

## PLANNING DIVISION



2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

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

# 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      ☐ Historic Preservation Board  
☐ City Commission      ☐ 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      ☐ Historic Preservation Board  
☐ City Commission      ☐ Planning and Development

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: \_\_\_\_\_



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# 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. PETERS II Date: 1-26-17

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

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

### Current Owner Power of Attorney

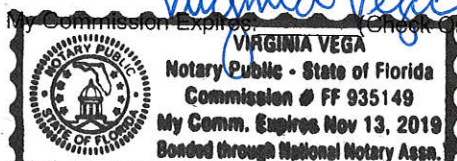
I am the current owner of the described real property and that I am aware of the nature and effect the request for RKB Architects Plans to my property, which is hereby made by me or I am hereby authorizing [Signature] to be my legal representative before the \_\_\_\_\_ (Board and/or Committee) relative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



(Check one) \_\_\_\_\_ Personally known to me; OR \_\_\_\_\_ Produced Identification Passport

Republique Française  
# 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](http://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)

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#### SITE DATA

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

#### ADJACENT LAND USE

<b>North:</b>	General Business
<b>South:</b>	General Business
<b>East:</b>	N/A (Broadwalk/Atlantic Ocean)
<b>West:</b>	General Business

#### ADJACENT ZONING

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

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**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 beachgoers.

**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 of 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  
Henri Isacovitch via email: henrififth@hotmail.com; henri@riptidehotel.com  
Richard Brooks via email: 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: *Ch. Jomehin*

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. Smith*

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.



## 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.

**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 =  $(P - 0.2 \times S)2$

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

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

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

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

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

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 =  $8.59 \times 10^{-5}$  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



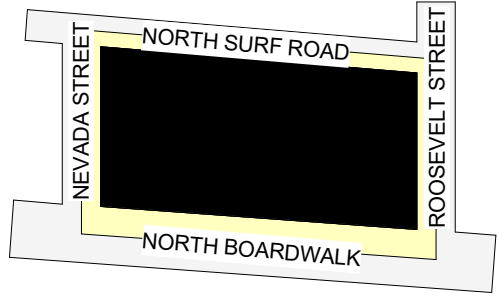
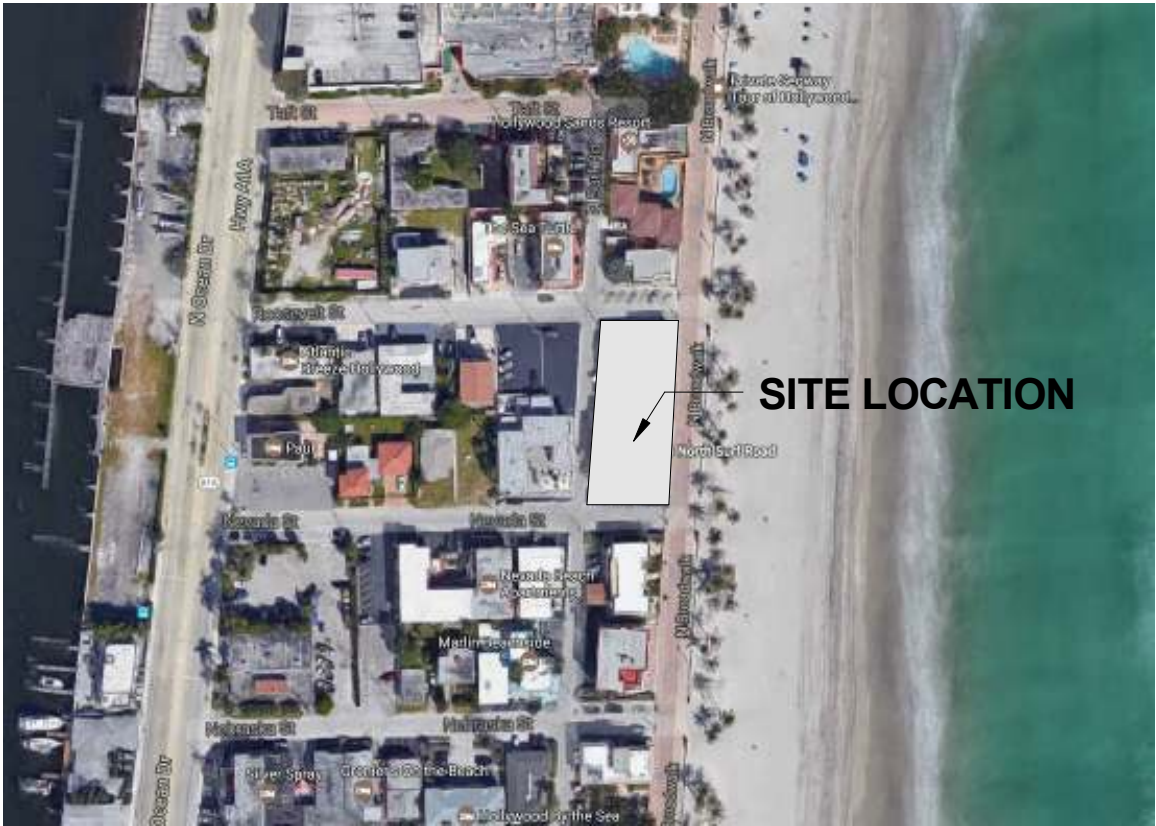


RIPTIDE HOTEL

2300 N SURF ROAD, HOLLYWOOD, FL 33019



LOCATION MAP



GENERAL DESCRIPTION

NEW CONSTRUCTION OF 4 STORY HOTEL BUILDING

PROPERTY ADDRESS

2300 NORTH SURF ROAD, HOLLYWOOD, FLORIDA 33019

MEETING DATES:

2016-10-04 PRELIMINARY TAC REVIEW  
2017-02-21 PUBLIC HEARING

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.)

ARCHITECTS	SURVEY	LANDSCAPE ARCHITECTS	STRUCTURAL ENGINEERS	MEP ENGINEERS	CIVIL ENGINEERS
<b>RKB ARCHITECTS &amp; PLANNERS INC</b> 4800 N. FEDERAL HIGHWAY BOCA RATON, FL 33431 TEL: 561-750-3661 FAX: 561-394-6802 EMAIL: RKBFLA@BELLSOUTH.NET	<b>ACCURATE LAND SURVEYORS, INC.</b> 1150 E. ATLANTIC BLVD. POMPANO BEACH, FL 33060 TEL: 954-782-1441 FAX: 954-782-1442	<b>MURAKAMI LANDSCAPE ARCHITECTS</b> 326 NE 1ST AVENUE DELRAY BEACH, FLORIDA 33444-3804 TEL: 561-276-7750 don@mlandscape.net	TBC	TBC	<b>GGB ENGINEERING, INC.</b> 2699 STIRLING ROAD, SUITE C-202 FORT LAUDERDALE, FLORIDA 33312 TEL: 954-986-9899
A000 COVER SHEET A001 GENERAL NOTES A002 GENERAL NOTES A003 GENERAL NOTES A004 SYMBOLS & ABBREVIATIONS A005 CODE ANALYSIS A006 AREA CALCULATIONS A060 ISOMETRIC VIEW A061 3D COLOR RENDERING A062 COLOR CHIP A082 SITE PLAN A101 LEVEL 1 FLOOR PLAN A102 LEVEL 2 FLOOR PLAN A103 LEVEL 3 FLOOR PLAN A104 LEVEL 4 FLOOR PLAN A105 ROOF TOP FLOOR PLAN A200 ELEVATIONS A201 ELEVATIONS	1 OF 1 SURVEY	L-1 EXISTING TREE SURVEY L-2 LANDSCAPE PLAN L-3 LANDSCAPE NOTES, DETAILS & SPECIFICATIONS	S000 TBC	E000 TBC	1 OF 5 CIVIL ENGINEERING PLAN 2 OF 5 GENERAL NOTES 3 OF 5 CONSTRUCTION DETAILS 4 OF 5 CONSTRUCTION DETAILS 5 OF 5 CONSTRUCTION DETAILS SW1 OF 5 STORMWATER POLLUTION PREVENTION PLAN SW2 OF 5 STORMWATER POLLUTION PREVENTION PLAN SW3 OF 5 STORMWATER POLLUTION PREVENTION PLAN







11. - THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE PROTECTION FOR ALL RESIDENT FLOORING WORK FOR THE DURATION OF THE CONTRACT. ALL PROTECTION SHALL BE REMOVED PRIOR TO PUNCH LIST.
12. - ACCURATE, DIMENSIONED FLOORING PLANS SHALL BE SUBMITTED TO RKB ARCHITECTS FOR APPROVAL PRIOR TO INSTALLATION.
13. - 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.
14. - 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.

15. - 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.
16. - 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.

17. - WHERE NEW CONSTRUCTION MODIFIES EXISTING FINISHES TO REMAIN, CONTRACTOR TO CONTINUE EXISTING FINISHES AS REQUIRED.
18. - CONTRACTOR TO PROVIDE SAMPLES OF ALL FINISHES TO RKB ARCHITECTS FOR APPROVAL PRIOR TO PURCHASE AND/OR APPLICATION.

19. - SUBCONTRACTOR IS RESPONSIBLE FOR ORDERING SUFFICIENT QUANTITIES OF ALL MATERIALS TO ENSURE A COMPLETED INSTALLATION.

20. - ALL CARPET INSETS SHALL BE FREE OF FRAYS AT TRANSITION TO ADJACENT MATERIALS.
21. - EXTEND CARPET UNDER OPEN BOTTOMED OBSTRUCTIONS AND UNDER REMOVABLE FLANGES AND FURNISHINGS.

22. - ALL EXISTING FINISHES TO REMAIN SHALL BE PROTECTED FROM DAMAGE DUE TO CONSTRUCTION WORK. FINISHES DAMAGED DURING BE REPAIRED OR REPLACED AT NO EXPENSE TO THE OWNER.

23. - 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

1. - 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.
2. - 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.
3. - THE GENERAL CONTRACTOR SHALL EXECUTE ALL WORK WITHIN THE REGULATIONS OF THE BUILDING FOR DEMOLITION AND REMOVAL OF DEBRIS, INCLUDING OVERTIME WORK REQUIRED.
4. - ALL WORK DEMOLISHED SHALL BE REMOVED FROM THE PREMISES EXCEPT ITEMS TO BE REUSED OR RETURNED TO TENANT OR AS OTHERWISE NOTED.
5. - 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.
6. - 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.
7. - THE GENERAL CONTRACTOR SHALL PROVIDE A VISQUEEN SEAL FROM FLOOR TO CEILING AT ALL INTERFACES TO BUILDING PROPERTY WHILE DEMOLITION AND CONSTRUCTION ARE IN PROGRESS. THIS SEAL IS TO BE KEPT CLOSED AT ALL TIMES.
8. - 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.
9. - THE GENERAL CONTRACTOR SHALL FURNISH A SYSTEM OF TEMPORARY LIGHTS THROUGHOUT THE SPACE UNDER CONSTRUCTION AS REQUIRED.
10. - 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.
11. - UPON COMPLETION OF THE DEMOLITION WORK, THE GENERAL CONTRACTOR SHALL PROVIDE THAT ALL AREAS BE LEFT BROOM CLEAN.
12. - 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.
13. - THE GENERAL CONTRACTOR SHALL PROVIDE ALL FLOOR CUT-OUTS AND PATCHING REQUIRED FOR INSTALLATION OF ALL WORK.
14. - THE GENERAL CONTRACTOR SHALL SURVEY ALL EXISTING FINISHED SURFACES TO INCLUDE CORNER BEADS, STOPS, ETC., FOR CHIPS, CRACKS, HOLE, DAMAGED SURFACES, AND 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 SILLIS, MULLIONS, ETC.
15. - 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 CHOPPED AWAY, NEW CORNER BEADS AND STOPS INSTALLED AND SURFACES RE-PLASTERED TO A SMOOTH, FLUSH, ALIGNED SURFACE.

11. - UPON COMPLETION OF THE DEMOLITION WORK, THE GENERAL CONTRACTOR SHALL PROVIDE THAT ALL AREAS BE LEFT BROOM CLEAN.
12. - 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.
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15. - 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 CHOPPED AWAY, NEW CORNER BEADS AND STOPS INSTALLED AND SURFACES RE-PLASTERED TO A SMOOTH, FLUSH, ALIGNED SURFACE.

#### MILLWORK NOTES

1. - ALL MILLWORK SHALL BE FABRICATED, ASSEMBLED, FINISHED, AND ERECTED TO MEET CURRENT W.I.C. "PREMIUM GRADE".
2. - THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE.
4. - ALL MILLWORK FINISHES SHALL BE AS SPECIFIED ON FINISH PLANS AND/OR DETAILS.
5. - ALL MILLWORK IS TO BE FABRICATED IN A CONTROLLED SHOP ENVIRONMENT. FIELD WORK SHALL BE LIMITED TO BLOCKING, TRIMMING, AND ASSEMBLING FINISHED COMPONENTS.
6. - ALL MILLWORK JOINTERY SHALL BE FABRICATED AND SECURED IN A MANNER WHICH ENSURES THAT THE JOINT WILL NOT SEPARATE.
7. - 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

1. - THE CONTRACTOR SHALL FURNISH AND INSTALL REQUIRED DOOR AND FRAME ASSEMBLIES AS SPECIFIED IN THE DRAWINGS, U.O.N.
2. - 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.
3. - 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 HARDWARE LIST. THE HARDWARE LIST IS TO 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.
4. - 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.
5. - 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.
6. - ALL FASTENERS SHALL MATCH THE HARDWARE MATERIAL AND FINISH.
7. - ALL HARDWARE APPLIED TO METAL DOORS OR JAMBS SHALL BE MADE TO TEMPLATE AND SECURED BY MACHINE SCREWS.
8. - FURNISH (3) BUTT HINGES FOR DOORS UP TO 5'-0" HIGH AND (1) HINGE FOR EACH ADDITIONAL 2'-6".
9. - THE CONTRACTOR SHALL PROVIDE STANDARD STRIKE PLATE WITH EXTENDED LIP WHERE REQUIRED TO PROTECT TRIM FROM BEING MARRED OR DAMAGED BY THE LATCH BOLT.
10. - THE CONTRACTOR SHALL PROVIDE DUST COVERS AT ALL STRIKE PLATES.

11. - 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.

12. - 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.
13. - 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.
14. - 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.

15. - 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.

16. - EXISTING DOORS AND FRAMES SHALL BE PAINTED PT-01 (SEMI-GLOSS) AS REQUIRED TO MATCH ADJACENT WALL U.O.N.

17. - DOOR SHALL BE INSTALLED IN FRAME WITH 1/8" MAX. TOLERANCE AT HEAD, HINGES, AND STRIKE JAMB.

18. - THE CONTRACTOR SHALL VERIFY AND COORDINATE THE THICKNESS OF FLOOR FINISH WITH UNDERCUT DIMENSION AT DOOR.

19. - 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:

1. - WHEN SUCH REQUIRED ELEMENTS OR DEVICES ARE BEING REMODELED, ALTERED OR REPAIRED, ADEQUATE SUBSTITUTE PROVISIONS SHALL BE MADE.
2. - 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

1. - 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.
2. - DEFINITIONS:
- A. - "FURNISH" MEANS TO SUPPLY AND DELIVER TO PROJECT SITE, READY FOR UNLOADING, UNPACKING, ASSEMBLY, INSTALLATION, AND SIMILAR OPERATIONS.
- B. - "INSTALL" MEANS TO UNLOAD, PROVIDE TEMPORARY STORAGE AT THE SITE, UNPACK, ASSEMBLE, ERECT, PLACE, ANCHOR, APPLY WORK TO DIMENSION, FINISH, CURE, PROTECT, CLEAN, AND SIMILAR OPERATIONS TO PROVIDE THE WORK REQUIRED BY THE CONTRACT DOCUMENTS.
- C. - "PROVIDE" MEANS TO FURNISH AND INSTALL, COMPLETE, AND READY FOR THE INTENDED USE.
3. - 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.
4. - 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.
5. - 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.
6. - 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.
7. - 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.
8. - SECTIONS OF DIVISION 1 - GENERAL REQUIREMENTS, GOVERN THE EXECUTION OF THE WORK OF ALL SECTIONS OF THE SPECIFICATIONS.

#### 01110 - SUMMARY OF WORK

1. - 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.
2. - IDENTIFY TOILET FACILITIES WITH SIGNAGE COMPLYING WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (UBC CHAPTER 11). PROVIDE SATIN ALUMINUM SIGNS WITH BLACK LETTERING AND SYMBOLS.
3. - 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.
4. - MOUNT LIGHT AND CONTROL SWITCHES NOT MORE THAN 4-FEET-0-INCHES ABOVE FINISHED FLOOR OR WORKING LEVEL.
5. - PROVIDE DOORS NOT LESS THAN 3-FEET-0-INCH WIDE BY 6-FEET -8-INCHES IN HEIGHT.
6. - 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.
7. - 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.
8. - PROVIDE LEVER TYPE HARDWARE COMPLYING WITH ADA REQUIREMENTS.
9. - PROVIDE BOTTOM 10-INCHES OF DOORS, EXCEPT AUTOMATIC AND SLIDING DOORS, WITH A SMOOTH, UNINTERRUPTED SURFACE.
10. - PROVIDE EXIT DOORS TO SWING IN THE DIRECTION OF TRAVEL WHEN SERVING AN OCCUPANT LOAD OF MORE THAN 50 (UBC CHAPTER 10).
11. - 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

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

4. - 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.

5. - 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.

6. - 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.

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

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

#### 01320 CONSTRUCTION PROGRESS DOCUMENTATION

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

#### 01330 SUBMITTAL PROCEDURES

1. - 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.

2. - 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.

3. - SUBMITTALS SHALL BE NEAT AND LEGIBLE, OF UNIFORM SCALE, RESPONSIVE TO REQUIREMENTS, WITH ALL SHEETS OF SIMILAR INFORMATION OF SAME SIZE.

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

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

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

7. - 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.

- A. - 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

1. - REMOVE ALL RUBBISH AND WASTE MATERIALS FROM THE PREMISES ON AT LEAST A WEEKLY BASIS, AND PROVIDE LEGAL DISPOSAL.

2. - EXERCISE STRICT DUST CONTAMINANT CONTROL TO PREVENT DIRT OR DUST FROM LEAVING LIMITS OF CONSTRUCTION.

3. - 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 DAMAGED DURING WORK PROGRESS. CONTRACTOR SHALL, 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 MATERIALS 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.

4. - 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.

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

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

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

8. - MAINTAIN EXISTING UTILITIES AND SERVICES TO EXISTING FACILITIES INDICATED TO REMAIN, KEEP IN SERVICE, AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS. GIVE MINIMUM 72 HOUR ADVANCE NOTICE TO OWNERS REPRESENTATIVE IF SERVICE SHUT-DOWN IS NECESSARY.

9. - EXISTING WORK, PERMANENT FIRE PROTECTION, ELECTRICAL POWER SERVICE AND LIGHTING, HEATING, AIR CONDITIONING, AND TOILETS WITHIN THE VARIOUS AREAS OF WORK WILL BE MADE 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.

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

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

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

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

14. - MAINTAIN EXISTING UTILITIES AND SERVICES TO EXISTING FACILITIES INDICATED TO REMAIN, KEEP IN SERVICE, AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS. GIVE MINIMUM 72 HOUR ADVANCE NOTICE TO OWNERS REPRESENTATIVE IF SERVICE SHUT-DOWN IS NECESSARY.

15. - EXISTING WORK, PERMANENT FIRE PROTECTION, ELECTRICAL POWER SERVICE AND LIGHTING, HEATING, AIR CONDITIONING, AND TOILETS WITHIN THE VARIOUS AREAS OF WORK WILL BE MADE 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.

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

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

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

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

20. - MAINTAIN EXISTING UTILITIES AND SERVICES TO EXISTING FACILITIES INDICATED TO REMAIN, KEEP IN SERVICE, AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS. GIVE MINIMUM 72 HOUR ADVANCE NOTICE TO OWNERS REPRESENTATIVE IF SERVICE SHUT-DOWN IS NECESSARY.

21. - EXISTING WORK, PERMANENT FIRE PROTECTION, ELECTRICAL POWER SERVICE AND LIGHTING, HEATING, AIR CONDITIONING, AND TOILETS WITHIN THE VARIOUS AREAS OF WORK WILL BE MADE 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.

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

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

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

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

26. - MAINTAIN EXISTING UTILITIES AND SERVICES TO EXISTING FACILITIES INDICATED TO REMAIN, KEEP IN SERVICE, AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS. GIVE MINIMUM 72 HOUR ADVANCE NOTICE TO OWNERS REPRESENTATIVE IF SERVICE SHUT-DOWN IS NECESSARY.

27. - EXISTING WORK, PERMANENT FIRE PROTECTION, ELECTRICAL POWER SERVICE AND LIGHTING, HEATING, AIR CONDITIONING, AND TOILETS WITHIN THE VARIOUS AREAS OF WORK WILL BE MADE 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.

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

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

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

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

32. - MAINTAIN EXISTING UTILITIES AND SERVICES TO EXISTING FACILITIES INDICATED TO REMAIN, KEEP IN SERVICE, AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS. GIVE MINIMUM 72 HOUR ADVANCE NOTICE TO OWNERS REPRESENTATIVE IF SERVICE SHUT-DOWN IS NECESSARY.

33. - EXISTING WORK, PERMANENT FIRE PROTECTION, ELECTRICAL POWER SERVICE AND LIGHTING, HEATING, AIR CONDITIONING, AND TOILETS WITHIN THE VARIOUS AREAS OF WORK WILL BE MADE 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.

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

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

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

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

38. - MAINTAIN EXISTING UTILITIES AND SERVICES TO EXISTING FACILITIES INDICATED TO REMAIN, KEEP IN SERVICE, AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS. GIVE MINIMUM 72 HOUR ADVANCE NOTICE TO OWNERS REPRESENTATIVE IF SERVICE SHUT-DOWN IS NECESSARY.

39. - EXISTING WORK, PERMANENT FIRE PROTECTION, ELECTRICAL POWER SERVICE AND LIGHTING, HEATING, AIR CONDITIONING, AND TOILETS WITHIN THE VARIOUS AREAS OF WORK WILL BE MADE 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.

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

#### 01602 DATE SENSITIVE EQUIPMENT COMPLIANCE

1. - 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.

2. - 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.

3. - 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.

4. - 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.

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

6. - 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

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

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

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


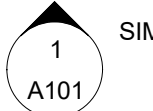
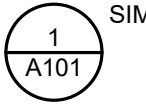

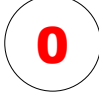











08130 ALUMINUM FRAMES	10. - NON-LOAD-BEARING STEEL FRAMING INSTALLATION: ASTM C 754, AND ASTM C 840 REQUIREMENTS THAT APPLY TO FRAMING INSTALLATION.
1. - ALUMINUM MEMBERS: ALLOY AND TEMPER RECOMMENDED BY THE MANUFACTURER FOR STRENGTH, CORROSION RESISTANCE, AND APPLICATION OF REQUIRED FINISH; COMPLY WITH ASTM B 221 FOR ALUMINUM EXTRUSIONS, ASTM B 309 FOR ALUMINUM SHEET OR PLATE, AND ASTM B 211 FOR ALUMINUM BARS, RODS AND WIRE.	11. - 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."
2. - 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.	12. - GYPSUM BOARD INSTALLATION: COMPLY WITH ASTM C 840 AND GA-216.
3. - 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.	13. - WATER-RESISTANT GYPSUM BACKING BOARD: INSTALL WITH 1/4-INCH (6.4-MM) GAP WHERE PANELS ABUT OTHER CONSTRUCTION OR PENETRATIONS.
A. - SNAP-IN TYPE GLAZING BEADS WITH MANUFACTURER'S STANDARD NEOPRENE GASKETS.	14. - LEVELS OF GYPSUM BOARD FINISH: PROVIDE THE FOLLOWING LEVELS OF GYPSUM BOARD FINISH PER GA-214:
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 SIDE LIGHTS AND OVERHEAD BORROWED LIGHT FRAMES.	A. - 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.
4. - PROVIDE SUITABLE ANCHORAGE FOR EACH WALL CONDITION, TO INCLUDE SILL ANCHORAGE AT DOORS, HEAD ANCHORAGE AT ALL OPENINGS 3-FEET 0-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.	B. - LEVEL 2 WHERE WATER-RESISTANT GYPSUM BACKING BOARD PANELS FORM SUBSTRATES FOR TILE, AND WHERE INDICATED.
5. - REINFORCEMENT: PROVIDE REINFORCEMENT AT BUILDERS HARDWARE AND TO PREVENT DISTORTION OF FRAMES.	C. - LEVEL 4 FOR GYPSUM BOARD SURFACES UNLESS OTHERWISE INDICATED.
6. - MACHINE ALUMINUM FRAMES FOR MOUNTING OF HARDWARE.	D. - LEVEL 5 FOR GYPSUM BOARD SURFACES WHERE INDICATED TO RECEIVE SMOOTH FINISH AND/OR WALL WASH LIGHT FIXTURES.
7. - PROVIDE REINFORCEMENTS AT HINGE LOCATIONS, STRIKES, AND AT CLOSERS.	09310 CERAMIC TILE
8. - COMPLY WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS FOR INSTALLATION.	1. - TILE PRODUCTS: AS INDICATED ON DRAWINGS AND SCHEDULES.
9. - 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.	2. - WATERPROOFING AND CRACK-SUPPRESSION MEMBRANE: MANUFACTURER'S STANDARD PRODUCT THAT COMPLIES WITH ANSI A118.10; NOBLE COMPANY (THE); NOBLESEAL TS, CHLORINATED-POLYETHYLENE-SHEET.
08211 FLUSH WOOD DOORS	3. - PORTLAND CEMENT MORTAR (THICKSET) INSTALLATION MATERIALS: ANSI A108.1A.
1. - QUALITY STANDARD: COMPLY WITH NWWDA I.S.1-A, "ARCHITECTURAL WOOD FLUSH DOORS."	4. - DRY-SET PORTLAND CEMENT MORTAR (THIN SET): ANSI A118.1.
2. - 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.	5. - LATEX-PORTLAND CEMENT MORTAR (THIN SET): ANSI A118.4.
A. - 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.	6. - CHEMICAL-RESISTANT, WATER-CLEANABLE, TILE-SETTING AND -GROUTING EPOXY: ANSI A118.3.
3. - DOORS FOR TRANSPARENT FINISH: PREMIUM GRADE, WITH GRADE AA FACES, SPECIES INDICATED.	7. - POLYMER-MODIFIED TILE GROUT: ANSI A118.7, COLOR AS INDICATED.
4. - DOORS FOR OPAQUE FINISH: CUSTOM GRADE, WITH FACES OF CLOSED-GRAIN HARDWOOD.	8. - 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.
5. - PLASTIC-LAMINATE-FACED DOORS: CUSTOM GRADE, HIGH-PRESSURE DECORATIVE LAMINATES COMPLYING WITH NEMA D.3, GRADE HG5.	9. - 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.
6. - 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.	10. - TCA INSTALLATION GUIDELINES: TCA'S "HANDBOOK FOR CERAMIC TILE INSTALLATION," COMPLY WITH TCA INSTALLATION METHODS INDICATED IN CERAMIC TILE INSTALLATION SCHEDULES.
7. - 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.	09511 ACOUSTICAL PANEL CEILINGS
A. - EDGE CONSTRUCTION: INTUMESCENT SEALS CONCEALED BY OUTER STILE MATCHING FACE VENEER, AND LAMINATED BACKING FOR IMPROVED SCREW-HOLDING CAPABILITY AND SPLIT RESISTANCE.	1. - PANELS AND SUSPENSION SYSTEMS: AS SCHEDULED.
B. - PAIRS: FURNISH FORMED-STEEL EDGES AND ASTRAGALS WITH INTUMESCENT SEALS FOR PAIRS OF FIRE-RATED DOORS UNLESS OTHERWISE INDICATED.	2. - 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."
C. - THE DOOR AND FRAME SHALL BEAR AN APPROVED LABEL OR OTHER IDENTIFICATION SHOWING THE RATING THEREOF, FOLLOWED BY THE LETTER "S," 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.	09680 CARPET
8. - BLOCKING: FOR MINERAL-CORE DOORS USE COMPOSITE BLOCKING WITH IMPROVED SCREW-HOLDING CAPABILITY TO PROVIDE A MINIMUM 500 LB. SCREW WITH A RAWAL RESISTANCE PER ASTM D 143/NWWDA TM-10 (NOW PUBLISHED BY WDMA) AND MINIMUM 200,000 SLAM CYCLES PER ANSI A 151.1/NWWDA TM-7 (NOW PUBLISHED BY WDMA) WITHOUT FAILURE.	1. - 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.
9. - 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.	2. - INSTALLER: MINIMUM 3 YEARS EXPERIENCE IN WORK OF THIS SECTION.
10. - 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.	3. - FURNISH 2 YEAR WARRANTY PROVIDING COVERAGE AGAINST DEFECTIVE MATERIALS AND WORKMANSHIP, ISSUED JOINTLY BY CARPET MANUFACTURER, CONTRACTOR, AND INSTALLER.
08710 DOOR HARDWARE	4. - EXTRA STOCK: PROVIDE 2 PERCENT OF EACH CARPET TO THE OWNER.
1. - PROVIDE COMMERCIAL DOOR HARDWARE FOR OPENINGS SHOWN.	5. - CARPET: AS SCHEDULED ON THE DRAWINGS.
2. - COORDINATION: COORDINATE DOOR HARDWARE WITH OTHER WORK. FURNISH SHOP DRAWINGS OF OTHER WORK WHERE REQUIRED OR REQUESTED TO COORDINATE INSTALLATION.	6. - 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.
3. - 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.	7. - ADHESIVES: WATER-RESISTANT, LOW ODOR, LOW VOLATILE, NON-TOXIC & EMIT LESS THAN EPA MAXIMUM EMISSION RATE GUIDELINE OF 0.5 MGD/M2 HR. FOR VOLATILES, & MEETING GOVERNMENT REQUIREMENTS, & AS RECOMMENDED BY MANUFACTURER TO SUIT CARPET PRODUCTS & SUBSTRATE CONDITIONS INDICATED.
A. - FORMAT: COMPLY WITH SCHEDULING SEQUENCE AND VERTICAL FORMAT IN DHS "SEQUENCE AND FORMAT FOR THE HARDWARE SCHEDULE."	8. - TRANSITION STRIP: VINYL EXTRUSION, CARPET TO TILE ADAPTER, COLOR TO BE SELECTED BY ARCHITECT.
B. - ORGANIZATION: ORGANIZE THE DOOR HARDWARE SCHEDULE INTO DOOR HARDWARE SETS INDICATING COMPLETE DESIGNATIONS OF EVERY ITEM REQUIRED FOR EACH DOOR OR OPENING.	9. - INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
C. - PROVIDE COMPLETE HARDWARE SETS FOR ALL OPENINGS SHOWN, IN COMPLIANCE WITH LOCAL CODES AND INDUSTRY STANDARDS.	09900 PANTS AND COATINGS
D. - WHERE REQUIRED TO MATCH EXISTING BUILDING ITEMS, PROVIDE MANUFACTURERS AND PRODUCTS THAT MATCH BUILDING STANDARD.	1. - SUBMIT PRODUCT DATA FROM MANUFACTURER FOR PROPOSED USE. INCLUDE PRODUCT DESIGNATION AND NAME OF EACH PAINT AND COATING TYPE, SURFACE PREPARATION MATERIALS AND PROCEDURES, AND PRODUCT ANALYSIS AND PERFORMANCE CHARACTERISTICS FOR EACH PAINT AND COATING TYPE.
E. - COORDINATE DOOR FUNCTION AND KEYING WITH TENANT / OWNER.	2. - SUBMIT SAMPLES OF 3X6 INCH FOR EACH TYPE PAINT SHOWING COLOR AND LUSTER, ON REPRESENTATIVE SUBSTRATE. SUBMIT 12X12 INCH TEXTURE SAMPLES ON GYPSUM BOARD BACKING.
4. - 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.	3. - PROVIDE ONE 1-GALLON CONTAINER EXTRA STOCK OF EACH COLOR FINISH COAT TO THE OWNER.
5. - SUPPLIER QUALIFICATIONS: DOOR HARDWARE SUPPLIER WITH WAREHOUSING FACILITIES IN PROJECT'S 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.	4. - PAINT TYPES AND COLORS ARE SHOWN ON DRAWINGS.
6. - 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.	5. - DO NOT THIN PAINT IN EXCESS OF MANUFACTURER'S RECOMMENDATIONS.
09260 GYPSUM BOARD ASSEMBLIES	6. - APPLY PAINTS AND COATINGS WITHIN MINIMUM DRY FILM THICKNESS RANGE RECOMMENDED BY MANUFACTURER. MATCH FINAL COAT OF PAINT TO APPROVED COLOR.
1. - 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.	7. - FINISHES AND COLORS: AS INDICATED ON DRAWINGS.
2. - 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.	8. - 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.
3. - STEEL FRAMING: COMPLY WITH ASTM C 754 FOR CONDITIONS INDICATED. METAL COMPLYING WITH ASTM C 645 REQUIREMENTS, ASTM A 653/A 653M, 680 (Z180), HOT-DIP GALVANIZED ZINC COATING.	9. - 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.
4. - GRID SUSPENSION SYSTEM FOR INTERIOR CEILINGS: ASTM C 645, DIRECT-HUNG SYSTEM COMPOSED OF MAIN BEAMS AND CROSS-FURRING MEMBERS THAT INTERLOCK.	10. - 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.
5. - GYPSUM WALLBOARD: ASTM C 36, TYPE AND THICKNESS INDICATED.	11. - COMPLETELY COVER TO PROVIDE AN OPAQUE, SMOOTH SURFACE OF UNIFORM FINISH, COLOR, APPEARANCE, AND COVERAGE. CLOUDINESS, SPOTTING, HOLIDAYS, LAPS, BRUSH MARKS, RUNS, SAGS, ROPEINESS, OR OTHER SURFACE IMPERFECTIONS WILL NOT BE ACCEPTABLE.
6. - WATER-RESISTANT GYPSUM BACKING BOARD: ASTM C 630/C 630M, WITH CORE TYPE AND IN THICKNESS INDICATED.	12. - PAINT INTERIOR SURFACES OF DUCTS, WHERE VISIBLE THROUGH REGISTERS OR GRILLES, WITH A FLAT, NONSPECULAR BLACK PAINT.
7. - INTERIOR GALVANIZED METAL TRIM: ASTM C 1047.	13. - PAINT BACK SIDES OF ACCESS PANELS AND REMOVABLE OR HINGED COVERS TO MATCH EXPOSED SURFACES.
8. - EXTRUDED ALUMINUM TRIM: PROFILES AND DIMENSIONS INDICATED. FRY REGLET CORP., GORDON, INC., PITTCOIN INDUSTRIES, OR APPROVED EQUAL.	14. - 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.
9. - JOINT TREATMENT MATERIALS:	15. - FINISH EXTERIOR DOORS ON TOPS, BOTTOMS, AND SIDE EDGES SAME AS EXTERIOR FACES.
A. - 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.	GENERAL DEMOLITION NOTES
B. - JOINT TAPE: PAPER REINFORCING TAPE.	1. - OBTAIN DEMOLITION PERMITS AND INCLUDE ALL COSTS OF SAME IN CONTRACT PRICE, IF REQUIRED.
C. - SETTING-TYPE JOINT COMPOUNDS: CHEMICAL-HARDENING POWDER.	2. - FURNISH ALL LABOR AND MATERIALS/EQUIPMENT AS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS AS INDICATED.
D. - DRYING-TYPE JOINT COMPOUNDS: VINYL-BASED PRODUCTS.	3. - PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM EMANATING FROM DEMOLITION/ CONSTRUCTION AREA. KEEP AREA CLEAN.

