

PLANNING DIVISION



File No. (internal use only): \_\_\_\_\_

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

GENERAL APPLICATION



Tel: (954) 921-3471  
Fax: (954) 921-3347

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at

<http://www.hollywoodfl.org/DocumentCenter/Home/View/21>



APPLICATION TYPE (CHECK ONE):

- Technical Advisory Committee
- City Commission
- Historic Preservation Board
- Planning and Development Board

Date of Application: 1/26/17

Location Address: 2300/2325 N. SURF Rd. HOLLYWOOD BEACH

Lot(s): 2, 3 AND 4 ++ Lot 16 Block(s): 11 AND 12 Subdivision: \_\_\_\_\_

Folio Number(s): 514212011690/514212011720/11721/11722/11730.

Zoning Classification: \_\_\_\_\_ Land Use Classification: General Business

Existing Property Use: HOTEL Sq Ft/Number of Units: 21 / 300 to 450 Sq Ft

Is the request the result of a violation notice? ( ) Yes (x) No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): \_\_\_\_\_

- Economic Roundtable
- Technical Advisory Committee
- City Commission
- Planning and Development
- Historic Preservation Board

Explanation of Request: TO REPLACE THE EXISTING TWO OLD BUILDINGS WITH AN UPGRADE 'NEW LOOK' HOTEL OFFERING 31 ROOMS / 3 RETAIL SPACES FACING THE BROADWALK AT GROUND FLOOR.

Number of units/rooms: 31 Sq Ft: Approx 400

Value of Improvement: 4 M Estimated Date of Completion: Begin 2019

Will Project be Phased? ( ) Yes (x) No If Phased, Estimated Completion of Each Phase \_\_\_\_\_

Name of Current Property Owner: HOLLYWOOD BEACH FRONT HOMES LLC.

Address of Property Owner: 2300 N. SURF Rd

Telephone: 9545892220 Fax: \_\_\_\_\_ Email Address: JEREMYNOY@GMAIL.COM

Name of Consultant/Representative/Tenant (circle one): RKB. ARCHITECTS PLANNERS

Address: 4800 N. FEDERAL Hwy Suite 104 BOCA RATON FL 33431 Telephone: 5617503661

Fax: \_\_\_\_\_ Email Address: RKBFLA@BELLSOUTH.NET

Date of Purchase: August 2011 Is there an option to purchase the Property? Yes ( ) No (x)

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: \_\_\_\_\_

Address: \_\_\_\_\_

Email Address: \_\_\_\_\_

PLANNING DIVISION



File No. (internal use only): \_\_\_\_\_

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

GENERAL APPLICATION

**CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS**

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at [www.hollywoodfl.org](http://www.hollywoodfl.org). The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: Michael Nox Date: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Consultant/Representative: [Signature] Date: 1-26-17

PRINT NAME: RICHARD K. PERKINS II Date: 1-26-17

Signature of Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_ Date: \_\_\_\_\_

**Current Owner Power of Attorney**

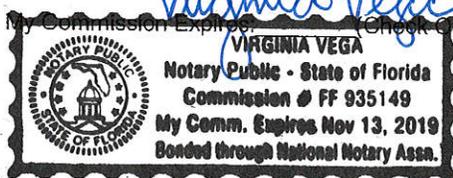
I am the current owner of the described real property and that I am aware of the nature and effect the request for RKB Architects Plans to my property, which is hereby made by me or I am hereby authorizing \_\_\_\_\_ to be my legal representative before the \_\_\_\_\_ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me  
this 26th day of January 2017

\_\_\_\_\_  
Signature of Current Owner

MICHAEL NOX  
Print Name

Notary Public  
State of Florida



My Commission Expires: \_\_\_\_\_ (Check one) \_\_\_\_\_ Personally known to me; OR \_\_\_\_\_ Produced Identification Passport

1/26/17

REPUBLIQUE FRANCAISE  
# 10CV89208 Exp date 11/2/2020



# CITY of HOLLYWOOD, FLORIDA

## Department of Development Services

2600 Hollywood Blvd. • Room 315 • P.O. Box 229045 • Hollywood, Florida 33022-9045  
Phone (954) 921-3471 • Fax (954) 921-3347 • www.hollywoodfl.org

**Thomas Barnett**  
Director

### TECHNICAL ADVISORY COMMITTEE REPORT

October 17, 2016

Hollywood Beachfront Townhomes, LLC  
2300 North Surf Road  
Hollywood, FL 33019

**FILE NUMBER:** 16-DP-73

**SUBJECT:** Site Plan review for a 31 room hotel located at 2300 & 2325 North Surf Road (Riptide Hotel)

---

---

#### SITE DATA

**Owner/Applicant:** Hollywood Beachfront Townhomes, LLC  
**Address/Location:** 2300 & 2325 North Surf Road  
**Net Area of Property:** 13,280 sq. ft. (0.3 acres)  
**Land Use:** General Business  
**Zoning:** BWK-25-HD-C  
**Existing Use of Land:** Hotel

#### ADJACENT LAND USE

**North:** General Business  
**South:** General Business  
**East:** N/A (Broadwalk/Atlantic Ocean)  
**West:** General Business

#### ADJACENT ZONING

**North:** Broadwalk Historic District Commercial (BWK-25-HD-C)  
**South:** Broadwalk Historic District Commercial (BWK-25-HD-C)  
**East:** N/A (Broadwalk/Atlantic Ocean)  
**West:** Beach Resort Commercial District (BRT-25-C)

---

**APPLICANTS MUST ADDRESS ALL COMMENTS AND FINDINGS AS IDENTIFIED BY MEMBERS OF THE TECHNICAL ADVISORY COMMITTEE BOTH IN WRITING (IDENTIFY PAGE NUMBER OF THE CORRECTION) AND ON THE SITE PLAN (ALL CHANGES MUST BE IDENTIFIED, I.E. BUBBLED).**

*Our Mission:* We are dedicated to providing municipal services for our diverse community in an atmosphere of cooperation, courtesy and respect.  
We do this by ensuring all who live, work and play in the City of Hollywood enjoy a high quality of life.

*"An Equal Opportunity and Service Provider Agency"*

## **A. APPLICATION SUBMITTALS**

Jean-Paul W. Perez, Planning Administrator 954-921-3471

1. As proposed, the project requires approval from the City Commission for the allocation of additional density from the Hollywood Beach Hotel Room Density Pool. Provide justification with next submittal.

**Response: See Sheet A082**

2. Provide breakdown of gross building area. Fee may have to be supplemented after verified by Staff.

**Response: See Sheet A006**

3. General Application:

**Response: Provide with the Document Package**

- a. Application was incomplete. A plethora of basic information was omitted from the application that was included elsewhere in the submittal package.
- b. All owners shall be listed on the Application. A Unity of Title will be required at the time of permitting.
- c. Shall be signed by Richard Brooks, RKB Architects Planners, Inc. ("Representative") on Page 2, as stated on Page 1 of same.

4. Ownership & Encumbrance Report (O&E) shall be provided for Lots 1 & 2, Block 12, of Hollywood Beach First Addition; otherwise referenced as the property located at 2325 North Surf Road, and all reports shall be dated within 30 days of submittal.

**Response: See Document Package**

5. Cover Sheet:

- a. Indicate current and future **meeting dates** (not submittal dates) on Cover Sheet, Title Block.

**Response: Preliminary TAC Review 10.4.16  
Public Hearing 2.21.17**

- b. Property address is listed as 7500 West Cameno Real, Boca Raton, Florida 33433. Revise accordingly.

**Response: Correction made on Cover Sheet A000**

- c. Shall provide a succinct Page Index.

**Response: See Cover Sheet A000**

6. Certified ALTA Survey:

- a. Shall state it is based on the provided O&E.

**Response: See Survey Stated @ Notes #8**

- b. Shall provide the net and gross site area in square feet and acreage.

**Response: See Survey Stated @ Notes #9**

- c. Legal description may be simplified (i.e., Lots 1 through 4, Block 11...) given the intent and result shall be to develop the properties in uniform.

**Response: See Cover Sheet A000**

7. Provide color chips and material samples with next submittal.  
**Response: See Sheet A062 for Color Chip Identification & Chip Samples are Provided with the Submitted Documents**
8. Staff encourages Applicant to meet with surrounding homeowner's associations prior to  
**Response: Ownership will Provide the Application Prior to Hearing**
9. Site Plan:
  - a. State the Architects name in the title block.  
**Response: See Cover Sheet A000**
  - b. Provide dimensions of the lot(s).  
**Response: See Site Plan Sheet A082**
  - c. Illustrate required sight triangles.  
**Response: See Site Plan Sheet A082**
  - d. Provide parking counts at the terminus of each parking row.  
**Response: See Site Plan Sheet A082 in Data Table**
  - e. Insufficient area appears to be provided for cars located in the parallel stalls to maneuver in and out.  
**Response: See Site Plan Sheet A082**
  - f. Provide setback, dimensions and typical improvements (bar area, coolers, wetbars, etc.) for the bar area on the ground floor.  
**Response: See Site Plan Sheet A082**
  - g. Illustrate the improved interiors of the retail locations.  
**Response: To be Determined at Time of Building Permit Submittal**
  - h. Provide a variance box, stating requested variances in a manner of regulatory reference, requirement, requested, value of variance request (i.e., "Variance from Section 4.6.I of the City's Zoning and Land Development Regulations, proposing a building height of 50feet, where 40-feet is allowed, for a variance of 10-feet.").  
**Response: See Variances Data Table on Sheet A082 & Variance Criteria Document will be Provided Prior to Hearing**
  - i. Ensure required van accessible ADA stalls have proper clearance.  
**Response: See Site Plan Sheet A082**
  - j. Include a note on Site Plan stating the maximum foot-candle level at all property lines (maximum 0.5 if adjacent to residential).  
**Response: See Site Plan Sheet A082 with Notes**
10. In the Site Data table on the Site Plan:
  - a. Restate the Legal Description in a manner consistent stated herein above.

**Response: See Site Plan Sheet A082**

- b. Provide the Zoning District and Future Land Use designation.

**Response: See Site Plan Sheet A082**

- c. If utilizing 40-percent of the site frontage of Base setbacks for Tower setbacks, provide such information in tabular for in the Site Data table. In addition, portions of the Base shall be fully dimensioned.

**Response: See Site Plan Sheet A082 & Floor Plans Sheet A101-105**

- d. Provide pervious vs. impervious calculations.

**Response: Provide by Civil Engineer Storm Drainage Calculations Package**

- e. Parking calculations shall include a breakdown of required handicap stalls.

**Response: See Site Plan Sheet A082**

- f. Provide the net and gross site area in square feet and acreage.

**Response: See Site Plan Sheet A082**

- g. Provide the total floor area of each type of room; including a breakdown of air conditioned and non-air conditioned space (balconies, garages, terraces, etc.).

**Response: See Area Calculation Sheet A006**

- h. Provide density calculation for allowed vs. requested under the 50 rooms per acre **AND** 70 units per acre; providing a note the exact number of rooms requested from the Hotel Density Pool.

**Response: See Site Plan Sheet A082**

- i. Provide the total gross Floor Area of the building, including a breakdown of common areas (restrooms, power equipment rooms and meter rooms).

**Response: See Sheet A004 & A006**

- j. Provide a tracking marking plan which shall include, but not be limited to, pavement markings, traffic signage, traffic circulation, etc.

**Response: See Civil Drawing 1 of 5**

- k. Identify the location of all curbs; curb types and areas of transition.

**Response: See Civil Drawing 3 of 5**

- l. Parking areas shall be screened in accordance with the Design Guidelines.

**Response: Refer to Landscape Plans & Architectural Site Plan Sheet A082**

11. Sheet A200:

- a. Ensure property lines are illustrated in the property location.

**Response: See Site Plan Sheet A082**

- b. Provide complete dimensions; particularly for the overall width of the building and portions of wall on the Base.

**Response: See Floor Plans Sheet A101-105**

- c. In tabular form, provide a calculation of transparent surfaces for first 20-feet of the structure.

**Response: The Storefront is all Curtain Walls, which they are all transparent. It was Reviewed by the staff.**

- d. In the same table, provide the linear feet of building frontage, linear feet of active use and the percentage value of active use.

**Response: The Storefront is all Curtain Walls, which they are all transparent. It was Reviewed by the Staff.**

12. Provide written responses to all comments with next submittal.

## **B. ZONING**

Jean-Paul W. Perez, Planning Administrator 954-921-3471

1. Several variances were identified by staff. Provide Variance Criteria justification for each request with next submittal.

**Response: See Variances Data Table on Sheet A082 & Variance Criteria Document will be Provided Prior to Hearing**

2. Work with CRA on spaces designated from public parking. A perpetual agreement will be required.  
**A Full Valet Parking will be Provided at the Off-Site Lot 16 See Sheet A082**

3. Provide a note stating the off-site parking is existing.

**Response: Stated on Site Plan Sheet A082**

4. Provide details of all regulatory signage and pavement markings. Work with the Engineering Division to ensure signage provided will adequately serve proposed circulation.

**Response: Signage will be Provided on Permit Submittal, see Civil Drawings**

5. Provide turn radii, dimensioned sight triangles and non-access line.

**Response: See Site Plan Sheet A082**

6. If a restaurant is located on-site, waste container areas must be located within air-conditioned space.

**Response: There is no restaurant on site at this Point**

7. Provide dimensions of building lengths.

**Response: See Site Plan Sheet A082**

8. Identify any projections such as awnings, eaves or other architectural features.

**Response: See Elevation Sheet A200 & A201**

9. Identify the location of mechanical and plumbing equipment. If located on the roof, include the equipment in the elevations and provide a roof plan. Include a note stating all equipment will be screened from public view.

**Response: See Floor Plan Sheet A101**

10. Provide method of mail delivery.

**Response: See Variances Data Table on Sheet A082 & Variance Criteria Document will be Provided Prior to Hearing**

11. One loading space measuring 10-feet by 25-feet is required.

**Response: See Variances Data Table on Sheet A082**

12. Illustrate the location of any on-site or the closest fire hydrant.  
**Response: See Civil Drawings**
13. Where the side of any stall is adjacent to a physical obstruction, in this case, a support column, the stall widths shall be increased by one foot.  
**Response: Columns are not Adjacent to Parking Stall Anymore, See Sheet A082**
14. Building height shall be measured from the Established Grade. In this case, the Established Grade is the FEMA Base Flood Elevation (“BFE”); therefore, elevation markers shall be adjusted to provide the 0’-0” at the FEMA BFE. In addition the zero marker shall provide the vertical datum in NAVD 88 and state that it is the FEMA BFE.  
**Response: See Survey & Civil Drawings and FEMA Data Table on Architectural Sheet A005**
15. Non-habitable, temporary uses shall be provided on ground floors along the Boardwalk below the BFE and shall be constructed with a breakaway design utilizing flood resistant materials in the manner of temporary restaurant seating areas, outdoor merchandising or creative retail facades.  
**Response: Will be Provided on Later Submittal with Structural Drawings**
16. Project is required to install electric vehicle charging station infrastructure, please see Ordinance O-2016-02.  
**Response: See Site Plan Sheet A082**
17. What is the current method of delivery of product and materials to the hotel; has a method of delivery been devised for the proposed hotel?  
**Response: See Variances Data Table on Sheet A082 & Variance Criteria Document will be Provided Prior to Hearing**

### **C. ARCHITECTURE AND URBAN DESIGN**

Jean-Paul W. Perez, Planning Administrator 954-921-3471

1. Provide color chips and materials proposed.  
**Response: See Color Chips on Sheet A062 & Chip Samples are Provided with Document Package**
2. Provide color renderings with next submittal.  
**Response: See Color Renderings on Sheet A061**
3. Additional comments may be forthcoming.

Terrence Comiskey, Architect, 954-921-3900

1. Sheet A082: The handicapped parking spot is not immediately in front of the “Check-In Lounge.”  
**Response: Handicapped Parking has been Relocated, see Sheet A082**
2. Sheet A082: With all the “Garden Dining” is there a restaurant?  
**Response: There is No Restaurant at this Point, those are Garden Seating Area**
3. Sheet A082: The second parking lot is not fully dimensioned and does not appear to be functional.  
**Response: See Sheet A082 for the Updates**
4. No floor plans were included for review. Application is incomplete.  
**Response: See Sheet A101 to A105**

#### **D. LANDSCAPING**

Dale Bryant, Landscape Architect 954-921-3997

1. Provide existing tree and palm information including species, estimated height and canopy/crown spread, caliper diameter of trunks, and proposed action on a Tree Disposition Plan. For any trees to be removed, provide mitigation requirements on the Landscape Plan and how they are being met.

**Response: See Landscape Drawing on Sheet L-1**

2. Provide a Landscape Plan signed and sealed by a Florida Registered Landscape Architect in the next submittal. Include a tabular data chart defining applicable City of Hollywood landscape requirements, including any tree mitigation requirements, and demonstrate on the Landscape Plans how they are being met. Landscape Plans should comply with landscape design for subtropical, highly saline and windy environment, maximize shade throughout the site and adjacent uses, complement the architectural design, accentuate site features, and provide effective and attractive buffers where appropriate both in scale with the proposed structure as well as human scale for patrons and adjacent beach goers.

**Response: See Landscape Drawings on Sheets L-1 to L-3**

3. A City of Hollywood Tree Removal/Relocation Permit will be required for any existing tree removal or relocation at time of building permit.

**Response: Permit will be Provided at Time of Building Permit Submittal**

4. An Irrigation Plan will be required at time of Building Permit that complies with SFWMD and City of Hollywood irrigation standards and requirements.

**Response: It will be Provided at time of Building Permit Submittal**

5. Additional comments may be forthcoming.

#### **E. SIGNAGE**

Jean-Paul W. Perez, Planning Administrator 954-921-3471

1. Illustrate the location of any proposed signage and note the sheet upon which the signage details is provided.

**Response: It will be Provided at time of Building Permit Submittal**

2. For review, full signage package shall be provided, including signage details, signs illustrated on Elevations, dimensions on Site Plan, etc.

**Response: It will be Provided at time of Building Permit Submittal**

3. Include a note on the Site Plan indicating all signage shall be in compliance with the Zoning and Land Development Regulations.

**Response: See Site Plan Sheet A082 Stated the Signage Note**

4. All signs, which are electrically illuminated by neon or other means, shall require a separate electrical permit and inspection. Separate permits are required for each sign.

**Responses: If so, Permit will be Submitted Separately**

#### **F. LIGHTING**

Jean-Paul W. Perez, Planning Administrator 954-921-3471

1. Include note on Site Plan stating the maximum foot-candle level at all property lines (maximum 0.5 if adjacent to residential).

**Response: Stated on Site Plan Sheet A082**

2. Provide a note on the plans stating compliance with the Lighting Requirements for Marine Turtle Protection ordinance.

**Response: Stated on Site Plan Sheet A082**

#### **G. GREEN BUILDING**

Jean-Paul W. Perez, Planning Administrator 954-921-3471

1. Project shall comply with Green Building Ordinance.

**Response: Green Building Coalition will be Provided Prior to Hearing**

#### **H. ENVIRONMENTAL SUSTAINABILITY**

Lindsey Nieratka, Environmental Sustainability Coordinator 954-921-3201

1. Outline the way the project intends to meet the requirements of the Green Building Ordinance (Chapter 151), and how the practices chose are tailored to site specific conditions. Some suggestions include:

**Response: Will Provide Detail Listing at Time of Building Permit Submittal**

- a. 80% native landscaping;

**Response: See Landscape Drawing**

- b. wastewater or rainwater reuse for irrigation;

**Response: See Civil Drawing Sheets SW1 to SW 3**

- c. energy Star roofing;

**Response: Will determine at time of Building Permit Submittal**

- d. solar hot water heaters; and

**Response: Will determine at time of Building Permit Submittal**

- e. solar photovoltaic system.

**Response: Will determine at time of Building Permit Submittal**

2. Demonstrate how the design takes into account projected sea level rise (see Resolution R-2016053) and the resulting tidal flooding conditions over the lifetime of the building. Consider parcel level modeling.

**Response: Detail Drawings will be Provided at time of Building Permit Submittal**

3. Demonstrate how the lighting and glazing will comply with Chapter 108, Lighting Requirements for Marine Turtle Protection.

**Response: Notes are provided on Site Plan Sheet A082**

#### **I. UTILITIES**

James Rusnak, Engineer 954-921-3302

Wilford Zephyr, Engineer 954-924-2985

1. Provide civil plans to show necessary drainage improvements, water connections for domestic use, irrigation use and any separate taps for fire sprinkler requirements. City of Hollywood water and sewer atlas information and standard details can be obtained by contacting Mike Zaske, Senior CAD Technician, 954-921-3930. **Response: See Civil Drawings**
2. Provide proposed water and sewer demand calculations for further review to determine if any upgrades will be required to support this development.  
**Response: See Civil Drawings**
3. Provide signed and sealed pre and post drainage calculations.  
**Response: See Civil Engineering Calculation Package**
4. Update your survey to show location of FLDEP Coastal Construction Control Line Range 10, Transect 11.  
**Response: See Survey**
5. Structural design and construction must comply with the FEMA Federal Code of Regulations 44CFR and City of Hollywood Code of Ordinance, Chapter 154, entitled Flood Damage Protection. The NFIP requires the lowest horizontal beam be placed at or above the V Zone flood elevation, it also restricts use below the BFE 11.0 NAVD to use of parking of motor vehicles, limited storage, and building entrances.  
**Response: It will be Provided at time of Building Permit Submittal**
6. For guidance on design and construction requirements within the coastal high hazard V Zone you will need to review FEMA (Technical Bulletin 2, Aug. 2008 – Flood Damage Resistant Materials Requirement);(Technical Bulletin 4, April 1993 – Elevator Installation);(Technical Bulletin 5, August 2008 – Free of Obstruction Requirements); and (Technical Bulletin 9, August 2008 – Construction Guidance for Breakaway Walls).  
**Response: It will be Provided at time of Building Permit Submittal**
7. In addition, the developer will need to obtain an FLDEP permit for construction within the CCCL and the structure will need to be designed to the more stringent requirements with the lowest horizontal structural member placed at or above the FLDEP CCCL storm surge requirements.  
**Response: Structural Drawings will be Provided at time of Building Permit Submittal**
8. Permits from other agencies will be required at time of building permit  
**Response: Yes, other Agencies will be Provided at time of Building Permit Submittal**
9. NPDES – Up to 1 Ac.

The construction activity on this site is regulated by City Code Chapter 54. Failure to maintain job site erosion and sedimentation control in accordance with permit conditions and applicable regulations may result in fines up to \$500.00 per day.

**Response: We Understand Site Regulations During Construction**

Prior to issuance of building permit a Storm water Pollution Prevention Plan (SWPPP) shall be required. The SWPPP must be maintained at the job site at all times. The SWPPP shall contain detailed descriptions of structures, procedures, contact names and/or control measures designed to reduce sediment and storm water runoff.

**Response: We Understand**

Construction sites and operations shall be required to maintain during and after all demolition, construction, development, excavation, dewatering, and/or alteration operations, structural and

non-structural Best Management Practices (BMP's) with the intent to reduce pollutants and sediment in storm water runoff.

**Response: We Understand**

For additional information regarding NPDES regulations please contact:

Florida Department of Environmental Protection  
2600 Blair Stone Road, MS #2500  
Tallahassee, FL 32399-2400  
(850) 245-7522  
Visit DEP's Web site at: [www.dep.state.fl.us/water/stormwater/npdes/](http://www.dep.state.fl.us/water/stormwater/npdes/)

#### **J. BUILDING**

Philip Sauer, Chief Building Official 954-921-3025

1. The handicap parking stall has to be on an accessible route.  
**Response: See Site Plan Sheet A082**
2. Plans provided were just a footprint and site plan. No information on the interior layout provided.  
**Response: See Floor Plans A101 to A105**

#### **K. ENGINEERING**

Luis Lopez, City Engineer 954-921-3251  
Clarissa Ip, Engineering Support Services Manager 954-921-3915

1. Provide civil plans for the proposed work. Provide an indicate items such as but not limited to drainage improvements, curbing, all vehicle turning radii, sight triangles, pavement marking and signage plans and details as well as change in elevations to show that handicap accessibility has been met. For water and sanity sewer connection, show any pavement restoration and details required for connections with City rights-of-way.  
**Response: See Civil Drawings Sheet 1 of 5**
2. Provide building floor plan with layout plan. Include all doorways, building access and column locations on plan.  
**Response: See Floor Plans Sheets A101 to A105**
3. Provide project data on plans with descriptions and details such as what is being built, square footage, number of units, parking provided, etc. being proposed for the project.  
**Response: See Site Plan Sheet A082**
4. Minimum parallel parking dimension requirement in the Beach Community Redevelopment Districts is 8.5-feet by 22-feet.  
**Response: See Site Plan Sheet A082**
5. Building columns are within parking stalls; provide clearance.  
**Response: See Site Plan Sheet A082**
6. Show vertical clearance for the covered parking.  
**Response: It will be confirmed with Structural Engineer at time of Building Permit Submittal**
7. For the angular parking, indicate degrees of the angle.  
**Response: See Site Plan Sheet A082**

8. For the off-site parking lot, indicate drive aisle and setback width, property line, street name, etc.  
**Response: See Site Plan Sheet A082**
9. Detectable warning will be required. Please include detail.  
**Response: Will be Provided at Time of Building Permit Submittal**
10. Provide handicap accessible route.  
**Response: See Site Plan Sheet A082**
11. How and where would loading be taking place for the retail and hotel uses?  
**Response: See Variance Data Table on Sheet A082 & Variance Criteria Document will be Provided Prior to Hearing**
12. Garden Dining is noted on plan. Will there be a restaurant? Please update application form.  
**Response: There is no Restaurant at this Point, those are Garden Seating Area See Site Plan Sheet A082**
13. Provide walk paths and indicate pedestrian access to check-in area, retail and dining from parking.  
**Response: See Site Plan Sheet A082**
14. Coordination with CRA streetscape project may be required.  
**Response: Will Coordinate with CRA Prior to Hearing**
15. Will a ramp be provided for the dumpsters along the drive aisle for garbage pick-up?  
**Response: See Site Plan Sheet A082**
16. All outside agency permits must be obtained prior to issuance of building permit.  
**Response: It will be Provided at Time of Building Permit Submittal**
17. More comments will follow upon receipt and review of the requested information.

#### **L. FIRE**

Janet A. Washburn, Fire Prevention Officer III 954-921-3263

1. Fire flow requirement must be met per NFPA 1, 18. 4.5.2. In order to determine this a hydrant flow test must be completed. Please contact underground utilities to schedule at 954-921-3046. Once the results of the test are completed, show calculations on the next submittal meeting the required fire flow. Include any new existing fire hydrants on civil drawings.  
**Response: See Civil Drawings. Calculations will be Provided at Time of Building Permit Submittal**
2. Because a fire sprinkler system is be required for this project, include civil drawings showing all new/existing fire hydrants, size and location of fire main line, and location of fire department connections per NFPA 13, 2010 edition. Include a note on the plan that all underground utility work for the fire main will be completed by a contractor holding a Class I, II, V license per FS 633.102.  
**Response: See Civil Drawings**
3. Show on the plan intent to meet NFPA 1, 11.10\* Two Way Radio Communication Enhancement Systems.  
**Response: See Sheet A005**

4. Will any stacked parking or car lifts be used in the garage? If so, commodity classification for the FS design will be Extra hazard II.

**Response: No Stacked Parking nor Car Lifts**

5. A Knox-Box will be required at the front entrances.

**Response: See Site Plan Sheet A082**

#### **M. COMMUNITY DEVELOPMENT**

Clay Milan, Special Projects Manager 954-921-3271

1. More details are needed on all aspects of the proposed development before a recommendation can be made, including, but not limited to:

- a. How will demolition of the existing structures is being handled;

**Response: Will be determine prior to Building Permit Submittal**

- b. room layout and size;

**Response: See Floor Plans Sheet A101-105**

- c. garbage and recycling;

**Response: See Site Plan Sheet A082**

- d. details on location of mechanical equipment;

**Response: See Site Plan Sheet A082**

- e. renderings;

**Response: See Sheet A061**

- f. use of retail space; and

**Response: To be Determined Prior to Building Permit Submittal**

- g. proposed amenities.

**Response: Open Courtyard Feature to Embrace with the Boardwalk**

#### **N. PARKS, RECREATION AND CULTURAL ARTS**

David Vazquez, Assistant Director 954-921-3404

Eric Brown, Recreation Supervisor 954-921-3404

1. Park impact fees application shall be submitted for review.

#### **O. POLICE DEPARTMENT**

Tracey Thomas, Police 954-967-4549

Doreen Avitabile, Police 954-967-4371

1. Note: Crime Prevention Recommendations: The following are reviews and recommendations for the CPTED review of blueprints for "Riptide Hotel, 2300 and 2325 North Surf Road, Hollywood, Florida."

2. Note: Application does not contain all of the necessary information to make recommendation and must be revised to incorporate the enclosed comments.

3. Note: Application does not contain all of the necessary information to make a recommendation and must be revised to incorporate the enclosed comments.
4. Note: The following recommendations to consider:
  - a. Note: Blueprint Crime Prevention Observations/Recommendations per ACPI (American Crime Prevention Institute) reference the addressed premises.
  - b. CPTED Strategies: Provide clear border definition of controlled space. Examples of border definition may include fences, shrubbery or signs in exterior areas.
  - c. External Lighting: Parking lots, vehicle roadways, pedestrian walkways and building entryways should have "adequate" levels of illumination. The American Crime Prevention Institute recommends the following levels of external illumination:
    - i. Parking Lots: 3-5 foot candles
    - ii. Walking Surfaces: 3 foot candles
    - iii. Recreational Areas: 2-3 foot candles
    - iv. Building Entryways: 5 foot candles
  - d. LED Lighting Recommendations.
  - e. A system of lighting fixture identification should be developed.
  - f. Exterior lighting should be controlled by automatic devices (preferably by photocell).
  - g. Exterior lighting fixture lenses should be fabricated from polycarbonate, break-resistant materials.
  - h. Plant materials, particularly tree foliage, should not interfere with or obscure exterior lighting.
  - i. Light fixtures below 10-feet in grade should be designed to make access to internal parts difficult (i.e., security screws, locked access panels, etc.).

**Response: All Police Department Comments will be Provided at Time of Building Permit Submittal**

**P. PUBLIC WORKS**

Charles Lassiter, Environmental Services Supervisor 954-967-4207 Karen  
Arndt, Assistant Director 954-967-4264

**Q. DOWNTOWN AND BEACH CRA**

Jorge Camejo, Executive Director 954-924-2980  
Susan Goldberg, Deputy Director 954-924-2980

1. No comments received.

**R. PARKING**

Harold King, Parking Administrator 954-921-3535

1. No comments received.

**S. ECONOMIC DEVELOPMENT**

Brian Rademacher, Corridor Redevelopment Manager 954-924-2922

1. No comments received.

**T. ADDITIONAL COMMENTS**

Jean-Paul W. Perez, Planning Administrator 954-921-3471

1. No additional comments.

---

The Technical Advisory Committee finds this application substantially compliant with the requirements of Preliminary Review; therefore, the Applicant should submit for Final TAC review.

Please be advised, in the future any additional review by the TAC may result in the payment of additional review fees.

**If these comments have not been addressed within 120 days of this dated report the application will expire. As a result, a new application and fee will be required for additional review by the TAC.**

Note that any use proposed for the site shall be consistent with Zoning and Land Development Regulations.

Should you have any questions, please do not hesitate to contact your Project Planner at 954-921-3471.

Sincerely,



Alexandra Carcamo  
Planning Administrator

C: Jeremy Noy via email: [jeremynoy@gmail.com](mailto:jeremynoy@gmail.com)  
Henri Isacovitch via email: [henrififth@hotmail.com](mailto:henrififth@hotmail.com); [henri@riptidehotel.com](mailto:henri@riptidehotel.com)  
Richard Brooks via email: [rkbfla@bellsouth.net](mailto:rkbfla@bellsouth.net)



*First American*

## Schedule A

### Commitment for Title Insurance

ISSUED BY

**First American Title Insurance Company**

**5011612 - 1062-2932527**

Agent File Number: Hollywood Beachfront Townhomes  
FAST File Number: 1062-2932527

1. Effective Date: March 19, 2013 @ 11:59 P.M.
2. Policy or Policies to be issued: Proposed Amount of Insurance:
  - a. Owner's Policy  
ALTA Owner's Policy of Title Insurance (6-17-06) (with Florida modifications) **\$TBD**  
Proposed Insured: **TBD**

3. The estate or interest in the land described or referred to in this Commitment is **Fee Simple**

4. Title to the Fee Simple estate or Interest in the land is at the Effective Date vested in:  
**Hollywood Beachfront Townhomes, LLC, a Florida limited liability company**

5. The land referred to in this Commitment is described as follows:

**See Exhibit "A" attached hereto and made a part hereof**

Aventura Title Insurance Corporation

By: *[Signature]*

Authorized Countersignature for Aventura Title Insurance Corporation  
(This Schedule A valid only when Schedule B is attached.)



*First American*

ISSUED BY

**First American Title Insurance Company**

**Exhibit A**

Agent File Number: Hollywood Beachfront Townhomes  
FAST File Number: 1062-2932527

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Broward, STATE OF FL, AND IS DESCRIBED AS FOLLOWS:

Parcel 1:

The East 34.05 feet of Lot 1, Block 12 of HOLLYWOOD BEACH FIRST ADDITION, according to the Plat thereof, as recorded in Plat Book 1, Page 31, of the Public Records of Broward County, Florida.

Parcel 2:

The West 45.95 feet of Lots 1 and 2, Block 12 of HOLLYWOOD BEACH FIRST ADDITION, according to the Plat thereof, as recorded in Plat Book 1, Page 31, of the Public Records of Broward County, Florida.

Parcel 3:

The East 34.05 feet of Lot 2, Block 12 of HOLLYWOOD BEACH FIRST ADDITION, according to the Plat thereof, as recorded in Plat Book 1, Page 31, of the Public Records of Broward County, Florida.



*First American*

## Schedule BI

### Commitment for Title Insurance

ISSUED BY

**First American Title Insurance Company**

**5011612 - 1062-2932527**

Agent File Number: Hollywood Beachfront Townhomes  
FAST File Number: 1062-2932527

#### **REQUIREMENTS**

The following requirements must be met:

1. Pay and/or disburse the agreed amounts for the interest in the land and/or the mortgage to be insured.
2. Pay us the premiums, fees and charges for the policy.
3. Pay all taxes and/or assessments, levied and assessed against the land, which are due and payable.
4. The following documents, satisfactory to us, creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded:
  - a. Warranty Deed from Hollywood Beachfront Townhomes, LLC, a Florida limited liability company, to TBD, conveying the land described in Exhibit A herein; together with satisfactory evidence that Hollywood Beachfront Townhomes, LLC, a Florida limited liability company, is either authorized to transact business in the State of Florida, or is presently in existence in their State of origin.

Provide the Company for review a copy of the Articles of Organization filed with its domicile state, and amendments thereto, if any, and a copy of the Operating Agreement for Hollywood Beachfront Townhomes, LLC, a Florida limited liability company, to verify who may sign on behalf of the limited liability company, as well as the procedure authorizing such signatory. Obtain a satisfactory affidavit from one of the signatory members or managers of Hollywood Beachfront Townhomes, LLC, a Florida limited liability company, which states the limited liability company has not been dissolved and neither the limited liability company nor any of the members or managers are currently debtors in any bankruptcy proceedings, that affiant has the authority to execute deed/mortgage on behalf of the company in conformity with the Articles of Organization and Operating Agreement and all necessary consents have been obtained.

5. Survey prepared by a registered land surveyor dated no more than 90 days prior to the closing date of subject transaction and certified to the proposed Insured(s), First American Title Insurance Company, and all other parties in interest, meeting the minimum standards for ALTA/ACSM surveys. The Company reserves the right to make such additional requirements as it may deem necessary.
6. Proof of payment, satisfactory to the Company, of all special assessments, recorded or unrecorded, including but not limited to special assessments arising under Chapter 159 of the Florida Statutes.

7. Proof of payment of all pending or certified charges or special assessments by the appropriate authority, including but not limited to Sanitation, Utility, Road, Paving and Wastewater Assessments.
8. An Affidavit in form acceptable to First American Title Insurance Company and executed by or on behalf of the current record owner(s) of the subject property stating:
  - (a) that there are no parties in possession of the subject property other than said current record owner(s);
  - (b) that there are no encumbrances upon the subject property other than as may be set forth in this Commitment and
  - (c) there are no unrecorded assessments which are due and payable and all sewer and water bills are paid through the date of this Affidavit; and
  - (d) that there have been no improvements made to or upon the subject property within the ninety (90) day period last past (from the date of such affidavit) for which there remain any outstanding and unpaid bills for labor, materials or supplies for which a lien or liens may be claimed must be furnished to First American Title Insurance, or, in lieu thereof, an exception to those matters set forth in said Affidavit which are inconsistent with or deviate from the foregoing requirements will appear in the policy or policies to be issued pursuant to this Commitment. Said Affidavit must contain the legal description of the captioned property.
9. If the amount of insurance to be issued exceeds the authority of the agent under the existing Agency Agreement with the Company, the Company requires that the agent obtain specific underwriting approval from First American.
10. The name or names of the Proposed Insured and the Proposed Amounts under the Proposed Policy must be furnished in order that this Commitment may become effective. This Commitment is subject to further requirements as may then be deemed necessary.

NOTE:

Taxes for the year 2012 have been PAID in the amount of \$9,518.93 under Parcel ID No. 5142-12-01-1720. (Parcel 1)

Taxes for the year 2012 have been PAID in the amount of \$19,041.45 under Parcel ID No. 5142-12-01-1721. (Parcel 2)

Taxes for the year 2012 have been PAID in the amount of \$9,927.71 under Parcel ID No. 5142-12-01-1722. (Parcel 3)

Note: The tax records indicate that a Value Adjustment Board case is pending for all of the foregoing Parcel ID Nos.



*First American*

## Schedule BII

### Commitment for Title Insurance

ISSUED BY

**First American Title Insurance Company**

**5011612 - 1062-2932527**

Agent File Number: Hollywood Beachfront Townhomes  
FAST File Number: 1062-2932527

#### PART II

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Any rights, interests, or claims of parties in possession of the land not shown by the public records.
3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.
4. Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records.
5. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water.
6. Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy.
7. Any minerals or mineral rights leased, granted or retained by current or prior owners.
8. Taxes and assessments for the year 2013 and subsequent years, which are not yet due and payable.
9. Restrictions, dedications, conditions, reservations, and easements shown on the plat of HOLLYWOOD BEACH FIRST ADDITION, as recorded in Plat Book 1, Page 31, of the Public Records of Broward County, Florida.
10. Matters shown on that certain Right of Way Map recorded in Right of Way Map Book 12, Page 13, as affected by the Notice thereof, recorded January 9, 1992 in Official Records Book 19063, Page 790, all of the Public Records of Broward County, Florida.
11. Easement in favor of the State of Florida, recorded August 10, 1932 in Deed Book 234, Page 372, of the Public Records of Broward County, Florida.
12. Easement in favor of the City of Hollywood, recorded July 21, 1936 in Deed Book 276, Page 402, of the Public Records of Broward County, Florida.

13. Terms and conditions contained in that City of Hollywood Ordinance No. 0-72-39, recorded March 30, 1978 in Official Records Book 7489, Page 390, of the Public Records of Broward County, Florida.
14. Terms and conditions contained in that Broward County Ordinance No. 86-90, recorded December 26, 1986 in Official Records Book 14022, Page 900, and re-recorded January 9, 1987 in Official Records Book 14066, Page 945, all of the Public Records of Broward County, Florida.
15. Terms and conditions contained in that Perpetual Palm Tree Easement in favor of State of Florida, Department of Transportation, recorded June 10, 1998 in Official Records Book 28369, Page 539, of the Public Records of Broward County, Florida.
16. Terms and conditions contained in that Perpetual Beach Storm Damage Reduction Easement in favor of Broward County, Florida, recorded January 9, 2002 in Official Records Book 32599, Page 1510, of the Public Records of Broward County, Florida.
17. Terms and conditions contained in that Broward County Ordinance No. 2002-61, recorded November 21, 2002 in Official Records Book 34145, Page 1891, of the Public Records of Broward County, Florida.
18. Terms and conditions contained in that City of Hollywood Historic Preservation Board Resolution No. 06-H-107, recorded January 17, 2007 in Official Records Book 43442, Page 1496, of the Public Records of Broward County, Florida.
19. Terms and conditions contained in that City of Hollywood Historic Preservation Board Resolution No. 06-H-108, recorded January 17, 2007 in Official Records Book 43442, Page 1499, of the Public Records of Broward County, Florida.
20. Terms and conditions contained in that City of Hollywood Historic Preservation Board Resolution No. 06-H-108, recorded June 4, 2007 in Official Records Book 44133, Page 758, of the Public Records of Broward County, Florida.
21. Rights of tenants in possession, if any, under leases unrecorded in the Public Records.
22. Any adverse ownership claim by the State of Florida by right of sovereignty to any part of the Land that is, as of the Date of Policy or was at any time previously, under water (submerged).
23. Rights of the United States Government to that part of the Land, if any, being artificially filled in land in what was formerly navigable waters arising by reason of the United States Government control over navigable waters in the interest of navigation and commerce.
24. The policy does not insure title to any part of the Land lying seaward of the most inland of: (i) the Mean High Water Line of the abutting body of water; or, (ii) the Erosion Control Line as set forth on the Erosion Control Line Plat, if any, recorded relative to said Land pursuant to Chapter 161, Florida Statutes.
25. The right, title or interest, if any, of the public to use as a public beach or recreation area any part of the Land lying between the water abutting the Land and the most inland of any of the following: (a) the natural line of vegetation; (b) the most extreme high water mark; (c) the bulkhead line, or (d) any other line which has been or which hereafter may be legally established as relating to such public use.
26. Riparian Rights and/or Littoral Rights are not Insured.

Agent File Number: Hollywood Beachfront Townhomes  
Issuing Office File Number: 1062-2932527

Note: All of the recording information contained herein refers to the Public Records of Broward County, Florida, unless otherwise indicated. Any reference herein to a Book and Page is a reference to the Official Record Books of said county, unless indicated to the contrary.

**Notices - Where Sent**

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this policy and shall be addressed to the Company, Attention: Claims Department, 1 First American Way, Santa Ana, CA 92707.

**Service, Quality and Availability**

First American Title Insurance Company cares about its customers and their ability to obtain information and service on a convenient, timely and accurate basis. A qualified staff of service representatives is dedicated to serving you. A toll-free number is available for your convenience in obtaining information about coverage and to provide assistance in resolving complaints at 1-800-929-7186. Office hours are from 8:30 a.m. through 5:30 p.m. Monday through Friday.

04/01/2013

Re: Agent File Number: **Hollywood  
Beachfront  
Townhomes**  
FAST File Number: **1062-2932527**

Property Address: **2325 N Surf Rd, , FL**

**YOU MAY BE ENTITLED TO A REDUCED PREMIUM FOR TITLE INSURANCE IF THIS OFFICE IS PROVIDED WITH A PRIOR OWNER'S POLICY INSURING THE SELLER OR MORTGAGOR IN THE CURRENT TRANSACTION.**

An order has been placed with this company for a title insurance policy. The purpose of this letter is to provide you with important information regarding the title insurance premium that has been or will be charged in connection with this transaction.

Eligibility for a discounted title insurance premium will depend on :

**REFINANCE TRANSACTIONS:**

To qualify for a reduced premium for title insurance you must provide our office with a copy of your prior owner's policy of title insurance insuring your title to the above-referenced property.

**SALES TRANSACTIONS:**

To qualify for a reduced premium for title insurance you must provide our office with a copy of your (or your seller's) prior owner's policy of title insurance insuring your title to the above-referenced property. The effective date of the prior owner's policy must be less than three years old or the property insured by the policy must be unimproved (except roads, bridges, drainage facilities and utilities are not considered improvements for this purpose).

To qualify for the reduced rate, you or your representative may hand deliver, mail or fax a copy of the prior owner's policy of title insurance to the above address or fax number prior to closing, although we will accept the prior policy up to 5 working days after the closing date of your transaction.



## First American Title

### Privacy Information

#### We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

#### Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

#### Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

#### Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

#### Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

#### Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

#### Information Obtained Through Our Web Site

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet.

In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us who you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site.

There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

#### Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

#### Cookies

Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive.

FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

#### Fair Information Values

**Fairness** We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

**Public Record** We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

**Use** We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

**Accuracy** We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

**Education** We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

**Security** We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.



*First American*

## Schedule A

### Commitment for Title Insurance

ISSUED BY

**First American Title Insurance Company**

**5011612 - 1062-2932508**

Agent File Number: Hollywood Beachfront South  
FAST File Number: 1062-2932508

1. Effective Date: March 19, 2013 @ 11:59 P.M.
2. Policy or Policies to be Issued: Proposed Amount of Insurance:
  - a. Owner's Policy  
ALTA Owner's Policy of Title Insurance (6-17-06) (with Florida modifications) **\$TBD**  
Proposed Insured: **TBD**

3. The estate or interest in the land described or referred to in this Commitment is **Fee Simple**

4. Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:

**Hollywood Beachfront Townhomes South, LLC, a Florida limited liability company**

5. The land referred to in this Commitment is described as follows:

**See Exhibit "A" attached hereto and made a part hereof**

Alan J. Marcus, P.A.

By: *Chris J. J. J.*

Authorized Countersignature for Alan J. Marcus, P.A.  
(This Schedule A valid only when Schedule B is attached.)



*First American*

ISSUED BY

**First American Title Insurance Company**

**Exhibit A**

Agent File Number: Hollywood Beachfront South  
FAST File Number: 1062-2932508

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Broward, STATE OF FL, AND IS DESCRIBED AS FOLLOWS:

Lot 16, Block 11, and Lots 3 and 4, Block 12, of HOLLYWOOD BEACH FIRST ADDITION, according to the Plat thereof, as recorded in Plat Book 1, Page 31, of the Public Records of Broward County, Florida.



*First American*

## Schedule BI

### Commitment for Title Insurance

ISSUED BY

**First American Title Insurance Company**

**5011612 - 1062-2932508**

Agent File Number: Hollywood Beachfront South  
FAST File Number: 1062-2932508

### REQUIREMENTS

The following requirements must be met:

1. Pay and/or disburse the agreed amounts for the interest in the land and/or the mortgage to be insured.
2. Pay us the premiums, fees and charges for the policy.
3. Pay all taxes and/or assessments, levied and assessed against the land, which are due and payable.
4. The following documents, satisfactory to us, creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded:
  - a. Warranty Deed from Hollywood Beachfront Townhomes South, LLC, a Florida limited liability company, to TBD, conveying the land described in Exhibit A herein; together with satisfactory evidence that Hollywood Beachfront Townhomes South, LLC, a Florida limited liability company, is either authorized to transact business in the State of Florida, or is presently in existence in their State of origin.  
  
