DEVELOPMENT SERVICES DEPARTMENT — URBAN DESIGN AND PLANNING DIVISION

DEVELOPMENT APPLICATION FORM

Application Form: All Applications | **Rev.** 06/14/2024

INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR), Section 47-24, Development Permits and Procedures, and must be filled out accurately with all applicable sections completed. Only complete the sections indicated for application type with N/A for those items not applicable. Refer to "*Specifications for Plan Submittal*" by application type for submittal requirements, which can be found on the City's website.

Select the application type and approval level in **SECTION A** and complete the sections specified under each type.

A APPLICATION TYPE AND APPROVAL LEVEL

Select the application type from the list below and check the applicable type.

☐ LEVEL I — ADMINISTRATIVE REVIEW COMMITTEE (ADMIN)

- ❑ New nonresidential less than 5,000 square feet
- ❑ Change of use *(if same impact or less than existing use)*
- ❑ Plat note or Nonvehicular access line (NVAL) amendment
- ❑ Administrative site plan
- ❑ Amendment to site plan*
- ❑ Affordable Housing per §166.04151(7) Fla. Stat. *(Live Local Act)*
- ❑ Property and right-of-way applications *(MOTs, construction staging)*
- ❑ Parking Agreements *(separate from site plans)*

COMPLETE SECTIONS B, C, D, G

☐ LEVEL II — DEVELOPMENT REVIEW COMMITTEE (DRC)

- ❑ New Nonresidential 5,000 square feet or greater
- ❑ Residential 5 units or more
- ❑ Nonresidential use within 100 feet of residential property
- ❑ Redevelopment proposals
- ❑ Change in use *(if greater impact than existing use)*
- ❑ Development in Regional Activity Centers (RAC)*
- ❑ Development in Uptown Project Area*
- ❑ Regional Activity Center Signage
- ❑ Affordable Housing (≥10%)

COMPLETE SECTIONS B, C, D, E, F

☐ LEVEL III — PLANNING AND ZONING BOARD (PZB)

- ❑ Conditional Use
- ❑ Parking Reduction
- ❑ Flex Allocation
- ❑ Cluster / Zero Lot Line
- ❑ Modification of Yards*
- ❑ Waterway Use
- ❑ Mixed Use Development
- ❑ Community Residences*
- ❑ Social Service Residential Facility (SSRF)
- ❑ Medical Cannabis Dispensing Facility*
- ❑ Community Business District for uses greater than 10,000 square feet

COMPLETE SECTIONS B, C, D, E, F

☒ LEVEL IV — CITY COMMISSION (CC)

- ❑ Land Use Amendment
- ❑ Rezoning
- ❑ Plat
- ❑ Public Purpose Use
- ❑ Central Beach Development of Significant Impact*
- ❑ Vacation of Right-of-Way

City Commission Review
No PZB Review

- ❑ Vacation of Easement*

COMPLETE SECTIONS B, C, D, E, F

☐ MISCELLANEOUS

- ❑ Affordable Workforce Housing Tax Reimbursement
- ❑ Community Residence
- ❑ Construction Noise Waiver
- ❑ Design Review Team (DRT)

COMPLETE SECTIONS B, C, D, I

☐ EXTENSION OR DEFERRAL

- ❑ Request to defer after an application is scheduled for public hearing
- ❑ Request extension to previously approved application *(request must be within original approval date timeframe)*

COMPLETE SECTIONS B, C, H

☐ APPEAL

- ❑ Appeal decision by approving body and De Novo hearing items

COMPLETE SECTIONS B, C, H

☐ PROPERTY AND RIGHT-OF-WAY

- ❑ Road Closures
- ❑ Construction Staging Plan
- ❑ Revocable licenses

COMPLETE SECTIONS B, C, H

**Application is subject to specific review and approval process. Levels III and IV are reviewed by Development Review Committee unless otherwise noted.*

B APPLICANT INFORMATION

If applicant is the business operator, complete the agent column and provide property owner authorization.

Applicant/ Property Owner	CITY OF FORT LAUDERDALE	**Authorized Agent**	Stephanie Toothaker, Esq., P.A.
Address	528 NW 2 ST	**Address**	501 SW 2nd Avenue, Suite 1
City, State, Zip	FORT LAUDERDALE FL 33311-9108	**City, State, Zip**	Fort Lauderdale, Florida 33312
Phone	954-828-8000	**Phone**	954.648.9376
Email	city.manager@fortlauderdale.gov	**Email**	stephanie@toothaker.org cc: MChung@henselphelps.com; estefania@toothaker.org
Proof of Ownership	Warrenty Deed	**Authorization Letter**	Provided
Applicant Signature:	**Signature**	**Agent Signature:**	**Signature** Digitally signed by Stephanie J. Toothaker Date: 2025.03.18 12:25:17 -04'00'

C PARCEL INFORMATION

Address/General Location	501 SEABREEZE BOULEVARD
Folio Number(s)	504212330010
Legal Description *(Brief)*	Parcel 'A' of Plat Book 138, Page 19
City Commission District	2 - Steven Glassman
Civic Association	

D LAND USE INFORMATION

Existing Use	Aquatic Center
Land Use	RAC - Central Beach District
Zoning District	SBMHA
Proposed *Applications requesting land use amendments and rezonings.*	
Proposed Land Use	RAC - Central Beach District
Proposed Zoning District	SBMHA

E PROJECT INFORMATION

Provide project information. Circle yes or no where noted. If item is not applicable, indicate N/A.

Project Name							
Project Description *(Describe in detail)*	The proposed West Building is the second phase of the multi-phased International Swimming Hall of Fame (ISHOF) Development Project. The 220,120 gross square foot (6-story) proposed building serves as an additional attraction to the existing aquatic uses by providing an aquarium space on its ground floor. Levels 2 though 3 will feature an 181-space parking garage. Levels 4 through 6 provide office, museum, event, and leasable square footage intended to serve as ancillary spaces to the Aquatic and Aquarium/Museum uses of the site.						
Estimated Project Cost	$	*(Estimated total project cost including land costs for all new development applications only)*					
Waterway Use	Yes				**Traffic Study Required**	Yes	
Flex Units	N/A	**Redevelopment Units**	N/A		**Parking Reduction**	Yes	
Flex Acreage	N/A				**Public Participation**	Yes	
Residential Uses					**Non-Residential Uses**		
Single Family	N/A				Commercial		
Townhouses	N/A				Restaurant		
Multifamily	N/A				Office	33,540 SF	
Cluster/Zero Lot Line	N/A				Industrial		
Other					Other	Museum/Aquarium: 87,106 SF	
Total *(dwelling units)*					**Total** *(square feet)*	220,120 GSF	
Residential Unit Mix	Efficiency / Studio		1- Bedroom		2-Bedroom		3-Bedroom or More
Affordable Housing Units		**% of AMI**					
Affordable Unit Mix	Efficiency / Studio		1- Bedroom		2-Bedroom		3-Bedroom or More

F PROJECT DIMENSIONAL STANDARDS

Indicate all required and proposed standards for the project. Circle yes or no where indicated.

	Required Per ULDR	Proposed
Lot Size *(Square feet/acres)*	N/A	N/A
Lot Density *(Units/acres)*	N/A	N/A
Lot Width	N/A	N/A
Building Height *(Feet)*	120 FT	85 FT
Structure Length	200 FT	240 FT
Floor Area Ratio *(F.A.R)*	5	1.12
Lot Coverage	80% (MAX)	36.3%
Open Space	20%	42%
Landscape Area	25% of Required Open Space	35.4%
Parking Spaces	PER PARKING STUDY	257
SETBACKS *(Indicate direction N,S,E,W)*	**Required Per ULDR**	**Proposed**
Front East	20 FT	Existing
Side North	20 FT	20 FT
Corner / Side South	20 FT	20 FT
Rear West	20 FT	20 FT

For projects in Downtown, Northwest, South Andrews, and Uptown Master Plans to be completed in conjunction with the applicable items above.

Tower Stepback	Required Per ULDR	Proposed	Deviation
Front / Primary Street			
Sides / Secondary Street			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate *(square feet)*			
Residential Unit Size *(minimum)*			

G AMENDED PROJECT INFORMATION

Provide approved and proposed amendments for project. Circle yes or no where indicated.

Project Name			
Proposed Amendment Description *(Describe in detail)*			
	Original Approval	**Proposed Amendment**	**Amended**
Residential Uses *(dwelling units)*			
Non-Residential Uses *(square feet)*			
Lot Size *(Square feet/acres)*			
Lot Density *(Units/acres)*			
Lot Width			
Building Height *(Feet)*			
Structure Length			
Floor Area Ratio *(F.A.R.)*			
Lot Coverage			
Open Space			
Landscape Area			
Parking Spaces			
Tower Stepback			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate *(square feet)*			
Residential Unit Size *(minimum)*			
Does this amendment require a revision to the traffic statement or traffic study completed for the project?			
Does this amendment require a revised water sewer capacity letter?			

H EXTENSION, DEFERRAL, APPEAL INFORMATION

Provide information for specific request. Circle approving body and yes or no.

Project Name	
Request Description	

EXTENSION REQUEST		DEFERRAL REQUEST		APPEAL REQUEST / DE NOVO HEARING	
Approving Body		Approving Body		Approving Body	
Original Approval Date		Scheduled Meeting Date		30 Days from Meeting (Provide Date)	
Expiration Date (Permit Submittal Deadline)		Requested Deferral Date		60 Days from Meeting (Provide Date)	
Expiration Date (Permit Issuance Deadline)		Previous Deferrals Granted		Appeal Request	
Requested Extension (No more than 24 months)		Justification Letter Provided		Indicate Approving Body Appealing	
Code Enforcement (Applicant Obtain by Code Compliance Division)		*Note: Deferral requests are subject to a fee per deferral. See Fee Schedule for amount.		De Novo Hearing Due to City Commission Call-Up	

I MISCELLANEOUS

Provide information on the specific request.

Project Name	
Request Description	

AFFORDABLE HOUSING TAX REIMBURSEMENT*		COMMUNITY RESIDENCE		NOISE WAIVER*	
As Is Value	$	Residence Type		DRC Case Number	
Date		Certification		Request Start Date	
Completion Value	$	Length of Stay		Request End Date	
Date		Number of Residents		Construction Start Time	
Stabilized Value	$	Number of Live-in Staff		Construction End Time	
Date		Habitable Rooms Gross Floor Area		Sunday Construction Times	
Acquisition Value	$	DEVELOPMENT REVIEW TEAM (DRT)* Complete Section F		Noise Mitigation Plan Date of Plan	
Date				Previous Extension Resolution No. (if applicable)	

*Application is subject to specific fees based on hourly rate with minimum amount of: DRT $477, Affordable Housing Tax Reimbursement $2,500, Noise Waiver $954

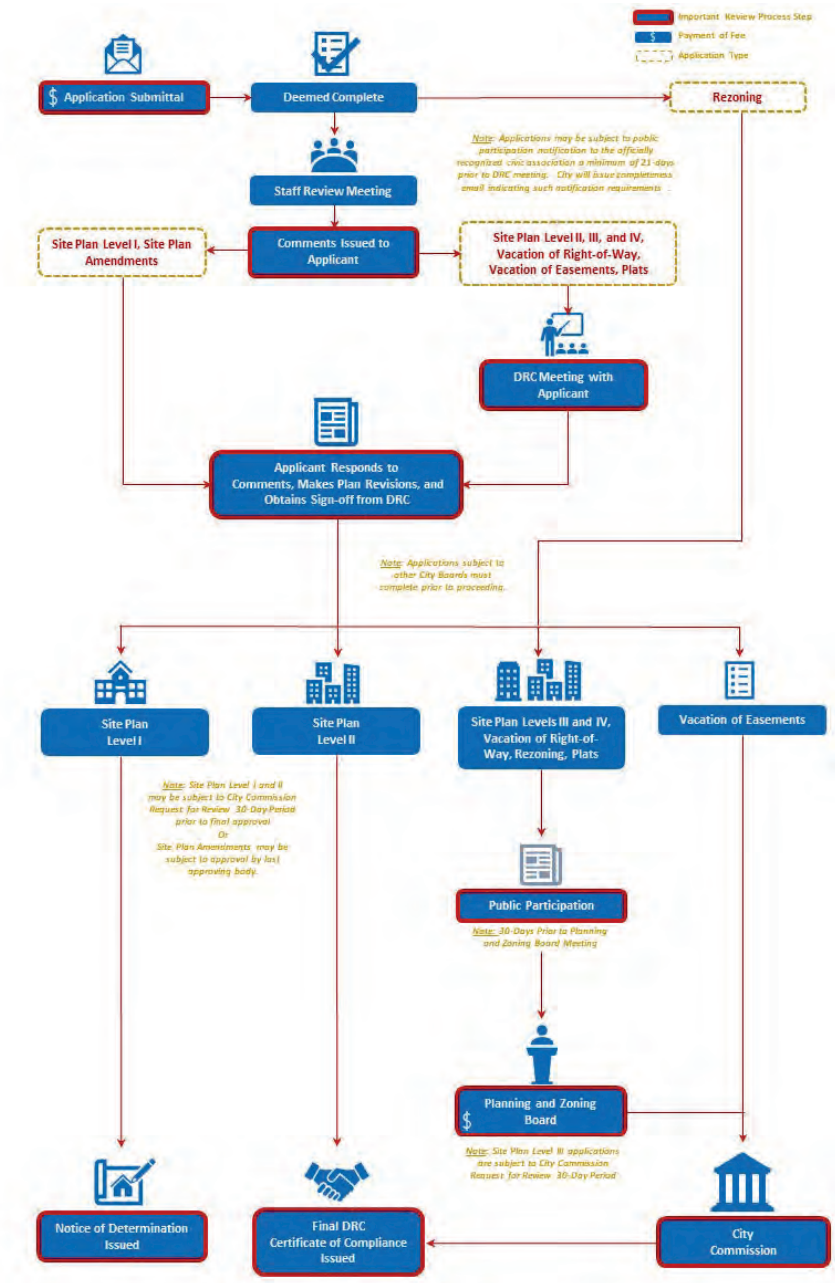
CHECKLIST FOR SUBMITTAL AND COMPLETENESS: The following outlines the necessary items for submittal to ensure the application is deemed complete. Failure to provide this information will result in your application being deemed **incomplete**.

- ☒ **Preliminary Development Meeting** completed on the following date: _____
- ☒ **Development Application Form** completed with the applicable information including signatures.
- ☒ **Proof of Ownership** warranty deed or tax record including corporation documents and SunBiz verification name.
- ☒ **Address Verification Form** that includes all parcels within the proposed development.
- ☒ **Project and Unified Land Development Code Narratives** project narrative and the applicable ULDR sections and criteria as described in the specifications for submittal by application type.
- ☒ **Electronic Files, File Naming, and Documents** consistent with the applicable specifications for application type, consistent with the online submittal requirements including file naming convention, plan sets uploaded as single pdf.
- ☒ **Traffic Study or Statement** submittal of a traffic study or traffic statement.
- ☒ **Stormwater Calculations** signed and sealed by a Florida registered professional engineer consistent with calculations as described in the specifications for plan submittal for site plan applications.
- ☒ **Water and Wastewater Capacity Request** copy of email to Public Works requesting the capacity letter.

OVERVIEW FOR ONLINE SUBMITTAL REQUIREMENTS: Submittals must be conducted through LauderBuild. No hardcopy application submittals are accepted. Below only highlights the important submittal requirements that applicants must follow to submit online and be deemed complete. View all the requirements at LauderBuild Plan Room.

- **Uploading Entire Submittal** upload all documents at time the application is submitted to prevent delay in processing.
- **File Naming Convention** file names must adhere to the City's File Naming Convention.
- **Reduce File Size** plan sets and other large files must be merged or flattened to reduce file size.
- **Plan Sets** plan sets like site plans, plats, etc. must be submitted as a single pdf file. Staff will instruct when otherwise.
- **Document Categories** choose the correct document category when uploading.

DRC PROCESS OVERVIEW: Below is the development review process flowchart with key steps to guide applicants.



CONTACT INFORMATION: Questions regarding the development process or LauderBuild, see contact information below.

GENERAL URBAN DESIGN AND PLANNING QUESTIONS	LAUDERBUILD ASSISTANCE AND QUESTIONS
Planning Counter 954-828-6520, Option 5 planning@fortlauderdale.gov	DSD Customer Service 954-828-6520, Option 1 lauderbuild@fortlauderdale.gov

March 21, 2025

Mr. Alfred Battle, Acting Director
Development Services Department
City of Fort Lauderdale
700 NW 19th Avenue
Fort Lauderdale, FL 33311

RE: Site Plan Level IV Application – ISHOF – West Building - 501 Seabreeze Blvd (the Property)

Dear Mr. Battle,

On behalf of the property owner (City of Fort Lauderdale), as well as the developer, Hensel Phelps, the design team is submitting an application for a Site Plan Level IV application for the property located at 501 Seabreeze Blvd within the City of Fort Lauderdale, Broward County.

The property is legally described as Parcel "A" of the International Hall of Fame Complex, according to the plat thereof, as recorded in Plat Book 138, Page 19, of the public records of Broward County. The property is located south of Las Olas Boulevard, north of Bahia Mar, west of Seabreeze Boulevard, and east of the Intracoastal Waterway. The site is located within the South Beach Marina District of the Central Beach Master Plan and has a zoning designation of South Beach Marina and Hotel Area (SBMHA) within the Central Beach District of the Land Development Code. The Site also has an underlying future land use of Central Beach Regional Activity Center. The overall property is 5.061 acres and is site planned as part of an overall multi-phased development program for the International Swimming Hall of Fame (ISHOF).

In 2014, the site obtained site plan approval for the Aquatic Center with associated public use designation under Ordinance No. C-14-54. Over the course of several years the site has gone through various site plan amendments to the Aquatic Center (UDP-A19006), addition of the Dive Tower (UDP-A19006), Addition of the South Building (UDP-A20004), and most recently in process, the addition of an Ocean Rescue Building (UDP-A24058).

The existing Aquatic Facility features training, competition, and recreational pools complete with spectator grandstands, event space, and administrative facilities. Uniquely situated on a peninsula surrounded by water on three sides, this overall development enhances the barrier island character by providing an iconic waterfront destination.

The proposed West Building is the second phase of the multi-phased International Swimming Hall of Fame (ISHOF) Development Project and is a Public Private Partnership (P3) with the City of Fort Lauderdale and Hall of Fame Partners, LLC. The 220,120 gross square foot (6-story) proposed building serves as an additional attraction to the existing aquatic uses by providing an aquarium space on its ground floor. Levels 2 though 3 will feature an 181-space parking garage. Levels 4 through 6 provide office, museum, event, and leasable square footage intended to serve as ancillary spaces to the Aquatic and Aquarium/Museum uses of the site. Site landscaping has been designed to meet requirements of the ULDR and incorporates a pedestrian experience along a planned promenade on the western edge

55 NE 5th Avenue, Suite 501
Boca Raton, FL 33432

of the peninsula, thus tying landside aquatic uses with the natural waterfront of the intracoastal waterway.

The addition of the West Building supports the goals/objectives of the Central Beach Master Plan by providing continued tourist attraction to the existing Aquatic Center Site, but also the greater world-class character/identity of the of the Barrier Island beaches.

In connection with the site plan application we are providing the narrative responses to the following applicable ULDR criteria:

Section 47-20.3. – Parking Reduction
Section 47-25.2. - Adequacy requirements
Section 47-25.3 – Neighborhood Compatibility Requirements

Section 47-20.3 – Parking Reduction

See separate narrative (Parking Study)

Section 47-25.2. - Adequacy requirements

A. Applicability. The adequacy requirements set forth herein shall be used by the city to evaluate the demand created on public services and facilities created by a proposed development permit.
Response: Acknowledged.

B. Communications network. Buildings and structures shall not interfere with the city's communication network. Developments shall be modified to accommodate the needs of the city's communication network, to eliminate any interference a development would create or otherwise accommodate the needs of the city's communication network within the development proposal.
Response: Acknowledged. The project is not expected to interfere with the City's communication network.

C. Drainage facilities. Adequacy of stormwater management facilities shall be evaluated based upon the adopted level of service requiring the retention of the first inch of runoff from the entire site or two and one-half (2½) inches of runoff from the impervious surface whichever is greater.
Response: The project is designed to meet all the drainage and stormwater facilities requirements, and the applicant will obtain all required stormwater management permits prior to construction.

D. Environmentally sensitive lands.

1. In addition to a finding of adequacy, a development shall be reviewed pursuant to applicable federal, state, regional and local environmental regulations. Specifically, an application for development shall be reviewed in accordance with the following Broward County Ordinances which address environmentally sensitive lands and wellfield protection which ordinances are incorporated herein by reference:
    a. Broward County Ordinance No. 89-6.
    b. Section 5-198(l), Chapter 5, Article IX of the Broward County Code of Ordinances.
    c. Broward County Ordinance No. 84-60.

2. The applicant must demonstrate that impacts of the proposed development to environmentally sensitive lands will be mitigated.
Response: In review of the Broward County interactive map series, it is not anticipated that there are any environmentally sensitive lands (Contaminated Sites, Archeological Sites, Protected Natural Lands, Wetlands, Wellfields) on or in the vicinity of the site.

E. Fire protection. Fire protection service shall be adequate to protect people and property in the proposed development. Adequate water supply, fire hydrants, fire apparatus and facilities shall be provided in accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards.
Response: The project is designed to meet all fire protection requirements and the proposed building will be fully sprinkled. Fire hydrants will be provided to comply with City Fire Department Standards. The applicant will obtain a letter from Public Works confirming that adequate capacity exists to service the site.

F. Parks and open space.
1. The manner and amount of providing park and open space is as provided in Section 47-38A, Park Impact Fees, of the ULDR.
2. No building permit shall be issued until the park impact fee required by Section 47-38A of the ULDR has been paid in full by the applicant.
Response: Acknowledged. The project will be designed to be consistent with park and open space requirements, there are no residential or hotel uses.

G. Police protection. Police protection service shall be adequate to protect people and property in the proposed development. The development shall provide improvements which are consistent with Crime Prevention Through Environmental Design (CPTED) to minimize the risk to public safety and assure adequate police protection.
Response: The project is designed to be consistent with CPTED guidelines and principles.

H. Potable water.
1. Adequate potable water service shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of potable water systems in accordance with city engineering standards, the Florida Building Code, and applicable health and environmental regulations. The existing water treatment facilities and systems shall have sufficient capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which potable water treatment capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended from time to time. Improvements to the potable water service and system shall be made in accordance with city engineering standards and other accepted applicable engineering standards.
2. Potable water facilities.
a. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
b. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the development.
c. Where the county is the projected service provider, a similar written assurance will be

required.
Response: The project is designed to provide adequate potable water services. The applicant will obtain a letter from Public Works confirming that adequate capacity exists to service the site.

I. Sanitary sewer.

1. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from the design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
2. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the proposed development.
3. Where the county is the projected service provider, a written assurance will be required.
4. Where septic tanks will be utilized, the applicant shall secure and submit to the city a certificate from the Broward County Health Unit that certifies that the site is or can be made suitable for an on-site sewage disposal system for the proposed use.

Response: The project is designed to provide adequate sanitary sewer services. The applicant will obtain a letter from Public Works confirming that adequate capacity exists to service the site.

J. Schools. For all development including residential units, the applicant shall be required to mitigate the impact of such development on public school facilities in accordance with the Broward County Land Development Code or section 47-38C. Educational Mitigation, as applicable and shall provide documentation to the city that such education mitigation requirement has been satisfied.
Response: Not Applicable. This is an application for a recreational facility. No new residential units are proposed with this project.

K. Solid waste.

1. Adequate solid waste collection facilities and service shall be obtained by the applicant in connection with the proposed development and evidence shall be provided to the city demonstrating that all solid waste will be disposed of in a manner that complies with all governmental requirements.
2. Solid waste facilities. Where the city provides solid waste collection service and adequate service can be provided, an adequacy finding shall be issued. Where there is another service provider, a written assurance will be required. The impacts of the proposed development will be determined based on Table 4, Solid Waste, on file with the department.

Response: Adequate solid waste collection facilities and service are provided with the proposed development. Solid waste collection will be handled by a licensed provider per current applicable codes.

L. Stormwater. Adequate stormwater facilities and systems shall be provided so that the removal of stormwater will not adversely affect adjacent streets and properties or the public stormwater facilities and systems in accordance with the Florida Building Code, city engineering standards and other accepted applicable engineering standards.
Response: Adequate stormwater facilities and service are provided with the proposed development, and the applicant will obtain all required stormwater management permits prior to construction.

M. Transportation facilities.

1. The capacity for transportation facilities shall be evaluated based on Table 1, Generalized

Daily Level of Service Maximum Volumes, on file with the department. If a development is within a compact deferral area, the available traffic capacity shall be determined in accordance with Table 2, Flowchart, on file with the department.

2. Regional transportation network. The regional transportation network shall have the adequate capacity, and safe and efficient traffic circulation to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the adopted traffic elements of the city and the county comprehensive plans, and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is needed in order to evaluate the impacts of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit such a study to the city which will be considered by the DRC in its review. Roadway improvements needed to upgrade the regional transportation network shall be made in accordance with the city, the county, and Florida Department of Transportation traffic engineering standards and plans as applicable.

3. Local streets. Local streets shall have adequate capacity, safe and efficient traffic circulation, and appropriate functional classification to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the city's comprehensive plan and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is required in order to evaluate the impact of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit to the city such a study to be considered as part of the DRC review. Street improvements needed to upgrade the capacity or comply with the functional classification of local streets shall be made in accordance with the city engineering standards and acceptable applicable traffic engineering standards. Local streets are those streets that are not classified as federal, state or county roadways on the functional classification map adopted by the State of Florida.

Response: A traffic impact study is included with the DRC site plan submittal/application. Please see submitted report from Bowman.

4. Traffic impact studies.

a. When the proposed development may generate over one thousand (1,000) daily trips; or

b. When the daily trip generation is less than one thousand (1,000) trips; and (1) when more than twenty percent (20%) of the total daily trips are anticipated to arrive or depart, or both, within one-half (½) hour; or (2) when the proposed use creates varying trip generation each day, but has the potential to place more than twenty percent (20%) of its maximum twenty-four (24) hour trip generation onto the adjacent transportation system within a one-half (½) hour period; the applicant shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in trafficways impact analysis which shall:

i. Provide an estimate of the number of average and peak hour trips per day generated and directions or routes of travel for all trips with an external end.

ii. Estimate how traffic from the proposed development will change traffic volumes, levels of service, and circulation on the existing and programmed trafficways.

iii. If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local trafficways, define what city, county or state agencies have programmed the necessary construction and how this programming relates to the proposed development.

iv. A further detailed analysis and any other information that the review committee considers relevant.

v. The traffic impact study may be reviewed by an independent licensed professional engineer contracted by the city to determine whether it adequately addresses the impact and the study supports its conclusions. The cost of review by city's consultant shall be reimbursed to the city by the applicant.

vi. When this subsection M.4.b. applies, the traffic study shall include an analysis of how the peak loading will affect the transportation system including, if necessary, an operational plan showing how the peak trips will be controlled and managed.

Response: A traffic impact study is included with the DRC site plan submittal/application. Please see submitted report from Bowman.

5. Dedication of rights-of-way. Property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward County Trafficways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards.
Response: Necessary ROW dedications will be provided during future phases of development when the proposed Seabreeze Street frontage design is approved.

6. Pedestrian facilities. Sidewalks, pedestrian crossing and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement on-site and along roadways to adjacent properties. Transit service facilities shall be provided for as required by the city and Broward County Transit. Pedestrian facilities shall be designed and installed in accordance with city engineering standards and accepted applicable engineering standards.
Response: The proposed development plans to enhance the onsite sidewalk/pedestrian experience by providing a pedestrian promenade along the western edge of the peninsula. ROW and street frontage improvements will be provided during future phases of development when the proposed Seabreeze Street frontage design is coordinated.

7. Primary arterial street frontage. Where a proposed development abuts a primary arterial street either existing or proposed in the trafficways plan, the development review committee (DRC) may require marginal access street, reverse frontage with screen planting contained in a non-access reservation along the rear property line, deep lots with or without rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to assure separation of through and level traffic.
Response: ROW and street frontage improvements will be provided during future phases of development when the proposed Seabreeze Street frontage design is approved.

8. Other roadway improvements. Roadways adjustments, traffic control devices, mechanisms, and access restrictions may be required to control traffic flow or divert traffic, as needed to reduce or eliminate development generated traffic.
Response: No offsite roadway improvements are proposed with this phase of overall development.

9. Street trees. In order to provide for adequate landscaping along streets within the city, street trees shall be required along the length of the property abutting a street. A minimum of fifty percent (50%) of the required street trees shall be shade trees, and the remaining street trees may be provided as flowering or palm trees. These percentages may be varied based on existing or proposed physical conditions which may prevent the ability to comply with the street tree requirements of this subsection. The street trees shall be planted at a minimum height and size in accordance with the requirements of Section 47-21, Landscape and Tree Preservation Requirements, except in the downtown RAC districts the requirements of Sec. 47-13.20.H.8 shall apply. The location and number of street trees shall be determined by the department based on the height, bulk, mass and design of the structures on the site

and the proposed development's compatibility to surrounding properties. The requirements for street trees, as provided herein, may be located within the public right-of-way as approved by the entity with jurisdiction over the abutting right-of-way.
Response: ROW and street frontage improvements, including landscaping, will be provided during future phases of development when the proposed Seabreeze Street frontage design is approved.

N. Wastewater.

1. Wastewater. Adequate wastewater services shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of a wastewater and disposal system in accordance with applicable health, environmental and engineering regulations and standards. The existing wastewater treatment facilities and systems shall have adequate capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which wastewater treatment or disposal capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended for time to time. Improvements to the wastewater facilities and system shall be made in accordance with the city engineering and accepted applicable engineering standards.
Response: Adequate wastewater services be provided. The applicant will obtain a letter from Public Works confirming that adequate capacity exists to service the site.

O. Trash management requirements. A trash management plan shall be required in connection with non-residential uses that provide prepackaged food or beverages for off-site consumption. Existing non-residential uses of this type shall adopt a trash management plan within six (6) months of the effective date of this provision.
Response: Acknowledged. A trash management plan for the overall site will be coordinated and implemented.

P. Historic and archaeological resources.

1. If a structure or site has been identified as having archaeological or historical significance by any entity within the State of Florida authorized by law to do same, the applicant shall be responsible for requesting this information from the state, county, local governmental or other entity with jurisdiction over historic or archaeological matters and submitting this information to the city at the time of, and together with, a development permit application. The reviewing entity shall include this information in its comments.
Response: Available records have been reviewed and the site is not listed on any historic or archaeological maps.

Q. Hurricane evacuation. If a structure or site is located east of the Intracoastal Waterway, the applicant shall submit documentation from Broward County or such agency with jurisdiction over hurricane evacuation analysis either indicating that acceptable level of service of hurricane evacuation routes and hurricane emergency shelter capacity shall be maintained without impairment resulting from a proposed development or describing actions or development modifications necessary to be implemented in order to maintain level of service and capacity.
Response: This project is located east of the Intracoastal Waterway and documentation will be submitted, as required. The applicant will meet with Broward County representatives to verify requirements and obtain the necessary documentation for submittal to the city. It is not anticipated that there will be any adverse impacts to hurricane levels of service as the facility

will be closed in advance of any mandatory orders.

Section 47-25.3 – Neighborhood Compatibility Requirements

A. The neighborhood compatibility requirements are as follows:

1. *Adequacy requirements.* See Sec. 47-25.2.
   RESPONSE: See adequacy responses at the start of this narrative.

2. *Smoke, odor, emissions of particulate matter and noise.*

   a. Documentation from the Broward County Department of Natural Resource Protection (DNRP) or a report by a certified engineer, licensed in the State of Florida, that the proposed development will not exceed the maximum levels of smoke, odor, emissions of particulate matter and noise as regulated by Chapter 27, Pollution Control, of the Code of Broward County, and that a DNRP permit for such facility is not required.
   b. Where a DNRP license is required in accordance with Chapter 27, Pollution Control, of the Code of Broward County, all supporting documentation and information to obtain such permit shall be submitted to the DRC as part of a site plan review.
   c. Such DNRP licenses shall be required to be issued and copies provided to the city prior to the issuance of a building permit for the proposed development.
   RESPONSE: To the extent that any DPEP (formerly DNRP) permits are required, the applicant will apply for and obtain such permits.

3. *Design and performance standards.*

   a. *Lighting.* No lighting shall be directed from a use which is subject to the requirements of this Sec. 47-25.3 in a manner which illuminates abutting residential property and no source of incandescent or mercury vapor illumination shall be directly visible from any abutting residential property. No neon lights inside or outside structures shall be visible from any abutting residential property.
      i. Glare. Any nonresidential operation or activity producing glare shall be conducted so that direct or indirect illumination of light shall not cause illumination in excess of one (1) footcandle on any abutting residential property except as provided in subsection iii. of this subsection a.
      ii. Control of effects of lights from automobiles or other sources. Where the site plan indicates potential adverse effects of parking or of other sources on the lot on which the nonresidential use is to be located, such effects shall be eliminated or at a minimum prevented so that lights do not illuminate adjacent residential property below a height of five (5) feet at the residential lot line, or from shining into any residential window if there is to be nonresidential parking on the premises after dark.
      iii. In addition to the above, parking lots and garages will be subject to the provisions of Sections 47-20.14 and if in conflict with the provisions of this section, the more restrictive provisions shall apply.
      Response: All exterior lighting proposed is Downard Pointing Only, Turtle Friendly, Amber Lighting no more than 3000k, Well-Shielded "Full Cut-off" in keeping with Florida Fish and Wildlife (FWC) comments and requirements.

b. *Control of appearance.* The following design standards are provided to protect the character of abutting residential areas from the visual impact which may result from a use which is subject to the requirements of this Sec. 47-25.3.

i. *Architectural features.* The facade of any side of a nonresidential building facing the residential property shall be constructed to compliment a residential structure and shall include the following:

a) Fenestration such as windows, doors and openings in the building wall; and

b) Shall contain a minimum of one (1) feature from each of the following architectural feature groups with a total of four (4) architectural features from the following list:

1. Detail and embellishments:
   a. Balconies,
   b. Color and material banding,
   c. Decorative metal grates over windows,
   d. Uniform cornice heights,
   e. Awnings.
2. Form and mass:
   a. Building mass changes including projection and recession,
   b. Multiple types and angles of roofline, or any combination thereof.

c) The above required facade treatment shall be required to continue around the corner onto the adjoining wall for a distance of twenty (20) feet.

Response: This project is not directly adjacent to residential development. It is a Peninsula surrounded by the intracoastal waterway on three sides.

The Architectural Features of our Proposed Building are in line with the "Detail and Embelishments" and "Form and Mass", incorporating at least one of the following:

The proposed 85'-0" Building follows the Zoning Requirements for Building, Podium and Tower Setbacks. Our proposed building is well under the Maximum Building Height. Doing so, we are respectful of the Neighboring Pensinsulas Building Heights. Our Podium is Detailed and Embelished with Architectural Banding in referencing the Balconies of adjacent structures, while also providing Material Banding of Shadowbox and Vision Glazing, Stucco, Mesh, and Metal Screening. Our Colors and Materials keep with the Iconic Aquatic Center "Dive Tower", Adjacent Structures and the Boats and Yachts which surround the Intercoastal. Our proposal is respectful of the surrounding area finishes and scale, providing a form and mass which blends within the peninsula features.

ii. Loading facilities. Loading and service facilities shall be screened so as not to be visible from abutting residential uses or vacant residential zoned property.

Response: Building is setback 20' from all sides, Loading is striped off and accommodated via a dedicated Loading Area along the Southern Face of our building. Access to Loading Area is via a drive aisle with a Roll-Up Gate to the Loading interior. Maneuvering provided for SU-30 Standard Box Truck Vehicles, SU-40 and WB-40 Standard Semi Trucks.

iii. Screening of rooftop mechanical equipment. All rooftop mechanical equipment, stair and elevator towers shall be designed as an integral part of the building volume and shall be required

to be screened with material that matches the material used for the principal structure and shall be at least as high as six (6) inches above the top most surface of the roof mounted structure.
Response: Response: Rooftop Mechanical Equipment Height is 17'-0" +/-; Mechanical Screening height is 20'-0"; covering the equipment over the 6" minimum requirement.

c. *Setback regulations.* When a nonresidential use which is subject to the requirements of this Sec. 47-25.3 is contiguous to any residential property, there shall be an additional setback required for any yard of that use which is contiguous to the residential property, as follows:
   i) When any side of a structure greater in height than forty (40) feet is contiguous to residential property, that portion of the structure shall be set back one (1) foot for each one (1) foot of building height over forty (40) feet up to a maximum width equal to one-half (½) the height of the building, in addition to the required setback, as provided in the district in which the proposed nonresidential use is located.
   Response: Not Applicable. This project is not directly adjacent to residential development. It is a Peninsula surrounded by the intracoastal waterway on three sides.

d. *Bufferyard requirements.* Excluding parks, open space and conservation areas, when a use which is subject to the requirements of this Sec. 47-25.3 is contiguous to any residential property, the property where the use is located shall be required to have a landscaped strip area and a physical barrier between it and the residential property. Such landscape strip shall meet the following requirements:
   i) *Landscape strip requirements.* A ten (10) foot landscape strip shall be required to be located along all property lines which are adjacent to residential property. Such landscape strip shall include trees, shrubs and ground cover as provided in the landscape provisions of Section 47-21, Landscape and Tree Preservation Requirements. The width of the landscape area shall extend to the property line. All required landscaping shall be protected from vehicular encroachment. When walls are required on nonresidential property abutting an alley, required shrubbery shall be installed and located within the landscape area on the exterior of the wall.
   Response: Not Applicable. This project is not directly adjacent to residential development. It is a Peninsula surrounded by the intracoastal waterway on three sides.

   ii) *Parking restrictions.* No parking shall be located within twelve (12) feet of the property line, within the yard area required by the district in which the proposed nonresidential use is located, when such yard is contiguous to residential property.
   Response: Not Applicable. This project is not directly adjacent to residential development. It is a Peninsula surrounded by the intracoastal waterway on three sides.

   iii) *Dumpster regulations.* All solid waste refuse containers (dumpsters) shall be set back a minimum of twelve (12) feet from any property line which is contiguous to residential property, and shall be screened in accordance with the Dumpster requirements, as provided in Section 47-19, Accessory Uses, Buildings and Structures.
   Response: Building is setback 20' from all sides, Dumpster/Trash/Waste is handled via an enclosed, conditioned, exhausted room along the Southern Face of our building. Access to Trash / Dumpster is via a drive aisle leading to a Roll-Up Gate. Maneuvering provided for SU-40 Standard Trash Truck Vehicles. Waste and recycling will be provided by a private contractor licensed with the City of Fort Lauderdale.

iv) *Wall requirements.* A wall shall be required on the nonresidential property, a minimum of five (5) feet in height, constructed in accordance with Section 47-19.5 and subject to the following:

a) Decorative features shall be incorporated on the residential side of such wall according to the requirements of Section 47-19.5,
Response: Not Applicable. This project is not directly adjacent to residential development. It is a Peninsula surrounded by the intracoastal waterway on three sides.

b) Shall be located within, and along the length of the property line which abuts the residential property,
Response: Not Applicable. This project is not directly adjacent to residential development. It is a Peninsula surrounded by the intracoastal waterway on three sides.

c) When the nonresidential property is located adjacent to an alley such wall shall be located at least five (5) feet from the right-of-way line located closest to the nonresidential property,
Response: Not Applicable. This project is not directly adjacent to residential development. It is a Peninsula surrounded by the intracoastal waterway on three sides.

d) When a utility, or other public purpose easement, on the nonresidential property precludes the construction of a wall, then an opaque fence, constructed in accordance with the standards described in Section 47-19.5, may be erected in lieu of the wall required by subsection iv. above. The use of an opaque fence as a physical barrier between nonresidential and residential property shall be reviewed and recommended by the city engineer.
Response: Not Applicable. This project is not directly adjacent to residential development. It is a Peninsula surrounded by the intracoastal waterway on three sides.

v) Application to existing uses. Within five (5) years from the effective date of subsections A.3.c and d (effective date: September 19, 1989), all nonconforming uses of land which were in existence prior to such date shall comply with the requirements of subsections A.3.c and d unless compliance would cause one (1) or more of the following to occur*:*

a) Demolition of any load-bearing portion of a building as it exists on September 19, 1989, the effective date of subsections A.3.c and d;
b) Reduction of required parking spaces;
c) A reduction in the number of parking spaces provided for use of a parcel which would be required if based on the parking requirements of Section 47-20, Parking and Loading Requirements in effect on and applicable to such use on March 6, 1990;
d) Relocation of an existing wall which complied with the Code prior to September 19, 1989, the effective date of subsections A.3.c and d;
e) Access to the land would be substantially impaired;
f) Installation of the wall as provided in subsection iv. would require a modification of the existing vehicular use area, which would impair traffic circulation on the site

and a minimum five (5) foot high hedge, fence or other physical barrier is in place along the length of the nonresidential property line which abuts the residential property;

g) In such cases, the use shall otherwise comply with the requirements of this section to the maximum possible extent; however, the requirement of subsections A.3.d.i to install a landscape strip shall be met if an abutting residential property owner agrees in writing that the landscape strip may be placed on his or her property. An agreement in form provided by the department must be executed by the applicant and the abutting property owner. If the abutting property owner removes the landscape strip after it has been installed, there shall be no further requirement to install another landscape strip on the abutting property in connection with the commercial use which existed at the time of the initial installation.
Response: Not applicable.

e. *Neighborhood compatibility and preservation.* In addition to the review requirements provided in subsections A.1, A.2 and A.3.a, b, c, and d, the following review criteria shall also apply as provided below:

i) All developments subject to this Sec. 47-25.3 shall comply with the following:

a) Development will be compatible with, and preserve the character and integrity of adjacent neighborhoods, the development shall include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, bufferyards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts. Roadway adjustments, traffic control devices or mechanisms, and access restrictions may be required to control traffic flow or divert traffic as needed to reduce or eliminate development generated traffic on neighborhood streets.
Response: The Site is an established facility and proposed improvements will not impact any residential development. The proposed building is at the west end of the property surrounded by water.

b) Consideration shall be given to the recommendations of the adopted neighborhood master plan in which the proposed development is to be located, or which it abuts, although such neighborhood master plan shall not be considered to have the force and effect of law. When recommended improvements for the mitigation of impacts to any neighborhood, conflicts with any applicable ULDR provision, then the provisions of the ULDR shall prevail. In order to ensure that a development will be compatible with, and preserve the character and integrity of adjacent neighborhoods, the development shall include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, bufferyards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts. Roadway adjustments, traffic control devices or mechanisms, and access restrictions may be required to control traffic flow or divert traffic as needed to reduce or eliminate development generated traffic on neighborhood streets.

Response: The Site is an established facility and proposed improvements will not impact any residential development. The proposed building is at the west end of the property surrounded by water.

ii) Reserved.
iii) Reserved.
iv) All development that is located on land within the CBA zoning districts;

AND

All development that is zoned RMM-25, RMH-25 and RMH-60 east of the Intracoastal Waterway;

AND

All nonresidential development lying east of the Intracoastal Waterway.

a) In addition to meeting the other applicable review requirements of this subsection 3., it shall be determined if a development meets the Design and Community Compatibility Criteria.

The purpose of the Community Compatibility Criteria is to define objectives for private sector development which either abuts or is readily visible from public corridors. The relationship between private and public sector development must be carefully planned to avoid negative impacts of one upon the other. The city's intent in implementing these objectives is to:

i) Protect the investment of public funds in public corridor improvements.
ii) Improve the visual and functional quality of both public and private development by coordinating the transition between these areas.
iii) The ultimate goal of these objectives is to integrate buildings, vehicular circulation, pedestrian circulation, open space and site elements into a unique, pedestrian sensitive environment which stimulates revitalization.

RESPONSE: Acknowledged.

The Community Compatibility Criteria that are required to be met are as follows:

b) *Bulk Controls:*

Density:

Building density should be consistent with the proposed use, adjacent development, and as required under the Central Beach Area, RMM-25, RMH-25 and RMH-60 zoning districts.

RESPONSE: Not Applicable. Project does not propose any residential density.

Floor Area Ratio:

Building floor area ratio (F.A.R.) should be consistent with the proposed use, and as required under the Central Beach Area.

RESPONSE: Project complies. The proposed FAR is 1.12.

Maximum Height:

Building height should be consistent with the proposed use, adjacent development, and as required under the Central Beach Area, and RMM-25, RMH-25 and RMH-60 zoning districts. No portion of a structure in excess of thirty-five (35) feet in height shall exceed the prescribed Beach Shadow Ordinance setback.

RESPONSE: Proposed Structure Max Height is 85ft.

Yards:

Building yards should be consistent with the proposed use, adjacent development, and as required under the Central Beach Area, RMM-25, RMH-25 and RMH-60 zoning districts. Building yards are in addition to any easements or reserve right-of-way which may be required by the city, county or state. Portions of a structure, up to thirty-five (35) feet in height, may encroach within the A1A setback if the building's street level use is predominantly pedestrian active (pedestrian-oriented retail, sidewalk cafes, etc.). No portion of any structure is permitted to extend, however, into the future right-of-way.

In the PRD, ABA and SBMHA zoning districts, to insure continuity of the ocean front streetscape "edge" a minimum seventy-five (75%) percent of the northbound A1A frontage must be built to the setback line (or approved encroachment limit). In the Planned Resort Development (PRD) district the entire northbound A1A frontage should be built to the future right-of-way line unless otherwise approved under that district's community redevelopment plan.

RESPONSE: The project impact area of this phase of overall development does not propose streetscape improvements along the street frontage.

c. *Massing Guidelines:*

Overall Height:

Buildings should be encouraged to vary in overall height and not be contained in a single volume of continuous height.

RESPONSE: Architectural Expression of the building allows for a roof deck with a setback element, free from the podium massing below.

Vertical Plane Moderation:

Buildings exceeding thirty-five (35) feet in height should be encouraged to maintain no more than three (3) stories without horizontal moderation in vertical surface plane. This moderation should consist of a minimum four feet horizontal variation in surface plane such as brise soleil, balconies, building projections, etc. Repetitive moderations should be discouraged.

RESPONSE: Architectural Expression provides tiered massing and dyanamic form with geometry consistent from various levels.

Cornice Height:

All buildings should be encouraged to display a uniform cornice height of a maximum of thirty-five (35) feet in height. This cornice height should consist of a uniform alteration to the building massing for a minimum of twenty (20) feet perpendicular to the vertical surface.

RESPONSE: Proposed building utilizes horizontal bands to accent the Lower and Upper portions of our Podium, Level 2 and Level 6 specifically denote cornice gestures at 20ft and 65ft.

Facade Treatment:

The first thirty-five (35) feet of exterior facade vertical plane should be encouraged to enhance the pedestrian environment by incorporating appropriate architectural features. Such features include cornice detailing, belt courses, corbelling, molding, stringcourses, ornamentation, changes in material or color, and other sculpting of the architectural surface which add special interest and are compatible with public sector site elements.

RESPONSE: Architectural Belt Courses, Ornamentation and Tones of Color to provide interest with public and the complex.

Overstreet Connections:

Connections between structures which pass over public right-of-way may be permitted providing those connections have secured legitimate air rights over the public corridor and meet all applicable codes. Connections over A1A to the beach should be limited to select locations where significant amounts of above grade pedestrian traffic will be generated. Where possible, overstreet connections should access the promenade/beach at or near major beach portal features. All overstreet connections should be of exceptional design, which enhances the visual and functional quality of the streetscape and should be compatible with public sector site elements.

RESPONSE: There are no overstreet connections proposed with this development.

d. *Street Level Guidelines:*

Active Use:

The first floor of all buildings, including structured parking, should be designed to encourage pedestrian scale activity. To stimulate pedestrian activity, buildings which front on A1A northbound should devote a majority of their first floor area to retail activities such as restaurants, shops, galleries and similar active uses. Street level retail uses should have direct access to the adjoining public sector sidewalk in addition to any other access which may be provided.

RESPONSE: The building proposed with this phase of overall development does not front on A1A. Pedestrian connectivity to A1A will be maintained through existing site circulation.

Structured parking facilities should be designed with street level frontages consisting of either occupied retail space or an architecturally articulated facade which screens the parking area of the structure. Street level openings to parking structures should occur only on sidestreets and be minimized to accommodate necessary vehicle entrances and pedestrian access only.

RESPONSE: The building proposed with this phase of overall development does not front on A1A/Seabreeze Blvd. The proposed building has ground level active uses. Upper floors consisting of the parking structure will be adequately screened and garage access points do not face a public street.

Buildings which provide pedestrian active retail uses along a majority of their A1A northbound street level frontage may be permitted to exceed setbacks established under the Central Beach Area Zoning Districts (Section 47-12). In addition, street level retail and restaurant uses may be permitted to use a portion of the public sector sidewalk for sidewalk displays and/or outdoor dining areas. Private use of public sector sidewalks must be temporary only and subject to all applicable codes and lease arrangements. All displays, furnishings and other elements associated with these active street level uses should be designed and maintained to enhance the visual and functional quality of the streetscape and should be compatible with public sector site elements.

RESPONSE: The building proposed with this phase of overall development does not front on A1A/Seabreeze Blvd.

Fenestration:

To complement pedestrian scale activity on A1A and all People Streets, a majority of the first floor facade on these frontages should be windows, doors or other transparent architectural features. Expanses of solid wall should be minimized. Reflective surfaces on windows or doors should be discouraged. Street level windows and doors should be recessed or receive special design detailing which distinguish them from the building shaft and add variety to the streetscape.

RESPONSE: The building proposed with this phase of overall development does not front on A1A/Seabreeze Blvd.

Arcades/Canopies:

Buildings which border directly on A1A northbound or Las Olas Boulevard within the Planned Resort Development (PRD) district should incorporate an arcade or continuous architectural canopy along these frontages, unless otherwise approved under a community redevelopment plan. Buildings in other districts should be encouraged to incorporate an arcade or continuous canopy along their A1A northbound frontage providing the feature is consistent with the proposed use, adjacent development and meets all applicable codes. Arcades or continuous canopies should be a minimum of ten feet wide and maintain acceptable minimum clear height. Arcades and canopies should be designed as a fixed non-retractable

element integral to the building's architectural mass and compatible with public sector site elements.

RESPONSE: The building proposed with this phase of overall development does not front on A1A/Seabreeze Blvd.

Non-continuous canopies, awnings and marquees should also be provided over street level window treatments and building entrances. Such features may be constructed of either rigid or flexible material but should complement the visual and functional quality of the streetscape and be compatible with public sector site elements. No arcade, canopy, awning or marquee should extend into the future public right-of-way nor interfere with street light fixtures or the growth and maintenance of street trees.

RESPONSE: The building proposed with this phase of overall development does not front on A1A/Seabreeze Blvd.

Trash/Loading Facilities:

All building facilities for loading, trash and service should be incorporated within building volume and screened so as not to be visible from the street and pedestrian circulation areas. Trash/loading facilities should be discouraged on A1A and People Street frontages. Where buildings are of inadequate volume to accommodate these facilities, trash/loading facilities should be architecturally treated as part of the building mass and screened by solid walls, fences, planting or architectural devices which are compatible with public sector site elements. Trash/loading facilities must be of sufficient size and design to accommodate access by large vehicles.

RESPONSE: Project complies. All trash/loading is located at the rear of the building and is screened by the building and perimeter landscaping from public view.

e. *Other Guidelines:*

Energy Conservation:

Buildings should be oriented to take advantage of southeasterly breezes for summer cooling and interrupt occasionally strong northeasterly winds. Exterior glass surfaces should be shaded to improve energy efficiently. Roof and exterior wall finishes should be light in color to encourage maximum reflection/minimum transmission of heat loadings.

RESPONSE: Building proposes light color palette throughout. The exterior glazing is Energy Compliant and provides portions of ShadowBox Glazing to minimize direct solar heat gain.

Building Separation:

Buildings should allow adequate space between structural masses for the passage of natural breezes. New building masses should be sited to the extent feasible so they maintain reasonable views to the ocean and Intracoastal Waterway from existing structures.

RESPONSE: Building is a singular mass, with spacing among adjacent Site Structurs for natural breezes. View of Intracoastal maintained via Pedestrian Walkway throughout 3 sides of our building fronting the Intracoastal Waterway..

Rooftop Design:

Where possible, rooftops should be designed to accommodate various forms of human activity such as sun decks, tennis courts, outdoor cafes, etc. Roof surfaces not allocated to human activity should be finished with a surface material that does not effect the quality of views from surrounding buildings.

RESPONSE: Roof Deck design provides an exterior terrace and sun shading to provide an accommodating environment for the public.

All rooftop mechanical equipment, stair and elevator towers should be designed as an integral part of the building volume and/or adequately screened.

RESPONSE: Mechanical equipment is screened and designed in the same manner as the Front Of House portion; same massing and geometry. The Mechanical Equipment is screened with more than the minimum 6" height clearance, to reduce visibility and acoustics to the public.

f. *Vehicular Circulation:*

Ingress/Egress:

For the CBA zoning districts, access drives to individual parcels should be limited to those necessary for the adequate function of the use contained therein. Direct vehicular access from A1A northbound should be discouraged unless otherwise approved under the Planned Resort Development (PRD) district community redevelopment plan. Direct vehicular access from A1A southbound should be limited to minimize traffic impacts on the state roadway. Direct vehicular access from sidestreets should be encouraged. Smaller parcels should be encouraged to share common access with adjacent parcels keeping curb cuts to a minimum.

RESPONSE: AIA/Seabreeze Blvd along the frontage of the project is two-lane southbound direction roadway. There is no northbound access directly from the project site. Common access points are shared between phases of this overall development.

Arrival/Drop-off Areas:

Major arrival/drop-off areas should only be encouraged along sidestreets, especially those designated as People Streets. Arrival/drop-off areas should be encouraged to provide sufficient room for vehicle stacking, loading, unloading, and other main entrance functions. Pedestrian entries for all residential, hotel and commercial structures should be located the maximum possible distance from loading and service areas.

RESPONSE: The proposed project features arrival/drop-off points that are separated from proposed loading areas and occur within the project's internal vehicle circulation routes.

Other:

Individual parcels should be encouraged to accommodate transit stops for the county bus service, the proposed water taxi and other transit systems. Fire access lanes and other emergency vehicular accessways may be designated by the appropriate public agency. Uses that require service by large vehicles should be designed to allow large vehicle access without blockage of adjoining vehicular or pedestrian circulation.

RESPONSE: There is an existing bus stop location along the existing overall development frontage. A future water taxi stop is proposed for the overall development. The project proposes a dedicated fire access lane along the perimeter of the peninsula, as well as, circulation opportunities under the proposed parking structure with adequate vertical clearance.

g. *Pedestrian Circulation:*

Urban Open Spaces/Plazas:

Open spaces for public congregation and recreation should be encouraged to the extent that these spaces do not substantially interrupt the streetscape edge at the building line. Open spaces should be permitted both within and behind building yards in proportion to the bulk of the adjacent building. The streetscape edge should be maintained by architectural features (arcades) site furnishings (flagpoles, light standards) for landscape elements (palms, etc.) which provide continuity between the building line of adjoining structures.

RESPONSE: Project complies. Adequate open space is provided for the overall development. An outdoor promenade is proposed with this phase along the western perimeter of the property. There are no streetscape improvements proposed with this phase of development.

All urban open spaces should be accessible and visible from the adjoining public sector corridor while providing for the safety and security of patrons. Severe elevation change and walls should be discouraged between the adjoining public corridor and the open space. Entryways and steps to these open spaces should be kept wide and welcoming in character. All urban open space must be kept handicap accessible.

RESPONSE: The proposed pedestrian promenade is connected to existing sidewalk networks through the existing development further connecting to the public sidewalk along A1A/Seabreeze Blvd. Severe elevation changes have been avoided and pedestrian routes kept handicap accessible, where necessary.

The following amenities should be encouraged within urban open spaces: ornamental fountains, waterfalls, sculpture, trellises, arbors, seating facilities, landscape features, etc. Design features of these open spaces should serve to enhance the visual and functional quality of the adjoining corridor and be compatible with public sector site elements.

RESPONSE: The project will incorporate these elements where possible. Seating facilities, enhanced landscaping and the proposed pedestrian promenade aim to serve the adjoining public sector with enhanced visual and functional qualities.

Pedestrian Corridors:

Private sector pedestrian corridors, which supplement public sector pedestrian facilities and improve access to the beach and/or Intracoastal Waterway should be encouraged. These corridors should be of a width and design which encourages pedestrian use and whenever possible allows for emergency vehicle access. The corridors may pass through open air or enclosed portions of surrounding buildings providing the pedestrian experience is largely uninterrupted.

RESPONSE: Pedestrian corridors are provided both around and through the proposed building. Fire access is also provided via a 12' clear path through the promenade around the building's perimeter.

Parking:

Parking should be provided consistent with the proposed use, adjacent development and as required under Section 47-20. Access drives to parking should be limited to those necessary for the function of the facility and comply with vehicular ingress/egress guidelines outlined herein. Direct backout or "head-in" parking should be expressly prohibited.

RESPONSE: The are no head-to-head or back out parking onto a public street for this proposed project. A Traffic and Parking study have been submitted with this application.

Parking facilities should be located in close proximity to the building they serve with direct pedestrian access from parking to building which does not impact public pedestrian facilities. Vehicular circulation within parking areas should remain internal to the parking facility and public roads should not be utilized as part of the parking circulation system. Structure parking should be encouraged subject to the street level building guidelines outlined herein. Covered parking should also be encouraged providing the overhead structures are compatible with adjoining architecture/ site elements and comply with the building rooftop design guidelines outlined herein. Grade level parking must be adequately screened so parked cars are not visible from adjoining public corridors, and landscaped to moderate views from surrounding buildings.

RESPONSE: Parking is provided on levels 2 and 3. The parking is open and naturally vented. The parking structure is screened and tied to the building massing and motif

Parking perimeters may incorporate walls, fencing, mounds and/or landscape treatments to meet the screening requirement providing these elements are compatible with adjoining public sector site elements and allow safe and secure use of parking facilities. Trash, storage and mechanical equipment located within parking facilities should also comply with the screening requirements outlined herein.

RESPONSE: Landscape design for parking facilities and utility screening to meet all applicable requirements.

h. Perimeter Treatments:

Screening:

All exterior trash, loading and equipment storage facilities should be screened so as not to be visible from adjoining public corridors and landscaped to moderate views from surrounding buildings. Mechanical equipment including all handling units, exhaust outlets, transformer boxes, electric switching units, etc. should be appropriately screened by planting and/or low walls wherever it cannot be concealed within the building volume.

RESPONSE: All trash and loading is adequately designed to be concealed and interior with adequate MEP venting, cooling to keep the equipment out of sight but fully functional. Rooftop equipment when designed to be exterior, follows same strategy of being kept of out sight but fully functional with screening and acoustics in mind for public.

Grade level parking lots should be appropriately screened from adjacent pedestrian areas with walls, fencing and/or planting. Shrubs surrounding ground level parking lots should be of sufficient height to hide automobile grill work. Landscape material used to meet the above requirements should provide 100% screening within one growing season, and must be provided with an automatic irrigation system.

RESPONSE: Landscape and irrigation design for parking facilities to meet all applicable requirements.

Any lot that becomes vacant through removal of a structure should be screened from the abutting public corridor. Vacant lot screening should utilize the elements described above and additional treatments as necessary to protect the visual and functional quality of the adjoining public corridor. Screening design, materials and maintenance should be compatible with public sector site elements.

Paving:

Public sector paving should be as shown on the approved Beach Revitalization streetscape plans or as specified in other sections of these guidelines. Paving systems used on private plazas and walkways should be compatible in pattern and scale to public sector paving. Private paving systems which immediately abut and are readily visible from adjoining public corridors should reflect the same color, material and texture as the public sector paving and provide a cohesive visual and functional transition without interruption.

RESPONSE: Paving materials proposed with this development connect to existing phased development and are harmonious in nature.

While private paving systems should be of outstanding design and character, they should be encouraged to fit within the overall fabric of the streetscape and not dominate the visual experience. Private paving should be sensitive to the needs of the beach-going public and be handicap accessible. Paving design, materials and maintenance should be compatible with public sector site elements.

RESPONSE: Paving materials proposed with this development connect to existing phased development and are harmonious in nature.

Landscape:

Private sector landscape planting should be consistent with the proposed use, adjacent development, and as required under Section 47-12 of the ULDR. Existing trees should be preserved or otherwise mitigated as outlined in the ordinance. Plant material should be used in a contemporary urban context, acknowledging the limitations of the beach environment, and creating a lush tropical environment in keeping with the visual quality of the beach and adjoining public corridors. Plant massings should be rich in material, with special attention given to the ground plane treatment. Color should be used in bold, massive statements where appropriate.

RESPONSE: Landscape design for screening to meet all applicable requirements.

Private sector plant material which immediately abuts and is readily visible from adjoining public corridors should reflect the species, size, and spacing of the public sector landscape and provide a cohesive visual and functional transition without interruption. Landscape design and maintenance should be compatible with public sector site elements. Private sector landscape planting should be consistent with the proposed use, adjacent development, and as required under Section 47-12. Existing trees should be preserved or otherwise mitigated as outlined in Section 47-12. Plant material should be used in a contemporary urban context, acknowledging the limitations of the beach environment, and creating a lush tropical environment in keeping with the visual quality of the beach and adjoining public corridors. Plant massings should be rich in material, with special attention given to the ground plane treatment. Color should be used in bold, massive statements at intersections and where appropriate.

RESPONSE: Landscape design to meet all applicable requirements and to be compatible with public sector elements. Mitigation needs are being addressed.

Private sector plant material which immediately abuts and is readily visible from adjoining public corridors should reflect the species, size, and spacing of the public sector landscape and provide a cohesive visual and functional transition without interruption. This street frontage landscaping should not be blocked visually by fences or other architectural treatments. All street frontages should have palms and shade trees. One half of the trees on these frontages should be shade trees. Property abutting the Intracoastal Waterway should have trees and palms planted along this water frontage. Landscape design and maintenance should be compatible with public sector site elements.

RESPONSE: Landscape design to meet all applicable requirements and to be compatible with public sector elements. This phase of the project does not affect the streetscape.

i. *Site Furnishings:*

Private sector site furnishings should be consistent with the proposed use, adjacent development, and as required by applicable codes. Site furnishings should be considered an integral component of the urban streetscape and designed/located accordingly. Emphasis should be given to maximizing passive relaxation opportunities in locations which allow varying degrees of interaction with adjacent pedestrian corridors. Visual clutter and haphazard distribution of site furnishings should be discouraged. Site furnishing design, materials, and maintenance should be compatible with public sector site elements.

RESPONSE: Appropriate site furnishings will meet all applicable requirements and recommendations and be compatible with public sector elements.

Vending machines visible from public rights-of-way should be located and/or designed to be compatible with the adjacent development and public sector site elements. The location of these vending machines shall be compatible with adjacent architectural color and style; uniform in style, material, height and color when located next to other vending machines and must not interfere with public automobile or pedestrian access.

RESPONSE: No vending machines in proposal.

j. *Signage:*

Private sector signage should be consistent with the proposed use, adjacent development, and as required under Section 47-12. Signage should be considered an integral component of the urban streetscape and designed/located accordingly. Signage should be restrained in character and no larger than necessary for adequate identification. Wherever possible, signage should be integrated with the building architecture, arcades or canopies. Private signage which improves the pedestrian's orientation to adjoining pedestrian and vehicular circulation systems should be encouraged.

RESPONSE: Signage is designed within guidelines and integrated to our Building Geometry, blending to our design and landscape.

Building signage should be discouraged above the building's second floor elevation except on hotels which may be permitted to display a single discrete sign on both the north and south faces of the main building mass. Roof signs and billboards should be expressly prohibited. Freestanding signs should be located and sized so they do not obstruct views to/from adjoining parcels or impede clear view of pedestrian and vehicular traffic and traffic control devices.

RESPONSE: Building Signage kept to minimal, buildings seen on level 5 are kept within building geometries to keep a harmonious connection to the design.

The intensity and type of signage illumination should not be offensive to surrounding parcels or the uses therein. Signage style and character should enhance the visual and functional quality of the adjoining public corridor. Signage design, material and maintenance should be compatible with public sector site elements.

RESPONSE: Signage illumination kept to be within our site limits and visibility.

k. *Lighting:*

Private sector site lighting should be consistent with the proposed use, adjacent development, and as required under applicable codes. Site lighting should be considered an integral component of the urban streetscape and designed/located accordingly. Emphasis should be placed on both the nighttime effects of illumination quality and the daytime impact of the standard's appearance.

RESPONSE: Site lighting is kept to be Turtle Safe Amber, no brighter than 3000k in keeping with Florida Fish and Wildlife requirements. All lighting is shielded and non-upwards facing.

Site lighting should be consistent with the theme of the immediate context and compatible with the lighting of adjacent parcels. Light distributions should be relatively uniform and appropriate foot-candle levels should be provided for various uses. (Refer to adopted Public Sector Site Lighting Guidelines for average maintained foot-candle recommendations). All exterior private sector spaces should be sufficiently lit to allow police and citizen surveillance, enhance personal security, and discourage undesirable activities. Exterior lighting should be controlled by an automatic timer or photocell to insure regular activation.

RESPONSE: Site lighting is kept to be Turtle Safe Amber, no brighter than 3000k in keeping with Florida Fish and Wildlife requirements. All lighting is shielded and non-upwards facing.

Site lighting which immediately abuts and is readily visible from adjoining public corridors should reflect the fixture style, light source and illumination intensity of adjoining public lighting and provide a cohesive visual and functional transition without interruption. Site lighting design, materials and maintenance should be compatible with public sector site elements.

RESPONSE: Site lighting is kept to be Turtle Safe Amber, no brighter than 3000k in keeping with Florida Fish and Wildlife requirements. All lighting is shielded and non-upwards facing.

I. *Utilities:*

Private sector utilities should be consistent with the proposed use, adjacent development, and as required under applicable codes. Above-grade utilities should be integrated with surrounding uses and carefully located to minimize visual and functional impact on the adjoining streetscape.

RESPONSE: This proposed phase is meeting the code criteria and all utilities are proposed to be underground. All above ground features shall be covered/shielded through the use of landscaping.

New development should be encouraged to provide underground utility lines. Existing or renovated development should be encouraged to relocate overhead utility lines underground.

RESPONSE: This proposed phase is meeting the code criteria and all utilities are proposed to be underground. All above ground features shall be covered/shielded through the use of landscaping.

Any above-grade utility elements should be consistent in placement, orientation, mounting and material. All above-grade utility elements should be painted one unobtrusive color which allows the elements to blend with their surroundings. All above-grade utilities should be

screened by planting and/or low walls so they are not visible from the street and pedestrian circulation areas.

RESPONSE: This proposed phase is meeting the code criteria and all utilities are proposed to be underground. All above ground features shall be covered/shielded through the use of landscaping.

m. *Site Plan Objectives:*

The following Site Plan Objectives shall be incorporated in all development proposals for the Central Beach Revitalization Area and RMM-25, RMH-25 and RMH-60 zoning districts. This section provides an outline on how and what outdoor spaces need to be provided as part of development proposals. The intent is to ensure that development is more than buildings and structures. The quality of the Central Beach Revitalization area will be enhanced with the addition of planned outdoor spaces.

n. *Usable Outdoor Spaces:*

Hotel and residential development shall provide usable outdoor recreation spaces designated to accommodate passive areas (sitting, etc.) and active areas (pools, etc.). Commercial development shall provide usable outdoor sitting and gathering spaces designed to furnish a place for pedestrians to view, use or consume the goods and services offered.

RESPONSE: Pedestrian View and Pedestrian Walkways proposed along the 3 waterfront exposures on our design. Pedestrian walkways includes natural and local vegetation, seating and vistas of the Intracoastal.

There shall be a variety in the sizes of outdoor spaces and the level of detail shall be such as ornamental fountains, waterfalls, sculptures, trellises, arbors, seating facilities and landscape features.

RESPONSE: The proposed development plans to enhance the outdoor spaces/pedestrian experience by providing a pedestrian promenade along the western edge of the peninsula and exterior terraces within the building.

The total size required for the outdoor spaces will be evaluated on the size and use of the proposed development.

RESPONSE: Acknowledged.

Pedestrian Accessible Spaces:

Hotel and commercial development shall provide direct access to adjoining public sidewalks in order to stimulate pedestrian activity. These spaces shall supplement public sector walkways and improve access to the beach and the Intracoastal Waterway, or both.

RESPONSE: This phase of the project does not connect to any public sidewalks, however, there is pedestrian connectivity throughout and it is adhering to the code.

o. *Defensible Space:*

All projects shall promote a secure environment. This is to be accomplished by designing with CPTED (Crime Prevention Through Environmental Design) principles.

RESPONSE: CTPED principles will be kept and followed.

In addition to the above requirements, the following may be required based on the site specifics of each project:

Provide plant material in the adjacent right-of-way.

RESPONE: This phase of the project is not impacting the adjacent existing ROW conditions.

Provide foundation/entry plantings to the development.

RESPONSE: This phase of the project is not impacting the adjacent existing ROW conditions.

All sites should exhibit lush tropical landscaping.

RESPONSE: Proposed landscape meets all applicable requirements for the development and will be compatible with the waterfront conditions.

Provide large trees/shrubs (mature plantings). This may be required in order to mitigate certain objectionable uses or needed to assist in the neighborhood compatibility of the proposed development.

RESPONSE: Proposed landscape meets all applicable requirements for the development and will be compatible with the neighborhood.

Preserve view corridors. The City recognizes that existing and new views to and from the Intracoastal Waterway, Atlantic Ocean, Bonnet House and public parks are important to maintain.

