AGENDA

Town of Hillsboro Beach Commission Meeting

April 5, 2022
9:00 AM

MAYOR
Honorable Deborah L. Tarrant

VICE MAYOR
Honorable Irene Kirdahy

COMMISSIONERS
Honorable Vicky Feaman
Honorable Barbara Baldasarre
Honorable Jane Reiser

TOWN MANAGER
William "Mac" Serda, ICMA-CM

TOWN ATTORNEY
Donald J. Doody

TOWN CLERK
Sherry D. Henderson, CMC

HILLSBORO BEACH TOWN HALL
1210 Hillsboro Mile
Hillsboro Beach, FL 33062
954-427-4011

Established 1939

TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile, Hillsboro Beach, Florida 33062

April 5, 2022 | 9:00 AM

REGULAR TOWN COMMISSION MEETING AGENDA

MAYOR DEBORAH L. TARRANT
VICE MAYOR IRENE KIRDAHY
COMMISSIONER VICKY FEAMAN
COMMISSIONER BARBARA BALDASARRE
COMMISSIONER JANE REISER

TOWN MANAGER WILLIAM 'MAC'SERDA, ICMA-CM
TOWN ATTORNEY DONALD J.DOODY, ESQ
TOWN CLERK SHERRY D.HENDERSON, CMC

YOU ARE HEREBY NOTIFIED that a Regular Town Commission Meeting will be held at 9:00 a.m., Tuesday, April 5, 2022 . A quorum of the Town Commission will be physically present at the meeting. The public can attend in person. The meeting will also utilize communications media technology to allow the public to participate via Zoom video conference. LIVE ZOOM Meeting number: 878 4736 1566 Passcode: 951699

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

I. APPROVAL OF MINUTES

A. March 1, 2022 Regular Town Commission Meeting Minutes

B. March 15, 2022 Reorganization Meeting Minutes

II. PRESENTATIONS

A. Florida Department of Transportation A1A Mobility Project Presentation
Presented by FDOT District 4 (virtual)

III. SITE PLAN REVIEW

A. James Baron, Authorized Agent for Property Owner, is Seeking Site Plan Approval for Property Located at 971 Hillsboro Mile, Hillsboro Beach, FL 33062. **(Tabled 3-1-2022)**
Staff: Presented by Joe Arenal, Development Planner (RMA)
Address: 971 Hillsboro Mile, Hillsboro Beach, FL 33062
Request: The Applicant/Owner is requesting site plan approval for property

B. Mark Rothenberg with Ellermar Luxury Construction, Authorized Agent for Property Owner, is seeking Site Plan Approval for Property Located at 925 Hillsboro Mile, Hillsboro Beach, FL 33062.
Staff: Presented by Joe Arenal, Development Planner (RMA)
Address: 925 Hillsboro Mile, Hillsboro Beach, FL 33062

Request: The Applicant/Owner is requesting site plan approval for property.

C. Bomar Builders, Authorized Agent for Property Owner, is Seeking Site Plan Approval for Property Located at 961 Hillsboro Mile, Hillsboro Beach, FL 33062.
Staff: Presented by Joe Arenal, Development Planner (RMA)
Address: 961 Hillsboro Mile, Hillsboro Beach, FL 33062
Request: The Applicant/Owner is requesting site plan approval for property.

IV. ORDINANCES

A. Ordinance No. 2022-04
Amendment to the Town's Code of Ordinance, Amending Ch. 12-49 "Site Plan Requirements" and Creation of Section Entitled "Excavation" **(Second Reading)**

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, AMENDING THE TOWN'S CODE OF ORDINANCES BY AMENDING CHAPTER 12-49, ENTITLED "SITE PLAN REQUIREMENTS"; BY SPECIFICALLY CREATING SECTION 12-49 (C), ENTITLED "EXCAVATION", TO PROVIDE FOR THE USE OF BEACH COMPATIBLE SAND; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

B. Ordinance No. 2022-05
Amendment to the Town's Code of Ordinance, Amending Ch. 2 Entitled "Administration", by Amending Article V Entitled "Purchasing" - Provide for Increase in Purchasing Threshold for the Town Manager. **(First Reading)**

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, AMENDING THE TOWN'S CODE OF ORDINANCES BY AMENDING CHAPTER 2 ENTITLED "ADMINISTRATION", BY SPECIFICALLY AMENDING ARTICLE V ENTITLED "PURCHASING"; PROVIDING FOR AN INCREASE IN PURCHASING THRESHOLDS FOR THE TOWN MANAGER; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

V. DISCUSSION & POSSIBLE ACTION

A. Update on Limiting Assemblage of Parcels

B. Discussion on Chapter 12, Land Development Code

C. Discussion on the Town's Noise Ordinance

D. Discussion on Site Plan Review Applicant Check-List

E. Update on Burying Utility Powerlines in Town

VI. RESOLUTIONS & CONTRACTS

A. Resolution No. 2022-13
Consideration to Approve and Authorize the Appropriate Town Officials to Amend the Contract Agreement with Moffatt & Nichol Accepting the Proposal for Consulting Services for Post Construction Biological Monitoring Relative to the Hillsboro Beach Nourishment Project.

B. Resolution No. 2022 -14
Consideration to Approve and Authorize the Purchase of One (1) 2022 Marked Patrol Police Vehicle from

Alan Jay Fleet Sales Piggybacking the Terms of the Cooperative Purchasing Agreement, Sourcewell (Formerly NJPA) Contract # 2022 120716-NAF.

C. Resolution No. 2022 -15
A Resolution of the Town Commission of the Town of Hillsboro Beach, Florida, Appointing its Primary Representative and Alternates to the Broward League of Cities for the Term of 2022-2023.

VII. CONSENT

A. INVOICES FOR APPROVAL

1. CG&A	Invoice #100822	service thru Feb 2022	**$24,934.55**	
2. LSF Shuttle	Invoice #22-0228-26	service thru Feb 2022	**$5,615.88**	
3. RMA	Invoice # 4674	service Jan 2022	**$4,525.00**	
4. RMA	Invoice #4675	service Feb 2022	**$4,250.00**	
5. GCDE	Invoice #40554	service Feb-Mar	**$6,517.95**	(General Matters)
6. GCDE	Invoice #40557	service Mar 2022	**$3,217.50**	(Writ of Cert-Site Plan)
7. GCDE	Invoice #40556	service Mar 2022	**$9,178.45**	(Richard Crusco, Charles Doherty, et al)
8. **GCDE**	**I**nvoice #40555	service Mar 2022	**$225.00**	(Writ of Garnishment)

VIII. BEACH REPORT

IX. STAFF UPDATES

A. Police Department
Presented by Chief Jay Szesnat

B. Building Department
Presented by Steve Mitchell, Building Official, CG&A

C. Code Compliance
Presented by Bernard Pita, Code Enforcement, CG&A

X. TOWN MANAGER REPORT

A. Community Event - Saturday, April 30, 2022 (9am-12pm)
Household Hazardous Waste Drop-off , Prescription Drug Take Back, Electronic Recycling, FREE Shredding & Blood Drive

B. Town Hall Facade Update

C. Fiscal Year 2022-2023 Budget Hearing Calendar

XI. TOWN ATTORNEY REPORT

XII. TOWN COMMISSION COMMENTS/REPORTS

XIII. PUBLIC COMMENTS

XIV. ADJOURNMENT

UPCOMING MEETINGS AND EVENTS

A.

Tue, Apr 5, 2022	9:00 AM	Regular Commission Mtg
Sat, Apr 30, 2022	9 AM - 12 PM	FREE Shed, HHW drop off, Electronic Recycling & Prescription Drug Take Back Day
Sat, Apr 30, 2022	8 AM - 1 PM	Blood Drive
Tue, May 3, 2022	9:00 AM	Regular Commission Mtg

Tue, June 7, 2022	9:00 AM	Regular Commission Mtg
Tue, July 12, 2022	9:00 AM	Regular Commission Mtg

Commission on Recess August 2022

PLEASE TAKE NOTICE AND BE ADVISED that if any interested person desires to appeal any decision made by the Town Commission, Special Master or any other Boards or Commissions of the Town with respect to any matter considered at this meeting or hearing, such interested person will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The meeting/hearing may be continued from day to day, time to time, place to place, as may be found necessary during the aforesaid meeting. IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) THIS DOCUMENT CAN BE MADE AVAILABLE IN AN ALTERNATE FORMAT (LARGE PRINT) UPON REQUEST AND SPECIAL ACCOMMODATIONS CAN BE PROVIDED UPON REQUEST WITH THREE (3) DAYS ADVANCE NOTICE. Please contact Sherry D. Henderson, IIMC-CMC, Town Clerk (954) 427-4011 Town Hall - 1210 Hillsboro Mile, Hillsboro Beach, Florida 33062.

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MINUTES
TOWN OF HILLSBORO BEACH
REGULAR COMMISSION MEETING
MARCH 1, 2022 **9:00 A.M.**

CALL TO ORDER, ROLL CALL, AND PLEDGE OF ALLEGIANCE

Mayor Deborah L. Tarrant called the meeting to order at 9:00 a.m. Roll was called with the Commission members and staff present as listed below.

Town Commission:
Mayor Deborah L. Tarrant
Vice Mayor Irene Kirdahy
Commissioner Jane Reiser
Commissioner Barbara Baldasarre
Commissioner Vicky Feaman

Town Staff:
Town Manager William "Mac" Serda, ICMA-CM
Donald J. Doody, Town Attorney, Esq.
Town Clerk Sherry D. Henderson, CMC

APPROVAL OF AGENDA

Motion made by Vice Mayor Kirdahy, seconded by Commissioner Feaman, to approve the agenda as presented. In a roll call vote, the **motion** passed unanimously. (5-0)

I. APPROVAL OF MINUTES

A. Minutes of the January 11, 2022 Board of Zoning & Appeals Meeting

Motion made by Vice Mayor Kirdahy, seconded by Commissioner Feaman, to approve the minutes from the January 11, 2022 Board of Zoning & Appeals Meeting as presented. In a roll call vote, the **motion** passed unanimously. (5-0)

B. Minutes of the January 11, 2022 Regular Town Commission Meeting

Motion made by Commissioner Baldasarre, seconded by Commissioner Reiser, to approve the minutes from the January 11, 2022 Regular Town Commission Meeting as presented. In a roll call vote, the **motion** passed unanimously. (5-0)

C. Minutes of the February 1, 2022 Regular Town Commission Meeting

Motion made by Commissioner Reiser, seconded by Commissioner Feaman, to approve the minutes from the February 1, 2022 Regular Town Commission Meeting as presented. In a roll call vote, the **motion** passed unanimously. (5-0)

II. PRESENTATIONS

A. Update from Moffatt & Nichol – Presented by Jackie Brower, PhD, PE

Jackie Brower, Coastal Engineering Scientist with Moffatt & Nichol, introduced herself and her team, including Tim Blankenship and Christy Brush. She provided a *PowerPoint* presentation reviewing the Town's beach initiatives, which is attached to the record. She discussed the history of current beach renourishment efforts and provided an overview of compliance monitoring to meet FEMA requirements, and funding for beach projects.

Continuing, Dr. Brower reviewed beach renourishment projects, the planned joint project to address larger issues, as well as the benefits and the requirements of a FEMA-engineered beach, including the creation of a beach management plan and completion of a feasibility study. She shared data and technical specifications briefly and discussed goals. Dr. Brower explained the next steps are to complete the joint beach renourishment with Deerfield and reviewed the team effort and coordination for a holistic approach.

Mayor Tarrant provided additional detail on the cooperative efforts toward beach renourishment and the need for all the players to be at the table.

Commissioner Feaman asked for an update on offshore projects to contain erosion. Dr. Brower shared evaluations being conducted by the Army Corps of Engineers and review of parameters for sand and options available with improving technology.

Mayor Tarrant noted the dredging of Hillsboro Inlet and the impact of the depth of the inlet on the overall system.

Vice Mayor Kirdahy inquired about tilling the beach beyond the north end. Dr. Brower discussed the whole beach data available as part of the study. Discussion continued.

B. Update from Coastal Protection Engineering (CPE) – Presented by Thomas Pierro, PE, D.CE, Principal Engineer, and Tara Brenner, PG, PE, Sr. Coastal Engineer

Thomas Pierro, Principal Engineer, introduced the team from CPE, and noted Moffat & Nichol is also a part of the team on instituting a joint beach renourishment project with

the City of Deerfield Beach. He shared a *PowerPoint* presentation, which is attached to the record. He opened with the primary project objectives and reviewing the project timeline and discussed the steps over the past year and the activities planned through 2024 for the area which includes 1,500 feet in south Deerfield Beach and the northernmost 2,300 feet in Hillsboro Beach.

Vice Mayor Kirdahy asked about contractors for the Deerfield Beach project. Mr. Pierro explained the difficulty of finding a contractor to do Deerfield Beach's small renourishment with their stockpiled sand and noted there had unfortunately been no responses to the bid, but that sand was included in the permit for the larger project.

Mr. Pierro shared the permitted fill template being used to guide the project and explained the volume depends on beach conditions. He provided a map showing an overview of the settlement agreement project extents and discussed the process for extending the Erosion Control Line (ECL) and timing. Mr. Pierro continued to review the timeline of the project. He explained an update due to changes with the Boca Raton dredging project and related conditions.

Tara Brenner, Senior Coastal Engineer with CPE, reviewed the project schedule and targets, and then discussed the draft budget estimate. She noted there are a number of moving parts impacting the budget and stated it will evolve over time as new information becomes available. Continuing, she discussed cost sharing and grant programs.

Mr. Pierro closed the presentation with a summary and a list of future projects.

Mayor Tarrant recognized three (3) Hillsboro Beach residents who had been involved in the beach situation and helping to keep it at the forefront, including Rene Males, John Carlson, and Mo Tarifi.

C. Beach Erosion – Hillsboro Windsor Condos, 1169 Hillsboro Mile

Mayor Tarrant shared images of erosion at 1169 Hillsboro Mile with the coastal engineers and stated residents should know the Town is aware of the issue.

D. Introduction of Police Officer James Engle (Marine Patrol) – Presented by Police Chief Jay Szesnat

Police Chief Jay Szesnat introduced new Marine Patrol Police Officer James Engle and discussed his experience with Broward Sheriff's Office.

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E. Water Plant Operations Excellence Award 2021 – Town of Hillsboro Beach Public Water System

Town Manager Serda shared the details of the competitive application through the Florida Department of Environmental Protection (DEP) and its rigorous requirements and stated Elliot Garay had applied and received the only Water Plant Operations Excellence Award 2021 for small facilities. He recognized the outstanding effort made by Mr. Garay and his team.

