOD CONDITION AND FREE FROM

A. HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS FOR ALL UTILITY AND STORM STRUCTURES INCLUDING BUT NOT LIMITED TO MANHOLES, INLETS AND CLEANOUTS, INCLUDING STRUCTURE TOP

C. STORMWATER POND TOP OF BERM AND POND BOTTOM ELEVATIONS AND HORIZONTAL DIMENSIONS MEASURED AT A MINIMUM OF TEN LOCATIONS PER POND, AT LOCATIONS DESIGNATED BY THE

G. VERTICAL ELEVATIONS OF ALL PIPELINES AT CROSSINGS OF POTABLE WATER MAINS (WHETHER THE WATER MAIN IS EXISTING OR NEW) IN ORDER TO DOCUMENT THAT THE MINIMUM REQUIRED

I. PAVEMENT WIDTH AND ELEVATIONS AT THE CENTERLINE AND EDGE OF PAVEMENT EVERY 200 FEET PLUS AT ALL CHANGES IN LONGITUDINAL SLOPE, CROSS SLOPE, INLET LOCATIONS, AND AT ALL

J. ALL PARKING AREAS AND SIDEWALK RAMPS DESIGNATED FOR HANDICAP ACCESS SHALL CONTAIN HORIZONTAL AND VERTICAL MEASUREMENTS IN ORDER TO VERIFY REQUIRED WIDTHS AND SLOPES

1. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PROVIDED AND INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION, SEDIMENT CONTROL CONSISTS OF SILT FENCING AND FLOATING

2. MAINTAIN TEMPORARY EROSION CONTROL SYSTEMS AS DIRECTED BY OWNER OR GOVERNING AUTHORITIES TO CONTROL EROSION AND SILTATION DURING LIFE OF CONTRACT, OWNER HAS AUTHORITY

TO LIMIT SURFACE AREA OF ERODIBLE EARTH MATERIAL EXPOSED BY CLEARING AND GRUBBING, EXCAVATION, TRENCHING, BORROW AND EMBANKMENT OPERATIONS. OWNER ALSO HAS AUTHORITY TO DIRECT CONTRACTOR TO PROVIDE IMMEDIATE PERMANENT OR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.

3. CONTRACTOR SHALL RESPOND TO EROSION AND SEDIMENT CONTROL MAINTENANCE REQUIREMENTS OR IMPLEMENT ADDITIONAL MEASURES TO CONTROL EROSION ORDERED BY OWNER OR

5. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS REPRESENT A MINIMUM REQUIREMENT. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING ADDITIONAL EROSION AND

SEDIMENT CONTROL MEASURES NEEDED IN ORDER TO PREVENT THE TRANSFER OF SEDIMENT FROM THE PROJECT AREA AND PREVENT THE EROSION OF SURFACES DURING CONSTRUCTION, AS NEEDED

6. GRASS ALL DISTURBED AREAS WITHIN 7 DAYS OF INITIAL DISTURBANCE. TYPE OF GRASSING SHALL BE AS FOLLOWS: TEMPORARY GRASSING TO BE SODDING AT ALL DRAINAGE STRUCTURES, RETENTION AREAS, SWALES AND DITCHES, AND WHERE SLOPES ARE STEEPER THAN 5:1. TEMPORARY GRASSING CAN BE SEED AND MULCH AT ALL OTHER LOCATIONS UNLESS OTHERWISE INDICATED IN THE

7. INSPECT EVERY TWO WEEKS DURING CONSTRUCTION. REMOVE ANY SEDIMENT BUILD-UP. REPAIR AND REINSTALL ANY DAMAGED OR MISSING SEDIMENT CONTROL MEASURES. INSTALL ADDITIONAL

8. AREAS TO BE PAVED SHALL BE TREATED WITH A BITUMINOUS PRIME COAT AND SANDED TO MINIMIZE EROSION. WHERE PAVING IS SCHEDULED TO OCCUR MORE THAN 48 HOURS AFTER INSTALLATION OF

BASE COURSE. AREAS TO RECEIVE CONCRETE PAVING SHALL BE ETHER PROTECTED WITH A LAYER OF FOOT COARSE AGGREGATE MATERIAL OR SHALL BE PAVED WITHIN 48 HOURS OF INSTALLATION OF THE SUBGRADE. INSTALL FINAL SURFACE COURSES WITHIN 14 DAYS AFTER REMOVAL OF EXISTING PAVEMENT.

4. CONTRACTOR WILL BE REQUIRED TO INCORPORATE PERMANENT EROSION CONTROL FEATURES INTO PROJECT AT EARLIEST PRACTICAL TIME TO MINIMIZE NEED FOR TEMPORARY CONTROLS.

IDITY BARRIERS PER FDOT INDEX NO. 102 AND 103. EROSION CONTROL CONSISTS OF SEEDING AND MULCHING, SODDING, WETTING SURFACES, PLACEMENT OF COARSE AGGREGATE, TEMPORAI

L. WHERE THE PLANS CONTAIN SPECIFIC HORIZONTAL LOCATION DATA, SUCH AS STATION AND OFFSET, THE AS-BUILT DRAWINGS ARE TO REFLECT THE ACTUAL HORIZONTAL LOCATION.

UTILITY GENERAL NOTES

- 1. THE UTILITY DATA SHOWN ON THESE PLANS WAS LOCATED BY THE RESPECTIVE UTILITY, OR IS BASED ON UTILITY DRAWINGS, MAPS, OR FIELD RECONNAISSANCE
- 2. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING

SHALL ALSO COORDINATE NECESSARY RELOCATIONS OR OTHER CONSTRUCTION RELATED MATTERS WITH EACH UTILITY.

PROPOSED TESTING. THE CONTRACTOR SHALL PERFORM SATISFACTORY PRETESTING PRIOR TO NOTIFICATION.

ANY EXTRANEOUS NOTATION. THE AS-BUILT INFORMATION IS TO INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

E STORMWATER CONVEYANCE SYSTEMS INCLUDING DIMENSIONS ELEVATIONS CONTOURS AND CROSS SECTIONS

F. HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS OF ALL UTILITY VALVES, FITTINGS, CONNECTION POINTS, ETC

IONS ARE ALSO TO BE TIED T

K. HORIZONTAL AND VERTICAL DATA FOR ANY CONSTRUCTION THAT DEVIATES FROM THE APPROVED ENGINEERING DRAWINGS.

NG AUTHORITIES WITHIN 48 HOURS OR SOONER IF REQUIRED AT NO ADDITIONAL COST TO THE OWNER

D. STORMWATER CONTROL STRUCTURE DIMENSIONS AND ELEVATIONS, INCLUDING ALL WEIRS, SLOTS, ORIFICES, GRATES, AND SKIMMERS.

H. UTILITY PIPELINE TIED HORIZONTALLY TO EDGE OF PAVEMENT AND RIGHT-OF-WAY LINES, LOCATED EVERY 200-FT PLUS ALL CHANGES IN HORIZONTAL OFFSET

M. WHERE THE PLANS CONTAIN SPECIFIC VERTICAL ELEVATION DATA, THE AS-BUILT DRAWINGS ARE TO REFLECT THE ACTUAL MEASURED VERTICAL ELEVATION

DRIVEWAY AND STREET INTERSECTIONS. FOR PARKING LOTS, RECORD CENTERLINE AND EDGE OF PAVEMENT ELEVATIONS ALONG ALL DRIVE AISLES AND ISLANDS.

ENGINEER.

DESIGNATED IN THE SPECIFICATIONS.

NO ADDITIONAL COST TO THE OWNER

AND INVERT ELEVATIONS.

AS-BUILT DRAWING REQUIREMENTS

B. DISTANCE ALONG PIPELINES BETWEEN STRUCTURES.

VERTICAL SEPARATION HAS BEEN MET.

EROSION AND SEDIMENT CONTROL

TO PROTECT ADJACENT PROPERTIES AND WATER BODIES.

DRAWINGS OR SPECIFICATIONS.

TRAFFIC CONTROL

SURVEYOR, SIGNED, SEALED AND DATED BY THE RESPONSIBLE PARTY.

4. THE CONTRACTOR SHALL KEEP LOCATE TICKETS UP TO DATE AT ALL TIMES.

STRUCTION SHALL BE CLOSELY COORDINATED WITH THE ENGINEER AND THE RESPECTIVE UTILITY COMPANY FOR RELOCATION OR PROPER INSTRUCTION