RESPONSE: View Corridors are maintained within our proposal. We are mindful of Zoning Code and following an 'As-of-right' design ensured we kept and preserved views along our site and adjacent sites.

Respectfully Submitted,

The Development Team

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ISHOF - WEST BUILDING

501 Seabreeze Blvd., Fort Lauderdale, FL 33316

PROJECT 010326.000

DRC SET

09/30/2025

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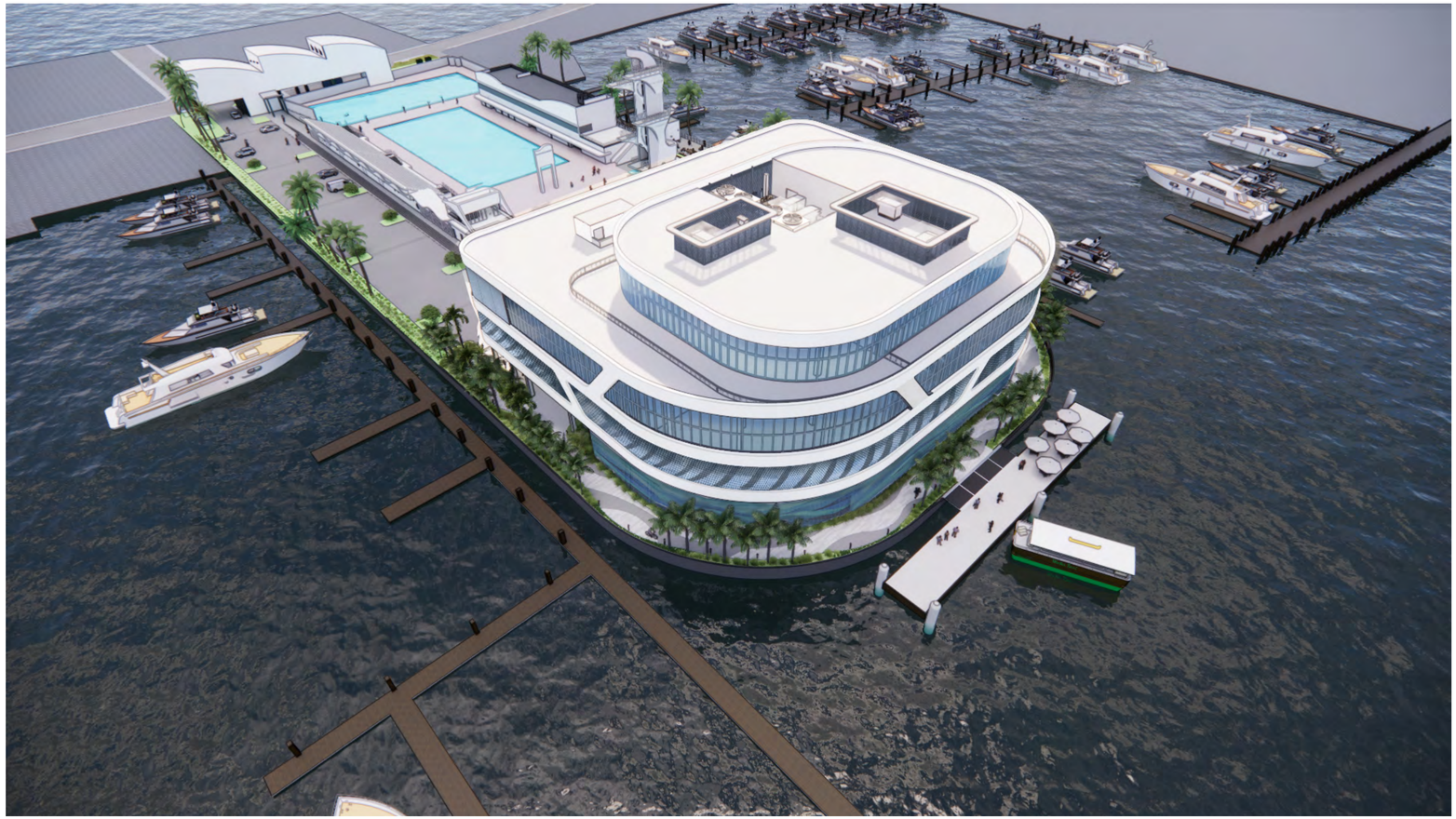

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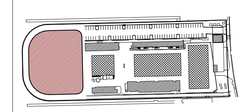
PROJECT

ISHOF - WEST BUILDING

501 Seabreeze Blvd., Fort Lauderdale, FL 33316

KEY PLAN:



△	DESCRIPTION	DATE

NOT FOR CONSTRUCTION

SEAL & SIGNATURE

PROJECT NORTH:

DRC SET

DRAWING TITLE

DRAWING INDEX

PROJECT NUMBER: 010326.000
DATE: 09/30/2025
SCALE:
SHEET

G-001

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GRAPHIC SYMBOLS

COLUMN LINE — 0

CENTER LINE — ℄

ROOM IDENTIFICATION — ROOM NAME, E101, ROOM NUMBER

ROOM FINISH TAG

ROOM NAME TYPE KITCHEN OR BATH TYPE			ROOM NUMBER
FLOOR FLOOR	BASE BASE	CEILING CEILING	
N WALL N WALL	S WALL S WALL	E WALL E WALL	W WALL W WALL
COMMENTS			

DOOR SYMBOL — 1i — DOOR MARK

WINDOW SYMBOL — XX — WINDOW TYPE

LOUVER SYMBOL — X — LOUVER TYPE

MATERIAL TAG — ? — MATERIAL SYMBOL

PARTITION TYPE SYMBOL — 0.00 — PARTITION TYPE

MILLWORK TAG — M-X — MILLWORK DESIGNATION

FINISH TRANSITION

ELEVATION MARKER — Name, Elevation

DATUM POINT

SLAB DIFFERENTIAL — 0' - 0", 0' - 0"

NOTE REFERENCE SYMBOL — XX — NOTE NUMBER

REVISIONS SYMBOL — 11

ELEVATION SYMBOL — 1 Ref, Ref 1, A-000.00, Ref 1, 1 Ref

SECTION SYMBOL — SECTION IDENTIFICATION, SIM, 1, A-000.00, SHEET NUMBER

DETAIL SYMBOL — SECTION IDENTIFICATION, SIM, 1, A-000.00, SHEET NUMBER

PLAN DETAIL — 1, A-000.00

GRAPHIC LEGEND

NOT IN SCOPE

EXISTING CONSTRUCTION TO REMAIN

NEW CONSTRUCTION

ACOUSTIC CEILING TILE

ALUMINUM

BATT INSULATION

COMPACTED SOIL

CONCRETE

CONCRETE BLOCK

EXPOSED BRICK

FINISH WOOD FOR ARCH WOODWORK

GRAVEL

GYPSUM

PLASTER

RIGID INSULATION

ROUGH PLYWOOD

SPRAY-FOAM INSULATION

STEEL

ABBREVIATIONS

& AND
< ANGLE
@ AT
℄ CENTERLINE
∅ DIAMETER
POUND

AB ANCHOR BOLT
ABV ABOVE
AC ACOUSTIC
A/C AIR CONDITIONER
ACC ACCESS
ACFL ACCESS FLOOR
ACOUS ACOUSTICAL
ACPL ACOUSTICAL PLASTER
ACT ACOUSTICAL TILE
AD ACCESS DOOR
ADD ADDENDUM
ADH ADHESIVE
ADJ ADJACENT
ADJT ADJUSTABLE
AFF ABOVE FINISH FLOOR
AGG AGGREGATE
ALT ALTERNATE
ALUM ALUMINUM
ANCH ANCHOR
ANOD ANODIZED
AP ACCESS PANEL
ARCH ARCHITECT(URAL)
ASPH ASPHALT
AT ASPHALT TILE
AUTO AUTOMATIC
AVG AVERAGE

B BASE
BEL BELOW
BET BETWEEN
BIT BITUMINOUS
BD BOARD
BLDG BUILDING
BLK BLOCK
BLKG BLOCKING
BM BEAM
B.M. BENCH MARK
B.O.F. BOTTOM OF FOOTING
BOT BOTTOM
BR BRICK
BRG BEARING
BRZ BRONZE
BTU BRITISH THERMAL UNIT
BUR BUILT-UP ROOF
B.O. BY OTHERS

CAB CABINET
CB CATCH BASIN
CCTV CLOSED CIRCUIT TV
CEM CEMENT
CER CERAMIC
CFT CUBIC FOOT
CG CORNER GUARD
CHAM CHAMFER
C. HT CEILING HEIGHT
C.I. CAST IRON
C.I.P. CAST IN PLACE
CIRC CIRCUMFERENCE
CIR CIRCLE
CJ CONSTRUCTION JOINT
CJT CONTROL JOINT
CK CAULK
CL CLOSET
CLG CEILING
CLL CONTRACT LIMIT LINE
CLR CLEAR(ANCE)
CLS CLOSURE
CMU CONCRETE MASONRY UNIT
COL COLUMN
CONC CONCRETE
CONN CONNECTION
CONST CONSTRUCTION
CONT CONTINUOUS
CONTR CONTRACTOR
COR CORRIDOR
CORR CORRUGATED
CPT CARPET
CR CARD READER
CRS COLD ROLLED STEEL
CSMT CASEMENT
CS CONCRETE SEALER
CT CERAMIC TILE
CTR CENTER
CTSK COUNTER SUNK
CU.FT. CUBIC FEET (FOOT)
CU.IN. CUBIC INCH
CU.YD. CUBIC YARD
CW COLD WATER

D DRAIN
DA DOUBLE ACTING
DBL DOUBLE
DEMO DEMOLITION
DET DETAIL
DEPT DEPARTMENT
DD DECK DRAIN
DF DRINKING FOUNTAIN
DIAG DIAGONAL
DIAM DIAMETER
DIFF DIFFUSER
DIM DIMENSION
DISP DISPENCER
DIST DISTRIBUTION
DIV DIVISION
DN DOWN
DO DOOR OPENING
DPR DISPENSER
DR DOOR
DS DOWNSPOUT
DST DOOR STOP
DT DRAIN TILE
DWG DRAWING
DWL DOWEL
DWR DRAWER

E EAST
EA EACH
E/A EXHAUST AIR
EIFS EXTERIOR INSULATED FINISH SYSTEM
EJ EXPANSION JOINT
EL ELEVATION
ELAST ELASTOMERIC
ELEC ELECTRIC
ELEV ELEVATOR
EMERG EMERGENCY
EMR ELEVATOR MACHINE ROOM
ENCL ENCLOSURE
ENGR ENGINEER
ENTR ENTRANCE
EP ELECTRIC PANEL
EPDM ETHYLENE PROPYLENE DIENE MONOMER
EQ EQUAL
EQUIP EQUIPMENT
ESMT EASEMENT
EW EACH WAY
EWC ELECTRIC WATER COOLER
EX EXISTING
EXC EXCAVATE
EXH EXHAUST
EXIST EXISTING
EXP EXPOSED
EXP JT EXPANSION JOINT
EXPN EXPANSION
EXT EXTERIOR

F FIXED
FA FIRE ALARM
FACP FIRE ALARM CONTROL PANEL
FAB FABRICATED
FC FLOOR COVERING
FD FLOOR DRAIN
FDC FIRE DEPARTMENT CONNECTION
FDN FOUNDATION
FE FIRE EXTINGUISHER
FEC FIRE EXTINGUISHER CABINET
FEM FEMALE
FFE FINISH FLOOR ELEVATION
FFL FINISH FLOOR LINE
FH FIRE HYDRANT
FHC FIRE HOSE CABINET
FIN FINISH(ED)
FPRF FIREPROOFING
FJT FLUSH JOINT
FLAM FLAMABLE
FL FRAMELESS
FLR FLOOR(ING)
FLX FLEXIBLE
FLCO FLOOR CLEAN OUT
FLUOR FLUORESCENT
FOC FACE OF CONCRETE
FOF FACE OF FINISH
FOM FACE OF MASONRY
FOS FACE OF STUDS
FP FIREPROOF
FR FRAME(ING)
FRA FRESH AIR
FRT FIRE RESISTANT TREATMENT
FSD FIRE SMOKE DAMPER
FT FOOT/FEET
FTG FOOTING
FUR FURRING
FUT FUTURE
FWP FABRIC WALL PANEL
FXD FIXED (INOPERABLE)

G GASKETED
GA GAUGE, GAGE
GALV GALVANIZED
GB GRAB BAR
GC GENERAL CONTRACTOR
GCMU GLAZED CONC MASONRY UNIT
GD GRADE, GRADING
GEN GENERAL
GF GROUND FACE
GFRC GLASS FIBER REINFORCED CONTRETE
GFRG GLASS FIBER REINFORCED GYPSUM
GI GALVANIZED IRON
GKT GASKET
GL GLASS, GLAZING
G.L. GRID LINE
GLB GLASS BLOCK
GLF GLASS FIBER
GL-L GLASS-LAMINATED
GL-PS GLASS PANEL SYSTEM
GL-SS GLASS STOREFRONT SYSTEM
GL-T GLASS TEMPERED
GN GENERAL NOTES
GND GROUND
GP GALVANIZED PIPE
GPL GYPSUM LATH
GP PL GYPSUM PLASTER
GR GRADE
GRL GRILLE
GRN GRANITE
GRT GROUT
GT GLAZED TILE
GVL GRAVEL
GWB GYPSUM WALL BOARD

HB HOSE BIBB
HBD HARDBOARD
HC HOLLOW CORE
HCH HOLLOW CORE HARDBOARD
HCPD HANDICAPPED
HD HEAVY DUTY
HDR HEADER
HDW HARDWARE (SET)
HDWD HARD WOOD
HES HIGH EARLY-STRENGTH CEMENT
HGT HEIGHT
HH HANDHOLE
HJT HEAD JOINT
HK HOOK (S)
HM HOLLOW METAL
HORIZ HORIZONTAL
H.P. HIGH POINT
HPS HIGH PRESSURE SODIUM
HR HOUR
HT HEIGHT
HTG HEATING
HTR HEATER
HVAC HEATING/VENTILATING/ AIR CONDITIONING
HW HOT WATER
HWH HOT WATER HEATER

I.D. INSIDE DIAMETER
IF INSIDE FACE
IGU INSULATED GLASS UNIT
ILK INTERLOCK
IMP. IMPERVIOUS
IN INCH
INCL INCLUDE (ING) (D)
INCIN INCINERATOR
INSC INSULATING CONC.
INSF INSULATING FILL
INSUL INSULATE(D),(ION)
INT INTERIOR
INTM INTERMEDIATE
INV INVERT
INFO INFORMATION
IPS IRON PIPE SIZE

JAN JANITOR
JC JANITOR'S CLOSET
JF JOINT FILLER
JST JOIST
JT JOINT

KD KNOCK DOWN W/ PAINT
FINISH
KIT KITCHEN
KO KNOCK OUT
KPL KICKPLATE

L LENGTH
LAB LABORATORY
LAD LADDER
LAM LAMINATE(D)
LAV LAVATORY
LB LAG BOLT
LBL LABEL
LC LIGHT CONTROL
LCQ LACQUER
LF LINEAR FOOT
LG LENGTH
LH LEFT HAND
LHR LEFT HAND REVERSE
LIN LINEAR
LKR. LOCKER
LL LIVE LOAD
LLH LONG LEG HORIZONTAL
LLV LONG LEG VERTICAL
LMS LIMESTONE
LNTL LINTEL
LP LIGHT PROOF
LPT LOW POINT
LT LIGHT
LTG LIGHTING
LT WT LIGHT WEIGHT
LVR LOUVER
LVD LOWER VEHICULAR DRIVE
LWC LIGHTWEIGHT CONC.

M MILLWORK (TYPE)
MACH MACHINE
MAS MASONARY
MAT MATERIAL(S)
MAX MAXIMUM
MC METAL CLAD
MECH MECHANIC(AL)
MED MEDIUM
MEMB MEMBRANE
MFR MANUFACTURE(ER)
MFD METAL FLOOR DECKING
MH MANHOLE
MIN MINIMUM
MIR MIRROR
MISC MISCELLANEOUS
ML METAL LATH
MLDG MOULDING
MN MINUTES
MO MASONRY OPENING
MOD MODULAR, MODULE
MOV MOVABLE
MRB MARBLE
MRD METAL ROOF DECKING
MT MARBLE TILE
MTD MOUNTED
MTG MOUNTING
MTHR METAL THRESHOLD
MTFR METAL FURRING
MTL METAL
MTR MOTOR
MULL MULLION
MWK MILLWORK

N NORTH
N/A NOT APPLICABLE
NIC NOT IN CONTRACT
NL NAILABLE
NLR NO LONGER REQUIRED
NMT NONMETALLIC
NO/# NUMBER
NOM NOMINAL
NR NOT RATED
NRC NOISE REDUCTION COEFFICIENT
N.T.S NOT TO SCALE

OA OVERALL
OBS OBSCURE
O.C. ON CENTER
O.D. OUTSIDE DIAMETER
OFF OFFICE
OH OVERHEAD
OJ OPEN-WEB JOIST
OP OPAQUE
OPH OPPOSITE HAND
OPNG OPENING
OPP OPPOSITE
OPS OPPOSITE SURFACE

P PAINT
PA POWER ASSIST
PAR PARALLEL
P.B. PEGBOARD
PB PANIC BAR
PBD PARTICLE BOARD
PCC PRECAST CONCRETE
PCG POUNDS PER CUBIC FT.
PCPL PORTLAND CEMENT PLASTER
PD PLANTER DRAIN
PED PEDESTAL
PERF PERFORATE
PERI PERIMETER
PE PORCELAIN ENAMEL
PFB PREFABRICATE(D)
PFL POUNDS PER LINEAL FT.
PFN PREFINISHED
PG PLATE GLASS
PH PANIC HARDWARE
PHP PARTIAL HEIGHT PARTITION
PIP POURED IN PLACE
PL PROPERTY LINE,
PLAM PLASTIC LAMINATE
PLAS PLASTER
PLBG PLUMBING
PLY PLYWOOD
PNL PANEL
PNT PAINT(ED)
PR PAIR
PRF PREFORMED
PSC PRESTRESSED CONC.
PSF POUNDS PER SQUARE FT.
PSI POUNDS PER SQUARE INCH
PT POINT
P.T. PRESSURE TREATED
PTC POST -TENSIONED CONCRETE
P.T.D. PAPER TOWEL DISPENSER
P.T.H. PAPER TOWEL HOLDER
PTN PARTITION
PTR PAPER TOWEL RECEPTACLE
PV PAVE (D) (ING)
PVMT PAVEMENT
P.V.C. POLYVINYL CHLORIDE
PWD PLYWOOD
PWR POWER

QT QUARRY TILE
QTY QUANTITY

R RISER
RA RETURN AIR
RAD RADIUS
RB RUBBER BASE
RBR RUBBER
RC RECESS-MOUNTED CABINET
RCP REFLECTED CEILING PLAN
RD ROOF DRAIN
RECPT RECEPTACLE
RECT RECTANGULAR
REF REFERENCE
REFR REFRIGERATOR
REG REGISTER
REINF REINFORCE(ING)
REQ REQUIRED
RES RESILIENT
RET RETURN
REV REVISION(S), REVISED
RF ROOF
RFG ROOFING
RFL REFLECT (ED) (IVE) (OR)
RH RIGHT HAND
RL RAIL(ING)
RM ROOM
RO ROUGH OPENING
ROW RIGHT OF WAY
RVL REVEAL
RWC RAINWATER CONDUCTOR
RWL RAIN WATER LEADER

S SOUTH
S/A SUPPLY AIR
SAN SANITARY
SC SOLID CORE
SCH SCHEDULE
SD STORM DRAIN
SEC SECTION
SF SEAMLESS FLOOR
S.F. SQUARE FOOT (FEET)
SFGL SAFETY GLASS
S.H. SOAP HOLDER
SHELF SHELVING
SHO SHOWER

S.H. SPRINKLER HEAD
SHT SHEET
SIM SIMILAR
SLV SLEEVE
SMC SURFACE-MOUNTED CABINET
S.M.S. STRUCTURAL METAL STUD
SNR SANITARY NAPKIN RECEPTACLE
SND SANITARY NAPKIN DISPENCER
SNT SEALANT
SP START POINT
SPEC SPECIFICATION(S)
SPK SPEAKER
SQ SQUARE
SS STAINLESS STEEL
SSK SERVICE SINK
STA STATION
STC SOUND TRANSMISSION CLASS
STD STANDARD
STG STORAGE, SEATING
STL STEEL
STN STONE
STOR STORAGE
STRUCT STRUCTURAL
SUR SURFACE
SUSP SUSPENDED
SW SWITCH
SWBD SWITCHBOARD
SWR SWITCH ROOM
S.Y. SQUARE YARD
SYM SYMMETRICAL
SYS SYSTEM

TB TOWEL BAR
(TBA) TO BE AGREED
TEL TELEPHONE
TEMP TEMPERATURE
TERR TERRAZZO
THK THICK(NESS)
THR THRESHOLD (SADDLE)
TM TRAVERTINE MARBLE
TMA TO MATCH ADJACENT
TME TO MATCH EXISTING
TO TOP OF
T.O.B. TOP OF BEAM
T.O.C. TOP OF CONCRETE
T.O.D. TOP OF DECK
T.O.F. TOP OF FOOTING
T.O.P. TOP OF PARAPET
T.O.S. TOP OF SLAB
T.O.ST TOP OF STEEL
T.O.W. TOP OF WALL
T.P.D. TOILET PAPER DISPENCER
TPTN TOILET PARTITION
TR TREAD
TRNSF TRANSFORMER
TV TELEVISION
TYP TYPICAL

UC UNDERCUT
UH UNIT HEATER
UL UNDERWRITERS LABORATORY
UNF UNFINISHED
UON UNLESS OTHERWISE NOTED
UR URINAL
UVD UPPER VEHICULAR DRIVE

V VENEER
VAC VACUUM
VAR VARIES
VB VINYL BASE
V.C.T. VINYL COMPOSITION TILE
VENT VENTILATION
VERT VERTICAL
VEST VESTIBULE
VIF VERIFY IN FIELD
VIN VINYL
V.W.C. VINYL WALLCOVERING

W WEST
W/ WITH
WC WATER CLOSET
WD WOOD
WDB WOOD BASE
WDV WOOD VENEER
WDW WINDOW
WG WIRED GLASS
WH WALL HUNG
W.H. WATER HEATER
WM WIRE MESH
WMB WALL-MOUNTED BRACKET
W/O WITHOUT
WOM WALK-OFF MAT
WP WATERPROOFING
WPT WORKING POINT
W.R. WASTE RECEPTACLE
WS WATER STOP
WSCT WAINSCOT
WT WEIGHT
WWB WATER-RESISTANT WALL BD
WWF WELDED WIRE FABRIC

Z ZONE

PROJECT INFO

APPLICABLE CODES:

INTERNATIONAL & NATIONAL - **UNITED STATES - FEDERAL**
STATE CODE - **FLORIDA STATE**
COUNTY - ZONING CODE - **BROWARD COUNTY**
LOCAL - COMMUNITY CODE - **CITY OF FORT LAUDERDALE**

INTERNATIONAL
2017 ANSI 117.1: ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
2024 INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPSC)

NATIONAL
2024 + 2014 FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)
2020 NATIONAL ELECTRICAL CODE

NFPA 10: STANDARD FOR PORTABLE FIRE EXTINGUISHERS, 2022 EDITION
NFPA 13: STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS, 2022 EDITION
NFPA 14: STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS, 2024 EDITION
NFPA 20: STANDARD FOR INSTALLATION OF STATIONARY FIRE PUMPS FOR FIRE PROTECTION, 2022 EDITION
NFPA 72: NATIONAL FIRE ALARM AND SIGNALING CODE, 2022 EDITION
NFPA 92: STANDARD FOR SMOKE CONTROL SYSTEMS, 2024 EDITION
NFPA 110: STANDARD FOR EMERGENCY AND STANDBY POWER SYSTEMS, 2022 EDITION

STATE
2023 FLORIDA BUILDING CODE - BUILDING (FBC)
2023 FLORIDA BUILDING CODE - ACCESSIBILITY
2023 FLORIDA BUILDING CODE - ENERGY CONSERVATION
2023 FLORIDA BUILDING CODE - PLUMBING
2023 FLORIDA BUILDING CODE - MECHANICAL
ELECTRICAL CODE - SEE NATIONAL

2023 FLORIDA FIRE PREVENTION CODE (FFPC)

COUNTY
2024 - CODE OF BROWARD COUNTY, CODE OF ORDINANCES - PTC 2105.6

LOCAL - COMMUNITY (TOWN / VILLAGE / CITY)
CITY OF FORT LAUDERDALE

PROJECT DESCRIPTION:

THE PROPOSED 6 STORY - MIXED USE - WEST BUILDING IS A CITY OF FORT LAUDERDALE CAPITAL PROJECT AND IS PART OF PHASE 2 OF THE INTERNATIONAL SWIMMING HALL OF FAME (ISHOF) DEVELOPMENT PROJECT.

THE ISHOF DEVELOPMENT PROJECT IS A PUBLIC PRIVATE PARTNERSHIP (P3) WITH THE CITY OF FORT LAUDERDALE AND HALL OF FAME PARTNERS, LLC.

THE SIX-STORY PROPOSED BUILDING SERVES AS THE AN ADDITIONAL ATTRACTION TO THE EXISTING AQUATIC USES OF THE SITE BY PROVIDING AN AQUARIUM, MUSEUM, EVENT AND LEASABLE SPACES ANCILLARY TO THE AQUATIC AND AQUARIUM / MUSEUM USES OF THE SITE. SITE LANDSCAPING HAS BEEEN DESIGNED TO MEET THE REQUIREMENTS OF ULDR AND INCORPORATES A PEDESTRIAN EXPERIENCE ALONG A PLANNED PROMENADE ALONG THE WESTERN EDGE OF THE PENINSULA.

PROJECT DATUM ELEVATION: 8.00 NAVD = 0'-0" ELEVATION

FLOOD PLAIN DESIGN: GROUND LEVEL AT 8.00NAVD; FLOOD PANELS WHERE REQ, SEE A-806

BUILDING CLASSIFICATION APPROACH :

[A-2] ASSEMBLY - RESTAURANT / DINING, KITCHEN
[A-3] ASSEMBLY - GYM / LOBBIES / MEETING ROOMS OVER 750 SF
[B] BUSINESS - OFFICES
[M] MERCANTILE - RETAIL COMMERCIAL SPACES
[S-1] MODERATE HAZARD STORAGE - LOADING DOCK
[S-2] LOW HAZARD STORAGE - PARKING, GENERAL STORAGE AND MEP SUPPORT SPACES

CLASSIFICATION IS ON A NON -SEPARATED MIXED-USE BUILDING BASIS. THE DESIGN IS IN ACCORDANCE WITH FBC TABLE 508.3. THEREFORE FIRE-RATED SEPARATION IS NOT REQUIRED BETWEEN SAME USES; EXCEPT AS INDICATED BY OTHER PORTIONS OF CODE

CONSTRUCTION TYPE:
TYPE IB WITH FIRE ALARM SYSTEM, SPRINKERED.
REFERENCE LIFE SAFETY DRAWINGS FOR ADDITIONAL INFORMATION.
IN ACCORDANCE WITH FBC TABLES 504.3, 504.4

FIRE RESISTANCE RATING FOR THE BUILDING ELEMENTS (TYPE IB CONSTRUCTION)

STRUCTURAL FRAME : 2 HR
BEARING WALLS : 2 HR
FLOOR CONSTRUCTION (INCLUDING SECONDARY MEMBERS) : 2 HR
ROOF CONSTRUCTION (INCLUDING SECONDARY MEMBERS) : 1 HR
PARKING GARAGE SEPARATION: 2 HR

PARKING GARAGE (ENCLOSED OR OPEN): OPEN AND NATURALLY VENTILLATED

PARKING AGREEMENT (CITY / LOCAL) (STANDARD : ATTENDED / VALET): STANDARD, NO VALET.

PARKING PROVIDED IN BLDG: 130 STANDARD ; 46 COMPACT, 4 ACCESSIBLE = 180 TOTAL

PARKING PROVIDED ON SITE: 259 TOTAL SPACES ON SITE

PARKING PROVIDED OFF-SITE: 42 EMPLOYEE PARKING SPACES @ LAS OLAS GARAGE.

SPRINKLER: AUTOMATIC SPRINKLER SYSTEM (FULLY)

SPRINKLER DESIGN: FLORIDA STATUTE 61G-15; AND FBC 2023 SEC 903 - DELEGATED DESIGN

BUILDING HEIGHT: 85'-0"

HIGH RISE BUILDING (OCCUPIED FLOOR OVER 75 FT): NO; OCCUPIED FLOOR AT 65 FT

NUMBER OF STORIES ABOVE GRADE : 6 STORIES

BUILDING AREA: 203,068 SQ FT TOTAL - SEE G-110

CLIMATE ZONE FOR ENERGY USE: [1A] BROWARD COUNTY

GREEN CERTIFICATION: N/A

ARCHITECTURAL ZONING INFORMATION

[CENTRAL BEACH DISTRICT] - SOUTH BEACH MARINA AND HOTEL DISTRICT (SBMHA)

Lot Addresses: **501 SEABREEZE BLVD, FORT LAUDERDALE, FLORIDA 33316**

Folio Numbers **#504212330010**

LOT OCCUPATION	Required	Applied	Provided
Lot Area	220,390 SF (5.06 ACRE)		220,390 SF (5.06...
Lot Area After Dedication	N/A		
Lot Width	SEE CIVIL SITE PLAN		
Lot Coverage	80%	176,312 sf	
Floor Plate Under 65 ft	No Max		
Floor Plate Over 65 ft	16,000 SF		
Open Space	20%		See Civil Site Plan
Floor Area Ratio	5.0		203,068 SF
Density	70 DWELLING UNITS / ACRE	N/A	N/A

SETBACK REQUIREMENTS [ULDC 47-12.5 F]	Required	Provided
Seabreeze Boulevard (East)	20 FT	Existing (Over 20 FT)
State Road A-1-A (East)	20 FT	Existing (Over 20 FT)
Front Yard (East)	20 FT	Existing (Over 20 FT)
Corner Yard (SouthWest/NorthWest)	20 FT	20 FT
Side Yard (North) (South)	20 FT	20 FT
Rear Yard (West)	20 FT	20 FT

DIMENSIONAL REQUIREMENTS [47-12.4.1]	Required	Provided
Min. Height	NONE	65 FT
Max. Height	120 FT	85 FT
Max. Bonus Height [47-12.5.F]	20% @ 16,000 SF PLATE...	N/A
Maximum Streetwall Length	200 FT	N/A
Maximum Streetwall Width	200 FT	N/A

ARQUITECTONICA

OWNER:
CITY OF FORT LAUDERDALE
528 NW 2 ST
FORT LAUDERDALE, FL 33311
TEL:954.828.8000

DEVELOPER
HALL OF FAME PARTNERS
55 NE 5TH AVENUE, SUITE 501
BOCA RATON, FL 33432

DESIGN BUILDER:
HENSEL PHELPS
888 SE 3RD AVENUE, SUITE 200
FT. LAUDERDALE, FL 33316
TEL:954.870.6999

ARCHITECT:
ARQUITECTONICA
2900 OAK AVENUE
MIAMI, FL 33133
TEL:305.372.1812

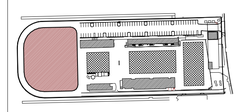
CIVIL ENGINEER:
KEITH
301 E ATLANTIC BLVD
POMPANO BEACH, FL 33060
TEL:954.788.3400

STRUCTURAL ENGINEER:
THORNTON TOMASETTI
101 NE THIRD AVENUE, STE. 1170
FORT LAUDERDALE, FL 33301
TEL:954.903.9300

MEP/FP ENGINEER:
KAMM CONSULTING
1407 WEST NEWPORT CENTER DR.
DEERFIELD BEACH, FL 33442
TEL:954.949.2200

PROJECT
ISHOF - WEST BUILDING
501 Seabreeze Blvd., Fort Lauderdale, FL 33316

KEY PLAN:



△	DESCRIPTION	DATE

NOT FOR CONSTRUCTION

SEAL & SIGNATURE

PROJECT NORTH:
DRC SET

DRAWING TITLE
PROJECT DATA

PROJECT NUMBER: 010326.000
DATE: 09/30/2025
SCALE: 1" = 1'-0"
SHEET
G-002

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9/30/2025 4:06:42 PM

MAP OF ALTA SURVEY

LEGAL DESCRIPTION:

A Leasehold estate created by that certain Ground Lease from the City of Fort Lauderdale, a Municipal corporation of the State of Florida, Lessor, to Hall of Fame Partners, LLC, a Florida limited liability company, Lessee, creating the Leasehold Estate to the land, dated as of ________, 2024, and recorded on _________, 2024 in Instrument # ________, for an initial term of 30 years, demising the following described lands:

A PORTION OF PARCEL "A", INTERNATIONAL SWIMMING HALL OF FAME COMPLEX, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 138, PAGE 19, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE ALONG THE EAST LINE OF SAID PARCEL "A", ALSO BEING THE WEST RIGHT OF WAY LINE OF SEABREEZE BOULEVARD (STATE ROAD A-1-A) THE FOLLOWING TWO (2) COURSES; (1) SOUTH 01°39'43" EAST 192.47 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT; (2) SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 1375.00 FEET; A CENTRAL ANGLE OF 04°04'09", AND AN ARC DISTANCE OF 97.65 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE ALONG THE SOUTH LINE OF SAID PARCEL "A" THE FOLLOWING TWO (2) COURSES; (1) SOUTH 88°23'17" WEST, 177.79 FEET; (2) SOUTH 88°43'17" WEST, 501.09 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT ON THE WESTERLY LINE OF SAID PARCEL "A"; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING THREE (3) COURSES; (1) SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 90°06'01" AND AN ARC DISTANCE OF 157.25 FEET TO A POINT OF TANGENCY; (2) NORTH 01°10'42" WEST, 90.13 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT; (3) NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 89°54'43" AND AN ARC DISTANCE OF 156.93 FEET TO A POINT OF TANGENCY ON THE NORTH LINE OF SAID PARCEL "A"; THENCE ALONG THE NORTH LINE OF SAID PARCEL "A" THE FOLLOWING TWO (2) COURSES; (1) NORTH 88°44'01" EAST, 497.15 FEET; (2)NORTH 88°23'18" EAST, 176.14 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 01°39'43" EAST ALONG THE EAST LINE OF SAID PARCEL "A", ALSO BEING THE WEST RIGHT OF WAY LINE OF SEABREEZE BOULEVARD (STATE ROAD A-1-A) 81.22 FEET; THENCE SOUTH 88°20'17" WEST, 64.79 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°30'40" EAST, 180.93 FEET; THENCE SOUTH 88°55'57" WEST, 110.87 FEET; THENCE SOUTH 01°16'41" EAST, 13.22 FEET; THENCE SOUTH 88°45'52" WEST, 213.68 FEET; THENCE NORTH 01°17'53" WEST, 86.56 FEET; THENCE NORTH 46°13'17" WEST, 13.90 FEET; THENCE SOUTH 01°13'09" EAST, 47.99 FEET ; THENCE SOUTH 88°50'44" WEST, 114.76 FEET; THENCE NORTH 01°20'58" WEST, 104.24 FEET; THENCE SOUTH 88°42'05" WEST, 22.16 FEET; THENCE NORTH 01°06'01" WEST, 46.39 FEET TO A POINT HEREIN AFTER REFERRED TO AS REFERENCE POINT "A"; THENCE NORTH 88°44'23" EAST, 372.33 FEET; THENCE SOUTH 01°41'21" EAST, 5.97 FEET; THENCE NORTH 88°29'26" EAST, 98.24 FEET TO THE POINT OF BEGINNING.

ALSO LESS THE FOLLOWING:

COMMENCING AT THE AFOREMENTIONED REFERENCE POINT "A"; THENCE NORTH 01°06'01" WEST, 9.49 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°06'01" WEST, 60.52 FEET; THENCE NORTH 88°39'05" EAST, 444.87 FEET; THENCE SOUTH 01°36'42" EAST, 13.30 FEET; THENCE SOUTH 88°23'18" WEST, 10.04 FEET; THENCE SOUTH 01°36'42" EAST, 24.73 FEET; THENCE NORTH 88°23'18" EAST, 10.04 FEET; THENCE SOUTH 01°36'42" EAST, 22.02 FEET; THENCE SOUTH 88°35'16" WEST, 357.17 FEET; THENCE SOUTH88°36'08" EAST, 88.24 FEET TO THE POINT OF BEGINNING.

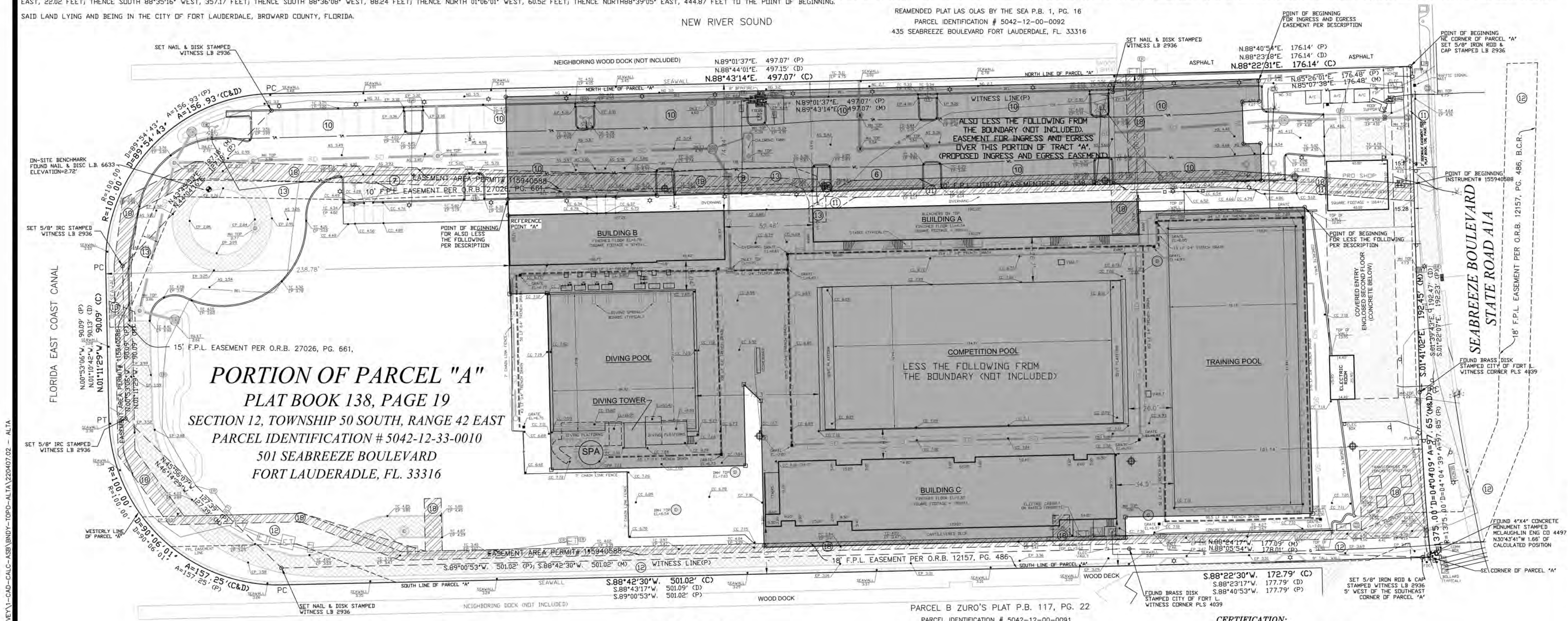
SAID LAND LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

TOGETHER WITH THE FOLLOWING NON-EXCLUSIVE EASEMENT DESCRIBED IN THE INGRESS AND EGRESS EASEMENT FROM THE CITY OF FORT LAUDERDALE, A FLORIDA MUNICIPAL CORPORATION TO HALL OF FAME PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, DATED AUGUST 16, 2024, AND RECORDED ON _____, 2024, IN INSTRUMENT # _____, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SUBJECT TO THE TERMS AND PROVISIONS CONTAINED THEREIN, DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL "A", INTERNATIONAL SWIMMING HALL OF FAME COMPLEX, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 138, PAGE 19, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

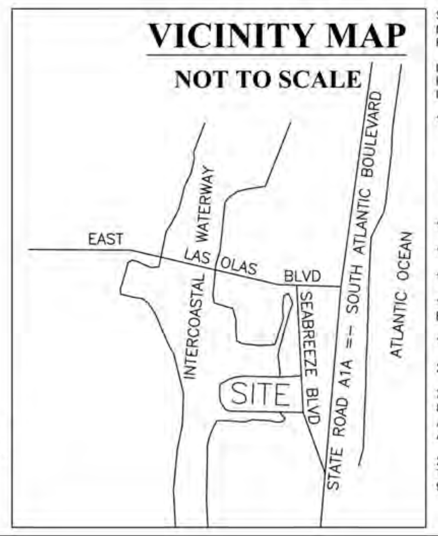
COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 88°23'18" WEST, ALONG THE NORTH LINE OF SAID PARCEL "A", 89.81 FEET; THENCE SOUTH 01°36'42" EAST, 4.88 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°36'42" EAST, 13.30 FEET; THENCE SOUTH 88°23'18" WEST, 10.04 FEET; THENCE SOUTH 01°36'42" EAST, 24.73 FEET; THENCE NORTH 88°23'18" EAST, 10.04 FEET; THENCE SOUTH 01°36'42" EAST, 22.02 FEET; THENCE SOUTH 88°35'16" WEST, 357.17 FEET; THENCE SOUTH 88°36'08" WEST, 88.24 FEET; THENCE NORTH 01°06'01" WEST, 60.52 FEET; THENCE NORTH88°39'05" EAST, 444.87 FEET TO THE POINT OF BEGINNING.

SAID LAND LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.



VICINITY MAP

NOT TO SCALE



TITLE COMMITMENT NOTES:

PROPERTY ADDRESS: 501 SEABREEZE BOULEVARD, FORT LAUDERDALE, FLORIDA.
PARCEL IDENTIFICATION # 5042-12-33-0010

SCHEDULE: B II EXCEPTIONS: THE SURVEYOR HAS EXAMINED THE TITLE POLICY PREPARED BY CHICAGO TITLE INSURANCE COMPANY WITH TITLE COMMITMENT NO. 11697380 REVISION NUMBER 16-OCTOBER 8, 2024, WITH AN COMMITMENT DATE OF 09/03/2024, 11:00 P.M., THE FOLLOWING EXCEPTIONS LISTED IN SCHEDULE B-SECTION 2 ARE ADDRESSED AS FOLLOWS. PLEASE NOTE THAT THE SIGNING SURVEYOR DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESS OR IMPLIED.

ITEMS 1 - 9; 15-17, 19 & 23-25 ARE GENERAL AND ARE NOT SURVEY MATTERS.
ITEMS 26-28: INTENTIONALLY DELETED.
ITEMS 23 - 28 MAY AFFECT THE SUBJECT PROPERTY AND IS A PROPOSED DOCUMENT THAT WAS NOT PROVIDED FOR REVIEW AND HAVE NOT BEEN RECORDED IN THE PUBLIC RECORDS.

10. SAVING AND RESERVING UNTO THE SAID TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA, AND THEIR SUCCESSORS, TITLE TO AN UNDIVIDED THREE-FOURTHS OF ALL PHOSPHATE, MINERALS AND METALS, AND TITLE TO AN UNDIVIDED ONE-HALF OF ALL PETROLEUM THAT MAY BE IN, ON OR UNDER THE ABOVE DESCRIBED LAND, WITH THE PRIVILEGE TO MINE AND DEVELOP THE SAME", AS CONTAINED IN DEED NO. 18, 397 OF THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA, RECORDED IN DEED BOOK 289, PAGE 450, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

NOTE: THE RIGHT OF ENTRY AND EXPLORATION ASSOCIATED WITH SAID OIL, GAS AND MINERAL RESERVATIONS HAS BEEN RELEASED BY FLORIDA STATUTES, SEC. 270.11(2 (B). DOES NOT AFFECT THE SUBJECT PROPERTY.

11. EASEMENTS AND DEDICATIONS CONTAINED ON THE PLAT OF INTERNATIONAL SWIMMING HALL OF FAME COMPLEX, RECORDED IN PLAT BOOK 138, PAGE 19, HAS BEEN PLOTTED.

12. EASEMENT TO FLORIDA POWER & LIGHT COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 12157, PAGE 486; HAS BEEN PLOTTED.

13. EASEMENT TO FLORIDA POWER & LIGHT COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 27026, PAGE 661; HAS BEEN PLOTTED.

14. NOTICE REGARDING INTRACOASTAL WATERWAY RIGHT-OF-WAY, BROWARD COUNTY, RECORDED IN OFFICIAL RECORDS BOOK 28071, PAGE 945; THIS AFFECTS THE SUBJECT PROPERTY, BUT IS BLANKET IN NATURE AND CAN NOT BE GRAPHICALLY DEPICTED HERON.

18. EASEMENT TO FLORIDA POWER & LIGHT COMPANY, RECORDED IN INSTRUMENT# 115940588; HAS BEEN PLOTTED.

20. INTENTIONALLY DELETED

21. COVENANTS, CONDITIONS AND RESTRICTIONS, INCLUDING PROVISIONS FOR THE REVERSION AND FORFEITURE OF TITLE, AS SET FORTH IN THAT CERTAIN WARRANTY DEED RECORDED 8/8/1917 IN DEED BOOK 7, PAGE 108, AS AFFECTED BY THE RELEASE OF RESTRICTIONS RECORDED 5/10/1956 IN OFFICIAL RECORDS BOOK 632, PAGE 117, AND AS AFFECTED BY THE ACKNOWLEDGEMENT OF NO RESTRICTION RECORDED 11/16/1989 IN OFFICIAL RECORDS BOOK 16932, PAGE 780. COVERAGE UNDER ALTA 9-06, 9.1-06, 9.2-06 AND 9.3-06 SHALL NOT APPLY TO THIS EXCEPTION; THIS AFFECTS THE SUBJECT PROPERTY, BUT IS BLANKET IN NATURE AND CAN NOT BE GRAPHICALLY DEPICTED HERON.

22. TERMS, PROVISIONS, CONDITIONS AND RESTRICTIONS, INCLUDING PROVISIONS FOR THE TERMINATION, REVERSION AND FORFEITURE OF TITLE, CONTAINED IN THE DEDICATION BY THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 2611, PAGE 314. COVERAGE UNDER ALTA 9-06, 9.1-06, 9.2-06 AND 9.3-06 SHALL NOT APPLY TO THIS EXCEPTION; HAS BEEN PLOTTED.

SURVEYOR REPORT:

BASED ON THE FEDERAL EMERGENCY ANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, BREVARD COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 125105 0576 H, LAST DATED 08/18/2014, IT APPEARS FROM A SCALING OF SAID MAP THAT THE LAND DESCRIBED HEREON IS SHOWN TO BE IN ZONE "X" & "AE", (AREA OF MINIMAL & 100 YEAR FLOODING). SAID FEMA MAP IS NOT A SURVEY AND NO RESPONSIBILITY IS TAKE FOR THE INFORMATION CONTAINED IN OR THE ACCURACY OF THE ABOVE REFERENCED MAP.

1. THIS MAP REPRESENTS A BOUNDARY SURVEY OF THE DESCRIPTION AS FURNISHED TO CARNAHAN PROCTOR AND CROSS PER CLIENT'S INSTRUCTION AND MAKES NO CLAIMS REGARDING OWNERSHIP OR RIGHTS OF POSSESSION.

2. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF PARCEL "A", BEING S 88°42'30" W, ASSUMED DATUM

3. ELEVATIONS SHOWN HEREON WERE ESTABLISHED USING FLORIDA DEPARTMENT OF TRANSPORTATION'S FPRN (FLORIDA PERMANENT REFERENCE NETWORK) ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88).

4. THIS SURVEYOR HAS NOT SEARCHED THE PUBLIC RECORDS OR ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAYS, COVENANTS AND RESTRICTIONS OR OTHER PERTINENT DOCUMENTS WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THIS RESEARCH WAS NOT INCLUDED IN THE SCOPE OF SERVICES OF THIS FIRM.

5. THE RELATIVE DISTANCE ACCURACY FOR BOUNDARY DIMENSIONS SHOWN HEREON IS IN EXCESS OF 1 FOOT IN 10,000 FEET.

6. THIS ALTA SURVEY PERFORMED BY CARNAHAN PROCTOR AND CROSS IS FOR THE SINGULAR USE BY THE CLIENTS NAMED HEREON FOR THE EXPRESS STATED PURPOSE LISTED HEREON. THIS DRAWING IS NOT LEGALLY BINDING WITHOUT MY SIGNATURE AND ORIGINAL RAISED EMBOSSED SEAL. NO THIRD PARTY IS AUTHORIZED TO USE THIS DRAWING IN ANY WAY, AND THIS SURVEYOR SHALL NOT BE HELD LIABLE FOR DAMAGES RESULTING FROM THE UNAUTHORIZED OR ILLEGAL EXECUTIONS OR ATTEMPTS AT CIRCUMVENTING PRESCRIBED LAWS OR PROFESSIONAL FEE PAYMENTS. ALL PLATS, REPORTS, NOTES, PLANS, SPECIFICATIONS, COMPUTER FILES, FIELD NOTES OR DATA, OTHER DOCUMENTS AND INSTRUMENTS PREPARED BY THIS FIRM AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THIS FIRM. THIS FIRM SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THERETO. THE ORIGINAL OF THIS DRAWING REMAINS THE PROPERTY OF CARNAHAN PROCTOR AND CROSS.

7. BUILDING TIES, FENCE TIES, ETC. ARE NOT TO BE USED AS A WAY TO RECONSTRUCT BOUNDARY LINE LOCATION.

8. DUE TO PHYSICAL LIMITATIONS, A MONUMENT CONFORMING TO CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, STANDARDS OF PRACTICE COULD NOT BE SET AT THE CORNERS LABELED AS "NOT SET" DO TO THE FACT THAT A RASIED OR RECESSED OBJECT COULD BE A INJURY HAZARD.

CERTIFICATION:

THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE 2022 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(A), 7(B)(1), 8, 9, 11(B), 13, 14, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 02, 2024. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. THE UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS". THIS IS TO FURTHER CERTIFY THAT THIS "ALTA/ACSM LAND TITLE SURVEY" MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 5J-17.05 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

THIS SURVEY IS CERTIFIED TO:
HALL OF FAME PARTNERS LLC, A FLORIDA LIMITED LIABILITY COMPANY
WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE OF THE ISHOF (FORT LAUDERDALE, FL) LEASE-BACKED PASS-THROUGH TRUST
CHICAGO TITLE INSURANCE COMPANY
MACQ-FLORIDA II, LLC, A DELAWARE LIMITED LIABILITY COMPANY
BECKER & POLIAKOFF, P.A.

AREA OF INTEREST:

1. FLORIDA POWER & LIGHT EASEMENT PER PLAT BOOK 139, PAGE 19 & EASEMENT TO FLORIDA POWER & LIGHT COMPANY PER INSTRUMENT# 115940588; EXTENDS THROUGH PRO SHOP.
2. THERE ARE NO VISIBLE CEMETERIES OR BURYING GROUNDS ON THE PROPERTY.
3. TOTAL AREA OF LAND SURVEYED = 220390+/_ SQUARE FEET.
4. NO BUILDING SET-BACK LINE SHOWN HEREON.

CERTIFICATION:

I HEREBY STATE THAT THIS SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS SKETCH AND DESCRIPTION MEETS STANDARDS OF PRACTICE FOR FLORIDA SURVEYORS AND MAPPERS, AS SET FORTH IN CHAPTER 5J-17.05 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

Tracy W Birch

For the firm by;
TRACY W. BIRCH, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 5579
DATE OF SURVEY: JULY 8, 2024
DATE OF SIGNATURE: OCTOBER 09, 2024

CARNAHAN PROCTOR & CROSS
604 COURTLAND STREET SUITE 101
PHONE : (407) 960-5980
ORLANDO, FLORIDA 32804
CERTIFICATE OF AUTHORIZATION # 2936

LAND DEVELOPMENT
SURVEYING
CONSTRUCTION ENGINEERING INSPECTION

LEGEND & ABBREVIATIONS:

FIP = FIRE INDICATOR POST
FPL = FLORIDA POWER & LIGHT
NG= NATURAL GROUND
FIP = FIRE INDICATOR POST
CB= CATCH BASIN
WMV= WATER METER VAULT
COMM= COMMUNICATION BOX
BFP= BACKFLOW PREVENTER
ICV= IRRIGATION CONTROL VALVE
A/C= AIR CONDITIONER ON CONCRETE
VLT= VAULT
ELEC= ELECTRIC
B.C.R= BROWARD COUNTY RECORDS
PB= PLAT BOOK
PC=POINT OF CURVATURE
PG= PAGE
PT=POINT OF TANGENCY
AB= AS BUILT
AS= ASHALT
TC= TOP OF CURB
EP= EDGE OF PAVEMENT
CC= CONCRETE
FF= FINISHED FLOOR
IRC= IRON ROD AND CAP
MH= MANHOLE
LB= LICENSED BUSINESS
LF= LINEAR FEET
EL= ELEVATION
TOB = TOP OF BANK
= TRAFFIC SIGN
HDPE = HIGH DENSITY POLYETHYLENE PIPE
RCP = RIENFORCED CONCRETE PIPE
= LIGHT TOWERS
= CONCRETE LIGHT POLES
= FIRE DEPT CONNECTION (FDC)
WV = WATER VALVE
= DRAINAGE MANHOLE
= CATCH BASIN
= ELECTRIC RISER
= GAS METER/REGULATOR
= ELECTRIC VAULT
= ELECTRIC TRANSFORMER
= WATER METER
= CORNER NOT SET

No.	Revision	Date	By
6	APPLIED REVISED TITLE COMMITMENT	10-09-24	TWB
5	APPLIED REVISED TITLE COMMITMENT	09-27-24	HSY
4	ADD PROPOSED EASEMENT	08-29-24	HSY
3	UPDATED CORNER SET CALLS	07-08-24	HSY
2	GRAY-OUT BLDGS A & B	06-25-24	PJC
1	ADDED EXCEPTION NUMBER'S	06-11-24	HSY

Designed by	Drawn by HSY	Checked by TWB	
CAD checked by P.C.		Approved by TWB	
Scale AS SHOWN		Date 05-02-2024	

FORT LAUDERDALE AQUATIC CENTER
501 SEABREEZE BLVD.
FT. LAUDERDALE, FL. 33316

Project Title

HALL OF FAME PARTNERS, LLC

Issued for

ALTA SURVEY

Drawing Title

Sheet # 1 of 2
Drawing Number

220407.02
Project Number

SURVEY FOR REFERENCE ONLY
UPLOADED AS SEPARATE DOCUMENT WITH APPLICATION

ARQUITECTONICA

OWNER:
CITY OF FORT LAUDERDALE
528 NW 2 ST
FORT LAUDERDALE, FL 33311
TEL:954.828.8000

DEVELOPER
HALL OF FAME PARTNERS
55 NE 5TH AVENUE, SUITE 501
BOCA RATON, FL 33432

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FT. LAUDERDALE, FL 33316
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301 E ATLANTIC BLVD
POMPANO BEACH, FL 33060
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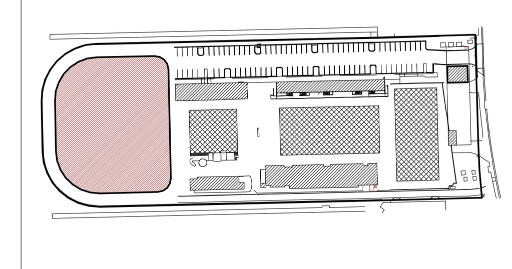
THORNTON TOMASETTI
101 NE THIRD AVENUE, STE. 1170
FORT LAUDERDALE, FL 33301
TEL:954.903.9300

MEP/FP ENGINEER:
KAMM CONSULTING
1407 WEST NEWPORT CENTER DR.
DEERFIELD BEACH, FL 33442
TEL:954.949.2200

PROJECT
ISHOF - WEST BUILDING
501 Seabreeze Blvd., Fort Lauderdale, FL 33316

KEY PLAN:



△	DESCRIPTION	DATE

NOT FOR CONSTRUCTION

SEAL & SIGNATURE

PROJECT NORTH:

DRC SET

DRAWING TITLE
BOUNDARY AND TOPOGRAPHIC SURVEY - REFERENCE

PROJECT NUMBER: 010326.000
DATE: 09/30/2025
SCALE:

SHEET
G-006

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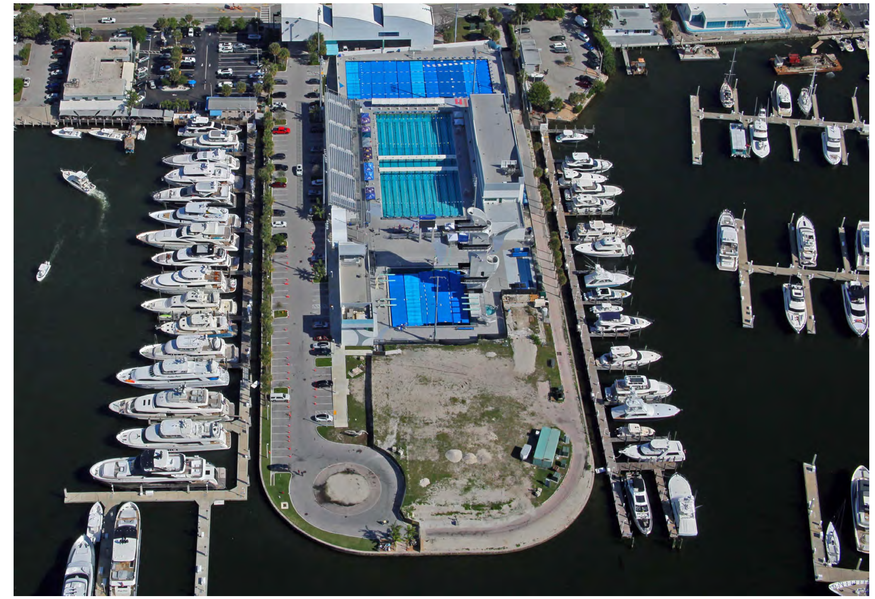
9/30/2025 4:06:45 PM

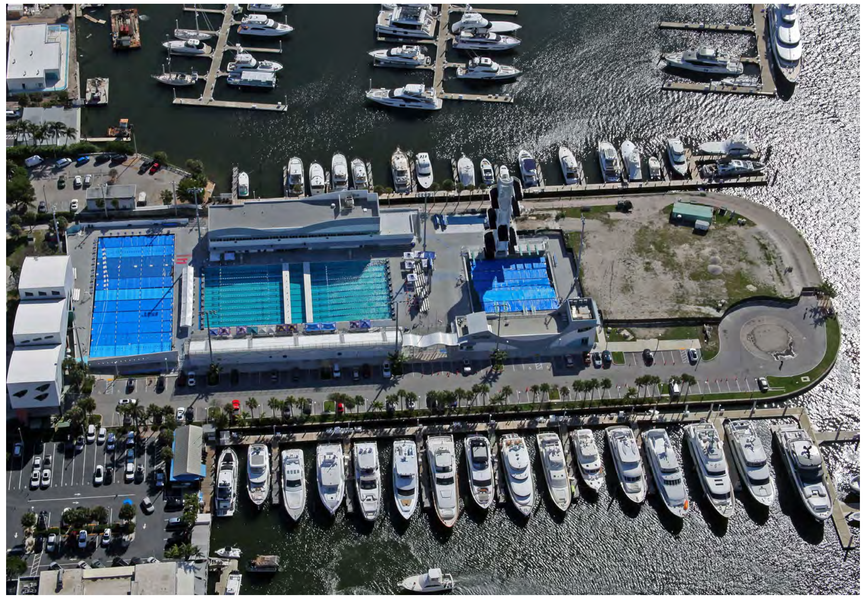
1 AERIAL VIEW FROM THE SOUTH

12" = 1'-0"



2 AERIAL VIEW FROM THE WEST

12" = 1'-0"



3 AERIAL VIEW FROM THE NORTH

12" = 1'-0"

4 AERIAL VIEW FROM THE EAST

12" = 1'-0"

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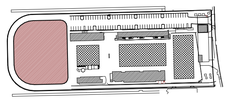
PROJECT

ISHOF - WEST BUILDING

501 Seabreeze Blvd., Fort Lauderdale, FL 33316

KEY PLAN:



△	DESCRIPTION	DATE

NOT FOR CONSTRUCTION

SEAL & SIGNATURE

PROJECT NORTH:

DRC SET

DRAWING TITLE

SITE IMAGES - AERIAL

PROJECT NUMBER: 010326.000
DATE: 09/30/2025
SCALE: 12" = 1'-0"

SHEET

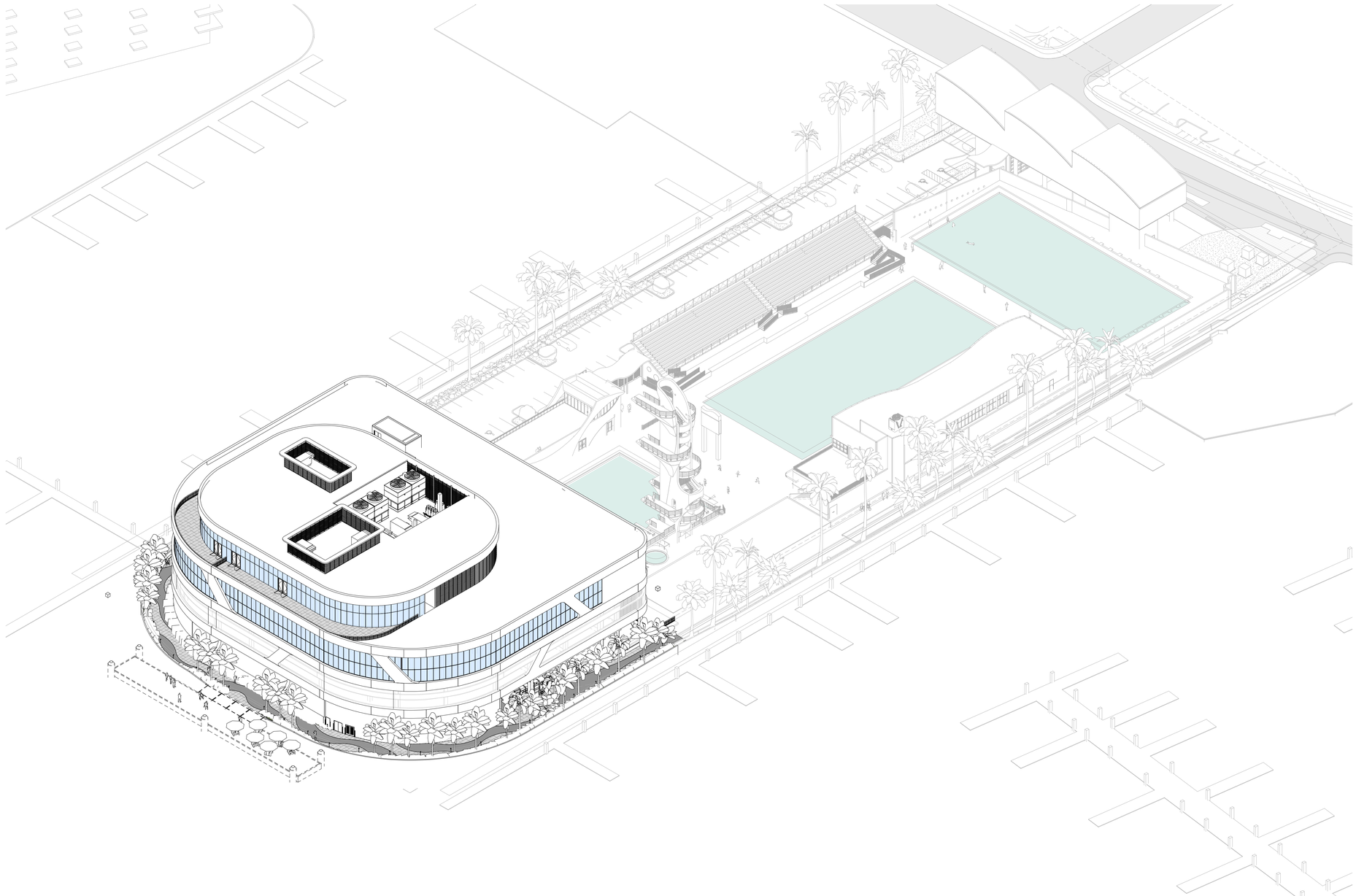
G-007

9/30/2025 4:06:48 PM

SPECIFIC GRAPHICS FOR 3D

ELEMENT PART OF THIS APPLICATION

ELEMENT NOT IN SCOPE (N.I.S)
NOT A PART OF THIS APPLICATION



1 WEST BUILDING - SOUTH WEST AXO

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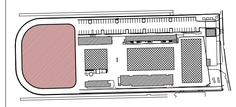
PROJECT

ISHOF - WEST BUILDING

501 Seabreeze Blvd., Fort Lauderdale, FL 33316

KEY PLAN:



△	DESCRIPTION	DATE

NOT FOR CONSTRUCTION

SEAL & SIGNATURE

PROJECT NORTH:

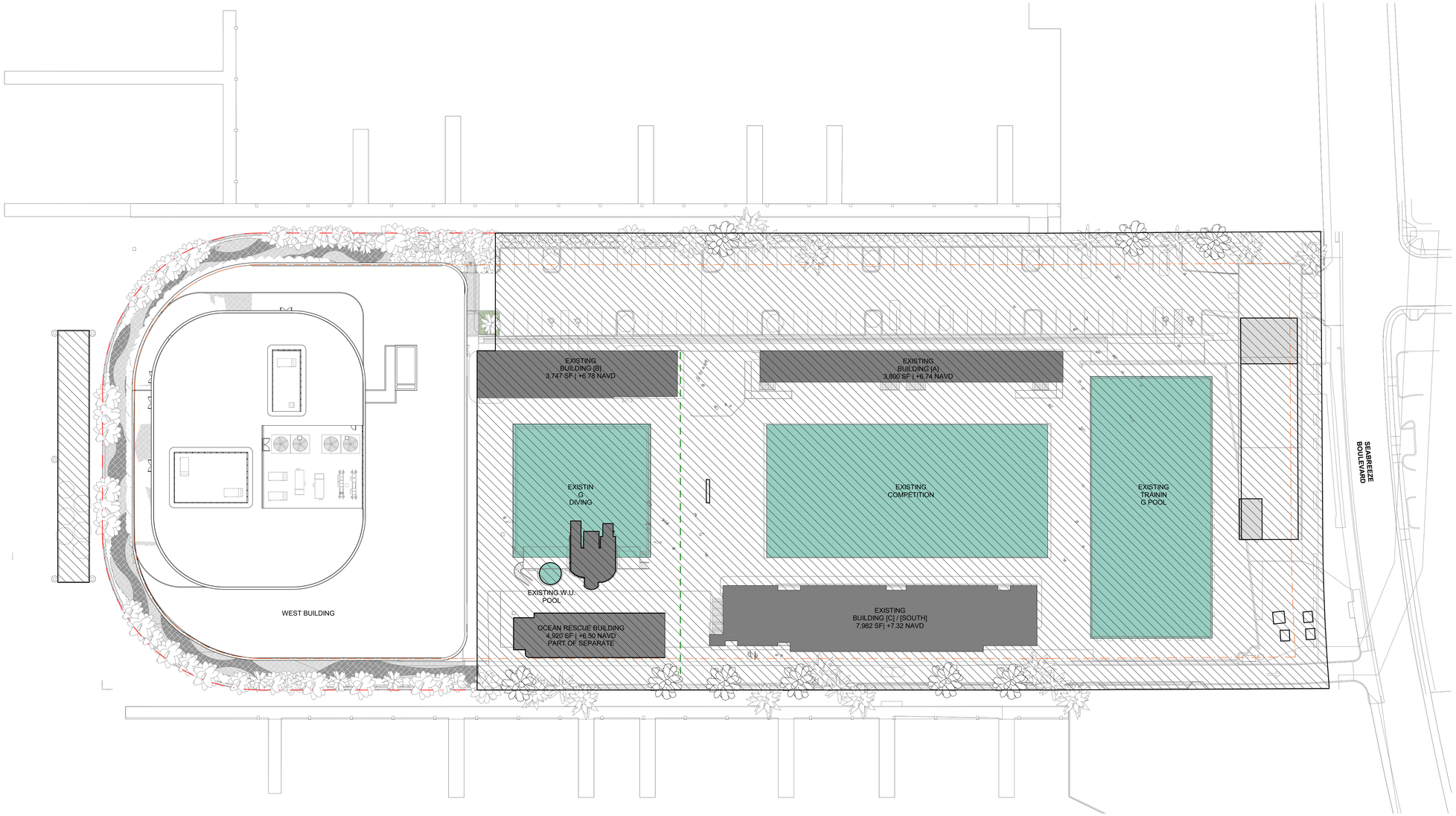
DRC SET

DRAWING TITLE
WEST BUILDING AXO

PROJECT NUMBER: 010326.000
DATE: 09/30/2025
SCALE: 1" = 1'-0"

SHEET
G-100

9/30/2025 4:06:56 PM



1 KEY PLAN - SCOPE

1/32" = 1'-0"

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PROJECT

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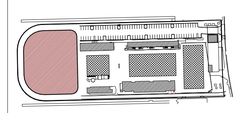
KEY PLAN:



△	DESCRIPTION	DATE

NOT FOR CONSTRUCTION

SEAL & SIGNATURE

PROJECT NORTH:

DRC SET

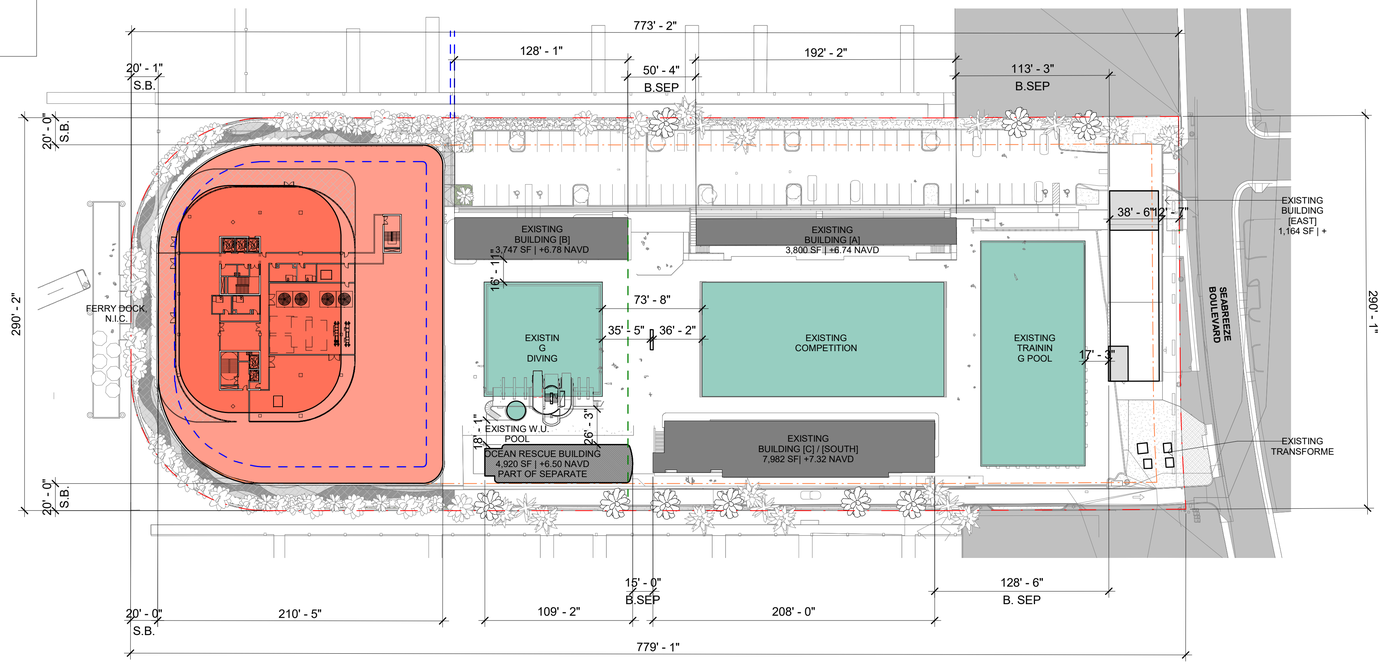
DRAWING TITLE

WEST BUILDING KEY PLAN

PROJECT NUMBER: 010326.000
DATE: 09/30/2025
SCALE: 1/32" = 1'-0"

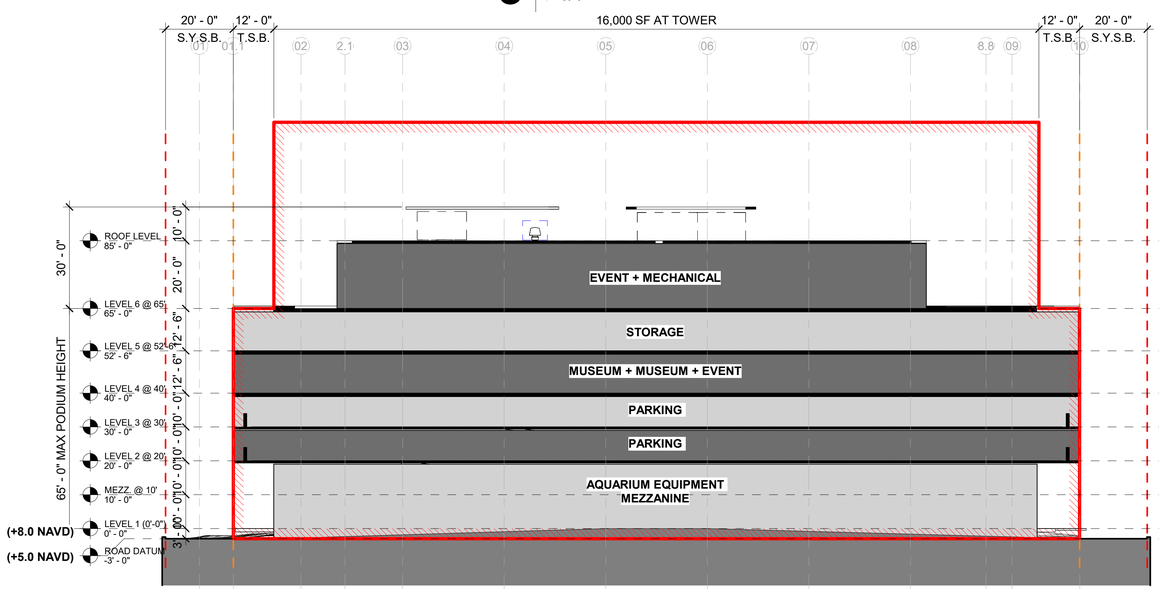
SHEET

G-101



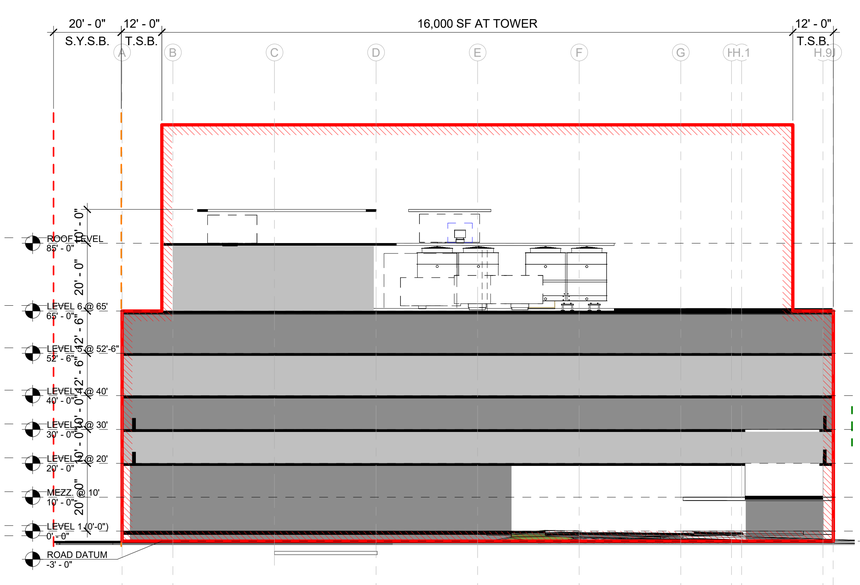
3 ZONING KEY PLAN - AERIAL

1" = 50'-0"



2 ZONING SECTION (N-S)

1" = 20'-0"



1 ZONING SECTION (E-W)

1" = 20'-0"

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ARQUITECTONICA

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TEL:954.903.9300

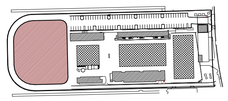
MEP/FP ENGINEER:
KAMM CONSULTING
1407 WEST NEWPORT CENTER DR.
DEERFIELD BEACH, FL 33442
TEL:954.949.2200

PROJECT

ISHOF - WEST BUILDING

501 Seabreeze Blvd., Fort Lauderdale, FL 33316

KEY PLAN:



△	DESCRIPTION	DATE

NOT FOR CONSTRUCTION

SEAL & SIGNATURE

PROJECT NORTH:

DRC SET

DRAWING TITLE

ZONING DIAGRAM - SETBACK

PROJECT NUMBER: 010326.000
DATE: 09/30/2025
SCALE: As indicated

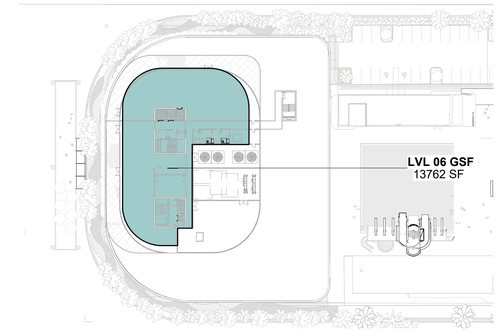
SHEET

G-102

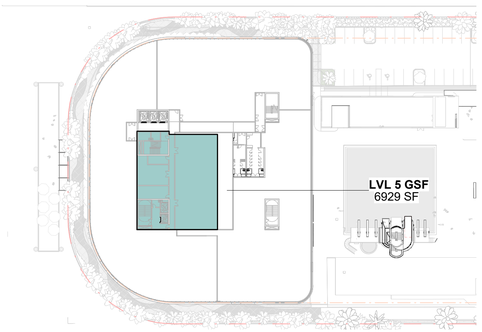
9/30/2025 4:07:25 PM

PROPOSED FLOOR AREA

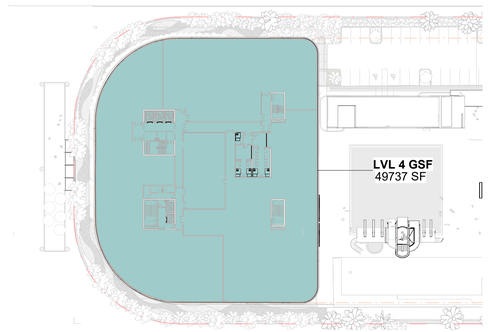
GROUND	27,545 SF
MEZZ.	6,460 SF
LVL 2	49,737 SF
LVL 3	49,737 SF
LVL 4	49,737 SF
LVL 5	6,929 SF
LVL 6	13,762 SF
TOTAL	203,907 SF



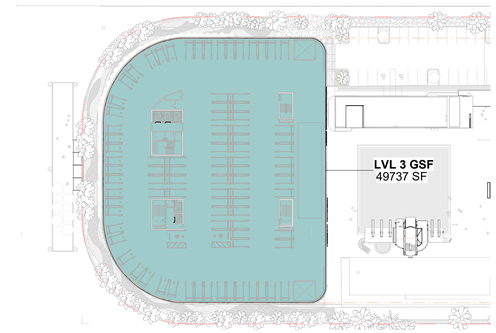
7 **WEST BUILDING - LEVEL 06**
1/64" = 1'-0"



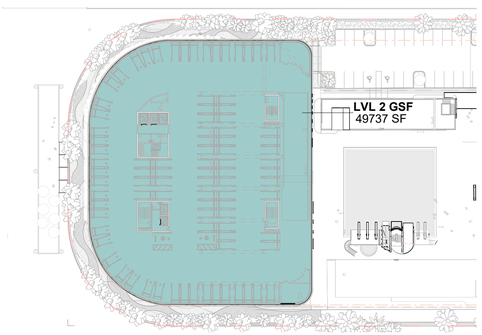
6 **WEST BUILDING - LEVEL 05**
1/64" = 1'-0"



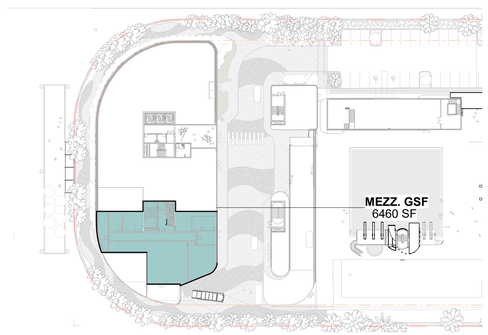
5 **WEST BUILDING - LEVEL 04**
1/64" = 1'-0"



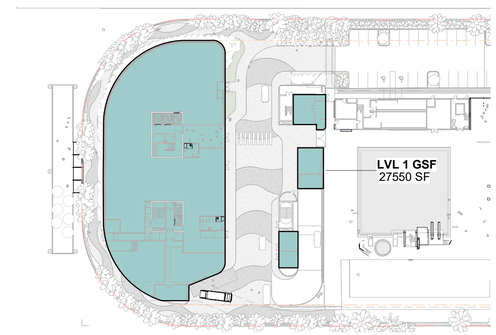
4 **WEST BUILDING - LEVEL 03**
1/64" = 1'-0"



3 **WEST BUILDING - LEVEL 02**
1/64" = 1'-0"



2 **WEST BUILDING - MEZZANINE**
1/64" = 1'-0"



1 **WEST BUILDING - GROUND FLOOR**
1/64" = 1'-0"

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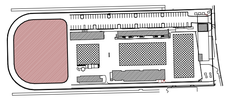
TEL:954.949.2200

PROJECT
ISHOF - WEST BUILDING
501 Seabreeze Blvd., Fort Lauderdale, FL 33316

KEY PLAN:



△	DESCRIPTION	DATE

NOT FOR CONSTRUCTION

SEAL & SIGNATURE

PROJECT NORTH:

DRC SET

DRAWING TITLE
FAR DIAGRAM

PROJECT NUMBER: 010326.000
DATE: 09/30/2025
SCALE: 1/64" = 1'-0"
SHEET
G-110

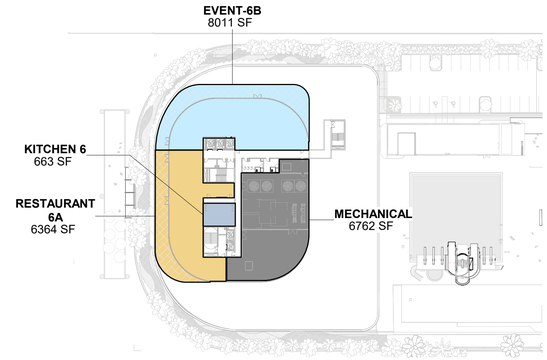
9/30/2025 4:07:59 PM

PROGRAM USE AREA

AQUARIUM	=	17,052 SF
MUSEUM (4B)	=	10,288 SF
MUSEUM (4C)	=	14,152 SF
EVENT (4A)	=	15,583 SF
EVENT (6B) INT/EXT SPACE	=	8,011 SF
KITCHEN (4A)	=	1,588 SF
KITCHEN (6A)	=	663 SF
STORAGE - GENERAL (4)	=	1,217 SF
STORAGE - GENERAL (5)	=	993 SF
TOTAL BUILDING USE AREA		69,547 SF
RESTAURANT (6A) INT/EXT	=	6,364 SF
TOTAL INCLUDING RESTAURANT		75,911 SF

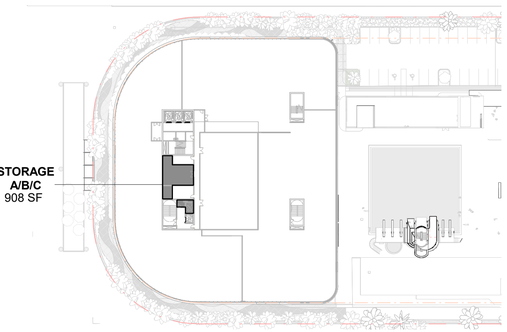
PROGRAM USE CALCULATED AS

GROSS FLOOR AREA ; MINUS ;
ELEVATOR, STAIRS, MECHANICAL, EQUIPMENT AREAS



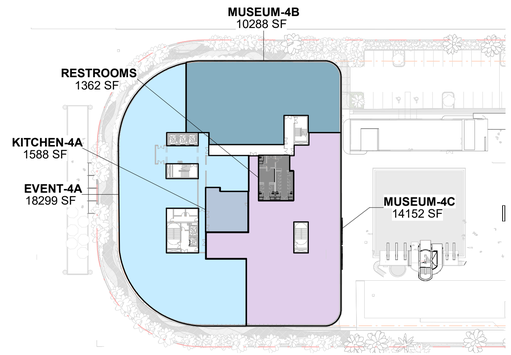
7 WEST BUILDING - LEVEL 06 AREA

1/64" = 1'-0"



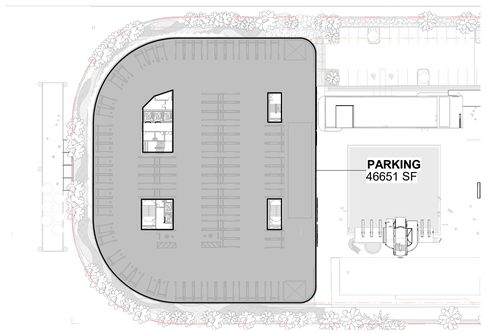
6 WEST BUILDING - LEVEL 05 AREA

1/64" = 1'-0"



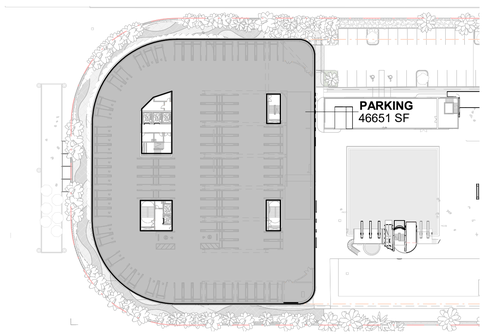
5 WEST BUILDING - LEVEL 04 AREA

1/64" = 1'-0"



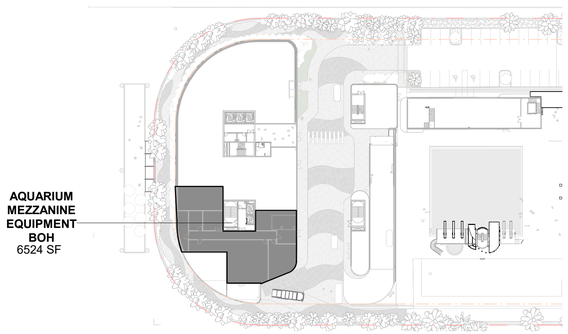
4 WEST BUILDING - LEVEL 03 AREA

1/64" = 1'-0"



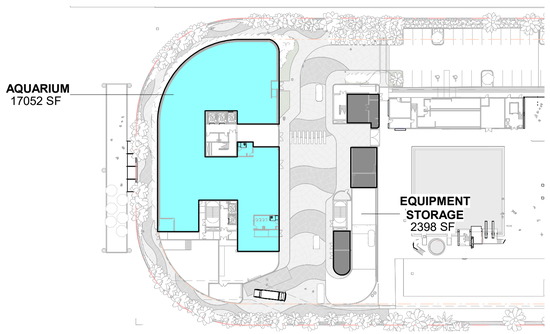
3 WEST BUILDING - LEVEL 02 AREA

1/64" = 1'-0"



2 WEST BUILDING - MEZZANINE AREA

1/64" = 1'-0"



1 WEST BUILDING - GROUND FLOOR AREA

1/64" = 1'-0"

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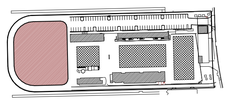
PROJECT
ISHOF - WEST BUILDING
501 Seabreeze Blvd., Fort Lauderdale, FL 33316

KEY PLAN:



△	DESCRIPTION	DATE

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SEAL & SIGNATURE

PROJECT NORTH:

DRC SET

DRAWING TITLE
PROGRAM USE DIAGRAM

PROJECT NUMBER: 010326.000
DATE: 09/30/2025
SCALE: 1/64" = 1'-0"

SHEET
G-111

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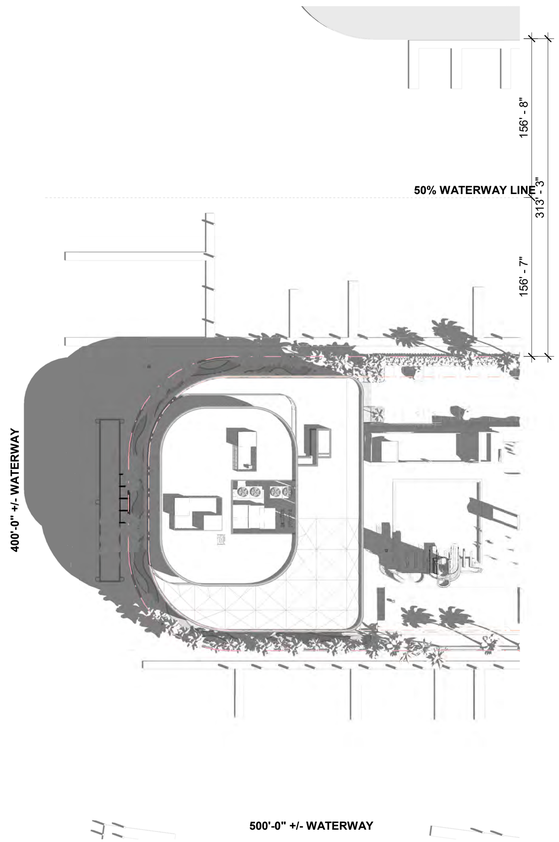
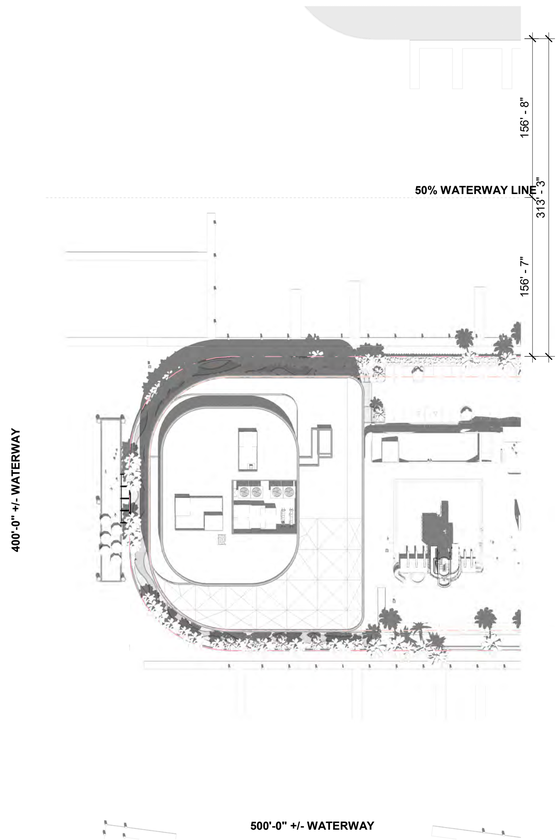
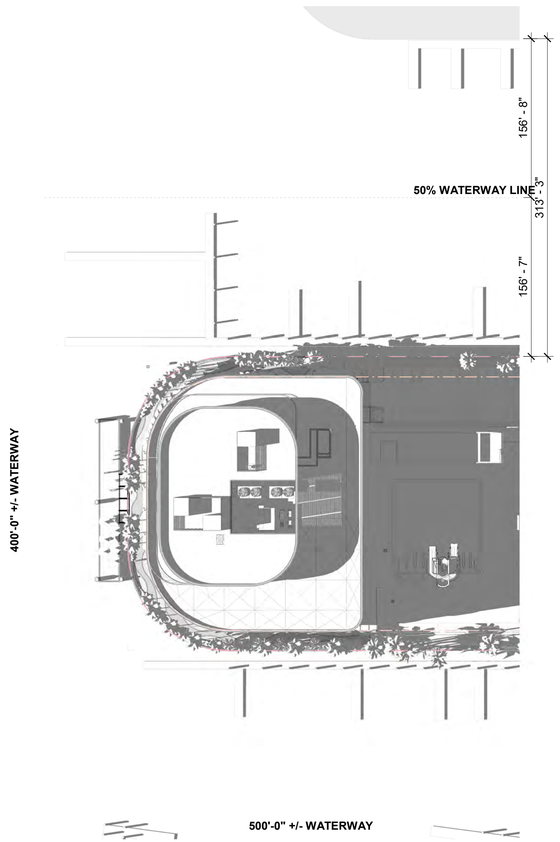


1 **SHADOW STUDY_VERNAL EQUINOX_MAR 21_9AM**
1/64" = 1'-0"



2 **SHADOW STUDY_VERNAL EQUINOX_MAR 21_12PM**
1/64" = 1'-0"



3 **SHADOW STUDY_VERNAL EQUINOX_MAR 21_5PM**
1/64" = 1'-0"

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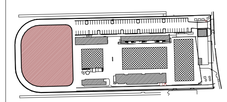
PROJECT
ISHOF - WEST BUILDING
501 Seabreeze Blvd., Fort Lauderdale, FL 33316

KEY PLAN:



△	DESCRIPTION	DATE

NOT FOR CONSTRUCTION

SEAL & SIGNATURE

PROJECT NORTH:

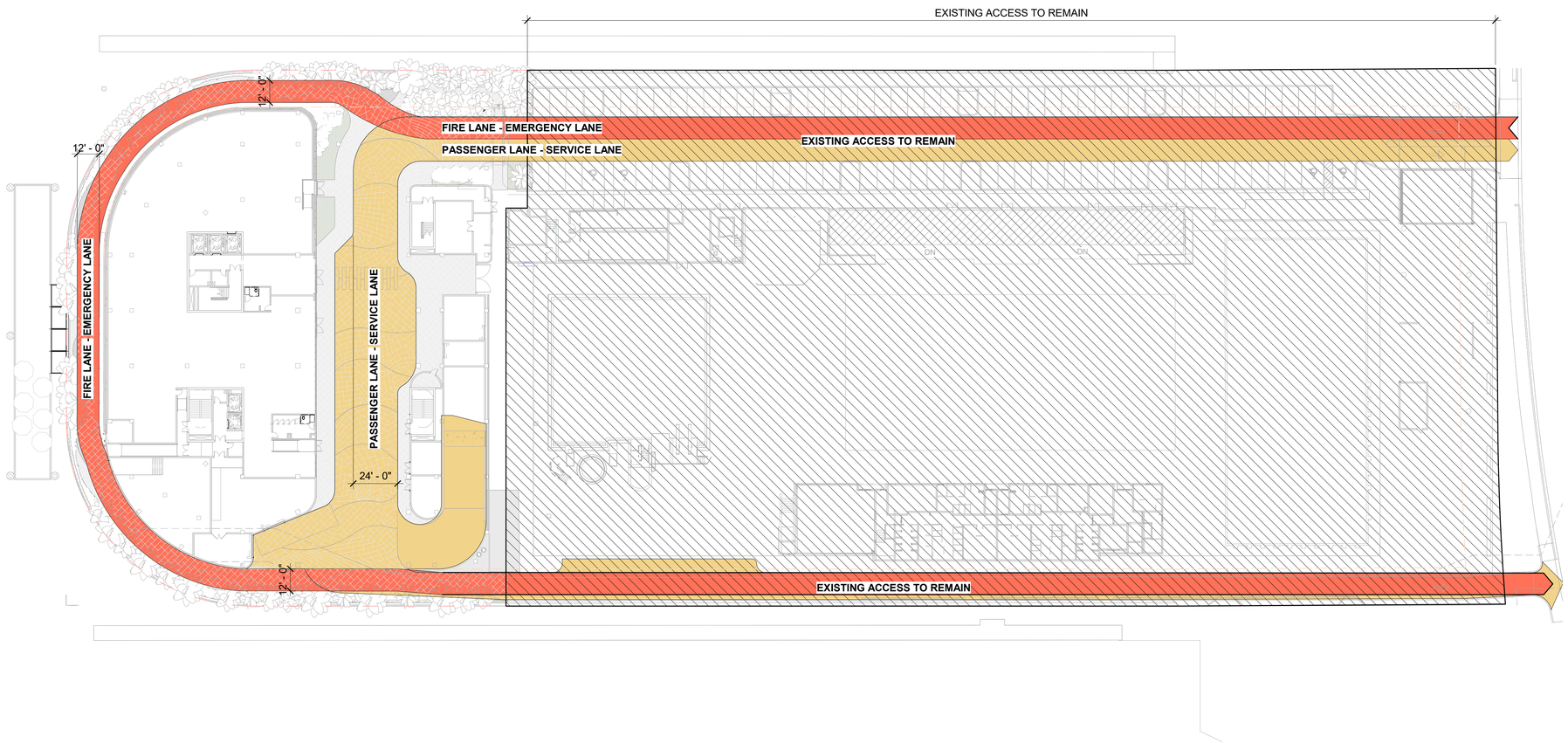
DRC SET

DRAWING TITLE
SHADOW STUDY

PROJECT NUMBER: 010326.000
DATE: 09/30/2025
SCALE: 1/64" = 1'-0"

SHEET
G-112

9/30/2025 4:08:03 PM



1 WEST BUILDING - MANEUVERING DIAGRAM_PASSENGER AND FIRE

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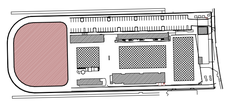
TEL:954.949.2200

PROJECT
ISHOF - WEST BUILDING
501 Seabreeze Blvd., Fort Lauderdale, FL 33316

KEY PLAN:



△	DESCRIPTION	DATE

NOT FOR CONSTRUCTION

SEAL & SIGNATURE

PROJECT NORTH:

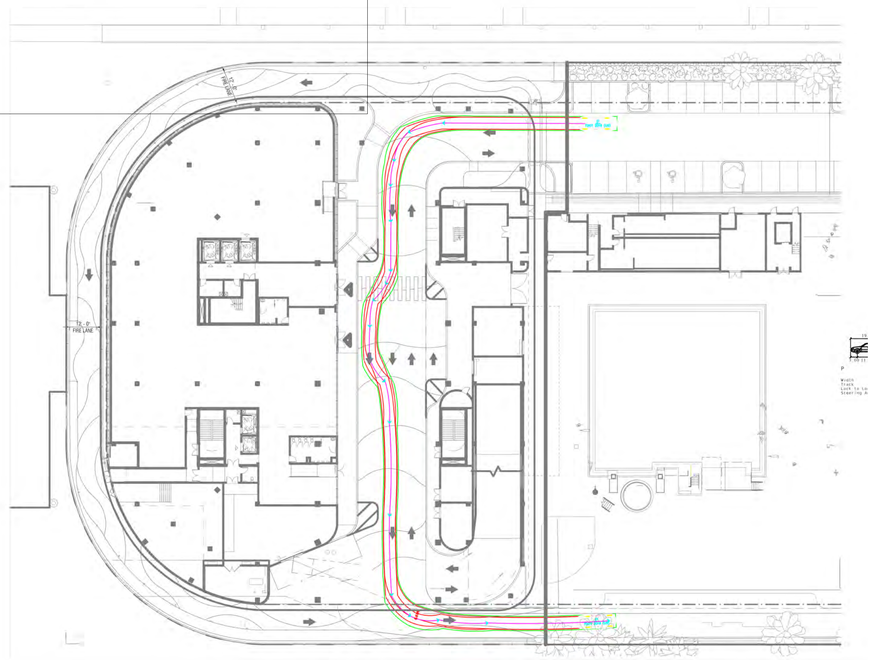
DRC SET

DRAWING TITLE
VEHICULAR ACCESS - MANEUVERING DIAGRAM

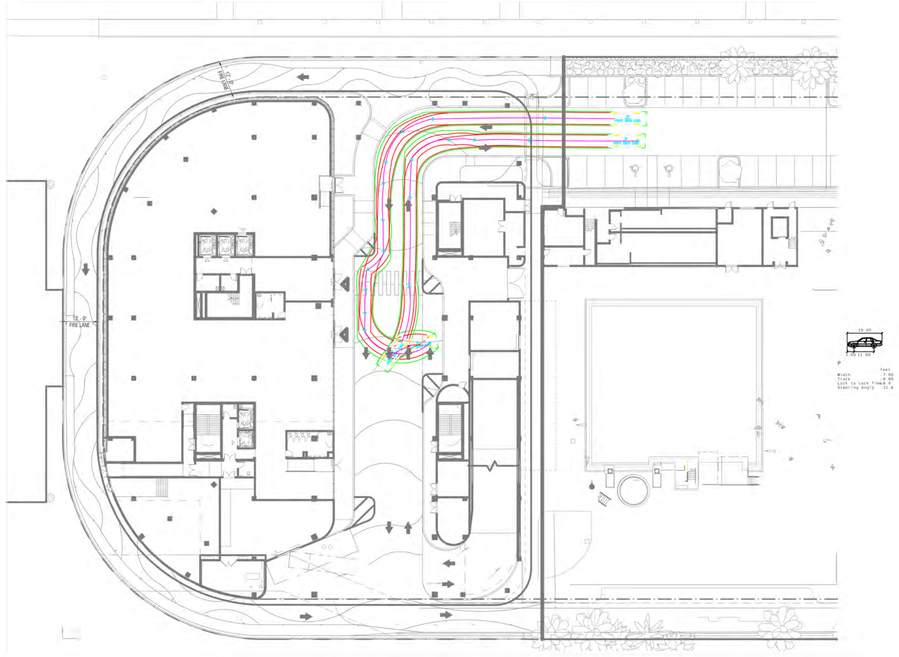
PROJECT NUMBER: 010326.000
DATE: 09/30/2025
SCALE: 1/32" = 1'-0"

SHEET
G-113

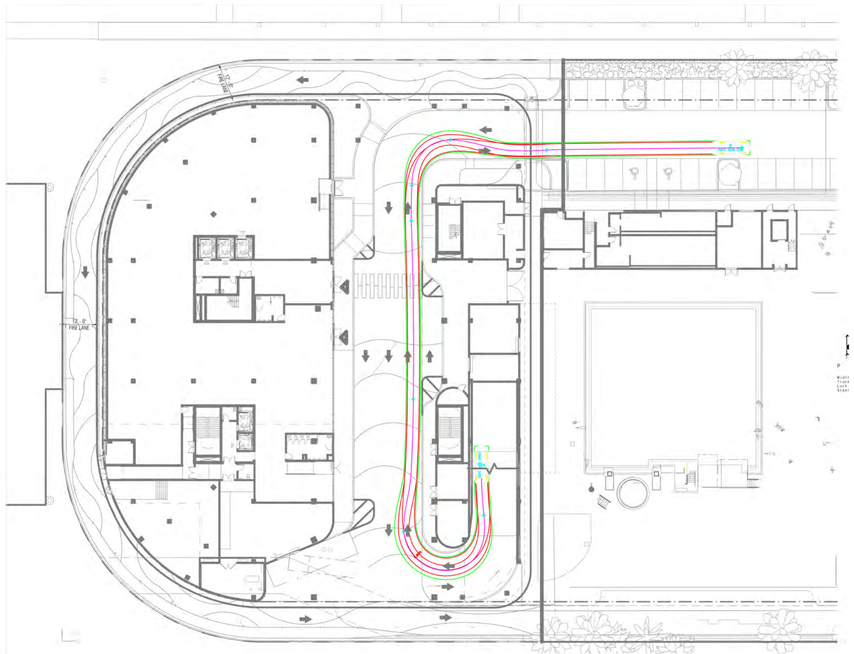
9/30/2025 4:28:04 PM



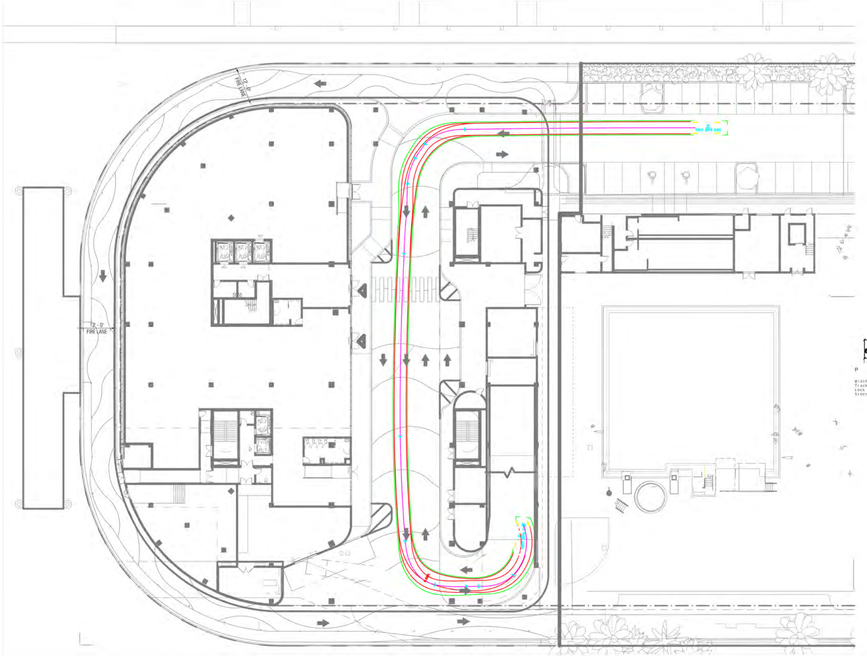
PASSENGER VEHICLE
[QUICK DROPOFF EXIT TO SOUTH ROAD]



PASSENGER VEHICLE
[QUICK DROPOFF EXIT TO NORTH



PASSENGER VEHICLE
[FROM PARKING DECK EXIT TO NORTH ROAD]



PASSENGER VEHICLE
[ENTERING PARKING DECK]

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DRC RESUBMITTAL 05/16/2025

ARQUITECTONICA

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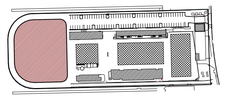
PROJECT
ISHOF - WEST BUILDING
501 Seabreeze Blvd., Fort Lauderdale, FL 33316

KEY PLAN:



△	DESCRIPTION	DATE

NOT FOR CONSTRUCTION

SEAL & SIGNATURE

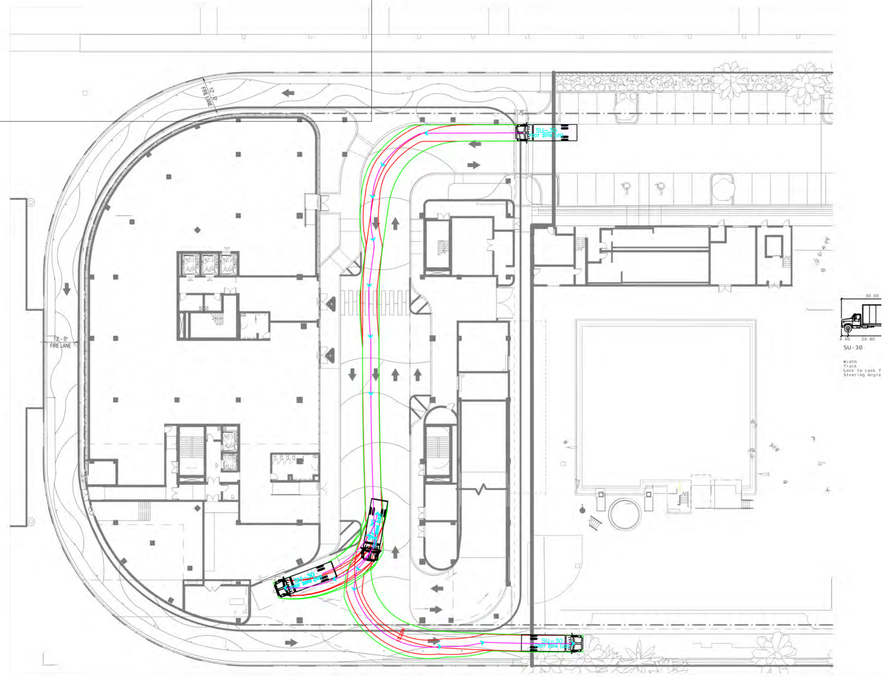
PROJECT NORTH:

DRC SET

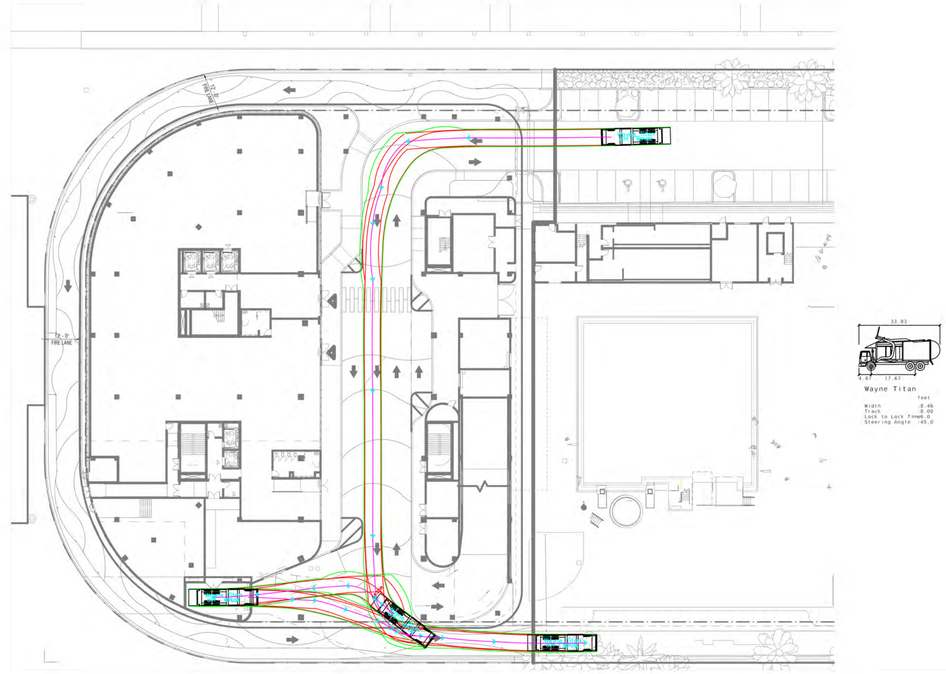
DRAWING TITLE
VEHICULAR ACCESS - MANEUVERING DIAGRAM

PROJECT NUMBER: 010326.000
DATE: 09/30/2025
SCALE:
SHEET
G-114

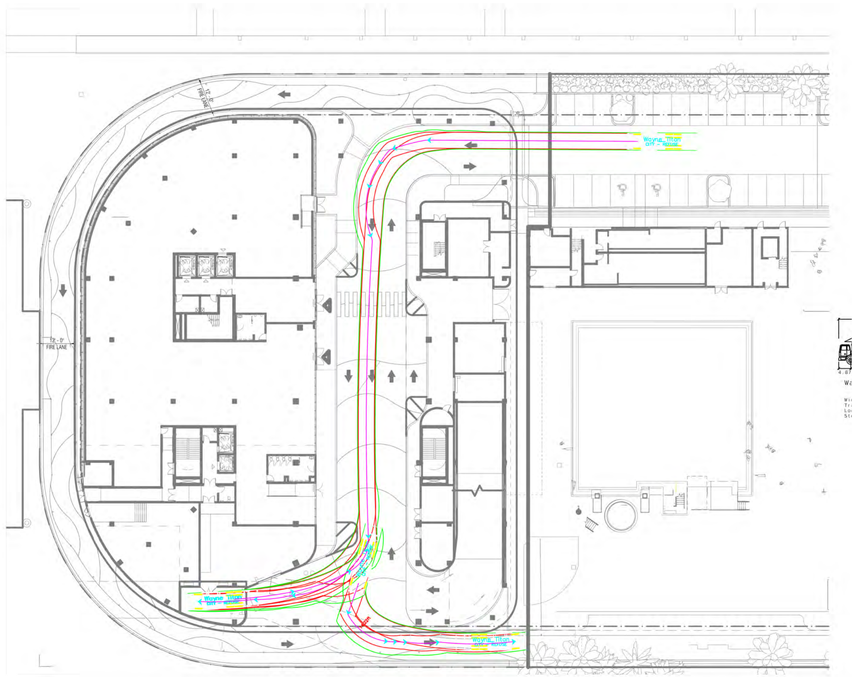
9/30/2025 4:08:05 PM



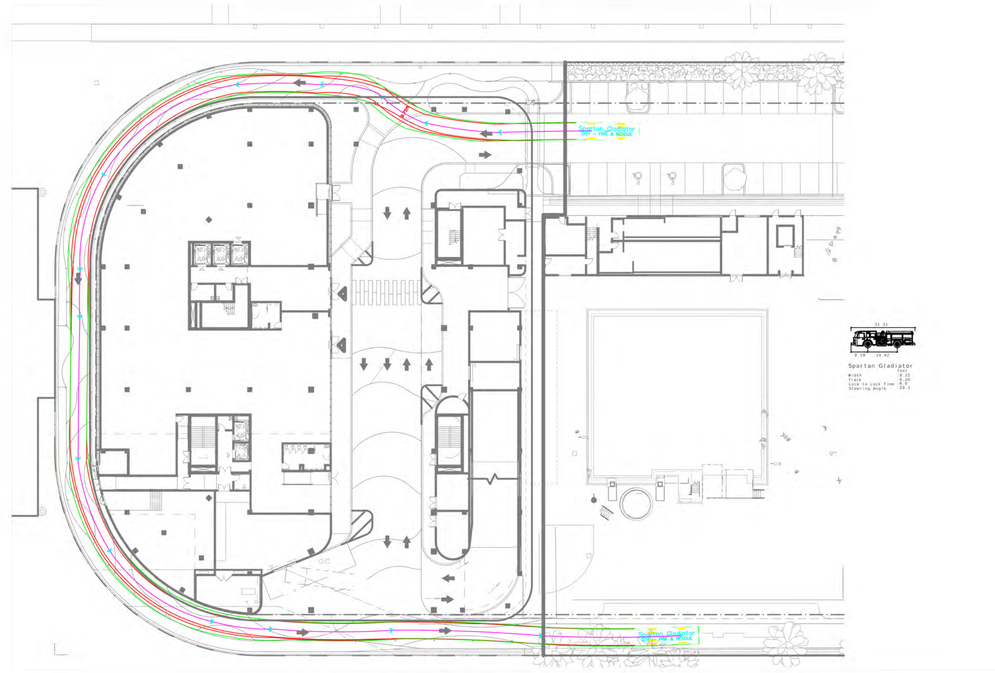
SMALL SEMI-TRUCK (SU-30)
[FRONT LOAD LOADING DOCK EXIT SOUTH ROAD]



STANDARD GARBAGE TRUCK
[REAR LOAD TRASH ROOM EXIT SOUTH ROAD]



STANDARD GARBAGE TRUCK
[FRONT LOAD TRASH ROOM EXIT SOUTH ROAD]



SMALL FIRE TRUCK
[FULL CIRCULATION THRU SITE EXIT TO SOUTH ROAD]

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STRUCTURAL ENGINEER:
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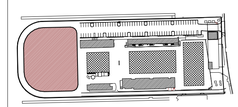
TEL:954.903.9300

MEP/FP ENGINEER:
KAMM CONSULTING
1407 WEST NEWPORT CENTER DR.
DEERFIELD BEACH, FL 33442
TEL:954.949.2200

PROJECT
ISHOF - WEST BUILDING
501 Seabreeze Blvd., Fort Lauderdale, FL 33316

KEY PLAN:



△	DESCRIPTION	DATE

NOT FOR CONSTRUCTION

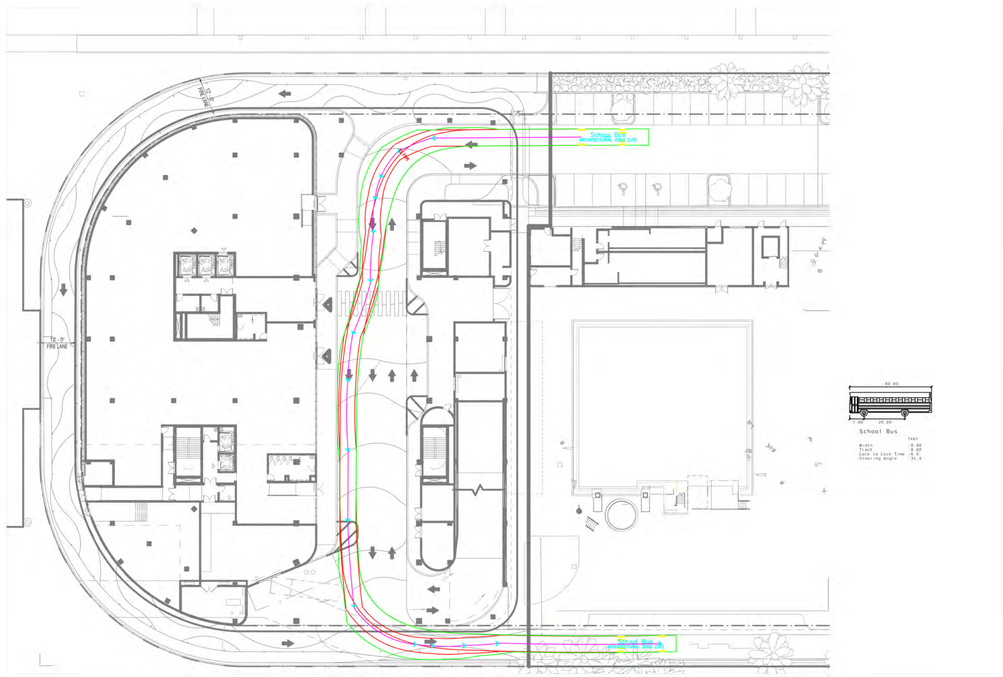
SEAL & SIGNATURE

PROJECT NORTH:
DRC SET

DRAWING TITLE
VEHICULAR ACCESS - MANEUVERING DIAGRAM

PROJECT NUMBER: 010326.000
DATE: 09/30/2025
SCALE:
SHEET
G-115

9/30/2025 4:08:05 PM



LARGE SCHOOL BUS (40FT)
[DROPFOFF AND EXIT SOUTH ROAD]

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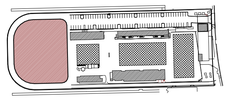
PROJECT
ISHOF - WEST BUILDING
501 Seabreeze Blvd., Fort Lauderdale, FL 33316

KEY PLAN:



△	DESCRIPTION	DATE

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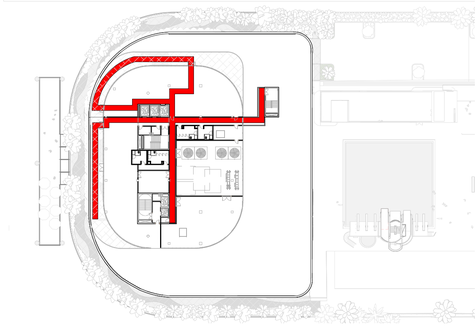
SEAL & SIGNATURE

PROJECT NORTH:
DRC SET

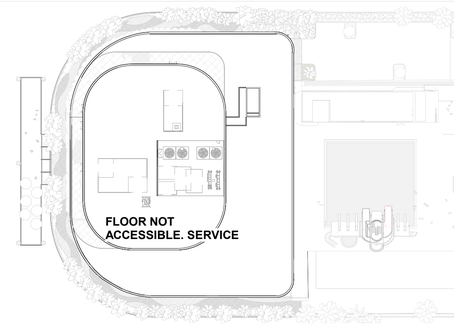
DRAWING TITLE
VEHICULAR ACCESS - MANEUVERING DIAGRAM

PROJECT NUMBER: 010326.000
DATE: 09/30/2025
SCALE:
SHEET
G-116

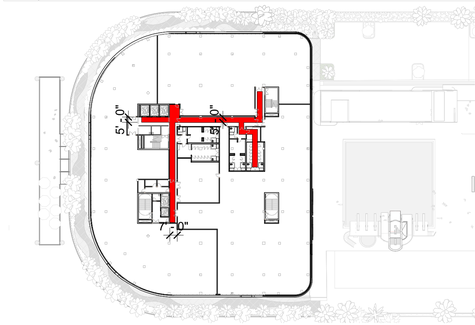
9/30/2025 4:08:31 PM



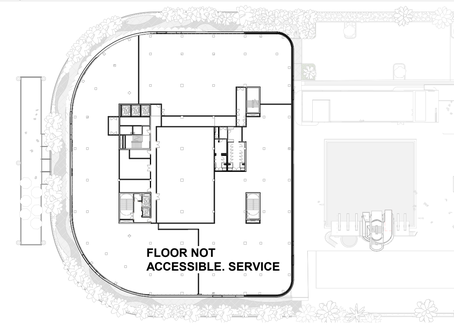
7 **WEST BUILDING - LEVEL 06 - ACCESSIBLE ROUTE**
1/64" = 1'-0"



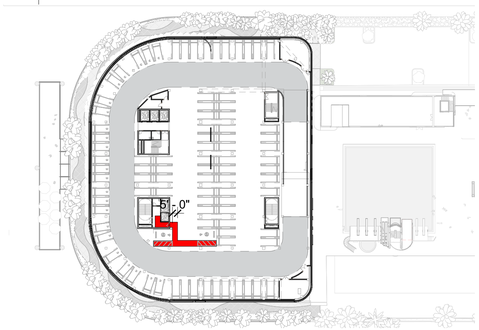
8 **WEST BUILDING - ROOF - ACCESSIBLE ROUTE**
1/64" = 1'-0"



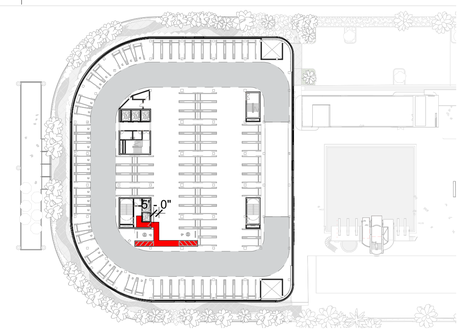
5 **WEST BUILDING - LEVEL 04 - ACCESSIBLE ROUTE**
1/64" = 1'-0"



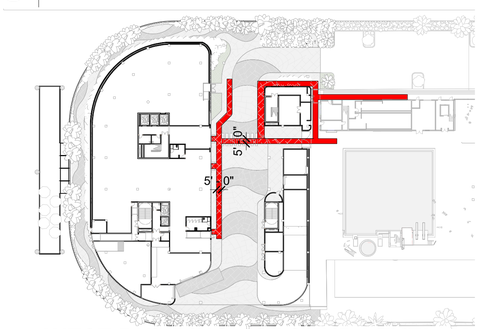
6 **WEST BUILDING - LEVEL 05 - ACCESSIBLE ROUTE**
1/64" = 1'-0"



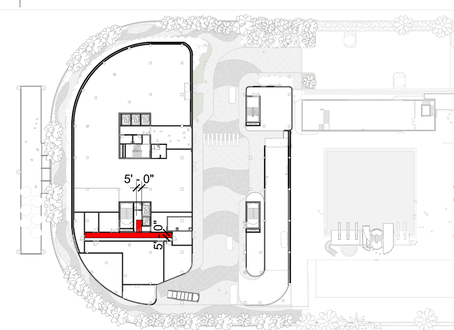
3 **WEST BUILDING - LEVEL 02 - ACCESSIBLE ROUTE**
1/64" = 1'-0"



4 **WEST BUILDING - LEVEL 03 - ACCESSIBLE ROUTE**
1/64" = 1'-0"



1 **WEST BUILDING - GROUND LEVEL - ACCESSIBLE ROUTE**



2 **WEST BUILDING - MEZZ - ACCESSIBLE ROUTE**
1/64" = 1'-0"

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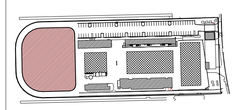
1407 WEST NEWPORT CENTER DR.
DEERFIELD BEACH, FL 33442
TEL:954.949.2200

PROJECT
ISHOF - WEST BUILDING
501 Seabreeze Blvd., Fort Lauderdale, FL 33316

KEY PLAN:



△	DESCRIPTION	DATE

NOT FOR CONSTRUCTION

SEAL & SIGNATURE

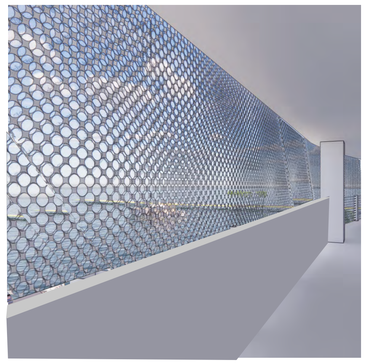
PROJECT NORTH:

DRC SET

DRAWING TITLE
ACCESSIBLE ROUTE DIAGRAMS

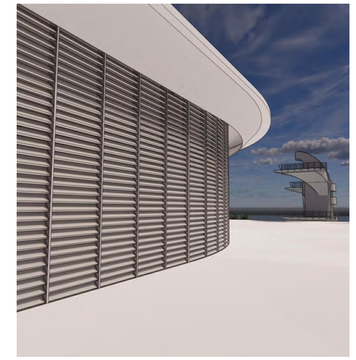
PROJECT NUMBER: 010326.000
DATE: 09/30/2025
SCALE: 1/64" = 1'-0"
SHEET
G-140

[01] STUCCO WALL + SCORED STUCCO
SOLID WALL AT ENTRY AND EAST ELEV
LEVEL 1, 3, 4, 5



[02] MATERIAL BAND B
OPEN POLYMER MESH SCREEN AT PARKING DECKS
LEVEL 2 - 3

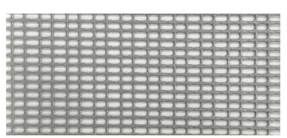
[03] MATERIAL BAND C
GLAZING BANDS - SHADOWBOX + VISION
LEVEL 4-6



[04] MATERIAL BAND D
MECHANICAL SCREENING SYSTEM
LEVEL 5, 6

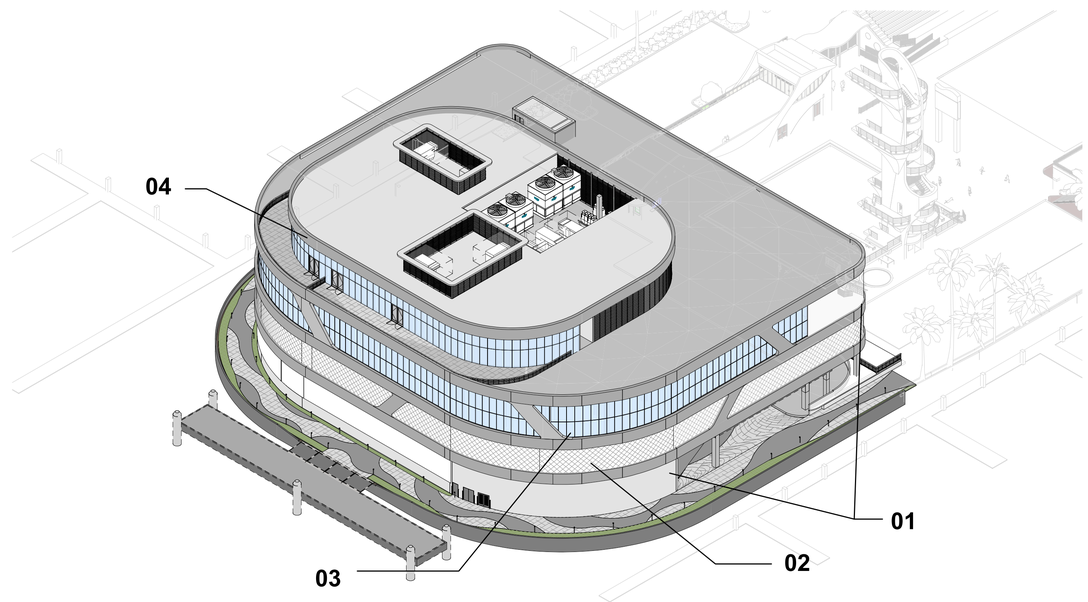
[04] MECHANICAL SCREENING SYSTEM
LIGHT BLUE

[03] "BUTT-GLAZING" SYSTEM SHADOWBOX AND VISION GLASS
CLEAR AND GRAY TINT
LIGHT GRAY MULLIONS



[02] MESH SCREENING AT PARKING DECKS
LIGHT BLUE AND OVER 50% OPEN
FLEXFACADES TYPE 1A

[01] STUCCO WALL + SCORED STUCCO
LIGHT BLUE



1 WEST BUILDING - MATERIAL AXO

ARQUITECTONICA

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MEP/FP ENGINEER:
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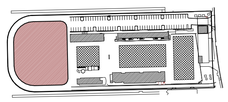
DEERFIELD BEACH, FL 33442
TEL:954.949.2200

PROJECT
ISHOF - WEST BUILDING
501 Seabreeze Blvd., Fort Lauderdale, FL 33316

KEY PLAN:



△	DESCRIPTION	DATE

NOT FOR CONSTRUCTION

SEAL & SIGNATURE

PROJECT NORTH:
DRC SET

DRAWING TITLE
MATERIAL BOARD

PROJECT NUMBER: 010326.000
DATE: 09/30/2025
SCALE:
SHEET
G-155

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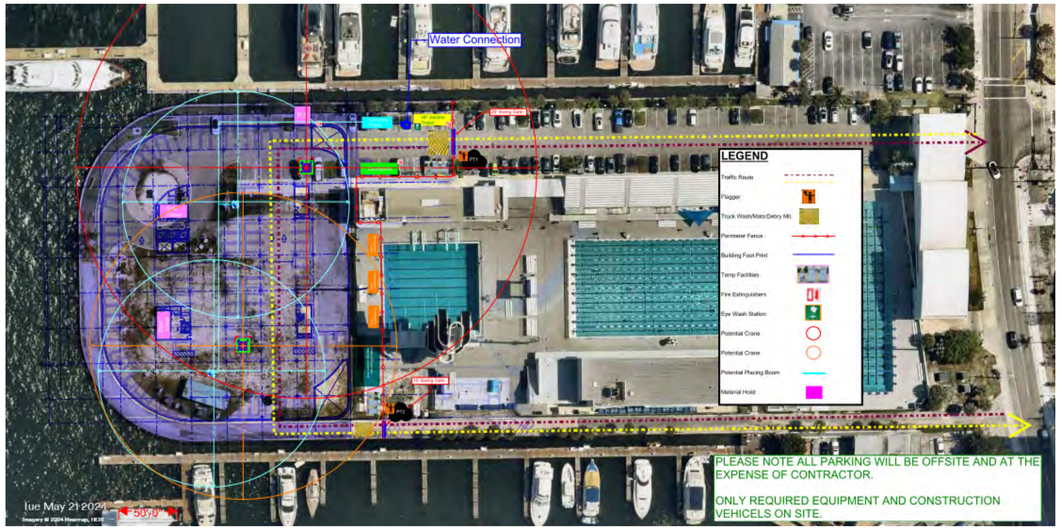
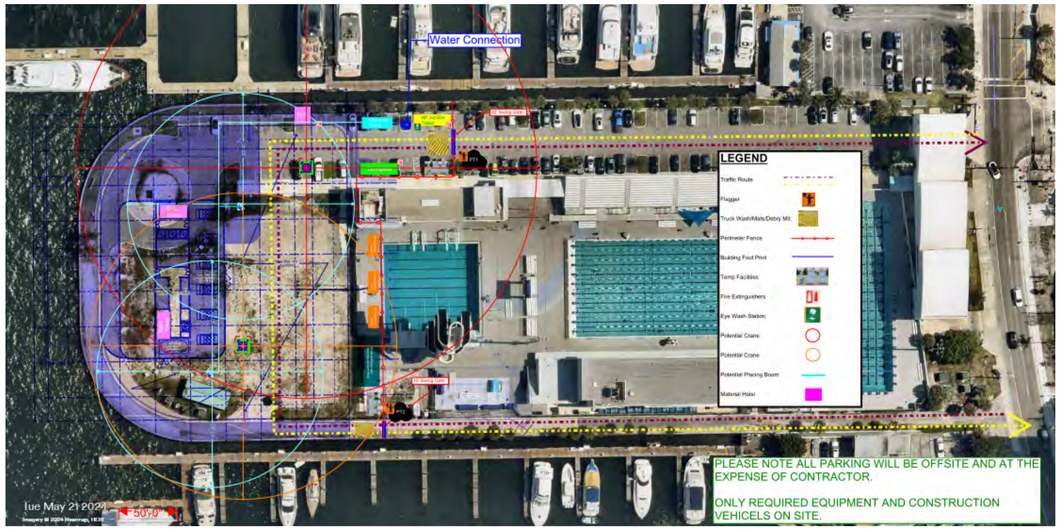


PRELIMINARY CONSTRUCTION STAGING PLAN (A) - REFERENCE ONLY. ATTACHED AS



PRELIMINARY CONSTRUCTION STAGING PLAN (B) - REFERENCE ONLY. ATTACHED AS

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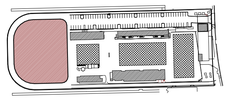
PROJECT
ISHOF - WEST BUILDING
501 Seabreeze Blvd., Fort Lauderdale, FL 33316

KEY PLAN:



△	DESCRIPTION	DATE

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SEAL & SIGNATURE

PROJECT NORTH:
DRC SET

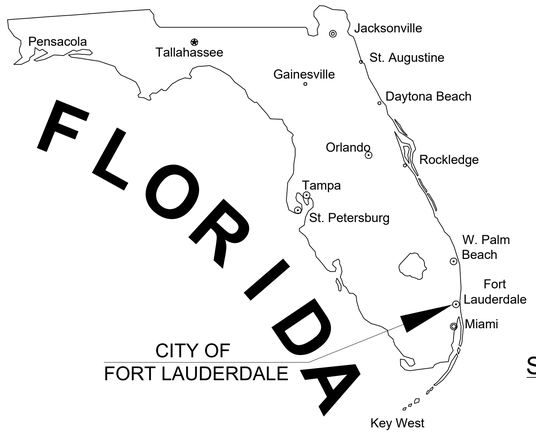
DRAWING TITLE
PRELIMINARY CONSTRUCTION STAGING PLAN

PROJECT NUMBER: 010326.000
DATE: 09/30/2025
SCALE:
SHEET
G-160

ISHOF - WEST BUILDING

DRC SET

501 SEABREEZE BLVD.
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA



SITE LOCATION

LOCATION MAP
SECTION 12, TOWNSHIP 50 S, RANGE 42 E
FOLIO #5042 12 33 0010

INDEX OF SHEETS	
SHEET IDENTIFICATON	SHEET TITLE
GI-000	COVER SHEET
GI-001	LEGEND AND ABBREVIATIONS
GI-002	GENERAL CONSTRUCTION NOTES
GI-003	CONSTRUCTION SPECIFICATIONS
SP-101	SITE PLAN
SP-102	OPEN SPACE EXHIBIT
CD-101	DEMOLITION PLAN
CG-101	EROSION CONTROL PLAN
CG-501	EROSION CONTROL DETAILS
CP-101	PAVING, GRADING, AND DRAINAGE PLAN
CP-301 TO CP-302	PAVING, GRADING, AND DRAINAGE SECTIONS
CP-501 TO CP-502	PAVING, GRADING, AND DRAINAGE DETAILS
CU-101	WATER AND SEWER PLAN
CU-501 TO CU-504	WATER AND SEWER DETAILS
CM-101	PAVEMENT MARKING AND SIGNAGE PLAN

LEGAL DESCRIPTION:

PARCEL "A", INTERNATIONAL SWIMMING HALL OF FAME COMPLEX PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 138, PAGE 19 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE WITHIN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA CONTAINING 5.061 ACRES (220,446 SQUARE FEET) MORE OR LESS.

FEMA FLOOD ZONE:

THE PROPERTY IS LOCATED WITHIN FLOOD ZONE AE WITH A BASE FLOOD ELEVATION OF 6.00 FEET(NAVD) AND 7.00 FEET(NAVD), AS SHOWN ON F.I.R.M. NUM. 12011C0576J, BEARING A MAP EFFECTIVE DATE OF 7/31/2024.

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

Sunshine 811

PREPARED FOR:
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MICHAEL PINZON, P.E.
FLORIDA REG. NO. 95668
(FOR THE FIRM)

PROJECT No. 11405.04 DATE 09/30/2025

Drawing name: S:\11405.04 - ishof fs-programming_ss\drawings\Cadd\11405.04-GI-000.dwg Layout Name: GI-000-GEN Plotted by: bridgerlitz Plotted on: Sep 29, 2025 - 4:42pm

GENERAL SYMBOLS

SYMBOL	DESCRIPTION
A / CP-301	PROPOSED SECTION MARKER INDICATING THE SECTION LETTER AND THE SHEET ON WHICH THE SECTION VIEW APPEARS.
22 / C-05	DETAIL REFERENCE CALL OUT INDICATING THE DETAIL NUMBER AND THE SHEET ON WHICH THE DETAIL VIEW APPEARS.
1	REVISION TRIANGLE NUMBER
	MISC BREAK LINES
PIC#	PHOTO LOCATION AND CORRESPONDING PICTURE NUMBER.
N: 623025.4322 E: 850262.1786	COORDINATE VALUES SHOWN ON PROPOSED IMPROVEMENTS ARE RELATIVE TO THE COORDINATE VALUES INDICATED ON THE RIGHT-OF-WAY, PROPERTY CORNERS OR REFERENCE MONUMENT

GEN SITE & PMS

SYMBOL	DESCRIPTION
	PAVEMENT MARKING ARROWS
	STOP BAR
	ADA PARKING
	CONCRETE CAR STOP
	BICYCLE
	BICYCLE RACK
	AUTOMOBILE
	POST MOUNTED SIGNS 1,2, DOUBLE POST & 4 WAY
33	PARKING SPACE NUMBER
BL CL PL EL ML	BASELINE, CENTER, PROPERTY, FLOW & MONUMENT LINE
	BUILDING ACCESS (ADA) / (NON-ADA)

PAVING & GRADING

SYMBOL	DESCRIPTION
0.04% 0.04%	FLOW DIRECTIONAL ARROW
6"	ELEVATION CHANGE
5.00 4.50	MAJOR / MINOR CONTOUR ELEVATION
13.56	GRADE ELEVATION
13.56 / 22.00	TOP OF CURB / PAVEMENT ELEVATION
MEG	MATCH EXISTING GRADE
	SLOPE BANK
A-1 24'	DRIVEWAY TURNOUT IDENTIFICATION (FDOT INDEX 522-003) W/ DRIVE WIDTH
CR-?	SIDEWALK CURB RAMP (PER FDOT INDEX 522-002)
	SEAWALL

UTILITY PIPES

SYMBOL	DESCRIPTION
	PIPE FITTINGS: TEE, 90, 45, 22.5, 11.2, CAP,
	CAP W/FVO, REDUCER, VERTICAL, PLUG
	VALVES: GATE, BUTTERFLY, DOUBLE BTRFLY, BFP, DDCV, VACUUM BREAKER
MBO ABO ARV	MAN/AUTO BLOWOFF, ARV, PIV, FLUSH VLV, CORP STOP
SP# HYD FDC WW	SAMPLE PNT, HYDRANT, FDC, WATER WELL
	TAPPING SADDLE
SD	EXFILTRATION TRENCH
W	PIPE CASING
V	VENT PIPE BOX
C-X 22	UTILITY CROSSING

UTILITY STRUCTURES

SYMBOL	DESCRIPTION
CB	FDOT C,D,E,F,G & FABRIC CATCH BASIN
CB D S	NON-FDOT ROUND CB'S & MANHOLES, MDC STRUCTURE
	FDOT CURB INLETS TYPE1-TYPE10
	TRENCH DRAIN
	PIPE CULVERT - MITERED END SECTION
	STRAIGHT ENDWALL
PS#	PUMP STATION LOCATION AND NUMBER
	GREASE TRAP SINGLE AND DOUBLE
	SEPTIC TANK
	SEPTIC DRAIN FIELD
	DRAINAGE WELL, DRAIN C.B., CONTROL STRUCTURE
MW	MONITORING WELL
WELL	WATER WELL
M	METER BOX WATER AND IRRIGATION
YD DD DD	YARD DRAIN / 9" DECK DRAIN ROUND & SQUARE
CO CO	CLEAN OUT 6", 4" & BOX
22	STORM STRUCTURE TABLE REFERENCE NUMBER
22	SEWER STRUCTURE TABLE REFERENCE NUMBER

XX CONST. 4' Ø MAS RIM EL. = 10.00 N INV. EL. = 4.00 - XX" DIP E INV. EL. = 4.00 - XX" DIP S INV. EL. = 4.00 - XX" DIP W INV. EL. = 4.00 - XX" DIP	SEWER STRUCTURE CALLOUT (SHOWN AS A CIRCLE CIRCUMSCRIBING THE STRUCTURE NUMBER.)	INDICATES STRUCTURE NUMBER, STATION & OFFSET, STRUCTURE SIZE & TYPE, RIM/GRATE ELEVATION, PIPE INVERT ELEVATIONS & DIRECTION, PIPE SIZE & MATERIAL AS WELL AS ANY SPECIAL NOTES.
XX CONST. 4' Ø CB RIM EL. = 10.50 (N) INV. EL. = 4.50 - XX" HDPE (E) INV. EL. = 4.50 - XX" HDPE (S) INV. EL. = 4.50 - XX" HDPE (W) INV. EL. = 4.50 - XX" HDPE	STORM STRUCTURE CALLOUT (SHOWN AS A HEXAGON CIRCUMSCRIBING THE STRUCTURE NUMBER.)	