Water Plant Supervisor, Elliot Garay shared additional comments. He noted the Water Department had come a long way and stated he had surprised the team with the award.

Mayor Tarrant recognized the Water Department team and thanked them each for their public service.

Mr. Serda discussed recognition and accreditation in other departments. He noted all of the elements in the Town are reaching top-notch levels and stated it was a testament to the team assembled.

III. SITE PLAN REVIEW

A. James Baron, Authorized Agent for Property Owner, is Seeking Site Plan Approval for Property Located at 971 Hillsboro Mile, Hillsboro Beach, FL 33062

Town Attorney DJ Doody swore in those wishing to provide testimony.

Joe Arenal, Development Planner with RMA, explained the item and presented the staff report for the proposed three (3) story home. He reviewed the documents submitted and noted staff recommends approval of the Site Plan with conditions as follows:

1. Provide Florida Department of Environmental Protection (DEP) approval for construction beyond the Coastal Construction Control Line (CCCL). Approval will be required as part of the Zoning approval for Building Permit application.
2. Provide Broward County Environmental permit for any construction activity on the dune or provide a letter of non-jurisdiction.
3. Provide Florida Department of Transportation (FDOT) approval of the trafficways and right-of-way dedication.
4. Compliance with Section 3-9 requirements for marine turtle protection (for any site lighting).
5. Provide updated survey indicating top of wall elevations at adjacent properties at Building Permit application submittal.
6. Broward County Tree Removal Permit.

7. Construction Site Management Plan per Section 12-50.

Vice Mayor Kirdahy asked about the fencing encroachment on the northern property line and asked if had been resolved. Mr. Arenal stated the issue had not yet been addressed.

Mayor Tarrant asked if it should be a condition of approval. Mr. Doody stated it was a private issue between the parties, and noted it was not a part of the review process for a site plan.

Mayor Tarrant stated the seawall needed to be addressed. James Baron, authorized agent for the property owner, stated they had started the process and have approval from the Army Corps of Engineers for the dock and seawall. He explained Chapelle Group is now preparing an application to the Town.

Mayor Tarrant stated compliance with the Town's seawall ordinance should be added as a condition of approval. She asked whether there would be a service driveway to avoid vehicles stacking on A1A. Mr. Baron provided additional explanation.

Mayor Tarrant asked about the materials and noted the plans showed frame and asked for clarification. Adrian Grandison, Ames International Architecture, provided additional detail on the structure materials and noted the reference to frame was about the existing home which is proposed to be demolished.

Mayor Tarrant asked if there would be excavation involved. Mr. Baron explained the existing structure was raised above grade and stated excavation would be minimal.

Mayor Tarrant stated a condition may need to be added regarding excavation requirements and placing the sand on the beach. Discussion ensued briefly.

Mayor Tarrant continued to review the plans and asked for clarification on the pool and the elevator. Mr. Baron stated the pool was being removed and the elevator would be an oversized residential elevator.

Mayor Tarrant asked about encroachments, soundproofing, and the height of the parapet on the roof, safety on the roof, and the electronic trellis. Mr. Baron and Mr. Grandison responded to each question in turn.

Mr. Doody asked whether the applicant accepted the seven (7) conditions as outlined in the staff report and the two (2) conditions added by Mayor Tarrant during discussion – to include compliance with the Town's Seawall Ordinance and excavated beach compatible sand excavated during development be utilized on the beach . Mr. Baron stated he agreed to all conditions and asked for a copy of the proposed excavation ordinance.

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Mayor Tarrant opened the item to public comment.

Alan Ellman, 969 Hillsboro Mile, expressed concern with the size of the project, as well as the location of the garage door and terrace. He asked that the item be postponed so he could have a professional review the plans for impacts on him and the Town.

Mayor Tarrant asked Steve Mitchell, Building Official, CG&A, to explain the excavation parameters Mr. Ellman had inquired about.

Mr. Mitchell stated any construction beyond the CCCL would require a separate permit.

Mr. Arenal noted submission of that permit application was listed on the conditions in the staff report.

Mayor Tarrant asked about the balcony issue Mr. Ellman had brought up. Mr. Arenal explained the Code requirements. Discussion ensued regarding maneuvering into the driveway and garage access.

Mr. Ellman asserted he was not objecting but was asking for time to review the plans.

Mr. Serda provided a brief explanation on the property rights and the Site Plan Approval process. He noted the item was properly noticed.

Warren Diamond, Boca Raton, stated the neighbor was entitled to a delay for due process in order to avoid the issue being bound up in litigation in the future. He asserted the bluff was being impacted by the garage and would not be approved by the DEP.

Mr. Arenal pointed out DEP approval was a recommended condition of approval.

Mayor Tarrant closed the item to public comment.

Mr. Doody explained the action before the Commission was to take action on the Site Plan Approval or entertain the request to table the item. In response to questions from the Commission, he provided additional detail on the options available.

Commissioner Reiser stated she believed tabling the item would be the less costly route for the parties involved to work out their differences.

Town Clerk Sherry Henderson explained that public notices of the meeting were sent to the neighbors on February 14, and the associated documents were uploaded to the Town's website on February 24.

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Commissioner Reiser asked if the DEP process would be completed in the next 30 days. Mr. Arenal provided additional detail on the timeline for DEP permitting.

Mr. Baron stated the DEP permit process could not be started until the Site Plan Approval was in place. He noted the applicant had been working on the project for a year and had made multiple revisions based on comments from staff.

Discussion continued regarding the recommended conditions of approval.

Mr. Mitchell pointed out the Florida Building Code requires that all outside permits be in place prior to issuing a building permit.

Motion made by Commissioner Reiser, seconded by Vice Mayor Kirdahy, to table the item until the April 5th Town Commission meeting. In a roll call vote, the **motion** passed (3-2). Commissioners Feaman and Baldasarre voted no.

Mr. Serda suggested an amendment to the order of the agenda, as he needed to leave the meeting at noon.

Motion made by Commissioner Reiser, seconded by Commissioner Feaman, to change the order of the agenda to place Ordinances after Resolutions. In a roll call vote, the **motion** passed unanimously. (5-0)

Item IV was addressed out of order.

IV. ORDINANCES

A. Ordinance No. 2022-04 Amendment to the Town's Code of Ordinance, Amending Ch. 12-49 "Site Plan Requirements" and Creation of Section Entitled "Excavation" (First Reading, tabled September 7, 2021)

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, AMENDING THE TOWN'S CODE OF ORDINANCES BY AMENDING CHAPTER 12-49, ENTITLED "SITE PLAN REQUIREMENTS"; BY SPECIFICALLY CREATING SECTION 12-49 (C), ENTITLED "EXCAVATION", TO PROVIDE FOR THE USE OF BEACH COMPATIBLE SAND; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Doody read the Ordinance by title only.

Mr. Doody noted he had consulted with Nicole Sharp on the definitions within the Ordinance and Ms. Sharp was present to answer any questions. He reviewed the items addressed since the Ordinance was tabled in September 2021.

Ms. Sharp stated the outstanding issue to resolve was how to address financial responsibility for replacement of excavated sand which was determined not to be compliant.

Mayor Tarrant noted the existing Ordinance requires sand remain on the island and asked what happens to the sand if it is not compatible. Ms. Sharp stated it could be required the material be used as fill.

Commissioner Feaman stated the property owner should not be responsible for replacing material which is found not to be compatible. Discussion ensued and consensus was to remove section H.

Mayor Tarrant pointed out a typographical error.

Motion made by Commissioner Feaman, seconded by Vice Mayor Kirdahy, to amend Ordinance 2022-04 to remove section H and correct the typographical error. In a roll call vote, the **motion** passed unanimously. (5-0)

Motion made by Commissioner Feaman, seconded by Commissioner Reiser, to approve Ordinance 2022-01 on first reading as amended. In a roll call vote, the **motion** passed unanimously. (5-0)

Mr. Doody noted the potential impacts of House Bill 403 on the Ordinance.

V. DISCUSSION & POSSIBLE ACTION

A. Discussion on Printing Quarterly Newsletter

Mayor Tarrant stated action was necessary to address the delay time in printing the newsletter. She noted the draft was ready on February 7, but due to the current procurement guidelines and an increase in price of the previous printer, the printing had to go to bid.
Mr. Serda provided additional explanation of the delays and the printer's process. Discussion continued on potential solutions.

Mayor Tarrant asserted the procurement minimum was too low. Mr. Serda stated he would add the item to the next agenda.

VI. RESOLUTIONS & CONTRACTS

A. Resolution No. 2022-06

CONSIDERATION TO ACCEPT AND APPROVE THE RANKING AS GENERALLY RECOMMENDED BY THE EVALUATION AND SELECTION COMMITTEE AND AUTHORIZING THE PROPER TOWN OFFICIALS TO EXECUTE CONTINUING CONTRACTS WITH THE SELECTED FIRMS IN RESPONSE TO THE TOWN'S REQUEST FOR QUALIFICATIONS RFQ #2021-01 FOR CONTINUING PROFESSIONAL ARCHITECTURAL AND ENGINEERING SERVICES FOR VARIOUS PROJECTS.

Mr. Doody read the Resolution by title only.

Mr. Serda presented the item. He explained the recommendation to give the firms on the State's list pre-qualification status to improve the procurement process for future needs.

Mayor Tarrant asked whether this would preclude the Town from bidding for consultants for future projects. Mr. Serda stated it did and explained the State Statute which requires that engineers be compared based on qualifications rather than price. He noted the Resolution would not change the process in relation to price.

Mr. Doody added that adopting the list would save the Town from conducting Requests for Qualifications with each job. He noted any expenditure would come to the Commission for review and approval. Discussion continued regarding the costs involved.

Mayor Tarrant asked about RMA being missing from the list. Mr. Serda stated they had not responded to the bid with a proposal but the Town could maintain their separate contract with the firm.

Motion made by Commissioner Feaman, seconded by Vice Mayor Kirdahy, to adopt Resolution 2022-06. In a roll call vote, the **motion** passed unanimously. (5-0)

B. Resolution No. 2022-07

CONSIDERATION TO AUTHORIZE THE PROPER TOWN OFFICIALS TO ENTER INTO A LAW ENFORCEMENT MUTUAL AID AGREEMENT WITH BROWARD COUNTY SHERIFF'S DEPARTMENT FOR BURGLARY/PROPERTY CRIME APPREHENSION TASK FORCE.

Mr. Doody read the Resolution by title only.

Mr. Serda stated this was an opportunity for the Town to participate as desired with the task force as appropriate.

Mayor Tarrant noted issues with agreement in the dates within the document.

Mr. Doody indicated he would follow-up with the Broward County Attorney's Office.

Motion made by Commissioner Feaman, seconded by Vice Mayor Kirdahy, to adopt Resolution 2022-07. In a roll call vote, the **motion** passed unanimously. (5-0)

C. Resolution No. 2022-08

CONSIDERATION TO APPROVE AND AUTHORIZE THE APPROPRIATE TOWN OFFICIALS TO EXECUTE CONTRACT AMENDMENT FOR COASTAL PROTECTION ENGINEERING LLC PROPOSAL TO CONDUCT ENDANGERED SPECIES ACT LISTED CORAL SURVEY FOR THE TOWN OF HILLSBORO BEACH AND THE CITY OF DEERFIELD BEACH UNDER THE CONTRACT APPROVED PURSUANT TO RFQ #21-15-JW.

Mr. Doody read the Resolution by title only.

Mr. Serda noted the item had been discussed during the presentations earlier in the meeting.

Motion made by Vice Mayor Kirdahy, seconded by Commissioner Feaman, to adopt Resolution 2022-08. In a roll call vote, the **motion** passed unanimously. (5-0)

D. Resolution No. 2022-09

A RESOLUTION OF THE MAYOR AND TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, STRONGLY OPPOSING HOUSE BILL 403 IN THE 2022 STATE LEGISLATURE WHICH SEEKS TO ENABLE BUSINESSES TO SUE GOVERNMENTS AND HALT ENFORCEMENT OF LOCAL ORDINANCES.

Mr. Doody read the Resolution by title only.

Mr. Doody provided background on the legislation based on conversations with the lobbyists for other municipalities and noted the Town's exposure was limited due to lack of businesses in the Town. Discussion ensued regarding the impact of the legislation and its definitions.

Commissioner Reiser asked whether businesses from home would be covered by the legislation. Mr. Doody stated that was yet to be determined. Discussion continued.

Motion made by Commissioner Baldasarre, seconded by Commissioner Feaman, to adopt Resolution 2022-09. In a roll call vote, the **motion** passed unanimously. (5-0)

Mr. Serda left the meeting at 12:07 p.m.

VII. CONSENT AGENDA

A. Invoices for Approval

1. **CG&A** Invoice 99939 Services through 01/31/22 - **$207,224.57**
2. **LSF Shuttle** Invoice 21-1231-26 Services through December 2021 - **$6,551.86**
3. **LSF Shuttle** Invoice 22-0131-26 Services through January 2022 - **$6,083.87**
4. **Inframark** Invoice #72201 Services through January 2022 - **$7,400.62**
5. **Inframark** Invoice #74078 Services through February 2022 - **$8,874.75**

6. **Goren Cherof Doody & Ezrol (GCDE)** Invoice #39933 Services 01/25/22 – 2/22/22 **$5,819.85** (General Matters)
7. **GCDE** Invoice #39934 Services 01/25/22 – 2/22/22 **$1,733.20** (Development)
8. **GCDE** Invoice #39935 Services through 2/16/22 **$67.50** (Writ of Garnishment)
9. **GCDE** Invoice #39936 Services 01/31/22 – 2/14/22 **$720.00** (Richard Crusco, Charles Doherty, et al)

Mayor Tarrant asked that item six (6) be pulled for discussion. (GCDE Invoice #3993)

Motion made by Commissioner Reiser, seconded by Commissioner Baldasarre, to approve Consent Agenda invoices for approval as amended. In a roll call vote, the **motion** passed unanimously. (5-0)

Mayor Tarrant asked for clarification on the line items on item six (6). Mr. Doody provided additional detail.

Motion made by Commissioner Baldasarre, seconded by Commissioner Feaman, to approve invoice item number six (6). In a roll call vote, the **motion** passed unanimously. (5-0)

B. Proclamations for Approval

1. Problem Gambling Awareness Month (PGAM) – March 2022

Motion made by Commissioner Feaman, seconded by Vice Mayor Kirdahy, to approve the proclamation. In a roll call vote, the **motion** passed unanimously. (5-0)

VIII. BEACH REPORT

None.

IX. STAFF UPDATES

A. Police Department

Police Chief Jay Szesnat presented the monthly report. He noted there had been increases in traffic, resulting in an increase in arrests. He discussed a marine accident and noted everyone on board was safe.