Provide the Company for review a copy of the Articles of Organization filed with its domicile state, and amendments thereto, if any, and a copy of the Operating Agreement for Hollywood Beachfront Townhomes South, LLC, a Florida limited liability company, to verify who may sign on behalf of the limited liability company, as well as the procedure authorizing such signatory. Obtain a satisfactory affidavit from one of the signatory members or managers of Hollywood Beachfront Townhomes South, LLC, a Florida limited liability company, which states the limited liability company has not been dissolved and neither the limited liability company nor any of the members or managers are currently debtors in any bankruptcy proceedings, that affiant has the authority to execute deed/mortgage on behalf of the company in conformity with the Articles of Organization and Operating Agreement and all necessary consents have been obtained.
5. Record in the Public Records a release or satisfaction of the Mortgage in favor of K.B. Florida Holding Company, recorded September 27, 1999, in Official Records Book 29878, Page 80, of the Public Records of Broward County, Florida. (Note: This mortgage is from a predecessor in title but no satisfaction or release appears of record)
6. Survey prepared by a registered land surveyor dated no more than 90 days prior to the closing date of subject transaction and certified to the proposed Insured(s), First American Title Insurance Company, and all other parties in interest, meeting the minimum standards for ALTA/ACSM surveys. The Company reserves the right to make such additional requirements as it may deem necessary.

7. Proof of payment, satisfactory to the Company, of all special assessments, recorded or unrecorded, including but not limited to special assessments arising under Chapter 159 of the Florida Statutes.
8. Proof of payment of all pending or certified charges or special assessments by the appropriate authority, including but not limited to Sanitation, Utility, Road, Paving and Wastewater Assessments.
9. An Affidavit in form acceptable to First American Title Insurance Company and executed by or on behalf of the current record owner(s) of the subject property stating:
  - (a) that there are no parties in possession of the subject property other than said current record owner(s);
  - (b) that there are no encumbrances upon the subject property other than as may be set forth in this Commitment and
  - (c) there are no unrecorded assessments which are due and payable and all sewer and water bills are paid through the date of this Affidavit; and
  - (d) that there have been no improvements made to or upon the subject property within the ninety (90) day period last past (from the date of such affidavit) for which there remain any outstanding and unpaid bills for labor, materials or supplies for which a lien or liens may be claimed must be furnished to First American Title Insurance, or, in lieu thereof, an exception to those matters set forth in said Affidavit which are inconsistent with or deviate from the foregoing requirements will appear in the policy or policies to be issued pursuant to this Commitment. Said Affidavit must contain the legal description of the captioned property.
10. If the amount of insurance to be issued exceeds the authority of the agent under the existing Agency Agreement with the Company, the Company requires that the agent obtain specific underwriting approval from First American.
11. The name or names of the Proposed Insured and the Proposed Amounts under the Proposed Policy must be furnished in order that this Commitment may become effective. This Commitment is subject to further requirements as may then be deemed necessary.

NOTE:

Taxes for the year 2012 have been PAID in the amount of \$27,738.55 under Parcel ID No. 5142-12-01-1730.

Taxes for the year 2012 have been PAID in the amount of \$3,465.90 under Parcel ID No. 5142-12-01-1690.

Note: The tax records indicate that a Value Adjustment Board case is pending for both of the foregoing Parcel ID Nos.



*First American*

## Schedule BII

### Commitment for Title Insurance

ISSUED BY

**First American Title Insurance Company**

**5011612 - 1062-2932508**

Agent File Number: Hollywood Beachfront South  
FAST File Number: 1062-2932508

### PART II

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Any rights, interests, or claims of parties in possession of the land not shown by the public records.
3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.
4. Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records.
5. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water.
6. Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy.
7. Any minerals or mineral rights leased, granted or retained by current or prior owners.
8. Taxes and assessments for the year 2013 and subsequent years, which are not yet due and payable.
9. Restrictions, dedications, conditions, reservations, and easements shown on the plat of HOLLYWOOD BEACH FIRST ADDITION, as recorded in Plat Book 1, Page 31, of the Public Records of Broward County, Florida.
10. Terms and conditions contained in that Telephone Royalty Vendor Agreement by and between 2001 Telecommunications, Inc. and Riptide Patio Apts., recorded April 25, 1997, in Official Records Book 26332, Page 510, of the Public Records of Broward County, Florida.
11. Terms and conditions contained in that Declaration of Covenants, Conditions and Restrictions, recorded May 31, 2000 in Official Records Book 30540, Page 433, of the Public Records of Broward County, Florida.

12. Terms and conditions contained in that Perpetual Beach Storm Damage Reduction Easement in favor of Broward County, recorded January 9, 2002 in Official Records Book 32599, Page 1510, of the Public Records of Broward County, Florida.
13. Terms and conditions contained in that Memorandum of Participation Agreement by and between Riptide Hotel, LLC, a Florida limited liability company, Scott Thomson, Gary Goldstein, and Richard Lasry on behalf of the Lasry Group, recorded April 9, 2007 in Official Records Book 43868, Page 1526, of the Public Records of Broward County, Florida.
14. Grant of Easement in favor of Comcast of Florida, recorded February 7, 2011 in Official Records Book 47700, Page 1497, of the Public Records of Broward County, Florida.
15. Rights of tenants in possession, if any, under leases unrecorded in the Public Records.
16. Any adverse ownership claim by the State of Florida by right of sovereignty to any part of the Land that is, as of the Date of Policy or was at any time previously, under water (submerged).
17. Rights of the United States Government to that part of the Land, if any, being artificially filled in land in what was formerly navigable waters arising by reason of the United States Government control over navigable waters in the interest of navigation and commerce.
18. The policy does not insure title to any part of the Land lying seaward of the most inland of: (i) the Mean High Water Line of the abutting body of water; or, (ii) the Erosion Control Line as set forth on the Erosion Control Line Plat, if any, recorded relative to said Land pursuant to Chapter 161, Florida Statutes.
19. The right, title or interest, if any, of the public to use as a public beach or recreation area any part of the Land lying between the water abutting the Land and the most inland of any of the following: (a) the natural line of vegetation; (b) the most extreme high water mark; (c) the bulkhead line, or (d) any other line which has been or which hereafter may be legally established as relating to such public use.
20. Riparian Rights and/or Littoral Rights are not insured.

Agent File Number: Hollywood Beachfront South  
Issuing Office File Number: 1062-2932508

Note: All of the recording information contained herein refers to the Public Records of Broward County, Florida, unless otherwise indicated. Any reference herein to a Book and Page is a reference to the Official Record Books of said county, unless indicated to the contrary.

**Notices - Where Sent**

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this policy and shall be addressed to the Company, Attention: Claims Department, 1 First American Way, Santa Ana, CA 92707.

**Service, Quality and Availability**

First American Title Insurance Company cares about its customers and their ability to obtain information and service on a convenient, timely and accurate basis. A qualified staff of service representatives is dedicated to serving you. A toll-free number is available for your convenience in obtaining information about coverage and to provide assistance in resolving complaints at 1-800-929-7186. Office hours are from 8:30 a.m. through 5:30 p.m. Monday through Friday.

03/29/2013

Re: Agent File Number: **Hollywood  
Beachfront South**  
FAST File Number: **1062-2932508**

Property Address: **Nevada St, 2300 N Surf Rd, , FL**

**YOU MAY BE ENTITLED TO A REDUCED PREMIUM FOR TITLE INSURANCE IF THIS OFFICE IS PROVIDED WITH A PRIOR OWNER'S POLICY INSURING THE SELLER OR MORTGAGOR IN THE CURRENT TRANSACTION.**

An order has been placed with this company for a title insurance policy. The purpose of this letter is to provide you with important information regarding the title insurance premium that has been or will be charged in connection with this transaction.

Eligibility for a discounted title insurance premium will depend on :

**REFINANCE TRANSACTIONS:**

To qualify for a reduced premium for title insurance you must provide our office with a copy of your prior owner's policy of title insurance insuring your title to the above-referenced property.

**SALES TRANSACTIONS:**

To qualify for a reduced premium for title insurance you must provide our office with a copy of your (or your seller's) prior owner's policy of title insurance insuring your title to the above-referenced property. The effective date of the prior owner's policy must be less than three years old or the property insured by the policy must be unimproved (except roads, bridges, drainage facilities and utilities are not considered improvements for this purpose).

To qualify for the reduced rate, you or your representative may hand deliver, mail or fax a copy of the prior owner's policy of title insurance to the above address or fax number prior to closing, although we will accept the prior policy up to 5 working days after the closing date of your transaction.



**Privacy Information**

**We Are Committed to Safeguarding Customer Information**

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

**Applicability**

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

**Types of Information**

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

**Use of Information**

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

**Former Customers**

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

**Confidentiality and Security**

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

**Information Obtained Through Our Web Site**

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet.

In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us who you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site.

There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

**Business Relationships**

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

**Cookies**

Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive.

FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

**Fair Information Values**

**Fairness** We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

**Public Record** We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

**Use** We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

**Accuracy** We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

**Education** We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

**Security** We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.

**RIPTIDE HOTEL**  
**STORM DRAINAGE CALCULATIONS**  
**PRE AND POST DEVELOPMENT CONDITIONS**  
**January 10, 2017**

<u>SITE AREAS</u>	<u>POST</u>		<u>PRE</u>	
BUILDING AREA	2,836 SF	21.44%	5,138SF	38.81%
IMPERVIOUS PAVED AREAS	8,729 SF	65.93%	8,010SF	60.50%
PERVIOUS SITE AREA	1,673 SF	12.63%	950SF	00.69%
<b>TOTAL SITE AREA</b>	<b>13,238 SF</b>		<b>13,238 SF</b>	

**DESIGN STORM FREQUENCY FOR WATER QUALITY**

2.5 x % IMPERVIOUS OR FIRST INCH WHICHEVER IS GREATER

First inch runoff =  $1/12 \times 13,238 = 1,103$  CF

Impervious/total x 2.5 x  $8,729/13,238 = 1.64/12 \times 13,238 = 1,809$  CF

5 year 24 hour storm P = 7.0 inches, Compacted soil factor = 8.18"

**Calculate Pre and Post development Runoff**

**Pre-** Pervious/total x soil storage =  $950/13,238 \times 8.18'' = 0.58$  inches soil storage

**Post-** Pervious/total x soil storage =  $1,673/13,238 \times 8.18'' = 1.03$  inches soil storage

Runoff =  $(P - 0.2 \times S) \div 2$

(P + 0.8 x S) Where P = 7.0 inches for 5 year 24 hour storm

**Pre-Runoff** =  $(7.0 - 0.2 \times 0.58) \div (7.0 + 0.8 \times 0.58)$

Runoff =  $47.39/7.46 = 6.35$  inches

**Pre Volume** =  $A \times R/12 = 13,238 \times 6.35/12 = 7,005$  CF

**Post-Runoff** =  $(7.0 - 0.2 \times 1.03) \div (7.0 + 0.8 \times 1.03)$

Runoff =  $46.13/7.82 = 5.90$  inches

**Post Volume** =  $A \times R/12 = 13,238 \times 5.90/12 = 6,508$  CF = Less than Pre Runoff OK



**Volume required for Water Quantity**

V- Post- V Pre = Negative Number, Use 6,508 Post Runoff for design

**RIPTIDE HOTEL**  
**STORM DRAINAGE CALCULATIONS**  
**PRE AND POST DEVELOPMENT CONDITIONS**

January 10, 2017

Page 2

**Conclusion**

Use 6,508 CF for Post 5 Yr. one day storm > 2.5 x % impervious of 1,809 CF > 1,103 CF for First inch of Runoff

**DESIGN STORM PEAK AND AVERAGE DAY TRENCH CALCULATIONS**

Check seepage trench design

$$L = \frac{V}{K(HW + 2H \times Du - Du \times Du + 2HDs) + 1.39 \times 10^{(-4)} \times Wdu}$$

A = Drainage Area of 0.30 Acres

V = 6,508 CF / 13,238 SF = .4916 x 12 in/ft = 5.90 inches x 0.30 = 1.77 AC/IN

W = Trench Width = 5 feet

K = Hydraulic Conductivity = 8.59 x 10<sup>(-5)</sup> CFS/FT<sup>2</sup> per FT of Head (Nebraska Garage test)

H = Depth to water table = 6.0 feet

Du = Non Saturated trench depth = 4.5 Feet

Ds = Saturated trench depth = 0.0 feet

Solving for L = 1.77 / [.0055 + .0031] = 1.77 / .0086 = 205 Feet Required  
Trench provided. = 205 LF - OK





GENERAL NOTES

- 1. - ALL WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF MUNICIPAL, LOCAL OR FEDERAL AND STATE LAWS AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
- 2. - WHERE THE CONTRACT NOTES OR DRAWINGS CALL FOR ANY WORK OF A MORE STRINGENT NATURE THAN THAT REQUIRED BY THE BUILDING CODE OR ANY OTHER DEPARTMENT HAVING JURISDICTION OVER THE WORK, THE WORK OF THE MOST STRINGENT NATURE CALLED FOR BY THE CONTRACT, CONSTRUCTION NOTES, OR DRAWINGS SHALL BE FURNISHED IN ALL CASES.
- 3. - THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL LEGALLY REQUIRED APPROVALS AND PERMITS NECESSARY FOR THE EXECUTION AND COMPLETION OF HIS WORK. FORWARD COPIES OF EXECUTED PERMITS TO RKB ARCHITECTS.
- 4. - ALL ODP+P ARCHITECTS DRAWINGS AND ALL CONSTRUCTION NOTES ARE COMPLEMENTARY, AND WHAT IS CALLED FOR BY EITHER WILL BE BINDING AS IF CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY ONE SET OF DRAWINGS SHALL BE PROVIDED AS THOUGH SHOWN ON ALL RELATED DRAWINGS.
- 5. - THE CONTRACTOR IS WHOLLY RESPONSIBLE FOR THE COORDINATION AND SCHEDULING OF THE WORK FOR ALL SUBCONTRACTORS, CRAFTSMEN, AND TRADESMEN REQUIRED TO COMPLETE THE JOB.
- 6. - THE CONTRACTOR SHALL NOTIFY RKB ARCHITECTS IMMEDIATELY IF HE CANNOT COMPLY WITH ALL REQUIREMENTS CALLED FOR ON THESE DRAWINGS.
- 7. - THE CONTRACTOR SHALL NOTIFY RKB ARCHITECTS IMMEDIATELY OF ANY DISCREPANCIES OR OMISSIONS BETWEEN THE DRAWINGS, THESE NOTES, AND FIELD CONDITIONS AND REQUEST CLARIFICATION BEFORE COMMENCING ANY WORK.
- 8. - EACH CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE RELATING TO THE WORK OF EACH TRADE. NO ALLOWANCE SHALL BE MADE FOR ANY EXTRA EXPENSE OR EXTENSION OF TIME DUE TO CONTRACTOR'S FAILURE OR NEGLIGENCE IN COMPLETELY EXAMINING THE JOB SITE.
- 9. - ALL CONTRACTORS SHALL CONTACT BUILDING MANAGEMENT TO DETERMINE THE BUILDING OWNER'S RULES FOR CONSTRUCTION, DELIVERIES, CONSTRUCTION TASKS TO BE PERFORMED OUTSIDE REGULAR BUSINESS HOURS ONLY, AND ANY OTHER SPECIAL BUILDING REQUIREMENTS WHICH WILL AFFECT THE WORK. IF OVERTIME WORK IS REQUIRED BY ANY TRADE, APPROVAL (INCLUDING COST APPROVAL) MUST BE OBTAINED PRIOR TO THE EXECUTION OF ANY WORK. THE GENERAL INTENT IS THAT ALL WORK EXCEPT FOR NOISE-GENERATING CONSTRUCTION SHALL BE PERFORMED ON REGULAR TIME.
- 10. - THE GENERAL CONTRACTOR, SUBCONTRACTORS, AND ANY OTHER CONTRACTOR INVOLVED IN THIS PROJECT SHALL TAKE NOTE THAT ANY COSTS DUE TO DEFECTIVE AND/OR ILL-TIMED WORK AS A RESULT OF, BUT NOT LIMITED TO, INFERIOR WORKMANSHIP OR MATERIALS AND/OR IMPROPER SCHEDULING OR DELINQUENT ORDERING, SHALL BE BORNE BY THE PARTY RESPONSIBLE.
- 11. - THE GENERAL CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS FROM HIS OWN AND HIS SUBCONTRACTORS' WORK, CARPET AND TELECOMS INSTALLATION, ETC., AND PROVIDE FOR ITS REMOVAL FROM THE JOBSITE.
- 12. - THE CONTRACTOR SHALL EXERCISE STRICT DUST CONTAINMENT CONTROL TO PREVENT DIRT OR DUST FROM LEAVING THE JOBSITE.
- 13. - THE CONTRACTOR SHALL PROVIDE PROTECTION DURING SITE WORK, DEMOLITION, AND CONSTRUCTION IN ACCORDANCE WITH LOCAL BUILDING CODES. THE CONTRACTOR SHALL PROTECT ALL AREAS FROM DAMAGE WHICH MAY OCCUR DURING CONSTRUCTION. ANY DAMAGE TO NEW AND EXISTING CONSTRUCTION, STRUCTURE, OR EQUIPMENT SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT THE EXPENSE OF THE CONTRACTOR.
- 14. - THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR HIS WORK UNTIL COMPLETION OF CONTRACTED WORK.
- 15. - THESE DRAWINGS, NOTES, AND SCHEDULES CONVEY THE DESIGN INTENT. THE HIGHEST POSSIBLE QUALITY OF WORKMANSHIP, MATERIAL, AND EQUIPMENT SHALL BE USED.
- 16. - THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON SITE DURING ALL CONSTRUCTION PHASES FOR THE USE OF ALL TRADES. THE CONTRACTOR SHALL SEE THAT ALL SUBCONTRACTORS RECEIVE COMPLETE SETS OF CONSTRUCTION DRAWINGS, OR ASSUME FULL RESPONSIBILITY FOR COORDINATION OF WORK WHEN COMPLETE SETS ARE NOT AVAILABLE TO SUBCONTRACTORS.
- 17. - ALL EXISTING MANUFACTURED ITEMS NOT BEING REMOVED SHALL BE REFURNISHED AS REQUIRED, ANY LOOSE ITEMS TIGHTENED (INCLUDING, BUT NOT LIMITED TO, EXIT SIGNS, DOWNLIGHTS, SPEAKERS, MOULDINGS, ETC.), AND ANY MISSING PARTS REPLACED BY THE CONTRACTOR TO ACHIEVE A COMPLETE INSTALLATION WITH A NEW APPEARANCE.
- 18. - ALL REQUIRED EXITS, WAYS OF APPROACH THERETO, AND WAYS OF TRAVEL FROM THE EXIT INTO THE STREET SHALL CONTINUOUSLY BE MAINTAINED FREE FROM ALL OBSTRUCTIONS AND IMPEDIMENTS FOR EGRESS IN CASE OF FIRE OR OTHER EMERGENCY.
- 19. - DURING THE ENTIRE PERIOD OF DEMOLITION AND CONSTRUCTION, ALL EXISTING EXIT SIGNS, EXIT LIGHTING, FIRE PROTECTION DEVICES AND ALARMS SHALL BE CONTINUOUSLY MAINTAINED.
- 20. - INSURANCE AND BONDING FOR THE PROJECT SHALL BE AS DIRECTED BY AND TO THE SATISFACTION OF THE OWNER.
- 21. - THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, ELECTRICAL REQUIREMENTS, AND CHARACTERISTICS OF ALL WORK AND/OR EQUIPMENT SUPPLIED BY THE OWNER OR OTHERS PRIOR TO THE START OF RELATED WORK WITH THE MANUFACTURER OR SUPPLIER.
- 22. - CONTRACT CLOSE-OUT SHALL OCCUR ONLY AFTER RKB ARCHITECTS HAS PREPARED THE CERTIFICATE OF SUBSTANTIAL COMPLETION AND PUNCH LIST, AND PUNCH LIST ITEMS HAVE BEEN CORRECTED. THE CONTRACTOR SHALL SUBMIT MAINTENANCE AND WARRANTY MANUALS, RELEASE OF LIENS, AND RECORD DRAWINGS TO HOK WITH HIS FINAL APPLICATION FOR PAYMENT. RKB ARCHITECTS SHALL PREPARE ANY NECESSARY CHANGE ORDERS REQUIRED TO FINALIZE THE COST OF THE PROJECT BASED ON THE CONTRACTOR'S FINAL SUBMITTALS.
- 23. - MANUFACTURER'S NAME, TRADEMARK, LOGOS, ETC., SHALL NOT BE VISIBLE TO THE PUBLIC.
- 24. - THE TENANT, WITHOUT INVALIDATING THE CONTRACT, MAY ORDER EXTRA WORK OR MAKE CHANGES BY ALTERING, ADDING TO, OR DEDUCTING FROM THE WORK. THE CONTRACT SUM AND CLAIMS FOR EXTENSION OF TIME SHALL BE ADJUSTED ACCORDINGLY. SUCH WORK SHALL BE OTHERWISE EXECUTED UNDER THE CONDITIONS OF THE ORIGINAL CONTRACT.
- 25. - ALL "EXISTING TO REMAIN," "EXISTINGS TO BE RELOCATED," AND/OR NEW ITEMS INSTALLED BY THE CONTRACTOR, IN ADDITION TO BEING PROTECTED THROUGHOUT THE PERIOD OF CONSTRUCTION SHALL BE THOROUGHLY CLEANED TO THE SATISFACTION OF RKB ARCHITECTS PRIOR TO BEING TURNED OVER TO THE OWNER.
- 26. - THE CONTRACTOR AGREES TO PAY ALL TRANSPORTATION CHARGES ON ALL MATERIAL AND EQUIPMENT TO THE POINT OF USE AND SHALL BE RESPONSIBLE FOR ALL UNLOADING, CHECKING, AND STORING OF SAME IN CONNECTION WITH THIS CONTRACT.
- 27. - IF THE CONTRACTOR CLAIMS THAT ANY REVISION TO THE DRAWINGS INVOLVES EXTRA COST UNDER THIS CONTRACT, HE SHALL OBTAIN WRITTEN APPROVAL FROM RKB ARCHITECTS WITHIN A REASONABLE PERIOD. RECEIPT OF SUCH INSTRUCTIONS AND IN ANY EVENT, BEFORE PROCEEDING TO EXECUTE THE WORK, THE PROCEDURE SHALL THEN BE AS PROVIDED FOR IN THE AGREEMENT UNDER "CHANGES IN THE WORK." NO SUCH CLAIMS SHALL BE VALID UNLESS SO MADE, UNLESS OTHERWISE AGREED, NO PAYMENT ON SUCH BILLS WILL BE MADE UNTIL FINAL SETTLEMENT.
- 28. - ALL CLAIMS FOR ADDITIONAL WORK WILL BE SUBMITTED IN WRITING FOR REVIEW BY RKB ARCHITECTS AND SHALL INCLUDE A COMPLETE DESCRIPTION OF THE WORK, MATERIALS USED, ROOM NUMBER OF THE AREA OF WORK, AND AUTHORIZATION UNDER WHICH THE WORK IS BEING PERFORMED, TOTAL COST OF THE WORK, INCLUDING THE CONTRACTOR'S MARK-UP, SHALL BE INCLUDED IN THE SUBMITTAL.
- 29. - THE CONTRACTOR SHALL SUBMIT A DETAILED CONSTRUCTION SCHEDULE TO THE OWNER INDICATING PHASING OF WORK FROM START TO FINISH OF THE PROJECT.
- 30. - ALL DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH U.O.N.
- 31. - ALL WORK LISTED, SHOWN, OR IMPLIED ON ANY CONSTRUCTION DOCUMENT SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR U.O.N.
- 32. - ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE ACCEPTANCE OF THE PROJECT BY THE OWNER, UNLESS STATED OTHERWISE.
- 33. - THE CONTRACTOR SHALL FLASH PATCH FOR CARPET INSTALLATION TO PROVIDE AN EVEN SURFACE.
- 34. - IN SOUND RATED ROOMS, ALL WALL AND FLOOR PENETRATIONS FOR PIPES, DUCTS AND OUTLETS SHALL BE SEALED WITH AN ACOUSTICAL SEALANT AND CONCEALED OR RECESSED FIXTURES SHALL BE COVERED OR BACKED WITH A SOUND ATTENUATION BLANKET.
- 35. - THE CONTRACTOR SHALL PROVIDE BLOCKING, BACKING, FRAMING HANGERS, OR OTHER SUPPORT FOR ALL FIXTURES, EQUIPMENT, CABINETRY, FURNISHINGS, AND ALL OTHER ITEMS AS REQUIRED.
- 36. - MAXIMUM ROOM OCCUPANT LOAD SIGNS SHALL BE FURNISHED AND INSTALLED AS (OR IF) REQUIRED BY THE LOCAL BUILDING CODES.
- 37. - DOOR OPENINGS IN GYPSUM BOARD PARTITIONS NOT DIMENSIONED ARE TO BE LOCATED IN CENTER OF ROOM OR WITHIN 6" OF ADJOINING PARTITION.
- 38. - ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED CONSTRUCTION STANDARDS. IF THE CONTRACTOR HAS QUESTIONS REGARDING THEIR DEFINITION, RKB ARCHITECTS SHALL BE NOTIFIED FOR CLARIFICATION.
- 39. - ALL ITEMS ARE NEW UNLESS NOTED OTHERWISE.
- 40. - CONTRACTOR SHALL ENSURE THAT INSTALLATION METHODS CONFORM TO ALL BUILDING CODE REQUIREMENTS. THE MATERIALS SPECIFIED ARE INTENDED TO MEET CODE REQUIREMENTS. ANY DISCREPANCY BETWEEN THE CONSTRUCTION DOCUMENTS AND CODE REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF RKB ARCHITECTS IMMEDIATELY BY THE CONTRACTOR, AND PRIOR TO PERFORMANCE OF SPECIFIED WORK.

- 41. - DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN. LARGE SCALE DETAILS GOVERN OVER SMALLER SCALE DETAILS.
- 42. - NO SUBSTITUTIONS OF SPECIFIED MATERIALS SHALL BE PERMITTED WITHOUT FIRST SUBMITTING SPECIFICATIONS, SAMPLES, AND COST IMPACT FOR RKB ARCHITECTS APPROVAL.
- 43. - AT THE TIME OF BID SUBMITTAL, THE CONTRACTOR SHALL ADVISE RKB ARCHITECTS, IN WRITING, OF ANY SPECIFIED MATERIALS OR EQUIPMENT WHICH ARE EITHER UNAVAILABLE OR WILL CAUSE A DELAY IN THE COMPLETION OF CONSTRUCTION.
- 44. - THE CONTRACTOR SHALL PROVIDE AND INSTALL ROUGH PLUMBING AND FINAL HOOK-UP FOR ALL SPECIFIED FIXTURES AND APPLIANCES AND SHALL SUPPLY ALL SUCH FIXTURES AND APPLIANCES U.O.N.
- 45. - THE CONTRACTOR SHALL VERIFY REQUIRED LOCATION OF ALL NECESSARY ACCESS PANELS (IN PARTITIONS, FLOORS, OR CEILINGS) AND COORDINATE EXACT LOCATIONS WITH INTERIOR ARCHITECT PRIOR TO INSTALLATION.
- 46. - PRIOR TO INSTALLATION OF CARPET AND WINDOW COVERING, THE CONTRACTOR SHALL MAINTAIN THE SPACE IN BROOM CLEAN CONDITION WHETHER OR NOT SUCH INSTALLATION IS THE CONTRACTOR'S RESPONSIBILITY.
- 47. - THE CONTRACTOR SHALL PROVIDE ALLOWANCE FOR APPLIANCES, U.O.N.
- 48. - THE CONTRACTOR SHALL LEAVE THE BUILDING IN A LOCKABLE CONDITION DURING THE PERIOD OF THIS WORK WHEN THE CONTRACTOR'S WORKMEN ARE NOT PRESENT AT THE JOBSITE.
- 49. - THE CONTRACTOR SHALL DEACTIVATE ALL UTILITY LINES IN CONTRACT AREA PRIOR TO START OF WORK AS NECESSARY, AFTER SECURING OWNER'S PERMISSION.
- 50. - THE CONTRACTOR SHALL PATCH, REPAIR, REPLACE, AND/OR REFINISH EXISTING CONSTRUCTION AS NECESSARY TO REFURBISH THE AREA OF WORK.
- 51. - THE CONTRACTOR SHALL PROVIDE ALL WORK SHOWN ON THE DRAWINGS UNLESS SPECIFICALLY NOTED AS "NOT IN CONTRACT" OR "NOT IN SCOPE."
- 52. - THE BUILDING SHALL COMPLY WITH LOCAL BUILDING CODES ACCESSIBILITY REQUIREMENTS AT ENTRANCE, PATH OF TRAVEL TO AREA OF WORK, AND RESTROOMS.
- 53. - ANY REVISIONS OR ADDITIONAL WORK REQUIRED BY THE TENANT, FIELD CONDITIONS, OR LOCAL GOVERNING AUTHORITIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND RKB ARCHITECTS BEFORE PROCEEDING, REGARDLESS OF COST, TIME, OR MATERIAL INCREASE.
- 54. - BY ENTERING INTO AN AGREEMENT WITH THE OWNER, THE CONTRACTOR REPRESENTS THAT HE HAS VISITED THE JOB SITE, FAMILIARIZED HIMSELF WITH EXISTING CONDITIONS, AND NOTED ANY DISCREPANCIES WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
- 55. - ANY AND ALL PROPOSED REVISIONS SHALL BE SUBMITTED IN THE FORM OF A WRITTEN CHANGE ORDER TO BE APPROVED AND AUTHORIZED BY RKB ARCHITECTS AND THE OWNER PRIOR TO START OF PROPOSED WORK.
- 56. - BEFORE ACCEPTANCE BY THE OWNER, THE COMPLETED CONSTRUCTION SHALL BE CLEANED, LABELS REMOVED, AND ALL OTHER TOUCH UP COMPLETED.
- 57. - THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL LIFE SAFETY EQUIPMENT AS REQUIRED BY STATE AND LOCAL BUILDING CODES.
- 58. - FIRE SPRINKLER CONTRACTOR SHALL DESIGN AND PROVIDE CERTIFIED SPRINKLER DRAWINGS FOR ODP+P ARCHITECTS APPROVAL.
- 59. - THE CONTRACTOR SHALL HOLD HARMLESS THE TENANT, BUILDING OWNER, RKB ARCHITECTS, AND THEIR REPRESENTATIVES OF ANY LEGAL ACTION ARISING AS A RESULT OF THE CONTRACTOR'S WORK.
- 60. - CONTRACTOR SHALL PROVIDE THREE (3) SETS OF SHOP DRAWINGS TO RKB ARCHITECTS FOR DESIGN APPROVAL AFTER HE HAS REVIEWED THEM FOR CONSTRUCTIBILITY, COORDINATION BETWEEN TRADES, AND CONFORMANCE WITH THE CONTRACT DOCUMENTS.
- 61. - THE CONTRACTOR SHALL SUBMIT SAMPLES OF FINISHED MATERIALS TO RKB ARCHITECTS FOR APPROVAL PRIOR TO INSTALLATION. THE CONTRACTOR SHALL BE WHOLLY LIABLE IF HE FAILS TO DO SO, WHETHER FINISHES ARE SPECIFIED CORRECTLY OR INCORRECTLY IN THE CONTRACT DOCUMENTS.
- 62. - DAMAGE TO WORK SHALL BE REPAIRED BY THE TRADE WHOSE WORK IS DAMAGED AND CHARGED TO THE PARTY RESPONSIBLE FOR THE DAMAGE.
- 63. - NOT USED.
- 64. - TAPE, BED, AND SAND SMOOTH ALL CORNERS AND JOINTS TO RECEIVE WALL FINISHES.
- 65. - PROVIDE WATER RESISTANT GYPSUM BOARD IN ALL TOILETS AND SHOWER ROOMS.
- 66. - CONTRACTOR TO INFORM RKB ARCHITECTS WHEN CHALKLINE LAYOUT OF PARTITIONS IS COMPLETED SO THAT IT CAN BE VERIFIED AND ANY REQUIRED CHANGES MADE PRIOR TO CONSTRUCTION.
- 67. - ALL PLUMBING FIXTURES SHALL BE SUPPLIED AND INSTALLED BY PLUMBING CONTRACTOR. PLUMBING CONTRACTOR SHALL SUPPLY ALL NECESSARY INFORMATION ON REQUIRED CUTOUTS TO MILLWORK CONTRACTOR.
- 68. - CONTRACTOR SHALL OBTAIN SEPARATE PERMITS FOR MECHANICAL, ELECTRICAL, AND PLUMBING WORK.
- 69. - CONTRACTOR TO PERFORM AIR BALANCING FOR TENANT SPACE.
- 70. - CONTRACTOR TO PROVIDE BALANCE REPORT TO CLIENT.

BUILDING DEPARTMENT NOTES

- 1. - ALL WORK SHALL CONFORM TO THE FLORIDA BUILDING CODE 2010 FLORIDA FIRE PREVENTION CODE 2010, FLORIDA MECHANICAL CODE 2010, AND THE NATIONAL ELECTRICAL CODE 2008E.
- 2. - LIGHT AND CONTROL SWITCHES SHALL BE MOUNTED NOT MORE THAN 4'-0" ABOVE THE FLOOR OR WORKING PLATFORM.
- 3. - DOORS SHALL BE NOT LESS THAN 3'-0" IN WIDTH AND NOT LESS THAN 6'-8" IN HEIGHT.
- 4. - FLOORS OR LANDINGS LOCATED AT A DOORWAY SHALL BE NOT MORE THAN 1/2" LOWER THAN THE TOP OF THE THRESHOLD, WHICH SHALL HAVE A 1/4" MAXIMUM VERTICAL EDGE AND A CHANGE IN LEVEL NOT GREATER THAN 1/2.
- 5. - A CLEAR AND LEVEL AREA SHALL BE PROVIDED ON EACH SIDE OF EXIT DOORS WITH A LENGTH OF AT LEAST 60" IN THE DIRECTION OF THE DOOR SWING AND AT LEAST 48" IN THE OPPOSITE DIRECTION, MEASURED AT RIGHT ANGLES THE DOOR IN ITS CLOSED POSITION.
- 6. - ALL HARDWARE SHALL BE OF LEVER TYPE TO COMPLY WITH ACCESSIBILITY REQUIREMENTS.
- 7. - THE BOTTOM 10" OF DOORS, EXCEPT AUTOMATIC AND SLIDING DOORS, SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE.
- 8. - EXIT DOORS SHALL SWING IN THE DIRECTION OF TRAVEL WHEN SERVING AN OCCUPANT LOAD OF MORE THAN 50 (UBC CHAPTER 10).
- 9. - EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE. EXIT DOORS SHALL BE SELF-CLOSING WITH A DOOR CLOSER SET SO THAT THE DOOR TAKES AT LEAST 3 SECONDS TO CLOSE FROM AN OPEN POSITION OF 70 DEGREES TO WITHIN 3" OF THE LATCH.

FIRE DEPARTMENT NOTES

- 1. - THE CONTRACTOR SHALL SUPPLY AND INSTALL A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITH 75'-0" TRAVEL DISTANCE TO ALL PORTIONS OF THE FLOOR, AND ANY ADDITIONAL FIRE EXTINGUISHERS AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR. FIRE EXTINGUISHERS SHALL ALSO BE PROVIDED DURING CONSTRUCTION.
- CABINETS
  - A. - FIRE-RATED CABINETS: ALL CABINETS SHALL BE UL RATED AND HAVE THE UL LISTING MARKING WITH THE APPLICABLE FIRE-RESISTANCE RATING LABELING OF THE RATED WALL WHERE IT IS INSTALLED.
  - B. - CONSTRUCTION: FIRE RATED BOX, WITH TRIM, FRAME, DOOR, AND HARDWARE TO SUIT CABINET TYPE, TRIM STYLE, AND DOOR STYLE INDICATED. WELD JOINTS AND GRIND SMOOTH, MITER AND WELD PERIMETER DOOR FRAMES.
  - C. - CABINET MOUNTING: RECESSED.
  - D. - TRIM STYLE: FABRICATE TRIM IN ONE PIECE WITH CORNERS MITERED, WELDED, AND GROUND SMOOTH.
  - E. - DOOR MATERIAL AND CONSTRUCTION: MANUFACTURER'S STANDARD DOOR CONSTRUCTION, OF MATERIAL INDICATED, COORDINATED WITH CABINET TYPES AND TRIM STYLES SELECTED.
    - 1. - FINISH: CLEAR ANODIZED FINISH.
    - 2. - DOOR STYLE: SOLID FRONT.
    - 3. - IDENTIFICATION: IDENTIFY FIRE EXTINGUISHER IN CABINET WITH "FIRE EXTINGUISHER" LETTERING APPLIED TO DOOR. PROVIDE LETTERING TO COMPLY WITH AUTHORITIES HAVING JURISDICTION FOR LETTER STYLE, COLOR, SIZE, SPACING AND LOCATION.
      - A. - APPLICATION PROCESS: SILK SCREEN.
    - F. - DOOR HARDWARE: PROVIDE MANUFACTURER'S STANDARD DOOR-OPERATING HARDWARE OF PROPER TYPE FOR CABINET TYPE, TRIM STYLE, AND DOOR MATERIAL AND STYLE INDICATED. PROVIDE CABINET PULL WITH ROLLER LATCH AND CONTINUOUS PIANO HINGE.

PARTITION NOTES

- 1. - THE CONTRACTOR SHALL FURNISH AND INSTALL ALL PARTITIONS INDICATED ON THE DRAWINGS.
- 2. - PARTITION DIMENSIONS ARE FINISH FACE TO FINISH FACE U.O.N. CENTER LINE OF PARTITION SHALL ALIGN WITH CENTER LINE OF MULLION WHERE OCCURS, U.O.N.
- 3. - PARTITIONS SHOWN ALIGNED WITH EXISTING BASE BUILDING ELEMENTS SHALL BE INSTALLED FLUSH AND SMOOTH WITH BASE BUILDING ELEMENTS.
- 4. - THE CONTRACTOR SHALL USE CORNER BEADS AT ALL EXPOSED CORNERS AND EXPOSED ENDS IN PLASTER AND DRYWALL PARTITIONS.
- 5. - ALL PARTITIONS SHALL BE ANCHORED PER MANUFACTURERS' SPECIFICATIONS AND AS REQUIRED BY APPLICABLE BUILDING CODES.
- 6. - THE CONTRACTOR SHALL SUPPLY ALL RETURN AIR OPENINGS IN SLAB TO SLAB PARTITIONS ABOVE CEILINGS AS REQUIRED BY ENGINEERING DRAWINGS. ALL OPENINGS IN DEMISING AND SOUND-ATTENUATED PARTITIONS SHALL HAVE SOUND BOOTS AND ALL OPENINGS IN FIRE-RATED PARTITIONS SHALL HAVE FIRE DAMPERS AS REQUIRED BY LOCAL BUILDING CODES. CONTRACTOR SHALL COORDINATE WITH ENGINEERING DRAWINGS AND INFORM RKB ARCHITECTS OF DISCREPANCIES PRIOR TO BIDDING.
- 7. - THE CONTRACTOR SHALL PROVIDE SUFFICIENT FRAMING IN PARTITIONS FOR ALL DUCT WORK. RETURN AIR OPENINGS AND GRILLS ABOVE AND BELOW CEILINGS SHALL BE COORDINATED WITH MECHANICAL ENGINEERING DRAWINGS AND MECHANICAL CONTRACTOR SHOP DRAWINGS. ALL OPENINGS SHALL BE PROPERLY SEALED FOR SOUNDPROOFING AND AGAINST VIBRATION. T START OF WORK AS NECESSARY, AFTER SECURING OWNER'S PERMISSION.
- 8. - THE CONTRACTOR SHALL PROVIDE AND INSTALL ACCESS PANELS AS REQUIRED FOR MECHANICAL, ELECTRICAL, AND PLUMBING INSTALLATIONS PER APPLICABLE BUILDING CODES. CONTRACTOR SHALL COORDINATE TYPE AND LOCATION OF ACCESS PANELS WITH ODP+P ARCHITECTS PRIOR TO INSTALLATION.
- 9. - ODP+P ARCHITECTS SHALL HAVE THE RIGHT TO REVIEW AND APPROVE CHALK LINES PRIOR TO INSTALLATION OF TRACKS. RKB ARCHITECTS SHALL BE NOTIFIED OF ANY DEVIATION FROM DIMENSIONS OR CLEARANCES INDICATED ON PLANS REQUIRED DUE TO FIELD CONDITIONS.
- 10. - THE PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL ALL PLUMBING ROUGH-INS, FIXTURES, AND ACCESSORIES INDICATED IN THE DRAWINGS.
- 11. - THE PLUMBING CONTRACTOR SHALL SUBMIT CUTS OF ALL NEW FIXTURES, FITTINGS, AND ACCESSORIES TO RKB ARCHITECTS FOR REVIEW.
- 12. - THE PLUMBING CONTRACTOR SHALL COORDINATE AND INSTALL HIS WORK IN ACCORDANCE WITH MANUFACTURERS' SPECIFICATIONS.
- 13. - THE PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL ALL VALVES AS INDICATED IN THE DRAWINGS AND/OR AS REQUIRED FOR THE PROPER CONTROL OF THE PIPING AND APPARATUS INSTALLED AS PART OF THIS PROJECT SO THAT ANY FIXTURE, LINE, OR APPARATUS MAY BE CUT OFF AND REPAIRED WITHOUT INTERFERENCE OR INTERRUPTION OF SERVICE TO THE REMAINDER OF THE BUILDING.
- 14. - BEFORE COVERED UP OR BUILT-IN, ALL PIPING SHALL BE TESTED AND INSPECTED AS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION.

CABINETS FINISHES

- A. - GENERAL: FINISH DESIGNATIONS PREFIXED BY AA COMPLY WITH THE SYSTEM ESTABLISHED BY THE ALUMINUM ASSOCIATION FOR DESIGNATING ALUMINUM FINISHES.
  - B. - CLASS II, CLEAR ANODIC FINISH: AA-M12222A1 (MECHANICAL FINISH; NONSPECULAR AS FABRICATED; CHEMICAL FINISH: ETCHED, MEDIUM MATTE. ANODIC COATING: ARCHITECTURAL CLASS II, CLEAR COATING 0.010 MM OR THICKER) COMPLYING WITH AAMA 607.1.
- INSTALLATION
- A. - GENERAL: COMPLY WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS FOR INSTALLATION.
  - 1. - INSTALL IN LOCATIONS AND AT MOUNTING HEIGHTS INDICATED OR, IF NOT INDICATED, AT HEIGHTS TO COMPLY WITH APPLICABLE REGULATIONS OF GOVERNING AUTHORITIES.
  - 2. - ALL INTERIOR FINISHES SHALL CONFORM TO UBC CHAPTER 8.
  - 3. - DRAPES AND OTHER DECORATIVE MATERIALS SHALL BE FLAME RETARDANT. CERTIFICATION THEREOF SHALL BE PROVIDED. EXITS, EXIT LIGHTS, FIRE ALARM STATIONS, HOSE CANNONS, AND EXTINGUISHER LOCATIONS SHALL NOT BE CONCEALED BY DECORATIVE MATERIAL (UBC CHAPTER 8).
  - 4. - INTERIOR WALL AND CEILING FINISHES SHALL NOT EXCEED AN END POINT FLAME SPREAD OF 200 FOR ALL OFFICES.
  - 5. - INTERIOR WALL AND CEILING FINISHES FOR EXIT CORRIDORS AND STAIRWELLS SHALL NOT EXCEED A FLAME SPREAD CLASSIFICATION OF 75 (CLASS II).
  - 6. - ANY DECORATIONS USED SHALL BE NON-COMBUSTIBLE OR FLAME-RETARDANT TREATED IN AN APPROVED MANNER (CURTAINS, DRAPES, SHADES, ETC.).
  - 7. - EXIT SIGNS SHALL BE ELECTRICALLY ILLUMINATED AND THE TWO LAMPS SHALL BE ENERGIZED FROM SEPARATE CIRCUITS. ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES WIRING SYSTEMS. IN THE EVENT OF THIS SYSTEMS FAILURE, ILLUMINATION SHALL BE AUTOMATICALLY PROVIDED BY AN EMERGENCY SYSTEM. EMERGENCY LIGHTING SHALL GIVE A VALUE OF ONE FOOTCANDLE AT FLOOR LEVEL (UBC CHAPTER 10).
  - 8. - WHENEVER THE BUILDING IS OCCUPIED, EXIT SIGNS SHALL BE LIT SO THAT THEY ARE CLEARLY VISIBLE.