LINE TYPES

PROPOSED UTILITIES	
W	WATER LINE
SAN	SANITARY SEWER
FM	FORCE MAIN
LFM	LOW PRESSURE FM
SD	STORM DRAIN
PSD	PRESSURE STORM
IRR	IRRIGATION
RAW	RAW WATER
RCW	RECLAIMED WATER
G	GAS LINE

PAVEMENT MARKING	
	STRIPE SKIP 2-4
	STRIPE SKIP 3-9
	STRIPE SKIP 6-10
	STRIPE SKIP 10-30
	STRIPE SKIP 10-10-20
	STRIPE SKIP 2-2-2

TOPO	
	BREAKLINE
	MAJOR CONTOUR
	MINOR CONTOUR
	TOP OF BANK
	TOE OF SLOPE
	EDGE OF WATER
CLS CLS	CENTERLINE OF SWALE

GENERAL SITE	
	DEMOLITION
	TURBIDITY BARRIER
	PARKING STRIPING (SINGLE)
	FIRE TRUCK PATH
	SIGHT TRIANGLE
	BUILDING FOOTPRINT
	VEHICLE OVERHANG
O	CONSTRUCTION LIMITS
SF SF	SILT FENCE
SSF	SUPER SILT FENCE
X X	CHAIN LINK FENCE
o o	HANDRAIL
	PARKING STRIPING (DOUBLE)

PROPOSED ENCUMBRANCES	
	PROPERTY LINE
	ROW LINE
	BUILDING SETBACK LINE
	BUFFER LINE
	EASEMENT LINE

HATCH PATTERNS

SYM	DESCRIPTION	SYM	DESCRIPTION
	CONCRETE AREA		BRICK PAVERS
	JOGGING PATH		SOIL TRACKING PREVENTION DEVICE
	PAVEMENT AREA		SAND (DETAIL / ELEVATION)
	BUILDING HATCH		EARTH (DETAIL / ELEVATION)
	MILLING AND RESURFACING		GRAVEL (DETAIL / ELEVATION)
	DETECTABLE WARNING PER FLORIDA CODE		GRASS AREA
	DEMOLITION AREA		ADA STRIPING

DESCRIPTION	ABBREVIATION
AADT	ANNUAL AVERAGE DAILY TRAFFIC
ABAN	ABANDON
ADJ	ADJUST
APPROX.	APPROXIMATE
A.C.	ASPHALT CONCRETE
ACCM PIPE	ASPHALT COATED CORRUGATED METAL
BIT.	BITUMINOUS
BC	BACK OF CURB
BD.	BOUND
BL	BASELINE
BLDG	BUILDING
BM	BENCHMARK
BO	BY OTHERS
BOS	BOTTOM OF SLOPE
BR.	BRIDGE
CAP	CORRUGATED ALUMINUM PIPE
CB	CATCH BASIN
CBCI	CATCH BASIN WITH CURB INLET
CC	CEMENT CONCRETE
CCM	CEMENT CONCRETE MASONRY
CEM	CEMENT
CI	CURB INLET
CIP	CAST IRON PIPE
CLF	CHAIN LINK FENCE
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO.	COUNTY
CONC	CONCRETE
CONT	CONTINUOUS
CONST	CONSTRUCTION
CR GR	CROWN GRADE
DDCV	DOUBLE DETECTOR CHECK VALVE
DDCVA	DOUBLE DETECTOR CHECK VALVE ASSEMBLY
DHV	DESIGN HOURLY VOLUME
DI	DROP INLET
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DWY	DRIVEWAY
ELEV (OR EL.)	ELEVATION
EMB	EMBANKMENT
EOP	EDGE OF PAVEMENT
EOW	EDGE OF WATER
EXIST (OR EX)	EXISTING
EXC	EXCAVATION
F&C	FRAME AND COVER
F&G	FRAME AND GRATE
FDC	FIRE DEPARTMENT CONNECTION
FDN.	FOUNDATION
FH	FIRE HYDRANT
FLDSTN	FIELDSTONE
GAR	GARAGE
GD	GROUND
GI	GUTTER INLET
GIP	GALVANIZED IRON PIPE
GRAN	GRANITE
GRAV	GRAVEL
GRD	GUARD
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE
HDW	HEADWALL
HMA	HOT MIX ASPHALT
HOR	HORIZONTAL
HYD	HYDRANT
INV	INVERT
JCT	JUNCTION
L	LENGTH OF CURVE
LB	LEACH BASIN
LP	LIGHT POLE
LT	LEFT
MAX	MAXIMUM
MB	MAILBOX
MEG	MATCH EXISTING GRADE
MH	MANHOLE
MIN	MINIMUM
NIC	NOT IN CONTRACT

DESCRIPTION	ABBREVIATION
NO.	NO. NUMBER
O/S or OFF	O/S or OFF OFFSET
PB	PB PLAT BOOK
PC	PC POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
P.G.L.	PROFILE GRADE LINE
PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
POC	POINT ON CURVE
POT	POINT ON TANGENT
PRC	POINT OF REVERSE CURVATURE
PROJ	PROJECT
PROP	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
PVMT	PAVEMENT
PWW	PAVED WATER WAY
R	RADIUS OF CURVATURE
R&D	REMOVE AND DISPOSE
RCP	REINFORCED CONCRETE PIPE
RD	ROAD
RDWY	ROADWAY
REM	REMOVE
RET	RETAIN
RET WALL	RETAINING WALL
ROW	RIGHT OF WAY
RR	RAILROAD
R&R	REMOVE AND RESET
RSGV	RESILIENT SEAT GATE VALVE
RT	RIGHT
R/W	RIGHT OF WAY
SHLD	SHOULDER
SMH	SEWER MANHOLE
ST	STREET
STA	STATION
SSD	STOPPING SIGHT DISTANCE
SW	SIDEWALK
T	TANGENT DISTANCE OF CURVE/TRUCK %
TAN	TANGENT
TEMP	TEMPORARY
TC	TOP OF CURB
TOB	TOP OF BANK
TOS	TOP OF SLOPE
TSV	TAPPING SLEEVE AND VALVE
TYP	TYPICAL
UP	UTILITY POLE
VAR	VARIES
VERT	VERTICAL
VC	VERTICAL CURVE
WCR	WHEEL CHAIR RAMP
WIP	WROUGHT IRON PIPE
WM	WATER METER/WATER MAIN
X-SECT	CROSS SECTION

LINE WEIGHTS

EXISTING	SHADED LINES & TEXT DENOTE EXISTING EQUIPMENT AND STRUCTURES.
FUTURE	NON-SHADED DASHED LINES & TEXT DENOTE FUTURE EQUIPMENT, STRUCTURES AND WORK.
PROPOSED / CONSTRUCT	NON-SHADED, BOLD, SOLID LINES & TEXT DENOTE PROPOSED EQUIPMENT, STRUCTURES AND WORK.

NOTE: THIS IS A STANDARD LEGEND SHEET. NOT ALL ITEMS ARE PERTINENT TO THIS SET OF DRAWINGS

ARQUITECTONICA

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MEP/FP ENGINEER:
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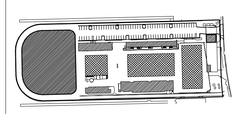
TEL:954.949.2200

PROJECT
ISHOF - WEST BUILDING
501 Seabreeze Blvd., Fort Lauderdale, FL 33316

KEY PLAN:



△	DESCRIPTION	DATE

NOT FOR CONSTRUCTION

SEAL & SIGNATURE

MICHAEL PINZON, P.E.
FLORIDA REG. NO. 95668
(FOR THE FIRM)

60% SET

PROJECT NORTH:

DRAWING TITLE

LEGEND AND ABBREVATIONS

PROJECT NUMBER: 11405.04
DATE: 09/30/2025
SCALE: AS NOTED
SHEET

GI-001

GENERAL NOTES

THIS CONSTRUCTION PROJECT MAY OR MAY NOT INCLUDE ALL ITEMS COVERED BY THESE NOTES AND SPECIFICATIONS, I.E. PAVING, GRADING, DRAINAGE LINES, WATER LINES, OR SANITARY SEWER LINES. SEE PLANS FOR DETAILED PROJECT SCOPE. NOTES AND SPECIFICATIONS ON THIS SHEET REFER TO PAVING, GRADING, DRAINAGE, WATER, AND SANITARY SEWER, AND ARE INTENDED FOR THIS PROJECTS SCOPE OF WORK AND FOR REFERENCE PURPOSES FOR OTHER WORK ITEMS THAT MAY BE REQUIRED DUE TO UNFORESEEN EXISTING CONDITIONS OR REQUIRED REMEDIAL WORK.

1. SPECIFIC SITE NOTES

1.1. COUNTY AND "CITY" IN THESE NOTES REFERS TO COUNTY AND CITY IN WHICH PROJECT RESIDES.

1.2. STATE IN THESE NOTES REFERS TO THE STATE OF FLORIDA.

1.3. EXISTING TOPOGRAPHIC INFORMATION IN THE PLANS IS BASED ON SURVEY DATA AND BEST AVAILABLE INFORMATION. SEE PROJECT SURVEY AND NOTES ON PLAN SHEETS REGARDING THE SOURCE OF THE TOPOGRAPHIC INFORMATION.

2. APPLICABLE CODES

2.1. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY, COUNTY, AND ALL OTHER JURISDICTIONAL, STATE AND NATIONAL CODES WHERE APPLICABLE.

2.2. IN THE EVENT OF A CONFLICT BETWEEN THE GENERAL NOTES AND CONSTRUCTION SPECIFICATIONS IN THESE PLANS, AND THE CONTRACT DOCUMENTS AND SPECIFICATIONS IN THE SPECIFICATION BOOKLET, THE CONTRACTOR SHALL SUBMIT WRITTEN REQUEST FOR CLARIFICATION.

2.3. ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER AND IN STRICT COMPLIANCE WITH ALL THE REQUIREMENTS OF THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AND ALL STATE AND JURISDICTIONAL SAFETY AND HEALTH REGULATIONS.

2.4. THE CONTRACTOR SHALL BE REQUIRED TO COMPLY WITH FEDERAL, STATE, COUNTY, AND CITY LAWS, CODES, AND REGULATIONS.

2.5. ALL HANDICAP ACCESSIBLE AREAS TO CONFORM TO THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA), STATE ADA CODES, AND FLORIDA BUILDING CODE ADA CODES LATEST EDITION.

2.6. TRENCH SAFETY ACT

2.6.1. ALL TRENCH EXCAVATION SHALL BE PERFORMED IN ACCORDANCE WITH CHAPTER 90-96 OF THE LAWS OF FLORIDA (THE TRENCH SAFETY ACT).

2.6.2. ALL TRENCH EXCAVATION IN EXCESS OF 5 FEET IN DEPTH SHALL BE UNDERTAKEN IN ACCORDANCE WITH O.S.H.A. STANDARD 29 CFR. SECTION 1926.650 SUBPART P.

2.6.3. THE CONTRACTOR SHALL SUBMIT WITH HIS CONTRACT A COMPLETED, SIGNED, AND NOTARIZED COPY OF THE TRENCH SAFETY ACT COMPLIANCE STATEMENT. THE CONTRACTOR SHALL ALSO SUBMIT A SEPARATE COST ITEM IDENTIFYING THE COST OF COMPLIANCE WITH THE APPLICABLE TRENCH SAFETY CODES.

2.6.4. A TRENCH SAFETY SYSTEM, IF REQUIRED, SHALL BE DESIGNED BY THE EXCAVATION CONTRACTOR UTILIZING A SPECIALTY ENGINEER AS REQUIRED.

3. CONSTRUCTION NOTES:

3.1. CONTRACTOR SHALL TIE TO EXISTING GRADE BY EVENLY SLOPING FROM CLOSEST PROPOSED GRADE PROVIDED TO EXISTING GRADE AT LIMITS OF CONSTRUCTION, UNLESS OTHERWISE NOTED ON THE PLANS. IF NO LIMIT OF WORK LINE IS INDICATED, SLOPE TO ADJACENT PROPERTY LINE OR RIGHT-OF-WAY LINE, AS APPLICABLE.

3.2. UNLESS OTHERWISE INDICATED ON THE PLANS, ALL EXISTING MANHOLES, CATCH BASINS, METERS AND OTHER STRUCTURES, WHETHER INDICATED ON THE PLANS OR NOT SHALL BE ADJUSTED TO MATCH THE NEW GRADE, BY THE CONTRACTOR.

3.3. THE CURB SHALL BE SLOPED TO ACCOMMODATE THE NEW PAVEMENT, CATCH BASIN AND GRATE, AND THE SURFACE FLOW PATTERN.

3.4. THE CONTRACTOR SHALL USE CARE WHEN CUTTING THE EXISTING ASPHALT PAVEMENT AND DURING EXCAVATIONS, SO THAT THE EXISTING CATCH BASINS AND GRATES THAT ARE TO REMAIN WILL NOT BE DAMAGED.

3.5. THE CONTRACTOR SHALL MAINTAIN THE ROADWAY SLOPE WHEN RESURFACING THE ROADWAY. THE EDGE OF PAVEMENT SHALL MATCH THE NEW GUTTER LIP PER FDOT INDEX 520-001.

3.6. THE NEW SIDEWALK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GIVEN ELEVATIONS AND AT THE PROPER SLOPES DEPICTED IN THE SPECIFICATIONS, DETAILS AND STANDARDS. EXISTING DRIVEWAYS AND OTHER FEATURES SHALL BE MATCHED WHEN POSSIBLE AS DIRECTED BY THE ENGINEER.

3.7. RADII SHOWN ARE TO THE EDGE OF PAVEMENT.

3.8. ALL BENCH MARK MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED AND REFERENCED BY THE CONTRACTOR IN THE SAME WAY AS PUBLIC LAND CORNERS.

3.9. ALL EXCESS MATERIAL IS TO BE DISPOSED BY THE CONTRACTOR WITHIN 72 HOURS.

3.10. IN AREAS WHERE THE BASE IS EXPOSED BY THE MILLING OPERATION, THE CONTRACTOR SHALL RESTORE THE BASE TO ITS ORIGINAL THICKNESS AND STRUCTURAL CAPACITY BEFORE PAVING OVER SUCH AREAS. THIS INCLUDES BUT IS NOT LIMITED TO RESTORING ORIGINAL DEGREE OF COMPACTION, MOISTURE CONTENT, COMPOSITION, STABILITY, AND INTENDED SLOPE. IF PAVING WILL NOT TAKE PLACE THE SAME DAY THE BASE IS EXPOSED AND REWORKED, THE BASE SHALL BE SEALED ACCORDING TO THE GOVERNING STANDARDS AND SPECIFICATIONS. ANY ADDITIONAL WORK RESULTING FROM THE CONTRACTOR'S FAILURE TO PROTECT THE EXPOSED BASE AS STATED ABOVE IN ORDER TO RESTORE THE ORIGINAL STRUCTURAL CAPACITY SHALL BE THE CONTRACTOR'S COST.

3.11. THE CONTRACTOR IS TO MAINTAIN EXISTING SIGNAGE DURING CONSTRUCTION OPERATIONS, IN ORDER TO FACILITATE EMERGENCY VEHICLE TRAFFIC.

3.12. THE TOPOGRAPHIC SURVEY INCLUDED WITH THIS SET OF PLANS REFLECTS PRE-DEMOLITION CONDITIONS AND DOES NOT REFLECT THE SITE CONDITIONS AFTER DEMOLITION. THE CONTRACTOR IS FULLY AND SOLELY RESPONSIBLE IN DETERMINING THE REQUIRED EARTHWORK FOR THE PROPOSED DEVELOPMENT OF THE SITE. THIS INCLUDES, BUT IS NOT LIMITED TO, ANY EXCAVATION/DREDGE AND FILL ACTIVITIES REQUIRED AT ANY PHASE OF THE PROJECT. THE CONTRACTOR SHALL USE THE FINAL APPROVED (RELEASED FOR CONSTRUCTION) PLANS, SURVEYS, GEOTECHNICAL REPORTS, AND ANY OTHER AVAILABLE INFORMATION FOR DETERMINING THE AMOUNT OF EXCAVATION/DREDGING AND FILLING REQUIRED. ANY QUANTITIES INCLUDED IN THE APPROVED PERMITS WERE ESTIMATED BY THE ENGINEER FOR PURPOSES OF OBTAINING THE PERMIT AND UNDER NO CIRCUMSTANCES SHALL BE USED BY THE CONTRACTOR IN LIEU OF PERFORMING THEIR OWN EARTHWORK CALCULATIONS REQUIRED FOR COST ESTIMATING AND BIDDING THE PROJECT.

3.13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR READING AND FAMILIARIZING THEMSELVES WITH ANY AND ALL AVAILABLE GEOTECHNICAL REPORTS PREPARED BY OTHERS AND/OR ANY RECOMMENDATIONS WRITTEN OR IMPLIED BY THE GEOTECHNICAL ENGINEER FOR THIS PROJECT. THE GEOTECHNICAL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THESE REPORTS ARE IN FORCE AND IN FULL EFFECT AS PART OF THE PROPOSED IMPROVEMENTS. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL THE WORK ASSOCIATED WITH THIS PROJECT IS IN COMPLIANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. KEITH AND ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE SUITABILITY OR UNSUITABILITY OF THE SOILS ENCOUNTERED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE MEANS AND METHODS OF CONSTRUCTION USED CAN AND WILL ALLOW FOR THE SUCCESSFUL COMPLETION OF THE REQUIRED SITE IMPROVEMENTS.

3.14. THE CONTRACTOR SHALL ENSURE THAT THE AVAILABLE GEOTECHNICAL INFORMATION IS SUFFICIENT FOR HIS COMPLETE UNDERSTANDING OF THE SOIL CONDITIONS FOR THE SITE. IF ADDITIONAL GEOTECHNICAL INVESTIGATION IS REQUIRED BY THE CONTRACTOR, THIS ADDITIONAL WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

3.15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RESTORATION OF EXISTING PAVEMENT, PIPES, CONDUITS, SPRINKLER HEADS, CABLES, ETC., AND LANDSCAPED AREAS DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATIONS AND/OR THOSE OF HIS SUBCONTRACTORS AND SHALL RESTORE AT NO ADDITIONAL COST.

3.16. THE CONTRACTOR SHALL NOT BRING ANY HAZARDOUS MATERIALS ONTO THE PROJECT. SHOULD THE CONTRACTOR REQUIRE SUCH FOR PERFORMING THE CONTRACTED WORK, THE CONTRACTOR SHALL REQUEST, IN WRITING, PERMISSION FROM THE OWNER, CITY AND ENGINEER. THE CONTRACTOR SHALL PROVIDE THE OWNER, CITY AND ENGINEER WITH A COPY OF THE MATERIAL SAFETY DATA SHEET (MSDS) FOR EACH HAZARDOUS MATERIAL PROPOSED FOR USE. THE PROJECT ENGINEER SHALL COORDINATE WITH THE OWNER AND CITY PRIOR TO ISSUING WRITTEN APPROVAL TO THE CONTRACTOR.

3.17. ANY KNOWN OR SUSPECTED HAZARDOUS MATERIAL FOUND ON THE PROJECT BY THE CONTRACTOR SHALL BE IMMEDIATELY REPORTED TO THE CITY AND/OR ENGINEER, WHO SHALL DIRECT THE CONTRACTOR TO PROTECT THE AREA OF KNOWN OR SUSPECTED CONTAMINATION FROM FURTHER ACCESS. THE CITY AND/OR ENGINEER ARE TO NOTIFY THE OWNER/ENGINEER OF THE DISCOVERY. THE OWNER/ENGINEER WILL ARRANGE FOR INVESTIGATION, IDENTIFICATION, AND REMEDIATION OF THE HAZARDOUS MATERIAL. THE CONTRACTOR SHALL NOT RETURN TO THE AREA OF CONTAMINATION UNTIL APPROVAL IS PROVIDED BY THE ENGINEER.

3.18. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE CITY, COUNTY, OR STATE ENGINEERING INSPECTOR AND ENGINEER 48 HOURS IN ADVANCE OF THE EVENT TO NOTIFY THE CITY OF CONSTRUCTION START UP, OR TO SCHEDULE ALL REQUIRED TESTS AND INSPECTIONS INCLUDING FINAL WALK-THROUGHS.

4. PRECONSTRUCTION RESPONSIBILITIES

4.1. ALL UTILITY / ACCESS EASEMENTS TO BE SECURED PRIOR TO CONSTRUCTION.

4.2. NO CONSTRUCTION MAY COMMENCE UNTIL THE APPROPRIATE PERMITS HAVE BEEN OBTAINED FROM ALL MUNICIPAL, STATE, COUNTY, AND FEDERAL AGENCIES AND A PRE-CONSTRUCTION MEETING HAS BEEN CONDUCTED.

4.3. ALL REQUIRED GOVERNMENTAL AGENCY BUILDING PERMITS TO BE OBTAINED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITY.

4.4. CONTRACTOR TO COORDINATE CONSTRUCTION SCHEDULING FOR CONNECTION TO THE EXISTING WATER AND SEWER LINES WITH THE UTILITY DEPARTMENT THAT OWNS AND/OR MAINTAINS THE WATER AND SEWER LINES.

4.5. PRIOR TO THE START OF CONSTRUCTION, THE OWNER SHALL SUBMIT AN NPDES CONSTRUCTION GENERAL PERMIT (CGP) "NOTICE OF INTENT (N.O.I.) TO USE GENERIC PERMIT FOR STORM WATER DISCHARGE FROM CONSTRUCTION ACTIVITIES FORM (DEP FORM 62-621.300(4)(B)) TO FDEP NOTICES CENTER. THE CONTRACTOR WILL BE RESPONSIBLE FOR (1) IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) THAT WAS REQUIRED TO BE DEVELOPED PRIOR TO NOI SUBMITTAL, AND (2) RETENTION OF RECORDS REQUIRED BY THE PERMIT, INCLUDING RETENTION OF A COPY OF THE SWPPP AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL SITE STABILIZATION. A "NOTICE OF TERMINATION (N.O.T.) OF GENERIC PERMIT COVERAGE" FORM (DEP FORM 62-621.300(6)) MUST BE SUBMITTED TO FDEP TO DISCONTINUE PERMIT COVERAGE, SUBSEQUENT TO COMPLETION OF CONSTRUCTION. FOR ADDITIONAL INFORMATION SEE FDEP WEBSITE: HTTP://FLORIDADEP.GOV/WATER/STORMWATER.

4.6. PRIOR TO CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW AS REQUIRED FOR THE FOLLOWING ITEMS LISTED BELOW, BUT NOT LIMITED TO:

- DRAINAGE: CATCH BASINS, MANHOLES, HEADWALLS, GRATES/TOPS, YARD DRAINS.
- WATER: FIRE HYDRANTS, VALVES, BACKFLOW PREVENTER, DDCV, METER BOX.
- SEWER: MANHOLES, LIFT STATIONS (WETWELL, HATCHES, VALVES, PUMP DATA, ELECTRICAL PANEL)

4.6.1 CATALOGUE LITERATURE SHALL BE SUBMITTED FOR DRAINAGE, WATER AND SEWER PIPES, FITTINGS, AND APPURTENANCES.

4.6.2 PRIOR TO SUBMITTING SHOP DRAWINGS TO THE ENGINEER, THE CONTRACTOR SHALL REVIEW AND APPROVE THE DRAWINGS, AND SHALL NOTE IN RED ANY DEVIATIONS FROM THE ENGINEER'S PLANS OR SPECIFICATIONS.

4.6.3 INDIVIDUAL SHOP DRAWINGS FOR ALL PRECAST STRUCTURES ARE REQUIRED. CATALOGUE LITERATURE WILL NOT BE ACCEPTED FOR PRECAST STRUCTURES.

4.7 CONTRACTOR TO SUBMIT MAINTENANCE OF TRAFFIC PLAN(S) IN ACCORDANCE WITH APPROPRIATE CITY, COUNTY, OR STATE REQUIREMENTS, AND SUBMIT FOR APPROVAL PRIOR TO BEGINNING CONSTRUCTION.

5. INSPECTIONS / TESTING:

5.1. THE CONTRACTOR SHALL NOTIFY IN WRITING THE OWNER, CITY, COUNTY, ENGINEER OF RECORD, AND ANY OTHER GOVERNMENTAL AGENCIES HAVING JURISDICTION AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION AND PRIOR TO REQUIRED INSPECTIONS OF THE FOLLOWING ITEMS, WHERE APPLICABLE:

- CLEARING AND EARTHWORK
- STORM DRAINAGE SYSTEMS
- SANITARY SEWER SYSTEMS
- WATER DISTRIBUTION SYSTEMS
- SUBGRADE
- LIMEROCK BASE
- ASPHALT OR CONCRETE PAVEMENT
- SIDEWALKS, CONCRETE FLATWORK/CURBING
- LANDSCAPING
- PAVEMENT MARKING AND SIGNAGE
- SIGNALIZATION
- SITE LIGHTING
- ELECTRICAL AND COMMUNICATION LINES
- UTILITY CONDUITS
- IRRIGATION
- FINAL

5.2 THE OWNER, ENGINEER, AND JURISDICTIONAL PERMITTING AGENCIES MAY MAKE INSPECTIONS OF THE WORK AT ANY TIME. THE CONTRACTOR SHALL COOPERATE FULLY WITH ALL INSPECTIONS.

5.3 TESTING - ALL TESTING REQUIRED BY THE PLANS AND SPECIFICATIONS SHALL BE PERFORMED BY A LICENSED / FDOT QUALIFIED TESTING COMPANY. REQUIRED TEST FOR ASPHALT AND LIMEROCK SHALL BE TAKEN AT THE DIRECTION OF THE ENGINEER OR THE JURISDICTIONAL GOVERNMENTAL AGENCY IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.

6. TEMPORARY FACILITIES

6.1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES, COMMUNICATIONS, AND ELECTRICITY, FOR HIS OPERATIONS AND WORKS, COST INCLUDED UNDER MOBILIZATION.

6.2. CONTRACTOR SHALL CONSTRUCT TEMPORARY FENCING TO SECURE CONSTRUCTION AREAS AT ALL TIMES, COST INCLUDED IN MOBILIZATION.

6.3. CONTRACTOR TO OBTAIN A SECURE STAGING AREA AND OBTAIN ALL NECESSARY APPROVALS FROM THE OWNER.

6.4. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN TEMPORARY LIGHTING AS REQUIRED TO LIGHT THE CONSTRUCTION PROJECT LIMITS AT ALL TIMES, TO AT LEAST THE SAME LIGHTING INTENSITY LEVELS AS THE EXISTING CONDITIONS.

6.5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES AT ALL TIMES.

7. PROJECT PROGRESS AND CLOSEOUT

7.1. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER, AND UPON FINAL CLEAN-UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE BROOM SWEPT CLEAN.

7.2. THE CONTRACTOR SHALL RESTORE OR REPLACE ANY PUBLIC OR PRIVATE PROPERTY (SUCH AS HIGHWAY, DRIVEWAY, WALKWAY, AND LANDSCAPING), DAMAGED BY HIS WORK, EQUIPMENT, OR EMPLOYEES, TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF CONSTRUCTION. SUITABLE MATERIALS AND METHODS SHALL BE USED FOR SUCH RESTORATION.

7.3. MATERIAL OR DEBRIS SHALL BE HAULED IN ACCORDANCE WITH NPDES PERMIT AND JURISDICTIONAL LAWS.

7.4. ALL LAND SURVEY PROPERTY MONUMENTS OR PERMANENT REFERENCE MARKERS, REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.

7.5. ALL UNPAVED SURFACES DISTURBED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE GRADED, SODDED, & RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED BEFORE THE CONSTRUCTION.

8. PROJECT RECORD DOCUMENTS:

8.1. DURING THE DAILY PROGRESS OF THE JOB, THE CONTRACTOR SHALL RECORD ON HIS SET OF CONSTRUCTION DRAWINGS THE LOCATION, LENGTH, MATERIAL AND ELEVATION OF ANY FACILITY NOT BUILT ACCORDING TO PLANS. THIS COPY OF THE "AS-BUILT" SHALL BE SUBMITTED TO ENGINEER FOR PROJECT RECORD.

8.2. UPON COMPLETION OF DRAINAGE IMPROVEMENTS AND LIMEROCK BASE CONSTRUCTION (AT LEAST 48 HOURS BEFORE PLACING ASPHALT PAVEMENT) THE CONTRACTOR SHALL FURNISH THE ENGINEER OF RECORD "AS-BUILT" PLANS FOR THESE IMPROVEMENTS, SHOWING THE LOCATIONS AND PERTINENT GRADES OF ALL DRAINAGE INSTALLATIONS AND THE FINISHED ROCK GRADES OF THE ROAD CROWN AND EDGES OF PAVEMENT AT 50 FOOT INTERVALS, INCLUDING LOCATIONS AND ELEVATIONS OF ALL HIGH AND LOW POINTS.

8.3. UPON COMPLETION OF CONSTRUCTION, AND PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD ONE COMPLETE SET OF ALL "AS-BUILT" CONTRACT DRAWINGS. THESE DRAWINGS SHALL BE MARKED TO SHOW "AS-BUILT" CONSTRUCTION CHANGES, DIMENSIONS, LOCATIONS, AND ELEVATIONS OF ALL IMPROVEMENTS.

8.4. "AS-BUILT" DRAWINGS OF WATER LINES AND FORCE MAINS SHALL INCLUDE THE FOLLOWING INFORMATION:

8.4.1. TOP OF PIPE ELEVATIONS EVERY 100 LF.

8.4.2. LOCATIONS AND ELEVATIONS OF ALL FITTINGS INCLUDING BENDS, TEES, GATE VALVES, DOUBLE DETECTOR CHECK VALVES, FIRE HYDRANTS, AND APPURTENANCES.

8.4.3. ALL CONNECTIONS TO EXISTING LINES.

8.4.4. ENDS OF ALL WATER SERVICES AT THE BUILDINGS WHERE THE WATER SERVICE TERMINATES.

8.5. "AS-BUILT" DRAWINGS OF GRAVITY SANITARY SEWER LINES SHALL INCLUDE THE FOLLOWING INFORMATION:

8.5.1. RIM ELEVATIONS, INVERT ELEVATIONS, LENGTH OF PIPING BETWEEN STRUCTURES, AND SLOPES.

8.5.2. THE STUB ENDS AND CLEANOUTS OF ALL SEWER LATERALS SHALL BE LOCATED HORIZONTALLY AND VERTICALLY.

8.6. "AS-BUILT" DRAWINGS OF ALL DRAINAGE LINES SHALL INCLUDE THE FOLLOWING INFORMATION:

8.6.1. RIM ELEVATION, INVERT ELEVATION, LENGTH OF PIPING BETWEEN STRUCTURES, AND CONTROL STRUCTURE ELEVATIONS IF APPLICABLE.

8.6.2. THE SIZE OF THE LINES.

8.6.3. DRAINAGE WELL STRUCTURE SHALL INCLUDE, BUT NOT BE LIMITED TO, TOP OF CASING ELEVATION, TOP AND BOTTOM ELEVATIONS OF THE STRUCTURE AND BAFFLE WALLS, RIM ELEVATIONS AND PIPE INVERTS.

8.7. "AS-BUILT" DRAWINGS OF CONSTRUCTION AREAS SHALL INCLUDE THE FOLLOWING:

8.7.1. ROCK ELEVATIONS AT ALL HIGH, AND LOW POINTS, AND AT ENOUGH INTERMEDIATE POINTS TO CONFIRM SLOPE CONSISTENCY.

8.7.2. ROCK ELEVATIONS AND CONCRETE BASE ELEVATIONS SHALL BE TAKEN AT ALL LOCATIONS WHERE THERE IS A FINISH GRADE ELEVATION SHOWN ON THE DESIGN PLANS.

8.7.3. ALL CATCH BASIN AND MANHOLE RIM ELEVATIONS.

8.7.4. FINISH GRADE ELEVATIONS IN ISLAND AREAS.

8.7.5. "AS-BUILT" ELEVATIONS SHALL BE TAKEN ON ALL PAVED AND UNPAVED SWALES, AT ENOUGH INTERMEDIATE POINTS TO CONFIRM SLOPE CONSISTENCY AND CONFORMANCE TO THE PLAN DETAILS.

8.7.6. LAKE AND CANAL BANK "AS-BUILT" DRAWINGS SHALL INCLUDE A KEY SHEET OF THE LAKE FOR THE LOCATION OF CROSS SECTIONS. LAKE AND CANAL BANK CROSS SECTIONS SHALL BE PLOTTED AT A MINIMUM OF EVERY 100 LF, UNLESS OTHERWISE SPECIFIED. "AS-BUILT" DRAWINGS SHALL CONSIST OF THE LOCATION AND ELEVATION OF THE TOP OF BANK, EDGE OF WATER, AND THE DEEP CUT LINE, WITH THE DISTANCE BETWEEN EACH SHOWN ON THE DRAWING.

8.7.7. RETENTION AREA "AS-BUILT" ELEVATIONS SHALL BE TAKEN AT THE BOTTOM OF THE RETENTION AREA AND AT THE TOP OF BANK. IF THERE ARE CONTOURS INDICATED ON THE DESIGN PLANS, THEN THEY SHALL BE INCLUDED IN "AS-BUILT" DRAWINGS AS WELL.

8.8. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PREPARE "AS-BUILT" DRAWINGS ON FULL SIZE, 24" X 36" SHEETS. ALL "AS-BUILT" INFORMATION SHALL BE PUT ON THE LATEST ENGINEERING DRAWINGS. A FULL SET OF PDF "AS-BUILT" DRAWINGS SHALL BE SUBMITTED. THESE DRAWINGS SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

8.9. AN ELECTRONIC COPY OF THESE "AS-BUILT" DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD IN AUTOCAD, VERSION 2008 OR LATER.

9. UTILITY NOTES

9.1. CONTRACTOR IS RESPONSIBLE FOR UTILITY VERIFICATION PRIOR TO FABRICATION.

9.2. THE CONTRACTOR IS ADVISED THAT PROPERTIES ADJACENT TO THE PROJECT HAVE ELECTRIC, TELEPHONE, GAS, WATER AND/OR SEWER SERVICE LATERALS WHICH MAY NOT BE SHOWN IN PLANS. THE CONTRACTOR MUST REQUEST THE LOCATION OF THESE LATERAL SERVICES FROM THE UTILITY COMPANIES.

9.3. THE CONTRACTOR SHALL USE HAND DIGGING WHEN EXCAVATING NEAR EXISTING UTILITIES. EXTREME CAUTION SHALL BE EXERCISED BY THE CONTRACTOR WHILE EXCAVATING, INSTALLING, BACKFILLING OR COMPACTING AROUND THE UTILITIES.

9.4. THE CONTRACTOR SHALL NOTIFY AND OBTAIN AN UNDERGROUND CLEARANCE FROM ALL UTILITY COMPANIES AND GOVERNMENTAL AGENCIES AT LEAST 48 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN A SUNSHINE811.COM CERTIFICATION CLEARANCE NUMBER AND FIELD MARKINGS AT LEAST 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION.

- PRIOR TO COMMENCEMENT OF ANY EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH FLORIDA STATUTE 553.851 FOR THE PROTECTION OF UNDERGROUND GAS PIPELINES.

9.5 FOR STREET EXCAVATION OR CLOSING OR FOR ALTERATION OF ACCESS TO PUBLIC OR PRIVATE PROPERTY, THE CONTRACTOR SHALL NOTIFY:

- ROADWAY JURISDICTIONAL ENGINEERING / PUBLIC WORKS AUTHORITY.
- COUNTY TRANSIT AUTHORITY
- SCHOOL BOARD TRANSPORTATION AUTHORITY
- JURISDICTIONAL FIRE DEPARTMENT DISPATCH
- JURISDICTIONAL POLICE DEPARTMENT(S)

9.6 THE CONTRACTOR SHALL USE EXTREME CAUTION WORKING UNDER, OVER, AND AROUND EXISTING ELECTRIC LINES. THE CONTRACTOR SHALL CONTACT THE ELECTRIC PROVIDER COMPANY TO VERIFY LOCATIONS, VOLTAGE, AND REQUIRED CLEARANCES, ONSITE, IN RIGHT-OF-WAYS, AND IN EASEMENTS, PRIOR TO ANY CONSTRUCTION IN THE VICINITY OF EXISTING LINES.

9.7 LOCATION AND SIZE OF ALL EXISTING UTILITIES AND TOPOGRAPHY (FACILITIES) AS SHOWN ON CONSTRUCTION DRAWINGS ARE DRAWN FROM AVAILABLE RECORDS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE FACILITIES SHOWN OR FOR ANY FACILITY NOT SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION (VERTICAL & HORIZONTAL) OF ANY EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE ELEVATIONS AND LOCATIONS OF ALL EXISTING FACILITIES, IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. IF AN EXISTING FACILITY IS FOUND TO CONFLICT WITH THE PROPOSED CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER SO THAT APPROPRIATE MEASURES CAN BE TAKEN TO RESOLVE THE CONFLICT.

9.8 THE CONTRACTOR SHALL COORDINATE THE WORK WITH OTHER CONTRACTORS IN THE AREA AND ANY OTHER UNDERGROUND UTILITY COMPANIES REQUIRED. THE CONTRACTOR SHALL COORDINATE RELOCATION OF ALL EXISTING UTILITIES WITH APPLICABLE UTILITY COMPANIES.

10. SIGNING AND PAVEMENT MARKINGS

10.1. ALL SIGNING AND PAVEMENT MARKINGS INSTALLED AS PART OF THESE PLANS SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), COUNTY TRAFFIC DESIGN STANDARDS AND FDOT DESIGN STANDARDS AS A MINIMUM CRITERIA.

10.2. MATCH EXISTING PAVEMENT MARKINGS AT THE LIMITS OF CONSTRUCTION.

10.3. REMOVAL OF THE EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY WATER BLASTING OR OTHER APPROVED METHODS DETERMINED BY THE ENGINEER.

10.4. INCORRECTLY PLACED PAINT OR THERMOPLASTIC PAVEMENT MARKINGS OVER FRICTION COURSE WILL BE REMOVED BY MILLING AND REPLACING THE FRICTION COURSE A MINIMUM WIDTH OF 18 IN AT THE CONTRACTOR'S EXPENSE. THE ENGINEER MAY APPROVE AN ALTERNATIVE METHOD IF IT CAN BE DEMONSTRATED TO COMPLETELY REMOVE THE MARKINGS WITHOUT DAMAGING THE ASPHALT.

10.5. PLACE ALL RETRO-REFLECTIVE PAVEMENT MARKERS IN ACCORDANCE WITH FDOT STANDARD INDEX 706-001 AND / OR AS SHOWN IN THE PLANS.

10.6. CAUTION SHOULD BE EXERCISED WHILE RELOCATING EXISTING SIGNS TO PREVENT UNNECESSARY DAMAGE TO SIGNS. IF THE SIGN IS DAMAGED BEYOND USE, AS DETERMINED BY THE ENGINEER, SIGNS SHALL BE REPLACED BY THE CONTRACTOR AT HIS EXPENSE.

10.7. ALL EXISTING SIGNS THAT CONFLICT WITH CONSTRUCTION OPERATIONS SHALL BE REMOVED, STOCKPILED, AND RELOCATED BY THE CONTRACTOR. SIGN REMOVAL SHALL BE DIRECTED BY THE ENGINEER.

10.8. RELOCATED SIGN SUPPORT SYSTEM MUST MEET THE CURRENT DESIGN STANDARD.

10.9. THE CONTRACTOR SHALL PROVIDE AN INVENTORY OF EXISTING SIGNS TO REMAIN OR TO BE RELOCATED PRIOR TO STARTING THE JOB AND FORWARD THIS LIST TO THE ENGINEER. CONTRACTOR SHALL NOTIFY IF THERE ARE ANY MISSING OR DAMAGE SIGNS THAT THE PLANS SHOW TO REMAIN OR TO BE RELOCATED.

10.10. ALL ROADWAY PAVEMENT MARKINGS SHALL BE THERMOPLASTIC IN ACCORDANCE WITH FDOT SPECIFICATIONS SECTION 711.

10.11. HAND DIG THE FIRST FOUR FEET OF SIGN FOUNDATION.

10.12. ALL SIGNS SHALL MEET ALL OF THE FOLLOWING:

- MEET THE CRITERIA OUTLINED IN SECTION 2A.08 OF THE 2009 MUTCD
- MEET THE SPECIFICATIONS OUTLINED IN SECTION 700 AND 994 OF THE LATEST FDOT STANDARD SPECIFICATIONS.
- CONSIST OF MATERIALS CERTIFIED TO MEET THE RETROREFLECTIVE SHEETING REQUIREMENTS OUTLINED IN THE CURRENT VERSION OF ASTM D4956 FOR TYPE-XI RETROREFLECTIVE SHEETING MATERIALS MADE WITH PRISIMS, EXCEPT FOR SCHOOL ZONE AND PEDESTRIAN SIGNS WHICH SHALL BE COMPRISED OF RETROREFLECTIVE FLUORESCENT YELLOW-GREEN SHEETING CERTIFIED TO MEET ASTM D4956 TYPE IV RETROREFLECTIVE SHEETING MATERIALS.
- CONSIST OF RETROREFLECTIVE SHEETING MATERIALS THAT HAVE A VALID FDOT APPROVED PRODUCT LIST (APL) CERTIFICATION FOR SPECIFICATION 700 HIGHWAY SIGNING FOR FDOT SHEETING TYPE XI (OR TYPE IV FOR SCHOOL AND PEDESTRIAN SIGNS).

10.13 PATCH ATTACHMENT HARDWARE, SUCH AS COUNTERSUNK SCREWS OR RIVET HEADS, WITH RETRO REFLECTIVE BUTTONS THAT MATCH THE COLOR AND SHEETING MATERIAL OF THE FINISHED SIGN PANEL INCLUDING THE BACKGROUND, LEGEND OR BORDER.

10.14 ENSURE THE OUTSIDE CORNER OF SIGN IS CONCENTRIC WITH BORDER. ENSURE WHITE BORDERS ARE MOUNTED PARALLEL TO THE EDGE OF THE SIGN. ENSURE BLACK BORDERS ARE RECESSED FROM THE EDGE OF THE SIGN.

10.15 LAYOUT PERMANENT FINAL STRIPING THAT LEAVES NO VISIBLE MARKS AT TIME OF FINAL ACCEPTANCE.

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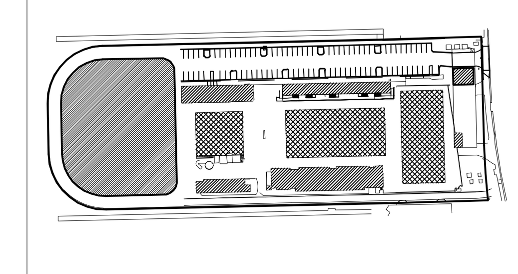
KEY PLAN:



△	DESCRIPTION	DATE

NOT FOR CONSTRUCTION

SEAL & SIGNATURE

MICHAEL PINZON, P.E.
FLORIDA REG. NO. 95668
(FOR THE FIRM)

60% SET

PROJECT NORTH:

DRAWING TITLE

GENERAL CONSTRUCTION NOTES

PROJECT NUMBER: 11405.04
DATE: 09/30/2025
SCALE: AS NOTED

SHEET
GI-002

CONSTRUCTION SPECIFICATIONS

SECTION 20 - GENERAL SPECIFICATIONS PAVING GRADING DRAINAGE AND EARTHWORK

20. GENERAL

20.1. IT IS THE INTENT OF THESE SPECIFICATIONS TO DESCRIBE THE MINIMUM ACCEPTABLE TECHNICAL REQUIREMENTS FOR THE MATERIALS AND WORKMANSHIP FOR CONSTRUCTION OF SITE IMPROVEMENTS FOR THIS PROJECT. SUCH IMPROVEMENTS MAY GENERALLY INCLUDE, BUT NOT TO BE LIMITED TO, CLEARING, GRADING, PAVING, REMOVAL OF EXISTING PAVEMENT STORM DRAINAGE, WATER LINES AND SANITARY SEWERS.

20.2. IT IS THE INTENT THAT THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION: (CURRENT EDITION) TOGETHER WITH "SUPPLEMENTAL SPECIFICATIONS TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (CURRENT EDITION), AND THE FDOT STANDARD PLANS FOR ROAD CONSTRUCTION (CURRENT EDITION) BE USED WHERE APPLICABLE FOR THE VARIOUS WORK, AND THAT WHERE SUCH WORDING THEREIN REFERS TO THE STATE OF FLORIDA AND ITS DEPARTMENT OF TRANSPORTATION AND PERSONNEL, SUCH WORDING IS INTENDED TO BE REPLACED WITH THE WORDING WHICH WOULD PROVIDE PROPER TERMINOLOGY; THEREBY MAKING SUCH "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" TOGETHER WITH THE "FDOT STANDARD PLANS FOR ROAD CONSTRUCTION" AS THE "STANDARD SPECIFICATIONS" FOR THIS PROJECT. IF WITHIN A PARTICULAR SECTION, ANOTHER SECTION, ARTICLE OR PARAGRAPH IS REFERRED TO, IT SHALL BE PART OF THE STANDARD SPECIFICATIONS ALSO. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL AND STATE LAWS, REGULATIONS AND BUILDING CODES WHICH HAVE JURISDICTION IN THE AREA.

20.3. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT AND PERFORM ALL OPERATIONS REQUIRED TO COMPLETE THE CONSTRUCTION OF A PAVING AND DRAINAGE SYSTEM AS SHOWN ON THE PLANS, SPECIFIED HEREIN, OR BOTH. IT IS THE INTENT TO PROVIDE A COMPLETE AND OPERATING FACILITY IN ACCORDANCE WITH THESE SPECIFICATIONS AND THE CONSTRUCTION DRAWINGS. THE MATERIAL AND EQUIPMENT SHOWN OR SPECIFIED SHALL NOT BE TAKEN TO EXCLUDE ANY OTHER INCIDENTALS NECESSARY TO COMPLETE THE WORK.

20.4. ALL LABOR, MATERIALS, AND METHODS OF CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE PLANS AND CONSTRUCTION SPECIFICATIONS AND THE MINIMUM ENGINEERING AND CONSTRUCTION STANDARDS ADOPTED BY THE UNIT OF GOVERNMENT WHICH HAS JURISDICTION AND RESPONSIBILITY FOR THE CONSTRUCTION. WHERE CONFLICTS OR OMISSIONS EXIST, THE JURISDICTIONAL GOVERNMENT ENGINEERING DEPARTMENT'S STANDARDS SHALL GOVERN. SUBSTITUTIONS AND DEVIATIONS FROM PLANS AND SPECIFICATIONS SHALL BE PERMITTED ONLY WHEN WRITTEN APPROVAL HAS BEEN ISSUED BY THE ENGINEER.

20.5. GUARANTEE - ALL MATERIALS AND EQUIPMENT TO BE FURNISHED AND/OR INSTALLED BY THE CONTRACTOR UNDER THIS CONTRACT, SHALL BE GUARANTEED FOR A PERIOD OF (1) ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE THEREOF, AGAINST DEFECTIVE MATERIALS, DESIGN AND WORKMANSHIP. UPON RECEIPT OF NOTICE FROM THE OWNER OF FAILURE OF ANY PART OF THE GUARANTEED EQUIPMENT OR MATERIALS, DURING THE GUARANTEE PERIOD, THE AFFECTED PART OR MATERIALS SHALL BE REPLACED PROMPTLY WITH NEW PARTS OR MATERIALS BY THE CONTRACTOR, AT NO EXPENSE TO THE OWNER. IN THE EVENT THE CONTRACTOR FAILS TO MAKE NECESSARY REPLACEMENT OR REPAIRS WITHIN (7) SEVEN DAYS AFTER NOTIFICATION BY THE OWNER, THE OWNER MAY ACCOMPLISH THE WORK AT THE EXPENSE OF THE CONTRACTOR.

21. EARTHWORK

21.1. ALL AREAS WITHIN THE PROJECT LIMITS SHALL BE CLEARED AND GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL AND DISPOSAL OF ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH AND ALL OTHER OBSTRUCTIONS RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE EXISTING GROUND TO A DEPTH OF 1'. ALL WORK SHALL BE IN ACCORDANCE WITH SECTION 110 OF THE STANDARD SPECIFICATIONS.

21.2. NONE OF THE EXISTING LIMEROCK MATERIAL FROM DEMOLISHED PAVEMENT IS TO BE INCORPORATED IN THE NEW LIMEROCK BASE, UNLESS NOTED IN PLANS. THE EXISTING LIMEROCK MATERIAL FROM DEMOLISHED PAVEMENT MAY BE INCORPORATED INTO THE STABILIZED SUBGRADE / SUBBASE, OR STABILIZED SHOULDER.

21.3. FILL MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 120 AND 125 OF THE STANDARD SPECIFICATIONS.

21.4. ALL FILL MATERIAL IN AREAS NOT TO BE PAVED SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.

21.5. ALL MATERIAL OF CONSTRUCTION SHALL BE SUBJECT TO INSPECTION AND TESTING TO ESTABLISH CONFORMANCE WITH THE SPECIFICATIONS AND SUITABLY FOR THE USES INTENDED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 24 HOURS PRIOR TO THE TIME CONTRACTOR WILL BE READY FOR AN INSPECTION OR TEST. THE CONTRACTOR SHALL FOLLOW CITY AND COUNTY INSPECTION PROCEDURES. THE CONTRACTOR SHALL NOT PROCEED WITH ANY PHASE OF WORK DEPENDENT ON AN INSPECTION OR TEST OF AN EARLIER PHASE OF WORK, PRIOR TO THAT TEST OR INSPECTION PASSING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENGINEER. TEST RESULTS MUST INCLUDE, BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE AND LIMEROCK, UTILITIES, EXCAVATION, ASPHALT GRADATION REPORTS, CONCRETE CYLINDERS, ETC.

21.6. WHEN MUCK, CLAY, ROCK, OR ANY OTHER MATERIAL THAT IS UNSUITABLE IN ITS ORIGINAL POSITION ARE ENCOUNTERED BENEATH PROPOSED PAVEMENT AND SIDEWALK AREAS, THE UNSUITABLE MATERIALS SHALL BE COMPLETELY REMOVED FROM BENEATH THE PAVEMENT AND SIDEWALK AREAS AND (10) TEN FEET BEYOND THE EDGE OF PAVEMENT. ALL SUCH UNSUITABLE MATERIAL REMOVED BY THE SUBSOIL EXCAVATION, SHALL BE REPLACED WITH ACCEPTABLE EMBANKMENT MATERIAL, AS SPECIFIED IN THE STANDARD SPECIFICATIONS.

21.7. WHEN MUCK, CLAY,HARDPAN OR ANY OTHER MATERIAL THAT IS UNSUITABLE IN ITS ORIGINAL POSITION, ARE ENCOUNTERED BENEATH PROPOSED DRAINAGE SWALES OR DRY RETENTION AREAS, THE UNSUITABLE MATERIALS SHALL BE COMPLETELY REMOVED FROM BENEATH THE DRAINAGE SWALES AND DRY RETENTION AREAS. ALL SUCH UNSUITABLE MATERIAL REMOVED BY THE SUBSOIL EXCAVATION, SHALL BE REPLACED WITH COARSE SAND, OR OTHER SUITABLE GRANULAR MATERIAL, AS SPECIFIED IN THE STANDARD SPECIFICATIONS.

21.8. ALL UNDERGROUND UTILITIES AND DRAINAGE INSTALLATIONS SHALL BE IN PLACE PRIOR TO SUBGRADE COMPACTION AND PAVEMENT CONSTRUCTION.

21.9. GROUND ADJACENT TO ROADWAY/PAVEMENT HAVING RUNOFF SHALL BE GRADED (2) TWO INCHES LOWER THAN THE EDGE OF PAVEMENT TO ALLOW FOR THE PLACEMENT OF SOD.

21.10. SITE GRADING ELEVATIONS SHALL BE WITHIN 0.1' OF THE REQUIRED ELEVATION FOR NON PAVED AREAS AND ALL AREAS SHALL BE GRADED TO DRAIN WITHOUT PONDING.

21.11. THE CONTRACTOR SHALL PERFORM ALL EXCAVATION, FILL, EMBANKMENT AND GRADING TO ACHIEVE THE PROPOSED PLAN GRADES INCLUDING TYPICAL ROAD SECTIONS, SIDE SLOPES AND CANAL SECTIONS. ALL WORK SHALL BE IN ACCORDANCE WITH SECTION 120 OF THE STANDARD SPECIFICATIONS. IF FILL MATERIAL IS REQUIRED IN EXCESS OF THAT GENERATED BY THE EXCAVATION, THE CONTRACTOR SHALL SUPPLY THIS MATERIAL AS REQUIRED FROM OFF-SITE.

21.12. A 2" BLANKET OF TOP SOIL SHALL BE PLACED OVER ALL AREAS TO BE SODDED OR SEEDED AND MULCHED WITHIN THE PROJECT LIMITS UNLESS OTHERWISE INDICATED ON THE PLANS.

21.13. SOD SHALL BE ST. AUGUSTINE UNLESS OTHERWISE INDICATED ON THE PLANS, AND SHALL BE PLACED ON THE GRADED TOP SOIL AND WATERED TO INSURE SATISFACTORY CONDITION UPON FINAL ACCEPTANCE OF THE PROJECT.

22. DRAINAGE

22.1. INLETS - ALL INLETS SHALL BE THE TYPE DESIGNATED ON THE PLANS, AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 425 OF THE STANDARD SPECIFICATIONS. ALL INLETS AND PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS AND PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEM SHALL BE CLEANED OF ALL DEBRIS PRIOR TO FINAL ACCEPTANCE.

22.2. PIPE SPECIFICATIONS: PIPE MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 430 OF THE STANDARD SPECIFICATIONS, AND AS SHOWN IN THE PLANS.

22.3. PIPE BACKFILL - REQUIREMENTS FOR PIPE BACKFILL CROSSING ROADS OR PARKING AREAS SHALL BE AS DEFINED IN THE SECTION 125-8, OF THE STANDARD SPECIFICATIONS. PIPELINE BACKFILL SHALL BE PLACED IN 6 INCH LIFTS AND COMPACTED TO 100% OF THE STANDARD PROCTOR (AASHTO T-99 SPECIFICATIONS)

22.4. LOCATION OF DRAINAGE STRUCTURES SHALL GOVERN, AND PIPE LENGTH MAY HAVE TO BE ADJUSTED TO ACCOMPLISH CONSTRUCTION AS SHOWN ON THESE PLANS.

22.5. DISTANCE AND LENGTHS SHOWN ON PLANS AND PROFILE DRAWINGS ARE REFERENCED TO THE INNER WALLS OF STRUCTURES.

22.6. FILTER FABRIC SHALL BE MIRAFI, TYPAR OR EQUAL CONFORMING TO SECTION 985 OF THE STANDARD SPECIFICATIONS.

23. ASPHALT PAVING

23.1. WHERE NEW ASPHALT MEETS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAW CUT TO PROVIDE A STRAIGHT EVEN LINE. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL BE SAW CUT TO PROVIDE A STRAIGHT EVEN LINE.

23.2. INTERNAL ASPHALT PAVING CONSTRUCTED ON EXISTING SANDY SOILS SHALL BE CONSTRUCTED WITH A 12" SUBGRADE, COMPACTED TO A MINIMUM DENSITY OF 100% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99. THE COMPACTED SUBGRADE SHALL BE CONSTRUCTED IN THE LIMITS SHOWN ON THE PLANS. ALL SUBGRADE SHALL HAVE AN LBR OF 40 UNLESS OTHERWISE NOTED.

23.3. ASPHALTIC CONCRETE SURFACE COURSE SHALL BE CONSTRUCTED TO THE LIMITS SHOWN ON THE PLANS. THE SURFACE COURSE SHALL CONSIST OF THE THICKNESS AND TYPE ASPHALTIC CONCRETE AS SPECIFIED IN THE PLANS. ALL ASPHALTIC CONCRETE SHALL BE IN ACCORDANCE WITH SECTIONS 300, 320, 327, 330, 334, 337, 338, 339 AND 341 OF THE STANDARD SPECIFICATIONS.

23.4. LIMEROCK BASE SHALL BE PREPARED, COMPACTED AND GRADED AND SHALL BE IN ACCORDANCE WITH SECTION 200 OF THE STANDARD SPECIFICATIONS. ALL LIMEROCK SHALL BE COMPACTED TO 98% PER AASHTO T-180 AND HAVE NOT LESS THAN 70% OF CARBONATES OF CALCIUM AND MAGNESIUM UNLESS OTHERWISE DESIGNATED. THE ENGINEER SHALL INSPECT THE COMPLETED BASE COURSE AND THE CONTRACTOR SHALL CORRECT ANY DEFICIENCIES AND CLEAN THE BASE COURSE PRIOR TO THE PLACEMENT OF THE PRIME COAT. A TACK COAT WILL ALSO BE REQUIRED IF THE ENGINEER FINDS THAT THE PRIMED BASE HAS BECOME EXCESSIVELY DIRTY OR THE PRIME COAT HAS CURED TO THE EXTENT OF LOSING BOUNDING EFFECT PRIOR TO PLACEMENT OF THE ASPHALTIC CONCRETE SURFACE COURSE. THE PRIME AND TACK COATS SHALL BE IN ACCORDANCE WITH SECTION 300 OF THE STANDARD SPECIFICATIONS.

23.5. LIMEROCK BASE MATERIAL SHALL BE PLACED IN MAXIMUM 6" LIFTS. BASES GREATER THAN 6" SHALL BE PLACED IN TWO EQUAL LIFTS. IF, THROUGH FIELD TESTS, THE CONTRACTOR CAN DEMONSTRATE THAT THE COMPACTION EQUIPMENT CAN ACHIEVE DENSITY FOR THE FULL DEPTH OF A THICKER LIFT, AND IF APPROVED BY THE ENGINEER, THE BASE MAY BE CONSTRUCTED IN SUCCESSIVE COURSES OF NOT MORE THAN 8 INCHES (200 MM) COMPACTED THICKNESS.

23.6. ASPHALT EDGES THAT ARE NOT CURBED SHALL BE SAW CUT TO PROVIDE A STRAIGHT EVEN LINE TO THE DIMENSIONS SHOWN ON PLANS.

24. CONCRETE CONSTRUCTION

24.1. CONCRETE SIDEWALK AND DRIVEWAYS SHALL BE IN ACCORDANCE WITH SECTION 522 OF THE STANDARD SPECIFICATIONS AND IN ACCORDANCE WITH FDOT STANDARD PLANS FOR ROAD CONSTRUCTION, INDEX NO. 522-001, 522-002, AND 522-003. CONCRETE SIDEWALK SHALL BE 4" THICK, UNLESS OTHERWISE NOTED.

24.2. SIDEWALK CURB RAMPS SHALL BE IN ACCORDANCE WITH FDOT STANDARD PLANS FOR ROAD CONSTRUCTION , INDEX NO. 522-002.

24.3. CONCRETE CURB SHALL BE CONSTRUCTED TO THE LIMITS SHOWN ON THE PLANS. THE CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS AND SHALL BE IN ACCORDANCE WITH SECTION 520 OF THE STANDARD SPECIFICATIONS. CONCRETE CURBING SHALL BE IN ACCORDANCE WITH FDOT STANDARD PLANS FOR ROAD CONSTRUCTION, INDEX NO. 520-001.

SECTION 30 - WATER DISTRIBUTION AND SANITARY SEWER FORCE MAINS.

30. MATERIALS:

NOTE: IF MATERIALS LIST HERE ON ARE IN CONFLICT WITH UTILITY OWNER, MATERIAL OWNER REQUIREMENTS SHALL GOVERN.

30.1. ALL WATER MAIN PIPE, INCLUDING FITTINGS, SHALL BE COLOR CODED OR MARKED USING BLUE AS A PREDOMINANT COLOR TO DIFFERENTIATE DRINKING WATER FROM RECLAIMED OR OTHER WATER. UNDERGROUND PLASTIC PIPE SHALL BE SOLID-WALL BLUE PIPE, SHALL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR SHALL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE SHALL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE SHALL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT SHALL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPES WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE.

30.2. DUCTILE IRON PIPE FOR WATER DISTRIBUTION MAINS SHALL CONFORM TO ANSI/AWWA STANDARD C151/A21.51 LATEST REVISION, "DUCTILE IRON PIPE CENTRIFUGALLY CAST IN METAL MOLDS OR SAND-LINED MOLDS" WITH A MINIMUM WALL THICKNESS OF CLASS 51 (PRESSURE CLASS 350) UNLESS OTHERWISE NOTED IN THE PLANS. DUCTILE IRON PIPE SHALL BE CEMENT LINED AND SEAL COATED IN ACCORDANCE WITH ANSI/AWWA STANDARD C104/A21.4 LATEST REVISION. THE PIPE SHALL BE ADAPTED FOR USE WITH CLASS 250 FITTINGS FOR ALL SIZES. WATER MAIN SHALL BE COLORED BLUE IN ACCORDANCE WITH FLORIDA STATE STATUTES.

30.3. DUCTILE IRON PIPE FOR SEWAGE FORCE MAINS SHALL CONFORM TO ANSI/AWWA STANDARD C151/A21.51 LATEST REVISION, "DUCTILE IRON PIPE CENTRIFUGALLY CAST IN METAL MOLDS OR SAND- LINED MOLDS" WITH A MINIMUM WALL THICKNESS OF CLASS 51 (PRESSURE CLASS 350) UNLESS OTHERWISE NOTED IN THE PLANS. DUCTILE IRON PIPE SHALL BE INTERIOR CERAMIC EPOXY LINED AND EXTERIOR COATED WITH THE MANUFACTURER'S COATING SYSTEM (PROTECTO 401 CERAMIC EPOXY WITH A MINIMUM DRY FILM THICKNESS OF 40 MILS AND AN OUTSIDE COATING OF EITHER COAL TAR EPOXY OR ASPHALT). CEMENT MORTARED LININGS ARE NOT APPROPRIATE FOR THIS APPLICATION.

30.4. ALL PIPE & FITTINGS ON THE LIFT STATION SITES SHALL BE DUCTILE IRON CONFORMING TO THE SAME SPECIFICATIONS AS ABOVE FOR SEWAGE FORCE MAINS EXCEPT THAT FLANGED DUCTILE IRON PIPE & FITTINGS SHALL BE USED INSIDE VALVE PITS AND WET WELLS. FLANGED PIPE AND FITTINGS SHALL CONFORM TO ANSI/AWWA C115/A21.15 LATEST REVISION AND ANSI/AWWA C110/A21.10 LATEST REVISION. THE FOLLOWING THICKNESS CLASSES SHALL BE ADHERED TO: 4" - 12" - CLASS 52, 14" & LARGER - CLASS 51.

30.5. PVC PRESSURE PIPE FOR SIZES 4" THROUGH 12" AND SHALL CONFORM TO ANSI/AWWA STANDARD C900 LATEST REVISION. PVC PRESSURE PIPE SHALL BE MADE FROM CLASS 12454-A OR CLASS 12454-B VIRGIN MATERIAL AND CONFORM WITH THE OUTSIDE DIAMETER OF CAST IRON PIPE WITH A MINIMUM WALL THICKNESS OF DR SERIES 18. ULTRA VIOLET DEGRADATION OR SUN BLEACHED PIPE WILL BE CAUSE FOR REJECTION. WATER MAIN SHALL BE COLORED BLUE IN ACCORDANCE WITH FLORIDA STATE STATUTES. FORCE MAIN SHALL BE IMPREGNATED WITH GREEN PIGMENT. REUSE MAIN SHALL BE IMPREGNATED WITH PURPLE PIGMENT.

30.6. DUCTILE IRON FITTINGS FOR WATER DISTRIBUTION MAINS SHALL CONFORM TO ANSI/AWWA STANDARD C110/A21.10 LATEST REVISION. FITTINGS 4" AND LARGER SHALL BE CEMENT LINED AND SEAL COATED IN ACCORDANCE WITH ANSI/AWWA STANDARD C104/A21.4 LATEST REVISION. WATER MAIN FITTING SHALL BE COLORED BLUE IN ACCORDANCE WITH FLORIDA STATE STATUTES.

30.7. CAST IRON AND DUCTILE IRON FITTINGS FOR SEWAGE FORCE MAINS SHALL CONFORM TO ANSI/AWWA STANDARD C110/A21.10 LATEST REVISION. FITTINGS 4" AND LARGER SHALL BE COATED IN ACCORDANCE WITH THE REQUIREMENTS OF DUCTILE IRON PIPE FOR SEWAGE FORCE MAINS.

30.8. JOINTS FOR BELL AND SPIGOT DUCTILE IRON PIPE AND FITTINGS SHALL CONFORM TO ANSI/AWWA STANDARD C111/A21.11 LATEST REVISION. MECHANICAL JOINT OR PUSH-ON JOINT TO BE RUBBER GASKET COMPRESSION-TYPE. SPECIAL FITTINGS AND JOINTS SHALL BE CONSIDERED FOR SPECIFIC INSTALLATION SUBJECT TO THE APPROVAL OF THE ENGINEER.

30.9. JOINTS FOR PVC PRESSURE PIPE SHALL BE BELL AND SPIGOT PUSH-ON RUBBER GASKET TYPE ONLY. NO SOLVENT WELD OR THREADED JOINTS WILL BE PERMITTED.

30.10. WATER DISTRIBUTION SYSTEM RESTRAINT: ALL FITTINGS AND SPECIFIC PIPE JOINTS SHALL BE RESTRAINED AS OUTLINED BELOW:

- JOINT RESTRAINT
- PUSH-ON P.V.C. EBAA IRON SERIES 1600
- PUSH-ON DIP EBAA IRON SERIES 1700
- TR-FLEX BY U.S. PIPE OR
- FLEX RING BY AMERICAN
- FITTINGS W/ DIP EBAA IRON SERIES 1100 MEGALUG
- FITTINGS W/ P.V.C. EBAA IRON SERIES 2000 MEGALUG
- LENGTH OF RESTRAINED PIPE SHALL BE AS INDICATED ON RESTRAINED JOINT PIPE DETAIL. (SEE WATER & SEWER DETAIL SHEET)

30.11. SEWAGE FORCE MAIN SYSTEM RESTRAINT: ALL FITTINGS AND SPECIFIC PIPE JOINTS SHALL BE RESTRAINED AS OUTLINED BELOW

- JOINT RESTRAINT
- PUSH-ON P.V.C. EBAA IRON SERIES 1600
- PUSH-ON DIP EBAA IRON SERIES 1700
- TR-FLEX BY U.S. PIPE OR
- FLEX RING BY AMERICAN
- FITTINGS W/ DIP EBAA IRON SERIES 1100 MEGALUG
- FITTINGS W/ P.V.C. EBAA IRON SERIES 2000 MEGALUG
- LENGTH OF RESTRAINED PIPE SHALL BE AS INDICATED ON RESTRAINED JOINT PIPE DETAIL. (SEE WATER & SEWER DETAIL SHEET)

30.12. WATER DISTRIBUTION VALVES SHALL BE GATE VALVES, IRON BODY, FULLY RESILIENT SEAT BRONZED MOUNTED NON-RISING STEM, RATED AT 200 PSI AND CONFORMING TO ANSI/AWWA C509 LATEST REVISION, AND SHALL HAVE MECHANICAL JOINTS.

