

**CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING DIVISION**

DATE: October 19, 2017 **FILE:** 17-DPV-32
TO: Planning and Development Board
VIA: Leslie A. Del Monte, Planning Manager 
FROM: Alexandra Carcamo, Principal Planner 
SUBJECT: Real Sub LLC – Publix Super Markets, Inc., requests Variances, Design, and Site Plan for an approximate 4,500 sq. ft. financial institution (Chase Bank).

REQUEST

Variances, Design, and Site Plan for an approximate 4,500 sq. ft. financial institution.

Variance: To reduce the minimum number of stacking spaces from six to four.

RECOMMENDATION

Variance: Approval.

Design: Approval, if the Variance is granted.

Site Plan: Approval, if Variance and Design are granted, and with the following conditions:

- a. Prior to the issuance of a Certificate of Occupancy a Permit from FDOT will be required for new signal at Sheridan Street and SE 2nd Avenue.
- b. Prior to the issuance of a Certificate of Occupancy an access modification to eliminate the left-turn movement at the Federal Highway driveway opening shall occur.
- c. The Applicant shall provide a FDOT traffic signalization prior to the issuance of a Certificate of Occupancy.

BACKGROUND

On January 10, 2012, the Planning and Development Board approved Hollywood Lincoln Mercury Inc.'s request for Variances, Design, and Site Plan for the construction of West Lake Commons, a 13.5 acre shopping center, located at 1700 Sheridan Street (File Number 12-D-62). The approved Site Plan identifies five sub-parcels, four of which were identified for future development. The current request is only for a portion of Parcel A, which is located on the west side of West Lake Commons and consists of approximately 30,000 square feet and is the last parcel to receive development orders and be developed.

The site is located in the Regional Activity Center (RAC), on the corner of Sheridan Street and Federal Highway. The RAC Land Use designation is to encourage redevelopment or development of areas that are regionally significant. The major purposes of this designation is to facilitate multi-use and mixed-use development, encourage mass transit, reduce the need of automobile travel, provide incentives for quality development, and give definition to the urban form.

REQUEST

The Applicant is proposing a 4,500 square foot financial institution. The proposed building, associated parking, and drive-up ATM, will accommodate a Chase Bank. All building setbacks meet the Zoning and Land Development Regulations for this particular lot. As encouraged by the Master Plan the building fronts the street and is oriented to provide direct pedestrian access and give definition to the urban form.

Although in a separate sub-parcel, the Applicant has incorporated the building's design to represent the user's prototype; while maintaining overall consistency with the use of similar architectural elements, treatments, and materials. The proposed building includes materials, such as glass, stucco, limestone, metal, and an aluminum store front design that come together to introduce a cohesive design along Sheridan Street, Federal Highway, and to the existing commercial plaza. The landscaping for the site meets all requirements and includes a variety of native species, beautifying and enhancing the site, as this is a gateway to the City all while promoting an attractive vision for the project and merging the West Lake Commons shopping center as a conjoint style.

The Applicant has worked with Staff to provide adequate vehicular and pedestrian circulation. The development will provide a drive-up lane and an escape lane. The drive-up ATM and all associated elements meet all recently adopted drive-thru requirements and design guidelines, with the exception of the required stacking of six cars. The Applicant is proposing a more urban type of development which necessitates the reduction of stacking spaces as the building has been placed to front Sheridan Street and Federal Highway while providing pedestrian connectivity. The Applicant is requesting a Variance to reduce the minimum number of stacking spaces from six to four. While the drive does not meet dimensional requirements, generally a standard car could maneuver around the proposed drive width and reach the escape lane to exit the queue. Redevelopment of this neighborhood into a more urban community supports the vision for the Regional Activity Land Use designation as a mixed-use development, which encourage mass transit and reduces the need for automobile travel over time.

Owner/Applicant:	Real Sub LLC - Publix Super Markets, Inc.
Address/Location:	1700 Sheridan Street
Gross Area of Property:	N/A
Net Area of Property:	30,819 sq. ft. (0.696 acres)
Land Use:	Regional Activity Center
Zoning:	Sheridan Street Mixed-Use (SS)
Existing Use of Land:	Vacant

ADJACENT LAND USE

North:	Regional Activity Center
South:	Regional Activity Center
East:	Regional Activity Center
West:	Regional Activity Center

ADJACENT ZONING

North:	City of Dania Beach
South:	Sheridan Street District (SS)
East:	Sheridan Street District (SS)
West:	Sheridan Street District (SS)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Located within the Regional Activity Center (RAC), the subject site is surrounded by commercial, single family, and multi-family residential uses. The goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property*. Redevelopment of this site will increase the

availability of commercial uses and expand the mixture of uses in the area; serving the adjacent community as well as the region.

Objective 5: *Encourage appropriate infill, redevelopment in blighted areas throughout the City and economic development in blighted business and tourist areas.*

Policy 5.16: *Foster Economic Development through creative land use, zoning and development regulations, City services, and City policies.*

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The project is located in Sub-Area 2, defined by the Intracoastal Waterway to the east, Dixie Highway to the west, Sheridan Street to the north, and Pembroke Road to the south. This area includes the residential neighborhoods of Parkside, Royal Poinciana and Hollywood Lakes. The City-Wide Master Plan is a compilation of policy priorities and recommendations designed to improve the appearance, appeal, and economic tax base of the City. It establishes a format for future direction and vision for the City.

The City-Wide Master Plan recognizes the need for a mix of uses along the corridors. The proposed project is consistent with the City-Wide Master Plan based upon the following:

Guiding Principle: *Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community.*

Guiding Principle: *Attract and retain businesses that will increase economic opportunities for the City while enhancing the quality of life for residents.*

Policy CW.21: *Create and expand where appropriate commercial and industrial zones to increase tax dollars.*

Policy CW.44: *Foster economic development through creative land use, zoning and development regulations, City services and City policies.*

Policy CW.46: *Place emphasis on redevelopment along the major highway corridors; SR 7, US 1, Dixie Highway, Hollywood Boulevard and A-1-A by limiting expansion of residential areas, and deepening industrial and commercial zones to increase tax revenues.*

APPLICABLE CRITERIA

Analysis of Criteria and Findings for Variances as stated in the City of Hollywood Zoning and Land Development Regulations, Article 5.

VARIANCE: **To reduce the minimum number of stacking spaces from six to four.**

CRITERIA 1: That the requested Variance maintains the basic intent and purpose of the subject regulations particularly as it affects the stability and appearance of the City.

ANALYSIS: The intent of the Regional Activity Center Land use designation is to encourage redevelopment or development of areas that are regionally significant. The major purposes of this designation are to facilitate multi-use and mixed-use development, encourage mass transit, reduce the need of automobile travel, provide incentives for quality development, and give definition to the urban form.

The Variance request does not affect the stability and appearance of the City. In fact, while the drive does not meet dimensional requirements, generally a standard car could maneuver around the proposed drive width. As stated by the Applicant, "The City Land Development does not make a distinction between a banking facility

drive thru with teller and a drive-up ATM...in fact Chase does not offer check cashing, or deposits at their ATMs which reduces the transaction time for stopped vehicles.” As this drive-up ATM provides limited service transactions, and a queuing analysis was submitted stating the reduction in stacking is not an issue, Staff is in support of the Variance.

FINDING: Consistent.

CRITERIA 2: That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

ANALYSIS: Development of the site will bring the property closer in compatibility to the surrounding community while encouraging revitalization of the area. The site will adequately accommodate the structure and residents and will not be detrimental to the community.

FINDING: Consistent.

CRITERIA 3: That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City.

ANALYSIS: The goal of the Land Use Element is to *promote a distribution of land uses enhancing and improving the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property.* Furthermore as stated previously, the intent of the Regional Activity Center land use designation is to encourage redevelopment or development of areas that are regionally significant. The major purposes of this designation is to facilitate multi-use and mixed-use development, encourage mass transit, reduce the need of automobile travel, provide incentives for quality development, and give definition to the urban form.

Development of the site will bring the property closer in compatibility to the surrounding community while encouraging revitalization of the area. As such, the proposed Variance is consistent with and in furtherance of the Goals, Objective, and Policies of the Comprehensive Plan and vision for the Regional Activity Center.

FINDING: Consistent.

CRITERIA 4: That the need for requested Variance is not economically based or self-imposed.

ANALYSIS: The Applicant is proposing a more urban type of development which necessitates the reduction of stacking spaces as the building has been placed to front Sheridan Street and Federal Highway while providing pedestrian connectivity. Redevelopment of this neighborhood into a more urban community supports the vision for the Regional Activity Land Use designation as a mixed-use development, which encourage mass transit and reduces the need for automobile travel over time. Therefore the requested Variance is not economically based and better serves the intent of the applicable plans than the current use of the property, as well as serving as a model for other redevelopment within the area.

FINDING: Consistent.

CRITERIA 5: That the Variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

FINDING: Not applicable.

Analysis of Criteria and Findings for Design as stated in the City of Hollywood Zoning and Land Development Regulations, Article 5.

CRITERIA 1: *Architectural and Design components.* Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. The use of traditional materials for new architectural details is recommended. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.

ANALYSIS: The Applicant has incorporated the building's design to represent the user's prototype; the building is consistent in massing, scale, and architectural elements. Proposed materials include, glass, stucco, limestone, metal, and an aluminum store front design that come together to introduce a cohesive design along Sheridan Street, Federal Highway, and to the existing commercial plaza. Additionally, pedestrian paths including designated crossings provide easy access from the public sidewalk to the site enhancing pedestrian connectivity to the residential areas close by.

FINDING: Consistent.

CRITERIA 2: *Compatibility.* The relationship between existing architectural styles and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.

ANALYSIS: The Design Guidelines state *new construction should differentiate itself from neighboring buildings in terms of architectural style while the scale, rhythm, height and setbacks as well as the location of windows, doors and balconies bear some relationship to neighboring buildings and maintain some resemblance of compatibility.* Since Sheridan Street and Federal Highway are commercial corridors, the proposed development is consistent with the surrounding buildings in scale, massing, and placement. Therefore, it maintains a uniform alignment with the existing street profile; as well as with other buildings proposed in the shopping center. Architectural detailing is provided in harmony with the surrounding built environment using an array of materials to provide an identity for the building while creating a cohesive fabric.

FINDING: Consistent.

CRITERIA 3: *Scale/Massing.* Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass shall reflect a simple composition of basic architectural details in relation to its length, width, height, lot coverage, and setting of the structure in context with adjacent buildings. Architectural details include, but are not limited to, banding, molding, and fenestration.

ANALYSIS: The Design Guidelines state, *Building Heights for additions and new construction are recommended to relate to the height of abutting buildings.* It further states, *Building footprints should take into account pedestrian and vehicular circulation.* The Applicant has incorporated the building's design to represent the user's prototype; the building is consistent in massing, scale, and architectural

elements. Proposed materials include, glass, stucco, limestone, metal, and an aluminum store front design that come together to introduce a cohesive design along Sheridan Street, Federal Highway, and to the existing commercial plaza. Additionally, pedestrian paths including designated crossings provide easy access from the public sidewalk to the site enhancing pedestrian connectivity to the residential areas close by.

FINDING: Consistent.

CRITERIA 4: *Landscaping.* Landscaped areas should contain a variety of native and other compatible plant types and forms, and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

ANALYSIS: The landscaping was designed with both beautification and function in mind and all landscape requirements have been met. The proposed landscape helps articulate the property and enhance the design of the building. A variety of native plants and trees are proposed to work in concert with the existing site trees. Ample buffers are provided where required and enhanced where adjacent to the larger arterial roads with a considerable amount of native trees, shrubs, and ground covers. Vehicular use areas are landscaped along the perimeter and with internal islands, improving the image of the site.

FINDING: Consistent.

SITE PLAN

The Technical Advisory Committee (TAC) found the proposed Site Plan compliant with all regulations as set forth in Article 6 of the Zoning and Land Development Regulations on August 31, 2017. Therefore, staff recommends approval if the Variance and Design are granted and with the conditions listed on page 1 of this report.

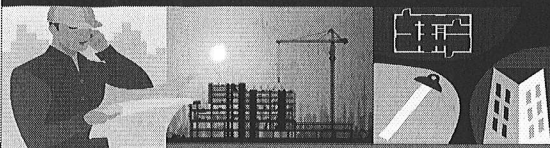
ATTACHMENTS

ATTACHMENT A: Application Package
ATTACHMENT B: Land Use and Zoning Map

ATTACHMENT A

Application Package

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION



Tel: (954) 921-3471

Fax: (954) 921-3347

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

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

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

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

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

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



APPLICATION TYPE (CHECK ONE):

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

Date of Application: _____

Location Address: Chase Bank - Young Circle, FL

Lot(s): _____ Block(s): _____ Subdivision: _____

Folio Number(s): 5142 10 62 0010

Zoning Classification: SS (in RAC) Land Use Classification: Vacant

Existing Property Use: Vacant Sq Ft/Number of Units: _____

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: Request for the construction of a new freestanding Chase Bank with a drive thru ATM and variances for drive-thru stacking and landscaping vehicular use area

Number of units/rooms: N/A Sq Ft: 3,550 SF

Value of Improvement: \$1,340,000.00 Estimated Date of Completion: 8/12/2018

Will Project be Phased? () Yes (X) No If Phased, Estimated Completion of Each Phase _____

Name of Current Property Owner: Real Sub LLC. % Publix Super Markets Inc.

Address of Property Owner: 3300 Publix Corporate Prky, Lakeland, FL 33811

Telephone: 800-242-1227 Fax: _____ Email Address: _____

Name of ~~Consultant~~ Representative/Tenant (circle one): Core States Group (Zach Thornton)

Address: 110 N. 11th Street Ste. 101 Tampa, FL 33602 Telephone: 813-490-1755

Fax: _____ Email Address: zthornton@core-eng.com

Date of Purchase: 5/26/15 Is there an option to purchase the Property? Yes () No (X)

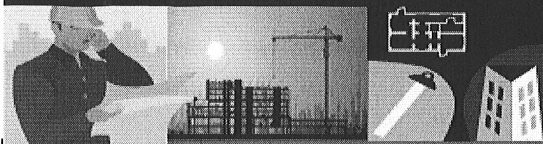
If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: _____

Address: _____

Email Address: _____

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. 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: Real Sub, LLC
By: William W Rayburn Date: 5-18-2017

PRINT NAME: William W. Rayburn, Director of R/E Assets Date: 5-18-2017

Signature of Consultant/Representative: Z Thornton Date: 5/22/2017

PRINT NAME: Zach H. Thornton, P.E. (Core States Group) Date: 5/22/2017

Signature of Tenant: [Signature] Date: 5/30/17

PRINT NAME: DANIEL BOWMAN, VP, CHASE BANK Date: _____

Current Owner Power of Attorney

I am the Director of Real Estate Assets for Real Sub, LLC, the current owner of the described real property and I am aware of the nature and effect the request for Approval of JPMorgan Chase Bank's plans to improve Real Sub, LLC's property, which is hereby made by me or I am hereby authorizing Zach H. Thornton, P.E. to be my legal representative before the Planning and Development (Board and/or Committee) relative to all matters concerning this application; provided: (1) such representative shall not have the authority to bind owner to any monetary or non-monetary obligations, or to in any way affect the zoning or land use of the property, (2) this power of attorney only applies to land folio #514210620010; and (3) owner reserves the right to revoke the power at any time upon written notice.

Sworn to and subscribed before me
this 15th day of May 2017

[Signature]
Notary Public
State of Florida



PATRICIA COOLEY
MY COMMISSION # FF 114839
EXPIRES: August 20, 2018
Bonded Thru Budget Notary Service®

Real Sub, LLC

By: William W Rayburn

William W. Rayburn, Director of Real Estate Assets
Print Name

My Commission Expires: _____ (Check One) ☒ Personally known to me; OR ☐ Produced Identification _____

JPMORGAN CHASE & CO.

SECRETARY'S CERTIFICATE

I, Philip E. Feierberg, do hereby certify that I am a duly elected and qualified Assistant Secretary of JPMorgan Chase Bank, National Association, a national banking association duly organized and existing under the laws of the United States of America (the "Bank") and that set forth below is a true and correct copy of resolutions duly adopted by the directors of the Bank pursuant to a unanimous written consent, effective as of March 29, 2010. I further certify that said resolutions, at the date hereof, are still in full force and effect.

RESOLVED that loan agreements, contracts, indentures, mortgages, deeds, releases, conveyances, assignments, transfers, certificates, certifications, declarations, leases, discharges, satisfactions, settlements, petitions, schedules, accounts, affidavits, bonds, undertakings, guarantees, proxies, requisitions, demands, proofs of debt, claims, records, notes signifying indebtedness of JPMorgan Chase Bank, N.A. (the "Bank"), and any other contracts, instruments or documents in connection with the conduct of the business of the Bank, whether or not specified in the resolutions of the Bank's Board of Directors (the "Board") may be signed, executed, acknowledged, verified, delivered or accepted on behalf of the Bank by the Chairman of the Board, the Chief Executive Officer, the President, the Chief Operating Officer, a Vice Chairman of the Board, a Vice Chairman, any member of the Operating Committee or Executive Committee, any Executive Vice President, the Chief Financial Officer, the General Counsel, the Treasurer, the Controller, the Chief Risk Officer, the Secretary, any Senior Vice President, any Managing Director, any Executive Director, any Vice President, or any other officer having a functional title or official status which is at least equivalent to any of the foregoing, and the seal of the Bank may be affixed to any thereof and attested by the Secretary, any Vice President or any Assistant Secretary; provided, however, that any guarantees, comfort letters or other letters of support issued by the Bank in respect of obligations of any of the Bank's affiliates or subsidiaries ("Support Documents") may be executed only where consistent with such resolutions of the Board dated March 29, 2010, as amended, relating to the provision of Bank guarantees and other support issued by the Bank in respect of obligations of its subsidiaries and affiliates;


RESOLVED that powers of attorney may be executed on behalf of the Bank by the Chairman of the Board, the Chief Executive Officer, the President, the Chief Operating Officer, a Vice Chairman of the Board, a Vice Chairman, any member of the Operating Committee or Executive Committee, any Executive Vice President, the Chief Financial Officer, the General Counsel, the Treasurer, the Controller, the Chief Risk Officer, the Secretary, any Senior Vice President, any Managing Director or any other officer having a functional title or official status which is at least equivalent to any of the foregoing; provided, however, that such powers of attorney may not provide authority for signing Support Documents except as where consistent with such resolutions of the Board dated March 29, 2010, as amended, relating to the provision of Bank guarantees and other support issued by the Bank in respect of obligations of its subsidiaries and affiliates;

RESOLVED that the Chief Executive Officer, the global head of each respective line of business (or for corporate functions, the functional head), the global head of Human Resources of each respective line of business (or corporate function), and the Secretary of the Bank, each shall have authority to delegate to any officer of the Bank assigned to a line of business (or corporate function) the authority to execute documents or take action in the Bank's name in connection with any and all matters conducted in the ordinary course of business in such line of business (or corporate function) and to designate functional titles in a line of business (or corporate function) as equivalent to the title of officer for such purposes;

I further certify that Daniel Bowman is a Vice President of the Bank with specimen signature as follows and has been empowered to execute documents on behalf of the Bank in conformity with the above resolutions.

A handwritten signature in dark ink, appearing to read 'Daniel Bowman', followed by a horizontal line.

WITNESS my hand and the seal of JPMorgan Chase Bank, National Association, on the 30th day of August 2016.

A handwritten signature in dark ink, appearing to read 'Philip E. Feierberg', followed by a horizontal line.
Philip E. Feierberg

September 1, 2017

Alexandra Carcamo
Principal Planner
City of Hollywood
Department of Development Services
2600 Hollywood Blvd.
Hollywood, FL 33022

Re: Proposed Chase Bank Store No. 55203, File No. 17-DPV-32
Planning and Development Board Submittal-Cover Sheet and Location Map
1700 Sheridan Street, Hollywood, FL

Dear Ms. Carcamo:

On behalf of JPMorgan Chase, N.A., Core States Group ("CSG") is requesting that the proposed 4,453 sf Chase Bank be considered for Preliminary Technical Advisory Committee approval. The subject property is an outparcel within the West Lakes Commons Shopping Center located at the southeast corner of Sheridan Street and US1 (Federal Highway), more specifically at 1700 Sheridan Street, Hollywood, FL 33020.

The proposed parcel encompasses 0.696 acres and is currently zoned Sheridan Street Mixed Use District (SS) located within the Regional Activity Center Overlay District per Ordinance O-2016-22. Per the PACO meeting held on March 13, 2017, the site was requested to conform to the Federal Highway Medium-High Intensity, Mixed Use District (FH-2) regulations as well as the SS regulations. Therefore, the site layout was revised and the building was relocated to the maximum building setback of thirty (30) feet from Federal Highway.

Based on an additional meeting held with City staff on April 27, 2017, the site was revised to provide a fifteen (15) feet wide drive aisle on the west side of the building, adjacent to Federal Highway, and a landscape strip along the west side of the building which would visually enhance the building elevation facing Federal highway. The site design includes an enhanced pedestrian entrance of concrete pavers from the existing sidewalk along Federal Highway to the front entrance and will also incorporate other elements to make the building more interactive with the pedestrian traffic on Federal Highway, such as bicycle parking and possible future benches.

The project proposes one (1) variance. The variance is for the reduction of the Land Development Regulations required stacking from six (6) spaces to four (4) spaces. The City Land Development Regulations does not make a distinction between a banking facility drive thru with teller line and a drive-up ATM. Please note other municipalities have eliminated stacking requirements for Chase banks based on the self-service, automated system not being a typical teller service. Also, please note that per Chase Operational standards, the typical self-service ATM queue does not exceed four (4) stacking positions. In fact, Chase does not offer check cashing or deposits at their ATMs which reduces the transaction time for stopped vehicles. Please refer to the previously provided Chase Bank Queuing Analysis prepared by a licensed professional engineer in the State of Florida.

Please accept this letter as a request for review and approval of the project documents and variance. The granting of the requested variances will not cause conflicts with other sections of the County Land Regulations and will not adversely affect public safety. No feasible engineering or construction solutions can be applied to satisfy the regulations at this time. In addition, it is Core States belief that the proposed development will greatly improve the appearance, functionality, and value of the subject parcel and the surrounding parcels. The proposed project within West Lake Commons will bring both revenue and jobs to this area and the City. The proposed development will create a site that is both aesthetically pleasing and function.

If you should have any questions, please do not hesitate to contact me directly at (813) 319-8753.

Sincerely,



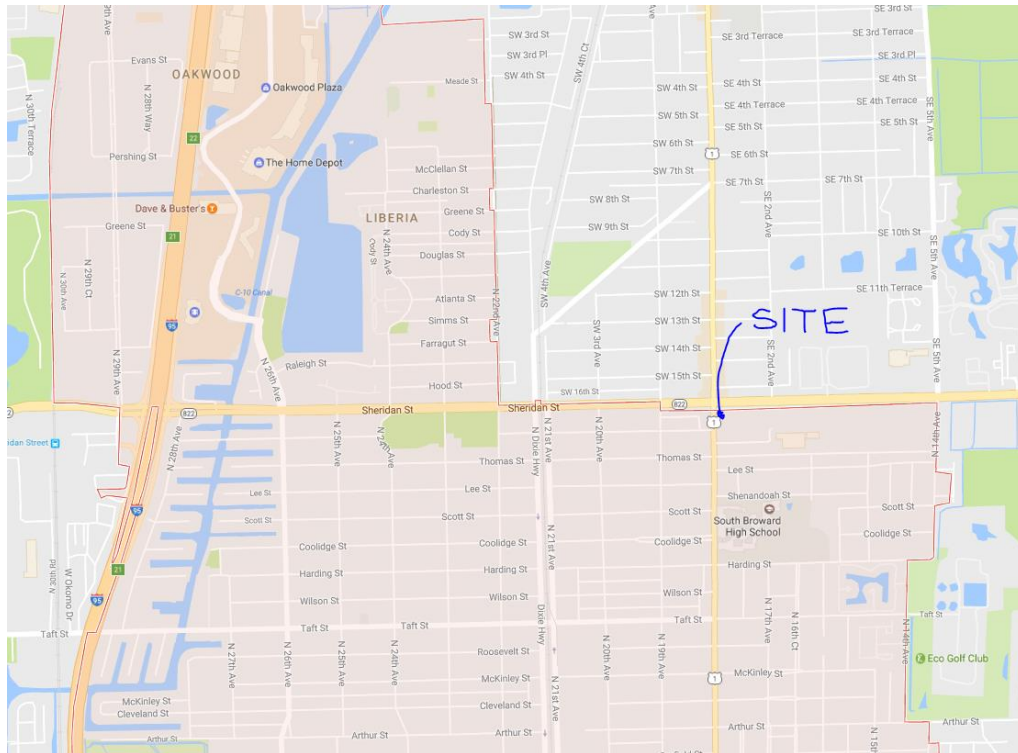
Zach H. Thornton, P.E.
Senior Project Engineer
Core States Group

Attachments:

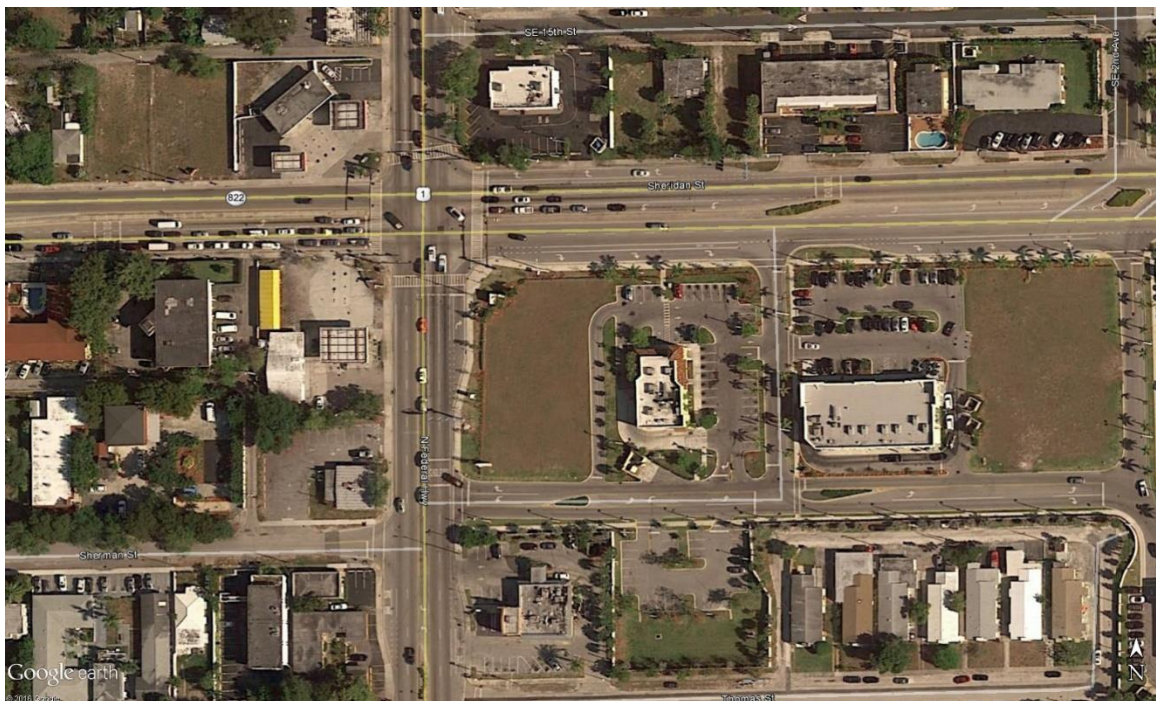
- 1) Location and Aerial Maps

Attachment 1

LOCATION MAP:



AERIAL MAP:



September 1, 2017

Alexandra Carcamo
Principal Planner
City of Hollywood
Department of Development Services
2600 Hollywood Blvd.
Hollywood, FL 33022

Re: Proposed Chase Bank Store No. 55203, File No. 17-DPV-32
Planning and Development Board Submittal-Variance Criteria Cover Letter
1700 Sheridan Street, Hollywood, FL

On behalf of JPMorgan Chase, N.A., Core States Group ("CSG") is requesting that the proposed 4,453 sf Chase Bank be considered for Preliminary Technical Advisory Committee approval. The subject property is an outparcel within the West Lakes Commons Shopping Center located at the southeast corner of Sheridan Street and US1 (Federal Highway), more specifically at 1700 Sheridan Street, Hollywood, FL 33020.

The proposed parcel encompasses 0.696 acres and is currently zoned Sheridan Street Mixed Use District (SS) located within the Regional Activity Center Overlay District per Ordinance O-2016-22. Per the PACO meeting held on March 13, 2017, the site was requested to conform to the Federal Highway Medium-High Intensity, Mixed Use District (FH-2) regulations as well as the SS regulations. Therefore, the site layout was revised and the building was relocated to the maximum building setback of thirty (30) feet from Federal Highway.

Based on an additional meeting held with City staff on April 27, 2017, the site was revised to provide a fifteen (15) feet wide drive aisle on the west side of the building, adjacent to Federal Highway, and a landscape strip along the west side of the building which would visually enhance the building elevation facing Federal highway. The site design includes an enhanced pedestrian entrance of concrete pavers from the existing sidewalk along Federal Highway to the front entrance and will also incorporate other elements to make the building more interactive with the pedestrian traffic on Federal Highway, such as bicycle parking and possible future benches.

The project proposes one (1) variance. The variance is for the reduction of the Land Development Regulations required stacking from six (6) spaces to four (4) spaces. The City Land Development

Regulations does not make a distinction between a banking facility drive thru with teller line and a drive-up ATM. Please note other municipalities have eliminated stacking requirements for Chase banks based on the self-service, automated system not being a typical teller service. Also, please note that per Chase Operational standards, the typical self-service ATM queue does not exceed four (4) stacking positions. In fact, Chase does not offer check cashing or deposits at their ATMs which reduces the transaction time for stopped vehicles. Please refer to the previously provided Chase Bank Queuing Analysis prepared by a licensed professional engineer in the State of Florida.

Variance Criteria:

- a. That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city; and
 - *The variance meets or exceeds the intent and purpose of the Code requirement and enhances the stability and appearance of the City as the site is currently vacant. The variance does not adversely affect compliance with other Code provisions, development order(s), or permits.*
- b. That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community; and
 - *The variance is compatible with the adjacent surrounding land uses, and would not cause any detriment to the surrounding community.*
- c. That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the city; and
 - *The variance is consistent with the applicable provisions of the Comprehensive Plan or other adopted City plans.*
- d. That the need for the requested Variance is not economically based or self-imposed; or
 - *The variance request is solely based on hardships of the site being at the corner of the newly adopted Zoning District. No economical relief will be provided with the granting of the variance. No feasible engineering or construction solutions can be applied to satisfy the regulation.*

e. That the variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

- *The variance is not in conflict with other substantive requirements of local, State, or Federal law.*

Please accept this letter as a request for review and approval of the project documents and variance. The granting of the requested variances will not cause conflicts with other sections of the County Land Regulations and will not adversely affect public safety. No feasible engineering or construction solutions can be applied to satisfy the regulations at this time. In addition, it is Core States belief that the proposed development will greatly improve the appearance, functionality, and value of the subject parcel and the surrounding parcels. The proposed project within West Lake Commons will bring both revenue and jobs to this area and the City. The proposed development will create a site that is both aesthetically pleasing and function.

If you should have any questions, please do not hesitate to contact me directly at (813) 319-8753.

Sincerely,

A handwritten signature in blue ink, appearing to read "Z Thornton".

Zach H. Thornton, P.E.
Senior Project Engineer
Core States Group

September 1, 2017

Alexandra Carcamo
Principal Planner
City of Hollywood
Department of Development Services
2600 Hollywood Blvd.
Hollywood, FL 33022

Re: Proposed Chase Bank Store No. 55203, File No. 17-DPV-32
Planning and Development Board Submittal-Legal Description and Project Info
1700 Sheridan Street, Hollywood, FL

Legal Description:

A PORTION OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 10, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 10;
THENCE NORTH 88°13'37" EAST, ON THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 10, A DISTANCE OF 40.01 FEET;
THENCE SOUTH 00°37'27" EAST ON A LINE 40.00 FEET EAST OF AND PARALLEL WITH THE EAST RIGHT OF WAY LINE OF FEDERAL HIGHWAY (U.S. HIGHWAY NO. 1) A DISTANCE OF 94.08 FEET;
THENCE NORTH 89°22'23" EAST, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 43°48'05" EAST, A DISTANCE OF 49.00 FEET;
THENCE NORTH 88°13'37" EAST ON A LINE 60.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF THE NORTHEAST ONE QUARTER (NE 1/4) OF SECTION 10, A DISTANCE OF 110.87 FEET;
THENCE SOUTH 01°46'23" EAST, A DISTANCE OF 211.69 FEET;
THENCE SOUTH 88°13'37" WEST, A DISTANCE OF 24.77 FEET;
THENCE NORTH 89°45'06" WEST, A DISTANCE OF 120.39 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;
THENCE NORTHWESTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 13.79 FEET, A CENTRAL ANGLE OF 18°06'34" AND AN ARC DISTANCE OF 4.36 FEET TO THE INTERSECTION WITH A LINE 12 EAST OF AND PARALLEL WITH SAID EAST RIGHT OF WAY LINE OF FEDERAL HIGHWAY (U.S. HIGHWAY NO. 1);
THENCE NORTH 00°37'27" WEST ON SAID PARALLEL LINE, A DISTANCE OF 172.35 FEET TO THE POINT OF BEGINNING.

Project Info:

The proposed parcel encompasses 0.696 acres and is currently zoned Sheridan Street Mixed Use District (SS) located within the Regional Activity Center Overlay District per Ordinance O-2016-22. Per the PACO meeting held on March 13, 2017, the site was requested to conform to the Federal Highway Medium-High Intensity, Mixed Use District (FH-2) regulations as well as the SS regulations. Therefore, the site layout was revised and the building was relocated to the maximum building setback of thirty (30) feet from Federal Highway.

Based on an additional meeting held with City staff on April 27, 2017, the site was revised to provide a fifteen (15) feet wide drive aisle on the west side of the building, adjacent to Federal Highway, and a landscape strip along the west side of the building which would visually enhance the building elevation facing Federal highway. The site design includes an enhanced pedestrian entrance of concrete pavers from the existing sidewalk along Federal Highway to the front entrance and will also incorporate other elements to make the building more interactive with the pedestrian traffic on Federal Highway, such as bicycle parking and possible future benches.

The project proposes one (1) variance. The variance is for the reduction of the Land Development Regulations required stacking from six (6) spaces to four (4) spaces. The City Land Development Regulations does not make a distinction between a banking facility drive thru with teller line and a drive-up ATM. Please note other municipalities have eliminated stacking requirements for Chase banks based on the self-service, automated system not being a typical teller service. Also, please note that per Chase Operational standards, the typical self-service ATM queue does not exceed four (4) stacking positions. In fact, Chase does not offer check cashing or deposits at their ATMs which reduces the transaction time for stopped vehicles. Please refer to the previously provided Chase Bank Queuing Analysis prepared by a licensed professional engineer in the State of Florida.

Please accept this letter as a request for review and approval of the project documents and variance. The granting of the requested variances will not cause conflicts with other sections of the County Land Regulations and will not adversely affect public safety. No feasible engineering or construction solutions can be applied to satisfy the regulations at this time. In addition, it is Core States belief that the proposed development will greatly improve the appearance, functionality, and value of the subject parcel and the surrounding parcels. The proposed project within West Lake Commons will bring both revenue and jobs to this area and the City. The proposed development will create a site that is both aesthetically pleasing and function.

CIVIL CONSTRUCTION PLANS FOR CHASE



SHEET INDEX				
SHEET NUMBER	DESCRIPTION	REV 1	REV 2	REV 3
C1	COVER SHEET	X	X	
C2	GENERAL NOTES	X	X	
C3	PHASE 1 EROSION AND SEDIMENTATION CONTROL PLAN	X	X	
C4	PHASE 2 EROSION AND SEDIMENTATION CONTROL PLAN	X	X	
C5	EROSION CONTROL DETAILS	X	X	
C6	DEMOLITION PLAN	X	X	
C7	SITE PLAN	X	X	
C8	GRADING AND DRAINAGE PLAN	X	X	
C9	UTILITY PLAN	X	X	
C10-C12	CONSTRUCTION DETAILS	X	X	
C13	PHOTOMETRIC PLAN	X	X	

REFERENCE SHEETS					
SHEET NUMBER		DESCRIPTION	REV 1	REV 2	REV 3
SHEET 1 OF 1		ALTA/ACSM LAND TITLE SURVEY BY BLOOMSTER	X	X	
L-01		EXISTING LANDSCAPE PLAN	X	X	
L-02		LANDSCAPE PLAN	X	X	
L-03		PLANT SCHEDULE AND CITY REQUIREMENTS	X	X	
L-04		LANDSCAPE DETAILS	X	X	
L-05		LANDSCAPE NOTES	X	X	
IR-01		IRRIGATION PLAN		X	
IR-02		IRRIGATION DETAILS		X	

ARCHITECTURAL SHEETS			
A0.3	TRASH ENCLOSURE DETAILS	X	X
A1.1	FLOOR PLAN	X	X
A1.5	ROOF PLAN	X	X
A3.1	EXTERIOR ELEVATIONS	X	X
A3.2	EXTERIOR ELEVATIONS	X	X
	CONTEXTUAL STREET ELEVATIONS	X	X

A PORTION OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 10, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE SOUTH 37°32'27" EAST ON A LINE 40.00 FEET EAST OF AND PARALLEL WITH THE EAST RIGHT OF WAY LINE OF FEDERAL HIGHWAY (U.S. HIGHWAY NO. 1) A DISTANCE OF 94.08 FEET;
THENCE NORTH 89°22'23" EAST, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 43°48'05" EAST, A DISTANCE OF 49.00 FEET;
THENCE NORTH 88°13'37" EAST ON A LINE 60.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 10, A DISTANCE OF 110.87 FEET;
THENCE SOUTH 01°46'23" EAST, A DISTANCE OF 21.61 FEET;
THENCE SOUTH 88°13'37" WEST, A DISTANCE OF 24.77 FEET;
THENCE NORTH 89°45'06" WEST, A DISTANCE OF 120.39 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;
THENCE NORTHWESTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 13.79 FEET, A CENTRAL ANGLE OF 18°06'34" AND AN ARC DISTANCE OF 4.38 FEET TO THE POINT OF BEGINNING OF A LINE 12.25 FEET EAST OF AND PARALLEL WITH THE EAST RIGHT OF WAY LINE OF FEDERAL HIGHWAY (U.S. HIGHWAY NO. 1);
THENCE NORTH 00°37'27" WEST ON SAID PARALLEL LINE, A DISTANCE OF 173.35 FEET TO THE POINT OF BEGINNING.

CORE STATES

110 NORTH 11TH STREET, SUITE 101
TAMPA, FL 33602
PHONE (813) 460-1755
FAX (813) 430-1759
CCARDEN@CORE-ENG.COM

GROUP

CORESTATES, INC.
CA # 9878

DOCUMENTS PREPARED BY CORESTATES, INC., INCLUDING THIS DOCUMENT, ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY EXTENSION OF USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORESTATES, INC. IS DONE UNLAWFULLY AND AT THE USERS OWN RISK. IF USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED, USER WILL HOLD CORESTATES, INC. HARMLESS FROM ALL CLAIMS AND LOSSES.



THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORE STATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO

REV	DATE	COMMENT	BY
1	07/14/17	TAC COMMENTS	CED
2	08/09/17	TAC COMMENTS	CED

ENGINEER SEAL

JOB #:	JPM.19067
DATE:	05.12.2017
SCALE:	N/A
DRAWN BY:	CED
CHECKED BY:	ZHT

SHEET NO.

C1

GENERAL DEMOLITION NOTES:

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- THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERTAKEN TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL WHICH PER THE SPECIFICATIONS.

THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.

THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.

THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.

ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING THE LOCATION OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUDED.

ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION. CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN ANY ROAD RIGHT-OF-WAY DURING CONSTRUCTION.

CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY OWNER.

CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.

PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.

SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FENCING, LIGHTING AND/OR ANY OTHER APPURTENANCES, THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/ STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS PLAN. ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.

CONTRACTOR SHALL LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.

THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND THE CITY/COUNTY UTILITY DEPT. PRIOR TO ANY PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO SITE THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR RELOCATING/REPAIRING WATER MAINS SHOWN ON THIS PLAN. THE CITY/COUNTY SHALL BE RESPONSIBLE DURING CONSTRUCTION, ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.

DAMAGE TO ALL EXISTING CONDITIONS SHOWN TO REMAIN IN THESE PLANS WILL BE REPLACED AT CONTRACTOR'S EXPENSE.

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- THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE SPECIFICATIONS IN THE CONTRACT DOCUMENTS.

ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER OF RECORD BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL.

IN THE EVENT THE CONSTRUCTION IS ABANDONED PRIOR TO THE COMPLETION OF THE PROJECT, ALL CONSTRUCTION AND REMOVED VEGETATIVE DEBRIS AND FILL SHALL BE REMOVED FROM THE SITE AND THE SITE SHALL BE STABILIZED PER THE PERMIT FOR STORM WATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES (NPDES).

THESE PLANS ARE INTENDED TO AND SHALL COMPLY WITH AMERICANS WITH DISABILITIES ACT.

ALL VEGETATION FROM CLEARING AND GRUBBING SHALL BE DISPOSED OF OFF-SITE.

CONTRACTOR IS RESPONSIBLE FOR PERMITTING, INSTALLATION AND MAINTENANCE OF ALL MAINTENANCE OF TRAFFIC OPERATIONS DURING CONSTRUCTION. MAINTENANCE OF TRAFFIC SHALL CONFORM TO GOVERNING AGENCY STANDARDS.

ALL DESIGN AND CONSTRUCTION MUST CONFORM TO THE MINIMUM STANDARDS SET DOWN IN THE CITY/COUNTY DEVELOPMENT CODE, ZONING, AND/OR RELATED ORDINANCES, AND MINIMUM TESTING FREQUENCY REQUIREMENTS.

GENERAL PAVING AND GRADING NOTES:

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- ALL PAVING AND GRADING CONSTRUCTION MATERIALS AND METHODS SHALL MEET THE STANDARD SPECIFICATIONS AND REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.

CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY, UNLESS OTHERWISE NOTED.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.

PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION AND SHALL MEET ALL AUTHORITY HAVING JURISDICTION REQUIREMENTS/SPECIFICATIONS AT A MINIMUM.

IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.

THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL NPDES PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.

TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY A LICENSED PROFESSIONAL SURVEYOR AND CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.

ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.

CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.

ALL PAVING, CONSTRUCTION MATERIALS, AND WORKMANSHIP WITHIN RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE AUTHORITY HAVING JURISDICTION SPECIFICATIONS AND STANDARDS (LATEST EDITION) RESPECTIVELY.

ALL REINFORCED CONCRETE PIPE SHALL BE CLASS III UNLESS OTHERWISE NOTED AND INSTALLED IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES LATEST REQUIREMENTS AND SPECIFICATIONS OR AUTHORITY HAVING JURISDICTION SPECIFICATIONS, WHICHEVER IS MORE STRINGENT.

ALL CONCRETE USED ON THE SITE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI IN 28 DAYS. ALL CONCRETE SIDEWALKS SHALL HAVE CONTROL JOINTS CUT ON 5-FOOT CENTERS AND EXPANSION JOINTS PLACED ON 80-FOOT CENTERS. CHANGES IN DIRECTION, AND ABUTTING SEPARATE POURS. CONNECTION JOINT SPACING MATCHES WIDTH OF SIDEWALK AND EXPANSION JOINTS ARE REQUIRED AT A MAXIMUM OF 20 FEET. THIS WOULD MEAN 24 FEET FOR A 6 INCH CURB. PAVEMENT JOINTS SHALL BE SPACED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND/OR DETAILS.

ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS AND GEOTECHNICAL REPORT.

THE CONTRACTOR SHALL ENSURE THAT ALL PLANTING AREAS (INTERIOR ISLANDS, FOUNDATION PLANTING AREAS, ETC.) ARE NOT COMPACTED AND DO NOT CONTAIN LIMESTONE OR OTHER MATERIAL (CLAY, SUBGRADE MATERIAL, MARL, ETC.) WHICH MAY ADVERSELY AFFECT DRAINAGE OF GREEN AREAS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDERLIE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND BACKFILL WITH CLEAN, FREE DRAINING TOPSOIL.

CONTRACTOR IS SPECIFICALLY CAUTIONED, DEPENDING ON THE TIME OF YEAR AND PROJECT LOCATION, DEWATERING MAY BE REQUIRED.

IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND ARCHITECT/ENGINEER PRIOR TO EXCAVATION.

STRIP TOPSOIL AND ORGANIC MATTER AND PAVING MATERIAL FROM ALL AREAS TO BE IMPERVIOUS. TOPSOIL SHALL BE STOCKPILED ON SITE FOR REPLACEMENT ON SLOPES AND ALL OTHER GREEN AND LANDSCAPE AREAS.

FIELD DENSITY TESTS SHALL BE TAKEN AT FREQUENCY AS REQUIRED IN THE SPECIFICATIONS OR AS REQUIRED BY THE GOVERNING REGULATORY AGENCY, WHICH EVER IS MORE STRINGENT.

CONTRACTOR SHALL ENSURE POSITIVE FLOW TO ALL INLETS WITHIN DRAINAGE BASINS TO PRECLUDE PONDED WATER.

THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO CONTROL SEDIMENT, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED.

GENERAL UTILITY NOTES:

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- CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.

ALL ELECTRIC, TELEPHONE AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.

CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED SAID ENGINEER BY ENGINEER.

PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.

PRIOR TO CONSTRUCTION, THE GENERAL CONTRACTOR SHALL VERIFY THAT "STUB OUTS" FOR POWER, TELEPHONE, FIBER OPTICS, WATER AND SEWER (IF APPLICABLE) HAVE BEEN PROVIDED BY OTHERS AT THE AREA ADJACENT TO THE PROPOSED BUILDING. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL CONNECTIONS AT THE BUILDING.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SCHEDULE FOR INSTALLATION WITH THE UTILITY COMPANIES AND THE OWNER. ALL EXISTING CONDITIONS THAT ARE REMOVED OR DISRUPTED DURING THE PLACEMENT OF NEW UTILITIES SHALL BE REPLACED OR REPAIRED TO MATCH ORIGINAL CONDITIONS. ANY EXISTING UTILITIES DISRUPTED DURING PLACEMENT OF NEW UTILITIES SHALL BE REPAIRED AND OPERATING NORMALLY THE SAME DAY OF DISRUPTION. ITEMS THAT MAY NEED TO BE REPLACED OR REPAIRED INCLUDE BUT ARE NOT LIMITED TO: EXISTING ASPHALT PAVING, EXISTING CONCRETE PAVING, WATER LINES, IRRIGATION LINES, GRASS AREAS, LANDSCAPING, AND SITE LIGHTING. THE GENERAL CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION OF ALL EXISTING ITEMS THAT WILL BE DISRUPTED DURING THE PLACEMENT OF NEW UTILITIES AND PROVIDE THE OWNER A DETAILED PHASING SCHEDULE OUTLINING THE TIMELINE FOR INSTALLATION OF NEW UTILITIES INCLUDING THE PROPOSED TIMES THAT EXISTING ITEMS WILL BE DISRUPTED. THE NEW UTILITIES TRENCH WIDTH AND DEPTH SHALL MEET ALL LOCAL AND STATE REQUIREMENTS FOR THE DISPLACEMENT OF ALL UTILITIES. IF DIRECTIONAL BORING IS USED FOR INSTALLATION, THE ABOVE LISTED ITEMS ARE STILL REQUIRED TO BE SUBMITTED TO THE OWNER.

IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.

ALL SANITARY SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RINGS & COVERS. SANITARY MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE WITH WATER TIGHT LIDS.

ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.

CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.

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- UNDERGROUND UTILITY LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.

ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 4000 P.S.I.

REFER TO ARCHITECTURAL PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.

CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.

CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.

DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES.

EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.

THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER, LATERALS, MANHOLES, GRAVITY SEWER LINES AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE IN ACCORDANCE WITH THE SHOWN AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.

DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.

ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACKFILLED AND COMPACTED IN ACCORDANCE WITH SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

SHOP DRAWINGS FOR ALL MATERIALS AND APPURTENANCE SHALL BE SUBMITTED TO AND APPROVED BY THE GOVERNING UTILITY DEPARTMENT. CONTRACTOR TO COPY THE ENGINEER OF RECORD WITH APPROVED DRAWINGS AS REQUIRED. NO WORK IS TO BEGIN UNTIL SHOP DRAWINGS HAVE BEEN REVIEWED, APPROVED AND RETURNED TO THE CONTRACTOR.

AT LEAST THREE WEEKS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE CITY/COUNTY AND THE UTILITY COMPANY AND SUPPLY THEM WITH ALL REQUIRED SHOP DRAWINGS, THE CONTRACTORS NAME, STARTING DATE, PROJECTED SCHEDULE AND OTHER INFORMATION AS REQUIRED. THE CITY/COUNTY ENGINEERING INSPECTION OFFICE SHOULD ALSO BE CONTACTED FIVE DAYS PRIOR TO CONSTRUCTION TO ENSURE ADEQUATE INSPECTION PERSONAL. ANY WORK CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING INSPECTION OFFICE OR WITHOUT A DEPARTMENT INSPECTOR PRESENT MAY BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE SOLE EXPENSE OF THE CONTRACTOR.

THE CONTRACTOR SHALL PERFORM AN INFILTRATION/EXFILTRATION TEST ON ALL GRAVITY SEWERS AND A PRESSURE TEST ON ALL FORCE MAINS (AS APPLICABLE) IN ACCORDANCE WITH THE CITY/COUNTY UTILITY REGULATIONS. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER OF RECORD AND SUBMITTED TO THE CITY/COUNTY FOR APPROVAL. THE SCHEDULING, COORDINATION AND NOTIFICATION TO ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING WATER MAINS, FORCE MAINS, SANITARY SEWER AND STORM MAINS AND MAINTAIN A MINIMUM CLEARANCE BETWEEN WATER MAINS AND OTHER UTILITIES AT ALL POINTS ALONG THEIR LENGTH AS REQUIRED IN THE PLANS, DETAILS, AND SPECIFICATIONS.

SANITARY SEWER, FORCE MAINS, SEWER LATERALS, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS AND/OR WATER SERVICES WHENEVER POSSIBLE. SANITARY SEWERS, FORCE MAINS, SEWER LATERALS, AND STORM SEWERS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE BOTTOM OF THE UPPER PIPE AND THE TOP OF THE LOWER PIPE.

A MINIMUM HORIZONTAL DISTANCE OF TEN FEET SHOULD BE MAINTAINED BETWEEN WATER LINES AND SEWER LINES OR OTHER SOURCES OF CONTAMINATION. WATER LINES AND SEWERS SHALL NOT BE LAID IN THE SAME TRENCH EXCEPT ON THE WRITTEN APPROVAL OF THE AUTHORITY HAVING JURISDICTION. WATER MAINS NECESSARILY IN CLOSE PROXIMITY TO SEWERS MUST BE PLACED SO THAT THE BOTTOM OF THE WATER LINE WILL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE AT ITS HIGHEST POINT. IF THIS DISTANCE CANNOT BE MAINTAINED, THE WATER LINE OR THE SEWER LINE MUST BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING. ANY JOINT IN THE ENCASEMENT PIPE IS TO BE MECHANICALLY RESTRAINED. THE ENCASEMENT PIPE MAY BE VENTED TO THE SURFACE IF CARRYING WATER OR SEWER UNDER PRESSURE. WHERE A WATER LINE MUST UNAVOIDABLY PASS BENEATH THE SEWER LINE, AT LEAST 18 INCHES OF SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING ENCASEMENT REQUIREMENT. EXCEPTIONS TO THIS MUST BE APPROVED IN WRITING BY THE AUTHORITY HAVING JURISDICTION.

A MINIMUM HORIZONTAL DISTANCE OF THREE FEET SHALL BE MAINTAINED BETWEEN WATER LINES AND OTHER UNDERGROUND OF A NONSANITARY NATURE (GAS, ELECTRIC, ETC.). EXCEPTIONS TO THIS MUST BE APPROVED IN WRITING BY THE AUTHORITY HAVING JURISDICTION.

A MINIMUM 10 FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

ALL DIP SHALL BE CLASS 50 OR HIGHER, DUCTILE IRON FITTINGS SHALL BE CLASS 350. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED.

TREES SHALL BE PLACED SO AS TO AVOID BURIED UTILITIES.

ALL UTILITY MAIN LENGTHS SHOWN ARE APPROXIMATE. ALL MANHOLE TOP ELEVATIONS ARE APPROXIMATE. CONTRACTOR SHALL SET MANHOLE TOP LEVEL WITH FINISH PAVEMENT GRADES.

PRESSURE PIPE TESTING SPECIFICATIONS SHALL REFERENCE THE CITY/COUNTY AND/OR FIRE DEPARTMENT.

CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. THIS AND THE FINAL CONNECTIONS OF THE SERVICE SHALL BE COMPLETED 30 DAYS PRIOR TO POSSESSION.

CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.

REFER TO BUILDING PLANS FOR SITE ELECTRICAL PLAN.

EXISTING LEGEND:

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INV.

EL.

DEPT.

QBS.

EP.

R/W.

M.B.

P.S.

ORB.

PB.

LB.

BCR.

E.

NE.