SITE PREPARATION WATER AND RECLAIMED WATER DISTRIBUTION SYSTEMS . UNLESS OTHERWISE DIRECTED BY THE OWNER OR ENGINEER, THE CONTRACTOR IS EXPECTED TO CONTAIN ALL CONSTRUCTION ACTIVITIES WITHIN THE PROPERTY, RIGHT-OF-WAY, AND EASEMENTS AS INDICATED ON THE DRAWINGS. AT NO TIME SHALL THE CONTRACTOR DISTURB SURROUNDING PROPERTIES OR TRAVEL ON SURROUNDING PROPERTIES WITHOUT WRITTEN CONSENT FROM THE PROPERTY OWNER. ANY REPAIR OR RECONSTRUCTION OF DAMAGED AREAS IN SURROUNDING PROPERTIES SHALL BE REPAIRED BY THE CONTRACTOR ON AN IMMEDIATE BASIS. ALL COSTS FOR REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION SHALL BE PROVIDED. 2. STAKE OUT THE CONSTRUCTION, ESTABLISH LINES AND LEVELS, TEMPORARY BENCH MARKS, BATTER BOARDS, CENTERLINES, BASELINES, AND REFERENCE POINTS FOR THE WORK, AND VER ALL DIMENSIONS RELATING TO INTERCONNECTION WITH EXISTING FEATURES. REPORT ANY INCONSISTENCIES IN THE PROPOSED GRADES, LINES AND LEVELS, DIMENSIONS AND LOCATIONS TO THE ENGINEER BEFORE COMMENCING WORK. 3. PROTECT ALL TREES AND SHRUBS LOCATED OUTSIDE THE RIGHT-OF-WAY, EASEMENTS, AND OWNER SECURED PROPERTY, PARTICULARLY THOSE TREES AND SHRUBS LOCATED ADJACENT TO 4. WITHIN THE RIGHT-OF-WAY, EASEMENTS, AND OWNER SECURED PROPERTY, THE INTENT IS TO ALLOW TREES AND SHRUBS TO REMAIN IN ACCORDANCE WITH THE FOLLOWING SCHEDULE: NEW ROADWAY CONSTRUCTION - TREES AND SHRUBS TO REMAIN WHERE LOCATED MORE THAN 15 FEET FROM THE BACK OF CURB, OR OUTSIDE THE LIMITS OF EXCAVATION OR FILL AREAS, WHICHEVER IS FURTHER. UTILITY PIPELINE CONSTRUCTION - TREES AND SHRUBS TO REMAIN OUTSIDE A 15 FOOT WIDE PATH, CENTERED ON THE PIPELI 5. TREES TO REMAIN IN THE CONSTRUCTION AREA SHALL BE BOXED, FENCED OR OTHERWISE PROTECTED IN ACCORDANCE WITH DETAILS ON THE DRAWINGS. DO NOT PERMIT HEAVY EQUIPMENT OR STOCKPILES WITHIN BRANCH SPREAD 6. AREAS TO RECEIVE CLEARING AND GRUBBING SHALL INCLUDE ALL AREAS TO BE OCCUPIED BY THE PROPOSED IMPROVEMENTS, AREAS FOR FILL AND SITE GRADING, AND BORROW SITES. REMOVE TREES OUTSIDE OF THESE AREAS ONLY AS INDICATED ON THE DRAWINGS OR AS APPROVED IN WRITING BY THE ENGINE RETAIN THE GASKET IN PLACE. 7. CLEARING SHALL CONSIST OF REMOVING TREES AND BRUSH AND DISPOSAL OF OTHER MATERIALS THAT ENCROACH UPON OR OTHERWISE OBSTRUCT THE WORK 8. EXERCISE EXTREME CARE DURING THE CLEARING AND GRUBBING OPERATIONS. DO NOT DAMAGE EXISTING STRUCTURES, PIPES OR UTILITIES. 9. GRUBBING SHALL CONSIST OF REMOVING AND DISPOSING OF STUMPS, ROOTS LARGER THAN T IN DIAMETER, AND MATTED ROOTS. REMOVE TO A DEPTH OF NOT LESS THAN 18" BELOW THE GINAL SURFACE LEVEL OF THE GROUND 10.ALL COMBUSTIBLE DEBRIS AND REFUSE FROM SITE PREPARATION OPERATIONS SHALL BE REMOVED TO LEGAL OFFSITE DISPOSAL AREAS. ACCORDANCE WITH LOCAL UTILITY REQUIREMEN GRADING MANUFACTURER WITH THE PIPE SHALL NOT BE USED. 1. GRADING SHOWN ON THESE PLANS ARE PROVIDED TO THE CONTRACTOR TO EXPRESS THE GENERAL GRADING INTENT OF THE PROJECT. THE CONTRACTOR SHALL BE EXPECTED TO GRADE THE ENTIRE SITE TO PROVIDE POSITIVE DRAINAGE IN ALL AREAS THROUGHOUT THE SITE. SMOOTH TRANSITIONS SHALL BE PROVIDED BETWEEN CONTOURS OR SPOT ELEVATIONS AS SHOWN ON THE PLANS TO ACCOMPLISH THE GRADING INTENT. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER FINAL GRADING HAS BEEN COMPLETED. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER PRIOR TO DEMOBILIZATION OF GRADING EQUIPMENT TO DETERMINE THAT THE GRADING INTENT HAS BEEN ACHIEVED. 2. ALL PAVING SURFACES IN INTERSECTIONS AND ADJACENT SECTIONS SHALL BE GRADED TO DRAIN POSITIVELY AND TO PROVIDE A SMOOTHLY TRANSITIONED DRIVING SURFACE FOR VEHICLES ALL PAVING SURFACES IN INTERSECTIONS aND ADJACENT SECTIONS SHALL BE GRADULT TO DRAIN POSITIVELY AND TO PROVIDE A SMOOTHET TRANSITIONED DRIVING SURFACE POR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNUSUALLY STEEP OR REVERSE CROSS SLOPES. THE STANDARD CROWN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO ACCOMPLISH THE ABOVE AND THE ENGINEER SHALL BE CONSULTED SO THAT HE MAY MAKE ANY AND ALL REQUIRED INTERPRETATIONS OF THE PLANS OR GIVE SUPPLEMENTARY INSTRUCTIONS TO ACCOMPLISH THE INTENT OF THE PLANS. 3 UNIFORMLY SMOOTH GRADE THE SITE DEPRESSIONS FROM SETTI FMENT SHALL BE FILLED AND COMPACTED TOPS OF EMBANKMENTS AND BREAKS IN GRADE SHALL BE ROUNDED. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED, FREE FROM IRREGULAR SURFACE CHANGES AND COMPARABLE TO THE SMOOTHNESS OBTAINED BY BLADE_GRADER OPERA 4. SLOPE GRADES TO DRAIN AWAY FROM STRUCTURES AT A MINIMUM OF 'A-INCH PER FOOT FOR 10 FEET. FINISHED SURFACES ADJACENT TO PAVED AREAS AND WITHIN 10 FEET OF STRUCTURES OUTLET OF SADDLE TO HAVE NPT THREADS. SHALL BE WITHIN 1 INCH OF THE PROPOSED GRADE. ALL OTHER AREAS SHALL BE WITHIN 3 INCHES OF THE PROPOSED GRADE. 5. NEWLY GRADED AREAS SHALL BE PROTECTED FROM TRAFFIC AND EROSION. ALL SETTLEMENT OR WASHING AWAY THAT MAY OCCUR FROM ANY CAUSE PRIOR TO SEEDING OR ACCEPTANCE SHALL BE REPAIRED AND GRADES RE_ESTABLISHED TO THE REQUIRED ELEVATIONS AND SLOPES AT NO ADDITIONAL COST TO THE OWNER. EXCAVATION, TRENCHING, AND FILL WATER SERVICE TO THE CORPORATION STO 1. THE CONTRACTOR SHALL RECOGNIZE AND ABIDE BY ALL OSHA EXCAVATION SAFETY STANDARDS, INCLUDING THE FLORIDA TRENCH SAFETY ACT (FS 553.60-553.64). ANY MATERIAL, CONSTRUCTION METHODS, OR MATERIAL COST TO COMPLY WITH THESE LAWS SHALL BE INCIDENTAL TO THE CONTRACT. 2. ROUGH EXCAVATE AND GRADE ANY PROPOSED STORMWATER PONDS AT THE START OF SITE GRADING ACTIVITIES. DIRECT SITE RUNOFF TO THE PONDS TO MINIMIZE RUNOFF TO OFFSITE AREAS. 3. POND CONSTRUCTION SHALL RESULT IN THE FINISHED POND HAVING SIDE SLOPES AND DIMENSIONS THAT ARE IN ACCORDANCE WITH THE TO BE IN ACCORDANCE WITH LOCAL UTILITY REQUIREMENTS. CONSTRUCTION DRAWINGS. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO ENSURE THAT THESE REQUIREMENTS HAVE BEEN MET. IF THE CONSTRUCTED SIDE SLOPES ARE STEEPER THAN THE REQUIRED SIDE SLOPES, OR THE POND VOLUME IS NOT WITHIN THREE (3) PERCENT OF THE DESIGN VOLUME, THE CONTACTOR MAY BE REQUIRED TO MAKE CORRECTIONS TO THE POND AT NO ADDITIONAL COST TO THE OWNER. 4. FIELD DENSITY TESTING FREQUENCIES: A) ONE TEST FOR EACH 10,000 SQUARE FEET OR FRACTION THEREOF PER LIFT OF GENERAL BACKFILLING, MINIMUM 2 TESTS EACH LAYER; B) ONE TEST FOR EACH 100 SQUARE FEET OR FRACTION THEREOF OF BACKFILL AROUND AND UNDER STRUCTURES; C) ONE TEST FOR EACH 300 LINEAL FEET OR FRACTION THEREOF PER LIFT OF GENERAL BACKFILLING IN THE PIPELINE TRENCH; D) ONE TEST PER LIFT PER EACH CHANGE IN TYPE OF FILL; E) ONE TEST PER 1000 SQUARE FEET OF PAVEMENT SUBGRADE, MINIMUM OF 2 TESTS. 5. IT IS INTENDED THAT PREVIOUSLY EXCAVATED MATERIALS CONFORMING TO THE FOLLOWING REQUIREMENTS BE UTILIZED WHEREVER POSSIBLE. A. ACCEPTABLE MATERIALS: AASHTO M145 CLASSIFICATION A-1, A-3, A-2-4, A-2-6; ASTM D2487 CLASSIFICATION GW, GP, GM, SM, SW, SP; OTHERWISE INDICATED. JNLESS OTHERWISE DISAPPROVED WITHIN THE SOIL AND SUBSURFACE INVESTIGATION REPORTS. NO MORE THAN 12% OF ACCEPTABLE MATERIALS SHALL PASS THE NUMBER 200 SIEVE B. UNACCEPTABLE MATERIALS: AASHTO M145 CLASSIFICATION A-2-5, A-2-7, A-4, A-5, A-6, A-7, A-8; ASTM D2487 CLASSIFICATION GC, SC, ML, MH, CL, CH, OL, OH, PT; UNLESS OTHERWISE APPROVED WITHIN THE SOIL AND SUBSURFACE INVESTIGATION REPORTS. 6. PROVIDE BARRIERS, WARNING LIGHTS AND OTHER PROTECTIVE DEVICES AT ALL EXCAVATIONS. 7. SIDEWALKS, ROADS, STREETS, AND PAVEMENTS SHALL NOT BE BLOCKED OR OBSTRUCTED BY EXCAVATED MATERIALS, EXCEPT AS AUTHORIZED BY THE ENGINEER, IN WHICH CASE ADEQUATE TEMPORARY PROVISIONS MUST BE MADE FOR SATISFACTORY TEMPORARY PASSAGE OF PEDESTRIANS, AND VEHICLES. MINIMIZE INCONVENIENCE AT LEAST THREE AREAS PER PIPE SECTION). TO PUBLIC TRAVEL OR TO TENANTS OCCUPYING ADJOINING PROPERTY 8. FURNISH, INSTALL, AND MAINTAIN, WITHOUT ADDITIONAL COMPENSATION, SHEETING, BRACING, AND SHORING SUPPORT REQUIRED TO KEEP EXCAVATIONS WITHIN THE PROPERTY OR EASEMENTS PROVIDED, TO SUPPORT THE SIDES OF THE EXCAVATION, AND TO PREVENT ANY MOVEMENT WHICH MAY DAMAGE ADJACENT PAVEMENTS ALONG TOP HALF OF PIPE. OR STRUCTURES, DAMAGE OR DELAY THE WORK, OR ENDANGER LIFE AND HEALTH. VOIDS OUTSIDE THE SUPPORTS SHALL BE IMMEDIATELY FILLED AND COMPACTED. 9. ALL EXCAVATIONS SHALL BE MADE BY OPEN CUT UNLESS OTHERWISE INDICATED. SLOPE SIDES OF TRENCHES IN ACCORDANCE WITH OSHA REQUIREMENTS AND THE RECOMMENDATIONS CONTAINED WITHIN THE PROJECT GEOTECHNICAL REPORT 10.EXCAVATE TRENCHES TO DEPTH INDICATED OR REQUIRED FOR INDICATED FLOW LINES AND INVERT ELEVATIONS. OVER EXCAVATE TRENCHES A MINIMUM OF 2 FEET WHERE EXCAVATIONS OCCUR WITHIN UNSUITABLE SOILS, AND REPLACE OVER EXCAVATED MATERIAL WITH SUITABLE SOILS. 11.EXCEPT AS OTHERWISE INDICATED, EXCAVATE FOR PRESSURE PIPING SO TOP OF PIPING IS MINIMUM 3 FEET BELOW FINISHED GRADE. 12.TRENCH BOTTOMS AND THE BOTTOMS OF ALL STRUCTURES SHALL BE KEPT DRY, COMPACTED, AND STABLE TO A DEPTH TWO FEET BELOW THE THE MANUFACTURERS RECOMMENDED MAXIMUM DEFLECTION. BOTTOM OF THE TRENCH OR STRUCTURE BEFORE ANY WORK IS TO BE INSPECTED OR TESTED 13.ALL BEDDING, FILL, AND BACKFILL MATERIAL SHALL BE SUITABLE SOILS OR FLOWABLE FILL. WHERE TRENCH OR EXCAVATION IS WITHIN THE INFLUENCE AREA OF ROADWAYS, STRUCTURES, FOUNDATIONS, OR SLABS, PLACE BACKFILL IN LAYERS OF 8 INCH LOOSE DEPTH. IN ALL OTHER AREAS, PLACE FILL AND BACKFILL IN LAYERS OF 12 INCH LOOSE DEPTH I.MINIMUM DENSITY REQUIREMENT (ASTM D1557 OR AASHTO T180): BACKFILL AND FILL UNDER AND WITHIN THE INFLUENCE AREA OF ROADWAY STRUCTURES, SLABS, FOUNDATIONS = 98 PERCENT; BACKFILL AND FILL PLACED WITHIN PUBLIC ROAD RIGHT-OF-WAY AND UTILITY EASEMENTS = 95 PERCENT; BACKFILL AND FILL PLACED WITHIN OND AND ROAD EMBANKMENT = 95 PERCENT; BACKFILL AND FILL PLACED IN ALL OTHER AREAS = 90 PERCENT UTILITY SEPARATION REQUIREMENTS REPEATED UNTIL ALL PARTS OF THE LINE WITHSTAND THE TEST PRESSURE. 1. THE HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SANITARY SEWER, STORM SEWER, WASTEWATER FORCE MAINS, STORMWATER FORCE MAINS, RECLAIMED WATER MAINS AND ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS SHALL BE IN ACCORDANCE WITH THE FOLLOWING: A. THE OUTSIDE OF WATER MAINS SHALL BE A MINIMUM OF THREE FEET FROM THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, VACUUM TYPE PRESSURE PUMP. SANITARY SEWER AND RECLAIMED WATER MAIN. B. THE OUTSIDE OF WATER MAINS SHALL BE A MINIMUM OF SIX FEET FROM THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY SANITARY SEWER AND WASTEWATER FORCE MAIN. THE IM HORIZONTAL SEPARATION DISTANCE BETWEEN THE OUTSIDE OF WATER MAINS AND THE OUTSIDE OF GRAVITY SANITARY SEWERS CAN BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER C. THE OUTSIDE OF WATER MAINS SHALL BE A MINIMUM OF TEN FEET FROM ALL PARTS OF ANY EXISTING OR PROPOSED ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM SUCH AS SEPTIC TANKS, DRAINFIELDS, AND GREASE TRAPS. ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS DO NOT INCLUDE PACKAGE SEWAGE TREATMENT FACILITIES AND PUBLIC WASTEWATER TREATMENT FACILITIE 2. THE VERTICAL SEPARATION BETWEEN WATER MAINS AND SANITARY AND STORM SEWER, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER MAINS SHALL BE IN ACCORDANCE WITH THE FOLLOWING LEAKAGE RATE. A. WHEREVER POSSIBLE, WATER MAINS SHALL CROSS OVER EXISTING OR PROPOSED GRAVITY SANITARY SEWER, VACUUM TYPE SANITARY SEWER, AND STORM SEWER, SO THE OUTSIDE 36. DISINFECT ALL POTABLE WATER LINES, FIRE LINES, VALVES, FITTINGS, HYDRANTS OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OUTSIDE OF THE SEVER. WHERE IT IS NOT POSSIBLE FOR THE WATER MAIN TO CROSS OVER EXISTING OR PROPOSED GRAVITY SANITARY SEWER, VACUUM TYPE SANITARY SEWER, AND STORM SEWER, THEN THE WATER MAIN CAN CROSS UNDER THESE TYPES OF PIPELINE SYSTEMS PROVIDED THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE PIPELINE. AT THE CROSSING, THE PROPOSED PIPE JOINTS SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM VACUUM TYPE SANITARY SEWER OR STORM SEWER JOINTS, AND AT LEAST SIX FEET FROM GRAVITY SANITARY SEWER JOINTS. AWWA C651. WHEREVER POSSIBLE, WATER MAINS SHALL CROSS OVER EXISTING OR PROPOSED RECLAIMED WATER MAINS, WASTEWATER FORCE MAINS AND STORMWATER FORCE MAINS WHETHI THE WATER MAIN CROSSES OVER OR UNDER THESE TYPES OF PIPELINE SYSTEMS, THE OUTSIDE OF THE WATER MAIN SHALL BE AT LEAST 12 INCHES FROM THE OUTSIDE OF THE FIRE PROTECTION SYSTEMS EXISTING OR PROPOSED RECLAIMED WATER MAIN, WASTEWATER FORCE MAIN AND STORMWATER FORCE MAIN. AT THE CROSSING, THE PROPOSED PIPE JOINTS SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM RECLAIMED WATER MAIN JOINTS AND STORMWATER FORCE MAIN JOINTS, AND AT LEAST SIX FEET FROM THE JOINTS OF AND ARE IN PROPER WORKING ORDER. 3. NO WATER MAIN SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SANITARY SEWER MANHOLE. 2. INSTALL ALL FIRE LINE PIPING AT A MINIMUM 36 INCHES OF COVER 4. NEW OR RELOCATED FIRE HYDRANTS SHALL BE LOCATED SUCH THAT THE UNDERGROUND DRAIN (WEEP HOLE) IS AT LEAST: A. THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER MAIN, OR VACUUM TYPE SANITARY SEWER. WITH NFPA 24-9-2. B. SIX FEET FROM ANY EXISTING OR PROPOSED GRAVITY SANITARY SEWER AND WASTEWATER FORCE MAIN C. TEN FEET FROM ANY ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM SUCH AS SEPTIC TANKS, DRAINFIELDS, AND GREASE TRAPS. ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS DO NOT INCLUDE PACKAGE SEWAGE TREATMENT FACILITIES AND PUBLIC WASTEWATER TREATMENT FACILITIES 5. THE FOLLOWING ARE ACCEPTABLE ALTERNATIVE CONSTRUCTION VARIANCES WHERE IT IS NOT POSSIBLE TO MEET THE SEPARATION REQUIREMENTS, AND ARE ONLY TO BE IMPLEMENTED UPON RECEIPT OF EXPRESSED WRITTEN CONSENT FROM THE ENGINEER. IMPLEMENTATION OF THESE MEASURES WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ENGINEER COULD RESULT IN THE REQUIREMENT THAT THE INSTALLED UNAPPROVED MEASURES BE REMOVED AND REPLACED AT NO COST. THEREIN WILL BE REQUIRED A. WHERE A WATER MAIN IS LESS THAN THE REQUIRED MINIMUM HORIZONTAL DISTANCE FROM ANOTHER PIPELINE AND OR WHERE A WATER MAIN CROSSES ANOTHER PIPELINE AND JOINTS IN THE WATER MAIN ARE LESS THAN THE MINIMUM REQUIRED DISTANCE BETWEEN THE JOINTS IN THE OTHER PIPELINE: 1) USE OF PRESSURE RATED PIPE CONFORMING TO AWWA STANDARDS FOR A GRAVITY OR VACUUM TYPE PIPELINE. 2) USE OF WELDED, FUSED, OR OTHERWISE RESTRAINED JOINTS FOR EITHER PIPELINE COATING TO COLOR AS REQUIRED BY THE LOCAL FIRE DEPARTMENT. 3) USE OF WATERTIGHT CASING PIPE OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR EITHER PIPE. AROUND THE FIRE HYDRANTS OR IN AREAS DESIGNATED AS FIRE LANES B. WHERE A WATER MAIN IS LESS THAN THREE FEET HORIZONTALLY FROM ANOTHER PIPELINE AND OR WHERE A WATER MAIN CROSSES ANOTHER PIPELINE LESS THAN THE REQUIRED MINIMUM SEPARATION 1) USE OF PIPE OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (AT LEAST EQUAL TO 0.25 INCH THICK DUCTILE IRON PIPE), OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR THE WATER MAIN AND FOR THE OTHER PIPELINE IF THE OTHER PIPELINE COVEYS WASTEWATER OR RECLAIMED WATE