Commissioner Feaman asked for clarification on what was being done about dogs on the beach. Chief Szesnat explained and discussion ensued regarding service dogs.

Vice Mayor Kirdahy thanked the Police Department for proactive action regarding trespassers on the beach.

Mayor Tarrant asked for clarification on the police assists listed in the report. Chief Szesnat stated trespassing makes up the bulk of the assists. Discussion ensued regarding trespassing and bicyclists.

Commissioner Reiser noted crosswalks had been a frequent conversation recently and asked how often studies are conducted. Chief Szesnat stated he would investigate and report back on the most recent survey and the frequency.

B. Building Department

Steve Mitchell, Building Official, CG&A, presented the Building Services report. He stated construction projects are moving forward and noted Opal Towers West had submitted their permits and staff had met with their new board.

C. Code Compliance

Bernard Pita, Code Enforcement, CG&A, presented his report. He stated Mr. Mitchell had passed three (3) cases on to him and they were working toward compliance. He pointed to changes in the detail of his report based on feedback at the last meeting. Mr. Pita stated turtle season kicks off March 1 and thanked Chief Szesnat for the support in getting the word out.

Mayor Tarrant asked for clarification on a lighting map and the area around Le Baron Condominiums. Commissioner Baldasarre stated she believed the data was gathered prior to the lights being changed over. It was suggested that Mr. Pita ensures that the team monitoring and evaluating lighting compliance begin after March 1. It was noted many buildings in Town have lights programmed to change to "Sea Turtle Compliant Lighting" on March 1. Discussion continued regarding communication surrounding turtle lighting compliance issues.

X. TOWN MANAGER REPORT

A. Municipal Election – Tuesday, March 8, 2022 (7 a.m. to 7 p.m.), Community Room at Town Hall

B. Community Event – Saturday, April 30, 2022 (9 a.m. to 12 p.m.)

Mayor Tarrant read the announcements for the election and community event.

C. Town Hall Façade Update

None.

XI. TOWN ATTORNEY REPORT

None.

XII. TOWN COMMISSION COMMENTS/REPORTS

A. Commissioner Jane Reiser

Commissioner Reiser stated this could be her last Commission meeting pending the outcome of the March 8 Municipal Election and noted it had been a pleasure to serve the Town.

B. Commissioner Vicky Feaman

None.

C. Commissioner Barbara Baldasarre

None.

D. Vice Mayor Irene Kirdahy

None.

E. Mayor Deborah L. Tarrant

None.

XIII. PUBLIC COMMENTS

Town Clerk Henderson noted a written comment received from John Carlson regarding the beach would be attached to the minutes for the meeting.

DRAFT

XIV. ADJOURNMENT

Motion made by Commissioner Baldasarre, seconded by Vice Mayor Kirdahy, to adjourn the meeting at 12:44 p.m. In a roll call vote, the **motion** passed unanimously. (5-0)

ADOPTED THIS _____ DAY OF _____, 2022

By: _____
Deborah L. Tarrant, Mayor

ATTEST:

_____
Sherry D. Henderson, CMC, Town Clerk

DRAFT

WRITTEN PUBLIC COMMENTS

Public Comments emailed to the Town Clerk Entered into the Record.

Hand-outs Provided at Meeting Entered into the Record.

MARCH 1, 2022

TOWN COMMISSIO MEETING

Town of Hillsboro Beach
1210 Hillsboro Mile
Hillsboro Beach, FL 33062
TownofHillsboroBeach.com
954-427-4011

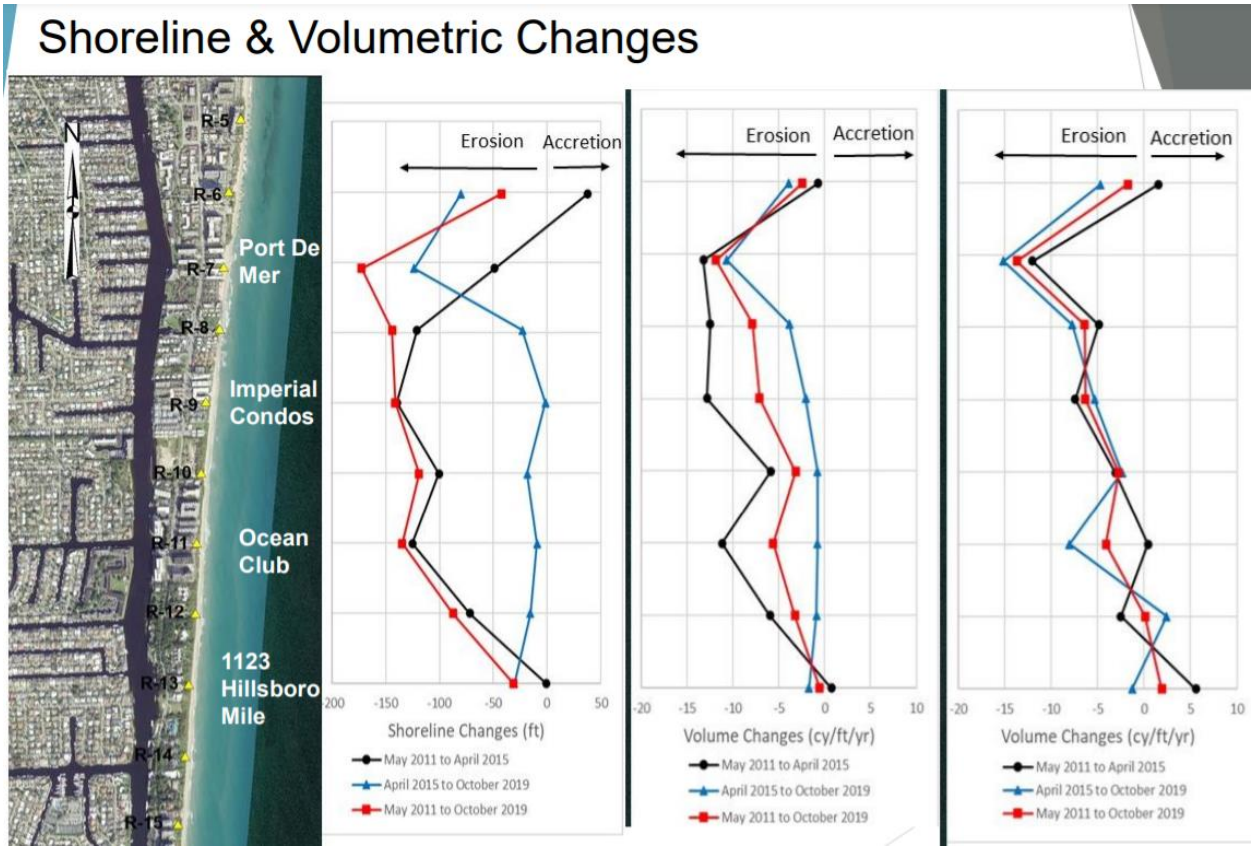
Public Comment offered by John Carlson @ 975 Hillsboro Mile
Emailed to Town Clerk for the 3/1/2022 Commission Meeting

March 1, 2022

John Carlson at 975 says:

Beach Management Summary shows two big standouts both nicely illustrated:

1. Page 9, 10-year Review = 485,600 CY of sand on Hillsboro's beach and,
2. Page 13, Shoreline & Volumetric Changes illustrating the impact of Deerfield's wet rock piles.



Citizens should know placing sand on the beach means we are actively *fighting* Mother Nature at a massive cost without solving the erosion problem.

Missing from the report is the sand shortage caused by the inlets where *eight-five percent of coastal erosion is caused by inlets interrupting the littoral drift* (see email thread below to and from Department of Environmental Protection where

Florida’s coastal erosion czar, engineer Bob Brantly pleads his case fighting Mother Nature).

Funds from FEMA are a blessing and a curse; we need money to stay afloat while the beach keeps disappearing.

Nothing yet is being done to prevent the erosion.

STOP READING

David Overstreet from Office of Resilience & Coastal Protection to reply 5/17/21; 5/18; Florida Flood Hub? David working from his cell 5/24; 850-245-2118 cc 'Ashley.Evitt@FloridaDEP.gov' ; 5/25/21 public.services@dep.state.fl.us; noah.valenstein@dep.state.fl.us

975 Hillsboro Mile
Hillsboro Beach, Florida 33062
954-781-7356, cell 954-778-4430
SeaFront@Comcast.net

4/16/2021 & 5/25/21 850 245 2???

Dear Secretary Valenstein:

It has been well established that eight-five percent of coastal erosion is caused by inlets interrupting the littoral drift. Natural sand transport diminishes from north to south in a fairly uniform pattern but for the inlets, jetties and other structures like groins in its path.

Region	Inlet	Date	Vol. N	Vol. S
Inlet by-pass objectives			in 1000	in 1000
NE	St. Mary's River		0	554
	St. Augustine	1998	0	510
		2014	93	185
	Ponce de Leon	1997	0	43
		2020	40	20
Central	Port Canaveral	1996	0	156
		2014	0	156
	Sebastian	2000	0	70
		2008	0	90
	Ft. Pierce	1997	0	130
	St. Lucie	2016	34	161

SE	**Jupiter**	**1997**	**0**	**75**
	Lake Worth	**1996**	**0**	**202**
	S. Lake Worth	**1999**	**0**	**88**
	Boca Raton	**1997**	**0**	**83**
	Hillsboro	**1997**	**0**	**120**
	Port Everglades	**1999**	**0**	**44**
		2018	**0**	**42**
	Bakers Haulover	**1997**	**0**	**0**

How then can you justify the bypass objectives listed above in your data for Florida's east coast?

Dr. Robert Dean and Dr. O'Brien wrote a 1987 report on Florida's East Coast Inlets. The longshore sediment transport was estimated to be:

600,000 cy/yr. at the St. Mary Entrance, and
500,000 cy/yr. at Daytona,
350,000 cy/yr. at Cape Canaveral,
230,000 cy/yr. at Fort Pierce,
230,000 cy/yr. at Jupiter,
120,000 cy/yr. at Hillsboro and
10,000 cy/yr. at Government Cut.

Why the prolonged discrepancy between by-pass and Dean's data?

The Best,
John Carlson

Black is Brantly verbatim and *red is Carlson's connecting the dots.*

Ocean inlets improved for navigation can interrupt or alter the natural drift of beach-quality sand resources, which often results in these sand resources being deposited in nearshore areas or the inlet channel, or in

the inland waterway adjacent to the inlet, instead of providing natural nourishment to the adjacent eroding beaches.

While the southerly-directed littoral sediment transport reaching the inlets decreases from north to south along Florida's Atlantic Coast, the net sediment transport across the inlet varies in response to the constructed navigation improvements, inlet geomorphology, and the incident wave climate.

Correspondingly, the erosive effects of the navigation inlets vary depending upon the quantity of sediment interrupted by the inlet and the quantity that is naturally transported across the inlet by waves and tides. Hence, mechanical sand bypassing from the inlet channels and shoals is needed to offset the quantity of sediment that is interrupted by the inlet, i.e. captured by the inlet channels and shoals. –at the same quantity, rate and frequency to mimic Mother Nature.

A sediment budget is the mass balance between inputs and outputs of sediment in the inlet system, including all related flood and ebb tidal shoals, inlet shorelines and inland waterways, and the adjacent open coast beaches within the area of inlet influence during a specific time period.

The target bypassing objective required to be mechanically bypassed in order to offset the inlet impacts on adjacent beaches is derived from the formulation of a sediment budget at each inlet. The formulation of a sediment budget, and resultant bypassing objective, has improved over time with more comprehensive coastal monitoring of beach and dune topography, inlet and offshore bathymetry, and tide and wave conditions. –but has largely failed in the overall implementation producing critically eroded beaches.

Differences in sediment budgets prepared in earlier and later studies of an inlet vary based upon the available coastal monitoring information at the time of the study; understandably, later studies benefited from more comprehensive monitoring information. –which is why a sediment budget should be conducted frequently and regularly at every inlet since they cause eight-five percent of the shoreline erosion.

Also, differences occur due to changes in coastal conditions, including variations in the incident wave climate during the specific time period used in the formulation of the sediment budget.—which changes would average out over time if done frequently and regularly.

These comments fail to justify current bypass objectives and completely dismiss the discrepancies between current bypass requirements and Dean's data. Critical erosion is now the status quo.

Beach Management Summary

March 1, 2022

Moffatt & Nichol (M&N)
Jackie Brower, PhD, PE

moffatt & nichol

Introductions & Background

Tim Blankenship

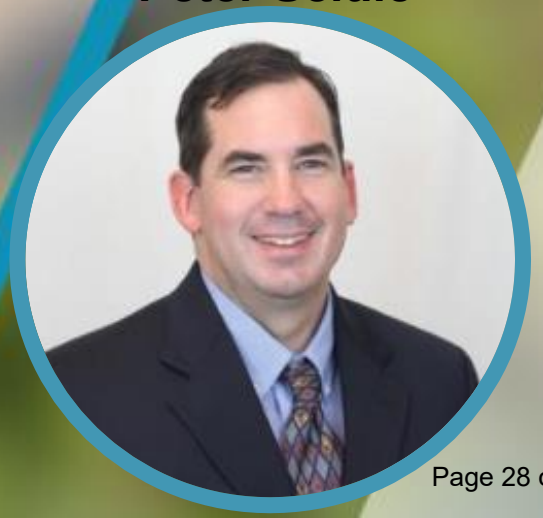
Principal In Charge (PIC)

Christy Brush

Jackie Brower

Project Manager (PM)

Peter Seidle



Moffatt & Nichol (M&N)

Tim Blankenship, PE Principal Engineer (PIC)
Christy Brush, Environmental Regional Manager
Jackie Brower, PE, PhD Coastal Engineer (PM)
Peter Seidle, PE, Senior Coastal Engineer

- Working with the Town since 1998…

Agenda

- Beach Updates
  - Overview - Nourishments
  - Current Activities
  - Reimbursements
- Feasibility Study
  - Topics
  - Volumetric Changes
  - Sediment Budget
  - Beach Management Strategy

Working with the Town since 1998

Beach Overview

- Shift in Nourishment Opportunities & Methodology
  - Offshore Hydraulic Dredge (1998, 2011)
  - Truck Haul (2015, 2018, 2020)

FEMA

Hurricane Matthew response 2016

$2.6M

Hurricane Irma response 2017

$4.4M

Hurricane Matthew Renourishment 2018

Hurricane Dorian response 2019

$4.4M

Hurricane Irma Renourishment 2020

Hurricane Dorian Feasibility Study

Hurricane Dorian Renourishment (2023)