11. - 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.	12. - 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 NECESSARIED 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.
13. - REMOVE TO SOURCE ALL PIPES, VENTS, APPLIANCES OR DRAINS NOT BEING RE-USED.	14. - RE-USE OR RELOCATE ALL ABOVE CEILING DUCTWORK, DIFFUSERS, GRILLES, SPRINKLER PIPES OR OTHER EQUIPMENT, AS REQUIRED FOR PROPER DISTRIBUTION WITH NEW LAYOUT.
15. - REMOVAL OF ANY EQUIPMENT, CABLEING SWITCHES, 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.	16. - 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.
17. - 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.	18. - STAIRWAYS MUST REMAIN ACCESSIBLE AT ALL TIMES DURING DEMOLITION.
19. - REMOVE EXISTING SIGNAGE/GRAPHICS AND STORE FOR RE-USE, WHERE APPLICABLE.	GENERAL PARTITION NOTES
GENERAL PARTITION NOTES	1. - 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.
2. - WHERE FURRED PARTITIONS EXCEED MAXIMUM HEIGHT, BRACE TO ADJACENT STURCTURE, PER DETAIL.	3. - FIRE SAFE PENETRATIONS AT RATED PARTITIONS PER APPLICABLE UL ASSEMBLY. REFER TO PARTITION DETAILS IN THE DOCUMENT SET.
3. - FIRE SAFE PENETRATIONS AT RATED PARTITIONS PER APPLICABLE UL ASSEMBLY. REFER TO PARTITION DETAILS IN THE DOCUMENT SET.	4. - ALL INTERIOR PARTION, PENETRATIONS, OTHER OPENINGS IN THE BUILDING SHELL SHALL BE SEALED, GASKETED, OR WEATHER STRIPPED.
4. - ALL INTERIOR PARTION, PENETRATIONS, OTHER OPENINGS IN THE BUILDING SHELL SHALL BE SEALED, GASKETED, OR WEATHER STRIPPED.	5. - PROVIDE FIRE RETARDANT TREATED BLOCKING AS REQUIRED AT LOCATIONS INCLUDING BUT NOT LIMITED TO: GRAB BARS, SHELIVING, OVERHEAD CABINETS, SIGNAGE, TOILET ROOMS ACCESSORIES, ETC.
5. - PROVIDE FIRE RETARDANT TREATED BLOCKING AS REQUIRED AT LOCATIONS INCLUDING BUT NOT LIMITED TO: GRAB BARS, SHELIVING, OVERHEAD CABINETS, SIGNAGE, TOILET ROOMS ACCESSORIES, ETC.	6. - ALL DIMENSIONS TO THE EXTERIOR WALL ARE TO THE INSIDE FACE OF EXISTING SILL.
6. - ALL DIMENSIONS TO THE EXTERIOR WALL ARE TO THE INSIDE FACE OF EXISTING SILL.	7. - ALL WOOD TO BE FIRE RETARDANT TREATED IN ACCORDANCE WITH LOCAL CODES.
7. - ALL WOOD TO BE FIRE RETARDANT TREATED IN ACCORDANCE WITH LOCAL CODES.	8. - PROVIDE FINISHED MOCK UP OF TYPICAL DOOR AND GLAZING FRAME INSTALLED ON SITE FOR ARCHITECT TO APPROVE PRIOR TO FABRICATION.
8. - PROVIDE FINISHED MOCK UP OF TYPICAL DOOR AND GLAZING FRAME INSTALLED ON SITE FOR ARCHITECT TO APPROVE PRIOR TO FABRICATION.	9. - ALL SIGNAGE IS N.I.C., UNLESS OTHERWISE NOTED.
9. - ALL SIGNAGE IS N.I.C., UNLESS OTHERWISE NOTED.	10. - ALL GYP. BD. PARTITIONS RECEIVING RUBBER BASE TO BE FINISHED SMOOTH TO THE SLAB.
10. - ALL GYP. BD. PARTITIONS RECEIVING RUBBER BASE TO BE FINISHED SMOOTH TO THE SLAB.	11. - PATCH AND REPAIR EXISTING SLAB SHERE REQUIRED W/ POLYMER MODIFIED GROUT MANUFACTURED BY MASTER BUILDERS, EMACO OR EQUAL, FOR NEW FLOOR FINISHES.
11. - PATCH AND REPAIR EXISTING SLAB SHERE REQUIRED W/ POLYMER MODIFIED GROUT MANUFACTURED BY MASTER BUILDERS, EMACO OR EQUAL, FOR NEW FLOOR FINISHES.	12. - PATCH AND REPAIR EXISTING WALLS IN PREPARATION FOR NEW WALL FINISHES.
12. - PATCH AND REPAIR EXISTING WALLS IN PREPARATION FOR NEW WALL FINISHES.	13. - ALL PARTITIONS ARE DIMENSIONED FROM FACE OF FINISH TO FACE OF FINISH UNLESS OTHERWISE NOTED. ALL DIMENSIONS MARKED "CLEAR" OR "CLR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESSES OF ALL WALL FINISHES.
13. - ALL PARTITIONS ARE DIMENSIONED FROM FACE OF FINISH TO FACE OF FINISH UNLESS OTHERWISE NOTED. ALL DIMENSIONS MARKED "CLEAR" OR "CLR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESSES OF ALL WALL FINISHES.	14. - DIMENSIONS NOTED "CLEAR" OR "CLR" MUST BE ACCURATELY MAINTAINED AND SHALL NOT VARY MORE THAN +/- 1/8" WITHOUT WRITTEN CONSENT FROM THE ARCHITECT.
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1. - ALL STROBES SHALL BE LOCATED @ +80" A.F.L.. REFER TO DEVICE ALIGNMENT DIAGRAM IN THE DOCUMENT SET.	2. - ALL STROBES TO ALIGN VERTICALLY WITH RECEPTACLE BELOW WHERE OCCURS. REFER TO DEVICE ALIGNMENT DIAGRAM IN THE DOCUMENT SET.
2. - ALL STROBES TO ALIGN VERTICALLY WITH RECEPTACLE BELOW WHERE OCCURS. REFER TO DEVICE ALIGNMENT DIAGRAM IN THE DOCUMENT SET.	3. - ALL UNDER CABINET LIGHTING TO HAVE AN INDEPENDENT SWITCH AT EACH LOCATION WHERE NOTED.
3. - ALL UNDER CABINET LIGHTING TO HAVE AN INDEPENDENT SWITCH AT EACH LOCATION WHERE NOTED.	4. - SEE DETAIL A913 FOR TYPICAL LIGHT SWITCH LOCATIONS.
4. - SEE DETAIL A913 FOR TYPICAL LIGHT SWITCH LOCATIONS.	5. - REFER TO SHEET A941 FOR CEILING BRACING DETAILS.
5. - REFER TO SHEET A941 FOR CEILING BRACING DETAILS.	6. - ARCHITECT TO REVIEW ALL LIGHT/CEILING FIXTURE LOCATIONS PRIOR TO INSTALLATION.
6. - ARCHITECT TO REVIEW ALL LIGHT/CEILING FIXTURE LOCATIONS PRIOR TO INSTALLATION.	7. - INSTALL SUSPENDED CEILING AND SOFFIT AREAS TO BE LEVEL WITHIN A TOLERANCE OF 1/8" IN 12'-0". ANCHOR AS REQUIRED.
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9. - REFLECTED CEILING PLANS INDICATE:	A. - GENERAL TYPE AND SPECIFIC LOCATION OF LIGHT FIXTURES.
A. - GENERAL TYPE AND SPECIFIC LOCATION OF LIGHT FIXTURES.	B. - LOCATION OF SIGNAL & EQUIPMENT DEVICES.
B. - LOCATION OF SIGNAL & EQUIPMENT DEVICES.	GENERAL POWER & DATA NOTES
GENERAL POWER & DATA NOTES	1. - ALL OFFICES TO ACCOMMODATE PERSONAL COMPUTER AND LASER PRINTER.
1. - ALL OFFICES TO ACCOMMODATE PERSONAL COMPUTER AND LASER PRINTER.	2. - ISOLATED GROUND: ORANGE OUTLET FINISH: ALL OTHERS: WHITE
2. - ISOLATED GROUND: ORANGE OUTLET FINISH: ALL OTHERS: WHITE	3. - SWITCH-PLATE FINISH: WHITE
3. - SWITCH-PLATE FINISH: WHITE	4. - COVERPLATE FINISH: WHITE
4. - COVERPLATE FINISH: WHITE	5. - WORKSTATION OUTLET CLUSTERS ARE DIMENSIONED TO START OF CLUSTER. REFER TO POWER AND DATA FLOOR PLAN FOR ADDITIONAL INFORMATION.
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7. - COORDINATE OUTLETS WITH MILLWORK IN ALL LOCATIONS.	8. - PROVIDE GFI OUTLETS IN ALL "WET" AREAS.
8. - PROVIDE GFI OUTLETS IN ALL "WET" AREAS.	9. - REVIEW CORE LOCATIONS WITH ARCHITECT PRIOR TO DRILLING.
9. - REVIEW CORE LOCATIONS WITH ARCHITECT PRIOR TO DRILLING.	10. - FLOOR OUTLETS ARE TO BE FLUSH MOUNTED.
10. - FLOOR OUTLETS ARE TO BE FLUSH MOUNTED.	11. - FURNITURE IS SHOWN FOR REFERENCE PURPOSES ONLY.
11. - FURNITURE IS SHOWN FOR REFERENCE PURPOSES ONLY.	12. - WHEN FLOOR BELOW IS OCCUPIED, CONTRACTOR SHALL INCLUDE CORING OF FLOOR ON OVERTIME BASIS.
12. - WHEN FLOOR BELOW IS OCCUPIED, CONTRACTOR SHALL INCLUDE CORING OF FLOOR ON OVERTIME BASIS.	13. - SURVEY FIELD CONDITIONS AND VERIFY THAT WORK IS FEASIBLE AS SHOWN. VERIFY LOCATION OF ALL OUTLETS IN RELATION TO STRUCTURAL AND OTHER ELEMENTS AS REQUIRED. NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.
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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.	
- REUSE OR RELOCATE ALL ABOVE CEILING DUCTWORK, DIFFUSERS, GRILLES, SPRINKLER PIPES AND OTHER EQUIPMENT, AS REQUIRED FOR PROPER DISTRIBUTION WITH NEW LAYOUT.	
- REMOVAL OF ANY EQUIPMENT, CABLING SWITCHES, AND CONDUIT PERTAINING TO DATA/COMMUNICATIONS AND TELEPHONE SHALL BE VERIFIED WITH TELEPHONE COMPANIES SERVICE OWNER AND TENANT DATA/COMMUNICATIONS REPRESENTATIVE AS REQUIRED TO PREVENT NEW CONSTRUCTION ERRORS.	
- REMOVE ALL EXISTING IRREGULAR WALLS WHICH CAUSE RISKS 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 PARTITION, 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 N.I.C., UNLESS OTHERWISE NOTED.	
- ALL GYP. BD. PARTITIONS RECEIVING RUBBER SHEAL TO BE FINISHED SMOOTH TO THE SLAB.	
- PATCH AND REPAIR EXISTING SLAB WHERE REQUIRED W/ POLYMER MODIFIED GROUT	
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ABBREVIATIONS	
ABV.	.... ABOVE
A.C.	.... AIR CONDITIONING
ACOUS.	.... ACOUSTICAL
A.C.T.	.... ACOUSTICAL CEILING TILE
ADM.	.... ADMINISTRATION
ADN.	.... AREA DRAIN
ADJ.	.... ADJACENT / ADJUSTABLE
A.F.F.	.... ABOVE FINISH FLOOR
AFP.	.... ACOUSTICAL FINISH PLASTER
A.H.U.	.... AIR HANDLING UNIT
ALU.	.... ALUMINUM
ANOD.	.... ANODIZED
ARCH.	.... ARCHITECTURAL
A.S.B.	.... ASBESTOS
ASPH.	.... ASPHALT
ASST.	.... ASSISTANT
BATT.	.... BATT INSULATION
BB.	.... BACKER BOARD
BD.	.... BOARD
BLDG.	.... BUILDING
BLK.	.... BLOCK / BLOCKING
BM.	.... BEAM
B.O.	.... BOTTOM OF
CAB.	.... CABINET
CEM.	.... CATCH BASIN
CEM.	.... CEMENT
C.P.LAS.	.... CEMENT PLASTER
CH.	.... CORNER GUARD
CHGT.	.... CEILING HEIGHT
C.J.T.	.... CONTROL JOINT
CLF.	.... CLEAR (FINISH TO FINISH)
COLM.	.... COLUMN
COMP.	.... COMPUTER
CT.	.... CARPET
CT.	.... CERAMIC TILE
CLG.	.... CEILING
CLO.	.... CLOSET
C.O.	.... CLEAN OUT
C.O.	.... COLUMN
CONC.	.... CONCRETE
CONT.	.... CONTINUOUS
C.M.U.	.... CONCRETE MASONRY UNIT
DET.	.... DETAIL
DIA.	.... DIAMETER
DIR.	.... DIRECTOR
DN.	.... DOWN
D.O.	.... DOOR OPENING
DR.	.... DRAWER
DWR.	.... DRAWING
DWG.	.... DRAWING
EA.	.... EACH
ELEC.	.... ELECTRICAL
ELV.	.... ELEVATION
EL.	.... ELEVATOR
EMERG.	.... EMERGENCY
E.N.C.	.... EXISTING, NO CHANGE
E.O.S.	.... EDGE OF SLAB
EQ.	.... EQUIP.
EQUIP.	.... EQUIPMENT
E.W.C.	.... ELECTRIC WATER COOLER
EXH.	.... EXHAUST
EXHST.	.... EXHAUST
EXT.	.... EXTERIOR
EXT.	.... EXTERIOR
EXP.JT.	.... EXPANSION JOINT
FLC-2007	.... FLORIDA BUILDING CODE (2007)
F.F.E.	.... FIRE DAMPER
F.F.F.	.... FINISH FLOOR ELEVATION
F.F.P.C.	.... FIXTURES, FURNITURE, AND EQUIPMENT
FIX.	.... FIXTURE
FLASH.	.... FLASHING
F.L.D.	.... FLOOR DRAIN
F.O.F.	.... FACE OF FINISH
F.R.	.... FIRE RATED
GAL.V.	.... GAUGE
GEN.	.... GALVANIZED
GEN.	.... GENERATOR
GL.	.... GLASS
G.W.B.	.... GYPSUM WALL BOARD
HC	.... HANDICAP
HO	.... HOLLOW CORE
HDWD.	.... HARDWOOD
HM	.... HOLLOW METAL
HORIZ.	.... HORIZONTAL
HGT.	.... HEIGHT
H.P.	.... HIGH POINT
IDIA.	.... INSIDE DIAMETER
INSUL.	.... INSULATION
INT.	.... INTERIOR
INV.	.... INVERT
JT.	.... JOINT
KIT.	.... KITCHEN
LAV.	.... LAVATORY
L.F.	.... LINEAR FEET
LP	.... LOW POINT
MAX.	.... MAXIMUM
MECH.	.... MECHANICAL
MFR.	.... MANUFACTURER
MGR.	.... MANAGER
MR.	.... MANHOLE
MIN.	.... MINIMUM
MISC.	.... MISCELLANEOUS
M.O.	.... MASONRY OPENING
MTL.	.... METAL
NA	.... NOT APPLICABLE
NC	.... NON-COMBUSTIBLE
N.C.	.... NOT IN CONTRACT
NO. / NUM	.... NUMBER
NOR.	.... NORMAL
N.T.S.	.... NOT TO SCALE
O.C.	.... ON CENTER
O.D.	.... OUTSIDE DIAMETER
O.F.I.C.	.... OWNER FURNISHED, CONTRACTOR INSTALLED
OFF.	.... OFFICE
OPNG.	.... OPENING
P.L.	.... PROPERTY LINE
PLAM.	.... PLASTIC LAMINATE
PLAS.	.... PLASTER
PLYWD.	.... PLUMBING
PLYWD.	.... PLYWOOD
P.O.B.	.... POINT OF BEGINNING
PAIR	.... PAIR
PTD.	.... PAINTED
R.	.... RISER
RAD.	.... RADIUS
R.D.	.... ROOF DRAIN
REF.	.... REFERENCE
REF.	.... REFLECTED
REINF.	.... REINFORCED
REQ.	.... REQUIRED
RM.	.... ROOM
R.O.	.... ROUGH OPENING
R.T.	.... RESILIENT TILE
SC	.... SOLID CORE
SCHD.	.... SCHEDULE
SERV.	.... SERVICE
SHR.	.... SHOWER
SHT.	.... SHEET
SH.	.... SIMILAR
SPECS.	.... SPECIFICATIONS
SQ.	.... SQUARE
SL	.... SLOPE
SLD.	.... SLIDING
S.S.	.... SERVICE SINK
S.S.TL.	.... STAINLESS STEEL
STL.	.... STEEL
STOR.	.... STORAGE
STRUCT.	.... STRUCTURAL
SUSP.	.... SUSPENDED
SYM.	.... SYMMETRICAL
T.	.... TREAD
TEL.	.... TELEPHONE
TEMP.	.... TEMPERED
THK.	.... THICKNESS
TYP.	.... TYPICAL
U.	.... UNLIMITED AREA
U.C.	.... UNDER COUNTER
U.N.O.	.... UNDESIGNATED LABORATORY UNLESS OTHERWISE NOTED
VERT.	.... VERTICAL
VEST.	.... VESTIBULE
V.F.F.	.... VERRY IN FIELD
VNC	.... VINYL WALL COVERING
VNT.	.... VINYL TILE
W.	.... WITH
W.C.	.... WATER CLOSET
WD.	.... WOOD
WD.	.... WITHOUT
WP	.... WATERPROOF
WT.	.... WEIGHT

SYMBOLS LEGEND	
	BUILDING SECTION TAG
	WALL SECTION TAG
	CALLOUT TAG
	PARTITION TYPE
	COLUMN GRID
<div>Name Elevation</div> 	ELEVATION MARK
	EXTERIOR ELEVATION TAG
	INTERIOR ELEVATION TAG
— — — — —	PROPERTY LINE
— X — X — X —	FENCE LINE
	DOOR NUMBER TAG
	WINDOW TYPE TAG
(-2")	SLAB DEPRESSION
	STOREFRONT TYPE
Room name 101	ROOM TAG ID
<div> -/-/-</div> <div>Date</div>	REVISION TAG
	DENOTES HANDICAP ROOM TYPE
	DENOTES HEARING IMPAIRED ROOM TYPE

ROOM AREA BREAKDOWN		
ROOM AREA SCHEDULE LEVEL 1		
RM #	NAME	Area
112	EGRESS STAIR 1	151 SF
110	ELEVATOR #1	61 SF
106	RETAIL	653 SF
105	RETAIL	341 SF
104	CHECK-IN LOBBY	287 SF
105	ELEVATOR #2	61 SF
108	RETAIL	374 SF
103	ELECTRICAL ROOM	65 SF
102	STORAGE	49 SF
107	REFUSE	117 SF
101	BAR	388 SF
129	EGRESS STAIR 2	149 SF
ROOM AREA SCHEDULE LEVEL 2		
RM #	NAME	Area
133	CORRIDOR	1207 SF
201	STUDIO QUEEN	487 SF
201B	BALCONY	150 SF
202	STUDIO DOUBLE QUEEN	517 SF
203	STUDIO QUEEN	329 SF
204	STUDIO QUEEN	374 SF
205	STUDIO KING	661 SF
205B	BALCONY	252 SF
206	STUDIO QUEEN	546 SF
207	STUDIO KING	705 SF
207B	BALCONY	273 SF
208	STUDIO QUEEN	382 SF
209	STUDIO DOUBLE QUEEN	658 SF
210	STUDIO QUEEN	526 SF
211	STUDIO DOUBLE QUEEN	451 SF
211B	BALCONY	188 SF
ROOM AREA SCHEDULE LEVEL 3		
RM #	NAME	Area
301	STUDIO QUEEN	304 SF
301B	BALCONY	323 SF
302	STUDIO QUEEN	268 SF
302B	BALCONY	414 SF
302C	CORRIDOR	812 SF
303	STUDIO QUEEN	354 SF
303B	BALCONY	187 SF
304	STUDIO QUEEN	379 SF
304B	BALCONY	160 SF
305	STUDIO KING	586 SF
305B	BALCONY	187 SF
306	STUDIO QUEEN	334 SF
306B	BALCONY	118 SF
307	STUDIO KING	634 SF
307B	BALCONY	190 SF
308	STUDIO QUEEN	265 SF
308B	BALCONY	206 SF
309	STUDIO QUEEN	334 SF
309B	BALCONY	270 SF
310	STUDIO QUEEN	305 SF
310B	BALCONY	410 SF
ROOM AREA SCHEDULE LEVEL 4		
RM #	NAME	Area
302D	CORRIDOR	812 SF
401	STUDIO QUEEN	304 SF
402	STUDIO QUEEN	264 SF
403	STUDIO QUEEN	350 SF
404	STUDIO QUEEN	376 SF
405	STUDIO KING	586 SF
406	STUDIO QUEEN	339 SF
407	STUDIO KING	634 SF
408	STUDIO QUEEN	261 SF
409	STUDIO QUEEN	334 SF
410	STUDIO QUEEN	304 SF

Guestroom Type Breakdown	
Guestroom Type Matrix	
Room Name	Count
STUDIO DOUBLE QUEEN	3
STUDIO KING	6
STUDIO QUEEN	22
Grand total: 31	31
Room Matrix - Level 1	
Room Name	Count
(FFE 8.00' NAVD) LEVEL - 1	
BAR	1
CHECK-IN LOBBY	1
EGRESS STAIR 1	1
EGRESS STAIR 2	1
ELECTRICAL ROOM	1
ELEVATOR #1	1
ELEVATOR #2	1
REFUSE	1
RETAIL	3
STORAGE	1
Grand total: 12	12
Room Matrix - Level 2	
Room Name	Count
LEVEL - 2	
BALCONY	4
CORRIDOR	1
STUDIO DOUBLE QUEEN	3
STUDIO KING	2
STUDIO QUEEN	6
Grand total: 16	16
Room Matrix - Level 3	
Room Name	Count
LEVEL - 3	
BALCONY	10
CORRIDOR	1
STUDIO KING	2
STUDIO QUEEN	8
Grand total: 21	21
Room Matrix - Level 4	
Room Name	Count
LEVEL - 4	
CORRIDOR	1
STUDIO KING	2
STUDIO QUEEN	8
Grand total: 11	11

**RKB**  
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# RIPTIDE HOTEL

2300 N SURF ROAD  
HOLLYWOOD, FL 33019

[illegible]

Date  
01/26/17

## SYMBOLS & ABBREVIATIONS

Project Number

1603

Sheet Number

A004



PROJECT DESCRIPTION		
PROJECT NAME: RIPTIDE HOTEL Hollywood, Florida		
APPLICABLE CODES: 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 CONVERSATION 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		
R-1 HOTEL BUILDING WITH NON-SEPARATED AMENITY OCCUPANCIES (FBC SECTION 508.3) AND INCIDENTAL USES (FBC SECTION 509).		
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
NUMBER OF EXITS REQUIRED PER STORY:		
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
TOTAL COMBINED EXIT STAIR CAPACITY AT 1st FLOOR		352 PERSONS
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 (slab 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 ft. (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.P.F.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 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	FBC Section 907 / NFPA 72	
Fire alarm and detection systems	FBC Section 907.5.2.2	
Emergency voice/alarm communication system	FBC Section 915	
Emergency responder radio coverage	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		
1. Provide Two (2) Accessible Means of Egress at Ground Floor Level to public way. 2. Provide Two-Way Communication (in Accordance with FFPC 7.2.12.1.1.) 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 W/IL BE ABOVE THE REQUIRED FEMA BASE FLOOD 9.0' NAVD.		
RKB ARCHITECTS PLANNERS, INCORPORATED architecture   planning   interior design Sanctuary Centre, 4800 N. Federal Highway, Suite B-104 Boca Raton, Florida 33431 Tel: 561/97-5061 / Fax: 561-394-6802		
Project Number 1603 Sheet Number A005		

RKB

RIPTIDE HOTEL

2300 N SURF ROAD  
HOLLYWOOD, FL 33019

CODE ANALYSIS

1603

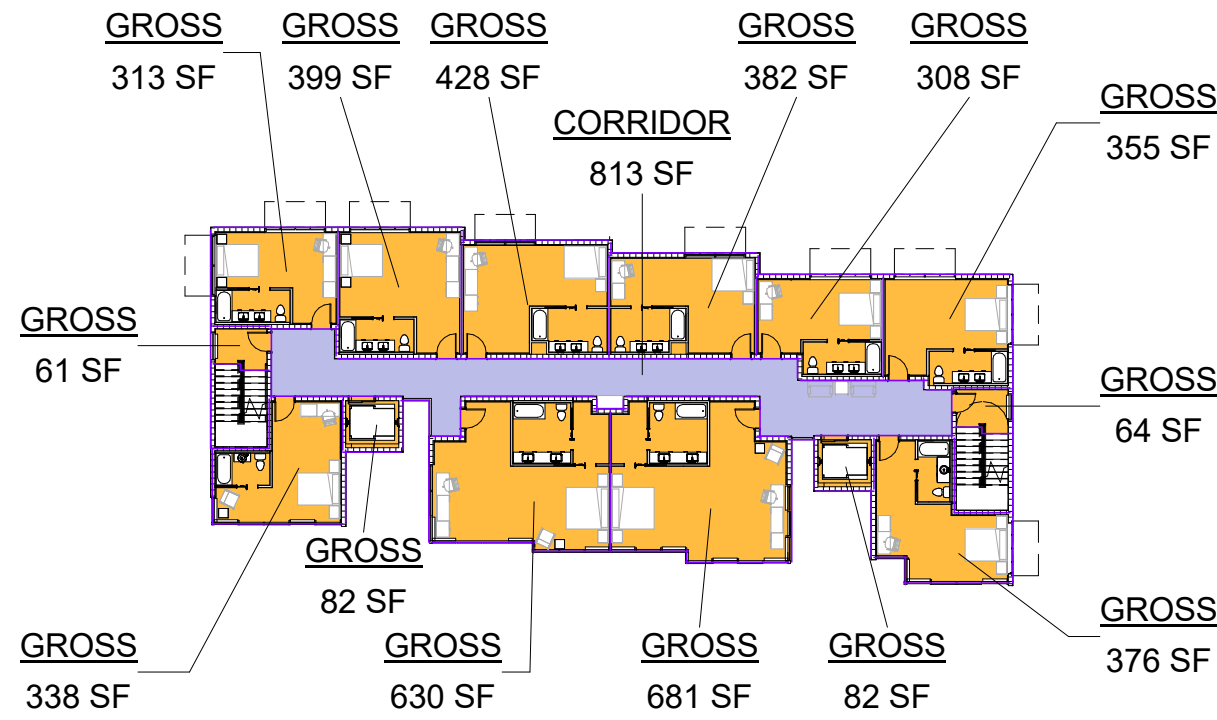
A005

Date  
01/26/17

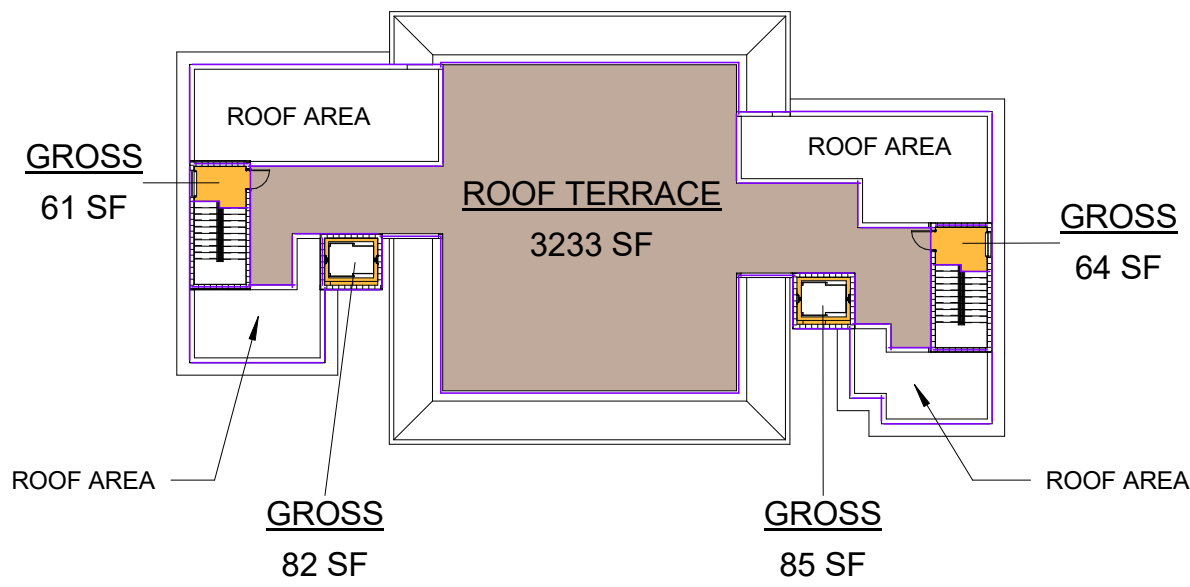
Project Number  
1603

Sheet Number  
A005

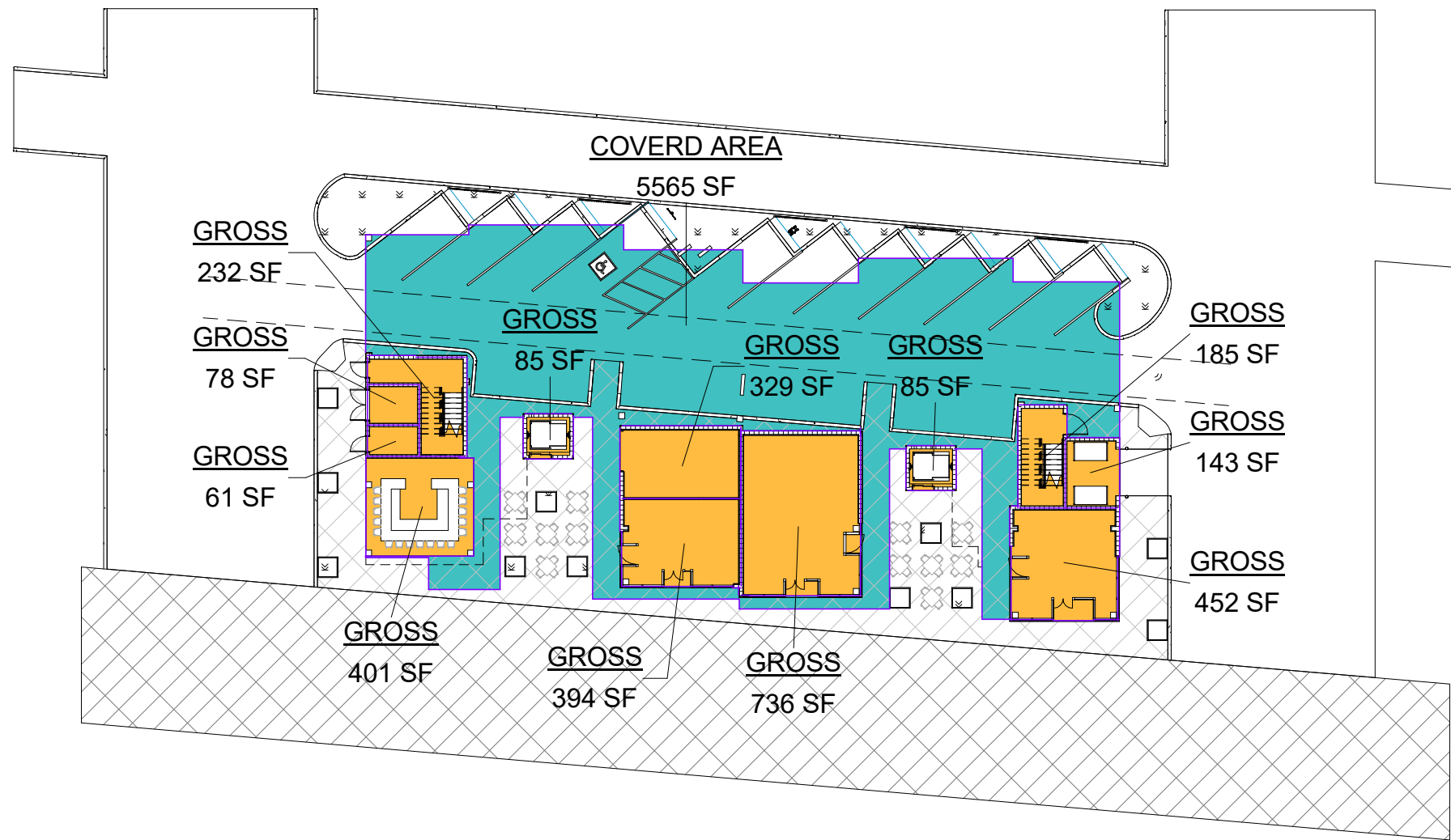
Seal



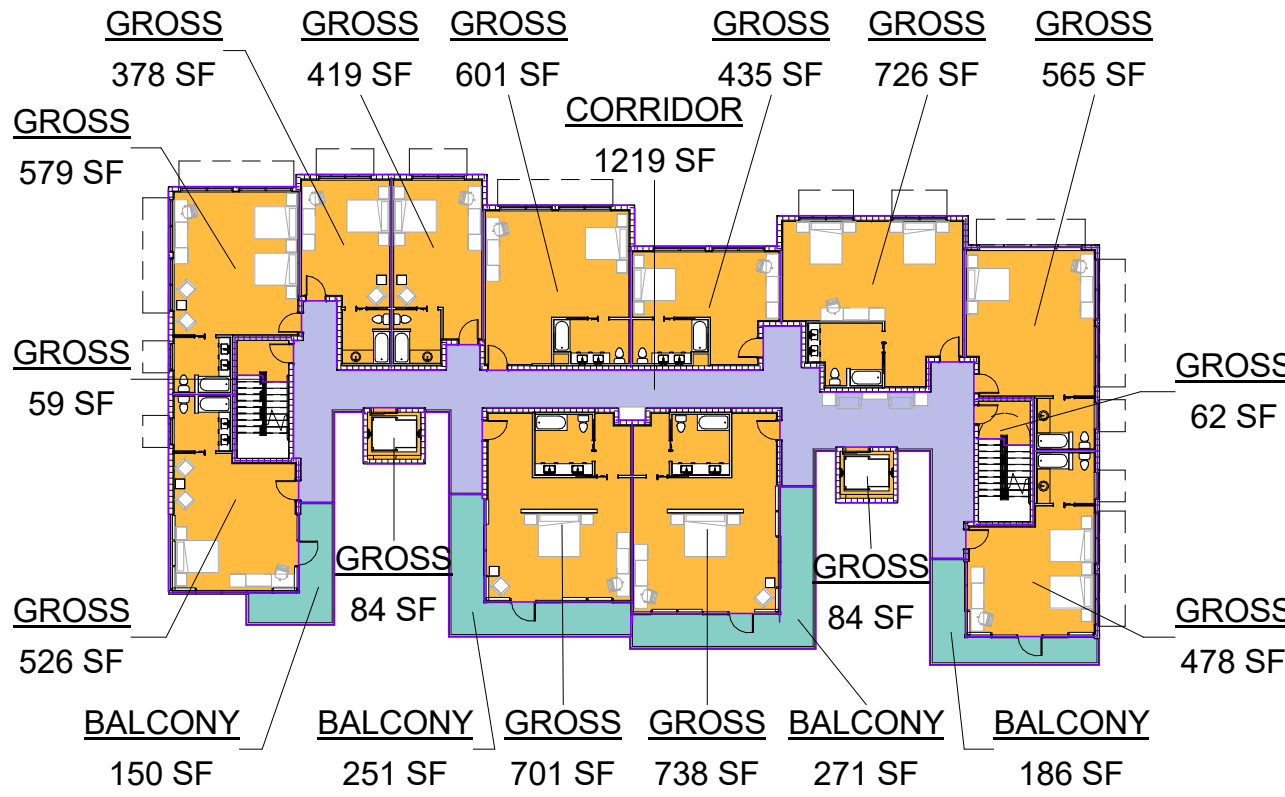
④ LEVEL - 4  
1" = 30'-0"