- 1. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A MAINTENANCE OF TRAFFIC (M.O.T.) PLAN PRIOR TO CONSTRUCTION. THE M.O.T. PLAN SHALL SHOW ALL PROPOSED TRAFFIC CONTROL SIGNS, AVEMENT MARKINGS, AND BARRICADES, AND SHALL DETAIL ALL PROPOSED CONSTRUCTION SEQUENCING. THE M.O.T. PLAN SHALL BE APPROVED BY THE ENGINEER, OWNER, AND ROADWA JURISDICTIONAL AGENCY PRIOR TO CONSTRUCTION. ALL PROPOSED ROADWAY AND DRIVEWAY LANE CLOSURES SHALL BE RESTRICTED TO THE HOURS BETWEEN 9:00 A.M. AND 4:00 P.M. UNLESS OTHERWISE AUTHORIZED IN THE APPROVED M.O.T
- 2. ALL CONSTRUCTION SIGNING AND MARKINGS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND MAINTAINED DURING CONSTRUCTION IN ACCORDANCE WITH FDOT INDEX NO. 600 AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). THE PLACEMENT OF THE SIGNING AND MARKINGS SHALL BE APPROVED IN THE FIELD BY THE ENGINEER PRIOR TO CONSTRUCTIO
- 3. INSPECT TRAFFIC CONTROL DEVICES ON A DAILY BASIS TO ENSURE PLACEMENT OF BARRICADES AND FUNCTION OF LIGHTS IS MAINTAINED THROUGHOUT CONSTRUCTION.
- 4. CONTACT PROPERTY OWNERS AFFECTED BY CONSTRUCTION. COORDINATE TEMPORARY DRIVEWAY CLOSURES AND SEQUENCING. MAINTAIN ACCESS FOR ALL PROPERTY OWNERS DURING CONSTRUCTION.
- 5. WET UNSTABILIZED AREAS AS NECESSARY TO CONTROL DUS 6. ADJUST TRAFFIC CONTROL DEVICES AS REQUIRED UNDER EMERGENCY CONDITIONS.

MEASURES IF INSPECTION REVEALS ADDITIONAL SEDIMENTATION CONTROL IS NECESS

- 7. THE CONTRACTOR IS EXPECTED TO COORDINATE ITS ACTIVITIES WITH OTHER CONTRACTORS WHO MAY BE WORKING IN THE IMMEDIATE VICINITY
- 8. WHEN WORK OCCURS WITHIN 15-FT OF ACTIVE ROAD TRAVEL LANES BUT NO CLOSER THAN 2-FT FROM THE EDGE OF PAVEMENT, SIGNAGE AND WARNING DEVICES ARE TO BE INSTALLED IN ACCORDANCE
- 9. TYPE I OR TYPE II BARRICADES AT 20-FT CENTERS SHALL BE PLACED AND MAINTAINED ALONG THE EDGE OF THE ROAD WHEREVER DROP-OFFS OR OTHER HAZARDS EXIST AND TO BLOCK ENTRANCE INTO COMPLETED OR PARTIALLY COMPLETED PAVEMENTS UNTIL SUCH PAVEMENTS ARE OPEN TO PUBLIC US

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1. THE ENTITY THAT WILL OPERATE AND MAINTAIN THE WATER SYSTEMS SHOWN ON THESE PLANS IS THE CITY OF SURFSIDE. THE CONTRACTOR SHALL MEET ALL THE REQUIREMENTS OF THE CITY OF SURFSIDE-FLORIDA.
2. ALL WATER AND RECLAIMED MAIN PIPE SHALL BE EITHER DUCTILE IRON OR PVC, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
3. INSTALL ALL WATER AND RECLAIMED MAINS AT A MINIMUM 36 INCHES OF COVER.
4. BURIED DUCTILE IRON PIPE SHALL CONFORM WITH ANSI/AWWA C150/A21.50 AND C151/ A21.51. AND SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI. BURIED PIPE SHALL COMPLY WITH THE FOLLOWING PRESSURE