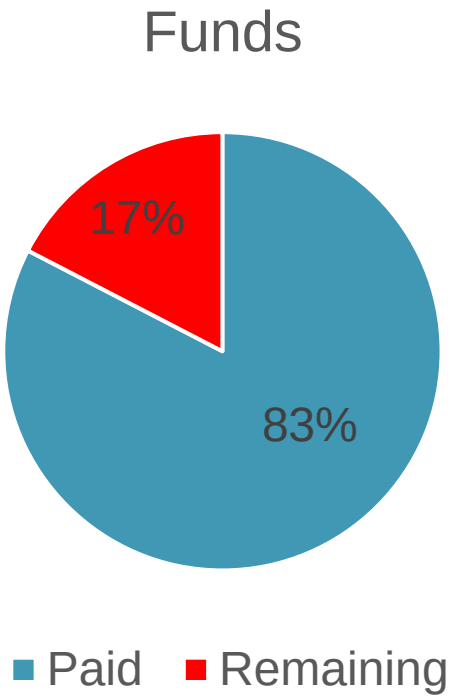
Beach Status

- Year 2 of 2020 Nourishment – Irma Funding – 100% Reimbursable
- Monitoring & Permit Compliance:
  - Winter (February): Shorebird Monitoring & Tilling (Turtles)
  - Summer (August): Biological & Physical Monitoring
- Working with the Town to keep permits active and in compliance

2020 Project Reimbursements – Hurricane Irma

Total Paid to Date:
$3,624,576.88

- Status:
  - Obligated Amount: $4.68M = 100% Funded
    - FEMA (90%) $4.22M
    - State (5%) $232K
    - Supplemental (5%) $232K

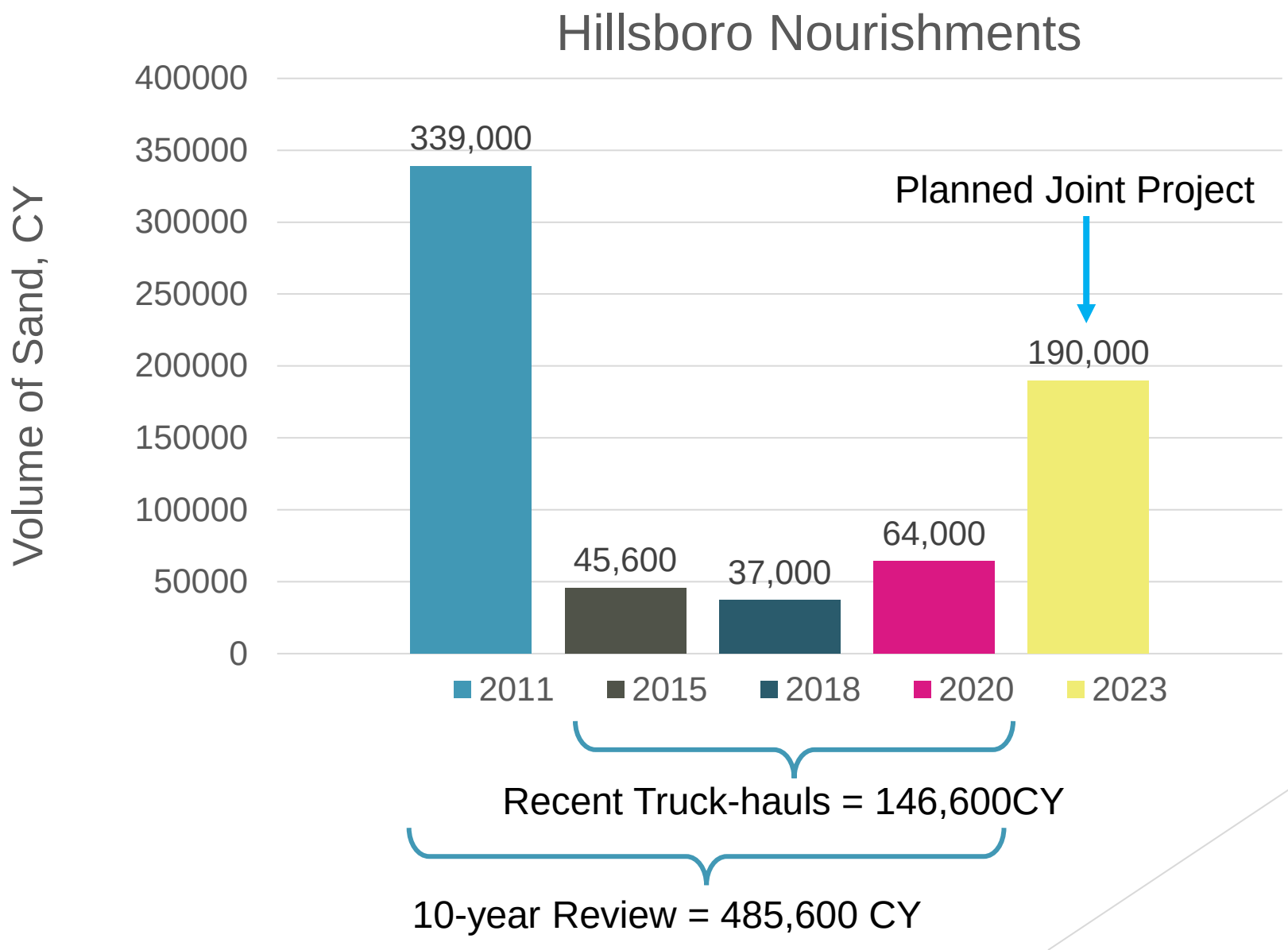


- Actions:
  - $223K – Direct Admin Cost, Pilot (requesting to move to Dorian)
  - Supplemental Funding – amendment & coordinate with FDEP – Feb 2022
  - FL Public Assistance (PA) reimbursement once proof of payments are received
  - Execute proposed spend plan for remaining funds

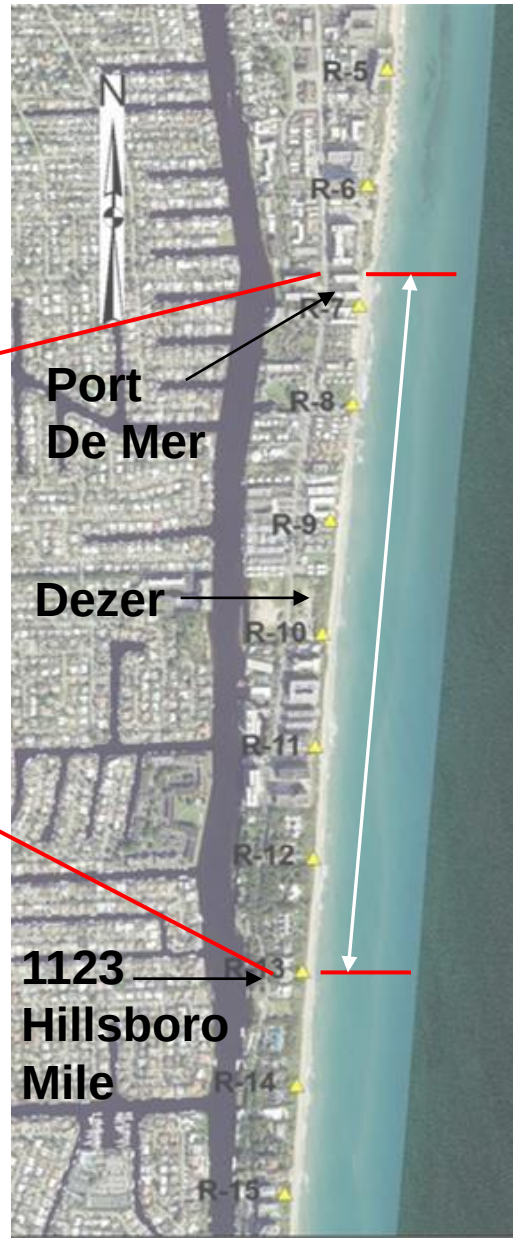
2020 Nourishment

- Truck Haul
- Sand Source
- Traffic A1A
- Peak Season
- Turtle Nesting
- Access Points
- Loss of Sand

Nourishments



Beach Management Plan Hillsboro Beach, Florida- Defined Beaches



FEMA Engineered Beach

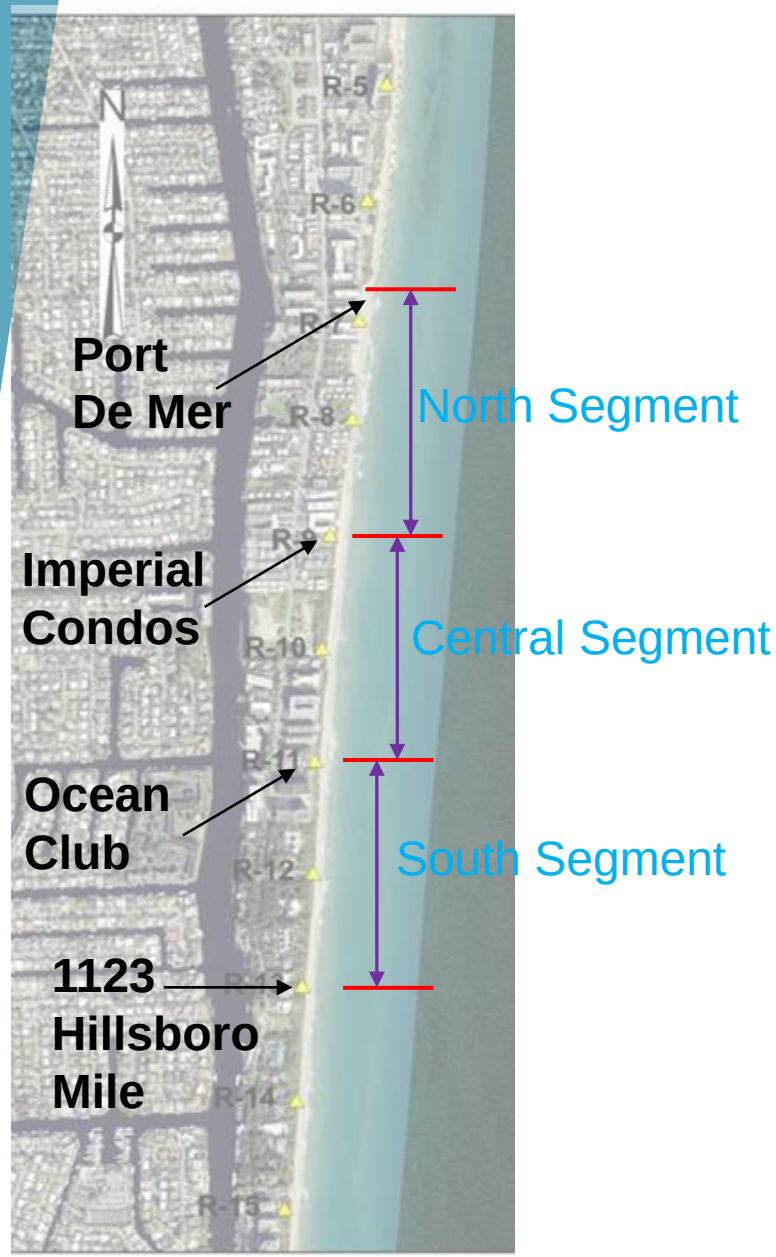
- ✓ R-6+750 to R-13
- ✓ Eligible for Federal Funding
- ✓ Requires an active Management Plan

- FEMA program has provided funding support for 3 nourishments (~$10M in funding)
- Feasibility Study & active beach management plan required to remain eligible for future reimbursements

Feasibility Study

- FEMA Public Assistance (PA) Funding – Hazard Mitigation Project – Dorian (2019)
  - 75% Funded by FEMA & 12.5% Funded by the State
  - **Beach Management Plan (required for future FEMA funding)**
  - Topics:
    - Volumetric Changes
    - Sediment Budget
    - Beach Management Strategy
      - Inlet-to-Inlet Approach
    - Alternatives Analysis*

Beach Management Plan Hillsboro Beach, Florida - Beach Conditions



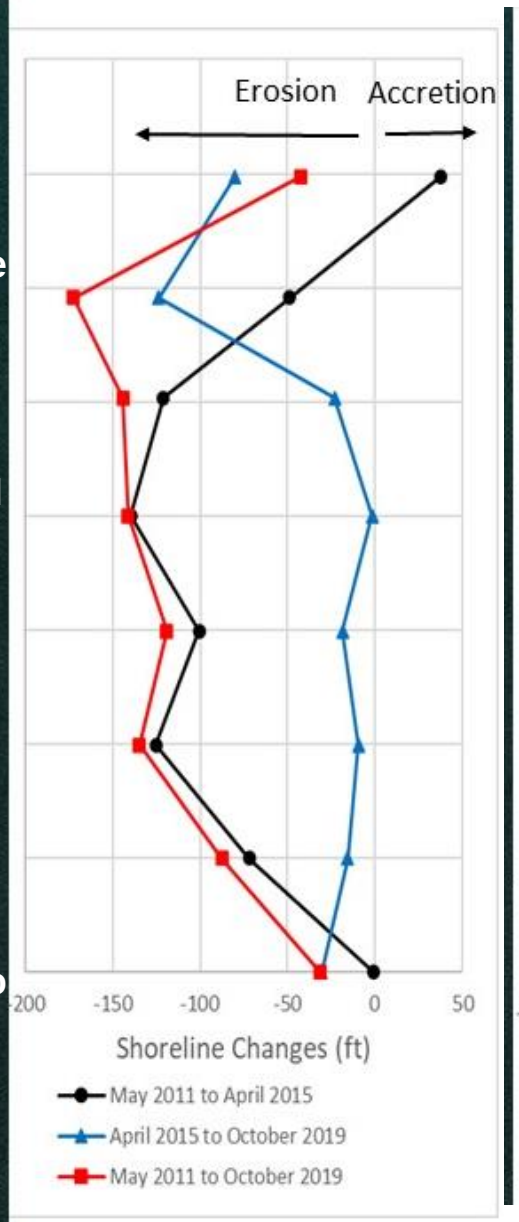
1. Shoreline Changes
2. Volume Changes
3. Sediment Budget