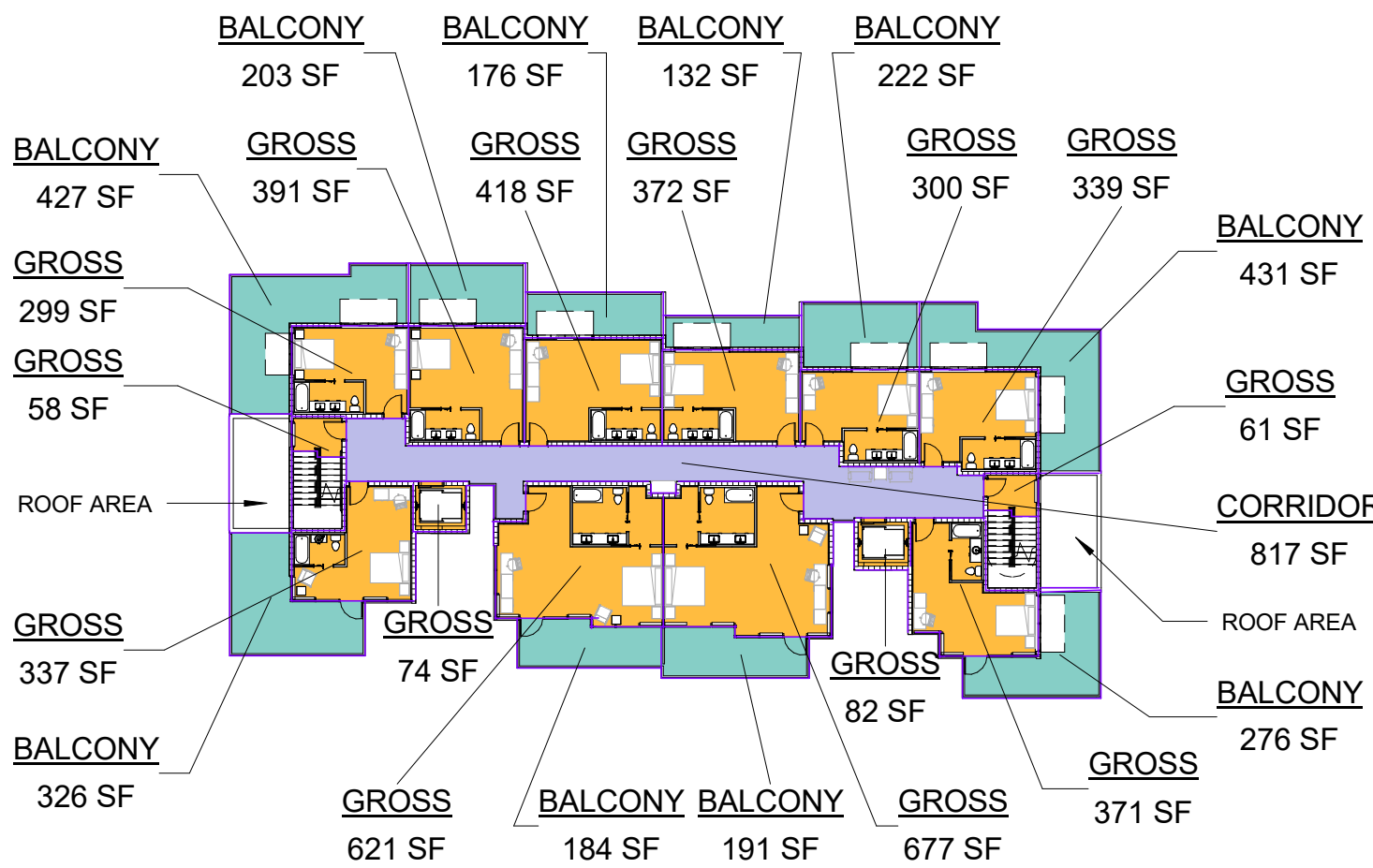
⑤ T.O. MAIN ROOF LEVEL - 5  
1" = 30'-0"



① (FFE 8.00' NAVD) LEVEL - 1  
1" = 30'-0"



② LEVEL - 2  
1" = 30'-0"



③ LEVEL - 3  
1" = 30'-0"

Area Schedule (Gross Building)			
Level	Name	Area Type	Area
Gross Building Area (FFE 8.00' NAVD) LEVEL - 1			
LEVEL - 2	GROSS	Gross Building Area	3181 SF
LEVEL - 3	GROSS	Gross Building Area	4399 SF
LEVEL - 4	GROSS	Gross Building Area	4499 SF
T.O. MAIN ROOF LEVEL - 5	GROSS	Gross Building Area	291 SF
Gross Building Area: 59			18806 SF
Exterior Area (FFE 8.00' NAVD) LEVEL - 1			
LEVEL - 2	BALCONY	Exterior Area	858 SF
LEVEL - 2	CORRIDOR	Exterior Area	1219 SF
LEVEL - 3	BALCONY	Exterior Area	2568 SF
LEVEL - 3	CORRIDOR	Exterior Area	817 SF
LEVEL - 4	CORRIDOR	Exterior Area	813 SF
T.O. MAIN ROOF LEVEL - 5	ROOF TERRACE	Exterior Area	3233 SF
Exterior Area: 19			15074 SF
Grand total: 78			33880 SF

#### BUILDING AREA LEGEND

- BALCONY
- CORRIDOR
- COVERD AREA
- GROSS
- ROOF TERRACE

No.	Description	Date

Date  
01/26/17









No.	Description	Date

Date  
01/26/17

Seal

## RIPTIDE HOTEL

2300 N SURF ROAD  
HOLLYWOOD, FL 33019

**RKB**

RKB ARCHITECTS PLANNERS, INCORPORATED  
architecture | planning | interior design  
Sanctuary Centre, 4800 N. Federal Highway, Suite B-104  
Boca Raton, Florida 33431  
Tel: 561-750-3861 / Fax: 561-384-6802

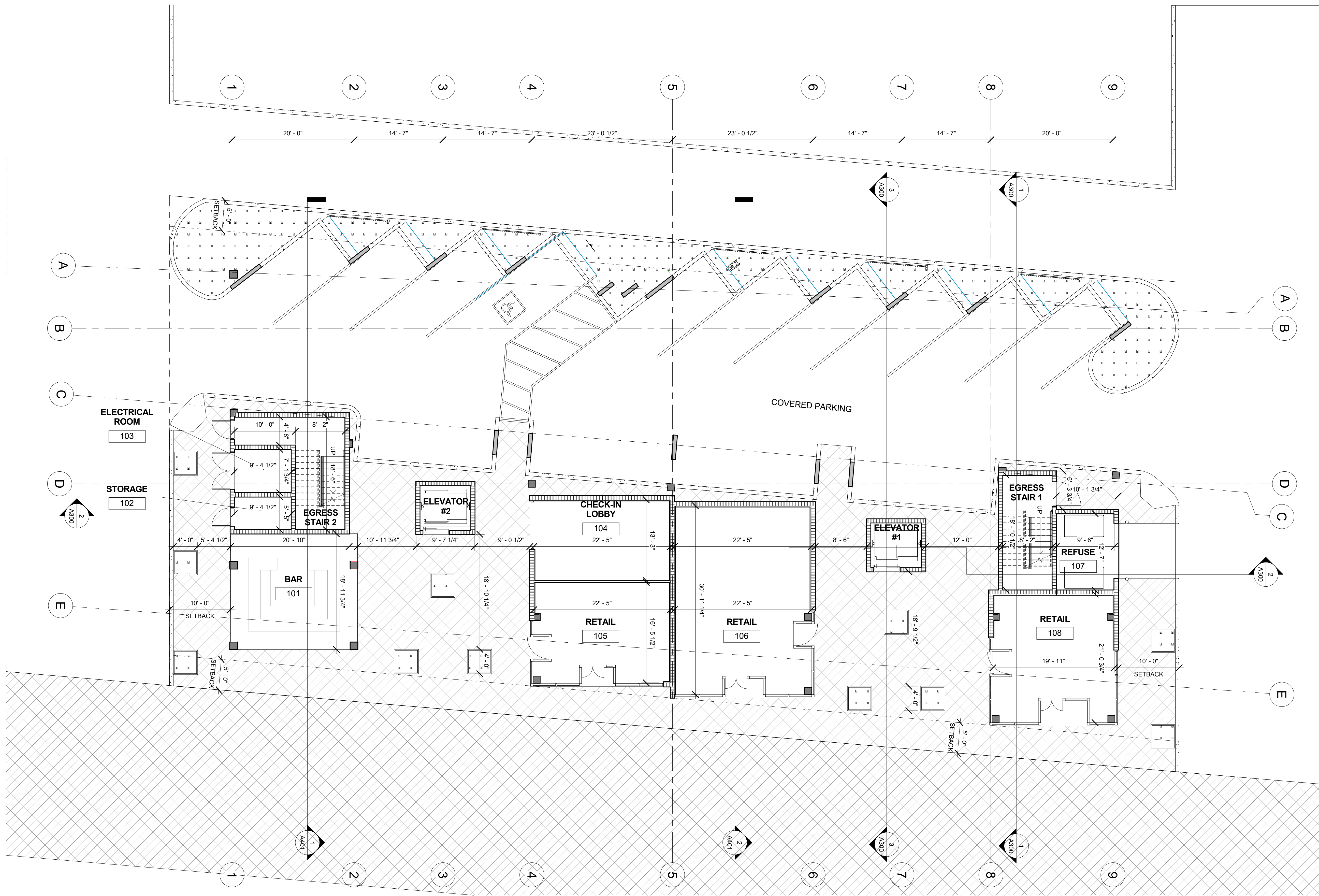








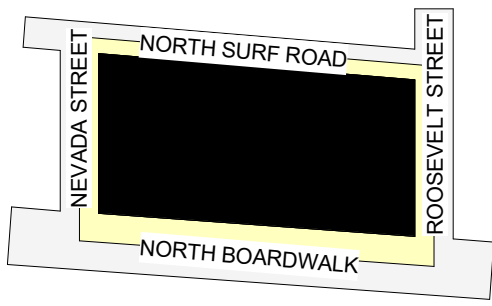




MATERIAL LEGEND

	PARTITIONS
	CMU WALLS
	CONCRETE WALLS
	STRUCTURAL CONCRETE WALL
	STRUCTURAL COLUMN

ALL DIMENSIONS TO BE VERIFIED IN FIELD



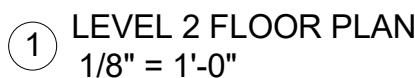
1 LEVEL 1 FLOOR PLAN  
1/8" = 1'-0"

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

No.	Description	Date

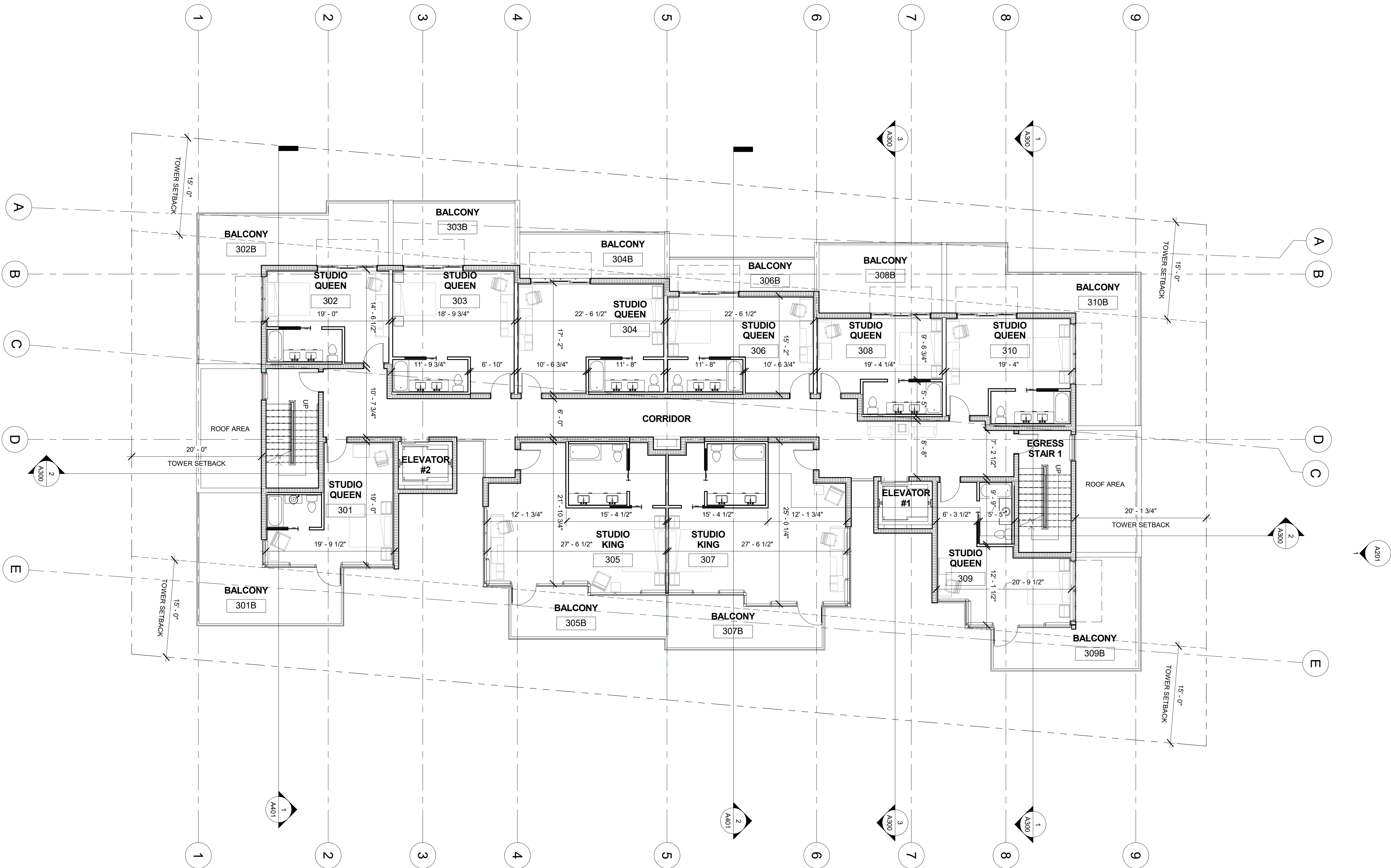
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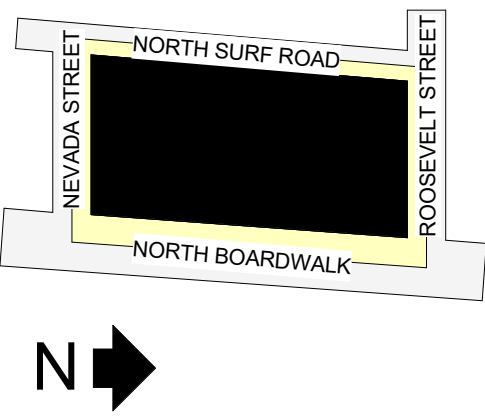


① LEVEL 3 FLOOR PLAN  
1/8" = 1'-0"

**MATERIAL LEGEND**

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

ALL DIMENSIONS TO BE VERIFIED IN FIELD



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

No.	Description	Date

**LEVEL 3 FLOOR PLAN**

Project Number  
**1603**

Sheet Number  
**A103**



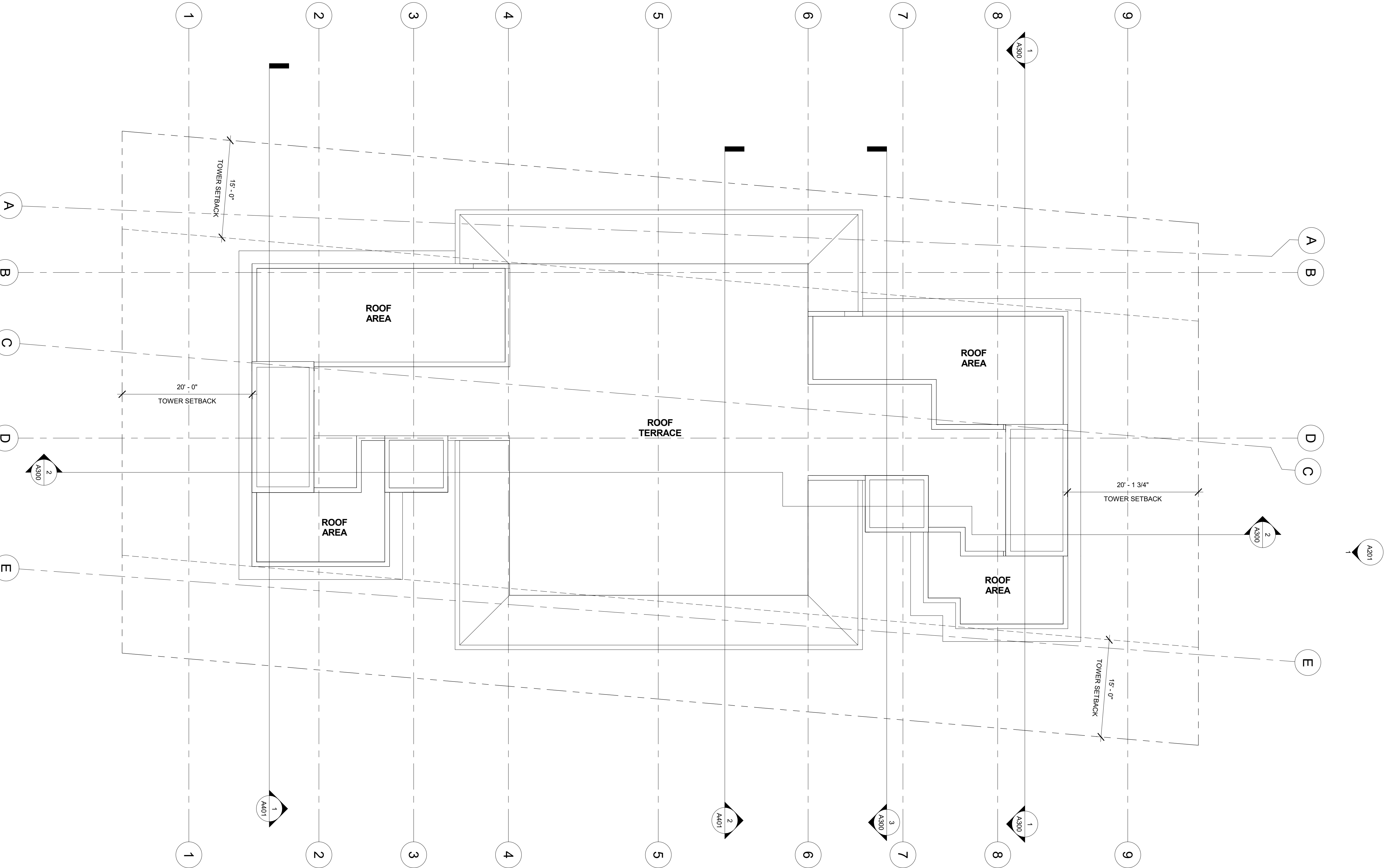
1 LEVEL 4 FLOOR PLAN  
1/8" = 1'-0"

No.	Description	Date

Date  
01/26/17

**LEVEL 4 FLOOR  
PLAN**

Project Number  
**1603**  
Sheet Number  
**A104**



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

MATERIAL LEGEND

PARTITIONS

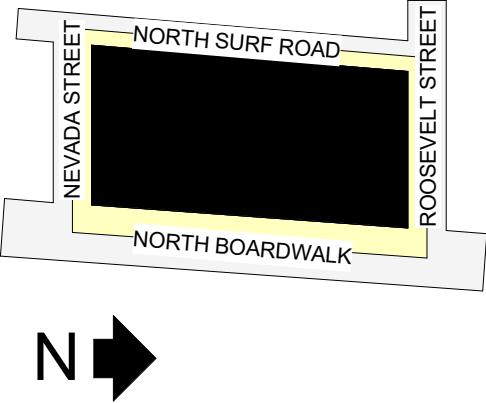
CMU WALLS

CONCRETE WALLS

STRUCTURAL CONCRETE WALL

STRUCTURAL COLUMN

ALL DIMENSIONS TO BE VERIFIED IN FIELD



RIPTIDE HOTEL

2300 N SURF ROAD  
HOLLYWOOD, FL 33019

No.	Description	Date

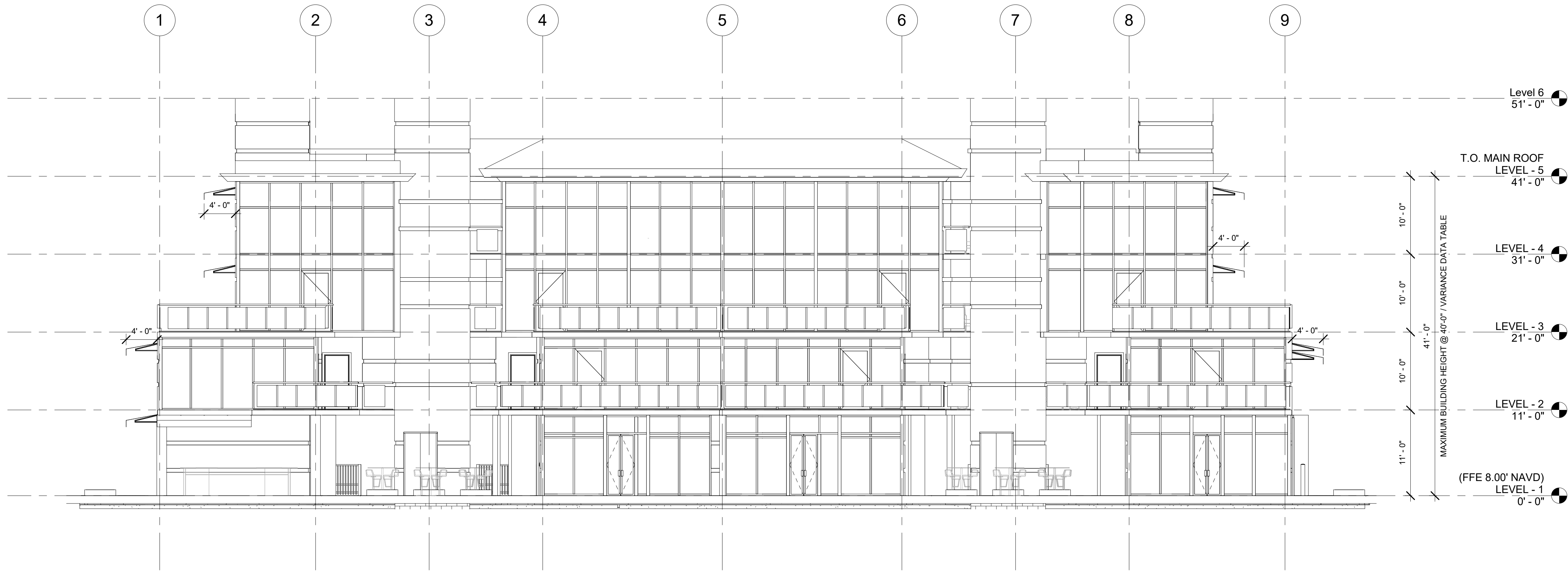
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ROOF TOP FLOOR  
PLAN

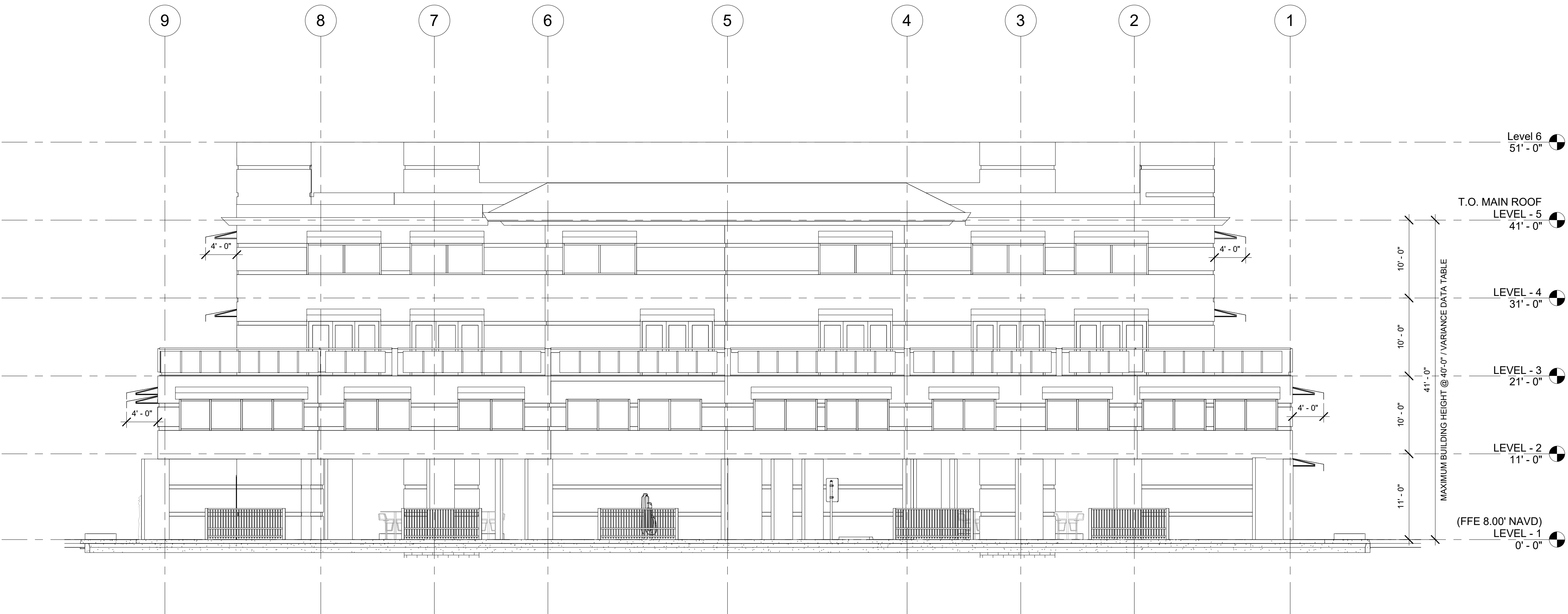
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Sheet Number  
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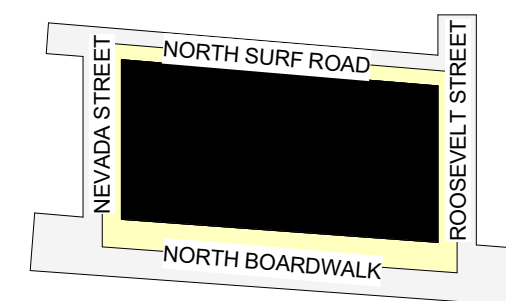




1 BUILDING ELEVATION EAST  
1/8" = 1'-0"



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



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

Seal

No.	Description	Date

Date  
01/26/17

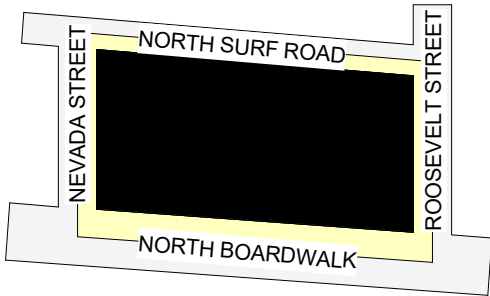
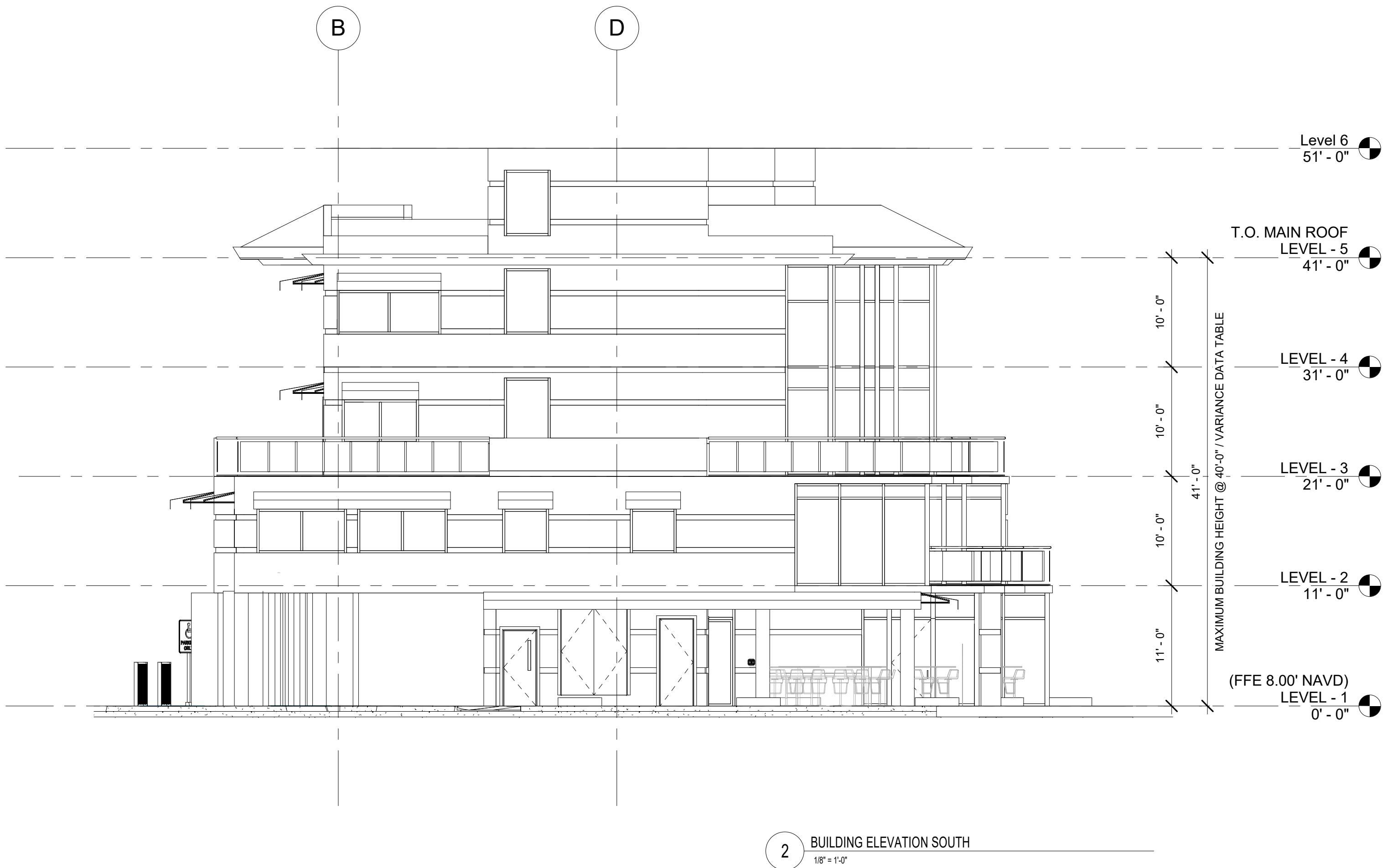
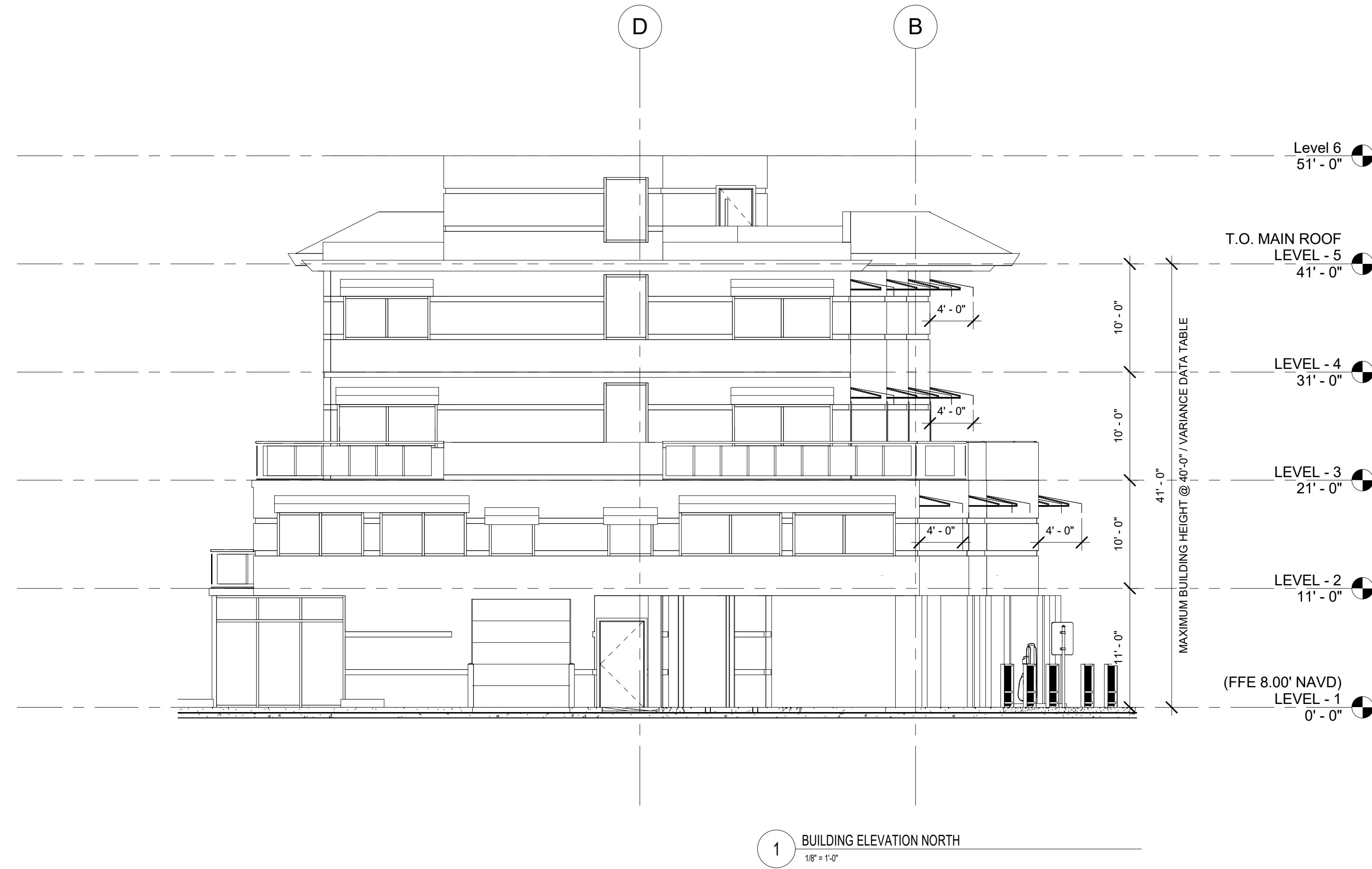
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Project Number