- 5. - ACCESS PANELS SHALL NOT BE INSTALLED IN GYPSUM BOARD CEILINGS. SYSTEMS AND EQUIPMENT REQUIRING ACCESS PANELS SHALL BE LOCATED AWAY FROM AREAS WITH GYPSUM BOARD CEILINGS. IF ACCESSIBLE, CONTRACTOR SHALL COORDINATE TYPE AND LOCATION OF ACCESS PANELS WITH ODP+P ARCHITECTS PRIOR TO INSTALLATION.
- 6. - PRIOR TO CLOSING CEILINGS, PLENUM SYSTEMS (HVAC, PLUMBING, ELECTRICAL, ETC.) SHALL BE INSPECTED AND TESTED AS REQUIRED BY CONTRACTOR'S ENGINEER AND BY AUTHORITIES HAVING JURISDICTION TO ENSURE PROPER INSTALLATION AND FUNCTION.
- 7. - ALL JOINTS IN THE CEILING TILE FIELD SHALL BE SQUARE, LEVEL, AND PERFECTLY ALIGNED WITH EACH OTHER AND WITH CEILING LIGHT FIXTURES.
- 8. - CEILING IN CLOSETS SHALL BE OF THE SAME HEIGHT AND CONSTRUCTION AS THAT OF THE ADJOINING SPACE, U.O.N.
- 9. - THE CONTRACTOR SHALL PROVIDE CUTOUTS AND OTHER SPECIAL PROVISIONS IN ACOUSTICAL CEILING TILE AS REQUIRED FOR LIGHT FIXTURES, REGISTERS, DIFFUSERS AND OTHER INSERTED ITEMS.
- 10. - ACOUSTICAL CEILING SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE CODES FOR FIREPROOF ASSEMBLIES.
- 11. - THE CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY CEILING TILES WHICH ARE REMOVED TO FACILITATE PLENUM SYSTEMS INSTALLATIONS.
- 12. - THE CONTRACTOR SHALL NOT BE REQUIRED TO OPEN ANY CEILINGS FOR TELEPHONE, SECURITY, OR COMPUTER DATA SYSTEMS INSTALLATION, REPAIR, OR RECONFIGURATION AFTER CEILINGS ARE CLOSED. IF SUCH WORK IS REQUIRED, THE EXPENSE TO REOPEN CEILINGS SHALL BE BORNE BY THE PARTY RESPONSIBLE.
- 13. - THE CONTRACTOR SHALL SUBMIT (4) CUT SHEETS OF SPECIFIED LIGHT FIXTURES AND EQUIPMENT. IN ADDITION, (2) FULL WORKING SAMPLES OF SPECIFIED LIGHT FIXTURES SHALL BE SUBMITTED, IF REQUESTED BY RKB ARCHITECTS.
- 14. - THE CONTRACTOR SHALL FURNISH AND INSTALL NEW LIGHT FIXTURES (COMPLETE WITH LAMPS) IN ACCORDANCE WITH THE SPECIFICATIONS AND REMOVE EXISTING FIXTURES FOR RELOCATION AS INDICATED ON THE DRAWINGS. ALL EXISTING FIXTURES TO BE RELOCATED AND TO REMAIN SHALL BE REFURNISHED AS REQUIRED, CLEANED, AND RELAMPED.
- 15. - ALL RECESSED FIXTURES SHALL BE SET FLUSH INTO CEILINGS.
- 16. - UNLESS SPECIFICALLY DIMENSIONED, LIGHT FIXTURES SHALL BE LOCATED WITHIN THE CEILING GRIDS AS INDICATED ON THE REFLECTED CEILING PLANS. ALL CEILING FIXTURES INCLUDING DOWNLIGHTS, WALLWASHERS, EXIT SIGNS, ETC. SHALL BE CENTERED ON CEILING TILES, U.O.N.
- 17. - CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS AND DIMENSIONS AND NOTIFY RKB ARCHITECTS OF ANY DISCREPANCIES ADVERSELY AFFECTING THE LIGHTING DESIGN AND/OR INSTALLATION (INCLUDING CONFLICTS WITH STRUCTURE, MECHANICAL EQUIPMENT, DUCTWORK, ETC.) PRIOR TO PROCEEDING WITH THE WORK.
- 18. - AT CONDITIONS OF INTERFERENCE BETWEEN DUCTWORK AND LIGHT FIXTURE, PROVIDE RECESSED "HAT" WITHIN DUCT TO ACCOMMODATE FIXTURE.
- 19. - WHERE MORE THAN ONE SWITCH OCCURS IN THE SAME LOCATION, THEY SHALL BE INSTALLED IN GANG TYPE BOX UNDER ONE COVER PLATE.
- 20. - THE CONTRACTOR SHALL PROVIDE ALL MECHANICAL ENGINEERING AND WORK AS REQUIRED, INCLUDING INSTALLATION AND/OR RELOCATION OF HVAC SUPPLY AND RETURN GRILLES IN ACCORDANCE WITH APPLICABLE CODES. PLANS OF MECHANICAL VENTILATION SYSTEM SHALL BE FILED TO MEET BUILDING DEPARTMENT REQUIREMENTS.
- 21. - THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD SUPERVISION OF ALL MECHANICAL WORK DURING INSTALLATION AND SHALL INSPECT ALL SYSTEMS FOR OPERATION AND CODE COMPLIANCE AT COMPLETION OF THE JOB.
- 22. - CUTSHEETS AND/OR SHOP DRAWINGS OF ALL REGISTERS AND ACCESS PANELS (AS REQUIRED) SHALL BE SUBMITTED TO RKB ARCHITECTS FOR REVIEW PRIOR TO FABRICATION, INSTALLATION, OR RELOCATION.
- 23. - RELOCATE EXISTING DIFFUSERS AND LOCATE NEW DIFFUSERS TO ALIGN WITH NEW FIXTURE PATTERNS. DIFFUSERS TO BE RELOCATED AND TO REMAIN SHALL BE CLEANED AND REFURNISHED AS REQUIRED. COORDINATE DIFFUSER INSTALLATION TO AVOID CONFLICT WITH WORK OF OTHER TRADES IN PLENUM.
- 24. - LOCATE HVAC GRILLES TO MINIMIZE SOUND TRAVEL FROM AREA TO AREA. NOTIFY RKB ARCHITECTS OF ANY ANTICIPATED ACoustical PROBLEMS BEFORE START OF WORK.
- 25. - THERMOSTATS SHALL BE MOUNTED @ +48" A.F.F.
- 26. - FOR DETAILS AND SPECIFICATIONS OF LIGHTING FIXTURES, SWITCHES, PANEL BOXES, DIMMER CONTROLS, CIRCUITING, AIR CONDITIONING, DUCTWORK AIR SUPPLY, AIR RETURN GRILLES, AIR RETURN GRILLES, JUMP DUCT, THERMOSTATS, SMOKE DETECTORS, ETC., SEE ELECTRICAL AND MECHANICAL DRAWINGS.
- 27. - LATERAL SUPPORT SHALL BE PROVIDED BY FOUR WIRES OF MINIMUM 1/2 GAUGE SPAYED IN FOUR DIRECTIONS 90 DEGREES APART AND CONNECTED TO THE MAIN RUNNER WITHIN 2" OF THE CROSS RUNNERS ABOVE THE CEILING. THE OTHER CEILING FIXTURES SHALL BE EXERCISED 45 DEGREES FROM THE PLANE OF THE CEILING. THESE LATERAL SUPPORT POINTS SHALL BE PLACED 12'-0" O.C. IN EACH DIRECTION WITH THE FIRST POINT WITHIN 4" FROM EACH WALL.
- 28. - ALLOWANCE SHALL BE MADE FOR LATERAL MOVEMENT OF THE SYSTEM. MAIN RUNNERS AND CROSS RUNNERS SHALL BE ATTACHED TO TWO ADJACENT WALLS WITH CLEARANCE BETWEEN THE WALL AND THE RUNNERS MAINTAINED AT THE OTHER TWO WALLS.
- 29. - INSTALL SUPPORT WIRES AND CROSS RUNNERS TO AVOID CONTACT WITH HVAC EQUIPMENT AND DUCTWORK.
- 30. - RECESSED LIGHT FIXTURES NOT EXCEEDING 56 LBS. AND PENDANT-MOUNTED FIXTURES NOT EXCEEDING 20 LBS. MAY BE SUPPORTED BY ATTACHMENT DIRECTLY TO THE CEILING SYSTEM RUNNERS BY SCREW DRIVES OR OTHER MEANS OF ATTACHMENT.
- 31. - HVAC DIFFUSERS NOT EXCEEDING 20 LBS. AND WHICH RECEIVE NO TRIBUTARY LOADING FROM EQUIPMENT OR DUCTWORK MAY BE SUPPORTED BY POSITIVE ATTACHMENT TO THE CEILING RUNNERS.
- 32. - LIGHT FIXTURES AND HVAC DIFFUSERS IN EXCESS OF THESE MINIMUM WEIGHT REQUIREMENTS SHALL BE SUPPORTED BY WIRES ATTACHED DIRECTLY TO THE STRUCTURE ABOVE.
- 33. - FIRE SPRINKLERS - PROVIDE COMPLETE SYSTEM INCLUDING, BUT NOT LIMITED TO, PIPING, VALVES, SPRINKLER DROPS, AND SPRINKLER HEADS. USE REFLECTED CEILING PLANS FOR LAYOUT GUIDELINES. ALL SPRINKLER HEADS SHALL BE FULLY RECESSED (FLUSH TO CEILING).
- 34. - SPRINKLER HEADS, LIFE SAFETY SPEAKERS, LOCAL SPEAKERS, CEILING DOORS, SMOKE DETECTORS, SHIM, AND OTHER CEILING FIXTURES SHALL BE CENTERED IN CEILING TILES (EQUALLY IN BOTH DIRECTIONS) AND INSTALLED AT EQUAL DISTANCE BETWEEN THE CORRIDOR WALLS, U.O.N. IF TWO OR MORE SPRINKLER HEADS OCCUR IN ONE ROOM, THEY SHALL BE ALIGNED WITH EACH OTHER.
- 35. - CONTRACTOR SHALL SUBMIT MECHANICAL AND SPRINKLER DRAWINGS TO RKB ARCHITECTS FOR APPROVAL OF LOCATION OF SPRINKLER HEADS AND HVAC GRILLES.
- 36. - FURNISH AND INSTALL SMOKE DETECTORS PER ELECTRICAL ENGINEER'S DRAWINGS. LOCATION SYSTEM QUANTITY OF SMOKE DETECTORS WITHIN TENANT SPACE SHALL BE DETERMINED BY THE FIRE MARSHAL.
- 37. - WHERE CEILINGS ARE SPECIFIED TO BE OF FIRE-RATED CONSTRUCTION, ALL RECESSED LIGHT FIXTURES, SPEAKERS, ETC. SHALL BE BOXED OUT ABOVE THE CEILING WITH A FIRE-RATED ENCLOSURE ABOVE TO THAT OF THE CEILING.

POWER, SIGNAL & DATA NOTES

- 1. - THE CONTRACTOR SHALL FURNISH AND INSTALL ALL LIGHT FIXTURES AND ELECTRICAL WORK AS SHOWN OR IMPLIED IN DRAWINGS AND NOTES.
- 2. - THE CONTRACTOR SHALL COORDINATE HIS WORK WITH MANUFACTURERS' SPECIFICATIONS AND REQUIREMENTS.
- 3. - THE WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS, PUBLIC UTILITIES COMPANY, OWNERS AND LANDLORDS TELEPHONE COMPANY, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.
- 4. - ALL NEW MATERIALS REQUIRED SHALL CONFORM TO THE STANDARDS OF UNDERWRITERS' LABORATORIES, INC. IN EVERY CASE WHERE SUCH A STANDARD HAS BEEN ESTABLISHED, U.O.N.
- 5. - THE MECHANICAL AND ELECTRICAL DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK DRAWINGS FOR COORDINATION PRIOR TO BIDDING AND AGAIN PRIOR TO INSTALLATION OF MECHANICAL AND ELECTRICAL WORK. ANY DISCREPANCY BETWEEN THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF RKB ARCHITECTS FOR CLARIFICATION. WORK INSTALLED IN CONFLICT WITH RKB ARCHITECTS' DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE AND SHALL NOT IMPACT THE SCHEDULE.
- 6. - REFER TO ENGINEERING DRAWINGS FOR CIRCUITING AND EXACT SPECIFICATIONS. MECHANICAL AND ELECTRICAL ENGINEERS' DRAWINGS ARE NOT INTENDED TO INDICATE EXACT LOCATIONS OF FIXTURES OR EQUIPMENT.
- 7. - THE CONTRACTOR SHALL FURNISH, INSTALL, AND COORDINATE ANY ELECTRICAL AND/OR LIGHTING ITEMS WITH CABINET WORK U.O.N. AS REQUIRED.
- 8. - THE CONTRACTOR SHALL COORDINATE ANY TELEPHONE/DATA REQUIREMENTS WITH THE TENANT'S TELEPHONE/DATA CONTRACTOR AS REQUIRED.
- 9. - THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY ELECTRICAL SERVICE AND LIGHTING FOR ALL TRADES AS REQUIRED.
- 10. - ALL ELECTRICAL AND TELEPHONE RECEPTACLES SHALL BE LOCATED IN CENTER OF WALL OR MULLION IN WHICH THEY OCCUR, UNLESS OTHERWISE NOTED IN PLANS AND DETAILS. THE MAXIMUM SEPARATION BETWEEN SIDE-BY-SIDE OUTLETS SHALL BE 6" O.C. U.O.N.
- 11. - ALL OUTLETS SHOWN BACK-TO-BACK IN PARTITION SHALL BE OFFSET THE MINIMUM DIMENSION REQUIRED (WITHOUT TOUCHING) TO AVOID BACK-TO-BACK INSTALLATION.

- 12. - ALL TELEPHONE/DATA AND POWER OUTLETS SHALL BE LOCATED 15" ABOVE FINISH FLOOR U.O.N. SECURITY KEYPADS AND CARD KEY TERMINALS SHALL BE LOCATED 54" ABOVE FINISH FLOOR U.O.N.
- 13. - PROVIDE TELEPHONE/DATA OUTLETS AS SHOWN ON ELECTRICAL AND TELEPHONE PLANS AND ALL NECESSARY CONDUIT RUNS TO TELEPHONE/DATA EQUIPMENT AS REQUIRED. CONTRACTOR SHALL CONFIRM THE SIZE OF REQUIRED CONDUITS WITH TELEPHONE/DATA CONTRACTOR AND TENANT PRIOR TO START OF WORK.
- 14. - ALL DIMENSIONS ON ELECTRICAL AND TELEPHONE PLANS ARE TO CENTER LINE, U.O.N.
- 15. - ALL ELECTRICAL AND TELEPHONE CONDUIT SHALL BE CONCEALED IN PARTITIONS AND/OR CEILINGS.
- 15. - ALL ELECTRICAL AND TELEPHONE CONDUIT SHALL BE CONCEALED IN PARTITIONS AND/OR CEILINGS.
- 16. - ALL CONDUIT, OTHER THAN THAT USED FOR ELECTRICAL OUTLETS AND JUNCTION BOXES, SHALL RECEIVE FULL WIRE SLEEVES BY THE CONTRACTOR.
- 17. - PROVIDE SLEEVES IN RATED PARTITIONS ABOVE CEILING FOR TELEPHONE/DATA AND ELECTRICAL RUNS AS THEY OCCUR.
- 18. - THE CONTRACTOR SHALL VERIFY THE CONDUIT SIZE REQUIRED FOR ALL TELEPHONE, ELECTRICAL, AND DATA LINES WITH APPROPRIATE ENGINEERS PRIOR TO CORING TO OBTAIN PROPER CORE HOLE SIZES.
- 19. - LIGHT SWITCHES SHALL BE LOCATED WITHIN 8" OF DOOR JAMBS, U.O.N.
- 20. - ALL LIGHT SWITCHES SHALL BE GANG PLATED WHERE APPLICABLE.
- 21. - ALL LIGHT SWITCHES SHALL BE CIRCUITED AND INSTALLED TO COMPLY WITH APPLICABLE LOCAL CODES AND STATE ENERGY REQUIREMENTS.
- 22. - PROVIDE METER, METER LOOP, AND SERVICE IN ACCORDANCE WITH LOCAL POWER COMPANY STANDARDS.
- 23. - PROVIDE POWER DISTRIBUTION TO ALL LIGHTING AND EQUIPMENT.
- 24. - PROVIDE SERVICE AND CONNECTIONS FOR HVAC EQUIPMENT AND CONTROLS.
- 25. - PROVIDE ALL PANELS, CUTTERS AND DISCONNECTS.
- 26. - PROVIDE PANEL COMPLETE WITH TYPEWRITTEN DIRECTORY AND SPIT BARS FOR TIME-CONTROLLED CIRCUITS.
- 27. - COORDINATE CONTROL WIRING WITH HVAC CONTRACTOR.
- 28. - PROVIDE SERVICE, OUTLETS, OR CONNECTION AS REQUIRED FOR FIXTURES AND/OR EQUIPMENT FURNISHED AND INSTALLED BY OTHERS.
- 29. - VERIFY TELEPHONE REQUIREMENTS AND TELEPHONE BOARD BOXES, RISERS, CIRCUITING, ETC. WITH APPROPRIATE CONSULTANT DRAWINGS.
- 30. - PROVIDE 25 BOX W/BLANK COVERPLATE AND CONDUIT STUB-UP TO CEILING FOR CARD READERS.

WALL FINISH NOTES

- 1. - ALL AREAS ARE TO BE PAINTED IN ACCORDANCE WITH FINISH PLANS UNLESS OTHERWISE NOTED OR SPECIFIED.
- 2. - PAINT COLORS SHALL BE AS SPECIFIED BY RKB ARCHITECTS, AND THE CONTRACTOR SHALL SUBMIT (3) 12" X 12" SAMPLES FOR REVIEW.
- 3. - THE CONTRACTOR SHALL USE SPECIFIED PAINT PRODUCTS. IF SUBSTITUTION OF MANUFACTURER IS REQUESTED, THE CONTRACTOR SHALL PROVIDE MANUFACTURER'S LITERATURE, INCLUDING FULL APPLICATION SPECIFICATIONS, TO ODP+P ARCHITECTS FOR APPROVAL IN ADVANCE OF APPLICATION.
- 4. - WALLS SHALL BE DEFINED AS SURFACES FROM FLOOR TO CEILING, INCLUDING PLASTER, FASCIAS, JAMBS, BUCKS, REVEALS, RETURNS, AND ALL VERTICAL SURFACES NOT INCLUDED IN CEILING.
- 5. - INDICATIONS OF EXTENT OF WALL FINISH ARE GRAPHICALLY SYMBOLIC AND DO NOT REPRESENT EVERY JOG, PROTRUSION, OR RECESS OCCURRING ON THE ACTUAL CONSTRUCTED SURFACE (NEW OR EXISTING). THE CONTRACTOR SHALL PROVIDE SPECIFIED FINISH ON ALL SURFACES WITHIN THE LIMITS SHOWN ON THE PLANS.
- 6. - THE CONTRACTOR SHALL INSPECT ALL SURFACES FOR HOLES, CRACKS, AND ANY OTHER CONDITION WHICH WOULD ADVERSELY IMPACT PAINT APPLICATION. ALL EXISTING LOOSE PAINT SHALL BE REMOVED. ALL SURFACES SHALL BE PROPERLY PREPARED, PATCHED AS APPROPRIATE TO A SMOOTH CONDITION, AND MADE READY FOR PRIME AND PAINT. THE CONTRACTOR SHALL NOT PROCEED WITH THE PAINTING WORK UNTIL THIS HAS OCCURRED AT ALL SURFACES SCHEDULED TO RECEIVE PAINT.
- 7. - START OF PAINTING WORK SHALL REPRESENT ACCEPTANCE OF SURFACE CONDITIONS.
  - 1. - THE CONTRACTOR SHALL CAREFULLY REMOVE AND STORE ALL ELECTRICAL SWITCH AND OUTLET PLATES, SURFACE HARDWARE, ETC. PRIOR TO PAINTING, AND REPLACE THEM WHEN PAINTING WORK IS COMPLETE. ALL PAINT SPILLED, SPLASHED, OR SPATTERED ON DIFFUSERS, REGISTERS, SLAB FITTINGS, ETC. SHALL BE REMOVED WHEN PAINTING WORK IS COMPLETE. THE CONTRACTOR SHALL REPLACE ANY ITEMS DAMAGED DURING THIS PROCESS WITH NEW ITEM TO MATCH EXISTING.
- 8. - ALL WOOD SHELVING AND PAINTED DOORS SHALL RECEIVE PRIMING, SANDING, AND (2) FULL COATS OF SEMI-GLOSS ENAMEL FREE OF BRUSH MARKS.
- 10. - THE CONTRACTOR SHALL EXAMINE ALL AREAS OF CONSTRUCTION AFTER COMPLETION OF ALL WORK AND PERFORM NECESSARY "TOUCH-UP" PAINTING AND/OR PATCHING.
- 11. - ALL PAINT SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS FOR THE PARTICULAR SURFACE, TWO COAT MINIMUM APPLICATION.
- 12. - WALLS SCHEDULED TO BE PAINTED SHALL BE LATEX PAINT, ROLLED ON UNLESS OTHERWISE INDICATED.
- 13. - INSPECT DRYWALL AND VERIFY THAT CONDITIONS ARE SUITABLE FOR THE APPLICATION OF NEW WALLCOVERINGS PRIOR TO INSTALLATION.
- 14. - SURFACE SHOULD BE PROPERLY SEALED USING A WALLCOVERING ALKYD PRIMER SEALER OR SEALER NOT PROCESSED BEFORE INSTALLATION OF WALL COVERING.
- 15. - ALL WALLCOVERING TO BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS FOR THE PARTICULAR SURFACE. ALL SURFACES TO RECEIVE PAINTING OR PATCHING. ANY WALLCOVERING REQUIRING BACKING SHALL BE PROVIDED BY PAINTING CONTRACTOR. INSTALLATION OF PATTERNED FABRIC WALLCOVERINGS SHALL BE MATCHED AT EDGE TO ADJACENT FABRIC PANEL. ANY FABRIC NOT PROPERLY HUNG OR SEALED WILL NOT BE ACCEPTED.
- 16. - THE CONTRACTOR IS RESPONSIBLE FOR ANY WALLCOVERING CUT WHICH HAS DEFECTS THAT ARE UNACCEPTABLE BY RKB ARCHITECTS FOR INSTALLATION.
- 17. - ALL INTERIOR FINISH MATERIALS TO BE IN COMPLIANCE WITH LOCAL CODES, WHEN REQUIRED BY BUILDING OFFICIALS, APPLY FLAME PROOFING TO FABRIC WALLCOVERING.
- 18. - ALL TRIM AND DETAILING TO CONFORM WITH BUILDING STANDARD QUALITY LEVELS, UNLESS NOTED OTHERWISE.

FLOOR FINISH NOTES

- 1. - REMOVE EXISTING FLOORCOVERING AS SPECIFIED. PATCH AND REPAIR SLAB TO RECEIVE NEW FLOOR COVERING AS SPECIFIED. CONCRETE FLOOR SLAB TO BE FILLED AND/OR GROUTED AS REQUIRED TO A SMOOTH UNIFORM CONDITION PRIOR TO FLOOR FINISH INSTALLATION.
- 2. - THE CONTRACTOR SHALL NOTIFY RKB ARCHITECTS AFTER FLOOR PATCHING IS COMPLETE FOR FIELD INSPECTION PRIOR TO THE INSTALLATION OF FINISH FLOOR.
- 3. - ALL NEW FINISH FLOOR SHALL BE INSTALLED BY CONTRACTOR AS SPECIFIED ON FINISH PLANS.
- 4. - ALL WORKMANSHIP SHALL BE OF THE BEST QUALITY. WHEN THE WORK IS COMPLETE, IT SHALL BE FREE FROM BUCKLES, BUBBLES, OPEN JOINTS, OR OTHER IMPERFECTIONS. SEAMS SHALL BE KEPT IN ACCURATE ALIGNMENT ALONG BOTH COORDINATES. TILES HAVING CHIPPED OR ROUNDED CORNERS WILL BE REJECTED AND IF INSTALLED, SHALL BE REMOVED AND REPLACED WITH ACCEPTABLE TILES AT CONTRACTOR'S EXPENSE.
- 5. - TILES SHALL BE LAID IN SQUARE PATTERN WITH COURSES PARALLEL TO WALLS, U.O.N. ON THE DRAWINGS. TILES SHALL BE SECURELY CEMENTED AND SHALL BE LAID WITH TIGHT JOINTS. THE ADHESIVE USED FOR CEMENTING THE TILES SHALL BE APPLIED FAR ENOUGH IN ADVANCE OF SETTING TO PERMIT THE ADHESIVE TO REACH ITS INITIAL SET, BUT NOT ITS FINAL SET. ADHESIVES USED ARE TO BE NON-COMBUSTIBLE.
- 6. - AREAS WHERE FLOOR FINISH IS SCHEDULED SHALL BE CLOSED TO TRAFFIC AND OTHER WORK DURING INSTALLATION OF FINISH FLOOR.
- 7. - ALL RUBBER BASE SHALL BE CONTINUOUS COIL. ALL LENGTHS OF BASE SHALL BE A MINIMUM OF 12'. SHORTER LENGTHS WILL NOT BE ACCEPTED.
- 8. - UPON COMPLETION, ALL FLOOR FINISH WORK SHALL BE CLEANED AND VACUUMED BY THE CONTRACTOR. REMOVING ALL SPOTS OF ADHESIVE, SURFACE STAINS, AND ALL SCRAPS, CARTONS AND CONTAINERS SHALL BE REMOVED FROM THE BUILDING.
- 9. - WHEN DIRECTED, AFTER CLEANING, THE CONTRACTOR SHALL PROVIDE (2) APPLICATIONS OF AN APPROVED NON-SLIP WAX

- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE PROTECTION FOR ALL RESILIENT FLOORING WORK FOR THE DURATION OF THE CONTRACT. ALL PROTECTION SHALL BE REMOVED PRIOR TO PUNCH LIST.
- ACCURATE, DIMENSIONED FLOORING PLANS SHALL BE SUBMITTED TO RKB ARCHITECTS FOR APPROVAL PRIOR TO INSTALLATION.
- CARPET SEAMING DIAGRAMS SHALL BE SUBMITTED TO RKB ARCHITECTS FOR APPROVAL PRIOR TO INSTALLATION. SUBMITTAL SHALL CONSIST OF (3) BLUELINE SETS AND (1) REPRODUCIBLE SEPIA.
- CONTRACTOR SHALL COORDINATE WORK OF ALL FLOORING CONTRACTORS TO ENSURE THAT ALL VARYING FLOOR MATERIALS USED ARE INSTALLED FLUSH. ALL TRANSITION METHODS SHALL BE APPROVED BY RKB ARCHITECTS PRIOR TO INSTALLATION.
- WHERE FLOOR FINISHES OF DIFFERENT THICKNESSES MEET, FLOOR IS TO BE FILLED TO A MINIMUM SLOPE OF 1" PER 5'-0" TO ALLOW A SMOOTH TRANSITION BETWEEN SURFACES.
- ALL FLOOR FINISHES TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. FLOORING CONTRACTOR IS RESPONSIBLE FOR INSPECTION OF SLAB CONDITION PRIOR TO FLOOR FINISH INSTALLATION.
- WHERE NEW CONSTRUCTION MODIFIES EXISTING FINISHES TO REMAIN, CONTRACTOR TO CONTINUE EXISTING FINISHES AS REQUIRED.
- CONTRACTOR TO PROVIDE SAMPLES OF ALL FINISHES TO RKB ARCHITECTS FOR APPROVAL PRIOR TO PURCHASE AND/OR APPLICATION.
- SUBCONTRACTOR IS RESPONSIBLE FOR ORDERING SUFFICIENT QUANTITIES OF ALL MATERIALS TO ENSURE A COMPLETED INSTALLATION.
- ALL CARPET INSETS SHALL BE FREE OF FRAYS AT TRANSITION TO ADJACENT MATERIALS.
- EXTEND CARPET UNDER OPEN BOTTOMED OBSTRUCTIONS AND UNDER REMOVABLE FLANGES AND FURNISHINGS.
- ALL EXISTING FINISHES TO REMAIN SHALL BE PROTECTED FROM DAMAGE DUE TO CONSTRUCTION. FINISHES DAMAGED DURING BE REPAIRED OR REPLACED AT NO EXPENSE TO THE OWNER.
- WHERE FILE CABINETS OR OTHER FURNITURE IS TO BE BUILT-IN, FLOOR SLAB IS TO BE MADE LEVEL FOR PROPER OPERATION OF DRAWERS AND PROPER FIT WITHIN CONSTRUCTION.

#### DEMOLITION NOTES

- THE GENERAL CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIAL AS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS AS INDICATED IN RKB ARCHITECTS DRAWINGS OR AS OTHERWISE DIRECTED BY RKB ARCHITECTS.
- THE GENERAL CONTRACTOR SHALL FURNISH RKB ARCHITECTS WITH A COMPLETE INVENTORY LIST OF ALL ITEMS THAT CAN BE REUSED AND/OR STORED IN BUILDING STOCK.
- THE GENERAL CONTRACTOR SHALL EXECUTE ALL WORK WITHIN THE REGULATIONS OF THE BUILDING FOR DEMOLITION AND REMOVAL OF DEBRIS, INCLUDING OVERTIME WORK REQUIRED.
- ALL WORK DEMOLISHED SHALL BE REMOVED FROM THE PREMISES EXCEPT ITEMS TO BE REUSED OR RETURNED TO TENANT OR AS OTHERWISE NOTED.
- THE GENERAL CONTRACTOR SHALL REMOVE FROM PREMISES CONDUITS LEFT AFTER WALL DEMOLITION, INCLUDING SWITCH BOXES, PLATES, BRIDGES, OR ANY OTHER TELEPHONE OR ELECTRICAL WIRING AND EQUIPMENT.
- IN ALL AREAS WHERE DEMOLITION (REMOVAL OF TILE, CARPETING, TACKLESS, PARTITIONS, ETC.) CAUSES AN UNEVENNESS IN SLAB, THE CONTRACTOR SHALL PATCH TO LEVEL THE SLAB TO RECEIVE NEW FINISHED FLOORING.
- THE GENERAL CONTRACTOR SHALL PROVIDE A VISQUEEN SEAL FROM FLOOR TO CEILING AT ALL INTERFACES TO PROTECT ADJACENT BUILDING. VISQUEEN SEALING AND DEMOLITION AND CONSTRUCTION ARE IN PROGRESS. THIS SEAL IS TO BE KEPT CLOSED AT ALL TIMES.
- THE GENERAL CONTRACTOR SHALL AT ALL TIMES PROTECT THE PROPERTY OF THE BUILDING OWNER, INCLUDING BUT NOT LIMITED TO, WINDOWS, FLOORS AND CEILING TILES, PUBLIC TOILETS, ELEVATORS, DOORS, BUCKS, ELECTRICAL AND AIR CONDITIONING EQUIPMENT, CONVECTOR ENCLOSURES, ETC.
- THE GENERAL CONTRACTOR SHALL FURNISH A SYSTEM OF TEMPORARY LIGHTS THROUGHOUT THE SPACE UNDER CONSTRUCTION AS REQUIRED.
- THE GENERAL CONTRACTOR SHALL CAP AND FLUSH OFF BEHIND FINISH SURFACES ALL PROJECTING PLUMBING, FLOOR ELECTRICAL/TELEPHONE OUTLETS, AND ALL OTHER PROJECTING ITEMS WHICH ARE BEING ABANDONED.
- UPON COMPLETION OF THE DEMOLITION WORK, THE GENERAL CONTRACTOR SHALL PROVIDE THAT ALL AREAS BE LEFT BROOM CLEAN.
- THE GENERAL CONTRACTOR SHALL DO ALL CUTTING, FITTING AND PATCHING WORK THAT MAY BE REQUIRED TO MAKE ALL PARTS COME TOGETHER PROPERLY, AND FIT TO RECEIVE OR BE RECEIVED BY WORK OF OTHER CONTRACTORS SHOWN UPON OR REASONABLY IMPLIED BY THE DRAWINGS AND NOTES.
- THE GENERAL CONTRACTOR SHALL PROVIDE ALL FLOOR CUT-OUTS AND PATCHING REQUIRED FOR INSTALLATION OF ALL WORK.
- THE GENERAL CONTRACTOR SHALL SURVEY ALL EXISTING FINISHED SURFACES TO INCLUDE CORNER BEADS, STOPS, ETC., FOR CHIPS, CRACKS, HOLES, DAMAGED SURFACES, MARBLE WAINSCOT AND PLASTER CEILING WHENEVER DOOR BUCKS HAVE BEEN REMOVED, AND ANY OTHER DEFECTS CAUSING AN APPEARANCE DIFFERENT FROM A NEW FIRST CLASS FINISHED INSTALLATION. THESE DEFECTIVE SURFACES SHALL BE REMOVED AND NEW SURFACES INSTALLED TO THE SATISFACTION OF RKB ARCHITECTS. ALL OTHER DAMAGED SURFACES (FINISHED FLOOR SLAB, CONVECTOR ENCLOSURES, ETC.) SHALL BE REPAIRED TO THE SATISFACTION OF RKB ARCHITECTS. THIS SHALL INCLUDE MINI BLINDS SILLS, MULLIONS, ETC.
- THE GENERAL CONTRACTOR SHALL INSPECT ALL EXISTING PLASTER SURFACES AND WHERE, AS A RESULT OF DEMOLITION, FINISHED SURFACES DO NOT ALIGN, THE EXISTING PLASTER SHALL BE CHIPPED AWAY, NEW CORNER BEADS AND STOPS INSTALLED AND SURFACES RE-PLASTERED TO A SMOOTH, FLUSH, ALIGNED SURFACE.

#### MILLWORK NOTES

- ALL MILLWORK SHALL BE FABRICATED, ASSEMBLED, FINISHED, AND ERECTED TO MEET CURRENT W.I.C. "PREMIUM GRADE".
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE.
- ALL INSTALLED MILLWORK SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES.
- ALL MILLWORK FINISHES SHALL BE AS SPECIFIED ON FINISH PLANS AND/OR DETAILS.
- ALL MILLWORK IS TO BE FABRICATED IN A CONTROLLED SHOP ENVIRONMENT. FIELD WORK SHALL BE LIMITED TO BLOCKING, TRIMMING, AND ASSEMBLING FINISHED COMPONENTS.
- ALL MILLWORK JOINERY SHALL BE FABRICATED AND SECURED IN A MANNER WHICH ENSURES THAT THE JOINT WILL NOT SEPARATE.
- ALL INSTALLED MILLWORK SHALL BE SCRIBED TO WALL OR CEILING. CONTRACTOR SHALL COORDINATE MILLWORK INSTALLATION WITH THE WORK OF ALL TRADES WHICH HAVE AN IMPACT ON MILLWORK.

#### DOOR HARDWARE NOTES

- THE CONTRACTOR SHALL FURNISH AND INSTALL REQUIRED DOOR AND FRAME ASSEMBLIES AS SPECIFIED IN THE DRAWINGS, U.O.N.
- ALL LOCKSETS SHALL BE CODED AND/OR KEYED IN ACCORDANCE WITH OWNERS' REQUIREMENTS. CODES AND/OR KEYS ARE TO BE DELIVERED TO OWNER PROPERLY TESTED AND/OR TAGGED. THE NUMBER OF MASTER AND PASS KEYS SHALL BE COORDINATED WITH OWNER.
- THE CONTRACTOR SHALL FURNISH AND INSTALL ALL HARDWARE AS REQUIRED TO MEET CODE AND FUNCTIONAL REQUIREMENTS. THE OUTLINE HARDWARE SPECIFICATION IS PROVIDED AS A BASIS FOR A COMPLETE SUBMITTAL. THE SUBMITTAL SHALL BE SUBMITTED FOR APPROVAL. SUBMITTAL SHALL CONSIST OF A DETAILED HARDWARE LIST WHICH INDICATES THE QUANTITY, TYPE, CATALOG NUMBER, MANUFACTURER, AND LOCATION OF EACH ARTICLE OF HARDWARE REQUIRED. HARDWARE LIST SHALL BE SUBMITTED NO LATER THAN 30 DAYS BEFORE THE ORDER DATE NECESSARY TO MEET THE PROJECT SCHEDULE. RKB ARCHITECTS REVIEW OF THE HARDWARE LIST SHALL NOT REPRESENT CERTIFICATION THAT THE LIST IS COMPLETE AND DOES NOT RELIEVE THE CONTRACTOR FROM PROVIDING A COMPLETE PROJECT.
- ALL HARDWARE SHALL BE OF LEVER TYPE TO COMPLY WITH ACCESSIBILITY REQUIREMENTS. IT IS THE RESPONSIBILITY OF CONTRACTOR TO REPLACE ALL DOOR HARDWARE ITEMS NOT IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY REQUIREMENTS TO THE SATISFACTION OF THE BUILDING AUTHORITY.
- EACH ARTICLE OF HARDWARE SHALL BE INDIVIDUALLY PACKAGED IN ITS ORIGINAL MANUFACTURER'S CONTAINER AND PROPERLY MARKED OR LABELED IN CONFORMANCE WITH THE APPROVED HARDWARE LIST.
- ALL FASTENERS SHALL MATCH THE HARDWARE MATERIAL AND FINISH.
- ALL HARDWARE APPLIED TO METAL DOORS OR JAMBS SHALL BE MADE TO TEMPLATE AND SECURED BY MACHINE SCREWS.
- FURNISH (3) BUTT HINGES FOR DOORS UP TO 5'-0" HIGH AND (1) HINGE FOR EACH ADDITIONAL 2'-6".
- THE CONTRACTOR SHALL PROVIDE STANDARD STRIKE PLATE WITH EXTENDED LP WHERE REQUIRED TO PROTECT TRIM FROM BEING MARRED OR DAMAGED BY THE LATCH BOLT.
- THE CONTRACTOR SHALL PROVIDE DUST COVERS AT ALL STRIKE PLATES.

- HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED NOT LESS THAN 30" NOR MORE THAN 44" A.F.F. AND SHALL BE OPERABLE WITH A SINGLE EFFORT NOT REQUIRING GRASPING OF THE OPENING HARDWARE.

- CLOSERS, WHERE REQUIRED, SHALL HAVE AN OPENING FORCE NOT EXCEEDING 8.5 LBS. AT EXTERIOR DOORS AND 5 LBS. FOR INTERIOR DOORS WITH THE EXCEPTION OF FIRE-RATED DOORS, WHICH SHALL NOT EXCEED 15 LBS.
- THRESHOLDS SHALL NOT EXCEED 1/2" IN TOTAL HEIGHT, WITH A 1/4" MAXIMUM VERTICAL EDGE AND A CHANGE IN LEVEL NOT GREATER THAN 1/2".
- THE BOTTOM 10" OF DOORS, EXCEPT AUTOMATIC AND SLIDING DOORS, SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE. THE BOTTOM 10" OF NARROW FRAME DOORS SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE ON THE PUSH SIDE.
- ALL NEW DOORS SHALL BE PREMIUM PAINT GRADE. DOORS AND FRAMES SHALL BE PAINTED PT-01 (SEMI-GLOSS) TO MATCH ADJACENT WALL U.O.N.
- EXISTING DOORS AND FRAMES SHALL BE PAINTED PT-01 (SEMI-GLOSS) AS REQUIRED TO MATCH ADJACENT WALL U.O.N.
- DOOR SHALL BE INSTALLED IN FRAME WITH 1/8" MAX. TOLERANCE AT HEAD, HINGES, AND STRIKE JAMB.
- THE CONTRACTOR SHALL VERIFY AND COORDINATE THE THICKNESS OF FLOOR FINISH WITH UNDERCUT DIMENSION AT DOOR.
- THE CONTRACTOR SHALL VERIFY AND COORDINATE ELECTRICAL AND SECURITY REQUIREMENTS AT CARD READERS.

#### SECTION 3302 CONSTRUCTION SAFEGUARDS

##### 3302.1 REMODELING AND ADDITIONS.

REQUIRED EXITS, EXISTING STRUCTURAL ELEMENTS, FIRE PROTECTION DEVICES, AND SANITARY SAFEGUARDS SHALL BE MAINTAINED AT ALL TIMES DURING REMODELING, ALTERATIONS, REPAIRS OR ADDITIONS TO ANY BUILDING OR STRUCTURE.

#### EXCEPTIONS:

- WHEN SUCH REQUIRED ELEMENTS OR DEVICES ARE BEING REMODELED, ALTERED OR REPAIRED, ADEQUATE SUBSTITUTE PROVISIONS SHALL BE MADE.
- WHEN THE EXISTING BUILDING IS NOT OCCUPIED.

#### 3302.2 MANNER OF REMOVAL.

WASTE MATERIALS SHALL BE REMOVED IN A MANNER WHICH PREVENTS INJURY OR DAMAGE TO PERSONS, ADJOINING PROPERTIES AND PUBLIC RIGHT-OF-WAYS.

#### SECTION 1618.4.6.3 (F.B.C. 2004) RAILINGS

SAFETY GLAZING WILL BE PERMITTED AS AN EQUAL ALTERNATIVE TO PICKETS, IF TESTED BY AN ACCREDITED LABORATORY TO SATISFY THE RESISTANCE REQUIREMENTS OF THIS CODE FOR WIND, LIVE AND KINETIC ENERGY IMPACT LOADING CONDITIONS. THE KINETIC ENERGY IMPACT LOADING SHALL COMPLY WITH ANSI Z97.1 USING A 400 FOOT-POUND (542 N) ENERGY IMPACT. THE SAFETY REQUIREMENTS OF THE IMPACT TEST SHALL BE JUDGED TO HAVE BEEN SATISFACTORILY MET IF BREAKAGE DOES NOT OCCUR OR NUMEROUS CRACKS AND FISSURES OCCUR BUT NO SHEAR OR OPENING THROUGH WHICH A 3-INCH (76MM) DIAMETER SPHERE MAY FREELY PASS. THE GLASS PANEL SHALL REMAIN WITHIN THE SUPPORTING FRAME.

#### 00700 - CONTRACT CONDITIONS

- THE AIA GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION (AIA DOCUMENT A201-97) AND SUPPLEMENTAL CONDITIONS ARE PROVIDED UNDER SEPARATE COVER, AND ARE INCORPORATED INTO THESE SPECIFICATIONS BY REFERENCE. WHERE ANY PART OF THE CONTRACT DOCUMENTS IS INCONSISTENT WITH THESE CONDITIONS OF THE CONTRACT, THE CONDITIONS OF THE CONTRACT SHALL GOVERN.
- DEFINITIONS:
  - "FURNISH" MEANS TO SUPPLY AND DELIVER TO PROJECT SITE, READY FOR UNLOADING, UNPACKING, ASSEMBLY, INSTALLATION, AND SIMILAR OPERATIONS.
  - "INSTALL" MEANS TO UNLOAD, APPLY TEMPORARY STORAGE AT THE SITE, UNPACK, ASSEMBLE, ERECT, PLACE, ANCHOR, PROVIDE TO DIMENSION, FINISH, CURE, PROTECT, CLEAN, AND SIMILAR OPERATIONS TO PROVIDE THE WORK REQUIRED BY THE CONTRACT DOCUMENTS.
  - "PROVIDE" MEANS TO FURNISH AND INSTALL, COMPLETE, AND READY FOR THE INTENDED USE.
- ALL COMMUNICATIONS FROM OWNER RELATIVE TO CHANGES IN THE WORK WILL BE THROUGH ARCHITECT TO CONTRACTOR. IF CONTRACTOR CLAIMS THAT A REVISION TO CONTRACT DOCUMENTS INVOLVES EXTRA COST, CONTRACTOR SHALL SUBMIT WRITTEN NOTICE TO THE ARCHITECT WITHIN 30 DAYS AFTER RECEIPT OF SUCH INSTRUCTIONS. NO CHANGE IN THE WORK SHALL BE PERFORMED WITHOUT A VALID CHANGE ORDER COVERING THE SCOPE OF THE CHANGE AND SIGNED BY THE OWNER.
- BY ENTERING INTO THIS AGREEMENT WITH THE OWNER, THE CONTRACTOR REPRESENTS THAT HE HAS VISITED THE JOB SITE, FAMILIARIZED HIMSELF WITH EXISTING CONDITIONS, AND NOTED DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THOSE OF THE CONTRACT DOCUMENTS.
  - SUBMIT A COMPLETE WRITTEN DESCRIPTION OF THE SCOPE OF EACH CHANGE IN THE WORK INCLUDING ROOM NUMBERS AFFECTED. PREPARE QUOTATIONS FOR PROPOSED CHANGES IN THE WORK IN A "BREAK-DOWN" FORM, GIVING THE NUMBER OF UNITS, UNIT COST OF MATERIALS, HOURS OF LABOR, HOURLY COST OF LABOR, TOOLS, SUPPLIES, EQUIPMENT, TRANSPORTATION, SUPERINTENDENTS, CONSTRUCTION FACILITIES AND TEMPORARY CONTROLS OF EVERY NATURE, INSURANCE, TAXES, BONDS, ALL OTHER OVERHEAD COSTS AND PROFIT, AND SHALL REFLECT CREDITS AS WELL AS EXTRAS.
  - CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONTRACT DOCUMENTS ON SITE DURING CONSTRUCTION FOR USE OF ALL TRADES. ENSURE THAT ALL SUBCONTRACTORS RECEIVE COMPLETE SETS OF CONSTRUCTION DRAWINGS. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR COORDINATION OF ALL WORK.
- THE OWNER, WITHOUT INVALIDATING THE CONTRACT, MAY ORDER EXTRA WORK OR MAKE CHANGES BY ALTERING, ADDING TO, OR DEDUCTING FROM THE WORK. CONTRACT SUM AND CLAIMS FOR EXTENSION OF TIME WILL BE ADJUSTED IN ACCORDANCE WITH CONTRACT CONDITIONS RELATIVE TO CHANGES IN THE WORK. CHANGES IN THE WORK SHALL BE PROVIDED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- SECTIONS OF DIVISION 1 - GENERAL REQUIREMENTS, GOVERN THE EXECUTION OF THE WORK OF ALL SECTIONS OF THE SPECIFICATIONS.

#### 01110 - SUMMARY OF WORK

- PROVIDE WORK IN ACCORDANCE WITH REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA), INCLUDING LATEST AMENDMENTS. WHERE WORK SHOWN DOES NOT COMPLY WITH THE ADA, HALT THE EFFECTED WORK AND REQUEST WRITTEN INSTRUCTIONS FROM THE ARCHITECT PRIOR TO PROCEEDING.
- IDENTIFY TOILET FACILITIES WITH SIGNAGE COMPLYING WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (UBC CHAPTER 11). PROVIDE SATIN ALUMINUM SIGNS WITH BLACK LETTERING AND SYMBOLS.
- THE PATH OF TRAVEL FROM THE DESIGNATED HANDICAP PARKING SPACES AND THE PUBLIC SIDEWALK PROVIDES A FREE AND UNOBSTRUCTED PASSAGE FOR ACCESS TO AND EGRESS FROM THE AREA OF WORK.
- MOUNT LIGHT AND CONTROL SWITCHES NOT MORE THAN 4-FEET-0-INCHES ABOVE FINISHED FLOOR OR WORKING LEVEL.
- PROVIDE DOORS NOT LESS THAN 3-FEET-0-INCH WIDE BY 6-FEET -8-INCHES IN HEIGHT.
- PROVIDE FLOORS AND LANDINGS LOCATED AT A DOORWAYS NOT MORE THAN 1/2-INCH LOWER THAN THE TOP OF THE THRESHOLD. PROVIDE THRESHOLDS WITH 1/4-INCH MAXIMUM VERTICAL EDGE AND WITH A CHANGE IN LEVEL NOT GREATER THAN 1/2".
- PROVIDE A CLEAR AND LEVEL AREA ON EACH SIDE OF EXIT DOORS WITH A LENGTH OF AT LEAST 60-INCHES IN THE DIRECTION OF THE DOOR SWING AND AT LEAST 48-INCHES IN THE OPPOSITE DIRECTION, MEASURED AT RIGHT ANGLE TO DOOR IN ITS CLOSED POSITION.
- PROVIDE LEVER TYPE HARDWARE COMPLYING WITH ADA REQUIREMENTS.
- PROVIDE BOTTOM 10-INCHES OF DOORS, EXCEPT AUTOMATIC AND SLIDING DOORS, WITH A SMOOTH, UNINTERRUPTED SURFACE.
- PROVIDE EXIT DOORS TO SWING IN THE DIRECTION OF TRAVEL WHEN SERVING AN OCCUPANT LOAD OF MORE THAN 50 (UBC CHAPTER 10).
- ARRANGE EXIT DOORS TO OPERATE FROM THE INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. USE ONLY SPECIAL LOCKING DEVICES OF AN APPROVED TYPE. PROVIDE EXIT DOOR CLOSERS ADJUSTED SO THAT THE DOOR TAKES AT LEAST 3 SECONDS TO CLOSE FROM AN OPEN POSITION OF 70 DEGREES TO WITHIN 3-INCHES OF THE LATCH.

#### 01310 PROJECT MANAGEMENT AND COORDINATION

- FORWARD COPIES OF EXECUTED PERMITS TO ARCHITECT.
- SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSTRUCTION STANDARD. REFER QUESTIONS REGARDING THEIR DEFINITION TO ARCHITECT FOR CLARIFICATION.
- ALL DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH, U.N.O.