30.12.1.1. GATE VALVES 4" AND LARGER SHALL BE MUELLER A-2361/2362, AMERICAN 250 LINE OR CLOW F-6100, CONFORMING TO ANSI/AWWA C500 LATEST REVISION OR APPROVED EQUAL.

30.12.1.2. TAPPING VALVES SHALL BE MUELLER T-2361/2362 OR APPROVED EQUAL.

30.12.1.3. GATE VALVES 3" OR LESS SHALL BE NIBCO T-133 OR T-136 WITH MALLEABLE HAND WHEELS OR APPROVED EQUAL.

30.13. TAPPING SLEEVES SHALL BE MUELLER H615, CLOW F- 2505 OR APPROVED EQUAL.

30.14. VALVE BOXES SHALL BE U.S. FOUNDRY 7500 OR APPROVED EQUAL PAINTED BLUE WITH THE DESIGNATION "WATER".

30.15. RETAINER GLANDS FOR DIP SHALL CONFORM TO ANSI/AWWA C111/A21.11 LATEST REVISION. ALL GLANDS SHALL BE MANUFACTURED FROM DUCTILE IRON AS LISTED BY UNDERWRITERS LABORATORIES FOR 250 PSI MINIMUM WATER PRESSURE RATING. CLOW CORPORATION MODEL F-1058, STANDARD FIRE PROTECTION EQUIPMENT COMPANY OR APPROVED EQUAL.

30.16. DRESSER COUPLINGS SHALL BE REGULAR BLACK COUPLINGS WITH PLAIN GASKETS FOR GALVANIZED STEEL PIPE. THEY SHALL BE DRESSER STYLE 90. NO SUBSTITUTIONS ALLOWED.

30.17. FIRE HYDRANTS SHALL BE MUELLER CENTURION TRAFFIC TYPE A-423 WITH 5 1/4" INTERNAL VALVE OPENING OR APPROVED EQUAL. PUMPER NOZZLE TO BE 18" FROM FINISHED GRADE. ALL HYDRANTS TO BE INSTALLED WITH CONTROL VALVE. RETAINER GLANDS ARE PREFERRED FOR RESTRAINING. FIRE HYDRANT SHALL COMPLY WITH ANSI/AWWA C502 LATEST REVISION. FIRE HYDRANTS SHALL BE PAINTED IN ACCORDANCE WITH NFPA #291 OR PER AGENCY STANDARDS HAVING JURISDICTION. BLUE RAISED REFLECTIVE PAVEMENT MARKER (RPM) SHALL BE USED TO IDENTIFY FIRE HYDRANT LOCATION. THE PLACEMENT OF THE RPM TO BE AT THE CENTERLINE OF THE OUTSIDE ROADWAY LANE.

30.18. SEWAGE FORCE MAIN VALVES SHALL BE PLUG VALVES WHICH SHALL BE OF THE NON-LUBRICATED, ECCENTRIC TYPE WITH RESILIENT FACED PLUGS, PORT AREAS FOR VALVES 20 INCHES AND SMALLER SHALL BE AT LEAST 80% OF FULL PIPE AREA. PORT AREA OF VALVES 24 INCHES AND LARGER SHALL BE AT LEAST 70% OF FULL PIPE AREA. THE BODY SHALL BE OF SEMI-STEEL (ASTM A-126 C1.B) AND SHALL HAVE BOLTED BONNET WHICH GIVES ACCESS TO THE INTERNALS OF THE VALVE. SEATS SHALL BE WELDED OVERLAY OF HIGH NICKEL CONTENT OR A STAINLESS STEEL PLATE LOCKED IN THE BODY CAVITY. IF A PLATE IS USED, IT SHALL BE REPLACEABLE THROUGH THE BONNET ACCESS. BEARINGS SHALL BE PERMANENTLY LUBRICATED OF STAINLESS STEEL, BRONZE OR TEFLON LINED, FIBER GLASS BACKED DURALON. BEARING AREAS SHALL BE ISOLATED FROM THE FLOW WITH GRIT SEALS. VALVES SHALL HAVE PACKING BONNETS WHERE THE SHAFT PROTRUDES FROM THE VALVE AND THE PACKING SHALL BE SELF-ADJUSTING CHEVRON TYPE WHICH CAN BE REPLACED WITHOUT REMOVING THE BONNET. ALL NUTS, BOLTS, SPRINGS AND WASHERS SHALL BE STAINLESS STEEL.

30.19. PLUG VALVES SHALL BE DESIGNED FOR A WORKING PRESSURE OF 150 PSI THE VALVE AND ACTUATOR SHALL BE CAPABLE OF SATISFACTORY OPERATION IN EITHER DIRECTION OF FLOW AGAINST PRESSURE DROPS UP TO AND INCLUDING 100 PSI (FOR PLUG VALVES OVER 12" IN DIAMETER). VALVES SHALL BE BUBBLE TIGHT IN BOTH DIRECTIONS AT 100 PSI DIFFERENTIAL. PLUG VALVES OVER 12" IN DIAMETER SHALL HAVE WORM GEAR OPERATORS. THE OPERATING MECHANISM SHALL BE FOR BURIED SERVICE WITH A 2 INCH SQUARE OPERATING NUT.

30.20. PLUG VALVES ARE TO BE INSTALLED WITH THE SEAT POINTED TOWARDS THE UPSTREAM FLOW, WHEN SPECIFIED.

30.21. SWING CHECK VALVES FOR WATER, SEWAGE, SLUDGE, AND GENERAL SERVICE SHALL BE OF THE OUTSIDE LEVER AND SPRING OR WEIGHT TYPE, IN ACCORDANCE WITH ANSI/AWWA C 508 LATEST REVISION SWING-CHECK VALVES FOR WATERWORKS SERVICE, 2" THROUGH 24" NPS, UNLESS OTHERWISE INDICATED, WITH FULL-OPENING PASSAGES, DESIGNED FOR A WATER-WORKING PRESSURE OF 150 PSI THEY SHALL HAVE A FLANGED COVER PIECE TO PROVIDE ACCESS TO THE DISC.

30.22. HIGH DENSITY POLYETHYLENE PIPE (HDPE) FOR WATER DISTRIBUTION MAINS SHALL CONFORM TO AWWA C906 STANDARD, LATEST REVISION. PIPES SHALL BE COLOR-CODED BLUE, MINIMUM 40 FEET STANDARD LENGTHS.

31. SERVICE CONNECTION:

31.1. SERVICE SADDLES SHALL BE FUSION BONDED PLASTIC COATED DUCTILE IRON (ASTM A536) WITH STAINLESS STEEL STRAPS, SADDLES SHALL BE DOUBLE STRAP TYPE.

31.2. SERVICE LINES SHALL BE POLYETHYLENE (PE 3408), 200 P.S.I RATED, DR9. PIPE JOINTS SHALL BE OF THE COMPRESSION TYPE TOTALLY CONFINED GRIP SEAL AND COUPLING NUT.

31.3. CORPORATION STOPS SHALL BE MANUFACTURED OF BRASS ALLOY IN ACCORDANCE WITH ASTM B-62 WITH THREADED ENDS, AS MANUFACTURED BY FORD BALLCORP, CATALOG # 1100 OR APPROVED EQUAL.

31.4. CURB STOPS SHALL BE FORD V63-44W-X" LATEST REVISION OR APPROVED EQUAL.

31.5. METER STOPS SHALL BE 90 DEGREE LOCKWING TYPE AND SHALL BE OF BRONZE CONSTRUCTION IN ACCORDANCE FV63-777W" LATEST REVISION WITH ASTM B-62. METER STOPS SHALL BE CLOSED BOTTOM DESIGN AND RESILIENT "0" RING SEALED AGAINST EXTERNAL LEAKAGE AT THE TOP. STOPS SHALL BE EQUIPPED WITH A METER COUPLING NUT ON THE OUTLET SIDES, AS MANUFACTURED BY FORD OR APPROVED EQUAL.

32. INSTALLATION:

32.1. WHERE RESTRAINED PIPE JOINTS ARE REQUIRED DUE TO FITTINGS, APPURTENANCES, ETC., PIPE MATERIAL SHALL BE DIP

32.2. ALL PVC PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE UNI-BELL PLASTIC PIPE ASSOCIATION "GUIDE FOR INSTALLATION OF PVC PRESSURE PIPE FOR MUNICIPAL WATER DISTRIBUTION SYSTEM," AND ANSI/AWWA C605-XX LATEST REVISION STANDARD.

32.3. ALL DIP SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/ C600-XX LATEST REVISION.

32.4. ALL WATER MAINS SHALL TYPICALLY BE LAID WITH A MINIMUM 36" COVER FOR PVC AND 30" COVER FOR DIP.

32.5. DETECTOR TAPE SHALL BE LAID 18 INCHES ABOVE ALL WATER AND SEWER LINES. A 14 GAUGE MULTI-STRAND WIRE SHALL BE ATTACHED TO ALL NONCONDUCTIVE WATER MAINS TO FACILITATE LOCATION. AN EXTRA 4 FEET OF WIRE SHALL BE PROVIDED AT ALL VALVES, BLOW-OFFS, HYDRANTS, ETC. THE WIRE SHALL BE TESTED FOR CONTINUITY AT THE PRESSURE TEST.

32.6. PIPE DEFLECTION SHALL NOT EXCEED 50% OF THE MAXIMUM DEFLECTION RECOMMENDED BY THE MANUFACTURER.

32.7. A CONTINUOUS AND UNIFORM BEDDING SHALL BE PROVIDED. BACKFILL MATERIAL SHALL BE PLACED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.

32.8. ALL VALVES SHALL BE INSTALLED WITH ADJUSTABLE CAST IRON VALVE BOXES WITH THE WORD "WATER" OR "SEWER", AS APPLICABLE, CAST IN THE COVER. U.S. FOUNDRY OR APPROVED EQUAL.

33. TESTING:

33.1. BEFORE ANY PHYSICAL CONNECTIONS AND ACCEPTANCE FOR OPERATION TO THE EXISTING WATER MAINS ARE MADE, THE COMPLETE WATER SYSTEM SHALL BE FLUSHED, PRESSURE TESTED AND DISINFECTED. COPIES OF PASSING BACTERIOLOGICAL RESULTS AND PRESSURE TEST RESULTS MUST BE SUBMITTED TO, AND APPROVED BY, THE ENGINEER, UTILITY OWNER, AND HEALTH DEPARTMENT. HYDROSTATIC TESTING OF NEW MAINS SHALL BE PERFORMED AT A MINIMUM STARTING PRESSURE OF 150 PSI FOR TWO HOURS IN ACCORDANCE WITH ANSI/AWWA C600-05 (HYDROSTATIC TEST). THE PRESSURE TEST SHALL NOT VARY MORE THAN 5 PSI DURING THE TEST. THE ALLOWABLE LEAKAGE DURING THE PRESSURE TEST SHALL BE LESS THAN THE NUMBER OF GALLONS PER HOUR AS DETERMINED BY THE FORMULA:

L = (SD(P)1/2)/148,000.

IN WHICH L EQUALS THE ALLOWABLE LEAKAGE IN GALLONS PER HOUR. S EQUALS LENGTH OF PIPE (LINEAR FEET), D EQUALS NOMINAL DIAMETER OF PIPE (INCHES) AND P EQUALS THE AVERAGE TEST PRESSURE (POUNDS PER SQUARE INCH GAUGE). MAXIMUM LENGTH OF TEST PIPE SECTION SHOULD BE 2000 FEET. THE WATER SYSTEM SHALL BE DISINFECTED IN ACCORDANCE WITH THE ANSI/AWWA C651-05 (WATER MAIN BACTERIOLOGICAL TESTS).

33.2. THE PRESSURE TEST SHALL BE WITNESSED BY A REPRESENTATIVE OF THE UTILITY OWNER AND THE ENGINEER OF RECORD.

33.3. FOR WATER DISTRIBUTION PIPES, SAMPLING POINTS SHALL BE PROVIDED BY THE CONTRACTOR AT THE LOCATIONS SHOWN ON THE PLANS.

33.4. FOR WATER DISTRIBUTION PIPES, DISINFECTION AND BACTERIOLOGICAL TESTING SHALL BE IN ACCORDANCE WITH ANSI/AWWA C651-14 (WATER MAIN BACTERIOLOGICAL TESTS). MAXIMUM DISTANCE BETWEEN SAMPLING POINTS SHALL BE AS FOLLOWS:

- TRANSMISSION MAINS: EVERY 1200 FEET
- BRANCH MAINS: EVERY 1000 FEET
- ISOLATED MAINS < 1000 FEET: 2 SAMPLE POINTS
- ISOLATED MAINS > 1000 FEET: 3 SAMPLE POINTS

SECTION 40 - GRAVITY SANITARY SEWER COLLECTION SYSTEM

40. GENERAL:

40.1. MANHOLE, VALVE BOX, METER BOX AND OTHER STRUCTURE RIM ELEVATIONS WITHIN THE LIMITS OF CONSTRUCTION ARE TO BE ADJUSTED TO CONFORM TO PLAN GRADES PROPOSED IN THESE PLANS. IF NO OTHER INDIVIDUAL COST ITEM IS INCLUDED IN THE CONTRACT SCHEDULE FOR A PARTICULAR STRUCTURE ADJUSTMENT.

40.2. DISTANCE AND LENGTHS SHOWN ON PLANS AND PROFILE DRAWINGS ARE REFERENCED TO THE CENTER OF STRUCTURES.

41. MATERIALS:

NOTE: IF MATERIALS LIST HERE ON ARE IN CONFLICT WITH UTILITY OWNER, MATERIAL OWNER REQUIREMENTS SHALL GOVERN.

41.1. ALL PVC SEWER PIPE AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE (PVC) PIPE CONFORMING TO ASTM D 3034, SDR 26, WITH PUSH-ON RUBBER GASKET JOINTS.

41.2. DUCTILE IRON PIPE SHALL CONFORM TO ANSI/AWWA C151/A21.51-XX LATEST REVISION, "DUCTILE IRON PIPE CENTRIFUGALLY CAST IN METAL MOLDS OR SAND-LINED MOLDS" WITH WALL THICKNESS CLASS 51 FOR 8" AND ABOVE, CLASS 52 FOR 4" AND 6", UNLESS OTHERWISE DIRECTED BY THE ENGINEER. DUCTILE IRON PIPE SHALL BE EPOXY LINED OR COATED WITH THE MANUFACTURER'S COATING SYSTEM AS APPROVED BY THE ENGINEER OF RECORD AND THE LOCAL MUNICIPALITY OR UTILITY OWNER. IN EITHER CASE, THE ENGINEER'S REVIEW AND APPROVAL IS REQUIRED FOR EITHER ALTERNATIVE PRIOR TO CONSTRUCTION. CEMENT MORTARED LININGS ARE NOT APPROPRIATE FOR THIS APPLICATION.

41.3. ALL DUCTILE IRON FITTINGS SHALL CONFORM TO ANSI/AWWA STANDARD C110/A21.10-XX LATEST REVISION. ALL FITTINGS AND ACCESSORIES SHALL BE EPOXY LINED AND AS MANUFACTURED OR SUPPLIED BY THE PIPE MANUFACTURER OR APPROVED EQUAL.

41.4. MANHOLES SHALL BE PRECAST PER ASTM C 478 AND IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.

41.5. MANHOLES ARE TO BE SEALED WITH TYPE II SULPHATE RESISTANT CEMENT OR APPROVED EQUAL - NO MOLDING PLASTER.

41.6. JOINTS FOR BELL AND SPIGOT DUCTILE IRON PIPE AND FITTINGS SHALL CONFORM TO ANSI/AWWA STANDARD C111/A21.11-XX LATEST REVISION. MECHANICAL JOINT OR PUSH-ON JOINT TO BE RUBBER GASKET COMPRESSION- TYPE.

41.7. PVC CLEAN-OUTS TO HAVE SCREW TYPE ACCESS PLUG. LONG RADIUS WYE CONNECTIONS AND FITTINGS SHALL BE USED IN ORDER TO ACCESS CLEAN-OUT OPERATIONS.

41.8. CLEANOUTS SHALL BE INSTALLED AT ALL SEWER SERVICES EXCEEDING 100' IN LENGTH (EVERY 100') WITH A CLEAN OUT AT THE PROPERTY LINE, EASEMENT LINE, OR 5' FROM A BUILDING. THE CONTRACTOR SHALL COORDINATE THE LOCATION OF THE BUILDING CLEANOUT (5' FROM THE BUILDING) AND ELEVATION OF THE END OF THE SEWER SERVICE WITH THE BUILDING PLUMBING CONTRACTOR. CLEANOUTS SHALL BE THE SAME SIZE AS THE SERVICE LATERAL IN WHICH THEY ARE INSTALLED.

42. INSTALLATION:

42.1. PVC SEWER PIPE SHALL BE LAID IN ACCORDANCE WITH ASTM D 2321 AND THE UNI-BELL PLASTIC PIPE ASSOCIATION'S "RECOMMENDED PRACTICE FOR THE INSTALLATION OF PVC SEWER PIPE."

42.2. DIP SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C-600-XX LATEST REVISION.

42.3. PIPE TO MANHOLE CONNECTION TO BE FERNCO NEOPRENE BOOT COUPLINGS WITH STAINLESS STEEL ACCESSORIES OR APPROVED EQUAL.

42.4. MANHOLES SHALL BE SET PLUMB TO LINE AND GRADE ON FIRM SUBGRADE PROVIDING UNIFORM BEARING UNDER THE BASE.

42.5. ALL OPENINGS AND JOINTS SHALL BE SEALED WATERTIGHT.

42.6. TWO COATS OF KOPPERS 300-M, FIRST RED, SECOND ONE BLACK, SHALL BE APPLIED TO THE INSIDE OF ALL MANHOLES AND SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS (16 MILS PER COAT). COATING AS REQUIRED BY UTILITY OWNER OR ENGINEER SHALL BE APPLIED TO THE OUTSIDE OF THE MANHOLE. THE INTERIOR COATS SHALL BE APPLIED AFTER SEWER LAMPING OF LINES. AFTER THE APPLICATION OF EACH COAT, THE UTILITY OWNER AND ENGINEER SHALL INSPECT THE MANHOLES. THE INSPECTION SHALL BE SCHEDULED A MINIMUM OF 48 HOURS PRIOR TO INSPECTION.

43. TESTING: TESTING OF GRAVITY SEWER MAINS AND LATERALS SHALL BE IN ACCORDANCE WITH THE UTILITY OWNER'S MINIMUM DESIGN AND CONSTRUCTION STANDARDS LATEST REVISION.

43.1. AFTER CONSTRUCTION OF THE SEWER SYSTEM, THE ENGINEER MAY REQUIRE A VISUAL INFILTRATION AND/OR EXFILTRATION TEST TO BE PERFORMED ON THE ENTIRE SYSTEM OR ANY PART THEREOF.

43.2. AN AIR TEST MAY BE SUBSTITUTED FOR THE WATER EXFILTRATION TEST, UPON APPROVAL OF THE ENGINEER.

43.3. THE ALLOWABLE LIMITS OF SEWER PIPE LEAKAGE FOR GRAVITY SEWER MAINS SHALL NOT EXCEED 100 GALLONS PER INCH OF INSIDE PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION TESTED. NO VISIBLE LEAKAGE SHALL BE ALLOWED.

43.4. THE INSTALLED SEWERS MAY REQUIRE VIDEO INSPECTIONS.

ARQUITECTONICA

KEITH

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REVISIONS

PROJECT
ISHOF - WEST BUILDING
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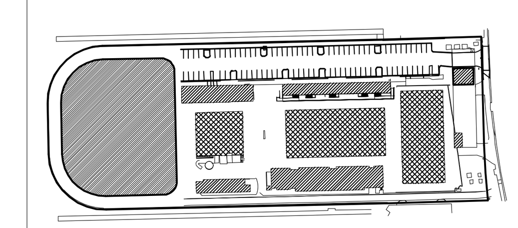
KEY PLAN:



△	DESCRIPTION	DATE

NOT FOR CONSTRUCTION

SEAL & SIGNATURE

MICHAEL PINZON, P.E.
FLORIDA REG. NO. 95668
(FOR THE FIRM)

60% SET

PROJECT NORTH:

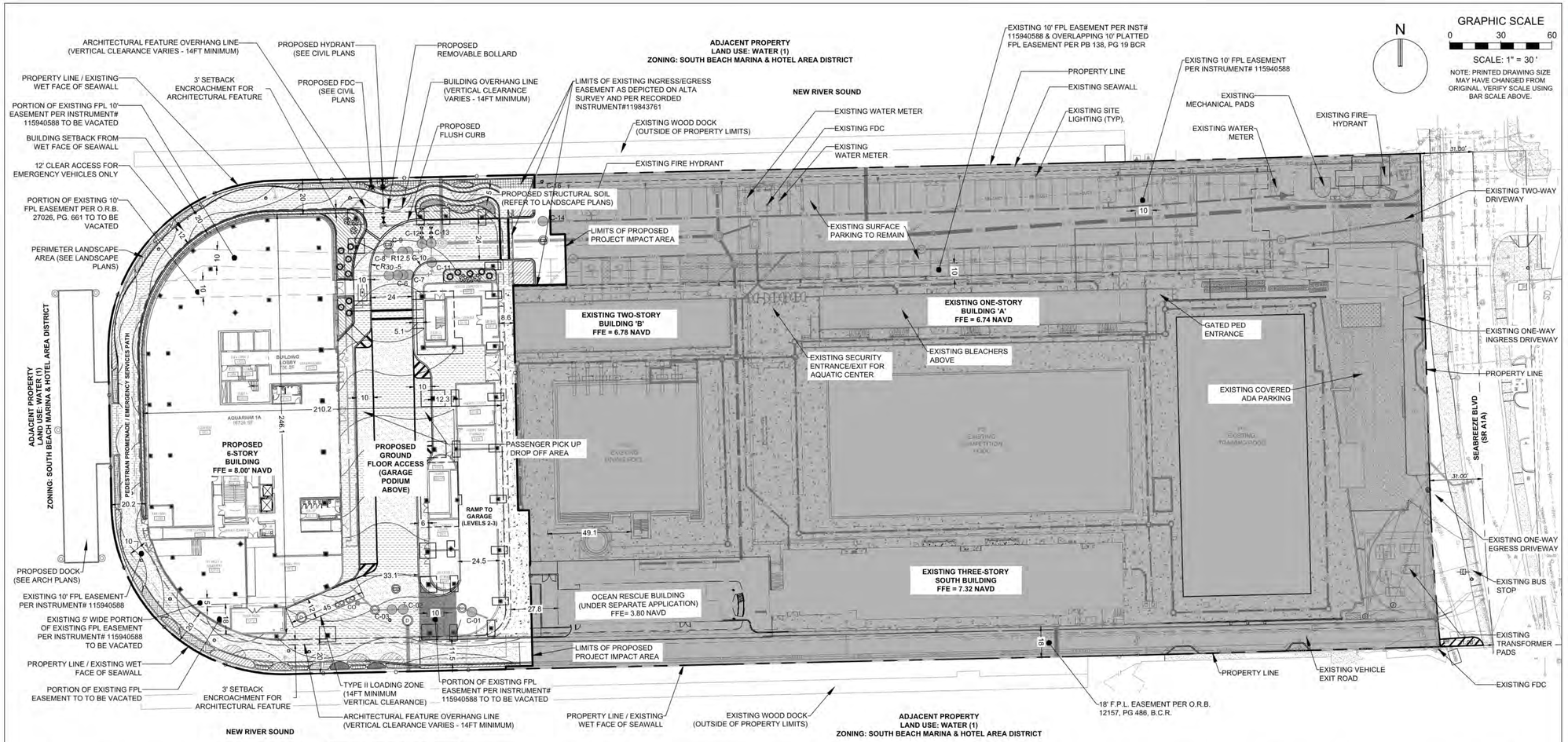
DRAWING TITLE

CONSTRUCTION SPECIFICATIONS

PROJECT NUMBER: 11405.04
DATE: 09/30/2025
SCALE: AS NOTED

SHEET

GI-003



LEGAL DESCRIPTION:
PARCEL "A" INTERNATIONAL SWIMMING HALL OF FAME COMPLEX PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 138 PAGE 19 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE WITHIN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA CONTAINING 5.06 ACRES (220,390 SQUARE FEET)

PAVEMENT LEGEND	
	CONCRETE PAVEMENT TYPE 1
	CONCRETE PAVEMENT TYPE 2
	STRUCTURAL SOIL BENEATH PAVEMENT

PROJECT ADDRESS:				
501 SEABREEZE BLVD, FORT LAUDERDALE, FL 33316				
FOLIO No. 504212330010				
EXISTING USE:	INTERNATIONAL SWIMMING HALL OF FAME COMPLEX			
PROPOSED USE:	INTERNATIONAL SWIMMING HALL OF FAME COMPLEX			
EXISTING / PROPOSED LAND USE:	CENTRAL BEACH REGIONAL ACTIVITY CENTER			
EXISTING / PROPOSED ZONING:	CENTRAL BEACH DISTRICT - SOUTH BEACH MARINA AND HOTEL DISTRICT (SBMHA)			
	SQ. FT.	ACREAGE		
SITE AREA (SF) (PER SURVEY)	220,390	5.06		
GROSS BUILDING AREA (SF)	229,914			
EXISTING BUILDING A	3,800	PER ALTA SURVEY DATED 10-09-2024		
EXISTING BUILDING B	3,747	PER ALTA SURVEY DATED 10-09-2024		
EXISTING BUILDING C (SOUTH BUILDING)	7,982	PER ALTA SURVEY DATED 10-09-2024		
EXISTING PRO SHOP AND EAST BUILDING	6,336	PER ALTA SURVEY DATED 10-09-2024 & BCPA RECORDS		
OCEAN RESCUE BUILDING	4,989	PER APPLICATION #UDP-A24058		
PROPOSED WEST BUILDING	203,060			
SERVICE PROVIDERS:				
POTABLE WATER	CITY OF FORT LAUDERDALE			
SANITARY SEWER	CITY OF FORT LAUDERDALE			
SOLID WASTE	WASTE MANAGEMENT			

ZONING DISTRICT REQUIREMENTS: CENTRAL BEACH: SBMHA	REQUIRED	PROVIDED		
MAXIMUM DENSITY (DU/AC)	70 MAX	NOT APPLICABLE		
BUILDING HEIGHT (MAX)	120'	85'		
FLOOR AREA RATIO (FAR)	5.00 (MAX)	1.05	INCLUDES ALL EXISTING, APPROVED, AND PROPOSED STRUCTURES	
STRUCTURE HEIGHT (MAX)	120'	65'		
BUILDING PODIUM HEIGHT (MAX)	65'	65'		
TOWER STEPBACK (MIN)	12'	12'		
BUILDING FLOORPLATE SIZE (UNDER 65 FEET)	NO MAXIMUM	N/A		
BUILDING FLOORPLATE SIZE (ABOVE 65 FEET)	16,000 SF (MAX)	13,762 SF		
OPEN SPACE (20% OF GROSS LOT AREA)	44,078 SF (20%)	109,914 SF	49.9%	INCLUDES GROUND FLOOR POOLS, POOL DECKS, AND SIDEWALKS
PERVIOUS AREA (25% OF AT GRADE REQUIRED OPEN SPACE)	11,020 SF (25%)	17,153 SF	38.9%	GROUND FLOOR PERVIOUS AREA
VUA PERVIOUS AREA (% OF VUA)	20%	2,741 SF		
SETBACK REQUIREMENTS:	REQUIRED (MIN)	PROVIDED		
FRONT YARD (EAST)	20'	EXISTING		
SIDE YARD (SOUTH)	20'	20'		
SIDE YARD (NORTH)	20'	20'		
REAR YARD (WEST)	20'	20'		
SITE AREA CALCULATIONS:	SQ. FT.	%	ACREAGE	
SITE AREA (PER SURVEY)	220,390	100%	5.06	
	PROVIDED FOR ENTIRE SITE			
IMPERVIOUS AREA	SQ. FT.	%	ACREAGE	
BUILDING FOOTPRINT (INCLUDING OVERHANG)	78,458	35.6%	1.80	
VEHICULAR USE AREA/PAVEMENT	32,018	14.5%	0.74	
SIDEWALKS/CONCRETE	57,964	26.3%	1.33	
EXISTING POOLS	34,797	15.8%	0.80	
GROUND FLOOR PERVIOUS AREA	17,153	7.8%	0.39	
TOTAL	220,390	100%	5.06	

PARKING CALCULATIONS: CENTRAL BEACH DISTRICTS	REQUIRED	PROVIDED		PARKING SPACE SIZE
EXISTING USES: AQUATIC CENTER AND OCEAN RESCUE	176	79	75 EXISTING (SURFACE) 4 ADA (SURFACE)	STANDARD (8'-8" X 18') ADA (12' X 18')
PROPOSED USES: WEST BUILDING				
MUSEUM @ 24,440 SF (1 PER 400 SF)	61		130 STANDARD (GARAGE) 46 COMPACT (GARAGE) 4 ADA (GARAGE)	STANDARD (8'-8" X 18') COMPACT (8'-8" X 16') ADA (12' X 18')
AQUARIUM @ 17,052 SF (1 PER 400 SF)	43			
EVENT SPACE @ 25,182 SF (1 PER 400 SF)	63			
RESTAURANT @ 7,027 SF (1 PER 114 SF)	62			
SUB TOTAL PARKING	229	180		
TOTAL PARKING	405	259		
ADA PARKING	8	8	4 EXISTING (SURFACE) 4 PROPOSED (GARAGE)	ADA (12' X 18')
LOADING ZONE (MUSEUM/AQUARIUM/OFFICE USE) (MORE THAN 50,000 BUT LESS THAN 75,000 SF)	(1) TYPE II	(1) TYPE II	12' X 45'	
TABLE NOTES:				
1. REFER TO BOWMAN PARKING STUDY DATED JULY 30TH, 2025 (BOWMAN PROJECT# 314346-01-001) FOR REQUIRED PARKING BREAKDOWN				

SHEET NOTES:
1. REFER TO SURVEY FOR FULL LEGAL DESCRIPTION
2. REFER TO ARCHITECTURE PLANS FOR INTERIOR BUILDING LAYOUT
3. REFER TO CIVIL PLANS FOR PAVING AND GRADING DESIGN
4. SEE LANDSCAPE PLANS FOR HARDSCAPE DESIGN / MATERIALS

ARQUITECTONICA

KEITH

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DEVELOPER
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MEP/FP ENGINEER:
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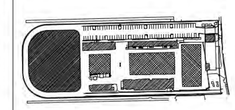
1401 WEST NEWPORT CENTER DR.
DEERFIELD BEACH, FL 33442
TEL:954.949.2200

PROJECT
ISHOF - WEST BUILDING
501 Seabreeze Blvd., Fort Lauderdale, FL 33316

KEY PLAN:



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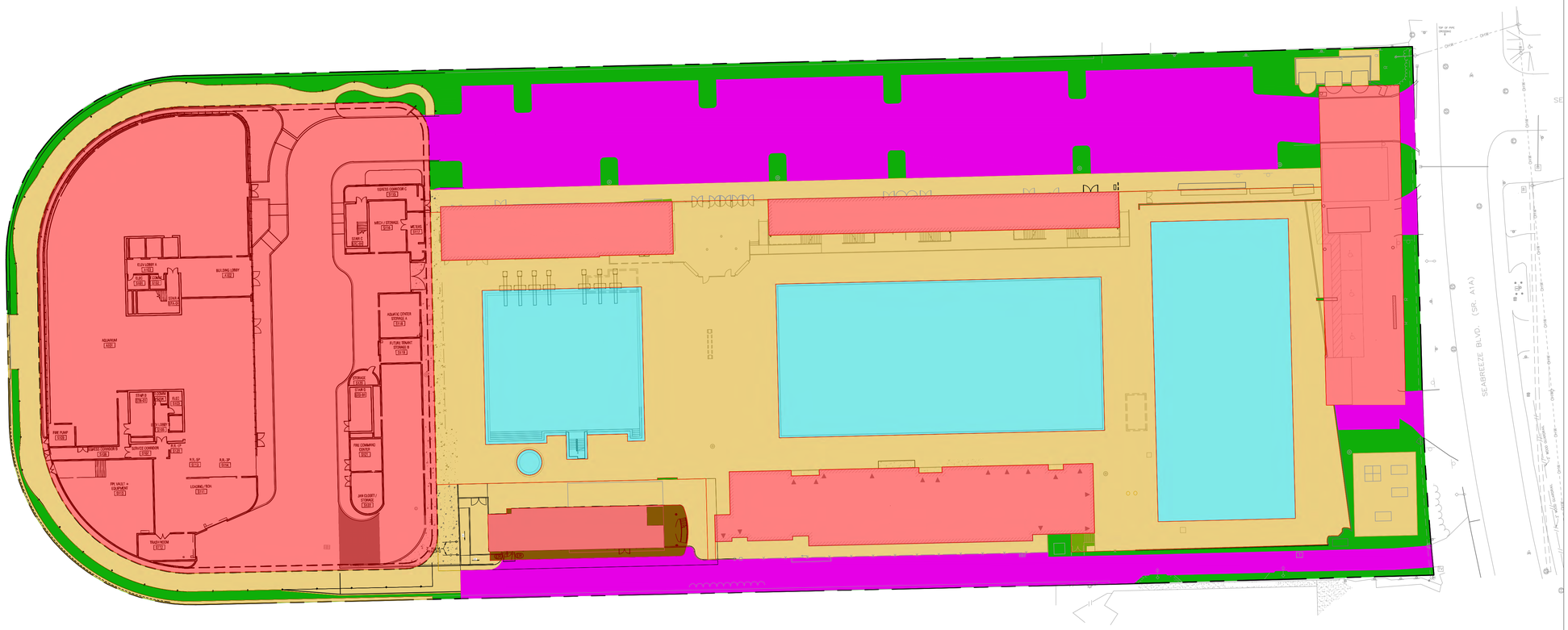
PROJECT NORTH:

DRAWING TITLE
SITE PLAN

PROJECT NUMBER: 11405.04
DATE: 09/30/2025
SCALE: AS NOTED
SHEET
SP-101



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GRAPHIC SCALE

0 30 60

SCALE: 1" = 30 '

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

SITE AREA CALCULATIONS:			OPEN SPACE CALCULATIONS:	REQUIRED	PROVIDED
SIDEWALKS/CONCRETE: 57,964 SF	26.3%		INCLUDED IN OPEN SPACE CALCULATION		57,964 SF
POOLS: 34,797 SF	15.8%		INCLUDED IN OPEN SPACE CALCULATION		34,797 SF
PAVEMENT: 32,018 SF	14.5%				
BUILDING: 78,458 SF	35.6%				
AT GRADE PERVIOUS LANDSCAPED AREA: 17,153 SF	7.8%		INCLUDED IN OPEN SPACE CALCULATION	11,020 SF (25%)	17,153 SF (38.9%) OF REQ. OPEN SPACE
TOTAL SITE AREA: 220,390 SF	100%		TOTAL OPEN SPACE	44,078 SF (20%)	109,914 SF (49.8%) OF TOTAL SITE AREA

NOTES:

1. TOTAL REQUIRED OPEN SPACE IS BASED ON 20% OF SITE AREA.
2. REQUIRED AT GRADE PERVIOUS LANDSCAPED AREA IS BASED ON 25% OF TOTAL REQUIRED OPEN SPACE AREA.

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PROJECT

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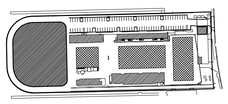
501 Seabreeze Blvd., Fort Lauderdale, FL 33316

KEY PLAN:



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PROJECT NORTH:

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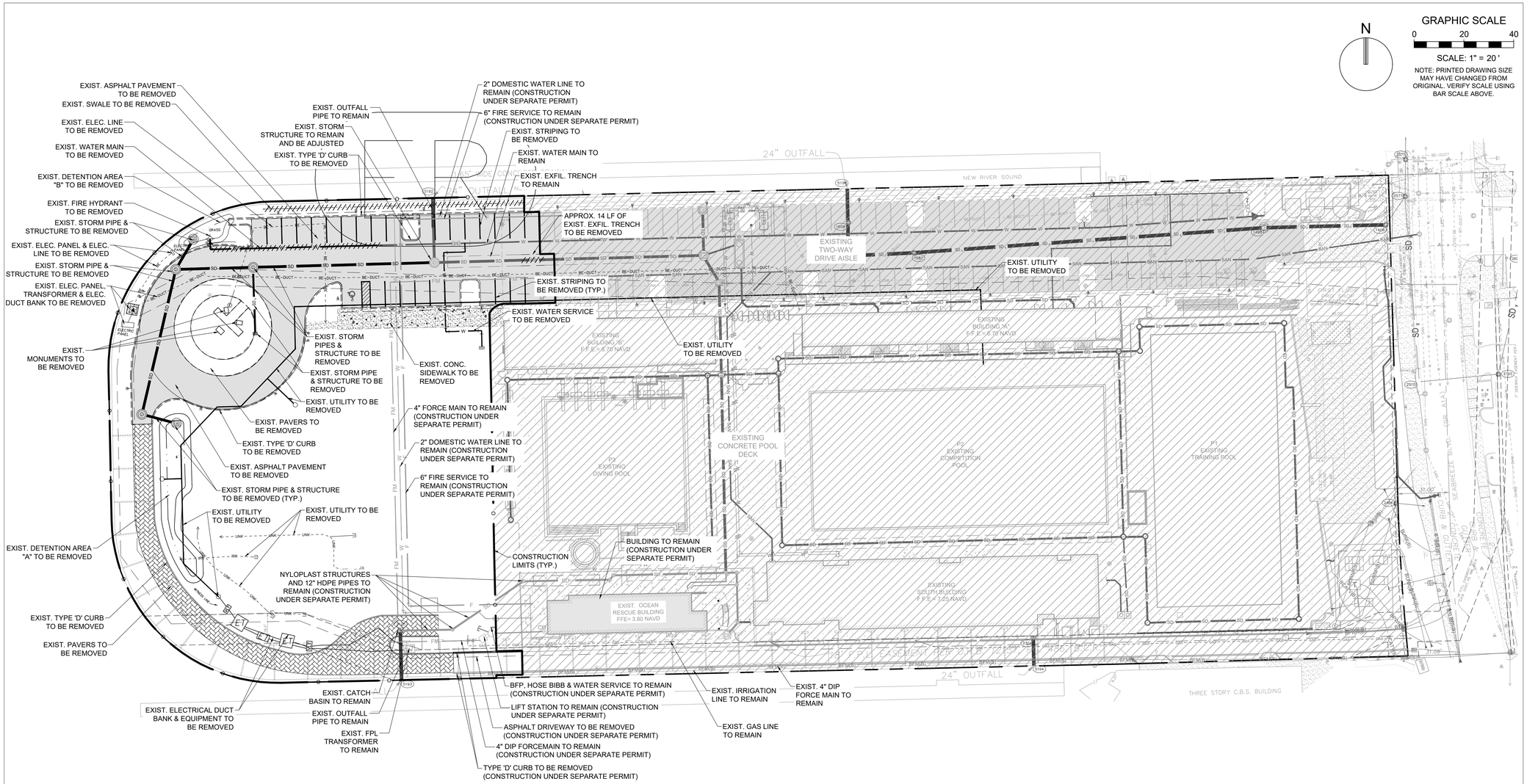
OPEN SPACE EXHIBIT

PROJECT NUMBER: 11405.04
DATE: 09/30/2025
SCALE: AS NOTED
SHEET

SP-102



BUILDING DEMOLITION NOTES

1. CONTRACTOR TO DEMOLISH EVERYTHING WITHIN THE LIMITS OF CONSTRUCTION UNLESS OTHERWISE NOTED
2. EXISTING MONITORING WELLS TO REMAIN, CONTRACTOR TO COORDINATE WITH ENVIRONMENTAL ENGINEER PRIOR TO DEMOLITION.
3. BUILDING DEMOLITION IS SUBJECT TO FEDERAL, STATE AND COUNTY RULES RELATING TO THE DEMOLITION AND THE HANDLING OF ASBESTOS CONTAINING MATERIAL. THE COUNTY STATEMENT OF RESPONSIBILITIES REGARDING ASBESTOS MUST BE FILLED OUT AND COMPLIED WITH PRIOR TO ANY BUILDING DEMOLITION.THE CONTRACTOR MUST OBTAIN / PRODUCE THE FOLLOWING PRIOR TO ANY BUILDING DEMOLITION:
   - PEST CONTROL INSPECTION REPORT INDICATING THAT PROPERTY IS FREE OF RODENTS
   - GAS DISCONNECT LETTER FROM GAS SUPPLIER
   - FPL DISCONNECT LETTER FROM FP&L
   - WATER METER REMOVAL LETTER FROM UTILITY PROVIDER
   - FIRE SERVICE WATER METER REMOVAL LETTER FROM UTILITY PROVIDER
   - SEWER CAP OR SEPTIC TANK ABANDONMENT PERMIT REQUIRED WITH A PASSED BUILDING DEPARTMENT INSPECTION PERMIT
   - COPY OF EPA LICENSE AND/OR LETTER FROM LICENSED CONTRACTOR RECOVERING REFRIGERANT FROM A/C UNITS
   - NOTARIZED LETTER FROM DEMOLITION CONTRACTOR STATING FROM WHERE WATER WILL BE OBTAINED FOR DUST CONTROL
   - DEMOLITION CONSTRUCTION DEBRIS MITIGATION PLAN SIGNED AND DATED BY OWNER AND CONTRACTOR
   - BUILDING DEMOLITION DAILY WORK SCHEDULE - LIST OF ALL EQUIPMENT USED FOR DEMOLITION OF BUILDINGS MORE THAN ONE STORY
   - NOTICE OF COMMENCEMENT
   - ALL PORTIONS OF A PARCEL OF LAND SHALL BE PLANTED WITH GROUND COVER OR LAWN OR UTILIZE OTHER APPROVED TEMPORARY EROSION CONTROL MEASURES, IN ORDER TO PREVENT DUST OR SOIL EROSION.
   - TREE PROTECTION PLAN:
   - FOR EXISTING TREES ON SITE, INDICATE THE LOCATION OF TREES/PALMS ON THE SURVEY AND PROVIDE A CORRESPONDING LIST OF TREE NUMBER, BOTANICAL NAME, COMMON NAME, OVERALL HEIGHT, TRUNK DBH FOR TREES, CLEAR TRUNK FOR PALMS, CONDITION %, AND INDICATE THAT ALL EXISTING TREES/PALMS ARE TO BE PROTECTED AND WILL REMAIN ON SITE.
   - PROVIDE TREE PROTECTION BARRICADE DETAIL FOR EXISTING TREES ON SITE TO REMAIN. THIS BARRICADE MUST BE INSTALLED PRIOR TO THE BEGINNING OF PROPOSED WORK.
   - FOR TREES THAT MUST BE REMOVED TO ACCESS DEMO AREAS, OBTAIN PERMIT FOR TREE REMOVAL.

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ISHOF - WEST BUILDING
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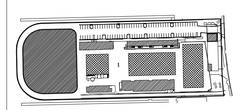
KEY PLAN:



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PROJECT NORTH:

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DEMOLITION PLAN

PROJECT NUMBER: 11405.04
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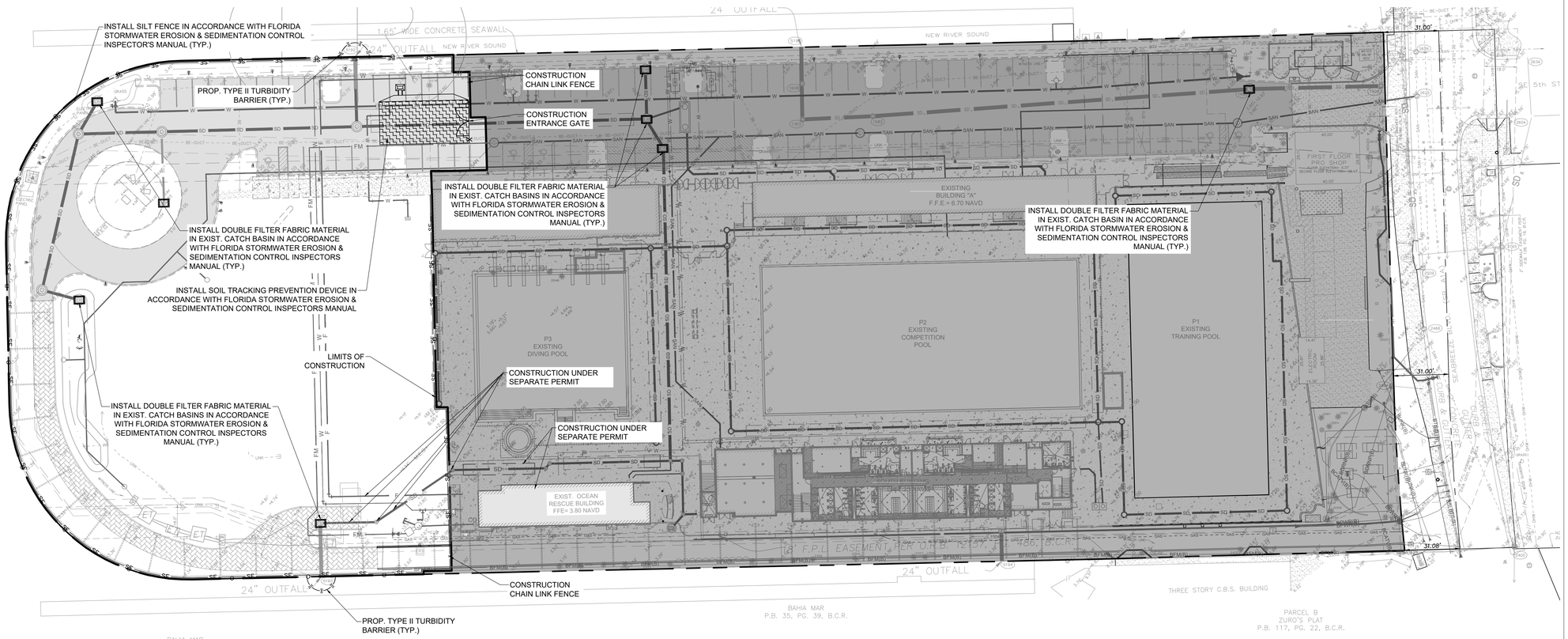
SCALE: AS NOTED
SHEET

CD-101



GENERAL NOTES:

1. THE CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN FLORIDA (HEREAFTER REFERRED TO AS FL GUIDELINES).

2. MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION PERIOD. AFTER EACH RAINFALL, A VISUAL INSPECTION SHALL BE MADE OF ALL INSTALLED EROSION CONTROL MEASURES AND REPAIRS SHALL BE CONDUCTED TO ENSURE THEIR CONTINUING FUNCTION AS DESIGNED.

3. ALL EXISTING/NEW CATCH BASIN, INLETS, STORM SEWER MANHOLES STRUCTURES WITHIN THE WORK AREAS, ETC. SHALL BE PROTECTED DURING CONSTRUCTION OPERATIONS FROM SEDIMENT RUNOFF AND DEBRIS BY PLACING A FILTER FABRIC MATERIAL IN THE FRAME AND GRATE/MANHOLE COVER. PREVENTIVE METHODS MUST BE UTILIZED AROUND THESE STRUCTURES (DURING CONSTRUCTION OPERATIONS) BY GRADING TO DRAIN AWAY FROM STRUCTURES AND ANY OTHER METHODS APPROVED BY THE AGENCY HAVING JURISDICTION OR DESIGN ENGINEER OF RECORD.

4. THE CONTRACTOR SHALL INSTALL A SOIL TRACKING PREVENTION DEVICE AS PER THE FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL. THE CONTRACTOR SHALL TAKE MEASURES TO INSURE THE CLEANUP OF SEDIMENTS THAT HAVE BEEN TRACKED BY VEHICLES OR HAVE BEEN TRANSPORTED BY WIND OR STORM WATER ABOUT THE SITE OR ONTO NEARBY ROADWAYS. STABILIZED CONSTRUCTION ENTRANCES AND CONSTRUCTION ROADS, IF APPROPRIATE, SHALL BE IMPLEMENTED IN ORDER TO REDUCE OFFSITE TRACKING.

5. ALL AREAS OF DISTURBANCE THAT ARE NOT WITHIN BUILDING OR PAVEMENT LIMITS SHALL BE SODDED, REFER TO LANDSCAPE PLANS FOR SOD SPECIFICATION AND REQUIREMENTS.

6. REMOVE ALL EROSION CONTROL IMPROVEMENTS AFTER ALL DISTURBED AREAS ARE STABILIZED WITH THE FINAL GROUND COVER.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR READING AND FAMILIARIZING THEMSELVES WITH ALL THE PERMITS PREVIOUSLY ACQUIRED FOR THIS PROJECT. THE CONDITIONS OUTLINED IN THE PERMITS ARE IN FORCE AND FULL EFFECT AS PART OF THE PROPOSED IMPROVEMENTS. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL WORK ASSOCIATED WITH THIS PROJECT IS IN COMPLIANCE WITH ALL OF THE REQUIREMENTS OF THESE PERMITS.

8. THE CONTRACTOR WILL BE RESPONSIBLE FOR ACQUIRING A VALID NPDES PERMIT. UNLESS SUCH PERMIT IS DETERMINED TO BE NON-APPLICABLE BY REGULATORY AGENCY HAVING PROPER JURISDICTION REGARDING THIS MATTER.

N

GRAPHIC SCALE
0 30 60
SCALE: 1" = 30 '
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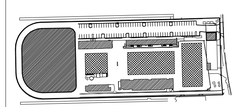

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PROJECT NORTH:

DRAWING TITLE

EROSION CONTROL PLAN

PROJECT NUMBER: 11405.04
DATE: 09/30/2025
SCALE: AS NOTED
SHEET

CG-101

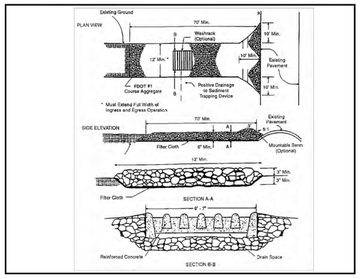

Figure 4.3c. Construction Entrance with Wash Rack
Source: 1983 Maryland Standards for Soil Erosion and Sediment Control

Location

The entrance should be located to provide for maximum utility by all construction vehicles.

Construction Specifications

The entrance area should be cleared of all vegetation, roots, and other objectionable material. A geotextile should be laid down to improve stability and simplify maintenance when gravel is used. The gravel shall then be placed over the geotextile to the specified dimensions.

Maintenance

The stabilized construction exit shall be maintained in a condition that will prevent the tracking or flow of mud onto public rights of way. This may require periodic maintenance as conditions demand, and the repair and/or cleanout of any structures used to trap sediments. All materials spilled, dropped, washed, or tracked from vehicles onto roadways or into storm drains must be removed immediately. Look for signs of trucks and trailered equipment "cutting corners" where the construction exit meets the roadway. Sweep the paved road as needed.

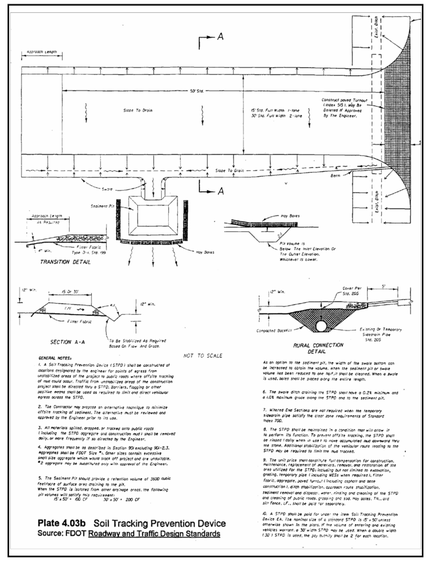

Plate 4.03b Soil Tracking Prevention Device
Source: FDOT Roadway and Traffic Design Standards

Figure 4.3b. Soil Tracking Prevention Device
Source: FDOT Roadway and Traffic Design Standards

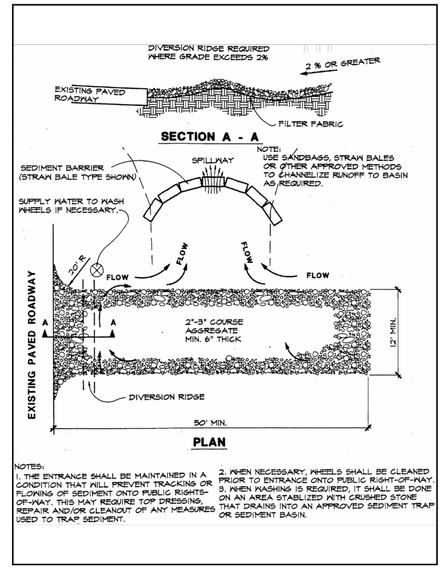

Figure 4.3a. Temporary Gravel Construction Entrance
Source: Erosion Draw

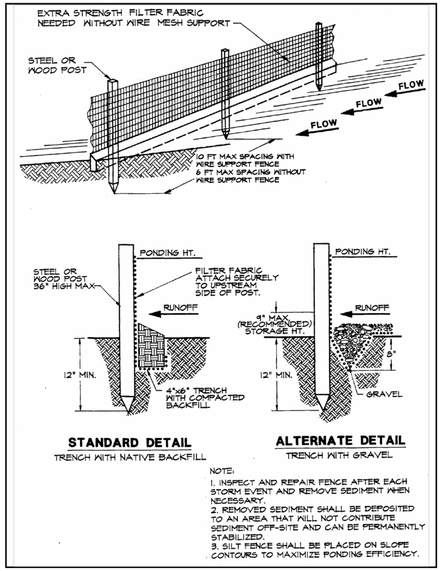

Figure 4.4a. Silt Fence
Source: Erosion Draw

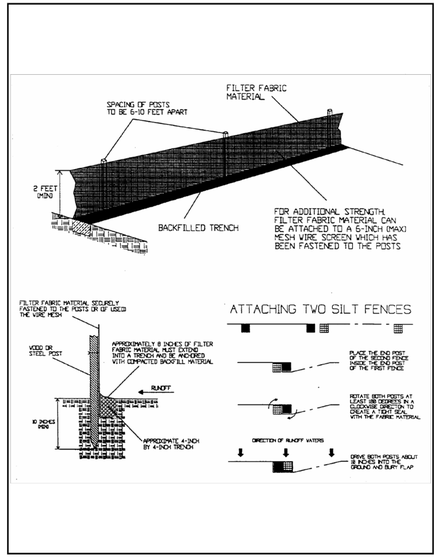

Figure 4.4b. Installing a Filter Fabric Silt Fence
Source: HydroDynamics, Inc.

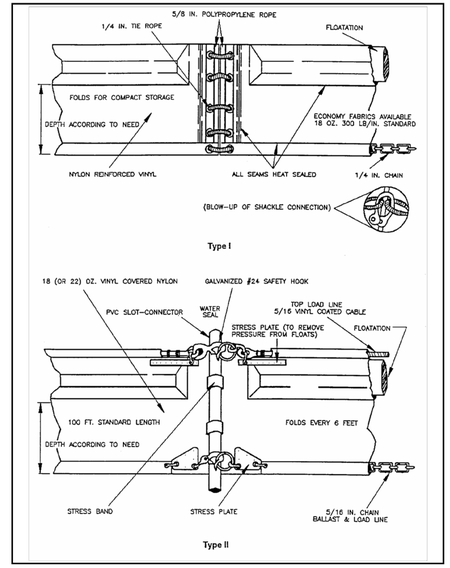

Figure 4.4l. Type I and II Floating Turbidity Barriers
Source: American Boom and Barrier Corporation

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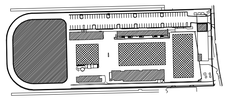
PROJECT
ISHOF - WEST BUILDING
501 Seabreeze Blvd., Fort Lauderdale, FL 33316

KEY PLAN:



△	DESCRIPTION	DATE

NOT FOR CONSTRUCTION

SEAL & SIGNATURE

MICHAEL PINZON, P.E.
FLORIDA REG. NO. 95668
(FOR THE FIRM)

60% SET

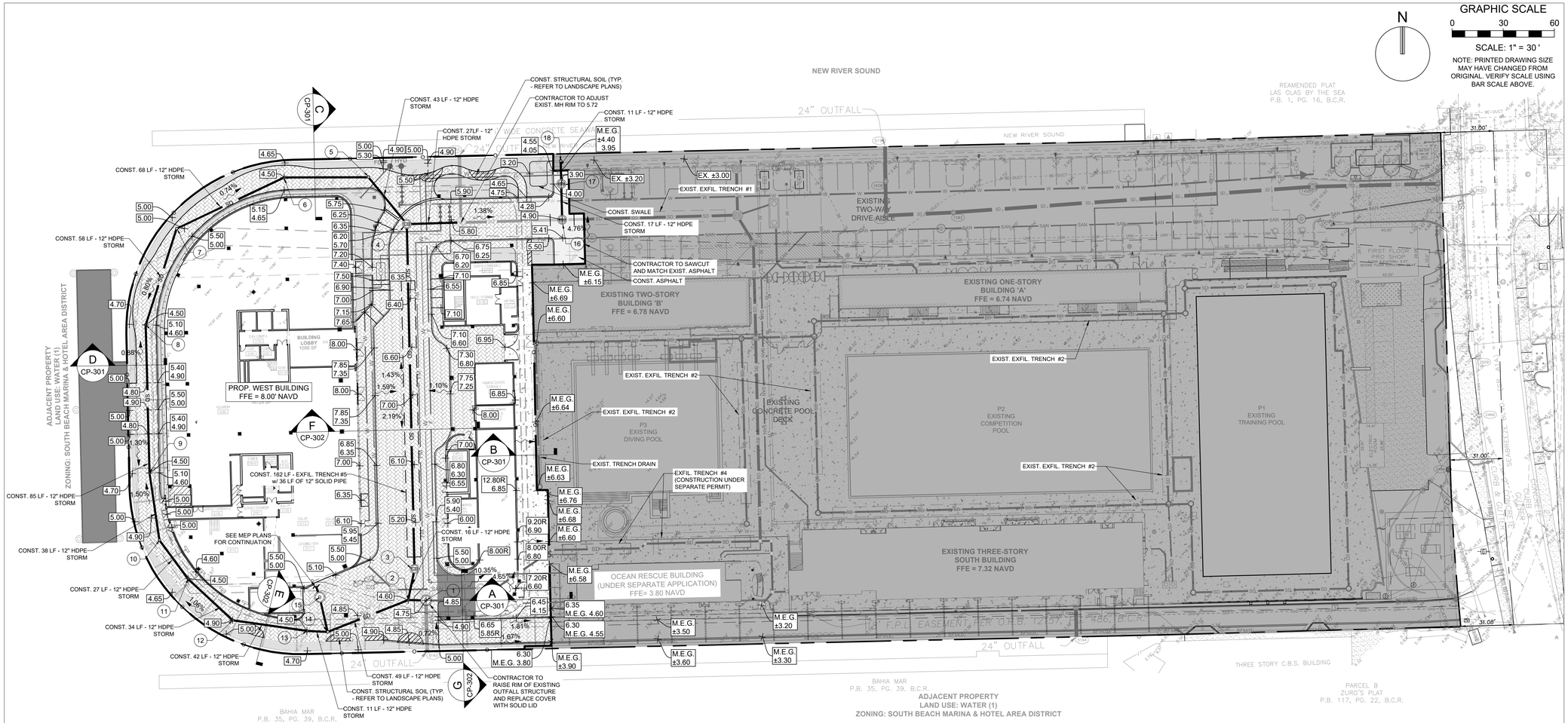
PROJECT NORTH:

DRAWING TITLE

EROSION CONTROL DETAILS

PROJECT NUMBER: 11405.04
DATE: 09/30/2025
SCALE: AS NOTED
SHEET

CG-501



DRAINAGE STRUCTURE SCHEDULE

STRUCTURE NO.	TYPE	STRUCTURE DIM.	GRATE/RIM EL.	INV. EL.	P.R.B.	N / E
1	MANHOLE	-	4.75	1.00 (W), EX. (-) 2.29 (S), (-) 0.85 (N)		648858.38 / 948999.03
2	NYLOPLAST	18" Ø	4.60	1.00 (NE, SW, E)	INV. PRB @ 3.70 (E)	648858.59 / 948988.47
3	CATCH BASIN	4' Ø	4.50	1.00 (N, SW)	N	648876.90 / 948990.18
4	CATCH BASIN	4' Ø	5.70	1.00 (S, NW, E)	S, E, INV. PRB @ 3.70 (E)	649079.24 / 948985.66
5	NYLOPLAST	18" Ø	5.25	1.00 (W, SE)	W	649106.69 / 948965.16
6	NYLOPLAST	18" Ø	4.50	1.00 (E, SW)	E	649106.54 / 948915.78
7	NYLOPLAST	18" Ø	4.98	1.00 (NE, SW)		649076.54 / 948852.64
8	NYLOPLAST	18" Ø	4.50	1.00 (NE, S)		649020.04 / 948834.51
9	NYLOPLAST	18" Ø	4.50	1.00 (N, S)		648933.19 / 948836.76
10	NYLOPLAST	18" Ø	4.75	1.00 (N, SE)		648893.66 / 948842.58
11	NYLOPLAST	18" Ø	4.50	1.00 (NW, SE)		648871.08 / 948859.34
12	NYLOPLAST	18" Ø	4.90	1.00 (NW, SE)		648846.76 / 948885.53
13	NYLOPLAST	18" Ø	4.50	1.00 (W, NE)		648840.49 / 948929.09
14	NYLOPLAST	18" Ø	4.65	1.00 (NW, SW, NE)	INV. PRB @ 3.70 (NW)	648844.38 / 948941.88
15	DRAINAGE WELL	6' Ø	4.88	1.00 (NW, SE)		648860.23 / 948936.57
16	CATCH BASIN	*	4.90	(-) 0.50 (N), EX. 1.00 (E, W)	E, W	649081.70 / 949078.80
17	CATCH BASIN	*	3.90	(-) 0.50 (S), (-) 1.00 (N)		649102.83 / 949078.24
18	NYLOPLAST	18" Ø	3.20	(-)1.00 (S)		649116.30 / 949077.93

* FDOT TYPE 'C' STRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX NO. 425-052

GENERAL ADA SLOPE NOTES:

1. THE CONTRACTOR SHALL ENSURE THAT ALL ADA CRITERIA IS MET FOR THE CONSTRUCTION OF THE SITE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO SIDEWALKS, RAMPS AND ADA PARKING STALLS).
2. ALL ADA PARKING STALLS SHALL NOT EXCEED 2% IN ANY DIRECTION.
3. SIDEWALKS SHALL NOT EXCEED 5% IN THE LONGITUDINAL DIRECTION AND CROSS-SECTIONAL SLOPES SHALL NEVER EXCEED 2%, UNLESS CLEARLY IDENTIFIED ON PLANS.
4. FOR ANY REASON THE CONTRACTOR FINDS ANY GRADING DISCREPANCIES THAT WOULD RESULT IN NOT BEING ABLE TO MEET ADA CRITERIA; IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO ADVISE THE ENGINEER AT ONCE AND PROVIDE ADEQUATE TIME TO DETERMINE PROPER COURSE OF ACTION. IF FOR ANY REASON IT IS DEEMED NECESSARY FOR AS-BUILT INFORMATION TO BE MADE AVAILABLE TO THE ENGINEER IN ORDER TO MAKE THE NECESSARY DECISIONS AND/OR PROVIDE DIRECTION, THIS INFORMATION SHALL BE PROVIDED BY THE CONTRACTOR.

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

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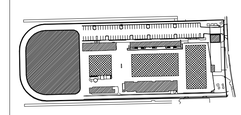
PROJECT
ISHOF - WEST BUILDING
501 Seabreeze Blvd., Fort Lauderdale, FL 33316

KEY PLAN:



△	DESCRIPTION	DATE

NOT FOR CONSTRUCTION

SEAL & SIGNATURE

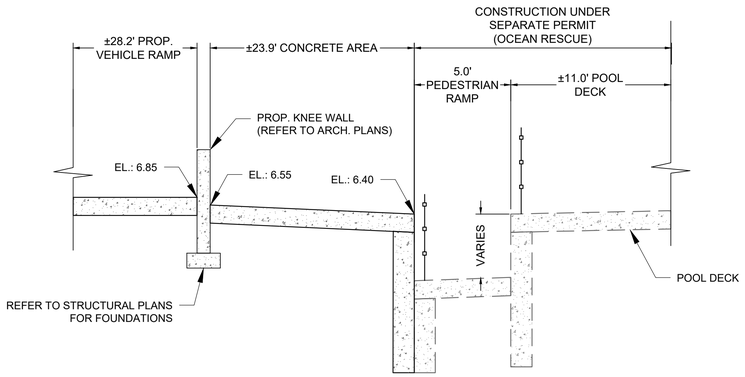
MICHAEL PINZON, P.E.
FLORIDA REG. NO. 95668
(FOR THE FIRM)

60% SET

PROJECT NORTH:

DRAWING TITLE
PAVING, GRADING, AND DRAINAGE PLAN

PROJECT NUMBER: 11405.04
DATE: 09/30/2025
SCALE: AS NOTED
SHEET
CP-101



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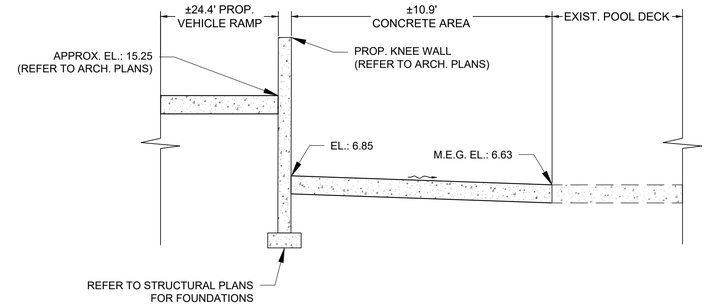

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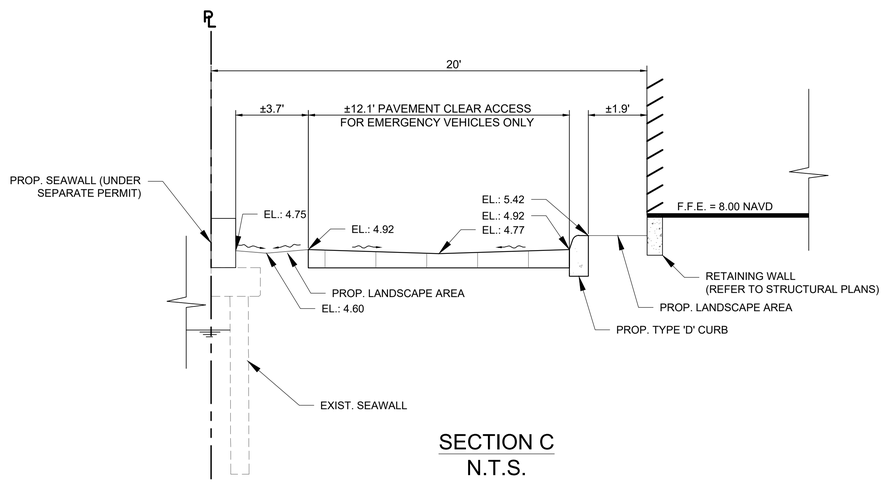

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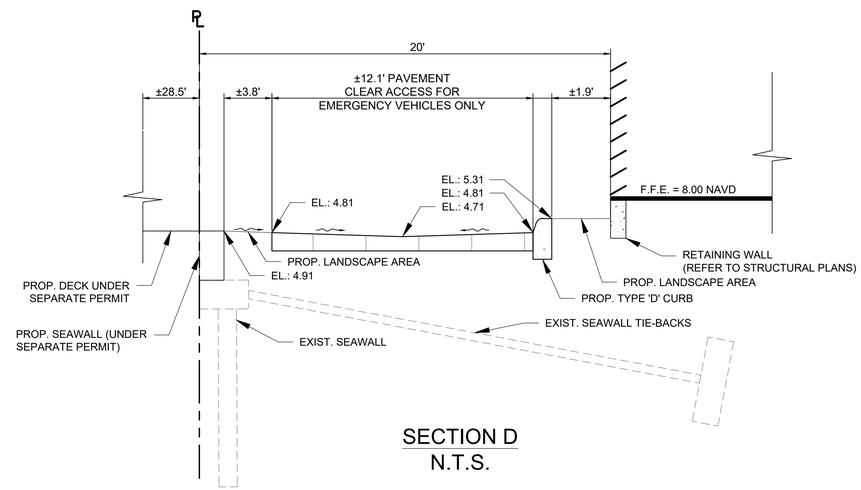

SECTION D
N.T.S.