**1603**

Sheet Number

**A200**



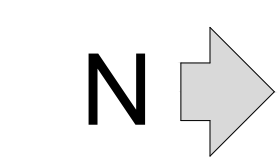
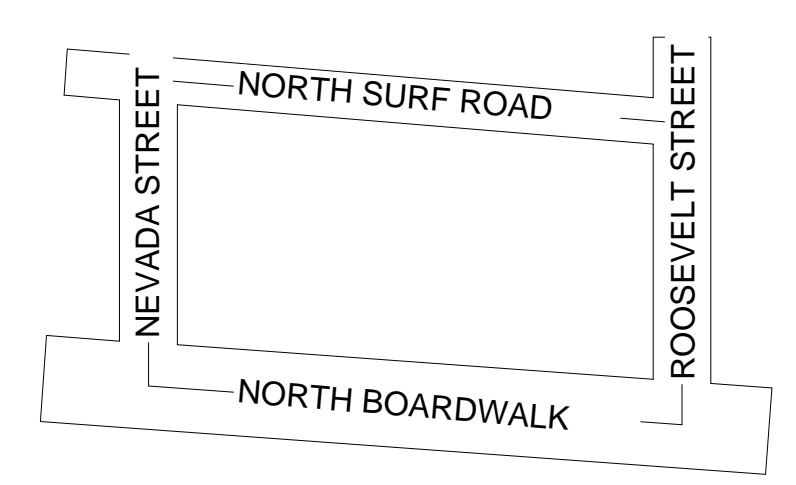
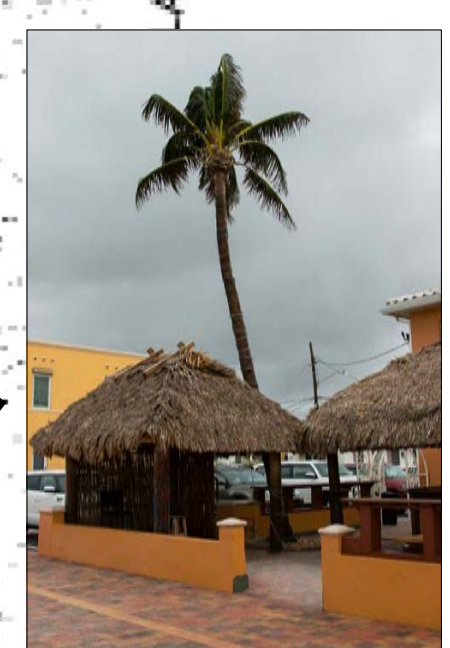
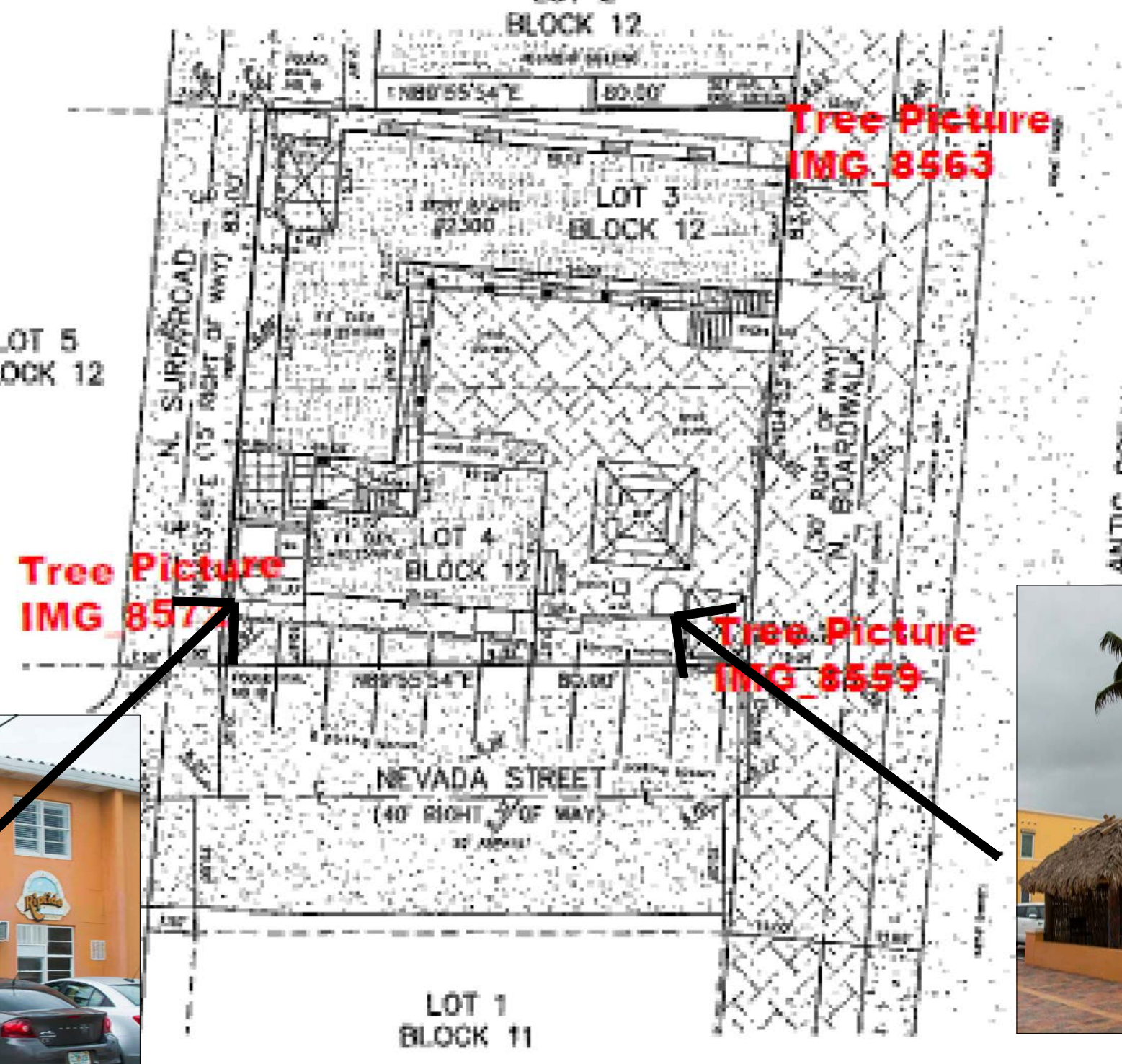
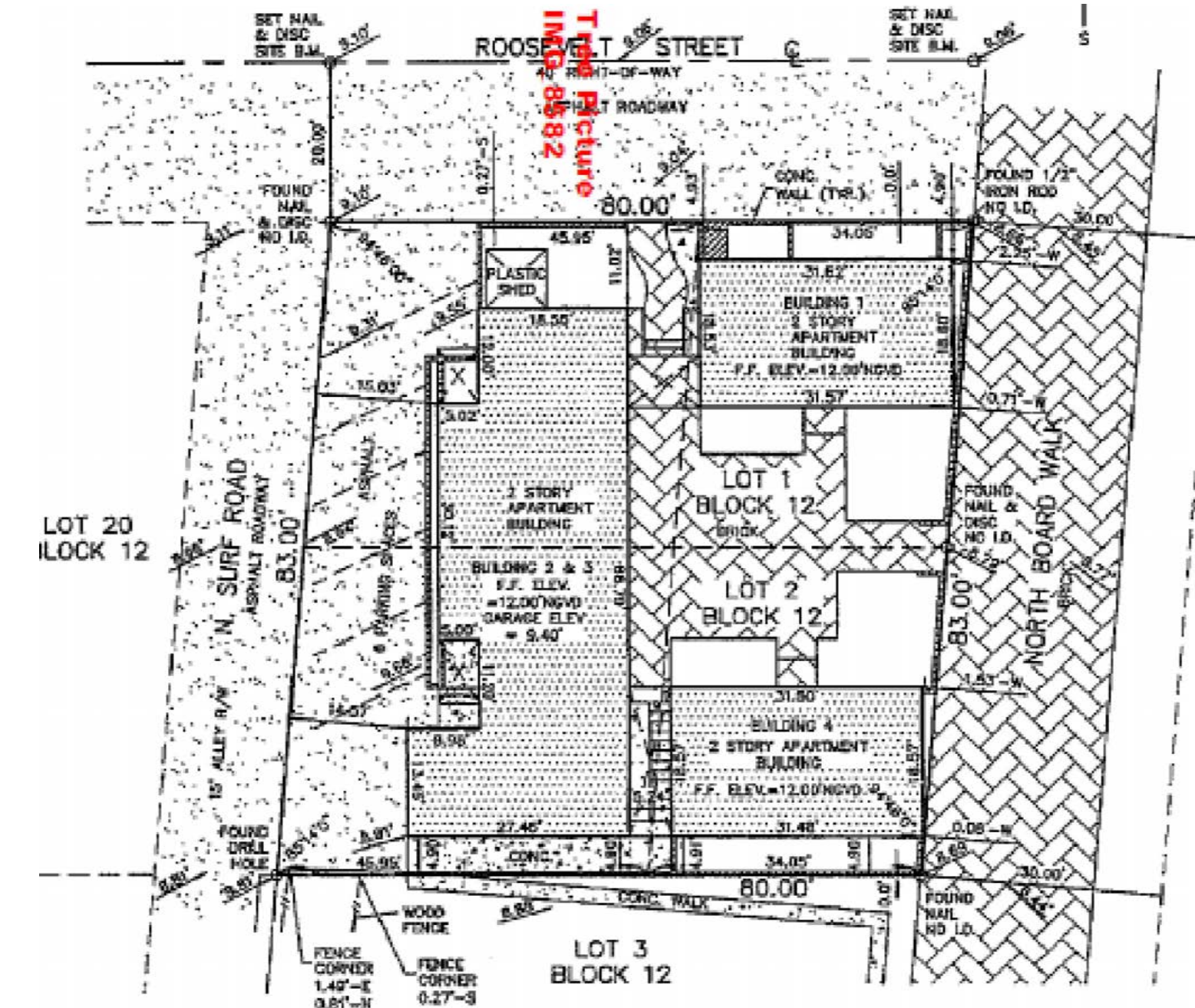
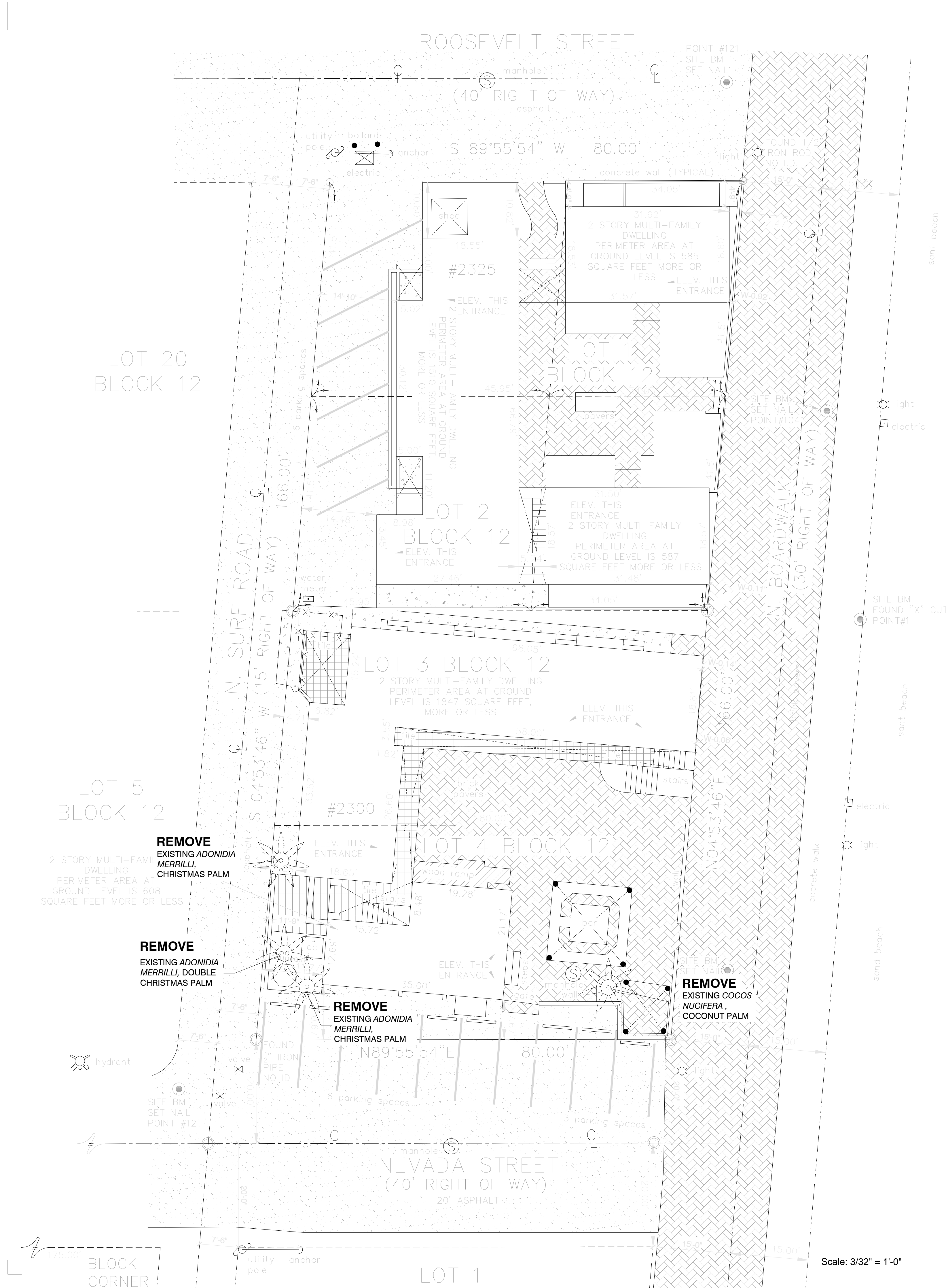
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Date  
01/26/17



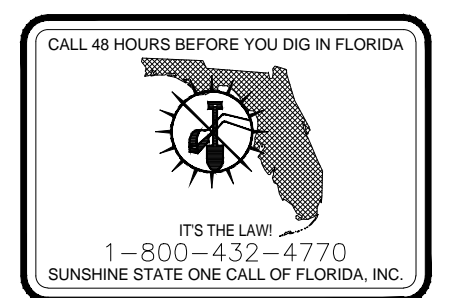




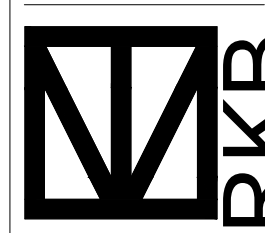


KEY PLAN  
N.T.S.

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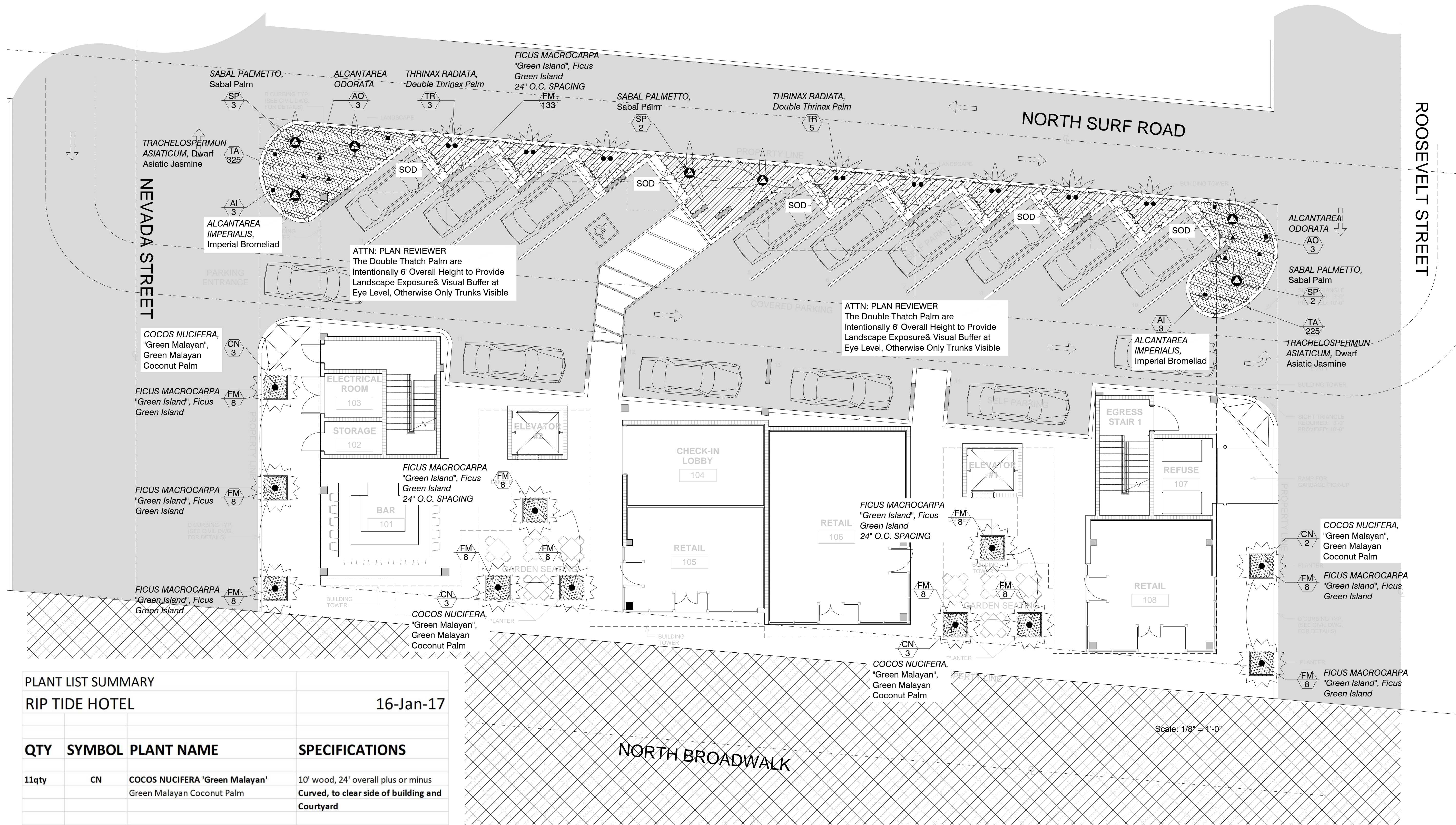
**RIP TIDE HOTEL**  
2300 N SURF ROAD

Date  
01/16/17

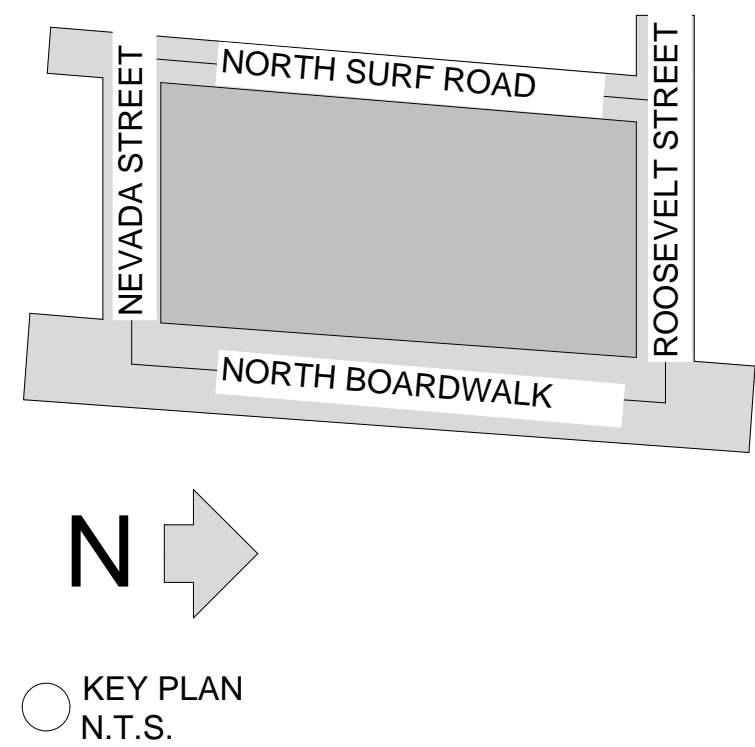
**EXISTING TREE  
SURVEY**

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





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	Organic, Black
	Fertilizer Tablets	SLOW RELEASE Fertilizer Tablets	Application per mfg.



**MURAKAMI**  
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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 EXCEED 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 TRANSPLANTING. REQUIREMENTS FOR MEASUREMENTS, BRANCHING, GRADING, QUALITY, BAILING AND BURLAPPING OR 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/OTHER REGULATING AGENCY TO CONFORM WITH CODE REQUIREMENTS. THE MOST RESTRICTIVE CRITERIA FOR CALIPER MEASUREMENT SHALL APPLY. IF THEIR 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 KNT, 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 ON 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 2.0 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 A FINE MIX (GRANDS) OR LOAM MUD.

AMENDMENTS SHALL BE ADDED TO PLANTING MIX PER SOIL TESTS. THE PH SHALL BE MAINTAINED AT 6.5 TO 7.5. 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 MANUFACTURERS SPECIFICATIONS.

2. ALL PLANTS TO RECEIVE 20-10-5 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 CONTRACTORS 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) 8" 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 SUPPAGE AND FASTEN TO STAKE. SECURE SECOND TIE 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 GUYS NOT LESS THAN 1.3 HEIGHT OF TREE ABOVE GROUND. PLACE ANCHORS SO THAT GUYS ARE EQUALLY SPACED AND AT 45 DEGREE ANGLES TO HORIZON. KEEP GUYS TAUGHT UNTIL PROJECT COMPLETION. SECURE A RIBBON OF FLOURESCENT FLAGGING 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 ABUTTING JOINTS. ALL SODDED AREAS ARE TO BE HAND RAKED 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 OR 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 DEFICIENCIES 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 (365 CALENDAR DAYS) FROM DATE OF FINAL ACCEPTANCE.
3. ALL SHRUBS, GROUND COVERS, VINES AND SOD SHALL BE FULLY WARRANTED FOR NINETY (90) CALENDER 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 THE 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.

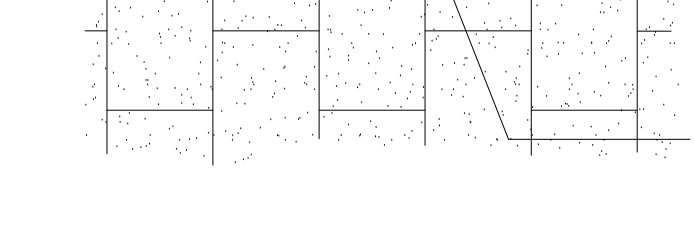
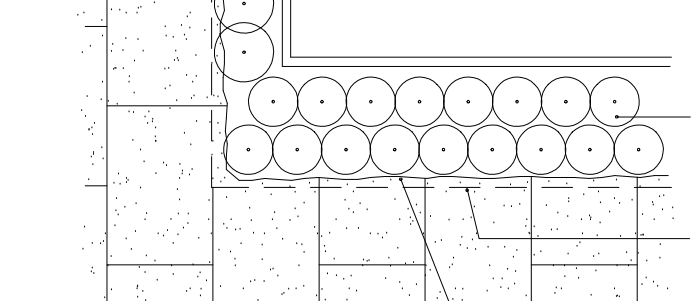
2. ALL LANDSCAPING SHALL BE INSTALLED IN A SOUND, WORKMANLIKE MANNER AND ACCORDING TO ACCEPTED GOOD PLANTING PROCEDURES AS PRESCRIBED BY THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS.

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.

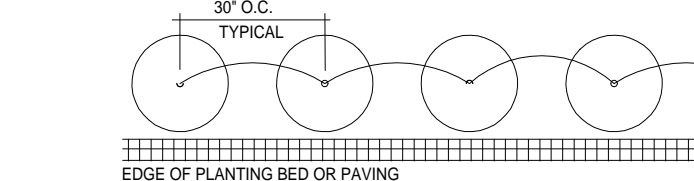
- B. ALL LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION AND SHALL BE KEPT FREE FROM REFUSE AND DEBRIS. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, MOWING, FERTILIZING, TREATING, MULCHING, PRUNING, REMOVAL/ REPLACEMENT OF DEAD OR DISEASED TREES AND REMOVAL OF REFUSE AND DEBRIS ON A REGULAR BASIS SO AS TO PRESENT A NEAT AND WELL-KEPT APPEARANCE AT ALL TIMES.

BUILDING OR HARDSCAPE ELEMENT

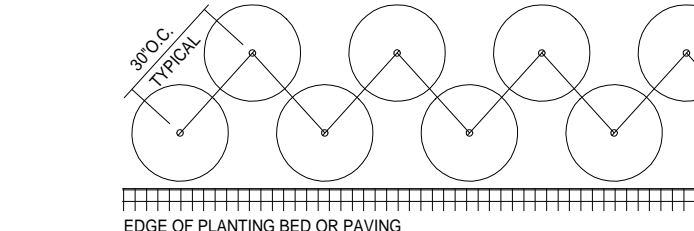


PLAN  
SOD TRIMMING - LINEAR SHRUB BEDS  
NOT TO SCALE

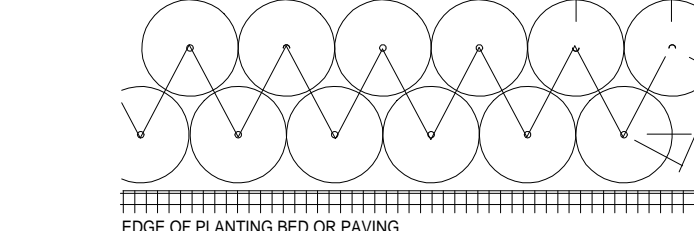
SINGLE ROW SPACING DIAGRAM FOR HEDGES



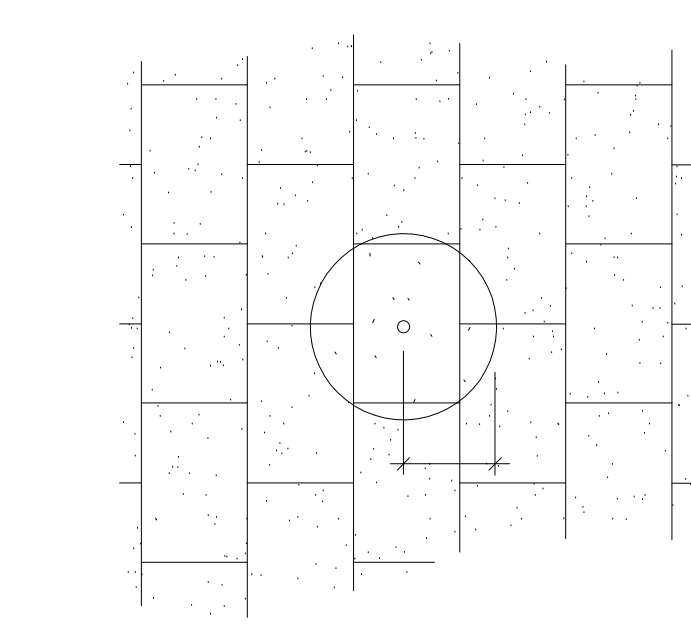
TRIANGULAR SPACING DIAGRAM FOR HEDGES



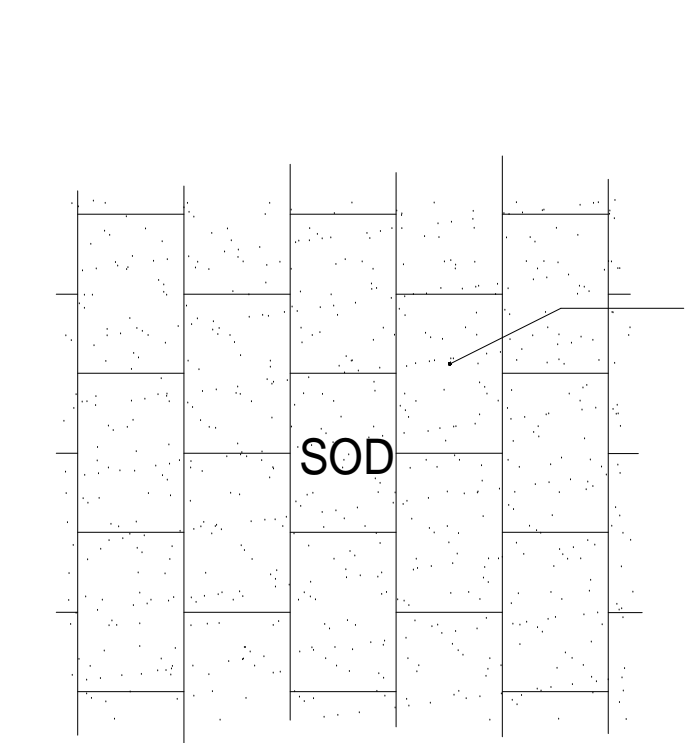
DOUBLE ROW  
TRIANGULAR SPACING DIAGRAM



PLAN  
SHURB/PLANT SPACING DIAGRAMS  
NOT TO SCALE



SECTION  
TREE RING  
NOT TO SCALE

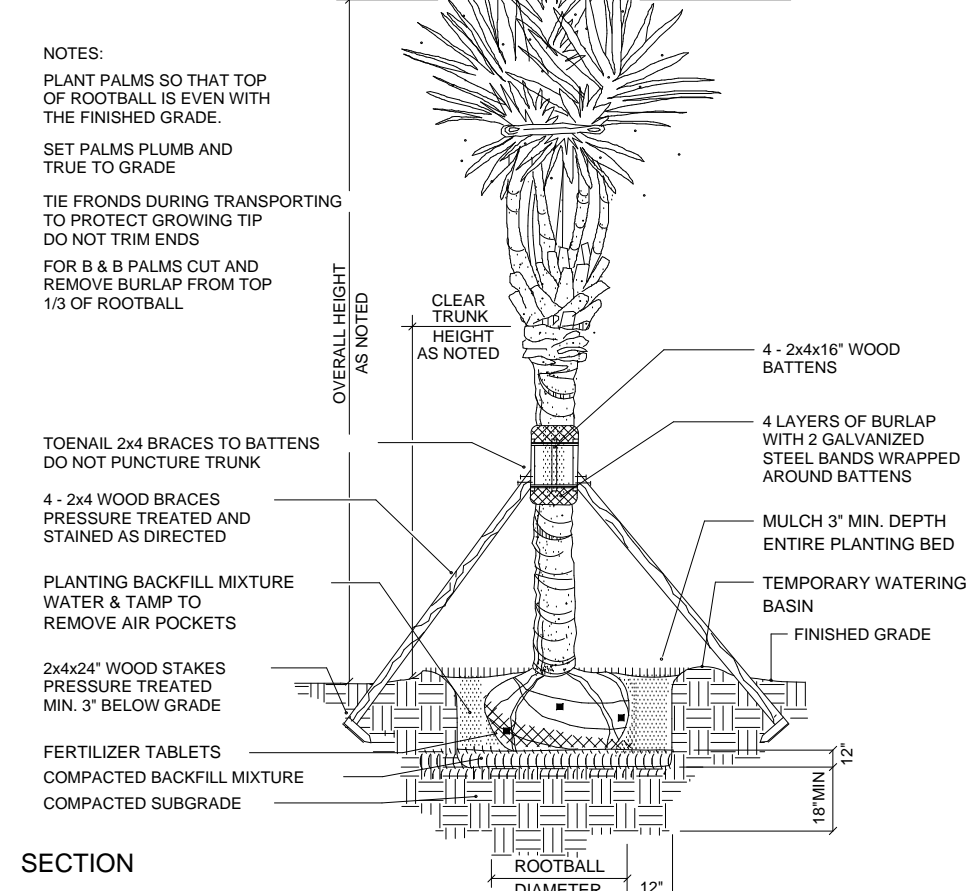


PLAN

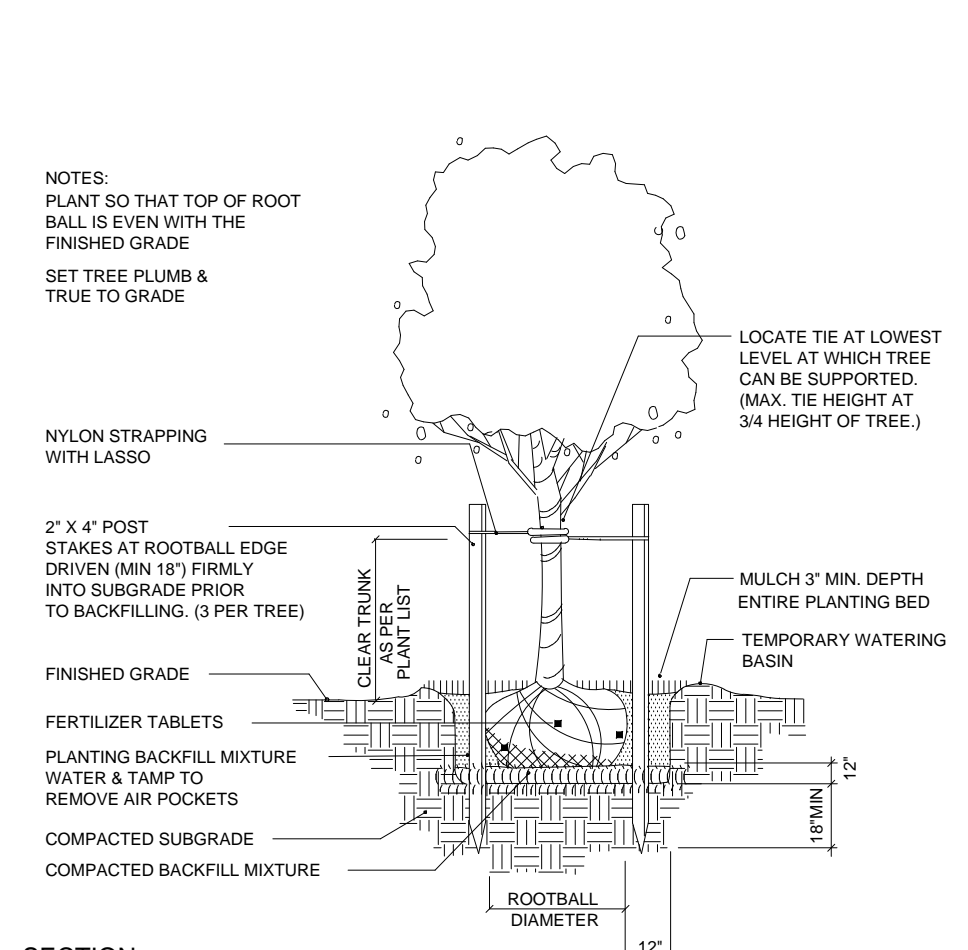
SOD PLANTING  
NOT TO SCALE

INSTALLATION OF SHURBS AND  
GROUND COVER AGAINST THE BASE OF THE  
BUILDING

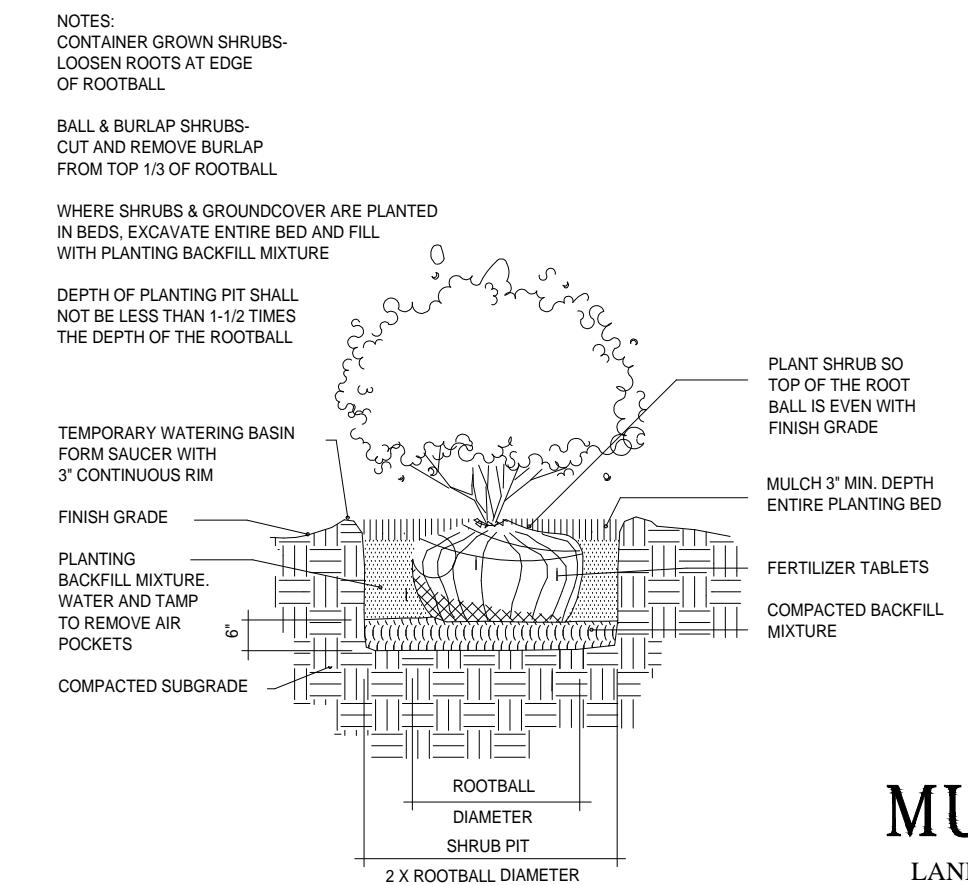
- Please allow a respectable planting distance from the base of the building to the first row of shrubs. Allow for ultimate growth, and allow for some degree of maintenance and access against the base of the building.
- For most medium and small shrubs, the first row of plants should be planted closer 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