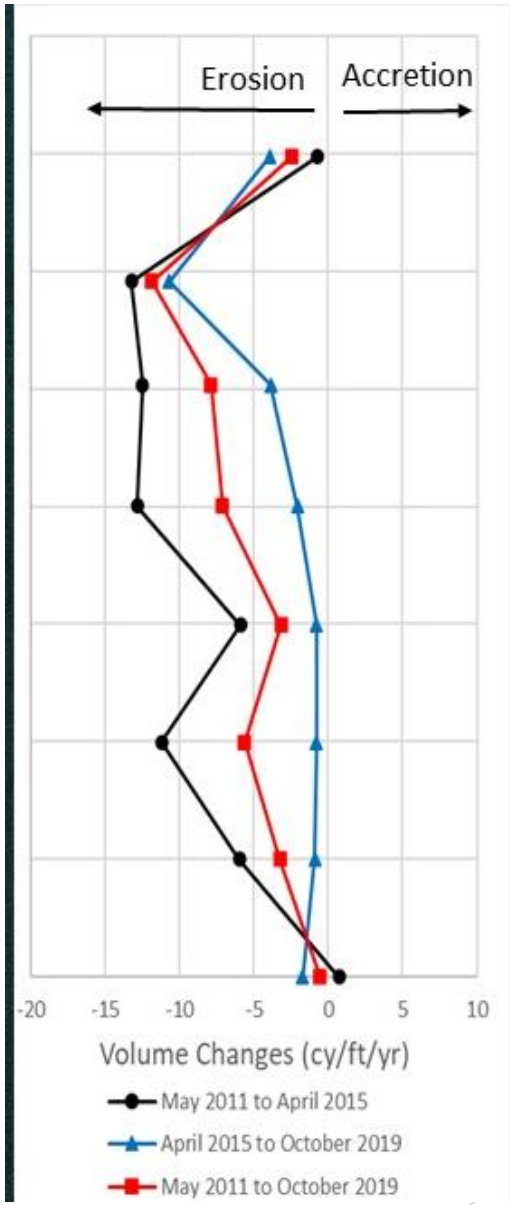
- Recent period: April 2015 to October 2019
- Longer term period: May 2011 to October 2019

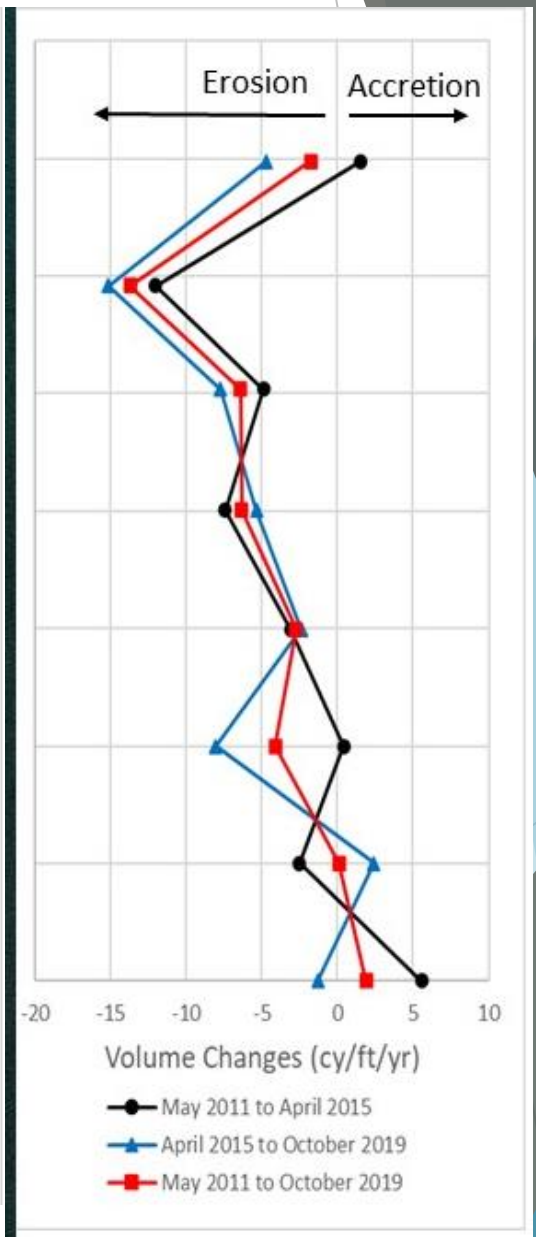
Three Segments:

- North Segment: R-6+750 to R-9
- Central Segment: R-9 to R-11
- South Segment: R-11 to R-13

Shoreline & Volumetric Changes







Regional Sediment Budget

- **FDEP Strategic Beach Management (SBMP) – State-level effort for Beach Management that sets targets for inlet bypassing volumes.**

- FDEP SBMP Bypassing cubic yards (cy) per year (yr)
  - Boca Raton Inlet: 83,000 cy/yr
  - Hillsboro Inlet: 120,000 cy/yr

- Between Apr. 2015 and Oct. 2019, the analyzed net annual longshore transport rate is approximately 67,850 cy/yr at north border.

- Between May 2011 and Oct. 2019, the analyzed net annual longshore transport rate is approximately 45,180 cy/yr at north border.

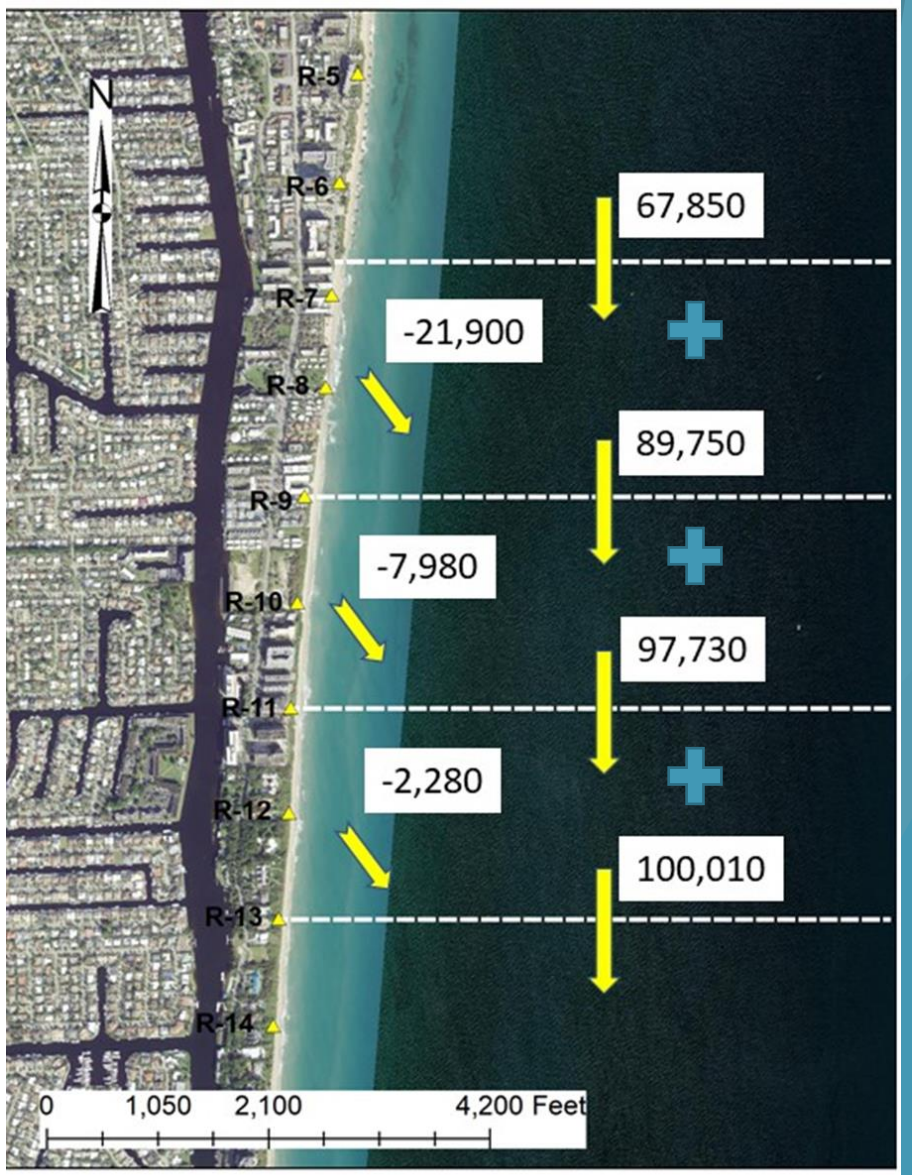


Figure 4. Regional Sediment Budget (cy/yr, Apr. 2015 to Oct. 2019)

Regional Sediment Budget

Findings: (May 2011 to Oct. 2019)

- Estimated longshore transport rates are between 45,180 cy/yr and 73,320 cy/yr from R-7 to R-13.
- To be able to offset the historical erosion, the annual beach nourishment rates of approximately 19,760 cy/yr is required between R-6+750 and R-9.
- To be able to offset the historical erosion, the annual beach nourishment rates of approximately 28,240 cy/yr is required between R-6+750 and R-13.

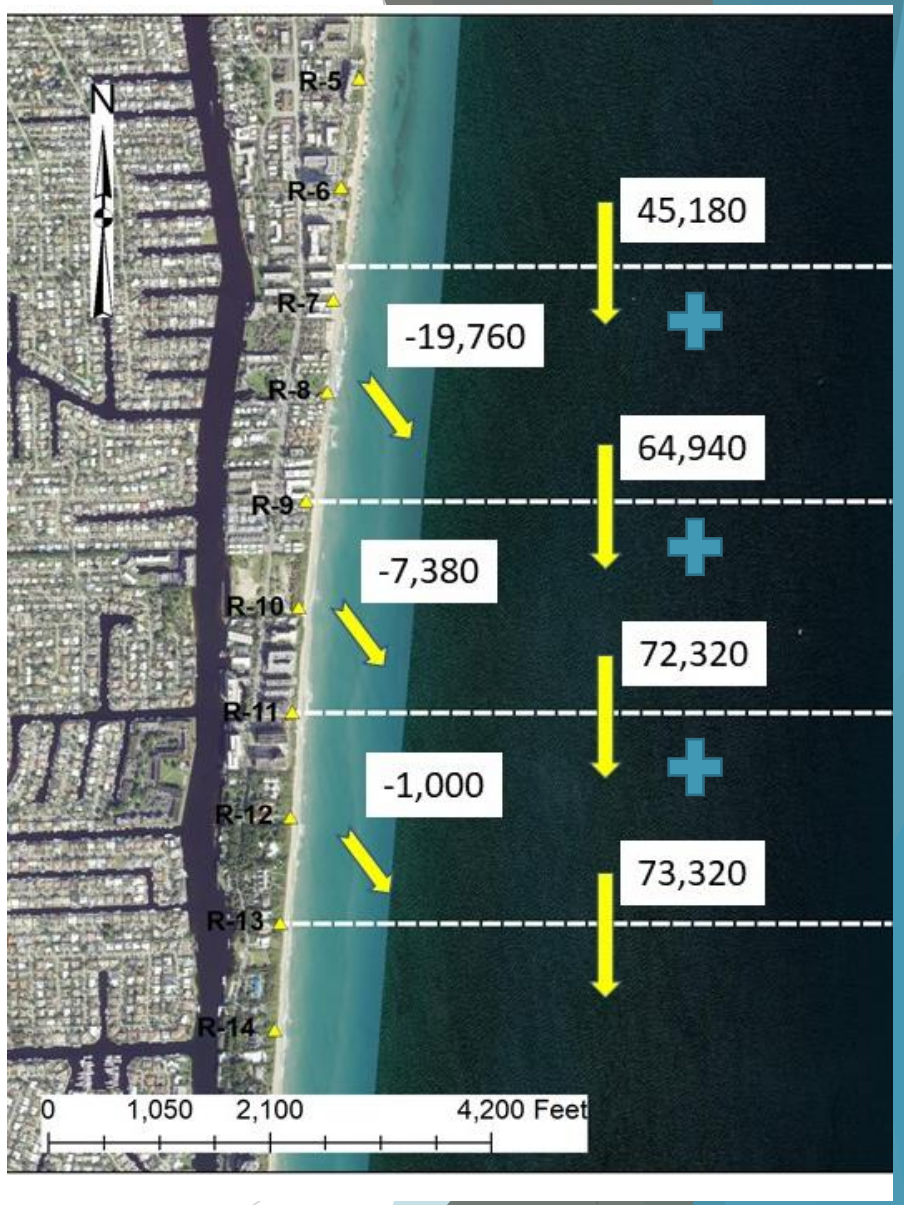
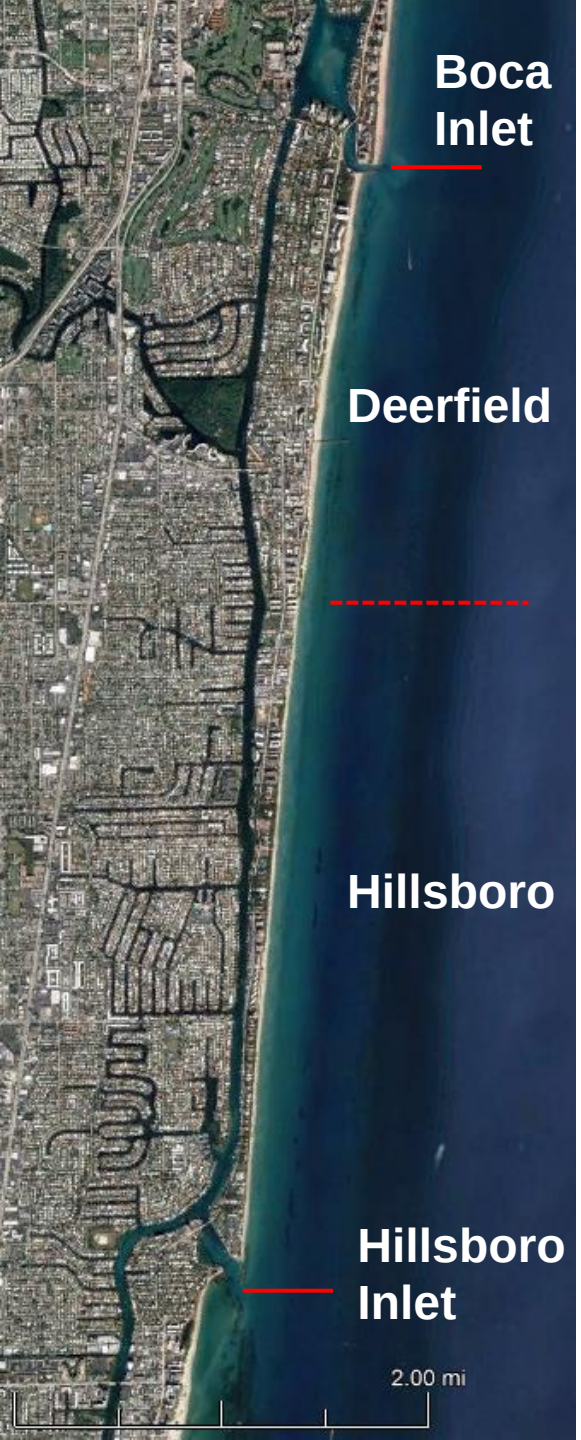
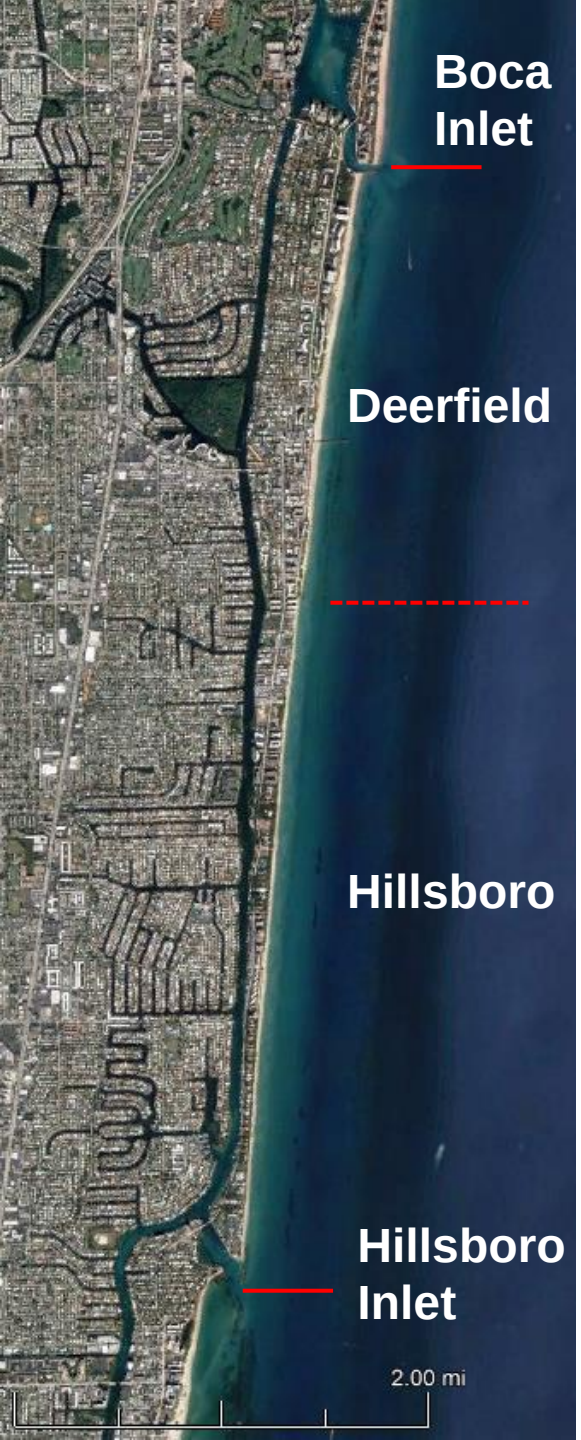