- ARRANGE FOR EACH TRADE TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE RELATIVE TO THEIR WORK. NO ALLOWANCE SHALL BE MADE FOR ANY EXTRA EXPENSE OR EXTENSION OF TIME DUE TO CONTRACTORS FAILURE OR NEGLIGENCE IN COMPLETELY EXAMINING THE JOB SITE AND CONDITIONS EFFECTING EXECUTION OF THE WORK.

- CONTACT OWNERS REPRESENTATIVE FOR RULES FOR USE OF EXISTING FACILITIES, DELIVERIES, REMOVALS, STORAGE, TEMPORARY FACILITIES AND CONTROLS, TEMPORARY UTILITIES AND SERVICES, CONSTRUCTION OPERATIONS, WORK PERFORMED OUTSIDE REGULAR BUSINESS HOURS, AND OTHER REQUIREMENTS AFFECTING USE OF THE SITE AND PROSECUTION OF THE WORK. IF OVERTIME WORK IS REQUIRED BY ANY TRADE, APPROVAL (INCLUDING COST APPROVAL) MUST BE OBTAINED FROM OWNER PRIOR TO EXECUTION OF THE OVERTIME WORK. THE GENERAL INTENT IS THAT ALL WORK EXCEPT FOR NOISE-GENERATING CONSTRUCTION SHALL BE PERFORMED ON REGULAR TIME.

- COORDINATE AND VERIFY SIZE, LOCATION AND CHARACTERISTICS OF OWNER SUPPLIED MATERIAL AND EQUIPMENT WITH WORK OF THIS CONTRACT TO PROVIDE A NEAT WORKMANLIKE INSTALLATION. ALL WORK MUST FIT AVAILABLE SPACE, PROVIDE THE FUNCTION OR USE INTENDED, AND PROVIDE ADEQUATE SERVICE ACCESS.

- VERIFY AND COORDINATE LOCATION OF ALL ACCESS PANELS (IN PARTITIONS, FLOORS, OR CEILINGS). CONFIRM LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.

- PROVIDE BLOCKING, BACKING, FRAMING HANGERS, OR OTHER SUPPORT FOR ALL FIXTURES, EQUIPMENT, CABINERY, FURNISHINGS, AND OTHER HEAVY CONSTRUCTION.

#### 01320 CONSTRUCTION PROGRESS DOCUMENTATION

- SUBMIT A DETAILED CONSTRUCTION SCHEDULE TO THE OWNER INDICATING SEQUENCE AND PHASING OF WORK FROM START TO FINISH OF THE PROJECT.

#### 01330 SUBMITTAL PROCEDURES

- PROVIDE THREE (3) SETS OF SHOP DRAWINGS TO ARCHITECT FOR REVIEW AND APPROVAL AFTER THE CONTRACTOR HAS REVIEWED THEM FOR CONSTRUCTIBILITY, COORDINATION BETWEEN TRADES, AND CONFORMANCE WITH THE CONTRACT DOCUMENTS.
- SUBMIT SAMPLES OF FINISH MATERIALS TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE CONTRACTOR ASSUMES RESPONSIBILITY FOR REPLACEMENT OF FINISH MATERIALS THAT HAVE NOT BEEN APPROVED.
- SUBMITTALS SHALL BE NEAT AND LEGIBLE, OF UNIFORM SCALE, RESPONSIVE TO REQUIREMENTS, WITH ALL SHEETS OF SIMILAR INFORMATION OF SAME SIZE.

- TRANSMIT EACH SUBMITTAL SUFFICIENTLY IN ADVANCE OF PERFORMANCE OF RELATED CONSTRUCTION ACTIVITIES TO AVOID DELAY.

- PACKAGE SUBMITTALS TO COVER COMPLETE ASSEMBLIES OR SYSTEMS. PARTIAL OR INCOMPLETE SUBMITTALS WILL BE RETURNED REJECTED WITHOUT REVIEW.

- THE ARCHITECT RESERVES THE RIGHT TO WITHHOLD ACTION ON A SUBMITTAL REQUIRING COORDINATION WITH OTHER SUBMITTALS UNTIL ALL RELATED SUBMITTALS ARE RECEIVED.

- THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING AND CORRELATING DIMENSIONS AT JOB SITES FOR TOLERANCES, CLEARANCES, QUANTITIES, FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION, COORDINATION OF THEIR WORK WITH OTHER TRADES AND FULL COMPLIANCE WITH THE CONTRACT DOCUMENTS.

- PROPOSED DEVIATIONS FROM THE CONTRACT DOCUMENTS MUST BE CONSIDERED SEPARATELY FROM SUBMITTALS, USING THE "CHANGES" PROCEDURES OF THE CONTRACT CONDITIONS.

#### 01500 TEMPORARY FACILITIES AND CONTROLS

- REMOVE ALL RUBBISH AND WASTE MATERIALS FROM THE PREMISES ON AT LEAST A WEEKLY BASIS, AND PROVIDE LEGAL DISPOSAL.
- EXERCISE STRICT DUST CONTAMINANT CONTROL TO PREVENT DIRT OR DUST FROM LEAVING LIMITS OF CONSTRUCTION.

- UNLESS OTHERWISE REQUIRED BY THE CONTRACT DOCUMENTS, WATER, GAS, LIGHTING, POWER AND TELEPHONE CONDUITS AND WIRES, SEWER LINES, STREETS, CURBS, DRIVEWAY APPROACHES, TREES, LANDSCAPING, BUILDINGS AND OTHER SURFACE AND SUBSURFACE STRUCTURES AND LINES, OPENINGS, FINISHES, FURNISHINGS, EQUIPMENT, AND SIMILAR IMPROVEMENT ITEMS SHALL BE PROTECTED BY CONTRACTOR AND SHALL NOT BE DISTURBED, DISCONNECTED OR WORK PROGRESS. SHOULD CONTRACTOR, IN PERFORMANCE OF WORK, DISTURB, DISCONNECT OR DAMAGE ANY OF THE ABOVE ITEMS, REMOVE, REPAIR, OR REPLACE SUCH DISCONNECTED OR DAMAGED ITEMS WITH MATERIALS, CONSTRUCTION, AND IMPROVEMENTS MATCHING EXISTING UNDAMAGED WORK AND RESTORE TO A CONDITION AS GOOD AS OR BETTER THAN EXISTED PRIOR TO SUCH DISTURBANCE. DISCONNECTION OR DAMAGE AT NO ADDITIONAL EXPENSE TO OWNER. PROVIDE TEMPORARY PROTECTION OF THE WORK UNTIL REMOVAL OF TEMPORARY PROTECTION IS APPROVED BY ARCHITECT.

- CONTRACTOR IS RESPONSIBLE FOR THE WORK AND PROPERTY OF OTHERS THAT IS IN CONTRACTOR'S CARE, CUSTODY, AND CONTROL AT ALL TIMES DURING PROGRESS OF THE WORK AND UNTIL FINAL ACCEPTANCE. SECURE AND LOCK THE PREMISES WHEN WORKMEN ARE NOT PRESENT.

- CONTRACTOR IS RESPONSIBLE FOR LIFE SAFETY EQUIPMENT REQUIRED BY AUTHORITIES HAVING JURISDICTION.

- DURING THE ENTIRE PERIOD OF DEMOLITION AND CONSTRUCTION, EXISTING EXIT SIGNS, EXIT LIGHTING, FIRE PROTECTION DEVICES AND ALARMS SHALL BE CONTINUOUSLY MAINTAINED.

- MAINTAIN REQUIRED EXITS AND EXIT EGRESS FREE FROM ALL OBSTRUCTIONS AND IMPEDIMENTS.

- MAINTAIN EXISTING UTILITIES AND SERVICES TO EXISTING FACILITIES INDICATED TO REMAIN. KEEP IN SERVICE, AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS. GIVE MINIMUM 24 HOUR ADVANCE NOTICE TO OWNERS REPRESENTATIVE IF SERVICE SHUT-DOWN IS NECESSARY.

- EXISTING WATER, PERMANENT FIRE PROTECTION, ELECTRICAL POWER SERVICE AND LIGHTING, HEATING, AIR CONDITIONING, AND TOILETS WITHIN THE VARIOUS AREAS OF WORK WILL BE MAINTAIN AVAILABLE TO CONTRACTOR WITHOUT ADDITIONAL METERING AND WITHOUT PAYMENT OF USE CHARGES FOR SERVICES. PROVIDE AND PAY FOR ALL OTHER TEMPORARY UTILITIES AND UTILITY SERVICES, TEMPORARY SUPPORT FACILITIES AND SERVICES, TEMPORARY SECURITY AND PROTECTION FACILITIES NECESSARY FOR THE PROPER AND EXPEDITIOUS EXECUTION OF THE WORK.

- KEEP ALL EXISTING FACILITIES AND SERVICES CLEAN AND IN GOOD WORKING CONDITION. CLEAN OR REPLACE WITH CHANGEABLE FILTER MEDIA AND TURN OVER WITH NEW FILTER MEDIA AT COMPLETION OF WORK.

- NO SUBSTITUTIONS OF LISTED MATERIALS OR PRODUCTS SHALL BE PERMITTED WITHOUT FIRST SUBMITTING SPECIFICATIONS, SAMPLES, AND COST IMPACT FOR ARCHITECT'S APPROVAL. USE SUBSTITUTION REQUEST FORMS AVAILABLE FROM ARCHITECT.

- EXISTING MANUFACTURED ITEMS NOT BEING REMOVED SHALL BE REFURBISHED AS REQUIRED, ANY LOOSE ITEMS TIGHTENED (INCLUDING, BUT LIMITED TO, EXIT SIGNS, DOWN LIGHTS, SPEAKERS, MOLDINGS, ETC.), AND ANY MISSING PARTS REPLACED BY THE CONTRACTOR TO ACHIEVE A COMPLETE FUNCTIONING INSTALLATION WITH A NEW APPEARANCE.

- COMPATIBILITY OF OPTIONS: IF CONTRACTOR IS GIVEN OPTION OF SELECTING BETWEEN TWO OR MORE PRODUCTS FOR USE ON PROJECT, PRODUCT SELECTED SHALL BE COMPATIBLE WITH PRODUCTS PREVIOUSLY SELECTED, EVEN IF PREVIOUSLY SELECTED PRODUCTS WERE ALSO OPTIONS.

- PROVIDE PRODUCTS COMPLETE WITH ACCESSORIES, TRIM FINISH, FASTENERS, AND OTHER ITEMS NEEDED FOR A COMPLETE INSTALLATION FOR THE INDICATED USE AND EFFECT.

- PROVIDE STANDARD PRODUCTS IF AVAILABLE, AND UNLESS CUSTOM PRODUCTS OR NON-STANDARD OPTIONS ARE SPECIFIED, PROVIDE STANDARD PRODUCTS OF THE TYPES THAT HAVE BEEN PRODUCED AND USED SUCCESSFULLY IN SIMILAR SITUATIONS ON OTHER PROJECTS.

- THE OWNER RESERVES THE RIGHT TO LIMIT SELECTION TO PRODUCTS WITH WARRANTIES NOT IN CONFLICT WITH REQUIREMENTS OF THE CONTRACT DOCUMENTS.

- WHERE PRODUCTS ARE ACCOMPANIED BY THE TERM "AS SELECTED", ARCHITECT WILL MAKE SELECTION.

- WHERE PRODUCTS ARE ACCOMPANIED BY THE TERM "MATCH SAMPLE", SAMPLE IS ARCHITECT'S.

- DESCRIPTIVE, PERFORMANCE, AND REFERENCE STANDARD REQUIREMENTS IN THE SPECIFICATIONS ESTABLISH "SALIENT CHARACTERISTICS" OF PRODUCTS.

- VERIFY PRIOR TO BIDDING THAT ALL SPECIFIED ITEMS WILL BE AVAILABLE IN TIME FOR INSTALLATION TO ASSURE COMPLETION OF THE PROJECT WITHIN THE TIME REQUIRED BY THE CONTRACT DOCUMENTS.

- COSTS FOR DELAYS BECAUSE OF NON-AVAILABILITY OF SPECIFIED ITEMS, WHEN SUCH DELAYS COULD HAVE BEEN AVOIDED BY CONTRACTOR, WILL BE BORNE BY THE CONTRACTOR.

#### 01601 SUBSTITUTIONS:

- AT THE TIME OF BID SUBMITTAL, THE CONTRACTOR SHALL ADVISE ARCHITECT IN WRITING OF ANY SPECIFIED MATERIAL OR EQUIPMENT THAT IS EITHER UNAVAILABLE OR WILL CAUSE A DELAY IN THE COMPLETION OF CONSTRUCTION.

- PROPOSED REVISIONS SHALL BE SUBMITTED IN THE FORM OF A WRITTEN CHANGE ORDER TO BE APPROVED AND AUTHORIZED BY ARCHITECT AND OWNER PRIOR TO START OF PROPOSED WORK.

#### 01602 DATE SENSITIVE EQUIPMENT COMPLIANCE

- DEFINITION: DATE SENSITIVE EQUIPMENT INCLUDES EQUIPMENT, SYSTEMS AND COMPONENTS THEREOF WHICH RELY ON OR UTILIZE COMPUTERS, SUBSYSTEMS, HARDWARE, SOFTWARE, FIRMWARE, INCLUDING EMBEDDED CHIP SYSTEMS OR COMPONENTS, WHICH PROCESS, SEQUENCE, CALCULATE, UTILIZE, OR IN ANY FASHION ARE AFFECTED IN FUNCTION OR OPERATION BY DATE AND DATE RELATED OR TIME AND TIME RELATED DATA, INCLUDING THE PASSAGE OF TIME.

- DATE SENSITIVE EQUIPMENT, SYSTEMS AND COMPONENTS THEREOF MUST INDIVIDUALLY AND IN COMBINATION PROPERLY FUNCTION AND CONTINUE TO CORRECTLY PROCESS, SEQUENCE AND UTILIZE DATE AND TIME RELATED DATA FOR ALL DATES AND TIMES, WHICH OCCUR DURING A REASONABLE LIFE EXPECTANCY FOR SAID EQUIPMENT, SYSTEMS AND COMPONENTS THEREOF.

- CORRECTLY PROCESS, SEQUENCE, AND CALCULATE ALL DATE AND DATE RELATED DATA FOR ALL DATES PRIOR TO, THROUGH AND AFTER JANUARY 1, 2000, INCLUDING LEAP YEAR CALCULATIONS.

- SOFTWARE PRODUCTS THAT PROCESS DATE OR DATE RELATED DATA SHALL RECOGNIZE, STORE AND TRANSMIT DATE DATA IN A FORMAT WHICH EXPLICITLY AND UNAMBIGUOUSLY SPECIFIES THE CORRECT CENTURY.

- CONTRACTOR SHALL INCLUDE THIS REQUIREMENT IN ALL SUB-CONTRACTS AND EQUIPMENT ORDERS FOR THIS PROJECT.

- SUBMITTALS: PROVIDE CERTIFICATION FROM SUPPLIERS AND SUB-CONTRACTORS PROVIDING DATE SENSITIVE EQUIPMENT, SYSTEMS, AND SOFTWARE THAT THE PROPOSED EQUIPMENT, COMPONENTS AND SYSTEMS COMPLY WITH THESE REQUIREMENTS.

#### 01701 CONSTRUCTION LAYOUT

- DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN. LARGE SCALE DETAILS GOVERN OVER SMALLER SCALE DETAILS.

- INFORM ARCHITECT WHEN CHALK LINE LAYOUT OF PARTITIONS IS COMPLETED SO THAT IT CAN BE VERIFIED. MAKE REQUIRED CHANGES PRIOR TO START OF CONSTRUCTION.

- SUPPLY ALL NECESSARY INFORMATION ON REQUIRED CUTOUTS FOR PLUMBING FIXTURES TO MILLWORK CONTRACTOR.

- DOOR OPENINGS IN GYPSUM BOARD PARTITIONS NOT DIMENSIONED ARE TO BE LOCATED IN CENTER OF ROOM OR 4" FROM ADJOINING PARTITION AS SHOWN.

#### 01702 EXECUTION.

- COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS FOR INSTALLING PRODUCTS IN APPLICATIONS INDICATED.

- ENSURE THAT INSTALLATION CONFORMS TO BUILDING CODE REQUIREMENTS. THE MATERIALS SPECIFIED ARE INTENDED TO MEET CODE REQUIREMENTS. IMMEDIATELY NOTIFY ARCHITECT OF ALL DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND CODE REQUIREMENTS. DO NOT PROCEED WITH INSTALLATION UNTIL INSTRUCTIONS RESOLVING DISCREPANCIES HAVE BEEN RECEIVED.

#### 01703 PROGRESS CLEANING.

- CLEAN PREMISES WITHIN CONSTRUCTION LIMITS AND ALONG ACCESS ROUTES DAILY, INCLUDING COMMON AREAS. COORDINATE PROGRESS CLEANING FOR JOINT-USE AREAS WHERE MORE THAN ONE INSTALLER HAS WORKED. ENFORCE REQUIREMENTS STRICTLY. DISPOSE OF MATERIALS LAWFULLY.

- KEEP INSTALLED WORK CLEAN.

- CONCEALED SPACES: REMOVE DEBRIS FROM CONCEALED SPACES BEFORE ENCLOSING THE SPACE.

#### 01704 STARTING AND ADJUSTING.

- START EQUIPMENT AND OPERATING COMPONENTS TO CONFIRM PROPER OPERATION. REMOVE MALFUNCTIONING UNITS, REPLACE WITH NEW UNITS, AND RETEST.

- ADJUST OPERATING COMPONENTS FOR PROPER OPERATION WITHOUT BINDING, VIBRATING, OR PRODUCING EXCESSIVE NOISE. ADJUST EQUIPMENT FOR PROPER OPERATION.

- PROTECT INSTALLED CONSTRUCTION.

#### 01705 CORRECTION OF THE WORK.

- PATCH, REPAIR, REPLACE, AND/OR REFINISH EXISTING CONSTRUCTION AS NECESSARY TO REFURBISH DAMAGED AND NONCONFORMING AREA OF WORK.

#### 01732 SELECTIVE DEMOLITION

- REMOVE: MEANS DETACH ITEMS FROM EXISTING CONSTRUCTION AND LEGALLY DISPOSE OF THEM OFF-SITE, UNLESS INDICATED TO BE REMOVED AND SALVAGED OR REMOVED AND REINSTALLED. REPAIRS AND IMPROVEMENTS TO EXISTING CONSTRUCTION, ABANDONED MEP CONSTRUCTION, AND SIMILAR WORK THAT INTERFERES WITH NEW CONSTRUCTION.

- REMOVE AND SALVAGE: MEANS DETACH ITEMS FROM EXISTING CONSTRUCTION AND DELIVER THEM TO OWNER.

- REMOVE AND REINSTALL: MEANS DETACH ITEMS FROM EXISTING CONSTRUCTION, PREPARE THEM FOR REUSE, AND REINSTALL THEM WHERE INDICATED.

- EXISTING TO REMAIN: MEANS EXISTING ITEMS OF CONSTRUCTION THAT ARE NOT TO BE REMOVED AND THAT NOT OTHERWISE INDICATED TO BE REMOVED, REMOVED AND SALVAGED, REMOVED AND REINSTALLED.

- FURNISH ALL LABOR AND MATERIAL AS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL OF ITEMS SHOWN ON DRAWINGS OR AS OTHERWISE DIRECTED BY ARCHITECT.

- FURNISH ARCHITECT WITH A COMPLETE INVENTORY LIST OF ITEMS THAT CAN RE REUSED AND/OR STORED IN BUILDING STOCK.

- EXECUTE WORK IN ACCORDANCE WITH OWNER'S INSTRUCTIONS FOR USE OF THE PREMISES FOR DEMOLITION AND REMOVAL OF DEBRIS, INCLUDING OVERTIME WORK REQUIRED.

- PROMPTLY REMOVE DEMOLISHED MATERIALS FROM THE PREMISES AND PROVIDE LEGAL DISPOSAL. TURN OVER ITEMS INDICATED TO BE SALVAGED AND DELIVERED TO OWNER AND OBTAIN WRITTEN RECEIPT.

- WHERE REMOVAL OF TILE, CARPETING, TACK STRIPS, PARTITIONS, AND SIMILAR CONSTRUCTION CAUSES AN UNEVENNESS IN SLAB, PATCH AND LEVEL THE SLAB AS REQUIRED TO RECEIVE NEW FINISHED FLOORING.

- PROVIDE A SEAL FROM FLOOR TO CEILING AT ALL INTERFACES TO PROTECT ADJACENT BUILDING PROPERTY WHILE DEMOLITION AND CONSTRUCTION ARE IN PROGRESS. THIS SEAL IS TO BE KEPT AT ALL TIMES.

- TERMINATE AND LEGALLY CAP ALL PROJECTING MECHANICAL, ELECTRICAL, PLUMBING AND COMMUNICATION SYSTEMS BEHIND FINISH SURFACES THAT ARE INDICATED OR REQUIRED TO BE ABANDONED.

08130 ALUMINUM FRAMES

- ALUMINUM MEMBERS: ALLOY AND TEMPER RECOMMENDED BY THE MANUFACTURER FOR STRENGTH, CORROSION RESISTANCE, AND APPLICATION OF REQUIRED FINISH; COMPLY WITH ASTM B 221 FOR ALUMINUM EXTRUSIONS, ASTM B 209 FOR ALUMINUM SHEET OR PLATE, AND ASTM B 211 FOR ALUMINUM BARS, RODS AND WIRE.
- CARBON STEEL REINFORCEMENT OF ALUMINUM FRAMING MEMBERS SHALL COMPLY WITH ASTM A 36 FOR STRUCTURAL SHAPES, PLATES AND BARS, ASTM A 611 FOR COLD ROLLED SHEET AND STRIP, OR ASTM A 570 FOR HOT ROLLED SHEET AND STRIP.
- FRAMING SYSTEM: PROVIDE ALUMINUM FRAMING SYSTEMS FABRICATED FROM EXTRUDED ALUMINUM MEMBERS OF SIZE AND PROFILE INDICATED. INCLUDE SUBFRAMES AND OTHER REINFORCING MEMBERS REQUIRED FOR PERFORMANCE.

- SNAP-IN TYPE GLAZING BEADS WITH MANUFACTURER'S STANDARD NEOPRENE GASKETS.

B.-CORNERS SHARP WITH ALL JOINTS MITERED HAIRLINE, UNLESS OTHERWISE SHOWN. MITRE ALL CORNERS WHERE OPEN ENDS OF EXTRUSIONS OR VOIDS WOULD BE VISIBLE IF BUTT JOINTS WERE USED. THIS INCLUDES SIDELIGHTS AND OVERHEAD BORROWED LIGHT FRAMES.

- PROVIDE SUITABLE ANCHORAGE FOR EACH WALL CONDITION, TO INCLUDE SILL ANCHORAGE AT DOORS, HEAD ANCHORAGE AT ALL OPENINGS 3/4" INCH AND WIDER, INTERMEDIATE EVENLY SPACE JAMB ANCHORS NOT TO EXCEED 2-FEET-0 INCH ON CENTER. ALL FRAME FASTENINGS AND ANCHORS SHALL BE CONCEALED.

- REINFORCEMENT: PROVIDE REINFORCEMENT AT BUILDERS HARDWARE AND TO PREVENT DISTORTION OF FRAMES.
- MACHINE ALUMINUM FRAMES FOR MOUNTING OF HARDWARE.

- PROVIDE REINFORCEMENTS AT HINGE LOCATIONS, STRIKES, AND AT CLOSERS.
- COMPLY WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS FOR INSTALLATION.
- SET UNITS PLUMB, LEVEL, AND TRUE TO LINE, WITHOUT WARP OR RACK OF FRAMING MEMBERS, DOORS, OR PANELS. INSTALL COMPONENTS IN PROPER ALIGNMENT AND RELATION TO ESTABLISHED LINES AND GRADES INDICATED. PROVIDE PROPER SUPPORT AND ANCHOR SECURELY IN PLACE.

08211 FLUSH WOOD DOORS

- QUALITY STANDARD: COMPLY WITH NWWDA I.S.1-A, "ARCHITECTURAL WOOD FLUSH DOORS."
- FIRE-RATED WOOD DOORS: DOORS THAT ARE LISTED AND LABELED BY A TESTING AND INSPECTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, FOR FIRE RATINGS INDICATED.
- TEST PRESSURE: PER UBC: AFTER 5 MINUTES INTO THE TEST, NEUTRAL PRESSURE LEVEL IN FURNACE SHALL BE ESTABLISHED AT 40-INCHES (1000 MM) OR LESS ABOVE THE SILL.
- DOORS FOR OPAQUE FINISH: PREMIUM GRADE, WITH GRADE AA FACES, SPECIES INDICATED.
- DOORS FOR OPAQUE FINISH: CUSTOM GRADE, WITH FACES OF CLOSED-GRAIN HARDWOOD.
- PLASTIC-LAMINATE-FACED DOORS: CUSTOM GRADE, HIGH-PRESSURE DECORATIVE LAMINATES COMPLYING WITH NEMA LD 3, GRADE HS.

- INTERIOR DOOR CONSTRUCTION: PARTICLEBOARD CORE, FIVE PLYS WITH STILES AND RAILS BONDED TO CORE, THEN ENTIRE UNIT ABRASIVE PLANED BEFORE VENEERING. PROVIDE EITHER GLUED-BLOCK OR STRUCTURAL COMPOSITE LUMBER CORES INSTEAD OF PARTICLEBOARD CORES AT LOCATIONS WHERE EXIT DEVICES ARE INDICATED.
- FIRE-RATED DOORS: CONSTRUCTION AND CORE SPECIFIED ABOVE FOR TYPE OF FACE INDICATED OR MANUFACTURER'S STANDARD MINERAL-CORE CONSTRUCTION AS NEEDED TO PROVIDE FIRE RATING INDICATED.

- EDGE CONSTRUCTION: INTUMESCENT SEALS CONCEALED BY OUTER STILE MATCHING FACE VENEER AND LAMINATED BACKING FOR IMPROVED SQUEW-HOLDING CAPABILITY AND SPLIT RESISTANCE.

- PAIRS: FURNISH FORMED-STEEL EDGES AND ASTRAGALS WITH INTUMESCENT SEALS FOR PAIRS OF FIRE-RATED DOORS UNLESS OTHERWISE INDICATED.

- THE DOOR AND FRAME SHALL BEAR AN APPROVED LABEL OR OTHER IDENTIFICATION SHOWING THE RATING THEREOF, FOLLOWED BY THE LETTER "D," THE NAME OF THE MANUFACTURER AND THE IDENTIFICATION OF THE SERVICE CONDUCTING THE INSPECTION OF MATERIALS AND WORKMANSHIP AT THE FACTORY DURING FABRICATION AND ASSEMBLY.

- BLOCKING: FOR MINERAL-CORE DOORS USE COMPOSITE BLOCKING WITH IMPROVED SCREW-HOLDING CAPABILITY TO PROVIDE A MINIMUM 500 LB. SCREW WITHDRAWAL RESISTANCE PER ASTM D 143NWWDA TM-10 (NOW PUBLISHED BY WDMA) AND MINIMUM 1000 SLAM CYCLES PER ANSI A 151.1NWWDA TM-7 (NOW PUBLISHED BY WDMA) WITHOUT FAILURE.

- FINISH DOORS AT FACTORY THAT ARE INDICATED TO RECEIVE TRANSPARENT FINISH. FIELD FINISH DOORS INDICATED TO RECEIVE OPAQUE FINISH. PROVIDE PREMIUM GRADE FINISH EQUAL TO NWWDA I.S.1-A SYSTEM TR-4 CONVERSION VARNISH. MATCH ARCHITECT'S APPROVED SAMPLE

- INSTALL DOORS TO COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS, REFERENCED QUALITY STANDARD, AND AS INDICATED. INSTALL FIRE-RATED DOORS IN CORRESPONDING FIRE-RATED FRAMES ACCORDING TO NFPA 80.

08710 DOOR HARDWARE

- PROVIDE COMMERCIAL DOOR HARDWARE FOR OPENINGS SHOWN.
- COORDINATION: COORDINATE DOOR HARDWARE WITH OTHER WORK. FURNISH SHOP DRAWINGS OF OTHER WORK WHERE REQUIRED OR REQUESTED TO COORDINATE INSTALLATION.
- PREPARE DOOR HARDWARE SCHEDULE UNDER THE SUPERVISION OF SUPPLIER, DETAILING FABRICATION AND ASSEMBLY OF DOOR HARDWARE, AS WELL AS PROCEDURES AND DIAGRAMS. COORDINATE THE FINAL DOOR HARDWARE SCHEDULE WITH DOORS, FRAMES, AND RELATED WORK TO ENSURE PROPER SIZE, THICKNESS, HAND, FUNCTION, AND FINISH OF DOOR HARDWARE.

- FORMAT: COMPLY WITH SCHEDULING SEQUENCE AND VERTICAL FORMAT IN DHS "SEQUENCE AND FORMAT FOR THE HARDWARE SCHEDULE."

- ORGANIZATION: ORGANIZE THE DOOR HARDWARE SCHEDULE INTO DOOR HARDWARE SETS INDICATING COMPLETE DESIGNATIONS OF EVERY ITEM REQUIRED FOR EACH DOOR OR OPENING.

- PROVIDE COMPLETE HARDWARE SETS FOR ALL OPENINGS SHOWN, IN COMPLIANCE WITH LOCAL CODES AND INDUSTRY STANDARDS.

- WHERE REQUIRED TO MATCH EXISTING BUILDING ITEMS, PROVIDE MANUFACTURERS AND PRODUCTS THAT MATCH BUILDING STANDARD.

- COORDINATE DOOR FUNCTION AND KEYING WITH TENANT / OWNER.

- FIRE-RATED DOOR ASSEMBLIES: PROVIDE DOOR HARDWARE FOR ASSEMBLIES COMPLYING WITH NFPA 80 THAT ARE LISTED AND LABELED BY A TESTING AND INSPECTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, FOR FIRE RATINGS INDICATED, BASED ON TESTING ACCORDING TO NFPA 252.

- SUPPLIER QUALIFICATIONS: DOOR HARDWARE SUPPLIER WITH WAREHOUSING FACILITIES IN PROJECTS VICINITY AND WHO IS OR EMPLOYS A QUALIFIED ARCHITECTURAL HARDWARE CONSULTANT, AVAILABLE DURING THE COURSE OF THE WORK TO CONSULT WITH CONTRACTOR, ARCHITECT, AND OWNER ABOUT DOOR HARDWARE AND KEYING.

- INSTALL EACH DOOR HARDWARE ITEM TO COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS. DO NOT INSTALL SURFACE-MOUNTED ITEMS UNTIL FINISHES HAVE BEEN COMPLETED ON SUBSTRATES INVOLVED. SET UNITS LEVEL, PLUMB, AND TRUE TO LINE AND LOCATION. ADJUST AND REINFORCE ATTACHMENT SUBSTRATES AS NECESSARY FOR PROPER INSTALLATION AND OPERATION.

09260 GYPSUM BOARD ASSEMBLIES

- FIRE-TEST-RESPONSE CHARACTERISTICS: PROVIDE MATERIALS AND CONSTRUCTION IDENTICAL TO THOSE TESTED IN ASSEMBLY INDICATED ACCORDING TO ASTM E 119 BY AN INDEPENDENT TESTING AND INSPECTING AGENCY.

- SOUND TRANSMISSION CHARACTERISTICS: PROVIDE MATERIALS AND CONSTRUCTION IDENTICAL TO THOSE TESTED IN ASSEMBLY INDICATED ACCORDING TO ASTM E 90 AND CLASSIFIED ACCORDING TO ASTM E 413 BY A QUALIFIED INDEPENDENT TESTING AGENCY.

- STEEL FRAMING: COMPLY WITH ASTM C 754 FOR CONDITIONS INDICATED. METAL COMPLYING WITH ASTM C 645 REQUIREMENTS, ASTM A 653/A 653M, 660 (Z180), HOT-DIP GALVANIZED ZINC COATING.

- GRID SUSPENSION SYSTEM FOR INTERIOR CEILINGS: ASTM C 645, DIRECT-HUNG SYSTEM COMPOSED OF MAIN BEAMS AND CROSS-FURRING MEMBERS THAT INTERLOCK.

- GYPSUM WALLBOARD: ASTM C 36, TYPE AND THICKNESS INDICATED.

- WATER-RESISTANT GYPSUM BACKING BOARD: ASTM C 630/C 630M, WITH CORE TYPE AND IN THICKNESS INDICATED.

- INTERIOR GALVANIZED METAL TRIM: ASTM C 1047.

- EXTRUDED ALUMINUM TRIM: PROFILES AND DIMENSIONS INDICATED. FRY REGLET CORP., GORDON, INC., PITTCOON INDUSTRIES, OR APPROVED EQUAL.

- JOINT TREATMENT MATERIALS:
  - GENERAL: PROVIDE MATERIALS COMPLYING WITH ASTM C 475, ASTM C 840, AND RECOMMENDATIONS OF MANUFACTURER OF BOTH GYPSUM BOARD AND JOINT TREATMENT MATERIALS FOR THE APPLICATION INDICATED.
  - JOINT TAPE: PAPER REINFORCING TAPE.
  - SETTING-TYPE JOINT COMPOUNDS: CHEMICAL-HARDENING POWDER.
  - DRYING-TYPE JOINT COMPOUNDS: VINYL-BASED PRODUCTS.

- NON-LOAD-BEARING STEEL FRAMING INSTALLATION: ASTM C 754, AND ASTM C 840 REQUIREMENTS THAT APPLY TO FRAMING INSTALLATION.

- DEFLECTION COMPENSATION: PROVIDE DEFLECTION COMPENSATION AT THE TOP OF PARTITIONS EXTENDING TO STRUCTURE. METHOD SHALL COMPLY WITH UBC 1997 SECTION 706, "FIRE-RESISTIVE JOINT SYSTEMS" AND SECTION 711, "SHAFT ENCLOSURES," AND UBC STANDARD 7.1, "FIRE TEST PROCEDURES."

- GYPSUM BOARD INSTALLATION: COMPLY WITH ASTM C 840 AND GA-216.

- WATER-RESISTANT GYPSUM BACKING BOARD: INSTALL WITH 1/4-INCH (6.4-MM) GAP WHERE PANELS ABUT OTHER CONSTRUCTION OR PENETRATIONS.

- LEVELS OF GYPSUM BOARD FINISH: PROVIDE THE FOLLOWING LEVELS OF GYPSUM BOARD FINISH PER GA-214.
  - LEVEL 1 FOR CEILING PLENUM AREAS, CONCEALED AREAS, AND WHERE INDICATED, UNLESS A HIGHER LEVEL OF FINISH IS REQUIRED FOR FIRE-RESISTIVE-RATED ASSEMBLIES AND SOUND-RATED ASSEMBLIES.
  - LEVEL 2 WHERE WATER-RESISTANT GYPSUM BACKING BOARD PANELS FORM SUBSTRATES FOR TILE, AND WHERE INDICATED.
  - LEVEL 4 FOR GYPSUM BOARD SURFACES UNLESS OTHERWISE INDICATED.
  - LEVEL 5 FOR GYPSUM BOARD SURFACES WHERE INDICATED TO RECEIVE SMOOTH FINISH AND/OR WALL WASH LIGHT FIXTURES.

09310 CERAMIC TILE

- TILE PRODUCTS: AS INDICATED ON DRAWINGS AND SCHEDULES.

- WATERPROOFING AND CRACK-SUPPRESSION MEMBRANE: MANUFACTURER'S STANDARD PRODUCT THAT COMPLIES WITH ANSI A118.10; NOBLE COMPANY (THE); NOBLESEAL TS, CHLORINATED-POLYETHYLENE-SHEET.

- PORTLAND CEMENT MORTAR (THICKSET) INSTALLATION MATERIALS: ANSI A108.1A.

- DRY-SET PORTLAND CEMENT MORTAR (THIN SET): ANSI A118.1.

- LATEX-PORTLAND CEMENT MORTAR (THIN SET): ANSI A118.4.

- CHEMICAL-RESISTANT, WATER-CLEANABLE, TILE-SETTING AND -GROUTING EPOXY: ANSI A118.3.

- POLYMER-MODIFIED TILE GROUT: ANSI A118.7, COLOR AS INDICATED.

- ONE-PART, MILDEW-RESISTANT SILICONE: ASTM C 920; TYPE S; GRADE NS; CLASS 25; FORMULATED WITH FUNGICIDE, INTENDED FOR IN-SERVICE EXPOSURES OF HIGH HUMIDITY AND EXTREME TEMPERATURES.

- ANSI TILE INSTALLATION STANDARDS: COMPLY WITH PARTS OF ANSI A108 SERIES "SPECIFICATIONS FOR INSTALLATION OF CERAMIC TILE" THAT APPLY TO TYPES OF SETTING AND GROUTING MATERIALS AND TO METHODS INDICATED IN CERAMIC TILE INSTALLATION SCHEDULES.

- TCA INSTALLATION GUIDELINES: TCA'S "HANDBOOK FOR CERAMIC TILE INSTALLATION," COMPLY WITH TCA INSTALLATION METHODS INDICATED IN CERAMIC TILE INSTALLATION SCHEDULES.

09511 - ACOUSTICAL PANEL CEILINGS

- PANELS AND SUSPENSION SYSTEMS: AS SPECIFIED.

- INSTALL ACOUSTICAL PANEL CEILINGS TO COMPLY WITH ASTM C 636 / UBC STANDARD 26-2 AND SEISMIC REQUIREMENTS INDICATED, PER MANUFACTURER'S WRITTEN INSTRUCTIONS AND CISCA'S "CEILING SYSTEMS HANDBOOK."

09680 CARPET

- SUBMIT SHOP DRAWINGS INDICATING CARPET LOCATIONS, DYE LOT LIMITATIONS, SEAMING PLAN, METHOD OF JOINING SEAMS, DIRECTION OF CARPET IN EACH ROOM OR AREA, AND TYPE AND LOCATION OF TRANSITION STRIPS. SUBMIT SAMPLES: 12X12 INCH SAMPLES IN EACH COLOR AND PATTERN. SUBMIT SAMPLE OF TRANSITION STRIPS, 4 INCHES LONG IN EACH COLOR.

- INSTALLER: MINIMUM 3 YEARS EXPERIENCE IN WORK OF THIS SECTION.

- FURNISH 2 YEAR WARRANTY PROVIDING COVERAGE AGAINST DEFECTIVE MATERIALS AND WORKMANSHIP, ISSUED JOINTLY BY CARPET MANUFACTURER, CONTRACTOR, AND INSTALLER.

- EXTRA STOCK: PROVIDE 2 PERCENT OF EACH CARPET TO THE OWNER.

- CARPET: AS SCHEDULED ON THE DRAWINGS.

- SEAMING MATERIALS: AS RECOMMENDED BY CARPET MANUFACTURER. ADHESIVE WATERPROOF LATEX BASED CEMENT FORMULATED SPECIFICALLY FOR INSTALLING CARPET. RECOMMENDED BY CARPET MANUFACTURER. LEVELING COMPOUND: WHITE, PREMIXED, LATEX BASED.

- ADHESIVES: WATER-RESISTANT, LOW ODOR, LOW VOLATILE, NON-TOXIC & EMIT LESS THAN EPA MAXIMUM EMISSION RATE GUIDELINE OF 0.8 MGD/2 HR. FOR VOLATILES, & MEETING GOVERNMENT REQUIREMENTS, & AS RECOMMENDED BY MANUFACTURER TO SUIT CARPET PRODUCTS & SUBSTRATE CONDITIONS INDICATED.

- TRANSITION STRIP: VINYL EXTRUSION, CARPET TO TILE ADAPTER, COLOR TO BE SELECTED BY ARCHITECT.

- INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

09800 PAINTS AND COATINGS

- SUBMIT PRODUCT DATA FROM MANUFACTURER FOR PROPOSED USE. INCLUDE PRODUCT DESIGNATION AND TYPE OF EACH PAINT AND COATING TYPE, SURFACE PREPARATION MATERIALS AND PROCEDURES, AND PRODUCT ANALYSIS AND PERFORMANCE CHARACTERISTICS FOR EACH PAINT AND COATING TYPE.

- SUBMIT SAMPLES OF 3X8 INCH FOR EACH TYPE PAINT SHOWING COLOR AND LUSTER, ON REPRESENTATIVE SUBSTRATE. SUBMIT 12X12 INCH TEXTURE SAMPLES ON GYPSUM BOARD BACKING.

- PROVIDE ONE 1-GALLON CONTAINER EXTRA STOCK OF EACH COLOR FINISH COAT TO THE OWNER.

- PAINT TYPES AND COLORS ARE SHOWN ON DRAWINGS.

- DO NOT THIN PAINT IN EXCESS OF MANUFACTURER'S RECOMMENDATIONS.

- APPLY PAINTS AND COATINGS WITHIN MINIMUM DRY FILM THICKNESS RANGE RECOMMENDED BY MANUFACTURER. MATCH FINAL COAT OF PAINT TO APPROVED COLOR.

- FINISHES AND COLORS: AS INDICATED ON DRAWINGS.

- THE NUMBER OF COATS AND FILM THICKNESS REQUIRED IS THE SAME REGARDLESS OF THE APPLICATION METHOD, DO NOT APPLY SUCCEEDING COATS UNTIL THE PREVIOUS COAT HAS CURED AS RECOMMENDED BY THE COATING MANUFACTURER. SAND BETWEEN APPLICATIONS WHERE SANDING IS REQUIRED TO PRODUCE AN EVEN SMOOTH SURFACE IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS. SAND LIGHTLY BETWEEN EACH SUCCEEDING WITH ENAMEL OR VARNISH COAT.

- APPLY ADDITIONAL COATS AND BARRIER COATS WHEN UNDERCOATS, STAINS, OR OTHER CONDITIONS SHOW THROUGH FINAL COAT OF PAINT UNTIL PAINT FILM IS OF UNIFORM SHEEN, FINISH, COLOR, AND APPEARANCE. GIVE SPECIAL ATTENTION TO ENSURE THAT SURFACES, INCLUDING EDGES, CORNERS, CREVICES, WELDS, AND EXPOSED FASTENERS, RECEIVE A DRY FILM THICKNESS EQUIVALENT TO THAT OF FLAT SURFACES.

- BEFORE APPLICATION OF FINISH COATS, APPLY A PRIME COAT OF MATERIAL AS RECOMMENDED BY THE MANUFACTURER TO MATERIAL THAT IS REQUIRED TO BE PAINTED OR FINISHED AND HAS NOT BEEN PRIME COATED BY OTHERS. CLEAN AND TOUCHUP PRIME PAINT WELDS AND OTHER DAMAGED AREAS OF SHOP PRIMED ITEMS.

- COMPLETELY COVER TO PROVIDE AN OPAQUE, SMOOTH SURFACE OF UNIFORM FINISH, COLOR, APPEARANCE, AND COVERAGE. CLOUDINESS, SPOTTING, HOLIDAYS, LAPS, BRUSH MARKS, RUNS, SAGS, ROPIÑESS, OR OTHER SURFACE IMPERFECTIONS WILL NOT BE ACCEPTABLE.

- PAINT INTERIOR SURFACES OF DUCTS, WHERE VISIBLE THROUGH REGISTERS OR GRILLES, WITH A FLAT, NONSPECULAR BLACK PAINT.

- PAINT BACK SIDES OF ACCESS PANELS AND REMOVABLE OR HINGED COVERS TO MATCH EXPOSED SURFACES.

- DRYWALL STIPPLE ENAMEL FINISH: ROLL AND REDISTRIBUTE PAINT TO AN EVEN AND FINE "ORANGE-PEEL" TEXTURE. LEAVE NO EVIDENCE OF ROLLING SUCH AS LAPS, IRREGULARITY IN TEXTURE, SKID MARKS, OR OTHER SURFACE IMPERFECTIONS.

- FINISH EXTERIOR DOORS ON TOPS, BOTTOMS, AND SIDE EDGES SAME AS EXTERIOR FACES.

GENERAL DEMOLITION NOTES

- OBTAIN DEMOLITION PERMITS AND INCLUDE ALL COSTS OF SAME IN CONTRACT PRICE, IF REQUIRED.

- FURNISH ALL LABOR AND MATERIALS/EQUIPMENT AS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS AS INDICATED.

- PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM EMANATING FROM DEMOLITION/ CONSTRUCTION AREA. KEEP AREA CLEAN.

- IF ANY QUESTIONS ARISE AS TO THE REMOVAL OF ANY MATERIAL, CLARIFY THE POINT IN QUESTION WITH THE ARCHITECT BEFORE PROCEEDING.

- AT COMPLETION OF DEMOLITION WORK, THE CONSTRUCTION AREA(S) SHALL BE LEFT IN "BROOM CLEAN" CONDITION. ALL DEBRIS AND MISCELLANEOUS MATERIAL SHALL BE REMOVED.

- DEBRIS REMOVAL MUST BE PERFORMED PER BUILDING REGULATIONS. CONTACT THE BUILDING MGMT. OFFICE TO OBTAIN REGULATIONS AND SCHEDULE FOR THE USE OF THE ELEVATORS PRIOR TO SUBMITTING BID. ALL DEBRIS REMOVAL SHALL BE PERFORMED IN ACCORDANCE WITH BUILDING MANAGEMENT REQUIREMENTS AND PROCEDURES.

- ALL DOORS, FRAMES, HARDWARE, MECHANICAL ITEMS, PLUMBING FIXTURES, LIGHT FIXTURES (INCLUDING DOWNLIGHTS & FLUORESCENTS) & SPECIAL EQUIPMENT SHOWN TO BE REMOVED, SHALL BE CLEAN AND FREE OF DEFECTS, PROTECTED, SAVED AND RE-USED AS DIRECTED HEREIN, RETURNED TO BUILDING STOCK OR DISPOSED OF AS DIRECTED BY BLDG. MGMT.

- THE ELECTRICAL CONTRACTOR SHALL FURNISH A SYSTEM OF TEMPORARY LIGHT & POWER IN THE SPACE DURING CONSTRUCTION.

- CAREFULLY REMOVE ALL EXISTING LIGHT FIXTURES AND LENSES (WHERE DEMOLITION IS NOTED) AND RETURN TO BLDG. OWNER.

- IN PARTITIONS TO BE REMOVED, REMOVE AND CAP ALL OUTLETS, SWITCHES, WIRES, THERMOSTATS, ETC. TO THEIR SOURCE AS REQUIRED.

- CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND/OR REPAIRING ANY DAMAGE CAUSED BY HIM OR HIS SUBCONTRACTORS TO EXISTING CONSTRUCTION IN ELEVATOR LOBBY, PUBLIC CORRIDORS, RESTROOMS OR TENANT SPACES. REFINISH TO MATCH EXISTING ADJACENT FINISH, OR AS NOTED HEREIN.

- NO EXISTING SMOKE DETECTOR, PUBLIC ADDRESS SPEAKER, FIRE ALARM BOX OR SIMILAR DEVICE, INCLUDING THE ASSOCIATED WIRING SHALL BE DAMAGED DURING DEMOLITION AND SUBSEQUENT CONSTRUCTION. RELOCATION OF SMOKE DETECTORS, PUBLIC ADDRESS SPEAKERS AND FIRE ALARM EQUIPMENT, IF NECESSITATED BY NEW CONSTRUCTION, SHALL BE ACCOMPLISHED AS A FIRST PRIORITY, AND PER THE PLANS. NO ACTIVE SMOKE DETECTOR SHALL BE COVERED OR OTHERWISE REMOVED OR USED FOR OTHER THAN ITS INTENDED PURPOSE.