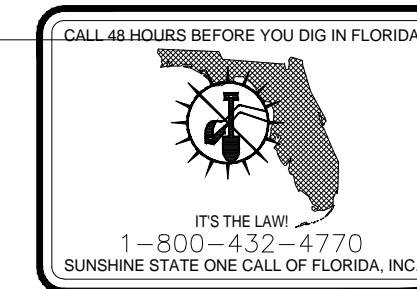
SECTION  
TREE PLANTING/STAKING  
NOT TO SCALE [ TO 3" CALIPER ]



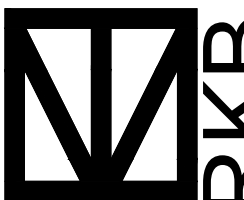
SECTION  
SHRUB PLANTING  
NOT TO SCALE

MURAKAMI  
LANDSCAPE ARCHITECTS

326 NE 1st Avenue Delray Beach, Florida 33444-3804  
904.276.7750  
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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

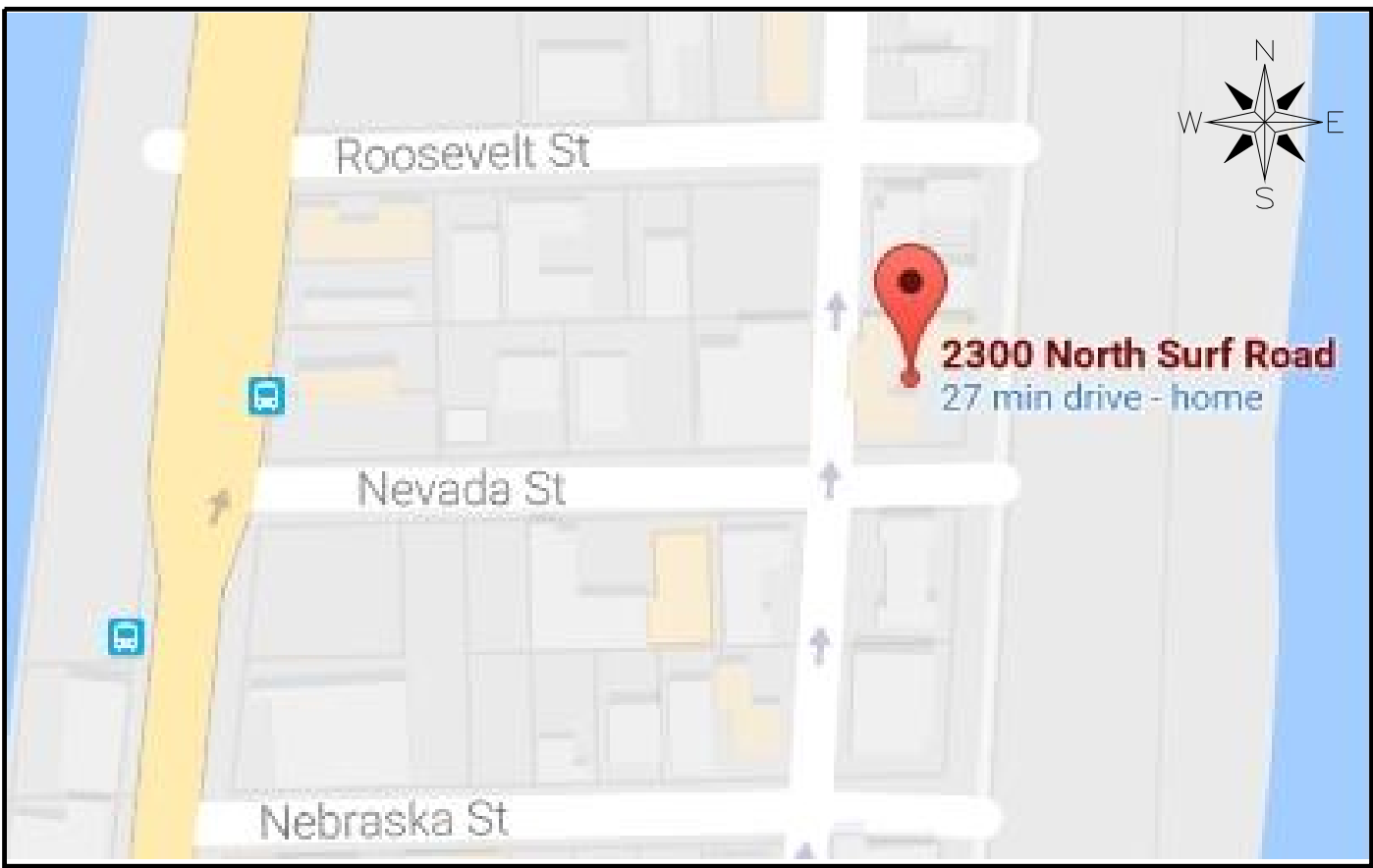
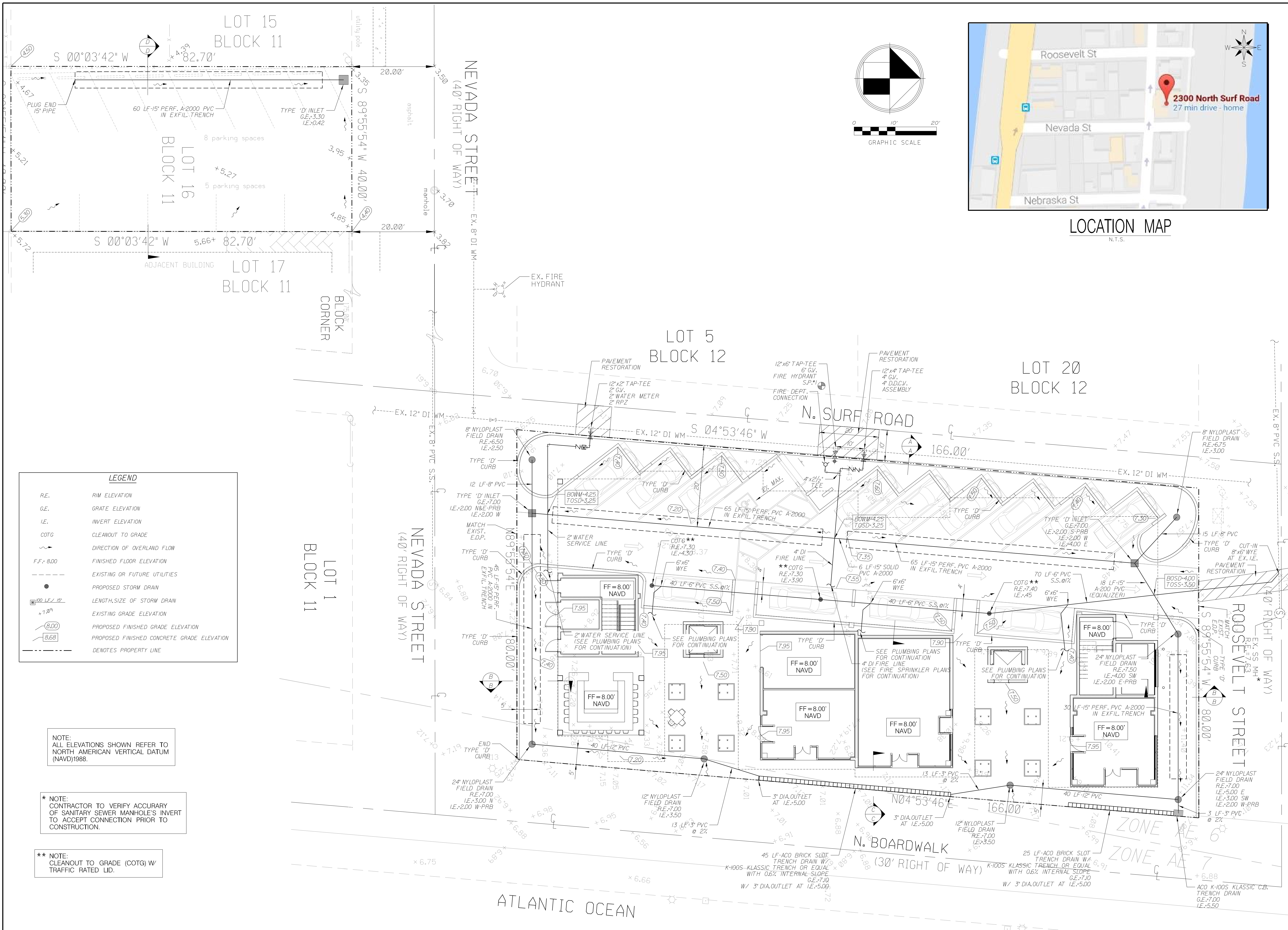
Project Number

1603

Sheet Number

L-3





LOCATION MAP  
N.T.S.

REVISIONS:	
1.	2.
3.	4.
5.	6.
7.	8.
CLIENT:	
PROJECT:	
TASK:	
DATE:	
DESIGNED BY:	
DRAWN BY:	
PROJECT NO.	
SHEET	
OF	
GARY G. BLOOM, P.E. FLA. LIC. NO. 19832 NOT VALID UNLESS SIGNED AND SEALED BY ENGINEER	

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

Rip Tide Hotel  
2300 N. Surf Road  
HOLLYWOOD  
CIVIL ENGINEERING PLAN

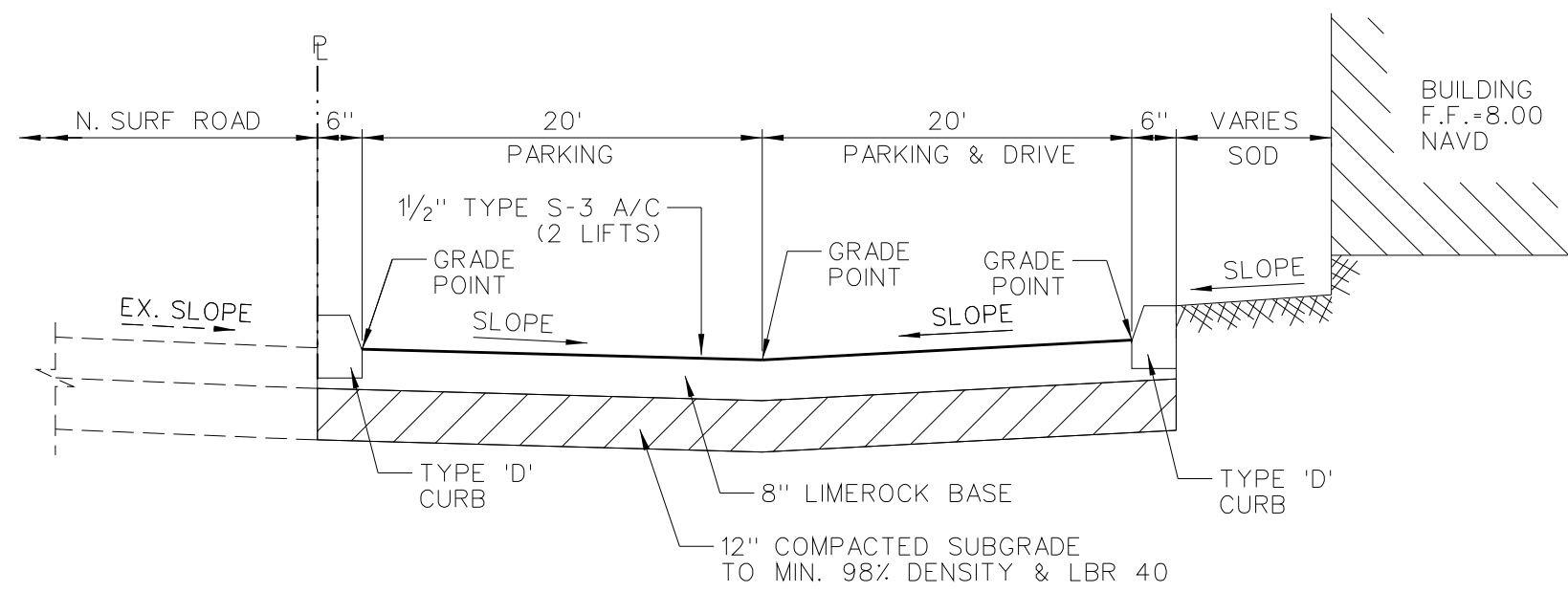
**GGB Engineering, Inc.**  
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS  
• CONSTRUCTION MANAGERS  
FLORIDA REGISTRATION NO. 818  
2699 Stirling Road, Suite C-202  
Fort Lauderdale, Florida 33312  
Phone: (954) 986-9899  
Fax: (954) 986-8655

FLORIDA

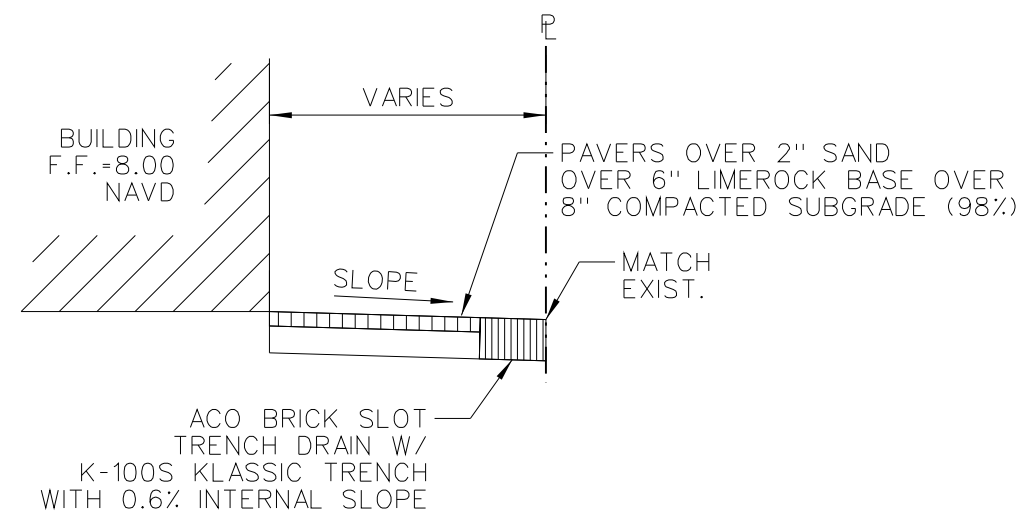


GENERAL:	EARTHWORK:	WATER SYSTEM:	WATER SERVICE LINES:	UPON COMPLETION OF THE WORK A LAMPING INSPECTION SHALL BE MADE OF THE COMPLETED SYSTEM ALONG WITH AN INFILTRATION AND / OR EXFILTRATION TEST. AFTER ALL TESTING INCLUDED IN THIS CONTRACT HAS BEEN COMPLETED THE CONTRACTOR WILL CONDUCT A TELEVISED INSPECTION OF THE SEWER LINES PRIOR TO BEING ACCEPTED FOR USE AND A SECOND TELEVISED INSPECTION AND LAMPING PRIOR TO RELEASE OF ONE-YEAR MAINTENANCE BOND.
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 CONTRACTOR'S BID FOR EARTHWORK SHALL INCLUDE THE EXCAVATION, REMOVAL AND DISPOSAL OF ALL MATERIALS OF WATERWATER CHARACTER WITHIN THE LIMITS OF CONSTRUCTION. ALL TOPSOIL THAT IS SUITABLE FOR LANDSCAPING OR GRASSING OPERATIONS MAY BE STOCKPILED NEARBY FOR FUTURE USE IF APPROVED BY OWNER. WHERE MUCK, ROCK, CLAY OR OTHER MATERIAL WITHIN THE LIMITS OF CONSTRUCTION IS UNSUITABLE IN ITS ORIGINAL POSITION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF SUCH MATERIAL IN ITS ENTIRETY AND BACKFILL WITH SUITABLE MATERIAL WHICH SHALL BE COMPACTED IN PLACE TO CONFORM TO THE REQUIRED GRADES AND 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.	THE WATER SYSTEM SHALL BE HYDROSTATICALLY PRESSURE TESTED AND DISINFECTED PER AWWA / ANSI C600-05, C651-05 AND TESTED FOR A MINIMUM OF 150 PSI AND HAVE COMPRESSION TYPE BELL AND SPIGOT JOINTS.	WATER SERVICES 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 35 SERVICE PIPE SHALL BE INSTALLED AS A SINGLE RUN WITHOUT UNIONS.	MANHOLE JOINTS WILL BE SEALED WITH RAMMEK OR APPROVED EQUAL AND ANTI-HYDRO CEMENT INSIDE AND OUT.
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, AS REQUIRED.	IT IS THE CONTRACTORS RESPONSIBILITY TO PREPARE THE SITE IN ACCORDANCE WITH THE OWNERS GEOTECHNICAL REPORT FOR SUBSURFACE EXPLORATION AND RECOMMENDATIONS.	THE WATER SYSTEM SHALL BE DESIGNED FOR A MINIMUM WORKING PRESSURE OF 150 PSI AND HAVE COMPRESSION TYPE BELL AND SPIGOT JOINTS.	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.	ALL SANITARY SEWER GRAVITY MAINS AND SERVICES SHALL BE BEDDED AND BACKFILLED PER STANDARD TRENCH DETAIL.
ALL DEVIATIONS FROM PLANS ARE TO BE APPROVED BY ENGINEER IN WRITING PRIOR TO CONSTRUCTION AND FOR ALL INSPECTIONS AND TESTING.	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 ON THE PLANS) EXIST WITHIN THE AREA OF CONSTRUCTION. SHOULD THERE BE "OTHER" UTILITIES, THE CONTRACTOR SHALL NOTIFY THE RESPECTIVE UTILITY OWNERS TO RESOLVE UTILITY CONFLICTS AND UTILITY ADJUSTMENTS, AS REQUIRED.	O = LD x SQUARE ROOT OF P / 148.000 WHERE: O = QUANTITY OF MAKEUP WATER IN GALLONS / HOUR P = 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	SERVICE LINES SHALL BE MARKED WITH 2" x 4" POST PAINTED BLUE.	A MINIMUM OF 10-FOOT HORIZONTAL CLEARANCE IS REQUIRED BETWEEN ALL UTILITY PIPE AND BUILDING STRUCTURES, UNLESS OTHERWISE SHOWN ON THE PLANS.
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 THE CONTRACTOR (LAND SURVEYOR) AND SHOWN ON A SEALED AS-BUILT PLAN ALONG WITH AN AUTOCAD DISK.	TEST PRESSURE SHALL NOT VARY MORE THAN 5 PSI THROUGHOUT THE TEST. TEST PRESSURE SHALL BE MAINTAINED FOR A MINIMUM OF 2000 FEET WHEN THE LENGTH OF PIPE TESTED EXCEEDS 2000 FEET. THRUST BLOCKS AS SHOWN ON THE DETAIL SHEETS SHALL BE PROVIDED FOR ALL JOINTS UNLESS NOTED OTHERWISE ON PLANS. IF RESTRAINT JOINT PIPE IS SPECIFIED ON THE PLANS, IT SHALL BE INSTALLED TO MAINTAIN THE ALIGNMENT OF THE PIPE AND THE UTILITY DEPARTMENT-NON-CONCRETE THRUST BLOCKS WILL BE ALLOWED EXCEPT FOR FIRE HYDRANTS.	PIPE DEFLECTION SHALL BE NO MORE THAN ONE HALF OF THE MANUFACTURER'S RECOMMENDATION.	ALL WORKMANSHIP AND MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF THE GOVERNING AUTHORITY.
CONTRACTOR SHALL BE RESPONSIBLE AT ALL TIMES THROUGHOUT THE DURATION OF CONSTRUCTION FOR THE PROTECTION OF EXISTING AND NEWLY INSTALLED UTILITIES AND IMPROVEMENTS FROM DAMAGES, DISRUPTION OF SERVICE, OR DESTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING 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" MINIMUM MIN. G. BASE EXTENSION OUTSIDE OF MANHOLE WALL.	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.	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.	CONTRACTOR SHALL BE RESPONSIBLE TO COMPLETELY INSPECT THE EXISTING SANITARY SEWER SYSTEM AND / OR LIFT STATION TO BE APPLICABLE. IN ADVANCE OF ANY WORK AND NOTIFY THE ENGINEER IN ADVANCE OF ANY DEFICIENCIES. SHOULD THE CONTRACTOR OBTAIN WORK WITHOUT FIRST INSPECTING THE EXISTING SANITARY SEWER MAINS AND / OR LIFT STATION, THEN THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS.
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 PIPE SHALL BE COVERED UNTIL INSPECTED AND APPROVED BY THE ENGINEER AND OTHER APPLICABLE AUTHORITIES.	PVC MAINS SHALL BE LAID WITH A MINIMUM OF 36" CLEAR COVER.	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 ENDZES (1)-1/2" PUMPER NOZ.	CONTRACTOR IS RESPONSIBLE TO DELIVER AS-BUILT SEWER PLANS, MYLAR, AND COMPUTER DISK TO THE ENGINEER PRIOR TO FINAL CERTIFICATION TO THE GOVERNING AUTHORITIES. AS-BUILTS SHALL BE SIGNED AND SEALED BY A REGISTERED FLORIDA SURVEYOR.
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 AREA TO BE MAINTAINED BY THE CONTRACTOR AND / OR RESET AFTER CONSTRUCTION UNDER CERTIFICATION BY A REGISTERED SURVEYOR.	DRAINAGE PIPES SHALL BE REINFORCED CONCRETE PIPE UNLESS OTHERWISE SPECIFIED ON PLANS.	CONTRACTOR SHALL BE RESPONSIBLE TO REVIEW WATER DETAILS TO DETERMINE EXTENT OF JURISDICTION OF WATER SERVICE AND WATER MATERIALS (METERS, ETC.) SUPPLIED AND INSTALLED BY UTILITY.	DEVELOPER IS RESPONSIBLE TO DEDICATE UTILITY EASEMENTS TO THE UTILITY FOR ALL PUBLIC SEWER MAINS AND MANHOLES THAT ARE TO ULTIMATELY OWNED AND MAINTAINED BY THE UTILITY. EASEMENTS TO BE GRANTED UPON COMPLETION OF THE WORK UPON CONSTRUCTION OF THE PROJECT.
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 ENGINEER OF ANY EXISTING SYSTEM DEFICIENCIES. SHOULD ANY WORK AND NOTIFY THE ENGINEER OF ANY DEFICIENCIES. SHOULD ANY WORK AND NOTIFY THE ENGINEER OF ANY DEFICIENCIES. SHOULD ANY WORK AND NOTIFY THE ENGINEER OF ANY DEFICIENCIES.	LOCATION OF DRAINAGE AND SANITARY SEWER STRUCTURES GOVERN. ADJUST PIPE LENGTHS AS REQUIRED.	CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY TURBIDITY DRAINAGE DRAINAGE POWER CABLES, AND OTHERS MUST BE INSTALLED, INSPECTED, TESTED, AND APPROVED PRIOR TO ANY SUBGRADE CONSTRUCTION.	FIRE HYDRANTS SHALL BE EQUIPPED WITH A 6" MINIMUM MECHANICAL JOINT BASE INLET UNLESS OTHERWISE SPECIFIED BY THE ENGINEER.	CONTRACTOR SHALL BE RESPONSIBLE TO COMPLETELY INSPECT THE EXISTING SANITARY SEWER SYSTEM AND / OR LIFT STATION TO BE APPLICABLE. IN ADVANCE OF ANY WORK AND NOTIFY THE ENGINEER IN ADVANCE OF ANY DEFICIENCIES. SHOULD THE CONTRACTOR OBTAIN WORK WITHOUT FIRST INSPECTING THE EXISTING SANITARY SEWER MAINS AND / OR LIFT STATION, THEN THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS.
ALL PERMANENT GRASS AREAS ARE TO RECEIVE A 4" MUCK BLANKET OR TOPSOIL TREATMENT.	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".	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 ENGINEER OF ANY EXISTING SYSTEM DEFICIENCIES. SHOULD ANY WORK AND NOTIFY THE ENGINEER OF ANY DEFICIENCIES. SHOULD ANY WORK AND NOTIFY THE ENGINEER OF ANY DEFICIENCIES. SHOULD ANY WORK AND NOTIFY THE ENGINEER OF ANY DEFICIENCIES.	FIRE HYDRANTS SHALL BE EQUIPPED WITH A 6" MINIMUM MECHANICAL JOINT BASE INLET UNLESS OTHERWISE SPECIFIED BY THE ENGINEER.	CONTRACTOR SHALL BE RESPONSIBLE TO COMPLETELY INSPECT THE EXISTING SANITARY SEWER SYSTEM AND / OR LIFT STATION TO BE APPLICABLE. IN ADVANCE OF ANY WORK AND NOTIFY THE ENGINEER IN ADVANCE OF ANY DEFICIENCIES. SHOULD THE CONTRACTOR OBTAIN WORK WITHOUT FIRST INSPECTING THE EXISTING SANITARY SEWER MAINS AND / OR LIFT STATION, THEN THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS.
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.	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 ENGINEER OF ANY EXISTING SYSTEM DEFICIENCIES. SHOULD ANY WORK AND NOTIFY THE ENGINEER OF ANY DEFICIENCIES. SHOULD ANY WORK AND NOTIFY THE ENGINEER OF ANY DEFICIENCIES. SHOULD ANY WORK AND NOTIFY THE ENGINEER OF ANY DEFICIENCIES.	FIRE HYDRANTS SHALL BE EQUIPPED WITH A 6" MINIMUM MECHANICAL JOINT BASE INLET UNLESS OTHERWISE SPECIFIED BY THE ENGINEER.	CONTRACTOR SHALL BE RESPONSIBLE TO COMPLETELY INSPECT THE EXISTING SANITARY SEWER SYSTEM AND / OR LIFT STATION TO BE APPLICABLE. IN ADVANCE OF ANY WORK AND NOTIFY THE ENGINEER IN ADVANCE OF ANY DEFICIENCIES. SHOULD THE CONTRACTOR OBTAIN WORK WITHOUT FIRST INSPECTING THE EXISTING SANITARY SEWER MAINS AND / OR LIFT STATION, THEN THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS.
UNDERGROUND UTILITIES SHALL BE INSTALLED, OR SLEEVING PROVIDED BEFORE ANY PAVEMENT CONSTRUCTION BEGINS. NO EXCEPTED.	FOR COMPACTED SUBGRADE, FOLLOW THE SPECIFICATIONS ON THE PAVING, GRADING, AND DRAINAGE DETAIL SHEET.	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 ENGINEER OF ANY EXISTING SYSTEM DEFICIENCIES. SHOULD ANY WORK AND NOTIFY THE ENGINEER OF ANY DEFICIENCIES. SHOULD ANY WORK AND NOTIFY THE ENGINEER OF ANY DEFICIENCIES. SHOULD ANY WORK AND NOTIFY THE ENGINEER OF ANY DEFICIENCIES.	FIRE HYDRANTS SHALL BE EQUIPPED WITH A 6" MINIMUM MECHANICAL JOINT BASE INLET UNLESS OTHERWISE SPECIFIED BY THE ENGINEER.	CONTRACTOR SHALL BE RESPONSIBLE TO COMPLETELY INSPECT THE EXISTING SANITARY SEWER SYSTEM AND / OR LIFT STATION TO BE APPLICABLE. IN ADVANCE OF ANY WORK AND NOTIFY THE ENGINEER IN ADVANCE OF ANY DEFICIENCIES. SHOULD THE CONTRACTOR OBTAIN WORK WITHOUT FIRST INSPECTING THE EXISTING SANITARY SEWER MAINS AND / OR LIFT STATION, THEN THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS.
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 200. THE ENGINEER SHALL SPECIFY THE LOCATION AND NUMBER OF DENSITY TESTS REQUIRED. A MINIMUM OF ONE DENSITY TEST OVER EVERY TRENCH AND ONE DENSITY 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 MATERIAL 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.	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 ENGINEER OF ANY EXISTING SYSTEM DEFICIENCIES. SHOULD ANY WORK AND NOTIFY THE ENGINEER OF ANY DEFICIENCIES. SHOULD ANY WORK AND NOTIFY THE ENGINEER OF ANY DEFICIENCIES. SHOULD ANY WORK AND NOTIFY THE ENGINEER OF ANY DEFICIENCIES.	FIRE HYDRANTS SHALL BE EQUIPPED WITH A 6" MINIMUM MECHANICAL JOINT BASE INLET UNLESS OTHERWISE SPECIFIED BY THE ENGINEER.	CONTRACTOR SHALL BE RESPONSIBLE TO COMPLETELY INSPECT THE EXISTING SANITARY SEWER SYSTEM AND / OR LIFT STATION TO BE APPLICABLE. IN ADVANCE OF ANY WORK AND NOTIFY THE ENGINEER IN ADVANCE OF ANY DEFICIENCIES. SHOULD THE CONTRACTOR OBTAIN WORK WITHOUT FIRST INSPECTING THE EXISTING SANITARY SEWER MAINS AND / OR LIFT STATION, THEN THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS.
ALL GRADES SHOWN REFER TO FINISHED ASPHALT PAVEMENT UNLESS OTHERWISE NOTED.	FOR STABILIZING AT INTERSECTIONS, TURNOUTS, AND GRADED CONNECTIONS, SEE STANDARD INDEX NO. 515. SEE TYPICAL SECTION FOR DEPTH AND LBR.	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 ENGINEER OF ANY EXISTING SYSTEM DEFICIENCIES. SHOULD ANY WORK AND NOTIFY THE ENGINEER OF ANY DEFICIENCIES. SHOULD ANY WORK AND NOTIFY THE ENGINEER OF ANY DEFICIENCIES. SHOULD ANY WORK AND NOTIFY THE ENGINEER OF ANY DEFICIENCIES.	FIRE HYDRANTS SHALL BE EQUIPPED WITH A 6" MINIMUM MECHANICAL JOINT BASE INLET UNLESS OTHERWISE SPECIFIED BY THE ENGINEER.	CONTRACTOR SHALL BE RESPONSIBLE TO COMPLETELY INSPECT THE EXISTING SANITARY SEWER SYSTEM AND / OR LIFT STATION TO BE APPLICABLE. IN ADVANCE OF ANY WORK AND NOTIFY THE ENGINEER IN ADVANCE OF ANY DEFICIENCIES. SHOULD THE CONTRACTOR OBTAIN WORK WITHOUT FIRST INSPECTING THE EXISTING SANITARY SEWER MAINS AND / OR LIFT STATION, THEN THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS.
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.	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 ENGINEER OF ANY EXISTING SYSTEM DEFICIENCIES. SHOULD ANY WORK AND NOTIFY THE ENGINEER OF ANY DEFICIENCIES. SHOULD ANY WORK AND NOTIFY THE ENGINEER OF ANY DEFICIENCIES. SHOULD ANY WORK AND NOTIFY THE ENGINEER OF ANY DEFICIENCIES.	FIRE HYDRANTS SHALL BE EQUIPPED WITH A 6" MINIMUM MECHANICAL JOINT BASE INLET UNLESS OTHERWISE SPECIFIED BY THE ENGINEER.	CONTRACTOR SHALL BE RESPONSIBLE TO COMPLETELY INSPECT THE EXISTING SANITARY SEWER SYSTEM AND / OR LIFT STATION TO BE APPLICABLE. IN ADVANCE OF ANY WORK AND NOTIFY THE ENGINEER IN ADVANCE OF ANY DEFICIENCIES. SHOULD THE CONTRACTOR OBTAIN WORK WITHOUT FIRST INSPECTING THE EXISTING SANITARY SEWER MAINS AND / OR LIFT STATION, THEN THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS.
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 ASPHALT 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.	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 ENGINEER OF ANY EXISTING SYSTEM DEFICIENCIES. SHOULD ANY WORK AND NOTIFY THE ENGINEER OF ANY DEFICIENCIES. SHOULD ANY WORK AND NOTIFY THE ENGINEER OF ANY DEFICIENCIES. SHOULD ANY WORK AND NOTIFY THE ENGINEER OF ANY DEFICIENCIES.	FIRE HYDRANTS SHALL BE EQUIPPED WITH A 6" MINIMUM MECHANICAL JOINT BASE INLET UNLESS OTHERWISE SPECIFIED BY THE ENGINEER.	CONTRACTOR SHALL BE RESPONSIBLE TO COMPLETELY INSPECT THE EXISTING SANITARY SEWER SYSTEM AND / OR LIFT STATION TO BE APPLICABLE. IN ADVANCE OF ANY WORK AND NOTIFY THE ENGINEER IN ADVANCE OF ANY DEFICIENCIES. SHOULD THE CONTRACTOR OBTAIN WORK WITHOUT FIRST INSPECTING THE EXISTING SANITARY SEWER MAINS AND / OR LIFT STATION, THEN THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS.
ASPHALT CONCRETE SHALL BE OF MINIMUM THICKNESS AS NOTED ON PLANS AND SHALL BE TYPE S-1(1) OR AS OTHERWISE SPECIFIED ON THE PLANS.	RAISE OR LOWER SURVEY CONTROL POINTS TO FINAL GRADE OF PAVEMENT.	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 ENGINEER OF ANY EXISTING SYSTEM DEFICIENCIES. SHOULD ANY WORK AND NOTIFY THE ENGINEER OF ANY DEFICIENCIES. SHOULD ANY WORK AND NOTIFY THE ENGINEER OF ANY DEFICIENCIES. SHOULD ANY WORK AND NOTIFY THE ENGINEER OF ANY DEFICIENCIES.	FIRE HYDRANTS SHALL BE EQUIPPED WITH A 6" MINIMUM MECHANICAL JOINT BASE INLET UNLESS OTHERWISE SPECIFIED BY THE ENGINEER.	CONTRACTOR SHALL BE RESPONSIBLE TO COMPLETELY INSPECT THE EXISTING SANITARY SEWER SYSTEM AND / OR LIFT STATION TO BE APPLICABLE. IN ADVANCE OF ANY WORK AND NOTIFY THE ENGINEER IN ADVANCE OF ANY DEFICIENCIES. SHOULD THE CONTRACTOR OBTAIN WORK WITHOUT FIRST INSPECTING THE EXISTING SANITARY SEWER MAINS AND / OR LIFT STATION, THEN THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS.