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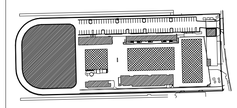

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(FOR THE FIRM)

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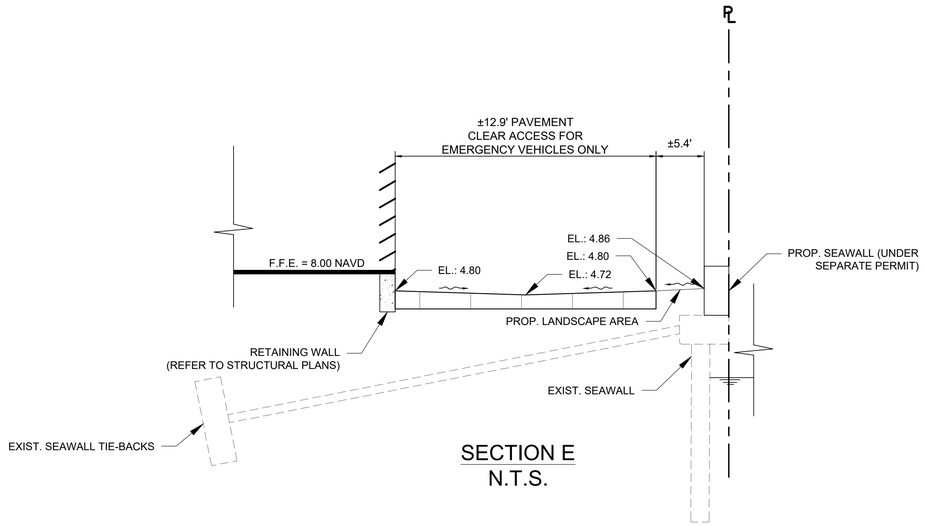
PROJECT NORTH:

DRAWING TITLE

PAVING, GRADING, AND DRAINAGE SECTIONS

PROJECT NUMBER: 11405.04
DATE: 09/30/2025
SCALE: AS NOTED
SHEET

CP-301



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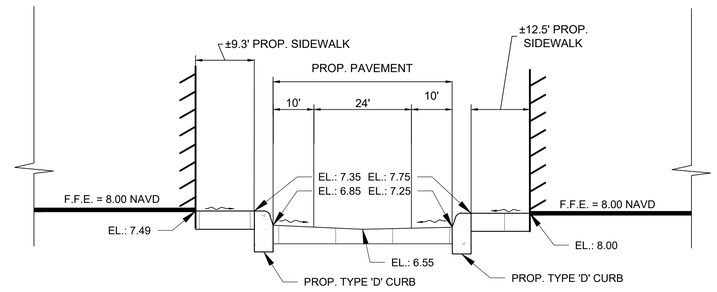

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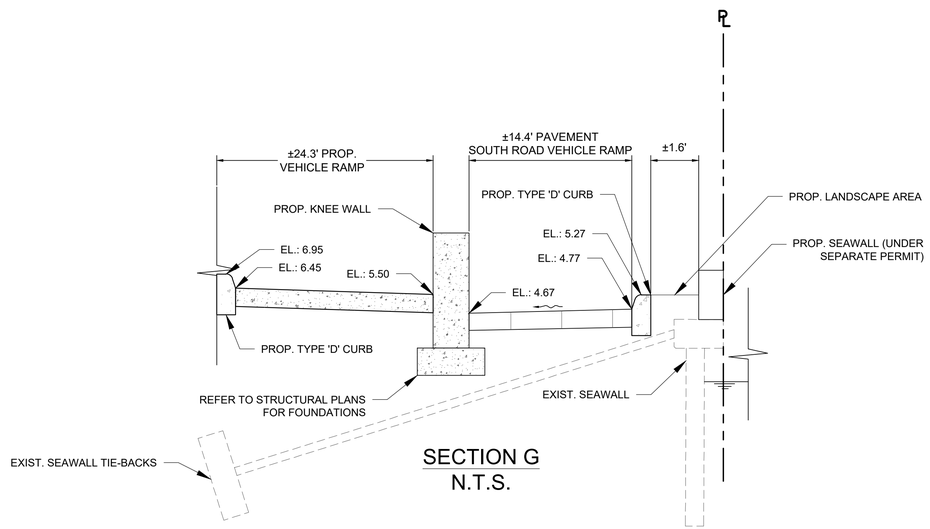

SECTION G
N.T.S.

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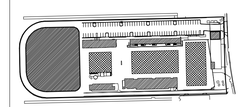

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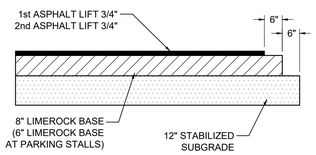
SHEET

CP-302



ASPHALTIC CONCRETE VEHICULAR:
FIRST LIFT - 3/4" FDOT - SP 9.5 (FINE MIX). SECOND (FINAL) LIFT - 3/4" FDOT - SP 9.5 (FINE MIX). ASPHALT SURFACE COURSE SHALL CONFORM TO THE REQUIREMENTS OF FDOT STANDARDS SPECIFICATIONS SECTIONS 330 AND 334. SECOND LIFT OF ASPHALT SHALL NOT BE PLACED UNTIL FINAL LANDSCAPE/HARDSCAPE HAS BEEN INSTALLED.

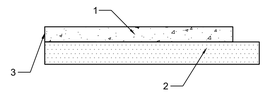
PRIME AND TACK COAT:
LIMEROCK BASE COURSE SHALL CONFORM TO THE REQUIREMENTS OF FDOT STANDARDS SPECIFICATIONS SECTION 300.
APPLICATION RATES:
PRIME COAT - 0.10 GALLONS PER SQ. YD.
TACK COAT - 0.08 GALLONS PER SQ. YD.

BASE:
8"/ 6" LIMEROCK BASE COMPACTED TO 98% OF MAXIMUM DENSITY (AASHTO T-180), LIMEROCK BASE TO CONFORM WITH THE REQUIREMENTS OF FDOT SPECIFICATIONS SECTIONS 200 AND 911.

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

1 ASPHALT PAVEMENT DETAIL

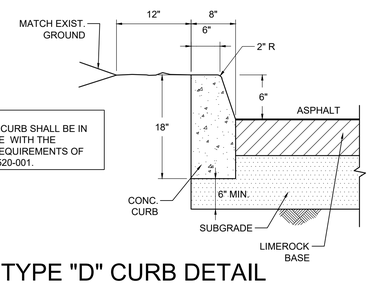
NOT TO SCALE



1. CONCRETE VEHICULAR COURSE:
   8" - 3,000 PSI CONCRETE PER FDOT STANDARD SPECIFICATIONS SECTION 346 AND 350.
2. STABILIZED SUBGRADE:
   12" SUBGRADE COMPACTED TO 98% OF MAXIMUM DENSITY (AASHTO T-180). MINIMUM LBR = 40. GROUND ADJACENT TO PAVEMENT HAVING RUNOFF SHALL BE GRADED TWO INCHES LOWER THAN THE EDGE OF PAVEMENT TO ALLOW FOR THE PLACEMENT OF SOD.
3. SAWED JOINTS:
   3/16" SAW CUT, $1\frac{1}{2}$" DEEP (WITHIN 12 HOURS), MAX. 15' O.C., AND MIN.3' PARALLEL TO THE EDGE OF PAVEMENT.

3 CONCRETE PAVEMENT DETAIL

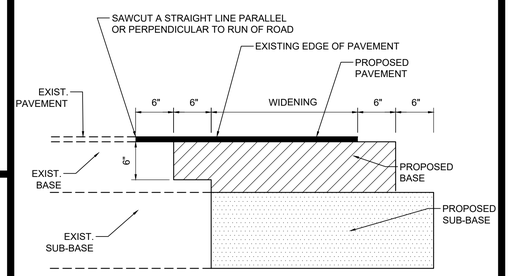
NOT TO SCALE



NOTE:
ALL TYPE "D" CURB SHALL BE IN ACCORDANCE WITH THE STANDARD REQUIREMENTS OF FDOT INDEX 520-001.

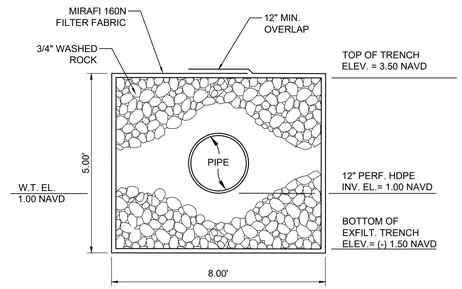
4 TYPE "D" CURB DETAIL PER FDOT INDEX No. 520-001

NOT TO SCALE



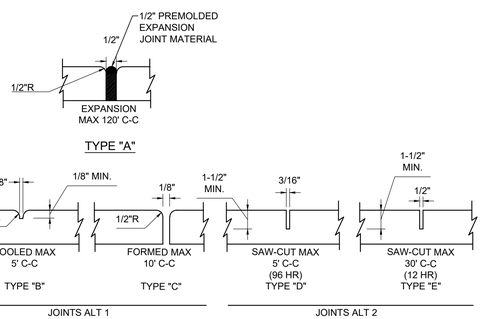
7 SAWCUT WIDENING DETAIL

NOT TO SCALE

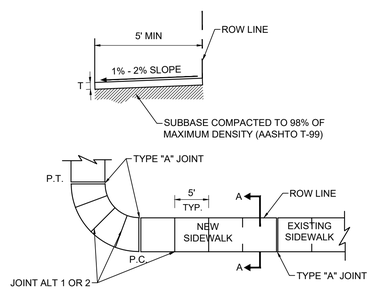


13 EXFILTRATION TRENCH #5 DETAIL

NOT TO SCALE



CONCRETE PAVEMENT & SIDEWALK JOINTS

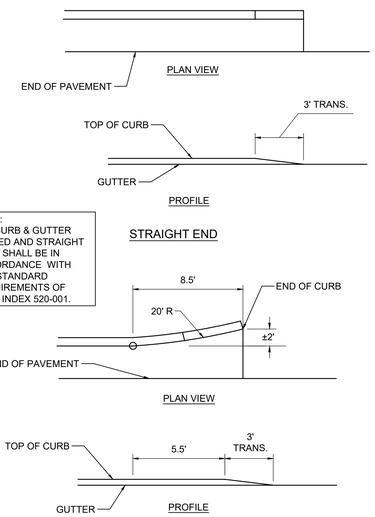


SIDEWALK PLAN

NOTES:
1. Sidewalk construction is to comply with the latest FDOT standards for sidewalks and ADA curb ramps, per FDOT index 522-001 and 522-002.
2. Provide either joint alternate 1 or 2. If using joint alternate 2: construct type "E" joints at not more than 30' intervals - within 12 hours after finishing, construct 1/2" expansion, provide joint type "A", with non-rising performed joint filler at not more than 120' intervals, construct remaining joints within 96 hours after finishing.
3. Provide 1/2" expansion joint type "A", with non-rising performed joint filler where concrete pavement abuts concrete curbs, driveways and other fixed objects.
4. Sidewalk thickness shall be 4" thick unless otherwise noted. Thickness shall be 6" through driveways and on all commercial sidewalk applications.
5. The use of steel reinforcement is not permitted.
6. Concrete to be 3,000 psi in 28 days.
7. Cure all concrete with approved method.
8. Sidewalk foundation shall be compacted to a firm, even surface, true to grade and cross section, and shall be moist at the time concrete is placed.
9. All construction shall conform to local construction codes and standards.
10. Sidewalk slopes shall meet the requirements of the Americans with Disabilities Act. Minimum transverse slope 0.01 ft./ft. And maximum transverse slope 0.02 ft./ft. toward swale or gutter. Longitudinal slope shall conform to ADA requirements.
11. The vertical deviation for a new sidewalk shall not be more than ½".
12. The vertical deviation for a new maintenance access structure cover shall not be more than ¼".
13. Where truncated domes are used, stamped concrete is not permitted. Truncated domes to be cast with the concrete.
14. Sidewalk shall have a transverse hair broom finish.

9 SIDEWALK DETAIL

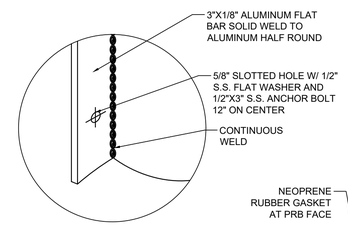
NOT TO SCALE



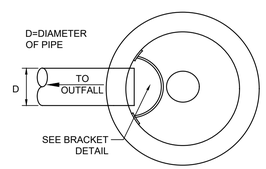
NOTE:
ALL CURB & GUTTER FLARED AND STRAIGHT ENDS SHALL BE IN ACCORDANCE WITH THE STANDARD REQUIREMENTS OF FDOT INDEX 520-001.

10 CURB & GUTTER FLARED AND STRAIGHT ENDS

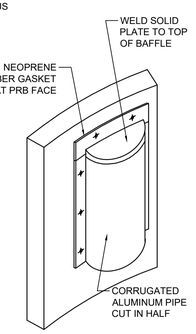
NOT TO SCALE



BRACKET DETAIL



PLAN VIEW



BAFFLE DETAIL

NOTE:
BAFFLE TO BE A SECTION OF CAP CUT IN HALF.
CAP FOR BAFFLE SHALL BE THE NEXT STANDARD PIPE DIAMETER LARGER THAN THE INFLOW/ OUTFLOW PIPE.

14 POLLUTION RETARDANT BAFFLE DETAIL

NOT TO SCALE

ARQUITECTONICA

KEITH

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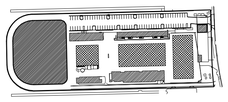
MEP/FP ENGINEER:
KAMM CONSULTING
1407 WEST NEWPORT CENTER DR.
DEERFIELD BEACH, FL 33442
TEL:954.949.2200

PROJECT
ISHOF - WEST BUILDING
501 Seabreeze Blvd., Fort Lauderdale, FL 33316

KEY PLAN:



△	DESCRIPTION	DATE

NOT FOR CONSTRUCTION

SEAL & SIGNATURE

MICHAEL PINZON, P.E.
FLORIDA REG. NO. 95668
(FOR THE FIRM)

60% SET

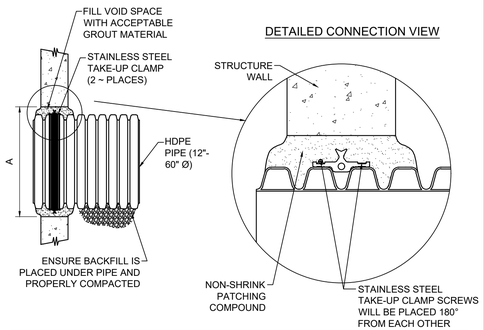
PROJECT NORTH:

DRAWING TITLE

PAVING, GRADING, AND DRAINAGE DETAILS

PROJECT NUMBER: 11405.04
DATE: 09/30/2025
SCALE: AS NOTED
SHEET

CP-501



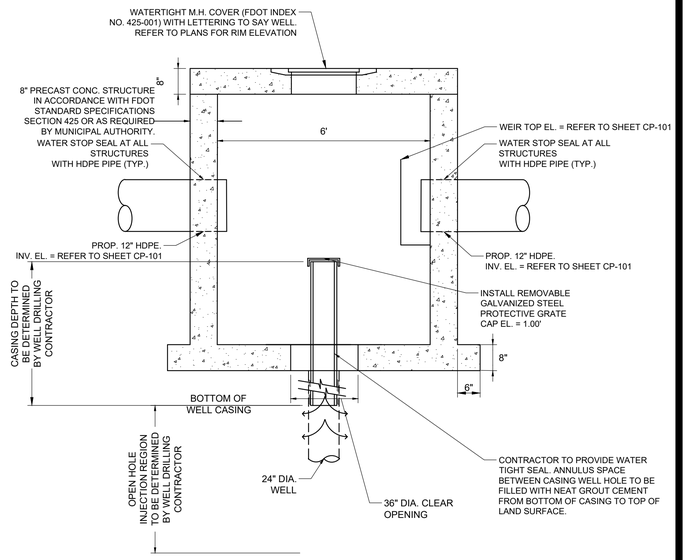
NOTES:
PERFORMANCE HIGHLY DEPENDENT ON INSTALLATION. CONTRACTOR MUST ENSURE MANHOLE GASKET IS UNIFORMLY SEATED AROUND STRUCTURE ADAPTER. EXTRA PRECAUTIONS MUST BE TAKEN TO PREVENT DIFFERENTIAL SETTLEMENT BETWEEN THE PIPE AND MANHOLE.

SEE ADS STANDARD DETAIL STD-201 AND ADS INSTALLATION GUIDE 1.05: WATERSTOP INSTALLATION FOR INSTALLATION RECOMMENDATIONS.

PIPE SIZE	PIPE OD		"A" MIN. HOLE DIA.	MIN. DISTANCE PIPE INVERT TO STRUCTURE INVERT
	A-PROFILE	H-PROFILE		
12"	14.5"	N/A	19.5"	3.7"
15"	17.6"	N/A	23.00"	4.0"
18"	21.2"	N/A	26.50"	4.2"
24"	27.8"	N/A	33.25"	4.5
30"	35.1"	N/A	40.50"	5.2"
36"	41.1"	41.1"	47.00"	5.5"
42"	47.7"	48.0"	53.00"	5.7"
48"	53.6"	54.0"	59.00"	5.7"
60"	66.3"	67.3"	72.00"	6.4"

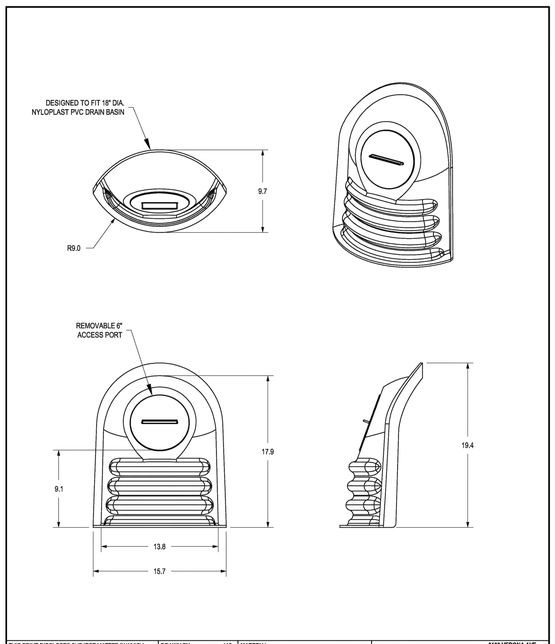
17 GROUTED MANHOLE CONNECTION (HDPE PIPE) DETAIL

NOT TO SCALE



22 DRAINAGE WELL

NOT TO SCALE



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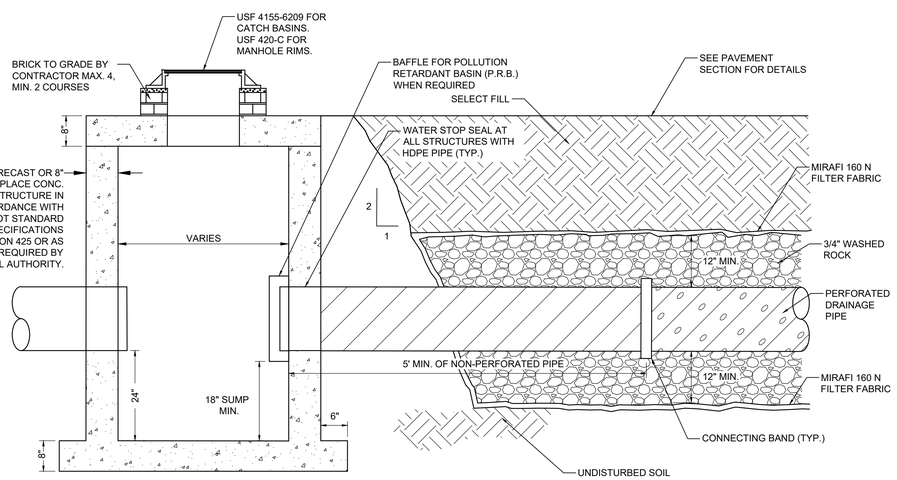
DRAWN BY	JJC	MATERIAL	HIGH DENSITY POLYETHYLENE
DATE	7-2-12		
APPD BY	JJC	PROJECT NO./NAME	
DATE	7-2-12		
DWG SIZE	A	SCALE NTS	SHEET 1 OF 1

ADS Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2460
www.nyloplast-us.com

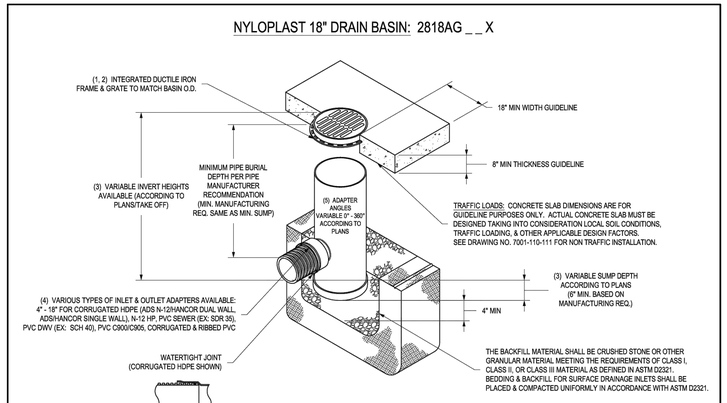
TITLE
NYLOPLAST 18" ENVIROHOOD FOR UP TO 12" OUTLETS

DWG NO. 7004-110-105 REV A



15 DRAINAGE STRUCTURE W/ PRB AND EXFILTRATION TRENCH

NOT TO SCALE



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	1869/CGP	7601-110-212
STANDARD	MEETS H-20	1869/CGS	7601-110-213
SOLID COVER	MEETS H-20	1869/CGC	7601-110-214
DOME	N/A	1869/CGD	7601-110-215
DROP IN GRATE	LIGHT DUTY	1807/D	7601-110-074

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

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DRAWN BY	EBC	MATERIAL	
DATE	04-03-06		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	03-14-16		
DWG SIZE	A	SCALE 1:30	SHEET 1 OF 1

ADS Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
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FAX (770) 932-2460
www.nyloplast-us.com

TITLE
18 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL

DWG NO. 7001-110-191 REV E

ARQUITECTONICA

KEITH

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MEP/FP ENGINEER:
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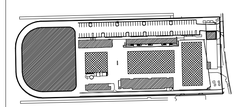
DEERFIELD BEACH, FL 33442
TEL:954.949.2200

PROJECT
ISHOF - WEST BUILDING
501 Seabreeze Blvd., Fort Lauderdale, FL 33316

KEY PLAN:



△	DESCRIPTION	DATE

NOT FOR CONSTRUCTION

SEAL & SIGNATURE

MICHAEL PINZON, P.E.
FLORIDA REG. NO. 95668
(FOR THE FIRM)

60% SET

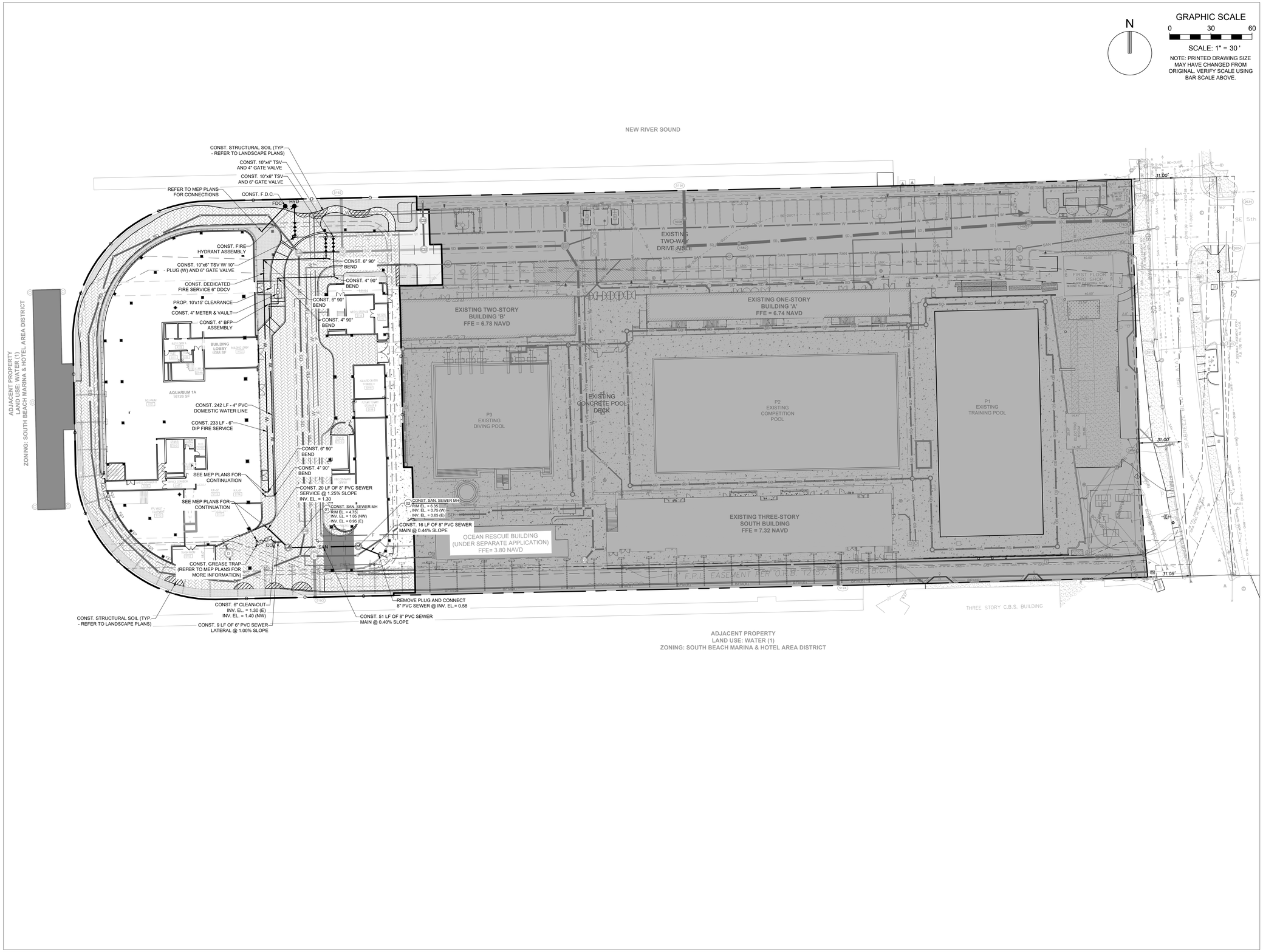
PROJECT NORTH:

DRAWING TITLE

PAVING, GRADING, AND DRAINAGE DETAILS

PROJECT NUMBER: 11405.04
DATE: 09/30/2025
SCALE: AS NOTED
SHEET

CP-502



ARQUITECTONICA

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PROJECT
ISHOF - WEST BUILDING
501 Seabreeze Blvd., Fort Lauderdale, FL 33316

KEY PLAN:

△	DESCRIPTION	DATE

NOT FOR CONSTRUCTION

SEAL & SIGNATURE

MICHAEL PINZON, P.E.
FLORIDA REG. NO. 95668
(FOR THE FIRM)

60% SET

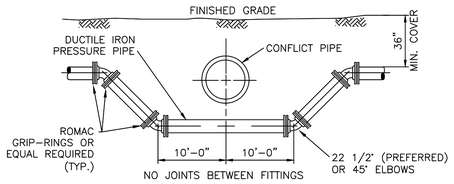
PROJECT NORTH:

DRAWING TITLE

WATER AND SEWER PLAN

PROJECT NUMBER: 11405.04
DATE: 09/30/2025
SCALE: AS NOTED
SHEET

CU-101



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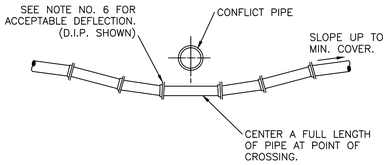
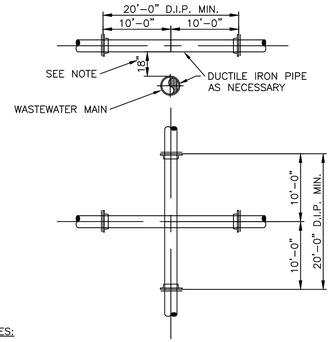
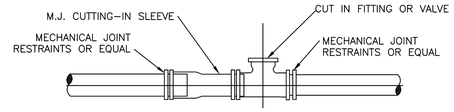


DEFLECTION TYPE



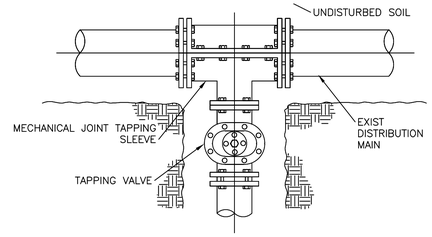
NOTES:

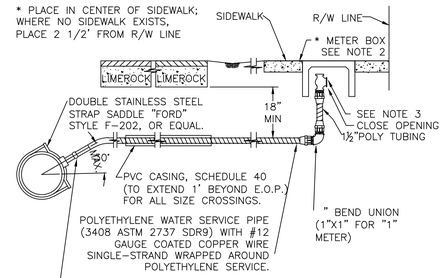
1. STORM SEWER, GRAVITY WASTEWATER AND RECLAIMED WATER MAIN CROSSING UNDER POTABLE WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF EIGHTEEN (18) INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE STORM/WASTEWATER/RECLAIMED WATER PIPE JOINTS AND POTABLE WATER MAIN JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING WITH NO LESS THAN TEN (10) FEET BETWEEN ANY TWO JOINTS, BOTH PIPES SHALL BE D.I.P., AND THE MINIMUM VERTICAL SEPARATION SHALL BE 6 INCHES. WHERE THERE IS NO ALTERNATIVE TO STORM/WASTEWATER/RECLAIMED WATER PIPES CROSSING OVER A POTABLE WATER MAIN, THE CRITERIA FOR MINIMUM 18" VERTICAL SEPARATION BETWEEN LINES AND JOINT ARRANGEMENT, AS STATED ABOVE, SHALL BE REQUIRED, AND BOTH PIPES SHALL BE D.I.P. IRRESPECTIVE OF SEPARATION. D.I.P. IS NOT REQUIRED FOR STORM SEWERS.
2. MAINTAIN MIN. TEN (10) FEET HORIZONTAL DISTANCE BETWEEN POTABLE WATER MAIN AND STORM SEWER, WASTEWATER MAIN, OR FORCE MAIN. MAINTAIN MIN. THREE (3) FEET HORIZONTAL DISTANCE (WALL TO WALL) BETWEEN RECLAIMED WATER MAIN AND POTABLE WATER MAIN, STORM SEWER, WASTEWATER GRAVITY MAIN OR FORCE MAIN.
3. FORCE MAIN CROSSING POTABLE WATER MAIN OR RECLAIMED WATER MAIN SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF EIGHTEEN (18) INCHES BETWEEN THE OUTSIDE OF THE FORCE MAIN AND OUTSIDE OF THE POTABLE WATER MAIN OR RECLAIMED WATER MAIN WITH THE POTABLE WATER MAIN OR RECLAIMED WATER MAIN CROSSING OVER THE FORCE MAIN.



DUCTILE IRON-MECHANICAL JOINT (FORCE MAIN)

1. MECHANICAL JOINTS RESTRAINTS ARE REQUIRED THROUGHOUT ASSEMBLY.





NOTE:

1. GROUND KEY ANGLE METER STOP,CONDUCTIVE COMPRESSION FOR CTS O.D. TUBING, X METER FLANGE 180' TURN CHECK-LOCK WING "MUELLER" H-14277, FOR 2-INCH INCLUDING THE STAINLESS STEEL LINER, "MUELLER" 506141 (FOR 2-INCH) OR APPROVED EQUAL, AND MUELLER 110 COMPRESSION CONNECTION.
2. METER BOXES FOR 5/8, 3/4, AND 1 INCH METERS SHALL BE THE OKIE DOKIE #890-40-260282 MEDIUM BOX AND 890-40-260257 MEDIUM LID OR EQUAL.
3. CONNECT ANGLE VALVE TO EXISTING METER WHERE APPLICABLE.

NOTES:

1. STORM SEWER, GRAVITY WASTEWATER AND RECLAIMED WATER MAIN CROSSING UNDER POTABLE WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF EIGHTEEN (18) INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE STORM/WASTEWATER/RECLAIMED WATER PIPE JOINTS AND POTABLE WATER MAIN JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING WITH NO LESS THAN TEN (10) FEET BETWEEN ANY TWO JOINTS, BOTH PIPES SHALL BE D.I.P., AND THE MINIMUM VERTICAL SEPARATION SHALL BE 6 INCHES. WHERE THERE IS NO ALTERNATIVE TO STORM/WASTEWATER/RECLAIMED WATER PIPES CROSSING OVER A POTABLE WATER MAIN, THE CRITERIA FOR MINIMUM 18" VERTICAL SEPARATION BETWEEN LINES AND JOINT ARRANGEMENT, AS STATED ABOVE, SHALL BE REQUIRED, AND BOTH PIPES SHALL BE D.I.P. IRRESPECTIVE OF SEPARATION. D.I.P. IS NOT REQUIRED FOR STORM SEWERS.
2. MAINTAIN MIN. TEN (10) FEET HORIZONTAL DISTANCE BETWEEN POTABLE WATER MAIN AND STORM SEWER, WASTEWATER MAIN, OR FORCE MAIN. MAINTAIN MIN. THREE (3) FEET HORIZONTAL DISTANCE (WALL TO WALL) BETWEEN RECLAIMED WATER MAIN AND POTABLE WATER MAIN, STORM SEWER, WASTEWATER GRAVITY MAIN OR FORCE MAIN. VERTICAL DISTANCE OF EIGHTEEN (18) INCHES BETWEEN THE OUTSIDE OF THE FORCE MAIN AND OUTSIDE OF THE POTABLE WATER MAIN OR RECLAIMED WATER MAIN WITH THE POTABLE WATER MAIN OR RECLAIMED WATER MAIN CROSSING OVER THE FORCE MAIN.
3. FORCE MAIN CROSSING POTABLE WATER MAIN OR RECLAIMED WATER MAIN SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF EIGHTEEN (18) INCHES BETWEEN THE OUTSIDE OF THE FORCE MAIN AND OUTSIDE OF THE POTABLE WATER MAIN OR RECLAIMED WATER MAIN WITH POTABLE WATER MAIN OR RECLAIMED WATER MAIN CROSSING OVER THE FORCE MAIN.
4. FITTINGS SHALL BE RESTRAINED.
5. THE DEFLECTION TYPE CROSSING IS PREFERRED.
6. DO NOT EXCEED 75% OF MANUFACTURER'S RECOMMENDED MAXIMUM JOINT DEFLECTION FOR DUCTILE IRON PIPE. NO DEFLECTION AT THE JOINT IS ALLOWED FOR P.V.C. PIPE. BENDING OF P.V.C. PIPE SHALL NOT EXCEED THE FOLLOWING PARAMETERS:

PVC PIPE SIZE (INCH)	MIN. ALLOWED RADIUS (FT.)	MAX. DEFLECTION (INCH) PER 20' LENGTH
6"	300	8"
8"	400	6"
10"	600	4"
12"	600	4"

I. FORCE MAIN AND WATER MAIN OUTSIDE OF WELLFIELD PROTECTION ZONE

MAXIMUM QUANTITY OF WATER (GALLONS PER HOUR) THAT MAY BE SUPPLIED TO MAINTAIN PRESSURE WITHIN 5 P.S.I. OF THE SPECIFIED TEST PRESSURE.

(MECHANICAL OR PUSH-ON JOINT, 18 FT. NOMINAL LENGTHS, PER 1000 FT. OF PIPE)

AVG. TEST PRESSURE	PIPE DIAMETER (INCHES)												
PSI	2	3	4	6	8	10	12	14	16	18	20	24	30
150	0.10	0.14	0.18	0.27	0.37	0.46	0.55	0.64	0.73	0.83	0.92	1.10	1.38

NOTES:

1. TO OBTAIN THE MAXIMUM QUANTITY OF WATER FOR PIPE WITH 20 FT. NOMINAL LENGTHS, MULTIPLY THE QUANTITY CALCULATED FROM THE TABLE BY 0.9.<<
2. THE MAXIMUM QUANTITY OF ADDED WATER FOR A PIPELINE IS CALCULATED BY MULTIPLYING THE QUANTITY PER HOUR AS OBTAINED FROM THE ABOVE TABLE, BY THE DURATION OF THE TEST IN HOURS, AND BY THE TOTAL LENGTH OF THE LINE BEING TESTED DIVIDED BY 1,000. IF THE LINE UNDER TEST CONTAINS SECTIONS OF VARIOUS DIAMETERS, THE MAXIMUM QUANTITY ADDED WILL BE THE SUM OF THE COMPUTED QUANTITIES FOR EACH SIZE.<<
3. MAXIMUM TEST LENGTH = 2,500 FEET PER SECTION.<<
4. THIS STANDARD SHALL REFLECT ANY REVISION OF A.W.W.A. C-600-05. HOWEVER, THE MAXIMUM QUANTITY OF WATER ADDED SHALL NOT EXCEED 50% OF RECOMMENDED LIMIT PER APPLICABLE AWWA C-600-05 STANDARD.<<
5. STANDARD TEST PRESSURE = 150 P.S.I.
6. FORMULA BASIS: $L = \frac{(S)\times(D)\times(P)^{\frac{1}{2}}}{148{,}000}$

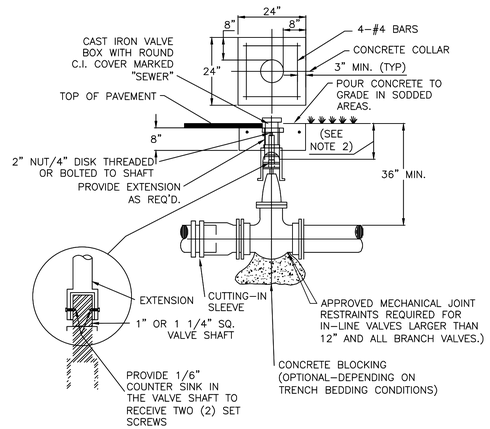
   L = MAXIMUM QUANTITY OF WATER TO BE ADDED (GALLONS PER HOUR)
   S = LENGTH OF PIPE TESTED (FEET)
   D = DIAMETER OF PIPE (INCHES)
   P = TEST PRESSURE (P.S.I.)

7. PRESSURE TEST DURATION TO BE MIN. 2 HOURS.
8. DISINFECTION OF MAINS SHALL COMPLY WITH A.N.S.I./A.W.W.A. C-651-05 STANDARD.
9. DUCTILE IRON WATER MAIN PIPE SHALL CONFORM TO THE REQUIREMENTS OF A.N.S.I./A.W.W.A. C-151-'02.

II. FORCE MAIN AND WATER MAIN WITHIN WELLFIELD PROTECTION ZONE.

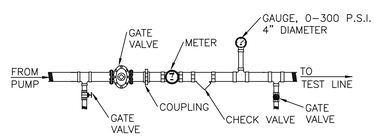
NOTES:

1. PRESSURE TEST PROCEDURE TO FOLLOW THE CURRENT AWWA C-600-05 STANDARD (150psi, (2) HOUR DURATION). THERE SHALL BE NO PRESSURE DROP IN THE PIPE DURING THE TEST ("ZERO" FILL-UP TOLERANCE).



NOTES:

1. CONCRETE COLLAR IS NOT REQUIRED IN PAVED AREAS IF PAVEMENT SURFACE IS FINISHED PRIOR TO CONDITIONAL FINAL INSPECTION.
2. WHEN VALVE NUT IS DEEPER THAN 36" AN EXTENSION WITH UNIVERSAL JOINT SHALL BE REQUIRED TO BRING OPERATING NUT 24"-30" BELOW FINISHED GRADE. EXTENSION BOLTS & NUTS SHALL BE 316 STAINLESS STEEL. A 316 STAINLESS STEEL CENTERING PLATE SHALL ALSO BE REQUIRED. VALVE BOXES SHALL HAVE LOCKING COVERS MARKED "SEWER" OR "WATER".
3. EXTENSION RISER TO BE D.I.P.
4. AT DEAD END OR WHERE MAIN LINES CHANGE DIRECTION, VALVES SHALL BE RESTRAINED USING MECHANICAL JOINT RESTRAINT.



NOTE:
PRESSURE TEST TO INCLUDE SERVICES TO ANGLE STOP.

ARQUITECTONICA

KEITH

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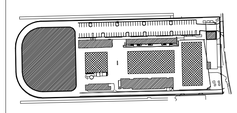
PROJECT
ISHOF - WEST BUILDING
501 Seabreeze Blvd., Fort Lauderdale, FL 33316

KEY PLAN:



△	DESCRIPTION	DATE

NOT FOR CONSTRUCTION

SEAL & SIGNATURE

MICHAEL PINZON, P.E.
FLORIDA REG. NO. 95668
(FOR THE FIRM)

60% SET

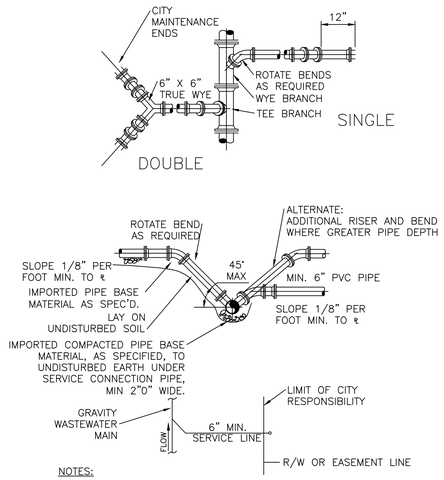
PROJECT NORTH:

DRAWING TITLE

WATER AND SEWER DETAILS

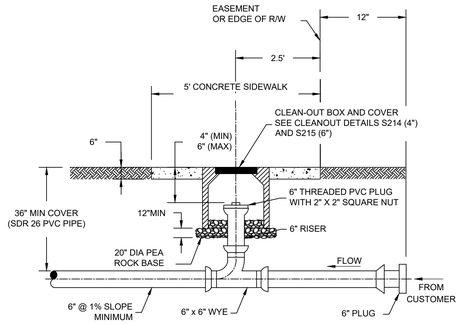
PROJECT NUMBER: 11405.04
DATE: 09/30/2025
SCALE: AS NOTED
SHEET

CU-501

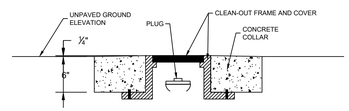


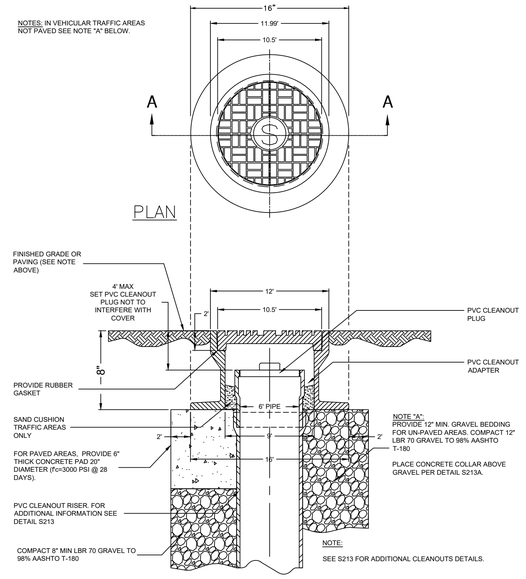
NOTES:

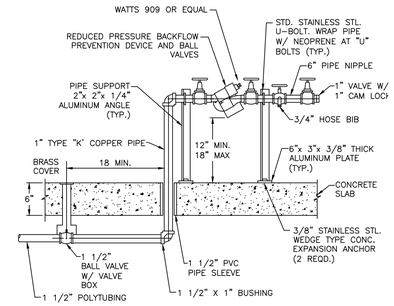
1. WASTEWATER MAIN WYE BRANCH TO MATCH MAIN PIPE MATERIAL.
2. NO 90° BENDS SHALL BE USED FOR WASTEWATER SERVICE AND CLEANOUT INSTALLATIONS.
3. SERVICE LATERALS SHALL TERMINATE AT 12" INSIDE THE PROPERTY LINE AT A DEPTH OF 3 FEET EXCEPT WHERE A DEEPER INVERT IS REQUIRED BY EXISTING BUILDING CONDITIONS.



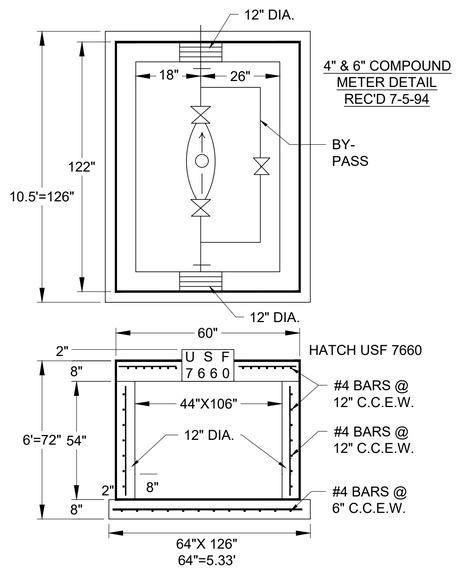
1. THE CLEAN OUT SHALL BE INSTALLED IN THE MIDDLE OF THE SIDEWALK. THIS DIMENSION WILL VARY DEPENDING UPON THE WIDTH OF THE SIDEWALK. 2.5' APPLIES TO 5' SIDEWALK WIDTH. IF SIDEWALKS DO NOT EXIST, THE CLEAN OUT SHALL BE INSTALLED 2.5' FROM THE RIGHT OF WAY LINE.
2. A NEW SECTION OF SIDEWALK SHALL BE POURED AROUND THE CLEAN-OUT BOX WHEN WORKING IN AN AREA WITH EXISTING SIDEWALKS.
3. IN UNPAVED AREAS 24 INCH-SQUARE OR 24 INCH DIAMETER CONCRETE COLLAR (3,000 PSI AT 28 DAYS), FORMED UP AROUNF THE CLEAN-OUT BOX HAVING A DEPTH OF 6 INCHED. THE COMPLETED CONCRETE COLLAR SHALL BE BROOM FINISHED AND LEVEL WITH THE CLEAN-OUT BOX COVER AND FINISHED GRADE ELEVATION OF SURROUNDING GRASS, MULCH, GRAVEL, OR OTHER SLOPE COLLAR FROM CENTER TO EDGE 1/4 INCH PER DETAIL S213A.



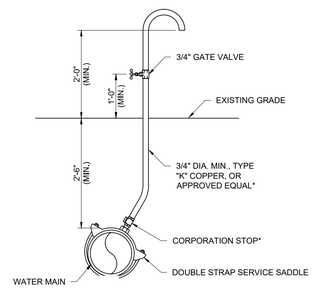




REDUCED PRESSURE BACKFLOW PREVENTER WITH HOSE CONNECTION FOR LIFT STATION (307)

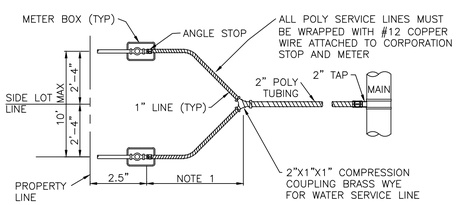


1 TYPICAL 4" & 6" COMPOUND METER AND VAULT DETAIL (COFTL DETAIL)
N.T.S.



11 * NOTE: AFTER TESTS REMOVE 3/4" TUBING AND INSTALL PLUG ON CORPORATION STOP.

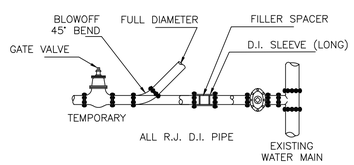
SINGLE NEW SERVICE PLAN



NOTE:

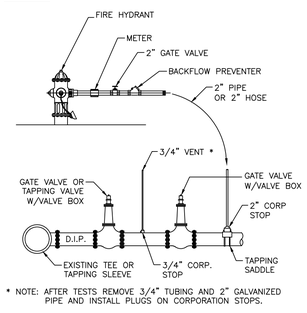
1. KEEP 1½" WYE AS CLOSE AS POSSIBLE TO METER BOX.

DOUBLE NEW SERVICE PLAN



NOTES:

1. UPON COMPLETION OF THE PIPE INSTALLATION FOR ANY SECTION, THE MAINS SHALL BE SWABBED AND FLUSHED TO REMOVE DIRT AND ANY OTHER FOREIGN MATTER BY ACHIEVING A MINIMUM VELOCITY OF 2.5 FEET PER SECOND IN THE PIPE. TEMPORARY FITTINGS, PIPE, ETC. MAY BE NEEDED TO FACILITATE FLUSHING.
2. INSTALL A 45° BEND AND ASSOCIATED PIPING AS SHOWN TO DIRECT THE FLUSHING WATER AWAY FROM THE IMMEDIATE WORK AREA AND EXERCISE DUE CARE SO AS TO ENSURE THAT THE WATER USED IN FLUSHING DOES NOT CAUSE A NUISANCE OR INFLICT PROPERTY DAMAGE.
3. BENDS AND PIPING SHALL BE THE SAME SIZE AS THE LINE TO BE FLUSHED.
4. PRIOR TO THE ACTUAL LINE FLUSHING OPERATION, THE CONTRACTOR SHALL PROPERLY NOTIFY THE CITY INSPECTOR OF SUCH INTENDED WATER USE.
5. NO EXISTING VALVES SHALL BE TURNED ON OR OFF, EXCEPT BY AUTHORIZED CITY PERSONNEL.
6. FLUSHING SHALL NOT BE ACCOMPLISHED WITHOUT THE ACTUAL PRESENCE OF THE CITY INSPECTOR.
7. AFTER THE LINE UNDER CONSTRUCTION HAS BEEN SUCCESSFULLY FLUSHED THE CONTRACTOR SHALL REMOVE THE TEMPORARY PIPING ARRANGEMENT AND PROCEED WITH THE REMAINING CONSTRUCTION AS SPECIFIED.
8. THERE MAY BE SPECIAL REQUIREMENTS FOR FLUSHING PIPE LARGER THAN 12" DIAMETER.



* NOTE: AFTER TESTS REMOVE 3/4" TUBING AND 2" GALVANIZED PIPE AND INSTALL PLUGS ON CORPORATION STOPS.

12 FILLING CONNECTION (305)

ARQUITECTONICA

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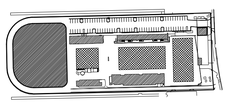
PROJECT
ISHOF - WEST BUILDING
501 Seabreeze Blvd., Fort Lauderdale, FL 33316

KEY PLAN:



△	DESCRIPTION	DATE

NOT FOR CONSTRUCTION

SEAL & SIGNATURE

MICHAEL PINZON, P.E.
FLORIDA REG. NO. 95668
(FOR THE FIRM)

60% SET

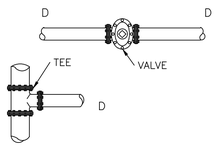
PROJECT NORTH:

DRAWING TITLE

WATER AND SEWER DETAILS

PROJECT NUMBER: 11405.04
DATE: 09/30/2025
SCALE: AS NOTED
SHEET

CU-502

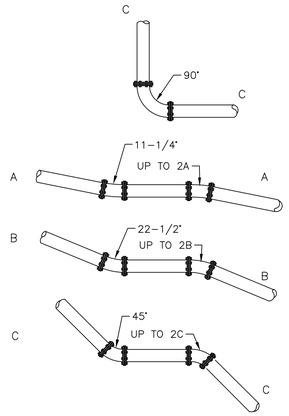


DEAD ENDS

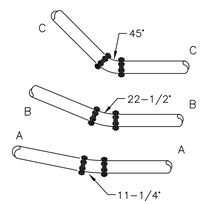
	DISTANCE IN FEET		
SIZE	A & B	C	D
4"	18	18	54
6"	18	18	72
8"	18	36	90
10"	18	36	108
12"	18	36	126
14"	18	54	144
16"	18	54	162
18"	18	54	180
20"	18	72	198
24"	18	72	216

NOTE:
1. FOR PIPE SIZE OVER 24" SEE SPECIFICATIONS
2. RESTRAIN AS SHOWN ON DRAWINGS.

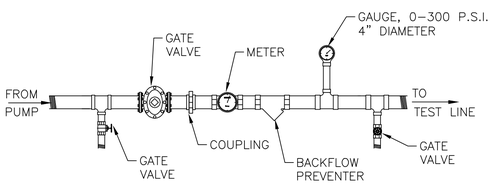
MINIMUM RESTRAINED JOINT LENGTH FOR PRESSURE MAINS (409)



OFFSETS



DEFLECTIONS



NOTE:
PRESSURE TEST TO INCLUDE SERVICES TO ANGLE STOP.

PRESSURE TEST DETAIL (306)

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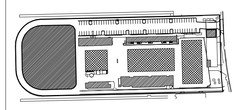
KEY PLAN:



△	DESCRIPTION	DATE

NOT FOR CONSTRUCTION

SEAL & SIGNATURE

MICHAEL PINZON, P.E.
FLORIDA REG. NO. 95668
(FOR THE FIRM)

60% SET

PROJECT NORTH:

DRAWING TITLE

WATER AND SEWER DETAILS

PROJECT NUMBER: 11405.04
DATE: 09/30/2025
SCALE: AS NOTED
SHEET

CU-503

LEGEND:

SYMBOL	DESCRIPTION
M	WATER METER BOX
	EXISTING VALVE
	PROPOSED VALVE
	FIRE HYDRANT
	BENCH MARK
	TREE
NBC	NAIL IN BOTTLE CAP
NIA	NAIL IN ASPHALT
—G—	GAS LINE
—W—	WATER MAIN
—BT—	BURIED TELEPHONE
—T—	TELEPHONE
—UE—	UNDERGROUND ELECTRIC
—FM—	FORCE MAIN
—OH—	OVERHEAD WIRES
—CATV—	CABLE TELEVISION
—X—X—	CHAIN LINK FENCE
	WOOD FENCE
#.##	EXISTING ELEVATION
SOIL BORE	SOIL BORING LOCATION MARK
	SOIL TYPE SEPERATION MARK

WATER SYSTEM NOTES:

PIPE D.I.P.

1. Ductile Iron water main pipe shall conform to the requirements of A.N.S.I./ A.W.W.A. C-151/A 21.51-02 and lined and coated per A.N.S.I./A.W.W.A. C-104/A-214-03. 20" and smaller pipe shall be pressure class 350; 24" and larger, pipe shall be pressure class 250.

2. All DIP shall have adequate protective measures against corrosion and it shall be used only if as determined by the design engineer, based on field conditions.

3. All DIP shall be installed in accordance with A.N.S.I./A.W.W.A. C-600-99, or latest revision.

PIPE P.V.C.

4. All P.V.C. mains shall be series 1120, class 150 (DR 18) pressure pipe, conforming to A.N.S.I./A.W.W.A. C-900-07', or latest revision, and shall have push on joints, and iron pipe O.D.

5. All P.V.C. pipe shall be installed in accordance with the Uni-Bell plastic pipe Association's "Guide for installation of P.V.C. pressure pipe for Municipal water distribution system". Water distribution pipe shall be of "BLUE" color. All water main installations shall comply with the color coding requirements of Chapter 62-555.320(21)(b)3 F.A.C. (Florida Administrative Code).

6. Detector tape on all P.V.C. mains shall be installed 18" above the water main.

7. All P.V.C. mains must have #6 copper wire, single strand, placed on top of pipe, shall be electrically continuous over the entire length of the pipe, and fastened every 10' with a #12 wire.

FITTINGS

8. Fittings shall be ductile iron meeting A.N.S.I./A.W.W.A. C153/21.00 and shall be coated with 6 to 8 mil. Thickness coal tar epoxy conforming to the requirements of A.N.S.I./A.W.W.A. C550-05 and C116/A21.03.

9. Restrained joint pipe shall be used for all bends, tees, crosses, plugs, and fire hydrants. Thrust blocks shall not be allowed.

10. Retainer glands/mechanical joint restraint shall be used only if authorized by the Engineer and shall conform to A.N.S.I./A.W.W.A. standards C 111/A-21.11-03, or latest revision.

11. All glands shall be manufactured from ductile iron as listed by underwriter's laboratory for 250 P.S.I. minimum water pressure rating.

12. Glands shall be CLOW Corporation model F-1058, standard fire protection equipment company, or approved equal.

VALVES

13. Tapping valves shall be Mueller H667 or approved equal.

14. Tapping sleeves shall be Mueller H615 or approved equal.

15. Gate valves 3" or less shall be NIBCO T-133 OR T-136 with malleable hand wheels. No substitutions allowed.

16. Gate valves 4" or larger shall meet A.W.W.A. C-500-02 specification (latest revision). Valves shall be Mueller Co. or approved equal.

17. All valves shall be furnished with extension type cast iron valve boxes of proper length for pipe depth. All boxes shall conform with A.W.W.A. specifications with a shaft of no less than 5 inches and have the word "WATER" cast in the cover. Base of valve box shall have a flared section to fit over stuffing box of valve.

HYDRANTS

18. Fire hydrants shall be breakaway Mueller Super Centurion 250, US Pipe Metropolitan 250, American Darling B-84B, Clow Medallion, or approved equal.

19. Fire hydrants shall be installed with the center of the nozzle 18" above finished grade.

20. Dead-end water mains 6" or larger shall terminate with a fire hydrant.

PLACEMENT

21. All water mains shall be installed with a minimum cover of 36" for P.V.C and 30" for DIP except where shown differently on plans.

22. A continuous and uniform bedding shall be provided. Backfill material shall be tamped in layers around the pipe as shown on the plans and/or City of Fort Lauderdale Construction Standards and Specifications, January 1982. Rocks or stones larger than 3/4" diameter found in the trench shall be removed for a depth of at least 6" below the bottom of the pipe.

23. Pipe deflection shall not exceed 75% of the maximum deflection recommended by the manufacturer.

SEPARATION

24. Sanitary sewers and force mains should cross under water mains whenever possible. Sanitary sewers and force mains crossing water mains shall be laid to provide a minimum vertical distance of 18" between the invert of the upper pipe and the crown of the lower pipe whenever possible.

25. Where sanitary sewer force mains must cross a water main with less than 18" vertical separation, both the sewer and water main shall be constructed of ductile iron pipe (DIP) at the crossing. Sufficient lengths of DIP must be used to provide a minimum separation of 10 feet between any two joints. All joints on the water main within 20 feet of the crossing must be mechanically restrained. A minimum vertical clearance of 6" must be maintained at all crossings.

26. A minimum 10 foot horizontal separation shall be maintained between any type of sewer and water main in parallel installations whenever possible.

27. The preferred separation between water mains and sewer mains shall be 10 feet. In cases where it is not possible to maintain a 6 foot horizontal separation between the water mains and sewer mains, one of the following conditions must be met. The minimum separation between water and sewer mains shall be 3 feet:

SEPARATION (CONT'D)

27.a The water main must be laid in a separate trench or on an undisturbed earth shelf located on one side of the sewer or force main at such elevation that the bottom of the water main is at least 18 inches above the top of the sewer.

27.b The sewer or force main is encased in concrete or a watertight carrier pipe.

27.c Both the sewer and the water main are constructed of pressure pipe tested to 150 p.s.i.

28. Where it is not possible to maintain a vertical distance of 18" in parallel installations, the water main shall be constructed of DIP and the sanitary sewer or force main shall be constructed of DIP, with a minimum vertical clearance of 6". The water main should be above the sewer. Joints on the water main shall be located as far apart as possible from the joints on the sewer or force main (staggered joints).

29. All crossings shall be arranged so that the sewer pipe joints and the water main pipe joints are equidistant from the point of crossing (pipes centered on the crossing).

30. Where a new pipe conflicts with an existing pipe with less than 18" vertical clearance, the new pipe shall be arranged to meet the crossing requirements above.

TESTING, DISINFECTION

31. Pipe shall be tested under constant pressure of 150 P.S.I. for a minimum test period of 2 hours and shall not exceed the leakage requirements as per A.N.S.I./A.W.W.A. specifications of C-600-05 leakage formula: $Q = (LD\sqrt{P})/ 148{,}000$
    Q = QUANTITY OF MAKEUP WATER, (IN GALLONS PER HOUR)
    L = LENGTH OF PIPE SECTION BEING TESTED, (IN FEET).
    D = NOMINAL DIAMETER OF THE PIPE, (IN INCHES).
    P = AVERAGE TEST PRESSURE DURING THE HYDROSTATIC TEST, (IN POUNDS PER SQUARE INCH GAUGE).

32. The City of Fort Lauderdale Public Services Department will take all bacteriological tests, to be scheduled via inspector. If otherwise specified in contract detailed specification and/or authorized by the engineer of record, bacteriological tests may be performed by a certified environmental testing laboratory.

33. Disinfection of mains shall comply with A.N.S.I./A.W.W.A. C-651-05 standard. Bacteriological sampling points shall be designated on the engineering plans. Minimum one sampling point at each end. Maximum space between sampling points is 1200 feet.

CONNECTION

34. All connections to existing mains shall be made under the direction of the City of Fort Lauderdale.

35. There shall be no connection to an existing water main until pressure and bacteriological tests have been conducted and the results are approved and accepted by the City of Fort Lauderdale.

SERVICE CONNECTIONS

36. All meter service connections shall be bronze from plug valve. No gate valves are to be used (2" or less).

37. Service saddles shall be ductile iron with stainless steel straps. Saddles shall be double strap type. All service saddles shall conform to A.N.S.I./A.W.W.A. C 111/A-21.11-00 and A.S.T.M. A588.

38. All service lines shall be copper tubing, type "K", or plasticized polyethylene 3408, A.S.T.M. D-2737, S.D.R. 9, 200 P.S.I.

GENERAL NOTE:

ALL EXISTING 2" WATER MAINS ARE TO BE CAPPED AND ABANDONED IN PLACE.
NEW WATER SERVICE LINES SHALL BE INSTALLED TO SERVICE THE EXISTING PROPERTIES.

ARQUITECTONICA

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CIVIL ENGINEER:
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STRUCTURAL ENGINEER:
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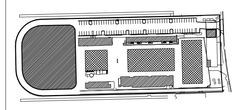
TEL:954.903.9300

MEP/FP ENGINEER:
KAMM CONSULTING
1407 WEST NEWPORT CENTER DR.
DEERFIELD BEACH, FL 33442
TEL:954.949.2200

PROJECT
ISHOF - WEST BUILDING
501 Seabreeze Blvd., Fort Lauderdale, FL 33316

KEY PLAN:



△	DESCRIPTION	DATE

NOT FOR CONSTRUCTION

SEAL & SIGNATURE

MICHAEL PINZON, P.E.
FLORIDA REG. NO. 95668
(FOR THE FIRM)

60% SET

PROJECT NORTH:

DRAWING TITLE

WATER AND SEWER DETAILS

PROJECT NUMBER: 11405.04
DATE: 09/30/2025
SCALE: AS NOTED
SHEET

CU-504

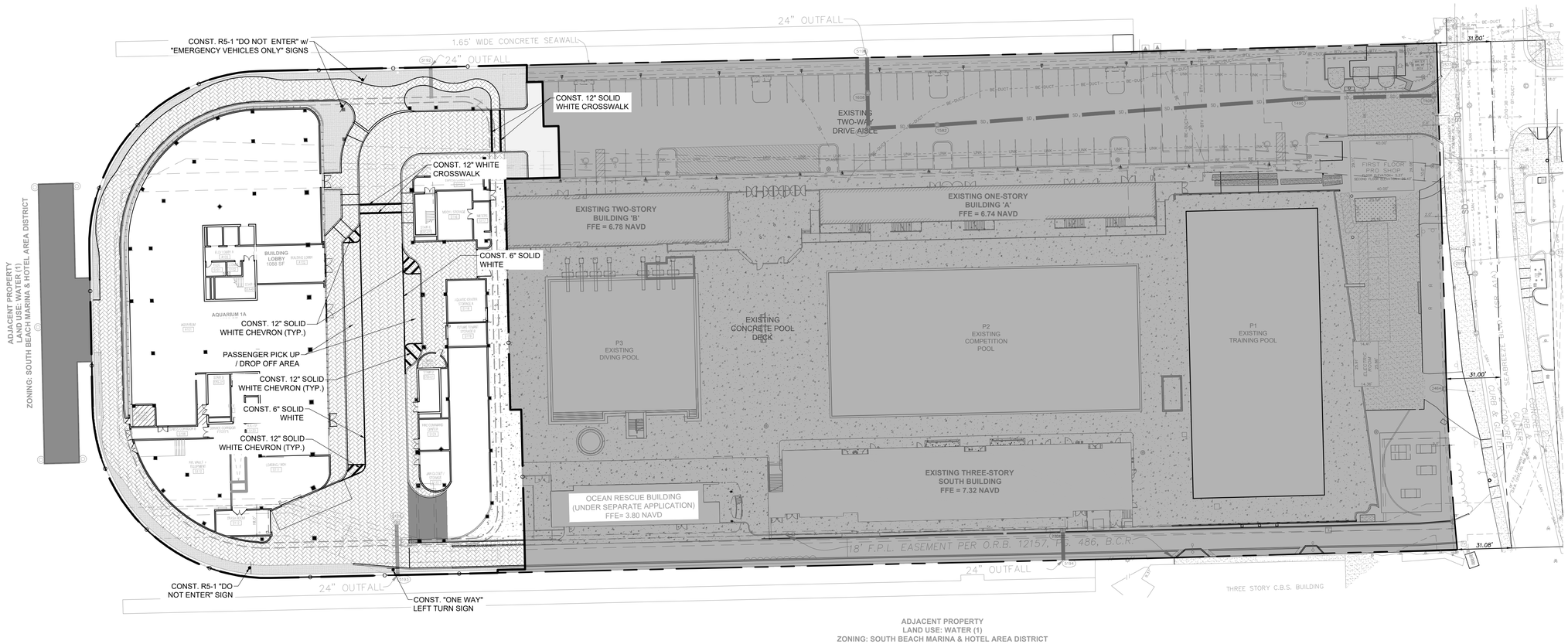
N

GRAPHIC SCALE

0 30 60

SCALE: 1" = 30 '

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.



* FDOT TYPE 'C' STRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX NO. 425-052

ARQUITECTONICA

KEITH

OWNER:
CITY OF FORT LAUDERDALE
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DEVELOPER
HALL OF FAME PARTNERS
55 NE 5TH AVENUE, SUITE 501
BOCA RATON, FL 33432

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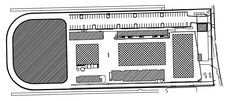
PROJECT

ISHOF - WEST BUILDING

501 Seabreeze Blvd., Fort Lauderdale, FL 33316

KEY PLAN:



△	DESCRIPTION	DATE

NOT FOR CONSTRUCTION

SEAL & SIGNATURE

MICHAEL PINZON, P.E.
FLORIDA REG. NO. 95668
(FOR THE FIRM)

60% SET

PROJECT NORTH:

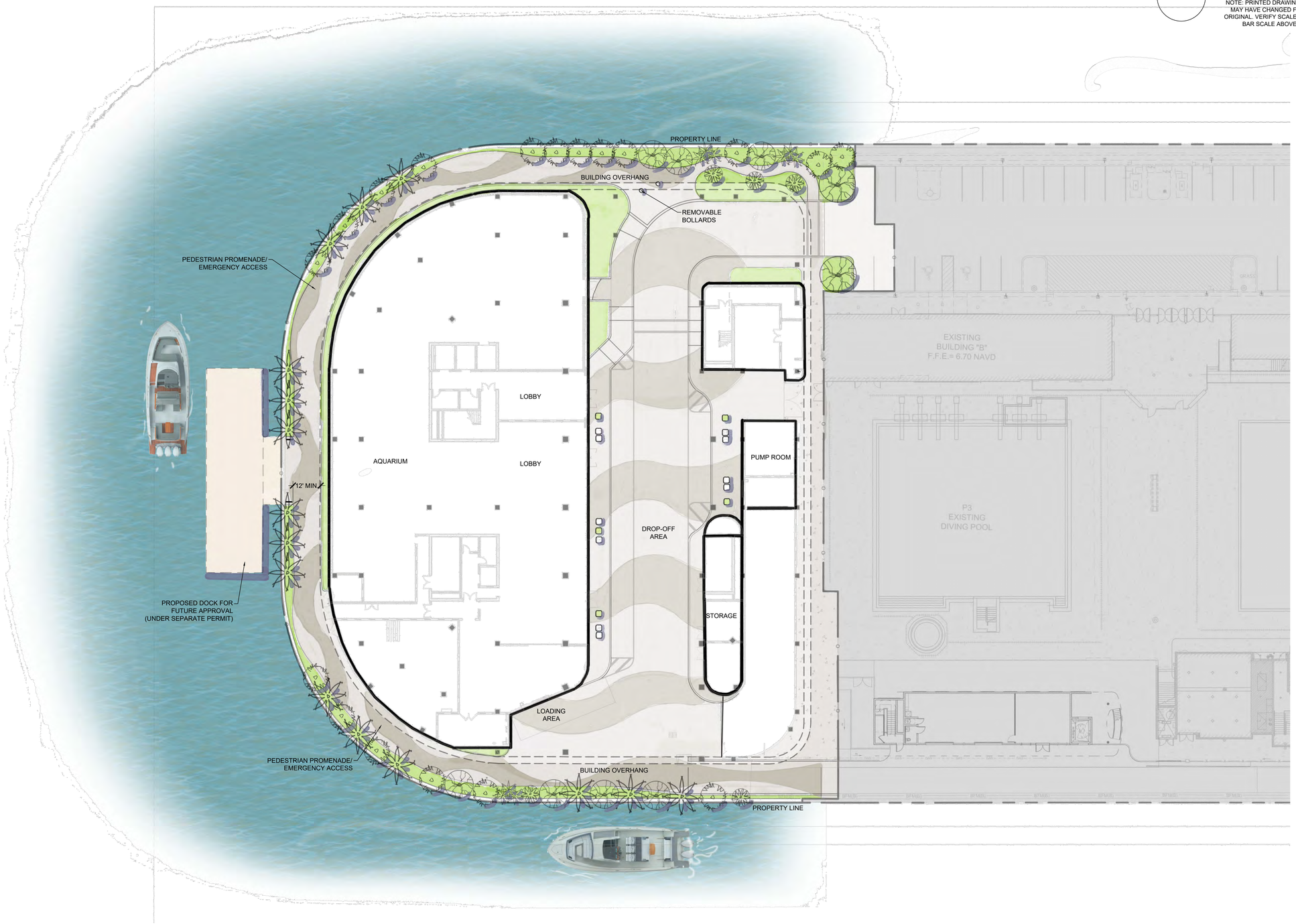
DRAWING TITLE

PAVEMENT MARKING AND SIGNAGE PLAN

PROJECT NUMBER: 11405.04
DATE: 09/30/2025
SCALE: AS NOTED

SHEET

CM-101



ARQUITECTONICA

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PROJECT
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501 Seabreeze Blvd., Fort Lauderdale, FL 33316

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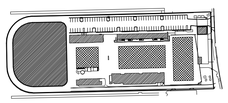

△	DESCRIPTION	DATE

NOT FOR CONSTRUCTION

SEAL & SIGNATURE

PAUL H. WEINBERG, PLA
FLORIDA REG. NO. LA6666804
(FOR THE FIRM)

60% SET

PROJECT NORTH:

DRAWING TITLE

ILLUSTRATIVE PLAN

PROJECT NUMBER: 11405.04
DATE: 09/30/2025
SCALE: AS NOTED
SHEET

LC-101

A. SCOPE
1. Landscape Contractor shall prepare the site as outlined in the following notes and per plans; furnish and install all plants, shrubs, trees and palms per requirements. Furnish and install soil, gravel, boulders, sod and mulch as specified in plans and notes below.
2. The location of plants, as shown on the plans, is approximate. The final locations may be adjusted slightly to accommodate unforeseen field conditions, or comply with safety setback criteria. All other location adjustments to the layout are to be approved in advance in writing by the Landscape Architect and owner.