NAVD.
- CLEAN OUT

MANHOLE

WATER VALVE

FIRE HYDRANT

SPOT ELEVATIONS

LIGHT POST

GAS VALVE

INVERT

ELEVATION

DEPARTMENT

CONCRETE BLOCK STRUCTURE

EDGE OF PAVEMENT

RIGHT OF WAY

MAP BOOK

PAGE

OFFICIAL RECORDS BOOK

FLAT BOOK

LICENSED BUSINESS

BROWARD COUNTY RECORDS

UNDERGROUND ELECTRIC

UNDERGROUND WATER LINE

NORTH AMERICAN VERTICAL DATUM

STANDARD ABBREVIATIONS

AC	ACRES
ADA	AMERICANS WITH DISABILITY ACT
ARCH	ARCHITECTURAL
BC	BOTTOM OF CURB
BF	BASEMENT FLOOR
BK	BLOCK
BL	BASELINE
BLD	BUILDING
BOL	BOLLARD
BM	BENCH MARK
BRL	BUILDING RESTRICTION LINE
CF	CUBIC FEET
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CONN	CONNECTION
CONC	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
CY	CUBIC YARDS
DEC	DECORATIVE
DEP	DEPRESSED
DIP	DUCTILE IRON PIPE
DOM	DOMESTIC
ELEC	ELECTRIC
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ES	EDGE OF SHOULDER
EW	END OF WALL
EX	EXISTING
FES	FLARED END SECTION
FF	FINISH FLOOR ELEVATION
FH	FIRE HYDRANT
FG	FINISHED GRADE
G	GRADE
GF	GARAGE FLOOR
GH	GRADE HIGH SIDE OF WALL
GL	GRADE LOW SIDE OF WALL
GRT	GRATE
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
HOR	HORIZONTAL
HW	HEADWALL
INT	INTERSECTION
INV	INVERT
LF	LINEAR FOOT
LOC	LIMITS OF CLEARING
LOD	LIMITS OF DISTURBANCE
LOS	LINE OF SIGHT
LP	LOW POINT
LS	LANDSCAPE
MAX	MAXIMUM
MIN	MINIMUM
MH	MANHOLE
MJ	MECHANICAL JOINT
OC	ON CENTER
PC	POINT OF CURVATURE
PCCR	POINT OF COMPOUND CURVATURE, CURB RETURN
PI	POINT OF INTERSECTION
POG	POINT OF GRADE
POI	POINT OF INTEREST
PROP	PROPOSED
PT	POINT OF TANGENCY
PTCR	POINT OF TANGENCY, CURB RETURN
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RCRP	REINFORCED CONCRETE WITH RUBBER GASKET
RET-WALL	RETAINING WALL
R/W	RIGHT OF WAY
S	SLOPE
SAN	SANITARY SEWER
SF	SQUARE FEET
STA	STATION
STM	STORM
TBR	TO BE REMOVED
TBRL	TO BE RELOCATED
TC	TOP OF CURB
TEL	TELEPHONE
TP	TREE PROTECTION
TW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND
UP	UTILITY POLE
WL	WATER LINE
WM	WATER METER
±	PLUS OR MINUS
°	DEGREE
Ø	DIAMETER
#	NUMBER

CORE STATES

110 NORTH 11TH STREET, SUITE 101
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CORE STATES, INC.
CA # 9578

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CLIENT

CHASE

81

Know what's below. Call before you dig.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR DEPTH OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORE STATES, INC. DOES NOT GUARANTEE THAT THE INFORMATION PROVIDED HEREIN IS ACCURATE OR COMPLETE. CORE STATES, INC. SHALL NOT BE HELD HARMLESS FROM ALL CLAIMS AND LOSSES.

REVISIONS			
REV	DATE	COMMENT	BY
1	07/14/17	TAC COMMENTS	CED
2	08/09/17	TAC COMMENTS	CED

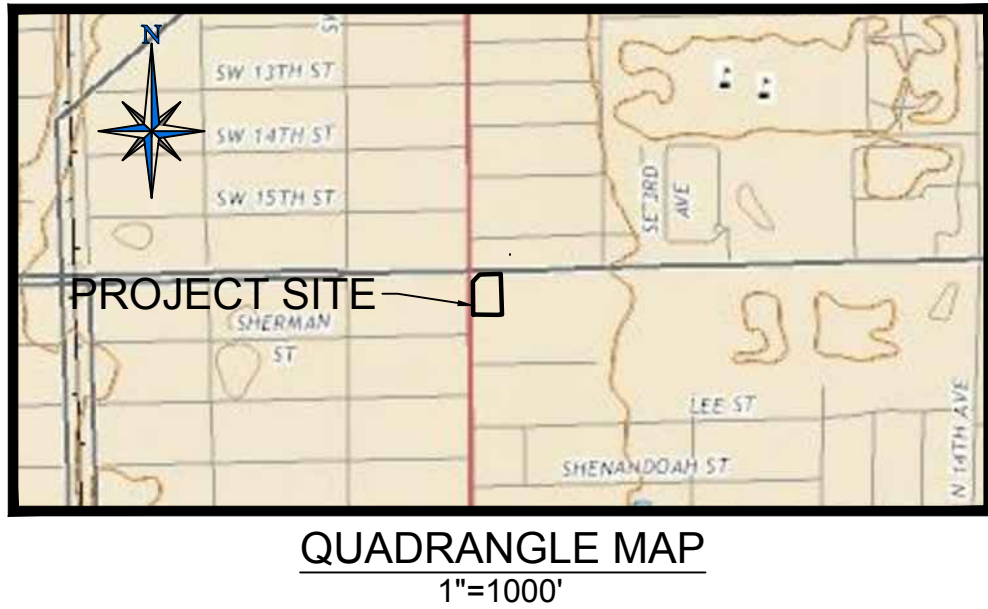
DOCUMENT
CIVIL
CONSTRUCTION
PLANS FOR
CHASE BANK
STORE NO. 55203
SITE LOCATION
1700 SHERIDAN
STREET
HOLLYWOOD, FL
33020

ENGINEER SEAL

SHEET TITLE
GENERAL
NOTES

JOB #:	JPM-19067
DATE:	05.12.2017
SCALE:	N/A
DRAWN BY:	CED
CHECKED BY:	ZHT

SHEET NO.
C2

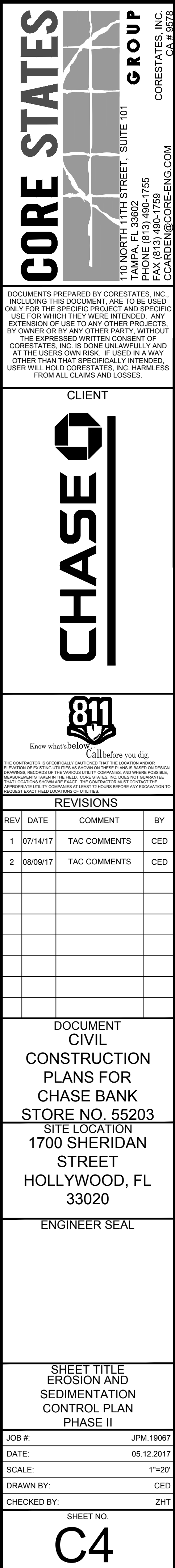
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ACREAGE SUMMARY (IN ACRES)	
TOTAL PROJECT AREA	0.704
ON-SITE DISTURBED AREA	0.696
OFF-SITE DISTURBED AREA	0.008
TOTAL DISTURBED AREA (MUST MATCH NOI)	0.704
IMPERVIOUS AREA AT COMPLETION	0.499
PERVIOUS/ SEEDED AREA AT COMPLETION	0.205

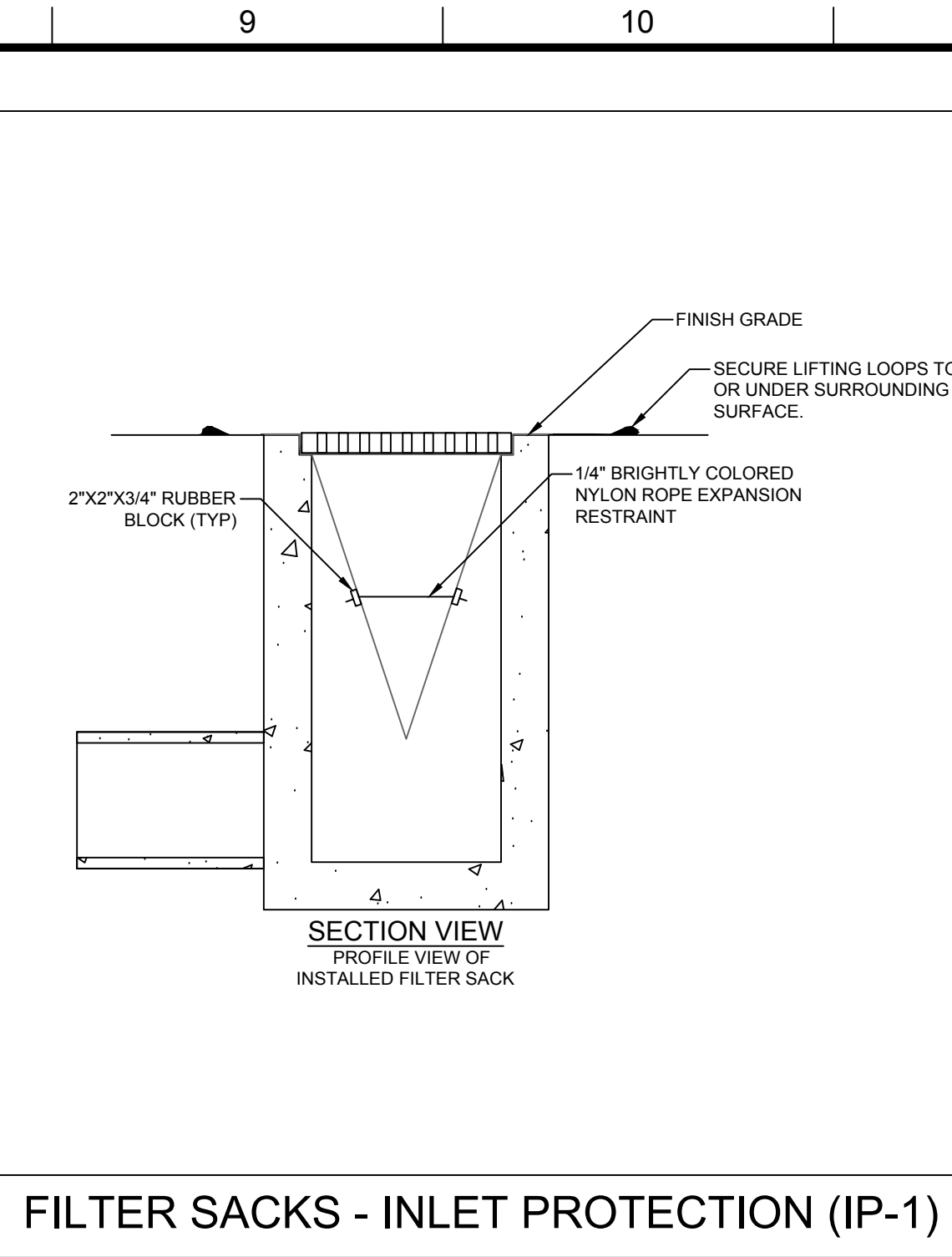
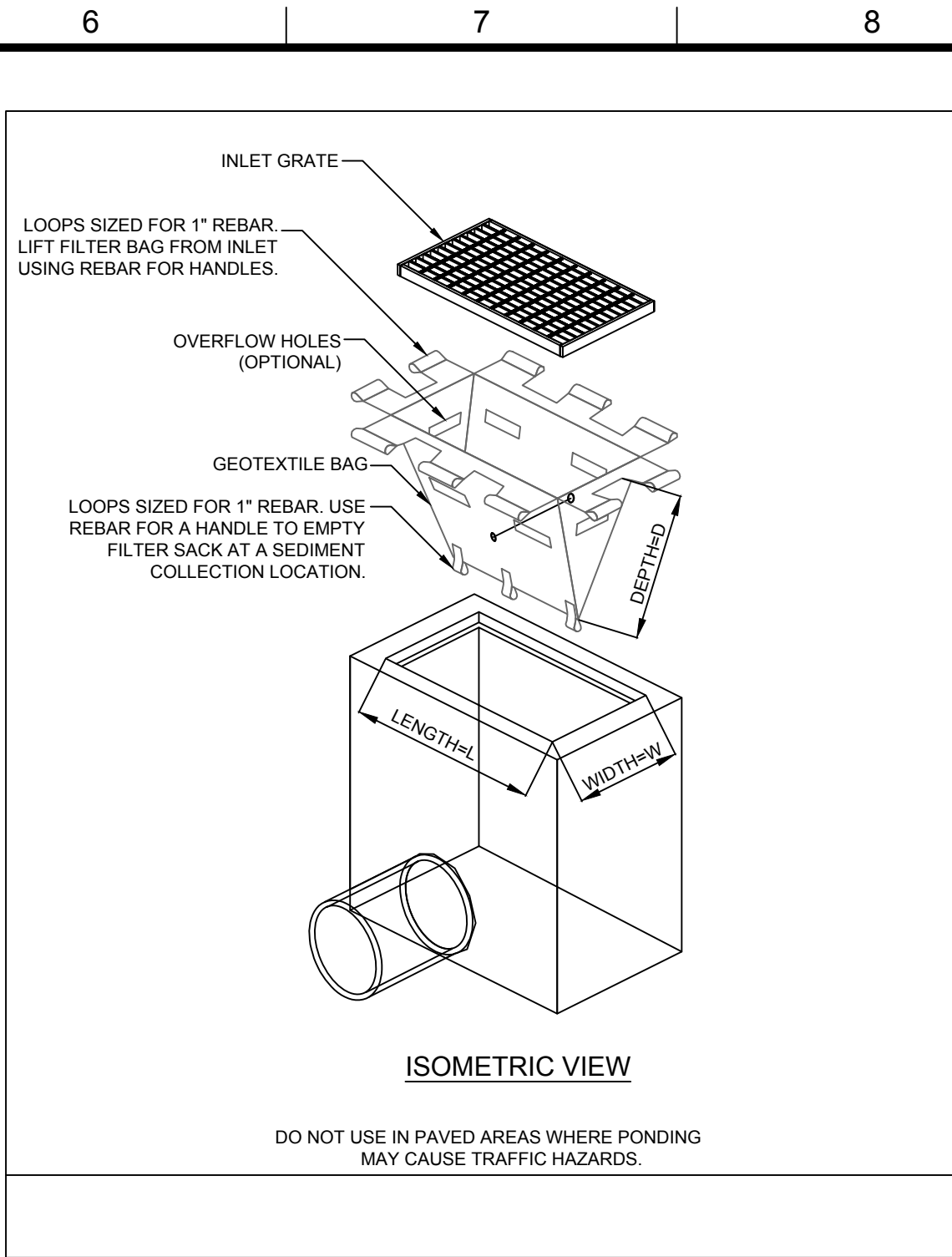
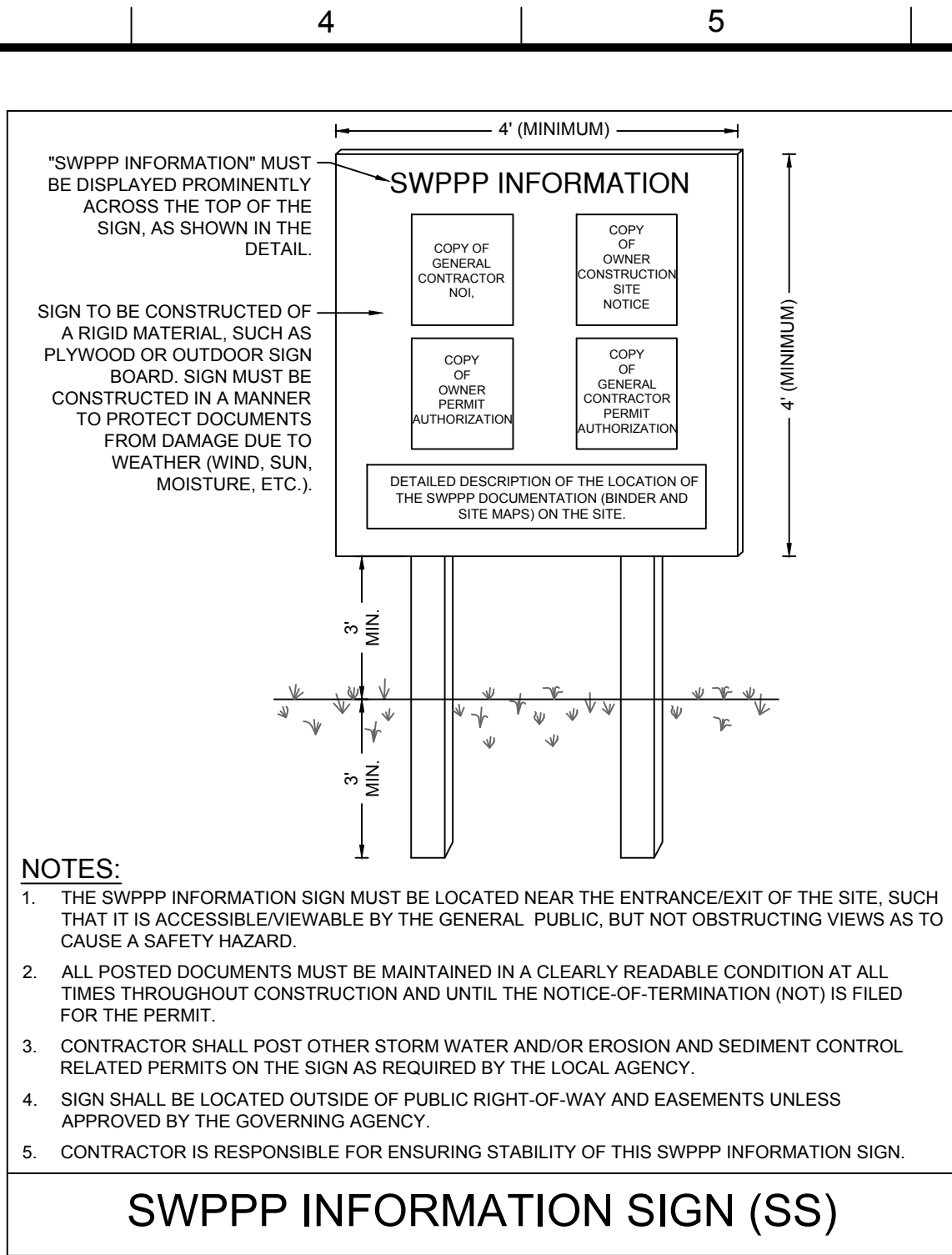
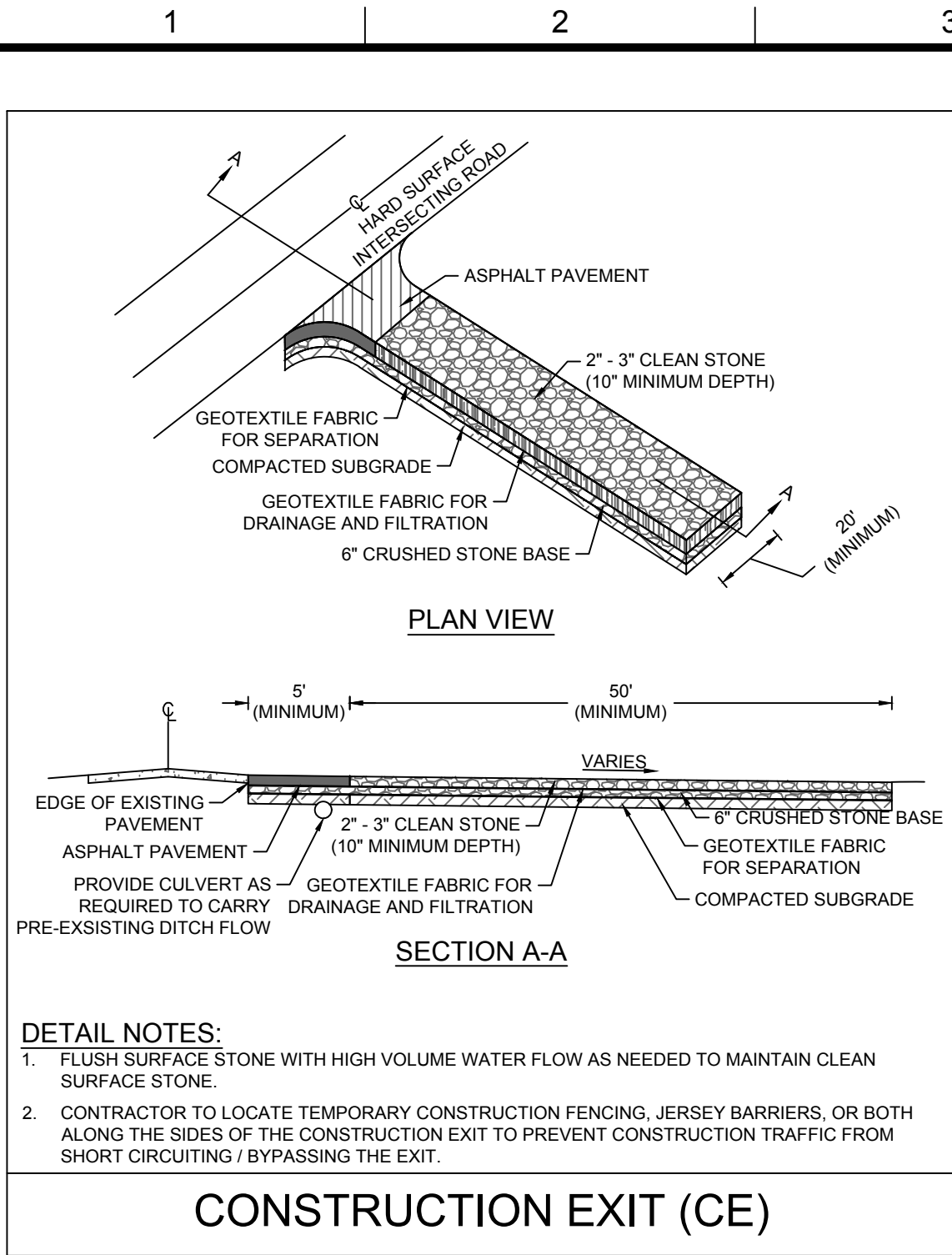
1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETRIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT OF WAY.

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C3

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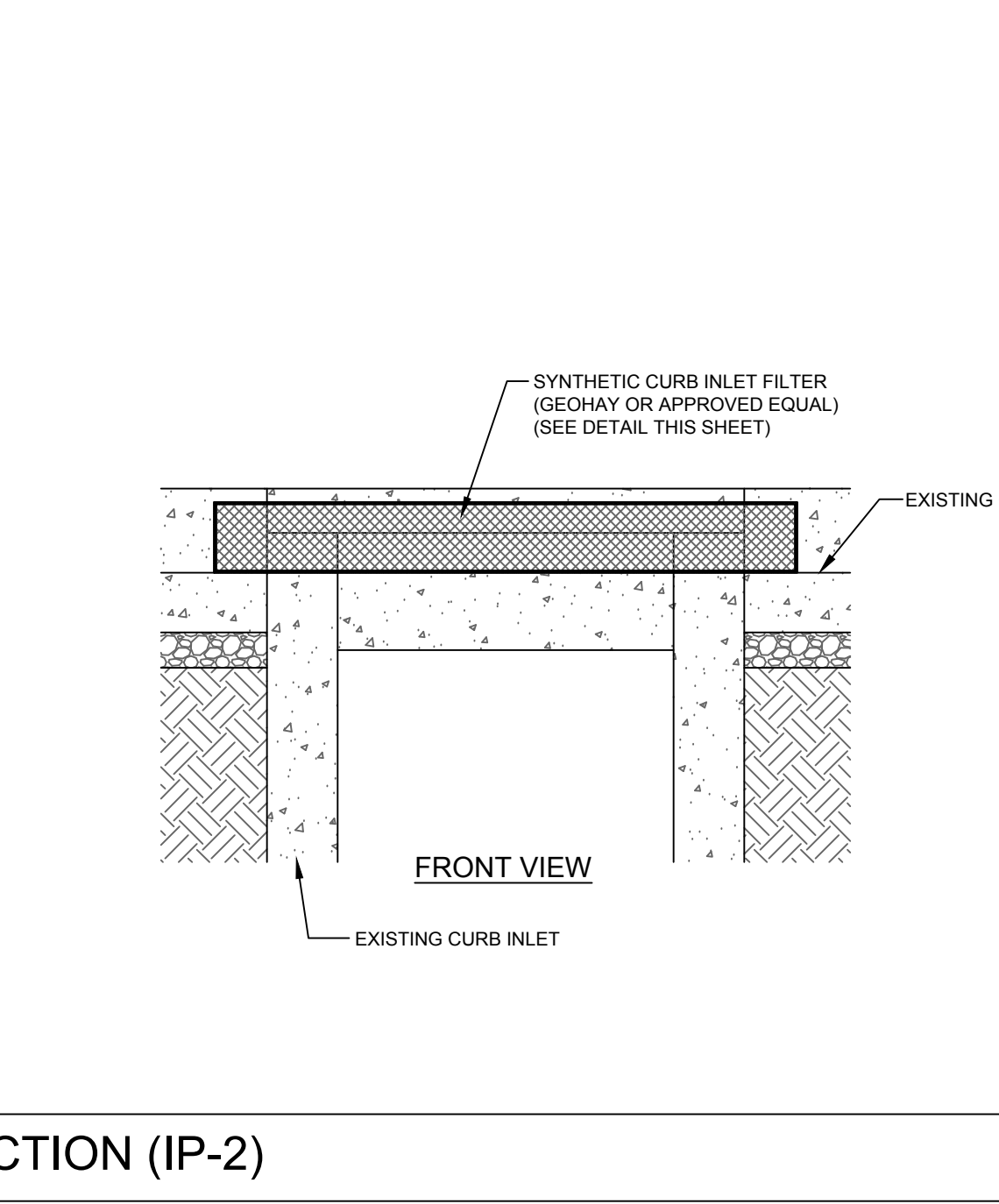
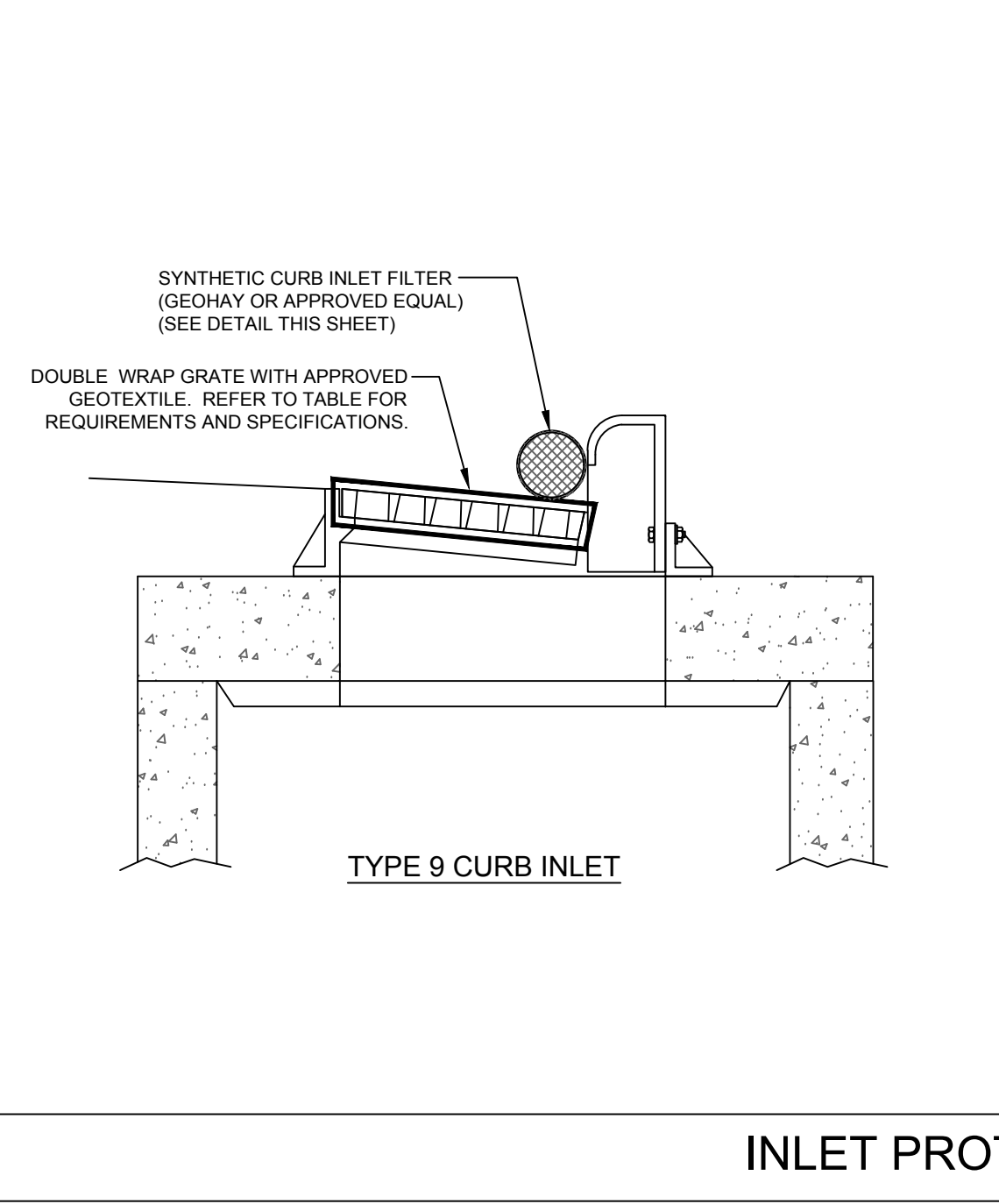
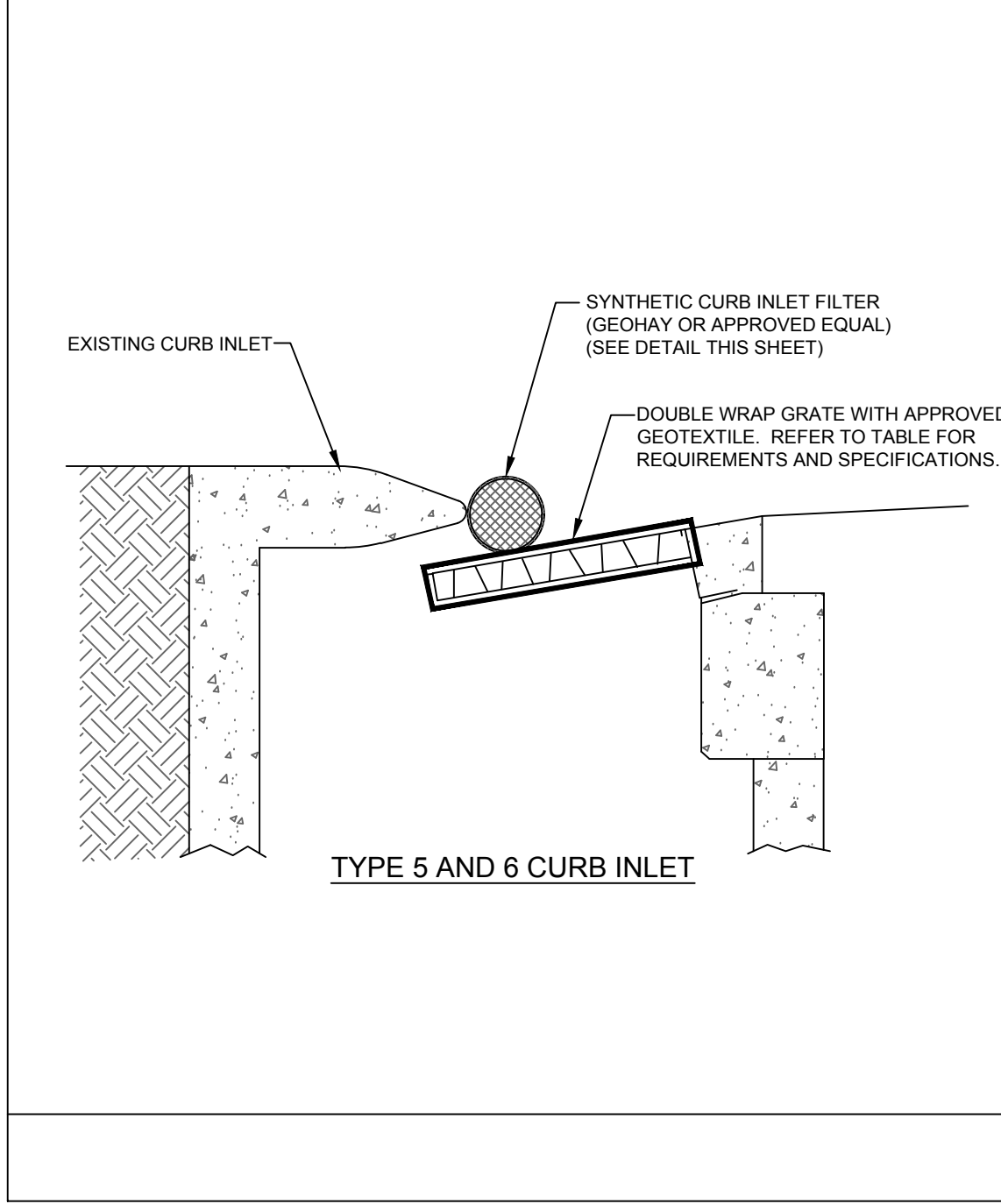
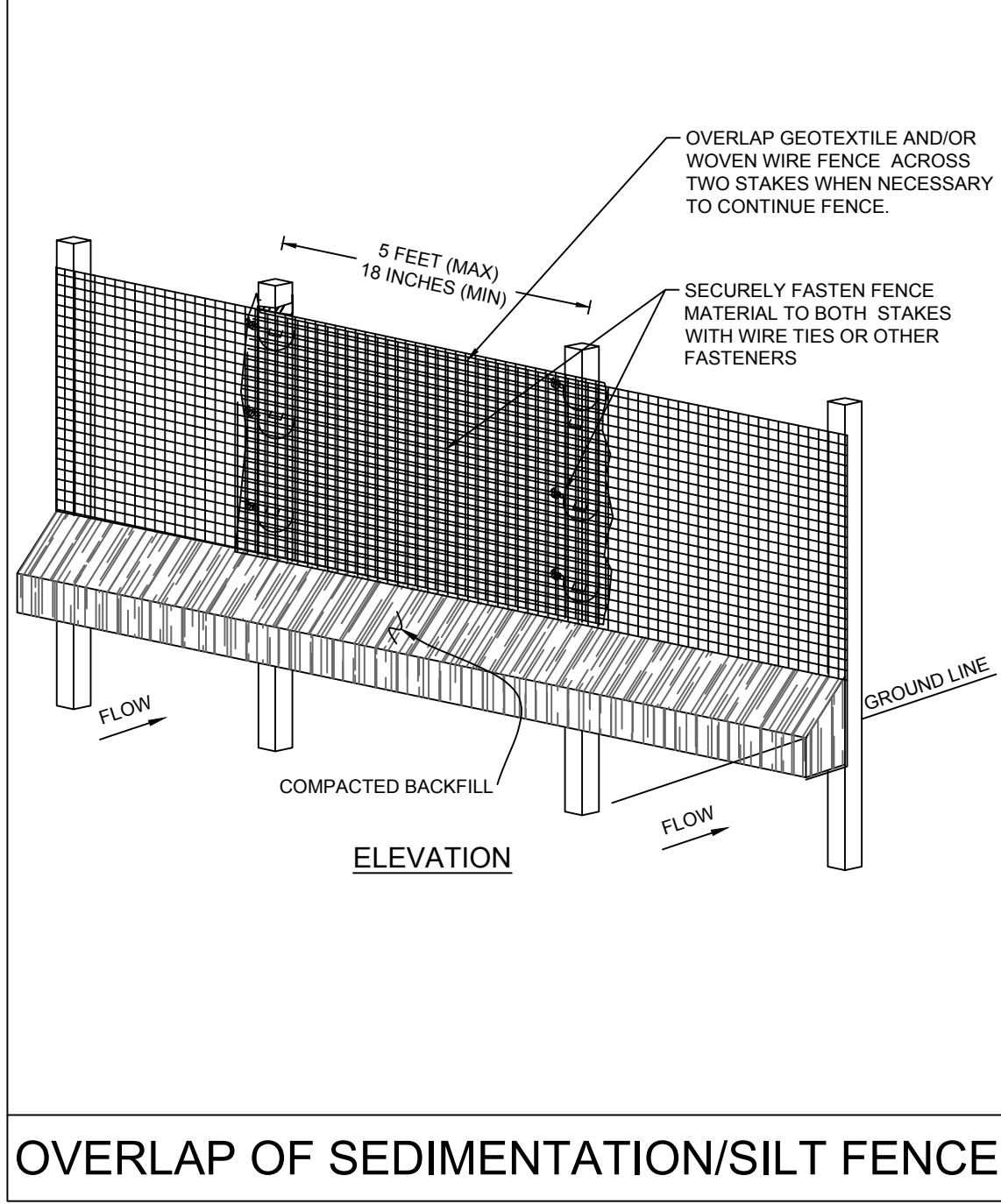
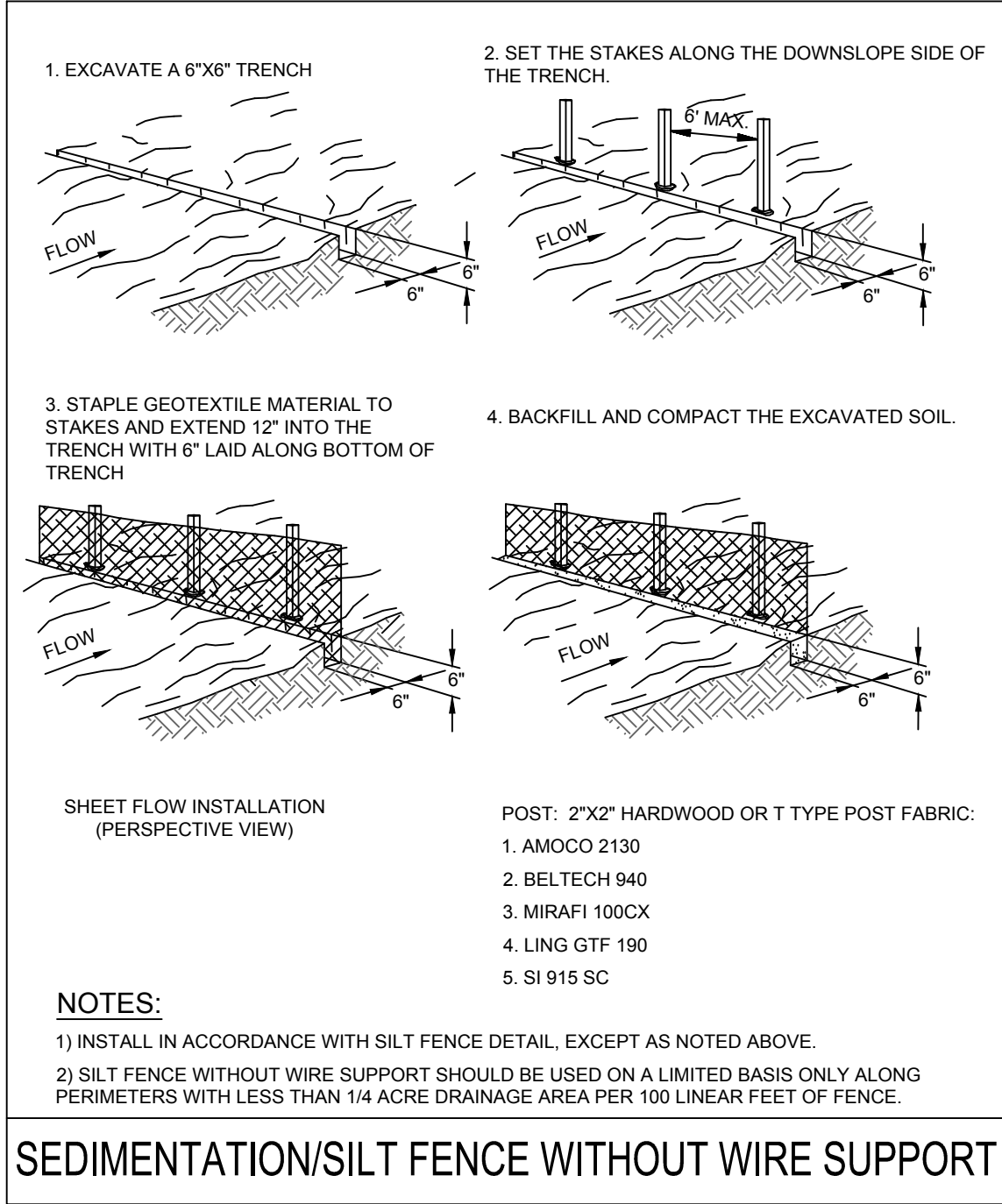
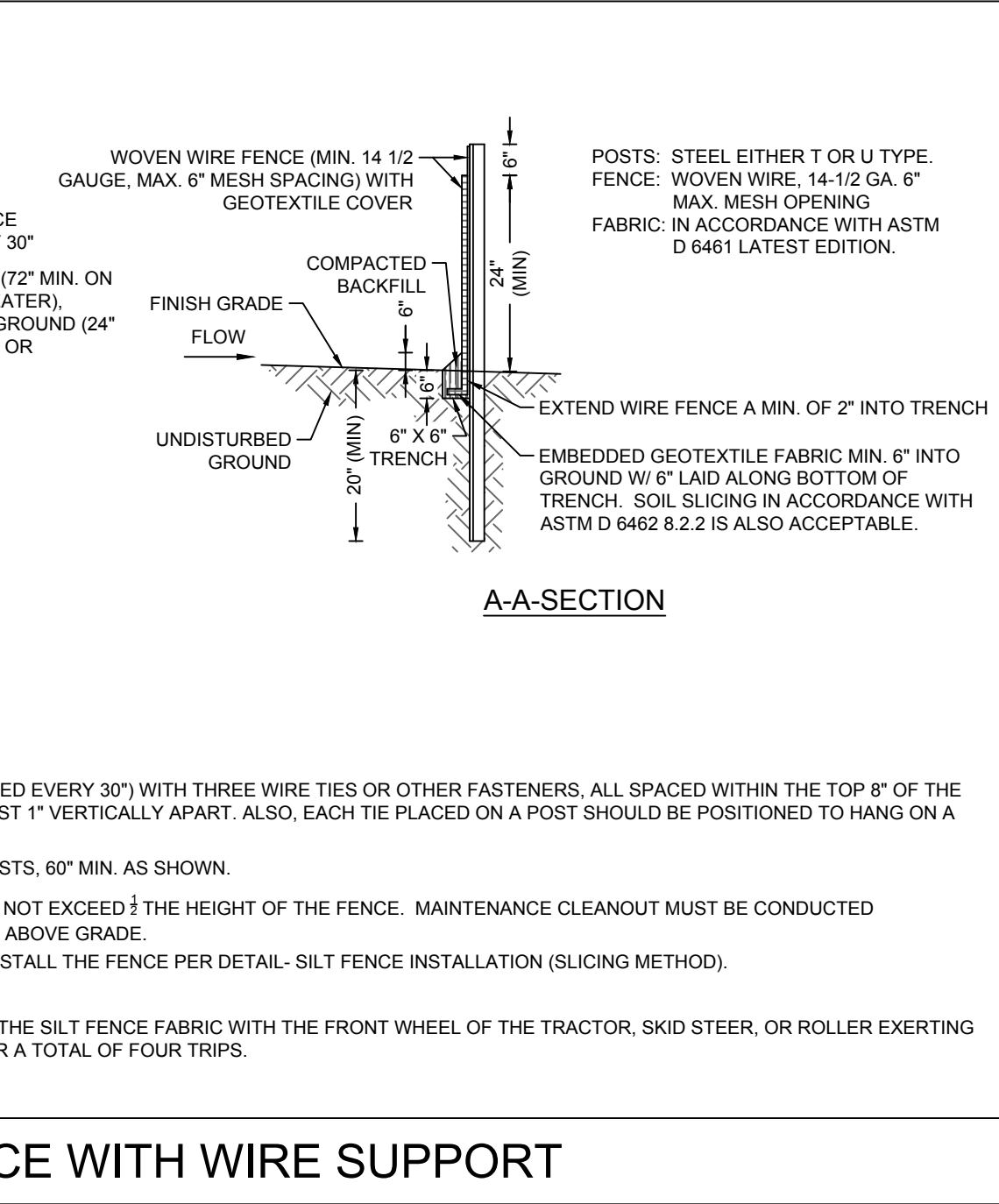
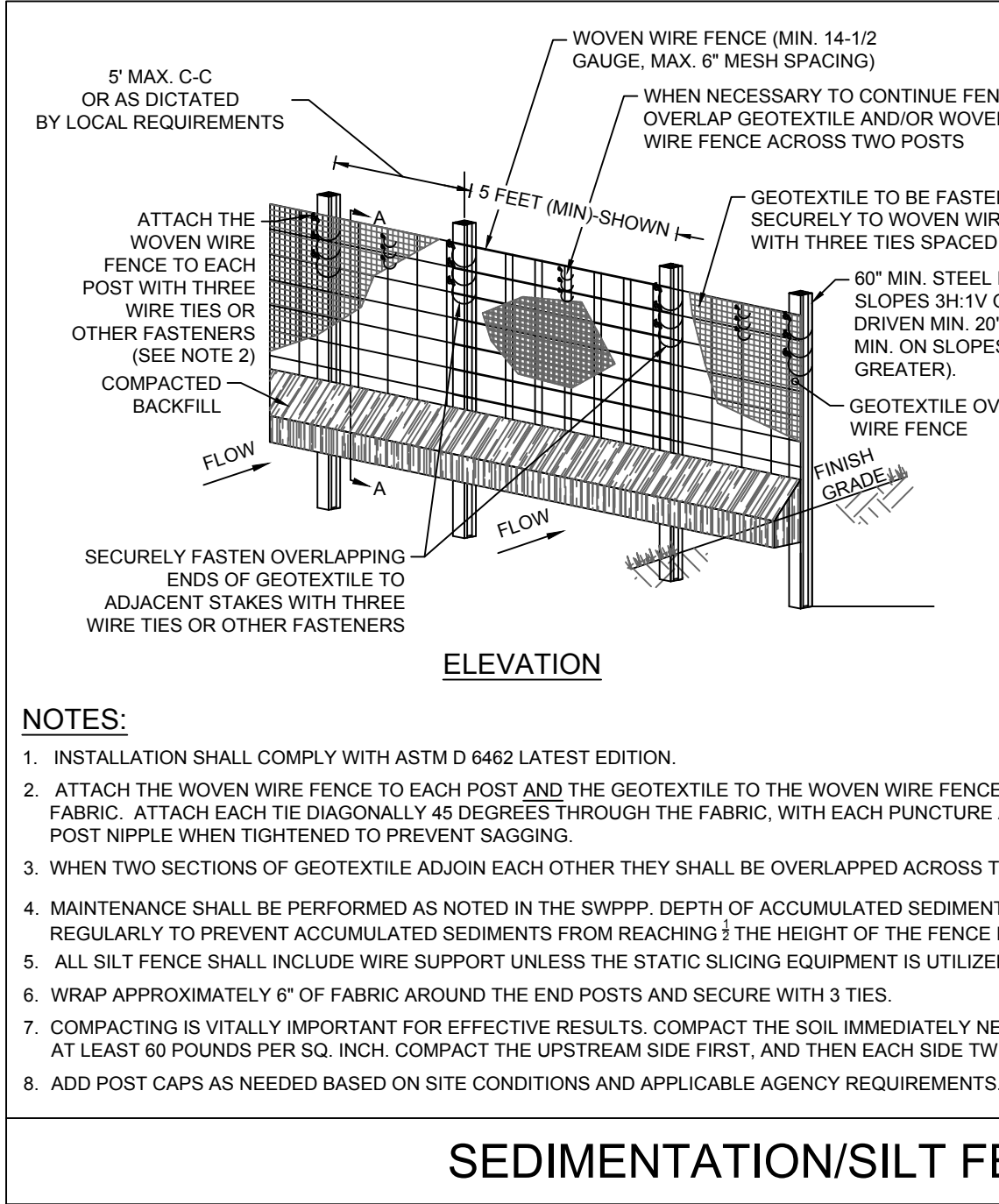
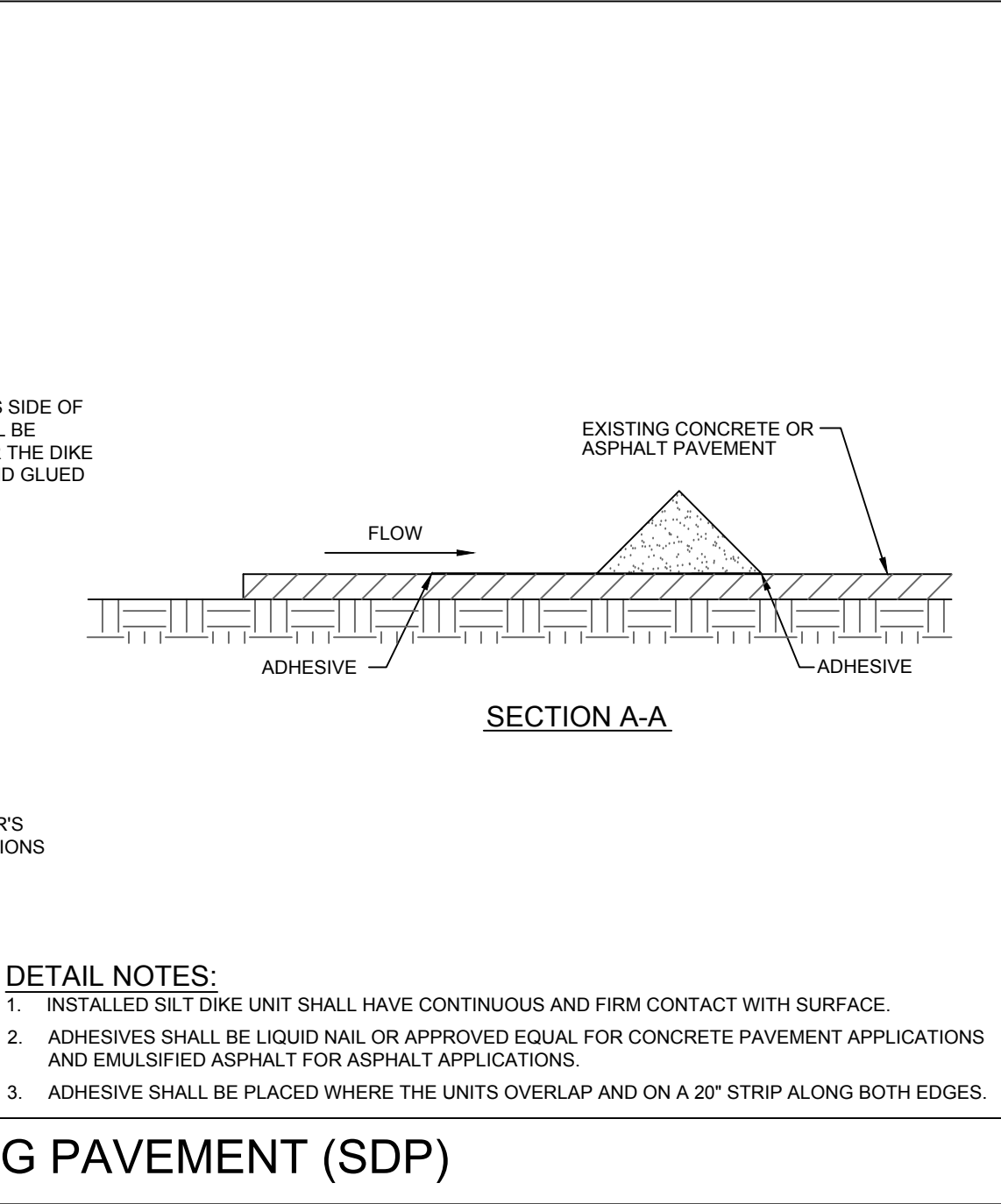
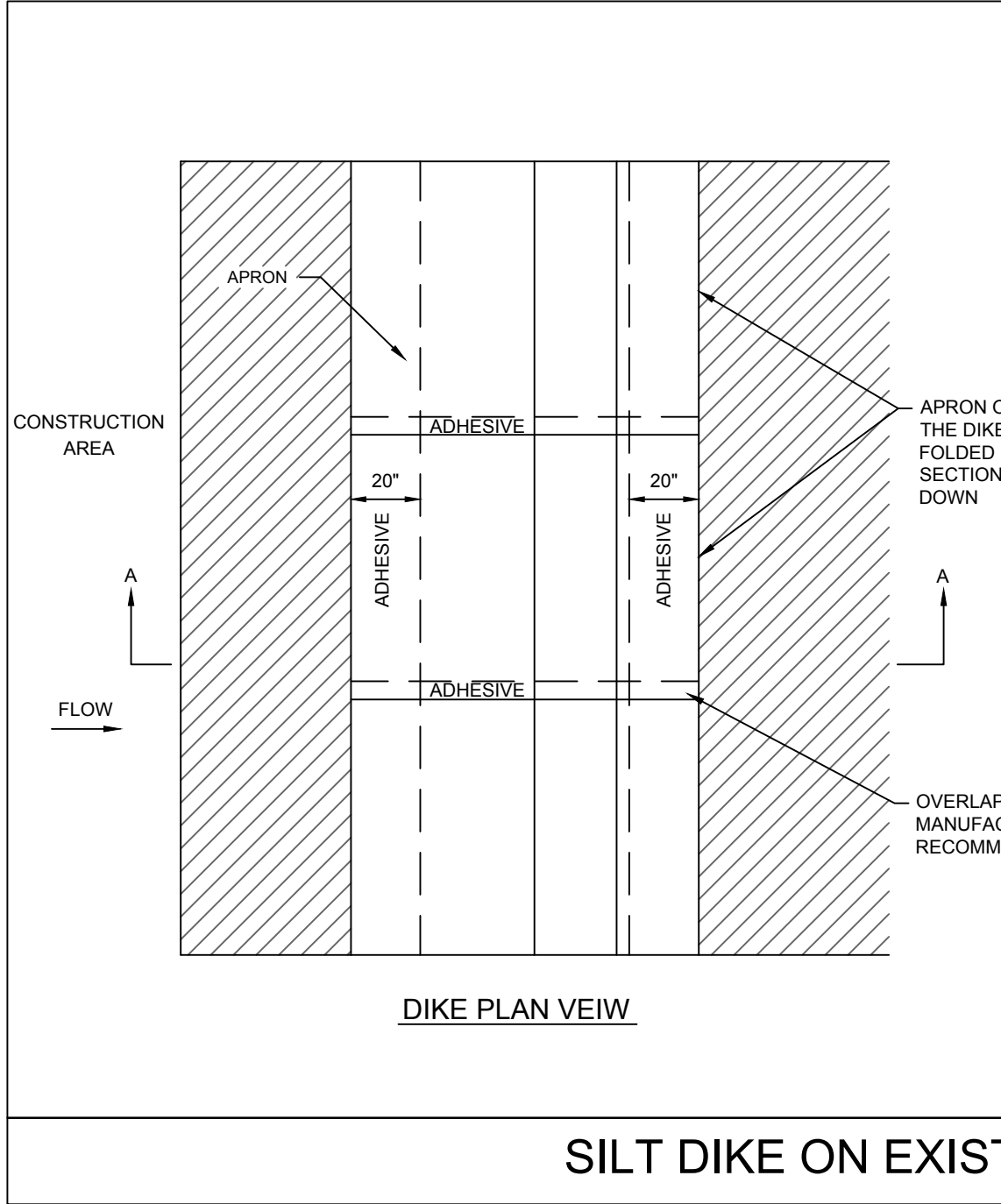


NOTES:

- REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
- GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
- PLACE AN OIL ADSORBENT PAD OR PILLOW OVER INLET GRATE WHEN OIL SPILLS ARE A CONCERN.
- INSPECT PER REGULATORY REQUIREMENTS.
- THE WIDTH, "W", OF THE FILTER SACK SHALL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
- THE DEPTH, "D", OF THE FILTER SACK SHALL BE BETWEEN 18 INCHES AND 36 INCHES.
- THE LENGTH, "L", OF THE FILTER SACK SHALL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-3786	800 PSI
MULLEN BURST	ASTM D-4533	120 LBS
TRAPEZOID TEAR	ASTM D-4355	80 %
UV RESISTANCE	ASTM D-4751	40 US SIEVE
APPARENT OPENING SIZE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC -1

MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-3786	135 LBS
MULLEN BURST	ASTM D-4533	420 PSI
TRAPEZOID TEAR	ASTM D-4355	45 LBS
UV RESISTANCE	ASTM D-4751	90 %
APPARENT OPENING SIZE	ASTM D-4491	20 US SIEVE
PERMITTIVITY	ASTM D-4491	200 GAL/MIN/SQ FT



NOTES:

- THE CURB INLET PROTECTOR SHALL BE PLACED IN FRONT OF THE CURB INLET THROAT LAYING IN THE CONTOUR.
- CURB INLET PROTECTOR SHALL BE INSTALLED AND MAINTAINED PER MANUFACTURER'S SPECIFICATIONS.
- GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
- INSPECT PER REGULATORY REQUIREMENTS.