- CLASS (PC) DESIGNATIONS UNLESS OTHERWISE INDICATED ON THE DRAWINGS: A) 12° DIAMETER AND SMALLER = PC 350; B) 14° THROUGH 24° DIAMETER = PC 250; C) 30° THROUGH 64° DIAMETER = PC 200. 5. EXPOSED PIPE 4" AND LARGER SHALL BE DUCTILE IRON FLANGED AND SHALL CONFORM WITH AWWA/ANSI C115/A21.15, AND SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI. FLANGED PIPE SHALL COMPLY WITH THE FOLLOWING THICKNESS CLASS (TC) DESIGNATIONS UNLESS OTHERWISE INDICATED ON THE DRAWINGS: A) 4" DIAMETER = TC 54; B) T THROUGH 24" DIAMETER = TC 53
- 6. DUCTILE IRON PIPE AND FITTINGS WITHIN 10 FEET OF GAS MAINS SHALL HAVE AN 8-MIL POLYETHYLENE WRAP IN ACCORDANCE WITH ANSI/AWWA C105/A21.5.
- 7. PVC PIPE 4" 17 SHALL CONFORM TO AWWA C300. PIPE 14" 36" SHALL CONFORM TO AWWA C305. PIPE SHALL CONFORM TO ASTM D1784, TYPE I, GRADE I, 4000 PSI DESIGN STRESS, AND SHALL BE NATIONAL SANITATION FEDERATION (NSF) APPROVED. PIPE SHALL BE CLASS 150 (DR18) WITH MARKINGS ON EACH SECTION SHOWING CONFORMANCE TO THE ABOVE SPECIFICATIONS. JOINTS SHALL BE RUBBER GASKETED CONFORMING TO WA C900 OR C905 THE BELL SHALL BE INTEGRAL WITH THE PIPE AND OF EQUAL OR GREATER PRESSURE RATING. THE BELL OF PIPE AND FITTINGS USING PUSH-ON JOINTS SHALL HAVE AN INTEGRAL GROOVE TO 8. ALL FITTINGS SHALL BE MANUFACTURED OF DUCTILE IRON, CONFORMING TO ANSI/AWWA C110/A21.10 OR ANSI/AWWA C153/A21.53. ALL FULL BODY (C110/A21.10) FITTINGS SHALL BE PRESSURE RATED TO 250 PSI,
- MINIMUM. ALL COMPACT FITTINGS (C153/A21.53) SHALL BE PRESSURE RATED TO 350 PSI, MINIMUM. 9. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE LINED AND COATED. INTERIOR LINING SHALL BE STANDARD THICKNESS CEMENT MORTAR LINING PER ANSI/AWWA C104/A21.4. EXTERIOR COATING FOR BURIED PIPE AND FITTINGS SHALL BE A PETROLEUM ASPHALTIC COATING IN ACCORDANCE WITH ANSI/AWWA C110/A21.10. EXTERIOR COATING OF EXPOSED PIPE AND FITTINGS SHALL BE FACTORY APPLIED RUST INHIBITING EPDXY PRIMER, MINIMUM 3 MILS DRY FILM THICKNESS. AFTER INSTALLATION, EXTERIOR SURFACES SHALL BE PAINTED
- WITH TWO COATS TNEMEC SERIES 2 TNEME-GLOSS, GLIDDEN LIFE MASTER PRO HIGH PERFORMANCE ACRYLIC NO. 6900 SERIES, OR EQUAL, AT MINIMUM 4 MILS DRY FILM THICKNESS PER COAT. PAINT COLOR TO BE IN 10.MECHANICAL AND PUSH ON JOINTS FOR DUCTILE IRON PIPE AND FITTINGS SHALL BE RUBBER GASKETED, CONFORMING TO ANSI/AWWA C111/A21.11. LUBRICANTS OTHER THAN THAT FURNISHED BY THE PIPE
- 11.ALL FITTINGS SHALL BE RESTRAINED IN ACCORDANCE WITH DIPRA, "THRUST RESTRAINT DESIGNED FOR DUCTILE IRON PIPE". PIPE JOINTS SHALL BE RESTRAINED UPSTREAM AND DOWNSTREAM OF FITTINGS IN ACCORDANCE WITH THE MANUFACTURERS REQUIREMENTS OR THE TABLE SHOWN IN THE DRAWINGS. WHICHEVER IS GREATER, DUCTILE IRON RESTRAINED JOINTS SHALL BE AMERICAN FAST GRIP GASKET, FLEX-RING LD FLEX RING, LOK-RING, US PIPE TR-FLEX, EBAA MEGALUG, OR EQUAL. PVC PIPE JOINTS SHALL BE RESTRAINED USING MECHANICAL DEVICES, UNI-FLANGE BLOCK BUSTER SERIES 1350 OR ENGINEER APPROVED
- 12.ALL SERVICE PIPING (W -T) SHALL BE POLYETHYLENE. SDR-PR PE PIPE SHALL BE MANUFACTURED FROM PE3408 AND SHALL CONFORM TO AWWA C901. ALL PIPE SHALL BE DR9, PRESSURE CLASS 200 PSI. PIPE AND FITTINGS SHALL BE NSF APPROVED FOR THE USAGE TO WHICH THEY ARE TO BE APPLIED, JOINTS IN SDR-PR PE PIPE SHALL BE BUTT HEAT FUSION OR SOCKET HEAT FUSION TYPE. FITTINGS SHALL BE MANUFACTURED OF THE SAME MATERIAL AS THE PIPE AND SHALL BE OF THE SAME SDR OR LESS. PROVIDE ADAPTERS AS REQUIRED TO JOIN PE PIPE TO PIPE, FITTINGS AND EQUIPMENT OF OTHER MATERIALS. 13 ALL SERVICE SADDLES SHALL CONSIST OF DUCTILE IRON BODIES IN ACCORDANCE WITH ASTM A536. WITH DOUBLE STAINLESS STEEL STRAPS. BOLTS. WASHERS AND NUTS. STAINLESS STEEL TO BE TYPE 304. NUTS TO BE TEFLON COATED. DUCTILE IRON BODY TO BE FUSION BONDED NYLON COATING, MINIMUM THICKNESS 12 MILS.
- 14.ALL SERVICES SHALL INCLUDE THE FOLLOWING: CURB STOPS, UNIONS AS REQUIRED, CORPORATION STOPS. CONFORMANCE WITH AWWA C800 AND C901 IS REQUIRED. THE CONTRACTOR SHALL CUT "W" IN THE TOP CURB OF EACH WATER SERVICE AND A "V AT ALL VALVE LOCATIONS. CUT WS AND VS SHALL BE HIGHLIGHTED WITH BLUE PAINT 15.UNLESS OTHERWISE NOTED IN THE PLANS, THE UTILITY COMPANY SHALL PROVIDE AND INSTALL WATER METERS AND RECLAIMED WATER METERS. CONTRACTOR SHALL CONSTRUCT WATER SERVICE AND RECLAIMED
- 16.UNLESS OTHERWISE INDICATED OR SPECIFIED, ALL VALVES TWO INCHES AND SMALLER SHALL BE ALL BRASS OR BRONZE; VALVES OVER TWO INCHES SHALL BE IRON BODY, FULLY BRONZE OR BRONZE MOUNTED. 17. VALVES 4 INCHES AND LARGER SHALL BE LINED AND COATED. INTERIOR OF VALVES SHALL BE COATED WITH A RUST INHIBITING EPDXY PRIMER, FOLLOWED BY A COAL TAR EPDXY, TOTAL MINIMUM DRY FILM THICKNES OF 16 MILS APPLIED AT THE FACTORY, EXTERIOR COATING ON BURIED VALVES SHALL BE RUST INHIBITING EPDXY PRIMER FOLLOWED BY A COAL TAR EPDXY. TOTAL MINIMUM DRY FILM THICKNESS OF 16 MILS APPLIED AT THE FACTORY. EXTERIOR COATING OF EXPOSED VALVES SHALL BE FACTORY APPLIED RUST INHIBITING EPDXY PRIME, MINIMUM 3 MILS DRY FILM THICKNESS. AFTER INSTALLATION, EXTERIOR SURFACES SHALL BE FACTORY APPLIED RUST INHIBITING EPDXY PRIME, MINIMUM 3 MILS DRY FILM THICKNESS. AFTER INSTALLATION, EXTERIOR SURFACES SHALL BE FACTORY APPLIED RUST INHIBITING EPDXY PRIME, MINIMUM 3 MILS DRY FILM THICKNESS. AFTER INSTALLATION, EXTERIOR SURFACES SHALL BE FACTORY APPLIED RUST INHIBITING EPDXY PRIME, MINIMUM 3 MILS DRY FILM THICKNESS. AFTER INSTALLATION, EXTERIOR SURFACES SHALL BE FACTORY APPLIED RUST INHIBITING EPDXY PRIME, MINIMUM 3 MILS DRY FILM THICKNESS. AFTER INSTALLATION, EXTERIOR SURFACES SHALL BE FACTORY APPLIED RUST INHIBITING EPDXY PRIME, MINIMUM 3 MILS DRY FILM THICKNESS. AFTER INSTALLATION, EXTERIOR SURFACES SHALL BE FACTORY APPLIED RUST INHIBITING EPDXY PRIME, MINIMUM 3 MILS DRY FILM THICKNESS. AFTER INSTALLATION, EXTERIOR SURFACES SHALL BE FACTORY APPLIED RUST INHIBITING EPDXY PRIME, MINIMUM 3 MILS DRY FILM THICKNESS. AFTER INSTALLATION, EXTERIOR SURFACES SHALL BE FACTORY APPLIED RUST INHIBITING EPDXY PRIME ACRYLIC NO. 6900 SERIES, OR EQUAL, AT 4 MILS MINIMUM DRY FILM THICKNESS PER COAT. PAINT COLOR
- 18. ALL VALVES 12" AND SMALLER SHALL BE GATE VALVES UNLESS OTHERWISE INDICATED ON THE DRAWINGS. GATE VALVES 3 INCHES TO 12 INCHES SHALL CONFORM TO AWWA C509. THE VALVES SHALL BE IRON BODY, CAST IRON FULLY ENCAPSULATED MOLDED RUBBER WEDGE COMPLYING WITH ASTM D2000, NON-RISING STEM WITH 0-RING SEALS. VALVES SHALL OPEN COUNTERCLOCKWIS 19. TAPPING VALVES AND SLEEVES SHALL BE APPROVED AWWA TYPE OF THE SIZE REQUIRED. VALVES SHALL CONFORM TO THE REQUIREMENTS OF AWWA C509.
- 20. VALVES 14" AND LARGER SHALL BE BUTTERFLY VALVES, BUTTERFLY VALVES SHALL MEET OR EXCEED THE DESIGN STRENGTH. TESTING AND PERFORMANCE REQUIREMENTS OF AWWA C504, CLASS 150, VALVE BODY SHALL BE MECHANICAL JOINT END TYPE VALVE CONSTRUCTED OF CAST IRON OR DUCTILE IRON. DISC SHALL BE ONE PIECE CAST DESIGN WITH NO EXTERNAL RIBS TRANSVERSE TO FLOW. DISC SHALL BE CAST IRON OR DUCTILE IRON. THE RESILIENT SEAT SHALL MATE WITH A 304 OR 316 STAINLESS STEEL SURFACE. 21. VALVE SEATS SHALL BE MECHANICALLY RETAINED, AND MAY BE INSTALLED ON EITHER THE BODY OR DISC. 0-RING SEATS ON VALVE DISCS ARE UNACCEPTABLE
- SEATS FOR VALVES 14" DIAMETER AND LARGER SHALL BE FULLY FIELD REPLACEABLE WITHOUT THE USE OF SPECIAL TOOLS. OPERATORS OF THE ENCLOSED TRAVELING-NUT TYPE SHALL BE PROVIDED UNLESS 22. ALL BURIED VALVES SHALL BE PROVIDED WITH ADJUSTABLE VALVE BOXES APPROXIMATELY 5 INCHES IN DIAMETER WITH A MINIMUM THICKNESS OF 3/16 INCH CAST IRON. BOXES SHALL BE OF SUFFICIENT LENGTH TC
- OPERATE ALL VALVES BURIED IN THE GROUND, CONSISTING OF BASE, CENTER SECTION, AND TOP SECTION WITH COVER. VALVE BOXES LOCATED IN UNPAVED AREAS SHALL BE SLIP TYPE DESIGN TO PERMIT MOVEMENT OF THE TOP SECTION WITHOUT TRANSMITTING FORCES ONTO THE VALVE BODY. VALVE BOXES CAST INTO CONCRETE OR ASPHALT SURFACING SHALL HAVE BRASS COVERS. ALL VALVE BOX COVERS SHALL BE INTERNALLY CHAINED TO VALVE BOXES WITH AN APPROXIMATELY 18 INCH GALVANIZED CHAIN. VALVE BOX COVERS SHALL BE CAST WITH THE INSCRIPTION 'WATER' OR 'RECLAIMED WATER'. 23. PVC PIPE SHALL BE COLOR CODED BLUE (WATER MAINS) OR PURPLE (RECLAIMED WATER MAINS), STENCILED "WATER LINE" OR "RECLAIMED WATER LINE", AS APPLICABLE, (2" LETTERING ON TWO SIDES OF THE PIPE IN
- 24. INSTALL IDENTIFICATION TAPE ALONG ALL DUCTILE IRON PIPE AND PVC PIPE, MINIMUM THICKNESS 4 MILS, WIDTH 6 INCHES, LETTER SIZE 1 INCH. APPLY TAPE TO SURFACE OF PIPE, CONTINUOUSLY EXTENDING FROM INT TO JOINT, TAPE COLOR AND LETTERING SHALL BE BLACK PRINTING ON BLUE BACKGROUND (WATER MAINS), BLACK PRINTING ON PURPLE BACKGR ENTER ALONG TOP HALF OF PIPE; 10P - 18" PIPE - PLACE ALONG BOTH SIDES OF THE TOP HALF OF PIPE; 20" PIPE AND LARGER - PLACE ON BOTH SIDES OF TOP HALF OF PIPE WITH A THIRD STRIP CENTERED
- 25. INSTALL WARNING TAPE ALONG ALL PIPELINES, PLACED 2 FEET ABOVE PIPE. TAPE SHALL BE 6-INCH WIDE VINYL CONTINUOUS TAPE. TAPE SHALL BE COLORED BLUE (WATER MAINS) OR PURPLE (RECLAIMED WATER MAINS) WITH BLACK LETTERING, CODED AND WORDED "CAUTION: WATER MAIN BURIED BELOW", OR "CAUTION: RECLAIMED WATER MAIN BURIED BELOW", APPLICABLE 26 INSTALL LOCATING WIRE ALONG ALL PVC PIPELINES. WIRE SHALL BE COLOR-CODED 14 GAUGE CONTINUOUS INSULATED WIRE COLOR CODING SHALL BE SIMILAR TO WARNING TAPE COLORS. INSTALL LOCATOR WIRE
- ALONG ALL PRESSURIZED PIPELINES 7 AND LARGER. LOOP WIRE INTO ALL VALVE BOXES. LOOPING TO OCCUR EVERY 500 FEET MINIMUM. WHERE THERE ARE NO VALVE BOXES TO ALLOW LOOPING, PROVIDE ACCESS BOXES PER CITY REQUIREMENTS. CHECK WIRE FOR ELECTRICAL CONTINUITY. 27. ALL CHANGES IN DIRECTION SHALL BE MADE WITH FITTINGS OR APPROVED JOINT DEFLECTION. BENDING OF PIPE, EXCEPT COPPER AND POLYETHYLENE, IS PROHIBITED. JOINT DEFLECTION SHALL NOT EXCEED 75% OF
- 28. TEST PROCEDURES SHALL BE APPROVED BY THE ENGINEER. ALL TESTS SHALL BE MADE IN THE PRESENCE OF THE ENGINEER AND UTILITY. NOTIFY THE ENGINEER AND THE UTILITY COMPANIES AT LEAST 72 HOURS
- 29. PROVIDE ALL EQUIPMENT FOR TESTING. INCREMENTS ON GAGES USED FOR LOW PRESSURE AIR TESTING SHALL BE OF SCALED TO THE NEAREST 0.1 PSI. GAGES, PUMPS, AND HOSES SHALL BE IN GOOD WORKING
- 31. APPLY HYDROSTATIC TEST PRESSURE OF 150 PSI (WATER MAINS), 200 PSI (FIRE MAINS), OR 100 PSI (RECLAIMED WATER MAINS) FOR 10 MINUTES AND FOR SUCH ADDITIONAL PERIOD NECESSARY FOR THE ENGINEER TO COMPLETE THE INSPECTION OF THE LINE UNDER TEST. DO NOT EXCEED PIPE MANUFACTURERS SUGGESTED TIME DURATION AT THE TEST PRESSURE. IF DEFECTS ARE NOTED, REPAIRS SHALL BE MADE AND THE TEST
- 32. APPLY LEAKAGE TEST PRESSURE OF 150 PSI (WATER MAINS), 200 PSI (FIRE MAINS) OR 100 PSI (RECLAIMED WATER MAINS). MAINTAIN PRESSURE AT A MAXIMUM VARIATION OF 5% DURING THE ENTIRE LEAKAGE TEST THE DURATION OF THE LEAKAGE TEST SHALL BE TWO HOURS MINIMUM, AND FOR SUCH ADDITIONAL TIME NECESSARY FOR THE ENGINEER TO COMPLETE INSPECTION OF THE SECTION OF LINE UNDER TEST. LEAKAGE MEASUREMENTS SHALL NOT BE STARTED UNTIL A CONSTANT TEST PRESSURE HAS BEEN ESTABLISHED. THE LINE LEAKAGE SHALL BE MEASURED BY MEANS OF A WATER METER INSTALLED ON THE SUPPLY SIDE OF THE
- 33. NO LEAKAGE IS ALLOWED IN EXPOSED PIPING, BURIED PIPING WITH FLANGED, THREADED, OR WELDED JOINTS OR BURIED NON-POTABLE PIPING IN CONFLICT WITH POTABLE WATER LINES. 34. TESTED SECTIONS OF BURIED PIPING WITH SLIP-TYPE OR MECHANICAL JOINTS WILL NOT BE ACCEPTED IF IT HAS A LEAKAGE RATE IN EXCESS OF THAT RATE DETERMINED BY THE FORMULA L = SDP/133200 (AWWA C-600
- DUCTILE IRON MAINS), OR L = NDP/7400 (AWWAC-605 PVC MAIN); WHERE L = MAXIMUM PERMISSIBLE LEAKAGE RATE, IN GALLONS PER HOUR, THROUGHOUT THE ENTIRE LENGTH OF LINE BEING TESTED; S = LENGTH OF LINE TESTED (IN FEET); D = NOMINAL INTERNAL DIAMETER (IN INCHES) OF THE PIPE; N = NUMBER OF JOINTS ALONG LINE BEING TESTED; AND P = THE SQUARE ROOT OF THE ACTUAL PRESSURE IN PSIG ON ALL JOINTS IN THE TESTED PORTION OF THE LINE. THIS ACTUAL PRESSURE SHALL BE DETERMINED BY FINDING THE DIFFERENCE BETWEEN THE AVERAGE ELEVATION OF ALL TESTED PIPE JOINTS AND THE ELEVATION OF THE PRESSURE GAUGE AND ADDING THE DIFFERENCE IN ELEVATION HEAD TO THE AUTHORIZED TEST PRESSURE.
- 35. ALL APPARENT LEAKS DISCOVERED WITHIN ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE OWNER SHALL BE LOCATED AND REPAIRED BY CONTRACTOR, REGARDLESS OF THE TOTAL LINE
- 37. ALL DISINFECTION WORK SHALL BE ACCEPTABLE TO THE STATE HEALTH AUTHORITY. IF ANY REQUIREMENTS OF THIS SECTION ARE IN CONFLICT WITH REQUIREMENTS OF THE AUTHORITY FOR DISINFECTION. THOSE OF HE AUTHORITY SHALL GOVERN. THE WATER MAIN DISINFECTION AND BACTERIOLOGICAL SAMPLING AND METHODS OF DISINFECTION FOR ALL WATER CONTAINMENT DEVICES AND PIPING SYSTEMS SHALL CONFORM TO
- 1. COMBUSTIBLE CONSTRUCTION CANNOT OCCUR UNTIL PROPER DOCUMENTATION HAS BEEN SUBMITTED TO THE LOCAL FIRE MARSHAL. DOCUMENTATION SHALL SHOW THAT HYDRANTS HAVE BEEN INSTALLED, TESTED,
- 3. ALL FIRE LINE PIPING FROM POINT OF SERVICE AS DEFINED BY FS 633.021(16) SHALL BE C900 DR 14. THE FIRE LINE SHALL BE PRESSURE TESTED TO 200 PSI FOR A MINIMUM OF TWO HOURS, TESTED IN ACCORDANCE
- 4. THE CONTRACTOR INSTALLING THE UNDERGROUND FIRE PROTECTION PIPING SHALL HOLD A CLASS I, II, OR LEVEL V CERTIFICATION AS ISSUED BY THE STATE OF FLORIDA, AS REQUIRED BY FS 633.021(5).
- 5. ALL FIRE PROTECTION SPRINKLER SYSTEMS INSTALLED SHALL COMPLY WITH NFPA 13, AND SHALL BE MONITORED BY A COMPANY LISTED AS A CENTRAL STATION. 6. HYDRANTS SHALL CONFORM TO AWWA C502 AND SHALL BE FURNISHED COMPLETE WITH WRENCH AND OTHER APPURTENANCES. MANUFACTURERS CERTIFICATION OF COMPLIANCE WITH AWWA C502 AND TESTS LISTED
- 7. ALL HYDRANTS SHALL BE OF BREAKABLE TYPE, WITH THE BREAKABLE SECTION LOCATED SLIGHTLY ABOVE THE FINISH GROUND LINE, HYDRANTS SHALL CONTAIN TWO-TWO AND A HALF INCH (/2) 2-1/2"] HOSI
- 10NS AND ONE-FOUR AND A HALF INCH (4-1/2") STEAMER CONNECTIONS WITH NATIONAL STANDARD FIRE HOSE COUPLING SCREW THREADS, FIVE AND ONE QUARTER INCH (5-1/4") VALVE OPENING, SIX INCH (6") DIAMETER MECHANICAL JOINT INLET, ONE AND ONE-HALF INCH (1-1/2") PENTAGON OPERATING NUT. THE HYDRANTS SHALL OPEN COUNTERCLOCKWISE. 8. ALL HYDRANTS SHALL BE PAINTED IN AN APPROVED MANNER WITH THE PRIMER PAINT BEING KOPPER'S "GLAMORTEX" NO. 622 RUST PRIMER AND THE FINISH PAINT SHALL BE TWO COATS OF ENAMEL OR SPECIAL
- 9. BLUE PAVEMENT REFLECTORS (CAT EYES) SHALL BE PLACED IN THE CENTERLINE OF THE DRIVING LANE DIRECTLY IN FRONT OF ALL FIRE HYDRANTS. THERE SHALL BE NO TREES, SHRUBS, OR LANDSCAPING PLANTED
- 10.NEW OR RELOCATED FIRE HYDRANTS SHALL BE LOCATED SUCH THAT THE UNDERGROUND DRAIN (WEEP HOLE) IS AT LEAST: THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER MAIN, OR VACUUM TYPE SANITARY SEWER; SIX FEET FROM ANY EXISTING OR PROPOSED GRAVITY SANITARY SEWER AND WASTEWATER FORCE MAIN; AND TEN FEET FROM ANY ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM SUCH AS SEPTIC TANKS, DRAINFIELDS, AND GREASE TRAPS. ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS DO NOT INCLUDE PACKAGE SEWAGE TREATMENT FACILITIES AND PUBLIC WASTEWATER TREATMENT FACILITIE 11.THE CONTRACTOR SHALL PROVIDE A POST-CONSTRUCTION FIRE FLOW TEST WITNESSED AND APPROVED BY THE ENGINEER AND THE UTILITY. HYDRANTS SHALL DELIVER A MINIMUM OF 1250 GPM WITH A RESIDUAL
- PRESSURE OF 20 PS SANITARY SEWER SYSTEMS
- 1. THE ENTITY THAT WILL OPERATE AND MAINTAIN THE SEWER SYSTEM SHOWN ON THESE PLANS IS THE CITY OF SURFSIDE. THE CONTRACTOR SHALL MEET ALL THE REQUIREMENTS OF THE CITY OF SURFSIDE.FLORIDA.
- 2. PVC SEWER PIPE SHALL BE TYPE PSM PVC PIPE CONFORMING TO ASTM D3034 AND SHALL BE SDR 35 FOR 4" THROUGH 15", AND ASTM F 679, WALL THICKNESS T-1, FOR PIPE 18" THROUGH 27" 3. INSTALL ALL SEWER MAINS AT A MINIMUM 36 INCHES OF COVER.
- 4. JOINTS SHALL MEET THE REQUIREMENTS OF ASTM D3212 USING RUBBER GASKETS CONFORMING TO ASTM F477
- 5. FITTINGS SHALL CONFORM TO THE SAME REQUIREMENTS AS THE PIPE. PROVIDE ADAPTERS AS REQUIRED TO JOIN PVC PIPE TO PIPE, FITTINGS AND EQUIPMENT OF OTHER MATERIALS. SOLVENT CEMENT SHALL BE AS RECOMMENDED BY THE PIPE MANUFACTURER
- 6. PVC SEWER PIPE SHALL BE COLOR CODED GREEN, STENCILED "SEWER LINE" (2. LETTERING ON TWO SIDES OF THE PIPE IN AT LEAST THREE AREAS PER PIPE SECTION).
- 7. INSTALL ADHESIVE IDENTIFICATION TAPE ALONG PIPELINE. TAPE SHALL BE MINIMUM THICKNESS 4 MILS, WIDTH 6 INCHES, LETTER SIZE 1 INCH. TAPE COLOR AND LETTERING SHALL BE "SEWER LINE", BLACK PRINTING ON EN BACKGROUND. PLACE TAPE AS FOLLOWS: - 8" PIPE - CENTER ALONG TOP HALF OF PIPE; 10" - 18" PIPE - PLACE ALONG BOTH SIDES OF THE TOP HALF OF PIPE; 20" PIPE AND LARGER - PLACE ON BOTH SIDES OF TOP HALF OF PIPE WITH A THIRD STRIP CENTERED ALONG TOP HALF OF PIPE.