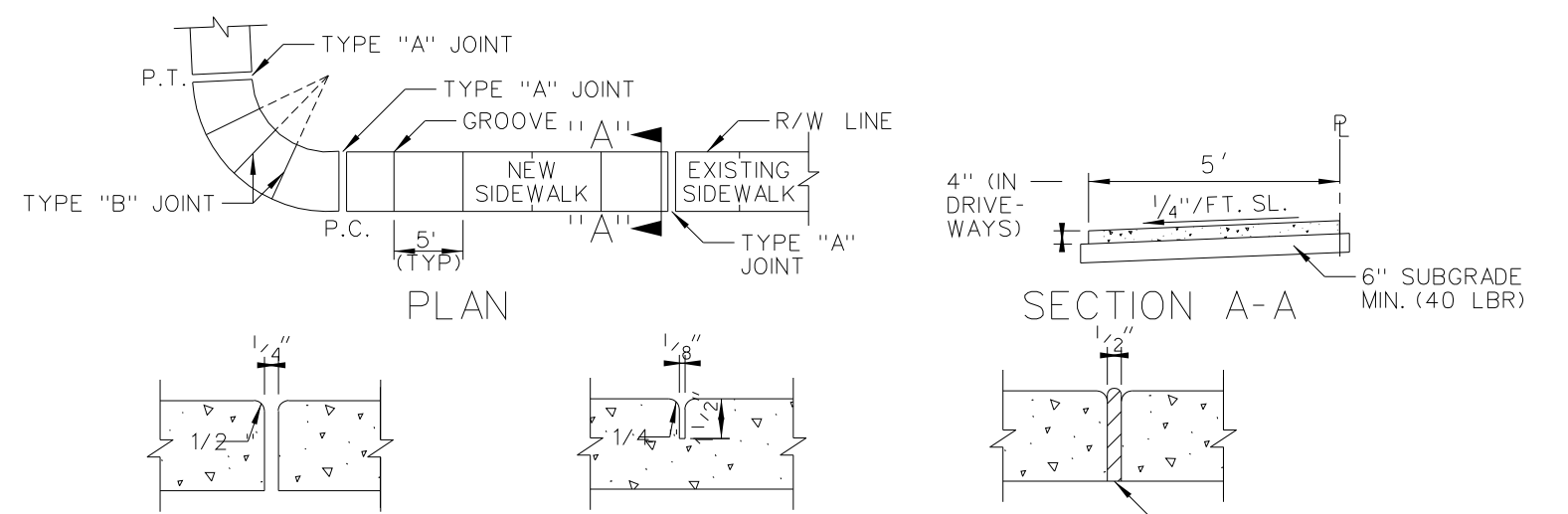
GENERAL:	EARTHWORK:	WATER SYSTEM:	WATER SERVICE LINES:	UPON COMPLETION OF THE WORK A LAMPING INSPECTION SHALL BE MADE OF THE COMPLETED SYSTEM ALONG WITH AN INFILTRATION AND / OR EXFILTRATION TEST. AFTER ALL TESTING INCLUDED IN THIS CONTRACT HAS BEEN COMPLETED THE CONTRACTOR WILL CONDUCT A TELEVISED INSPECTION OF THE SEWER LINES PRIOR TO BEING ACCEPTED FOR USE AND A SECOND TELEVISED INSPECTION AND LAMPING PRIOR TO RELEASE OF ONE-YEAR MAINTENANCE BOND.
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 CONTRACTOR'S BID FOR EARTHWORK SHALL INCLUDE THE EXCAVATION, REMOVAL AND DISPOSAL OF ALL MATERIALS OF WATERWATER CHARACTER WITHIN THE LIMITS OF CONSTRUCTION. ALL TOPSOIL THAT IS SUITABLE FOR LANDSCAPING OR GRASSING OPERATIONS MAY BE STOCKPILED NEARBY FOR FUTURE USE IF APPROVED BY OWNER. WHERE MUCK, ROCK, CLAY OR OTHER MATERIAL WITHIN THE LIMITS OF CONSTRUCTION IS UNSUITABLE IN ITS ORIGINAL POSITION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF SUCH MATERIAL IN ITS ENTIRETY AND BACKFILL WITH SUITABLE MATERIAL WHICH SHALL BE COMPACTED IN PLACE TO CONFORM TO THE REQUIRED GRADES AND 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.	THE WATER SYSTEM SHALL BE HYDROSTATICALLY PRESSURE TESTED AND DISINFECTED PER AWWA / ANSI C600-05, C651-05 AND TESTED FOR A MINIMUM OF 150 PSI AND HAVE COMPRESSION TYPE BELL AND SPIGOT JOINTS.	WATER SERVICES 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 35 SERVICE PIPE SHALL BE INSTALLED AS A SINGLE RUN WITHOUT UNIONS.	MANHOLE JOINTS WILL BE SEALED WITH RAMMEK OR APPROVED EQUAL AND ANTI-HYDRO CEMENT INSIDE AND OUT.
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, AS REQUIRED.	IT IS THE CONTRACTORS RESPONSIBILITY TO PREPARE THE SITE IN ACCORDANCE WITH THE OWNERS GEOTECHNICAL REPORT FOR SUBSURFACE EXPLORATION AND RECOMMENDATIONS.	THE WATER SYSTEM SHALL BE DESIGNED FOR A MINIMUM WORKING PRESSURE OF 150 PSI AND HAVE COMPRESSION TYPE BELL AND SPIGOT JOINTS.	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.	ALL SANITARY SEWER GRAVITY MAINS AND SERVICES SHALL BE BEDDED AND BACKFILLED PER STANDARD TRENCH DETAIL.
ALL DEVIATIONS FROM PLANS ARE TO BE APPROVED BY ENGINEER IN WRITING PRIOR TO CONSTRUCTION AND FOR ALL INSPECTIONS AND TESTING.	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 ON THE PLANS) EXIST WITHIN THE AREA OF CONSTRUCTION. SHOULD THERE BE "OTHER" UTILITIES, THE CONTRACTOR SHALL NOTIFY THE RESPECTIVE UTILITY OWNERS TO RESOLVE UTILITY CONFLICTS AND UTILITY ADJUSTMENTS, AS REQUIRED.	O = LD x SQUARE ROOT OF P / 148.000 WHERE: O = QUANTITY OF MAKEUP WATER IN GALLONS / HOUR P = 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	SERVICE LINES SHALL BE MARKED WITH 2" x 4" POST PAINTED BLUE.	A MINIMUM OF 10-FOOT HORIZONTAL CLEARANCE IS REQUIRED BETWEEN ALL UTILITY PIPE AND BUILDING STRUCTURES, UNLESS OTHERWISE SHOWN ON THE PLANS.
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 THE CONTRACTOR (LAND SURVEYOR) AND SHOWN ON A SEALED AS-BUILT PLAN ALONG WITH AN AUTOCAD DISK.	TEST PRESSURE SHALL NOT VARY MORE THAN 5 PSI THROUGHOUT THE TEST. TEST PRESSURE SHALL BE MAINTAINED FOR A MINIMUM OF 2000 FEET WHEN THE LENGTH OF PIPE TESTED EXCEEDS 2000 FEET. THRUST BLOCKS AS SHOWN ON THE DETAIL SHEETS SHALL BE PROVIDED FOR ALL JOINTS UNLESS NOTED OTHERWISE ON PLANS. IF RESTRAINT JOINT PIPE IS SPECIFIED ON THE PLANS, IT SHALL BE INSTALLED TO MAINTAIN THE ALIGNMENT OF THE PIPE AND THE UTILITY DEPARTMENT-NON-CONCRETE THRUST BLOCKS WILL BE ALLOWED EXCEPT FOR FIRE HYDRANTS.	PIPE DEFLECTION SHALL BE NO MORE THAN ONE HALF OF THE MANUFACTURER'S RECOMMENDATION.	ALL WORKMANSHIP AND MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF THE GOVERNING AUTHORITY.
CONTRACTOR SHALL BE RESPONSIBLE AT ALL TIMES THROUGHOUT THE DURATION OF CONSTRUCTION FOR THE PROTECTION OF EXISTING AND NEWLY INSTALLED UTILITIES AND IMPROVEMENTS FROM DAMAGES, DISRUPTION OF SERVICE, OR DESTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING 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" MINIMUM MIN. G. BASE EXTENSION OUTSIDE OF MANHOLE WALL.	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.	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.	CONTRACTOR SHALL BE RESPONSIBLE TO COMPLETELY INSPECT THE EXISTING SANITARY SEWER SYSTEM AND / OR LIFT STATION TO BE APPLICABLE. IN ADVANCE OF ANY WORK AND NOTIFY THE ENGINEER IN ADVANCE OF ANY DEFICIENCIES. SHOULD THE CONTRACTOR OBTAIN WORK WITHOUT FIRST INSPECTING THE EXISTING SANITARY SEWER MAINS AND / OR LIFT STATION, THEN THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS.
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 PIPE SHALL BE COVERED UNTIL INSPECTED AND APPROVED BY THE ENGINEER AND OTHER APPLICABLE AUTHORITIES.	PVC MAINS SHALL BE LAID WITH A MINIMUM OF 36" CLEAR COVER.	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 ENDZES (1)-1/2" PUMPER NOZ.	CONTRACTOR IS RESPONSIBLE TO DELIVER AS-BUILT SEWER PLANS, MYLAR, AND COMPUTER DISK TO THE ENGINEER PRIOR TO FINAL CERTIFICATION TO THE GOVERNING AUTHORITIES. AS-BUILTS SHALL BE SIGNED AND SEALED BY A REGISTERED FLORIDA SURVEYOR.
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 AREA TO BE MAINTAINED BY THE CONTRACTOR AND / OR RESET AFTER CONSTRUCTION UNDER CERTIFICATION BY A REGISTERED SURVEYOR.	DRAINAGE PIPES SHALL BE REINFORCED CONCRETE PIPE UNLESS OTHERWISE SPECIFIED ON PLANS.	CONTRACTOR SHALL BE RESPONSIBLE TO REVIEW WATER DETAILS TO DETERMINE EXTENT OF JURISDICTION OF WATER SERVICE AND WATER MATERIALS (METERS, ETC.) SUPPLIED AND INSTALLED BY UTILITY.	DEVELOPER IS RESPONSIBLE TO DEDICATE UTILITY EASEMENTS TO THE UTILITY FOR ALL PUBLIC SEWER MAINS AND MANHOLES THAT ARE TO ULTIMATELY OWNED AND MAINTAINED BY THE UTILITY. EASEMENTS TO BE GRANTED UPON COMPLETION OF THE WORK UPON CONSTRUCTION OF THE PROJECT.
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 ENGINEER OF ANY EXISTING SYSTEM DEFICIENCIES. SHOULD ANY WORK AND NOTIFY THE ENGINEER OF ANY DEFICIENCIES. SHOULD ANY WORK AND NOTIFY THE ENGINEER OF ANY DEFICIENCIES. SHOULD ANY WORK AND NOTIFY THE ENGINEER OF ANY DEFICIENCIES.	LOCATION OF DRAINAGE AND SANITARY SEWER STRUCTURES GOVERN. ADJUST PIPE LENGTHS AS REQUIRED.	CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY TURBIDITY DRAINAGE DRAINAGE POWER CABLES, AND OTHERS MUST BE INSTALLED, INSPECTED, TESTED, AND APPROVED PRIOR TO ANY SUBGRADE CONSTRUCTION.	FIRE HYDRANTS SHALL BE EQUIPPED WITH A 6" MINIMUM MECHANICAL JOINT BASE INLET UNLESS OTHERWISE SPECIFIED BY THE ENGINEER.	CONTRACTOR SHALL BE RESPONSIBLE TO COMPLETELY INSPECT THE EXISTING SANITARY SEWER SYSTEM AND / OR LIFT STATION TO BE APPLICABLE. IN ADVANCE OF ANY WORK AND NOTIFY THE ENGINEER IN ADVANCE OF ANY DEFICIENCIES. SHOULD THE CONTRACTOR OBTAIN WORK WITHOUT FIRST INSPECTING THE EXISTING SANITARY SEWER MAINS AND / OR LIFT STATION, THEN THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS.
ALL PERMANENT GRASS AREAS ARE TO RECEIVE A 4" MUCK BLANKET OR TOPSOIL TREATMENT.	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".	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 ENGINEER OF ANY EXISTING SYSTEM DEFICIENCIES. SHOULD ANY WORK AND NOTIFY THE ENGINEER OF ANY DEFICIENCIES. SHOULD ANY WORK AND NOTIFY THE ENGINEER OF ANY DEFICIENCIES. SHOULD ANY WORK AND NOTIFY THE ENGINEER OF ANY DEFICIENCIES.	FIRE HYDRANTS SHALL BE EQUIPPED WITH A 6" MINIMUM MECHANICAL JOINT BASE INLET UNLESS OTHERWISE SPECIFIED BY THE ENGINEER.	CONTRACTOR SHALL BE RESPONSIBLE TO COMPLETELY INSPECT THE EXISTING SANITARY SEWER SYSTEM AND / OR LIFT STATION TO BE APPLICABLE. IN ADVANCE OF ANY WORK AND NOTIFY THE ENGINEER IN ADVANCE OF ANY DEFICIENCIES. SHOULD THE CONTRACTOR OBTAIN WORK WITHOUT FIRST INSPECTING THE EXISTING SANITARY SEWER MAINS AND / OR LIFT STATION, THEN THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS.
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.	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 ENGINEER OF ANY EXISTING SYSTEM DEFICIENCIES. SHOULD ANY WORK AND NOTIFY THE ENGINEER OF ANY DEFICIENCIES. SHOULD ANY WORK AND NOTIFY THE ENGINEER OF ANY DEFICIENCIES. SHOULD ANY WORK AND NOTIFY THE ENGINEER OF ANY DEFICIENCIES.	FIRE HYDRANTS SHALL BE EQUIPPED WITH A 6" MINIMUM MECHANICAL JOINT BASE INLET UNLESS OTHERWISE SPECIFIED BY THE ENGINEER.	CONTRACTOR SHALL BE RESPONSIBLE TO COMPLETELY INSPECT THE EXISTING SANITARY SEWER SYSTEM AND / OR LIFT STATION TO BE APPLICABLE. IN ADVANCE OF ANY WORK AND NOTIFY THE ENGINEER IN ADVANCE OF ANY DEFICIENCIES. SHOULD THE CONTRACTOR OBTAIN WORK WITHOUT FIRST INSPECTING THE EXISTING SANITARY SEWER MAINS AND / OR LIFT STATION, THEN THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS.
UNDERGROUND UTILITIES SHALL BE INSTALLED, OR SLEEVING PROVIDED BEFORE ANY PAVEMENT CONSTRUCTION BEGINS. NO EXCEPTED.	FOR COMPACTED SUBGRADE, FOLLOW THE SPECIFICATIONS ON THE PAVING, GRADING, AND DRAINAGE DETAIL SHEET.	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 ENGINEER OF ANY EXISTING SYSTEM DEFICIENCIES. SHOULD ANY WORK AND NOTIFY THE ENGINEER OF ANY DEFICIENCIES. SHOULD ANY WORK AND NOTIFY THE ENGINEER OF ANY DEFICIENCIES. SHOULD ANY WORK AND NOTIFY		



SECTION "A-A"



SECTION "C-C"

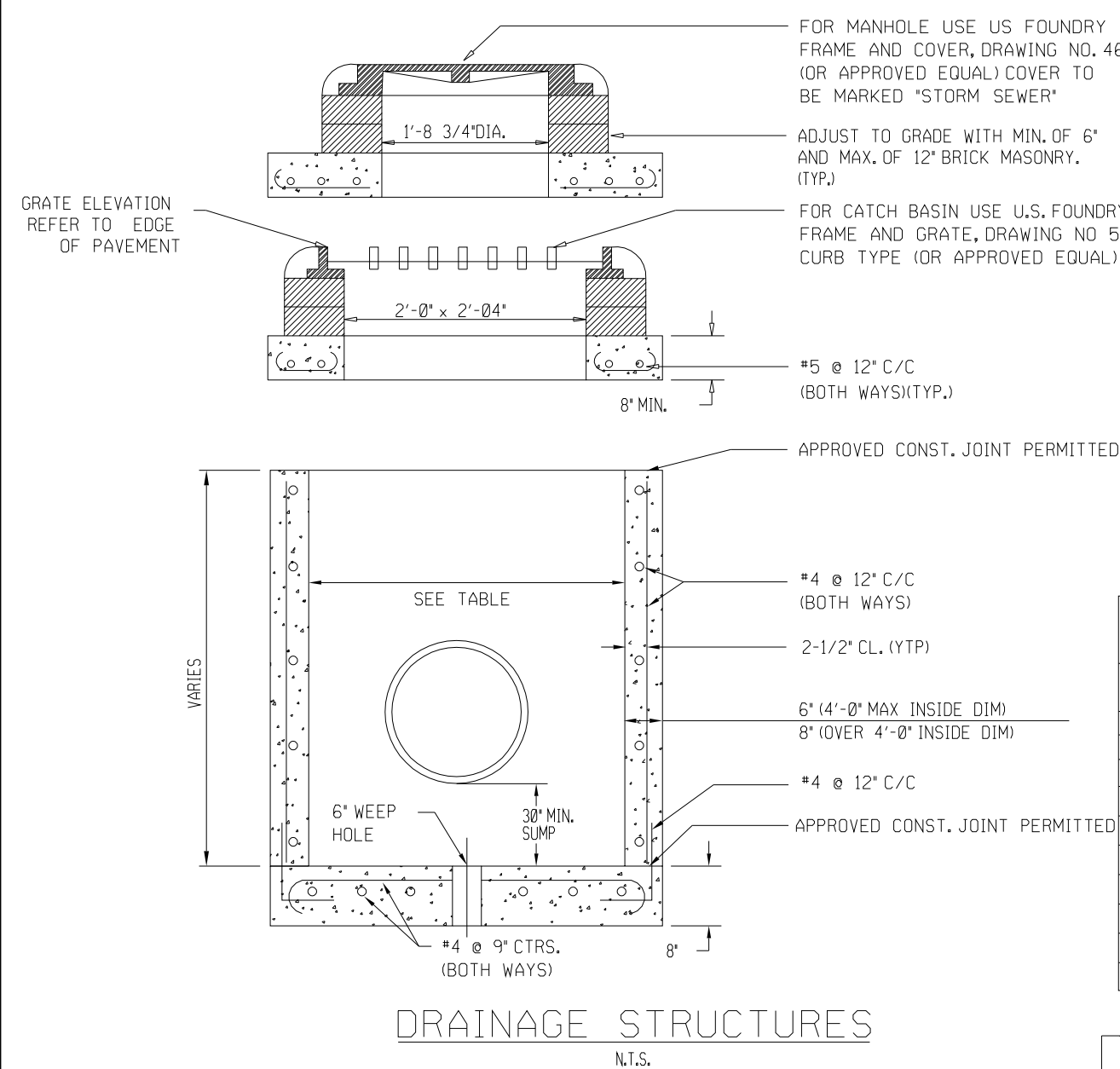


TYPE "A" (OPEN TYPE JOINTS) TYPE "B" (SAWED JOINTS) TYPE "C" (EXPANSION JOINTS)

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.

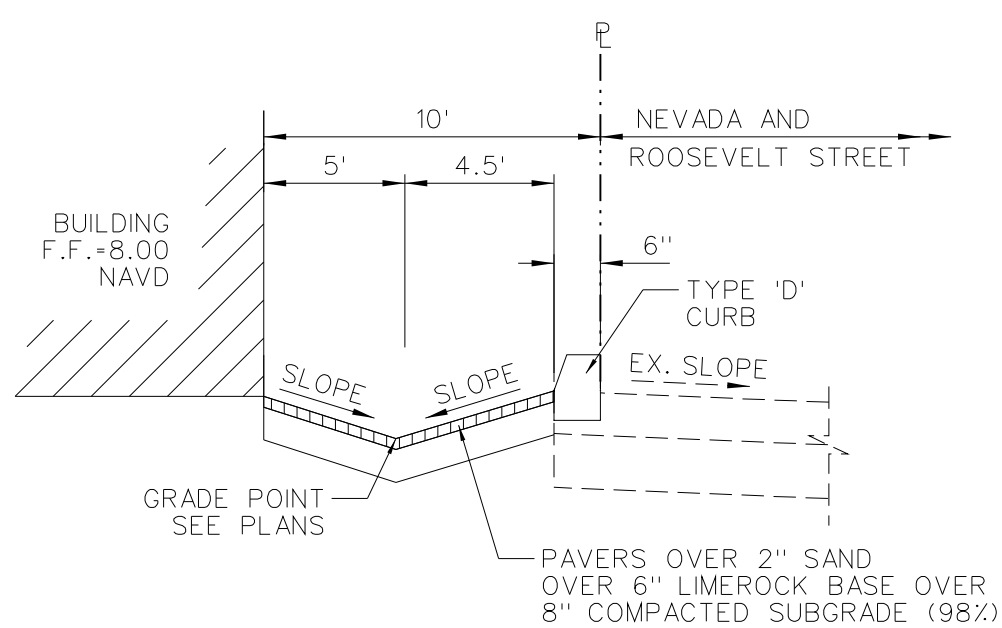
CONCRETE SIDEWALK DETAIL



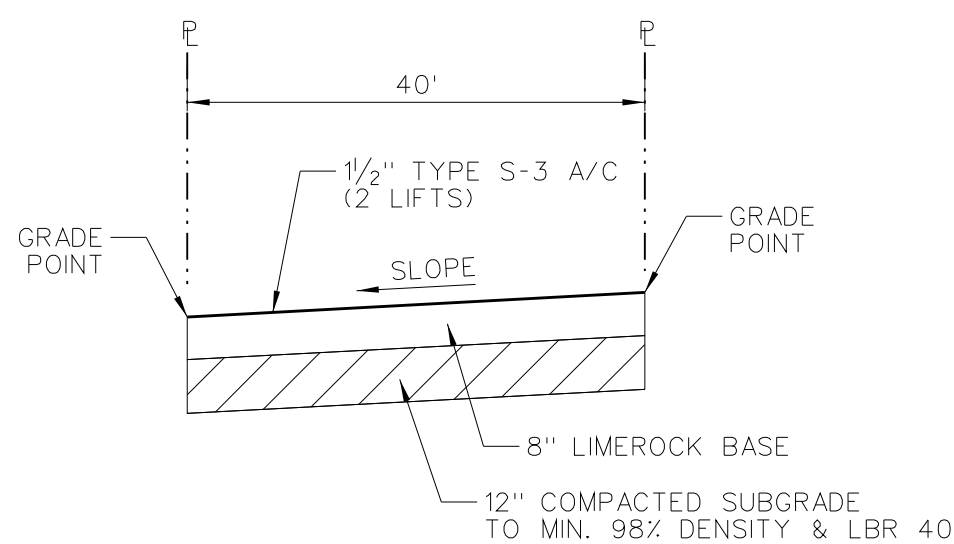
DRAINAGE STRUCTURES N.T.S.

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



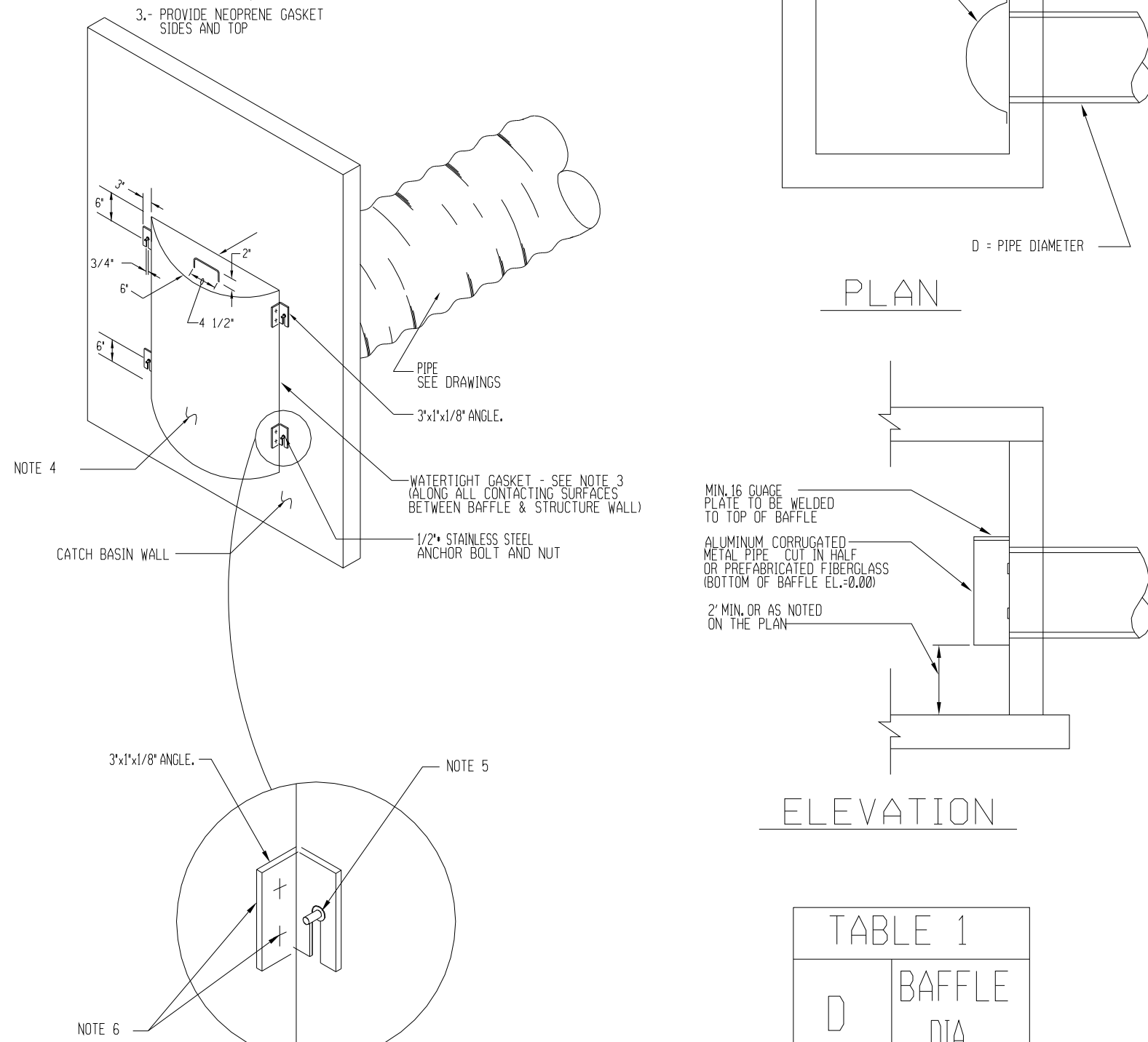
SECTION "B-B"



SECTION "D-D"

NOTES

- CONTRACTOR TO VERIFY THAT BAFFLE WILL FIT STRUCTURE
- DEBRIS BAFFLE REQUIRED AT CATCH BASINS CONNECTED DIRECTLY TO PROPOSED DRAIN FIELD.
- PROVIDE NEOPRENE GASKET SLICES AND TOP
- SECTION OF A/C M.P. CUT IN HALF OR EQUIVALENT PREFABRICATED FIBERGLASS BAFFLE DIAMETER TO BE AS PER TABLE 1
- 1/2" GALVANIZED LAG BOLT IN LEAD SHIELD
- WELD OR 2-1/4" THRU BOLTS.

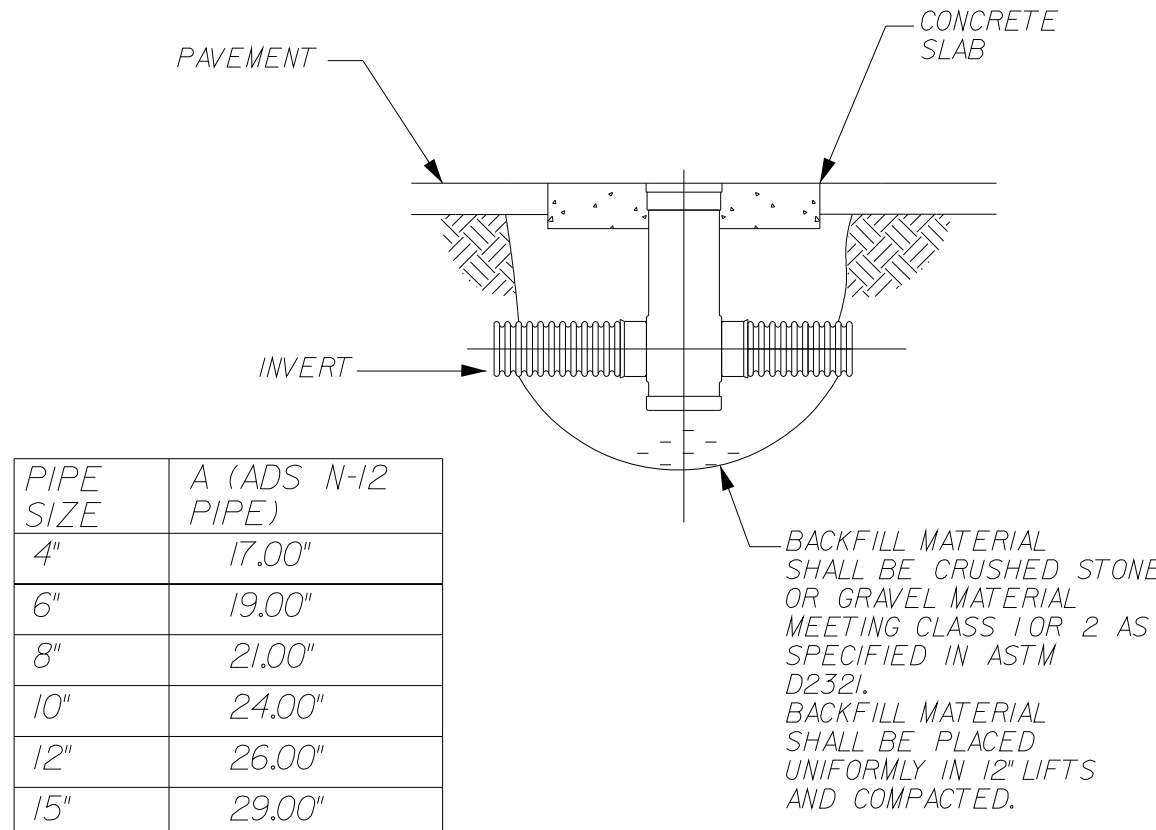


BRACKET DETAIL

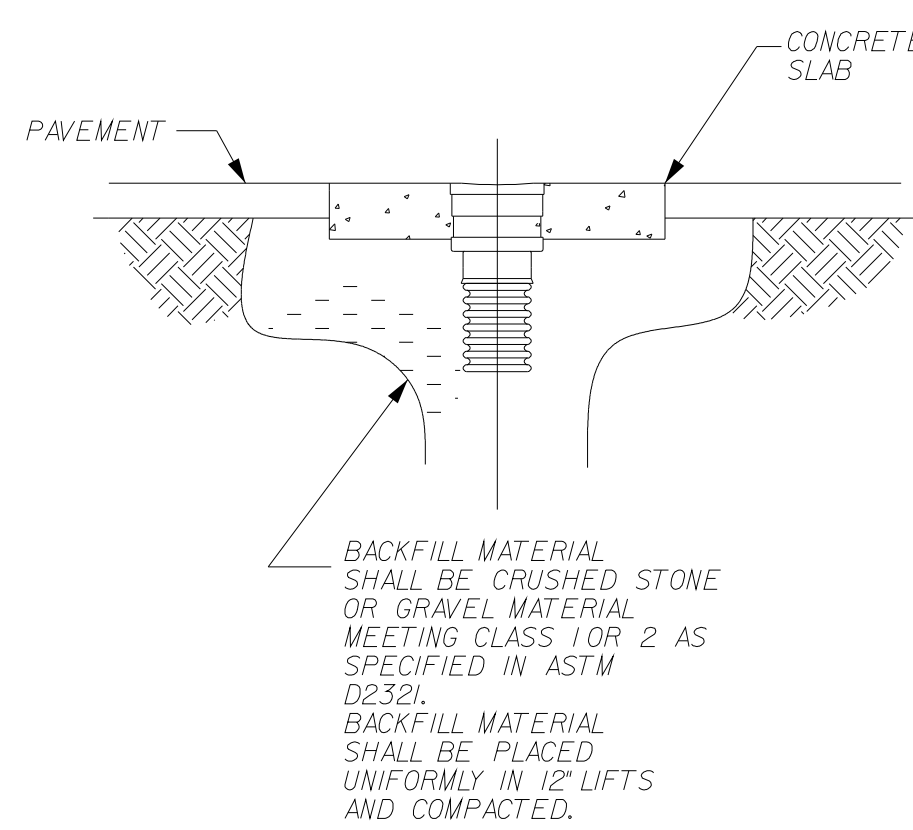
ELEVATION

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

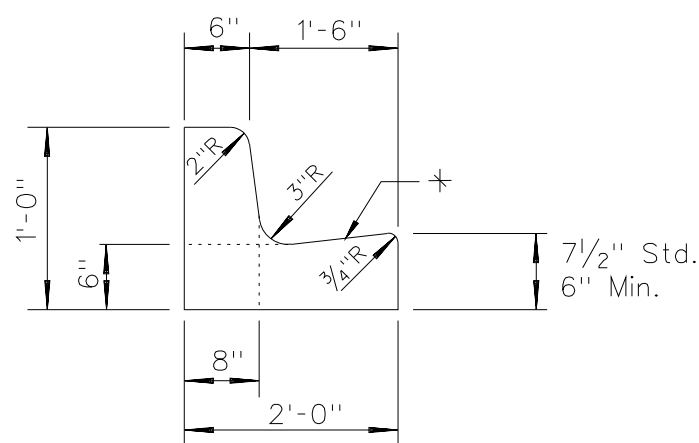
POLLUTION RETARDANT BASIN DEBRIS BAFFLE DETAIL



8" AND 15" DRAIN BASIN

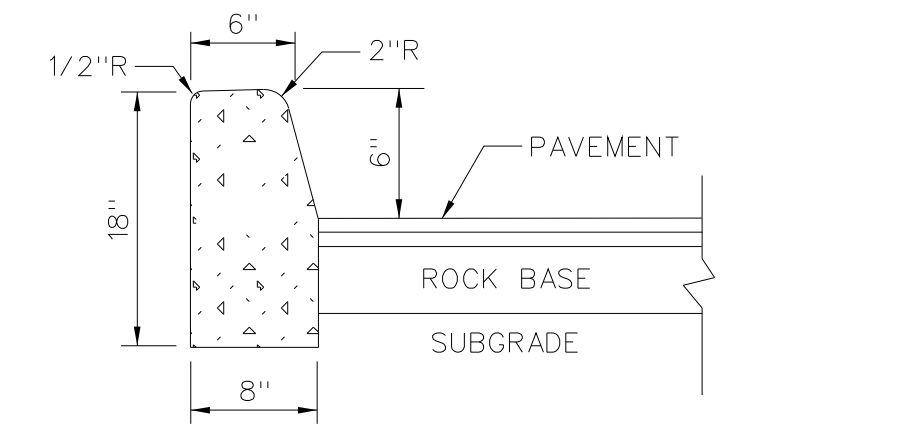


8" AND 15" INLINE DRAIN

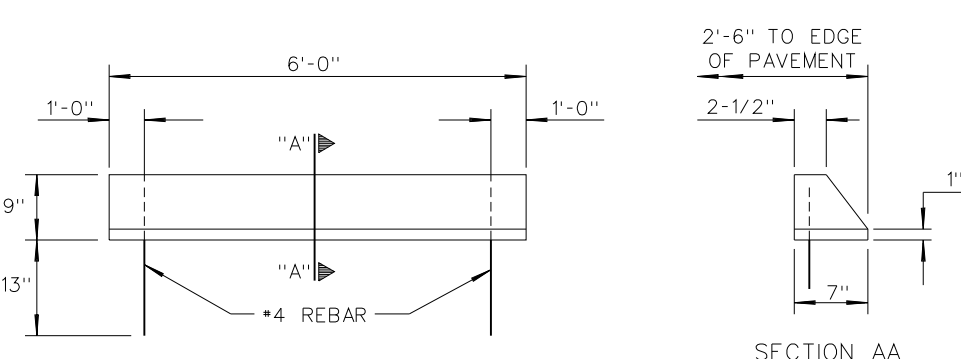


NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.