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CORE STATES GROUP

110 NORTH 11TH STREET, SUITE 101
FORT LAUDERDALE, FL 33304
PHONE (813) 490-1755
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CCARDEN@CORE-ENG.COM

CLIENT

CHASE

811

Know what's below. Call before you dig.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN ON THESE DRAWINGS ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. CORE STATES, INC. DOES NOT GUARANTEE THE ACCURACY OF THESE UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO ANY EXCAVATION WORK.

REVISIONS			
REV	DATE	COMMENT	BY
1	07/14/17	TAC COMMENTS	CED
2	08/09/17	TAC COMMENTS	CED

DOCUMENT

CIVIL

CONSTRUCTION

PLANS FOR

CHASE BANK

STORE NO. 55203

SITE LOCATION

1700 SHERIDAN

STREET

HOLLYWOOD, FL

33020

ENGINEER SEAL

SHEET TITLE

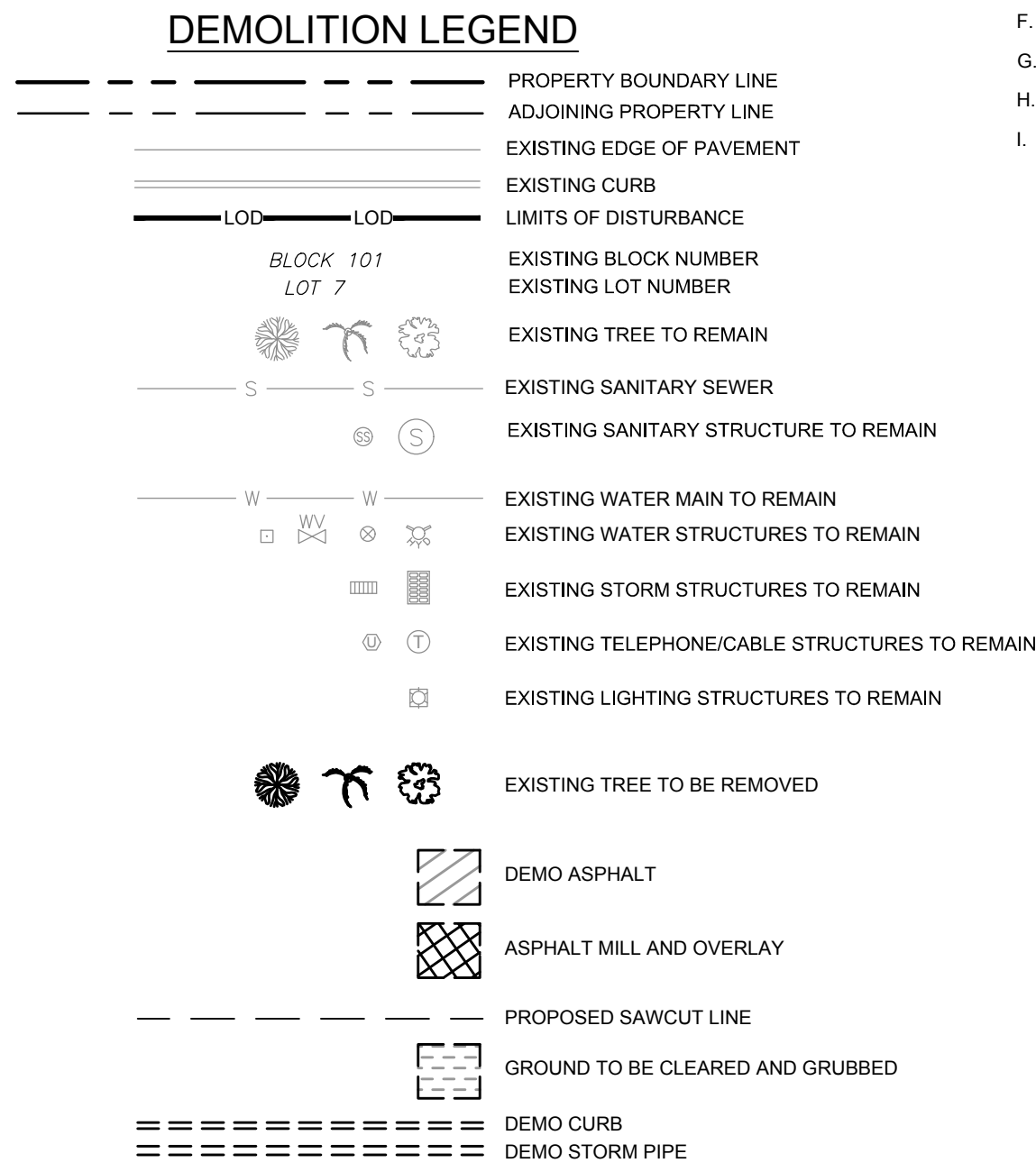
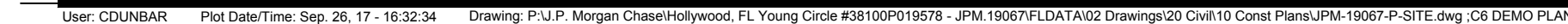
EROSION CONTROL

PLAN DETAILS

JOB #:	JPM-19067
DATE:	05.12.2017
SCALE:	N/A
DRAWN BY:	CED
CHECKED BY:	ZHT

SHEET NO.

C5



1. CONTRACTOR TO FIELD LOCATE ALL EXISTING ON-SITE UTILITIES PRIOR TO DEMOLITION ACTIVITIES.
2. ALL ITEMS DARK AND DASHED TO BE REMOVED OR REPLACED PER KEYED NOTES.
3. ALL PROPER EROSION CONTROL METHODS SHALL BE INSTALLED AND FUNCTIONAL PRIOR TO THE DISTURBANCE OF ANY EXISTING SURFACE.
4. ALL DIMENSIONS FROM PROPERTY LINES ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
5. CONTRACTOR TO SEED ALL DISTURBED AREA UNLESS NOTED OTHERWISE.

- A. EXISTING CONCRETE CURB TO BE REMOVED (430 LF ±).
- B. EXISTING ASPHALT PAVEMENT TO BE REMOVED (2,300 SF ±).
- C. EXISTING ASPHALT PAVEMENT TO BE MILLED (50 SF ±).
- D. EXISTING STORM INLET STRUCTURE TO BE REMOVED. CONTRACTOR SHALL ENSURE EXISTING STORMWATER FLOW IS PUMPED AND CONTAINED ON-SITE DURING INSTALLATION OF PROPOSED STRUCTURE.
- E. EXISTING 15" STORM SEWER STUB TO BE REMOVED (10 LF ±).
- F. EXISTING SIGN TO BE REMOVED.
- G. EXISTING TREE TO BE REMOVED.
- H. GROUND TO BE CLEARED AND GRUBBED (22,680 SF ±).
- I. SAWCUT LINE.

[illegible]

DOCUMENT
CIVIL
CONSTRUCTION
PLANS FOR
CHASE BANK
STORE NO. 55203
SITE LOCATION
1700 SHERIDAN
STREET
HOLLYWOOD, FL
33020

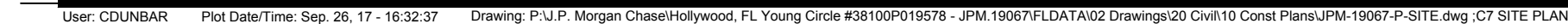
ENGINEER SEAL

SHEET TITLE
DEMOLITION
PLAN

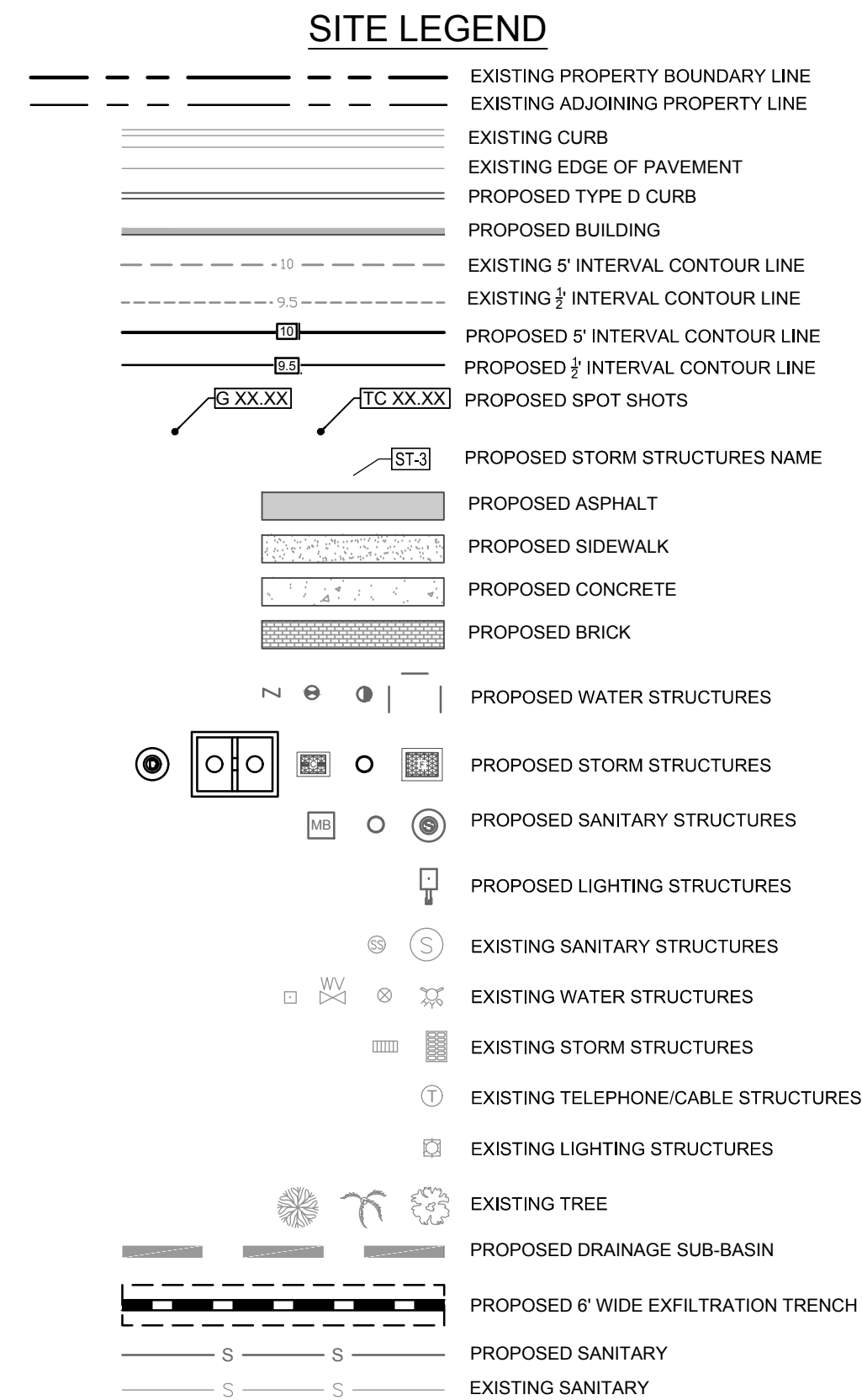
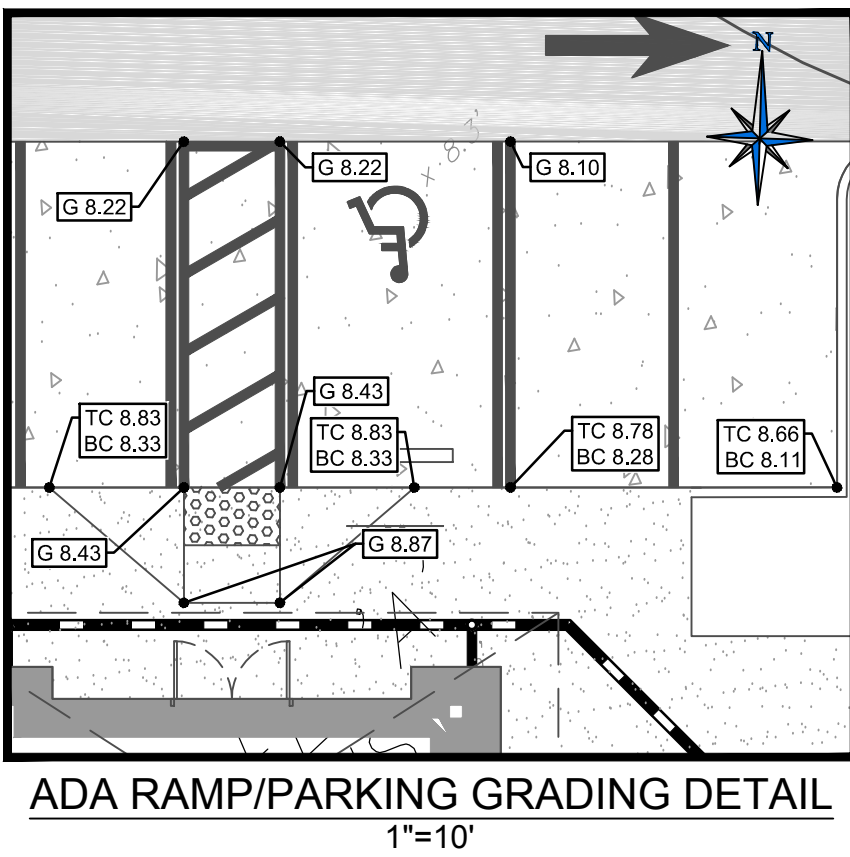
JOB #:	JPM.19067
DATE:	05.12.2017
SCALE:	1"=20'
DRAWN BY:	CED
CHECKED BY:	ZHT

SHEET NO.

C6



C7

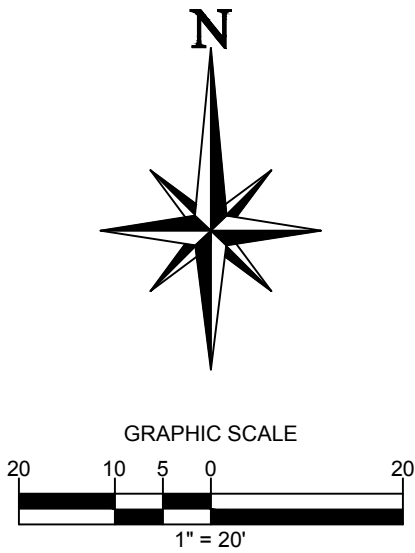
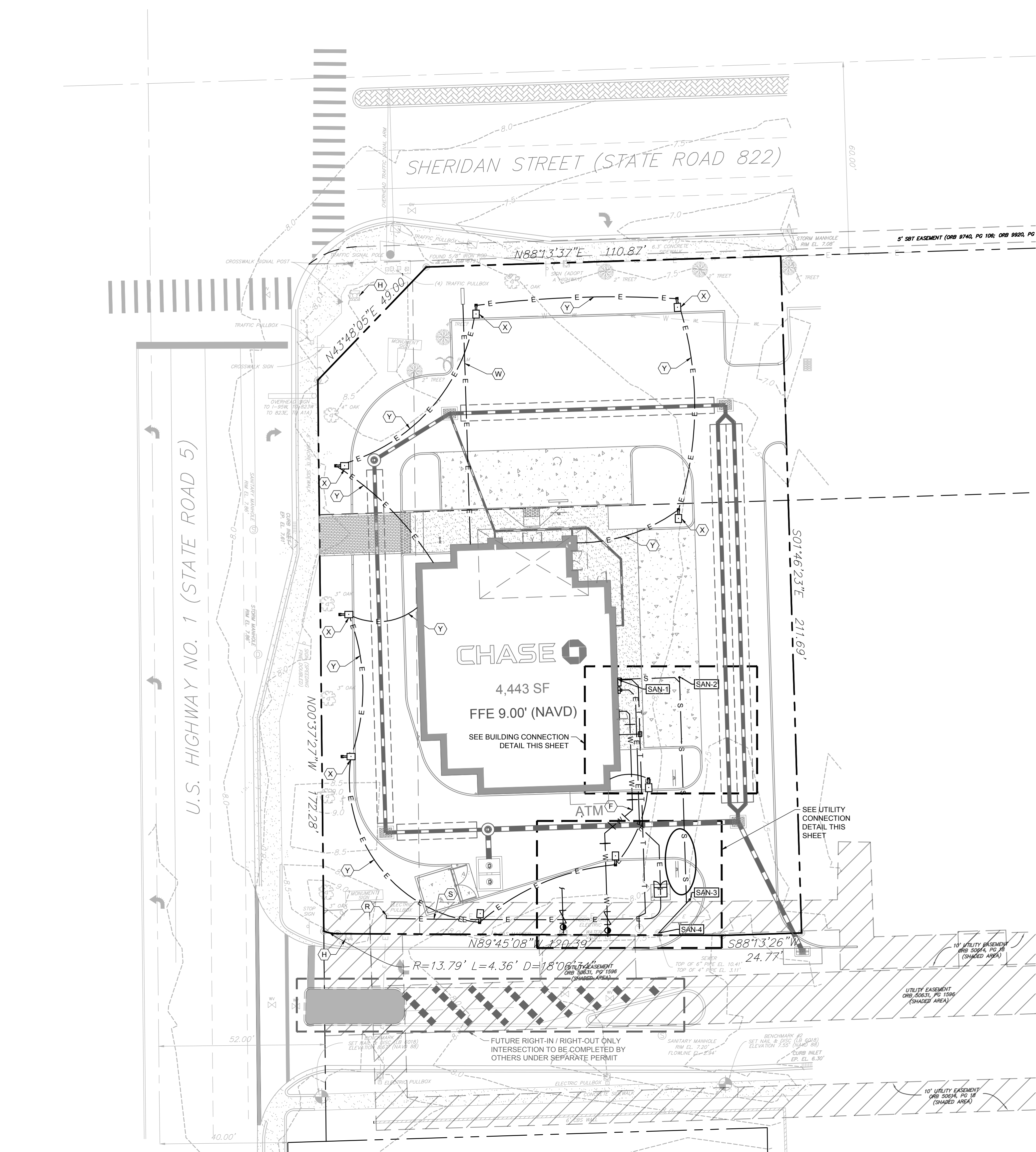


STRUCTURE NUMBER	STRUCTURE TYPE	DRAINAGE AREA TO STRUCTURE (AC.)	GRATE/E.O.P. / RIM ELEV.	INVERT ELEV.	DOWNSTREAM PIPE INFORMATION		
					PIPE LENGTH (FEET)	PIPE SIZE / TYPE	PERCENT SLOPE
ST-1	TYPE F	0.1250	7.11	2	87 (WEST) 132 (SOUTH)	18" HDPE EXFILTRATION TRENCH	0.00%
ST-2A	STUB	0.090	--	5.42	2	4" PVC	2.50%
ST-2B	CLEANOUT	--	8.90	5.37	21	4" PVC	2.50%
ST-3C	CLEANOUT	--	8.85	4.85	19	4" PVC	2.50%
ST-2D	STUB	0.008	--	4.42	2	4" PVC	2.50%
ST-2E	CLEANOUT	--	8.90	4.37	24	4" PVC	2.50%
ST-2F	STUB	0.008	--	3.82	2	4" PVC	2.50%
ST-2G	CLEANOUT	--	8.90	3.77	39	4" PVC	2.50%
ST-2	TYPE F	0.116	7.40	2	28	15" HDPE	0.00%
ST-3	MANHOLE	--	7.70	2	116	18" HDPE EXFILTRATION TRENCH	0.00%
ST-4	TYPE F	0.082	7.48	2	32	18" HDPE EXFILTRATION TRENCH	0.00%
ST-5	DRAINAGE WELL	--	8.02	2	--	24" WELL	0.00%
ST-6	MANHOLE	--	7.96	2	11	18" HDPE	0.00%
ST-7	TYPE F	0.107	7.11	2	79 (WEST) 43 (SOUTHEAST)	18" HDPE	0.00%
* ST-8	TYPE C	EXISTING	6.31	2	EXISTING	EXISTING	EXISTING

1. REFER TO SHEET C2 FOR GENERAL NOTES.
2. ALL DIMENSIONS ARE TO GROUND LEVEL IMPROVEMENTS (FACE OF CURB, CONCRETE SLAB, ETC.) UNLESS NOTED OTHERWISE. REFER TO ARCHITECTURAL PLANS FOR BUILDING DETAILS.
3. ALL DIMENSIONS FROM PROPERTY LINES ARE PERPENDICULAR UNLESS OTHERWISE NOTED
4. CONTRACTOR TO SEED ALL DISTURBED AREA UNLESS NOTED OTHERWISE.
5. CONTRACTOR TO INSTALL MEDIAN DUTY ASPHALT IN ALL DRIVING AREAS. REFER TO SHEET C10 FOR ASPHALT PAVING DETAILS.
6. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.D. 1988) AS ESTABLISHED FROM BROWARD COUNTY. CAGS BN DISC: ELEVATION 11 076' (NGVD 29), CONVERSION FROM NGVD 29 TO NAVD 88, SUBTRACT 1.56'.
7. THIS SITE LIES IN FLOOD "ZONE" X AS SCALED AND INTERPOLATED FROM FEMA MAP PANEL NO. 130110-C-00674, DATED AUGUST 18, 2014.
8. THE MINIMUM FINISHED FLOOR ELEVATION IS 10.50' [8.92 NAVD] PER THE APPROVED MASTER STORMWATER SYSTEM.
9. PER THE APPROVED MASTER STORMWATER SYSTEM, THE PARCEL SHALL PROVIDE 436 LF OF EXFILTRATION TRENCH.
10. REFER TO SHEET C12 FOR EXFILTRATION TRENCH DETAILS.
11. REFER TO SHEET C13 FOR DRAINAGE WELL DETAILS.

C8

PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM ENGINEER AND THE OWNER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. ENGINEER AND OWNER SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.



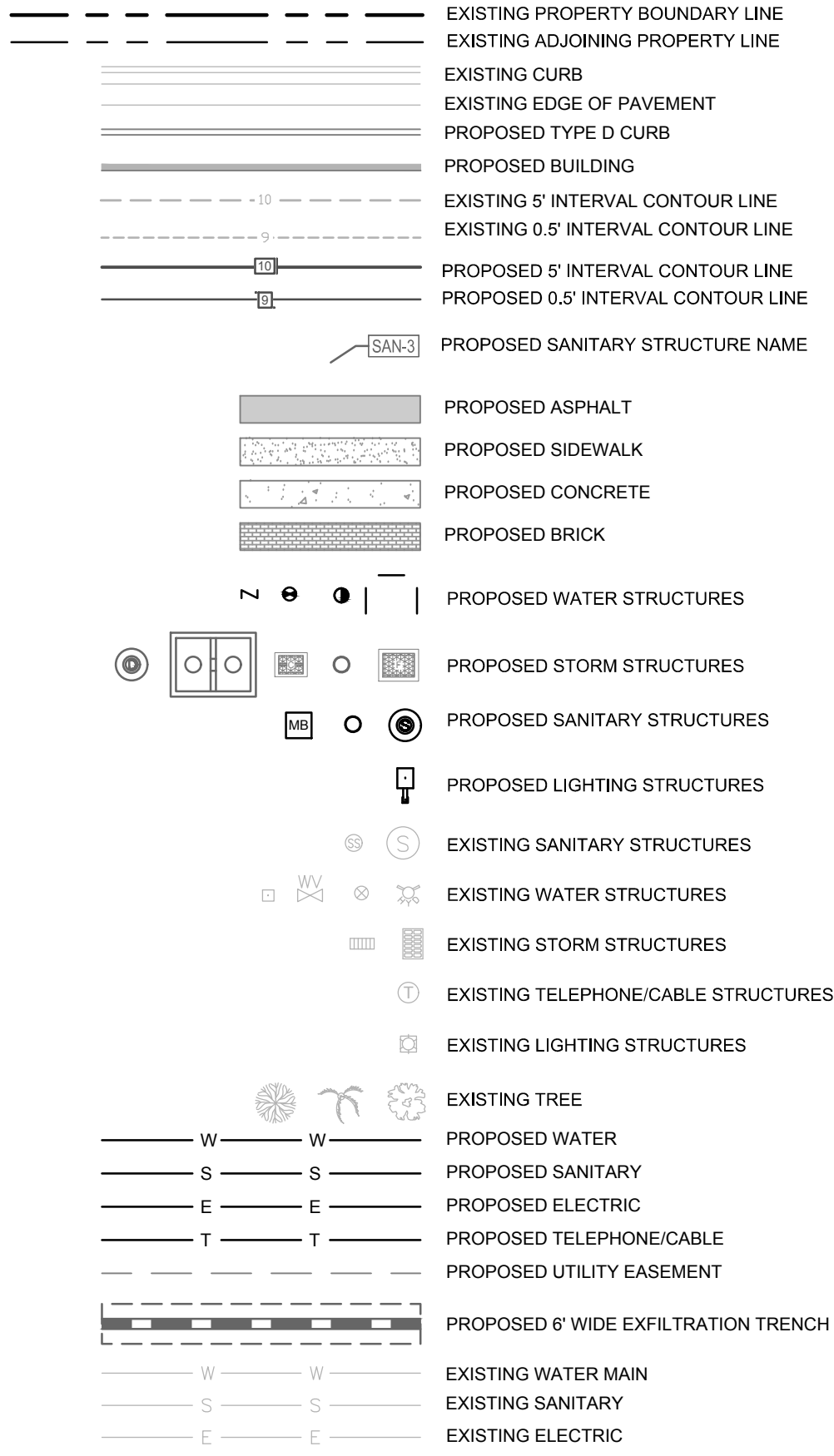
UTILITY NOTES:

1. REFER TO SHEET C2 FOR GENERAL NOTES.
2. REFER TO SHEET C6 FOR DEMOLITION PLAN.
3. REFER TO SHEET C7 FOR SITE PLAN.
4. REFER TO SHEET C8 FOR GRADING AND DRAINAGE PLAN.
5. REFER TO SHEET L-01 FOR LANDSCAPE PLAN.
6. REFER TO SHEET IR-01 FOR IRRIGATION PLAN.
7. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING COMPLETE OR EXACT. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
8. REFER TO ARCHITECTURAL PLANS FOR SITE ELECTRICAL PLANS.
9. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 1988) AS ESTABLISHED FROM BROWARD COUNTY, C&GS BM DISC: ELEVATION 11.076' (NGVD 29). CONVERSION FROM NGVD 29 TO NAVD 88, SUBTRACT 1.58'.
10. ALL MECHANICAL EQUIPMENT SHALL BE PROPERLY SCREENED FROM PUBLIC VIEW. ALL MECHANICAL EQUIPMENT IS PROPOSED ON THE ROOFTOP AND WILL BE SCREENED BY THE PARAPET. REFER TO ROOF PLAN FOR EQUIPMENT LOCATIONS.

KEY NOTES:

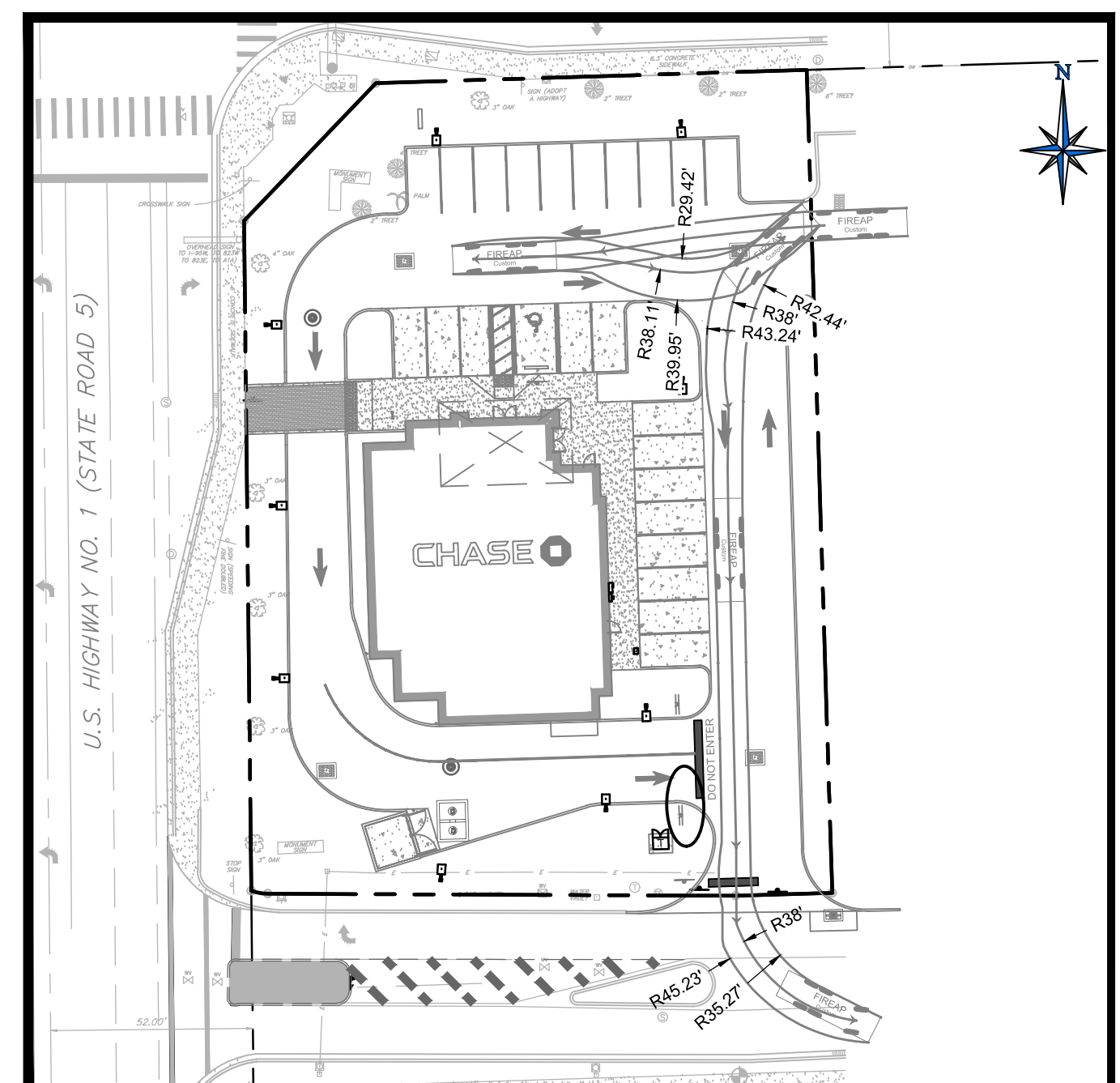
- A. PROPOSED POTABLE WATER CONNECTION POINT TO EXISTING 2" SERVICE STUB. REFER TO SHEET C12 FOR DETAIL.
- B. PROPOSED 1" POTABLE WATER METER AND 1" BACKFLOW PREVENTOR FOR SINGLE SERVICE. REFER TO SHEET C12 FOR DETAIL.
- C. PROPOSED IRRIGATION WATER CONNECTION POINT TO EXISTING 4" SERVICE PLUG WITH 2" BLOWOFF. REFER TO SHEET C12 FOR DETAIL.
- D. PROPOSED 1" IRRIGATION METER AND 1" BACKFLOW PREVENTOR FOR IRRIGATION SERVICE. REFER TO SHEET C12 FOR DETAIL.
- E. PROPOSED 1" (DR-29) DOMESTIC WATER SERVICE. MAINTAIN 36" OF COVER. (78 LF TOTAL)
- F. PROPOSED 1" PVC - 45' BEND.
- G. PROPOSED LOCATION FOR 1" PVC POTABLE WATER TIE IN TO THE BUILDING. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- H. EXISTING FIRE HYDRANT ASSEMBLY.
- I. CONNECT TO EXISTING 6" PVC SANITARY SEWER CLEANOUT. CONTRACTOR TO FIELD VERIFY LOCATION AND INVERTS PRIOR TO CONSTRUCTION. (SEE NOTE #7)
- J. PROPOSED 4" (SDR 26) PVC SANITARY SEWER SERVICE. SANITARY SEWER PIPE TO BE RUN AT A MINIMUM SLOPE OF 2.50% (102 LF TOTAL)
- K. PROPOSED SANITARY SEWER CLEANOUT LOCATION. REFER TO SHEET C12 FOR DETAIL.
- L. PROPOSED 4" - 45' BEND.
- M. PROPOSED 4" - 45' WYE BEND.
- N. PROPOSED LOCATION FOR 4" PVC SANITARY SEWER TIE IN TO THE BUILDING. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- O. PROPOSED POINT OF CONNECTION FOR TELEPHONE SERVICE. CONTRACTOR TO COORDINATE WITH TELEPHONE COMPANY.
- P. CONTRACTOR TO PROVIDE (2) 4" UNDERGROUND CONDUITS FOR TELEPHONE. CONTRACTOR TO COORDINATE WITH TELEPHONE COMPANY FOR CONDUIT SPECIFICATIONS.
- Q. PROPOSED LOCATION FOR UNDERGROUND TELEPHONE AND CABLE TIE IN TO THE BUILDING. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- R. PROPOSED POINT OF CONNECTION FOR UNDERGROUND ELECTRIC SERVICE BY ELECTRIC COMPANY (FPL). CONTRACTOR TO COORDINATE WITH ELECTRICAL COMPANY.
- S. ELECTRIC COMPANY TO INSTALL UNDERGROUND CONDUITS FOR ELECTRICAL SERVICE TO TRANSFORMER. CONTRACTOR TO COORDINATE WITH ELECTRICAL COMPANY (FPL).
- T. PROPOSED TRANSFORMER WITH CONCRETE PAD TO BE INSTALLED BY ELECTRIC COMPANY (FPL). CONTRACTOR TO COORDINATE WITH ELECTRICAL COMPANY.
- U. CONTRACTOR SHALL PROVIDE (6) 4" UNDERGROUND SECONDARY CONDUIT FOR ELECTRICAL SERVICE. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL COMPANY (FPL).
- V. PROPOSED WALL MOUNTED ELECTRIC METER AND MANUAL TRANSFER SWITCH. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- W. PROPOSED 3/4" ELECTRICAL CONDUIT FOR MONUMENT SIGN.
- X. PROPOSED SITE LIGHT FIXTURE. 25' MOUNTING HEIGHT (SEE PHOTOMETRIC PLAN). REFER TO SHEET C13 FOR DETAIL.
- Y. PROPOSED (2) 3/4" UNDERGROUND ELECTRICAL CONDUITS FOR SITE LIGHTING. ALIGNMENT OF UNDERGROUND CONDUITS ARE FOR GENERAL LOCATIONS ONLY. CONTRACTOR TO INSTALL UNDERGROUND CONDUITS TO PREVENT CONFLICTS AND FACILITATE PROPOSED WIRING SCHEMATIC.
- Z. PROPOSED ELECTRIC VEHICLE CHARGING JUNCTION BOX WITH 3/4" CONDUIT TO BE TIED INTO ELECTRICAL PANEL (6 LF). REFER TO ELECTRICAL PLANS FOR DETAILS.

SITE LEGEND

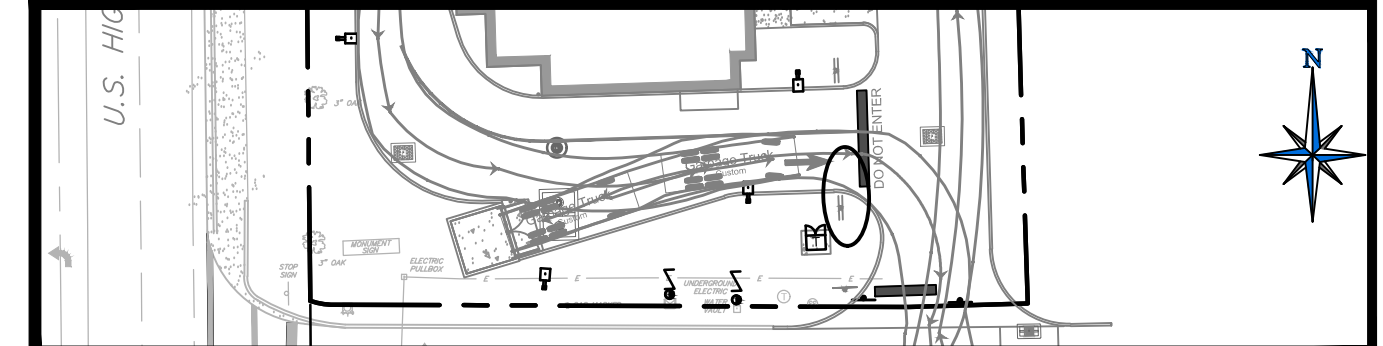


WATER AND SEWR DEMAND FLOWS PER CHAPTER 64E-6 F.A.C.

OFFICE BUILDING: 15 GPD PER 100 SF
4,453 SF X 15 GPD/100 = 668 GPD
668 GPD X 2.5 (PEAKING FACTOR) = 1,670 GPD = 70 GPM = 1.17 GPM



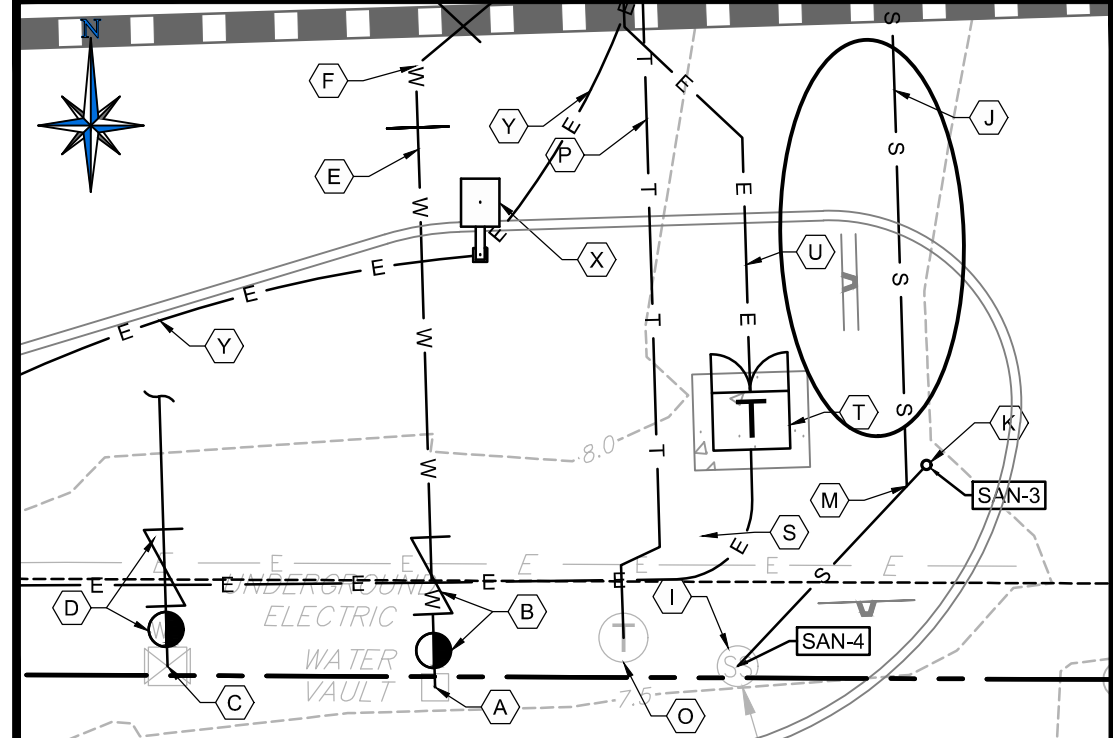
FIRE TRUCK TURN
1"=40'



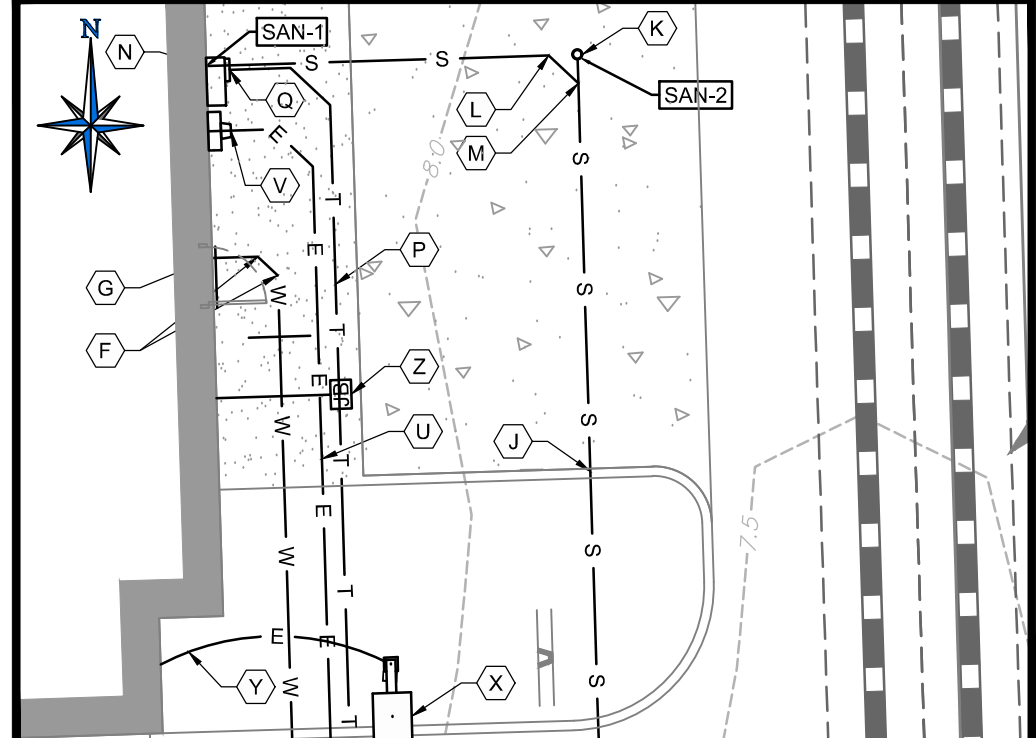
GARBAGE TRUCK TURN
1"=40'

SANITARY SEWER SCHEDULE

STRUCTURE NUMBER	STRUCTURE TYPE	GRATE/E.O.P. / RIM ELEV.	INVERT ELEV.	DOWNSTREAM PIPE INFORMATION		
				PIPE LENGTH (FEET)	PIPE SIZE / TYPE	PERCENT SLOPE
SAN-1	STUB	-	5.42	20	4" PVC	2.25%
SAN-2	CLEANOUT	7.94	4.97	69	4" PVC	2.25%
SAN-3	CLEANOUT	7.75	3.42	13	4" PVC	2.38%
SAN-4	EXISTING CLEANOUT	7.70	3.11	-	4" PVC	-



UTILITY CONNECTION DETAIL
1"=10'

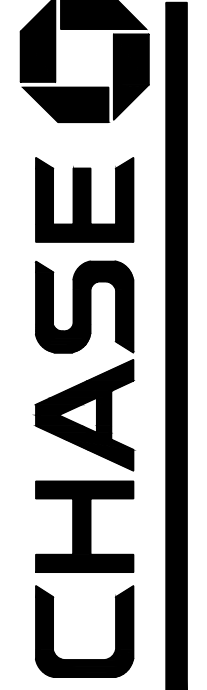


BUILDING CONNECTION DETAIL
1"=10'

CORE STATES GROUP
170 NORTH 11TH STREET, SUITE 101
FORT LAUDERDALE, FL 33304
PHONE (813) 490-1755
FAX (813) 490-1759
SCARDEN@CORE-ENG.COM
CORESTATES, INC.
CA # 5578

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CLIENT



Know what's below. Call before you dig.
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REVISIONS