Figure 5. Regional Sediment Budget (cy/yr, May 2011 to Oct. 2019)

Strategic Beach Management



- ✓ Holistic approach to beach management
- ✓ Regional Inlet-to-Inlet Approach
  - Boca Inlet
  - Hillsboro Inlet District
- ✓ Nourishment volumes, frequency, beach longevity
- ✓ Building the foundation
  - 2020 Nourishment
  - Feasibility Study
  - 2022/23 Joint Nourishment
  - Sustainable Management Program
    - ✓ State, Federal, Local Buy-In



2022/23 Joint Nourishment

- ✓ The right team in place – Hillsboro, Deerfield, Moffatt & Nichol, and CPE
- ✓ Potential coordination with Boca
  - ✓ Boca ebb shoal has 300,000 to 400,000 cy in permitting dredge template, but limited space in their placement template
  - ✓ The City of Boca can better maintain controlling depths for boating by allowing Hillsboro use of the permitted ebb shoal borrow area
- ✓ Continued coordination with State (FDEP, FDEM) and Federal (FEMA,USACE) agencies
- ✓ Another building block for the sustainable beach management of Hillsboro Beach

Thank you!

Moffatt & Nichol (M&N)

Tim Blankenship, PE, Christy Brush Jackie Brower, PhD, PE

HILLSBORO/DEERFIELD BEACH NOURISHMENT PROJECT
STATUS UPDATE MEETING

March 1, 2022

Coastal Protection Engineering (CPE)

Thomas Pierro, PE, D.CE, Principal Engineer
Tara Brenner, PG, PE, Sr. Coastal Engineer

PROJECT TEAM

Coastal Protection Engineering (CPE)

Thomas Pierro, PE, D.CE, Principal Engineer
Thomas Campbell, PE, D.CE, Principal Advisor
Tara Brenner, PG, PE, Sr. Coastal Engineer
Stacy Buck, Sr. Marine Biologist
Dylan Nestler, PE, Coastal Engineer

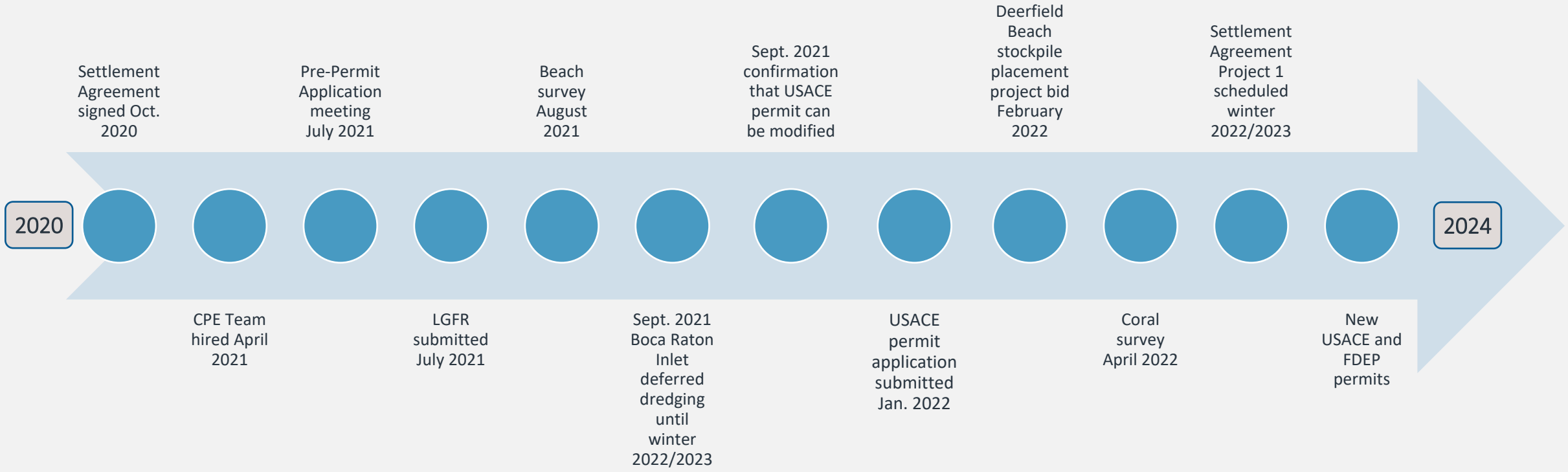
Moffatt & Nichol (M&N)

Tim Blankenship, PE, Coastal Engineer
Jackie Brower, PE, PhD, Coastal Engineer & Scientist

PRIMARY PROJECT OBJECTIVES

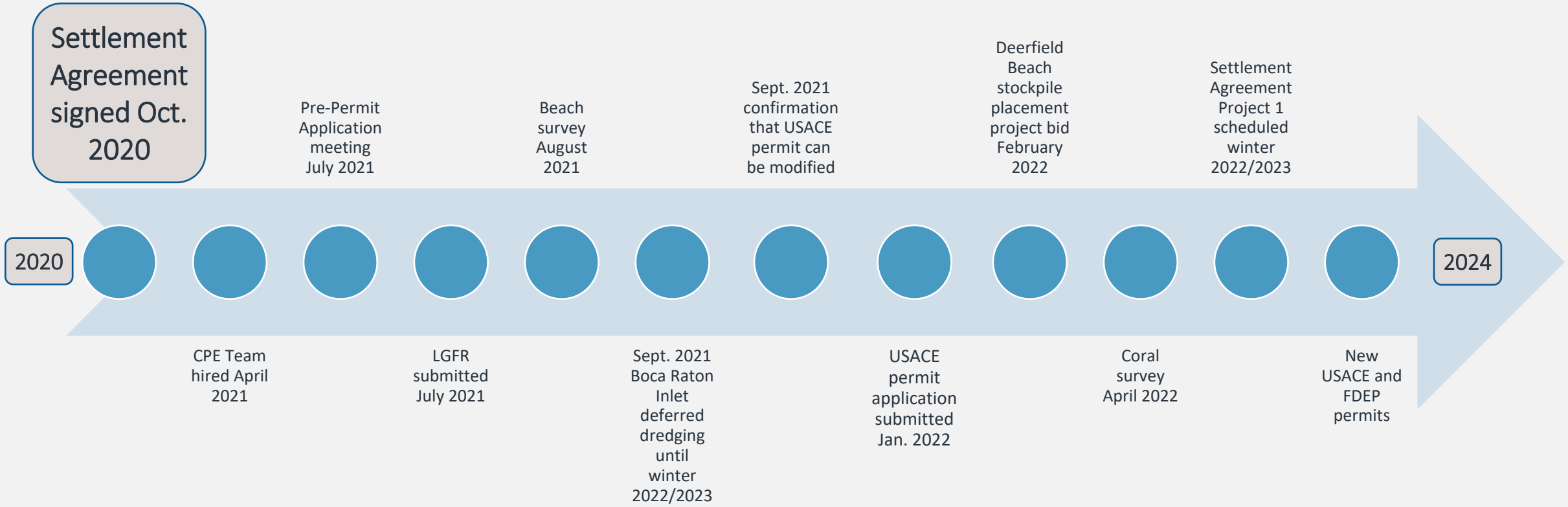
- Joint beach nourishment with City of Deerfield Beach
- Comply with Oct. 2020 Settlement Agreement
- Obtain cost sharing from State and Federal governments
- Immediate approach:
  - 1st project to be complete in 2023
  - Utilize existing/previous regulatory authorizations
  - Evaluate both upland and inlet sand source options
- Long term planning:
  - Develop program with 30-year planning horizon
  - Reformulate project based on performance monitoring and feasibility study
- Work together

PROJECT TIMELINE



DRAFT FOR REVIEW AND COMMENT

PROJECT TIMELINE

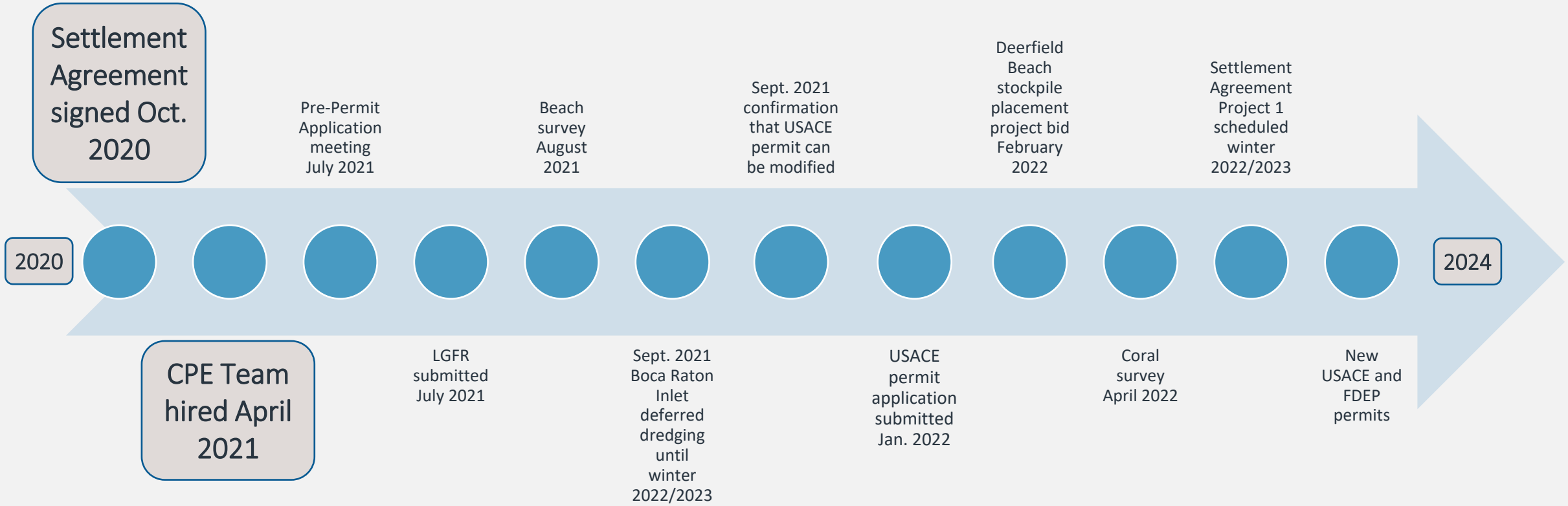


DRAFT FOR REVIEW AND COMMENT

SETTLEMENT AGREEMENT

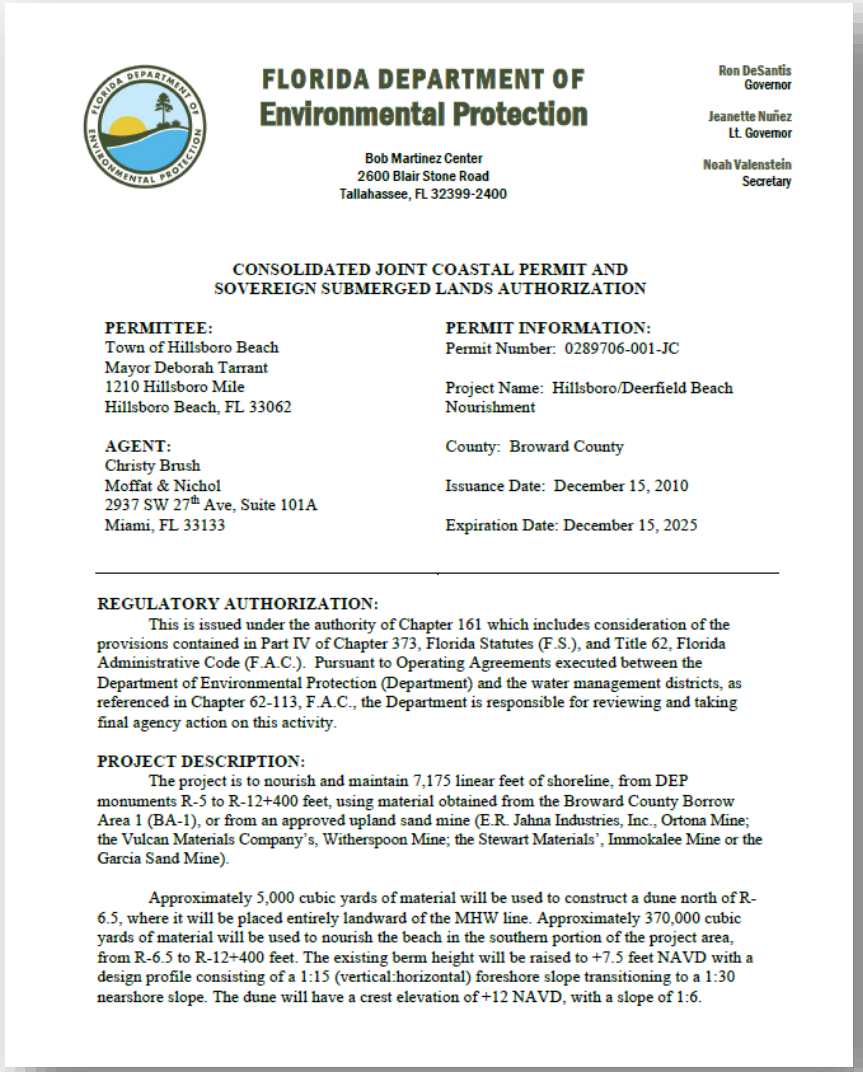
- Effective Date: October 8, 2020
- Beach nourishment every 5 years for 30 years
- Initial construction between 2021 and 2023
- City of Deerfield Beach
  - 1,500 feet: SE 6th St (R-5+350) to SE 10th St (R-6.7)
  - Coordinate with City of Boca Raton
- Town of Hillsboro Beach
  - 2,300 feet - SE 10th St (R-6.7) to R-9
  - Coordinate with Hillsboro Inlet District
- Provisions: bury rock groins, extend ECL, jointly manage and monitor