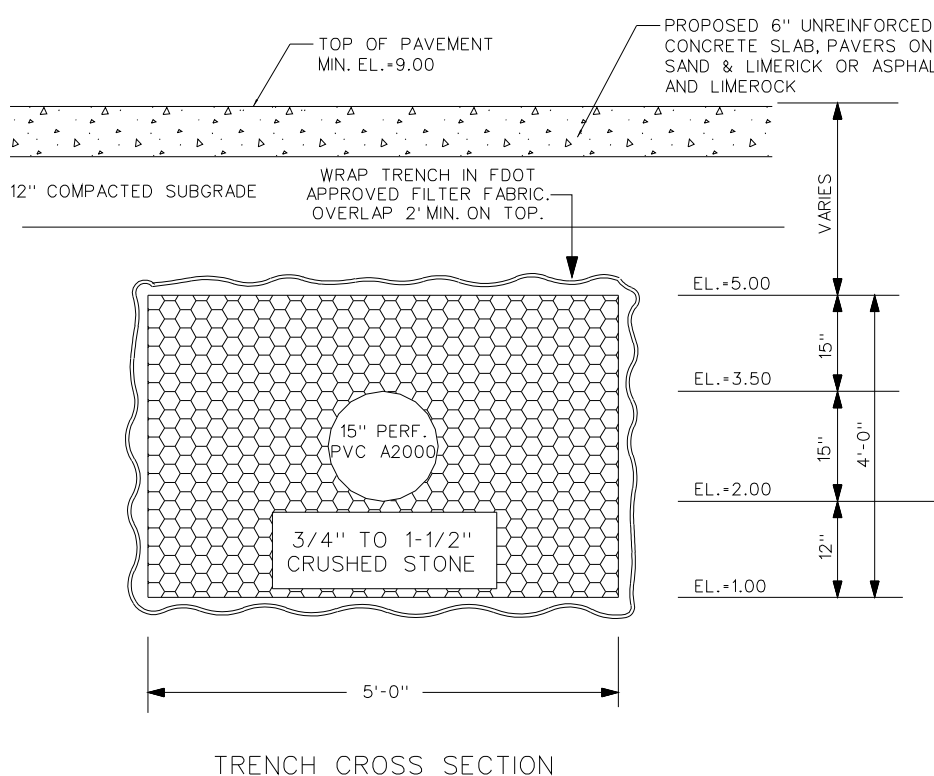
TYPE "F" CURB DETAIL



TYPE "D" CURB N.T.S.



CONCRETE WHEEL STOP DETAIL



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" AND "F" IS A TYPE "E" 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).

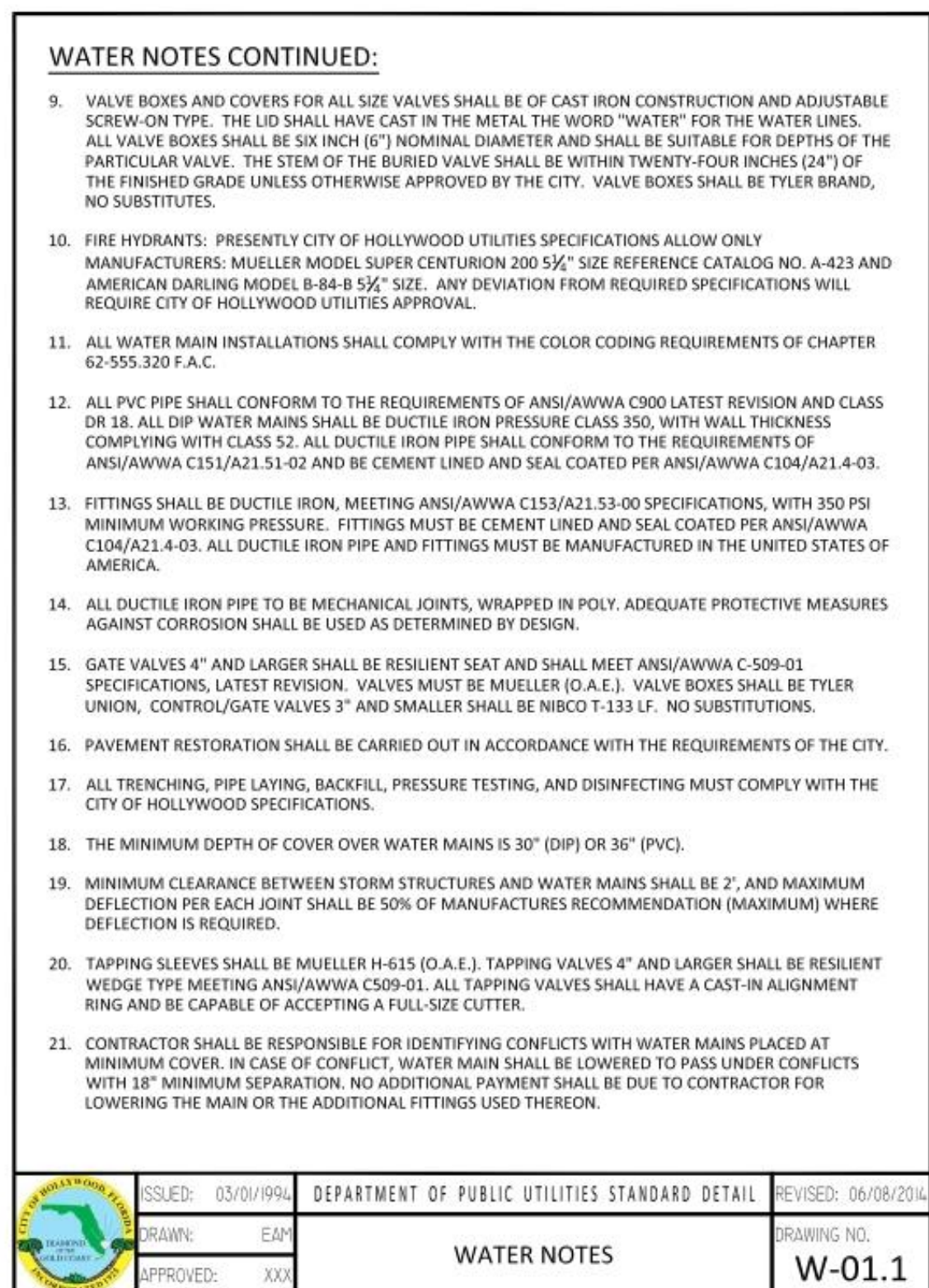
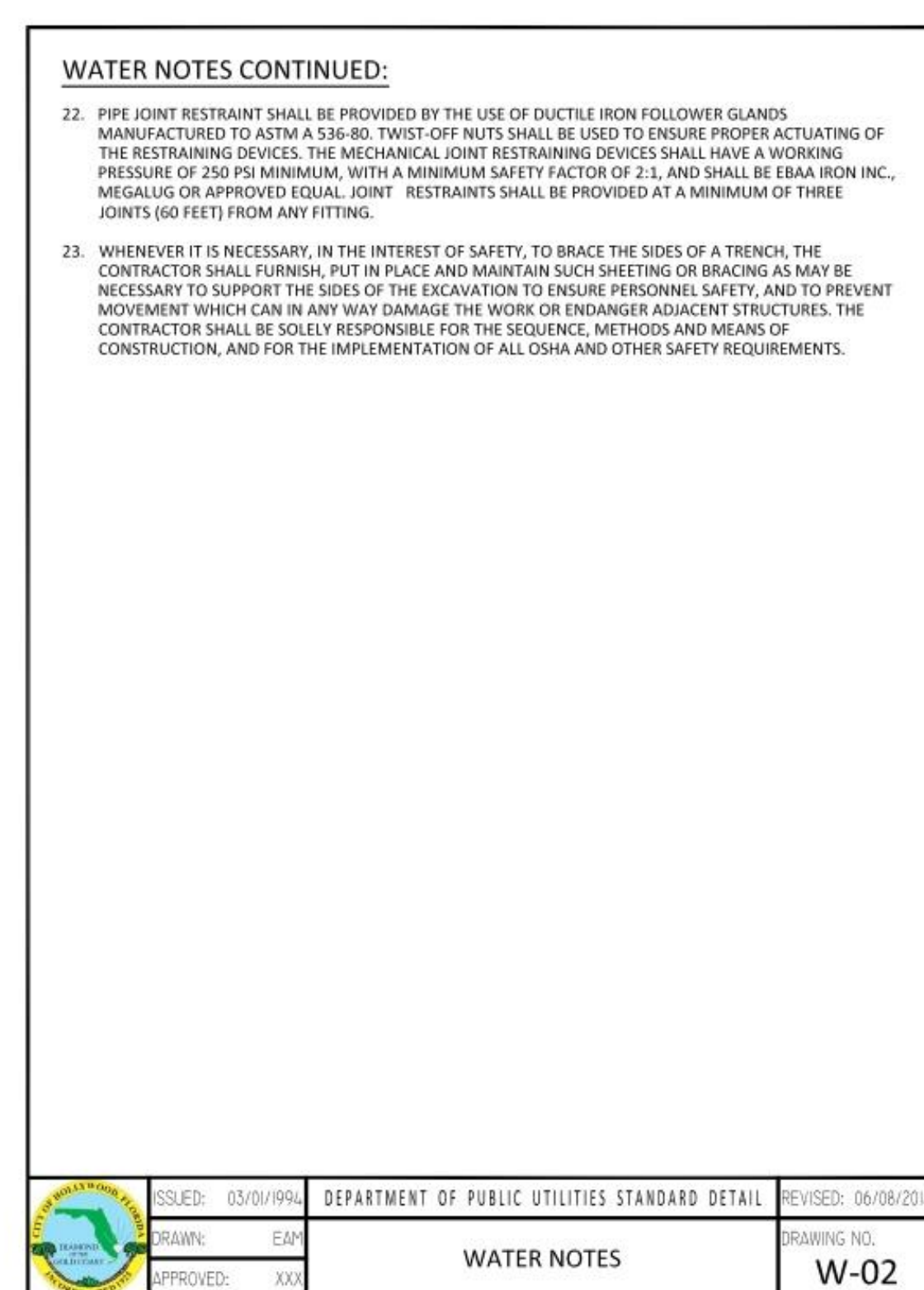
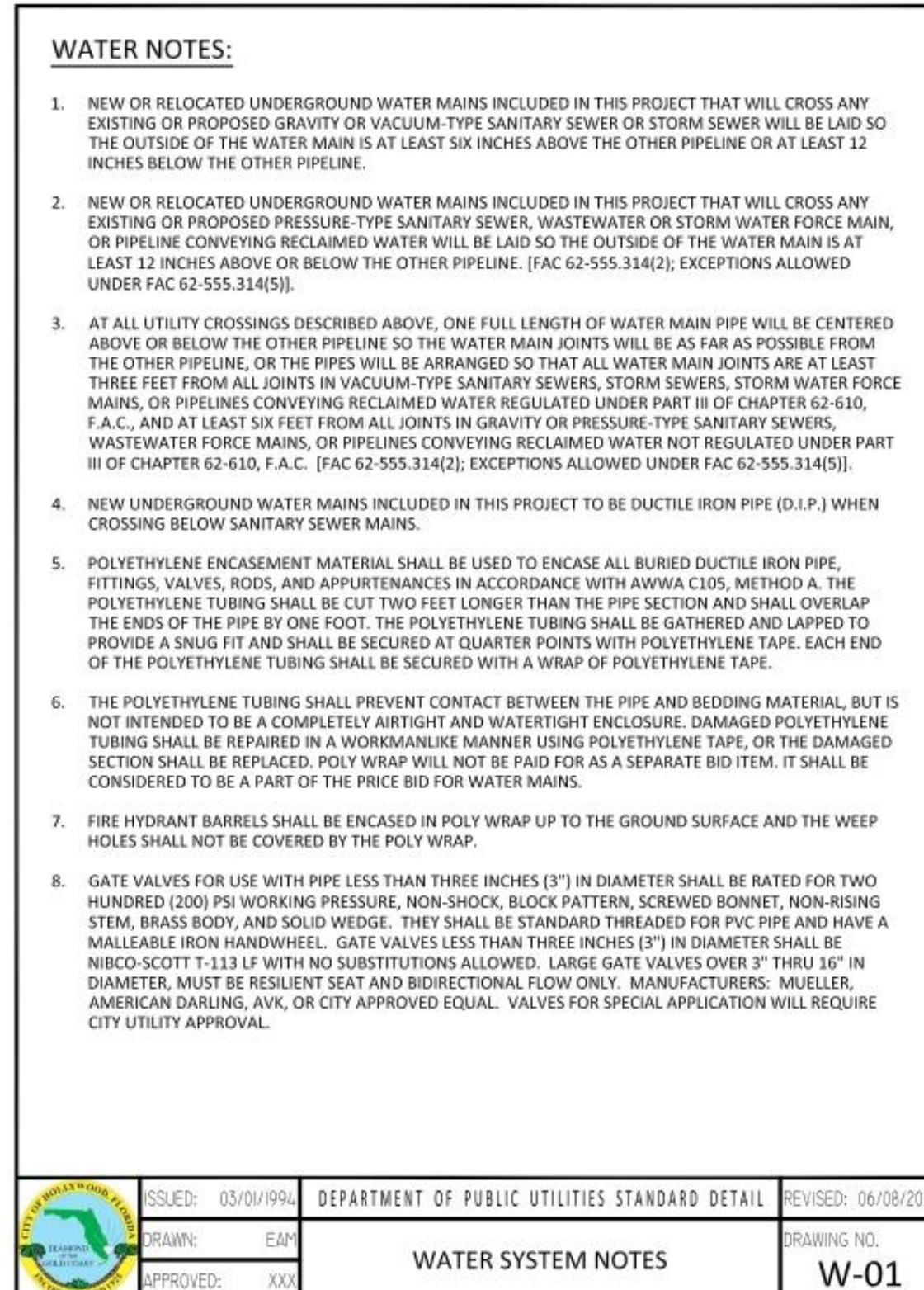
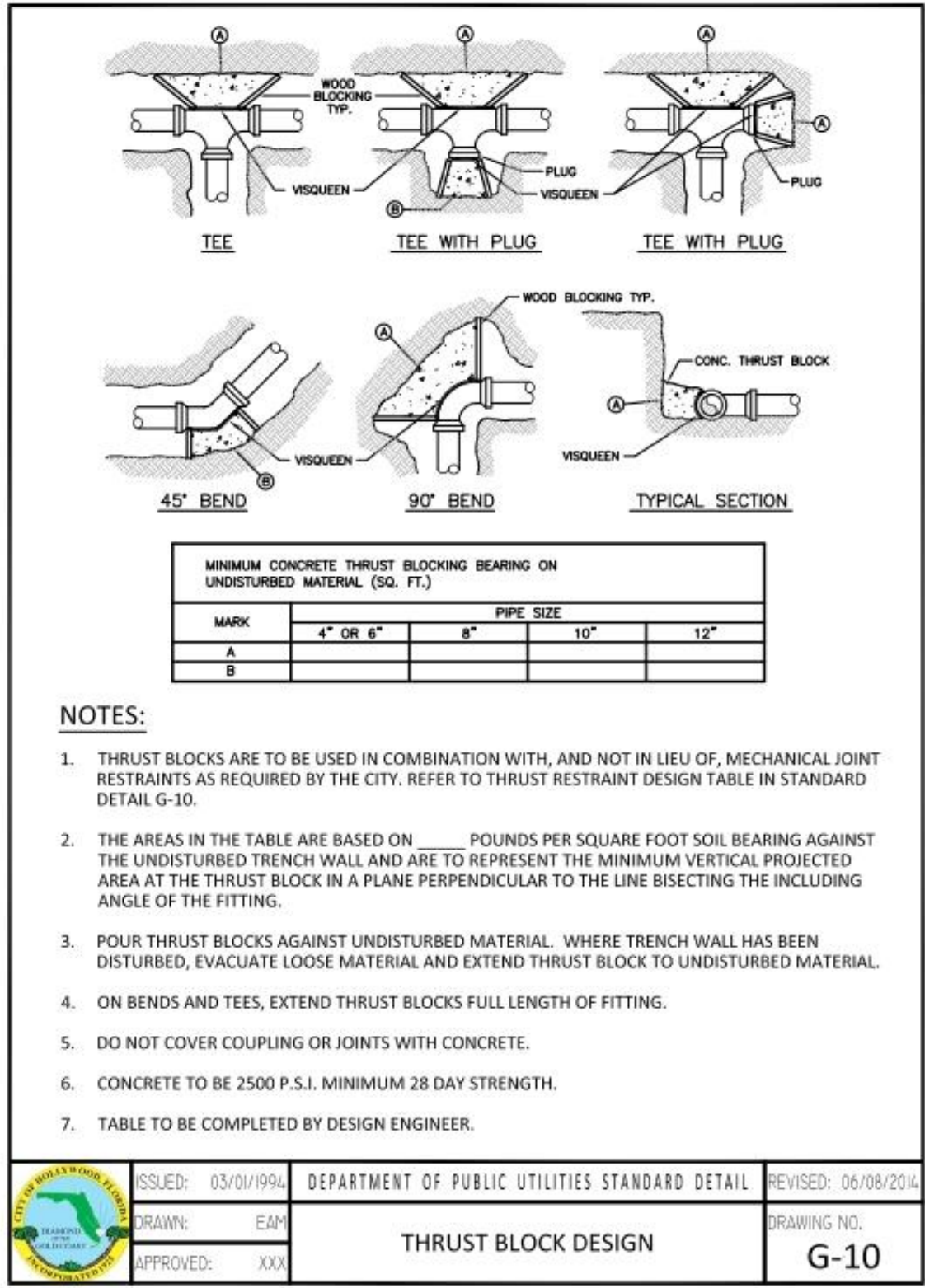
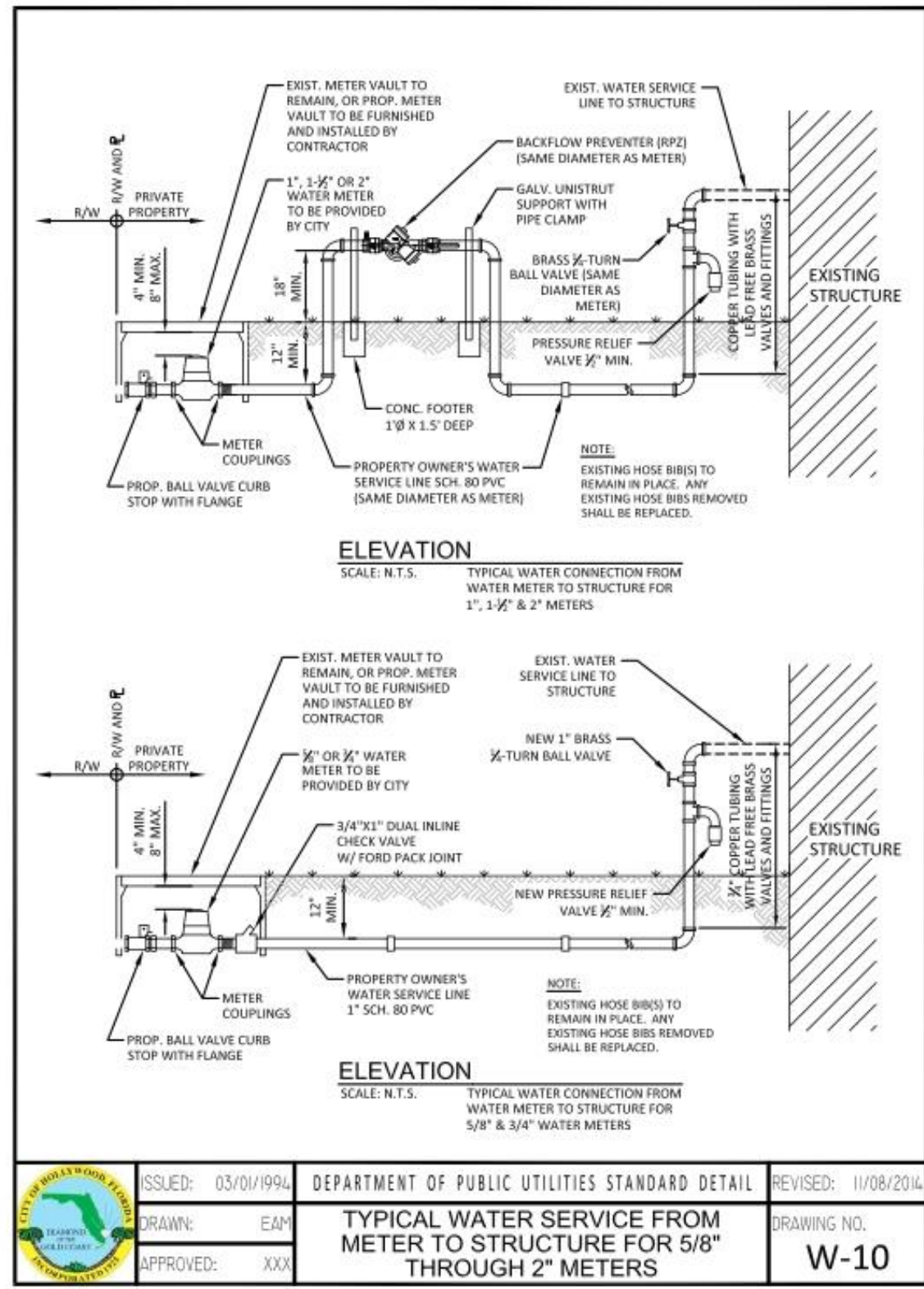
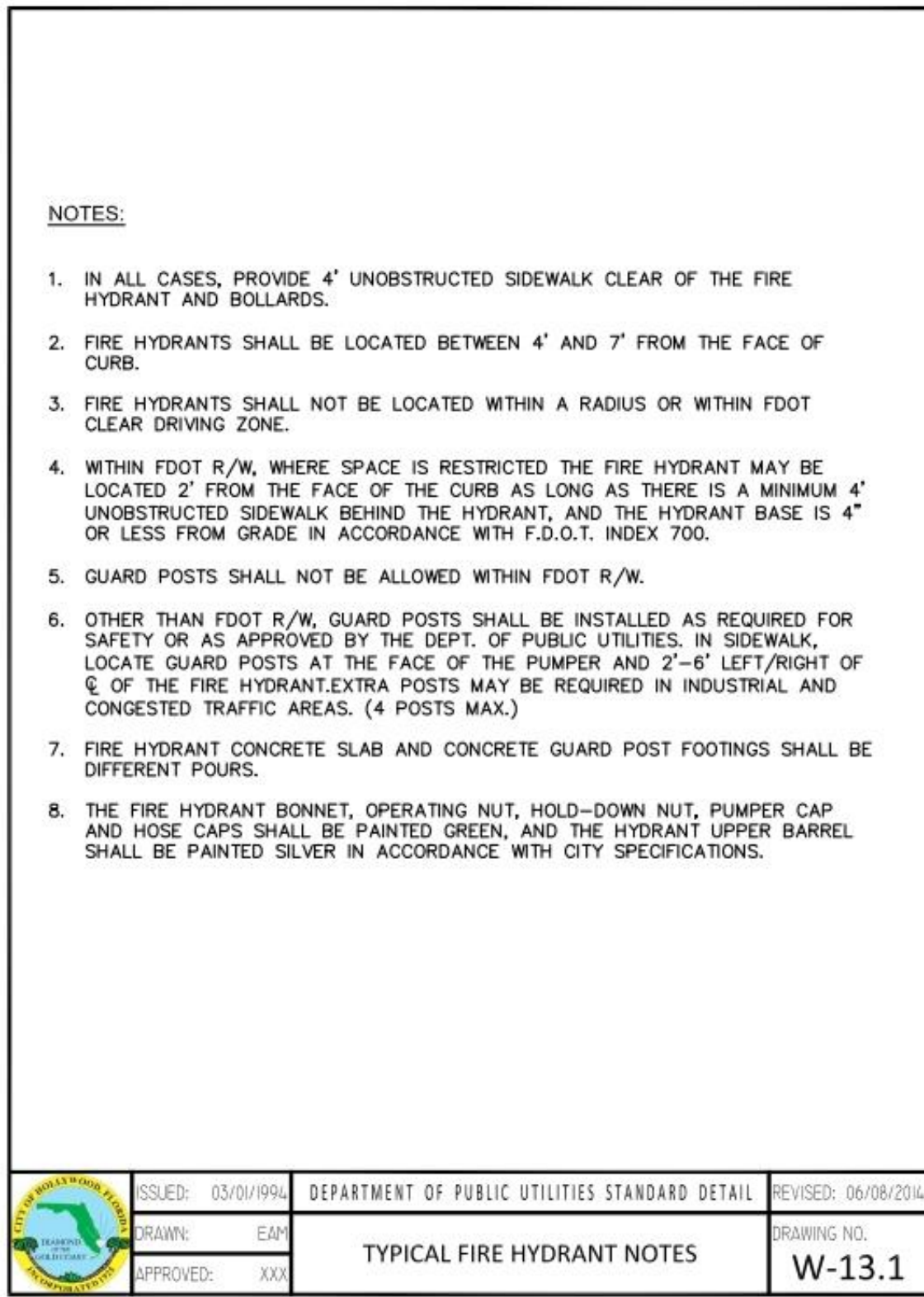
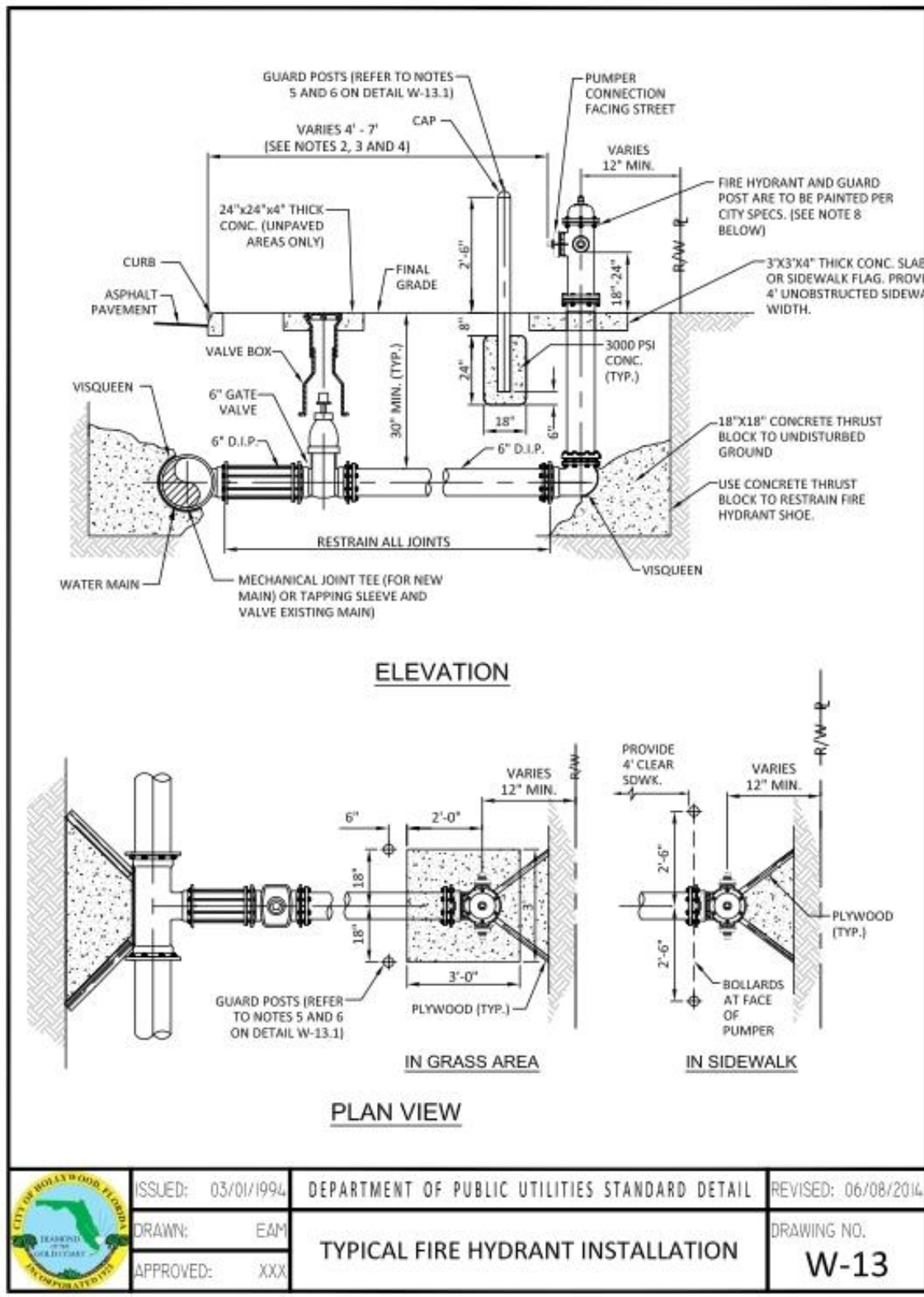
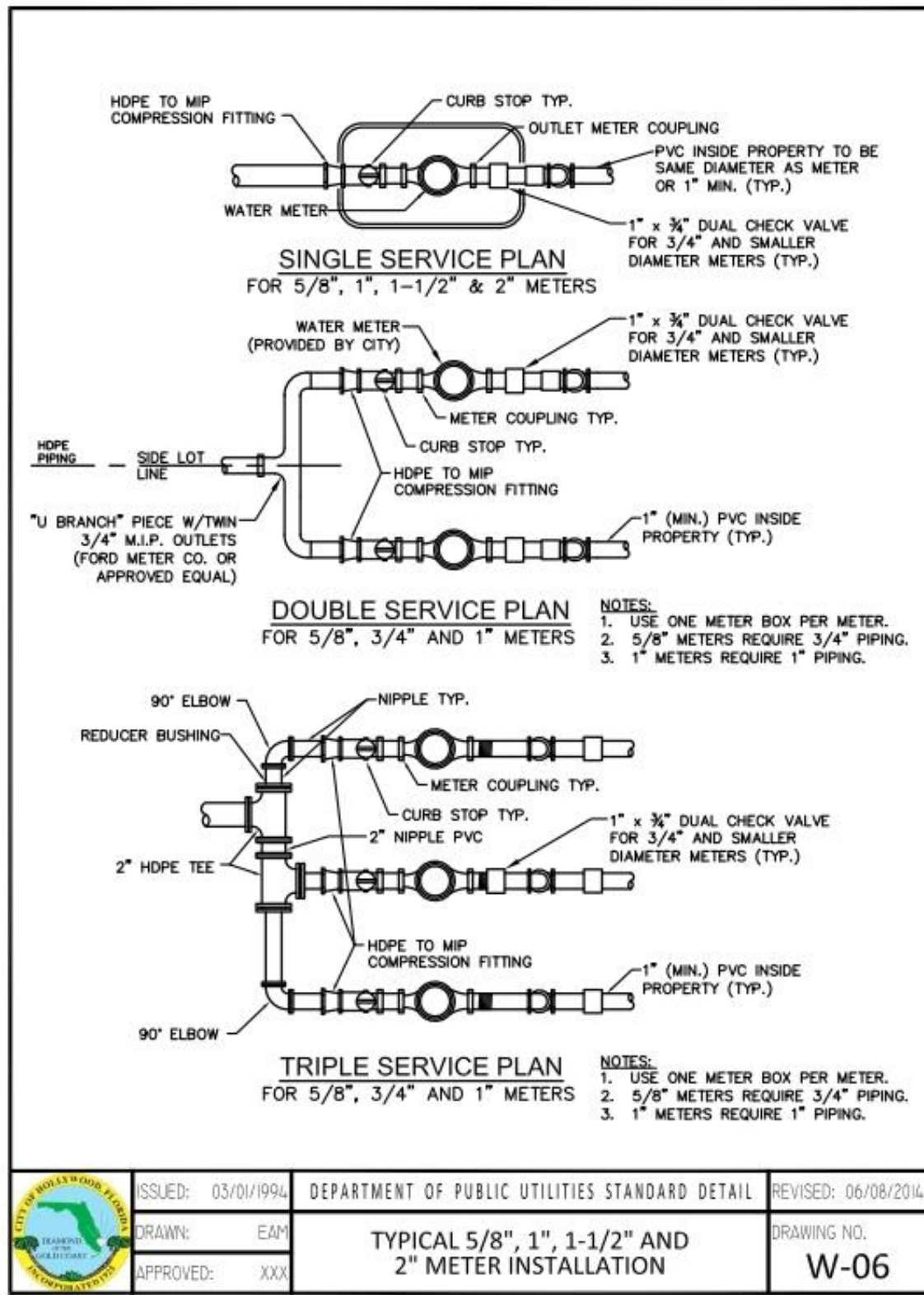
BACKFILL NOTES

LOCKDOWN: PROVIDE EYEBOLT PER F.D.O.T. STANDARD INDEX 201. COMPACT TRENCH BACKFILL AND SOIL WITHIN MIN. 5' OF TRENCH TO MIN. 95% OF MAX. DRY DENSITY PER ASTM D-1557.

EXFILTRATION TRENCH

REVISIONS:		CLIENT:		PROJECT:	
1.	2.	3.	4.	5.	6.
7.	8.	Henri Isacovitch 2300 N. Surf Road Hollywood, FL 33019 954-589-2220		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. 818 2699 Stirling Road, Suite C-202 Fort Lauderdale, Florida 33312 Phone: (954) 986-9899 Fax: (954) 986-8655		DATE: Jan. 2017 DESIGNED BY: G.C.B. PROJECT NO. 16-1103 SHEET 3 OF 5 SCALE: N.T.S. DRAWN BY: F.M.	