REV	DATE	COMMENT	BY
1	07/14/17	TAC COMMENTS	CED
2	08/09/17	TAC COMMENTS	CED

DOCUMENT
CIVIL
CONSTRUCTION
PLANS FOR
CHASE BANK
STORE NO. 55203
SITE LOCATION
1700 SHERIDAN
STREET
HOLLYWOOD, FL
33020

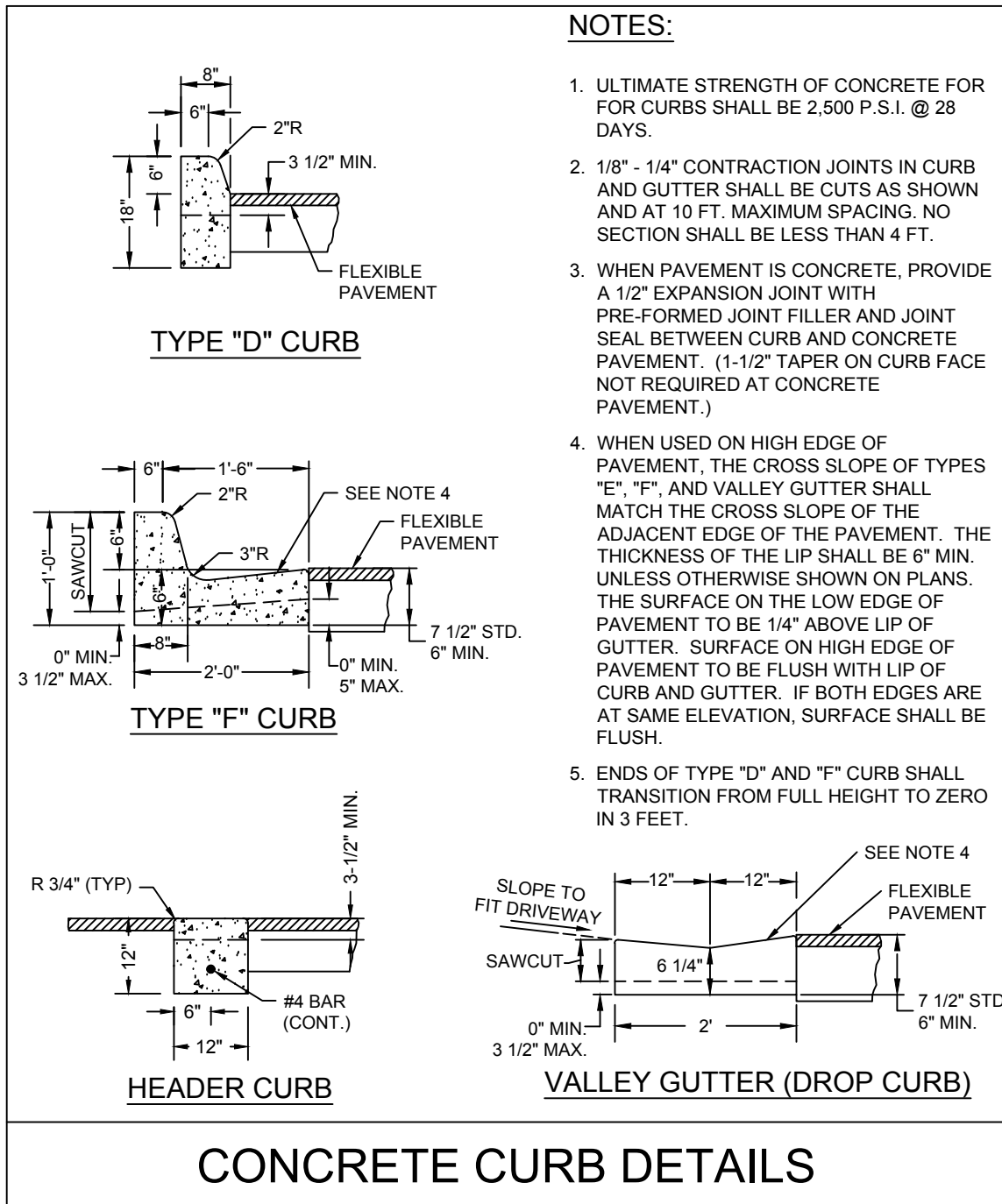
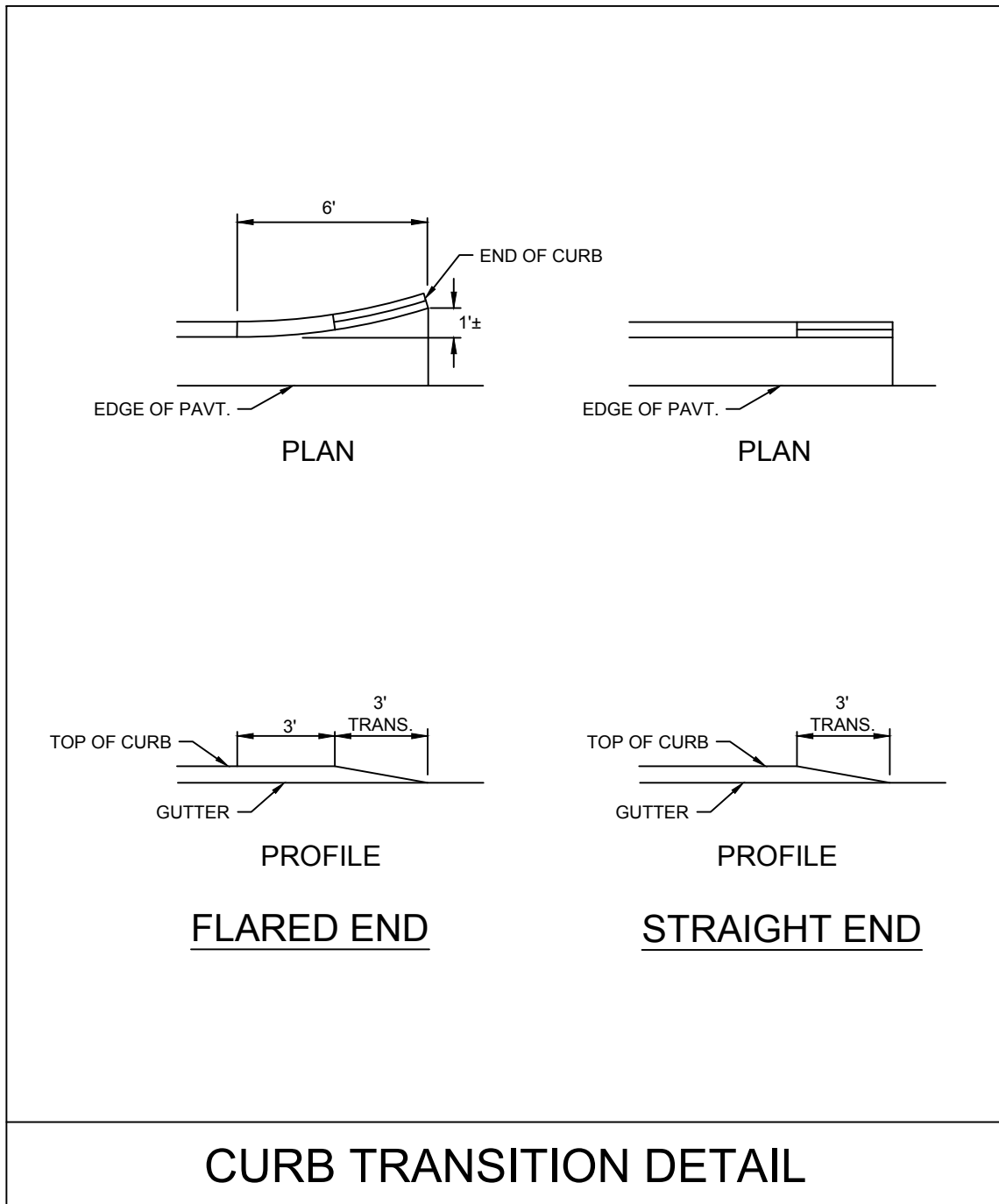
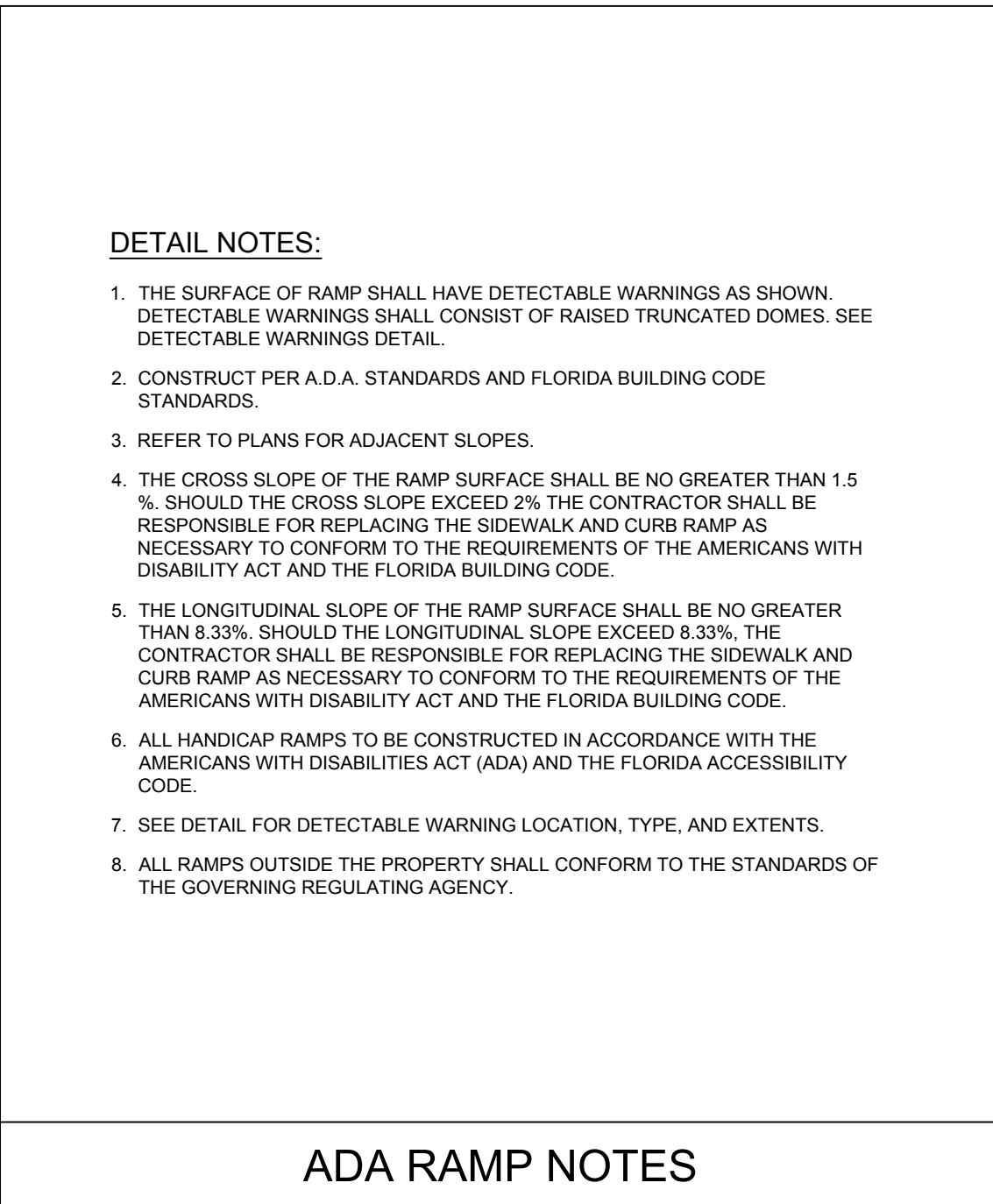
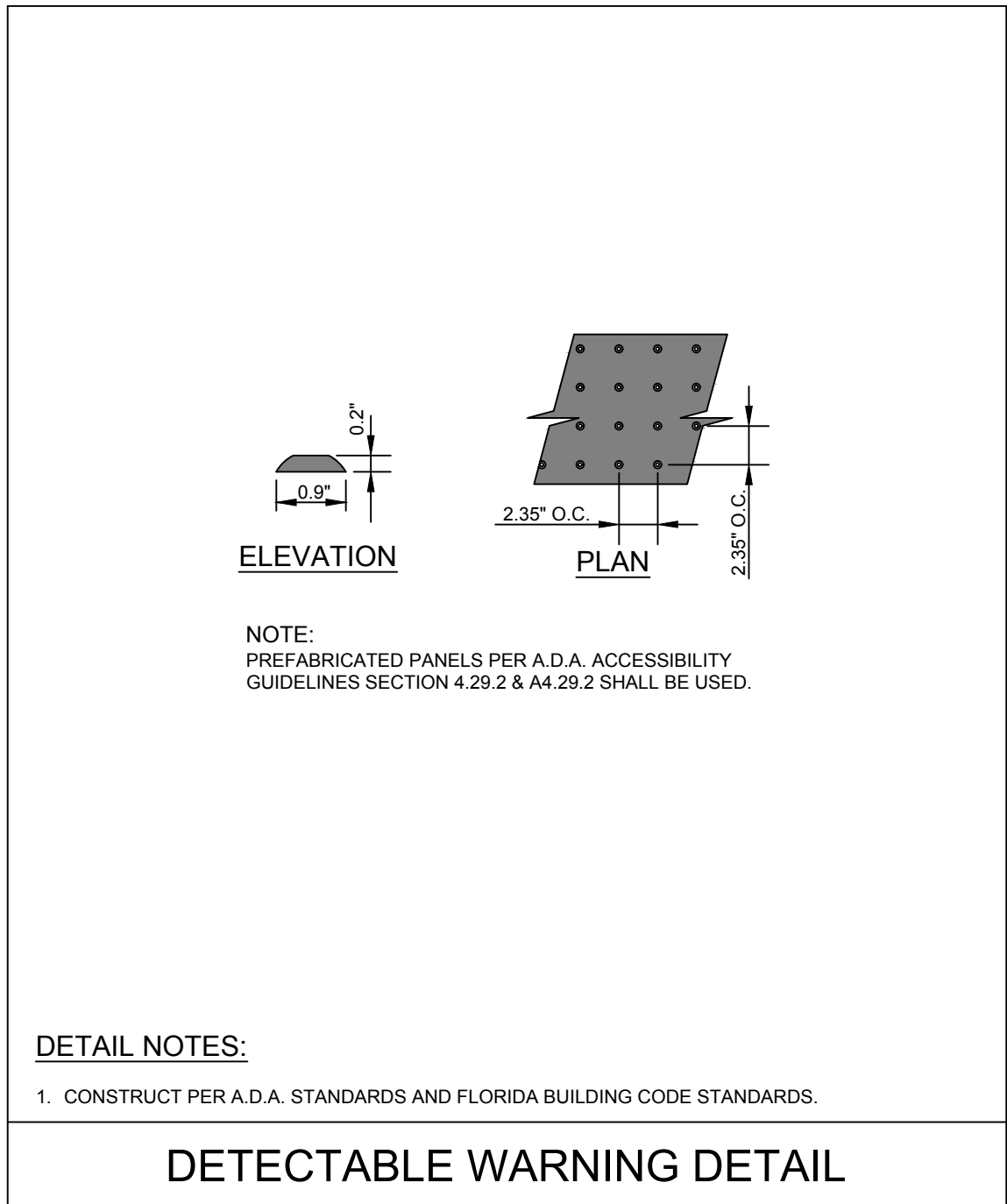
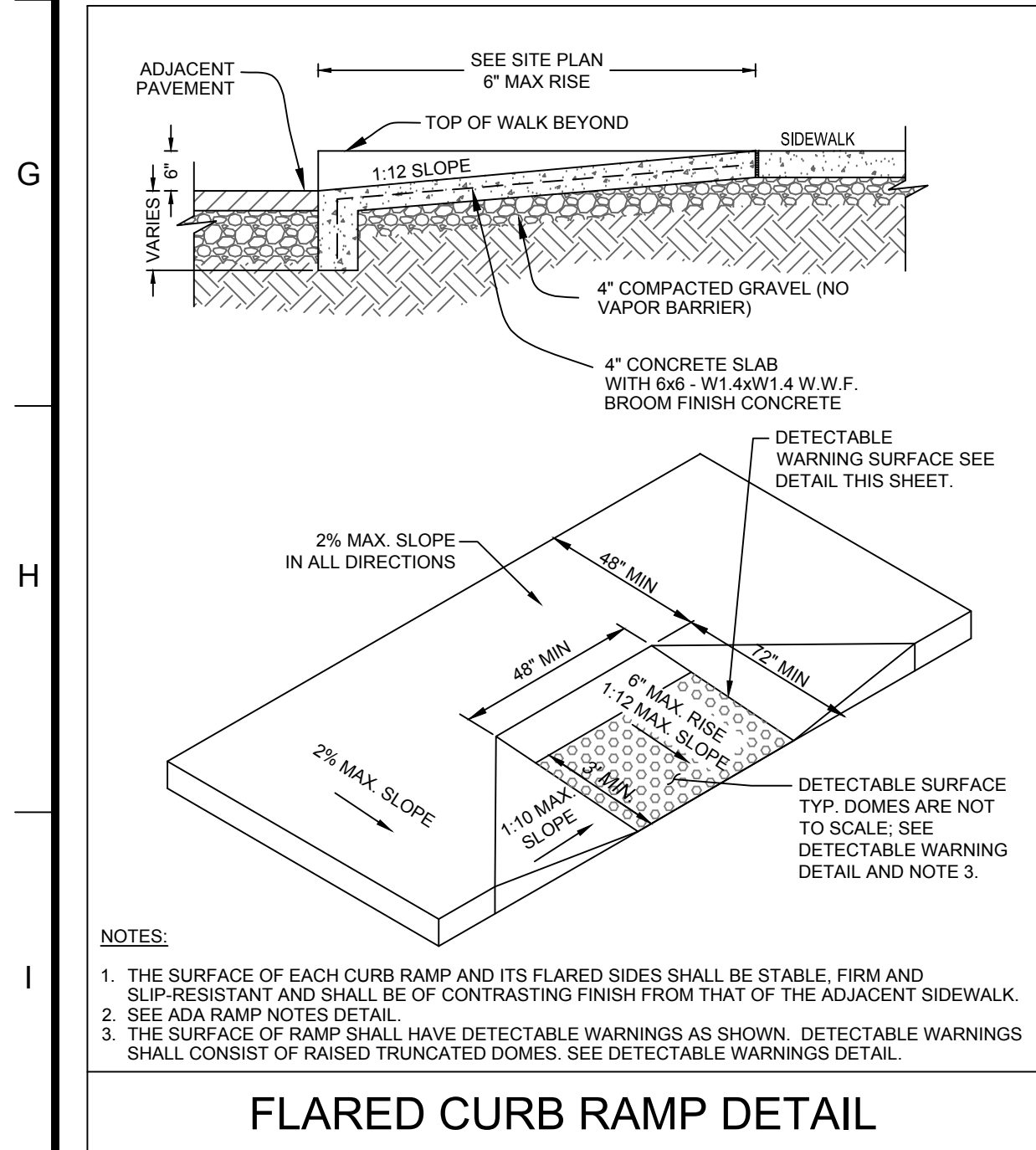
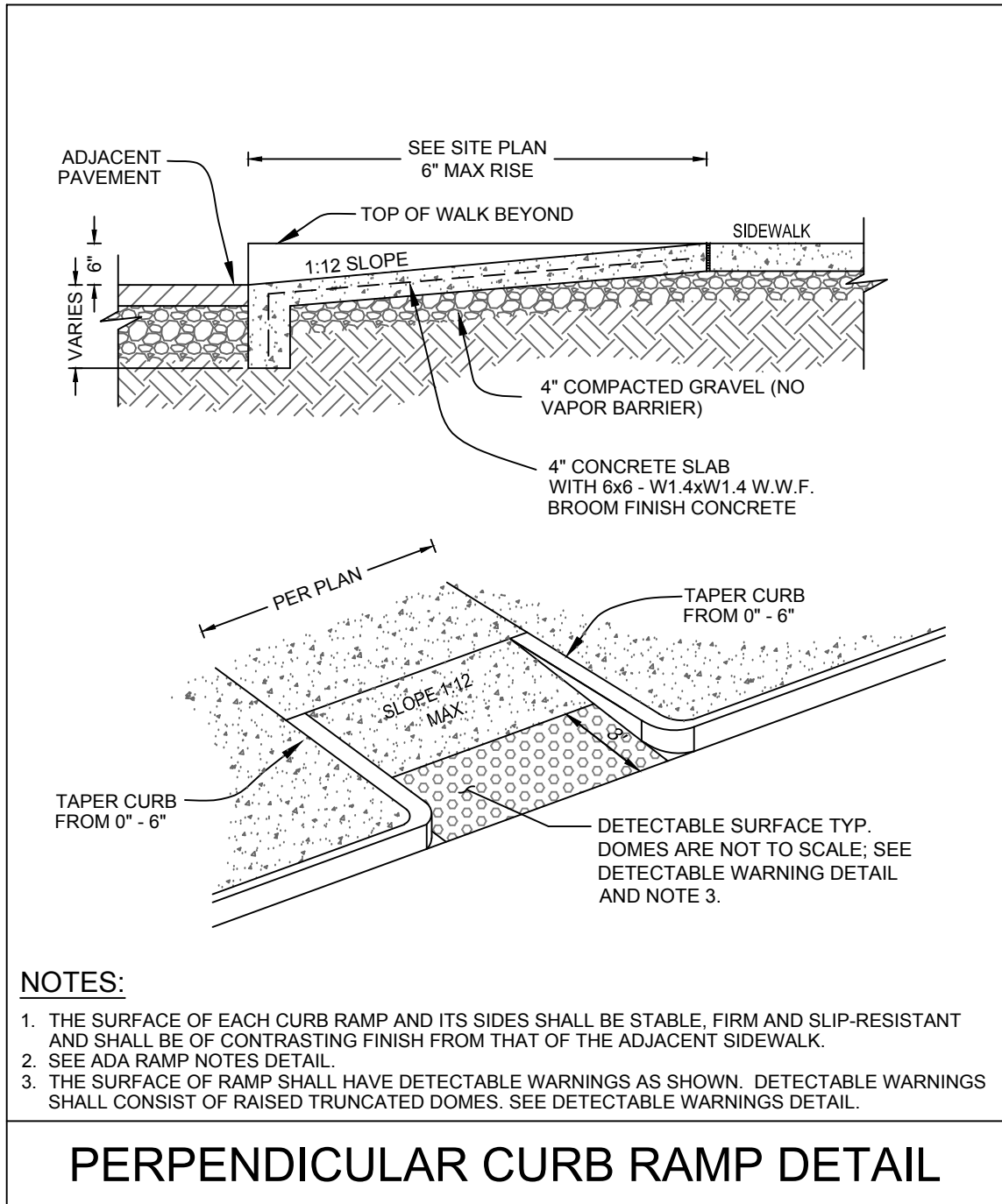
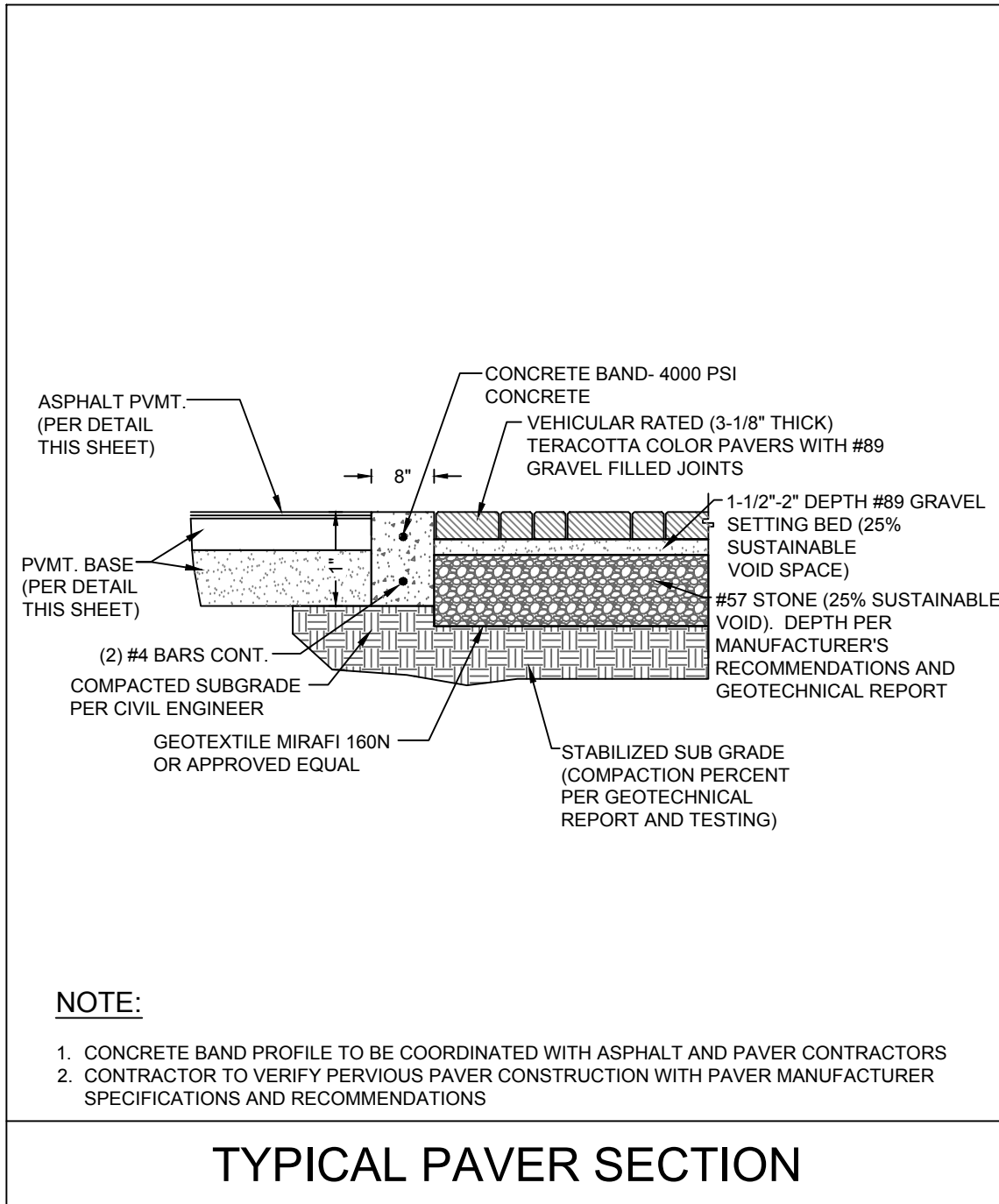
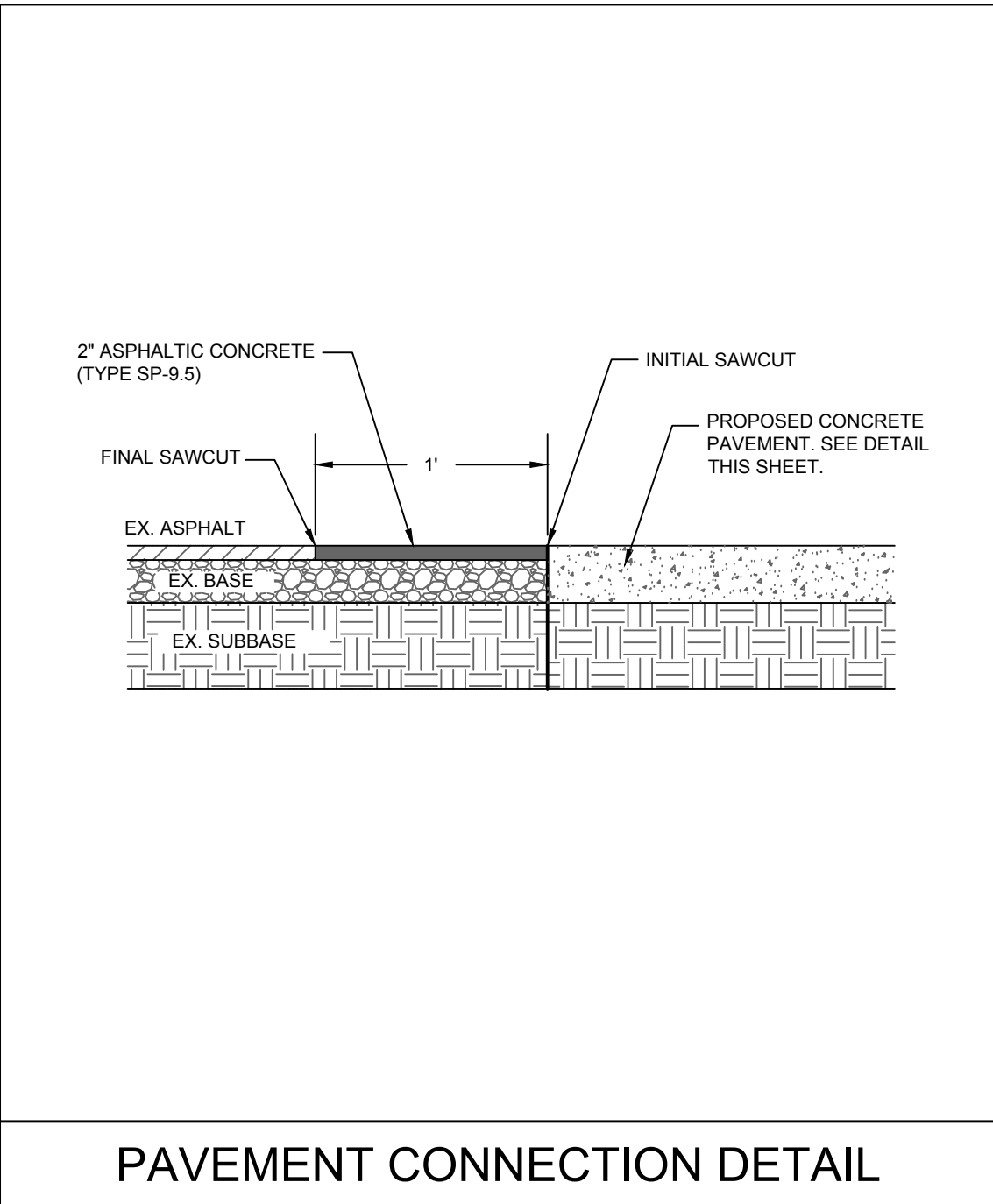
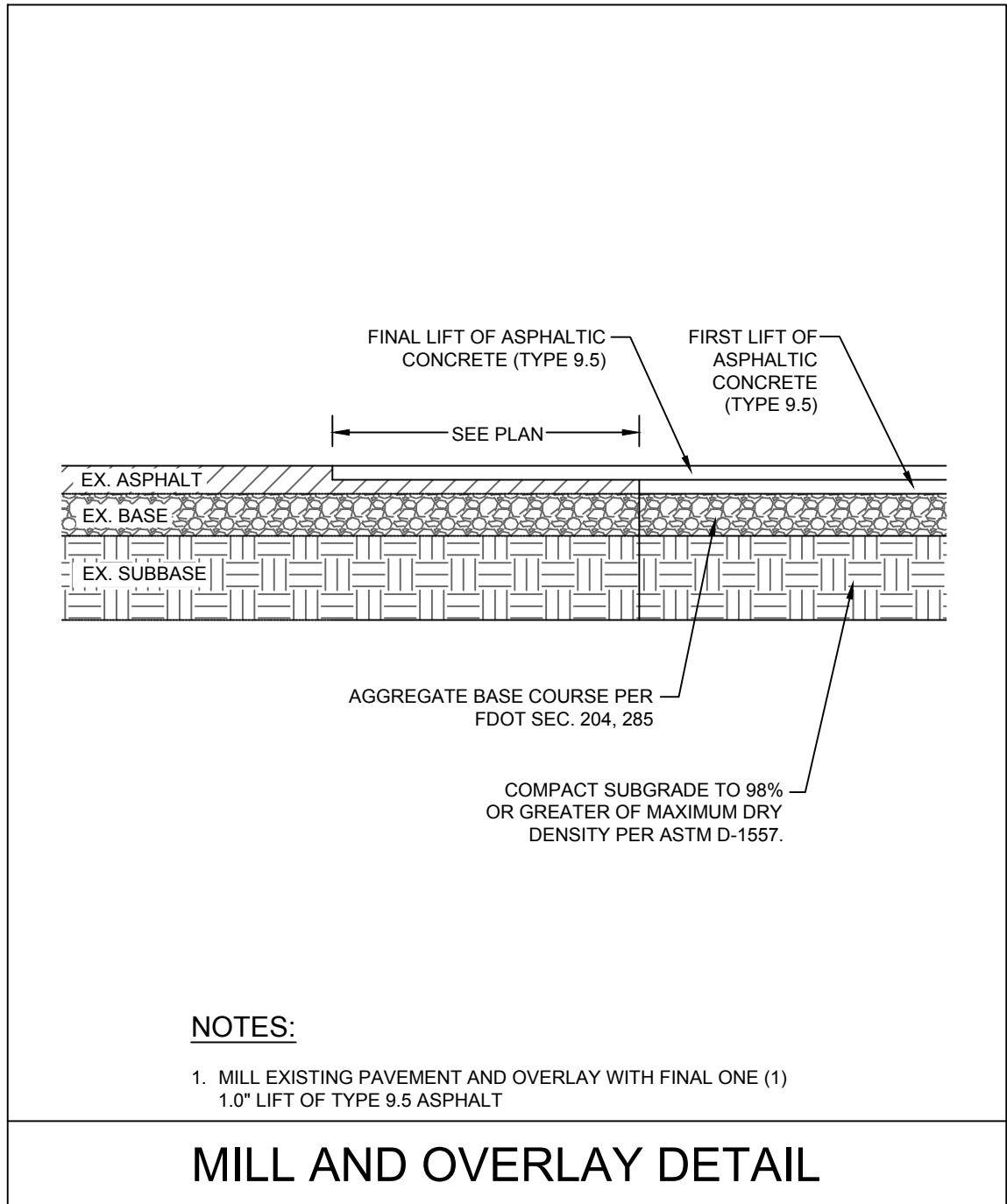
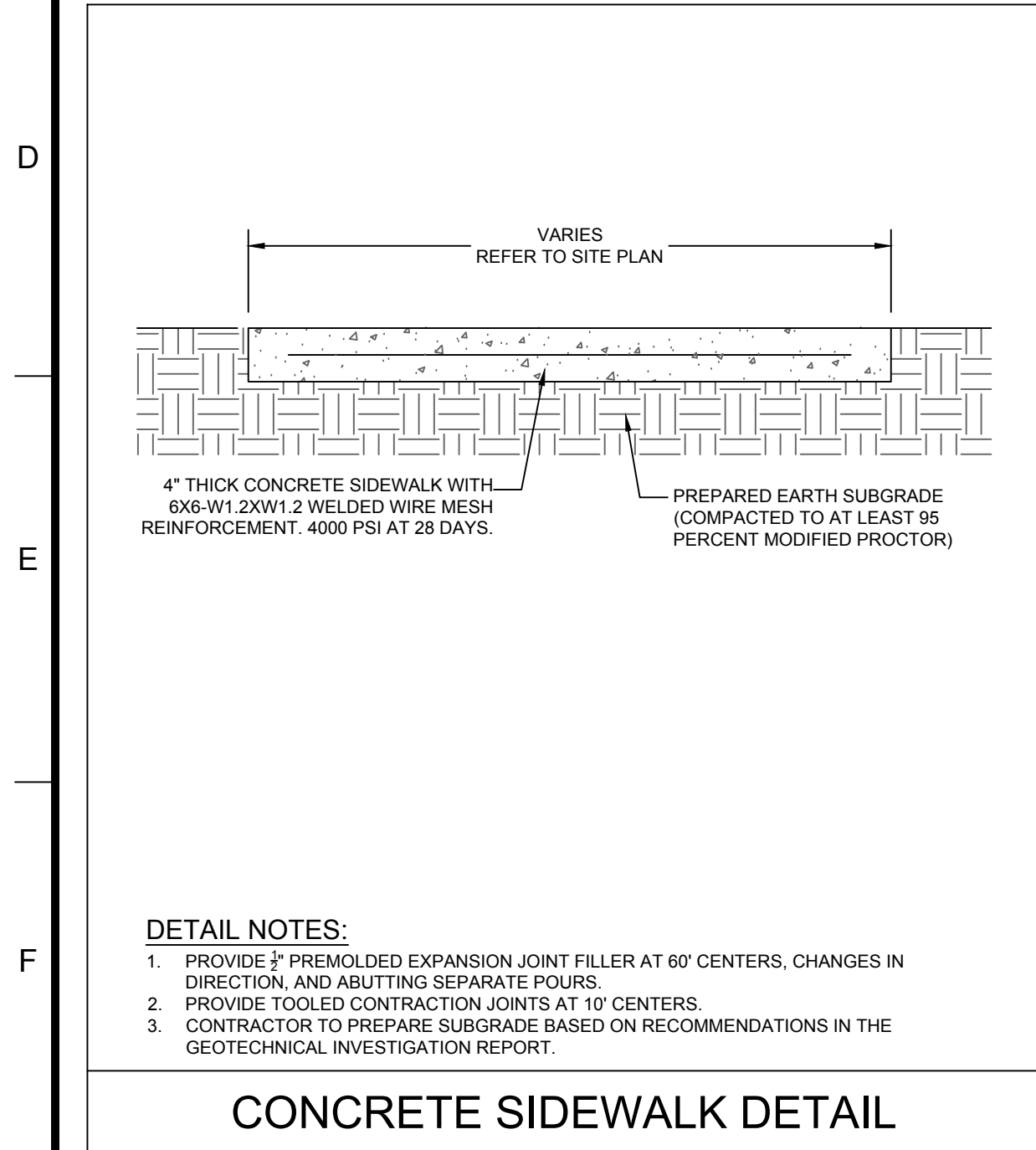
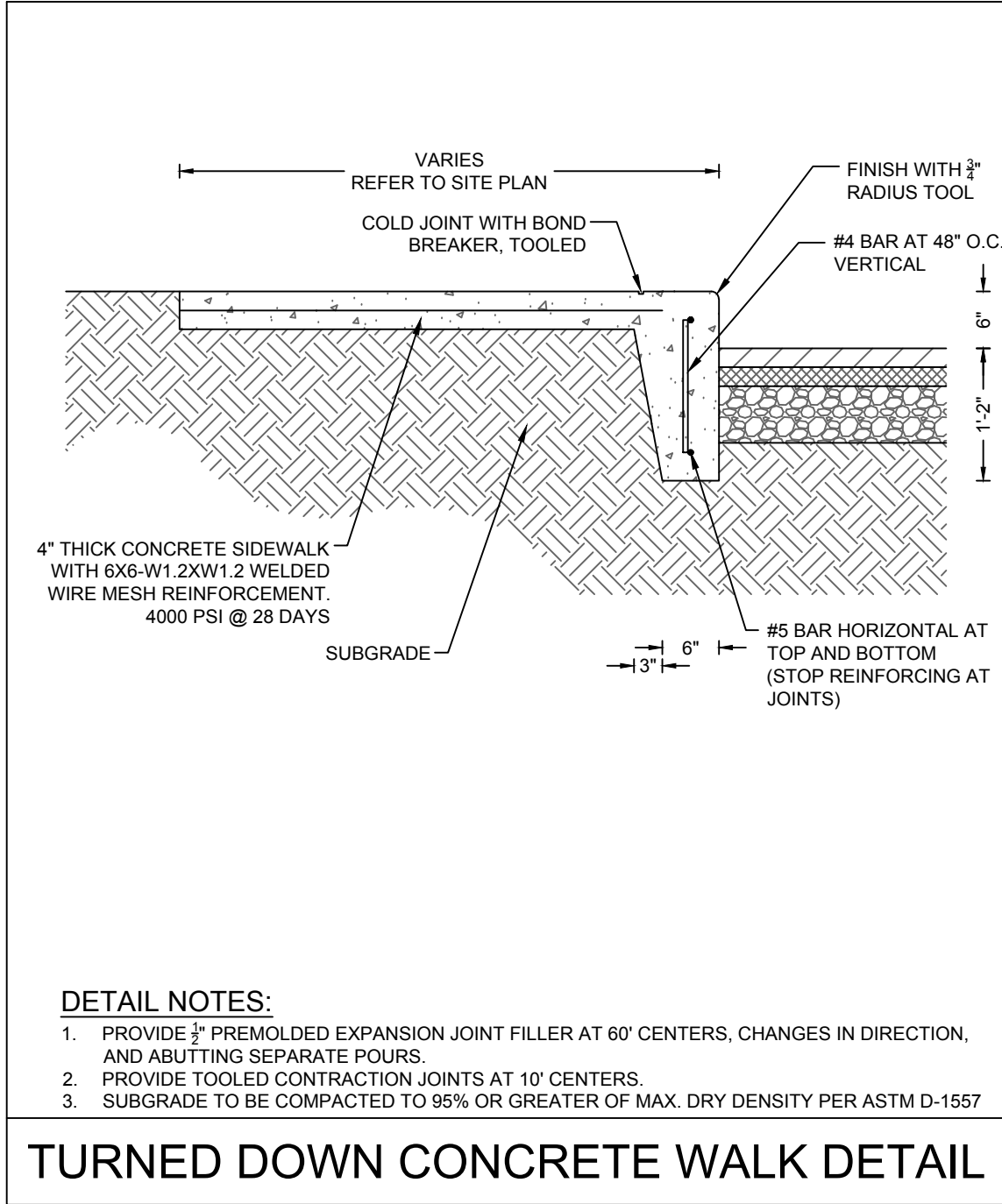
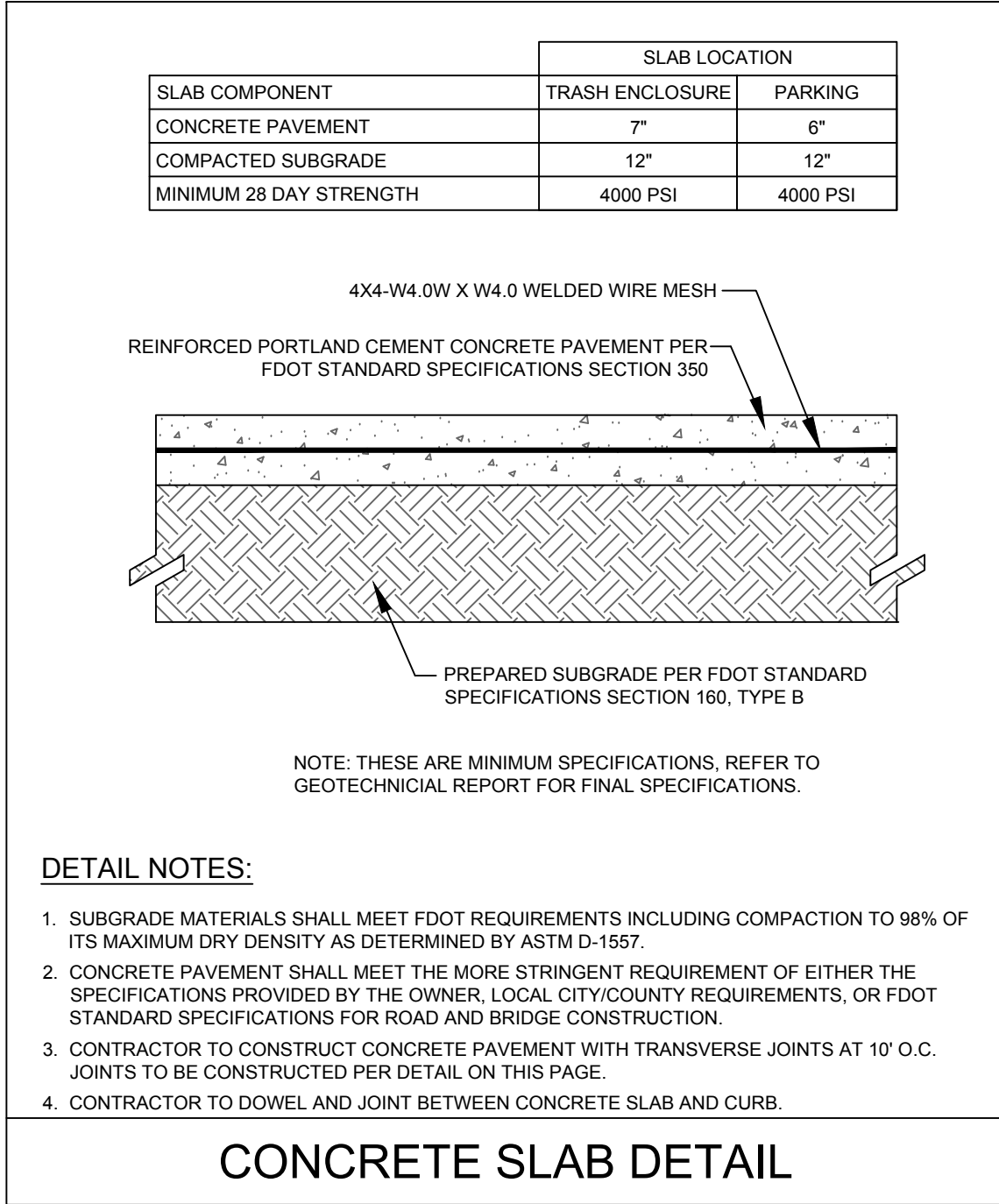
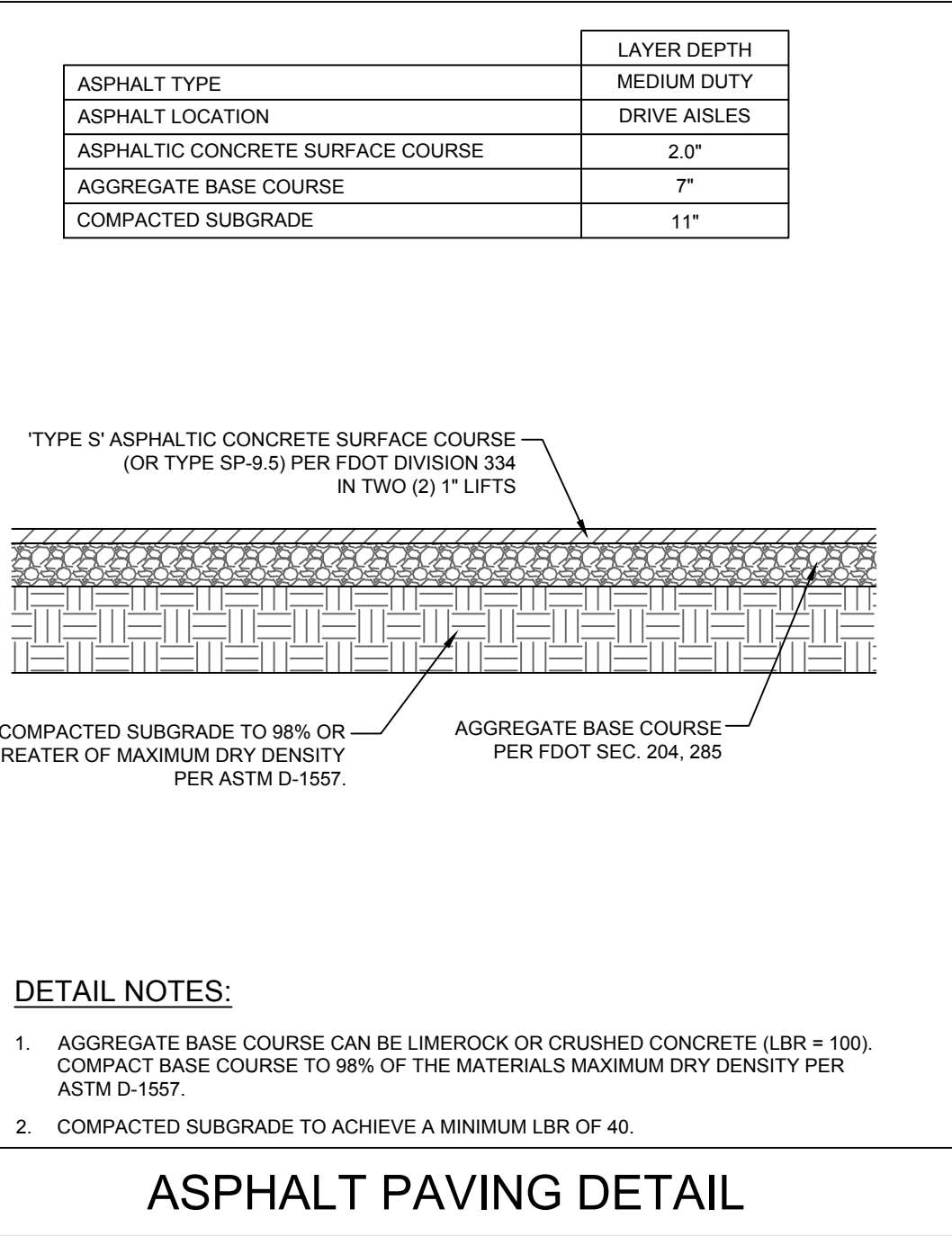
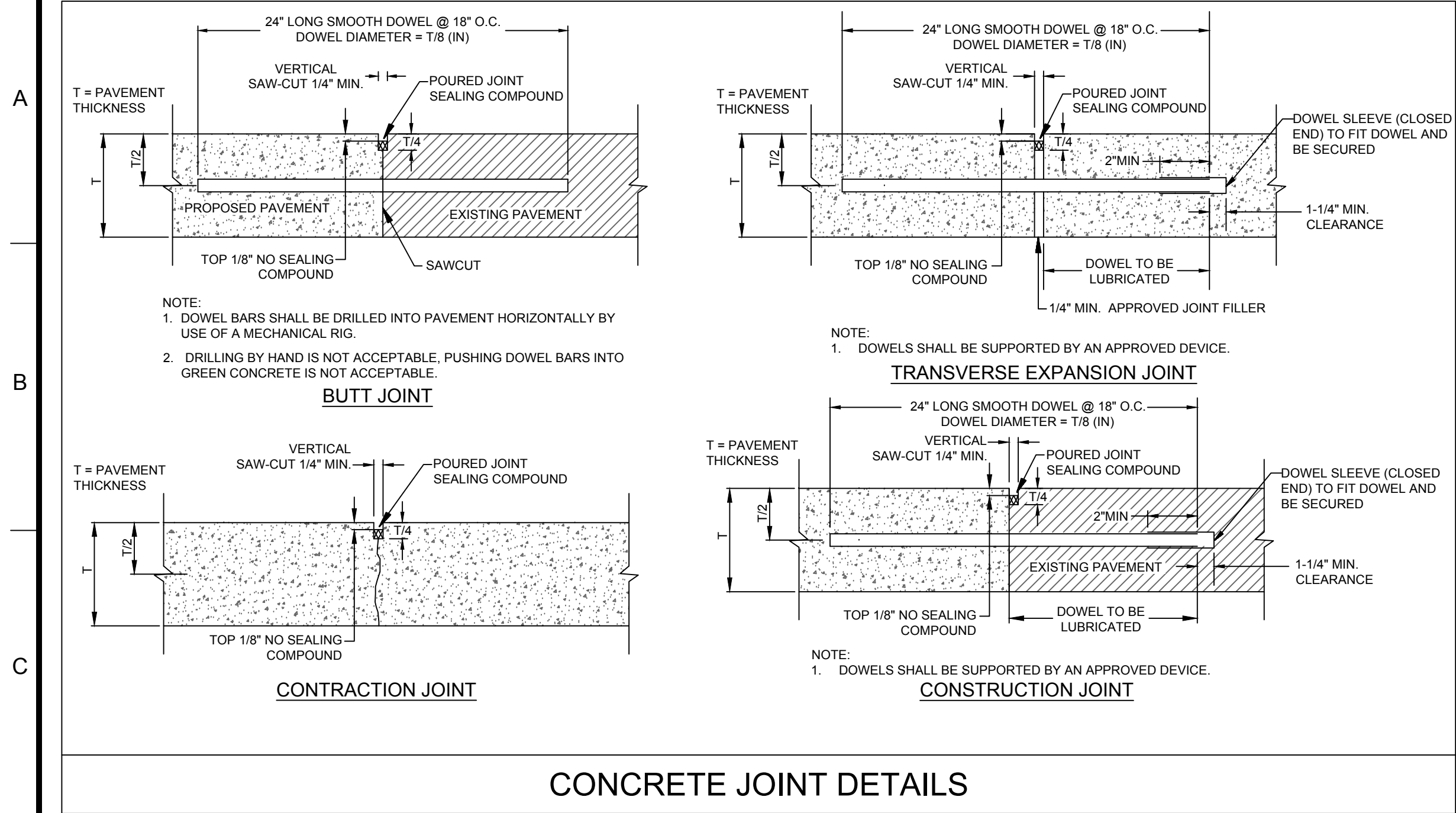
ENGINEER SEAL

SHEET TITLE
UTILITY PLAN

JOB #: JPM-19067
DATE: 05.12.2017
SCALE: 1"=20'
DRAWN BY: CED
CHECKED BY: ZHT

SHEET NO.

C9



CORE STATES GROUP

110 NORTH 11TH STREET, SUITE 101
FORT LAUDERDALE, FL 33304
PHONE (813) 490-1755
FAX (813) 490-1759
SCARDEN@CORE-ENG.COM
CA # 9578

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CLIENT

CHASE

Know what's below. Call before you dig.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION ANDOR DEPTH OF EXISTING UTILITIES SHOWN ON THESE PLANS IS BASED ON RECORD DRAWINGS, FIELD SURVEY, AND/OR OTHER AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES CAUSED BY ANY EXCAVATION TO BE MADE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES CAUSED BY ANY EXCAVATION TO BE MADE.

REVISIONS

REV	DATE	COMMENT	BY
1	07/14/17	TAC COMMENTS	CED
2	08/09/17	TAC COMMENTS	CED

DOCUMENT CIVIL

CONSTRUCTION PLANS FOR CHASE BANK

STORE NO. 55203

SITE LOCATION

1700 SHERIDAN STREET

HOLLYWOOD, FL 33020

ENGINEER SEAL

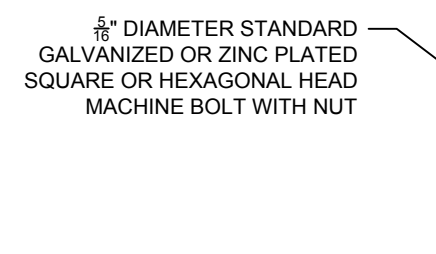
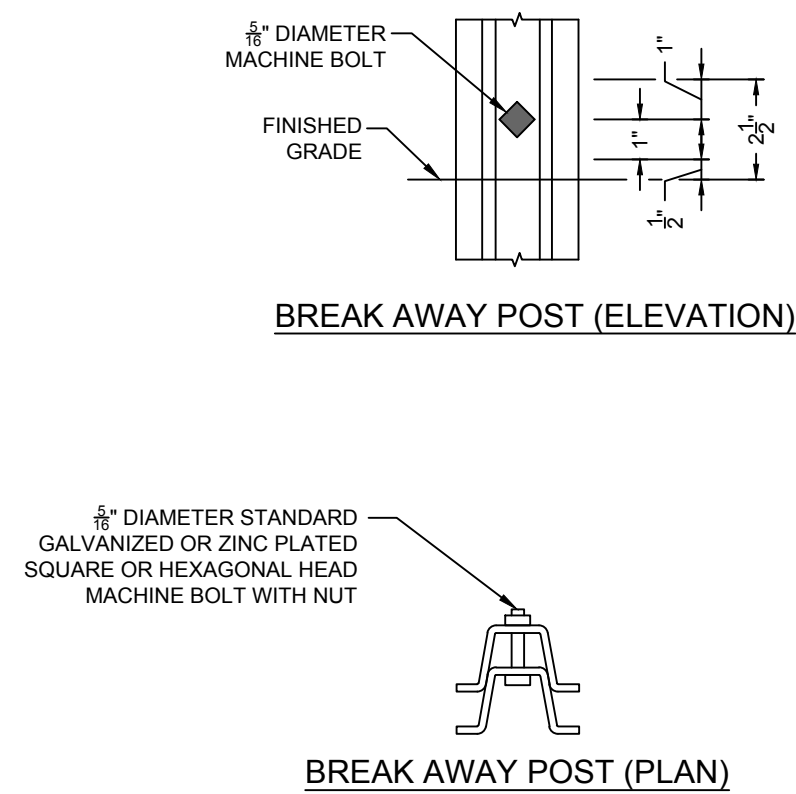
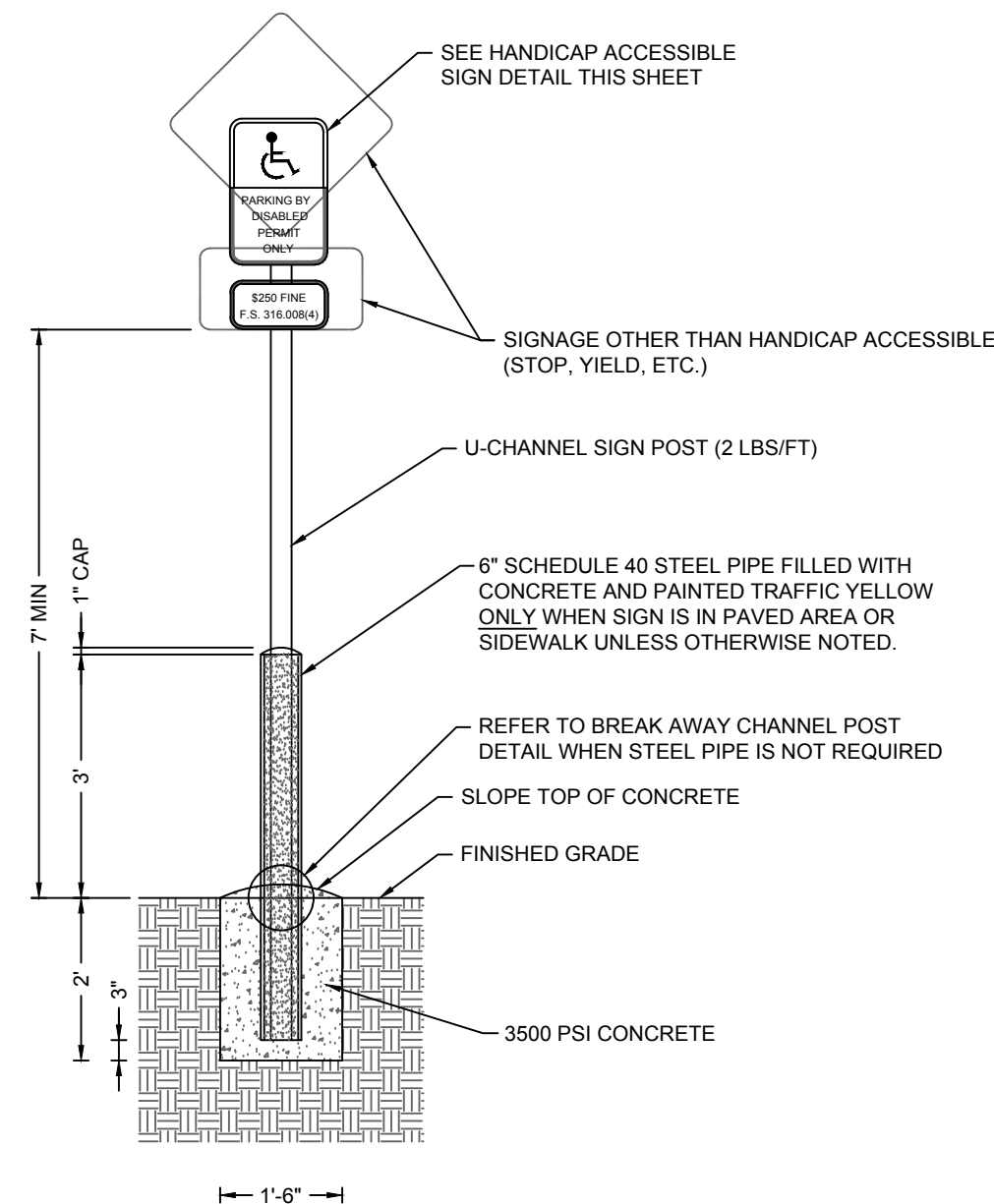
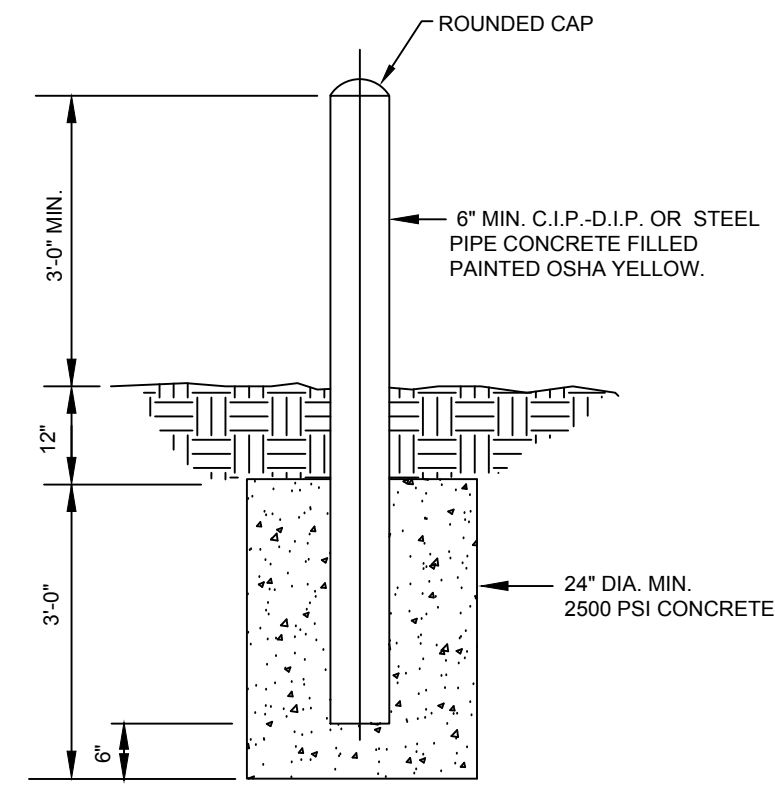
SHEET TITLE

CONSTRUCTION DETAILS

JOB #: JPM.19067
DATE: 05.12.2017
SCALE: N/A
DRAWN BY: CED
CHECKED BY: ZHT

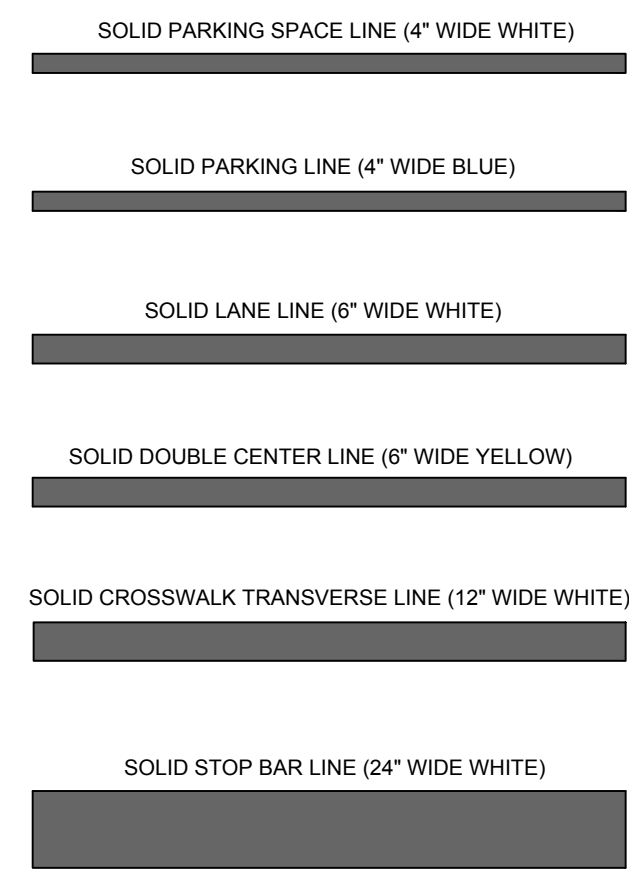
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C10

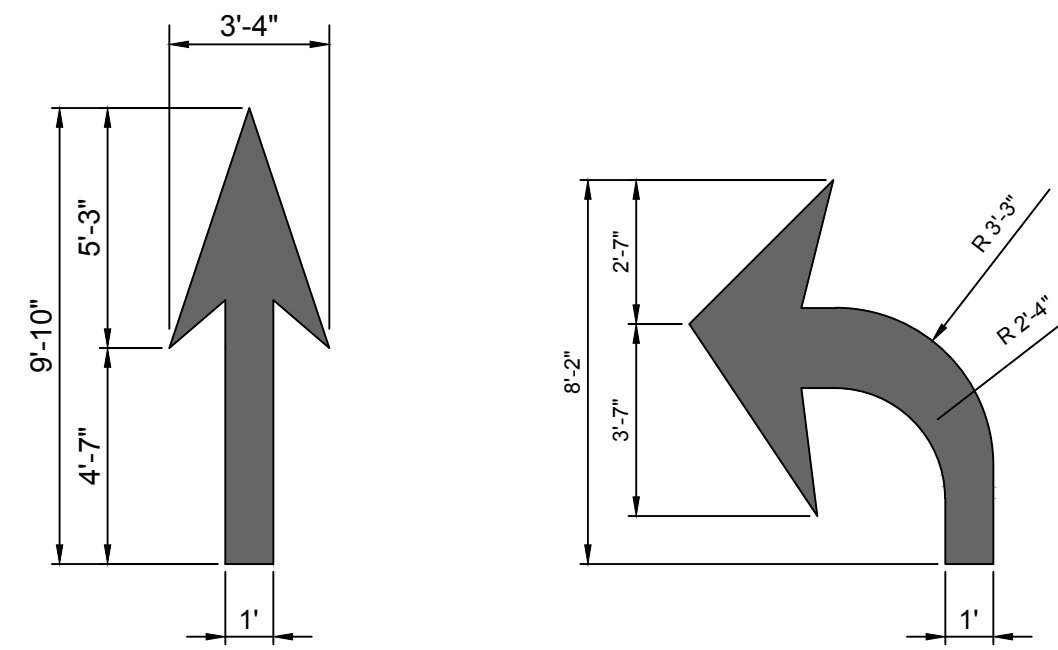


DETAIL NOTES:

1. ALL SIGNS SHALL COMPLY WITH THE UNITED STATES DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (LATEST EDITION), AND LOCAL CODES AS SPECIFIED.
2. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.