- REMOVE TO SOURCE ALL PIPES, VENTS, APPLIANCES OR DRAINS NOT BEING RE-USED.

- RE-USE OR RELOCATE ALL ABOVE CEILING DUCTWORK, DIFFUSERS, GRILLES, SPRINKLER PIPES OR OTHER EQUIPMENT, AS REQUIRED FOR PROPER DISTRIBUTION WITH NEW LAYOUT.

- REMOVAL OF ANY EQUIPMENT, CABLING SYSTEMS, AND CONDUIT PERTAINING TO DATA COMMUNICATIONS AND TELEPHONE SHALL BE VERIFIED WITH TELEPHONE COMPANIES SERVICE OWNER OR TENANT DATA/COMMUNICATIONS REPRESENTATIVE AS REQUIRED TO PREVENT NEW CONSTRUCTION DELAYS.

- REMOVE ALL EXISTING IRREGULAR MATERIALS WHICH CAUSE RISES OR DEPRESSIONS IN FLOORING SURFACE, SUCH AS FASTENERS, OUTLET CORES, COVER PLATES, RESILIENT FLOOR COVERINGS, CARPET, CARPET PAD, FLASH PATCH, CONCRETE FILL, PLYWOOD, ETC.

- DEMOLITION IS NOT NECESSARILY LIMITED TO WHAT IS SHOWN ON DRAWINGS. THE INTENT IS TO INDICATE THE GENERAL SCOPE OF DEMOLITION REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONTRACT DRAWINGS.

- STAIRWAYS MUST REMAIN ACCESSIBLE AT ALL TIMES DURING DEMOLITION.

- REMOVE EXISTING SIGNAGE/GRAPHICS AND STORE FOR RE-USE, WHERE APPLICABLE.

GENERAL PARTITION NOTES

- ALL GYP. BD. PARTITIONS SHALL BE TAPED, SPACKLED, AND SANDED WITH NO VISIBLE JOINTS. PATCH AND REPAIR SURFACES TO MATCH ADJACENT OR ADJOINING SURFACES WHERE REQUIRED. ALL SURFACES SHALL BE ALIGNED.

- WHERE FURRED PARTITIONS EXCEED MAXIMUM HEIGHT, BRACE TO ADJACENT STRUCTURE, PER DETAIL.

- FIRE SAFE PENETRATIONS AT RATED PARTITIONS PER APPLICABLE UL ASSEMBLY. REFER TO PARTITION DETAILS IN THE DOCUMENT SET.

- ALL INTERIOR PARTION, PENETRATIONS, OTHER OPENINGS IN THE BUILDING SHELL SHALL BE SEALED, GASKETED, OR WEATHER STRIPPED.

- PROVIDE FIRE RETARDANT TREATED BLOCKING AS REQUIRED AT LOCATIONS INCLUDING BUT NOT LIMITED TO: GRAB BARS, SHELVING, OVERHEAD CABINETS, SIGNAGE, TOILET ROOMS ACCESSORIES, ETC.

- ALL DIMENSIONS TO THE EXTERIOR WALL ARE TO THE INSIDE FACE OF EXISTING SILL.

- ALL WOOD TO BE FIRE RETARDANT TREATED IN ACCORDANCE WITH LOCAL CODES.

- PROVIDE FINISHED MOCK UP OF TYPICAL DOOR AND GLAZING FRAME INSTALLED ON SITE FOR ARCHITECT TO APPROVE PRIOR TO FABRICATION.

- ALL SIGNAGE IS IN I.C., UNLESS OTHERWISE NOTED.

- ALL GYP. BD. PARTITIONS RECEIVING RUBBER BASE TO BE FINISHED SMOOTH TO THE SLAB.

- PATCH AND REPAIR EXISTING SLAB SHEAR REQUIRED W/ POLYMER MODIFIED GROUT MANUFACTURED BY MASTER BUILDERS, EMACO OR EQUAL, FOR NEW FLOOR FINISHES.

- PATCH AND REPAIR EXISTING WALLS IN PREPARATION FOR NEW WALL FINISHES.

- ALL PARTITIONS ARE DIMENSIONED FROM FACE OF FINISH TO FACE OF FINISH UNLESS OTHERWISE NOTED. ALL DIMENSIONS MARKED "CLR" OR "CLR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESSES OF ALL WALL FINISHES.

- DIMENSIONS NOTED "CLEAR" OR "CLR" MUST BE ACCURATELY MAINTAINED AND SHALL NOT VARY MORE THAN +.4" /18" WITHOUT WRITTEN CONSENT FROM THE ARCHITECT.

GENERAL RCP NOTES

- ALL STROBES SHALL BE LOCATED @ +80" A.F.L.. REFER TO DEVICE ALIGNMENT DIAGRAM IN THE DOCUMENT SET.

- ALL STROBES TO ALIGN VERTICALLY WITH RECEPTACLE BELOW WHERE OCCURS. REFER TO DEVICE ALIGNMENT DIAGRAM IN THE DOCUMENT SET.

- ALL UNDER CABINET LIGHTING TO HAVE AN INDEPENDENT SWITCH AT EACH LOCATION WHERE NOTED.

- SEE DETAIL A913 FOR TYPICAL LIGHT SWITCH LOCATIONS.

- REFER TO SHEET A941 FOR CEILING BRACING DETAILS.

- ARCHITECT TO REVIEW ALL LIGHT/CEILING FIXTURE LOCATIONS PRIOR TO INSTALLATION.

- INSTALL SUSPENDED CEILING AND SOFFIT AREAS TO BE LEVEL WITHIN A TOLERANCE OF 1/8" IN 12'-0". ANCHOR AS REQUIRED.

- ARCHITECT TO REVIEW LOCATIONS OF ALL SLOT DIFFUSERS, SPRINKLERS, SMOKE DETECTORS, ETC. IN GYP. BD. CEILINGS.

- REFLECTED CEILING PLANS INDICATE:
  - GENERAL TYPE AND SPECIFIC LOCATION OF LIGHT FIXTURES.
  - LOCATION OF SIGNAL & EQUIPMENT DEVICES.

GENERAL POWER & DATA NOTES

- ALL OFFICES TO ACCOMMODATE PERSONAL COMPUTER AND LASER PRINTER.

- ISOLATED GROUND: ORANGE OUTLET FINISH: ALL OTHERS: WHITE

- SWITCHPLATE FINISH: WHITE

- COVERPLATE FINISH: WHITE

- WORKSTATION OUTLET CLUSTERS ARE DIMENSIONED TO START OF CLUSTER. REFER TO POWER AND DATA FLOOR PLAN FOR ADDITIONAL INFORMATION.

- ARCHITECT TO REVIEW ALL POWER & SIGNAL LOCATIONS PRIOR TO INSTALLATION.

- COORDINATE OUTLETS WITH MILLWORK IN ALL LOCATIONS.

- PROVIDE GFI OUTLETS IN ALL "WET" AREAS



PROJECT DESCRIPTION	
PROJECT NAME:	RIPTIDE HOTEL Hollywood, Florida
<b>APPLICABLE CODES:</b>	
BUILDING CODE:	FLORIDA BUILDING CODE, FIFTH EDITION
FIRE/LIFE SAFETY CODE:	FLORIDA FIRE PREVENTION CODE, FIFTH EDITION
ACCESSIBILITY CODE:	FLORIDA ACCESSIBILITY CODE, FIFTH EDITION
ELECTRICAL CODE:	NATIONAL ELECTRIC CODE, 2011 EDITION
MECHANICAL CODE:	FLORIDA MECHANICAL CODE, FIFTH EDITION
PLUMBING CODE:	FLORIDA PLUMBING CODE, FIFTH EDITION
ENERGY CODE:	FLORIDA ENERGY CONSERVATION CODE, FIFTH EDITION
FUEL GAS CODE:	FLORIDA FUEL GAS CODE, FIFTH EDITION

MAJOR NFPA STANDARDS REFERENCED AS ADOPTED BY THE STATE OF FLORIDA:	
NFPA 10	STANDARD FOR PORTABLE FIRE EXTINGUISHERS, 2010 EDITION
NFPA 13	STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS, 2010 EDITION
NFPA 14	STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS, 2010 EDITION
NFPA 20	STANDARD FOR THE INSTALLATION OF STATIONARY FIRE PUMPS FOR FIRE PROTECTION, 2010 EDITION
NFPA 72	NATIONAL FIRE ALARM CODE, 2010 EDITION
NFPA 90A	STANDARD FOR THE INSTALLATION OF AIR CONDITIONING AND VENTILATION SYSTEMS, 2012 EDITION
NFPA 92A	STANDARD FOR SMOKE CONTROL SYSTEMS, 2012 EDITION
NFPA 110	STANDARD FOR EMERGENCY AND STANDBY POWER SYSTEMS, 2010 EDITION
AND ALL OTHER RULES, REGULATIONS, AND CODES HAVING JURISDICTION	

CONSTRUCTION TYPE:	Type 1B (Table 503)
HEIGHT AND LIMITS:	Permitted Number of Stories: 12 * (FBC Table 503). *Increased due to automatic sprinkler system installation (FBC Section 504.2) Proposed Number of Stories: 4  Permitted Height: 180 FT* (FBC Table 503). *Increased due to automatic sprinkler system installation (FBC Section 504.2) Proposed Height: 41 FT  Permitted Area: Unlimited Area (FBC Table 503)
FIRE PROTECTION:	Complete NFPA 13 Automatic Sprinkler System (FBC Sections 903.3.1.1)

OCCUPANCY CLASSIFICATION:	
OCCUPANCY	CODE REFERENCE
Group A-2 ASSEMBLY (Restaurant, Lounges)	FBC 303.3 & FFPC 101:12.1
Group A-3 ASSEMBLY (Exhibit Gallery, Fitness Center, Meeting Rooms, Salons)	FBC 303.4 & FFPC 101:12.1
Group R-1 RESIDENTIAL (Hotel Building)	FBC 310.3 & FFPC 101:28.1
Group B BUSINESS (Administration Offices, Laundry, Spa)	FBC 304.1 & FFPC 101:38.1
Group S-2 STORAGE	FBC 311.3 & FFPC 101:42.1
Group M MERCANTILE	FBC 309.1 & FFPC 101:36.1

**NOTES:**  
**Exceptions:** FBC 303.1  
 1. A building or tenant space used for assembly purposes with an occupant load of less than 50 persons shall be classified as a Group B occupancy.  
 2. A room or space used for assembly purposes with an occupant load of less than 50 persons and accessory to an OTHER occupancy shall be classified as a Group B occupancy as part of that occupancy.  
 3. A room or space used for assembly purposes that is less than 750 square feet in area and accessory to an OTHER occupancy shall be classified as a Group B occupancy as part of that occupancy.

BUILDING CLASSIFICATION	
<b>R-1 HOTEL BUILDING WITH NON-SEPARATED AMENITY OCCUPANCIES (FBC SECTION 508.3) AND INCIDENTAL USES (FBC SECTION 509).</b>	

**MAXIMUM TRAVEL DISTANCE PER FBC TABLE 1016.2 AND FFPC LIFE SAFETY CODE TABLE A.7.6 COMMON PATH OF EGRESS TRAVEL FBC TABLE 1014.3**

USE GROUP (FBC)	Use Group FFPC	Location
GROUP A-3 ASSEMBLY FBC 303.4	ASSEMBLY CHAPTER 12-FFPC and Table A.7.6	MAX TRAVEL DIST. 250' (S) MAX DEAD END: 20' MAX COMMON PATH: 20' IF < 50' OCC: 75' FFPC 12.3.5.1.2
GROUP B BUSINESS FBC 304.1	BUSINESS CHAPTER 38-FFPC and Table A.7.6	MAX TRAVEL DIST. 300' (S) MAX DEAD END: 50' MAX COMMON PATH: 100' FFPC 12.2.5.1.2
GROUP R-1 RESIDENTIAL FBC 310.3	HOTEL CHAPTER 28-FFPC and Table A.7.6	MAX TRAVEL DIST. 250' (S) MAX DEAD END: 50' MAX COMMON PATH: 75'
GROUP S-2 LOW HAZARD	STORAGE CHAPTER 42-FFPC and Table A.7.6 ORDINARY HAZARD	MAX TRAVEL DIST. 400' MAX DEAD END: 50' MAX COMMON PATH: 100'

\* TRAVEL DISTANCES BASED ON BUILDING EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13

NUMBER OF EXITS REQUIRED (a)		
REQUIRED CAPACITY:	FBC	FFPC
STAIRS	0.2' / PERSON	0.3' / PERSON (b)
OTHER COMPONENTS	0.15' / PERSON	0.2' / PERSON
<b>NUMBER OF EXITS REQUIRED PER STORY:</b>		
1-500 PERSONS	2 EXITS	2 EXITS
501-1000 PERSONS	3 EXITS	3 EXITS
> 1000 PERSONS	4 EXITS	4 EXITS

SPACES WITH 1 EXIT OR EXIT ACCESS DOORWAY:	OCCUPANT LOAD	CPOT
GROUP A	49 PERSONS	< 75'
GROUP B	49 PERSONS	< 100'
GROUP M	49 PERSONS	< 75'
GROUP R-1	10 PERSONS	< 75'
GROUP S	29 PERSONS	< 100'

BOILER, INCINERATOR, & FURNACE	SEE FBC 1015.3	
SPACES ABOUT ELECTRICAL EQUIPMENT		FFPC 101 - 7.4.2

(a) Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.  
 (b) Capacity could be increased per FFPC Life Safety Code Section 7.3.3.2.

**EXIT STAIR CAPACITY BASED ON FFPC LIFE SAFETY CODE SECTION 7.3.3.2**

EXIT STAIRS AT 2ND FLOOR:	EXIT STAIR WIDTH	EXIT STAIR CAPACITY
EGRESS STAIR 1	48"	176 PERSONS
EGRESS STAIR 2	48"	176 PERSONS
<b>TOTAL COMBINED EXIT STAIR CAPACITY AT 1st FLOOR</b>		<b>352 PERSONS</b>

**OCCUPANT LOAD FACTORS FBC TABLE 1004.1.2 AND FFPC LIFE SAFETY CODE TABLE 7.3.1.2**

USE	AREA PER OCCUPANT (SQFT PER PERSON)
ASSEMBLY W/O FIXED SEATS - Concentrated - Unconcentrated	7 NET 15 NET
RESIDENTIAL	200 GROSS
BUSINESS AREAS	100 GROSS
STORAGE, STOCK, SHIPPING AREAS	300 GROSS
MERCANTILE	60 GROSS

**POSTING OF OCCUPANT LOAD**

EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR AUTHORIZED AGENT. SEE FBC SECTION 1004.3

**STAIRWAY RE-ENTRY FOR 5 STORIES AND GREATER:**

EVERY DOOR IN A STAIR ENCLOSURE SERVING MORE THAN FOUR STORIES SHALL PERMIT RE-ENTRY FROM THE STAIR ENCLOSURE TO THE INTERIOR BUILDING. SEE FBC 1008.1.9.11, FFPC FIRE CODE 14.5.2.8, AND FFPC LIFE SAFETY CODE 7.2.1.5.8. REFER TO STAIR PLANS FOR ADDITIONAL INFORMATION.

**STAIR IDENTIFICATION FOR 3 STORIES AND GREATER**

NEW EXIT STAIR ENCLOSURES SERVING THREE STORIES OR MORE SHALL BE PROVIDED WITH STAIR IDENTIFICATION SIGNAGE IN COMPLIANCE WITH FLORIDA BUILDING CODE SECTION 1022.9 AND FLORIDA FIRE PREVENTION CODE LIFE SAFETY CODE SECTION 7.2.2.5.4.

**INTERIOR FINISH REQUIREMENTS-SPRINKLERED**

USE GROUP CLASSIFICATION		
USE GROUP (FBC)	USE GROUP (FFPC)	
A-3, ASSEMBLY FBC 303.4 FBC TABLE 803.9 <300 OCCUPANTS	ASSEMBLY CHAPTER 12 & 10 FFPC LSC	EXIT ENCLOSURE & EXIT PASSAGEWAYS: CLASS B CORRIDORS; CLASS B ROOMS & ENCLOSED SPACES; CLASS C
B, BUSINESS FBC 304.1 FBC TABLE 803.9	BUSINESS CHAPTER 38 & 10 FFPC LSC	EXIT ENCLOSURE & EXIT PASSAGEWAYS: CLASS B CORRIDORS; CLASS B ROOMS & ENCLOSED SPACES; CLASS C
R-1, HOTEL FBC 310.1 FBC TABLE 803.9	HOTEL CHAPTER 28 & 10 FFPC LSC	EXIT ENCLOSURE & EXIT PASSAGEWAYS: CLASS B CORRIDORS; CLASS B ROOMS & ENCLOSED SPACES; CLASS C
S-2, LOW HAZARD STORAGE FBC 311.3 FBC TABLE 803.9	STORAGE CHAPTER 42 & 10 FFPC LSC	EXIT ENCLOSURE & EXIT PASSAGEWAYS: CLASS B CORRIDORS; CLASS C ROOMS & ENCLOSED SPACES; CLASS C

Note 1: Per FBC Section 804.4.2, interior floor finish materials complying with DOC-FF-1 "Pill Test" (CPSC 16 CFR Part 1630) or with ASTM D 2859 are permitted in any area where class 2 materials are required when the building is equipped throughout with an automatic sprinkler system in accordance with FBC Section 903.1.1

FIRE RESISTANCE REQUIREMENTS		
	MIN. FIRE RESISTANCE	CODE REFERENCE
INTERIOR EXIT STAIRWAYS CONNECTING 4 STORIES OR MORE	2 HOUR 90-MINUTE DOORS	FBC SECTION 1022 FBC SECTION 716
EXIT PASSAGEWAYS	N/A	FBC SECTION 1023 FBC SECTION 716
WALLS SEPARATING SLEEPING UNITS IN THE SAME BUILDING	1 HOUR	FBC SECTION 420 FBC SECTION 708

**CORRIDOR FIRE RESISTANCE RATINGS**

OCCUPANCY & OCCUPANT LOAD SERVED	MIN. FIRE RESISTANCE (c)	CODE REFERENCE
GROUP A - SERVING MORE THAN 30 PEOPLE	0 HOUR	FBC TABLE 1018.1
GROUP B, M, S - SERVING MORE THAN 30 PEOPLE	0 HOUR	FBC TABLE 1018.1
GROUP R-1	1 HOUR	FBC TABLE 1018.1

(c) Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2, where allowed.

**FIRE RESISTANCE REQUIREMENTS FOR SPECIAL USE ROOMS**

HAZARDOUS AREA PROTECTION	SEPARATION / PROTECTION CODE REF.
BOILER AND FUEL FIRED HEATER SERVING MORE THAN A SINGLE GUEST ROOM OR GUEST SUITE	1 Hour FFPC TABLE -28.3.2.2.2
ROOMS WITH BOILER WHERE THE LARGEST PIECE OF EQUIPMENT IS OVER 15 PSI AND 10 HORSEPOWER	1 Hour or provide automatic fire-extinguishing system FBC TABLE -508.2.5.
REFRIGERANT MACHINERY ROOM	1 Hr. or provide auto sprinkler system FBC T-508.2.5
GIFT OR RETAIL SHOPS	1 Hr. or sprinklers FFPC Table 28.3.2.2.2
WASTE & LINEN COLLECTION ROOMS OVER 100SF	1 Hr. or provide auto fire extinguishing FBC T-508.2.5
MAINTENANCE SHOPS	1 Hr. and sprinklers FFPC Table 28.3.2.2.2
TRASH COLLECTION ROOMS	1 Hr. and sprinklers FFPC Table 28.3.2.2.2
EMERGENCY SWITCH GEAR ROOMS	2 Hour
FIRE PUMP ROOMS	2 Hour NFPA 110 7.2.1.1
TELE / DATA ROOMS	2 Hour FIRE/ SMOKE FBC 708.4 FFPC 8.6.5
MECHANICAL SHAFTS	2 Hour FIRE/ SMOKE FBC 708.4 FFPC 8.6.5
STAIR SHAFTS	2 Hour FIRE/SMOKE FFPC FBC 1020.1
ELEVATOR MACHINE ROOMS AND SHAFTS	2 Hour FBC 707.4 FFPC 8.3.4.2
ASSEMBLY CORRIDORS	1 Hour FBC T-1071.1
GUESTROOM CORRIDORS	1 Hour FFPC 28.3.6.1.2 & FFPC 8.6.5
STORAGE ROOMS	1 Hr. and sprinklers FFPC Table 28.3.2.2.2

Provide full-height (stab to roof) wall assemblies or partial-height wall assemblies terminating at ceilings having a fire resistance rating equal to the wall assemblies (NFPA 8.2.2.3).

**STRUCTURAL FIRE RESISTANCE REQUIREMENTS FOR TYPE 1B CONSTRUCTION - FULLY SPRINKLERED**

\* For buildings that have sprinkler control valves equipped with supervisory initiating devices and water-flow initiating devices for each floor and in other than Group F-1, M and S-1 occupancies, the fire-resistance rating of the building elements in Type 1B construction shall be permitted to be reduced to the minimum fire-resistance rating for the building elements in Type 2A. FBC 403.2.1.1, 403.2.1.1(2).

	MINIMUM FIRE RESISTANCE	CODE REFERENCE
Primary Structural Frame (g):	2 Hours (a)	Table 601
Floor Construction and Secondary members:	2 Hours	Table 601
Roof Construction and Secondary members:	1 Hour (b)(c)	Table 601

WALL & PARTITIONS	FIRE SEPARATION DISTANCE		
Exterior Bearing (g)	2 Hours	Table 601	
Interior Bearing	2 Hours (a)	Table 601	
Exterior Nonbearing			
M	Less than 5 ft. (d)	2 Hours	Table 602
A, B, R, S-2	Less than 5 ft. (d)	1 Hours	Table 602
A, B, M, R, S-2	5 ft. ≤ x < 10 ft.	1 Hour	Table 602
A, B, M, R, S-2	10 ft. ≤ x < 30 ft.	1 Hour	Table 602
A, B, M, R, S-2	> 30 ft.	0	Table 602
Interior Nonbearing (e)		0 Hours	Table 601

(a) Roof supports: Fire-resistance ratings of primary structural frame and bearing walls permitted to be reduced by 1 hour where supporting a roof only.

(b) Except in Group F-1, H, M, and S-1 occupancies, fire protection of structural members shall not be required, including protection of roof framing and decking where every part of the roof construction is 20 feet or more above any floor immediately below. Fire-retardant-treated wood members shall be allowed to be used for such unprotected members.

(c) In all occupancies, heavy timber shall be allowed where 1-hour or less fire-resistance rating is required.

(d) See FBC section 706.1 for party walls.

(e) Not less than the fire resistance rating required by other sections of the FBC.

(g) Not less than the fire resistance rating as referenced in FBC Section 704.10.

**FIRE EXTINGUISHER LEGEND**

LOCATION	MIN. RATING	AREA/ UNIT OF RATING CALCULATION	AREA/ UNIT OF RATING CALCULATION	FIRE EXT. REQUIRED	FIRE EXT. REQUIRED
MECHANICAL	2A:10B:C	1,500 SF. / 30FT.	SF. /3000 FT.		
PUBLIC AREAS	2A	1,500 SF. / 75FT.	SF. /3000 FT.	3 fl. (TYP. 75R)	

**NOTES:**  
 1. THE NUMBER OF FIRE EXTINGUISHERS REQUIRED GREATEST VALUE BETWEEN THE MAXIMUM TRAVEL DISTANCE TO AN EXTINGUISHER AND THE SQ.FT. AREA PER UNIT CALCULATION.  
 2. COORDINATE FIRE EXTINGUISHER REQUIREMENTS FOR FPL VAULT WITH FPL  
 3. PORTABLE FIRE EXTINGUISHER SHALL BE INSTALLED, INSPECTED, AND MAINTAINED IN ACCORDANCE WITH NFPA 10, STANDARD FOR PORTABLE FIRE EXTINGUISHERS.

**ALARM AND COMMUNICATION SYSTEM**

A ONE-WAY VOICE EMERGENCY ALARM SYSTEM AND A TWO-WAY FIRE DEPARTMENT COMMUNICATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH:	NFPA 72
RADIO RESPONDER SINGLE SHALL BE INSTALLED IN ACCORDANCE WITH:	NFPA 72

**FIRE ALARM NOTE**

A FIRE ALARM SYSTEM IS REQUIRED AS PER F.F.P.C. 2014 NFPA 101 SECTION 283.4

**MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION - FBC TABLE 705.8**

FIRE SEPARATION DISTANCE (FEET)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA Area of exterior wall, per story.
0 to < 3	UP, NS UP, S P	Not Permitted Not Permitted Not Permitted
3 to < 5	UP, NS UP, S P	Not Permitted 15% 15%
5 to < 10	UP, NS UP, S P	10% 25% 25%
10 to < 15	UP, NS UP, S P	15% 45% 45%
15 to < 20	UP, NS UP, S P	25% 75% 75%
20 to < 25	UP, NS UP, S P	45% No Limit No Limit
25 or greater	UP, NS UP, S P	No Limit Not Permitted Not Permitted

UP, S = Unprotected, Sprinklered  
 Unprotected openings in building equipped throughout with an automatic sprinkler system in accordance with FBC Section 903.3.1.1.

(a) Values indicated are the percentage of area of the exterior wall, per story.

**NOTES:**  
 As per FBC Section 705.8.1 Allowable area of openings:  
 1. In occupancies other than Group H occupancies, unlimited unprotected openings are permitted in the exterior walls of the first story above grade either:  
 1.1 Where the wall faces a street and has a fire separation distance of more than 15 feet; or  
 1.2 Where the wall faces an unoccupied space. The unoccupied space shall be on the same lot or dedicated for public use, shall not be less than 30 feet in width and shall have access from a street by a posted fire lane in accordance with the Florida Fire Prevention Code.  
 2. Buildings whose exterior bearing walls, exterior nonbearing walls and exterior primary structural frame are not required to be fire-resistance rated shall be permitted to have unlimited unprotected openings.

**NOTABLE CODE SECTIONS**

Smoke Detection	
Fire alarm and detection systems	FBC Section 907 / NFPA 72
Emergency voice/ alarm communication system	FBC Section 907.5.2.2
Emergency responder radio coverage	FBC Section 915 FFPC FC Section 11.10
Standby power	FBC Section 2702
Elevators	FBC Chapter 30 FFPC FC Section 11.3 FFPC LSC Section 9.4

**ACCESSIBLE MEANS OF EGRESS**

- Provide Two (2) Accessible Means of Egress at Ground Floor Level to public way.
- Provide Two-Way Communication (in Accordance with FFPC 7.2.12.1.1.1) at Elevator Landing at each Elevated Floor Level of Building.

**EXIT SIGN REQUIREMENTS FBC SECTION 1011**

**EXIT SIGNS**  
**1011.1 Where required.** Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit or the path of egress travel is not immediately visible to the occupants. Intervening means of egress doors within exits shall be marked by exit signs. Exit sign placement shall be such that no point in an exit access corridor or exit passageway is more than 100 feet (30 480 mm) or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign.  
**Exceptions:**  
 1. Exit signs are not required in rooms or areas that require only one exit or exit access.  
 2. Main exterior exit doors or gates that are obviously and clearly identifiable as exits need not have exit signs where approved by the building official.  
 3. Exit signs are not required in occupancies in Group U and individual sleeping units or dwelling units in Group R-1, R-2 or R-3.  
 4. Exit signs are not required in dayrooms, sleeping rooms or dormitories in occupancies in Group I-3.  
 5. In occupancies in Groups A-4 and A-5, exit signs are not required on the seating side of vomitories or openings into seating areas where exit signs are provided in the concourse that are readily apparent from the vomitories. Egress lighting is provided to identify each vomitory or opening within the seating area in an emergency.  
**1011.2 Floor-level exit signs in Group R-1.** Where exit signs are required in Group R-1 occupancies by Section 1011.1, additional low-level exit signs shall be provided in all areas serving guestrooms in Group R-1 occupancies and shall comply with Section 1011.5. The bottom of the sign shall be not less than 10 inches (254 mm) nor more than 12 inches (305 mm) above the floor level. The sign shall be flush mounted to the door or wall. Where mounted on the wall, the edge of the sign shall be within 4 inches (102 mm) of the door frame on the latch side.  
**1011.3 Illumination.** Exit signs shall be internally or externally illuminated.  
**Exception:** Tactile signs required by Section 1011.4 need not be provided with illumination.  
**1011.4 Raised character and Braille exit signs.** A sign stating EXIT in raised characters and Braille and complying with ICC A117.1 shall be provided adjacent to each door to an area of refuge, an exterior area for assisted rescue, an exit stairway, an exit ramp, an exit passageway and the exit discharge.  
**1011.5 Internally illuminated exit signs.** Electrically powered, self-luminous and photoluminescent exit signs shall be listed and labeled in accordance with UL 924 and shall be installed in accordance with the manufacturer's instructions and Chapter 27. Exit signs shall be illuminated at all times.  
**1011.6 Externally illuminated exit signs.** Externally illuminated exit signs shall comply with Sections 1011.6.1 through 1011.6.3.  
**1011.6.1 Graphics.** Every exit sign and directional exit sign shall have plainly legible letters not less than 6 inches (152 mm) high with the principal strokes of the letters not less than 3/4 inch (19.1 mm) wide. The word "EXIT" shall have letters having a width not less than 2 inches (51 mm) wide, except the letter "I," and the minimum spacing between letters shall not be less than 3/8 inch (9.5 mm). Signs larger than the minimum established in this section shall have letter widths, strokes and spacing in proportion to their height. The word "EXIT" shall be in high contrast with the background and shall be clearly discernible when the means of exit sign illumination is or is not energized. If a chevron directional indicator is provided as part of the exit sign, the construction shall be such that the direction of the chevron directional indicator cannot be readily changed.  
**1011.6.2 Exit sign illumination.** The face of an exit sign illuminated from an external source shall have an intensity of not less than 5 footcandles (54 lux).  
**1011.6.3 Power source.** Exit signs shall be illuminated at all times. To ensure continued illumination for a duration of not less than 90 minutes in case of primary power loss, the sign illumination means shall be connected to an emergency power system provided from storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with Chapter 27.  
**Exception:** Approved exit sign illumination means that provide continuous illumination independent of external power sources for a duration of not less than 90 minutes, in case of primary power loss, are not required to be connected to an emergency electrical system.

FEMA DATA		
FEMA COMPLIANCE	PROPOSED	REQUIRED
FLOOD INSURANCE RATE MAP (F.I.R.M.) DESIGNATION	ZONE "AE8"	ZONE "AE6 / AE7"
DATE OF F.I.R.M. IDENTIFICATION	--	SEPTEMBER 3, 2003
BASE FLOOD ELEVATION	ELEVATION: AE8	ELEVATION: AE6 / AE7
FIRST HABITABLE FLOOR TOP OF SLAB ELEVATION	ELEVATION: AE8	+1'-0"
SLAB ELEVATIONS BELOW FEMA	SEE ARCHITECTURAL PLANS	CONSTRUCTION BELOW FEMA BASE FLOOD SHALL COMPLY WITH A.S.C.E. 24-14

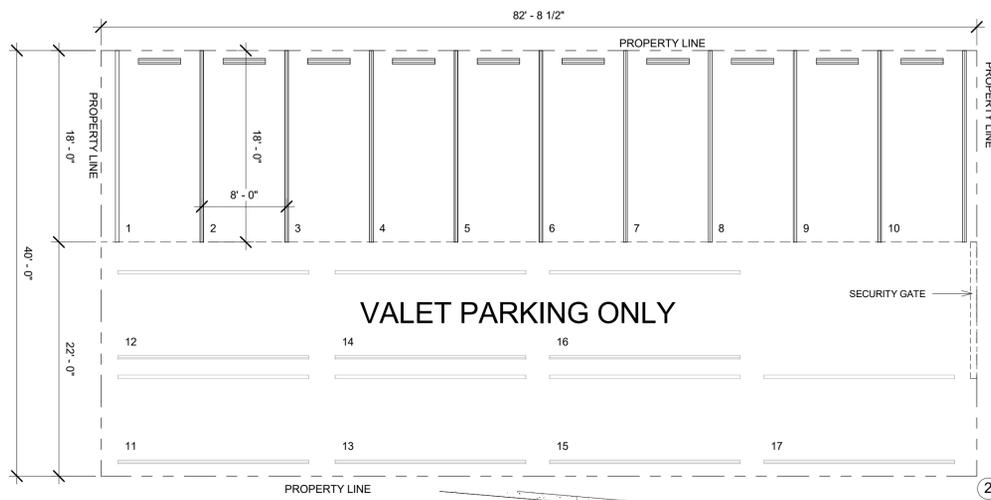
**FEMA NOTE:**  
 THE NATIONAL FLOOD INSURANCE PROGRAM IS IN THE PROCESS OF ISSUING NEW FLOOD MAPS. AT TIME OF BUILDING PERMIT THE FEMA BASE FLOOD ELEVATION SHOULD BE CHECKED TO ENSURE IT IS STILL COMPLIANT  
 ALL MACHINE ROOMS, ELECTRICAL, MECHANICAL, AND OTHER EQUIPMENT WILL BE ABOVE THE REQUIRED FEMA BASE FLOOD 9' 0" NAVD.











NEVADA STREET

ZONING AND LAND DEVELOPMENT REGULATIONS									
	REQUIRED				PROVIDED				ARTICLE
	CROSS STREET	SURF ROAD	BROAD WALK	INTERIOR SIDE	CROSS STREET	SURF ROAD	BROAD WALK	INTERIOR SIDE	
BASE SETBACK	10 FEET	5 FEET	5 FEET	N/A	10 FEET	5 FEET	5 FEET	N/A	4.6 (3FA)
TOWER SETBACK	20 FEET	15 FEET	15 FEET	N/A	20 FEET	15 FEET	15 FEET	N/A	4.6 (3FA)
OFF - STREET PARKING STANDARDS	31 SPACE/ROOM				ON - SITE	OFF - SITE WITHIN 700 FT. (VALET PARKING)			4.6 (3FA) 7.1.B.1
HEIGHT	40 FEET				41 FEET				4.6 (3FA)
HOTEL ROOMS	70 ROOM PER ACRE		45 ACRES = 32 ROOMS		31 ROOMS				4.6 (3FA)

**NET LOT AREA:** 16,538.00 SQUARE FEET  
**GROSS LOT AREA:** 22,012.00 SQUARE FEET (.45 AC)

**DENSITY:**  
**ALLOWED:** 70 ROOMS PER GROSS AC  
 0.45 X 70 = 32 ROOMS  
**REQUESTED:** 31 ROOMS

VARIANCES DATA		
VARIANCES CRITERIA	REQUIRED	PROPOSED
MAXIMUM BUILDING HEIGHT	40'-0"	41'-0"

**PARKING NOTE:**  
 OFF-SITE PARKING AT LOT 16 WILL BE PROVIDED AS VALET PARKING ONLY FOR RIPTIDE HOTEL.

**LOADING ZONE NOTE:**  
 ACCORDING TO CRA, ROOSEVELT STREET IS DESIGNATED AS A PARKING LOADING ZONE FOR TRUCK UP TO 30 FEET.

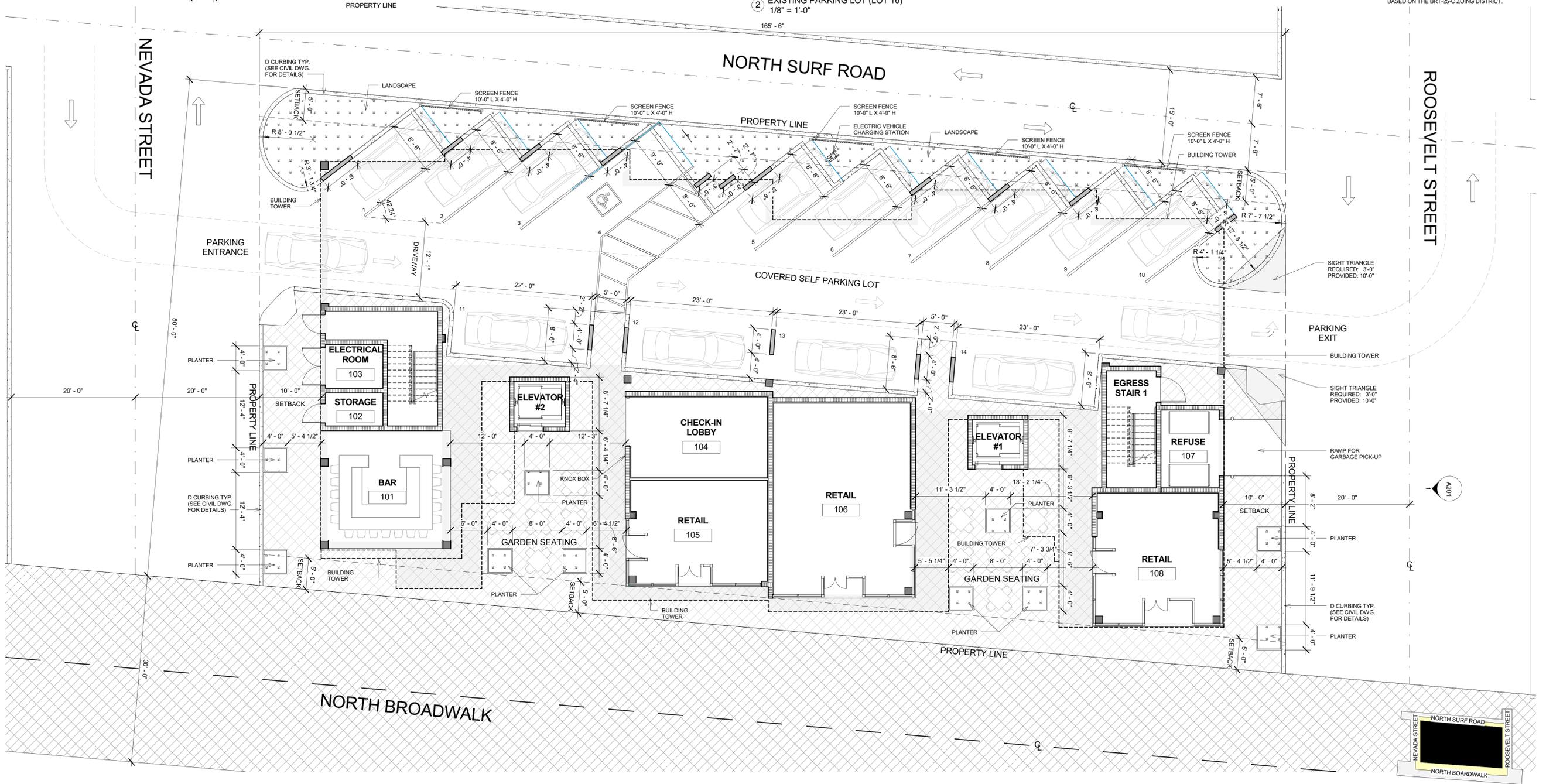
- MATERIAL LEGEND**
- PARTITIONS
  - CMU WALLS
  - CONCRETE WALLS
  - STRUCTURAL CONCRETE WALL
  - STRUCTURAL COLUMN

ALL DIMENSIONS TO BE VERIFIED IN FIELD

**SITE LIGHTING NOTE:**  
 SITE LIGHTING LEVELS SHALL NOT EXCEED 0.5 FC AT THE PROPERTY LINE ADJACENT TO RESIDENTIALLY ZONED OR RESIDENTIALLY USED AREA.

**TURF LIGHTING ORDINANCE:**  
 PROJECT SHALL ADHERE TO THE NEW DEVELOPMENT LIGHTING STANDARDS OF CHAPTER 108 "LIGHTING REQUIREMENTS FOR MARINE TURF LIGHTING" OF THE CITY OF HOLLYWOOD CODE OF ORDINANCE.

**SIGNAGE NOTE:**  
 ALL SIGNATURE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE BRT-25-C ZONING DISTRICT.



2 EXISTING PARKING LOT (LOT 16)  
 1/8" = 1'-0"

1 PROPOSED SITE PLAN  
 1/8" = 1'-0" N

**RKB**  
 ARCHITECTS PLANNERS, INCORPORATED  
 architecture | planning | interior design  
 Sanctuary Centre, 4800 N. Federal Highway, Suite B-104  
 Boca Raton, Florida 33431  
 Tel: 561-993-8861 / Fax: 561-994-6802

**RIPTIDE HOTEL**  
 2300 N SURF ROAD  
 HOLLYWOOD, FL 33019

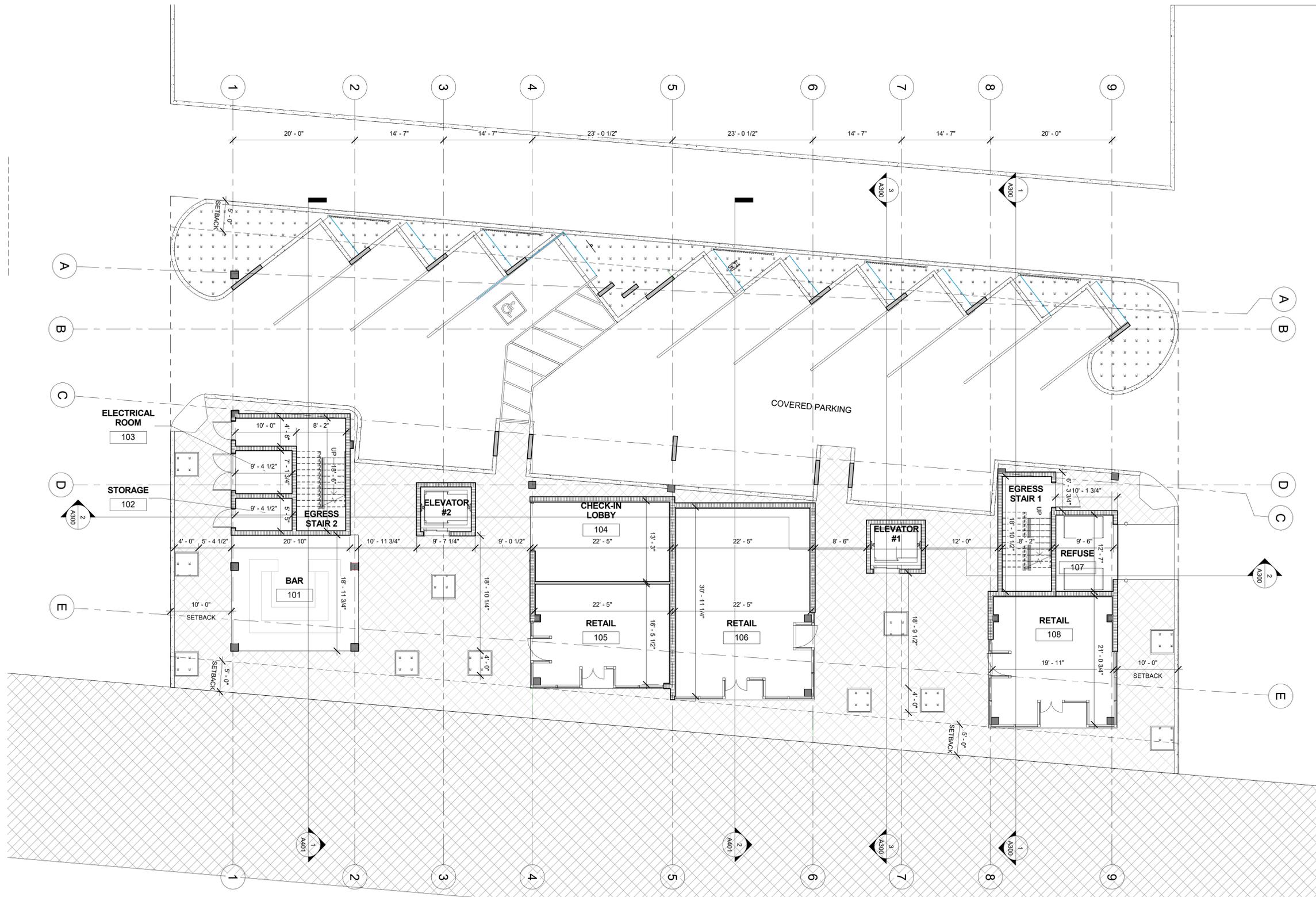
No.	Description	Date

Date: 01/26/17

**SITE PLAN**

Project Number  
**1603**

Sheet Number  
**A082**



1 LEVEL 1 FLOOR PLAN  
1/8" = 1'-0"

**MATERIAL LEGEND**

	PARTITIONS
	CMU WALLS
	CONCRETE WALLS
	STRUCTURAL CONCRETE WALL
	STRUCTURAL COLUMN

ALL DIMENSIONS TO BE VERIFIED IN FIELD

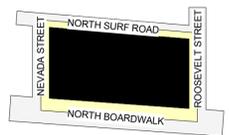
**RKB**  
RKB ARCHITECTS PLANNERS, INCORPORATED  
architecture | planning | interior design  
Sanctuary Centre, 4800 N. Federal Highway, Suite B-104  
Boca Raton, Florida 33431  
Tel: 561-750-5861 / Fax: 561-534-6802

**RIPTIDE HOTEL**  
2300 N SURF ROAD  
HOLLYWOOD, FL 33019

Seal

No.	Description	Date

Date: 01/26/17



**LEVEL 1 FLOOR PLAN**  
Project Number  
**1603**  
Sheet Number  
**A101**

**MATERIAL LEGEND**

	PARTITIONS
	CMU WALLS
	CONCRETE WALLS
	STRUCTURAL CONCRETE WALL
	STRUCTURAL COLUMN

ALL DIMENSIONS TO BE VERIFIED IN FIELD

**RKB**  
 RKB ARCHITECTS PLANNERS, INCORPORATED  
 architecture | planning | interior design  
 Sanctuary Centre, 4800 N. Federal Highway, Suite B-104  
 Boca Raton, Florida 33431  
 Tel: 561-750-5861 / Fax: 561-594-6802

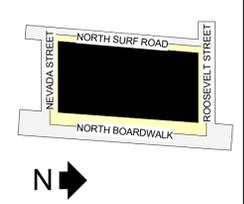
**RIPTIDE HOTEL**  
 2300 N SURF ROAD  
 HOLLYWOOD, FL 33019

No.	Description	Date

**LEVEL 2 FLOOR PLAN**  
 Project Number  
**1603**  
 Sheet Number  
**A102**



1 LEVEL 2 FLOOR PLAN  
 1/8" = 1'-0"



Seal

MATERIAL LEGEND

-  PARTITIONS
-  CMU WALLS
-  CONCRETE WALLS
-  STRUCTURAL CONCRETE WALL
-  STRUCTURAL COLUMN

ALL DIMENSIONS TO BE VERIFIED IN FIELD

**RKB**  
 RKB ARCHITECTS PLANNERS, INCORPORATED  
 architecture | planning | interior design  
 Sanctuary Centre, 4800 N. Federal Highway, Suite B-104  
 Boca Raton, Florida 33431  
 Tel: 561-750-3661 / Fax: 561-394-6602