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- 8. INSTALL WARNING TAPE ALONG ALL SEWER PIPELINES. TAPE SHALL BE 6-INCH WIDE VINYL CONTINUOUS TAPE, COLORED GREEN WITH BLACK LETTERING CODED AND WORDED "CAUTION: SEWER BURIED BELOW". INSTALL ALONG PIPELINE, 2 FEET ABOVE PIPE, MINIMUM OF 1 FOOT BELOW GRADE. 9. CONNECTIONS TO EXISTING SEWER SHALL BE CONDUCTED IN SUCH A MANNER THAT THE EXISTING SEWER REMAINS IN OPERATION. PROVIDE BY PASS PUMPING OF EXISTING FLOWS OR COLLECT AND LEGALLY DISPOSE OF EXISTING SEWER FLOW AS NEEDED TO ACCOMMODATE CONSTRUCTION WHILE KEEPING EXISTING SEWER IN SERVICE. 10. PRIOR TO INSPECTIONS AND TESTING, CLEAN ALL INSTALLED LINES AND MANHOLES. TEST PROCEDURES SHALL BE APPROVED BY THE ENGINEER. ALL TESTS SHALL BE MADE IN THE PRESENCE OF THE ENGINEER AND UTILITY. NOTIFY THE ENGINEER AND THE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY WORK IS TO BE INSPECTED OR TESTED. 1.PROVIDE ALL EQUIPMENT FOR TESTING. INCREMENTS ON GAGES USED FOR LOW PRESSURE AIR TESTING SHALL BE OF SCALED TO THE NEAREST 0.1 PSI. GAGES, PUMPS, AND HOSES SHALL BE IN GOOD WORKING ORDER WITH NO NOTICEABLE LEAKS. 12.ALL SERVICE LATERALS SHALL BE COMPLETED PRIOR TO TESTING, AND ARE SUBJECT TO THE SAME TESTING REQUIREMENTS AS THE MAIN LINE. 3.PROVIDE LIGHT SOURCE AND MIRRORS FOR LAMPING OF SEWER. ANY SEWER IN WHICH THE DIRECT LIGHT OF A LAMP CANNOT BE VIEWED IN EITHER DIRECTION, FULL CIRCLE, BETWEEN ADJACENT MANHOLES SHALL BE CONSIDERED UNSATISFACTORY, UNLESS THE LINE IS DESIGNED WITH HORIZONTAL DEFLECTIONS, AND SHALL BE REPAIRED BY THE CONTRACTOR WITHOUT ADDITIONAL COMPENSATION. 14.CONDUCT LOW PRESSURE AIR TESTING (4.0 PSI INITIAL PRESSURE) OF INSTALLED SEWER PIPING IN ACCORDANCE WITH ASTM F1417. MAXIMUM ALLOWABLE LEAKAGE IS 0.0015 CUBIC FEET PER MINUTE PER SQUARE FOOT INTERNAL SURFACE AREA BEING TESTED. ALLOWABLE AIR PRESSURE DROP DURING THE TEST IS 0.5 PSIG. MINIMUM REQUIRED TEST TIME (DURATION) IS: A) 4" PIPE = 1 MIN 53 SEC; B) 6" PIPE = 2 MIN 50 SEC, OR 0.427 X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER; C) 8" PIPE = 3 MIN 47 SEC, OR 0.760 X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER; C) 10" PIPE = 4
- MIN 43 SEC, OR 1.187 X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER; E) 12" PIPE = 5 MIN 40 SEC, OR 1.709 X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER; 15.CONDUCT LEAKAGE TESTING OF MANHOLES. PLUG INVERTS AND FILL MANHOLE WITH WATER. ALLOWABLE WATER DROP IN MANHOLE TO BE FIELD DETERMINED BY UTILITY AND ENGINEER. MINIMUM TEST DURATION IS 1 HOUR. 16.CONDUCT DEFLECTION TESTING OF PIPELINE AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS. MAXIMUM ALLOWABLE PIPE DEFLECTION IS 5%. MEASURE DEFLECTION BY MANUALLY PULLING A MANDREL THROUGH THE PIPE. THE MINIMUM MANDREL OUTER DIAMETER SHALL BE IN ACCORDANCE WITH THE FOLLOWING: 6" SEWER = 5.45" MANDREL: 8" SEWER = 7.28" MANDREL: 10" SEWER = 9.08" MANDREL; 12" SEWER = 10.79" MANDREL; 15" SEWER = 13.20" MANDREL; 18" SEWER = 16.13" MANDREL; 21" SEWER = 19.00" MANDREL; 24" SEWER = 21.36" MANDREL; 27" SEWER = 24.06" 7.DEFLECTION TESTING IS CONSIDERED SATISFACTORY IF THE MANDREL CAN BE PULLED BY HAND THROUGH THE PIPE BEING TESTED. IF THE MANDREL CANNOT BE PULLED THROUGH THE PIPE, REPLACE OR CORRECT THE PIPE AND RETEST UNTIL TESTING IS SATISFACTORY. ANY PIPE REMOVED OR CORRECTED DUE TO FAILING DEFLECTION TESTING SHALL ALSO BE RE-TESTED FOR LEAKAGE.