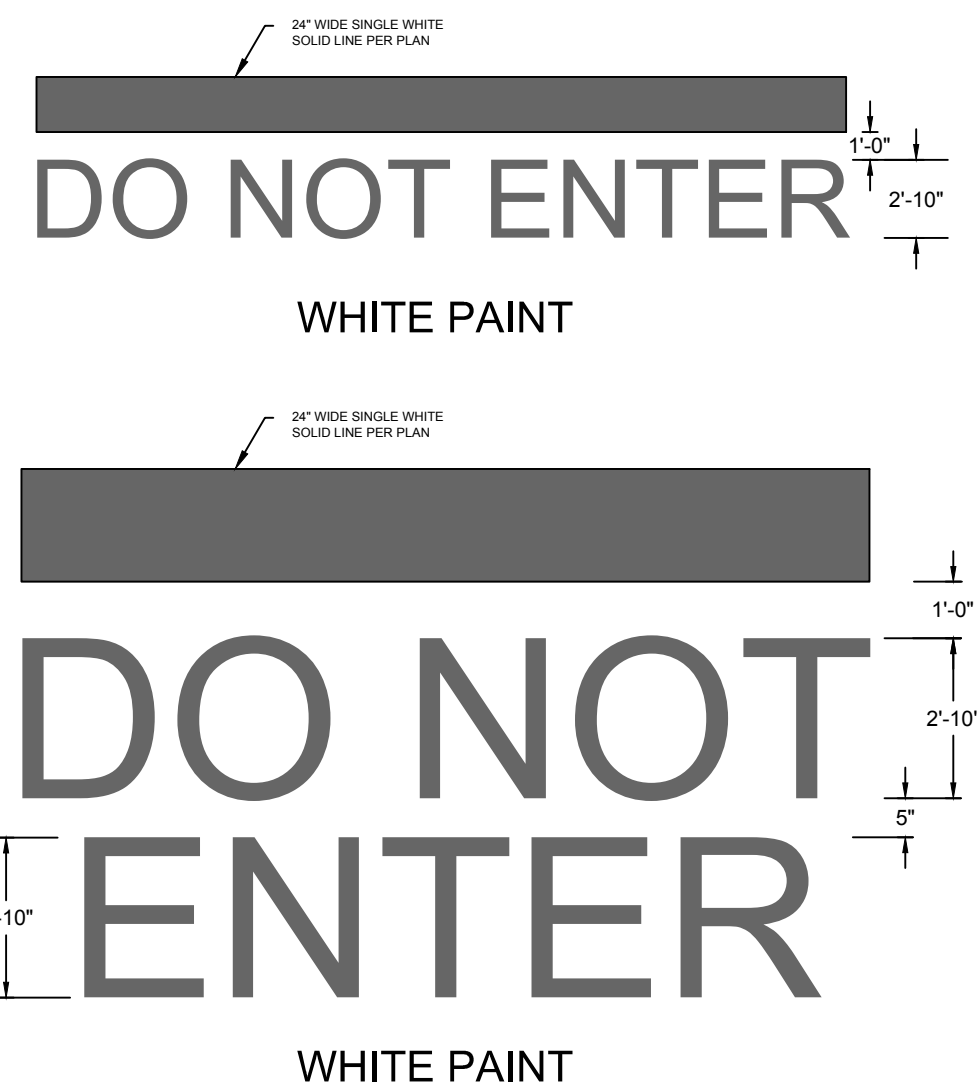


NOTE: ALL STRIPING SHALL BE THERMOPLASTIC
OR NOTED ON THE SITE PLAN AND SHALL MEET
THE CRITERIA OF STATE AND LOCAL AUTHORITIES
HAVING JURISDICTION.

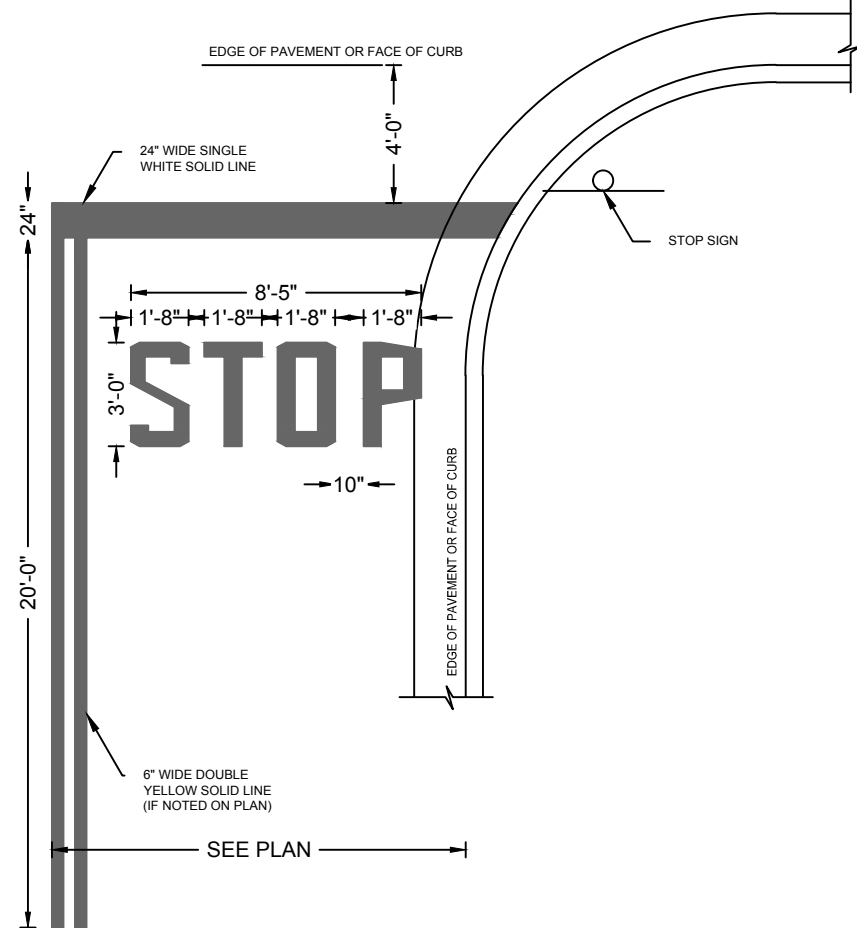


DETAIL NOTES:

1. RIGHT TURN ARROW TO BE THE REVERSE OF TURN LANE ARROW SHOWN ABOVE.
2. ARROWS SHALL BE THERMOPLASTIC PAINTED REFLECTIVE WHITE.
3. ARROWS SHALL BE APPLIED PER FDOT INDEX 17346, LATEST EDITION.

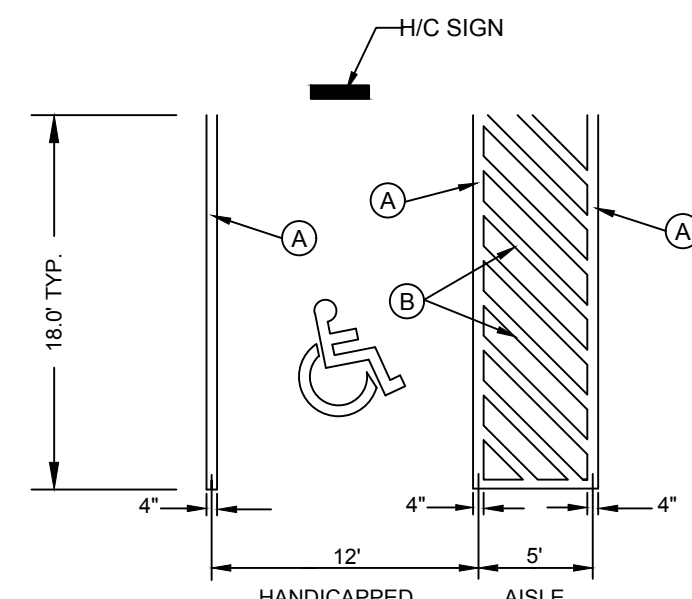


NOTE: WORDS AND ARROWS FOR DRIVEWAYS SHALL BE APPLIED
ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE MANUAL
ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.



DETAIL NOTES:

1. STOP BAR ONLY TO BE THERMOPLASTIC PAINTED REFLECTIVE WHITE.



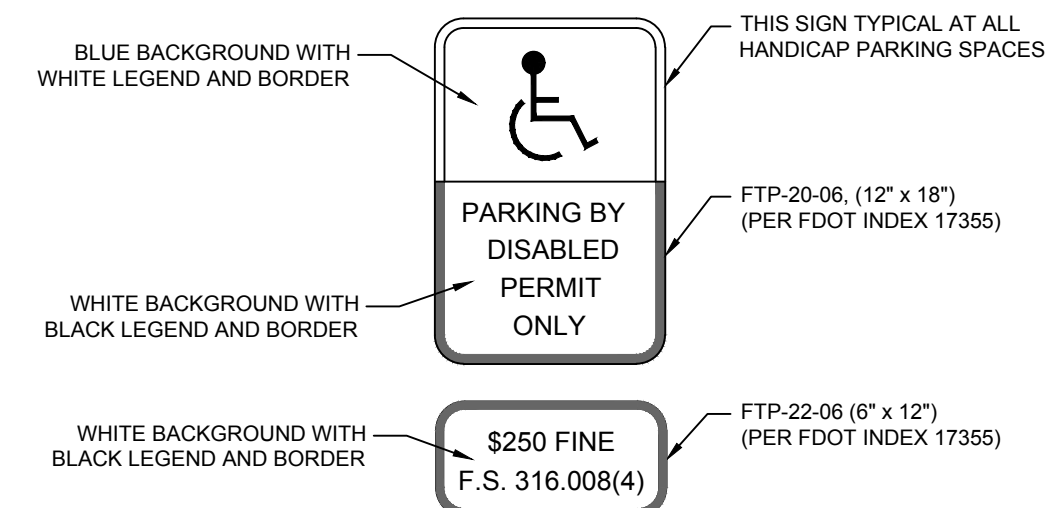
ACCESSIBLE PARKING SPACES AND ACCESS AISLES
SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING
1:50 (2%) IN ALL DIRECTIONS

STRIPING LEGEND

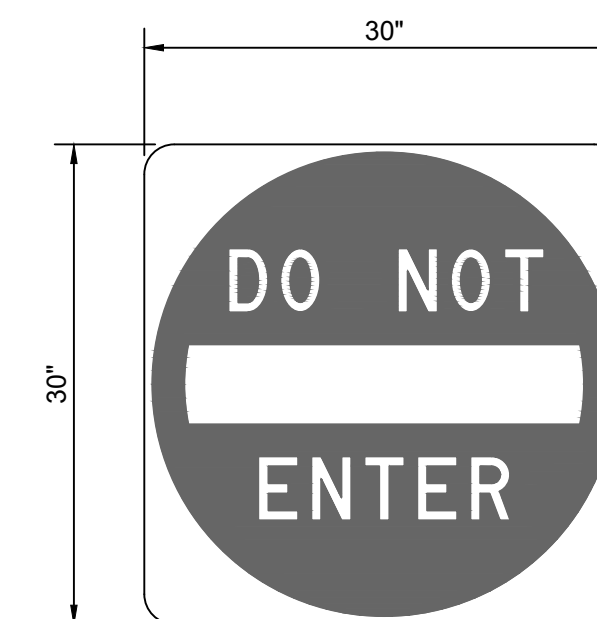
(A) 4" BLUE

(B) 4" BLUE @ 45°

N.T.S.

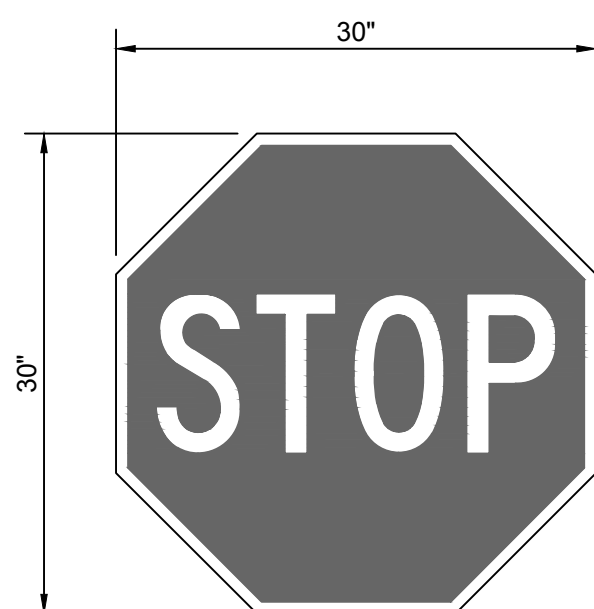


DETAIL NOTES:



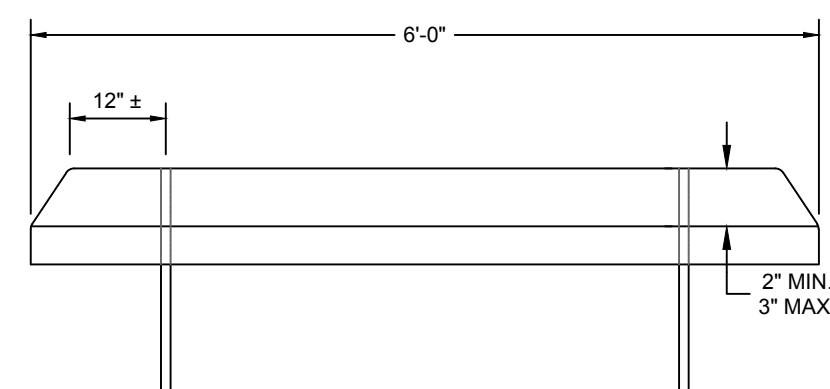
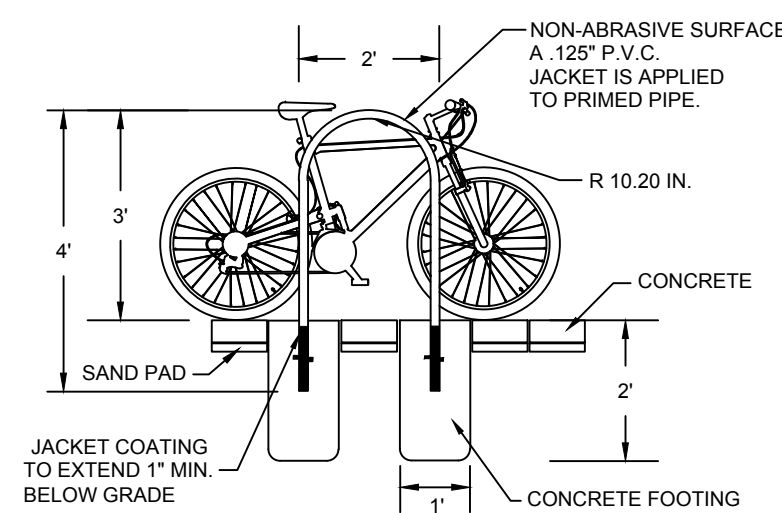
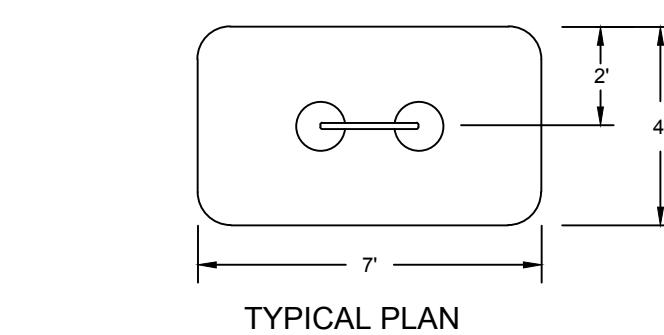
DETAIL NOTES:

1. LEGEND AND BACKGROUND SHALL BE WHITE (RETROREFLECTIVE).
2. SYMBOLS SHALL BE RED (RETROREFLECTIVE).

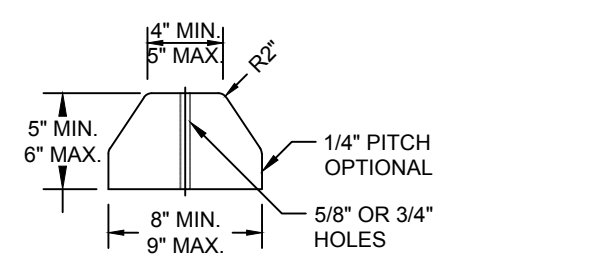


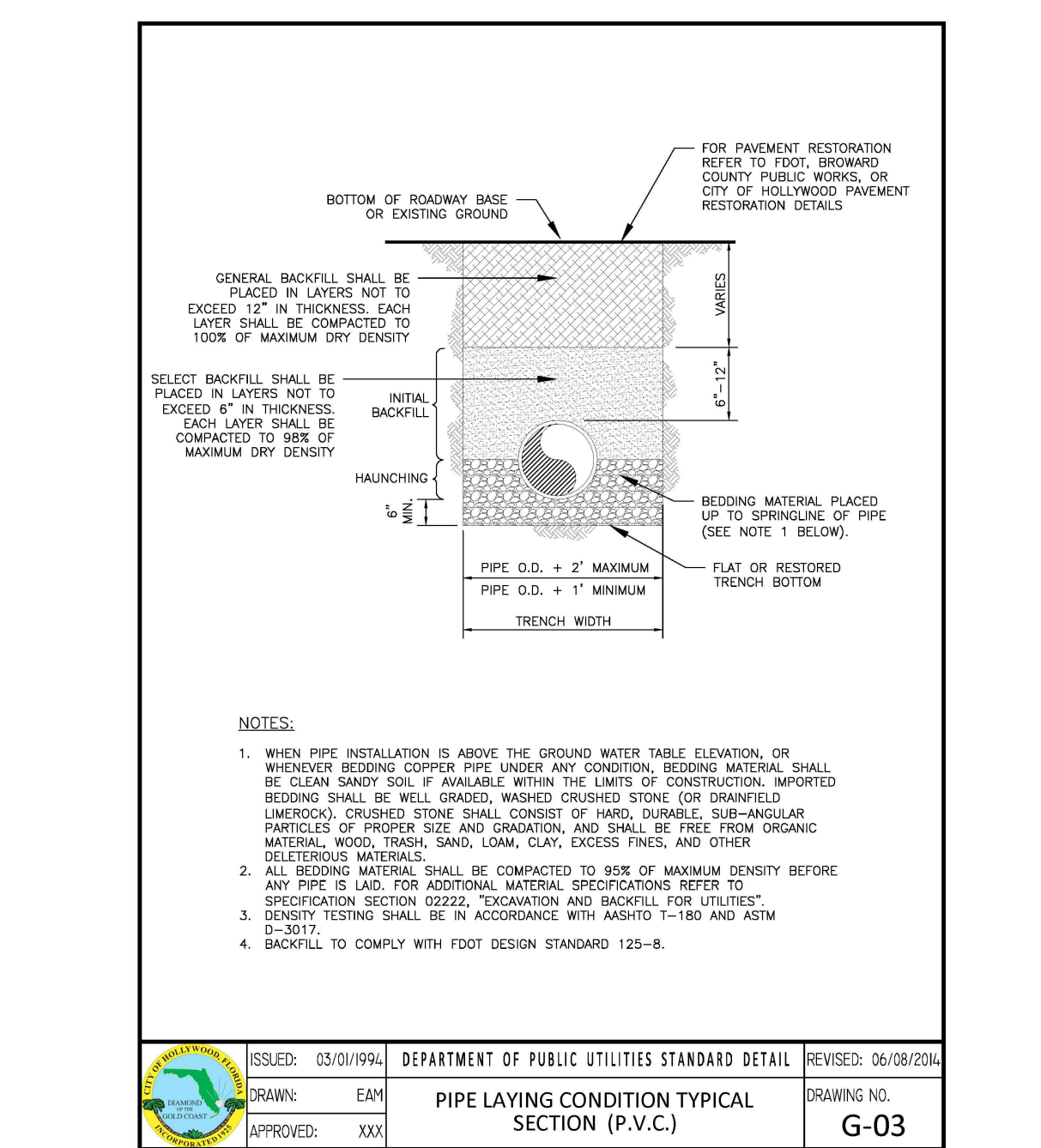
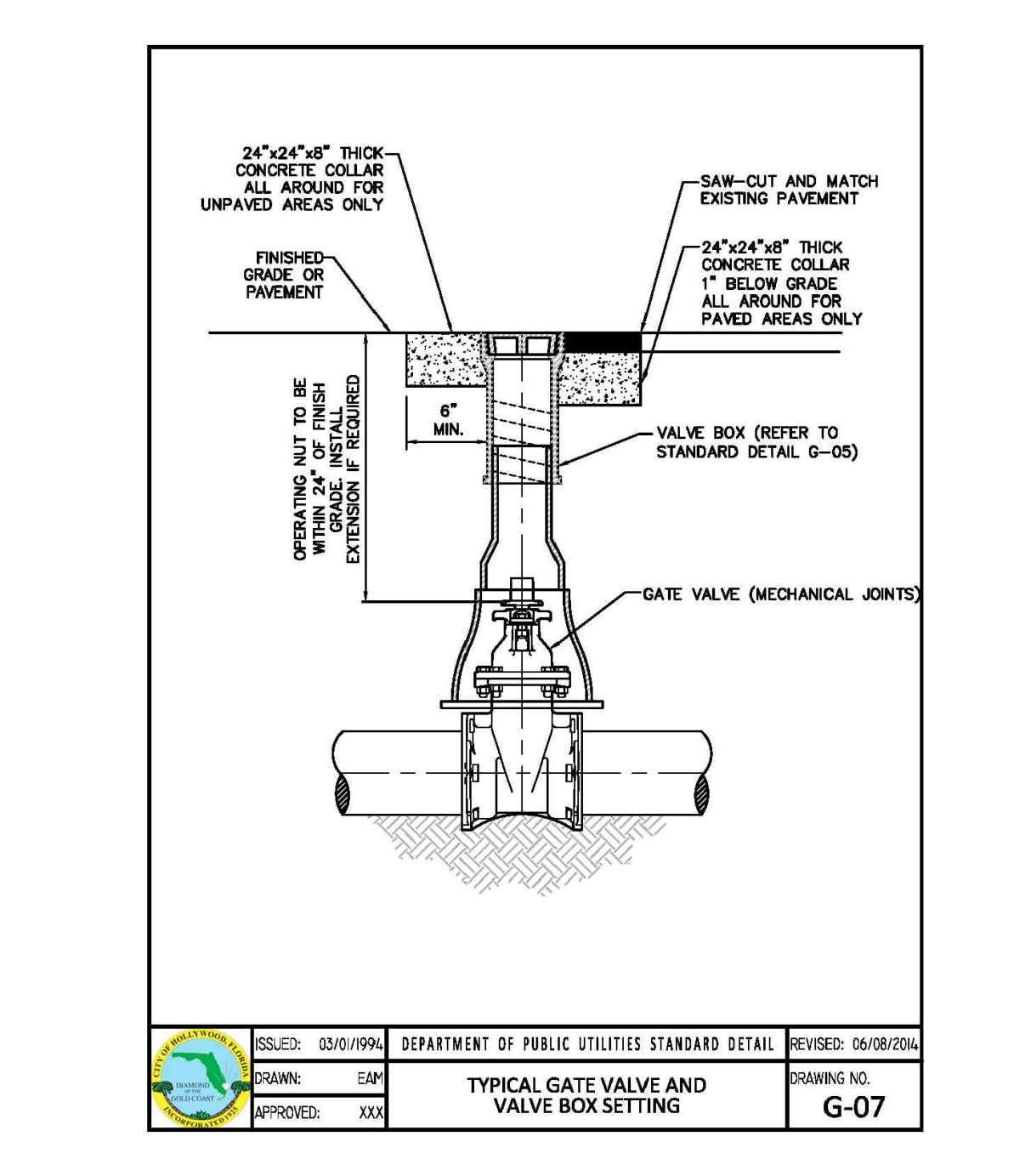
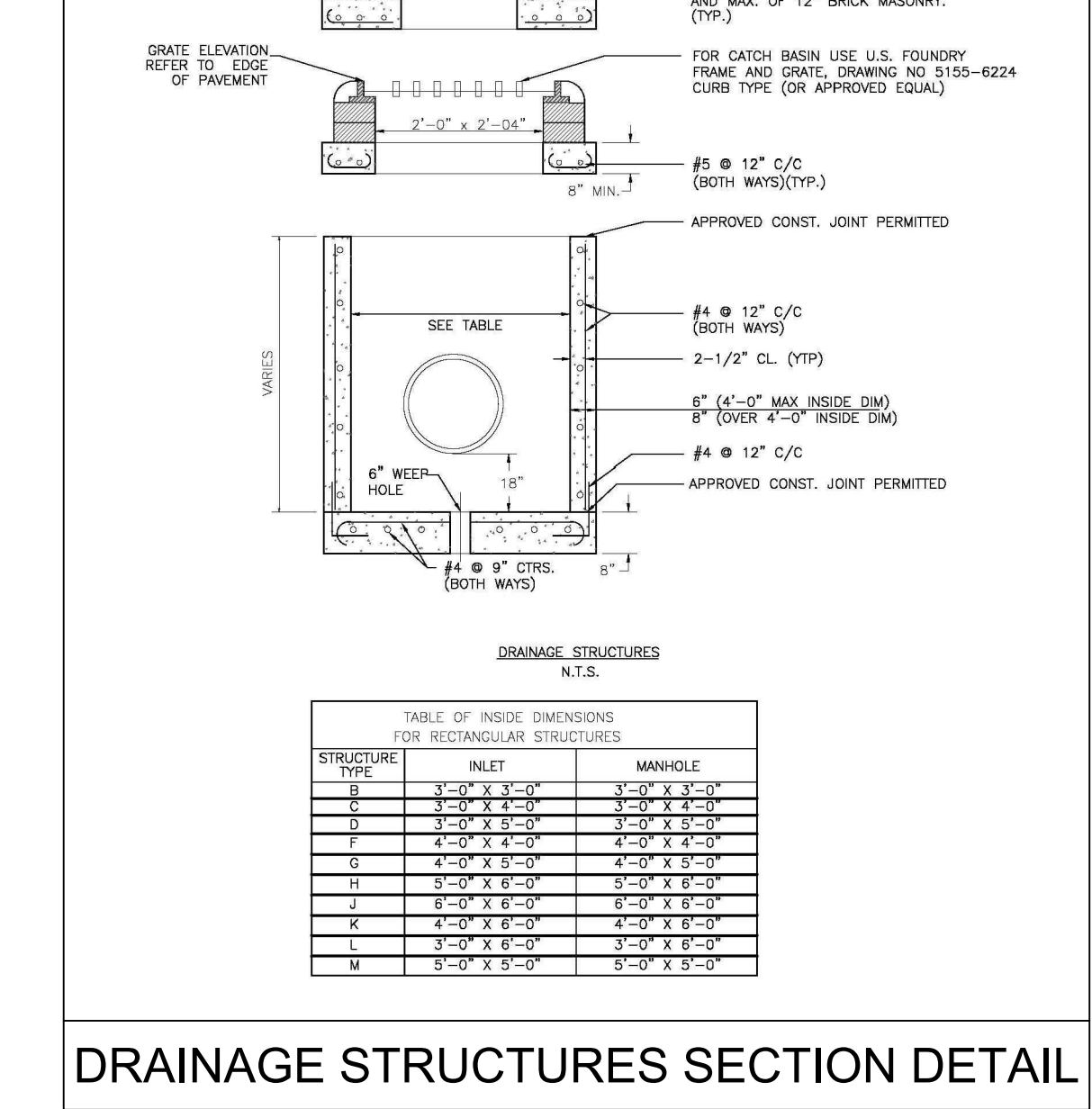
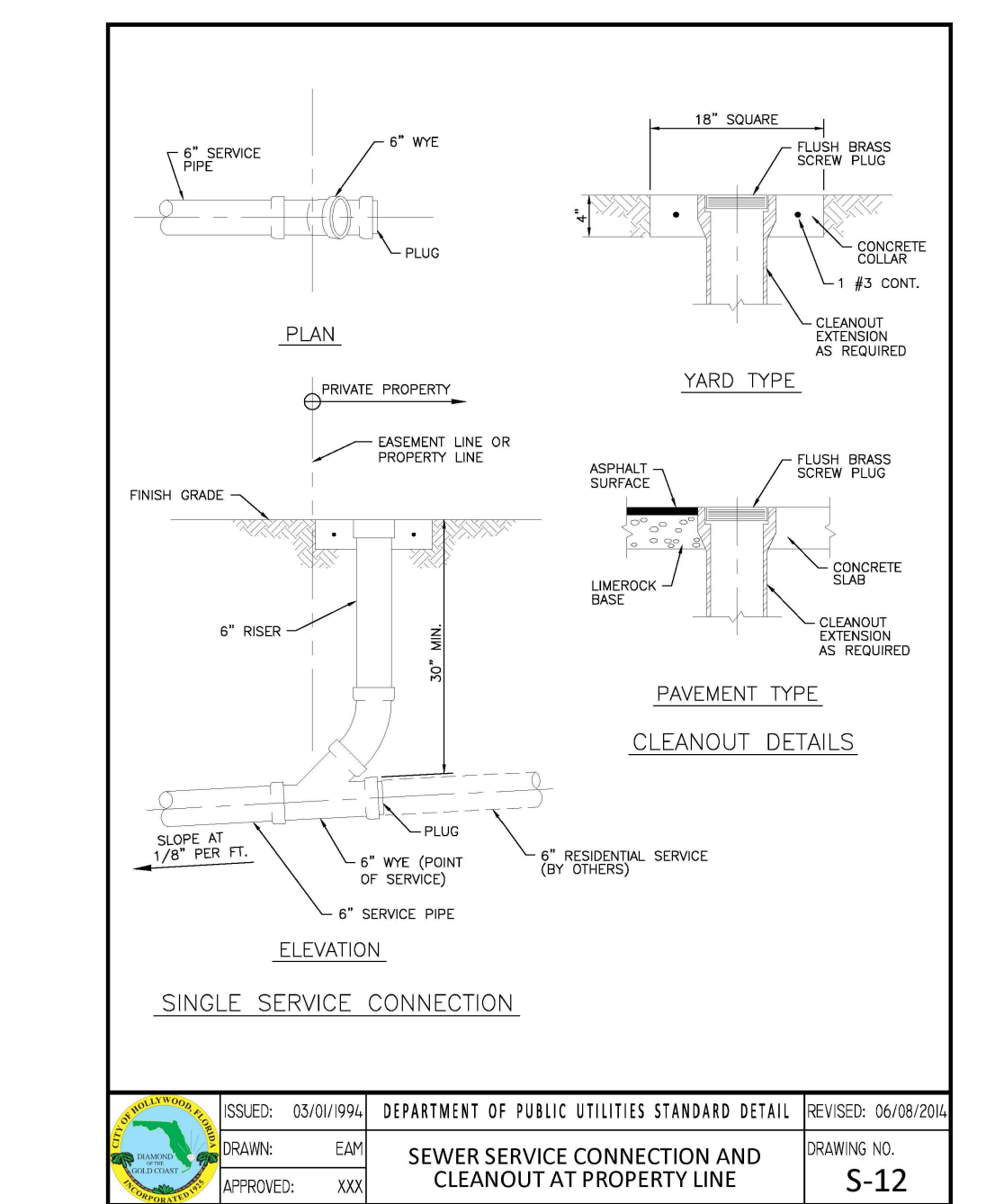
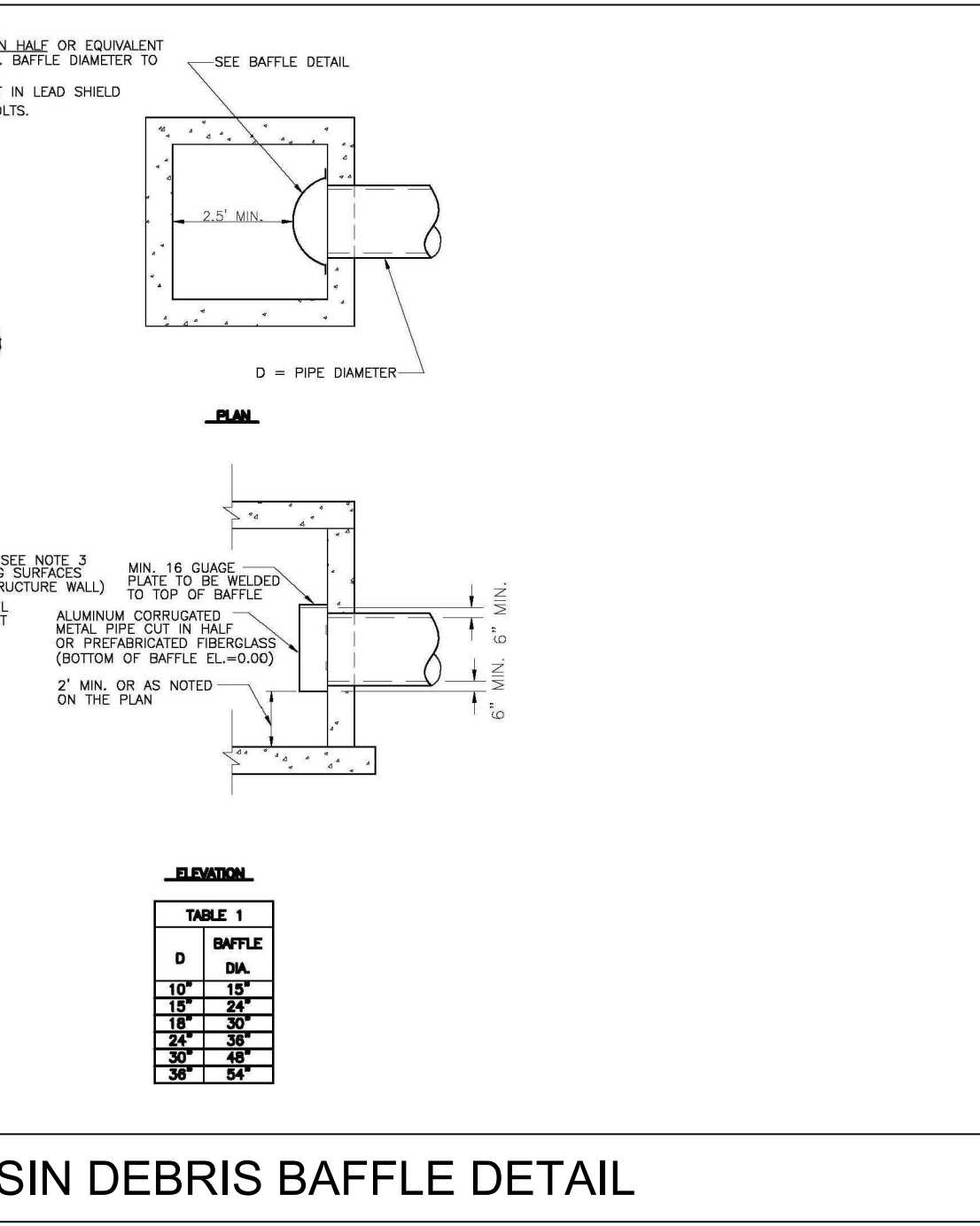
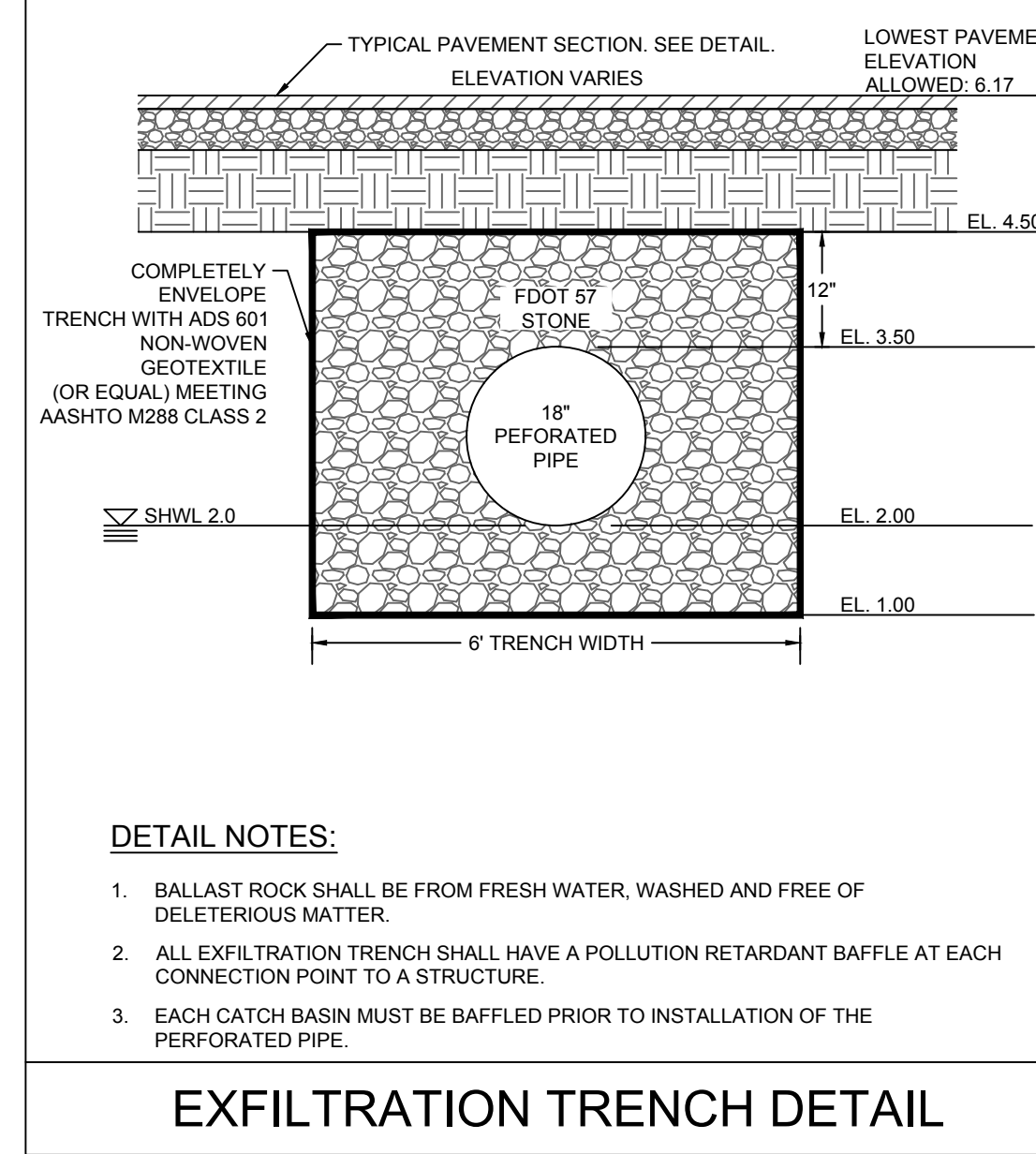
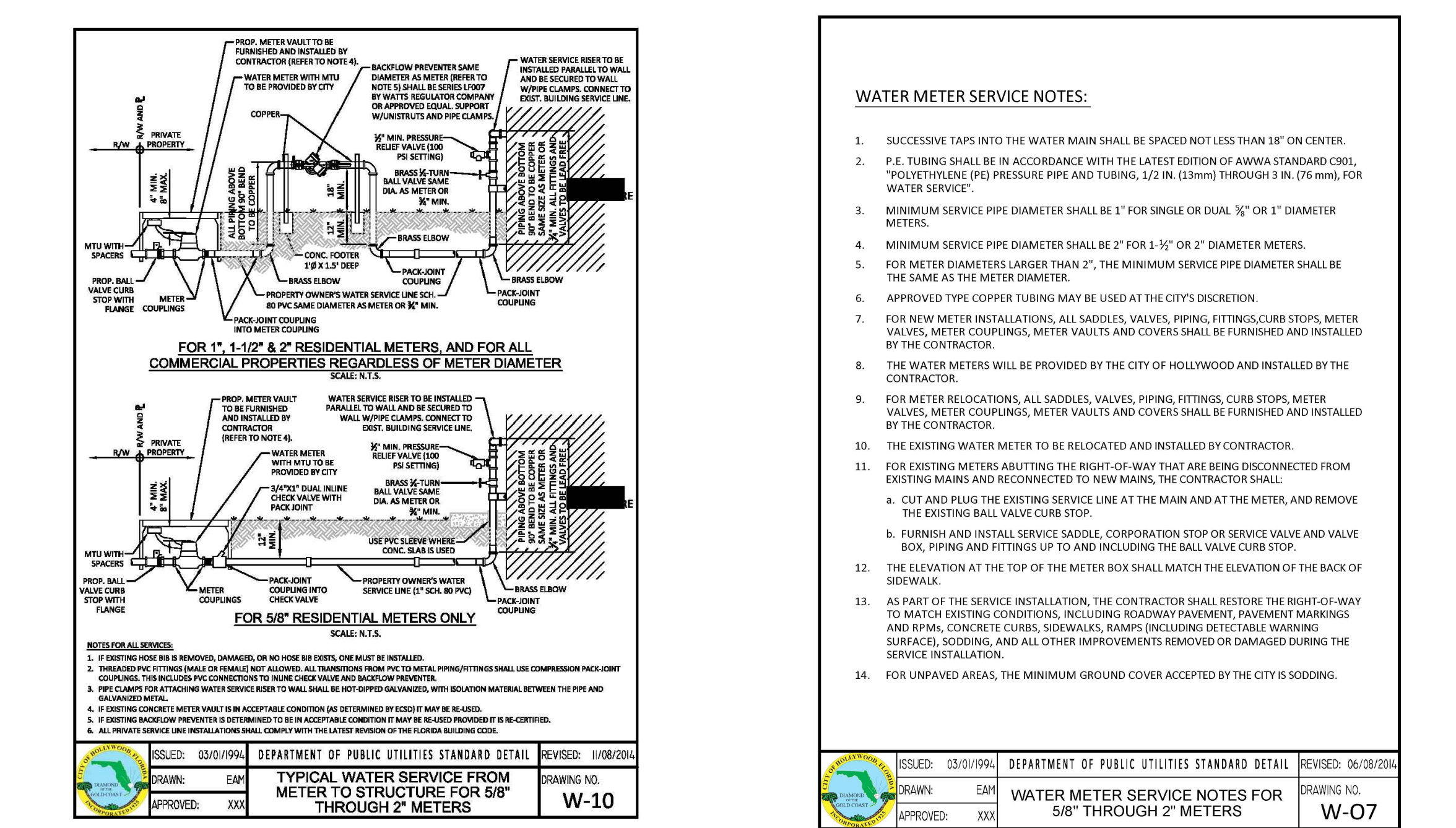
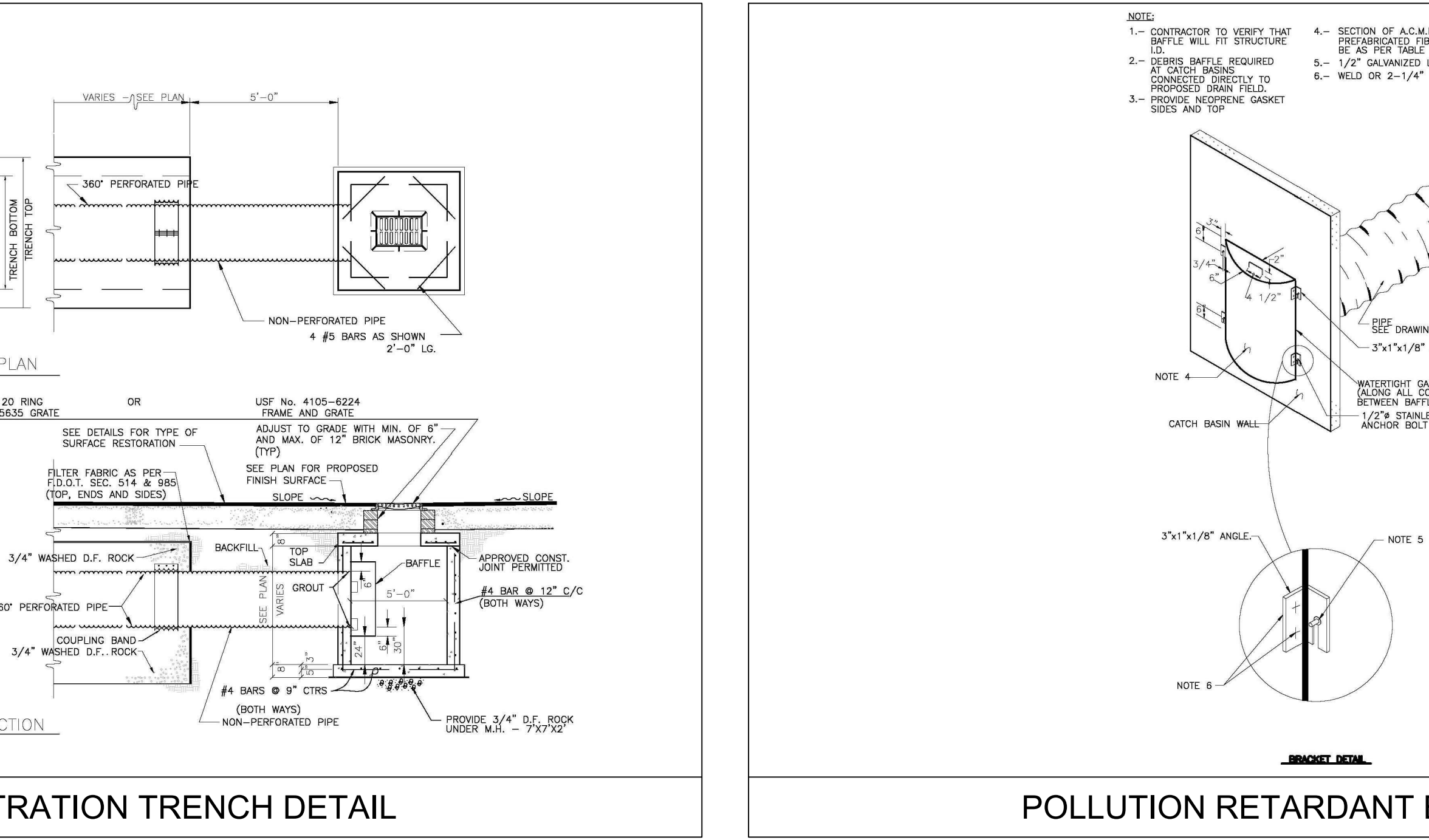
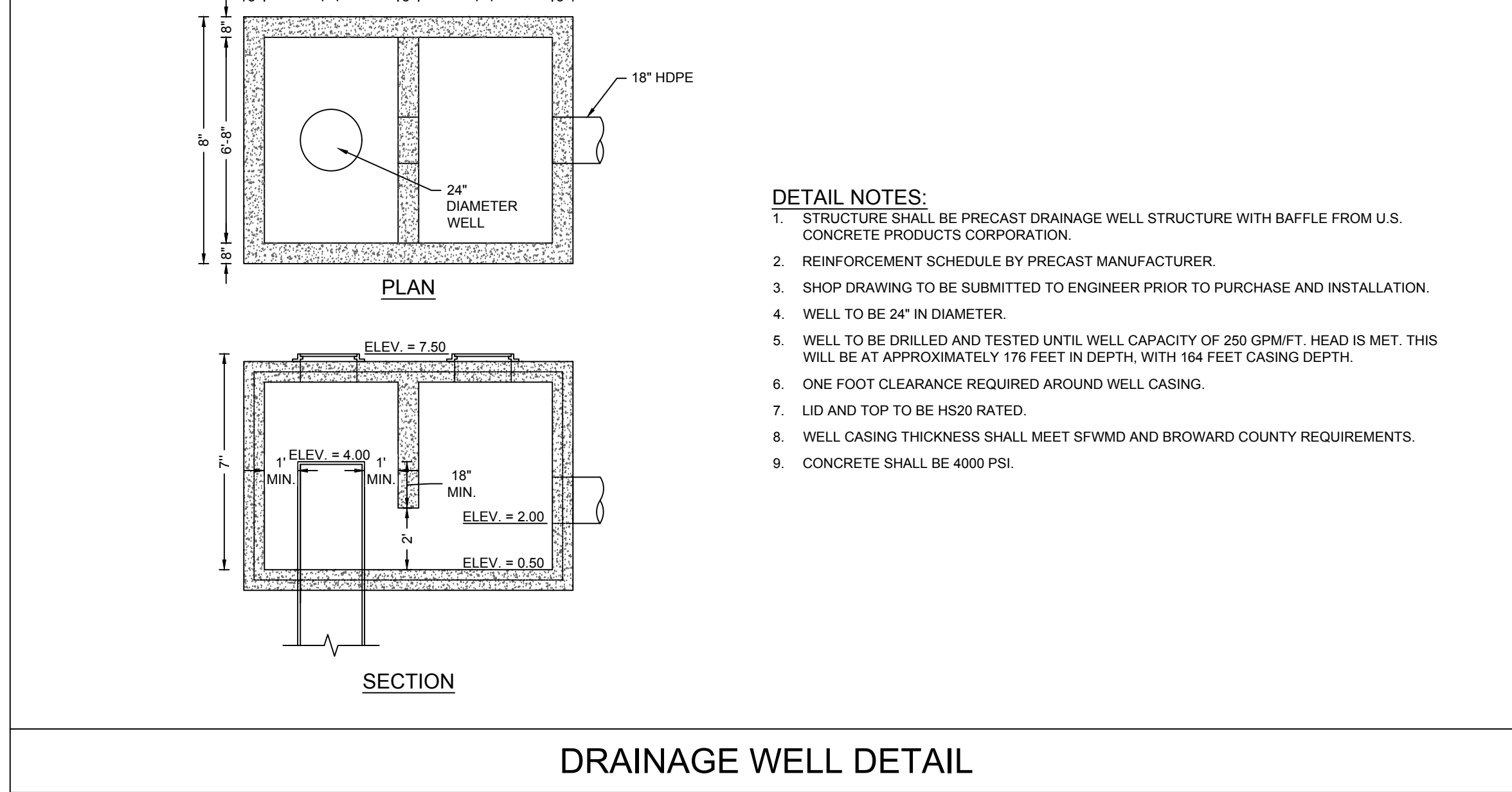
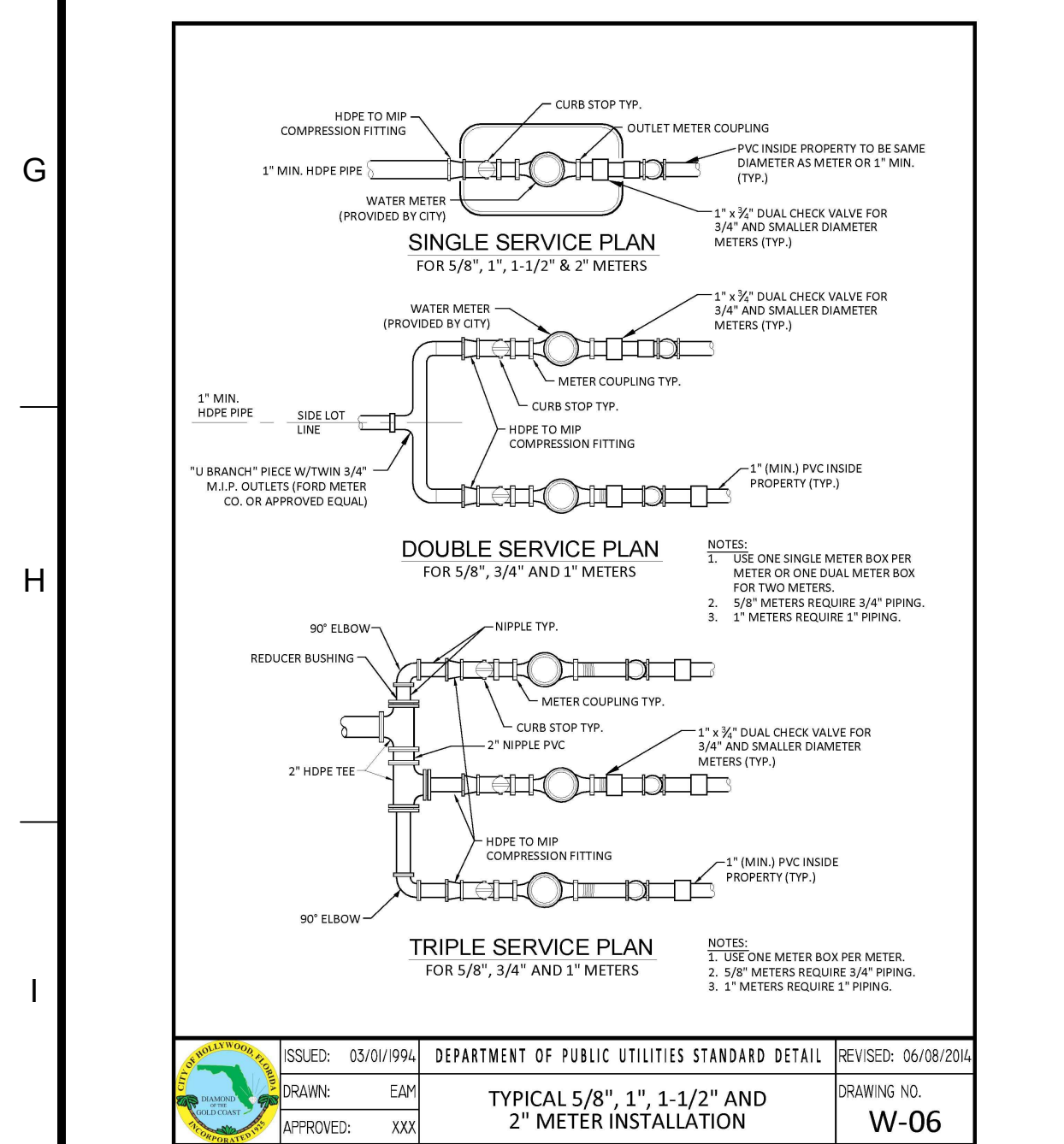
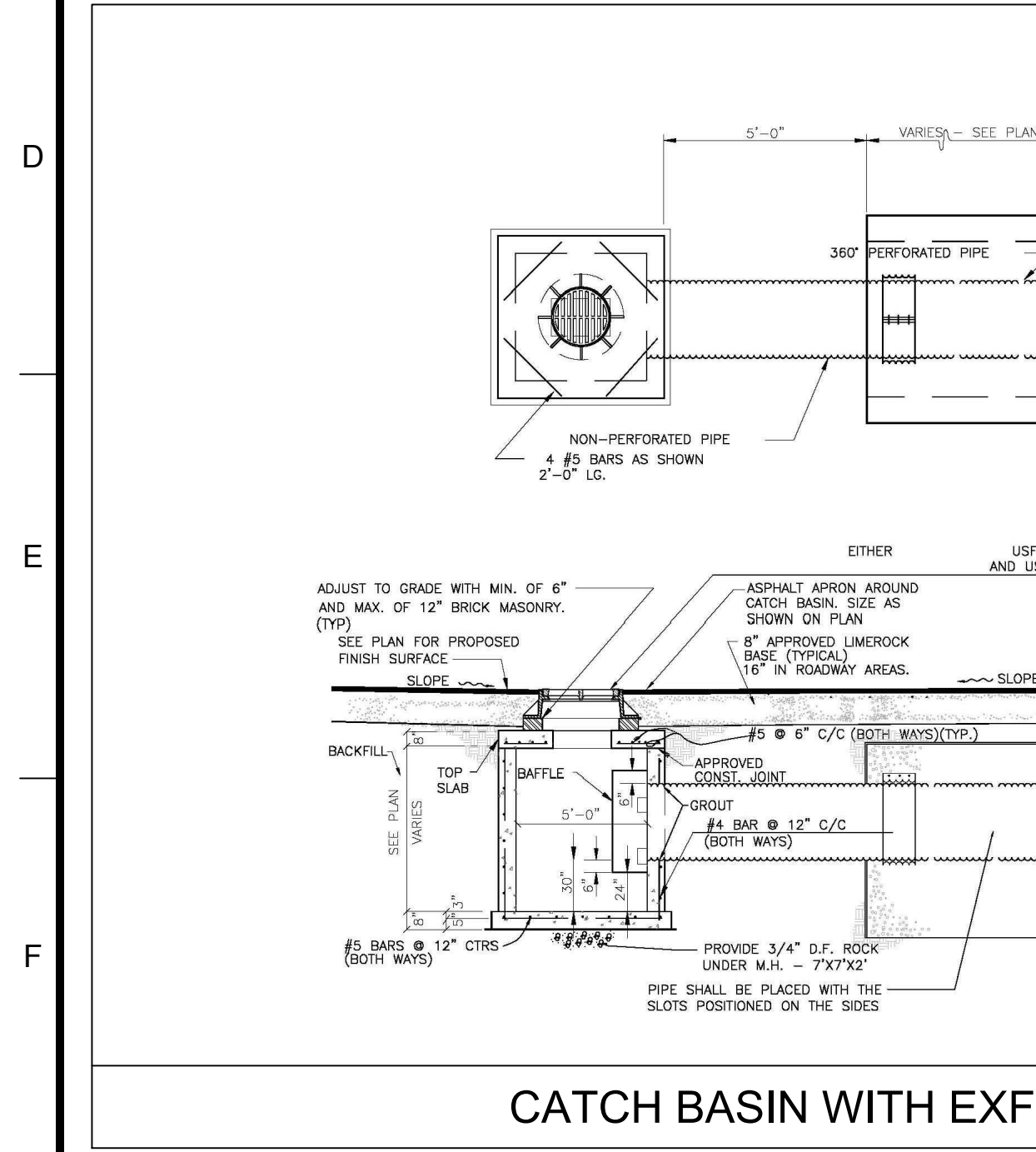
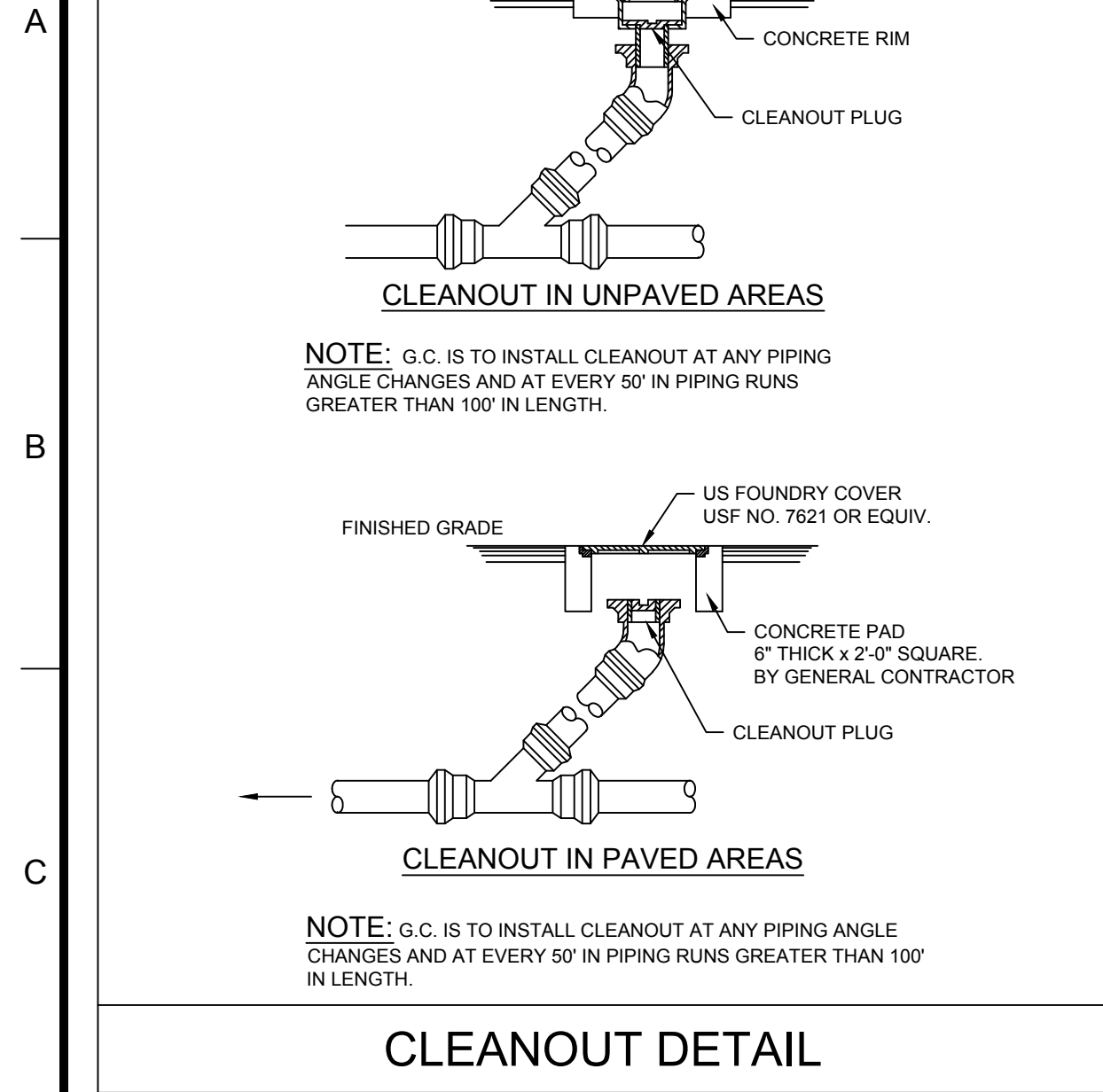
DETAIL NOTES:

1. LEGEND SHALL BE WHITE (RETROREFLECTIVE).
2. BACKGROUND SHALL BE RED (RETROREFLECTIVE).



DETAIL NOTES:
1. ULTIMATE STRENGTH OF CONCRETE FOR WHEEL STOPS SHALL BE 2,500 P.S.I. @ 28 DAYS.





CORE STATES GROUP

110 NORTH 11TH STREET, SUITE 101
FORT LAUDERDALE, FL 33304
PHONE (813) 490-1755
FAX (813) 490-1759
CCARDEN@CORE-ENG.COM

CLIENT

CHASE

811

Know what's below. Call before you dig.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN ON THESE POWER LINES OR EXISTING UTILITIES ARE BASED ON THE INFORMATION PROVIDED BY THE CLIENT. CORE STATES, INC. DOES NOT GUARANTEE THE LOCATION OR DEPTH OF ANY UTILITIES. THE CONTRACTOR MUST CONDUCT THE NECESSARY FIELD SURVEY AND VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION TO AVOID DAMAGE TO UTILITIES AND PERSONAL INJURY OR DEATH.

DOCUMENTS PREPARED BY CORE STATES, INC. INCLUDING THIS DOCUMENT ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY EXTENSION OF USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORE STATES, INC. IS DONE UNLAWFULLY AND AT THE USER'S OWN RISK. IT IS USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED. USER WILL HOLD CORE STATES, INC. HARMLESS FROM ALL CLAIMS AND LOSSES.

REVISIONS

REV	DATE	COMMENT	BY
1	07/14/17	TAC COMMENTS	CED
2	08/09/17	TAC COMMENTS	CED

DOCUMENT CIVIL

CONSTRUCTION PLANS FOR CHASE BANK

STORE NO. 55203

SITE LOCATION

1700 SHERIDAN STREET

HOLLYWOOD, FL 33020

ENGINEER SEAL

SHEET TITLE

CONSTRUCTION DETAILS

JOB #: JPM-19067

DATE: 05.12.2017

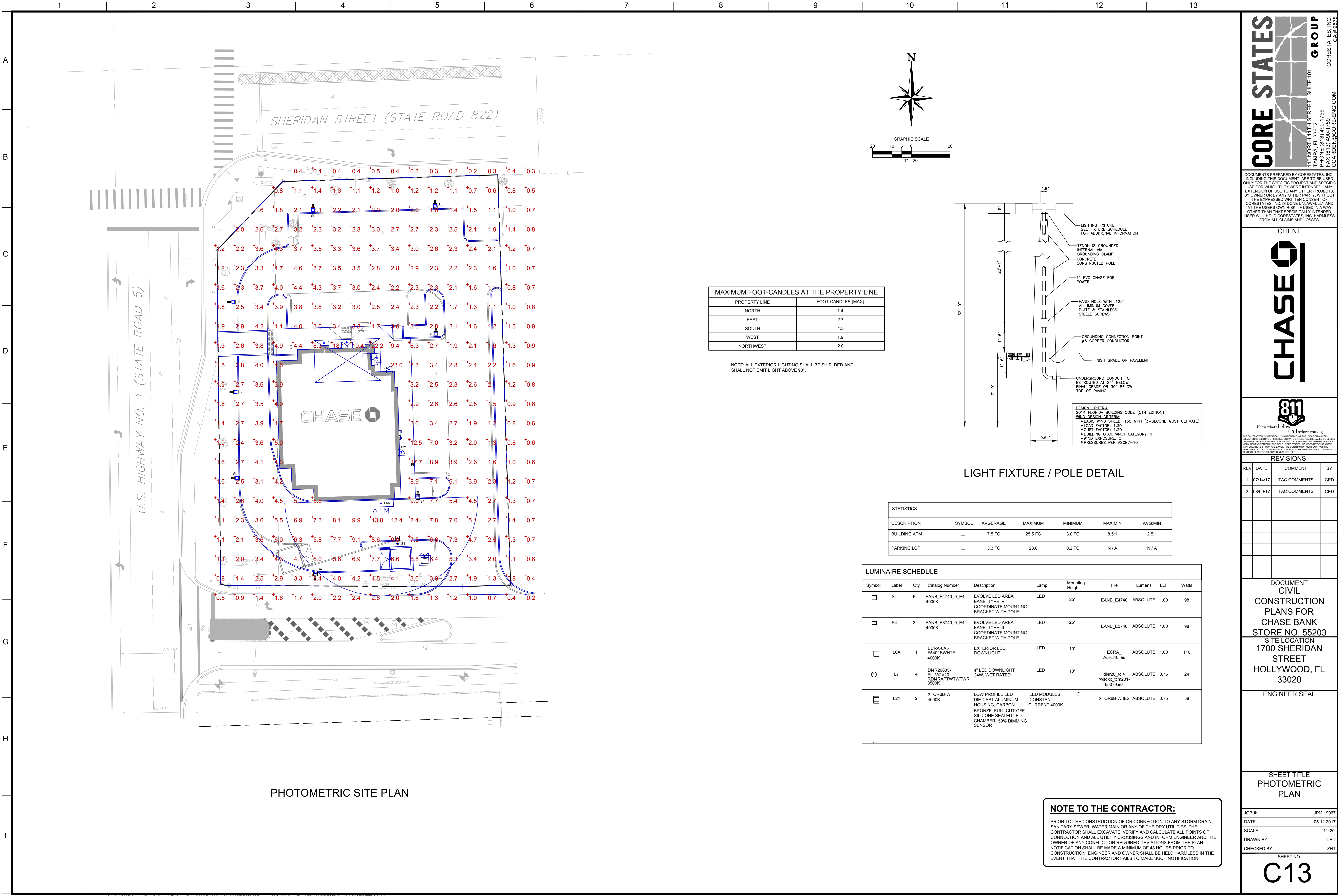
SCALE: N/A

DRAWN BY: CED

CHECKED BY: ZHT

SHEET NO.

C12



CORE STATES GROUP

170 NORTH 11TH STREET, SUITE 101
FORT LAUDERDALE, FL 33304
PHONE (813) 490-1755
FAX (813) 490-1759
CCARDEN@CORE-ENG.COM

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CLIENT

CHASE

81

Know what's below. Call before you dig.
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR DEPTH OF EXISTING UTILITIES SHOWN ON THESE PLANS IS BASED ON RECORD DRAWINGS, FIELD SURVEY, AND OTHER AVAILABLE INFORMATION. NO GUARANTEE IS MADE FOR THE ACCURACY OF THESE UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION. ANY EXCAVATION SHALL BE DONE AT THE CONTRACTOR'S OWN RISK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES OR OTHER PROPERTY.

REVISIONS			
REV	DATE	COMMENT	BY
1	07/14/17	TAC COMMENTS	CED
2	08/09/17	TAC COMMENTS	CED

DOCUMENT
CIVIL
CONSTRUCTION
PLANS FOR
CHASE BANK
STORE NO. 55203
SITE LOCATION
1700 SHERIDAN
STREET
HOLLYWOOD, FL
33020

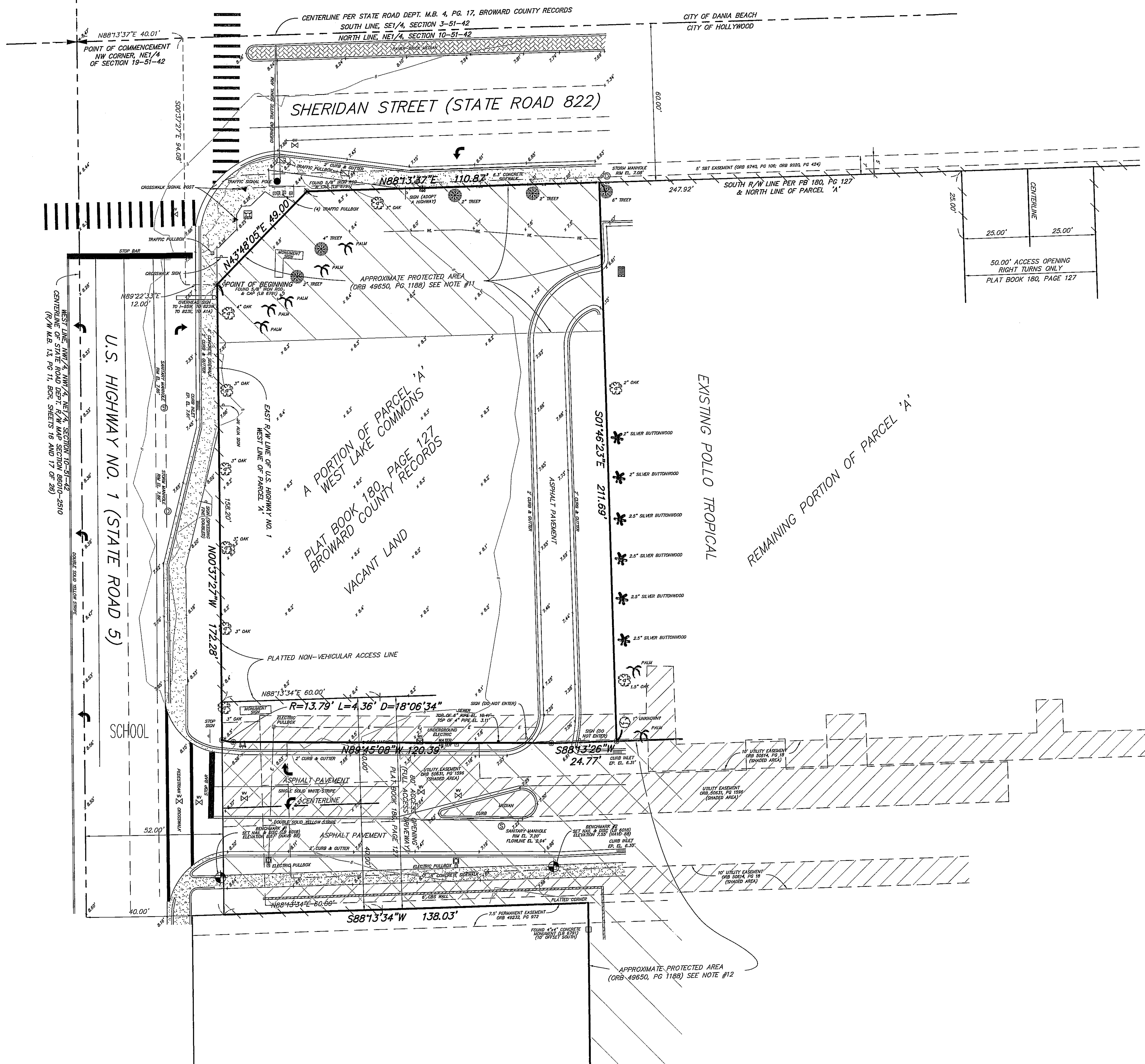
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SHEET TITLE
PHOTOMETRIC
PLAN

JOB #:	JPM-19067
DATE:	05.12.2017
SCALE:	1"=20'
DRAWN BY:	CED
CHECKED BY:	ZHT

SHEET NO.
C13

ALTA/NSPS LAND TITLE SURVEY
A PORTION OF PARCEL 'A', WEST LAKE COMMONS
PLAT BOOK 180, PAGE 147
HOLLYWOOD, BROWARD COUNTY, FLORIDA



LEGAL DESCRIPTION:
A PORTION OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 10, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 10; THENCE NORTH 88°13'37" EAST, ON THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 10, A DISTANCE OF 40.01 FEET; THENCE SOUTH 00°37'27" EAST ON A LINE 40.00 FEET EAST OF AND PARALLEL WITH THE EAST RIGHT OF WAY LINE OF FEDERAL HIGHWAY (U.S. HIGHWAY NO. 1) A DISTANCE OF 94.08 FEET; THENCE NORTH 89°22'23" EAST, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 43°48'05" EAST, A DISTANCE OF 49.00 FEET; THENCE NORTH 88°13'37" EAST ON A LINE 60.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 10, A DISTANCE OF 110.87 FEET; THENCE SOUTH 01°46'23" EAST, A DISTANCE OF 211.69 FEET; THENCE SOUTH 88°13'37" WEST, A DISTANCE OF 24.77 FEET; THENCE NORTH 89°45'06" WEST, A DISTANCE OF 120.39 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 13.79 FEET, A CENTRAL ANGLE OF 18°06'34" AND AN ARC DISTANCE OF 4.36 FEET TO THE INTERSECTION WITH A LINE 12 FEET EAST OF AND PARALLEL WITH SAID EAST RIGHT OF WAY LINE OF FEDERAL HIGHWAY (U.S. HIGHWAY NO. 1); THENCE NORTH 00°37'27" WEST ON SAID PARALLEL LINE, A DISTANCE OF 172.35 FEET TO THE POINT OF BEGINNING.

- SURVEYOR'S NOTES:**
1. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND UTILITIES ON/OR ADJACENT TO THIS SITE. THE APPROXIMATE LOCATION OF ALL UTILITIES SHOWN HEREON WERE TAKEN FROM AS-BUILT DRAWINGS AND/OR ON-SITE LOCATION AND SHOULD BE VERIFIED BEFORE CONSTRUCTION.
 2. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND FOOTINGS OF BUILDINGS OR FENCES ON OR ADJACENT TO THIS SITE.
 3. LANDS SHOWN HEREON WERE SURVEYED IN ACCORDANCE WITH AN OWNERSHIP AND ENCUMBRANCE REPORT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO. 6369630, EFFECTIVE DATE: APRIL 25, 2017 AT 5:00 PM.
 - 4.) PLAT BOOK 180, PAGES 127-130 - AFFECTS PROPERTY, AS SHOWN ON SKETCH
 - 5.) ORB 49459, PG 972 - AFFECTS PROPERTY, UNPLOTTABLE
 - 6.) ORB 49650, PG 1109; INSTRUMENT # 113020931 - AFFECTS PROPERTY, UNPLOTTABLE
 - 7.) ORB ORB 49650, PG 1210; ORB 51142, PG 1361 - AFFECTS PROPERTY - BOUNDARY
 - 8.) ORB 50263, PG 891 - AFFECTS PROPERTY, UNPLOTTABLE
 - 9.) ORB 50614, PG 18 - AFFECTS PROPERTY, AS SHOWN ON SKETCH
 - 10.) ORB 50631, PG 1596 - AFFECTS PROPERTY, AS SHOWN ON SKETCH
 - 11.) ORB 50690, PG 1996 - AFFECTS PROPERTY, UNPLOTTABLE
 - 12.) ORB 51126, PG 100 - AFFECTS PROPERTY, UNPLOTTABLE
 - 13.) INSTRUMENT #113020930 - AFFECTS PROPERTY, UNPLOTTABLE
 4. BEARINGS SHOWN HEREON REFER TO AN ASSUMED MERIDIAN OF N.88°13'37"E. ALONG THE SOUTH RIGHT OF WAY LINE OF SHERIDAN STREET, PER PLAT BOOK 180, PAGE 127
 5. ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY: C&GS BM DISC: ELEVATION 11.076' (NGVD 29) CONVERSION FROM NGVD 29 TO NAVD 88, SUBTRACT 1.58'
 6. SITE AREA: 30818.47 SQUARE FEET OR 0.696 ACRES MORE OR LESS.
 7. THIS SITE LIES IN FLOOD ZONE 'X' AS SCALED AND INTERPOLATED FROM FEMA MAP PANEL NO. 12011C-0567-H, DATED: AUGUST 18, 2014.
 8. LIMITS OF JURISDICTIONAL WETLANDS, DITCHES, DRAINAGE WAYS, WATER FLOWS, AND/OR BODIES OF WATER, IF ANY, ARE NOT DETERMINED BY THIS SURVEY. CLIENT IS ADVISED TO CONTACT APPROPRIATE GOVERNING AGENCIES FOR POSSIBLE LIMITS OF JURISDICTION.
 9. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 10. BEARINGS, ANGLES AND DISTANCES SHOWN HEREON ARE BASED ON PLAT, UNLESS OTHERWISE SHOWN.
 11. OWNERSHIP OF FENCES SHOWN HEREON, IF ANY, IS NOT ADDRESSED BY THIS SURVEY.
 12. HATCHED AREA DESIGNATED AS PROTECTED AREA ARE RECORDED IN OFFICIAL RECORDS BOOK 49650, PAGE 1188, THESE AREAS ARE AN APPROXIMATE LOCATION. DOCUMENT IS REDUCED AND UNSCALABLE.

SURVEYOR'S CERTIFICATION:
TO: JPMORGAN CHASE, NATIONAL ASSOCIATION; HOLLAND & KNIGHT, LLP; AND FIDELITY NATIONAL TITLE INSURANCE COMPANY.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 9, 11, 12 AND 20 OF TABLE 'A' THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 26, 2014.
SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

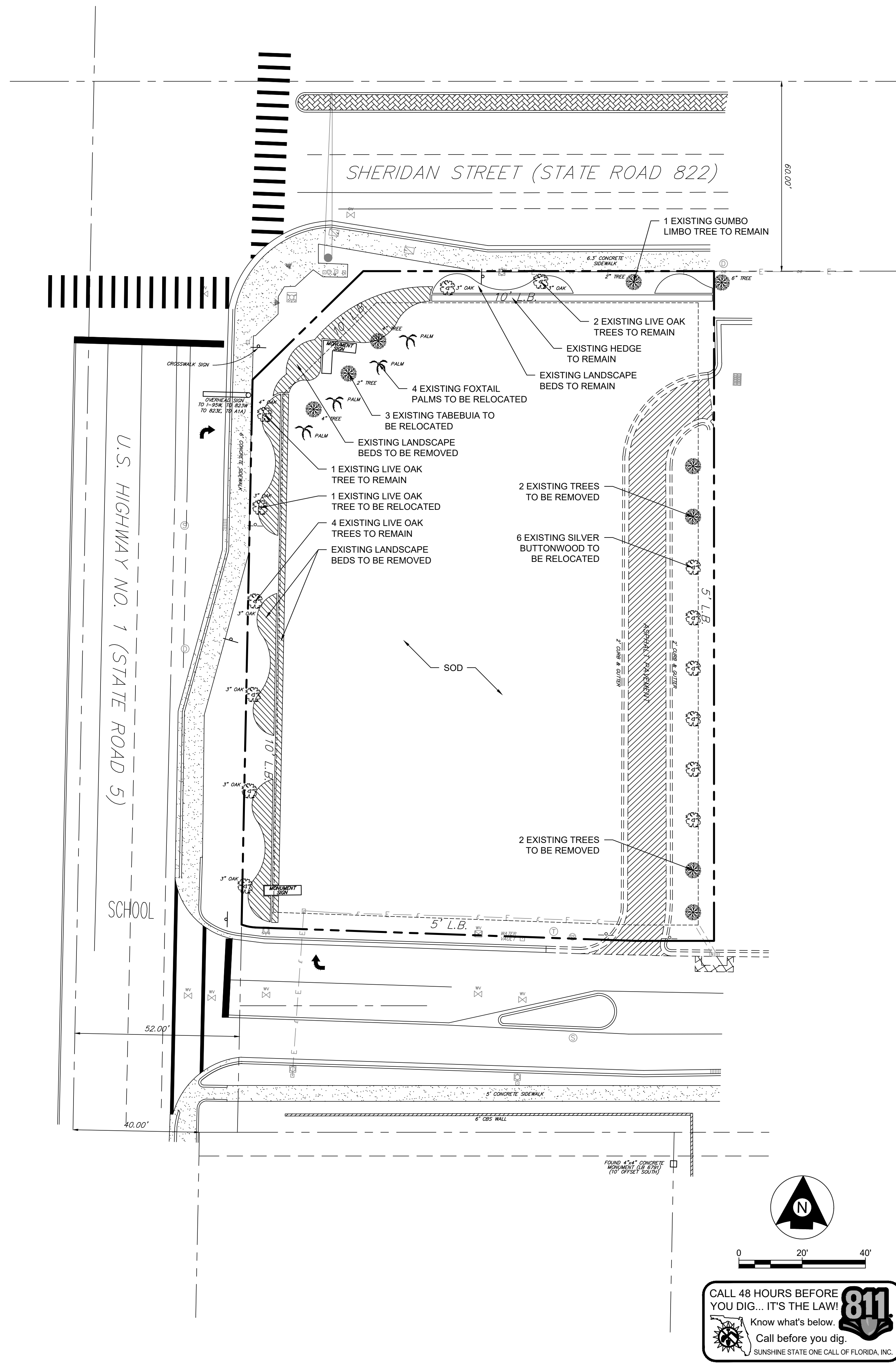
ROBERT BLOOMSTER JR.
PROFESSIONAL LAND SURVEYOR
NO. 4134 STATE OF FLORIDA

BLOOMSTER
PROFESSIONAL LAND
SURVEYORS, INC.
L.B. #6018
641 NORTHEAST SPENCER STREET
JENSEN BEACH, FLORIDA 34957
PHONE 772-334-0868

SHEET 1 OF 1		
DRAWN BY:	DPK	
SCALE:	1" = 20'	
FIELD WORK COMPLETED:	7/26/2016	
FIELD BOOK:	SKETCH	
JOB NO.	13652	
REVISIONS		
DATE:	DESCRIPTION:	BY:
12/9/16	EXC#15 CORR.	DPK
5/8/17	TREES	DPK
5/16/17	ALTA O&E UPDATE	DPK
8/8/17	CITY COMMENT	DPK

CORE STATES GROUP
1790 SHERIDAN STREET
HOLLYWOOD, BROWARD COUNTY, FLORIDA

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by SimplyVerde, LLC, shall be without liability to SimplyVerde, LLC.
 Drafted by Charles Bailey Creative CAD Source 561 628 9822



CHASE BANK - STORE NO. 55203
SHERIDAN ST. & US HWY 1
HOLLYWOOD, FLORIDA 33020

EXISTING
LANDSCAPE PLAN

SCALE:	LANDSCAPE ARCHITECT:
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DESIGNED BY:

DRAWN BY:

CHECKED BY:	COVID
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SCALE:	LANDSCAPE ARCHITECT:
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DRAWN BY:	PATRICIA M. CASTELLANO, RLA
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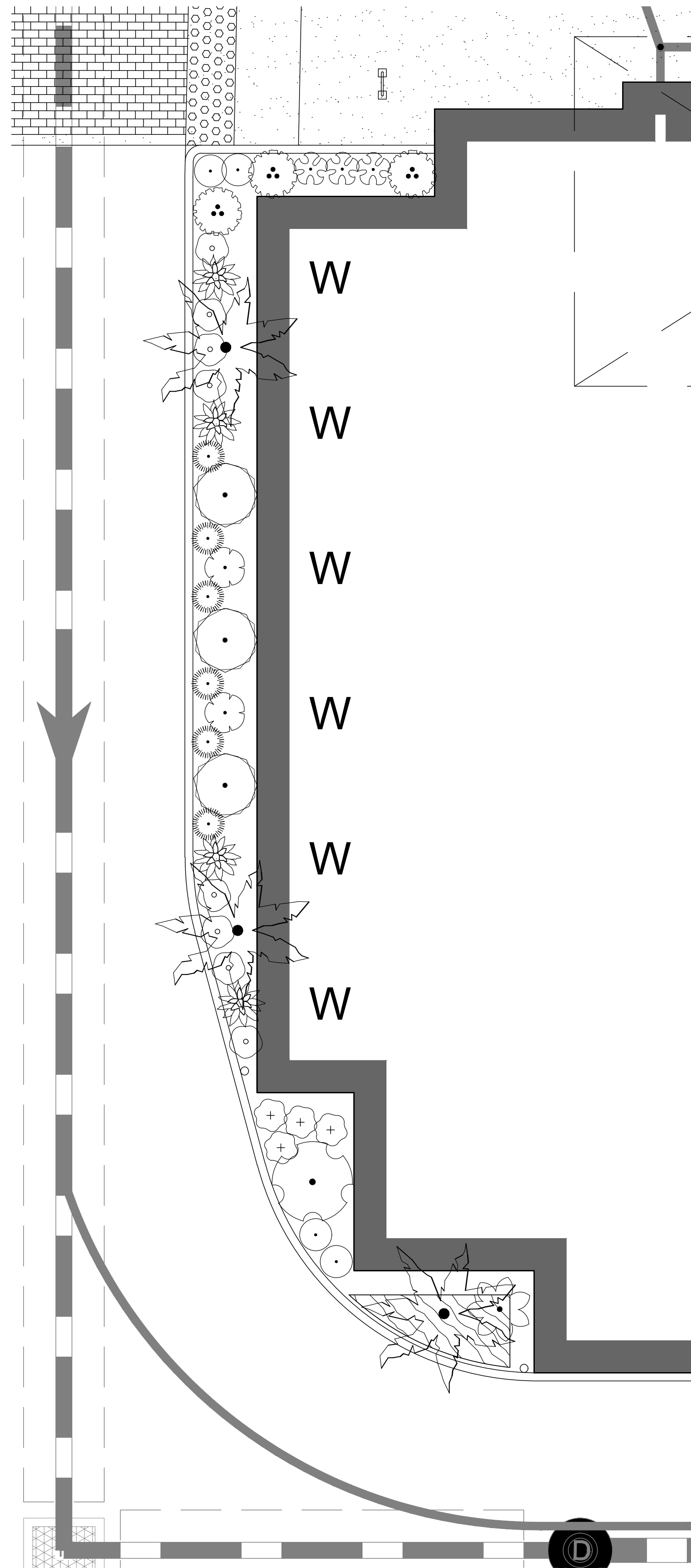
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SV **SimplyVerde**
 Landscape Architecture
 829 38th Avenue North, St. Petersburg, FL 33704
 727 521, 7290 License Number: LC26000392

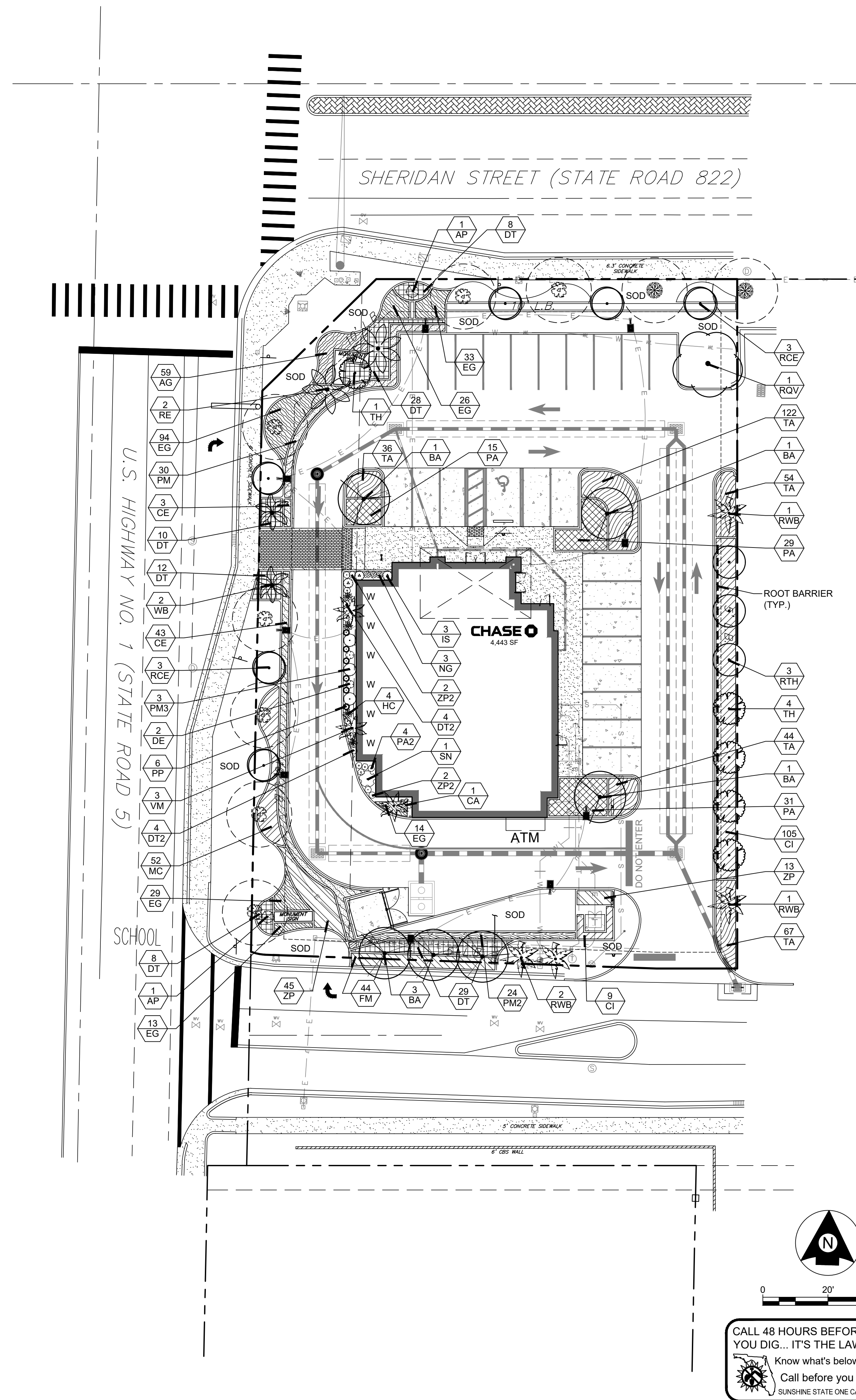
This document, together with the concepts and designs presented
 Crafted by Charles Bailey, Creative CAD Source, 561.628.9822

Landscape Code Requirements					
Description	Application	Calculation	Qty. Required	Qty. Provided	
Street Trees					
Sheridan Street Trees	1 Tree / 50 LF	146 / 50	3	3 Existing	
Federal Highway Trees	1 Tree / 50 LF	209 / 50	4	4 Existing	
Perimeter Trees					
Eastern Perimeter	1 Tree / 20 LF	185 / 20	9	9	
Southern Perimeter	1 Tree / 20 LF	124 / 20	6	6	
Parking Lot					
Parking Islands	1 Tree per Island	4 Islands	4	4	
Open Space					
Pervious Area	1 Tree / 1,000 SF	7,664 / 1,000	7	7	
Paved Vehicular Use Area					
VUA Calculation	25% of VUA	14,646 x 25%	3,662 SF	4,450 SF	
Total Trees			33	33	
Tree Mitigation					
Remain	N/A	8	-	8	
Relocated	N/A	14	-	14	
Removed	N/A	4	4	4	
Total Trees			26	26	
Native Plant Material					
Trees	60%	19 x 60%	11	14	
Shrubs	50%	561 x 50%	281	288	
Notes:					
1). The equivalent value of trees being removed shall be paid to the City of Hollywood's tree trust fund for purchase of replacement trees. For the purposes of calculating replacement value, the City shall utilize the same standards as Broward County, as provided by the Broward County Department of Natural Resource Protection.					
2). 3 sabal palms are equal 1 tree.					
3). A tree removal / relocation permit will be required prior to board consideration. A bound and tree mitigation agreement will be required for trees proposed to be relocated prior to issuance of building permits.					




Foundation Planting Enlargement

SCALE: 1" = 5'



**CALL 48 HOURS BEFORE
YOU DIG... IT'S THE LAW!**

 Know what's below.
Call before you dig.

811

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

1. SCOPE OF WORK

- ## 2. PROTECTION OF EXISTING STRUCTURES

3. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

- #### 4. MATERIALS LIST

5. CLEANUP

6. PLANT MATERIAL MAINTENANCE

7. LAWN MAINTENANCE

- ### 8. MAINTENANCE (ALTERNATE BID ITEM

9. FINAL INSPECTION AND ACCEPTANCE OF WORK

- ## 10. WARRANTY

- ## 1. GENERAL

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
PLANTING / TOPSOIL MIX	ONE (1) CUBIC FOOT (INCLUDING EXISTING SOILS REPORT)
PLANTS	ONE (1) PHOTO OF EACH VARIETY (OR TAGGED IN NURSERY)

2. PLANT MATERIALS

- RPG = "ROOTS PLUS GROWER" CONTAINER WHERE SPECIFIED

- ### 3. DIGGING AND HANDLING

- #### 4. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

- ## 5. WATER

6. FERTILIZER

7. MULCH

8. SOE

PLANTING PROCEDURE NOTES

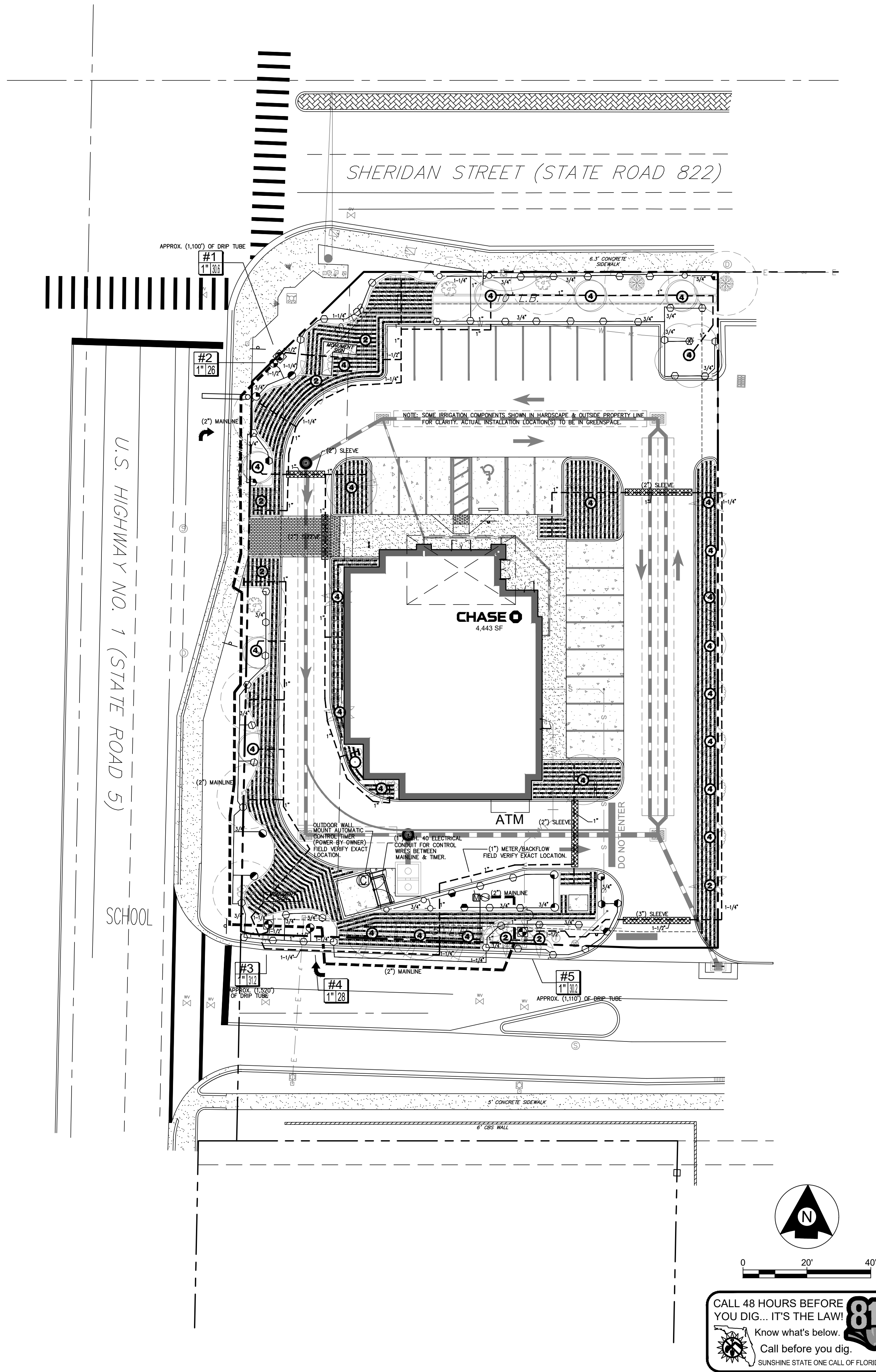
12. SOIL MIXTURE SHALL BE AS SPECIFIED UNDER PLANT SPECIFICATION NOTES.

13. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
14. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHERS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. SUBMIT PRODUCT INFORMATION PRIOR TO INOCULATION FOR APPROVAL.
15. FILL HOLE WITH SOIL MIXTURE, LEAVING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDE AND BACK OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH. ALL NON-BiodeGRADABLE MATERIAL SHALL BE COMPLETELY REMOVED FROM THE PLANTING PIT PRIOR TO BACKFILLING AND DISPOSED OF PROPERLY.
16. TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY LICENSED ARBORIST, IN ACCORDANCE WITH ANSI A-300.
17. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" WITH THE PLANTING SOIL MIXTURE AND THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

25. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by SimplyVerde, LLC shall be without liability to SimplyVerde, LLC.
Drafted by Charles Bailey, Creative CAD Source, 851 628.9822

- ### MATERIAL LEGEND
- NETAFIM TECHLINE TLCV9-12 SERIES LOW VOLUME DRIP TUBING
 - DENOTES (6' - 10') OF NETAFIM TECHLINE DRIP RING
 - NETAFIM TECHLINE DRIP RING W/(2) RAINBIRD PC-18 PRESSURE COMPENSATING MODULES AND NETAFIM NETAFIM TSLOV SHUT-OFF VALVE
 - NETAFIM TECHLINE DRIP RING W/(4) RAINBIRD PC-18 PRESSURE COMPENSATING MODULES AND NETAFIM NETAFIM TSLOV SHUT-OFF VALVE
 - RAINBIRD 1806-PRS SERIES POP-UP SPRAY (4'x30') MPR SERIES SIDE STRIP NOZZLE
 - RAINBIRD 1806-PRS SERIES POP-UP SPRAY (12') MPR SERIES QUARTER CIRCLE NOZZLE
 - RAINBIRD 1806-PRS SERIES POP-UP SPRAY (12') MPR SERIES HALF CIRCLE NOZZLE
 - RAINBIRD 1806-PRS SERIES POP-UP SPRAY (10') MPR SERIES QUARTER CIRCLE NOZZLE
 - RAINBIRD 1806-PRS SERIES POP-UP SPRAY (10') MPR SERIES HALF CIRCLE NOZZLE
 - RAINBIRD 1806-PRS SERIES POP-UP SPRAY (10') MPR SERIES FULL CIRCLE NOZZLE
 - RAINBIRD 1806-PRS SERIES POP-UP SPRAY (8') MPR SERIES HALF CIRCLE NOZZLE
 - RAINBIRD 1806-PRS SERIES POP-UP SPRAY (8') MPR SERIES QUARTER CIRCLE NOZZLE
 - HUNTER PCC-600 MODEL AUTOMATIC CONTROL TIMER (6-STATION) OUTDOOR WALL MOUNT W/MINI-CLIK RAIN SHUT-OFF DEVICE. POWER TO CONTROLLER BY OTHERS. COORDINATE WITH ELECTRICAL CONTRACTOR.
 - STANDARD CONTROL VALVE ASSEMBLY - RAINBIRD PESB SERIES INSTALLED IN RAINBIRD STANDARD VALVE BOX W/LOCKING GREEN LID.
 - DRIP VALVE ASSEMBLY - RAINBIRD PESB-PRSD SERIES CONTROL VALVE INSTALLED IN RAINBIRD STANDARD VALVE BOX W/LOCKING GREEN LID AND RAINBIRD LORBY SERIES DISC FILTER ASSEMBLY WITH BRASS BALL VALVE INSTALLED IN RAINBIRD JUMBO SERIES VALVE BOX W/LOCKING GREEN LID
 - SPRAY CLASS 200 PVC LATERAL PIPE (SIZES AS INDICATED) W/SCH. 40 SOLVENT WELD FITTINGS.
 - DRIP ZONE CLASS 200 PVC LATERAL PIPE (SIZES AS INDICATED) W/SCH. 40 PVC SOLVENT WELD FITTINGS.
 - (2") CLASS 200 PVC SOLVENT WELD MAINLINE W/SCH. 40 PVC SOLVENT WELD FITTINGS
 - SCH. 40 PVC SLEEVE BANK (SIZES AS INDICATED ON DRAWING)
 - (1") FEBCO 825Y MODEL (OR APPROVED EQUAL) REDUCED PRESSURE BACKFLOW PREVENTER (OR TYPE AS PER COUNTY/CITY CODE).
 - (1") POTABLE WATER METER (SUPPLIED BY OWNER) CAPABLE OF 28-32 GPM @ 55 PSI MINIMUM (FIELD VERIFY EXACT LOCATION)



NO.	REVISIONS	DATE	BY

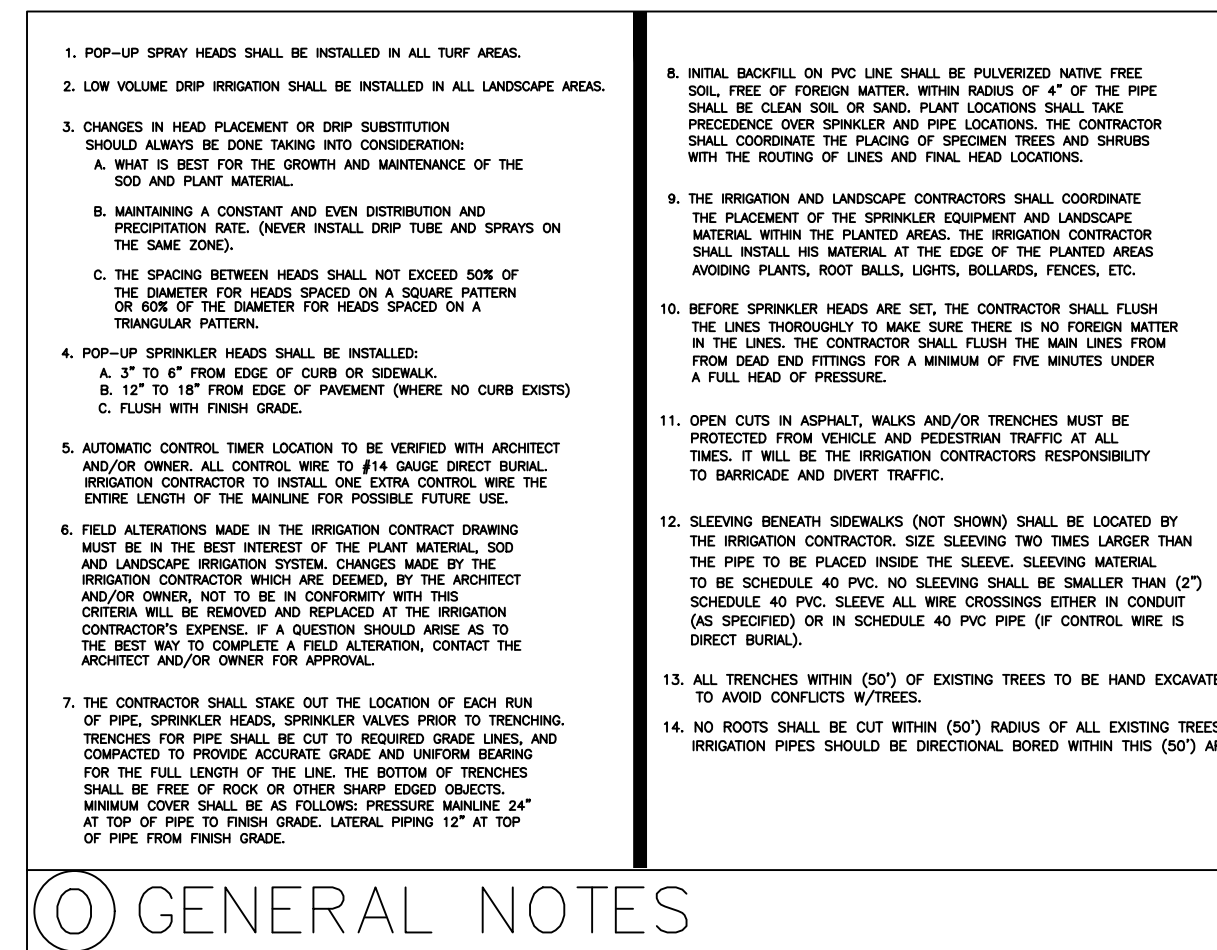
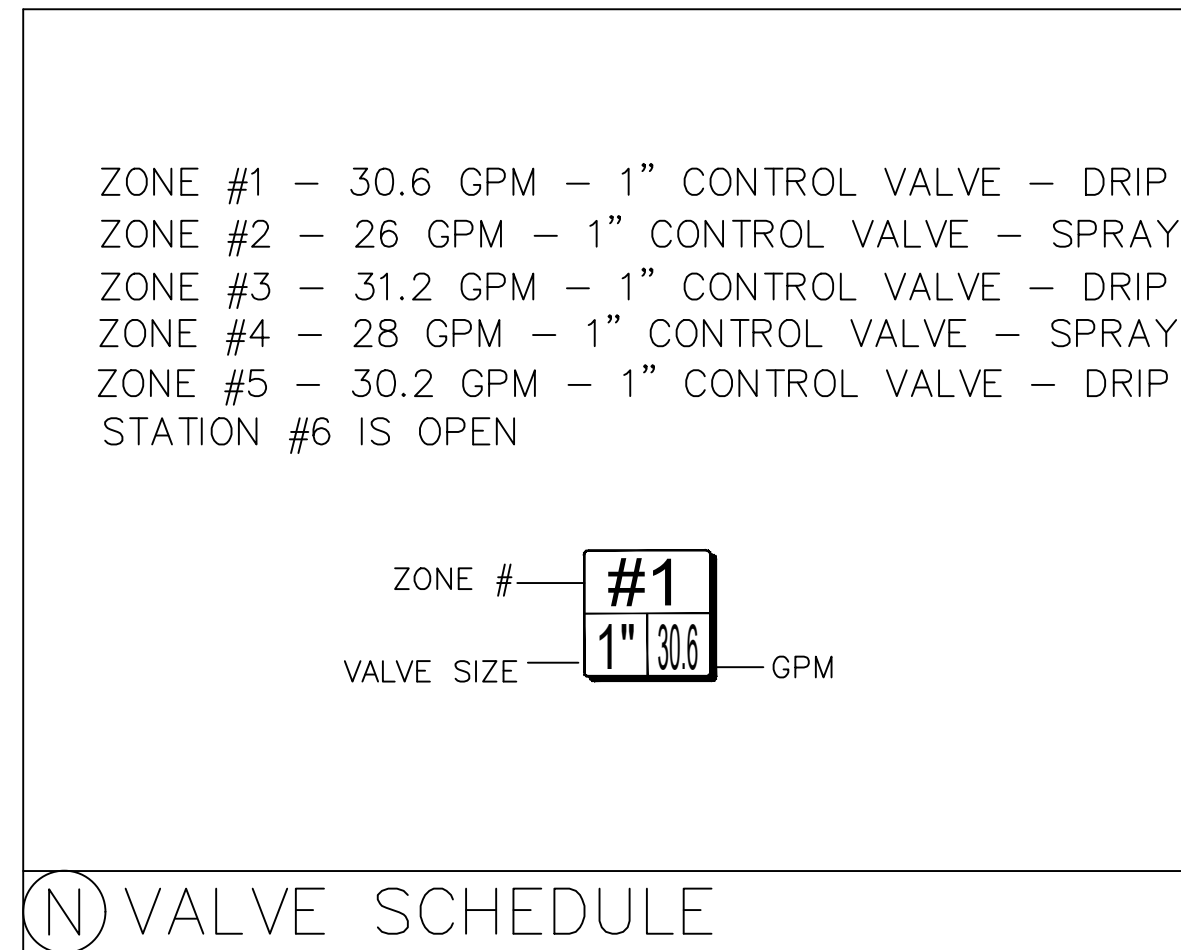
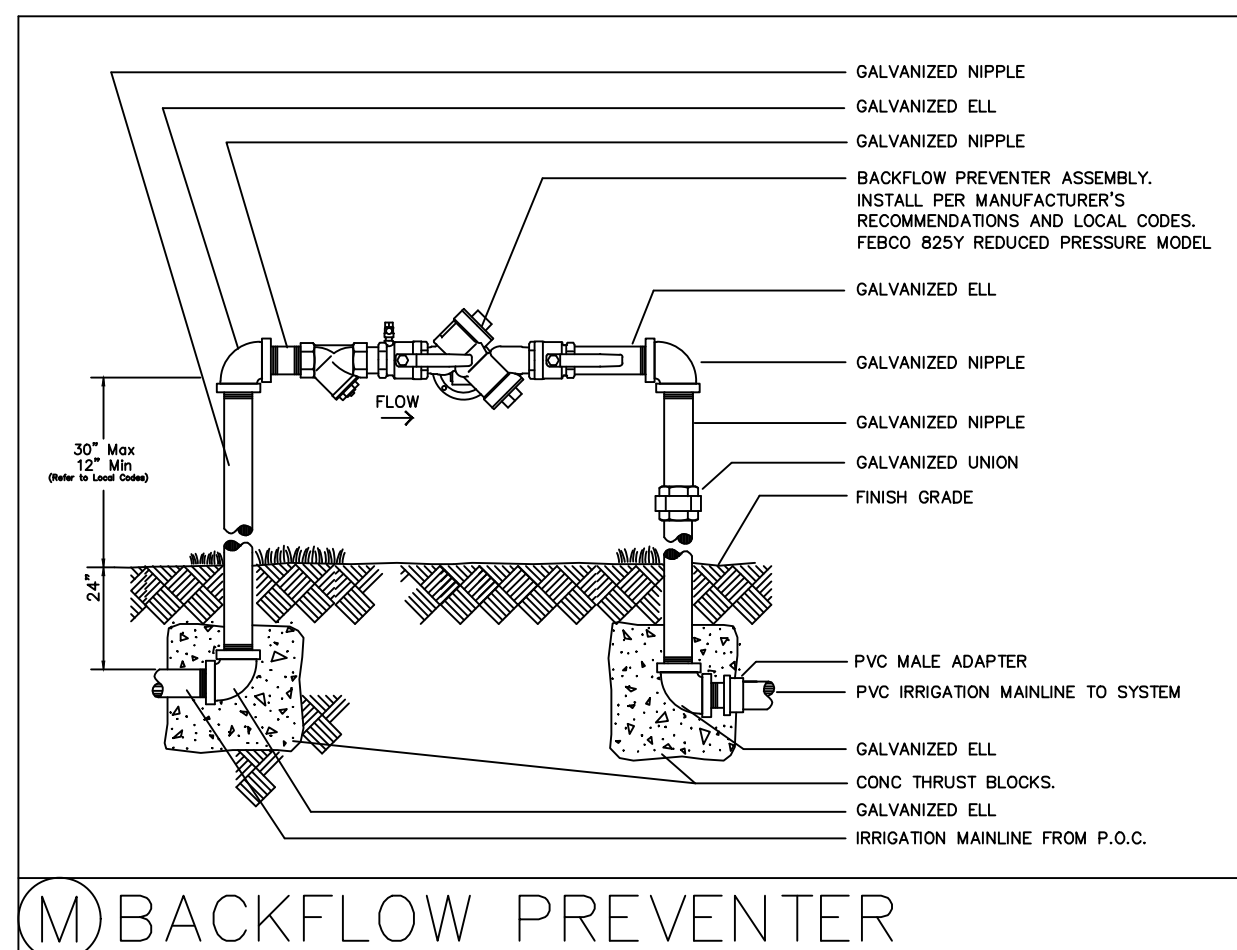
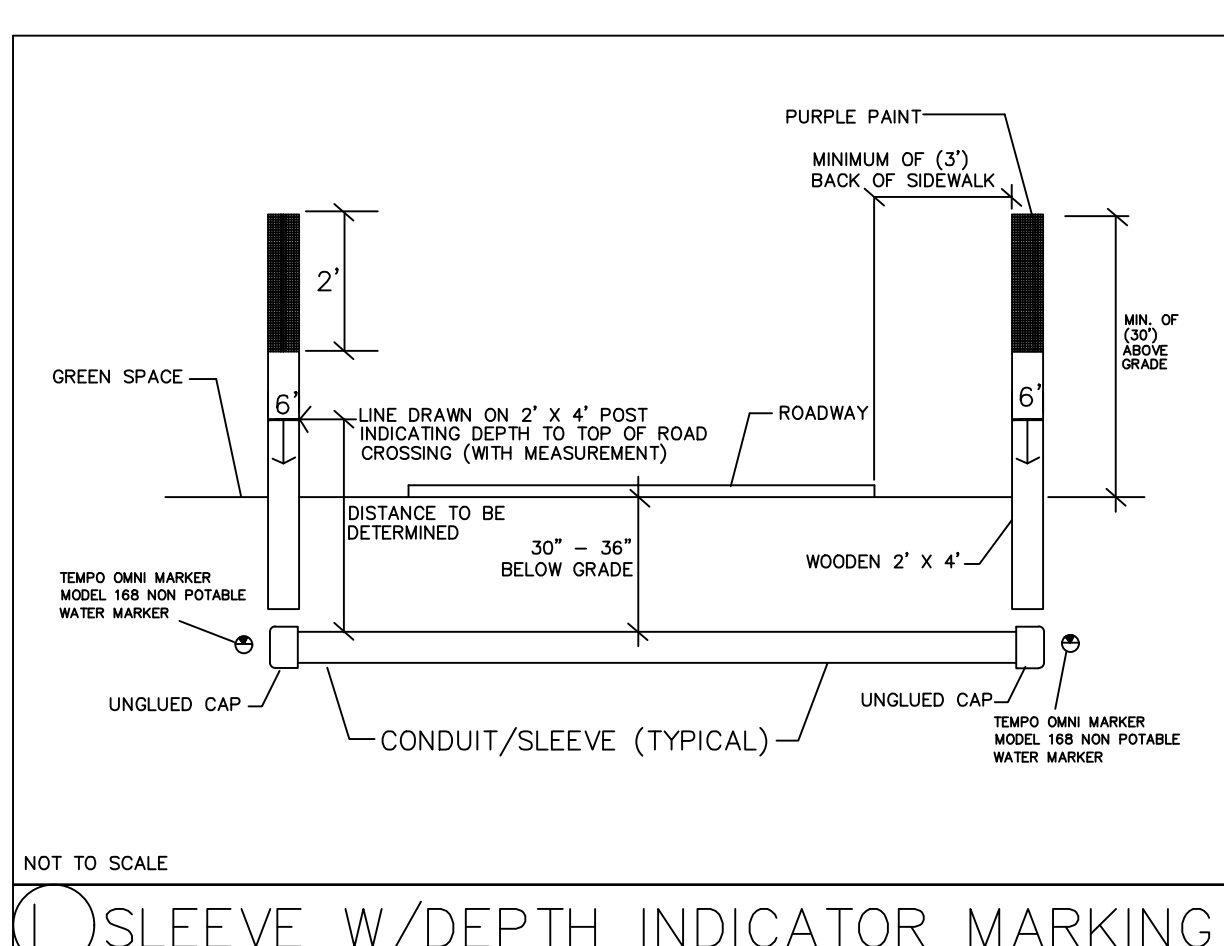
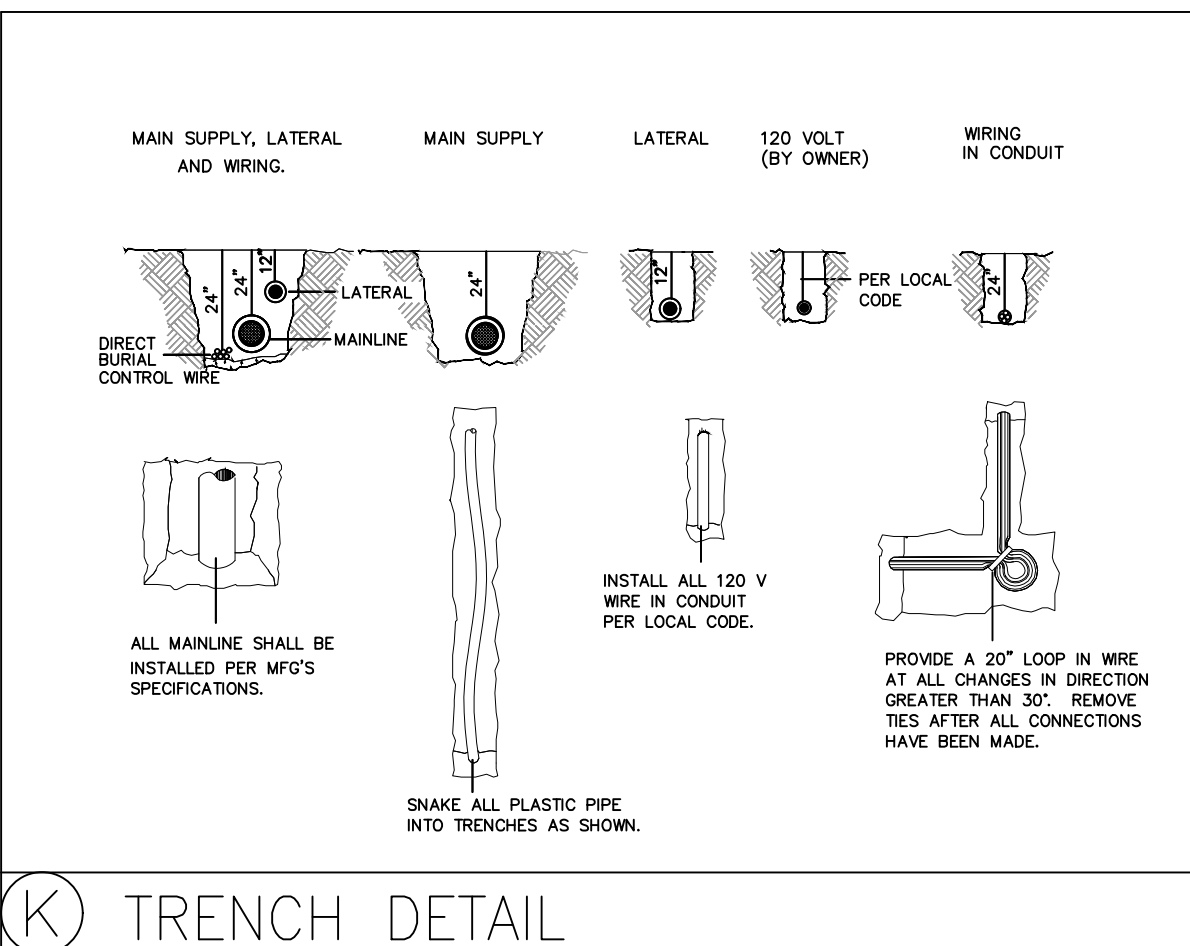
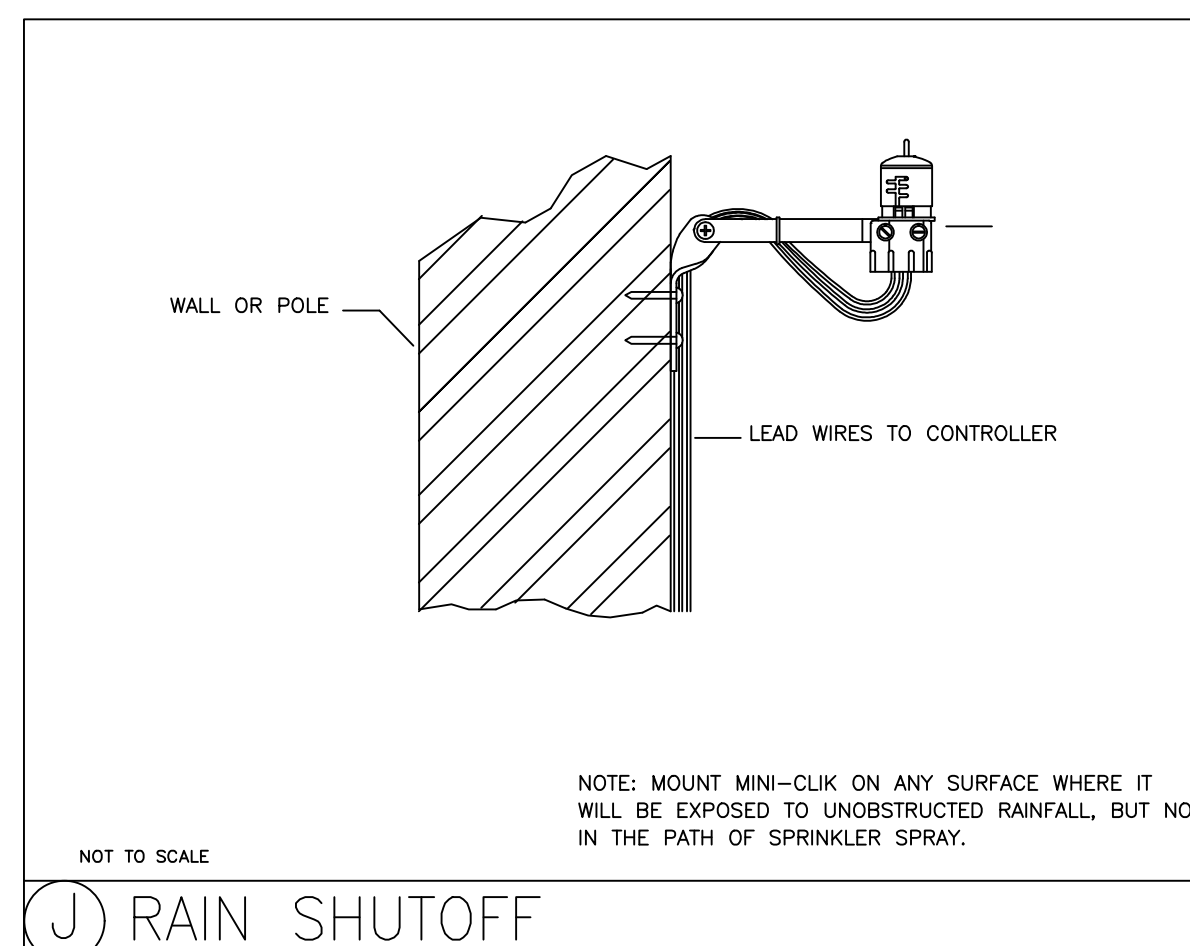
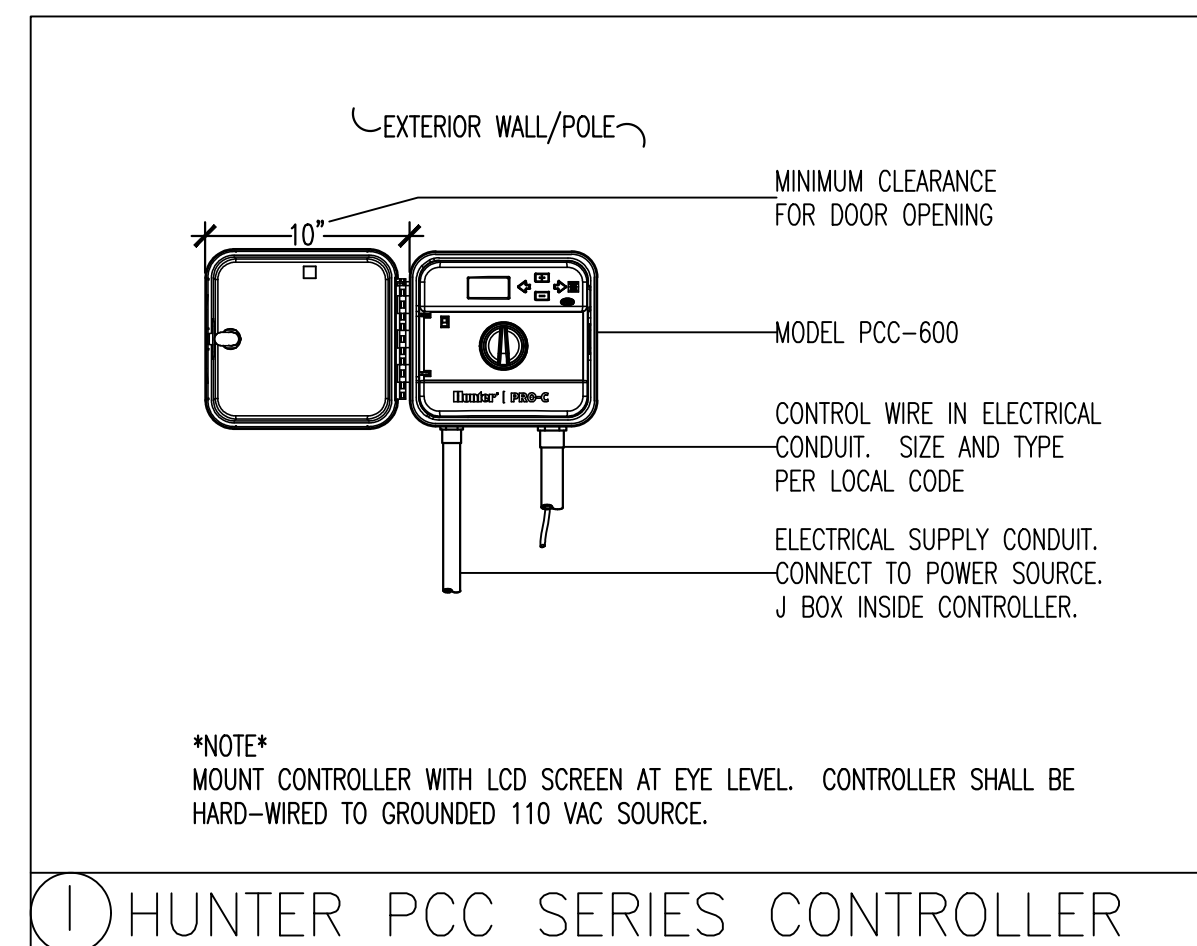
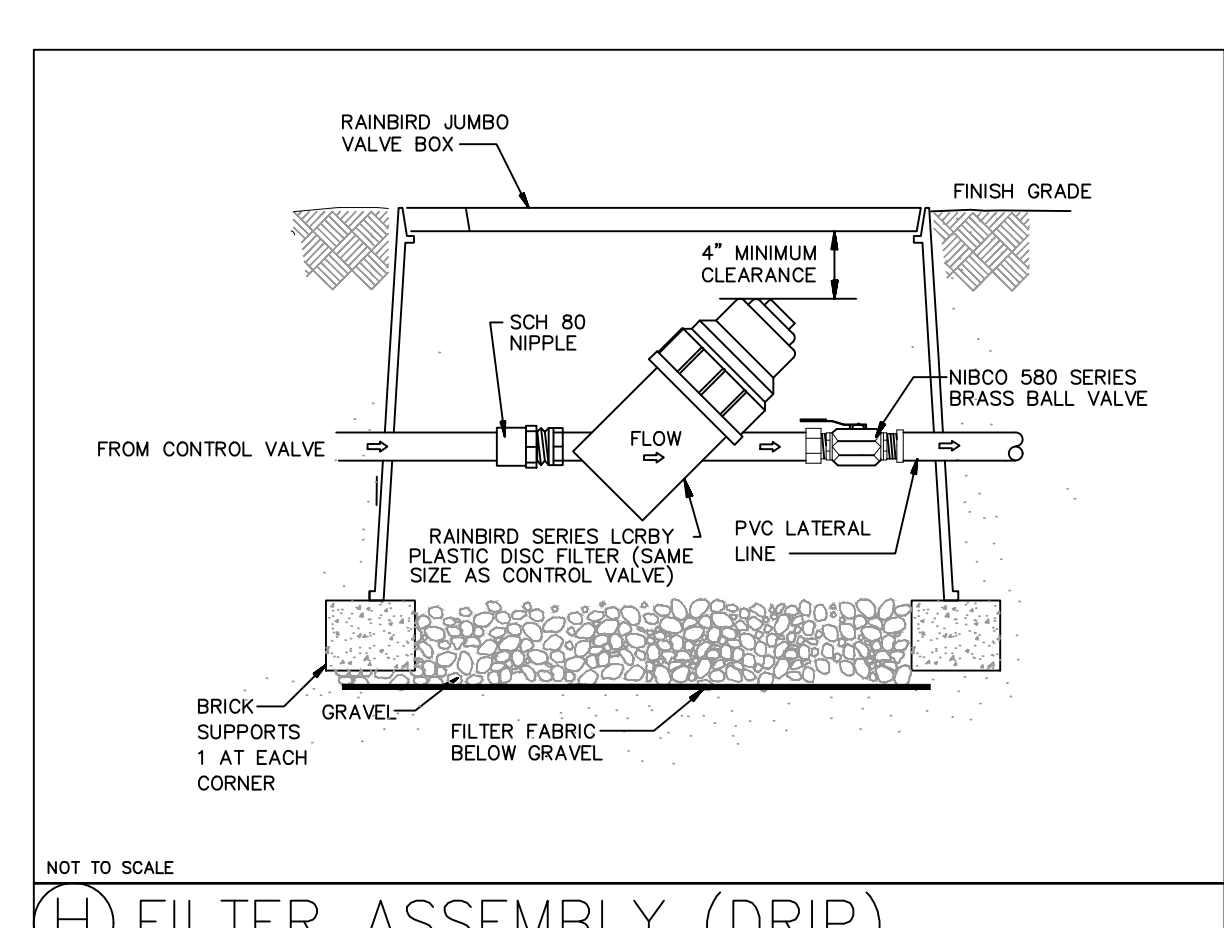
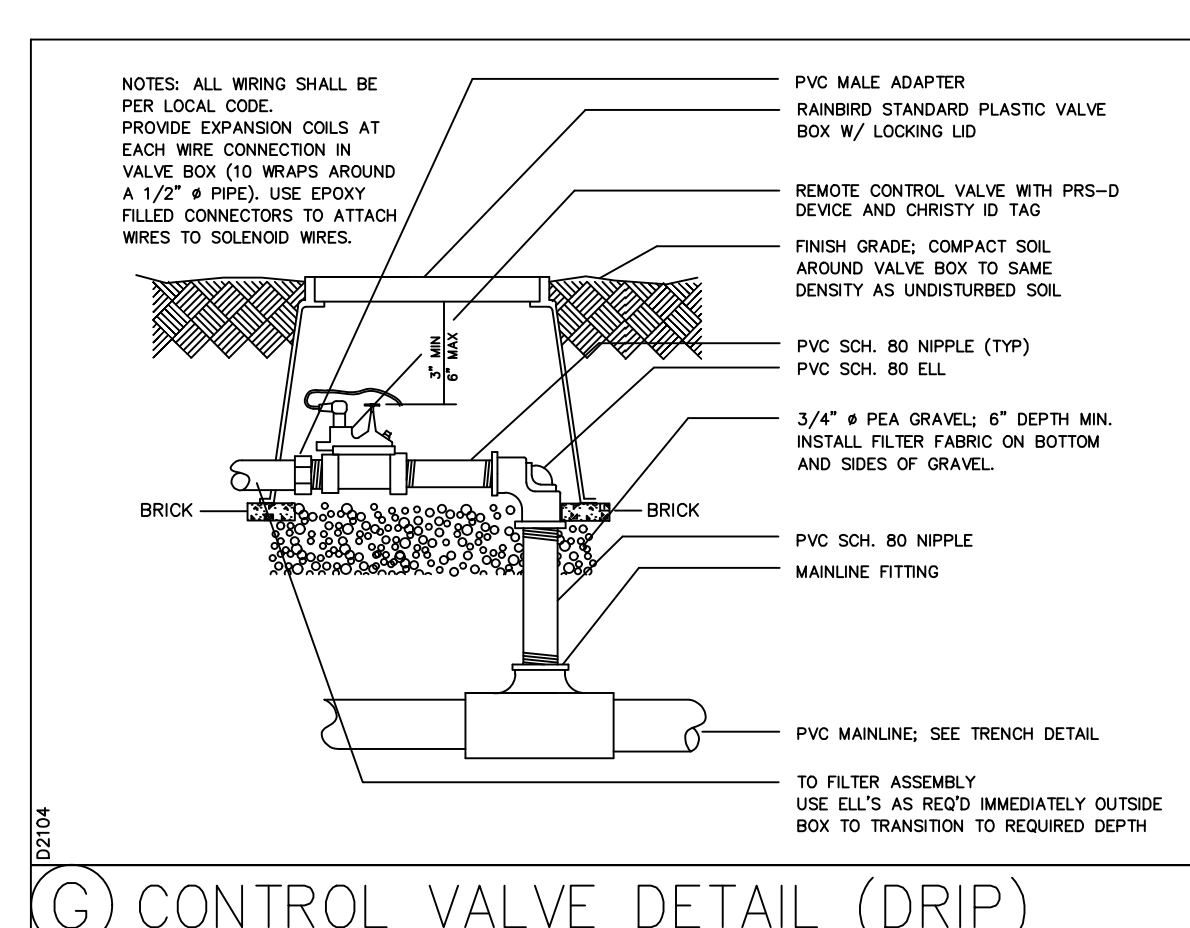
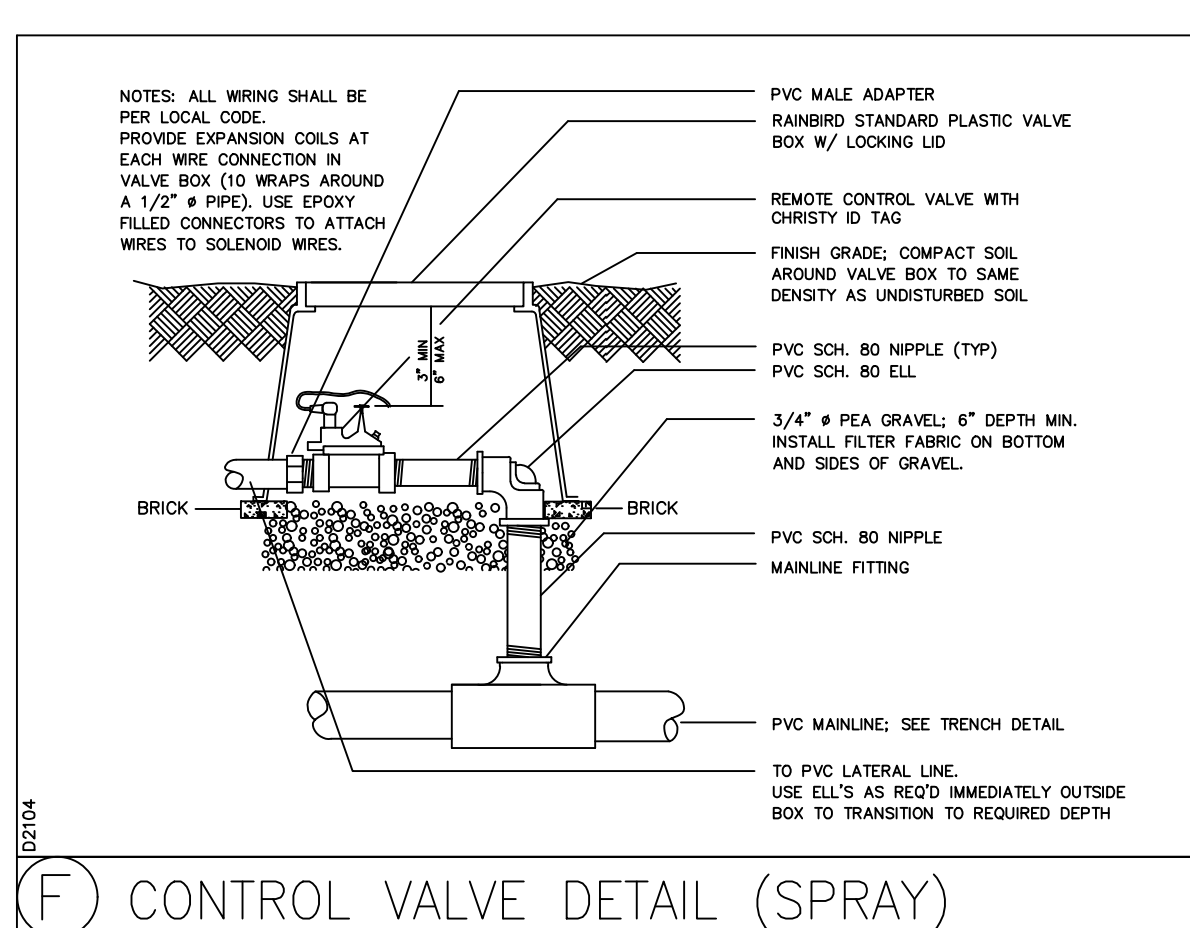
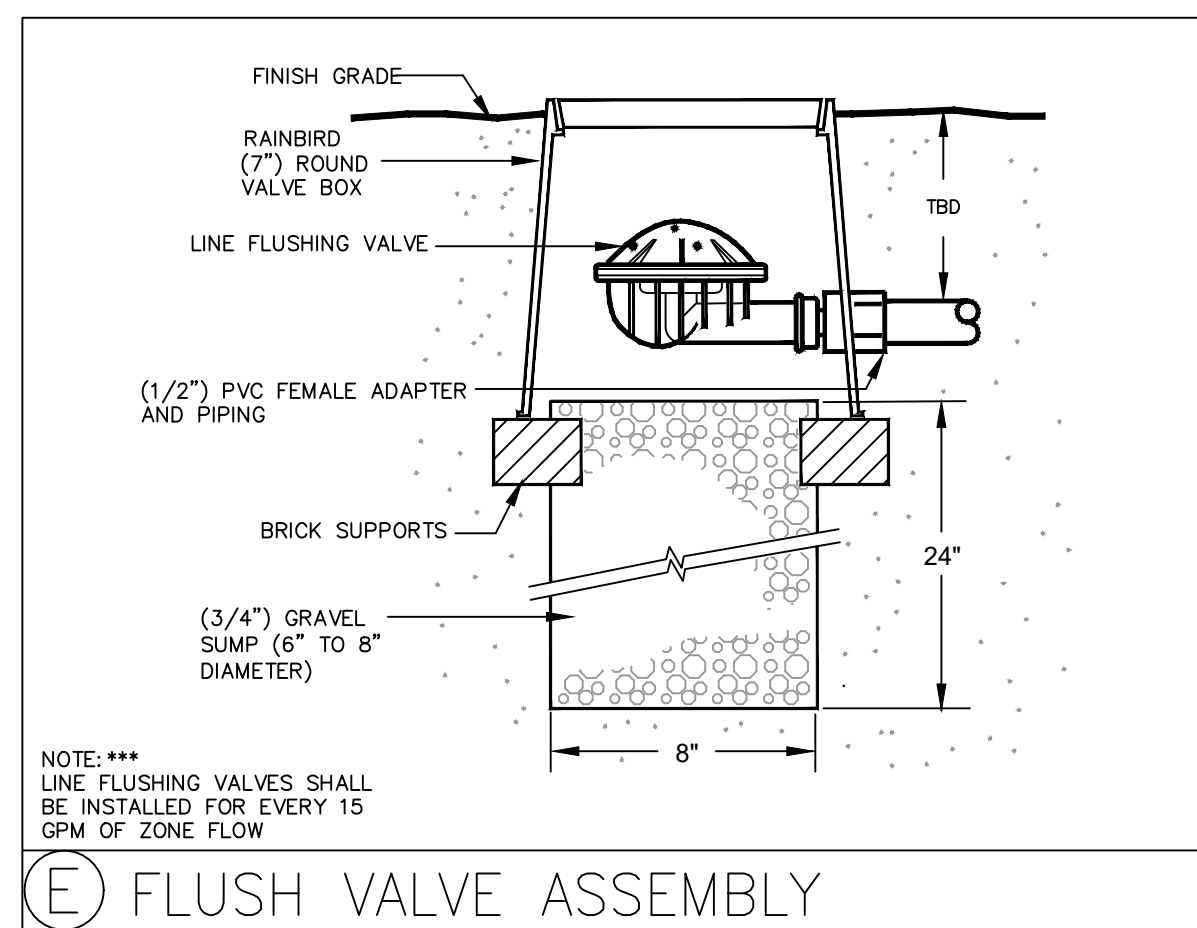
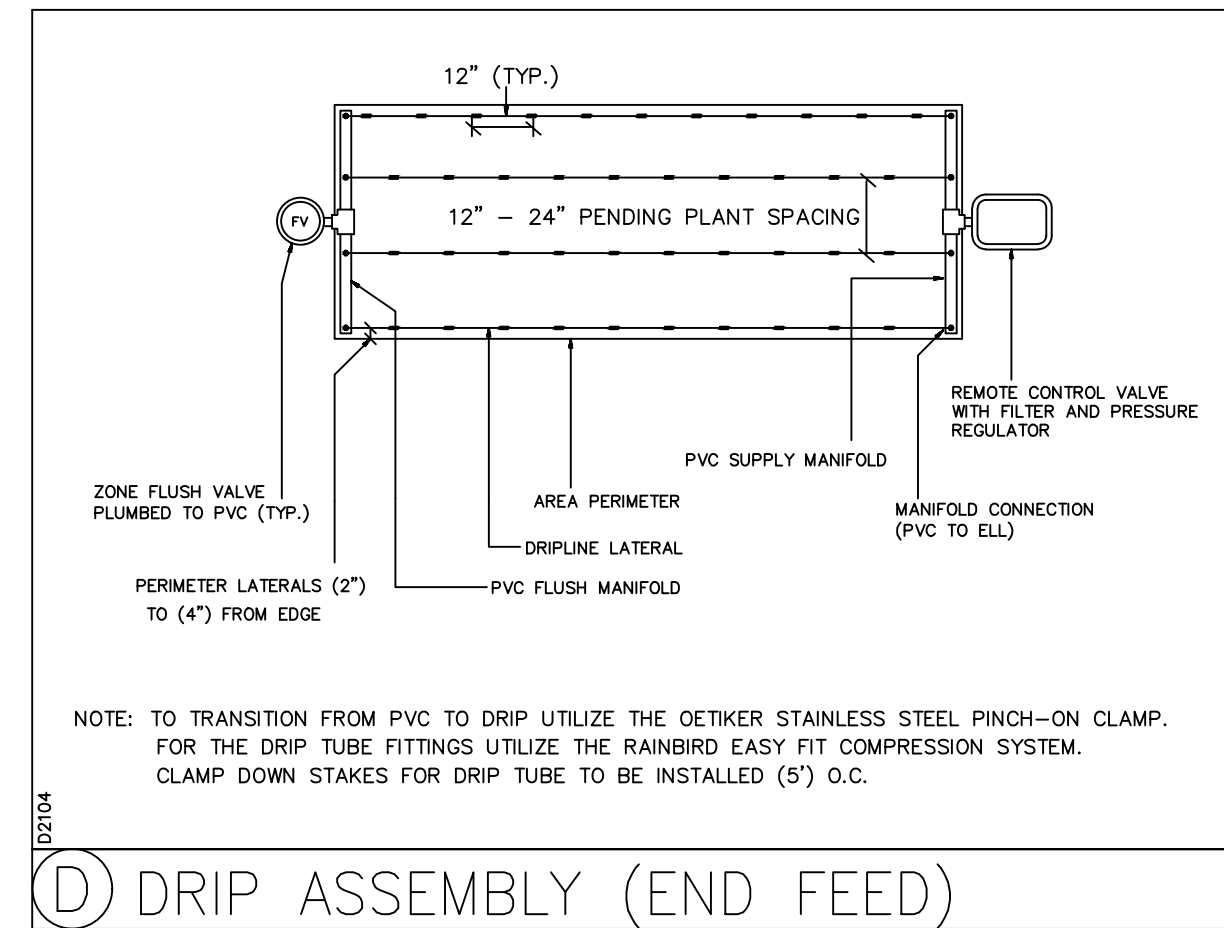
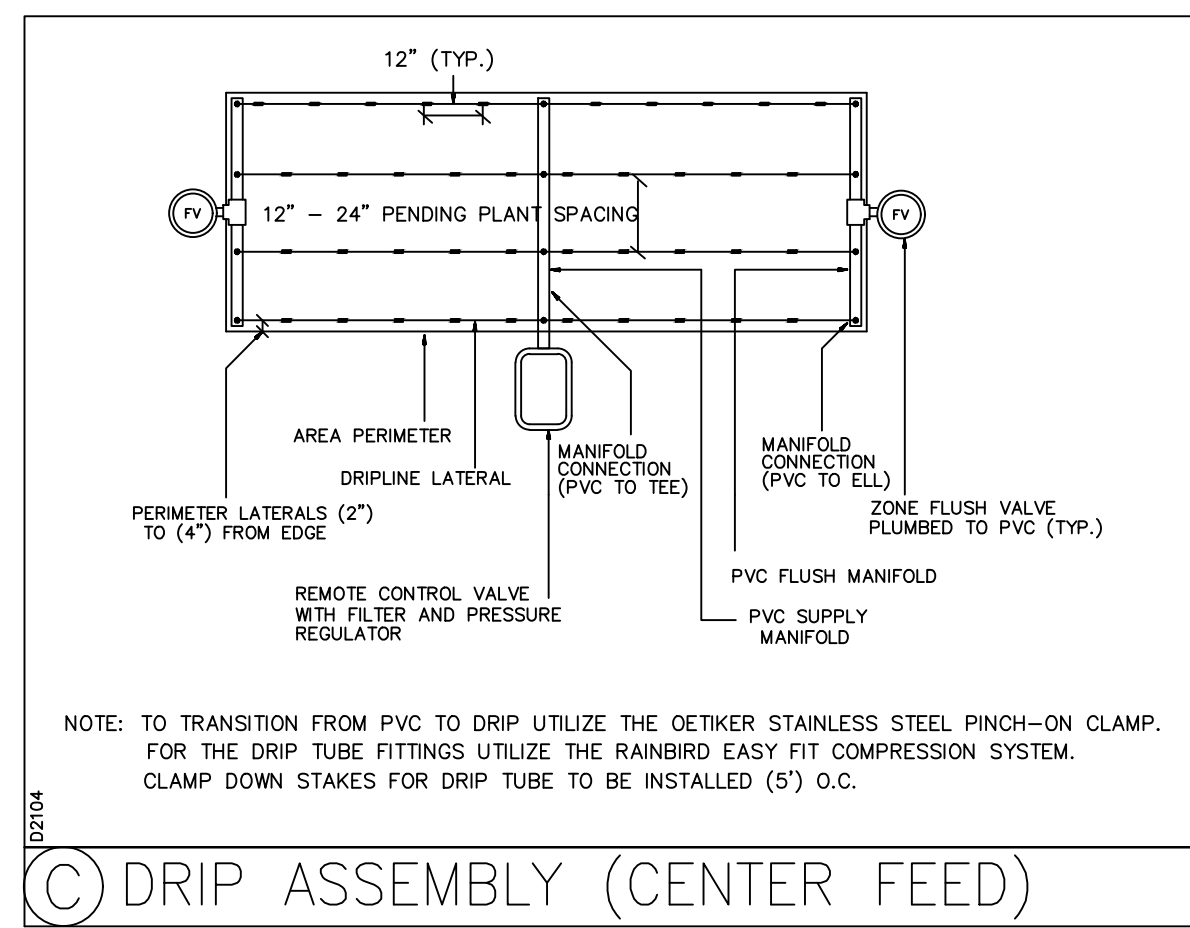
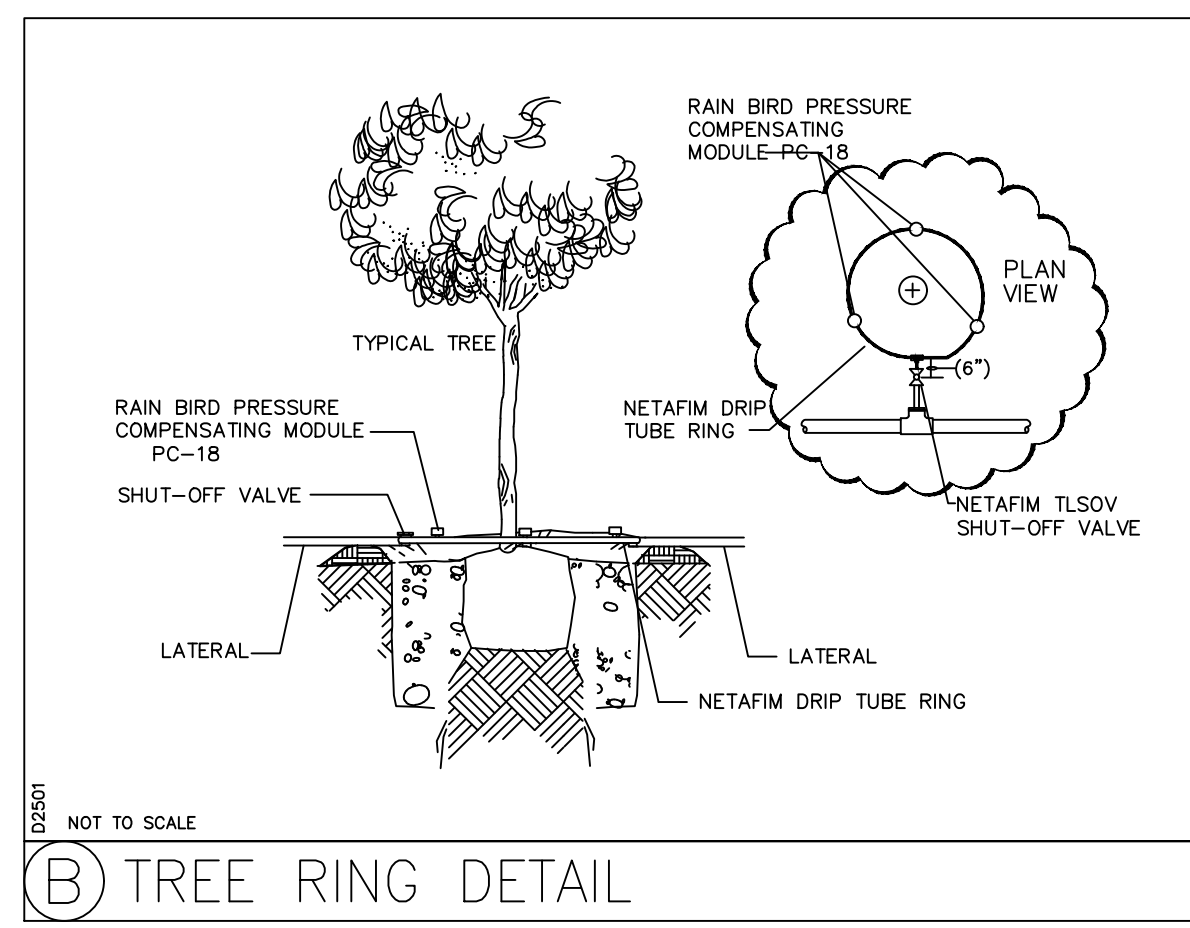
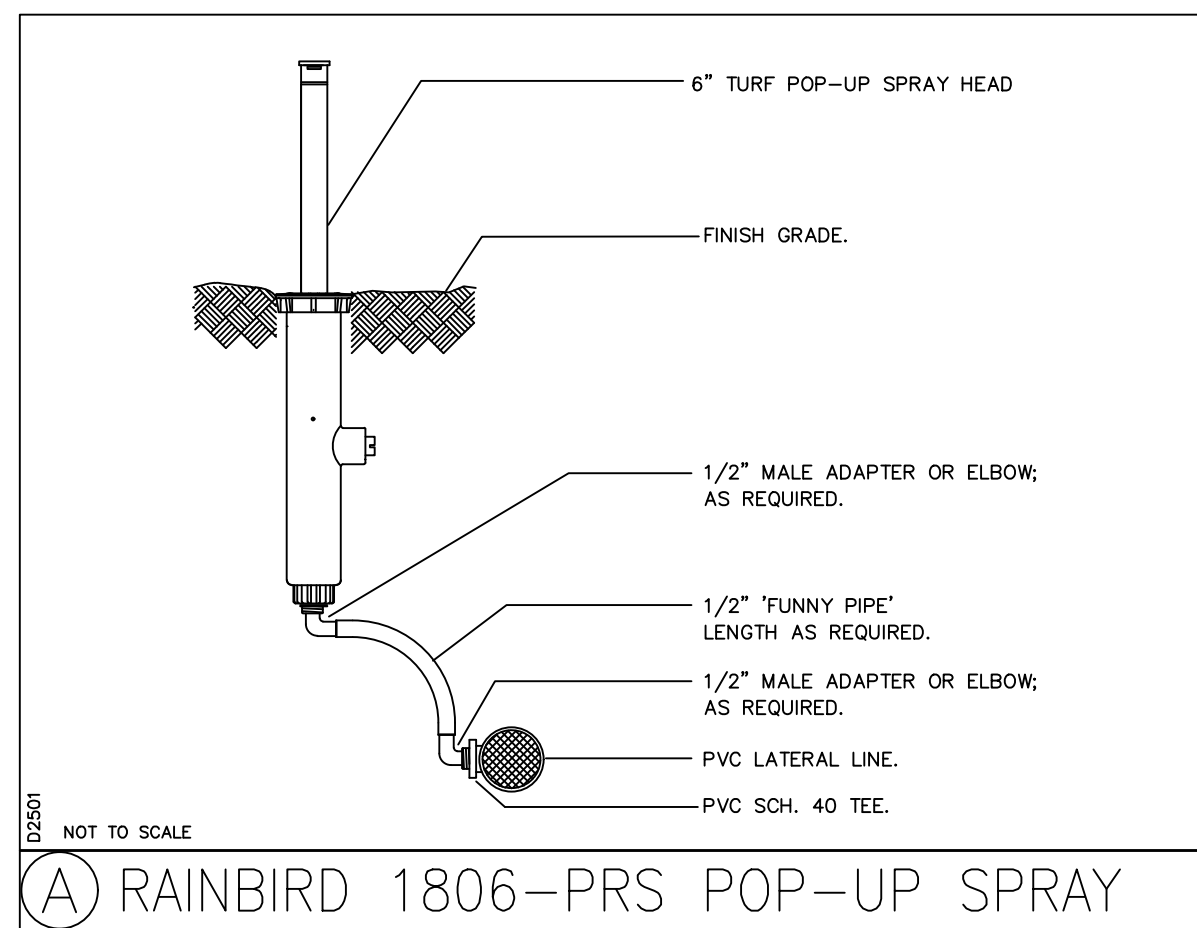
SCALE: AS NOTED	LANDSCAPE ARCHITECT:
DESIGNED BY: PMC	PATRICIA M. CASTELLANO, RLA
DRAWN BY: CMB	LICENSE NUMBER: 1687
CHECKED BY: PMC	DATE:

IRRIGATION PLAN

CHASE
CHASE BANK - STORE NO. 55203
SHERIDAN ST. & US HWY 1
HOLLYWOOD, FLORIDA 33020

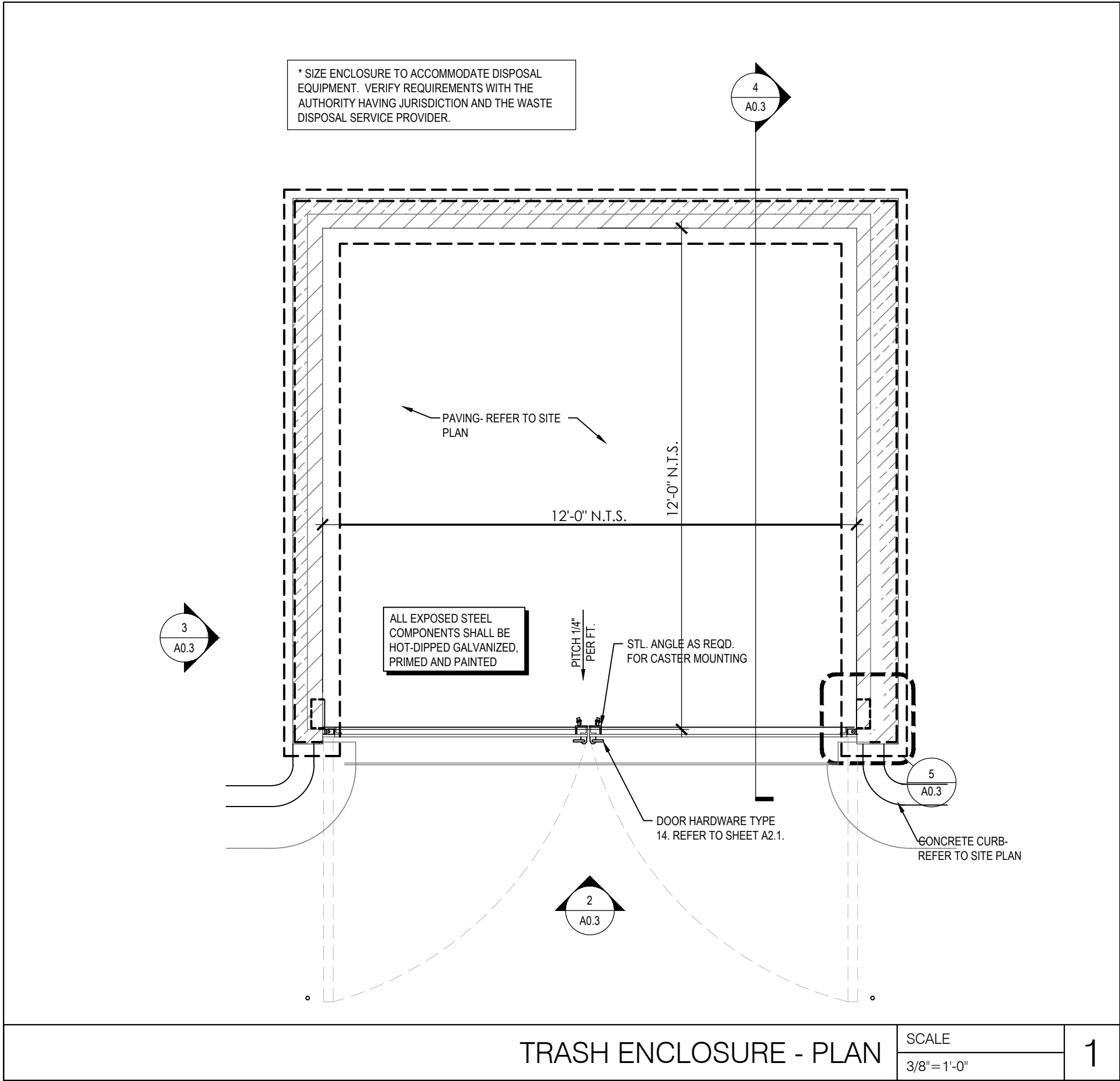
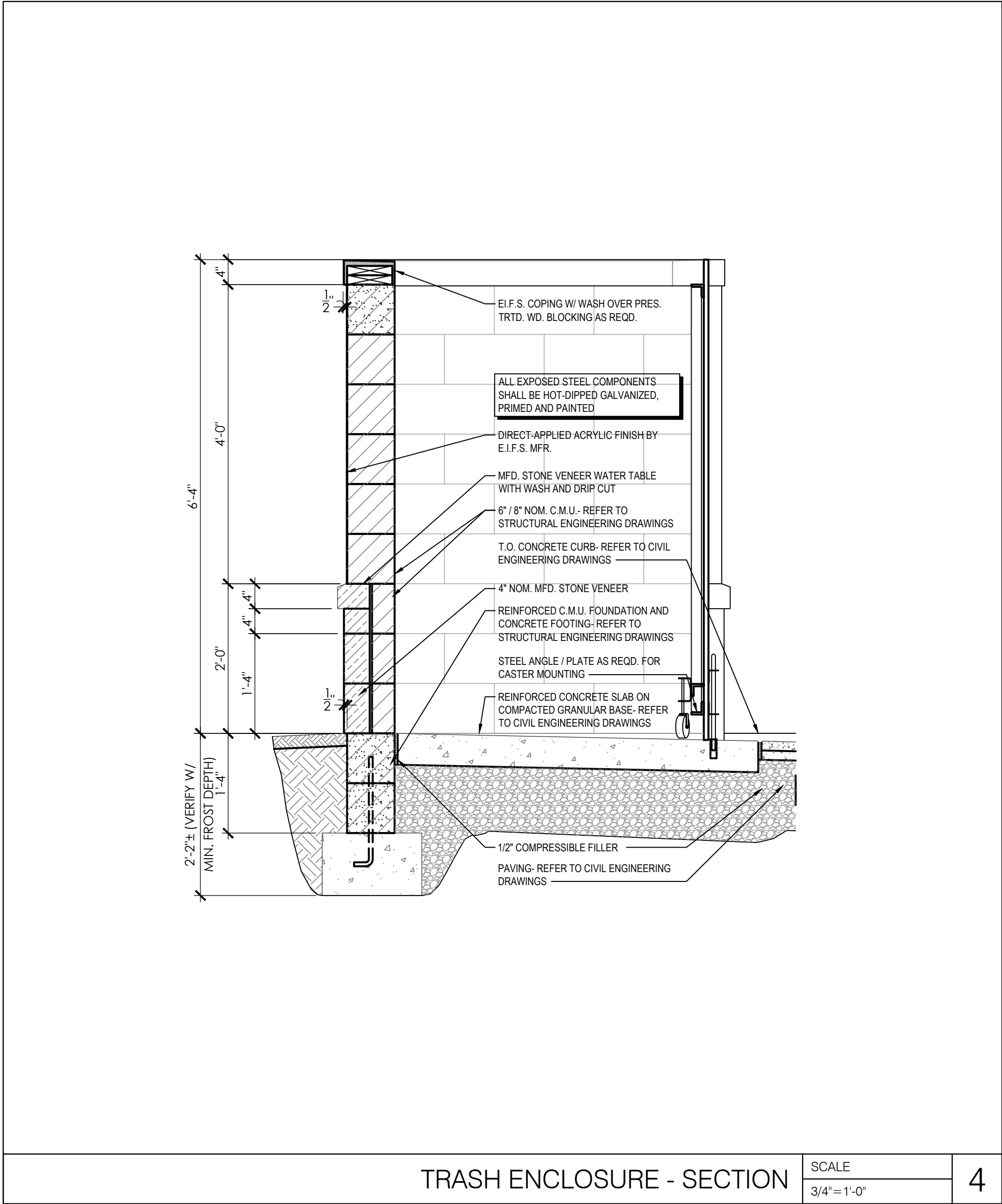
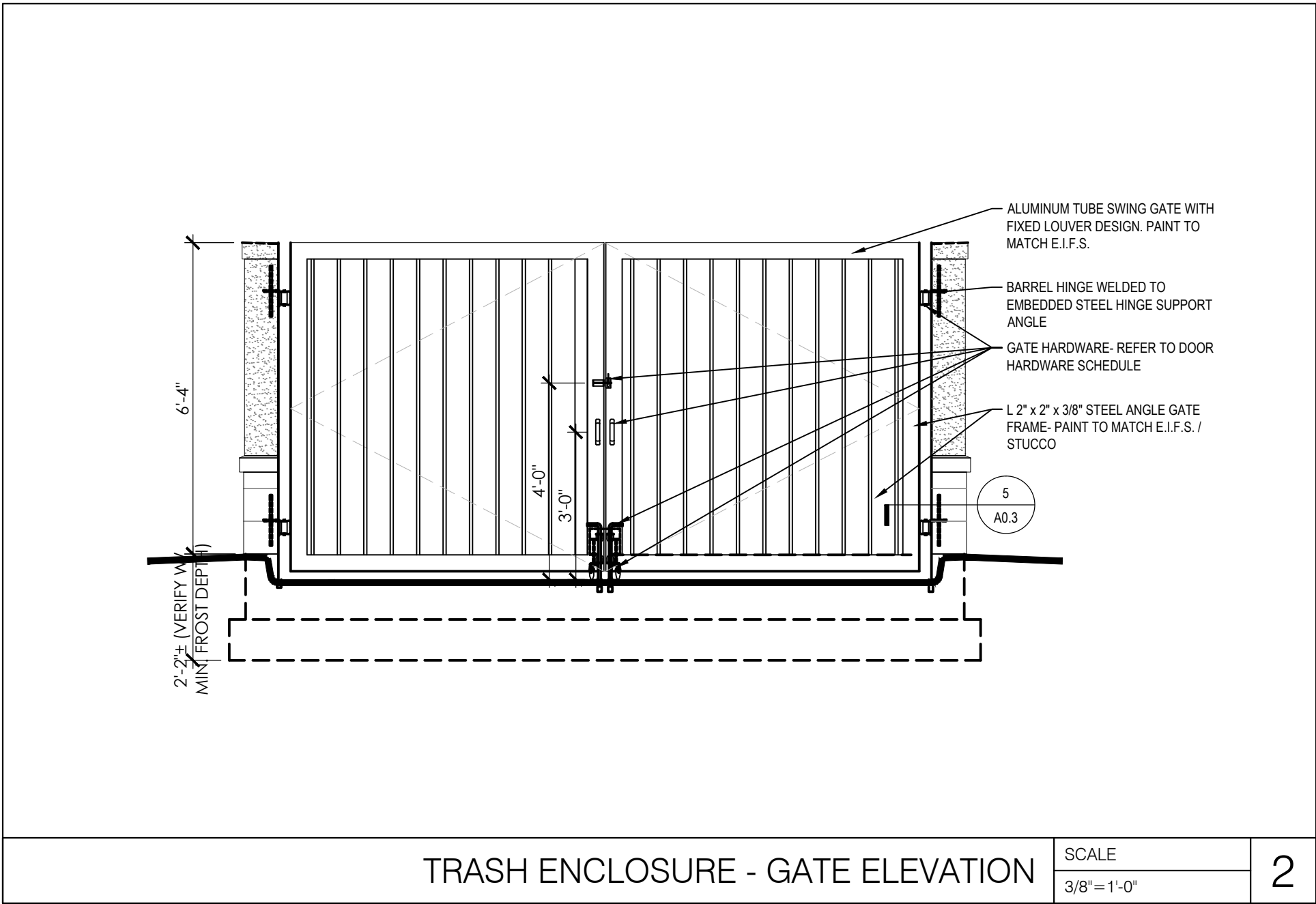
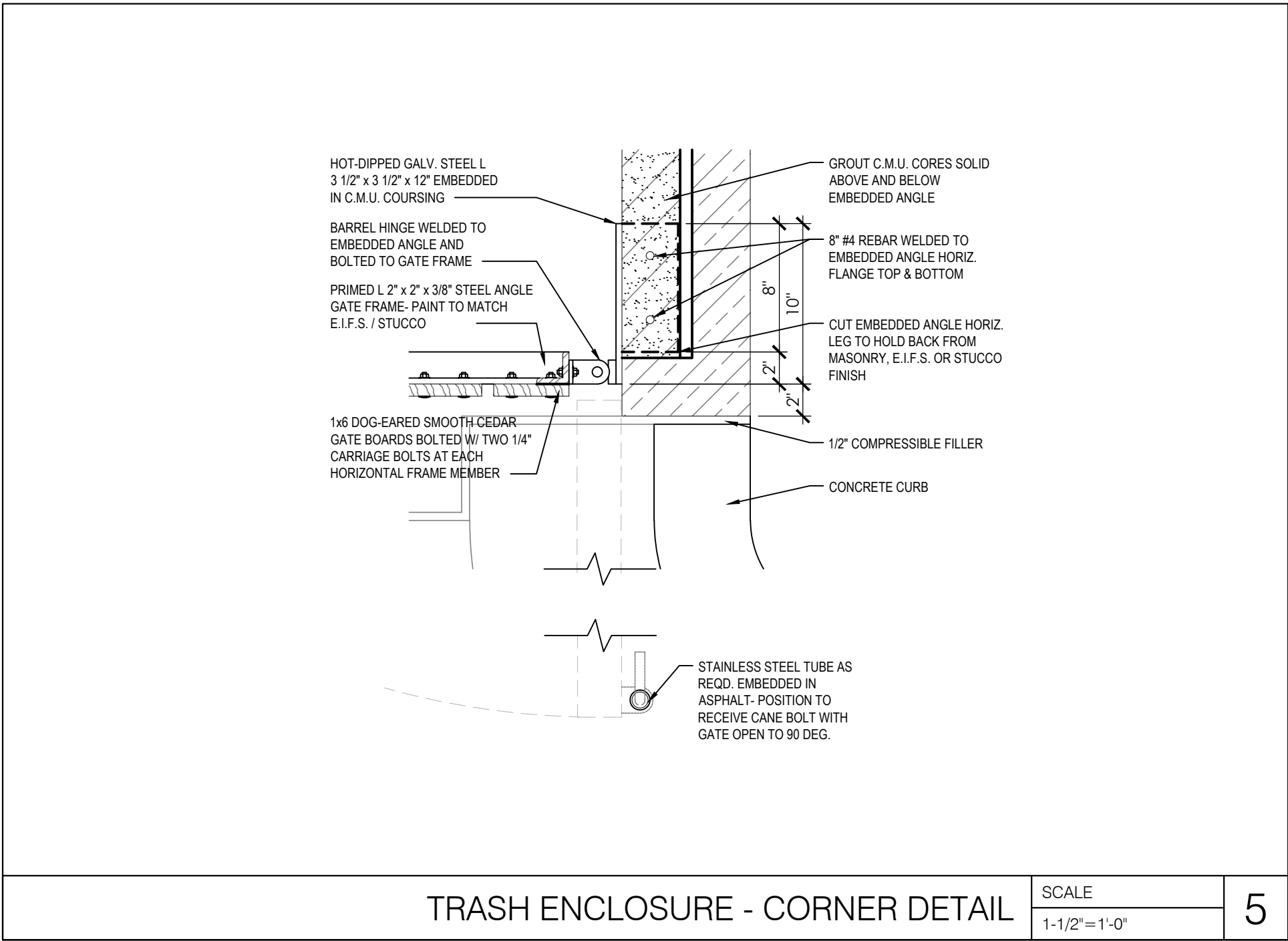
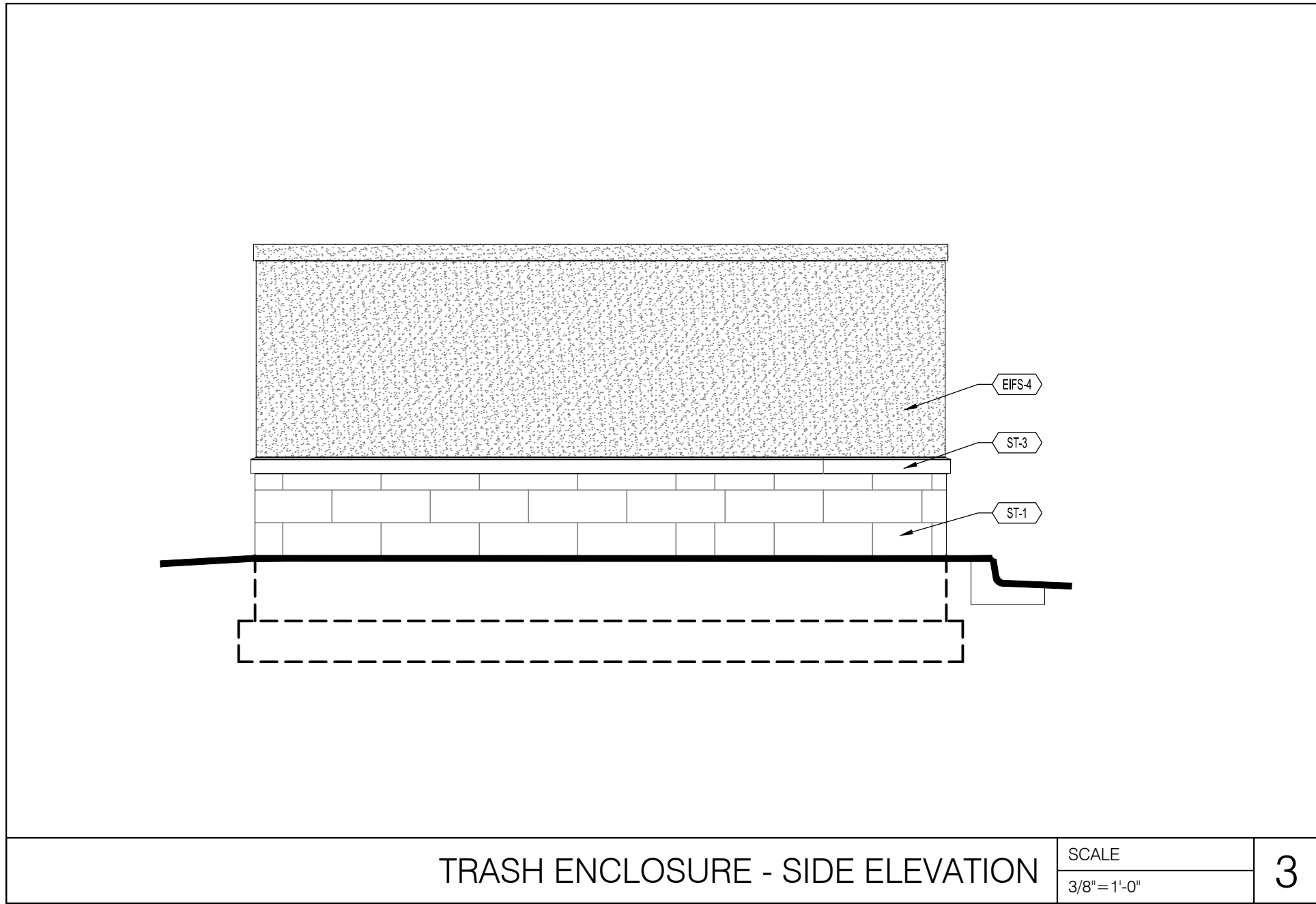
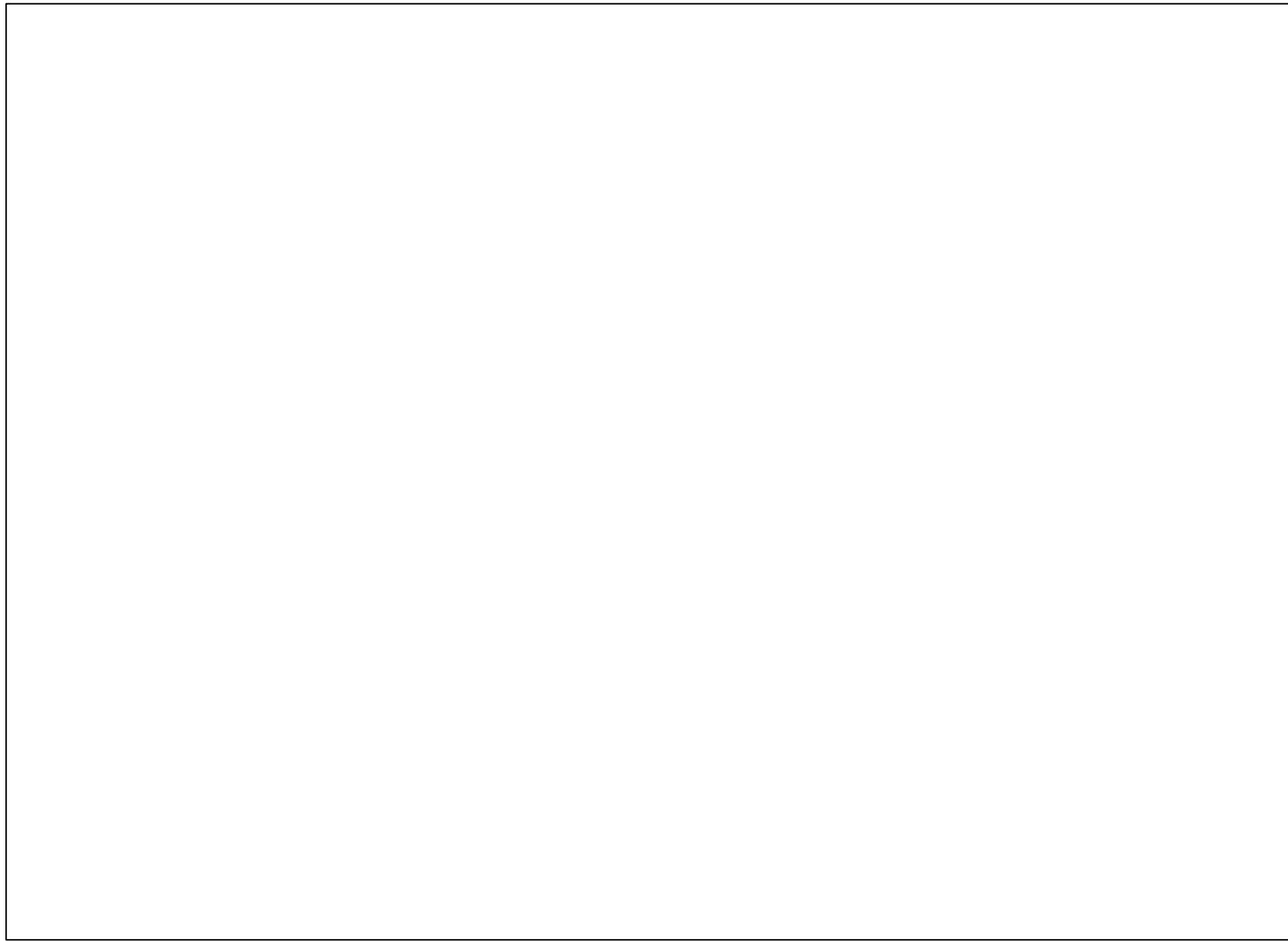
DATE
05/10/2017
PROJECT NUMBER
CSG17-05CBH
SHEET NUMBER
IR-01

CALL 48 HOURS BEFORE YOU DIG... IT'S THE LAW!
Know what's below.
Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

[illegible]

SCALE: AS NOTED	LANDSCAPE ARCHITECT: PATRICIA M. CASTELLANO, RLA LICENSE NUMBER: 1667 DATE: PMC
DESIGNED BY: PMC	
DRAWN BY: CMB	
CHECKED BY: PMC	

IRRIGATION DETAILS



CHASE

YOUNG CIRCLE RELO
RETAIL BANKING CENTER
SHERIDAN ST. & FEDERAL HWY.
DANIA, FL 33020-6824

CORE STATES GROUP

10 North 11th Street, Suite 101
Tampa, FL 33602
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Fax 813-280-7756
Email: corestates.com

CORE STATES, INC. FL CERTIFICATE
OF REGISTRATION #00000000000000000000

SEAL

ARCHITECT: JAMES T. LALLI
LICENSE NUMBER: AR97551

STATE OF FLORIDA
JAMES T. LALLI
AR97551
REGISTERED ARCHITECT

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Issue	Date	Description
	2017.07.13	TAC COMMENTS

PROJECT INFORMATION BLOCK

PROJECT#:	JPM-19067
DATE:	2017.07.31
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MODEL	

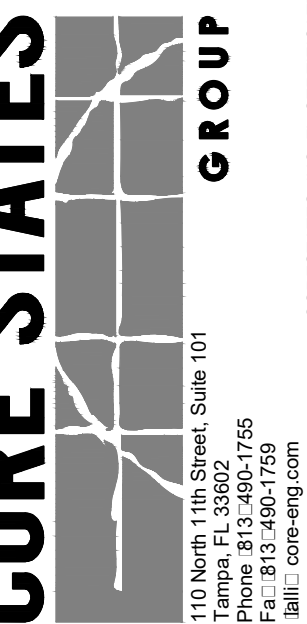
16.2-1-CUS-EIFS-MTL-CMU

SHEET TITLE

TRASH
ENCLOSURE
DETAILS

SHEET NUMBER

A0.3



ECT: JAMES T. LALLI
F NUMBER: AR97551



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2017.07.13	TAC COMMEN

OBJECT INFORMATION BLOCK

SUBJECT#: JPM-190

OWN BY: KC/

CKED BY:

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1-CUS-EIFS-MTL-CM

TITLE

FLOOR PLAN

NUMBER

A11

A1.1

P22	OPTIONAL / FUTURE EQUIPMENT: PROVIDE JUNCTION BOX WITH OPEN CONDUITS TO ELECTRICAL / DATA / SECURITY PANELS AS REQD.
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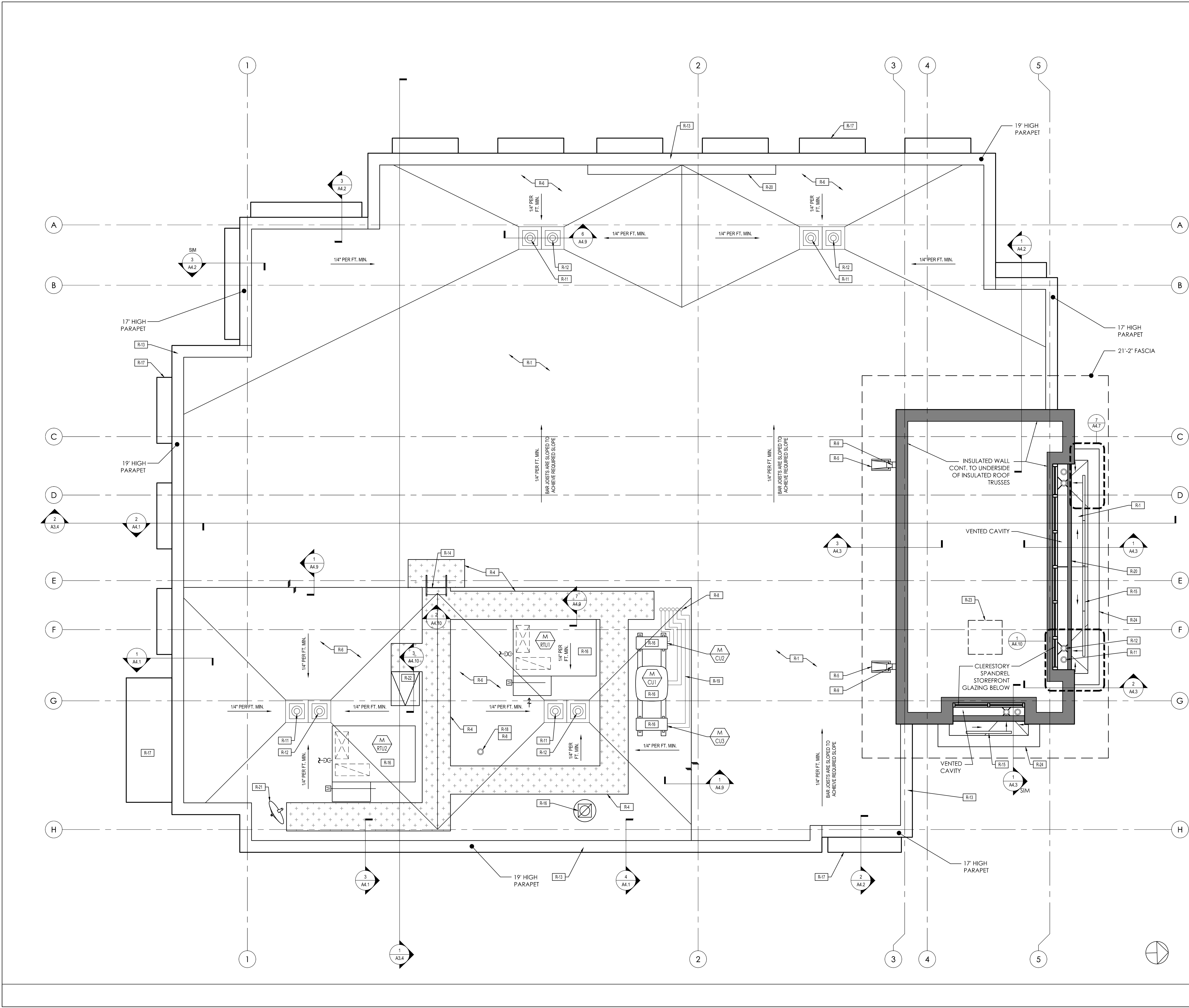
FLOOR PLAN

SCALE

1/4" = 1' 0"

1

A1.1



ROOF PLAN NOTES	
R-1	"LOW-SLOPE ROOFING: REFER TO WALL SECTIONS AND CONSTRUCTION TYPES"
R-2	"METAL ROOFING: REFER TO WALL SECTIONS AND CONSTRUCTION TYPES"
R-3	NOT USED.
R-4	"ROOFING TRAFFIC PADS: SURFACE ADHERED TEXTURED WALKWAY MATERIAL PER ROOFING MANUFACTURER SPECIFICATIONS TO ALL MECHANICAL EQUIPMENT"
R-5	"SLASH BLOCK: PRE-FABRICATED CONCRETE BLOCK WITH DRAINAGE CHANNEL SET ON MIN 60 MIL ROOFING MATERIAL PAD OR BUILT-UP 60 MIL ROOFING LAYERS AS REQD. TO PREVENT PREMATURE WEARING OF THE PRIMARY ROOFING MEMBRANE"
R-6	"FLAT ROOF DRAINAGE PLANES: INSTALL TAPERED INSULATION AS REQUIRED TO FORM RIDGES, VALLEYS, CRICKETS AND SADDLES AS REQUIRED TO ACHIEVE MINIMUM 1/4" PER FOOT PITCH OR MANUFACTURER'S MINIMUM PITCH REQUIREMENTS FOR THE APPLICATION, WHICHEVER IS GREATER. FORM SLOPES TO ELIMINATE THE POSSIBILITY OF PONDING"
R-7	"ROOF VENTS: SHOP-FABRICATED PRE-FINISHED CORROSION-RESISTANT METAL CONVECTIVE VENTS WITH INSECT SCREENS- METAL SHALL BE COMPATIBLE WITH ROOFING AND SUBSTRATE. COLOR-MATCH TO FINISH ROOFING"
R-8	"PIPE PENETRATION: PRE-FABRICATED WATER-TIGHT SURFACE-ADHERED ROOFING PORTAL COMPATIBLE WITH ROOFING MATERIAL"
R-9	"GUTTER AND DOWNSPOUT SYSTEM: SHOP-FABRICATED PRE-FINISHED ALUMINUM- REFER TO EXTERIOR ELEVATIONS FOR COLOR - 6" K-STYLE GUTTER ON CONCEALED ALUMINUM CLIP HANGERS AT 24" o.c. MAX. CORRUGATED RECTANGULAR DOWNSPOUTS SIZED AS REQUIRED- WITH LEAF BASKETS - SECURE DOWNSPOUTS TO FACADE WITH PRE-FAB. ALUM. DOWNSPOUT BRACKETS AT 48" o.c. MAX. - REFER TO 9/A4.10"
R-10	NOT USED.
R-11	"ROOF DRAIN: METAL DRAIN PAN AND BASKET ASSEMBLY WITH CLAMP RING SECURED WATER-TIGHT TO ROOFING MEMBRANE- REFER TO PLUMBING FIXTURE SCHEDULE - REFER TO 7/A4.10"
R-12	"OVERFLOW DRAIN: METAL DRAIN PAN AND BASKET ASSEMBLY WITH CLAMP RING SECURED WATER-TIGHT TO ROOFING MEMBRANE- REFER TO PLUMBING FIXTURE SCHEDULE - REFER TO 8/A4.10"
R-13	"PARAPET COPING SYSTEM: SHOP-FABRICATED PRE-FINISHED ALUMINUM- REFER TO WALL SECTIONS FOR DETAILS AND EXTERIOR ELEVATIONS FOR COLOR"
R-14	"ROOF LADDER: REFER TO 1/A4.11"
R-15	"LIGHT FIXTURE: SURFACE-MOUNT ELECTRICAL UPLIGHT FIXTURE SECURED TO BLOCKING OVER ROOFING MEMBRANE- REFER TO LIGHT FIXTURE SCHEDULE AND WALL SECTIONS"
R-16	"MECHANICAL EQUIPMENT: VENTILATION UNIT, PACKAGED ROOFTOP HEATING AND COOLING UNIT OR SPLIT-SYSTEM A/C UNIT MOUNTED TO SHOP-FAB. VIBRATION-ISOLATING RAIL OR INSULATED CURB UNIT- LAP FLASH WATER-TIGHT TO ROOFING MEMBRANE"
R-17	AWNING: OPTIONAL DESIGN ELEMENT - VERIFY WITH OWNER - BY SIGNAGE VENDOR. NOT IN CONTRACT - COORD. STRUCTURAL SUPPORT / BLOCKING IN WALL AS REQD.
R-18	"PLUMBING STACK VENT: PVC SIZED AS REQD. WITH PRE-FABRICATED COMPATIBLE FLASHING BOOT ADHERED TO ROOF MEMBRANE. EXTEND VENT TO ALIGN WITH ADJACENT PARAPET COPING AND PROVIDE LATERAL BRACING AS REQD."
R-19	"SURFACE-MOUNT MECHANICAL PIPING: GAS AND REFRIGERANT PIPING SUPPORTED ON ROOFING BY B-LINE DURA-BLOK PRE-FAB. RUBBER-BASE GALVANIZED STEEL UNISTRUT PIPE SUPPORTS AT 8'-0" o.c. MAX."
R-20	"SURFACE-MOUNT SIGNAGE EQUIPMENT ENCLOSURE: WATER-TIGHT SHOP-FABRICATED METAL SIGNAGE ENCLOSURE BY SIGN VENDOR- SECURE TO BACKSIDE OF PARAPET WALL WITH MINIMAL PENETRATIONS OF ROOFING MEMBRANE. PROVIDE PERIMETER WATER-TIGHT SEALANT COMPATIBLE WITH ROOF MEMBRANE"
R-21	"SATELLITE ANTENNA: ANTENNA ASSEMBLY BY OWNER'S EQUIPMENT VENDOR- PROVIDE WATER-TIGHT CAPPED HOT-DIPPED GALVANIZED STEEL PIPE STANCHION SIZED AS REQUIRED FLASHED WATER-TIGHT TO ROOF WITH PRE-FAB. COMPATIBLE FLASHING BOOT ADHERED TO ROOF MEMBRANE"
R-22	"SCUTTLE: PRE-FAB. INSULATED ROOF SCUTTLE WITH RETRACTABLE SAFETY POST- FLASH WATER-TIGHT TO ROOFING MEMBRANE- PROVIDE CARABINER THROUGH LATCH - REFER TO 3/A4.11"
R-23	OPENING IN STRUCTURE BELOW FOR ATTIC ACCESS. COORDINATE LOCATION WITH STRUCTURAL AND MECHANICAL.
R-24	ALUMINUM COMPOSITE MATERIAL (ACM) FASCIA

CHASE

YOUNG CIRCLE RELO
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SHERIDAN ST. & FEDERAL HWY.
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CORE STATES GROUP

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CORE STATES, INC. FL CERTIFICATE
OF AUTHORIZATION #678

SEAL

ARCHITECT: JAMES T. LALLI
LICENSE NUMBER: AR97551

STATE OF FLORIDA
8/17/17
JAMES T. LALLI
REGISTERED ARCHITECT

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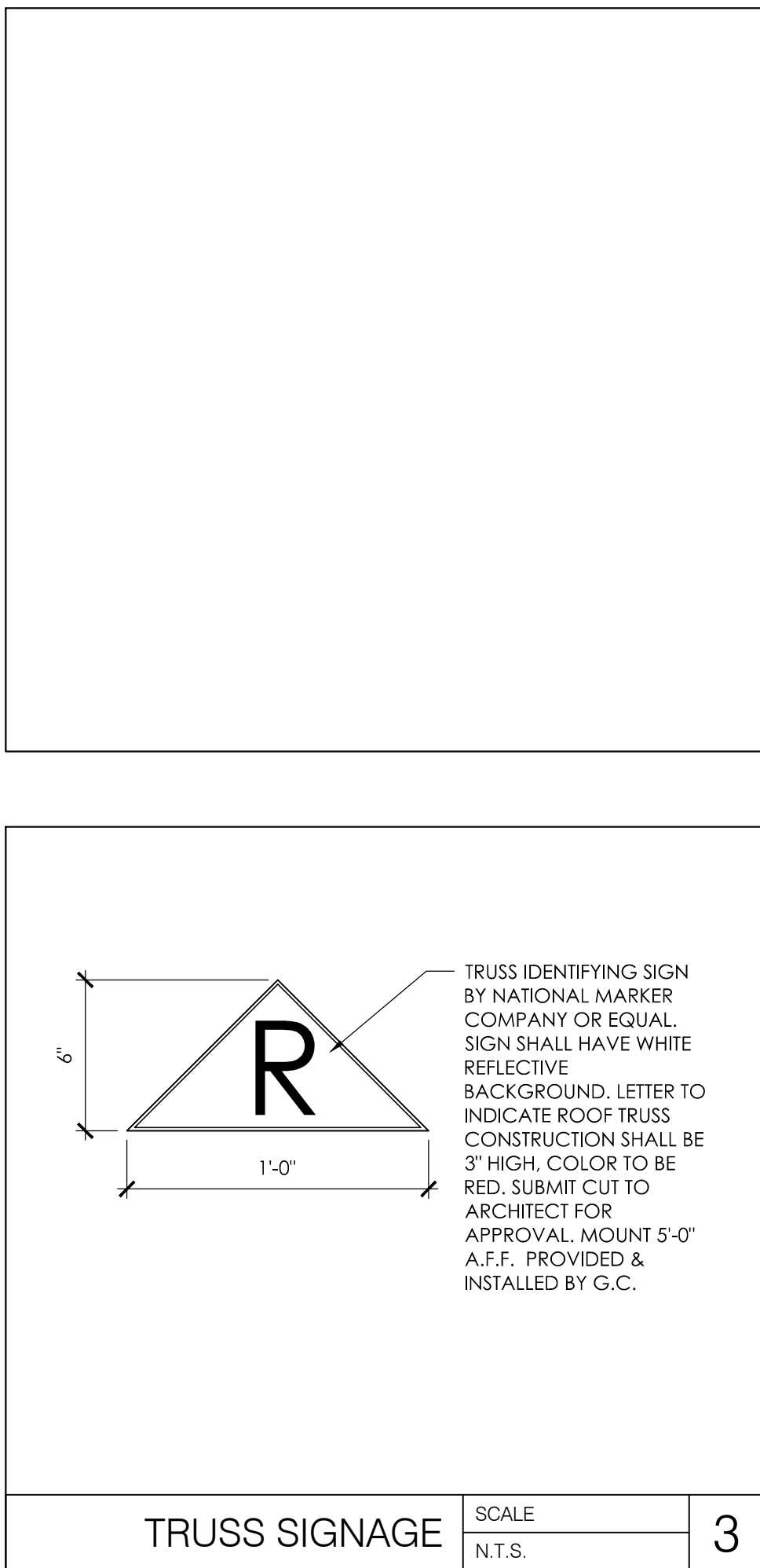
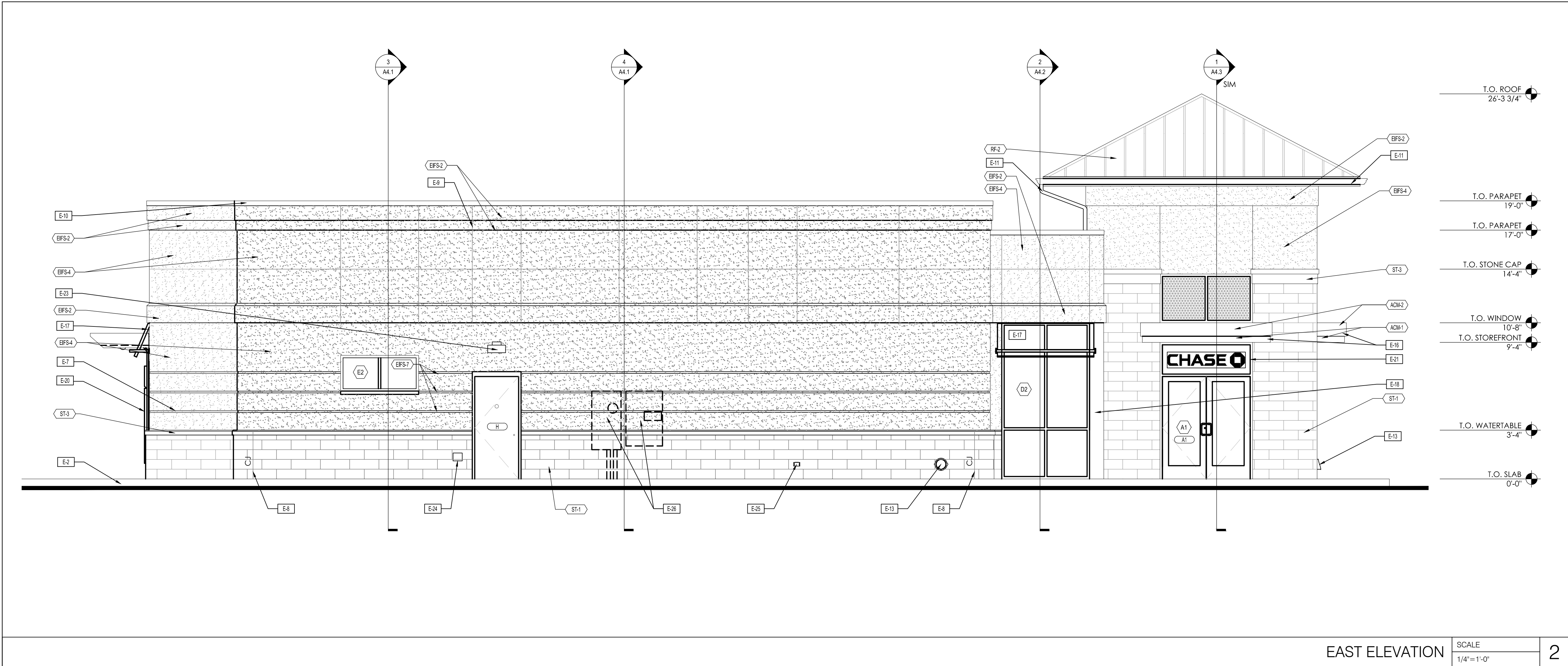
16.2-1-CUS-EIFS-MTL-CMU

SHEET TITLE

ROOF PLAN

SHEET NUMBER

A1.5



ELEVATION NOTES

E-1

"CONCRETE FOOTINGS / FOUNDATIONS:
REFER TO STRUCTURAL DWGS."

E-2

"CONCRETE CURB AND ISLANDS:
REFER TO ARCHITECTURAL SITE PLAN AND
DRIVE-UP CANOPY PLAN"

E-3

"EMERGENCY ACCESS KEY BOX:
WHERE REQUIRED BY LOCAL CODE ONLY-
RECESS-MOUNT IN WALL CONSTRUCTION AS
REQD. TO SET FACE FLUSH WITH ADJACENT
WALL FINISH- VERIFY FINAL LOCATION WITH
AUTHORITIES HAVING JURISDICTION"

E-4

"IRRIGATION SYSTEM SENSOR"

E-5

"LIGHTING TIMER SYSTEM PHOTO SENSOR:
REFER TO ELECTRICAL DRAWINGS"

E-6

"IRRIGATION SYSTEM CONTROL BOX"

E-7

"REVEAL:
REFER TO WALL SECTIONS AND DETAILS - STOP
4" FROM BANK EQUIPMENT OPENINGS - REFER
TO TYP. DETAIL 13/A4.6"

E-8

"CONTROL JOINT:
VERTICAL ELASTOMERIC SEALANT JOINT
CONTINUOUS THROUGH MASONRY VENEER-
MATCH SEALANT COLOR TO VENEER COLOR-
ALSO PLACE CONTROL JOINTS AT EACH INSIDE
CORNER (NOT GRAPHICALLY INDICATED) -
REFER TO DETAIL 15/A4.6"

E-9

"EIFS REVEAL:
3/8" WIDE V-GROOVE ALIGNED WITH MASONRY
CONTROL JOINTS BELOW"

E-10

"COPING:
REFER TO ROOF PLAN - FINISH PAC-CLAD,
COLOR: GRANITE"

E-11

"GUTTERS & DOWNSPOUTS:
REFER TO ROOF PLAN - FINISH PAC-CLAD,
COLOR: GRANITE"

E-12

NOT USED.

E-13

"DOWNSPOUT NOZZLE:
REFER TO PLUMBING DRAWINGS AND PLUMBING
FIXTURE SCHEDULE"

E-14

"ROOF VENT:
REFER TO ROOF PLAN"

E-15

"AUTOMATIC DOOR OPERATOR BUTTON AND
KEY-CARD READER, RECESSED FLUSH WITH
WALL SURFACE - DO NOT SURFACE-MOUNT"

E-16

"CANOPY FASCIA:
REFER TO WALL SECTIONS AND DETAILS"

E-17

"AWNING:
OPTIONAL DESIGN ELEMENT- VERIFY WITH
OWNER- BY SIGNAGE VENDOR. NOT IN
CONTRACT- COORD. STRUCTURAL SUPPORT /
BLOCKING IN WALL AS REQD."

E-18

"STOREFRONT CORNER ASSEMBLY - REFER TO
DETAIL 6/A4.7"

E-19

"BOLLARD:
CONCRETE-FILLED STEEL PIPE EMBEDDED IN
CONCRETE CURB- WITH PLASTIC COVER- REFER
TO SITE PLAN, DRIVE-UP CANOPY PLAN AND
DETAILS- OMIT AT POSITIONS NOT ADJACENT TO
VEHICULAR LANE (LANDSCAPE, WALK, ETC.)"

E-20

"BANK EQUIPMENT:
FURNISHED AND INSTALLED BY BANK
EQUIPMENT VENDOR- COORD. WALL OPENINGS
AND ELECTRICAL / DATA REQUIREMENTS WITH
OWNER-FURNISHED EQUIPMENT SHOP
DRAWINGS AND PRODUCT DATA"

E-21

"SIGNAGE:
BY OWNER'S SIGN VENDOR- N.I.C. - PROVIDE
ROUGH ELEC. WORK AND BLOCKING IN WALL AS
REQD. FOR VENDOR INSTALLATION"

E-22

"BUILDING ADDRESS NUMBER:
WHITE VINYL NUMBERS WITH 1/2" WIDE STROKE
APPLIED TO INTERIOR FACE OF GLASS
TRANSOM- MIN. 6" HEIGHT OR AS REQD. BY
LOCAL CODE"

E-23

"LIGHT FIXTURE:
REFER TO LIGHT FIXTURE SCHEDULE"

E-24

"HOSE BIB
SET FLUSH WITH FACE OF MASONRY VENEER-
REFER TO PLUMBING FIXTURE SCHEDULE"

E-25

"ELECTRICAL OUTLET:
SET FLUSH WITH FACE OF MASONRY VENEER-
PROVIDE METAL COVER COMPLIANT WITH
N.E.C."

E-26

"UTILITY EQUIPMENT:
PROVIDE AND INSTALL UTILITY TERMINATION
CABINETS AND METERS AS REQUIRED- COORD.
WITH OWNER'S SECURITY AND TELE-DATA
SERVICES- COORD. CABINET AND METER
LOCATIONS WITH LOCAL JURISDICTION- REFER
TO SITE PLAN"

E-27

"FLASHING AT PREFAB CANOPY:
PRE-FINISHED ALUMINUM FLASHING TO SPAN
GAP BETWEEN PREFAB CANOPY AND BUILDING-
REFER TO WALL SECTIONS AND DETAILS- COLOR
TO MATCH EPT-4- VERIFY FINAL FLASHING
LENGTH AND CONFIGURATION WITH APPROVED
CANOPY SHOP DWGS"

E-28

"TRUSS IDENTIFICATION SIGNAGE - REFER TO
DETAIL 3/A3.1"

CHASE

YOUNG CIRCLE RELO
RETAIL BANKING CENTER
SHERIDAN ST. & FEDERAL HWY.
DANIA, FL 33020-6824

CORE STATES

GROUP

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Dania Beach, FL 33024-7295
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Fax: (813) 480-1759
Email: core-stg.com

CORESTATES, INC. FL CERTIFICATE
OF AUTHORIZATION #0578

SEAL

ARCHITECT: JAMES T. LALLI
LICENSE NUMBER: AR97551

STATE OF FLORIDA

9/17/17

JAMES T. LALLI

REGISTERED ARCHITECT

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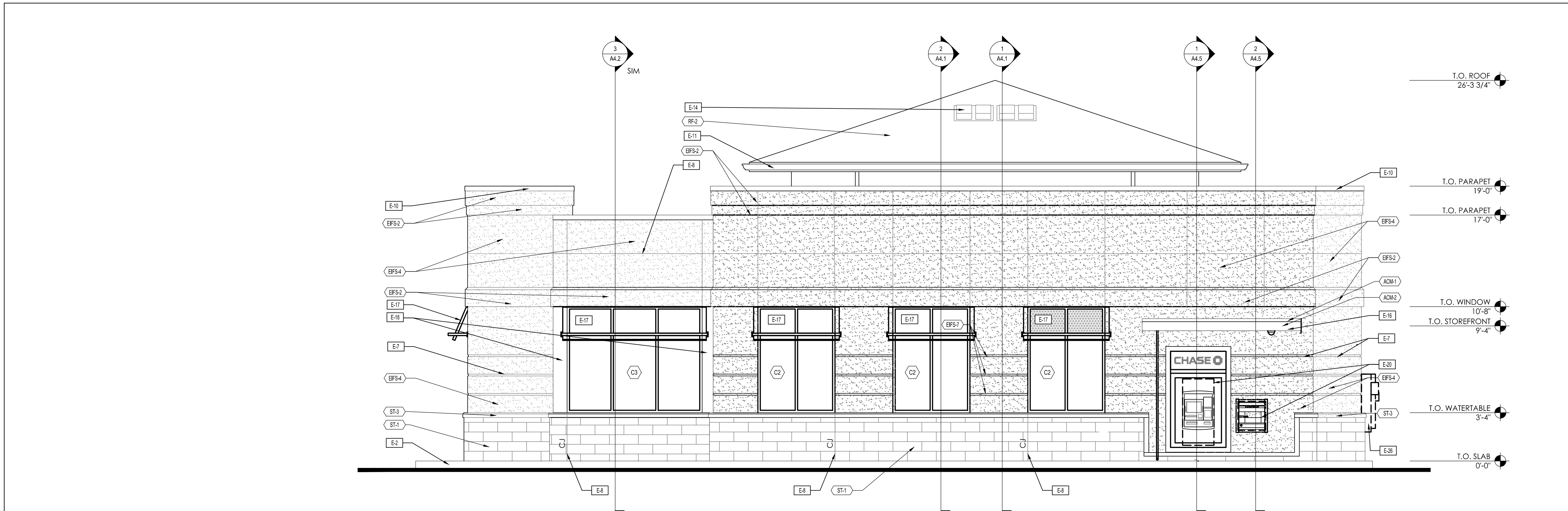
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WEST ELEVATION

SCALE
1/4" = 1'-0"

2



SEE A1.2.1 FOR EXTERIOR FINISH SCHEDULE

SOUTH ELEVATION

SCALE
1/4" = 1'-0"

1

ELEVATION NOTES

E-1	"CONCRETE FOOTINGS / FOUNDATIONS: REFER TO STRUCTURAL DWGS."
E-2	"CONCRETE CURB AND ISLANDS: REFER TO ARCHITECTURAL SITE PLAN AND DRIVE-UP CANOPY PLAN"
E-3	"EMERGENCY ACCESS KEY BOX: WHERE REQUIRED BY LOCAL CODE ONLY- RECESS-MOUNT IN WALL CONSTRUCTION AS REQD. TO SET FACE FLUSH WITH ADJACENT WALL FINISH- VERIFY FINAL LOCATION WITH AUTHORITIES HAVING JURISDICTION"
E-4	"IRRIGATION SYSTEM SENSOR"
E-5	"LIGHTING TIMER SYSTEM PHOTO SENSOR: REFER TO ELECTRICAL DRAWINGS"
E-6	"IRRIGATION SYSTEM CONTROL BOX"
E-7	"REVEAL: REFER TO WALL SECTIONS AND DETAILS - STOP 4" FROM BANK EQUIPMENT OPENINGS - REFER TO TYP. DETAIL 13/A4.6"
E-8	"CONTROL JOINT: VERTICAL ELASTOMERIC SEALANT JOINT CONTINUOUS THROUGH MASONRY VENEER- MATCH SEALANT COLOR TO VENEER COLOR- ALSO PLACE CONTROL JOINTS AT EACH INSIDE CORNER (NOT GRAPHICALLY INDICATED) - REFER TO DETAIL 15/A4.6"
E-9	"EIFS REVEAL: 3/8" WIDE V-GROOVE ALIGNED WITH MASONRY CONTROL JOINTS BELOW"
E-10	"COPING: REFER TO ROOF PLAN - FINISH PAC-CLAD, COLOR: GRANITE"
E-11	"GUTTERS & DOWNSPOUTS: REFER TO ROOF PLAN - FINISH PAC-CLAD, COLOR: GRANITE"
E-12	NOT USED.
E-13	"DOWNSPOUT NOZZLE: REFER TO PLUMBING DRAWINGS AND PLUMBING FIXTURE SCHEDULE"
E-14	"ROOF VENT: REFER TO ROOF PLAN"
E-15	"AUTOMATIC DOOR OPERATOR BUTTON AND KEY-CARD READER, RECESSED FLUSH WITH WALL SURFACE - DO NOT SURFACE-MOUNT"
E-16	"CANOPY FASCIA: REFER TO WALL SECTIONS AND DETAILS"
E-17	"AWNING: OPTIONAL DESIGN ELEMENT- VERIFY WITH OWNER- BY SIGNAGE VENDOR. NOT IN CONTRACT- COORD. STRUCTURAL SUPPORT / BLOCKING IN WALL AS REQD."
E-18	"STOREFRONT CORNER ASSEMBLY - REFER TO DETAIL 6/A4.7"
E-19	"BOLLARD: CONCRETE-FILLED STEEL PIPE EMBEDDED IN CONCRETE CURB- WITH PLASTIC COVER-REFER TO SITE PLAN, DRIVE-UP CANOPY PLAN AND DETAILS- OMIT AT POSITIONS NOT ADJACENT TO VEHICULAR LANE (LANDSCAPE, WALK, ETC.)"
E-20	"BANK EQUIPMENT: FURNISHED AND INSTALLED BY BANK EQUIPMENT VENDOR- COORD. WALL OPENINGS AND ELECTRICAL / DATA REQUIREMENTS WITH OWNER-FURNISHED EQUIPMENT SHOP DRAWINGS AND PRODUCT DATA"
E-21	"SIGNAGE: BY OWNER'S SIGN VENDOR- N.I.C. - PROVIDE ROUGH ELEC. WORK AND BLOCKING IN WALL AS REQD. FOR VENDOR INSTALLATION"
E-22	"BUILDING ADDRESS NUMBER: WHITE VINYL NUMBERS WITH 1/2" WIDE STROKE APPLIED TO INTERIOR FACE OF GLASS TRANSOM- MIN. 6" HEIGHT OR AS REQD. BY LOCAL CODE"
E-23	"LIGHT FIXTURE: REFER TO LIGHT FIXTURE SCHEDULE"
E-24	"HOSE BIB SET FLUSH WITH FACE OF MASONRY VENEER- REFER TO PLUMBING FIXTURE SCHEDULE"
E-25	"ELECTRICAL OUTLET: SET FLUSH WITH FACE OF MASONRY VENEER- PROVIDE METAL COVER COMPLIANT WITH N.E.C."
E-26	"UTILITY EQUIPMENT: PROVIDE AND INSTALL UTILITY TERMINATION CABINETS AND METERS AS REQUIRED- COORD. WITH OWNER'S SECURITY AND TELE-DATA SERVICES- COORD. CABINET AND METER LOCATIONS WITH LOCAL JURISDICTION- REFER TO SITE PLAN"
E-27	"FLASHING AT PREFAB CANOPY: PRE-FINISHED ALUMINUM FLASHING TO SPAN GAP BETWEEN PREFAB CANOPY AND BUILDING- REFER TO WALL SECTIONS AND DETAILS- COLOR TO MATCH EPT-4- VERIFY FINAL FLASHING LENGTH AND CONFIGURATION WITH APPROVED CANOPY SHOP DWGS"

CHASE

YOUNG CIRCLE RELO
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CORE STATES, INC. FL CERTIFICATE
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SEAL

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SHEET TITLE
EXTERIOR
ELEVATIONS

SHEET NUMBER
A3.2