**RIPTIDE HOTEL**  
 2300 N SURF ROAD  
 HOLLYWOOD, FL 33019

Seal

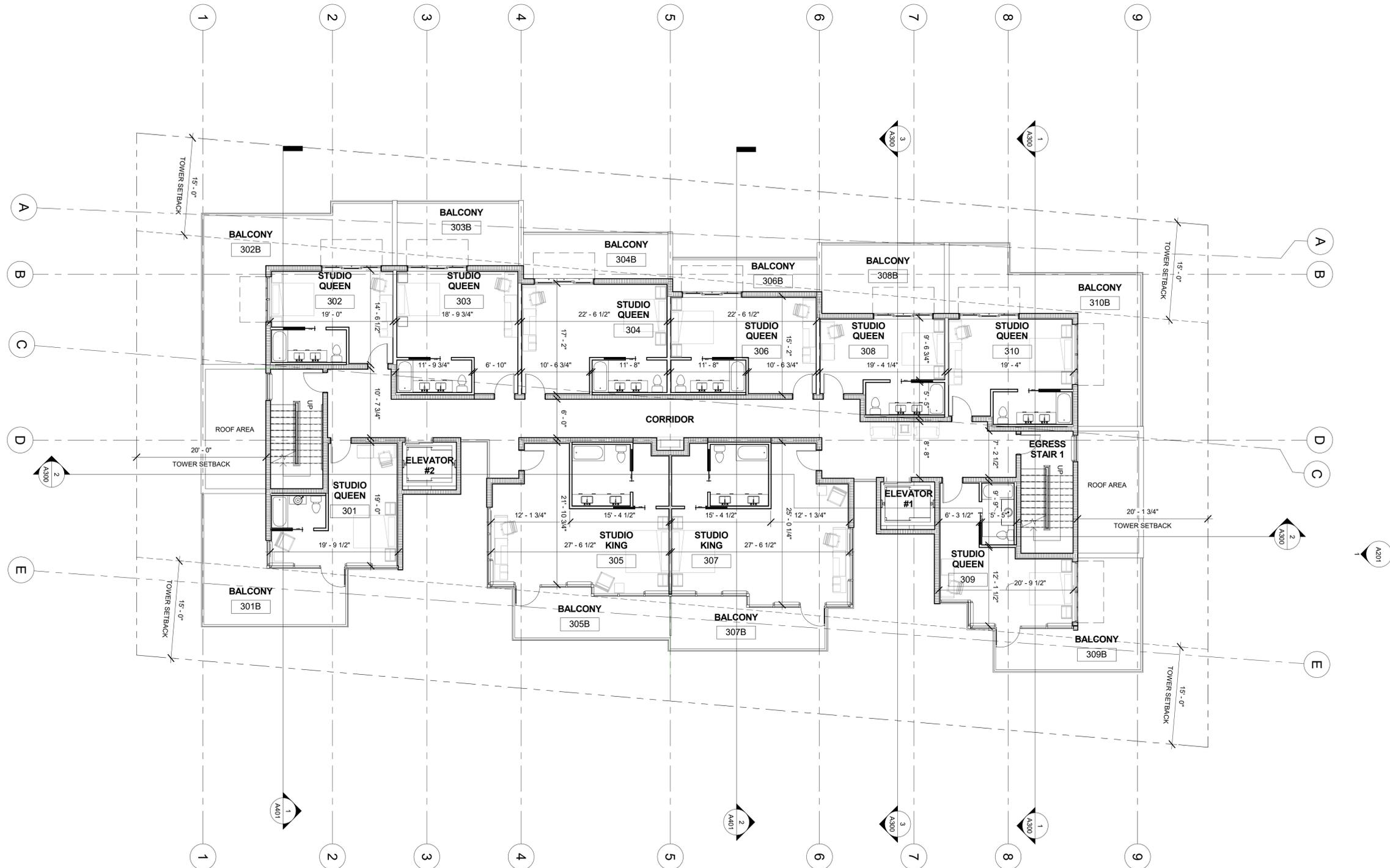
No.	Description	Date

Date  
01/26/17

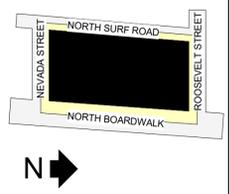
**LEVEL 3 FLOOR PLAN**

Project Number  
**1603**

Sheet Number  
**A103**



① LEVEL 3 FLOOR PLAN  
 1/8" = 1'-0"





1 LEVEL 4 FLOOR PLAN  
1/8" = 1'-0"

No.	Description	Date

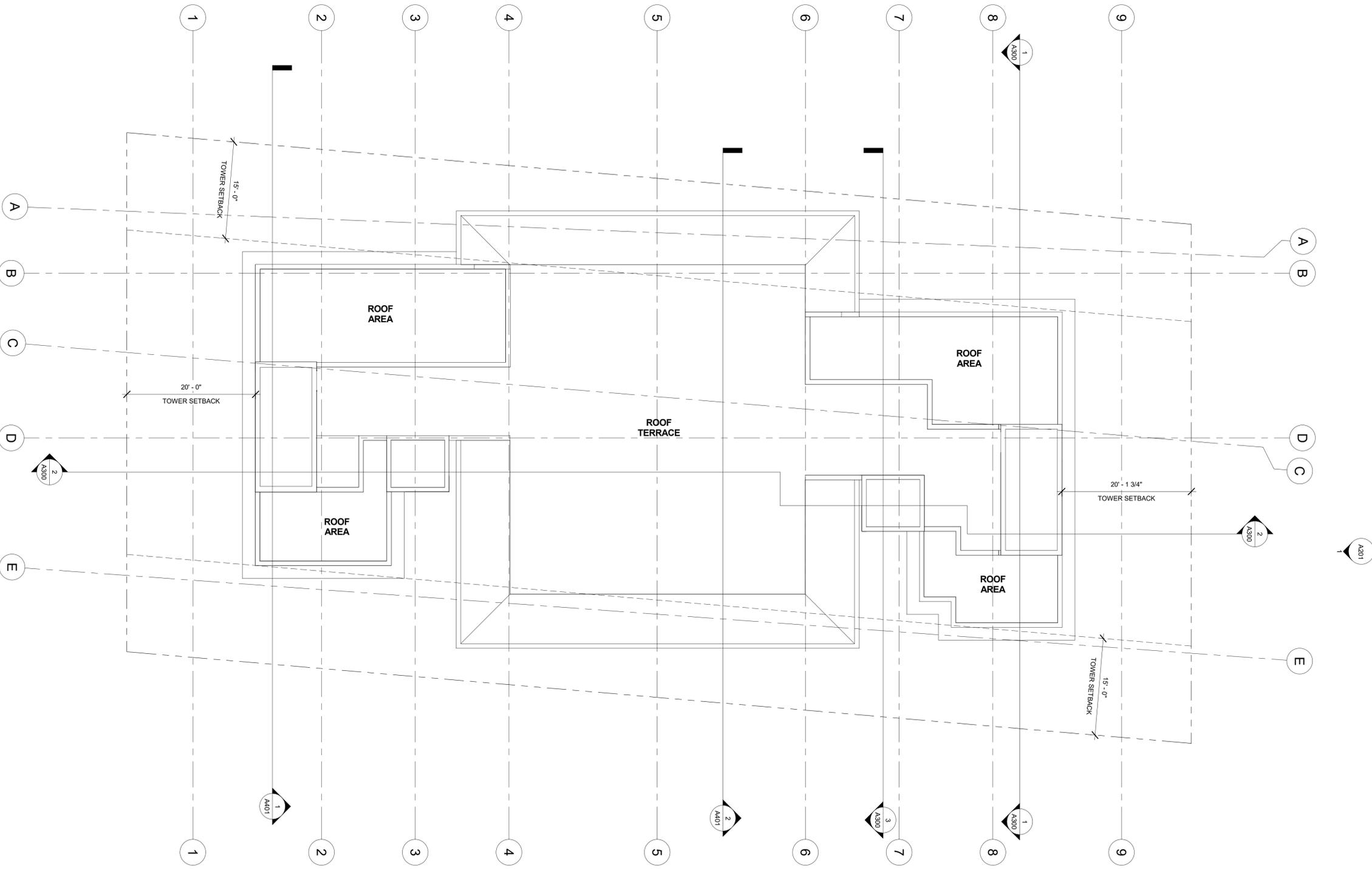
Date  
01/26/17

**LEVEL 4 FLOOR PLAN**

Project Number  
**1603**

Sheet Number  
**A104**

Seal

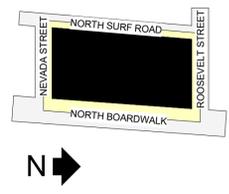


1 ROOF TOP FLOOR PLAN  
1/8" = 1'-0"

**MATERIAL LEGEND**

-  PARTITIONS
-  CMU WALLS
-  CONCRETE WALLS
-  STRUCTURAL CONCRETE WALL
-  STRUCTURAL COLUMN

ALL DIMENSIONS TO BE VERIFIED IN FIELD



**RKB**  
RKB ARCHITECTS PLANNERS, INCORPORATED  
architecture | planning | interior design  
Sanctuary Centre, 4800 N. Federal Highway, Suite B-104  
Boca Raton, Florida 33431  
Tel: 561-750-5861 / Fax: 561-594-6802

**RIPTIDE HOTEL**  
2300 N SURF ROAD  
HOLLYWOOD, FL 33019

No.	Description	Date

Date  
01/26/17

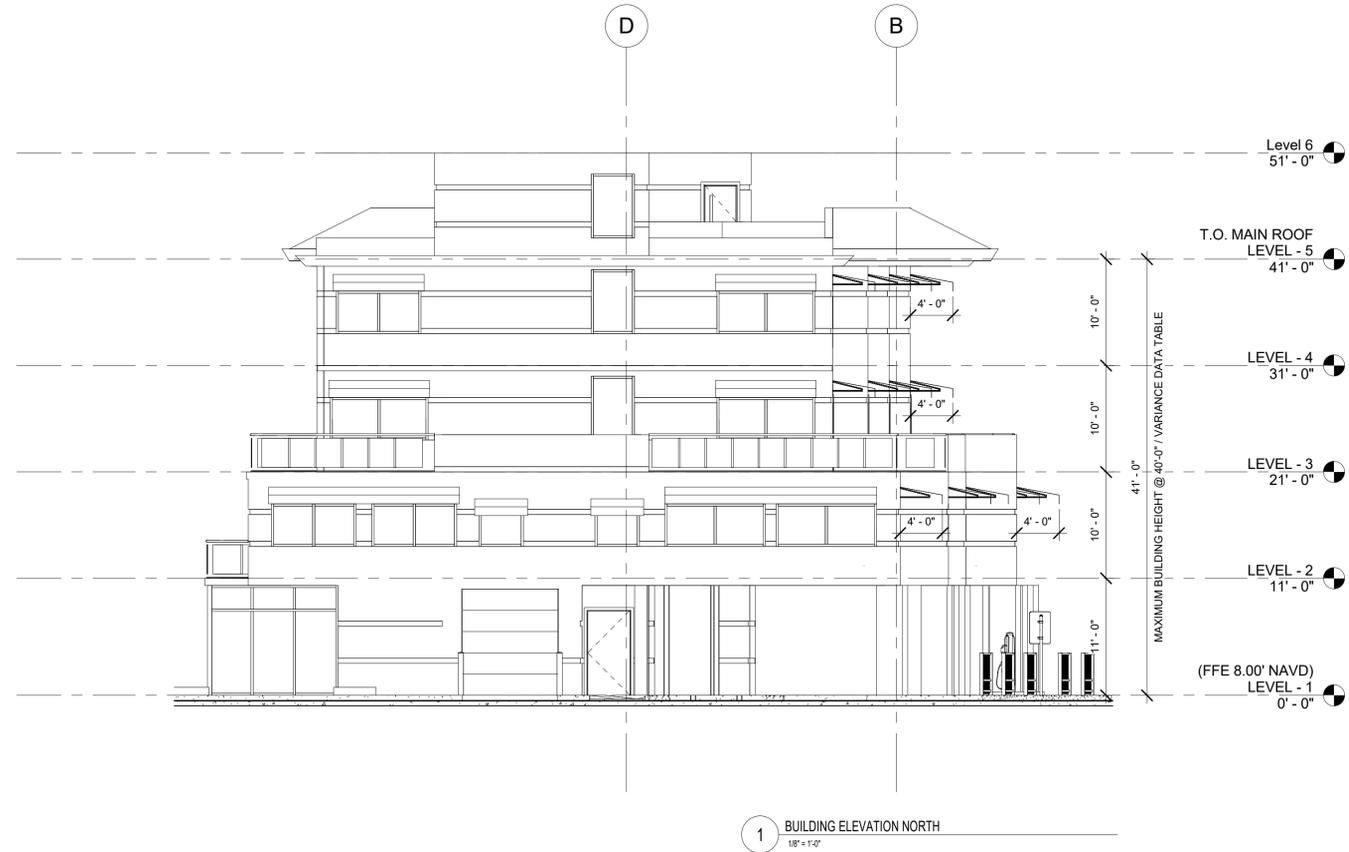
**ROOF TOP FLOOR PLAN**

Project Number  
**1603**

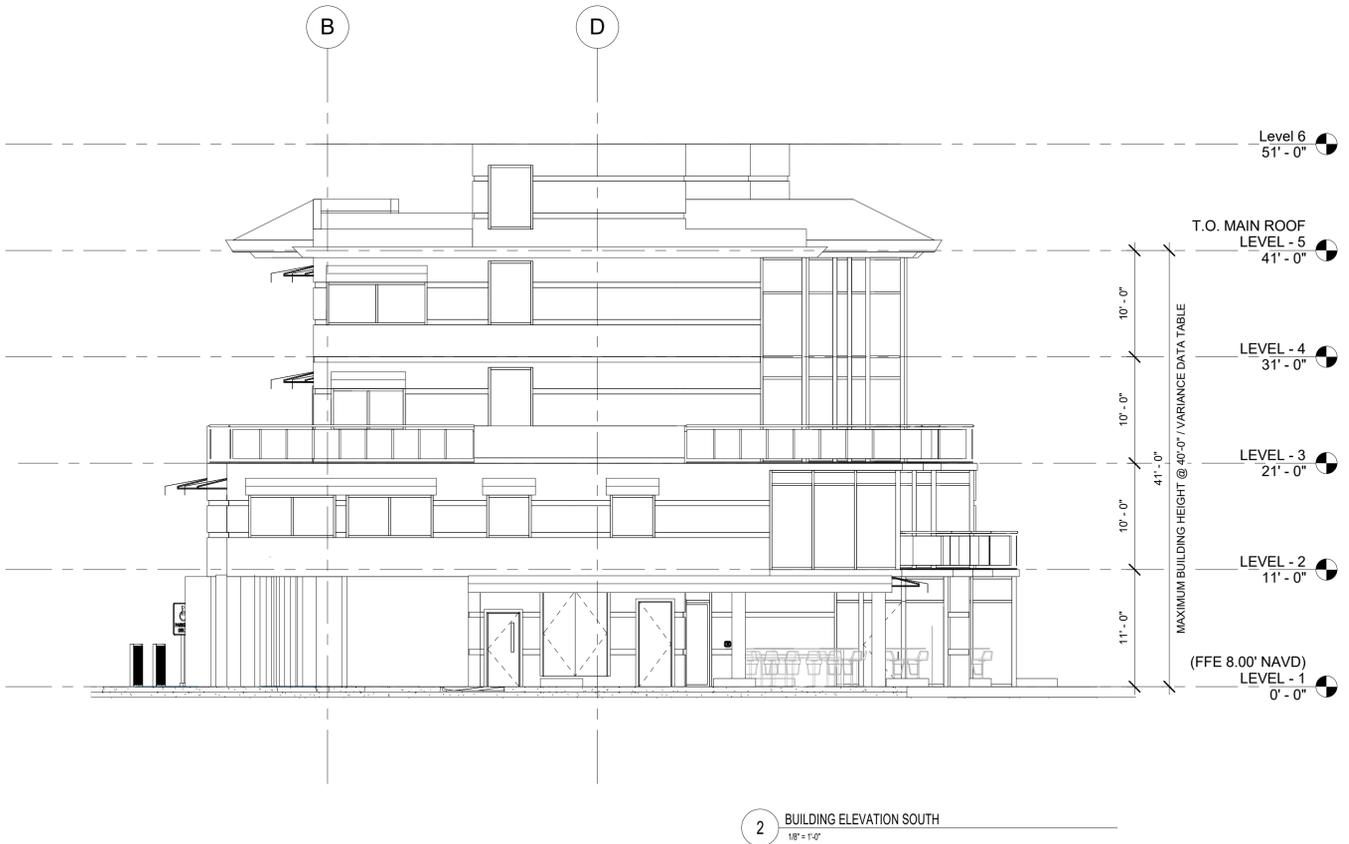
Sheet Number  
**A105**

Seal





1 BUILDING ELEVATION NORTH  
1/8" = 1'-0"



2 BUILDING ELEVATION SOUTH  
1/8" = 1'-0"



Seal

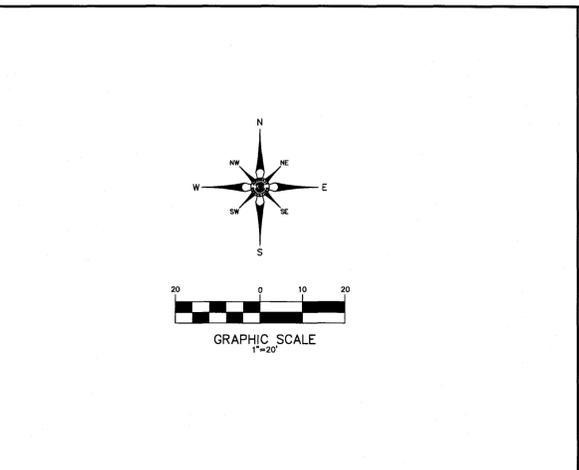
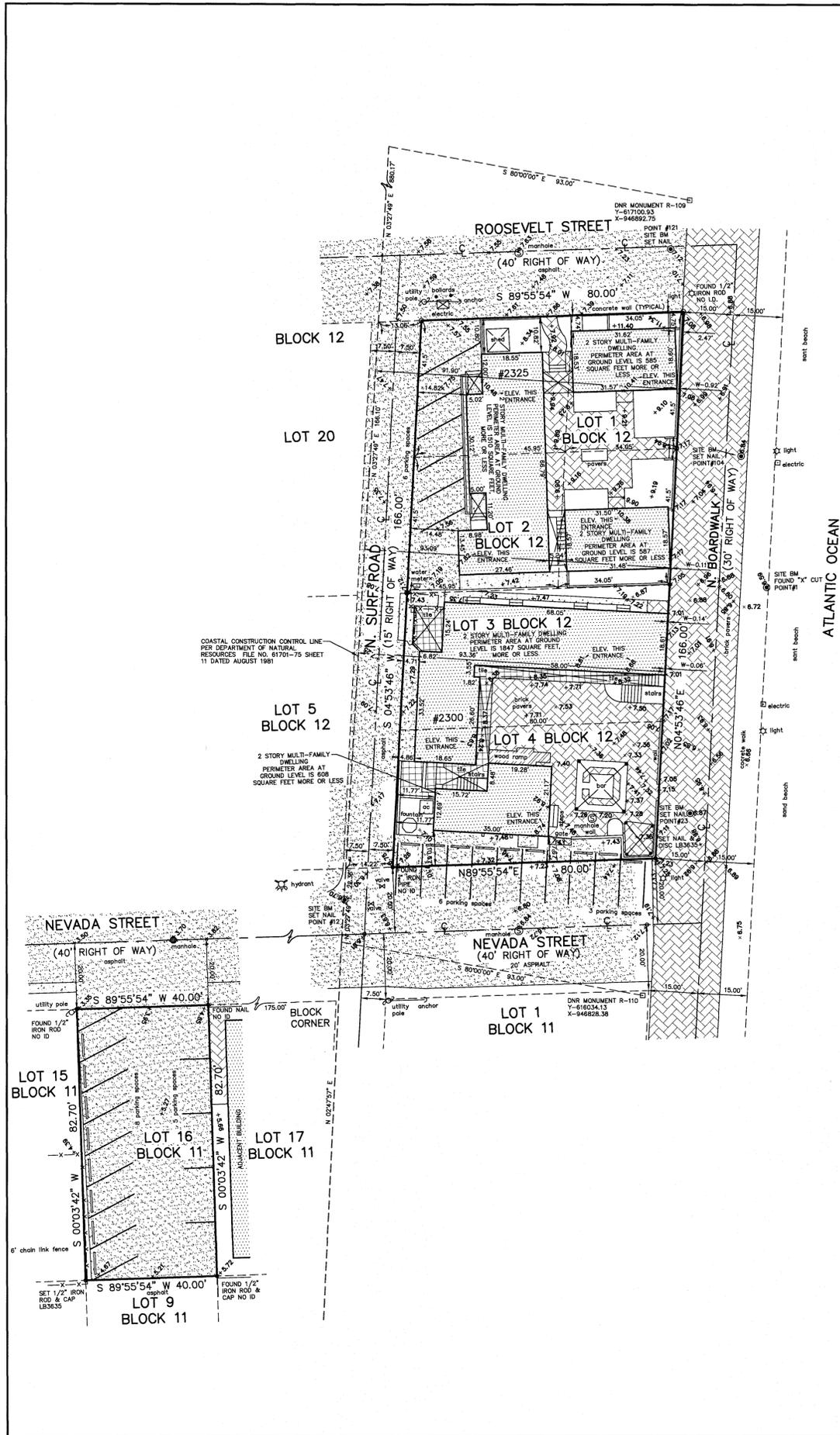
No.	Description	Date

Date  
01/26/17

**ELEVATIONS**

Project Number  
**1603**

Sheet Number  
**A201**



**SCHEDULE B2 EXCEPTIONS PER COMMITMENT # 5011612-1062-2932527:**

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. (This item is not a matter of survey.)
2. Any rights, interests, or claims of parties in possession of the land not shown by the public records. (This item is not a matter of survey.)
3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land. (After upon review of survey to be determined by title examiner.)
4. Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records. (This item is not a matter of survey.)
5. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water. (This item is not a matter of survey.)
6. Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy. (This item is not a matter of survey.)
7. Any minerals or mineral rights leased, granted or retained by current or prior owners. (This item is not a matter of survey.)
8. Taxes and assessments for the year 2013 and subsequent years, which are not yet due and payable. (This item is not a matter of survey.)
9. Restrictions, dedications, conditions, reservations, and easements shown on the plat of HOLLYWOOD BEACH FIRST ADDITION, as recorded in Plat Book 1, Page 31, of the Public Records of Broward County, Florida. (No platted easements.)
10. Matters shown on that certain Right of Way Map recorded in Right of Way Map Book 12, Page 13, as affected by the Notice thereof, recorded January 9, 1992 in Official Records Book 19063, Page 790, all of the Public Records of Broward County, Florida. (This item does not affect the subject property.)
11. Easement in favor of the State of Florida, recorded August 10, 1932 in Deed Book 234, Page 372, of the Public Records of Broward County, Florida. (This item was not obtainable.)
12. Easement in favor of the City of Hollywood, recorded July 21, 1936 in Deed Book 276, Page 402, of the Public Records of Broward County, Florida. (This item was not obtainable.)
13. Terms and conditions contained in that City of Hollywood Ordinance No. 0-72-39, recorded March 30, 1978 in Official Records Book 7489, Page 390, of the Public Records of Broward County, Florida. (This item is not a matter of survey.)
14. Terms and conditions contained in that Broward County Ordinance No. 86-90, recorded December 26, 1986 in Official Records Book 14022, Page 900, and re-recorded January 9, 1987 in Official Records Book 14066, Page 945, all of the Public Records of Broward County, Florida. (This item is not a matter of survey.)
15. Terms and conditions contained in that Perpetual Palm Tree Easement in favor of State of Florida, Department of Transportation, recorded June 10, 1998 in Official Records Book 28369, Page 539, of the Public Records of Broward County, Florida. (This item does not affect the subject property.)
16. Terms and conditions contained in that Perpetual Beach Storm Damage Reduction Easement in favor of Broward County, Florida, recorded January 9, 2002 in Official Records Book 32599, Page 1510, of the Public Records of Broward County, Florida. (This item does not affect the subject property.)
17. Terms and conditions contained in that Broward County Ordinance No. 2002-61, recorded November 21, 2002 in Official Records Book 34145, Page 1891, of the Public Records of Broward County, Florida. (This item is not a matter of survey.)
18. Terms and conditions contained in that City of Hollywood Historic Preservation Board Resolution No. 06-H-107, recorded January 17, 2007 in Official Records Book 43442, Page 1496, of the Public Records of Broward County, Florida. (This item is not a matter of survey.)

**LEGEND OF ABBREVIATIONS:**

A	=	CENTRAL ANGLE	SO. FT.	=	ELEVATIONS BASED ON N.A.V.D.
AB	=	ARC LENGTH	SQ. FT.	=	SQUARE FEET
CB	=	CHORD BEARING	P.C.P.	=	PERMANENT CONTROL POINT
R	=	RADIUS	P.B.C.R.	=	PALM BEACH COUNTY RECORDS
RW	=	RIGHT OF WAY	P	=	PLAT
P.C.	=	POINT OF CURVATURE	N&D	=	NAIL & DISC
P.T.	=	POINT OF TANGENCY	P.O.C.	=	POINT OF COMMENCEMENT
WM	=	WATER METER	P.O.B.	=	POINT OF BEGINNING
OH	=	OVERHANG	A/C	=	AIR CONDITIONER
N	=	NORTH	FND	=	FOUND
S	=	SOUTH	CHATT.	=	CHATTahoochee
E	=	EAST	F.P.L.	=	FLORIDA POWER & LIGHT
W	=	WEST	N.T.S.	=	NOT TO SCALE
CONC.	=	CONCRETE	B.C.R.	=	BROWARD COUNTY RECORDS
D.B.	=	DEED BOOK	D.C.R.	=	DADE COUNTY RECORDS
CLF	=	CHAIN LINK FENCE	P.B.	=	PLAT BOOK
BLVD.	=	BOULEVARD	O.R.B.	=	OFFICIAL RECORDS BOOK
ENCH.	=	ENCH	F.F.	=	FINISHED FLOOR
P.R.M.	=	PERMANENT REFERENCE MONUMENT	GAR.	=	GARAGE
N.A.V.D.	=	NORTH AMERICAN VERTICAL DATUM	CL	=	CENTERLINE
ELEV.	=	ELEVATION	MH	=	MANHOLE
B.P.	=	BENCHMARK	(M)	=	MEASURED
			LP	=	LIGHT POLE

19. Terms and conditions contained in that City of Hollywood Historic Preservation Board Resolution No. 06-H-108, recorded January 17, 2007 in Official Records Book 43442, Page 1499, of the Public Records of Broward County, Florida. (This item is not a matter of survey.)
20. Terms and conditions contained in that City of Hollywood Historic Preservation Board Resolution No. 06-H-108, recorded June 4, 2007 in Official Records Book 44133, Page 758, of the Public Records of Broward County, Florida. (This item is not a matter of survey.)
21. Rights of tenants in possession, if any, under leases unrecorded in the Public Records. (This item is not a matter of survey.)
22. Any adverse ownership claim by the State of Florida by right of sovereignty to any part of the Land that is, as of the Date of Policy or was at any time previously, under water (submerged). (This item is not a matter of survey.)
23. Rights of the United States Government to that part of the Land, if any, being artificially filled in land in what was formerly navigable waters arising by reason of the United States Government control over navigable waters in the interest of navigation and commerce. (This item is not a matter of survey.)
24. The policy does not insure title to any part of the Land lying seaward of the most inland of: (i) the Mean High Water Line of the abutting body of water; or, (ii) the Erosion Control Line as set forth on the Erosion Control Line Plat, if any, recorded relative to said Land pursuant to Chapter 161, Florida Statutes. (This item is not a matter of survey.)
25. The right, title or interest, if any, of the public to use as a public beach or recreation area any part of the Land lying between the water abutting the Land and the most inland of any of the following: (a) the natural line of vegetation; (b) the most extreme high water mark; (c) the bulkhead line, or (d) any other line which has been or which hereafter may be legally established as relating to such public use. (This item is not a matter of survey.)
26. Riparian Rights and/or Littoral Rights are not insured. (This item is not a matter of survey.)

**SCHEDULE B2 EXCEPTIONS PER COMMITMENT # 5011612-1062-2932528:**

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. (This item is not a matter of survey.)
2. Any rights, interests, or claims of parties in possession of the land not shown by the public records. (This item is not a matter of survey.)
3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land. (After upon review of survey to be determined by title examiner.)
4. Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records. (This item is not a matter of survey.)
5. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water. (This item is not a matter of survey.)
6. Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy. (This item is not a matter of survey.)
7. Any minerals or mineral rights leased, granted or retained by current or prior owners. (This item is not a matter of survey.)
8. Taxes and assessments for the year 2013 and subsequent years, which are not yet due and payable. (This item is not a matter of survey.)
9. Restrictions, dedications, conditions, reservations, and easements shown on the plat of HOLLYWOOD BEACH FIRST ADDITION, as recorded in Plat Book 1, Page 31, of the Public Records of Broward County, Florida. (No platted easements.)
10. Terms and conditions contained in that Telephone Royalty Vendor Agreement by and between 2001 Telecommunications, Inc. and Riptide Patis Apts., recorded April 25, 1997, in Official Records Book 28332, Page 510, of the Public Records of Broward County, Florida. (This item is not a matter of survey.)
11. Terms and conditions contained in that Declaration of Covenants, Conditions and Restrictions, recorded May 31, 2000 in Official Records Book 30540, Page 433, of the Public Records of Broward County, Florida. (This item is not a matter of survey.)
12. Terms and conditions contained in that Perpetual Beach Storm Damage Reduction Easement in favor of Broward County, recorded January 9, 2002 in Official Records Book 32599, Page 1510, of the Public Records of Broward County, Florida. (This item does not affect the subject property.)
13. Terms and conditions contained in that Memorandum of Participation Agreement by and between Riptide Hotel, LLC, a Florida limited liability company, Scott Thomson, Gary Goldstein, and Richard Lasy on behalf of the Lasy Group, recorded April 9, 2007 in Official Records Book 43868, Page 1526, of the Public Records of Broward County, Florida. (This item is not a matter of survey.)
14. Grant of Easement in favor of Comcast of Florida, recorded February 7, 2011 in Official Records Book 47700, Page 1497, of the Public Records of Broward County, Florida. (Blanket easement affects the subject property but is not a plottable matter of survey.)
15. Rights of tenants in possession, if any, under leases unrecorded in the Public Records. (This item is not a matter of survey.)
16. Any adverse ownership claim by the State of Florida by right of sovereignty to any part of the Land that is, as of the Date of Policy or was at any time previously, under water (submerged). (As of date of survey the subject property was not submerged.)
17. Rights of the United States Government to that part of the Land, if any, being artificially filled in land in what was formerly navigable waters arising by reason of the United States Government control over navigable waters in the interest of navigation and commerce. (This item is not a matter of survey.)
18. The policy does not insure title to any part of the Land lying seaward of the most inland of: (i) the Mean High Water Line of the abutting body of water; or, (ii) the Erosion Control Line as set forth on the Erosion Control Line Plat, if any, recorded relative to said Land pursuant to Chapter 161, Florida Statutes. (This item is not a matter of survey.)
19. The right, title or interest, if any, of the public to use as a public beach or recreation area any part of the Land lying between the water abutting the Land and the most inland of any of the following: (a) the natural line of vegetation; (b) the most extreme high water mark; (c) the bulkhead line, or (d) any other line which has been or which hereafter may be legally established as relating to such public use. (This item is not a matter of survey.)
20. Riparian Rights and/or Littoral Rights are not insured. (This item is not a matter of survey.)

DATE OF FIELD SURVEY: 07-27-11	DRAWN BY: MLW
FIELD BOOK: ALS-SU-11-2150	CHECKED BY: MLW
REVISIONS	DATE BY
COASTAL CONSTRUCTION CONTROL LINE (REF: 17-0089)	01-12-17 MLW
REVISE SKETCH PER COMMENTS DATED 10-21-16	11-07-16 MLW
ALTA/NSPS/TOPO/ADD ADJACENT PROPERTIES 16-3428	09-28-16 MLW
UPDATE/TOPO/REMOVE PARKING SITE SURVEY SU-15-3496	09-23-15 AL/MLW
UPDATE/TOPO SURVEY SU-12-3374	10-31-12 AL/RLT

**ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY**



**STREET ADDRESS:**  
2300 Surf Rd., Hollywood, FL. ID# 5142 12 01 1730  
2325 Surf Rd., Hollywood, FL. ID# 5142 12 01 1720 ID# 5142 12 01 1721 ID# 5142 12 01 1722  
Parking lot on Nevada St., Hollywood, FL. ID# 5142 12 01 1690

**LEGAL DESCRIPTION:**  
Lots 1, 2, 3 and 4, Block 12 of HOLLYWOOD BEACH FIRST ADDITION, according to the Plat thereof, as recorded in Plat Book 1, Page 31, of the Public Records of Broward County, Florida. (Gross area as defined by the City of Hollywood = 21,069 square feet, or 0.4837 square feet, more or less.)

**TOGETHER WITH:**  
Lot 16, Block 11, and Lots 3 and 4, Block 12, of HOLLYWOOD BEACH FIRST ADDITION, according to the Plat thereof, as recorded in Plat Book 1, Page 31, of the Public Records of Broward County, Florida. (Gross area as defined by the City of Hollywood = 4,108 square feet, or 0.0943 square feet, more or less.)

- NOTES:**
1. Unless otherwise noted field measurements are in agreement with record measurements.
  2. Bearings shown hereon are based on a bearing of North 04°53'46" East along the centerline of North Surf Road.
  3. The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
  4. Ownership of fences and walls if any are not determined.
  5. This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
  6. This survey reflects all obtainable, legible, plottable, recorded matters of survey per Schedule B2 of First American Title Insurance Company Commitment Fast File number: 1062-2932527, effective March 19, 2013 at 11:59P.M.
  7. This survey also reflects all obtainable, legible, plottable, recorded matters of survey per Schedule B2 of First American Title Insurance Company Commitment Fast File number: 1062-2932508, effective March 19, 2013 at 11:59P.M.
  8. s survey also reflects all obtainable, legible, plottable, recorded matters of survey per O & E report from First American Title Insurance Company File No.: 1062-3411033, dated September 25, 2015.
  9. Total perimeter area of the subject property is 16,538 square feet, or 0.3797 acres, more or less.

**FLOOD INFORMATION:**  
Community name and number: Hollywood 125113  
Map and panel number: 12011C0588H  
Panel date: 08-18-14  
Index date: 08-18-14  
Lots 1, 2, 3 & 4, Block 12, Flood Zone "VE"; Base flood elevation = 11'NAVD1988  
Lot 16, Block 11, Flood Zone "AE"; Base flood elevation = 7'NAVD1988

**CONTROL INFORMATION:**  
Department of Natural Resources Monument (R109)  
Elevation = 9.35'NAVD1988  
Y-617100.93 X-94682.75 NAD1983/1990  
Department of Natural Resources Monument (R110)  
Elevation = 9.15'NAVD1988  
Y-616034.13 X-946828.38 NAD1983/1990

**CERTIFY TO:**  
Hollywood Beachfront Townhomes

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2016, and includes Items 1, 2, 3, 4, 7a, 7b, 8, 9, 11a and 16 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Florida, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.



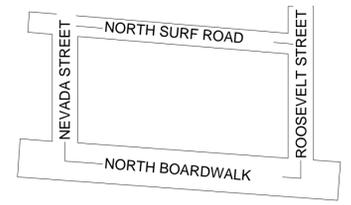
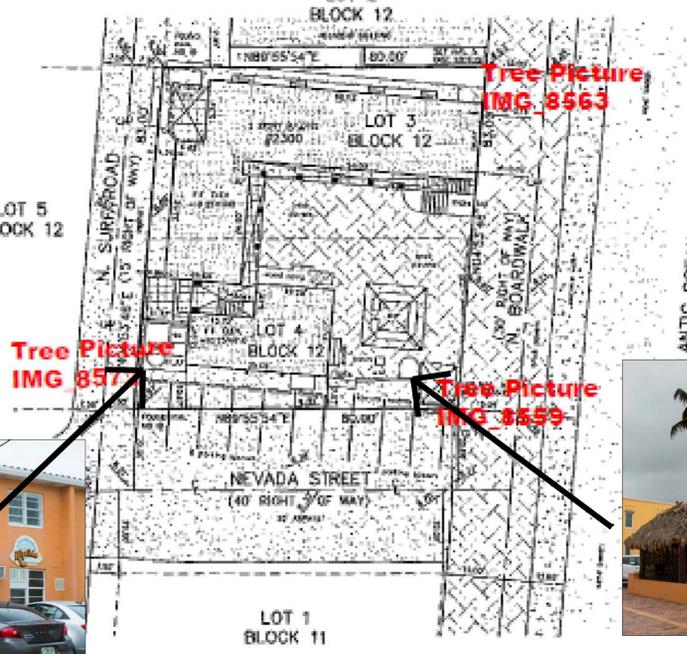
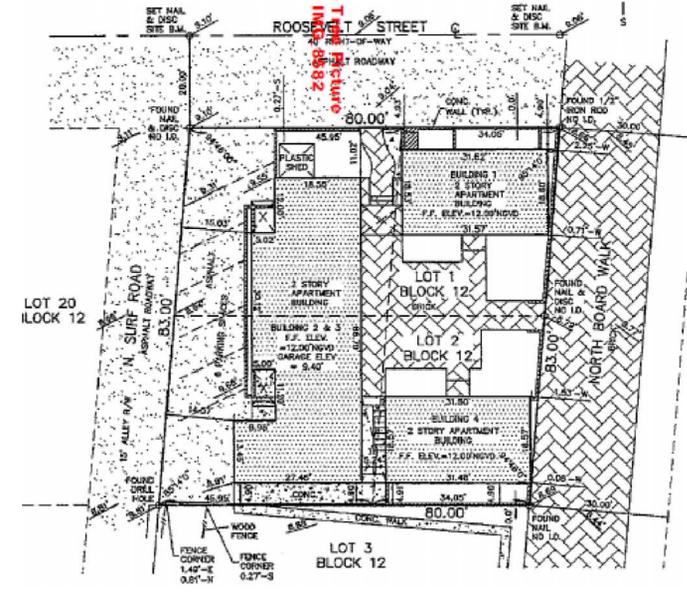
**RIP TIDE HOTEL**  
 2300 N SURF ROAD

Date  
 01/16/17

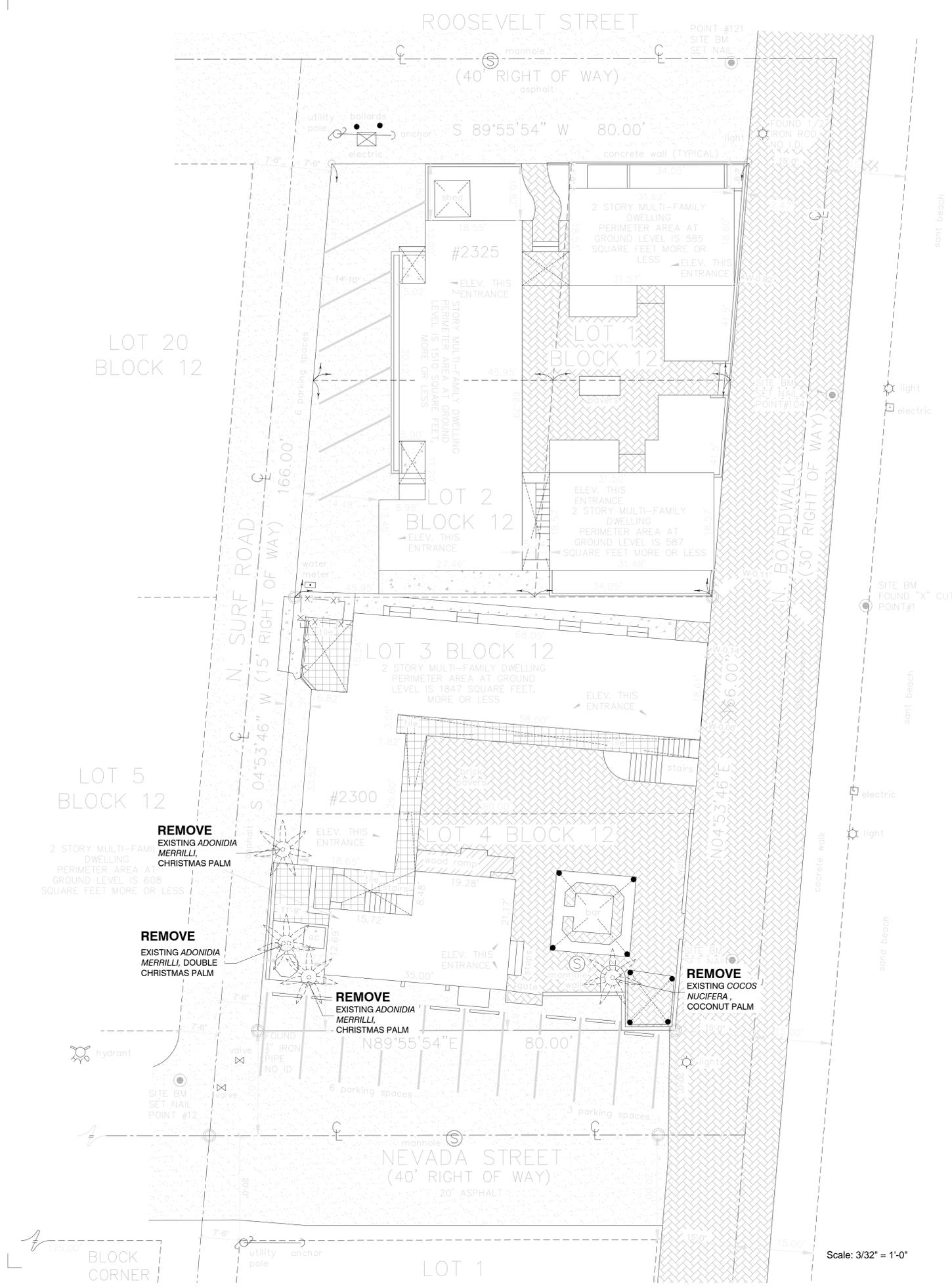
**EXISTING TREE SURVEY**

Project Number  
**1603**  
 Sheet Number  
**L-1**

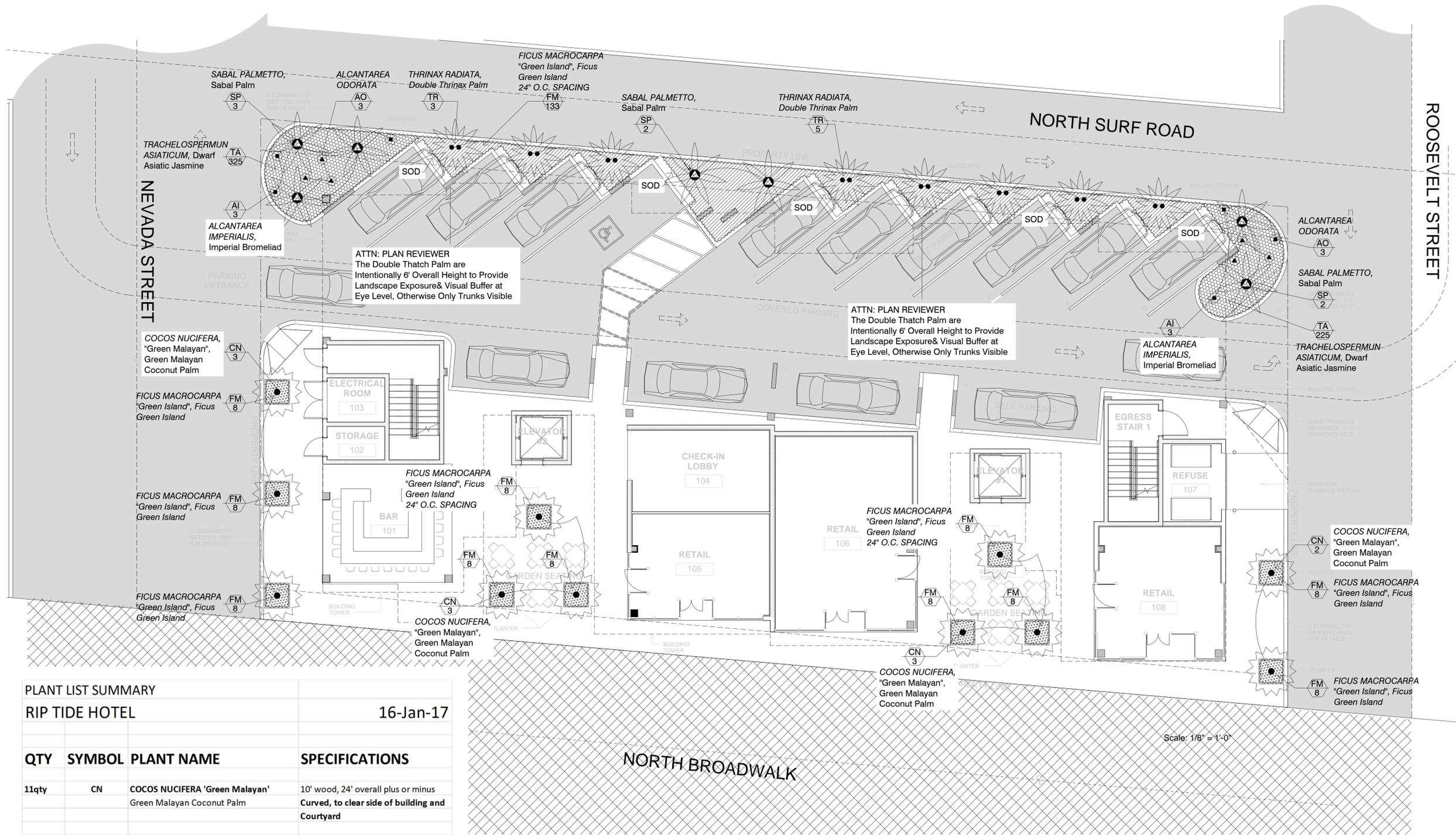
**MURAKAMI**  
 LANDSCAPE ARCHITECTS  
328 NE 1st Avenue, Suite 300, Ft. Lauderdale, FL 33301  
 561.276.7750  
 murakami@murakami.com



KEY PLAN  
 N.T.S.