PRECAST STRUCTURES AND APPURTENANCES

- 1. ALL MANHOLES SHALL BE PRECAST CONSTRUCTION. THE MINIMUM SIZE DIAMETER OF MANHOLES SHALL BE 48" FOR SEWER LINES 21" IN DIAMETER OR LESS. INTEGRALLY CAST STEPS WITHIN PRECAST STRUCTURES ARE NOT ALLOWED. 2. BASES SHALL BE ONE-PIECE PRECAST BASE SECTIONS CONSISTING OF INTEGRALLY CAST SLAB, BOTTOM RING SECTION AND CONCRETE FLOW CHANNELS. BASE SECTIONS SHALL HAVE INTEGRAL INVERTS WITH GASKETS TO MATCH THE PIPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL INVERT ANGLES. PROVIDE OUTLET STUBS WITH JOINTS TO MATCH THE PIPE. 3. RISERS SHALL BE PRECAST REINFORCED CONCRETE PER ASTM C478, MANUFACTURED USING SULFATE RESISTANT CEMENT (ASTM C150, TYPE II). RISERS SHALL BE 48-INCH DIAMETER UNLESS OTHERWISE INDICATED AND SHALL HAVE A MINIMUM WALL THICKNESS OF 5 INCHES
- 4. GASKETS FOR SEATING PRECAST SECTIONS SHALL BE COLD ADHESIVE PREFORMED PLASTIC GASKETS CONFORMING TO FDOT SPECIFICATION 942-2, UNLESS OTHERWISE INDICATED. 5. UNLESS OTHERWISE INDICATED, CONE TOP SECTIONS SHALL BE PRECAST, ECCENTRIC TYPE WITH 24-INCH DIAMETER TOP OPENING CONFORMING TO ASTM C478. PROVIDE 8-INCH MINIMUM THICKNESS FLAT SLAB TOPS WITH ECCENTRIC 24 INCH DIAMETER OPENING, UNLESS OTHERWISE INDICATED. 6 PROVIDE A FLEXIBLE WATERTIGHT SEAL OF THE PIPE TO THE MANHOLE. CONNECTION OF CONCRETE PIPE TO THE MANHOLE SHALL BE MADE WITH NON-SHRINK METALLIC GROUT. CONNECTION OF
- DUCTILE IRON OR PVC PIPE TO THE MANHOLE SHALL PROVIDE A WATERTIGHT CONNECTION PER ASTM C923. WHERE CONNECTORS ARE USED, THEY SHALL BE INSTALLED IN THE MANHOLE WALL BY ACTIVATING THE EXPANDING MECHANISM IN STRICT ACCORDANCE WITH THE RECOMMENDATION OF THE CONNECTOR MANUFACTURER. THE USE OF ADHESIVES OR LUBRICANTS FOR INSTALLATION OF RUBBER CONNECTORS IS PROHIBITED.
- 7. FRAMES AND COVERS SHALL BE GREY IRON PER ASTM A48, CLASS 30B AND SHALL BE US FOUNDRY TYPE 227AS, TRAFFIC BEARING (AASHTO H-20 LOADING), UNLESS OTHERWISE NOTED IN THE DRAWINGS. CASTINGS SHALL BE SMOOTH, CLEAN, FREE FROM BLISTERS, BLOWHOLES, AND SHRINKAGE. RAISED LETTERING ON COVERS SHALL BE "STORM", "SEWER", OR AS DETAILED ON THE DRAWINGS. 8. PROVIDE CAST IRON INLETS, FRAMES, AND GRATES IN ACCORDANCE WITH DETAILS ON THE DRAWINGS. ALL FRAMES AND INLET GRATES SHALL BE PRODUCTS OF U.S. FOUNDRY & MANUFACTURING
- 9. ALL INLET GRATES SHALL BE SECURED BY CHAIN AND EYEBOLT TO THE TOP OF THE STRUCTURE.
- 10.MANHOLE COATINGS AND FINISHES SHALL BE A. SANITARY SEWER MANHOLE INTERIOR - BITUMINOUS EPDXY COATING, MINIMUM DRY FILM THICKNESS = 16 MILS.
- B. INTERIOR OF MANHOLES WHICH RECEIVE FORCE MAIN DISCHARGE INTEGRALLY ATTACHED INTERIOR LINER, FULL HEIGHT, FIBERGLASS LINER, LINER THICKNESS TO BE IN ACCORDANCE WITH THE C. EXTERIOR - BITUMINOUS EPDXY COATING, MINIMUM DRY FILM THICKNESS = 16 MILS.
- 11.AS-BUILT INFORMATION SHALL INCLUDE ALL RIM, TOP AND INVERT ELEVATIONS FOR ALL PRECAST STRUCTURES.

STORM SEWER SYSTEMS

CORPORATION, OR EQUAL

- 1. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP) UNLESS OTHERWISE INDICATED ON THE DRAWINGS. ROUND CONCRETE PIPE SHALL COMPLY WITH ASTM C76. ELLIPTICAL CONCRETE PIPE SHALL COMPLY WITH ASTM C507. PIPE JOINTS AND 0-RING GASKETS SHALL COMPLY ASTM C443. MINIMUM COVER OVER THE PIPE, INCLUDING COVER OVER THE BELL OF THE PIPE WHERE APPLICABLE, SHALL BE 30 INCHES.
- 2. RCP PIPE SHALL NOT BE SHIPPED FROM MANUFACTURER UNTIL THE COMPRESSIVE STRENGTH OF THE PIPE HAS REACHED 4000 PSI AND A MINIMUM OF 5 DAYS HAVE PASSED SINCE THE MANUFACTURING OR REPAIR OF THE PIPE HAS BEEN COMPLETED
- 3. CORRUGATED POLYETHYLENE (PE) PIPE AND FITTINGS SHALL BE HIGH DENSITY, IN ACCORDANCE WITH ASTM D3350, CELL CLASSIFICATION 324420C (4*-10*) OR CELL CLASSIFICATION 335420C (17-36*). PIPE 4*-10* SHALL COMPLY WITH AASHTO M252, TYPE 5. PIPE 12*-36* SHALL COMPLY WITH AASHTO M294, TYPE 5. BELL JOINTS FOR 4*-10* PIPE SHALL BE PUSH-ON SLEEVE. BELL JOINTS FOR 12*-36* PIPE
- SHALL BE INTEGRALLY FORMED ON PIPE. GASKETS SHALL BE INSTALLED BY PIPE MANUFACTURER AND SHALL COMPLY WITH ASTM D1056, GRADE 2A2. FITTINGS SHALL COMPLY WITH AASHTO M294. 4. UNDERDRAIN PIPE SHALL BE PERFORATED POLYVINYL CHLORIDE PIPE IN ACCORDANCE WITH ASTM F758. FILTER FABRIC UNDERDRAIN SOCK SHALL BE TYPE D-3 IN ACCORDANCE WITH FDOT INDEX NO.
- 5. ALL PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC. FILTER FABRIC SHALL BE IN ACCORDANCE WITH FDOT INDEX NO. 199, TYPE D-3, A.O.S. 70-100. INSTALL IN ACCORDANCE WITH FDOT INDEX NO. 280. PROVIDE MINIMUM 12" OVERLAP. 6. INSTALL POLYETHYLENE PIPE IN ACCORDANCE WITH ASTM D2321. BACKFILL AND COMPACT EVENLY ON EACH SIDE TO PREVENT DISPLACEMENT. MINIMUM COVER OVER POLYETHYLENE PIPE SHALL BE
- AS FOLLOWS: A) PIPE UNDER FLEXIBLE PAVEMENT, RIGID PAVEMENT, OR UNPAVED AREAS WHERE BEDDING IS SUITABLE SOILS AS DEFINED IN THE GENERAL NOTES: MINIMUM COVER SHALL BE 36 INCHES OR ONE PIPE DIAMETER, WHICHEVER IS GREATER; B) PIPE UNDER FLEXIBLE PAVEMENT, RIGID PAVEMENT, OR UNPAVED AREAS WHERE BEDDING IS MANUFACTURED AGGREGATES CLASS 1A OR 1B AS DEFINED IN ASTM D2321: MINIMUM COVER SHALL BE 30 INCHES OR ONE PIPE DIAMETER, WHICHEVER IS GREATER. 7. INSTALL UNDERDRAINS IN ACCORDANCE WITH FDOT SPECIFICATION SECTION 440. INSTALL CLEANOUTS AS SHOWN ON THE DRAWINGS.
- 8. PRIOR TO INSPECTIONS AND TESTING, CLEAN ALL INSTALLED LINES AND STRUCTURES. 9. ALL STORM PIPE SHALL BE SUBJECTED TO LEAKAGE TESTING. WHEN THE GROUND WATER LEVEL IS ABOVE THE TOP OF THE PIPE, AN INFILTRATION TEST SHALL BE PERFORMED BY SEALING OFF A ENGTH OF PIPE AND MEASURING THE DEPTH OF FLOW OVER A MEASURING WEIR. OR BY PUMPING THE INFILTRATED WATER INTO CONTAINERS FOR MEASUREMENT. TESTS SHALL BE CONDUCTED
- LENGING PIPE AND MEASORING THE DEPTING FLOW OVER A MEASORING WEIN, OF POMPING THE INFILIANED WATER INTO CONTAINERS FOR MEASOREMENT. TESTS SHALL BE CONDUCTED FOR A MINIMUM OF FOUR HOURS. INFILTRATION LEXKAGE SHALL NOT EXCEED 150 GALLONS PER 24 HOURS, PER INCH DIMMETER, PER UNED ATHE REQUINT MATER LEVEL IS BELOWITHE TOP OF THE PIPE, THE PIPE SHALL BE TESTED FOR LEXKAGE BY EXFILTRATION. EXFILTRATION LEXKAGE TEST SHALL CONSIST OF ISOLATING THE PARTICULAR SECTION, FILLING WITH WATER TO A POINT 4 FEET ABOVE THE TOP OF THE PIPE AT THE UPPER MANHOLE OR INLET, AND ALLOWING IT TO STAND NOT LESS THAN FOUR HOURS. THE SECTION SHALL THEN BE REFILLED WITH WATER UP TO THE ORIGINAL LEVEL AND AFTER TWO HOURS THE DROP IN WATER SURFACE SHALL BE MEASURED. THE COMPUTED LEAKAGE SHALL NOT EXCEED 150 GALLONS PER INCH DIAMETER, PER 24 HOURS, PER MILE OF PIPE.

PAVING, SIDEWALKS, AND CURBING

- 1. MATERIALS AND CONSTRUCTION METHODS FOR THE ROADWAY AND PAVING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2021-22 EDITION
- 2. ROADWAY PAVING, BASE, AND SUBGRADE THICKNESSES SHALL BE IN ACCORDANCE WITH DETAILS ON THESE DRAWINGS, MATERIAL STABILITY AND DENSITY REQUIREMENTS ARE AS FOLLOWS: A. TYPE S ASPHALTIC CONCRETE: MINIMUM STABILITY 1500 LBS, COMPACTED TO A MINIMUM OF 95% OF THE MARSHALL DESIGN DENSITY. FOR OFFSITE PAVEMENT USE TYPE SP PAVEMENT PER THE
- B. LIMEROCK BASE: MINIMUM LBR OF 100, PLACED IN 6" MAXIMUM LIFTS, COMPACTED TO A MINIMUM DENSITY OF 98% OF THE MODIFIED PROCTOR DRY DENSITY (AASTHO T-180). CONTRACTOR MAY
- C. SUBGRADE: STABILIZE TO A MIN. LBR OF 40, COMPACT TO A MINIMUM DENSITY OF 98% OF THE MODIFIED PROCTOR DRY DENSITY (AASTHO T-180). CONTRACTOR MAY SUBSTITUTE LIMEROCH SUBGRADE (MIN. LBR OF 100) OR CONTROLLED LOW STRENGTH MATERIAL ("FLOWABLE FILL"), Fc (28 DAY) = 100-125 PSI AT NO ADDITIONAL COST, PROVIDED STRUCTURAL NUMBER EQUALS OF
- EXCEEDS THAT OF THE SPECIFIED SUBGRADE 3. SIDEWALKS ARE TO BE CONSTRUCTED IN THE AREAS AS SHOWN ON THE CONSTRUCTION PLANS. THE SIDEWALK SHALL BE CONSTRUCTED OF 4" OF CONCRETE WITH A 28-DAY COMPRESSION
- GTH OF 2500 PSI. JOINTS SHALL BE EITHER TOOLED OR SAW CUT AT A DISTANCE OF 10'. HANDICAPPED RAMPS SHALL BE PROVIDED AT ALL INTERSECTIONS AND SHALL BE IN ACCC THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION. LATEST EDITION. 4. CURBING SHALL BE CONSTRUCTED WHERE NOTED ON THE CONSTRUCTION PLANS. CONCRETE FOR CURBS SHALL BE FDOT CLASS "1" CONCRETE WITH A 28-DAY COMPRESSION STRENGTH OF 2500 PSI.
- ALL CURBS SHALL HAVE SAW CUT CONTRACTION JOINTS AND SHALL BE CONSTRUCTED AT INTERVALS NOT TO EXCEED 10°0° ON CENTER. CONSTRUCTION OF CURBS SHALL BE IN CONFORMANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) SECTION 520 AND DETAILS PROVIDED ON THE CONSTRUCTION PLANS.
- 5. FIELD COMPACTION DENSITY, STABILITY, AND THICKNESS TESTING FREQUENCIES OF SUB-BASE, BASE, AND ASPHALT SHALL BE TESTED ONCE EVERY 300 LINEAR FEET OF PAVING PER 24-FT WIDE 5. FIELD COMPACTION DENSITY, STABILITY, AND FINCENESS TESTING FREQUENCIES OF SUB-BASE, BASE, AND ASPHALT SHALL BE TESTED ONCE EVERY 300 LINEAR FEET OF PAVING FER 44-H VIDE STRIP, STAGGERED LEFT, CENTER AND RIGHT OF CENTERLINE. WHERE LESS THAN 300 LINEAR FEET OF SUB-BASE, BASE, AND ASPHALT SHALL BE TESTED IN ONE DAY, PROVIDE MIN. OF ONE TEST FOR EACH PER DAYS CONSTRUCTION AT A LOCATION DESIGNATED BY THE ENGINEER. ASPHALT EXTRACTION GRADATION SHALL BE TESTED FROM GRAB SAMPLES COLLECTED ONCE EVERY 1800 SQUARE YARDS OF ASPHALT DELIVERED TO THE SITE (OR A MINIMUM OF ONCE PER DAY).
- SIGNS AND PAVEMENT MARKINGS
- 1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND THE LATEST IMPLEMENTED EDITION OF FOOT ROADWAY AND TRAFFIC DESIGN STANDARDS. STANDARD INDEX NO. 11200, 11860, 11860, 11863, 11864, 11865, 17302, 17344, 17346, 17349, AND 17355 APPLY. GENERALLY, ALL MARKINGS SHALL CONFORM TO THE FOLLOWING: 6" EDGE LINES, 6" LANE LINES, 6" SINGLE CENTERLINES, AND 6" DOUBLE LINE PATTERNS, UNLESS OTHERWISE NOTED ON THE PLANS. 2. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC WITH RAISED PAVEMENT MARKERS (TYPE 911 - 4" x 4"). RAISED PAVEMENT MARKERS ARE TO BE INSTALLED IN ACCORDANCE WITH THESE PLANS
- AND FDOT INDEX NO. 17352. 3. PARKING STALL PAVEMENT MARKINGS SHALL BE PAINTED. PAINT SHALL MEET THE REQUIREMENTS OF FDOT SPECIFICATION SECTION 971. NON-REFLECTIVE WHITE TRAFFIC PAINT
- 4. ALL ROADWAY TRAFFIC SIGNS SHALL BE MANUFACTURED USING HIGH INTENSITY RETROREFLECTIVE MATERIALS. THE BACK OF ALL FINISHED PANELS SHALL BE STENCILED WITH THE DATE OF FABRICATION, THE FABRICATOR'S INITIALS, AND THE NAME OF THE SHEETING IN THREE-INCH LETTERS. 5. INTERNAL SITE TRAFFIC SIGNS ARE NOT REQUIRED TO BE RETROREFLECTIVE.
- 6. THE CONTRACTOR SHALL VERIFY THE REQUIRED LENGTH OF THE SIGN COLUMN SUPPORTS IN THE FIELD PRIOR TO FABRICATION
- 7. ALL PAVEMENT MARKINGS REQUIRE LAYOUT APPROVAL IN THE FIELD BY THE ENGINEER PRIOR TO INSTALLATION. 8. PRIOR TO FINAL PAVEMENT MARKING INSTALLATION, A TWO WEEK CURE TIME OF THE ASPHALT IS REQUIRED.