PROJECT TIMELINE



PROJECT PERMITS

- FDEP 0289706-001-JC
  - Issued 12/15/2010 Expires 12/15/2025
  - Valid for future use
- USACE SAJ-1997-02355
  - Issued 12/19/1997 Expires 2/12/2023
  - Event constructed 2020
  - Not valid for future use
- Broward County DF-1082
  - Issued 10/20/2014 Expires 10/20/2024
  - Future use being coordinated with County



FLORIDA DEPARTMENT OF
Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, FL 32399-2400

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Noah Valenstein
Secretary

CONSOLIDATED JOINT COASTAL PERMIT AND
SOVEREIGN SUBMERGED LANDS AUTHORIZATION

PERMITTEE:
Town of Hillsboro Beach
Mayor Deborah Tarrant
1210 Hillsboro Mile
Hillsboro Beach, FL 33062

AGENT:
Christy Brush
Moffat & Nichol
2937 SW 27th Ave, Suite 101A
Miami, FL 33133

PERMIT INFORMATION:
Permit Number: 0289706-001-JC

Project Name: Hillsboro/Deerfield Beach Nourishment

County: Broward County

Issuance Date: December 15, 2010

Expiration Date: December 15, 2025

REGULATORY AUTHORIZATION:
This is issued under the authority of Chapter 161 which includes consideration of the provisions contained in Part IV of Chapter 373, Florida Statutes (F.S.), and Title 62, Florida Administrative Code (F.A.C.). Pursuant to Operating Agreements executed between the Department of Environmental Protection (Department) and the water management districts, as referenced in Chapter 62-113, F.A.C., the Department is responsible for reviewing and taking final agency action on this activity.

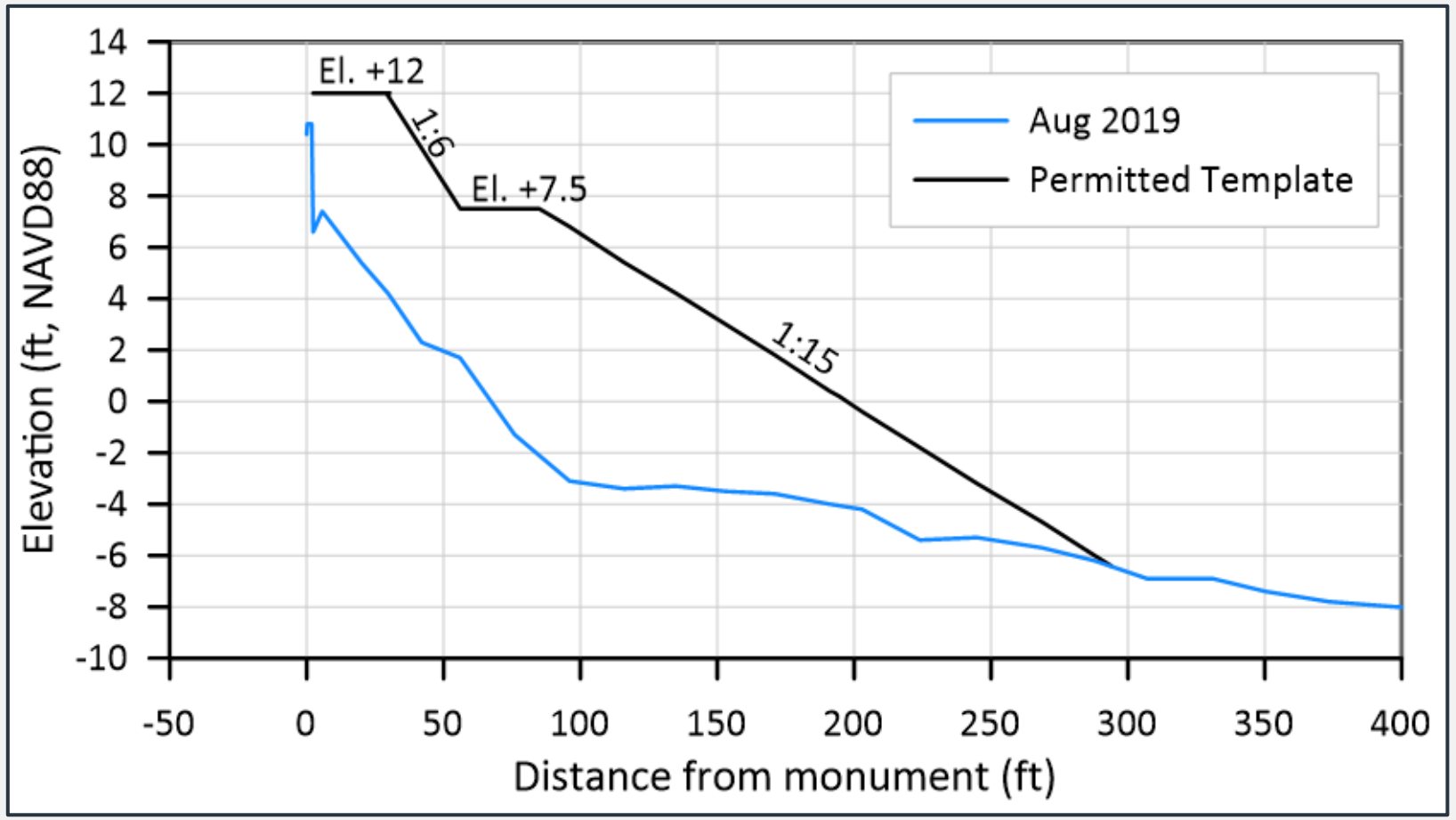
PROJECT DESCRIPTION:
The project is to nourish and maintain 7,175 linear feet of shoreline, from DEP monuments R-5 to R-12+400 feet, using material obtained from the Broward County Borrow Area 1 (BA-1), or from an approved upland sand mine (E.R. Jahna Industries, Inc., Ortona Mine; the Vulcan Materials Company's, Witherspoon Mine; the Stewart Materials', Immokalee Mine or the Garcia Sand Mine).

Approximately 5,000 cubic yards of material will be used to construct a dune north of R-6.5, where it will be placed entirely landward of the MHW line. Approximately 370,000 cubic yards of material will be used to nourish the beach in the southern portion of the project area, from R-6.5 to R-12+400 feet. The existing berm height will be raised to +7.5 feet NAVD with a design profile consisting of a 1:15 (vertical:horizontal) foreshore slope transitioning to a 1:30 nearshore slope. The dune will have a crest elevation of +12 NAVD, with a slope of 1:6.

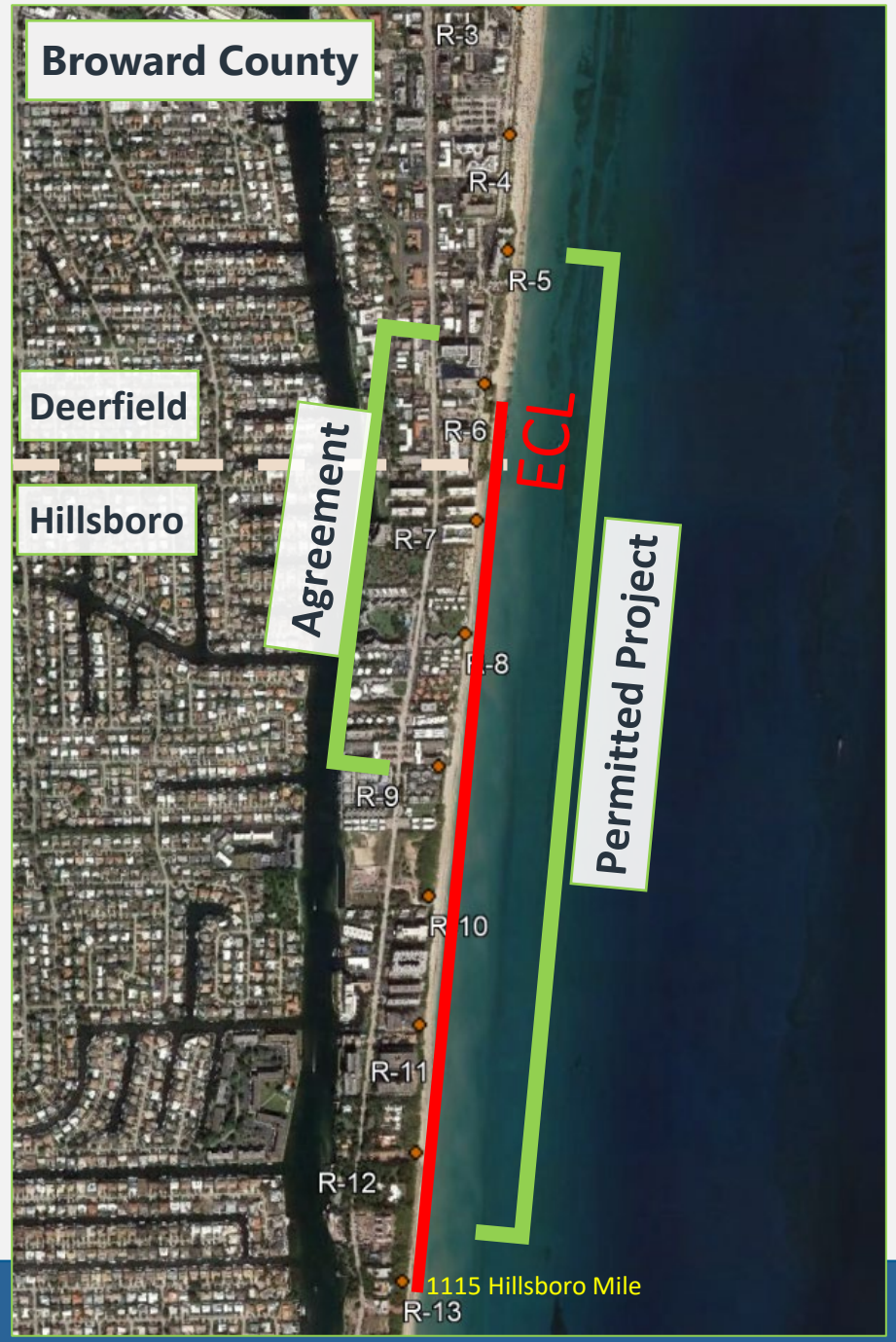
FDEP PERMIT

- 7,175 linear feet of shoreline
- R-5 to R-12+400 (~1.3 mi)
- Approved Sand Sources:
  - Offshore Borrow Area BA-1
  - Four upland sand mines
- Modified to add stockpiled sand as an approved source

PERMITTED FILL TEMPLATE



- Dune crest elevation +12’ NAVD with 1:6 slope
- Berm elevation +7.5’ NAVD with 1:15 slope
- Variations alongshore
- Volume depends on beach conditions



PROJECT EXTENTS

- Permitted project area between R-5 and R-12+400 (~1.3 mi)
- Settlement Agreement area from R-5+350 to R-9 (~0.7 mi)
- Sand placement above MHW from R-5 to R-6.5
- Sand placement may extend below MHW from R-6.5 to R-12+400
- ECL in place from R-6 to R-13