B. GENERAL LANDSCAPE NOTES
1. Sod to be as called out on Landscape Plan. Contractor to determine quantity.
2. All plants to be Florida no. 1 or better per Florida Grades and Standards for Nursery Plants.
3. All landscaping is to be installed according to sound nursery practices. Contractor shall comply with state and local laws and ordinances.
4. All sod and landscape to receive 100% coverage with 50% overlap from an automatic irrigation system using a rain sensor from approved water source.
5. Bubblers to be provided for new and relocated trees and palms.
6. Contractor is responsible for all conditions and landscape specifications attached to this plan and plant list. Plan and specifications shall be considered contract documents.
7. Pre-construction meeting with Landscape Architect and inspector is recommended.
8. All road rock, concrete, asphalt and other non-natural material to be removed from plant beds.
9. No trenching allowed within root zones of existing trees.
10. Investigate to determine and verify the location of underground utilities before excavation for landscape work. Call 811 to schedule a utility locate appointment.
11. All category 1 exotic / invasive trees to be removed per local ordinance.
12. Existing trees to be pruned under direction of a certified arborist.
13. The landscape contractor shall exercise caution to protect any existing plants and infrastructure beyond the project limits.
14. The proposed planting layout to be approved by the Landscape Architect prior to planting. The Landscape Contractor acknowledges that material planted without approval may be subject to replanting as directed by landscape architect.
15. The Landscape Contractor is responsible for sending photographs of trees, palms, and shrubs to the Landscape Architect for pre-approval prior to delivery.
16. The Landscape Contractor shall coordinate his work with the other trades, such as irrigation, landscape lighting, and hardscape contractors if different.
17. Penalties may be incurred for damages to the existing trees on site by the contractor or subcontractors, for any encroachment into the tree protection zone. Failure to maintain the tree protection zone, or any damage to the trees or critical root zones will result in mitigation. Damages and related fees will be determined by a Certified Arborist, and be based on all, or a percentage of, the established value assigned to the tree.

C. BIDDING
1. Contractors and Subs must ensure they are doing take-offs from Current Plans or 'Bid Set' documents. Verify with this office that you are bidding from latest available plans.
2. Read ALL notes and review typical planting detail sheets prior to submitting RFIs and prior to bidding.
3. When submitting an RFI, reference sheet number, detail number, and/or note category and number.
4. Landscape contractor shall verify all estimated quantities of material shown on the drawings prior to submitting their bid.
5. All plant material shall meet or exceed height and spread requirement. Plant sizes are per local code requirement and / or design intent. Plant height & spread always governs over container size. Container size is given for reference only and should be considered a minimum.
6. All landscape material was confirmed to be available at time of design. Landscape contractor understands that some material may not be available locally, within the Tri-County Region. Plant material supply is the responsibility of the Landscape Contractor that is awarded the contract and they shall take steps to ensure availability at the time of installation. Bring to the attention of Landscape Architect if specific material is no longer available at the time of bidding and / or prior to actual construction. Substitutions must be approved prior to delivery and installation.
7. Pre-inspection of site is required prior to bidding.
8. The plant list is intended only as an aid to bidding. Any discrepancies found between the quantities on the plan and the quantities on the plant list shall be brought to the attention of the Landscape Architect for clarification.
9. All labor and material for soil amendments, staking, mulch, water, and fertilizer that is required to ensure the successful establishment and survival of the proposed vegetation shall be included in the Contractor's bid to perform the work represented in this plan set.
10. Bid shall be itemized to establish a schedule of values.
11. Sod and groundcover material, such as rocks (if specified), shall be estimated by scaling plans. Include price per square foot for sod. Rocks (include price per ton). Small rocks and gravel beds shall incorporate a landscape fabric material and minimum depth as called out on the plan. Boulders to be bid by unit price.
12. Contractor shall be responsible for obtaining and paying for costs of all permits described in bid whether permit costs are reimbursable by owner or included in bid.
13. Landscape contractor is responsible for verifying all plant quantities prior to bidding and within 7 calendar days of receipt of these plans shall notify the landscape architect in writing of any and all discrepancies.

D. PERMITS & REGULATIONS
1. Contractor must obtain separate landscape, irrigation and tree relocation/removal permits from the governing authority prior to the issuance of the first building permit for the project.
2. Landscape contractor to call the local Landscape Inspector to schedule a pre-construction meeting prior to installation if required.
3. All mandatory requirements by local municipality shall govern and landscape contractor commits by accepting contract to comply promptly for builder/owner to obtain C.O.

E. EXISTING TREES
1. Existing trees designated to remain shall be protected during all construction phases. Penalties may be incurred for damages to the existing trees on site by the Contractor or Subcontractors, for any encroachment into the tree protection zone. Failure to maintain the tree protection zone, or any damage to the trees or critical root zones will result in mitigation. Damages and related fees will be determined by a Certified Arborist, and be based on all, or a percentage of, the established value assigned to the tree.
2. Existing plant material not shown on the plan and in conflict with new planting shall be evaluated at the time of new planting installation by the Landscape Architect.
3. Trees and plant material indicated to be relocated with no new location provided in plans shall be moved to a location on site designated as a nursery holding area with the root ball protected from direct sunlight, maintained and irrigated until new location is determined.
4. Existing trees to remain shall be trimmed per Ansi-A300 standards. Supervision of the trimming shall be performed by an ISA Certified Arborist to ensure quality work. Prune existing trees to remove damaged branches and improve natural shape. Do not remove more than 15% of branches. Do not prune back terminal leader.
5. All existing trees shall be lifted to provide an 8' minimum clearance for sidewalks and pedestrian walkways and a 14' minimum clearance for roadways and driveways within vehicular use areas.
6. Selective canopy and root pruning of existing trees may be conducted only as necessary to accommodate new approved construction. Pruning shall be conducted under the supervision of an ISA Arborist.
7. Prune existing shrubs to remove damaged branches and improve natural shape.
8. All proposed underground utilities and drainage or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree.
9. Erosion control devices such as silt fencing, debris basins, and water diversion structures shall be installed to prevent siltation and/or erosion within the tree protection zone.
10. If plans call for relocation of trees, palms or plants, a high level of care should be exercised to assure that they are not damaged in the process and that they are promptly replanted during the relocation process.

F. TREE REMOVAL
1. Removal of any trees or palms will typically require a written "tree removal permit" from the local governing agency prior to removal. Non-native trees classified as Category 1 invasive exotics by Florida Exotic Pest Plant Council may be exempt from some permit requirements. Confirm with Local Municipality.
2. Landscape Contractor is responsible to remove ALL invasive nuisance trees such as Brazilian Pepper, Melaleuca, Australian Pine and all invasive trees as categorized by the governing agencies, whether listed on plans or not.
3. The Landscape Contractor is responsible for coordinating tree and palm removals and transplants shown on the Tree Disposition Plan. The Landscape Contractor is to remove and dispose of existing unwanted trees, palms, shrubs, ground covers, sod and weeds within landscape areas.

G. TREE RELOCATION
1. Flag all trees and palms to be transplanted with differentiating color than those to be saved or removed.
2. Tree relocation process must be performed or supervised by an ISA Certified Arborist.
3. Water the root zones for 5 continuous days before root pruning. At a minimum, soak the soil to a 4'-0" depth within a pruning area.
4. Canopy pruning may be deemed necessary by supervising Arborist. Canopy shall be trimmed only as necessary to ensure survival. Prune away all dead or damaged limbs. Prune no more than 1/3 of the canopy area. Restrict pruning to smaller branches.
5. The minimum diameter of the root-pruning trench or transplanting circle shall be equal to one foot per inch of DBH. The Arborist shall determine the actual size of the root ball per ANSI standards and existing conditions.
6. Root prune a minimum of 8 weeks before relocation. Root prune 1/3rd of the root system, irrigate daily for 4 weeks then root prune next 1/3rd, irrigate daily for 4 weeks, and prune last 1/3rd on actual relocation date. A supervising ISA Arborist on staff shall observe for intense shock.
7. Root prune with proper clean equipment to sever roots. Ensure roots are not torn or pulled apart.
8. For each section, dig a 2'-0" wide by 3'-0" deep trench at a minimum distance as determined by the Consulting Arborist to expose roots. Cut all roots 1.5" and larger in diameter with a clean, sharp pruning saw. Smaller roots may be trimmed with shears or lopper. Treat all cuts with a fungicidal barrier. Backfill the trench with approved mixture of site soil and sawdust or other fine organic material. Do not compact. Water-in to saturate backfill material.
9. Maintain the soil moisture at field capacity throughout the hardening off period.
10. Allow the plant to regenerate roots over a period of 8 weeks.
11. At the end of the hardening off period, prepare the planting pit at the new location. Overdig the hole diameter a minimum of 2' beyond the root ball (more for large trees), with the recipient hole to be at least 1/3 larger than the area that was trenched for transplanting.
12. With the consulting arborist present, undercut the entire root ball of the plants to be transplanted at a depth proportional to tree size as specified by the arborist. Wrap the root ball with biodegradable fabric material to stabilize the root ball.
13. At the direction of a professional rigger, assemble slings, padding, guiding ropes and cables for attachment to the crane or backhoe. the professional rigger shall determine the size of machinery necessary to execute the lifting and moving operation.
14. Install trees within 24 hours of removal from their original location to locations shown on the approved landscape plan. Set the tree no deeper than its original condition. The landscape contractor is to verify that all new holes have appropriate percolation.
15. Backfill the planting pit with approved planting soil and water thoroughly to remove air pockets and to stabilize the tree.
16. Stake the tree per the planting details.
17. A 6" saucer shall be created around the edge of the plant pit to help hold water, see planting detail for additional information.
18. Erect tree protection fence per detail or per local jurisdiction.
19. Add a 3" layer of clean approved mulch within the tree protection area.
20. Provide fungicide and fertility applications at the direction of the arborist.
21. Maintain trees in a healthy and vigorous condition during installation and throughout the plant establishment period.
22. Establish a post-transplant watering system to provide moisture and reduce any excessive stress due to root desiccation. Watering to be adjusted according to conditions and at the supervision and direction of the Arborist. hand watering during establishment may be necessary.
23. After transplanting trees and palms, the Landscape Contractor shall be responsible for obtaining water and watering to maintain soil moisture during the guarantee period at a minimum of: first six weeks - daily, one and a half months to six months - three times per week, last six months - one time per week.
24. The Landscape Contractor shall be responsible for resetting any trees or palms that are not vertical when caused by winds less than 74 mph within the warranty period.

H. SITE PREPARATION & GRADING
1. The Landscape Contractor shall loosen and till existing soils that are overly compacted in all planting areas of the project to provide for proper soil aeration for plant establishment.
2. All planting areas and planting pits shall be tested for sufficient percolation prior to final planting and irrigation installation to ensure proper drainage. Plant beds in parking lots and in areas compacted by heavy equipment shall be de-compacted so that drainage is not impeded.
3. Planted areas shall be cleared of underground rocks, construction debris and other materials detrimental to the health of the plants. Limerock base material shall be removed within landscape islands and adjacent to pavement.
4. Tree planting areas should be clean to a depth equal to the root ball of the trees/palms proposed for the area. Planting area soils shall be tested for pH before planting. Soils showing high (alkaline) pH (over 7.5) shall be amended with muck or peat, or replaced with native soil having a ph range of 6 - 7.5, as approved by Landscape Architect.
5. Site preparation shall include the eradication and removal of any weeds, clean-up of any dead material, debris, and rubbish. The Landscape Contractor shall treat plant areas with pre-emergence herbicide after weeds and grass have been removed. Landscape Contractor shall wait (7) seven days after pre-emergence treatment prior to planting.
6. General site and berm grading to within +/- 1 inch (1") of final grade shall be provided by the General Contractor. All fine grading shall be provided by the Landscape Contractor.
7. The Landscape Contractor shall ensure the planting areas are at finish grade prior to installing plant materials. Final grade within planting areas to be 4" below adjacent paved areas or top of curb. Sod areas to be 2" below.
8. All planting beds shall be shaped and sloped to provide proper drainage away from building and structures and to swales, if applicable.

I. IRRIGATION
1. Any Irrigation Notes and specifications included in Irrigation Sheets govern over the following Irrigation Notes.
2. The Landscape Contractor shall coordinate with the Irrigation Contractor if not the same and leave provisions for all individual trees in turf areas and all planting beds.
3. Irrigation / Landscape contractor to guarantee 100% coverage and required overlap (head to head coverage) to all landscaped areas and furnish and install a rain sensor.
4. Irrigation Contractor to adapt design to onsite conditions by adjusting heads and changing nozzles as required to ensure coverage and avoid overspray onto buildings or paved areas.
5. The contractor shall ensure that the irrigation system is operational and free of leaks prior to any planting being finalized.
6. Plant material that is installed prior to the irrigation system being operational shall be watered by the contractor at their expense. Water for plant establishment should be included in the cost of the plant.
7. All guidelines as outlined by the South Florida Water Management District (SFWMD) or local water management district with jurisdiction shall be strictly adhered to.
8. Irrigation water whether pumped from a lake or a well shall be treated for algae, rust, etc. to provide clean treated irrigation water that will not clog or stain property or components.
9. If an irrigation system already exists, it shall be repaired and retrofitted to comply with the specifications as outlined above.

J. HARDSCAPE & OTHER MATERIALS
1. If hardscape design elements are part of the scope, refer to those plans and details.
2. The layout and design is to be per local building code and shall comply with ADA standards for access.
3. The contractors on site to coordinate between hardscape schedule and landscape and irrigation milestones.
4. Trees and palms to be located with adequate separation from hardscape elements to avoid future damage to each.

K. UTILITIES / CLEARANCES
1. The contractor shall be responsible for determining the location of all buried utility lines and underground infrastructure. Call toll free 1-800-432-4770, or 811, Sunshine State One Call of Florida, Inc. Notification Center two (2) full business days before digging. In addition, call the Governing Agency's Utilities/Public Works Department to identify possible conflicts.
2. Trees shall be placed a minimum of 5 ft. from underground utilities, unless otherwise required by local municipality.
3. All canopy trees to be planted a minimum of 15' from light source/poles. Unless otherwise approved by the governing authority / Landscape Architect and Owner.
4. Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation. All existing utilities shown on the plans are to be considered approximate and should be verified by the contractor prior to the start of work operations.
5. The final plant locations may be adjusted, as approved and directed by the Landscape Architect in writing, to accommodate utilities compliance. Excavations within 5' of known utilities should be done by hand.
6. Leave clearance and access to all above ground or at grade meters and equipment.
7. Landscape planting shall be in conformance with FPL Guidelines for setbacks from overhead utility lines.

L. ROOT BARRIERS / ROOT PRUNING
1. Root barriers to be installed as shown on plans. The purpose is to protect hardscape and utilities within 5' of existing large trees or proposed new trees as may be deemed necessary as job progresses.
2. Root barrier type will be determined based on the condition.
3. Mechanical Root barriers will be equal to "DeepRoot" and Chemical Root barriers will be equal to "Biobarrier". Substitutions to be approved by Landscape Architect.
4. Root barriers to be installed per manufacturer specifications.
5. Root barrier depths will be determined per the manufacturer recommended depth chart and as required by on-site conditions in a case-by-case basis as deemed necessary by Landscape Architect.

M. LANDSCAPE BACKFILL & SOIL AMENDMENT
1. The soil in the planting beds is to be clean and reasonably free of road rock, concrete, construction debris, weeds, noxious pests and diseases.
2. The existing soils shall be amended as necessary to provide the required organic material and pH level for healthy plant growth. A 70/30 mix (70% sand / 30% organic compost) or 50/50 mix (for sandy soils) shall be used as planting soil for planting. Recycled compost or mucky peat are encouraged as soil amendment alternatives.
3. Planting soil mix shall be delivered to the site in a clean loose and friable condition and is required around the root ball of all trees and large shrubs, the top 6" of all shrub and groundcover beds, and top 2" of all turf grass areas. This soil shall be tilled into the existing soil after the existing soil has been cleaned of all undesirable foreign materials. Planting soil to be weed and pest free.
4. Planting backfill for palms shall be the specified planting soil, or clean coarse native sand unless specified elsewhere.
5. Water-in all new plants during installation. All trees, palms, and large shrubs shall be watered-in utilizing water probe or a tree bar to avoid air pockets.

N. PLANT SIZE & QUALITY
1. All plant material must meet or exceed the minimum size requirements as specified on the plant list. Height specification governs over container size if both specifications given cannot be met. Any other requirements for specific shape or effect as noted on the plan shall also be required for acceptance.
2. Material specified as Balled and Burlapped (B&B) can be accepted in container if not available as B&B at the discretion of Landscape Architect; if so, root bound and/or circling roots shall be removed and root ball must be proportionate to Tree / Palm.
3. Per Florida Grades and Standards, All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trunks on palms shall be uniform in thickness for the entire length of the palm and shall not taper off to disproportionate thinness towards the crown. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, circling and/or plunging roots will be rejected.
4. Use nursery grown plant materials that comply with all required inspection, grading standards, and plant regulations in accordance with the latest edition of Florida Department of Agriculture, "Grade & Standards for Nursery Plants".
5. All trees and palms shall be free of open wounds and unsightly visible scars.
6. All substitutions must be approved by the Landscape Architect / Owner and shall be on an approved species list for the municipality.
7. All container grown material shall be healthy, vigorous, well-rooted plants and established in the container in which they are sold. Plants shall be transplanted into a container and grown in that container sufficiently long enough for the new fibrous roots to have developed so that the root mass will retain its shape and hold together when removed from the container.
8. Field grown trees and palms previously root pruned shall present a root ball with sufficient roots for continued growth without resulting shock.

O. PLANTING INSTALLATION NOTES
1. At the discretion of the Landscape Architect, plants are subject to review for approval for size, variety, condition and appropriateness to the design intent.
2. All synthetic burlap, synthetic string or cords, shall be removed before any trees are planted. All synthetic tape (i.e. tagging tape, nursery tape) shall be removed from trunks, branches, etc. before inspection. The top row of wire basket shall be removed, and 1/3 of any natural burlap shall be removed or tucked into the planting hole before the trees are backfilled.
3. Excavate tree pit to 1-1/2 times the diameter of the balls or containers or 1' wider than the spread of roots and 3" deeper than required for positioning at proper height . Compact a layer of topsoil in bottom before placing plants. Backfill around plants with planting mixture, compacted to eliminate voids and air pockets. Form grade slightly dished and bermed at edges of excavation. Apply 3" of mulch within ring.
4. Set tree no deeper than it was in its original growing condition with the top of the root ball even with, or slightly higher (+/- 1") than the finished grade.
5. All trees/palms shall be planted so the top of the root ball, root flair are slightly above final grade. Shrub material shall be planted such that the top of the plant ball is flush with the surrounding grade.
6. All trees and palms shall be braced / staked per accepted standards by the Florida Nursery, Growers & Landscape Association (FNGLA). Nailing into trees and palms for any reason is prohibited and the material will be rejected. Please refer to the planting details.
7. All trees, new or relocated, to be staked and guyed as detailed.
8. Layout shrubs to create a continuous smooth front line and fill in behind with triangular spacing.
9. Groundcover and shrubs to be spaced in a uniform and consistent pattern per planting details.
10. All "groundcover" requires 75% coverage and must reach 100% coverage per local jurisdictional landscape code.
11. All mechanical equipment, irrigation pumps, FPL transformers, pool pumps, etc. shall be screened on a minimum of three sides with approved landscape shrubs.
12. Contractor shall not mark or scar trunks in any fashion.
13. When requested by Landscape Architect, demonstration of healthy root system if not previously approved, can include tree removal and re-installation for inspection at no additional cost to the owner.
14. Remove rejected plant material from the site immediately and replace with acceptable plants.

P. SUBMITTALS
1. Submit 1 gallon container of all planting media for Landscape Architect review. Samples to include specified planting mix, topsoil, container planting mix, gravel, drainage rock, and mulch as applicable.
2. Submit representative nursery photos of all trees and palms for review prior to delivery to the site. Include scale for height.
3. Submit representative nursery photos of all shrub and groundcover material for review prior to delivery to the site.

Q. MULCH
1. All planting beds shall be mulched to a depth of 3" with an organic Grade 'B' or better mulch approved by Landscape Architect. No heavy metals, such as arsenic, etc. are to be present. The contractor shall provide certification if requested or proof that all mulch is free of environmental contaminants.
2. Preferred mulch is shredded Melaleuca or Eucalyptus. Cypress, Dyed recycled (red, gold and green) mulch is discouraged.
3. Approved shredded organic mulch to be used beyond trunk in all directions and throughout all hedges and plant material.
4. All trees in sodded areas shall have a clean cut 4' diameter mulch ring.
5. All mulch shall have a minimum 3" separation from the trunk of the tree/palm trunk to avoid rotting.

R. FERTILIZATION
1. All Fertilization shall comply with state fertilization laws. Fertilization shall be a granular slow release 13-4-13-4 formulation or similar approved slow-release granules applied per manufacturer suggested application rate chart.
2. Apply fertilizer to new plants at time of planting and at regular quarterly intervals through the agreed maintenance and warranty period.

S. WATERING
1. All plant material shall be watered-in thoroughly at the time of planting.
2. It is the sole responsibility of the Landscape Contractor to ensure that all new plantings receive adequate water during the installation and until acceptance.
3. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to ensure proper plant establishment and development and shall be provided by Contractor as a part of this contract.

T. SOD
1. All pervious areas without groundcover planting, gravel or mulch shall be sodded. The sod shall be as specified on the Landscape Plan.
2. Sod shall be strongly rooted, free from weeds, fungus, insect pests and disease.
3. Sod shall be machine stripped no more than 24 hours prior to laying.
4. Lay sod strips with tight joints, do not overlap, stagger strips to offset joints in adjacent courses. Work sifted soil/sand mix into minor cracks between pieces of sod and remove excess soil where it occurs.
5. Sod on slopes greater than 3:1 shall be immediately staked or pinned during planting.

U. INSPECTION & ACCEPTANCE
1. Notify the governing Agency if required and Landscape Architect of commencement.
2. Onsite plant deliveries shall occur on Monday through Friday only unless otherwise directed by the Landscape Architect / Owner. The contractor shall ensure that plant material is delivered undamaged from transportation or digging operations. The Landscape Architect may reject material that has been damaged or rendered unacceptable due to relocation or transportation from the point of origin. All plant material shall be available for inspection and approval by the Landscape Architect prior to final installation.
3. There shall be one final inspection for approval by each of the presiding governing agency, Landscape Architect and owner. Contractor shall ensure that the plans, details, specifications and notes have been adhered to and that the landscape and irrigation installation is compliant to all items as directed on the plans prior to scheduling of the final inspection.
4. Upon completion of the work, the Landscape Contractor shall notify the Landscape Architect and request a final inspection. Any items that are judged incomplete or unacceptable by the Landscape Architect or owner shall be promptly corrected by the Landscape Contractor.
5. No substitution of plant material, type or sizes will be permitted without prior written authorization from the Landscape Architect and owner.
6. To obtain final payment, Contractor must provide release of all mechanic's liens and material liens.

V. CLEAN UP
1. The Landscape Contractor is responsible for maintaining all landscape planting areas until final acceptance of the owner.
2. Excess soil excavated during planting activity shall be stored or removed. This is to be coordinated with the General Contractor.
3. The contractor is responsible for mowing the entire project during planting and establishment periods, based on mowing project once a month from October to April, and twice a month from April to October (During installation and plant establishment only and until final inspection and owner accepts and takes ownership).
4. Any excess soil, packaging, strapping material, undesired stones or debris resulting from landscape operations shall be removed promptly, keeping the site clean as work progresses.
5. The Landscape Contractor shall at all times keep the premises free from accumulation of waste material or debris caused by their crews during the performance of the work. Upon completion of the work, the contractor shall promptly remove all waste materials, debris, unused plant material, empty plant containers, and all equipment from the project site.

W. MAINTENANCE
1. The Landscape Contractor shall water, mulch, weed, prune, and otherwise maintain all plants, including sod, until completion of contract or final acceptance. Settled plants shall be re-set to proper grade, planting saucers restored, and defective work corrected.
2. The irrigation system should receive monthly wet checks to review the operation of the system. All necessary repairs are to be made by the contractor's crews or Irrigation Subcontractor.
3. All landscape material shall be cut, trimmed, fertilized, and treated for pests and disease during the 12 month warranty period. The irrigation is to be maintained in good operating condition. It is highly recommended that the Landscape Contractor performed these maintenance duties through the entirety of the warranty period.
4. Landscape Contractor to return to job site 12 months after acceptance and remove all tree braces and guying materials. Owner may choose to retain a percentage of payment to ensure compliance.
5. Trees and shrubs shall be maintained to keep clearance of stop signs and safety clearance for visibility at traffic intersection.

X. GUARANTEE & REPLACEMENT
1. By accepting the contract, the Contractor is thereby guaranteeing all plant materials and design for a period of not less than one (1) year from the time of final acceptance by the owner. Contractor shall replace any plants which die or wither within such period with healthy plants that meet specifications of the same species and size without additional cost to the owner unless such death or withering is due to Owner's failure to do ordinary maintenance on such plants after final acceptance in accordance with any maintenance instructions given by Landscape Architect for such plants. Such replacement shall include all plants and labor to plant the replacement plants. Any plant materials damaged by lightning, storms, freeze damage or other "acts of God" as well plants damaged by vehicles, vandalism or neglect are not included in this replacement agreement. If requested, the Landscape Architect may act as a mediator between owner and Landscape Contractor on a time material basis.

Y. MISCELLANEOUS.
1. All work to be done in a professional manner.
2. No change order shall be valid, due or paid unless it is approved by Owner in writing in advance.
3. These notes shall be an integral part of the contract and shall be deemed incorporated therein by reference. In the event of a conflict among the terms among the plans and these notes, the terms of this document shall control.

Z. ABBREVIATIONS IN NOTES AND PLANS

UNO = Unless Otherwise Noted
L.A = Landscape Architect
S.F. = Square Feet
STD = Standard (single trunk)
B&B = Balled and Burlapped
BLDG DEP = Building Department
RFI = Request for Information
FPL= Florida Power & Light
C.O. = Certificate of Occupancy
ISA CA or ISA Arborist = International Society of Arboriculture Certified Arborist

ARQUITECTONICA

KEITH

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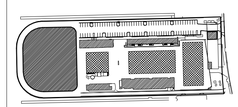
PROJECT
ISHOF - WEST BUILDING
501 Seabreeze Blvd., Fort Lauderdale, FL 33316

KEY PLAN:



△	DESCRIPTION	DATE

NOT FOR CONSTRUCTION

SEAL & SIGNATURE

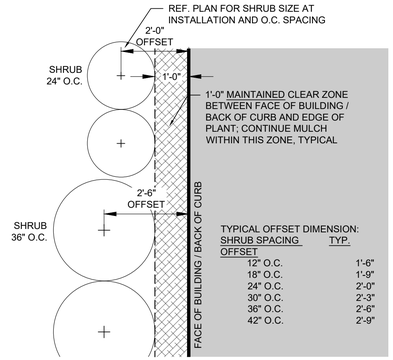
PAUL H. WEINBERG, PLA
FLORIDA REG. NO. LA6666804
(FOR THE FIRM)

60% SET

PROJECT NORTH:

DRAWING TITLE
PLANTING NOTES

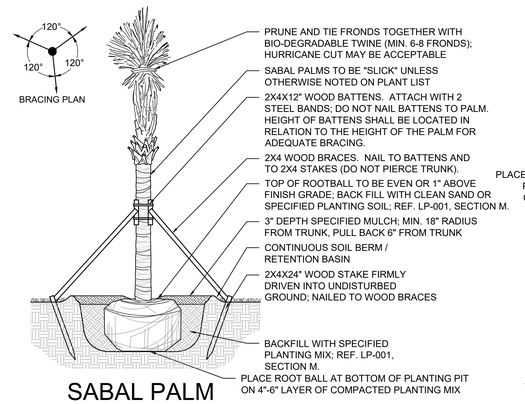
PROJECT NUMBER: 11405.04
DATE: 09/30/2025
SCALE: AS NOTED
SHEET
LP-001



TYPICAL SHRUB OFFSET AT BUILDING / CURB

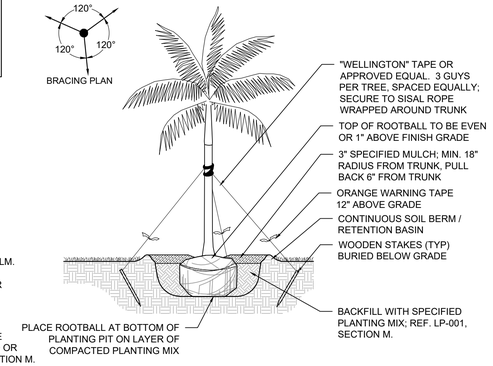
8 PLAN NOT TO SCALE

NOTE:
- REF. LP-001, LANDSCAPE NOTES, FOR ADDITIONAL REQUIREMENTS.
- ROOT BALL SIZE FOR ALL TREES AND PALMS TO BE IN PROPORTION TO SIZE AND TYPE OF PALM PER FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS.



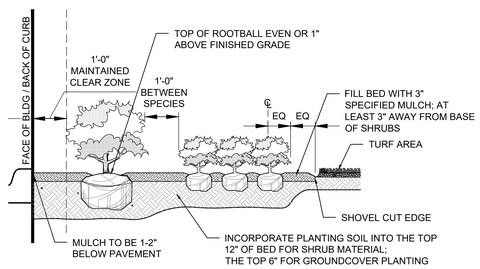
SABAL PALM PLANTING DETAIL

5 SECTION NOT TO SCALE



SMALL / MEDIUM TREE PALM PLANTING DETAIL

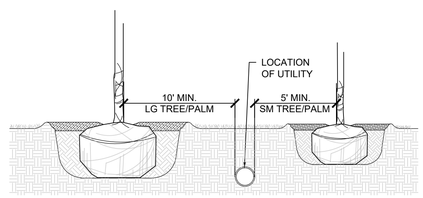
3 SECTION NOT TO SCALE



NOTE:
- PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION.
- CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING BEDS PRIOR TO INSTALLATION.

SHRUB AND GROUNDCOVER PLANTING

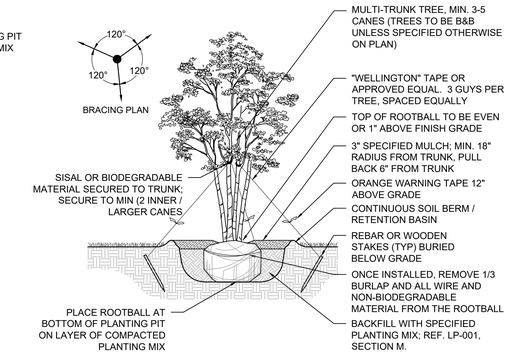
7 SECTION NOT TO SCALE



SECTION VIEW

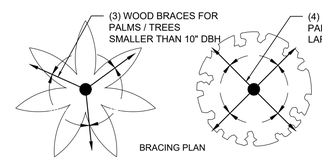
CITY OF FORT LAUDERDALE UTILITY HORIZONTAL CLEARANCE

10 SECTION NOT TO SCALE

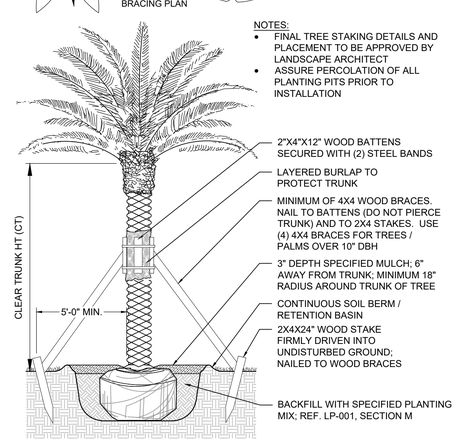


MULTI-TRUNK TREE PLANTING DETAIL

2 SECTION NOT TO SCALE

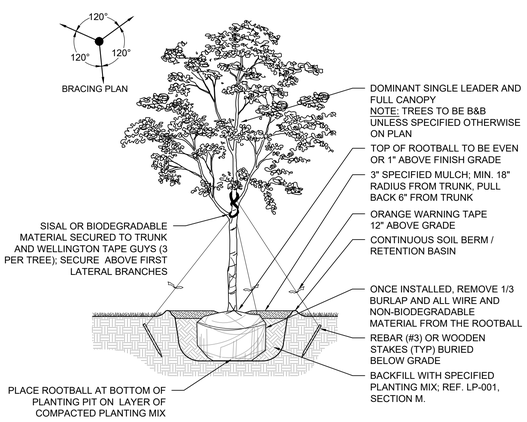


NOTES:
- FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY LANDSCAPE ARCHITECT
- ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION



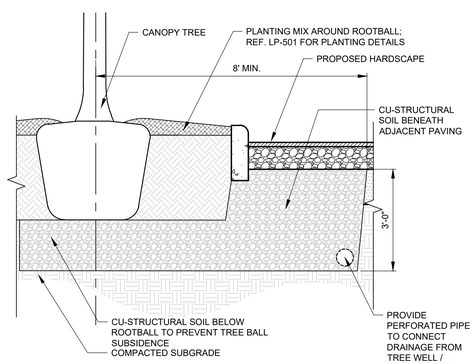
LARGE PALM / TREE PLANTING DETAIL

4 SECTION NOT TO SCALE



SINGLE TRUNK TREE PLANTING DETAIL

1 SECTION NOT TO SCALE

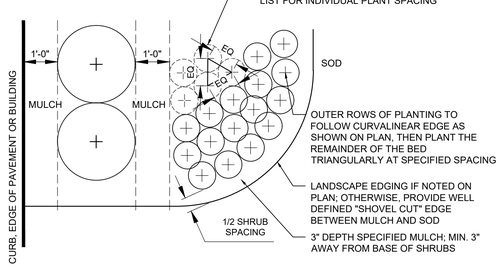


NOTE:
REF. PLAN SHEETS LP-101 FOR EXTENT OF STRUCTURAL SOIL.
THE STRUCTURAL SOIL DRAIN IS REQUIRED WHEN PERCOLATION RATES ARE LESS THAN 4" VERTICAL CLEARANCE PER HOUR. PROVIDE DOCUMENTATION OF REPORT USED TO PROVE THIS CALCULATION. THE DRAIN AND CONNECTIONS ARE TO BE ILLUSTRATED ON CIVIL PLANS.

CU STRUCTURAL SOIL

9 SECTION NOT TO SCALE

NOTE:
PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION; ONLY DEAD OR BROKEN BRANCHES MAY BE PRUNED



SHRUB AND GROUNDCOVER PLANTING

6 PLAN NOT TO SCALE

ARQUITECTONICA

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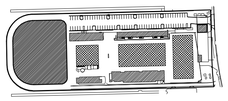
PROJECT
ISHOF - WEST BUILDING
501 Seabreeze Blvd., Fort Lauderdale, FL 33316

KEY PLAN:



△	DESCRIPTION	DATE

NOT FOR CONSTRUCTION

SEAL & SIGNATURE

PAUL H. WEINBERG, PLA
FLORIDA REG. NO. LA6666804
(FOR THE FIRM)

60% SET

PROJECT NORTH:

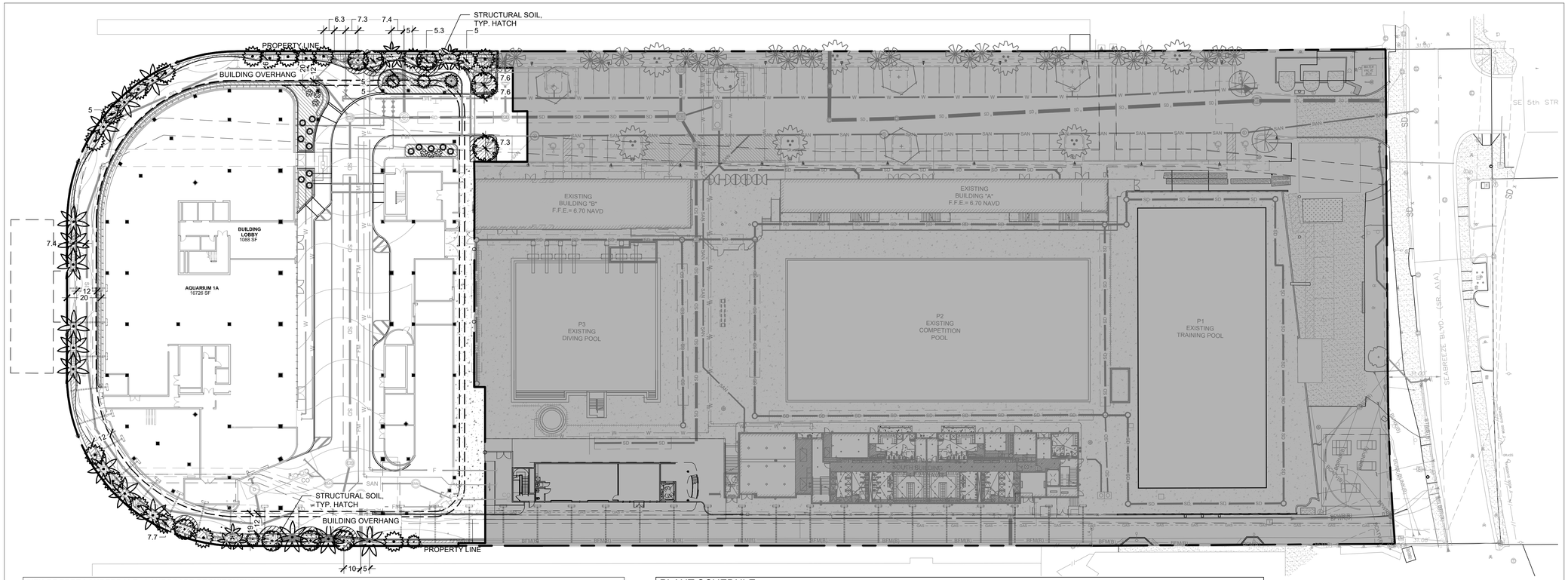
DRAWING TITLE

PLANTING DETAILS

PROJECT NUMBER: 11405.04
DATE: 09/30/2025
SCALE: AS NOTED

SHEET

LP-501



CITY OF FORT LAUDERDALE - LANDSCAPE REQUIREMENTS

[UNIFIED LAND DEVELOPMENT REGULATIONS, CHAPTER 47, ARTICLE III, SECTION 47-21 LANDSCAPE AND TREE PRESERVATION REQUIREMENTS]

PROPOSED VEHICULAR USE AREAS *[SEC. 47-21.12 LANDSCAPING REQUIREMENTS FOR VEHICULAR USE AREAS]*

					REQUIRED		PROVIDED	
AFFECTED SITE AREA:	**63,614**	S.F.	=	**1.46** ACRES				
NET LOT AREA:	**2,354**	S.F.	=	**0.05** ACRES				
VUA AREA:	**7,158**	S.F.	=	**0.16** ACRES				
[AS DEFINED BY SEC. 47-58.2]								
VUA LANDSCAPE REQUIRED (20% OF VUA)					1,432	S.F.	2,741	S.F.
PERIMETER LANDSCAPE AREA								
ABUTTING A STREET				**0** L.F.	0	S.F.	0	S.F.
NOT ABUTTING A STREET				**687** L.F.	1,718	S.F.	2,091	S.F.
REQUIRED LANDSCAPE:								
1 TREE REQUIRED PER 1,000 S.F. VUA AREA					7	TREES	10	TREES
BREAKDOWN: 3" CALIPER SHADE TREES (25%)				=	2	TREES	2	TREES
2"- <3" CALIPER SHADE TREES (25%)				=	2	TREES	2	TREES
FLOWERING TREE SPECIES (20%)				=	1	TREES	1	TREES
PALM TREES (20%)				=	1	TREES	4	TREES
OTHER TREES (FPL SMALL TREES) (10%)				=	1	TREES	1	TREES
6 SHRUBS PER 1,000 S.F. VUA AREA				=	43	SHRUBS	>100	SHRUBS

SITE LANDSCAPE REQUIREMENTS *[SEC. 47-21.13 LANDSCAPE REQUIREMENTS FOR ALL ZONED DISTRICTS]*

			REQUIRED		PROVIDED	
LOT ZONING DESIGNATION	**SBMHA**					
NET LOT AREA	**2,354**	S.F.				
REQUIRED LANDSCAPE:						
1 TREE/1000 S.F. OF NET LOT AREA (IN ADDITION TO VUA LANDSCAPE)			2	TREES	7	TREES
SHADE SPECIES (20% MIN.)			0	SHADE TREES	2	SHADE TREES
PROVIDED BREAKDOWN: EXISTING SHADE TREES	**0**	TREES				
EXISTING FLOWERING TREES	**0**	TREES				
EXISTING PALM TREES	**0**	TREES				
PROPOSED SHADE TREES	**2**	TREES				
PROPOSED PALM TREES	**5**	TREES				
12 SHRUBS/1000 S.F. OF NET LOT AREA (IN ADDITION TO VUA LANDSCAPE)			28	SHRUBS	>100	SHRUBS

CITY OF FORT LAUDERDALE - MITIGATION REQUIREMENTS

*MITIGATION REQUIREMENTS FROM FORT LAUDERDALE AQUATIC CENTER (PERMIT #s LND-TREE-22070029 & PM-19042025)

	REQUIRED		PROVIDED	
TOTAL INCHES FOR MITIGATION	51	INCHES	40	INCHES
TOTAL PALMS FOR MITIGATION (ANY SPECIES, MIN. 8' CT.)	24	PALMS	26	PALMS
TOTAL FEET, (CT) OF ROYAL, COCONUT OR PHOENIX	532	FEET (CT)	270	FEET (CT)

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	DBH/CAL	NATIVE	REMARKS
TREES							
	6	CONOCARPUS E. 'SERICEUS' SILVER BUTTONWOOD	10` HT	4` SPR	2.5" CAL	N**	MULTISTEM, 5 STEM MIN.
	2	QUERCUS VIRGINIANA LIVE OAK	12` HT	5` SPR	3.5" CAL	N**	
	1	TECOMA STANS YELLOW BELLS	10` HT	4` SPR	2.5" CAL		
PALMS							
	15	COCOS NUCIFERA `GREEN MALAYAN` COCONUT PALM	12`, 18`, 24` CT	15` SPR		**	
	18	SABAL PALMETTO CABBAGE PALMETTO	12`, 18`, 24` CT	12` SPR		N**	STAGGERED HTS
	5	THRINAX RADIATA FLORIDA THATCH PALM	8` CT	10` SPR		N**	
	3	VEITCHIA MONTGOMERYANA MONTGOMERY PALM	14` CT., 22` OA.	12` SPR		**	TRIPLE
SYMBOL	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SPACING	NATIVE	REMARKS
SHRUBS							
	13	PHILODENDRON X 'ROJO CONGO' ROJO CONGO	24" HT	24" SPR	N/A		
	6	RHAPIS EXCELSA LADY PALM	3` HT	3` SPR	N/A	*	
SHRUB AREAS							
	314	ARACHIS GLABRATA PERENNIAL PEANUT	4" HT	12" SPR	12" O.C.	**	
	38	ARGUSIA GNAPHALODES SEA LAVENDER	18" HT	20" SPR	24" O.C.	N**	
	100	CONOCARPUS ERECTUS 'SERICEUS' SILVER BUTTONWOOD HEDGE	24" HT	20" SPR	24" O.C.	N**	
	236	ERNODEA LITTORALIS GOLDEN CREEPER	10" HT	10" SPR	18" O.C.	N**	
	814	FICUS 'GREEN ISLAND' GREEN ISLAND FICUS	12" HT	12" SPR	12" O.C.	**	
	41	MUHLENBERGIA CAPILLARIS GULF MUHLY GRASS	24" HT	24" SPR	24" OC	N**	
	479	POLYPODIUM SCOLOPENDRIA WART FERN	12" HT	14" SPR	18" O.C.	**	
	296	ZAMIA PUMILA COONTIE	15" HT	18" SPR	18" O.C.	N**	

NOTES:

1. SOD TO BE ST. AUGUSTINE 'FLORATAM', EXCEPT IN RETENTION AREAS. CONTRACTOR TO DETERMINE QUANTITY.
2. ALL PLANTS TO BE FLORIDA NO. 1 OR BETTER PER FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS.
3. ALL SOD AND LANDSCAPE TO RECEIVE 100% COVERAGE WITH 50% OVERLAP FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
4. BUBBLERS TO BE PROVIDED FOR NEW AND RELOCATED TREES AND PALMS.
5. CONTRACTOR IS RESPONSIBLE FOR ALL CONDITIONS AND LANDSCAPE SPECIFICATION ATTACHED TO THIS PLAN AND PLANT LIST. PLAN AND SPECIFICATIONS SHALL BE CONSIDERED CONTRACT DOCUMENTS.
6. PRE-CONSTRUCTION MEETING IS REQUIRED BEFORE ANY PLANT MATERIAL IS INSTALLED ON SITE.
7. ALL ROAD ROCK, CONCRETE, ASPHALT AND OTHER NON-NATURAL MATERIAL BE REMOVED AND BE REPLACED WITH PLANTING SOIL PRIOR TO LANDSCAPE INSTALLATION.
8. NO TRENCHING ALLOWED WITHIN ROOT ZONES OF EXISTING TREES.
9. ALL CATEGORY 1 INVASIVE/EXOTIC TREES TO BE REMOVED PER LOCAL ORDINANCE.

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

N

GRAPHIC SCALE
0 30 60
SCALE: 1" = 30 '
NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

ARQUITECTONICA

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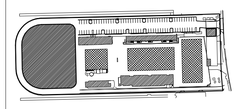

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FLORIDA REG. NO. LA6666804
(FOR THE FIRM)

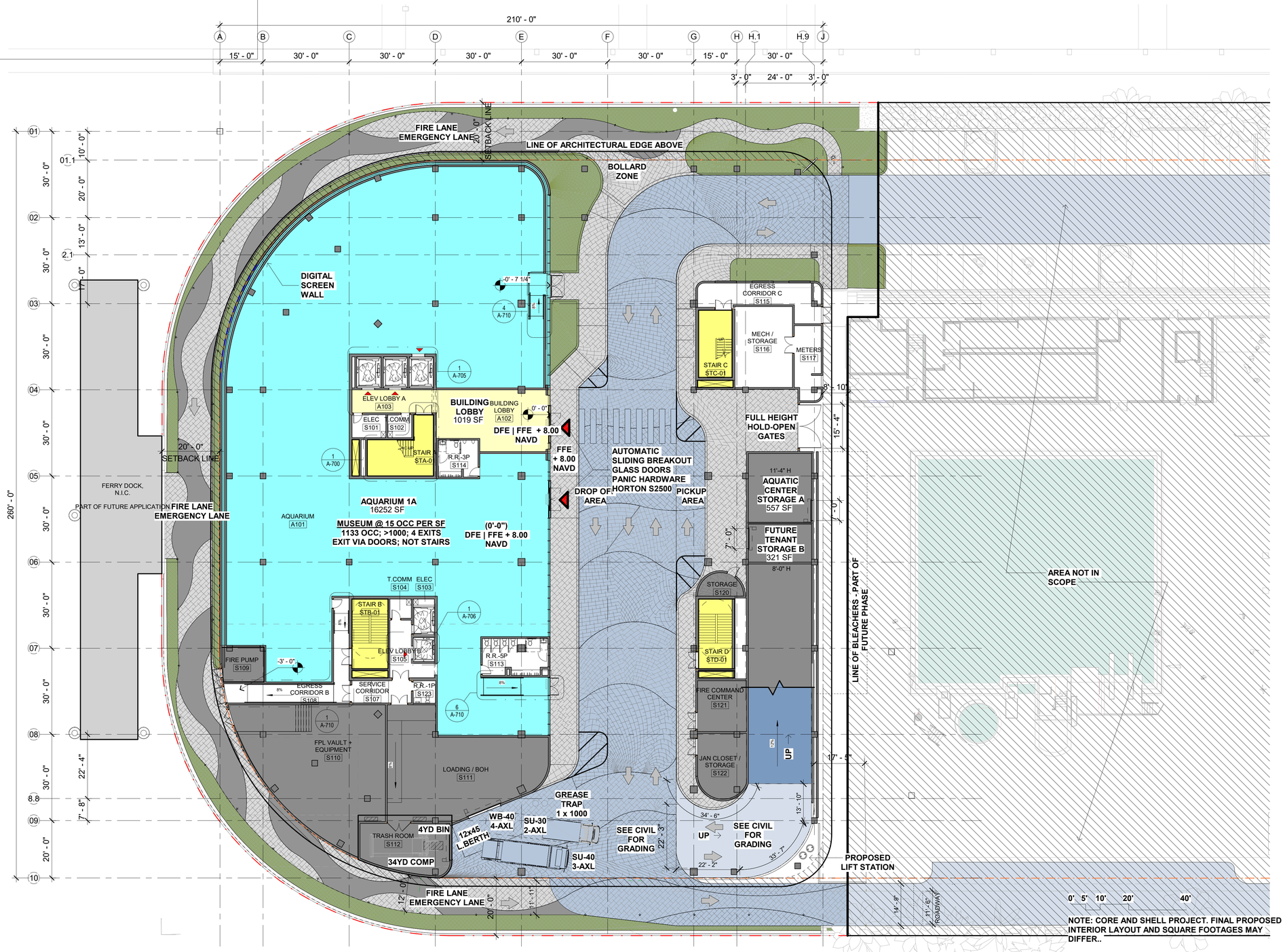
60% SET

PROJECT NORTH:

DRAWING TITLE
PLANTING PLAN

PROJECT NUMBER: 11405.04
DATE: 09/30/2025
SCALE: AS NOTED
SHEET
LP-101

9/30/2025 4:08:43 PM



1 WEST BLDG - GROUND FLOOR

1/16" = 1'-0"

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TEL:954.903.9300

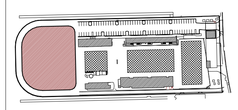
MEP/FP ENGINEER:
KAMM CONSULTING
1407 WEST NEWPORT CENTER DR.
DEERFIELD BEACH, FL 33442
TEL:954.949.2200

PROJECT

ISHOF - WEST BUILDING

501 Seabreeze Blvd., Fort Lauderdale, FL 33316

KEY PLAN:



△	DESCRIPTION	DATE

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SEAL & SIGNATURE

PROJECT NORTH:

DRC SET

DRAWING TITLE

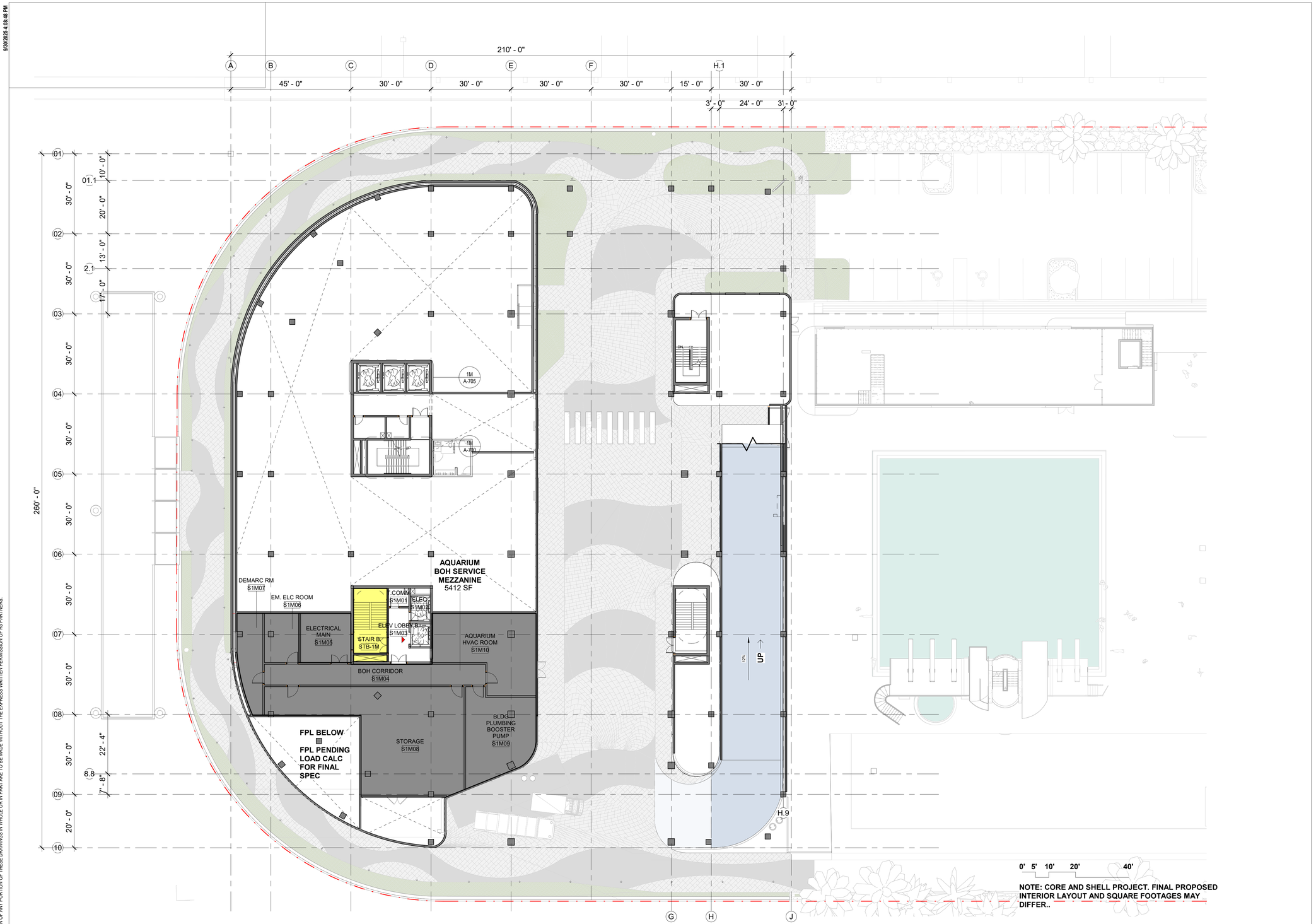
FLOOR PLAN - LEVEL 01

PROJECT NUMBER: 010326.000
DATE: 09/30/2025
SCALE: 1/16" = 1'-0"

SHEET

A-100

9/30/2025 4:08:48 PM



1 WEST BLDG - MEZZ.

1/16" = 1'-0"

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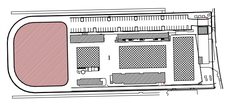
TEL:954.949.2200

PROJECT

ISHOF - WEST BUILDING

501 Seabreeze Blvd., Fort Lauderdale, FL 33316

KEY PLAN:



△	DESCRIPTION	DATE

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SEAL & SIGNATURE

PROJECT NORTH:

DRC SET

DRAWING TITLE

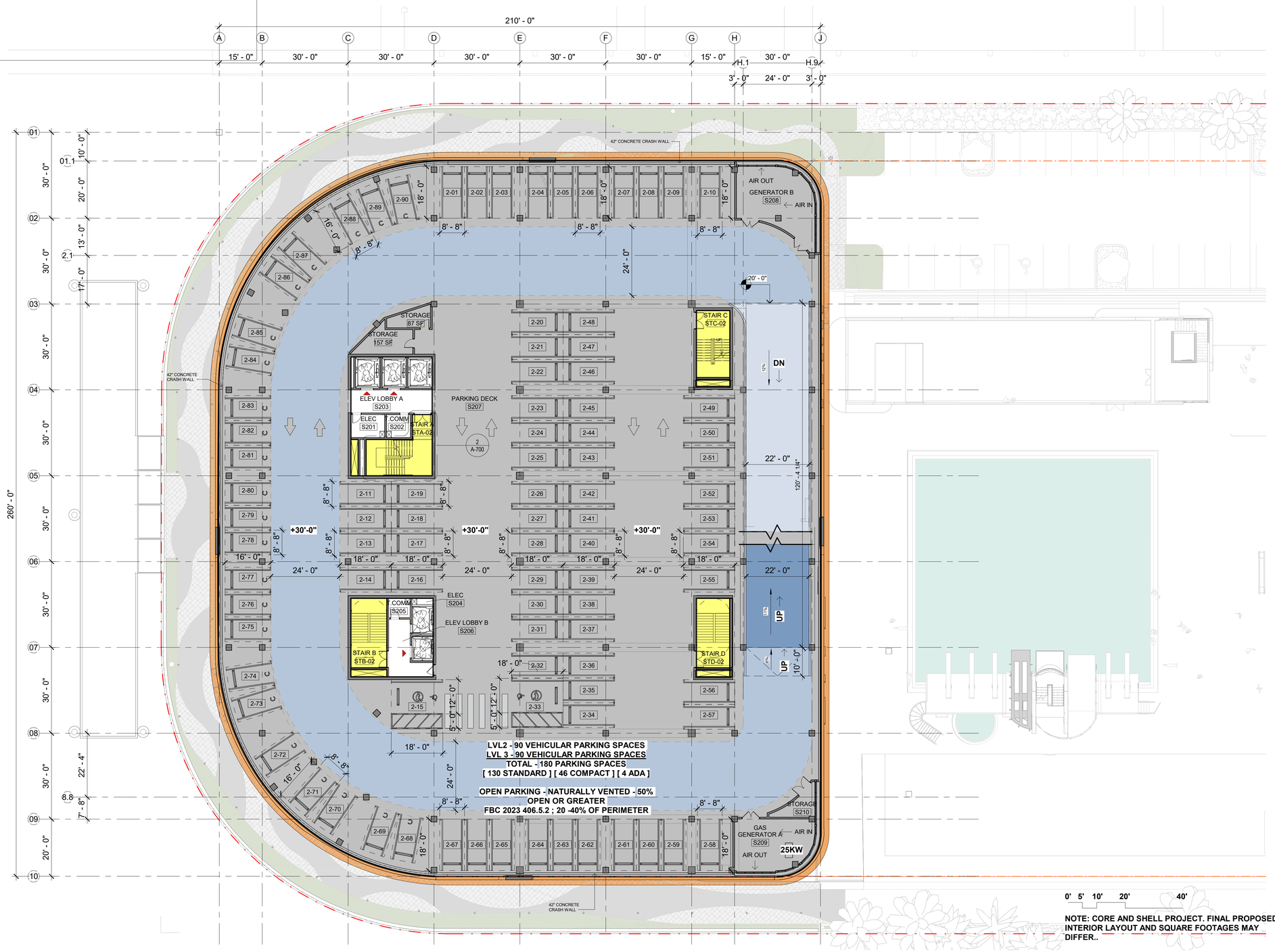
FLOOR PLAN - LEVEL 01 MEZZANINE

PROJECT NUMBER: 010326.000
DATE: 09/30/2025
SCALE: 1/16" = 1'-0"

SHEET

A-101

9/30/2025 4:08:53 PM



NOTE: CORE AND SHELL PROJECT. FINAL PROPOSED INTERIOR LAYOUT AND SQUARE FOOTAGES MAY DIFFER..

1 WEST BLDG - LEVEL 02

1/16" = 1'-0"

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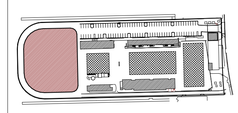
TEL:954.949.2200

PROJECT

ISHOF - WEST BUILDING

501 Seabreeze Blvd., Fort Lauderdale, FL 33316

KEY PLAN:



△	DESCRIPTION	DATE

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PROJECT NORTH:

DRC SET

DRAWING TITLE

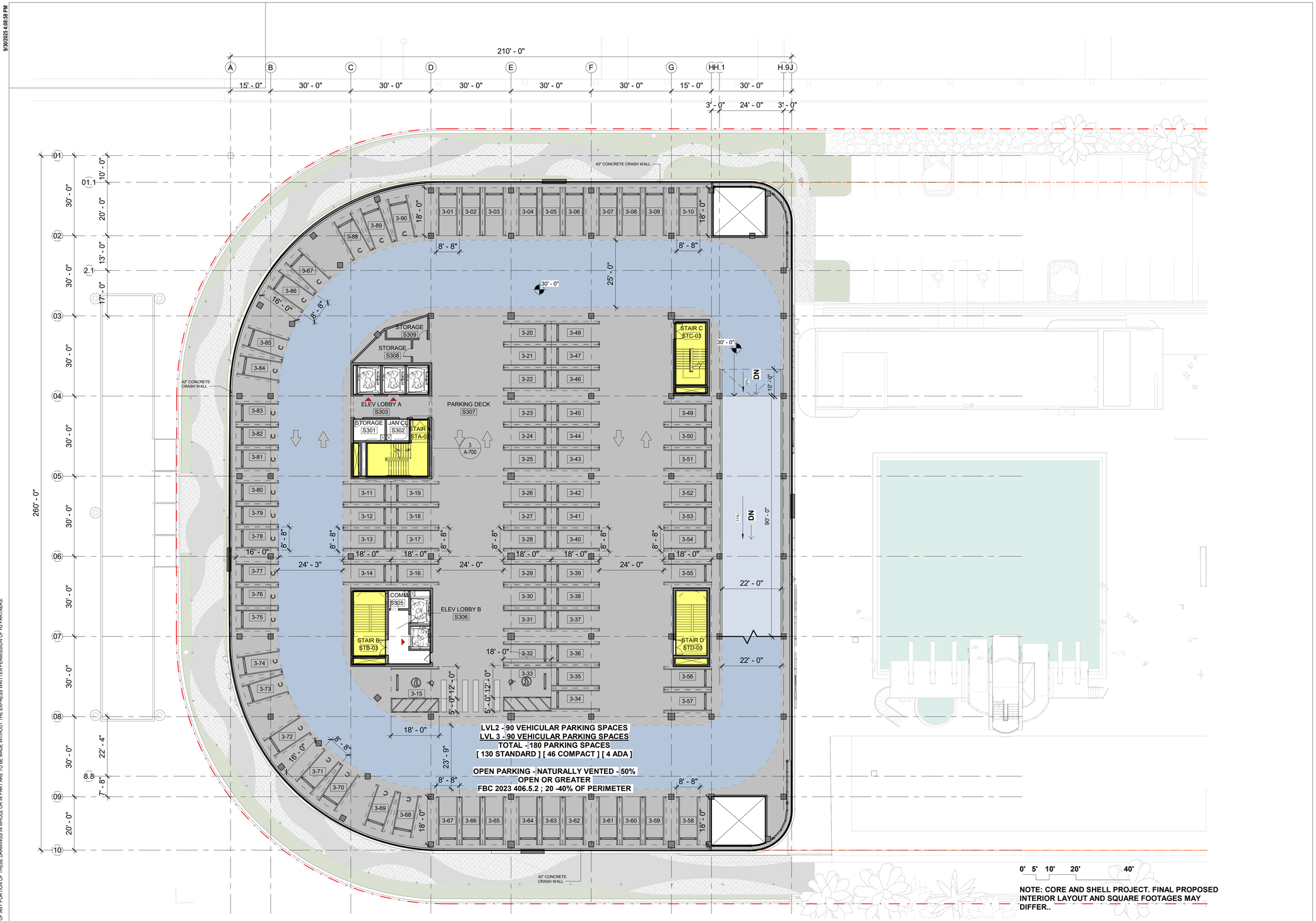
FLOOR PLAN - LEVEL 02

PROJECT NUMBER: 010326.000
DATE: 09/30/2025
SCALE: 1/16" = 1'-0"

SHEET

A-102

9/30/2025 4:08:58 PM



NOTE: CORE AND SHELL PROJECT. FINAL PROPOSED INTERIOR LAYOUT AND SQUARE FOOTAGES MAY DIFFER..

1 WEST BLDG - LEVEL 03

1/16" = 1'-0"

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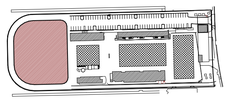
PROJECT

ISHOF - WEST BUILDING

501 Seabreeze Blvd., Fort Lauderdale, FL 33316

KEY PLAN:



△	DESCRIPTION	DATE

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PROJECT NORTH:

DRC SET

DRAWING TITLE

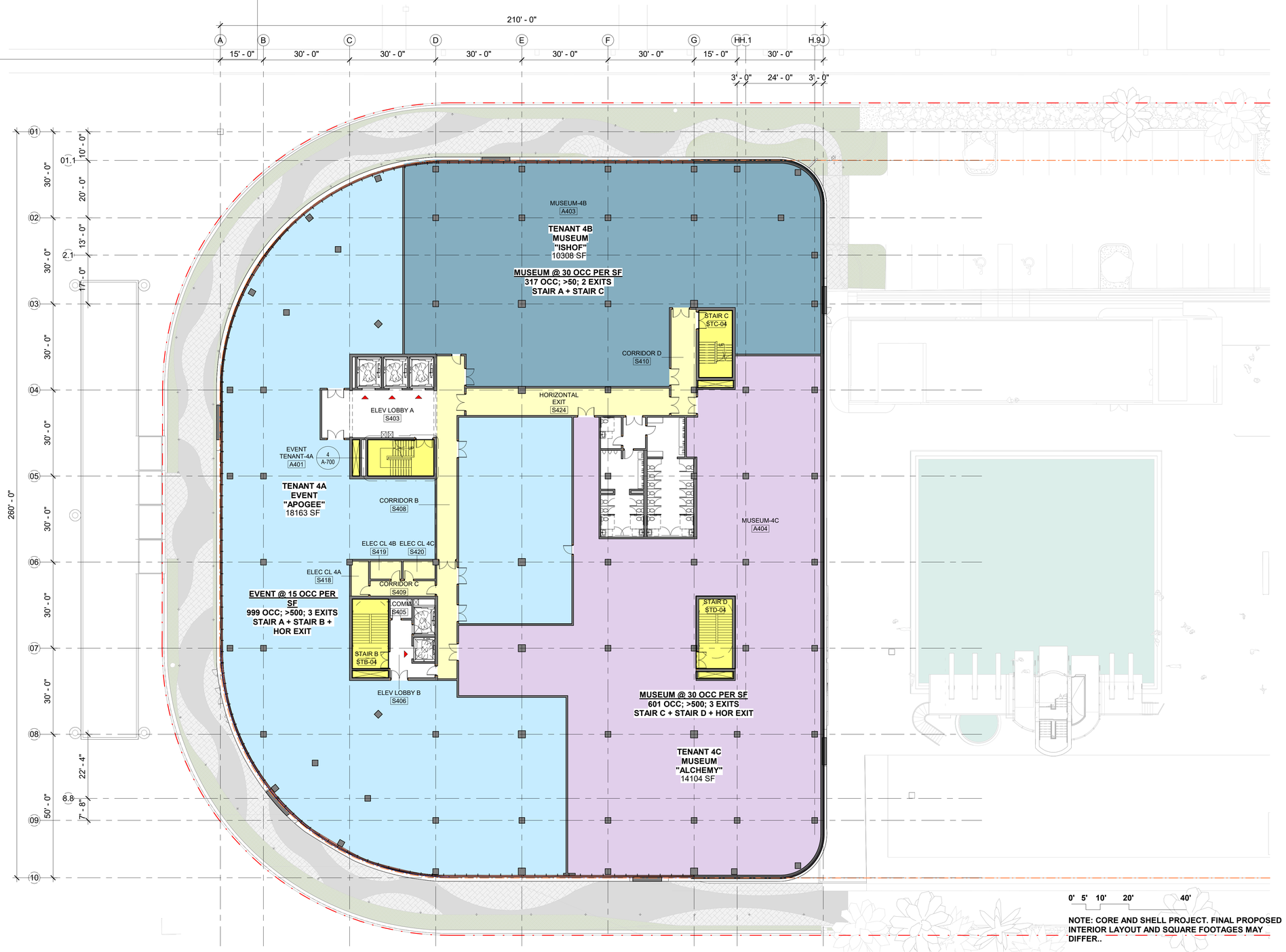
FLOOR PLAN - LEVEL 03

PROJECT NUMBER: 010326.000
DATE: 09/30/2025
SCALE: 1/16" = 1'-0"

SHEET

A-103

9/30/2025 4:09:52 PM



NOTE: CORE AND SHELL PROJECT. FINAL PROPOSED INTERIOR LAYOUT AND SQUARE FOOTAGES MAY DIFFER..