PAVING TIMING REQUIREMENTS

1. INSTALL SUBGRADE AND BASE COURSE MATERIALS WITHIN 48 HOURS OF THE REMOVAL / OPEN CUTTING OF EXISTING PAVEMENT CONSISTING OF STREETS, DRIVEWAYS, OR SIDEWALK. INSTALL FINAL SURFACE COURSES WITHIN 14 DAYS AFTER REMOVAL OF EXISTING PAVEMEN 2. AREAS TO RECEIVE ASPHALT SHALL RECEIVE EROSION CONTROL MEASURES NO LATER THAN 48 HOURS AFTER ACCEPTANCE OF BASE COURSE. TEMPORARY EROSION CONTROL CONSISTS OF PLACEMENT OF A BITUMINOUS PRIME COAT AND SANDING THE SURFACE. PERMANENT EROSION CONTROL CONSISTS OF PLACEMENT OF THE STRUCTURAL COUR 3. AREAS TO RECEIVE CONCRETE PAVING SHALL BE EITHER PROTECTED WITH A LAYER OF FDOT COARSE AGGREGATE MATERIAL OR SHALL BE PAVED WITHIN 48 HOURS OF ACCEPTANCE OF THE



GENERAL EROSION & SEDIMENTATION CONTROL NOTES

A. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THIS STORM WATER POLLUTION PREVENTION PLAN. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

B. BEST MANAGEMENT PRACTICES (BMP'S) 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.

SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR C. REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.

CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH EROSION CONTROL SEQUENCING SHOWN ON THIS PLAN, OR AS D. REQUIRED BY THE APPLICABLE GENERAL PERMIT. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND / OR GRADING SHALL BE PERMITTED.

Е. 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 LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. CONTRACTOR SHALL CONSTRUCT TEMPORARY BERM ON DOWNSTREAM SIDES.

ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING , EQUIPMENT CLEANING , ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO G. CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

DUST ON THE SITE SHALL BE MINIMIZED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION **OPERATIONS IS PROHIBITED.**

RUBBISH , TRASH , GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGHOUT THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

ALL DENUDED I BARE AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE, MUST BE STABILIZED IMMEDIATELY UPON COMPLETION OF MOST RECENT GRADING ACTIVITY, WITH THE USE OF FAST-GERMINATING ANNUAL GRASS / GRAIN VARIETIES, STRAW / HAY MULCH WOOD CELLULOSE FIBERS , TACKIFIERS, NETTING OR BLANKETS.

K. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED. SODDED , AND / OR VEGETATED IMMEDIATELY, AND NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND / OR LANDSCAPE PLAN.

L. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO PREVENT TRACKING OF DIRT, DUST OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE ONLY USE INGRESS / EGRESS LOCATIONS AS PROVIDED

ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED Μ. IMMEDIATELY.

CONTRACTOR OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

ON-SITE AND OFFSITE 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.

SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

Q. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE.

GENERAL CONTRACTOR IS TO DESIGNATE / IDENTIFY AREAS ON THE SITE MAPS, INSIDE OF THE LIMITS OF DISTURBANCE, FOR WASTE DISPOSAL AND DELIVERY AND MATERIAL STORAGE.

WHEN INSTALLATION OF SILT FENCE IS PERFORMED, THE CONTRACTOR SHALL STABILIZE THE DISTURBED AREA ALONG THE DOWNWARD SLOPE S. BY SEEDING OR MULCHING AS CONDITIONS WARRANT.

BMP MAINTENANCE EROSION NOTES

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.

2. ALL SEEDED \ SODDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED \ RESODDED AS NEEDED.

3. 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.

THE CONSTRUCTION EXITS 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 EXITS AS CONDITIONS DEMAND.

5. 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 AREA AS CONDITIONS DEMAND.

6. OUTLET STRUCTURES SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.

PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS. AND DEBRIS AND I OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEANED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.

WASHING AREAS

VEHICLES SUCH AS CEMENT OR DUMP TRUCKS AND OTHER CONSTRUCTION EQUIPMENT SHOULD NOT BE WASHED AT LOCATIONS WHERE THE RUNOFF WILL FLOW DIRECTLY INTO A WATERCOURSE OR STORM WATER CONVEYANCE SYSTEM. SPECIAL AREAS SHOULD BE DESIGNATED FOR WASHING VEHICLES. THESE AREAS SHOULD BE LOCATED WHERE THE WASH WATER WILL SPREAD OUT AND EVAPORATE OR INFILTRATE DIRECTLY INTO THE GROUND, OR WHERE RUNOFF CAN BE COLLECTED IN A TEMPORARY HOLDING OR SEEPAGE BASIN. WASH AREAS SHOULD HAVE GRAVEL BASES TO MINIMIZE MUD GENERATION.

SYMBOLS LEGEND

----- PROPERTY LINE/LIMITS OF DISTURBANCE

ANDRES MONTER 2208 NE 26th Street Unit 1 Fort Lauderdale, FL 33305 8851-8873 HARDING AVE, SURFSIDE FL 33154



aviriarchitect







DATE: AUGUST 2023





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Philip M. Zyne, P.A Cocktail Brands Car accessories store

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DESIGN REVIEW BOARD PRELIMINARY SUBMITTAL 1425 BAY ROAD MIAMI BEACH FL 33139 No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are be made without the express written permission of gaviria architects. All designs indicated in these drawings are property of gaviria architects. All copyrights reserved (c) 202

Javiria architects 942[°] Fountainbleau Blvd. #206 Miami , FL 33172 T: 954.6100148 / 305.9056839 www.j-gaviria.com AR 92739

2208 NE 26th Street Unit 1 Fort Lauderdale, FL 33305



ELECTRICAL SITE PHOTOMETRICS PLAN SCALE: 3/32" = 1'-0"

ELECTRICAL SITE PHOTOMETRICS PLAN

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RESOLUTION NO. 2023-____

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, [APPROVING/DENYING] Α SITE PLAN APPLICATION TO PERMIT THE **DEVELOPMENT OF PROPERTY LOCATED AT 8851 AND** 8873 HARDING AVENUE, SURFSIDE, FLORIDA, FOR A RESIDENTIAL MULTIFAMILY DEVELOPMENT CONSISTING OF EIGHT (8) DWELLING UNITS AND 17 PARKING SPACES: PROVIDING FOR CONDITIONS: PROVIDING VIOLATION OF CONDITIONS: FOR PROVIDING FOR A SEVERABILITY CLAUSE: AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Pampa Sunbelt 19, LLC ("Applicant"), fee simple owner of the properties located at 8851 and 8873 Harding Avenue, Surfside, FL 33154 and legally described in Exhibit "A" attached hereto (the "Property"), submitted an "Application" on 8/22/2023, requesting site plan approval from the Town of Surfside, Florida ("the Town") for an eight (8)-dwelling unit multifamily residential development with 17 parking spaces; and

WHEREAS, the Property is currently improved with one single-family home and one 6-unit multi-family building and

WHEREAS, the Application was reviewed by the Town's Design Review Group on 9/15/2023, and all attending Town officials or departments commented on the Application but had no objection to the Application going forward for consideration at public hearings provided adequate conditions were implemented; and

WHEREAS, on 9/28/2023, the Planning & Zoning Board, at a duly noticed and televised quasi-judicial public hearing, after reviewing the Application and hearing from its professional staff, the Applicant, and members of the public, considered the requirements of the Town Zoning Code and the Application's consistency with the Town of Surfside Comprehensive Plan and recommended the Application for approval with staff conditions; and

WHEREAS, on _____, the Town Commission, at a duly noticed and televised quasi-judicial public hearing, reviewed the Application and heard from its professional staff, the Applicant, and members of the public, and considered the recommendation of the Planning & Zoning Board, the requirements of the Town Zoning

Code, the Application's consistency with the Town's Comprehensive Plan, and the substantial competent evidence presented at the hearing.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, APPLICABLE TO APPLICANT, ITS SUCCESSORS AND/OR ASSIGNS, AS FOLLOWS:

SECTION 1. RECITALS AND FINDINGS OF FACT.

A. All recitals set forth above are incorporated into the body of this Resolution as if same were fully set forth herein.

B. The Town Commission finds that the proposed Site Plan as conditioned, [is/is not] in compliance with the requirements and criteria set forth in the applicable Town Code and the Comprehensive Plan.

<u>SECTION 2</u>. <u>SITE PLAN [APPROVAL/DENIAL]</u>. The request to approve a site plan is hereby [approved/denied] based on the plans dated 10/1902023 by Gaviria Architects submitted to the Building Department as part of the Application for La, consisting of the following sheets:

A0-00, A0-01, A0-02, A0-03, A0-04, A0-05, A0-06, A0-07, A0-08, A0-09, A0-10, A1-01, A1-02, A1-03, A1-04, A1-05, A1-06, A1-07, A1-08, A2-01, A2-02, A3-01, A3-02, A4-01, A4-02, A4-03, L-00, L-01,L-02, L-03, L-04, L-05, L-06, C-01, C-02, C-03, C-04, and E0-02

<u>SECTION 3</u>. **<u>CONDITIONS</u>**. The approval granted herein is subject to the following conditions:</u>

- A. Special Conditions.
 - 1. <u>Prior to and throughout demolition and construction, the Applicant</u> <u>shall:</u>
 - a. Comply with all applicable requirements of Section 14-104 of the Town Code regarding construction sites.
 - b. Comply with Section 14-32 of the Town Code regarding construction hours and noise.
 - c. Comply with Section 14-55 of the Town Code regarding lots.
 - d. Take all measures necessary, as determined by the Town Manager, to prevent off-site carry and drift of any dust, particulates or other airborne demolition and construction materials, including but not limited to, constructing a construction barrier of sufficient height on the south side of

the construction site, acceptable to the Town Manager or his designee, to shield the roadway from impacts from construction.

- 2. <u>Prior to Obtaining a Demolition Permit or a Building Permit for New</u> <u>Construction, the Applicant shall:</u>
 - i. Provide the Building Official with all documentation required under Section 14-104 of the Town Code regarding construction sites.
 - ii. To assist the Town with undergrounding of utilities to serve the Property, and/or with right-of-way improvements to enhance and beautify Harding Avenue, prior to obtaining a building permit for new construction, provide the Town with the Applicant's voluntary proffer of \$80,000.00. Said funds may be used, at the Town's discretion, for design, engineering, planning, permitting, relocation and/or construction of undergrounded utilities and/or right-of-way improvements adjacent to the Property. Funds can be used for other projects as necessary.
 - iii. Demonstrate compliance with Section 14-30 of the Town Code regarding the required bond for damage to Town property.
 - iv. Comply with calculating the cost of construction and auditing procedures pursuant to Section 14-29 of the Town Code.
 - v. Provide water/sewer fees to the Town of Surfside in the amount prescribed in Town Code Section 78-83 and calculated using all fixtures in the buildings. Said fee shall be paid prior to the issuance of a Building Permit and there shall be no offset for existing fixtures if such offset is prohibited by law.
 - vi. Coordinate with the Town's Public Works Department on water, sewer and solid waste facilities; on-site drainage; and, utility access.
 - vii. Secure FDOT approval for the curb cut on Harding Avenue
- viii. Provide the Town with an easement, in a form acceptable to the Town Attorney, for access to, and maintenance of (including replacement), water and sewer facilities located on the western portion of the Property.
- ix. Make any necessary modifications to the landscape plans to meet minimum "Florida Friendly" requirements under the Town Code, as confirmed by the Town Planner.
- x. Execute and record a Unity of Title acceptable in form and substance to the Town Attorney.
- xi. Provide a 10-foot-wide easement for access to, construction, and maintenance of underground utilities along the west property line of the Property adjacent to the sidewalk, said easement to be acceptable in form and substance to the Town Attorney.

- 3. <u>Prior to Temporary Certificate of Occupancy, or Permanent Certificate</u> of Occupancy if a Temporary Certificate of Occupancy is not granted, the Applicant shall:
 - i. Restore and improve Harding Avenue adjacent to the subject property in accordance with civil plans approved by the Public Works Director. Restore any damage to rights of way caused by the construction to Town of Surfside standards.
 - ii. Construct replacement sidewalks, curb, and gutter on Harding Avenue to the west property line of the Property; removing curb cuts where no longer needed and modifying drainage structures as necessary.
 - iii. Tie-in to existing water and sewer mains within the Harding Avenue rightof-way.
 - iv. Ensure the Town's water/sewer infrastructure is ready to receive the approved utility connections referenced in condition no. 3.iii above.
 - v. Any damage to the existing sewer main or adjacent water main caused by the Applicant's development activities will be restored by the Applicant to the satisfaction of the Town's Public Works Director.
 - vi. Plant six (6) shade trees along Harding Avenue for providing shade to pedestrians using the sidewalk in accordance with the plans.
 - vii. Resurface, improve, and expand the sidewalk on Harding Avenue adjacent to the Property to match existing width of abutting sidewalks.
- viii. Post a bond or provide a letter of credit in an amount not to exceed \$3,000 as determined by the Town Manager or designee to ensure the survival of landscaping material in the right-of-way for five years after the Certificate of Occupancy is issued.