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



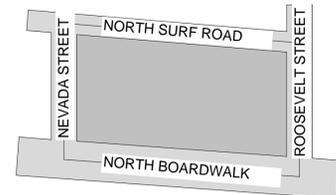
ATTN: PLAN REVIEWER  
The Double Thatch Palm are Intentionally 6' Overall Height to Provide Landscape Exposure & Visual Buffer at Eye Level, Otherwise Only Trunks Visible

ATTN: PLAN REVIEWER  
The Double Thatch Palm are Intentionally 6' Overall Height to Provide Landscape Exposure & Visual Buffer at Eye Level, Otherwise Only Trunks Visible

Scale: 1/8" = 1'-0"

PLANT LIST SUMMARY  
RIP TIDE HOTEL 16-Jan-17

QTY	SYMBOL	PLANT NAME	SPECIFICATIONS
11qty	CN	COCOS NUCIFERA 'Green Malayan' Green Malayan Coconut Palm	10' wood, 24' overall plus or minus Curved, to clear side of building and Courtyard
7 qty	SP	SABAL PALMETTO Sabal Palm	14' overall height, straight, heavy trunk, do not candlestick
8 qty	TR	THRINX RADIATA Double Thrinax Palm	8' overall height, DOUBLE
229 qty	FM	FICUS MACROCARPA 'Green Island' Green Island Ficus	3 gallon, 16" width x 16" height
6 qty	AO	ALCANTAREA ODORATA	7 gallon comparable
6 qty	AI	ALCANTAREA IMPERIALIS Imperial Bromeliad	15 gallon
550 qty	TA	TRACHELOSPERMUM ASIATICUM Dwarf Asiatic Jasmine	1 gallon, 9" O.c.spacing
		Mulch	Organic, Black
		Fertilizer Tablets	SLOW RELEASE Fertilizer Tablets Application per mfg.



KEY PLAN  
N.T.S.

**MURAKAMI**  
LANDSCAPE ARCHITECTS  
328 NE 1st Avenue, Suite 300, Ft. Lauderdale, FL 33301  
Tel: 561-276-7750  
murakami@murakami.com



4800 N. Federal Highway  
Suite B-104  
Boca Raton, Florida 33431  
Tel: 561-750-3661



**RIP TIDE HOTEL**  
2300 N SURF ROAD

Date  
01/16/17

**LANDSCAPE PLAN**

Project Number  
**1603**  
Sheet Number  
**L-2**

**PLANTING SPECIFICATIONS**

**I. SCOPE**

THE WORK INCLUDES FURNISHING ALL PLANS, MATERIALS, EQUIPMENT, AND LABOR NECESSARY FOR PLANTING OF PLANT MATERIALS INDICATED ON THE DRAWINGS AND IN THESE SPECIFICATIONS.

**II. PLANT MATERIALS**

**A. PLANT LIST**

A LIST OF PLANT MATERIALS IS INCLUDED WITHIN THESE DRAWINGS.

**B. QUANTITIES**

1. QUANTITIES NECESSARY TO COMPLETE THE PLANTING ARE INDICATED WITHIN THESE DRAWINGS.
2. THE CONTRACTOR SHALL NOT BE RELIEVED OF THE RESPONSIBILITY OF OBTAINING SPECIFIED MATERIALS IN ADVANCE IF SPECIAL GROWING CONDITIONS OR OTHER ARRANGEMENTS MUST BE MADE IN ORDER TO SUPPLY SPECIFIED MATERIALS.
3. PLANT QUANTITIES ARE PROVIDED ONLY FOR THE CONVENIENCE OF LANDSCAPE CONTRACTOR. IN ALL CASES, THE PLANS SHALL HAVE PRECEDENCE OVER THE PLANT LIST IN QUANTITY AND AREA COVERAGE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR CHECKING THE PLANS FOR PLANT QUANTITIES, AND AREA CALCULATIONS.

**C. QUALITY AND SIZE**

1. PLANTS SHALL HAVE A HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES AND SHALL BE HEALTHY, VIGOROUS, AND EQUAL FOR EXCESS THE MEASUREMENTS SPECIFIED IN THE PLANT LIST, WHICH ARE MINIMUM ACCEPTABLE SIZES. THEY SHALL BE MEASURED BEFORE PRUNING WITH BRANCHES IN NORMAL POSITION. ANY NECESSARY PRUNING SHALL BE DONE AT THE PLACE OF GROWTH PRIOR TO TRANSPORTING. REQUIREMENTS FOR MEASUREMENTS, BRANCHING, GRADING, QUALITY, BALKING AND BURLAPPING ON PLANTS IN THE PLANT LIST SHALL FOLLOW THE FLORIDA GRADES AND STANDARDS FOR NURSERY STOCK, FOR FLORIDA NO. 1 OR BETTER AS OUTLINED IN THE GRADES AND STANDARDS FOR NURSERY PLANTS, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. PLANTS THAT MEET THE REQUIREMENTS SPECIFIED, BUT DO NOT HAVE THE NORMAL BALANCE OF HEIGHT AND SPREAD TYPICAL FOR THE RESPECTIVE PLANT, SHALL NOT BE ACCEPTED.
2. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 GRADE OR BETTER AS GIVEN IN THE CURRENT GRADES AND STANDARDS FOR NURSERY PLANTS, PREPARED BY THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
3. TREE CALIPER (TRUNK DIAMETER) SHALL BE MEASURED AT A POINT WHICH IS AT LEAST FOUR AND ONE-HALF (4 1/2) FEET (DBH) ABOVE EXISTING GRADE LEVEL OR AS DICTATED BY CITY/COUNTY/OR OTHER REGULATING AGENCY TO CONFORM WITH CODE REQUIREMENTS. THE MOST RESTRICTIVE CRITERIA FOR CALIPER MEASUREMENT SHALL APPLY. IF THERE ARE ANY QUESTIONS OR CONFLICTS IN THE CODE, NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY FOR RESOLUTION.

4. PALM CALIPER SHALL BE MEASURED AS REQUIRED BY APPLICABLE JURISDICTIONAL CODES (DBH OR OTHERWISE)
5. ALL PLANT MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LANDSCAPE ARCHITECT AT PLACE OF GROWTH AND UPON DELIVERY FOR CONFORMITY TO SPECIFICATIONS.
6. ALL PLANTS SHALL BE TRUE TO SPECIES AND VARIETY AND SHALL CONFORM TO MEASUREMENTS SPECIFIED EXCEPT THAT PLANTS LARGER THAN SPECIFIED MAY BE USED IF APPROVED BY THE LANDSCAPE ARCHITECT. NO PLANTS SHALL BE ACCEPTED MEASURING LESS THAN ANY OF THE SPECIFIED REQUIREMENTS.
7. UNLESS OTHERWISE NOTED, ALL PLANTS SHALL BE EXCEPTIONALLY HEAVY, SYMMETRICAL, TIGHTLY-KNIT, AND SO TRAINED OR FAVORED IN DEVELOPMENT AND APPEARANCE AS TO BE SUPERIOR TO FORM, NUMBER OF BRANCHES, COMPACTNESS, AND SYMMETRY.

**D. SUBSTITUTIONS**

SUBSTITUTIONS WILL BE PERMITTED ONLY UPON AUTHORIZATION BY THE LANDSCAPE ARCHITECT. REPLACEMENT SHALL BE OF THE NEAREST EQUIVALENT OBTAINABLE SIZE AND VARIETY OF THE PLANT HAVING THE SAME ESSENTIAL CHARACTERISTICS WITH AN EQUITABLE ADJUSTMENT OF CONTRACT PRICE. SHOULD THE LANDSCAPE ARCHITECT DEEM IT APPROPRIATE AND SUBSTITUTE PLANT MATERIAL OTHER THAN THAT SPECIFIED, IT SHALL BE ACCOMPLISHED AS LONG AS THE UNIT PRICE OF THE SUBSTITUTED ITEM DOES NOT EXCEED THE BID ITEM BEING REPLACED.

**III. PLANTING**

**A. LAYOUT**

1. LOCATION FOR PLANTS AND OUTLINES OF AREAS TO BE PLANTED AS INDICATED ON THE PLAN. WHERE CONSTRUCTION OR UTILITIES BELOW GROUND OR OVERHEAD ARE ENCOUNTERED OR WHERE CHANGES HAVE BEEN MADE IN THE CONSTRUCTION, NECESSARY ADJUSTMENTS WILL BE APPROVED BY THE LANDSCAPE ARCHITECT.
2. ALL TREE LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT BEFORE BEGINNING INSTALLATION OR WORK. ALL PLANTS AND PLANT LOCATIONS SHALL BE APPROVED IN FIELD BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.

**B. GRADING**

1. CONTRACTOR SHALL VERIFY EXISTING GRADES AND DRAINAGE PATTERNS AND SHALL COORDINATE ALL GRADING, PARTICULARLY MOUNDING, WITH THE LANDSCAPE ARCHITECT. ALL NEW GRADING SHALL HAVE SMOOTH TRANSITIONS INTO EXISTING CONDITIONS.
2. GENERAL CONTRACTOR TO BRING ROUGH FINISH GRADE TO WITHIN 3" OF THE TOP OF WALK OR CURB GRADE. LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO FILL AND GRADE TO 2" BELOW TOP OF WALK OR CURBS IN ALL PLANTING AREAS. FINISH GRADE IN PLANTING AND SOD AREAS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING FILL AND PLANTING SOIL QUANTITIES NECESSARY TO COMPLY WITH THIS NOTE.
3. THE CONTRACTOR WILL CONSTRUCT EARTH BERMS IN THE LOCATIONS AND CONFIGURATIONS INDICATED ON THE PLANTING PLANS WITH TOPSOIL SUPPLIED BY THE CONTRACTOR. EARTH BERMS SHALL BE COMPACTED TO SUCH A DEGREE THAT THEY SUPPLY A STABLE PLANTING SITE CAPABLE OF SUPPORTING TREES, SHRUBS, GROUND COVERS, VINES, AND LAWN. ALL ROUGH AND FINISH GRADING OF EARTH BERMS SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR. IN THE VICINITY OF EACH EARTH BERM THE CONTRACTOR SHALL REGRADE AS NECESSARY TO BLEND EACH EARTH BERM INTO THE GENERAL CONTRACTOR'S SURROUNDING FINISH GRADE. THE CONTRACTOR SHALL INSURE THAT HIS WORK DOES NOT INTERRUPT ESTABLISHED DRAINAGE PATTERNS. FINAL GRADE OF EARTH BERMS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING, SODDING, OR SEEDING OPERATIONS.
4. THE CONTRACTOR SHALL COMPACT TOPSOIL WITH A ROLLER IMPARTING NO MORE THAN 2 LBS. PER SQUARE INCH. THE TOPSOIL SHALL BE ROLLED TWICE. THE FIRST PASS IS TO BE PERPENDICULAR TO THE SECOND. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.
5. IMMEDIATELY PRIOR TO ANY TURF OR GROUND COVER WORK, THE CONTRACTOR WILL FINE GRADE THE TOPSOIL TO A SMOOTH, EVEN SURFACE ASSURING POSITIVE DRAINAGE OF NO LESS THAN 1% . TURF WILL BE FLUSH TO THE TOP OF ADJACENT SIDEWALKS OR CURBS.

**C. SOIL PREPARATION**

1. TOPSOIL TO BE USED FOR SOIL MIXTURE SHALL BE CLEAN, FERTILE, WELL-DRAINED AND OF UNIFORM QUALITY FREE OF CLAY, STONES, WEEDS, ROOTS AND FOREIGN DEBRIS. TOPSOIL TO BE APPROVED BY THE LANDSCAPE ARCHITECT. STANDARD PLANTING MIX SHALL BE COMPOSED OF 80% MIX (GRADE) ORG. MIX (SOIL) AMENDMENTS SHALL BE ADDED TO PLANTING MIX PER SOIL TESTS. THE PH SHALL BE MAINTAINED AT 6.5 TO 7.4. THE SOIL SHALL BE IN A RELATIVELY DRY STATE AND MIXED THOROUGHLY BY HAND OR ROTARY MIXER. ALL PLANTING SHALL BE COATED WITH AN APPROVED WEED KILLER ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.
2. ALL PLANTS TO RECEIVE 20 TO 3 FORMULA 21 GRAMS AGRIFORM PLANTING TABLETS OR WOODACE 18 GRAM BRIQUETTES (14-3-3 FORMULA) AND SHALL BE EVENLY DISTRIBUTED IN PLANT PITS NO DEEPER THAN 4 INCHES. RATES OF APPLICATION AND DIRECTIONS SHALL BE IN ACCORDANCE TO MANUFACTURERS SPECIFICATIONS.

**D. SETTING TREES**

1. CONTRACTOR SHALL VERIFY ALL EXISTING FACILITIES AND UNDERGROUND CONDITIONS PRIOR TO BEGINNING EXCAVATIONS OF TREE PITS AND PLANT BEDS.
2. UNLESS OTHERWISE SPECIFIED, ALL TREES SHALL BE PLANTED IN PITS, CENTERED, AND SET ON SIX INCHES (6") OF COMPACTED TOPSOIL. TOPSOIL TO SUCH DEPTHS THAT THE FINISHED GRADE LEVEL OF THE PLANT AFTER SETTLEMENT SHALL BE THE SAME AS THAT AT WHICH THE PLANT WAS GROWN. THEY SHALL BE PLANTED UPRIGHT AND FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO GRADING. PLANTING SOIL SHALL BE PLACED AND COMPACTED THOROUGHLY AND SHALL BE SETTLED BY WATERING. NO FILLING AROUND TRUNKS WILL BE PERMITTED. AFTER THE GROUND SETTLES, ADDITIONAL SOIL SHALL BE FILLED INTO THE LEVEL OF THE FINISHED GRADE, ALLOWING THREE INCHES (3") OF MULCH TO FORM A SHALLOW SAUCER AROUND EACH PLANT.
3. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO TEST EACH TREE PLANTING PIT FOR DRAINAGE AND ASSURE GOOD PERCOLATION PRIOR TO PLANTING TREES AND PALMS.

**E. PRUNING-NEW PLANT MATERIAL**

REMOVE DEAD AND BROKEN BRANCHES FROM ALL PLANT MATERIAL. PRUNE TO RETAIN NATURAL GROWTH HABIT OR INDIVIDUAL PLANTS WITH AS MUCH HEIGHT AND SPREAD AS PRUNE TO NAA STANDARDS.

**F. STAKING TREES**

1. TREES SHALL BE STAKED WITHIN 24 HOURS AFTER EACH IS INSTALLED. AFTER 14 HOURS THE LANDSCAPE ARCHITECT WILL PROHIBIT ANY FURTHER PLANTING UNTIL ALL INSTALLED TREES ARE STAKED. SUCH STORAGE WILL NO WAY ALTER THE CONTRACTOR'S COMPLETION DATE.
2. STAKING OF TREES IS TO BE USED BY THE CONTRACTOR, WHO WILL BE RESPONSIBLE FOR MATERIAL REMAINING PLUMB AND STRAIGHT FOR ALL GIVEN CONDITIONS THROUGH THE GUARANTEE PERIOD.
3. STAKE ALL TREES UNDER THREE INCH (3") CALIPER WITH TWO (2) # STEEL T-POST TREE STAKES. LOCATE FIRST STAKE OPPOSITE FIRST. STAKES SHALL BE AS CLOSE TO MAIN TRUNK AS IS PRACTICAL, AVOIDING ROOT INJURY, AND DRIVEN AT LEAST EIGHTEEN INCHES (18") INTO FIRM GROUND.
4. TIE TREE TO STAKES USING APPROVED TREE TIES. TIES SHALL BE LOCATED MIDWAY WITHIN TREE CROWN OR AT A LOCATION APPROXIMATELY TWO-THIRDS (2/3) OF THE OVERALL HEIGHT OF THE TREE. LOCATE TIE JUST ABOVE MAJOR SIDE BRANCH IN ORDER TO DETER SLIPPAGE AND FASTEN TO STAKE. SECURE SECOND THE OPPOSITE FIRST AT TREE AND FASTEN TO OPPOSITE STAKE.

**G. GUYING TREE**

1. GUY ALL TREES GREATER THAN THREE INCHES (3") IN CALIPER IN THREE (3) DIRECTIONS WITH TWO (2) STRANDS OF NO 12 GALVANIZED WIRE ATTACHED TO ANCHORS DRIVEN BELOW GRADE. WHEN SECURING WIRES TO TREES, COVER ALL WIRES WHICH MAY COME IN CONTACT WITH ANY PART OF THE TREE WITH NEW 3/4" DIAMETER BLACK RUBBER HOSE. PLACE GUY'S NOT LESS THAN 1/3 HEIGHT OF TREE ABOVE GROUND. PLACE ANCHORS SO THAT GUY'S ARE EQUALLY SPACED AND AT 45 DEGREE ANGLES TO HORIZON. KEEP GUY'S TAUGHT UNTIL PROJECT COMPLETION. SECURE A RIBBON OF FLOURESCENT GLOWING TAPE AT MIDPOINT OF EACH GUY WIRE.
2. NO NAILS OR ANY OTHER FASTENERS SHALL DIRECTLY PENETRATE THE BARK AND TRUNK OF THE TREE.

**H. MULCH**

ALL INDIVIDUAL TREE, PALM AND SHRUB PITS AND BEDS SHALL BE MULCHED WITH A MINIMUM THREE INCH (3") LAYER OF GRADE A, SHREDDED CYPRESS MULCH.

**I. SOD**

1. SOD SHALL BE ST. AUGUSTINE 'FLORATAM', UNLESS OTHERWISE SPECIFIED. SOLID AND FREE OF WEEDS, LAID WITH ALTERNATING AND BUTTING JOINTS. ALL SODDED AREAS ARE TO BE HAND RANDED BEFORE SOD IS INSTALLED. ROCKS, STICKS, DEBRIS, AND BUMPS ARE TO BE ELIMINATED. SOD SHALL BE LAID TO THE EDGE OF PAVEMENT IN RIGHT-OF-WAY AND INSTALLED WITHIN 48 HOURS OF BEING CUT.
2. ALL NEWLY SODDED AREAS SHALL BLEND AND MATCH WITH EXISTING SODDED AREAS SO AS TO PRODUCE A SMOOTH, UNIFIED LAWN. THE LANDSCAPE ARCHITECT SHALL APPROVE FINAL GRADES PRIOR TO INSTALLATION OF LAWN.

**IV. MAINTENANCE**

MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE UNTIL ALL PLANTING HAS PASSED FINAL INSPECTION AND ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, REMOVAL OF DEAD MATERIAL, RESETTING PLANTS TO PROPER GRADES OR UPRIGHT POSITION AND RESTORATION OF THE PLANTING SAUCER AND ANY OTHER NECESSARY OPERATIONS. PROPER PROTECTION TO LAWN AREAS SHALL BE PROVIDED AND ANY DAMAGE RESULTING FROM PLANTING OPERATIONS SHALL BE REPAIRED PROMPTLY.

**V. INSPECTION AND ACCEPTANCE**

**A. INSPECTION**

INSPECTION OF WORK TO DETERMINE COMPLETION OF CONTRACT, EXCLUSIVE OF THE POSSIBLE REPLACEMENT OF PLANTS, WILL BE MADE BY THE OWNER AND/OR LANDSCAPE ARCHITECT AT THE CONCLUSION OF ALL PLANTING AND AT THE WRITTEN REQUEST OF THE CONTRACTOR.

**B. ACCEPTANCE**

AFTER INSPECTION, THE CONTRACTOR WILL BE NOTIFIED BY THE OWNER OF THE ACCEPTANCE OF ALL WORK OF PLANTING, EXCLUSIVE OF THE POSSIBLE REPLACEMENT OF PLANTS SUBJECT TO GUARANTEE OR IF THERE ARE ANY DEFEICIENCIES OR THE REQUIREMENT FOR COMPLETION OF THE WORK.

**VI. GUARANTEE AND REPLACEMENT**

**A. GUARANTEE**

1. ALL NEW PLANT MATERIALS SHALL BE GUARANTEED OF ACCEPTANCE AND SHALL BE ALIVE AND IN SATISFACTORY CONDITION AND GROWTH FOR EACH SPECIFIC KIND OF PLANT AT THE END OF THE GUARANTEE PERIOD.
2. ALL TREES AND PALMS PLANTED SHALL BE FULLY WARRANTED BY THE CONTRACTOR AND WILL BE HEALTHY AND IN A FLOURISHING CONDITION OF ACTIVE GROWTH ONE (1) YEAR (90 CALENDAR DAYS) FROM DATE OF FINAL ACCEPTANCE.
3. ALL SHRUBS, GROUND COVERS, VINES AND SOD SHALL BE FULLY WARRANTED FOR NINETY (90) CALENDAR DAYS UNDER THE SAME CONDITIONS.

**B. REPLACEMENT**

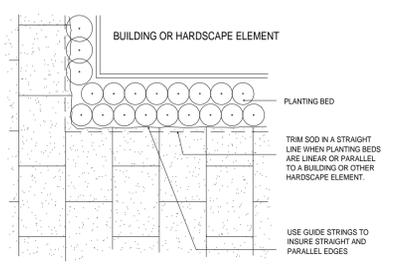
1. AT THE END OF THE GUARANTEE PERIOD, ANY PLANT REQUIRED UNDER THIS CONTRACT THAT IS DEAD OR NOT IN SATISFACTORY GROWTH, AS DETERMINED BY LATE LANDSCAPE ARCHITECT, SHALL BE REMOVED FROM THE SITE AND REPLACED WITHIN FIFTEEN (15) DAYS WITH NO EXTRA COST TO OWNER.
2. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED AND PLANTED AS SPECIFIED HEREIN. THE COST SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

**C. MATERIALS AND OPERATIONS**

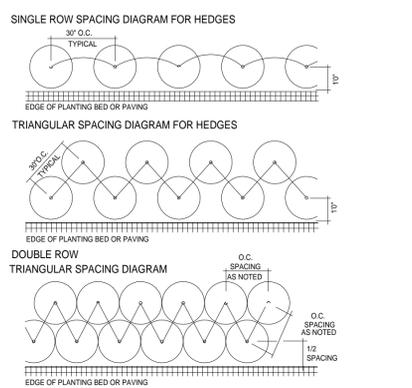
1. CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH REPRESENTATIVES OF THE OWNER, THE LANDSCAPE ARCHITECT, AND THE ARCHITECT BEFORE COMMENCING WORK.
2. ALL LANDSCAPING SHALL BE INSTALLED IN A SOUND, WORKMANLIKE MANNER AND ACCORDING TO ACCEPTED GOOD PLANTING PROCEDURES AS PRESCRIBED BY THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS.

**VII. CARE AND MAINTENANCE SCHEDULE**

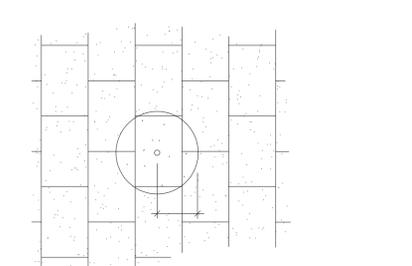
- A. THE CONTRACTOR SHALL FURNISH THE OWNER WITH A WRITTEN AND DETAILED DESCRIPTION FOR THE CARE AND MAINTENANCE OF ALL PLANT MATERIAL AT THE TIME OF FINAL INSPECTION. THE OWNER AGREES TO EXECUTE THE INSTRUCTIONS FOR SUCH CARE AND MAINTENANCE.
- B. ALL LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION AND SHALL BE KEPT FREE FROM REFUSE AND DEBRIS. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, MOWING, FERTILIZING, TREATING, MULCHING, PRUNING, REMOVAL REPLACEMENT OF DEAD OR DISEASED TREES AND REMOVAL OF REFUSE AND DEBRIS ON A REGULAR BASIS SO AS TO PRESENT A NEAT AND WELL-KEPT APPEARANCE AT ALL TIMES.



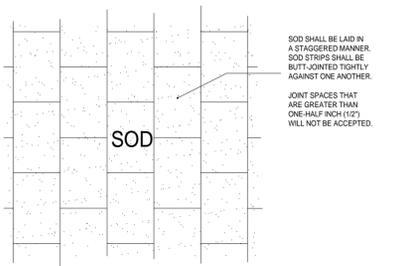
PLAN  
**SOD TRIMMING - LINEAR SHRUB BEDS**  
NOT TO SCALE



PLAN  
**SHRUB/PLANT SPACING DIAGRAMS**  
NOT TO SCALE

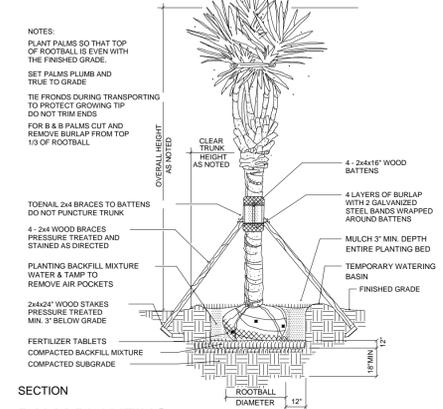


SECTION  
**TREE RING**  
NOT TO SCALE

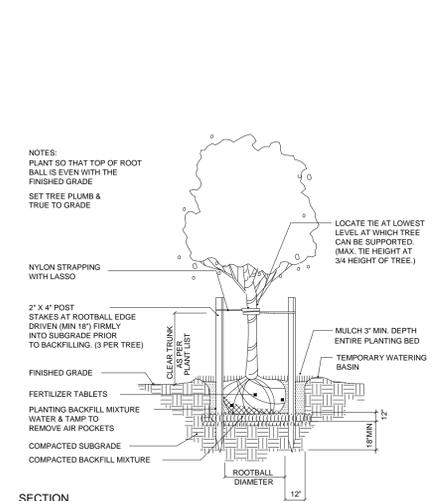


PLAN  
**SOD PLANTING**  
NOT TO SCALE

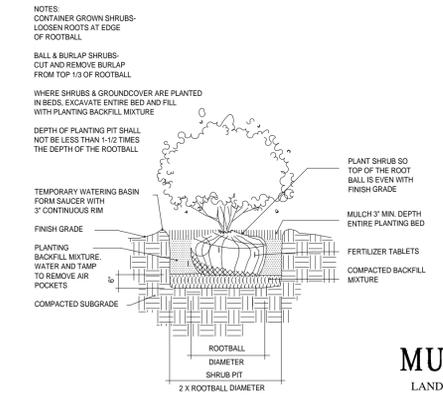
- INSTALLATION OF SHRUBS AND GROUND COVER AGAINST THE BASE OF THE BUILDING**
- Please allow a respectable planting distance from the base of the building to the first row of shrubs. Allow for ultimate growth, and allow for some degree of maintenance and access against the base of the building.
  - For most medium and small shrubs, the first row of plants should be planted closer than 2-1/2' from the wall, allowing a minimum of 36" width ultimate growth. The 2-1/2' is measured from the center of the shrub to the wall.



SECTION  
**PALM PLANTING**  
NOT TO SCALE



SECTION  
**TREE PLANTING/STAKING**  
NOT TO SCALE [ TO 3\"/>



SECTION  
**SHRUB PLANTING**  
NOT TO SCALE

4800 N. Federal Highway  
Suite B-104  
Boca Raton, Florida 33431  
Tel: 561-750-3861

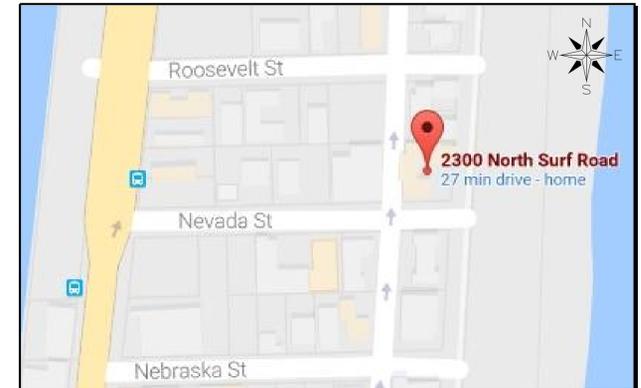
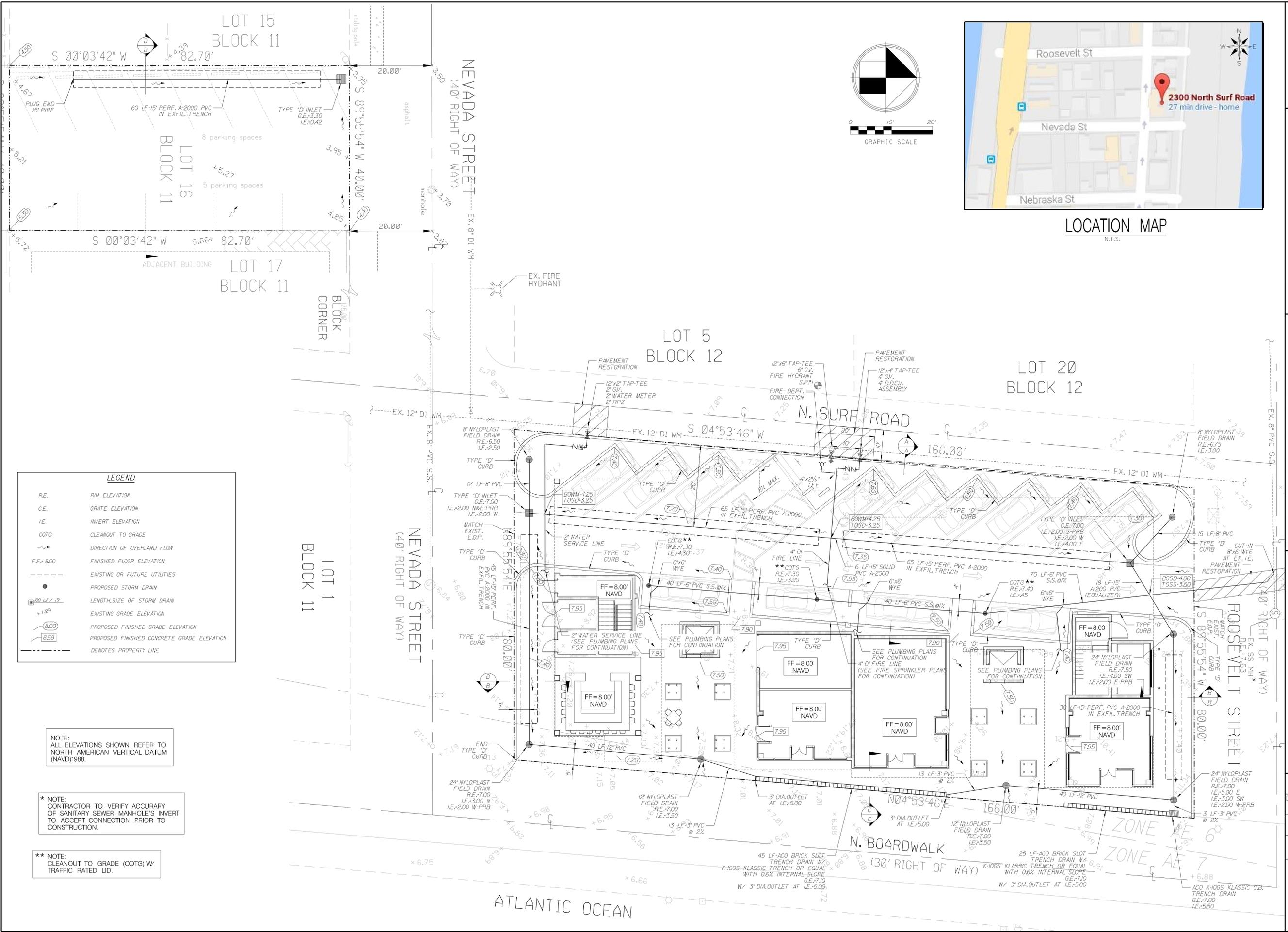


**RIP TIDE HOTEL**  
2300 N SURF ROAD

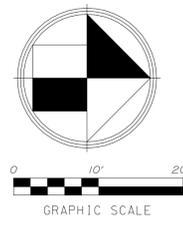
Date  
01/16/17  
**LANDSCAPE NOTES, DETAILS & SPECIFICATIONS**  
Project Number  
**1603**  
Sheet Number  
**L-3**

**MURAKAMI**  
LANDSCAPE ARCHITECTS  
328 NE 1st Avenue Dtdy Bldg, FtLaud 33444-3804  
561.276.7750  
murakami@murakami.com





LOCATION MAP  
N.T.S.



**LEGEND**

R.E.	RIM ELEVATION
G.E.	GRATE ELEVATION
I.E.	INVERT ELEVATION
COTG	CLEANOUT TO GRADE
→	DIRECTION OF OVERLAND FLOW
FF: 8.00	FINISHED FLOOR ELEVATION
---	EXISTING OR FUTURE UTILITIES
●	PROPOSED STORM DRAIN
150 LF-15"	LENGTH, SIZE OF STORM DRAIN
+7.00	EXISTING GRADE ELEVATION
8.00	PROPOSED FINISHED GRADE ELEVATION
8.68	PROPOSED FINISHED CONCRETE GRADE ELEVATION
---	DENOTES PROPERTY LINE

NOTE: ALL ELEVATIONS SHOWN REFER TO NORTH AMERICAN VERTICAL DATUM (NAVD) 1988.

\* NOTE: CONTRACTOR TO VERIFY ACCURACY OF SANITARY SEWER MANHOLE'S INVERT TO ACCEPT CONNECTION PRIOR TO CONSTRUCTION.

\*\* NOTE: CLEANOUT TO GRADE (COTG) W/ TRAFFIC RATED LID.

REVISIONS:

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

CLIENT:  
**Henri Isacovitch**  
2300 N. Surf Road  
Hollywood, FL 33019  
954-589-2220

PROJECT:  
**Rip Tide Hotel**  
2300 N. Surf Road  
HOLLYWOOD  
FLORIDA  
TASK:  
**CIVIL ENGINEERING PLAN**

**GGB Engineering, Inc.**  
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS  
• CONSTRUCTION MANAGERS  
FLORIDA REGISTRATION NO. 8118  
2899 Stirling Road, Suite C-202  
Fort Lauderdale, Florida 33312  
Phone: (954) 986-9899  
Fax: (954) 986-6655

DATE:	Jan. 2017	SCALE:	1"=10'
DESIGNED BY:	C.G.B.	DRAWN BY:	F.M.
PROJECT NO.	16-1103		
SHEET	1	OF	5

GARY G. BLOOM, P.E.  
FLA. LIC. NO. 38832  
NOT VALID UNLESS SIGNED  
AND SEALED BY ENGINEER

**GENERAL:**

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

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

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

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

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

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

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

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

WALL REINFORCEMENT AND THICKNESS FOR PRECAST STRUCTURES SHALL BE IN ACCORDANCE WITH ASTM C478. MINIMUM WALL THICKNESS SHALL BE 8" AND MIN. 4" BASE EXTENSION OUTSIDE OF MANHOLE WALL.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**PAVING:**

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

UNDERGROUND UTILITIES SHALL BE INSTALLED OR SLEEVING PROVIDED BEFORE ANY PAVEMENT CONSTRUCTION BEGINS AND TO EXCEPT AS NOTED.

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

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

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

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

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

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

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

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

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

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

ASPHALT CONCRETE SHALL BE OF MINIMUM THICKNESS AS NOTED ON PLANS AND SHALL BE TYPE S-111 OR AS OTHERWISE SPECIFIED ON THE PLANS.

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

**EARTHWORK:**

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

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

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

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

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

PRIOR TO BACKFILLING AROUND STRUCTURES, THE AREAS SHALL BE CLEAN OF ALL TRASH AND DEBRIS OF ANY DESCRIPTION, UNLESS DIRECTED BY THE SURVEYOR AND SHOWN ON A SEALED AS-BUILT PLAN. BACKFILL SHALL BE HAND TAMPED IN 12" COMPACTED LIFTS.

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

**DRAINAGE:**

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

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

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

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

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

CORRUGATED ALUMINUM PIPE SHALL MEET THE REQUIREMENTS OF AASHTO M-196. CORRUGATED ALUMINUM PIPE SHALL BE FABRICATED WITH HELICAL CORRUGATIONS. MINIMUM WALL THICKNESS SHALL BE 0.047 INCHES. REFER TO EACH END TO ACCOMMODATE A COUPLING BAND. REFER TO TABLE J SECTION 945 FOR THICKNESS OF METAL FOR PIPE.

HIGH DENSITY POLYETHYLENE (H.D.P.E.) COMPOSED OF CORRUGATED ALUMINUM SCREENS, PULL-OUT PIPES AND LIME FROM TIME OF MOUNTING TO THE END OF THE LIFE OF THE PIPE SHALL BE IN ACCORDANCE WITH AASHTO M252 AND M294. TYPE "ZS" AS MANUFACTURED BY HANCOR, INC. WITH SURELOC JOINTS OR A.D.S. WITH CLEATED BELL AND SPIGOT OR APPROVED EQUI.

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

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

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

CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND PREPARATION OF ALL EXISTING STORM DRAINAGE PIPE AND INLETS FOR TESTING AS REQUIRED FOR NEW CONSTRUCTION. CONTRACTOR IS RESPONSIBLE TO NOTIFY THE EXISTING UTILITY ENGINEER OF ANY DEFICIENCIES, SHOULD ANY WORK AND NOTIFY THE ENGINEER OF ANY DEFICIENCIES. SHOULD THE CONTRACTOR CONDUCT WORK ON EXISTING STORM DRAINAGE SYSTEM, THEN THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED REPAIRS.

CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY BARRIERS, SCREENS, PULL-OUT PIPES AND LIME FROM TIME OF CONSTRUCTION COMMENCEMENT UNTIL FINAL PAVING AND DRAINAGE INSPECTION.

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

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

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

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

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

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

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

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

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

**GATE VALVES:**

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

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

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

GATE VALVES 4" TO 12" SHALL HAVE A MAXIMUM WORKING PRESSURE OF 200 PSI AND BE TESTED AT 400 PSI. GATE VALVES SHALL BE RESILIENT SEAT TYPE, NON-RISING STEM, GLOW RESILIENT WEDGE, M & H, OR APPROVED EQUAL, WITH RESTRAINT JOINTS.

GATE VALVES UNDER 4" IN SIZE SHALL BE BRONZE GATE VALVES CONFORMING TO MSS STANDARD PRACTICE SP-37. THEY SHALL BE DOUBLE DISK, NON-RISING STEM, OPENING LEFT, COUNTER (CLOCKWISE) WITH OPERATING WHEEL, PEWTER AND POT METAL OPERATING WHEELS SHALL NOT BE PERMITTED. GATE VALVES SHALL MEET AWWA C500-02 STANDARDS.

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

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

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

VALVE OPERATION IS TO BE APPROVED CLEAR ACTUATORS. WHEN SEALED AND INCLOSURES FOR BURIED OR SUBMERGED SERVICE, POSITION INDICATORS WILL BE FURNISHED AS REQUIRED. UNITS ARE TO BE EQUIPPED WITH 2" ACTUATING WATERTIGHT BRITISH STANDARD (BS) TYPE LIFT LIDS. LIFT LIDS GALVANIZED STEEL CHAINS, AS APPROPRIATE FOR THE INSTALLATION. APPURTENANCES ARE TO BE FURNISHED BY THE VALVE MANUFACTURER.

**WATER SYSTEM:**

ALL WORKMANSHIP AND MATERIAL SHALL CONFORM TO BCOWS STANDARDS, THE LOCAL MUNICIPALITY AND APPLICABLE DEPARTMENT OF HEALTH AND ENVIRONMENTAL PROTECTION. THE MINIMUM DESIGN CONNECTION OF NEW WATER MAINS TO ACTIVATE WATER MAINS SHALL BE MADE UNTIL SUCH TIME THAT THE NEW MAINS ARE CONFORMED TO BE BACTERIOLOGICALLY SAFE AND THE HEALTH DEPARTMENT HAS BEEN OBTAINED. TEMPORARY CONNECTIONS OF NEW MAINS TO ACTIVE MAINS FOR THE PURPOSE OF FILLING AND FLUSHING SHALL BE MADE BY A METHOD DEEMED ACCEPTABLE TO THE UTILITY PROVIDING SERVICE.

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

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

$O = LD \times \text{SQUARE ROOT OF } P \div 148,000$  WHERE:  
O = QUANTITY OF MAKEUP WATER IN GALLONS / HOUR  
L = LENGTH OF PIPE SECTION BEING TESTED IN FEET  
D = NOMINAL DIAMETER OF THE PIPE IN INCHES  
P = AVERAGE TEST PRESSURE DURING HYDROSTATIC TEST IN PSI GAUGE

TEST PRESSURE SHALL NOT VARY MORE THAN 5 PSI THROUGHOUT THE TEST. THE MAXIMUM ALLOWABLE LEAKAGE SHALL BE BASED ON A MAXIMUM 2000 FEET WHEN THE LENGTH OF PIPE TESTED EXCEEDS 2000 FEET. THRUST BLOCKS AS SHOWN ON THE DETAIL SHEETS SHALL BE PROVIDED AT ALL JOINTS UNLESS NOTED OTHERWISE ON PLANS. IF RESTRAINT JOINT PIPE IS SPECIFIED ON THE PLANS, IT SHALL BE INSTALLED TO THE MANUFACTURER'S RECOMMENDATION. THE MANUFACTURER HAS BEEN OBTAINED. TEMPORARY CONNECTIONS OF NEW MAINS TO ACTIVE MAINS FOR THE PURPOSE OF FILLING AND FLUSHING SHALL BE MADE BY A METHOD DEEMED ACCEPTABLE TO THE UTILITY PROVIDING SERVICE.

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

PVC WATER MAIN PIPE (BLUE) SHALL MEET THE REQUIREMENTS OF AWWA C900-97 "POLYVINYL CHLORIDE (PVC) PRESSURE PIPE", CLASS 150 PIPE SHALL CONFORM TO REQUIREMENT OF SDR 18.

ALL PVC PIPE SHALL BE SUITABLE FOR USE AS A PRESSURE CONDUIT. PROVISIONS MUST BE MADE FOR EXPANSION AND CONTRACTION AT EACH JOINT WITH AN ELASTOMERIC RING. THE BELL SHALL CONSIST OF AN INTEGRAL WALL SECTION WITH AN ELASTOMERIC RING AND SHALL BE REINFORCED WITH AN ELASTOMERIC RING. THE BELL SHALL CONFORM TO THE REQUIREMENTS OF ASTM D1339.

PVC PIPE SHALL BE DELIVERED TO THE JOB SITE FROM THE FACTORY AND STORED AT THE JOB SITE IN PALLETIZED UNITS OR BUNDLES TO PREVENT UNNECESSARY DEFLECTION PRIOR TO INSTALLATION. EACH PALLETIZED UNIT SHALL BE SIZED TO LIMIT THE STACKING OF PIPE NOT MORE THAN SIXTY (60) INCHES HIGH OR AS APPROVED BY THE ENGINEER.

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

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

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

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

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

ALL WATER MAINS SHALL HAVE CONTINUOUS DETECTOR TAPE 18 INCHES BELOW GRADE ALONG ALL WATER MAINS. DETECTOR TAPE SHALL BE BLUE SIDE-UP. A 1/4 GAUGE MULTI STRAND WIRE SHALL BE ATTACHED TO ALL NON-CONDUCTIVE WATER MAINS TO FACILITATE FUTURE LOCATION. AN EXTRA 4' OF WIRE SHALL BE PROVIDED AT BLOWOFFS, FIRE HYDRANTS, ETC.

POLYETHYLENE ENCASEMENT / WRAP SHALL BE INSTALLED ON ALL IRON PIPES/INCLAVING VALVES, FITTINGS, SLEEVES, HYDRANTS, ETC. AND CEMENT DISK REPAIRS IN ACCORDANCE WITH THE MINIMUM ANSI/AWWA C105/A21.5-99 STANDARDS.

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

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

WATER MAIN STUBS FOR FUTURE EXTENSION INCLUDING ALL FITTINGS BACK TO THE 1/4" STUB LENGTHS IS LEES THAN TWO PIPE LENGTHS/LENGTHS SHALL BE RESTRAINT JOINT TYPE. THE LAST TWO LENGTHS, (AS REQUIRED BY ENGINEER OR UTILITY DEPT.)

DUCTILE IRON PIPE SHALL BE CLASS 350 AND SHALL BE CEMENT LINED AND SEALCOATED IN ACCORDANCE WITH AWWA / ANSI STANDARD C115/A21.11-00. WATER MAINS SHALL BE LAID WITH A MINIMUM 30" CLEAR COVER. DUCTILE IRON FITTINGS SHALL BE CLASS 350 THROUGH 12" AND CLASS 250 IN SIZES 6" AND LARGER. ALL FITTINGS SHALL BE CEMENT LINED AND SEALCOATED THE SAME AS PIPE IN ACCORDANCE WITH AWWA / ANSI STANDARDS C104/A21.4-95 AND C115/A21.53-00. NEOPRENE GASKETS SHALL BE USED.

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

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

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

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

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

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

CONTRACTOR IS RESPONSIBLE TO DELIVER AS-BUILT WATER PLANS, MYLAR, AND APPROVAL LETTER FROM THE GEOTECHNICAL FIRM TAKING THE TEST CERTIFICATION TO THE UTILITY. AS-BUILTS SHALL BE SIGNED AND SEALED BY A REGISTERED FLORIDA SURVEYOR.

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

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

WATER MAINS SHALL BE DEFLECTED OVER DRAINAGE AT ALL CONFLICTS.

ALL WATER SERVICES SHALL TERMINATE A MINIMUM OR 5' FROM BUILDING. UNDERGROUND WATER MAINS AND FIRE HYDRANTS SHALL BE INSTALLED AND OPERATIONAL PRIOR TO BUILDING CONSTRUCTION AS REQUIRED BY THE UTILITY AND THE DEPARTMENT AND THE SOUTH FLORIDA BUILDING CODE, LATEST REVISION.

ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF AWWA 62-95S-320, F.A.C.C.

**WATER SERVICE LINES:**

WATER SERVICE LINES SHALL BE POLYETHYLENE TUBING (PE 3408) COMPLYING WITH APPLICABLE REQUIREMENTS FOR PE: AWWA C902-01 HIGH MOLECULAR WEIGHT PLASTIC MATERIAL ASTM D-2666, 250 PSI RATING (CTS-01) SDR 26 SERVICE PIPE SHALL BE INSTALLED AS A SINGLE RUN WITHOUT UNIONS.

JOINTS FOR TUBING SHALL BE OF THE COMPRESSION TYPE UTILIZING A TOTALLY CONFINED GRIP SEAL AND COUPLING NUT. STAINLESS STEEL TUBE STIFFENER INSERTS SHALL ALSO BE USED FOR TUBING SERVICES.

SERVICE LINES SHALL BE MARKED WITH 2" X 4" POST PAINTED BLUE.

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

PIPE DEFLECTION SHALL BE NO MORE THAN ONE HALF OF THE MANUFACTURER'S RECOMMENDATION.

MINIMUM COVER SHALL BE 24".

ALL WATER SERVICE LINES UNDER PAVED AREAS SHALL BE SLEEVED IN SCHEDULE 40 PVC AND SHALL BE OF ONE SINGLE LENGTH WITHOUT UNIONS.

FORD STAINLESS INSERTS ARE REQUIRED FOR PLASTIC PIPE.

**WATER SERVICE FITTINGS:**

METER VALVES (ASTM B-62 LATEST) SHALL BE FORD ANGLE STOPS MODEL #K443-342W FOR SINGLE SERVICE AND FORD MODEL #K463-42W FOR DOUBLE SERVICE. USE APPROVED EQUAL.