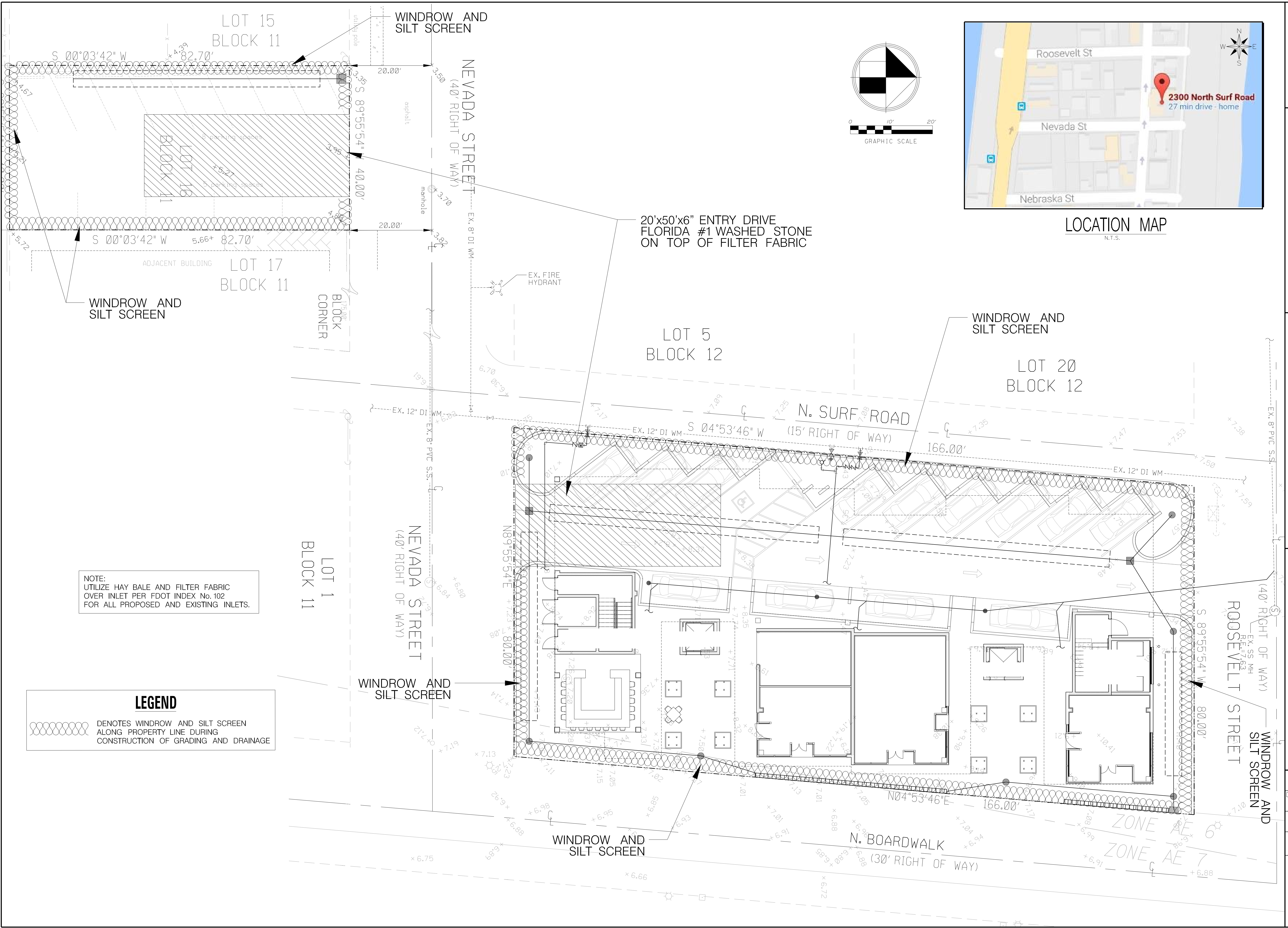


REVISIONS:		CLIENT:		PROJECT:	
1.	2.	3.	4.	5.	6.
Henri Isacovitch		Rip Tide Hotel		HOLLYWOOD	
2300 N. Surf Road		2300 N. Surf Road		FLORIDA	
Hollywood, FL 33019		HOLLYWOOD		TASK:	
954-589-2220		CONSTRUCTION DETAILS			
GGB Engineering, Inc.		GGB Engineering, Inc.		GGB Engineering, Inc.	
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS		CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS		CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS	
• CONSTRUCTION MANAGERS		• CONSTRUCTION MANAGERS		• CONSTRUCTION MANAGERS	
FLORIDA REGISTRATION No. 818		FLORIDA REGISTRATION No. 818		FLORIDA REGISTRATION No. 818	
2699 Stirling Road, Suite C-202		2699 Stirling Road, Suite C-202		2699 Stirling Road, Suite C-202	
Fort Lauderdale, Florida 33312		Fort Lauderdale, Florida 33312		Fort Lauderdale, Florida 33312	
Phone: (954) 986-9899		Phone: (954) 986-9899		Phone: (954) 986-9899	
Fax: (954) 866-8655		Fax: (954) 866-8655		Fax: (954) 866-8655	
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.		GARY G. BLOOM, P.E.		GARY G. BLOOM, P.E.	
FLA. LIC. No. 19832		FLA. LIC. No. 19832		FLA. LIC. No. 19832	
NOT VALID UNLESS SIGNED AND SEALED BY ENGINEER		NOT VALID UNLESS SIGNED AND SEALED BY ENGINEER		NOT VALID UNLESS SIGNED AND SEALED BY ENGINEER	



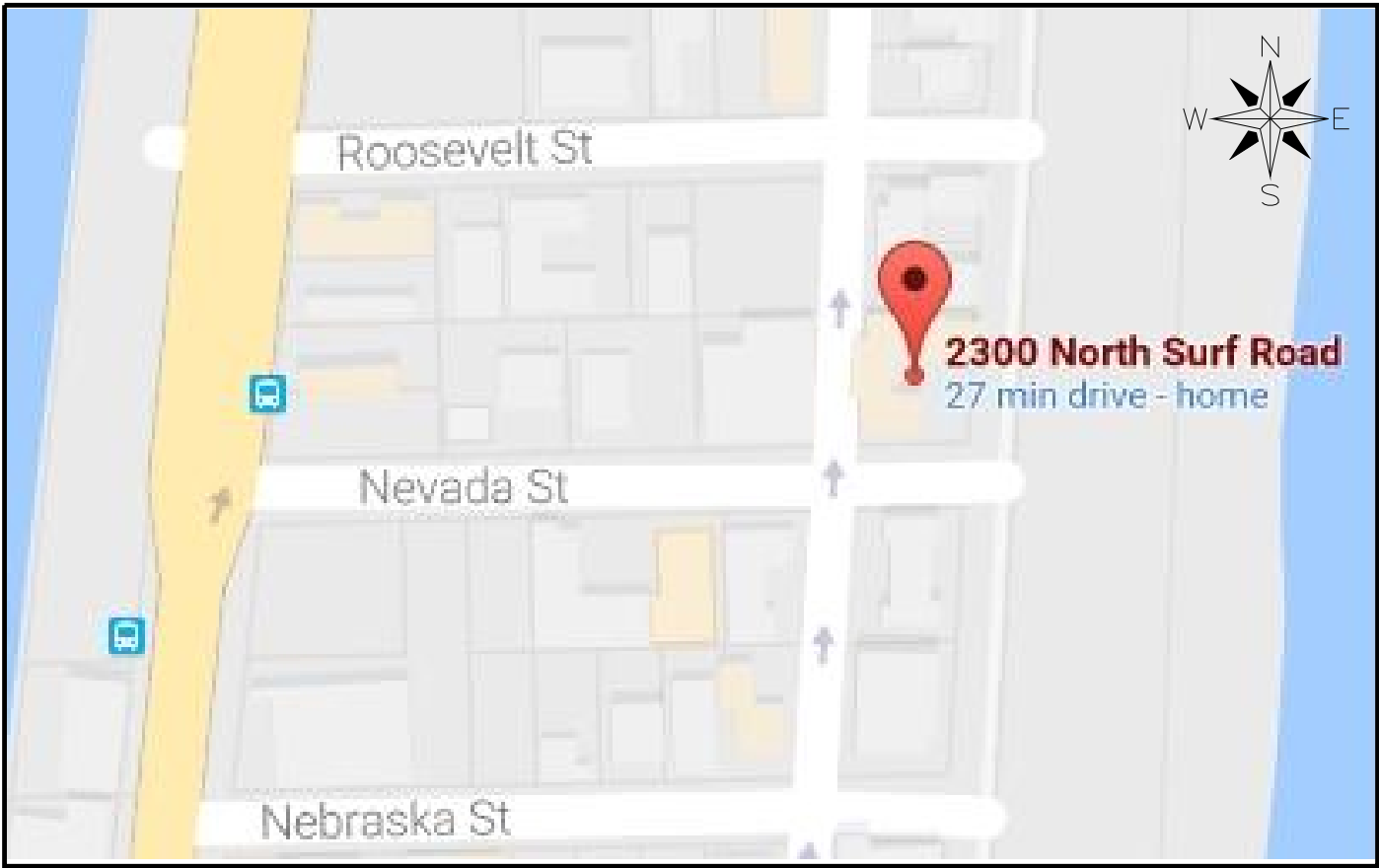
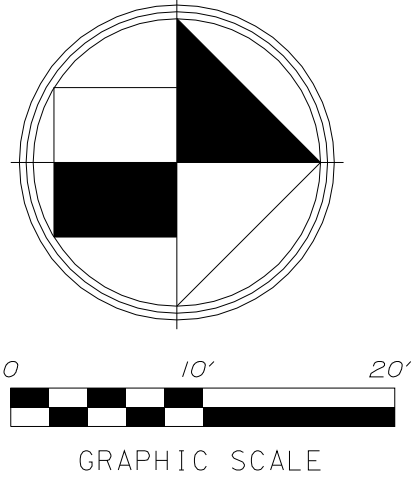






NOTE:  
UTILIZE HAY BALE AND FILTER FABRIC  
OVER INLET PER FDOT INDEX No. 102  
FOR ALL PROPOSED AND EXISTING INLETS.

**LEGEND**  
DENOTES WINDROW AND SILT SCREEN  
ALONG PROPERTY LINE DURING  
CONSTRUCTION OF GRADING AND DRAINAGE



LOCATION MAP  
N.T.S.

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	FLORIDA
TASK:	
STORMWATER POLLUTION PREVENTION PLAN	

**GGB Engineering, Inc.**  
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS  
• CONSTRUCTION MANAGERS  
FLORIDA REGISTRATION No. 818  
2699 Stirling Road, Suite C-202  
Fort Lauderdale, Florida 33312  
Phone: (954) 986-9899  
Fax: (954) 986-8655

DATE:	SCALE:
Jan. 2017	1"=10'
DESIGNED BY:	DRAWN BY:
G.C.B.	F.M.
PROJECT NO.	
16-1103	
SHEET	OF
SW1	5

GARY G. BLOOM, P.E.  
FLA. LIC. No. 19832  
NOT VALID UNLESS SIGNED  
AND SEALED BY ENGINEER

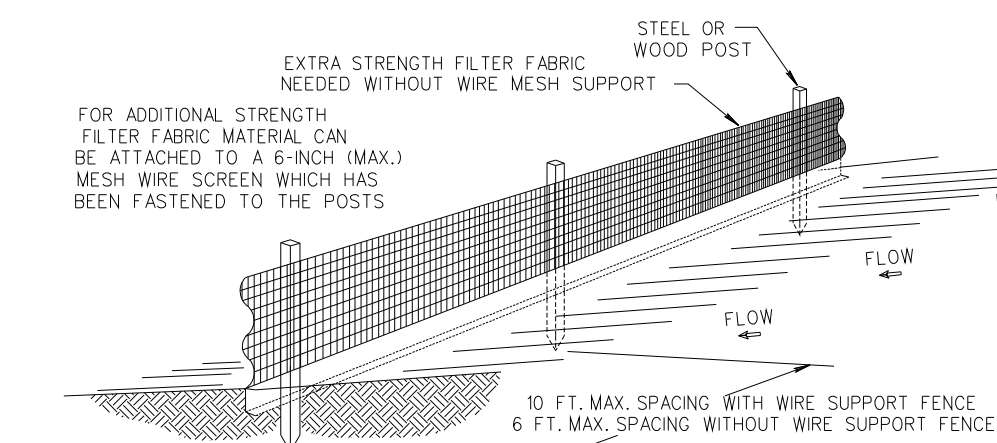




- |   |   |
|---|---|
| 1. Turbidity barriers are to be used in permanent bodies of water regardless of water depth.    | <p>Note:<br/>Turbidity barriers for flowing streams and tidal creeks may be either floating, or staked types or any combinations of types that will suit site conditions and meet erosion control and water quality requirements. The barrier type(s) will be at the Contractor's option unless otherwise specified in the plans. However, payment will be under the pay item(s) established in the plans for Floating Turbidity Barrier and/or</p> |
| 2. Number and spacing of anchors dependent on current velocities.                               |   |
| 3. Deployment of barrier around pile locations may vary to accommodate construction operations. |   |
| 4. Navigation may require segmenting barrier during construction operations.                    |   |
| 5. For additional information see Section 104 of the Standard Specifications.                   |   |

TURBIDITY    BARRIER    APPLICATIONS

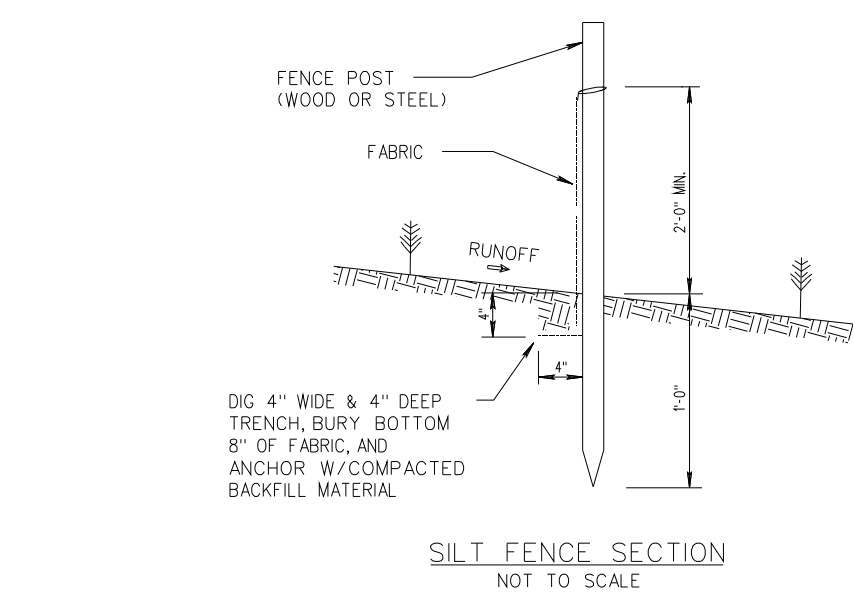
## TURBIDITY BARRIER DETAILS PER FDOT INDEX NO. 103



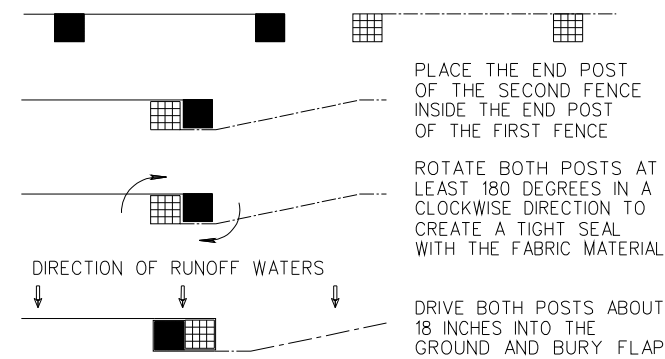
**NOTES:**

2. THE HEIGHT OF A SLT FENCE SHALL NOT EXCEED 36 INCHES (90 CM).
3. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL UP TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS.
4. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET (3 M) APART AT THE BARRIER LOCATION. AT LEAST 10 FEET (3 M) FROM THE BARRIER, A MINIMUM OF 12 INCHES (150 CM) WHEN EXCAVATION IS REQUIRED SHALL BE ELICITATED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET (1.8 M).
5. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES (10 CM) WIDE AND 4 INCHES (10 CM) DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
6. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE. THE WIRE SHALL BE FASTENED TO THE POSTS AT LEAST 12 INCHES (30 CM) FROM THE TOP. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES (5 CM) AND SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
7. WHEN HIGH STRENGTH FILTER FABRIC IS USED, THE FABRIC SHALL BE WIRE TO THE FENCE, AND 36 INCHES (90 CM) OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH; THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
8. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
9. ALL PROJECTS REQUIRE SUBMITTAL OF POLLUTION PREVENTION PLAN (PPP).
10. ALL PROJECTS 1.4C OR MORE MUST SUBMIT NOTICE OF INTENT (NOI) TO FDEP.

SILT FENCE INSTALLATION DETAIL D 9.1a  
Sheet 1 of 2

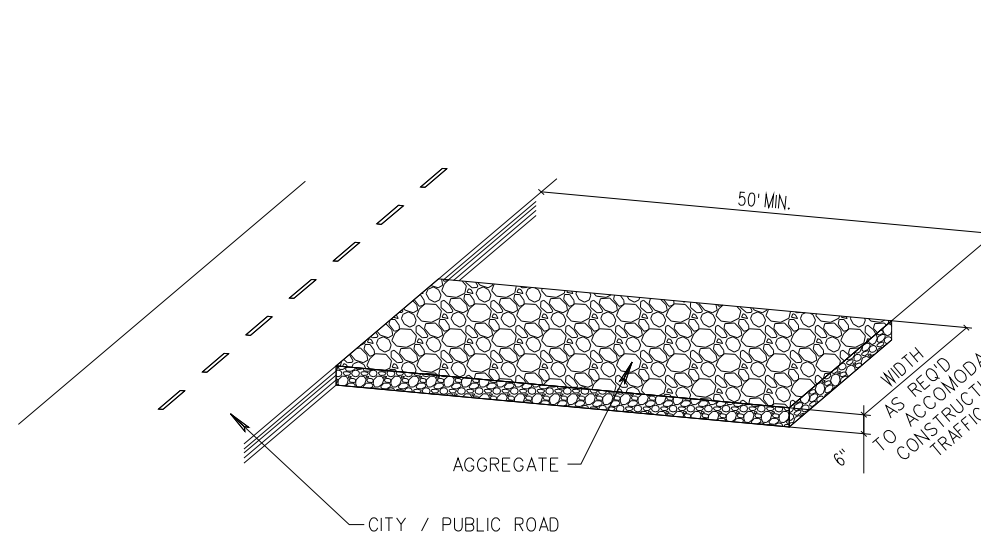


SILT FENCE SECTION  
NOT TO SCALE



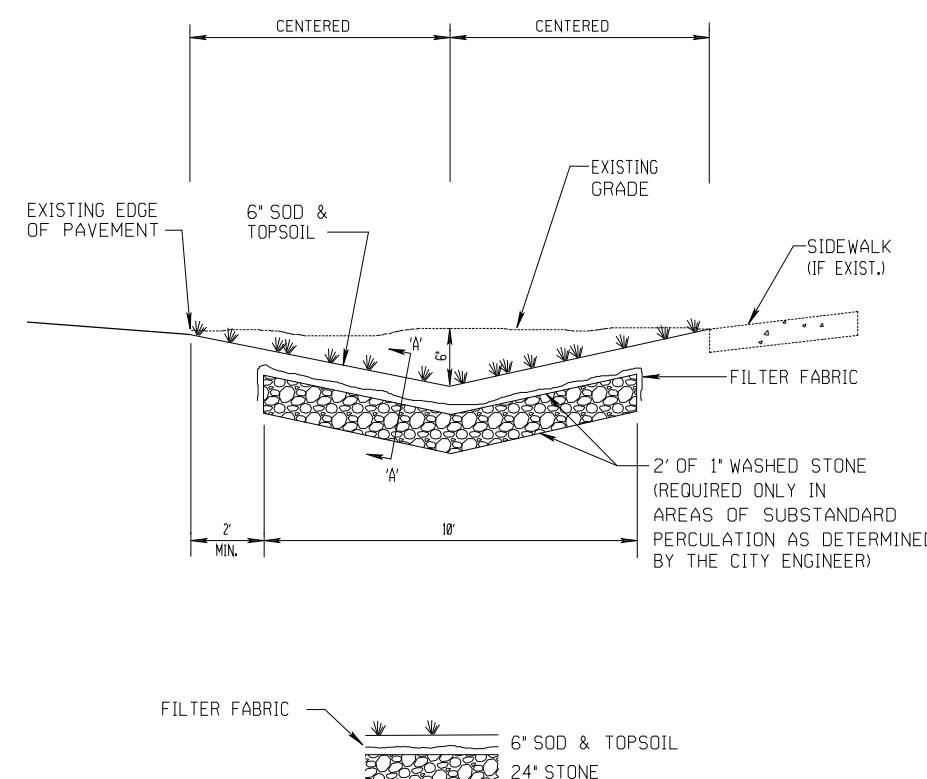
ATTACHING TWO SILT FENCES  
NOT TO SCALE

SILT FENCE INSTALLATION DETAIL D 9.1b  
Sheet 2 of 2



NOTE:  
A CONSTRUCTION ENTRANCE SHALL BE  
CONSTRUCTED AND CONTAIN AN AGGREGATE  
LAYER (FDOT AGGREGATE NO.1), AT LEAST  
6-INCHES THICK. IT MUST EXTEND TO THE  
WIDTH OF THE VEHICULAR INGRESS AND  
EGRESS AREA.

STABILIZED CONSTRUCTION ENTRANCE DETAIL D9.1C



SECTION 'A'-'A'

NOT TO SCALE

NOTE:

1. CONTRACTOR TO REPLACE ALL IRRIGATION, TREES & SHRUBBERY  
IN SWALES DAMAGED DURING CONSTRUCTION.

SWALE REPLACEMENT DETAIL D10.1

[illegible]

PROJECT: \_\_\_\_\_

STATE WATER POLLUTION PREVENTION PLAN  
INSPECTION AND MAINTENANCE REPORT FORM  
FOURTH EDITION

DEPTH OF SEGMENT A BOX	DEPTH OF SEGMENT B BOX	AN INCREASE OR DECREASE OF THE SEGMENT F	CONDITION OF DRAIN/FLOW SEGMENT BOX

MAINTENANCE PERFORMED FOR SEGMENT BBOX:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

TO BE COMPLETED BY \_\_\_\_\_ ON OR BEFORE \_\_\_\_\_

OTHER COMMENTS

STANDARDIZED CONSTRUCTION ENTRANCE

OVER THE SEGMENT SET PLACED IN TO HOLD F	IS THE DRAIN CLEAR OF F FILLED WITH SEGMENT	DOES ALL TRAFFIC USE THE ENTRANCE TO LEAVE THE SITE 2	IS THE SEGMENT BELOW THE DRAINAGE IMPROVED IF APPLICABLE

MAINTENANCE PERFORMED FOR STANDARDIZED CONSTRUCTION ENTRANCE:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

TO BE COMPLETED BY \_\_\_\_\_ ON OR BEFORE \_\_\_\_\_

PAGE 3 OF 4

NOTE TO CONTRACTOR:

THIS IS THE CONTRACTORS CERTIFICATION REQUIRED BY THE EPA'S NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES). STORM WATER POLLUTION PREVENTION PLAN FOR CONSTRUCTION SITES OVER 1 ACRES. THIS CERTIFICATION MUST BE COMPLETED WEEKLY AND AFTER EVERY RAINFALL EVENT OVER 0.25 INCHES. IT IS SUGGESTED THAT THIS SHEET BE REMOVED FROM THE PLAN SET AND DUPLICATED AS NEEDED BY THE CONTRACTOR.

PROJECT: \_\_\_\_\_

STORM WATER POLLUTION PREVENTION PLAN  
REPEATED AND IMPROVED REPORT FORM

STRUCTURAL CONTROLS

DATE: \_\_\_\_\_

ONE OR BASIC	FOUR	FO	IS ONE/SEAL STABILIZED?	IS THERE EVIDENCE OF REBOUND OR DETERIORATION

MAINTENANCE REQUIRED FOR EARTH EXPOSED:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

TO BE PERFORMED BY \_\_\_\_\_, ON OR BEFORE \_\_\_\_\_

EARTH BARRIERS/AUT/OFF/DITCH/ALL FORDITY CONTROLS

FUNCTION/ DITCH/ALL	ARE FORDITY IN PLACE	ARE FORDITY OR DISBURSED ON PROGRESS?	ARE FORDITY CONTROLLED A KEY OR REACTION	DITCH/ALL NEED TO BE PERFORMED FORD CONTROL

MAINTENANCE REQUIRED FOR EARTH BARRIERS/AUT/OFF/DITCH/ALL FORDITY CONTROLS:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

TO BE PERFORMED BY \_\_\_\_\_, ON OR BEFORE \_\_\_\_\_

PAGE 2 OF 4

PROJECT:

STORM WATER POLLUTION PREVENTION PLAN

INVENTORY AND MAINTENANCE RECORD FORM

CHANGES REQUIRED TO THE POLLUTION PREVENTION PLAN:

REASONS FOR CHANGES:

CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL INFORMATION HEREIN PROVIDED UNDER NO CIRCUMSTANCES OR INTENTIONS WILL BE USED FOR ANY PURPOSES OTHER THAN THE EXACT PURPOSES INTENDED HEREON. ANY VIOLATION OF THIS STATEMENT WILL BE CONSIDERED A VIOLATION OF THE FEDERAL AND STATE POLLUTION PREVENTION ACTS AND WILL BE SUBJECT TO THE PENALTIES AND PROSECUTION THEREUNDER.

SIGNATURE OF THE PERSON AUTHORIZED TO SIGN THIS DOCUMENT:

DATE:

PAGE 4 OF 4

REVISIONS:

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

CLIENT:

PROJECT: **HOLLYWOOD**

PROJECT:

**GGB Engineering, Inc.**

FORENSIC ENGINEERS • LAND PLANNERS  
• CONSTRUCTION MANAGERS  
FLORIDA REGISTRATION No. 94119


2699 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.G.B.	DRAWN BY: F.M.
PROJECT NO. 16-1103	
SHEET SW2	OF 5

GARY G. BLOOM, P.E.  
FLA LIC. No. 19832  
NOT VALID UNLESS SIGNED  
AND SEALED BY ENGINEER

STORM WATER POLLUTION PREVENTION PLAN

SITE DESCRIPTION		GENERAL		HAZARDOUS PRODUCTS	
THE CONTRACTOR SHALL AT A MINIMUM IMPLEMENT THE CONTRACTOR'S REQUIREMENTS OUTLINED BELOW AND THOSE MEASURES SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN. IN ADDITION THE CONTRACTOR SHALL UNDERTAKE ADDITIONAL MEASURES REQUIRED TO BE IN COMPLIANCE WITH APPLICABLE PERMIT CONDITIONS AND STATE WATER QUALITY STANDARDS. DEPENDENT ON THE NATURE OF MATERIALS AND METHODS OF CONSTRUCTION THE CONTRACTOR MAY BE REQUIRED TO ADD FLOCCULANTS TO THE RETENTION SYSTEM PRIOR TO PLACING THE SYSTEM INTO OPERATION.		3. BRUSH BARRIER WITH FILTER FABRIC: BRUSH BARRIER MAY BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WHERE ENOUGH RESIDUE MATERIAL IS AVAILABLE ON SITE.		THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS.	
		4. LEVEL SPREADER: A LEVEL SPREADER MAY BE USED WHERE SEDIMENT-FREE STORM RUNOFF IS INTERCEPTED AND INVERTED AWAY FROM THE GRADED AREAS ONTO UNDISTURBED STABILIZED AREAS. THIS PRACTICE APPLIES ONLY IN THOSE SITUATIONS WHERE THE SPREADER CAN BE CONSTRUCTED ON UNDISTURBED SOIL AND THE AREA BELOW THE LEVEL UP IS STABILIZED. THE WATER SHOULD NOT BE ALLOWED TO RECONCENTRATE AFTER RELEASE.		• PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.	
		5. STOCKPIILING MATERIAL: NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORM WATER COLLECTION FACILITY.		• ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION.	
SEQUENCE OF MAJOR ACTIVITIES:		6. EXPOSED AREA LIMITATION: THE SURFACE AREA OF OPEN, RAW, ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL BE MINIMIZED.		• IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.	
SEQUENCE OF MAJOR ACTIVITIES:		7. INLET PROTECTION: INLETS AND CATCH BASINS WHICH DISCHARGE DIRECTLY OFF-SITE SHALL BE PROTECTED FROM SEDIMENT-LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.		PRODUCT SPECIFIC PRACTICES THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ON SITE:	
1. INSTALL EROSION AND SEDIMENT CONTROL MEASURES.		8. DUST CONTROL: AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE RE-EXCAVATED OR DRESSED AND RECEIVE FINAL TREATMENT WITHIN 30 DAYS SHALL BE STABILIZED.		PETROLEUM PRODUCTS ALL ON-SITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ON-SITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.	
2. DEMO AND CLEAR SITE		9. TEMPORARY SEEDING AND MULCHING: SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN PARAGRAPH 8 ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL OUT INTO THE SOIL OF THE SEEDED AREA ADEQUATE TO PREVENT MOVEMENT OF SEED AND MULCH.		FERTILIZERS FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED AREA. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A RESEALABLE PLASTIC BIN TO AVOID SPILLS.	
3. INSTALL UNDERGROUND UTILITIES.		10. TEMPORARY GRASSING: THE SEEDING OR SEEDING AND MULCHED AREAS SHALL BE ROLLED AND WATERED OR HYDROMULCHED OR OTHER SUITABLE METHODS IF REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER. TEMPORARY GRASSING SHALL BE THE SAME MIX & AMOUNT REQUIRED FOR PERMANENT GRASSING IN THE CONTRACT SPECIFICATIONS.		PAINTS ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.	
4. COMPLETE FINAL GRADING OPERATIONS.		11. TEMPORARY REGRASSING: IF, AFTER 14 DAYS FROM SEEDING, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75 PERCENT GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATIVE COVER.		CONCRETE TRUCKS CONCRETE TRUCKS WILL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CEMENT OR DRUM WASH WATER ON THE SITE.	
5. CONTINUE WITH E&S CONTROL MEASURES.		12. MAINTENANCE: ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.		SPILL CONTROL PRACTICES  IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:	
6. START BUILDING FOUNDATION.		13. PERMANENT EROSION CONTROL: THE EROSION CONTROL FACILITIES OF THE PROJECT SHOULD BE DESIGNED TO MINIMIZE THE IMPACT ON THE OFF-SITE FACILITIES.		MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED ON SITE AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.	
7. CONTINUE WITH E&S CONTROL MEASURES.		14. PERMANENT SEEDING: ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILL AS A MINIMUM BE SEEDING. THE SEEDING MIX MUST PROVIDE BOTH LONG-TERM VEGETATION AND RAPID GROWTH SEASONAL VEGETATION. SLOPES STEEPER THAN 4:1 SHALL BE SEEDING AND MULCHED OR SODDED.		MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ON-SITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, LIQUID ABSORBENT (I.E. KITTY LITTER OR EQUIV.), SAND, DUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.	
8. COMPLETE BUILDING CONSTRUCTION.		STRUCTURAL PRACTICES (IF APPLICABLE):		ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.	
9. CONTINUE WITH E&S CONTROL MEASURES.		1. ARE THERE ENDANGERED SPECIES ON SITE? NO.		THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.	
10. COMPLETE CURB AND SIDEWALK CONSTRUCTION		2. ARE THERE CRITICAL HABITAT ON SITE? NO.		SPILL OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE OF THE SPILL.	
11. REMOVE ACCUMULATED SEDIMENTS FROM STORM WATER MANAGEMENT SYSTEM.		IF YES TO EITHER QUESTION, PLEASE EXPLAIN.		THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.	
TIMING OF CONTROLS/MEASURES		EROSION AND SEDIMENT CONTROLS STABILIZATION PRACTICES (IF APPLICABLE):		THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. HE/SHE WILL DESIGNATE AT LEAST ONE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SITE PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IF APPLICABLE, IN THE OFFICE TRAILER ON-SITE.	
AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, THE SILT FENCES AND HAY BALES WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY PORTIONS OF THE SITE. AS CONSTRUCTION PROCEEDS, THE CONTRACTOR MUST BE DILIGENT TO UN-INSTALL AND RE-INSTALL PORTIONS OF ALL OF THE SILT FENCE OR HAY BARS OR TAKE OTHER MEASURES NECESSARY TO MAINTAIN THE SYSTEM IN ACCORDANCE WITH ALL REGULATIONS.		1. HAY BALE BARRIER: HAY BALE BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS: A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 3:1 PERCENT. B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES. C. WHERE EFFECTIVENESS IS REQUIRED FOR LESS THAN 3 MONTHS. D. EVERY EFFORT SHOULD BE MADE TO LIMIT THE USE OF STRAW BALE BARRIERS CONSTRUCTED IN LIVE STREAMS OR IN SWALES WHERE THERE IS THE POSSIBILITY OF A WASHOUT. IF NECESSARY, MEASURES SHALL BE TAKEN TO PROPERLY ANCHOR BALES TO INSURE AGAINST WASHOUT. REFER TO EROSION CONTROL DETAILS FOR CONSTRUCTING THE HAY BALE BARRIER. ALSO REFER TO THE GRADING, DRAINAGE & EROSION CONTROL PLAN FOR PROPER LOCATION		THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.	
CONTROLS		2. FILTER FABRIC BARRIER: FILTER FABRIC BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS: A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 3:1 PERCENT. B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES. REFER TO THE EROSION CONTROL DETAILS FOR PROPER CONSTRUCTION OF THE FILTER FABRIC BARRIER.		ALL MATERIALS STORED ON-SITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.	
THIS PLAN UTILIZES BEST MANAGEMENT PRACTICES TO CONTROL EROSION CAUSED BY STORM WATER RUN OFF. AN EROSION PROTECTION PLAN HAS BEEN PREPARED TO INSTRUCT THE CONTRACTOR ON PLACEMENT OF THESE CONTROLS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSTALL AND MAINTAIN THE CONTROLS PER PLAN AS WELL AS ENSURING THE PLAN IS PROVIDING THE PROPER PROTECTION AS REQUIRED BY FEDERAL, STATE AND LOCAL LAWS. REFER TO CONTRACTORS RESPONSIBILITY FOR A VERBAL DESCRIPTION OF THE CONTROLS THAT MAY BE IMPLEMENTED.		3. BRUSH BARRIER WITH FILTER FABRIC: BRUSH BARRIER MAY BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WHERE ENOUGH RESIDUE MATERIAL IS AVAILABLE ON SITE.		• PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL ORIGINAL MANUFACTURER'S LABEL.	
STORM WATER MANAGEMENT		4. LEVEL SPREADER: A LEVEL SPREADER MAY BE USED WHERE SEDIMENT-FREE STORM RUNOFF IS INTERCEPTED AND INVERTED AWAY FROM THE GRADED AREAS ONTO UNDISTURBED STABILIZED AREAS. THIS PRACTICE APPLIES ONLY IN THOSE SITUATIONS WHERE THE SPREADER CAN BE CONSTRUCTED ON UNDISTURBED SOIL AND THE AREA BELOW THE LEVEL UP IS STABILIZED. THE WATER SHOULD NOT BE ALLOWED TO RECONCENTRATE AFTER RELEASE.		• SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.	
DURING CONSTRUCTION, STORM WATER DRAINAGE WILL BE PROVIDED BY UTILIZATION OF THE EXISTING DRAINAGE COLLECTION SYSTEM IN THE STREET RIGHT OF WAY OF POLK STREET AND NORTH 9TH AVENUE. THE EXISTING SYSTEM CONVEYS STORM WATER RUNOFF VIA DRAINAGE PIPES TO THE ATLANTIC OCEAN. AFTER STORM WATER UTILITIES ARE INSTALLED, STORM WATER DRAINAGE WILL BE PROVIDED BY CATCH BASINS, EXFILTRATION TRENCH AND DRAINAGE WELLS. DURING VARIOUS PHASES OF CONSTRUCTION, THE CONTRACTOR SHALL UTILIZE STAKED SILT FENCE AND/OR HAY BALES OR OTHER BEST MANAGEMENT PRACTICES AS NECESSARY TO COMPLY WITH THE REQUIREMENTS SET FORTH BY LOCAL, STATE AND FEDERAL REQUIREMENTS.		5. STOCKPIILING MATERIAL: NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORM WATER COLLECTION FACILITY.		• WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.	
TIMING OF CONTROLS/MEASURES		6. EXPOSED AREA LIMITATION: THE SURFACE AREA OF OPEN, RAW, ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL BE MINIMIZED.		• MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.	
IT IS THE CONTRACTOR IS RESPONSIBLE FOR THE TIMING OF CONTROLS AND MEASURES AS REQUIRED TO MEET REQUIREMENTS.		7. INLET PROTECTION: INLETS AND CATCH BASINS WHICH DISCHARGE DIRECTLY OFF-SITE SHALL BE PROTECTED FROM SEDIMENT-LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.		• THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE MATERIALS ON-SITE RECEIVE PROPER USE AND DISPOSAL.	

 <b>GGB Engineering, Inc.</b> <small>CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS  CONSULTING MANAGERS  FLORIDA REGISTRATION NO. 0718</small>		<b>PROJECT:</b> <b>HOLLYWOOD</b> <b>Rip Tide Hotel</b> <b>2300 N. Surf Road</b> <b>FLORIDA</b>		<b>CLIENT:</b> <b>Henri Isacovitch</b> <b>2300 N. Surf Road</b> <b>Hollywood, FL 33019</b> <b>954-589-2220</b>		<b>REVISIONS:</b> 1. 2. 3. 4. 5. 6. 7. 8.	
<b>DATE:</b> Jan. 2017		<b>SCALE:</b> N.T.S.					
<b>DESIGNED BY:</b> G.C.B.		<b>DRAWN BY:</b> F.M.					
<b>PROJECT NO.</b> 16-1103							
<b>SHEET</b> SW 3		<b>OF</b> 5					
<small>GARY G. BLOOM, P.E.  FLA LIC. NO. 79832  NOT VALID UNLESS SIGNED  AND SEALED BY ENGINEER</small>							