4. <u>General Conditions:</u>

- i. All utilities shall be installed underground, subject to approval of undergrounding by affected utilities.
- ii. All voluntary proffers and commitments made to the Town of Surfside pursuant to the Resolution, including but not limited to, those described in these Conditions, shall be binding upon Applicant, its heirs, successors and assigns, and, as to payments, shall be due and payable, or in the event of an action, shall be performed, in strict compliance with the manner and within the time frames set forth in these Conditions and any change in ownership, or modification of the site plan or design, whether substantial or minor in nature, shall not excuse the performance or the payments, all of which are part of the Conditions subject to which the Applicant's request for site plan approval were granted.

- iii. In the event the Applicant obtains a building permit and the permit expires, it shall be required to comply with Section 14-55 entitled "Vacant lots or buildings" of the Town of Surfside Code, including but not limited to, the posting of a bond to defray the cost the Town may incur if required to secure and maintain the site, if necessary, and as may be required by the Building Official. The Applicant for this purpose shall provide a bond not to exceed five (5) percent of the construction cost, as required by the Building Official. These funds shall be used to secure the Property and the construction site in the event construction is abandoned or ceases prior to completion.
- iv. The Applicant shall design the project to be LEED silver certifiable and obtain Silver or its equivalent certification including, but limited to, Florida Green Building Coalition certification and obtain the certification, within 12 months of issuance of the Certificate of Occupancy and maintain such certification thereafter.
- v. The Applicant shall meet all requirements of the Department of Public Works and Miami-Dade County for storm drainage services.
- vi. The Applicant agrees that all contractor and subcontractor agreements applicable to this development shall include a separate clause prohibiting construction workers from parking on residential streets or public parking lots and that Applicant shall submit the proposed clause for the approval of the Town Manager or designee within 45 days of the effective date of this Resolution.
- vii. The Applicant shall provide monthly reports to the Town Manager of any problems or complaints with regard to workers parking their vehicles in residential neighborhoods.
- viii. If the Town Manager deems necessary, the Applicant shall provide more frequent reports and develop additional preventive measures to protect the residential neighborhoods.
- ix. Any change in ownership of the current Property owner shall be fully disclosed in writing to the Town Manager and Town Attorney immediately upon said change occurring. Any change of ownership of the Property shall not extend or modify any of the dates for payment or performance included in this Resolution or in any related agreements referenced in this Resolution nor shall any change of ownership modify or excuse or extend any of the payment obligations contained in this Resolution or in any related agreements referenced in this Resolutions and performance obligations of any kind set forth in this Resolution and in these Conditions are binding on the Applicant, its heirs, successors and assigns.
- x. The Applicant shall only apply for a Certificate of Occupancy and Certificate of Use from the Town once in compliance with all terms and conditions of

this Development Order are met and documented. The Certificate of Occupancy and Certificate of Use shall be subject to cancellation upon violation of any of the Conditions, in accordance with the law.

- xi. Consistent with Section 90-49.5 of the Town of Surfside Code, A nonhabitable understory may consist of enclosed and unenclosed spaces, but all enclosed elements must conform to subsection 42-11(c)(3), the Florida Building Code and this section. All enclosed space below design flood elevation shall used solely for parking of vehicles, building access and storage and shall be constructed and hydrostatically vented per Federal Emergency Management Agency National Flood Insurance Program rules and regulations, the Florida Building Code and the Town of Surfside Floodplain Management Ordinance. The nonhabitable understory shall be constructed as a non-habitable space and shall be used and maintained in such non-habitable condition.
- xii. The Applicant shall pay all cost recovery fees and costs prior to the issuance of a Building Permit, in accordance with Sections 90-11, 90-12 and 90-13 of the Town Code.

5. <u>Ongoing Operational Conditions required for the duration of the</u> <u>Certificate of Occupancy:</u>

- i. All deliveries and loading after Certificate of Occupancy, shall occur onsite and shall not block the street, sidewalk or any right-of-way unless a permit is granted by FDOT.
- ii. The Applicant or successor Condominium Association shall be responsible for care and maintenance of landscaped areas within the public right-of-way until the plant species are well established, for a period of at least 5 years. If plants die or and damaged during this period, the Applicant or successor Condominium Association will bear the cost of replacing them. If the Applicant or successor Condominium Association does not timely replace dead or dying landscaping, the Town reserves the right but not the obligation to draw on the bond described in Condition 3.ix above and install replacement landscaping of its choice.
- iii. Maintain all landscaping materials on site in good condition, replacing diseased, dying or dead plant material as necessary so as to present a healthy and orderly appearance at all times.

6. <u>Revisions to Plans:</u>

i. A reduction in the total number of units, with no other exterior or operational changes, shall not require formal amendment of this site plan approval.

- ii. Landscape material changes including lighting and irrigation plans that comply with the zoning code, shall not require formal amendment of this site plan approval.
- iii. Any other changes to the approved site plan, including changes to lot coverage, volume, height, or massing of the building, shall require a formal site plan amendment.

SECTION 4. VIOLATION OF CONDITIONS. Failure to adhere to the terms and conditions of this Resolution shall be considered a violation of the Town Code and persons found violating the conditions shall be subject to the penalties prescribed by the Town Code, including but not limited to, the revocation of any of the approval(s) granted in this Resolution. The Applicant understands and acknowledges that it must comply with all other applicable requirements of the Town Code before it may commence construction or operation, and that the foregoing approval in this Resolution may be revoked by the Town at any time upon a determination by the Town Code or the conditions of this Approval and has failed to cure, or to provide an acceptable plan to timely cure, the non-compliance.

SECTION 5. SEVERABILITY CLAUSE. In the event any portion or section of this Resolution is determined to be invalid, illegal or unconstitutional by a court or agency of competent jurisdiction, such decision shall in no way affect the remaining portions of this Resolution, which shall remain full force and effect.

SECTION 6. EFFECTIVE DATE. This Resolution shall become effective upon adoption.

PASSED AND ADOPTED this _____ day of _____, 2023.

Motion by: _____

Second by: _____

FINAL VOTE ON ADOPTION

Shlomo Danzinger, Mayor

ATTEST:

Sandra N. McCready, MMC, Town Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE TOWN OF SURFSIDE ONLY:

Weiss Serota Helfman Cole & Bierman, P.L. Town Attorney

> STATE OF FLORIDA) COUNTY OF MIAMI-DADE)

I, Sandra N. McCready, Town Clerk of the Town of Surfside, Florida, do hereby certify that the above and foregoing is a true and correct copy of Resolution No. 2023-____ adopted by the Town Commission at its meeting held on the ____ day of ____, 2023.

Issued: _____

Sandra McCready, MMC Town Clerk

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

Lots 9 and 10. Block 3. SECOND AMENDED PLAT OF NORMANDY BEACH, according to the plat thereof, as recorded in Plat Book 16. Page 44 of the Public Records of Miami-Dade County, Florida, TOGETHER WITH

Lots 11 and 12, less East 10 feet thereof, Block 3, SECOND AMENDED PLAT OF NORMANDY BEACH, according to the plat thereof, as recorded in Plat Book 16, Page 44 of the Public Records of Miami-Dade County, Florida


MEMORANDUM

ITEM NO. 3A.

To: Honorable Mayor, Vice-Mayor and Members of the Town Commission

From: Hector Gomez, Town Manager

Date: November 14, 2023

Subject: RFP No. 2023-04 Design Services for Surfside Memorial

The Town Administration is seeking Town Commission approval to negotiate with KEITH, short-listed firm of RFP No. 2023-04 Design Services for Surfside Memorial following CCNA Guidelines for design services pertaining to the Surfside Memorial Park project.

During a Memorial Committee meeting held on February 28, 2023, it was determined that the design of a Surfside Memorial Park and a Memorial would be a community effort led by the Town of Surfside. As a result, in order to procure a design team, the Town developed a series of two bid invitations geared towards design firms in order to attract and retain a design firm of record to coordinate the community input process for the development of a Surfside Memorial Park design and the call for artist component for the Memorial design.

On August 3, 2023, the Town had a bid opening for RFQ 2023-02 Design Services for the Surfside Memorial Park of which three firms submitted as follows:

- Bermello Ajamil & Partners
- Brooks + Scarpa Architects Inc.
- KEITH

The three firms were short-listed and invited to present to the Evaluation Committee as part of RFP No. 2023-04 Design Services for the Surfside Memorial Park issued on August 15, 2023. The following two firms voluntarily withdrew from the process:

- Bermello Ajamil & Partners
- Brooks + Scarpa Architects Inc.

As a result, the evaluation committee met on October 5, 2023, where the remaining firm presented. Evaluation scoring sheets can be found in **Attachment A** - "Scoring Sheets". It is worth noting that KEITH's submittal meets all the requirements of a responsive submittal, including minimum experience and qualification. For the presentation phase of the RFP, the Memorial Committee was invited to sit in and ask questions as they pertained to the presenter

and presentation. The Town recommends moving forward with KEITH for the Surfside Memorial Park design services and coordination of the Memorial call-for-artists. Construction services will be contracted separately once a design is finalized.

Town Administration is seeking to commence contract negotiations with KEITH upon Town Commission approval. In consideration of recent community feedback, it is imperative to initiate Town-led design efforts. The project design phase is anticipated to take 12 to 16 months. The process length is necessary to further identify and incorporate the goals of varied community stakeholders. Town Administration aims to deliver a Surfside Memorial Park and Memorial that represents the majority of the goals of our community.

Attachment A - Scoring Sheets

Resolution Selecting Keith Associates for Design of Surfside Memorial and Authorize Negotiation.docx



Town of Surfside **Evaluation Sheet** RFP 2023-04

Firm Evaluated: KEITH

Design Services for the Surfside Memorial

Item Number	Criteria	Maximum Points	Points Given
1	Detailed Project Approach	25	20
2	Design Concept	50	40
3	Presentation	25	22
Total Points		100	82

Reviewer Name	Tim MiliAN	
Reviewer Title	DIRECTOR PER	
Reviewer Signature	T.M.	



Town of Surfside **Evaluation Sheet** RFP 2023-04 Design Services for the Surfside Memorial

Item Number	Criteria	Maximum Points	Points Given
1	Detailed Project Approach	25	23
2	Design Concept	50	44
3	Presentation	25	24
Total Points		100	91

Stokes RANDS **Reviewer Name** alic Works Since D 17 **Reviewer Title Reviewer Signature** g



Town of Surfside **Evaluation Sheet** RFP 2023-04 Design Services for the Surfside Memorial

Item Number	Criteria	Maximum Points	Points Given
1	Detailed Project Approach	25	22
2	Design Concept	50	43
3	Presentation	25	23
	Total Points	100	83

	Julita Equalizad	
Reviewer Name	Ungillar I have I	
Reviewer Title	Town Planner	
Reviewer Signature	met A	

RESOLUTION NO. 2023-____

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, SELECTING KEITH & ASSOCIATES, INC. FOR THE DESIGN OF THE SURFSIDE MEMORIAL PURSUANT TO REQUEST FOR QUALIFICATIONS (RFQ) NO. 2023-02 and REQUEST FOR PROPOSALS (RFP) NO. 2023-04; AUTHORIZING THE TOWN MANAGER TO NEGOTIATE AN AGREEMENT FOR THE SERVICES; PROVIDING FOR AUTHORIZATION; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on June 13, 2023, the Town of Surfside "Town") issued Request for Qualifications (RFQ) No. 2023-02 seeking to qualify and short-list firms for design services for the Surfside Memorial ("Services"), where three firms submitting responses and were evaluated and deemed responsive and qualified; and

WHEREAS, on August 15, 2023, the Town provided the pre-qualified and shortlisted firms with Request for Proposals (RFP) No. 2023-04, for design services for the Surfside Memorial, with one firm submitting a proposal in response thereto; and

WHEREAS, during the RFP evaluation, Town's Evaluation Committee evaluated and scored the one firm submitting a proposal, Keith & Associates, Inc. ("Firm"), and recommended selection of the Firm for negotiation of an agreement for the Services; and

WHEREAS, based on the Evaluation Committee's and Town Manager's recommendation, the Town Commission wishes to select the Firm and authorize the Town Manager to negotiate an agreement with the Firm for the Services in accordance with Section 287.055, Florida Statutes, subject to final approval and award by the Town Commission; and

WHEREAS, the Town Commission finds that selection of the Firm for negotiation of an agreement, and this Resolution are in the best interest and welfare of the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above-stated recitals are true and correct and are incorporated herein by this reference.

Section 2. Selection of Firm; Authorization to Negotiate an Agreement.

The Town Commission hereby selects the Firm for the Services and authorizes the Town Manager to negotiate an agreement with the Firm, consistent with the proposal of the Firm and Section 287.055, Florida Statutes.

<u>Section 3.</u> <u>Implementation.</u> That the Town Manager and Town Officials are hereby authorized to take any and all actions which are necessary to implement the Services and the purposes of this Resolution.

Section 4. Effective Date. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED this 14th day of November, 2023.

Motion By: _____ Second By: _____

FINAL VOTE ON ADOPTION:

Commissioner Fred Landsman Commissioner Marianne Meischeid Commissioner Nelly Velasquez Vice Mayor Jeffrey Rose Mayor Shlomo Danzinger

Shlomo Danzinger, Mayor

ATTEST:

Sandra McCready, MMC Town Clerk

APPROVED AS TO FORM AND LEGALITY FOR THE USE AND BENEFIT OF THE TOWN OF SURFSIDE ONLY:

Weiss Serota Helfman Cole & Bierman, P.L. Town Attorney