1 WEST BLDG - LEVEL 04

1/16" = 1'-0"

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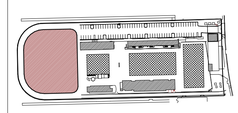
PROJECT

ISHOF - WEST BUILDING

501 Seabreeze Blvd., Fort Lauderdale, FL 33316

KEY PLAN:



△	DESCRIPTION	DATE

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PROJECT NORTH:

DRC SET

DRAWING TITLE

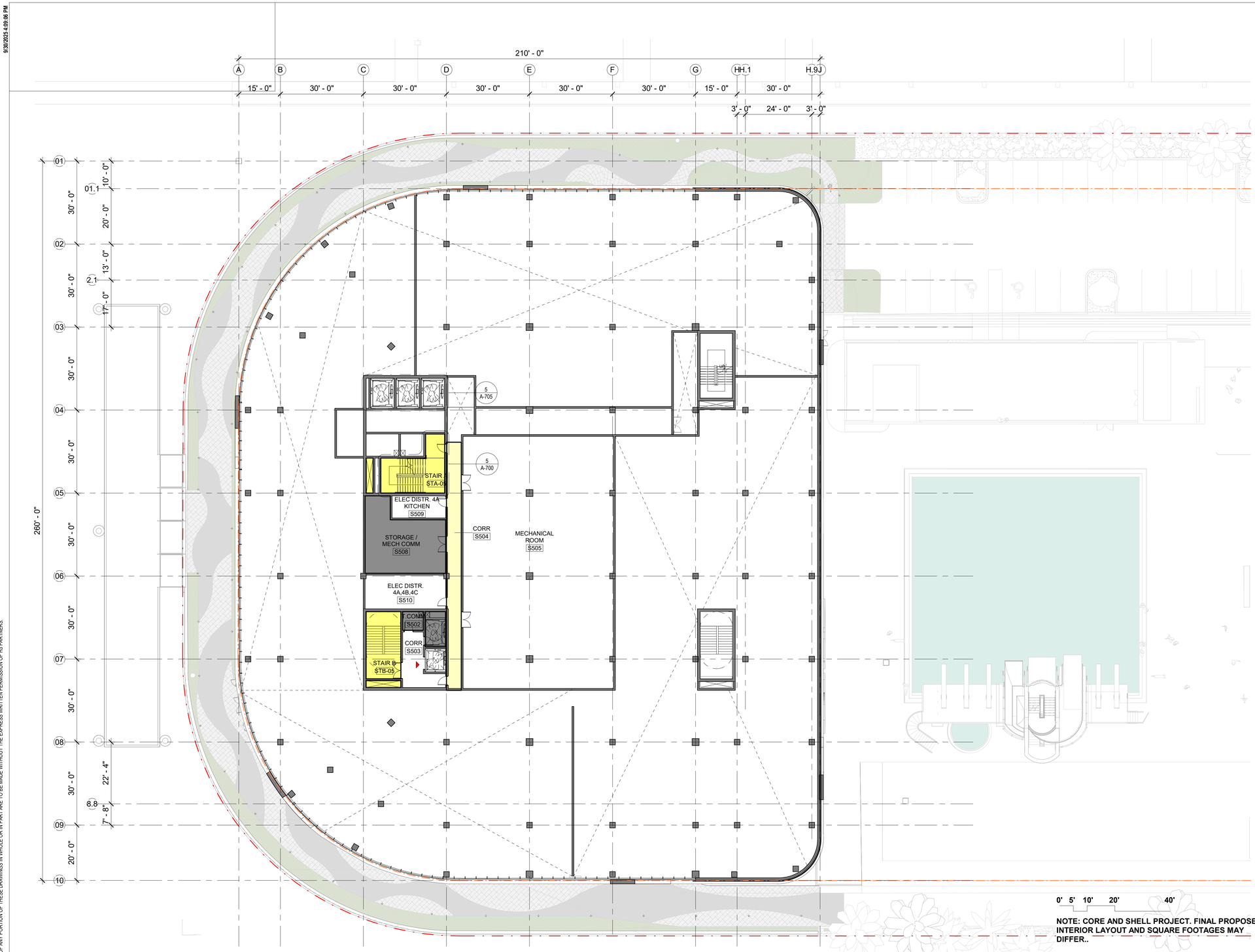
FLOOR PLAN - LEVEL 04

PROJECT NUMBER: 010326.000
DATE: 09/30/2025
SCALE: 1/16" = 1'-0"

SHEET

A-104

9/30/2025 4:09:06 PM



NOTE: CORE AND SHELL PROJECT. FINAL PROPOSED INTERIOR LAYOUT AND SQUARE FOOTAGES MAY DIFFER..

1 WEST BLDG - LEVEL 05

1/16" = 1'-0"

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MEP/FP ENGINEER:
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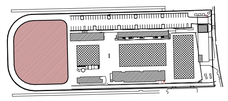
TEL:954.949.2200

PROJECT

ISHOF - WEST BUILDING

501 Seabreeze Blvd., Fort Lauderdale, FL 33316

KEY PLAN:



△	DESCRIPTION	DATE

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PROJECT NORTH:

DRC SET

DRAWING TITLE

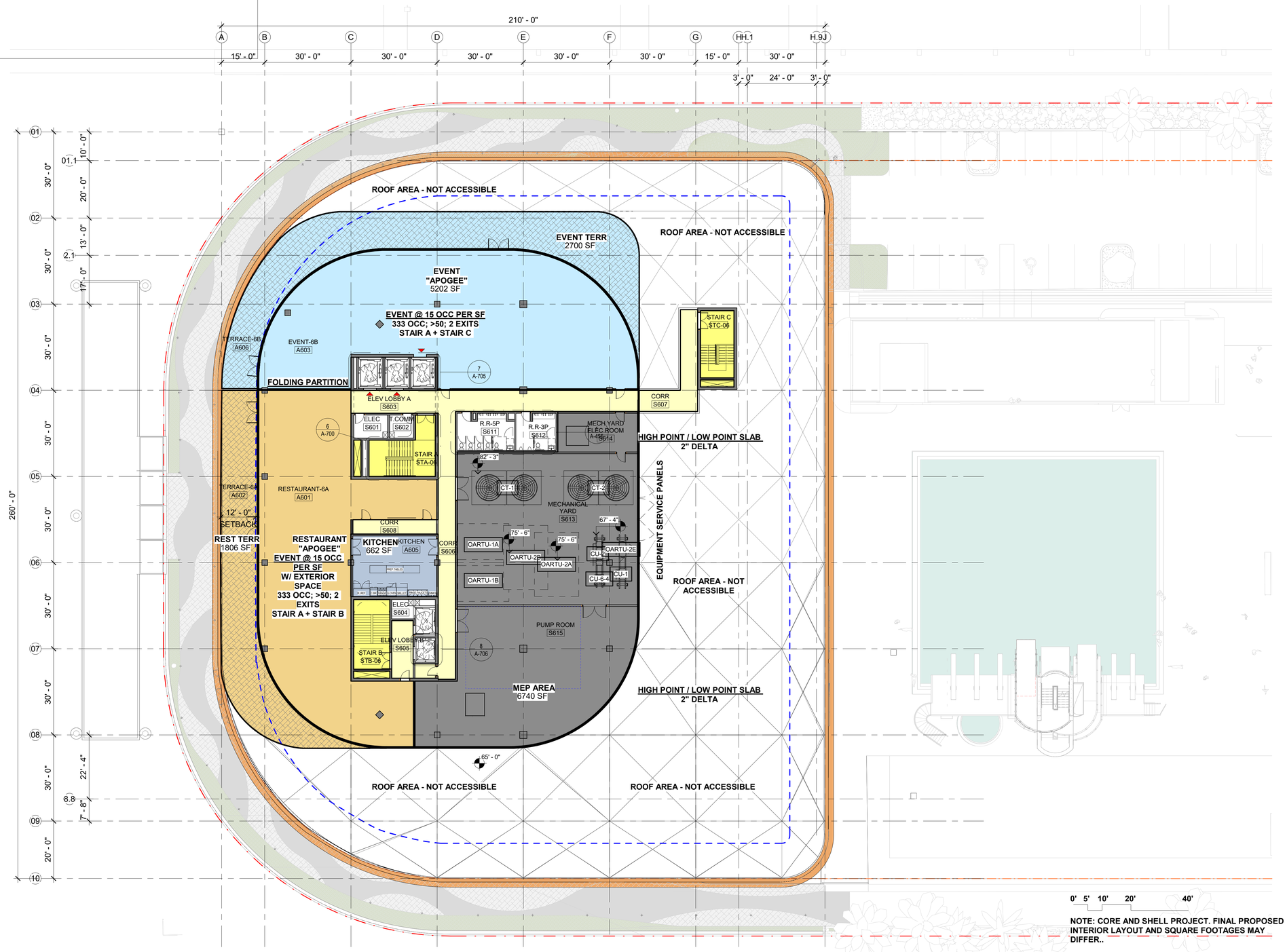
FLOOR PLAN - LEVEL 05

PROJECT NUMBER: 010326.000
DATE: 09/30/2025
SCALE: 1/16" = 1'-0"

SHEET

A-105

9/30/2025 4:09:15 PM



0' 5' 10' 20' 40'

NOTE: CORE AND SHELL PROJECT. FINAL PROPOSED INTERIOR LAYOUT AND SQUARE FOOTAGES MAY DIFFER..

1 WEST BLDG - LEVEL 06

1/16" = 1'-0"

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PROJECT

ISHOF - WEST BUILDING

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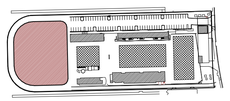
KEY PLAN:



△	DESCRIPTION	DATE

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PROJECT NORTH:

DRC SET

DRAWING TITLE

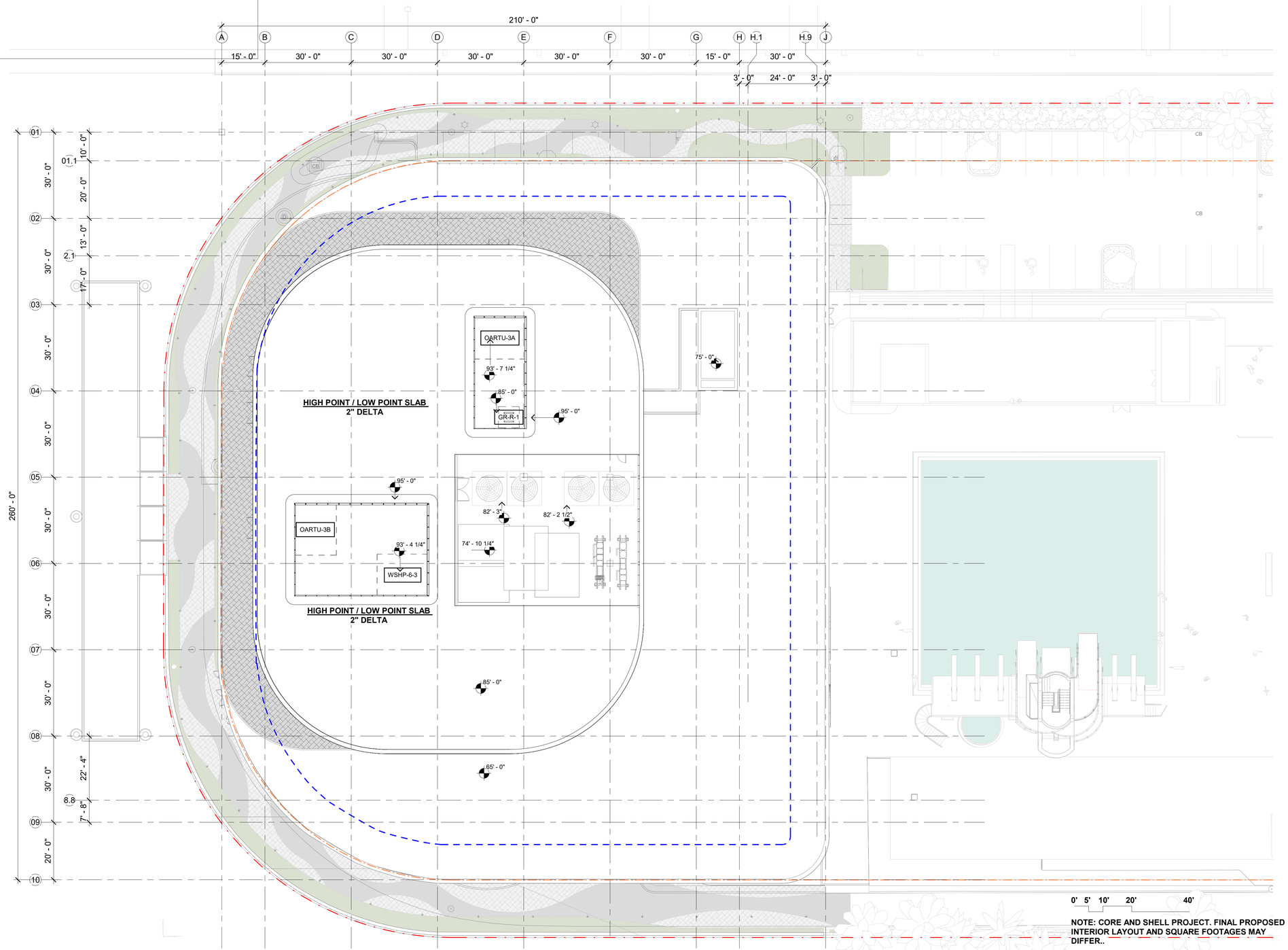
FLOOR PLAN - LEVEL 06

PROJECT NUMBER: 010326.000
DATE: 09/30/2025
SCALE: 1/16" = 1'-0"

SHEET

A-106

9/30/2025 4:09:15 PM



NOTE: CORE AND SHELL PROJECT. FINAL PROPOSED INTERIOR LAYOUT AND SQUARE FOOTAGES MAY DIFFER..

1 ROOF LEVEL

1/16" = 1'-0"

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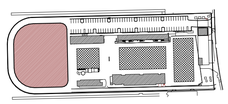
PROJECT

ISHOF - WEST BUILDING

501 Seabreeze Blvd., Fort Lauderdale, FL 33316

KEY PLAN:



△	DESCRIPTION	DATE

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SEAL & SIGNATURE

PROJECT NORTH:

DRC SET

DRAWING TITLE

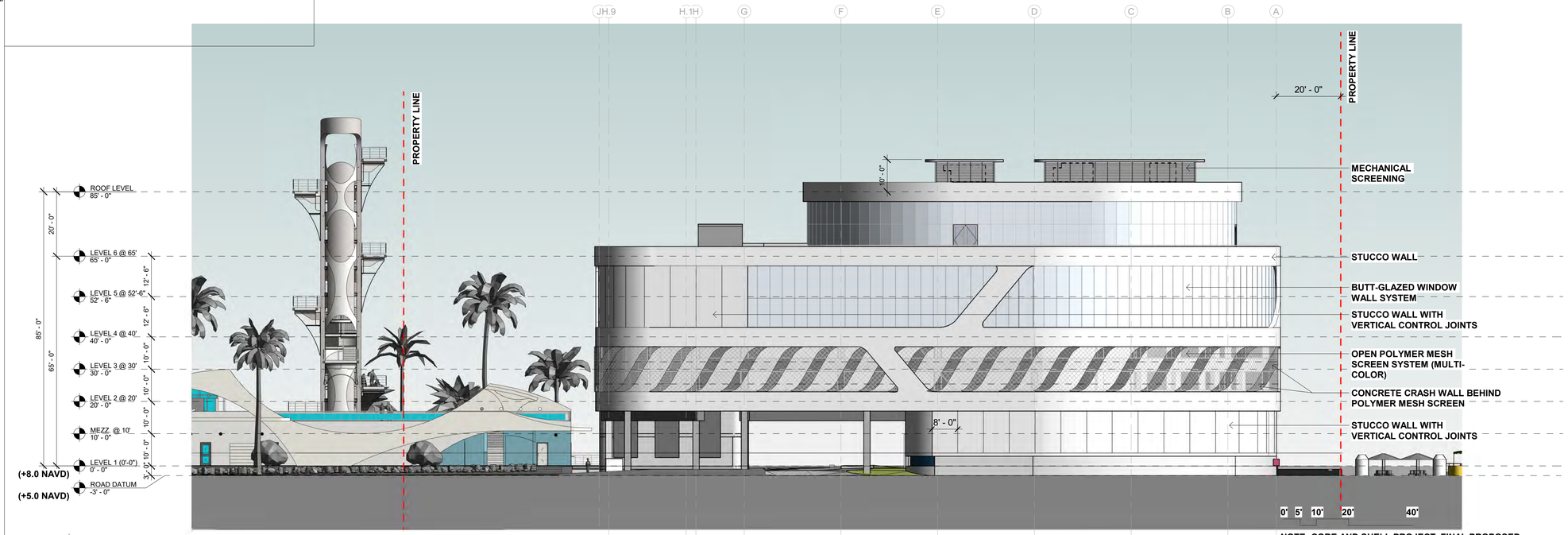
FLOOR PLAN - ROOF LEVEL

PROJECT NUMBER: 010326.000
DATE: 09/30/2025
SCALE: 1/16" = 1'-0"

SHEET

A-107

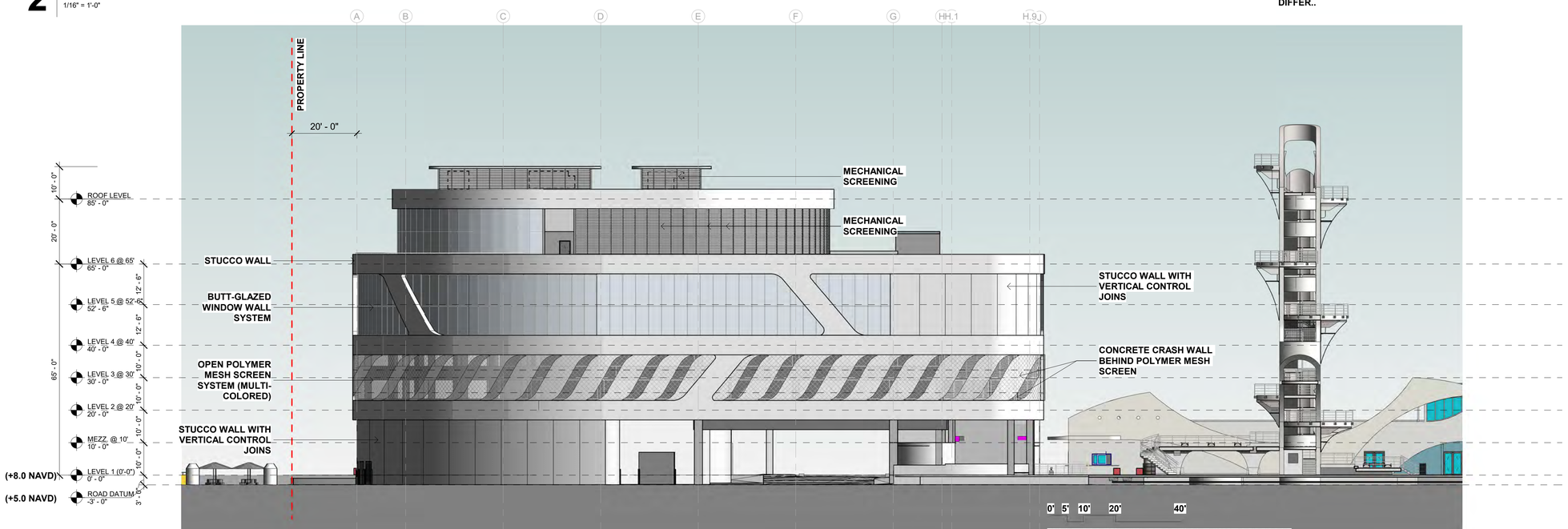
9/30/2025 4:09:18 PM



2 NORTH ELEVATION

1/16" = 1'-0"

NOTE: CORE AND SHELL PROJECT. FINAL PROPOSED INTERIOR LAYOUT AND SQUARE FOOTAGES MAY DIFFER..



1 SOUTH ELEVATION

1/16" = 1'-0"

NOTE: CORE AND SHELL PROJECT. FINAL PROPOSED INTERIOR LAYOUT AND SQUARE FOOTAGES MAY

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MEP/FP ENGINEER:
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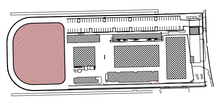
TEL:954.949.2200

PROJECT

ISHOF - WEST BUILDING

501 Seabreeze Blvd., Fort Lauderdale, FL 33316

KEY PLAN:



△	DESCRIPTION	DATE

NOT FOR CONSTRUCTION

SEAL & SIGNATURE

PROJECT NORTH:

DRC SET

DRAWING TITLE

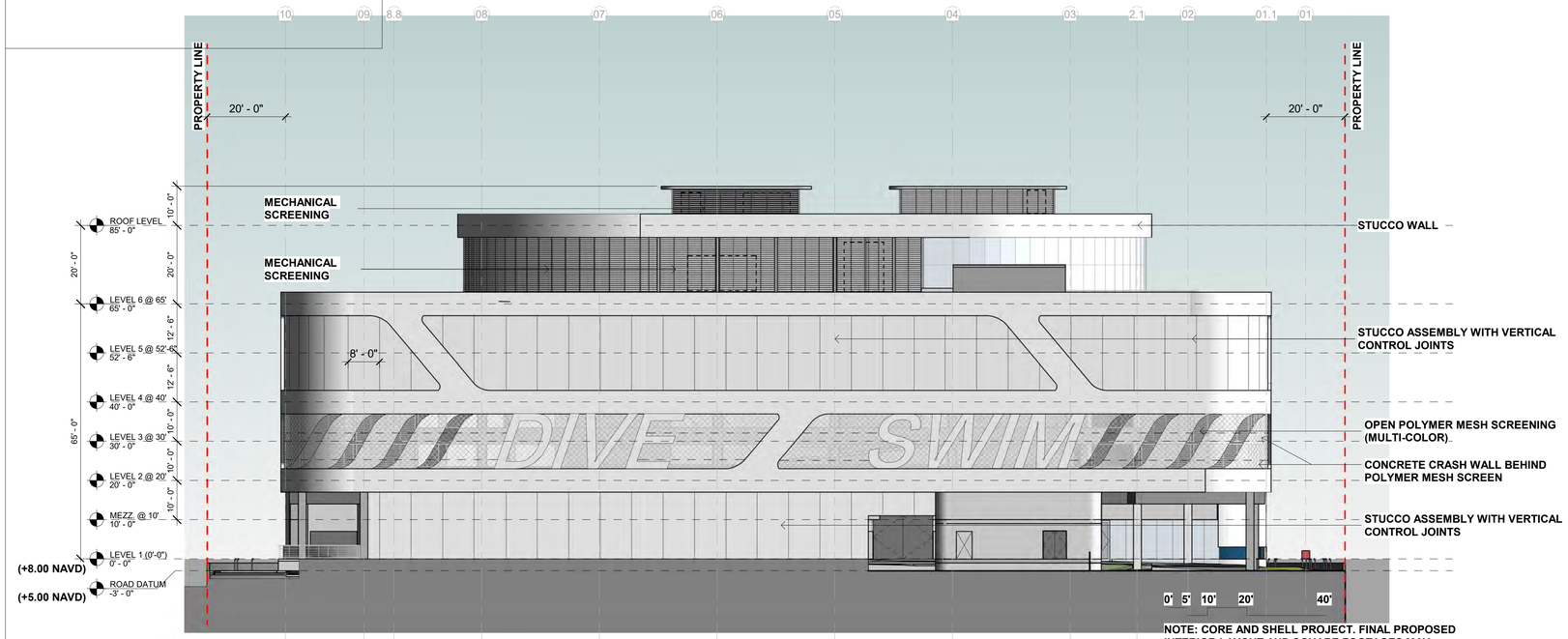
BUILDING ELEVATIONS - NORTH SOUTH

PROJECT NUMBER: 010326.000
DATE: 09/30/2025
SCALE: 1/16" = 1'-0"

SHEET

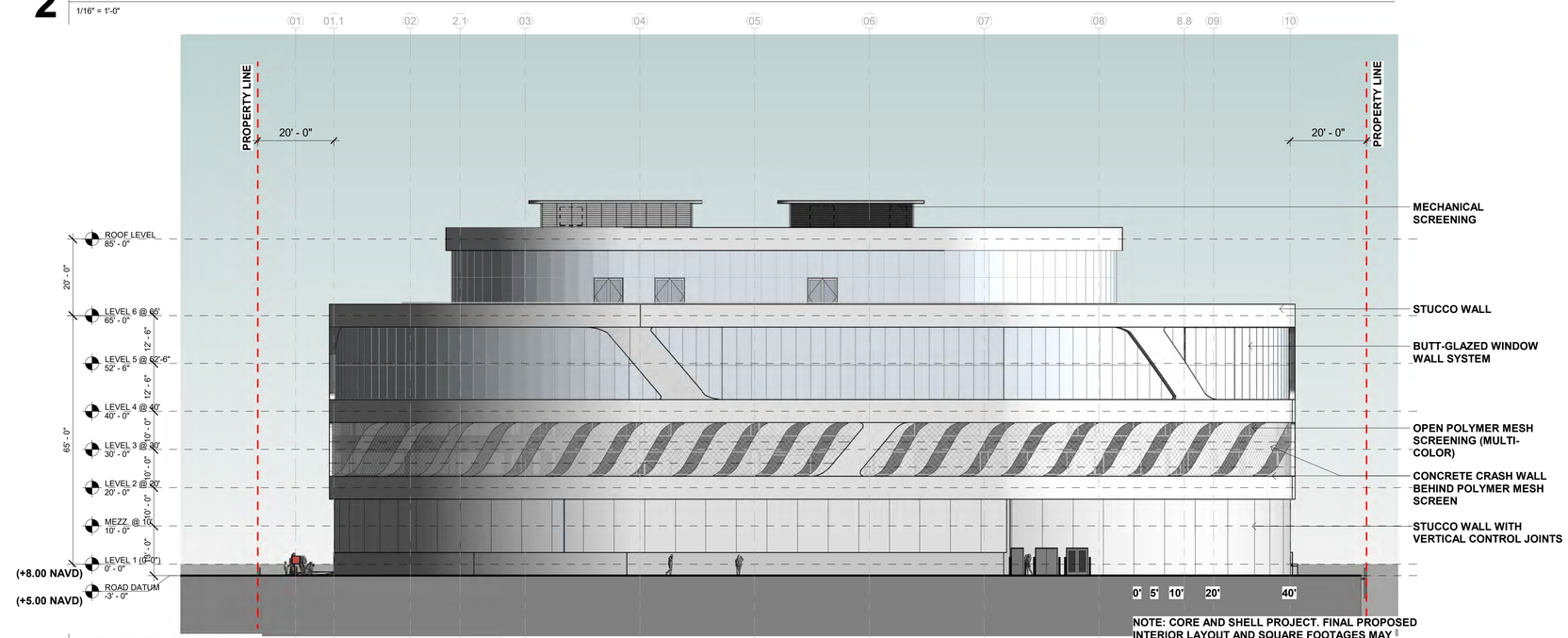
A-300

9/30/2025 4:09:21 PM



2 EAST ELEVATION

1/16" = 1'-0"



1 WEST ELEVATION

1/16" = 1'-0"

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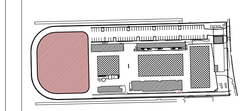
PROJECT

ISHOF - WEST BUILDING

501 Seabreeze Blvd., Fort Lauderdale, FL 33316

KEY PLAN:



△	DESCRIPTION	DATE

NOT FOR CONSTRUCTION

SEAL & SIGNATURE

PROJECT NORTH:

DRC SET

DRAWING TITLE

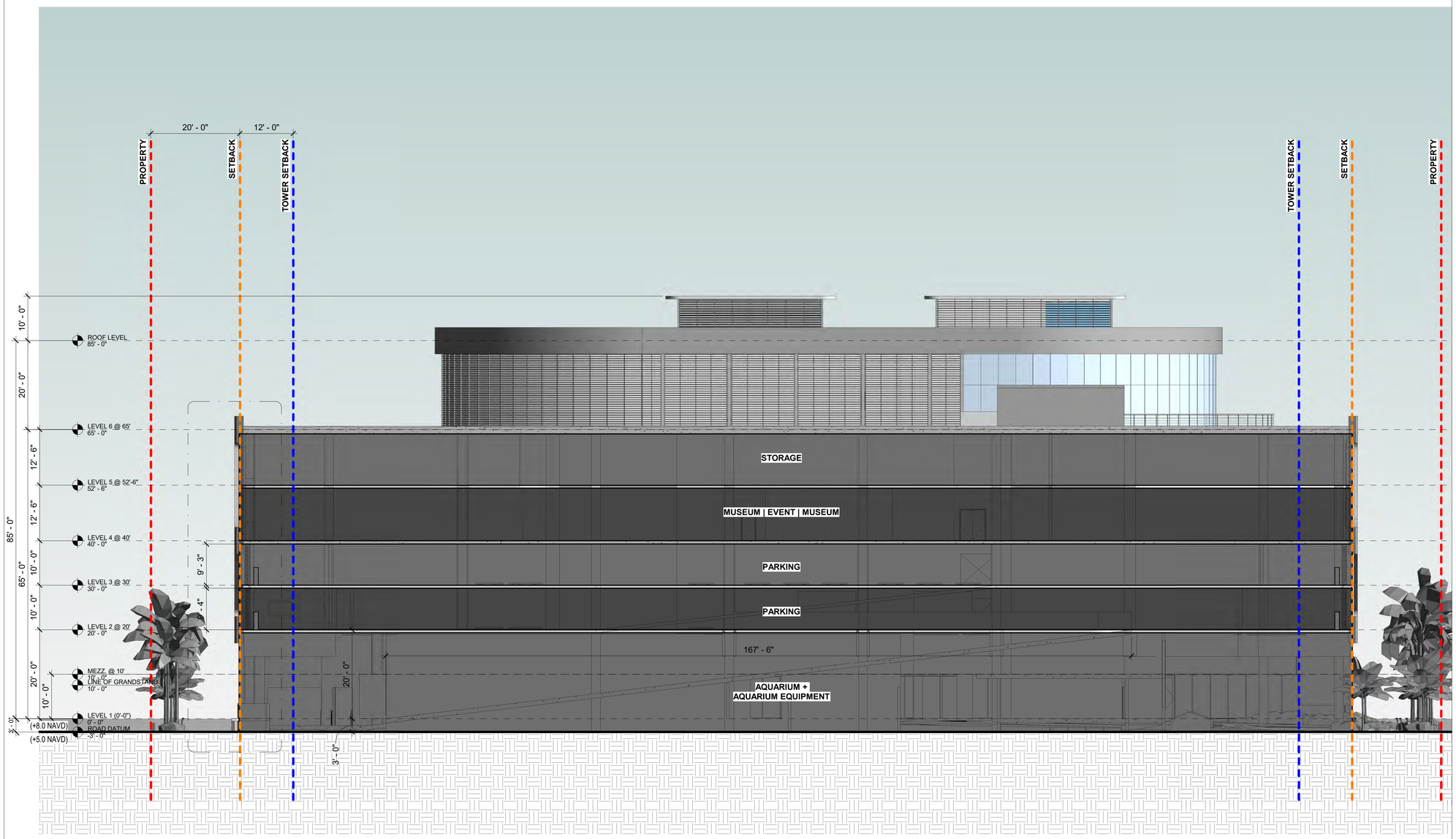
BUILDING ELEVATIONS - EAST WEST

PROJECT NUMBER: 010326.000
DATE: 09/30/2025
SCALE: 1/16" = 1'-0"

SHEET

A-301

9/30/2025 4:09:22 PM



1 BUILDING SECTION - NORTH-SOUTH

3/32" = 1'-0"

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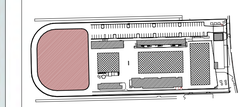
PROJECT
ISHOF - WEST BUILDING
501 Seabreeze Blvd., Fort Lauderdale, FL 33316

KEY PLAN:



△	DESCRIPTION	DATE

NOT FOR CONSTRUCTION

SEAL & SIGNATURE

PROJECT NORTH:

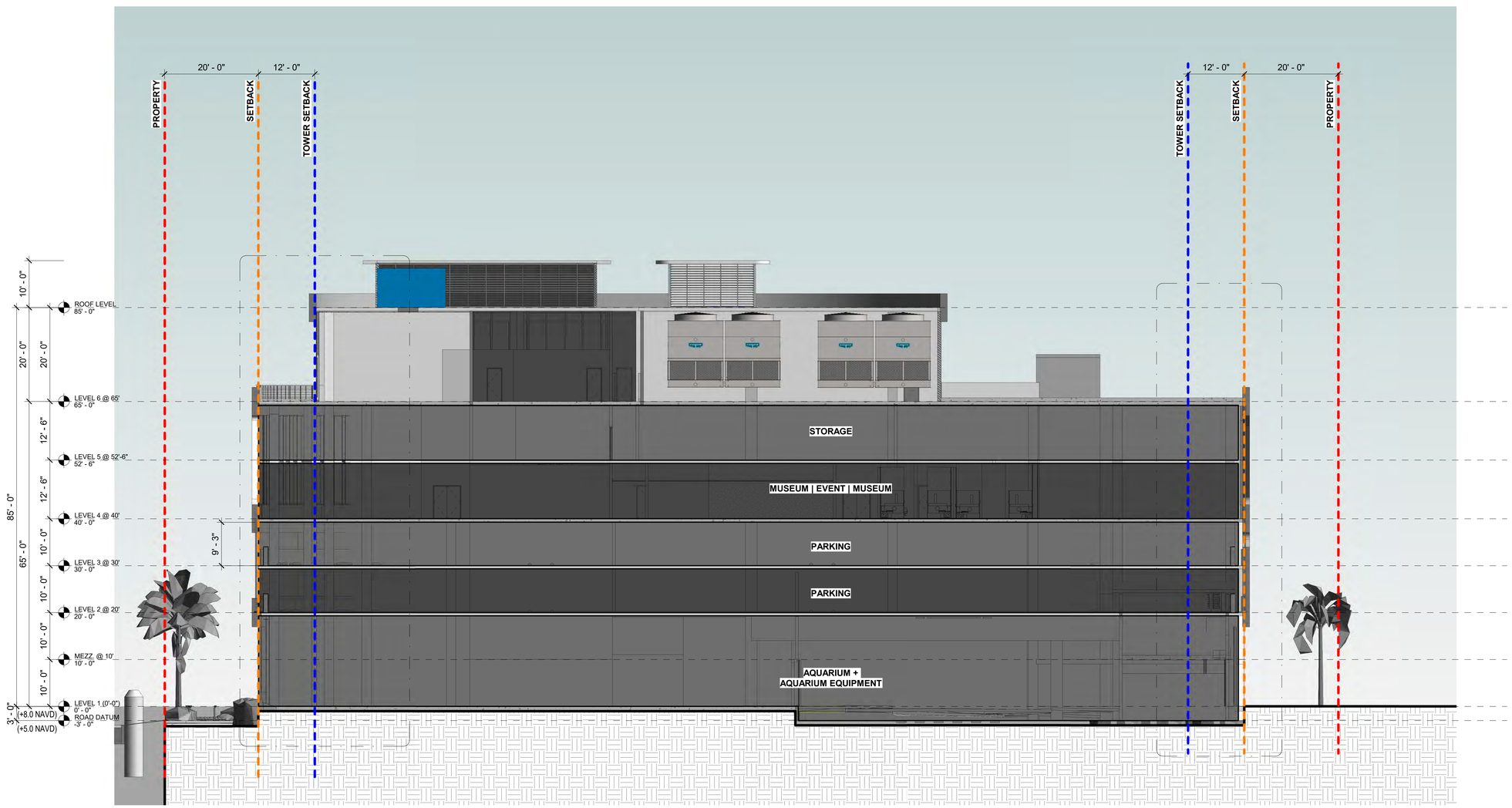
DRC SET

DRAWING TITLE
BUILDING SECTION - NORTH-SOUTH

PROJECT NUMBER: 010326.000
DATE: 09/30/2025
SCALE: 3/32" = 1'-0"

SHEET
A-400

9/30/2025 4:09:24 PM



1 BUILDING SECTION - EAST-WEST

3/32" = 1'-0"

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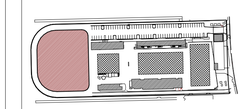
PROJECT
ISHOF - WEST BUILDING
501 Seabreeze Blvd., Fort Lauderdale, FL 33316

KEY PLAN:



△	DESCRIPTION	DATE

NOT FOR CONSTRUCTION

SEAL & SIGNATURE

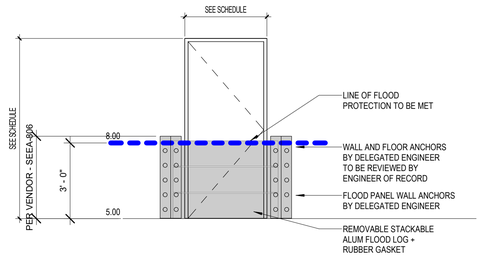
PROJECT NORTH:
DRC SET

DRAWING TITLE
BUILDING SECTION - EAST-WEST

PROJECT NUMBER: 010326.000
DATE: 09/30/2025
SCALE: 3/32" = 1'-0"

SHEET
A-401

9/30/2025 4:09:27 PM

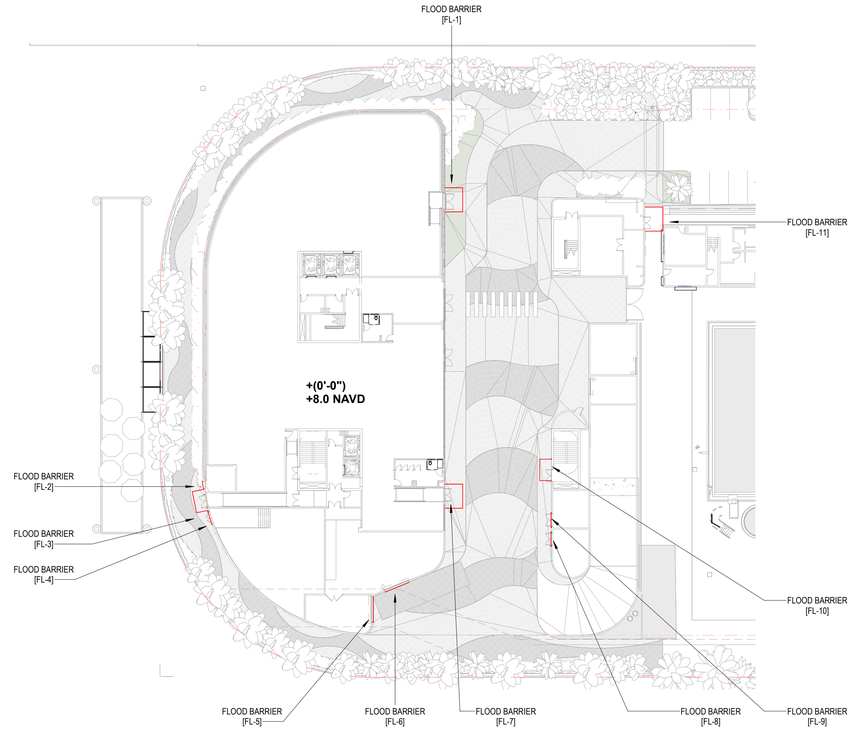


FLOOD PLAIN

FLOOD ZONE IN EFFECT OF SUBMITTAL. **FLOOD ZONE [AE]** BFE 7' + 1.0' = **8.0 FT NAVD**

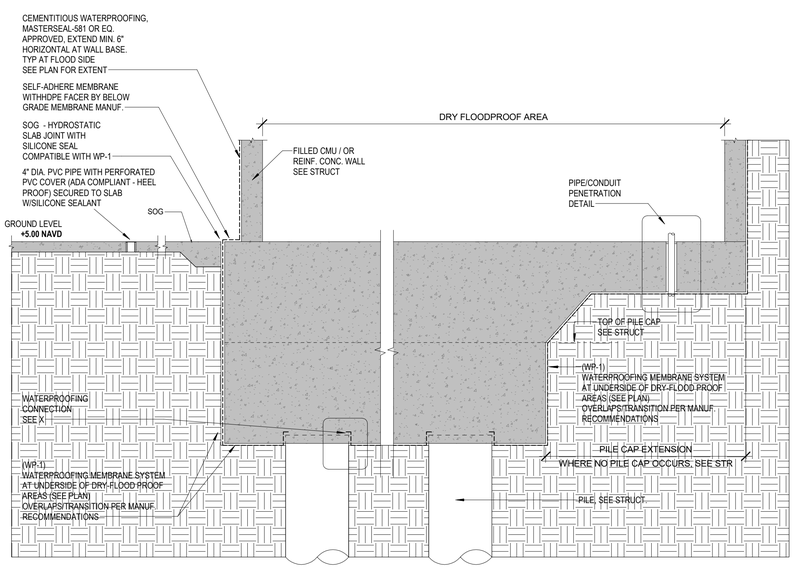
COMMERCIAL REQUIREMENTS
(CFL MUNI CODE CH 14, FBC 2023-1612; ASCE 24-14, FEMA TECH BULLETIN 3)

1. MEET FBC 1612, ASCE 24-14, AND FEMA TECH BULLETIN 3
2. COMPLETED FLOOD PROOFING CERTIFICATE (SECTION II)
3. EMERGENCY OPERATIONS PLAN (DRAFT)
4. PLAN LEGEND (IF APPLICABLE)
5. PANEL INSTALLATION INSTRUCTIONS
6. PROPOSED STORAGE LOCATION OF THE PANELS AND REQUIRED HARDWEARE FOR CODE COMPLIANCE INSTALLATION
7. FEMA FORM FF 206-FY22-153
8. HYDRAULIC ELEVATOR TO HAVE FLOAT SWITCH INSTALLED AT ELEVATOR PIT
9. FLOOD RESISTANT MATERIAL TO BE INSTALLED BELOW **8.0 NAVD.** SEE G-100 FOR DETAILS AND NOTES
10. ALL EQUIPMENT TO BE INSTALLED ABOVE FLOOD ELEVATION **8.0 NAVD.**



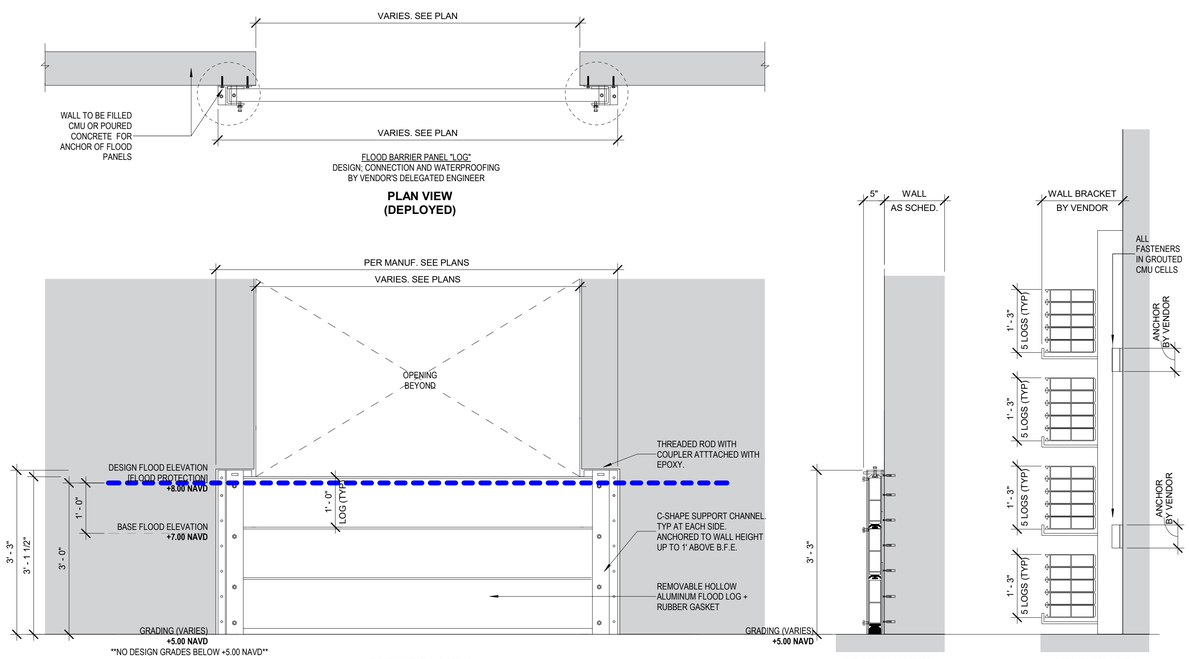
1 FLOOD PROOFING _ GROUND FLOOR

1/32" = 1'-0"



2 FLOODPROOFING DETAIL SLAB

3/8" = 1'-0"



3 FLOODPROOFING DETAILS

3/4" = 1'-0"

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MEP/FP ENGINEER:
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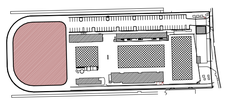
1407 WEST NEWPORT CENTER DR.
DEERFIELD BEACH, FL 33442
TEL:954.949.2200

PROJECT
ISHOF - WEST BUILDING
501 Seabreeze Blvd., Fort Lauderdale, FL 33316

KEY PLAN:



△	DESCRIPTION	DATE

NOT FOR CONSTRUCTION

SEAL & SIGNATURE

PROJECT NORTH:

DRC SET

DRAWING TITLE
TYPICAL FLOODPROOFING DETAILS

PROJECT NUMBER: 010326.000
DATE: 09/30/2025
SCALE: As indicated

SHEET
A-806

9/30/2025 4:09:27 PM

SOUTH ELEVATION. PERSPECTIVE VIEW - CC PRESENTATION (UPDATED)

WEST ELEVATION. PERSPECTIVE VIEW - CC PRESENTATION (UPDATED)

NORTH ELEVATION. PERSPECTIVE VIEW - CC PRESENTATION (UPDATED)

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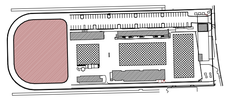
PROJECT

ISHOF - WEST BUILDING

501 Seabreeze Blvd., Fort Lauderdale, FL 33316

KEY PLAN:



△	DESCRIPTION	DATE

NOT FOR CONSTRUCTION

SEAL & SIGNATURE

PROJECT NORTH:

DRC SET

DRAWING TITLE

PROJECT RENDERINGS

PROJECT NUMBER: 010326.000
DATE: 09/30/2025
SCALE:
SHEET

A-900

9/30/2025 4:34:39 PM

PERSPECTIVE VIEW - VIEW FROM DECK LEVEL FACING ICONIC DIVE TOWER AND PROPOSED BUILDING

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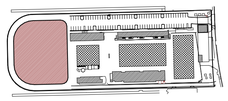
501 Seabreeze Blvd., Fort Lauderdale, FL 33316

KEY PLAN:



△	DESCRIPTION	DATE

NOT FOR CONSTRUCTION

SEAL & SIGNATURE

PROJECT NORTH:

DRC SET

DRAWING TITLE
PROJECT RENDERINGS

PROJECT NUMBER: 010326.000
DATE: 09/30/2025
SCALE:
SHEET
A-901

9/30/2025 4:09:25 PM

PERSPECTIVE VIEW - VIEW TOWARDS BUILDING ENTRY VIA VEHICULAR AND PEDESTRIAN ACCESS

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PROJECT

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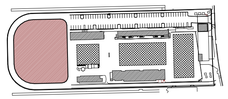


△	DESCRIPTION	DATE

NOT FOR CONSTRUCTION

SEAL & SIGNATURE

PROJECT NORTH:

DRC SET

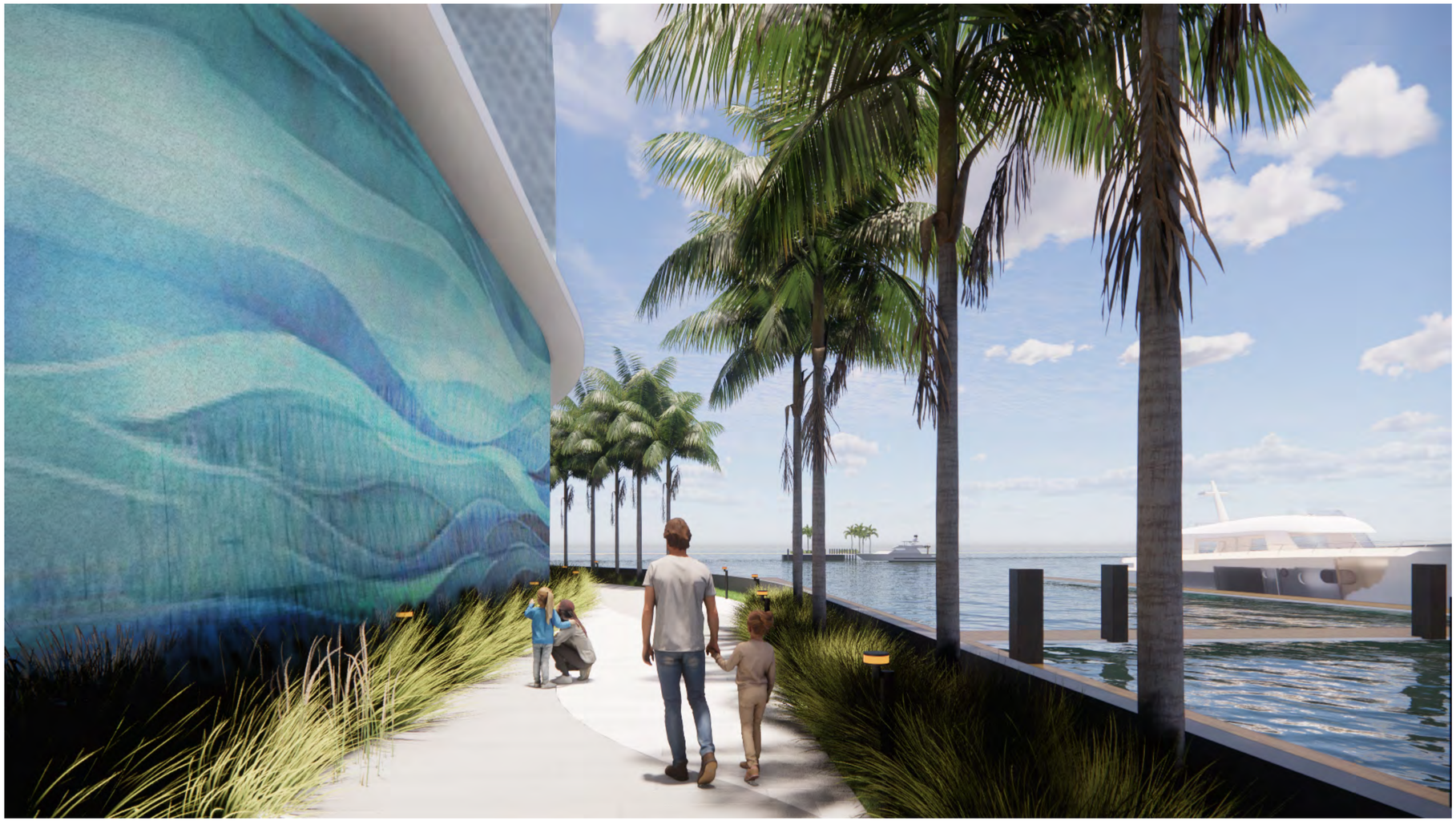
DRAWING TITLE

PROJECT RENDERINGS

PROJECT NUMBER: 010326.000
DATE: 09/30/2025
SCALE:
SHEET

A-902

9/30/2025 4:09:28 PM



PERSPECTIVE VIEW - VIEW ALONG NORTHERN PEDESTRIAN WALKWAY FACING INTERCOASTAL

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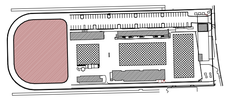
PROJECT

ISHOF - WEST BUILDING

501 Seabreeze Blvd., Fort Lauderdale, FL 33316

KEY PLAN:



△	DESCRIPTION	DATE

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PROJECT NORTH:

DRC SET

DRAWING TITLE

PROJECT RENDERINGS

PROJECT NUMBER: 010326.000
DATE: 09/30/2025
SCALE:
SHEET

A-903

9/30/2025 4:09:25 PM

PERSPECTIVE VIEW - VIEW ALONG WESTERN PEDESTRIAN WALKWAY FACING INTRACOASTAL

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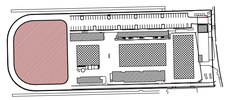
PROJECT

ISHOF - WEST BUILDING

501 Seabreeze Blvd., Fort Lauderdale, FL 33316

KEY PLAN:



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PROJECT NORTH:

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DRAWING TITLE
PROJECT RENDERINGS

PROJECT NUMBER: 010326.000
DATE: 09/30/2025
SCALE:
SHEET

A-904

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PERSPECTIVE VIEW - VIEW ALONG SOUTHERN PEDESTRIAN WALKWAY FACING SOUTH ROAD

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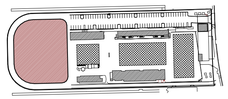
PROJECT
ISHOF - WEST BUILDING
501 Seabreeze Blvd., Fort Lauderdale, FL 33316

KEY PLAN:



△	DESCRIPTION	DATE

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SEAL & SIGNATURE

PROJECT NORTH:

DRC SET

DRAWING TITLE
PROJECT RENDERINGS

PROJECT NUMBER: 010326.000
DATE: 09/30/2025
SCALE:
SHEET
A-905

9/30/2025 4:09:25 PM

PERSPECTIVE VIEW - VIEW OF WEST FACADE IN ICW

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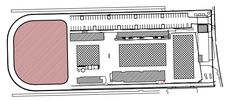
PROJECT

ISHOF - WEST BUILDING

501 Seabreeze Blvd., Fort Lauderdale, FL 33316

KEY PLAN:



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PROJECT NORTH:

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DRAWING TITLE

PROJECT RENDERINGS

PROJECT NUMBER: 010326.000
DATE: 09/30/25
SCALE:
SHEET

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9/30/2025 4:09:28 PM

RENDERED NORTH ELEVATION

RENDERED SOUTH ELEVATION

RENDERED EAST ELEVATION

RENDERED WEST ELEVATION

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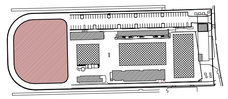
PROJECT

ISHOF - WEST BUILDING

501 Seabreeze Blvd., Fort Lauderdale, FL 33316

KEY PLAN:



△	DESCRIPTION	DATE

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SEAL & SIGNATURE

PROJECT NORTH:

DRC SET

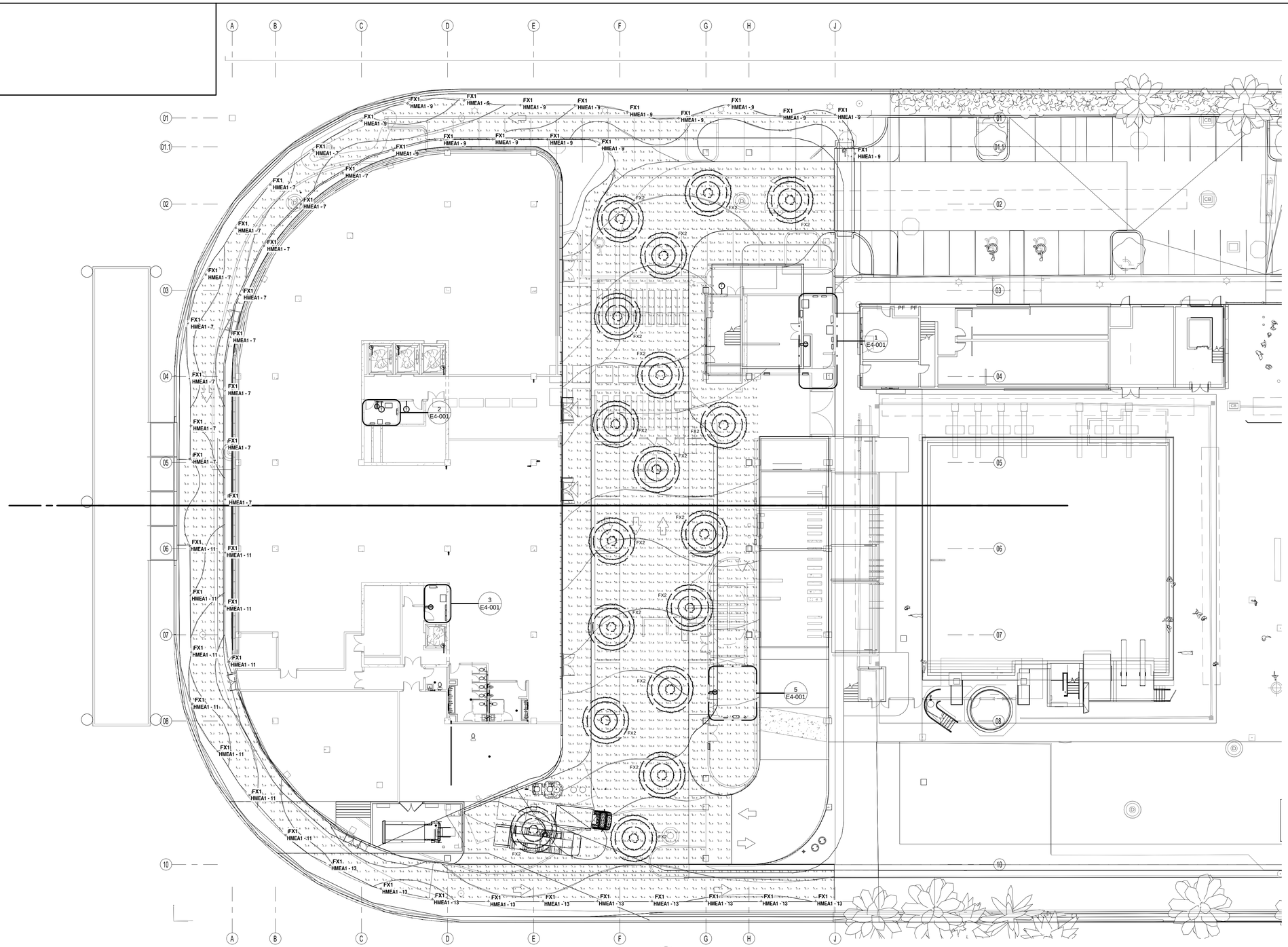
DRAWING TITLE

RENDERED ELEVATIONS

PROJECT NUMBER: 010326.000
DATE: 09/30/25
SCALE:
SHEET

A-907

7/31/2025 9:39:04 AM



SITE PHOTOMETRIC PLAN

1/16" = 1'-0"

NORTH

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Tag	Luminaire Lumens	Luminaire Watts	Mounting Height	CCT
	2016	FX2	Single	CURV2PPAT-D-HLO-SW-90-350-27-1FT (Linear-pattern)	FX2	350	3.6	18.975	2200K
	52	FX1	Single	ewo_PM387185_ifround-BD_AP06-_1 (Bollard)	FX1	507	10.5	2.95	2200K

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Pedestrian_Path (Bollards)_ Planar	Illuminance	Fc	3.24	9.9	0.0	N.A.	N.A.
Porte-cochere_paving_Planar	Illuminance	Fc	15.01	22.5	1.3	11.55	17.31
Porte-cochere_sidewalk_1_Planar	Illuminance	Fc	10.13	16.6	5.9	1.72	2.81
Porte-cochere_sidewalk_2_Planar	Illuminance	Fc	9.80	19.4	2.0	4.90	9.70

60% PRELIMINARY

NOT FOR CONSTRUCTION

DATED: 07/31/2025

ISSUED FOR PERMIT	-
ISSUED FOR CONSTRUCTION	-

KAMM CONSULTING PROJECT #: 2025-0099
PROJECT MANAGER: JOE ZIMMER

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07/31/2025

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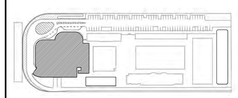
PROJECT

ISHOF - WEST BUILDING

501 Seabreeze Blvd., Fort Lauderdale, FL 33316

KEY PLAN:



△	DESCRIPTION	DATE

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PROJECT NORTH:

DRAWING TITLE

SITE PHOTOMETRICS PLAN

PROJECT NUMBER: 010326.000
DATE: 03/10/25
SCALE: 1/16" = 1'-0"

SHEET

E1-001-E

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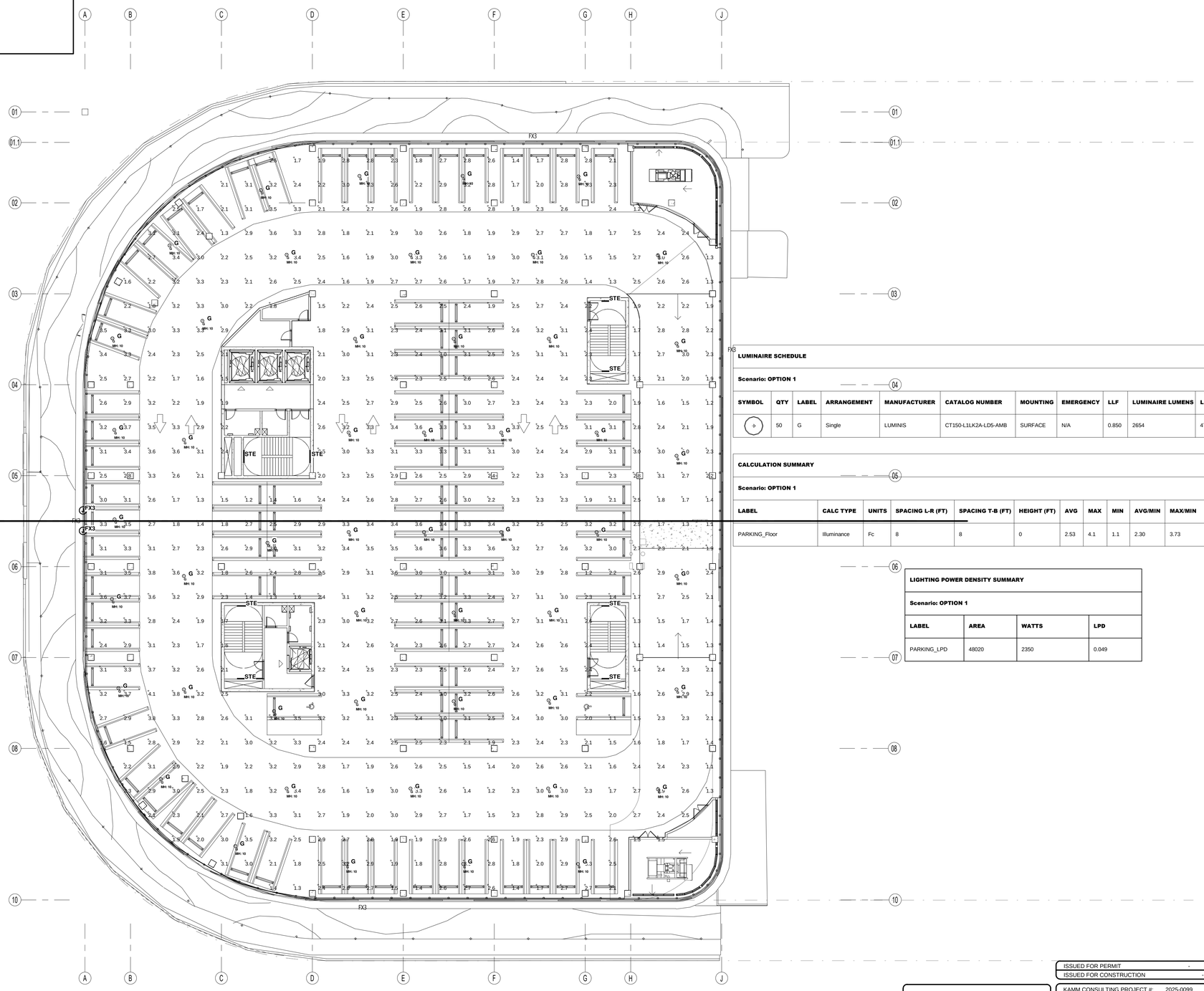

LEVEL 2 OVERALL PHOTOMETRIC PLAN

1/16" = 1'-0"

NORTH

LUMINAIRE SCHEDULE

Scenario: OPTION 1

SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	50	G	Single	LUMINIS	CT150-L1LK2A-LD5-AMB	SURFACE	N/A	0.850	2654	47

CALCULATION SUMMARY

Scenario: OPTION 1

LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PARKING_Floor	Illuminance	Fc	8	8	0	2.53	4.1	1.1	2.30	3.73

LIGHTING POWER DENSITY SUMMARY

Scenario: OPTION 1

LABEL	AREA	WATTS	LPD
PARKING_LPD	48020	2350	0.049

60% PRELIMINARY

NOT FOR CONSTRUCTION

DATED: 07/31/2025

ISSUED FOR PERMIT	-
ISSUED FOR CONSTRUCTION	-

KAMM CONSULTING PROJECT #: 2025-0099
PROJECT MANAGER: JOE ZIMMER

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07/31/2025

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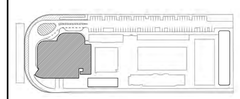
PROJECT

ISHOF - WEST BUILDING

501 Seabreeze Blvd., Fort Lauderdale, FL 33316

KEY PLAN:



△	DESCRIPTION	DATE

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PROJECT NORTH:

DRAWING TITLE

OVERALL EMERGENCY PHOTOMETRIC PLAN - LEVEL 02

PROJECT NUMBER: 010326.000
DATE: 03/10/25
SCALE: 1/16" = 1'-0"

SHEET

E2-102-E

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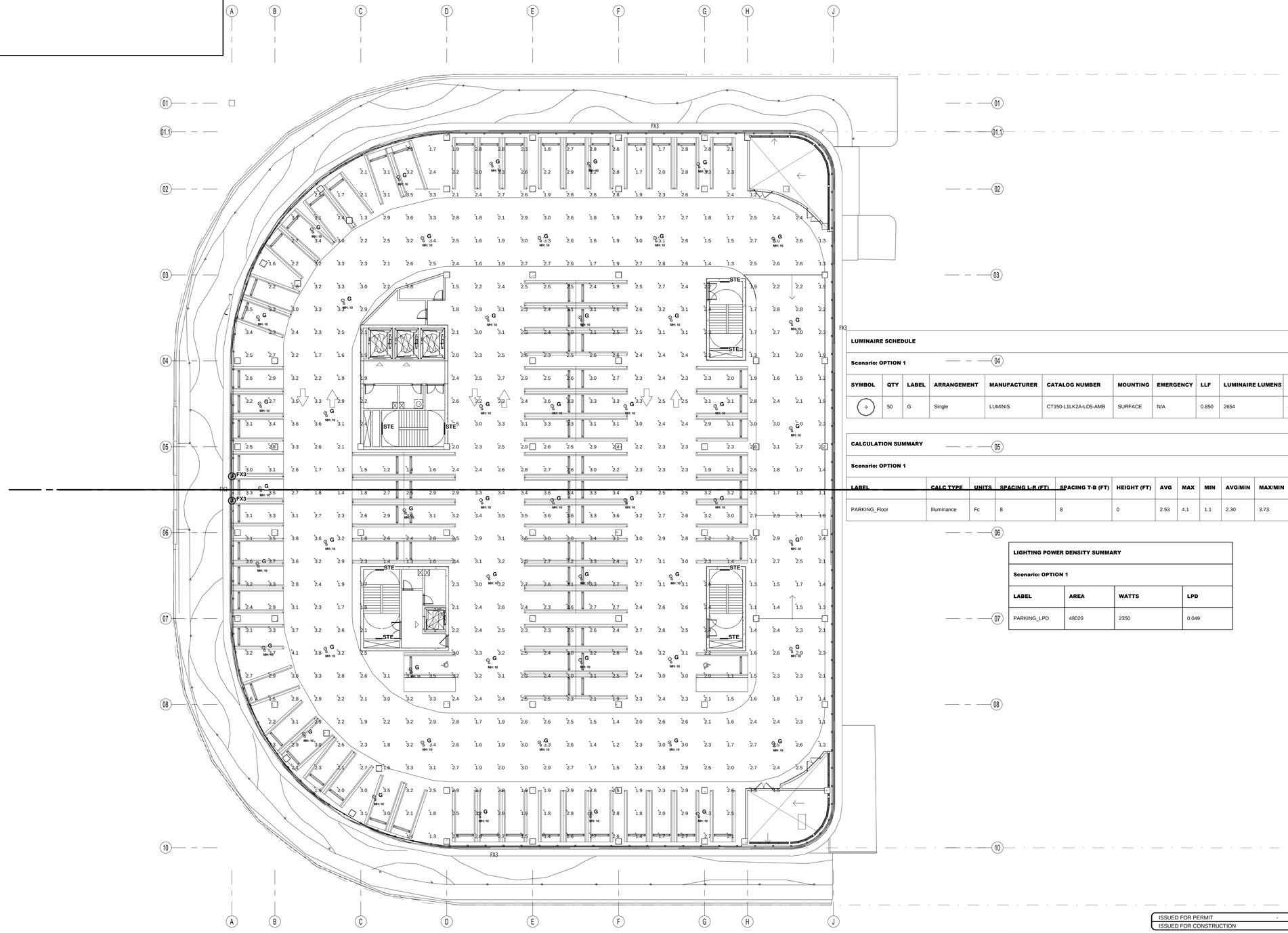

LEVEL 3 OVERALL PHOTOMETRIC PLAN

1/16" = 1'-0"

NORTH

LUMINAIRE SCHEDULE

Scenario: OPTION 1

SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	50	G	Single	LUMINIS	CT150-L1LK2A-LD5-AMB	SURFACE	N/A	0.850	2654	47

CALCULATION SUMMARY

Scenario: OPTION 1

LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PARKING_Floor	Illuminance	Fc	8	8	0	2.53	4.1	1.1	2.30	3.73

LIGHTING POWER DENSITY SUMMARY

Scenario: OPTION 1

LABEL	AREA	WATTS	LPD
PARKING_LPD	48020	2350	0.049

60% PRELIMINARY

NOT FOR CONSTRUCTION

DATED: 07/31/2025

ISSUED FOR PERMIT	-
ISSUED FOR CONSTRUCTION	-

KAMM CONSULTING PROJECT #: 2025-0099
PROJECT MANAGER: JOE ZIMMER

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07/31/2025

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PROJECT

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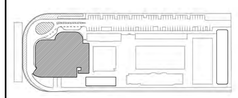

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PROJECT NORTH:

DRAWING TITLE

OVERALL EMERGENCY PHOTOMETRIC PLAN - LEVEL 03

PROJECT NUMBER: 010326.000
DATE: 03/10/25
SCALE: 1/16" = 1'-0"

SHEET

E2-103-E

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