CURB STOPS SHALL BE OF THE INVERTED KEY TYPE WITH TEE-HEAD SHUT OFF. CURB STOPS SHALL BE MADE OF BRASS ALLOY IN ACCORDANCE WITH ASTM SPECIFICATION B62-82A.

METER VALVES AND CORPORATION STOPS (FORD BALL COUP. NO. FC 202) SHALL BE OF BRONZE CONSTRUCTION IN ACCORDANCE WITH ASTM SPECIFICATION B62-82A WITH EPOXY COATED DUCTILE IRON BODY STAINLESS STEEL SERVICE SAADLES BY FORD.

INLET THREAD FOR METER VALVES AND CURB STOPS SHALL BE AWWA TAPER THREAD IN ALL SIZES IN ACCORDANCE WITH ANSI / AWWA STANDARD C800-89. OUTLET CONNECTIONS SHALL HAVE A COMPRESSION TYPE FITTING SAME AS VALVES.

CONTRACTOR TO REVIEW WATER DETAILS TO DETERMINE EXTENT OF JURISDICTION OF WATER SERVICE AND METER MATERIALS (METERS, ETC.) SUPPLIED AND INSTALLED BY UTILITY.

**FIRE HYDRANTS:**

ALL FIRE HYDRANTS SHALL COMPLY WITH AWWA / ANSI STANDARD C502-94 AND THE FOLLOWING DESIGN STANDARDS:

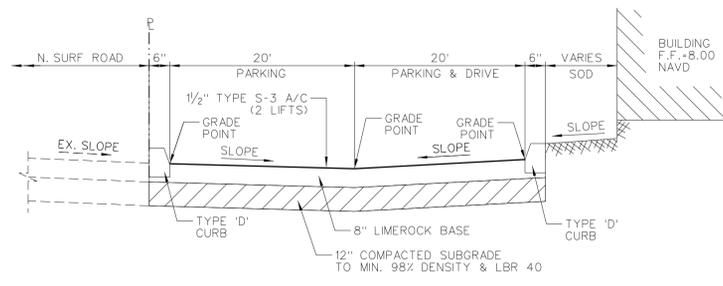
THE FIRE HYDRANTS SHALL BE OF THE COMPRESSION TYPE, OPENING AGAINST THE PRESSURE AND CLOSING WITH THE LINE PRESSURE WITH (1)-5/8" VALVE OPENING. THE HYDRANT SHALL BE EQUIPPED WITH (2)-2" HOSE NOZZLES OR (2) 1-1/2" PUMPER NOZZLES.

FIRE HYDRANTS SHALL BE FURNISHED WITH A SEALED OIL OR GREASE RESERVOIR LOCATED IN THE BONNET SO THAT ALL THREADED AND BEARING SURFACES ARE AUTOMATICALLY LUBRICATED WHEN THE HYDRANT IS OPERATED. THE HYDRANT WILL BE DESIGNED FOR DISASSEMBLY BY USE OF A SHORT DISASSEMBLY WRENCH OR THE HYDRANT SHOE SHALL HAVE INTEGRAL CAST TACK LUGS ON THE MAIN VALVE TO PERMIT THE MAIN VALVE ASSEMBLY AND VALVE SEAT TO BE REMOVED WITHOUT DIGGING EARTH OR DISASSEMBLING THE HYDRANT BARREL.

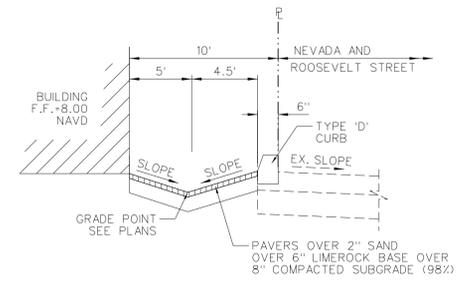
FIRE HYDRANTS SHALL BE FURNISHED WITH A BREAKABLE FEATURE THAT WILL BREAK CLEANLY UPON IMPACT. THIS SHALL CONSIST OF A TWO PART BREAKABLE SAFETY FLANGE WITH A BREAKABLE STEM COUPLING. THE UPPER AND LOWER BARRELS SHALL BE MOUNTED AND RIBBED ABOVE AND BELOW THE SAFETY FLANGE. THEREAN AN EXTRA STRENGTH LOWER BARREL.

THE FIRE HYDRANT INTERNAL VALVE SHALL BE 5/8" MINIMUM. THE PENTAGONAL OPERATING NUTS AND THE CAP NUTS SHALL BE 1/2" POINT TO 1/4" T. DRAIN VALVE OUTLETS FOR THE HYDRANTS SHALL BE PLUGGED OR LIMITED. THE HYDRANTS SHALL OPEN COUNTER CLOCKWISE.

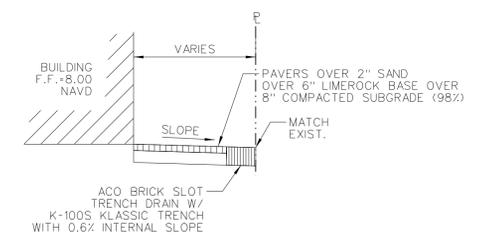
DIRECTION OF OPENING SHALL BE CAST ON THE TOP. THE BURY LENGTH, MEASURED FROM THE BOTTOM OF THE CONNECTING PIPE TO THE GROUND LINE AT THE HYDRANT SHALL BE THREE FEET SIX INCHES (42")



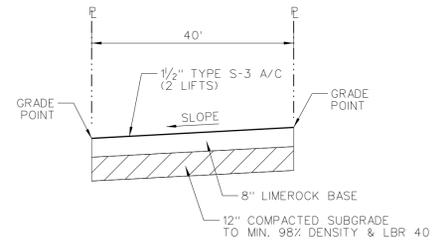
SECTION "A-A"



SECTION "B-B"

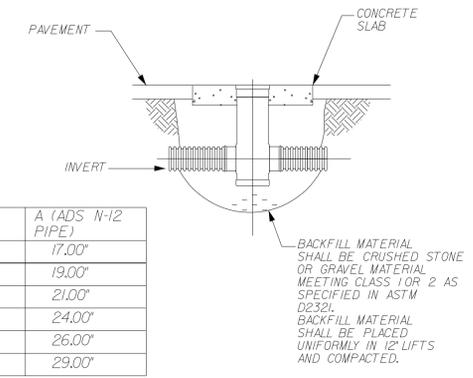


SECTION "C-C"

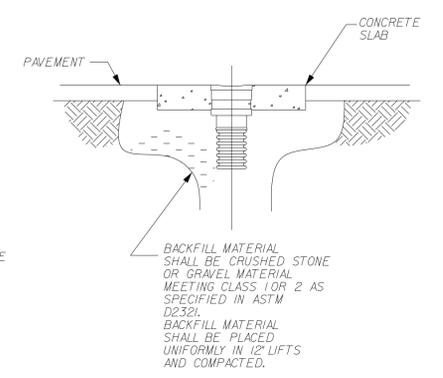


SECTION "D-D"

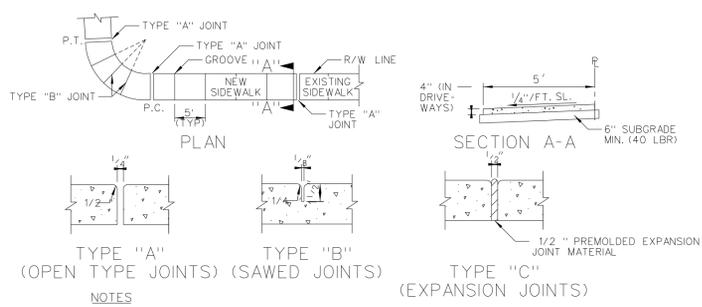
PIPE SIZE	A (ADS N-12 PIPE)
4"	17.00'
6"	19.00'
8"	21.00'
10"	24.00'
12"	26.00'
15"	29.00'



8" AND 15" DRAIN BASIN



8" AND 15" INLINE DRAIN

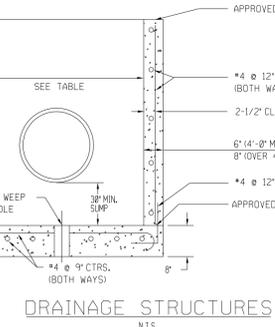
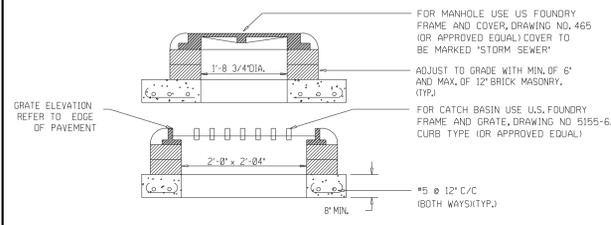


TYPE "A" (OPEN TYPE JOINTS) TYPE "B" (SAWED JOINTS) TYPE "C" (EXPANSION JOINTS)

NOTES

- ALL CONCRETE SHALL BE 3000 PSI, 4" THICK 6" THICK (MIN.) AT DRIVEWAYS ONLY.
- TYPE "A" JOINT TO BE USED AT P.C. AND P.T. OF CURVES AND JUNCTION OF EXISTING AND NEW SIDEWALK.
- TYPE "B" JOINT TO BE USED AT 5'-0" CENTER TO CENTER ON SIDEWALKS.
- TYPE "C" JOINT TO BE USED WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS, AND SIMILAR STRUCTURES.
- SIDEWALK SLOPES SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT (A.D.A.).
- SIDEWALK SHALL BE CONSTRUCTED TO MEET THE ELEVATION OF THE ULTIMATE SECTION.
- ALL MUCK AND / OR UNSUITABLE MATERIAL MUST BE REMOVED IN ITS ENTIRETY TO 3 FEET BEYOND LIMITS OF SIDEWALK AND REPLACE WITH CLEAN FILL.

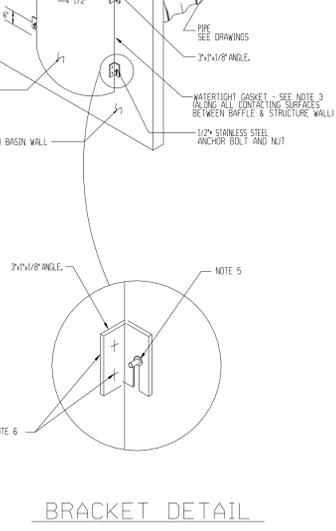
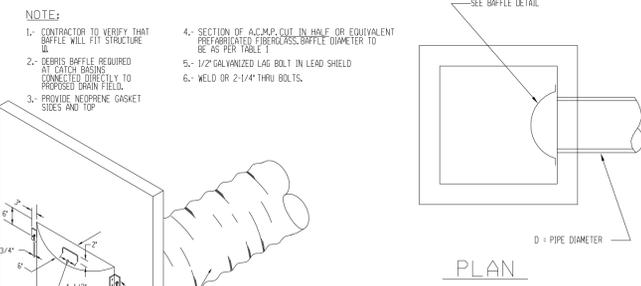
CONCRETE SIDEWALK DETAIL



DRAINAGE STRUCTURES N.T.S.

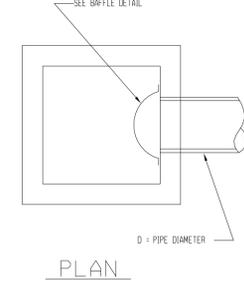
TABLE OF INSIDE DIMENSIONS FOR RECTANGULAR STRUCTURES			
STRUCTURE TYPE	INLET	MANHOLE	
B	3'-0" X 3'-0"	3'-0" X 3'-0"	
C	3'-0" X 4'-0"	3'-0" X 4'-0"	
D	3'-0" X 5'-0"	3'-0" X 5'-0"	
F	4'-0" X 4'-0"	4'-0" X 4'-0"	
G	4'-0" X 5'-0"	4'-0" X 5'-0"	
H	5'-0" X 6'-0"	5'-0" X 6'-0"	
J	6'-0" X 6'-0"	6'-0" X 6'-0"	
K	4'-0" X 6'-0"	4'-0" X 6'-0"	
L	3'-0" X 6'-0"	3'-0" X 6'-0"	
M	5'-0" X 5'-0"	5'-0" X 5'-0"	

DRAINAGE STRUCTURES SECTION DETAILS



BRACKET DETAIL

POLLUTION RETARDANT BASIN DEBRIS BAFFLE DETAIL

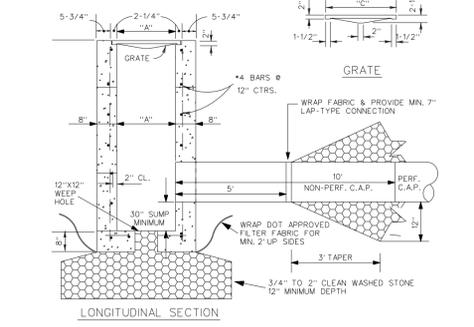
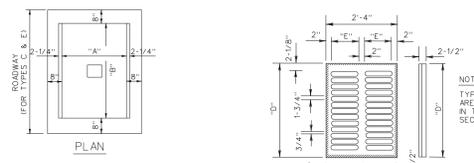


PLAN

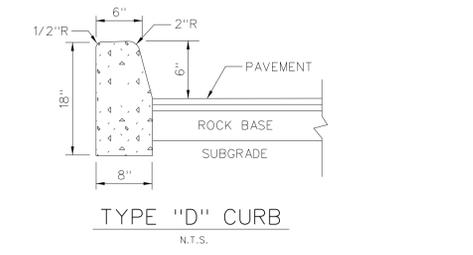
ELEVATION

TABLE 1	
D	BAFFLE DIA.
10'	15'
15'	24'
18'	30'
24'	36'
30'	48'
36'	54'

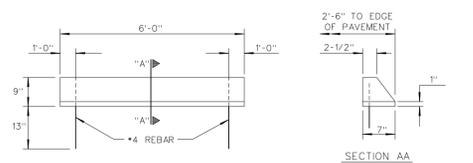
TYPE INLET	DIMENSIONS					MAX. DIA. PIPE
	"A"	"B"	"C"	"D"	"E"	
"C"	2'-0"	3'-1"	2'-4"	3'-0"	11"	18"
"D"	3'-0"	4'-6"	3'-4"	4'-4"	1'-5"	30"



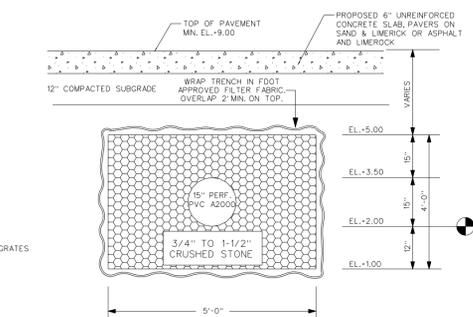
EXFILTRATION TRENCH



TYPE "D" CURB N.T.S.



CONCRETE WHEEL STOP DETAIL



TRENCH CROSS SECTION

INLET NOTES

- BEVELED EDGES: ALL EXPOSED CORNERS AND EDGES TO BE CHAMFERED 3/4".
- FOUNDATION MATERIAL: WHERE MATERIAL UNSATISFACTORY FOR FOUNDATION IS ENCOUNTERED, ALL SUCH MATERIAL MUST BE REMOVED DOWN TO SATISFACTORY MATERIAL AND BACKFILLED TO SUBGRADE WITH CLEAN SAND.
- GRATES: CAST IRON IN ACCORDANCE WITH F.D.O.T. SPECIFICATIONS.
- INLET TYPES: INLETS ARE TO BE CONSTRUCTED TO THE DIMENSIONS SHOWN HEREON. TYPE "E" INLETS ARE TO BE TURNED 90° TO RECEIVE R.C.P. UP TO 48" DIAMETER. INLETS RECEIVING PIPE LARGER THAN 48" DIAMETER SHALL BE IN ACCORDANCE WITH F.D.O.T. STANDARDS. SEE F.D.O.T. STANDARD INDEXES 200, 201 & 232.
- MATERIAL: INLET WALLS AND BASES MAY BE EITHER CAST-IN-PLACE CLASS I, 2500 P.S.I. CONCRETE OR PRECAST CLASS II, 4000 P.S.I. CONCRETE.
- POLLUTION CONTROL DEVICES: "SPECIAL" INLETS SHALL HAVE POLLUTION CONTROL DEVICE INSTALLED, CONSISTING OF HALF-ROUND GALVANIZED STEEL PLATE, OPEN AT THE BOTTOM, WELDED CLOSED AT TOP (OPTIONAL).
- LOCKDOWN: PROVIDE EYEBOLT PER F.D.O.T. STANDARD, INDEX 201.

BACKFILL NOTES

- COMPACT TRENCH BACKFILL AND SOIL WITHIN MIN. 5' OF TRENCH TO MIN. 95% OF MAX. DRY DENSITY PER ASTM D-1557.

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

CLIENT: **Henri Isacovitch**  
**2300 N. Surf Road**  
**Hollywood, FL 33019**  
**954-589-2220**

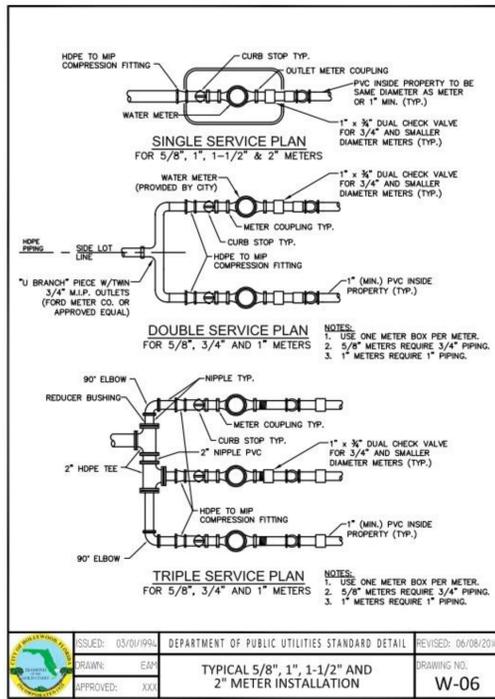
PROJECT: **Rip Tide Hotel**  
**2300 N. Surf Road**  
**HOLLYWOOD**  
**FLORIDA**  
**CONSTRUCTION DETAILS**

**GGB Engineering, Inc.**  
 CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS  
 • CONSTRUCTION MANAGERS  
 FLORIDA REGISTRATION NO. 8118  
 2699 Stirling Road, Suite C-202  
 Fort Lauderdale, Florida 33312  
 Phone: (954) 986-9899  
 Fax: (954) 986-8655

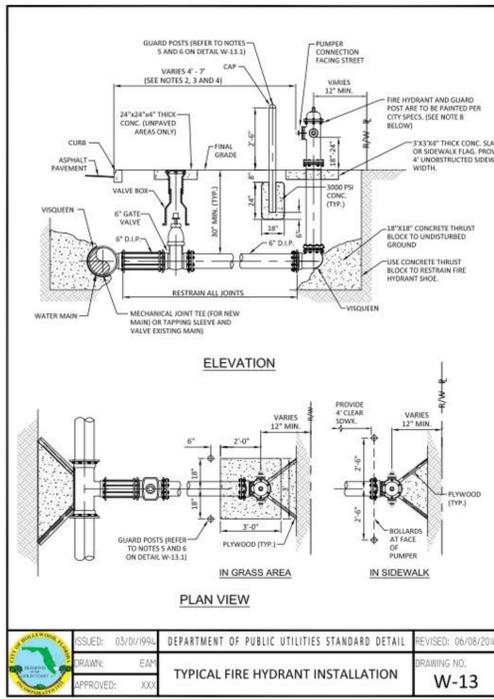
DATE: **Jan. 2017** SCALE: **N.T.S.**  
 DESIGNED BY: **G.C.B.** DRAWN BY: **F.M.**

PROJECT NO. **16-1103**  
 SHEET **3** OF **5**

GARY G. BLOOM, P.E.  
 FLA. LIC. NO. 38832  
 NOT VALID UNLESS SIGNED AND SEALED BY ENGINEER



ISSUED: 03/01/99A	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAP	TYPICAL 5/8", 1", 1-1/2" AND 2" METER INSTALLATION	DRAWING NO. W-06
APPROVED: XXX		

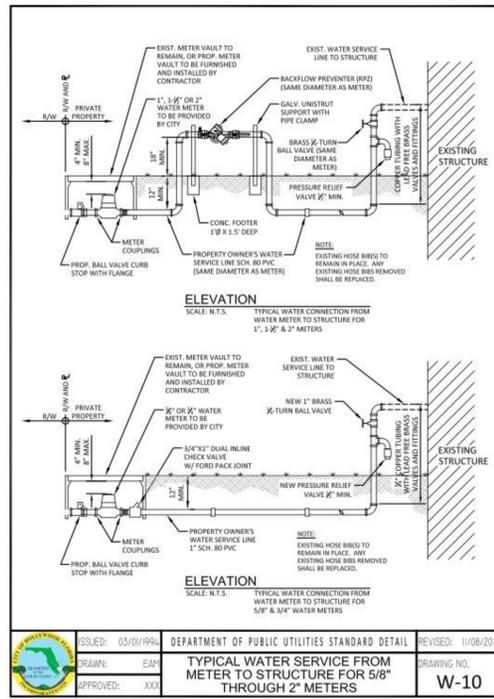


ISSUED: 03/01/99A	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAP	TYPICAL FIRE HYDRANT INSTALLATION	DRAWING NO. W-13
APPROVED: XXX		

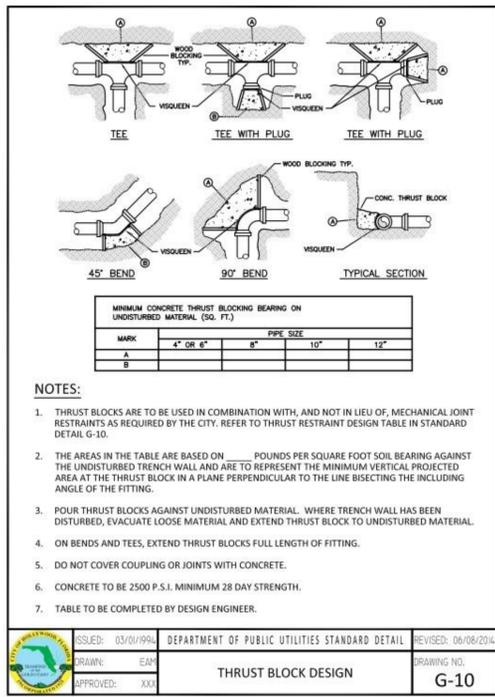
**NOTES:**

- IN ALL CASES, PROVIDE 4' UNOBSTRUCTED SIDEWALK CLEAR OF THE FIRE HYDRANT AND BOLLARDS.
- FIRE HYDRANTS SHALL BE LOCATED BETWEEN 4' AND 7' FROM THE FACE OF CURB.
- FIRE HYDRANTS SHALL NOT BE LOCATED WITHIN A RADIUS OR WITHIN FDOT CLEAR DRIVING ZONE.
- WITHIN FDOT R/W, WHERE SPACE IS RESTRICTED THE FIRE HYDRANT MAY BE LOCATED 2' FROM THE FACE OF THE CURB AS LONG AS THERE IS A MINIMUM 4' UNOBSTRUCTED SIDEWALK BEHIND THE HYDRANT, AND THE HYDRANT BASE IS 4" OR LESS FROM GRADE IN ACCORDANCE WITH F.D.O.T. INDEX 700.
- GUARD POSTS SHALL NOT BE ALLOWED WITHIN FDOT R/W.
- OTHER THAN FDOT R/W, GUARD POSTS SHALL BE INSTALLED AS REQUIRED FOR SAFETY OR AS APPROVED BY THE DEPT. OF PUBLIC UTILITIES. IN SIDEWALK, LOCATE GUARD POSTS AT THE FACE OF THE PUMPER AND 2'-6" LEFT/RIGHT OF 1/2 OF THE FIRE HYDRANT. EXTRA POSTS MAY BE REQUIRED IN INDUSTRIAL AND CONGESTED TRAFFIC AREAS. (4 POSTS MAX.)
- FIRE HYDRANT CONCRETE SLAB AND CONCRETE GUARD POST FOOTINGS SHALL BE DIFFERENT POURS.
- THE FIRE HYDRANT BONNET, OPERATING NUT, HOLD-DOWN NUT, PUMPER CAP AND HOSE CAPS SHALL BE PAINTED GREEN, AND THE HYDRANT UPPER BARREL SHALL BE PAINTED SILVER IN ACCORDANCE WITH CITY SPECIFICATIONS.

ISSUED: 03/01/99A	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAP	TYPICAL FIRE HYDRANT NOTES	DRAWING NO. W-13.1
APPROVED: XXX		



ISSUED: 03/01/99A	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/08/2014
DRAWN: EAP	TYPICAL WATER SERVICE FROM METER TO STRUCTURE FOR 5/8" THROUGH 2" METERS	DRAWING NO. W-10
APPROVED: XXX		



ISSUED: 03/01/99A	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAP	THRUST BLOCK DESIGN	DRAWING NO. G-10
APPROVED: XXX		

**WATER NOTES:**

- NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE.
- NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE. (FAC 62-555.3142); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5).
- AT ALL UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE, OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. (FAC 62-555.3142); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5).
- NEW UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT TO BE DUCTILE IRON PIPE (D.I.P.) WHEN CROSSING BELOW SANITARY SEWER MAINS.
- POLYETHYLENE ENCASEMENT MATERIAL SHALL BE USED TO ENCASE ALL BURIED DUCTILE IRON PIPE, FITTINGS, VALVES, RODS, AND APPURTENANCES IN ACCORDANCE WITH AWWA C105, METHOD A. THE POLYETHYLENE TUBING SHALL BE CUT TWO FEET LONGER THAN THE PIPE SECTION AND SHALL OVERLAP THE ENDS OF THE PIPE BY ONE FOOT. THE POLYETHYLENE TUBING SHALL BE GATHERED AND LAPPED TO PROVIDE A SNUG FIT AND SHALL BE SECURED AT QUARTER POINTS WITH POLYETHYLENE TAPE. EACH END OF THE POLYETHYLENE TUBING SHALL BE SECURED WITH A WRAP OF POLYETHYLENE TAPE.
- THE POLYETHYLENE TUBING SHALL PREVENT CONTACT BETWEEN THE PIPE AND BEDDING MATERIAL, BUT IS NOT INTENDED TO BE A COMPLETELY AIRTIGHT AND WATERTIGHT ENCLOSURE. DAMAGED POLYETHYLENE TUBING SHALL BE REPAIRED IN A WORKMANLIKE MANNER USING POLYETHYLENE TAPE, OR THE DAMAGED SECTION SHALL BE REPLACED. POLY WRAP WILL NOT BE PAID FOR AS A SEPARATE BID ITEM. IT SHALL BE CONSIDERED TO BE A PART OF THE PRICE BID FOR WATER MAINS.
- FIRE HYDRANT BARRELS SHALL BE ENCASED IN POLY WRAP UP TO THE GROUND SURFACE AND THE WEEP HOLES SHALL NOT BE COVERED BY THE POLY WRAP.
- GATE VALVES FOR USE WITH PIPE LESS THAN THREE INCHES (3") IN DIAMETER SHALL BE RATED FOR TWO HUNDRED (200) PSI WORKING PRESSURE, NON-SHOCK, BLOCK PATTERN, SCREWED BONNET, NON-RISING STEM, BRASS BODY, AND SOLID WEDGE. THEY SHALL BE STANDARD THREADED FOR PVC PIPE AND HAVE A MALLEABLE IRON HANDWHEEL. GATE VALVES LESS THAN THREE INCHES (3") IN DIAMETER SHALL BE NIBCO-SCOTT T-133 LF WITH NO SUBSTITUTIONS ALLOWED. LARGE GATE VALVES OVER 3" THRU 16" IN DIAMETER, MUST BE RESILIENT SEAT AND BIDIRECTIONAL FLOW ONLY. MANUFACTURERS: MUELLER, AMERICAN DARLING, AVK, OR CITY APPROVED EQUAL. VALVES FOR SPECIAL APPLICATION WILL REQUIRE CITY UTILITY APPROVAL.

ISSUED: 03/01/99A	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAP	WATER SYSTEM NOTES	DRAWING NO. W-01
APPROVED: XXX		

**WATER NOTES CONTINUED:**

- PIPE JOINT RESTRAINT SHALL BE PROVIDED BY THE USE OF DUCTILE IRON FOLLOWER GLANDS MANUFACTURED TO ASTM A 536-80. TWIST-OFF NUTS SHALL BE USED TO ENSURE PROPER ACTUATING OF THE RESTRAINING DEVICES. THE MECHANICAL JOINT RESTRAINING DEVICES SHALL HAVE A WORKING PRESSURE OF 250 PSI MINIMUM, WITH A MINIMUM SAFETY FACTOR OF 2:1, AND SHALL BE EBA IRON INC., MEGALUG OR APPROVED EQUAL. JOINT RESTRAINTS SHALL BE PROVIDED AT A MINIMUM OF THREE JOINTS (60 FEET) FROM ANY FITTING.
- WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE THE SIDES OF A TRENCH, THE CONTRACTOR SHALL FURNISH, PUT IN PLACE AND MAINTAIN SUCH SHEETING OR BRACING AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE EXCAVATION TO ENSURE PERSONNEL SAFETY, AND TO PREVENT MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SEQUENCE, METHODS AND MEANS OF CONSTRUCTION, AND FOR THE IMPLEMENTATION OF ALL OSHA AND OTHER SAFETY REQUIREMENTS.

ISSUED: 03/01/99A	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAP	WATER NOTES	DRAWING NO. W-02
APPROVED: XXX		

**WATER NOTES CONTINUED:**

- VALVE BOXES AND COVERS FOR ALL SIZE VALVES SHALL BE OF CAST IRON CONSTRUCTION AND ADJUSTABLE SCREW-ON TYPE. THE LID SHALL HAVE CAST IN THE METAL THE WORD "WATER" FOR THE WATER LINES. ALL VALVE BOXES SHALL BE SIX INCH (6") NOMINAL DIAMETER AND SHALL BE SUITABLE FOR DEPTHS OF THE PARTICULAR VALVE. THE STEM OF THE BURIED VALVE SHALL BE WITHIN TWENTY-FOUR INCHES (24") OF THE FINISHED GRADE, UNLESS OTHERWISE APPROVED BY THE CITY. VALVE BOXES SHALL BE TYLER BRAND, NO SUBSTITUTES.
- FIRE HYDRANTS: PRESENTLY CITY OF HOLLYWOOD UTILITIES SPECIFICATIONS ALLOW ONLY MANUFACTURERS: MUELLER MODEL SUPER CENTURION 200 5/2" SIZE REFERENCE CATALOG NO. A-423 AND AMERICAN DARLING MODEL B-84-B 5/2" SIZE. ANY DEVIATION FROM REQUIRED SPECIFICATIONS WILL REQUIRE CITY OF HOLLYWOOD UTILITIES APPROVAL.
- ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.
- ALL PVC PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C900 LATEST REVISION AND CLASS DR 18. ALL D.I.P. WATER MAINS SHALL BE DUCTILE IRON PRESSURE CLASS 350, WITH WALL THICKNESS COMPLYING WITH CLASS 52. ALL DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C151/A21.51-02 AND BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03.
- FITTINGS SHALL BE DUCTILE IRON, MEETING ANSI/AWWA C153/A21.53-00 SPECIFICATIONS, WITH 350 PSI MINIMUM WORKING PRESSURE. FITTINGS MUST BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03. ALL DUCTILE IRON PIPE AND FITTINGS MUST BE MANUFACTURED IN THE UNITED STATES OF AMERICA.
- ALL DUCTILE IRON PIPE TO BE MECHANICAL JOINTS, WRAPPED IN POLY. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY DESIGN.
- GATE VALVES 4" AND LARGER SHALL BE RESILIENT SEAT AND SHALL MEET ANSI/AWWA C 509-01 SPECIFICATIONS, LATEST REVISION. VALVES MUST BE MUELLER (O.A.E.). VALVE BOXES SHALL BE TYLER UNION, CONTROL/GATE VALVES 3" AND SMALLER SHALL BE NIBCO T-133 LF. NO SUBSTITUTIONS.
- PAVEMENT RESTORATION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.
- ALL TRENCHING, PIPE LAYING, BACKFILL, PRESSURE TESTING, AND DISINFECTING MUST COMPLY WITH THE CITY OF HOLLYWOOD SPECIFICATIONS.
- THE MINIMUM DEPTH OF COVER OVER WATER MAINS IS 30" (DIP) OR 36" (PVC).
- MINIMUM CLEARANCE BETWEEN STORM STRUCTURES AND WATER MAINS SHALL BE 2', AND MAXIMUM DEFLECTION PER EACH JOINT SHALL BE 50% OF MANUFACTURERS RECOMMENDATION (MAXIMUM) WHERE DEFLECTION IS REQUIRED.
- TAPPING SLEEVES SHALL BE MUELLER H-615 (O.A.E.). TAPPING VALVES 4" AND LARGER SHALL BE RESILIENT WEDGE TYPE MEETING ANSI/AWWA C509-01. ALL TAPPING VALVES SHALL HAVE A CAST-IN ALIGNMENT RING AND BE CAPABLE OF ACCEPTING A FULL SIZE CUTTER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING CONFLICTS WITH WATER MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, WATER MAIN SHALL BE LOWERED TO PASS UNDER CONFLICTS WITH 18" MINIMUM SEPARATION. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.

ISSUED: 03/01/99A	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAP	WATER NOTES	DRAWING NO. W-01.1
APPROVED: XXX		

REVISIONS:

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

CLIENT: **Henri Isacovitch**  
2300 N. Surf Road  
Hollywood, FL 33019  
954-589-2220

PROJECT: **Rip Tide Hotel**  
2300 N. Surf Road  
HOLLYWOOD  
FLORIDA

TASK: **CONSTRUCTION DETAILS**

**GGB Engineering, Inc.**  
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS  
• CONSTRUCTION MANAGERS  
FLORIDA REGISTRATION NO. 8118  
2899 Stirling Road, Suite C-202  
Fort Lauderdale, Florida 33312  
Phone: (954) 986-9899  
Fax: (954) 986-6655

DATE: **Jan. 2017** SCALE: **N.T.S.**  
DESIGNED BY: **G.C.B.** DRAWN BY: **F.M.**

PROJECT NO. **16-1103**

SHEET **4** OF **5**

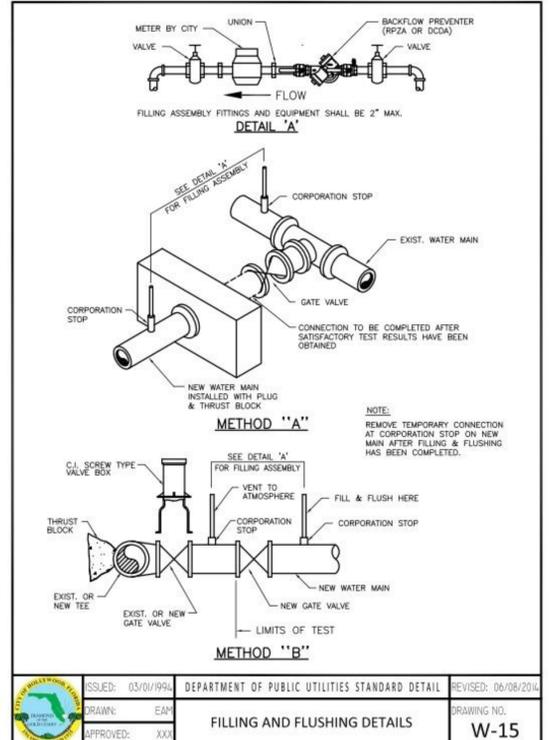
GARY G. BLOOM, P.E.  
FLA. LIC. NO. 38832  
NOT VALID UNLESS SIGNED AND SEALED BY ENGINEER

**WATER MAIN SEPARATION IN ACCORDANCE WITH F.A.C. RULE 62-555.314**

OTHER PIPE	HORIZONTAL SEPARATION	CROSSING (1), (4)	JOINT SPACING @ CROSSING (FULL JOINT CENTERED) (8)
STORM WATER FORCE MAIN, RECLAIMED WATER (C)	3/4" minimum	3/4" minimum 1/2" minimum for 12" or larger diameter pipe	3/4" minimum
GRAVITY SANITARY SEWER, (B) SANITARY SEWER FORCE MAIN, RECLAIMED WATER	3/4" minimum	3/4" minimum 1/2" minimum for 12" or larger diameter pipe	3/4" minimum
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM	3/4" minimum		

1. WATER MAINS SHOULD CROSS ABOVE OTHER PIPE, WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.  
2. SEPARATION IS 12 INCHES.  
3. ALL ADJACENT WATER MAINS INSTALLED UNDER PART OF CHAPTER 62-555, F.A.C. (WATER MAINS) IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.  
4. ALL ADJACENT WATER MAINS INSTALLED UNDER PART OF CHAPTER 62-555, F.A.C. (WATER MAINS) IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.  
5. A MINIMUM 1 FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE. A 10 FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR AN UNDISTURBED EARTH SHALL LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT A MINIMUM 10 FOOT HORIZONTAL SEPARATION FROM THE SEWER OR FORCE MAIN.  
6. IN A SEPARATE TRENCH OR AN UNDISTURBED EARTH SHALL LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT A MINIMUM 10 FOOT HORIZONTAL SEPARATION FROM THE SEWER OR FORCE MAIN.  
7. WATER MAINS SHALL BE CONSTRUCTED OF DIP AND THE SANITARY SEWER OR FORCE MAIN SHALL BE CONSTRUCTED OF DIP WITH A MINIMUM 1% SLOPE. WATER MAINS SHALL BE LOCATED AS FAR AWAY AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).  
8. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED.

ISSUED: 03/01/1994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014  
DRAWN: EAP SEPARATION REQUIREMENTS OF F.D.E.P. / F.D.N.R.P. DRAWING NO. G-01.1  
APPROVED: XXX



**TESTING AND DISINFECTION NOTES:**

- NO CONNECTIONS TO THE EXISTING LINES SHALL BE MADE UNTIL THE PRESSURE AND BACTERIOLOGICAL TESTS HAVE BEEN PERFORMED ON THE PROPOSED WATER MAINS AND THE SYSTEM HAS BEEN APPROVED BY THE CITY OF HOLLYWOOD AND THE BROWARD COUNTY HEALTH DEPARTMENT.
- THE PRESSURE TEST SHALL BE PERFORMED FOR 2 HOURS AT A CONSTANT PRESSURE OF 150 PSI AND IN ACCORDANCE WITH RULE 62-555.330 (FAC) C600 AWWA LATEST REVISION, EXCEPT AS OTHERWISE SPECIFIED HEREIN AND IN SPECIFICATION SECTION 15995, "PIPELINE TESTING AND DISINFECTION". PRESSURE TEST SHALL BE WITNESSED BY THE CITY OF HOLLYWOOD. THE ALLOWABLE LEAKAGE SHALL BE LESS THAN THE NUMBER OF GALLONS PER HOUR AS DETERMINED BY THE FORMULA:  

$$L = \frac{5 \times D \times \sqrt{P}}{148,000}$$
L = THE ALLOWABLE LEAKAGE IN GALLONS PER HOUR.  
S = THE LENGTH OF PIPE BEING TESTED.  
D = THE NOMINAL DIAMETER OF THE PIPE BEING TESTED.  
P = THE AVERAGE TEST PRESSURE IN POUNDS PER SQUARE INCH.
- THE COMPLETE LENGTH OF THE PROPOSED WATER MAIN SHALL BE TESTED, IN LENGTHS NOT TO EXCEED 2,000 FEET PER TEST.
- PROPOSED WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH THE LATEST EDITION OF ANSI/AWWA STANDARD C651 AND BACTERIOLOGICAL TESTED FOR TWO CONSECUTIVE DAYS IN ACCORDANCE WITH SPECIFICATION SECTION 15995, "PIPELINE TESTING AND DISINFECTION".
- BACTERIOLOGICAL TESTS SHALL BE REQUESTED AND PAID FOR BY THE CONTRACTOR.
- THE CONTRACTOR SHALL DIRECTLY HIRE A TESTING LABORATORY CERTIFIED BY THE FLORIDA DEPARTMENT OF HEALTH IN ORDER TO COLLECT AND TEST WATER SAMPLES FROM THE WATER DISTRIBUTION SYSTEM TO BE PLACED INTO SERVICE. SAMPLE COLLECTION AND BACTERIOLOGICAL ANALYSES SHALL BE PERFORMED IN ACCORDANCE WITH RULES 62-555.315(6), 62-555.340 AND 62-555.330 (FAC), AS WELL AS ALL REQUIREMENTS OF THE BROWARD COUNTY HEALTH DEPARTMENT PERMIT.
- THE WATER DISTRIBUTION SYSTEM SHALL NOT BE CONSIDERED COMPLETE AND READY FOR FINAL INSPECTION UNTIL SUCCESSFUL TEST RESULTS ARE OBTAINED FOR ALL TESTS DESCRIBED ABOVE.

ISSUED: 03/01/1994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014  
DRAWN: EAP TESTING AND DISINFECTION NOTES DRAWING NO. W-14  
APPROVED: XXX

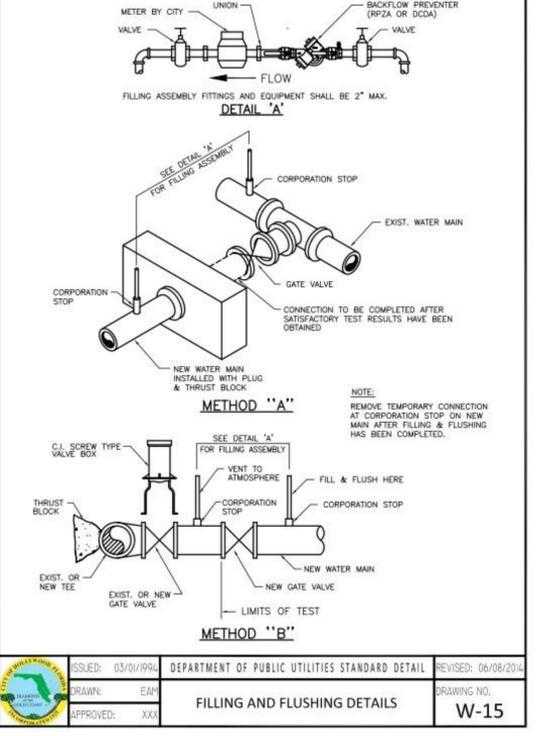
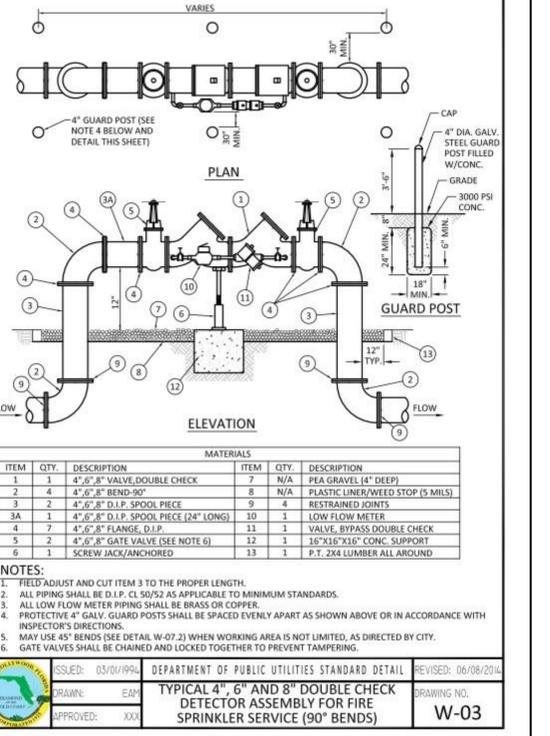
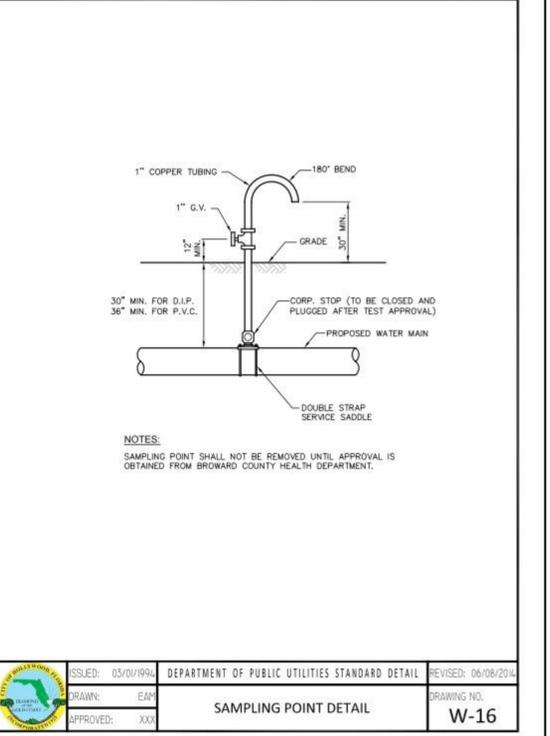
**HORIZONTAL BENDS**

PIPE DIA. (INCHES)	BEND (ANGLE)	RESTRAINED LENGTH (RL) (FT)	
		PVC	*DIP
16	11 1/2	-	-
	22 1/2	-	-
	45	-	-
	90	-	-
8	11 1/2	-	-
	22 1/2	-	-
	45	-	-
	90	-	-
6	11 1/2	-	-
	22 1/2	-	-
	45	-	-
	90	-	-
4	11 1/2	-	-
	22 1/2	-	-
	45	-	-
	90	-	-

**TEES AND TAPPING SLEEVES**

RUN DIA. (INCHES)	BRANCH DIA. (INCHES)	MIN. RESTRAINED LENGTH ALONG RUN (FT.)	
		PVC	*DIP
16"	16"	-	-
8"	8"	-	-
8"	6"	-	-
8"	4"	-	-
6"	6"	-	-
4"	4"	-	-

ISSUED: 03/01/1994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014  
DRAWN: EAP JOINT RESTRAINT DESIGN FOR PVC AND DIP HORIZONTAL BENDS AND TEES DRAWING NO. G-11.1  
APPROVED: XXX



**GGB Engineering, Inc.**  
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS  
CONSTRUCTION MANAGERS  
FLORIDA REGISTRATION NO. 8118  
2699 Stirling Road, Suite C-202  
Fort Lauderdale, Florida 33312  
Phone: (954) 986-9899  
Fax: (954) 986-8655

**Henri Isacovitch**  
**2300 N. Surf Road**  
**Hollywood, FL 33019**  
**954-589-2220**

**Rip Tide Hotel**  
**2300 N. Surf Road**  
**HOLLYWOOD FLORIDA**

**CONSTRUCTION DETAILS**

DATE: Jan. 2017 SCALE: N.T.S.  
DESIGNED BY: G.C.B. DRAWN BY: F.M.  
PROJECT NO. 16-1103  
SHEET 5 OF 5

GARY G. BLOOM, P.E.  
FLA. LIC. NO. 39832  
NOT VALID UNLESS SIGNED  
AND SEALED BY ENGINEER