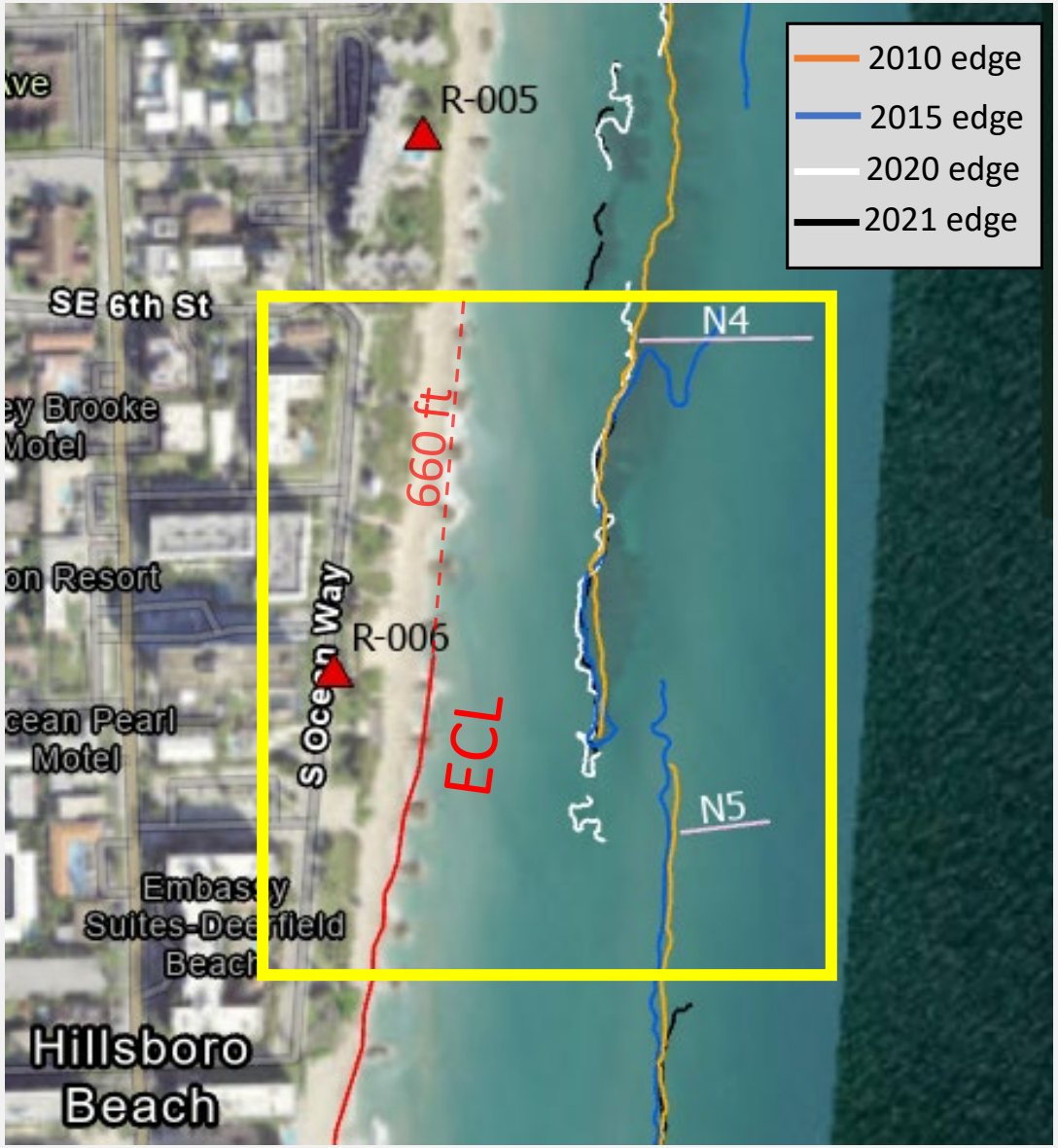
Coastal Protection Engineering

EROSION CONTROL LINE (ECL)

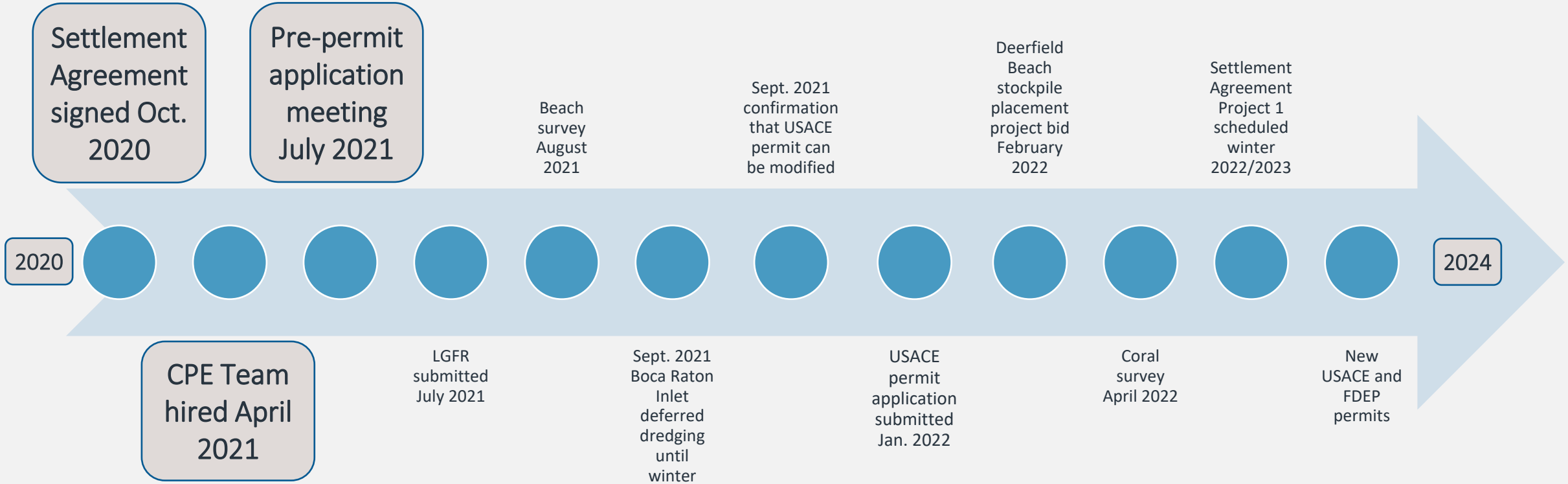
- Defined in Florida Statues: Ch. 161.141
- Boundary of sovereign submerged land and upland ownership
- Required for beach projects that advance the mean high water line (MHWL)
- Not needed for fill placement above mean high water (no MHWL advance)

ECL EXTENSION PROCESS

- MHWL survey, workshop, and hearing
- Survey should not be more than appox. 6 months old at the time of the ECL hearing
- Risk of “redo” if the project is not ready to be constructed within 2-years
- Typically, 6 months to 1 year for all tasks
- Fill placement in water limited by nearshore environmental resources



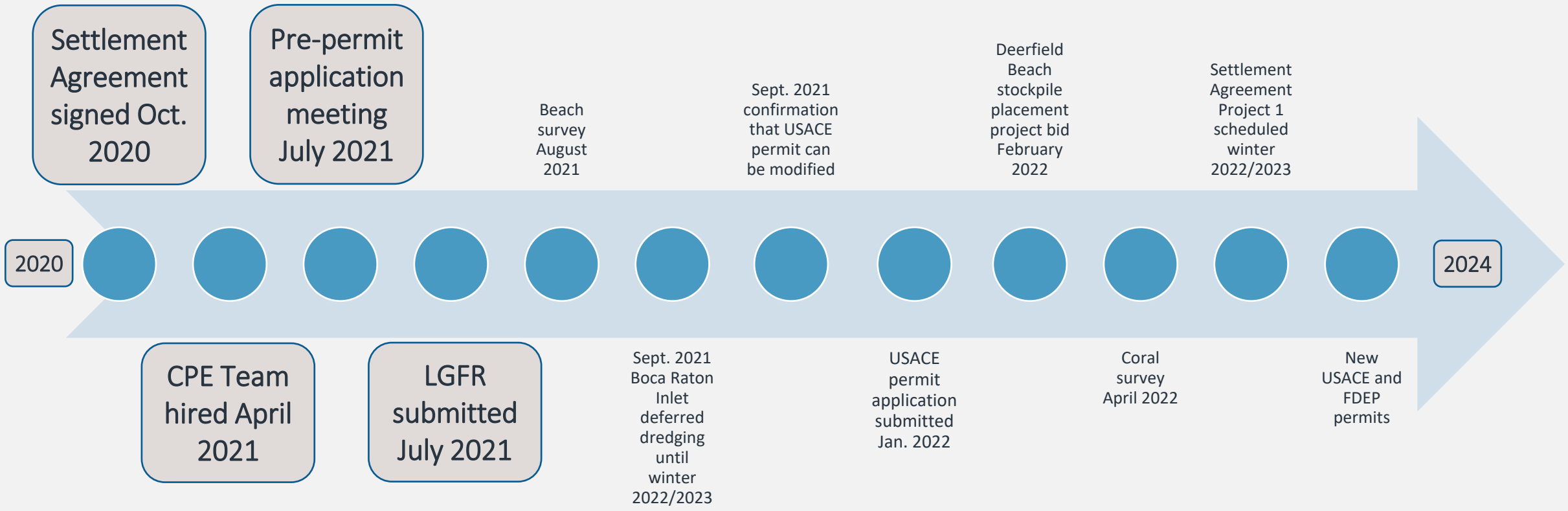
PROJECT TIMELINE



PRE-APPLICATION MEETING

- Presented proposed project to FDEP and USACE on July 15, 2021
- FDEP supports regional approach and modification of existing permit
- USACE challenges:
  - Current federal permit authorization was used for 2020 Hillsboro Truck Haul
  - New permit authorization will be required
  - Must comply with new 2020 SARBO requirements
- Permitting plan:
  - Utilize existing FDEP and Broward County permits and modify as needed
  - Apply for new USACE permit to reauthorize previous fill template

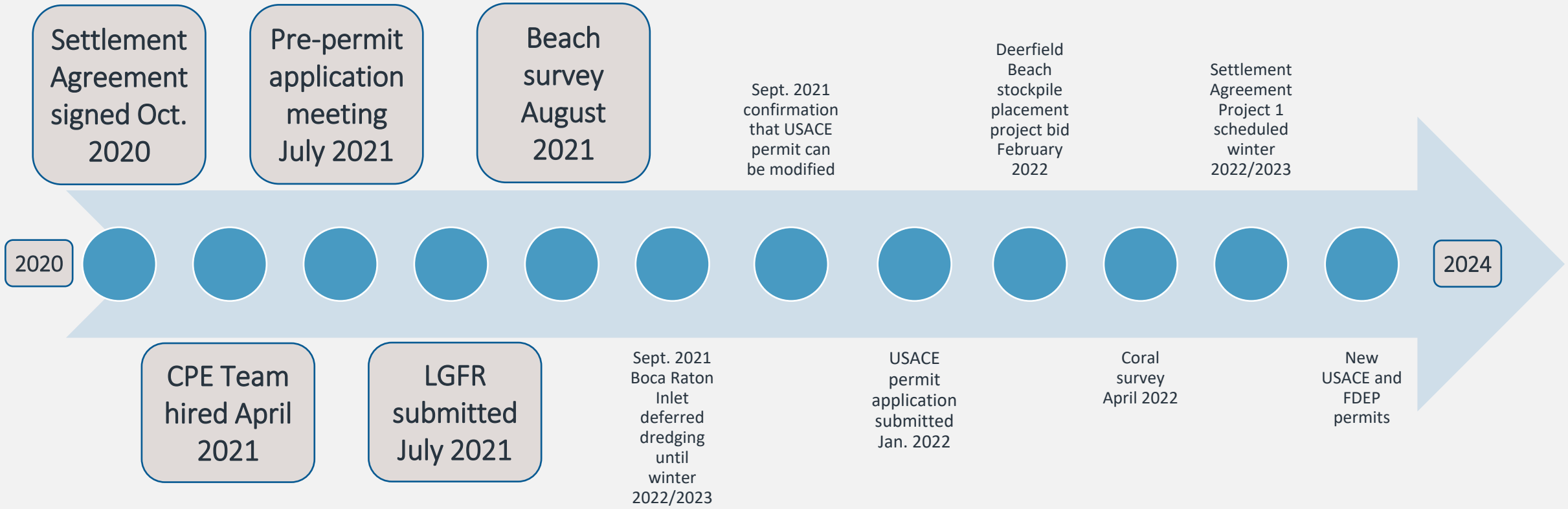
PROJECT TIMELINE



LOCAL GOVERNMENT FUNDING REQUEST (LGFR)

- Additional points received for regional cooperation
- Submitted request for state cost share of $5,225,000 for FY2022/2023
- FDEP determined 100% of the project is eligible for state cost sharing
  - Results in maximum State Cost Share percent of 50% (after federal share)
  - Potential initial Grant Funding of $2,612,500 (reimbursable basis)
- Statewide project requests are presently under review by Legislature
- Adjustments of amount can be requested in multiple future funding cycles both pre-project and up to 3 years post-project

PROJECT TIMELINE

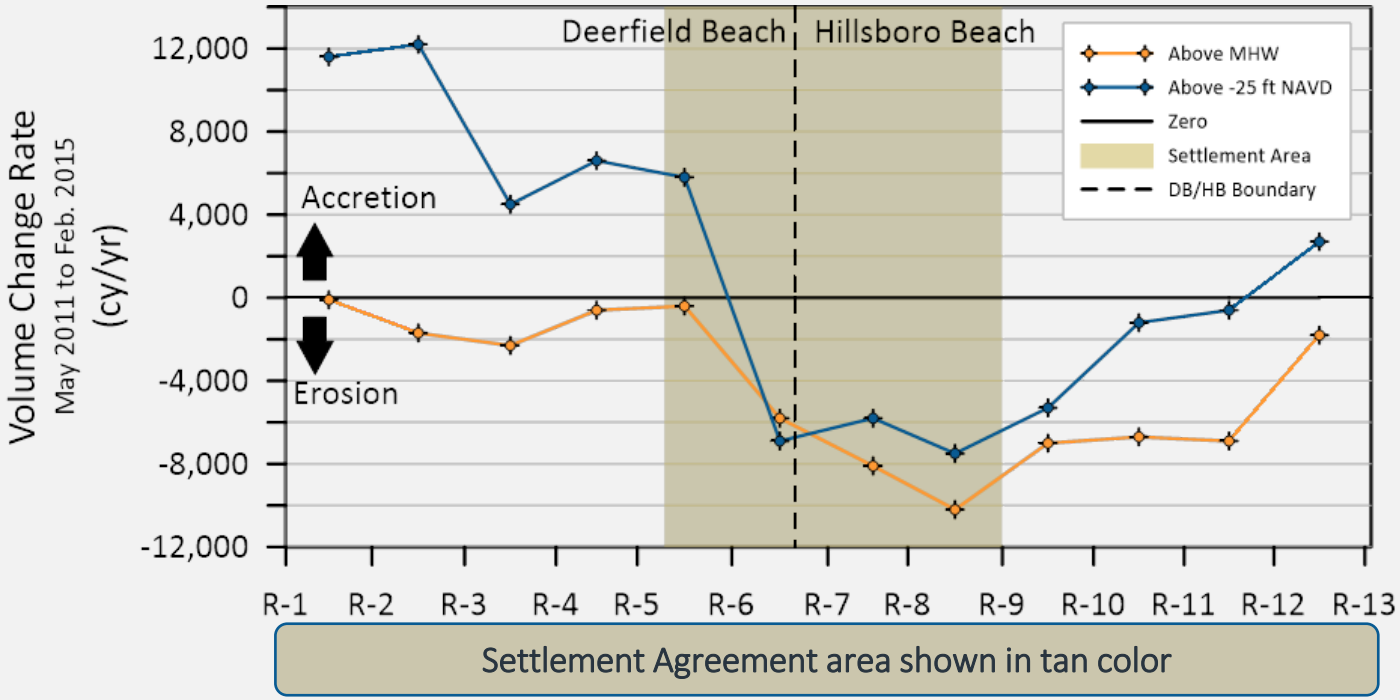


AUGUST 2021 SURVEY

- Coordinated with M&N survey team to avoid duplication of effort
- 2021 beach condition was similar on average to summer 2020 conditions
- Estimated fill template capacity:
  - 401,400 cy in permitted project area (R-5 to R-12+400)
  - 190,700 cy in Settlement Agreement area (R-5+350 to R-9)

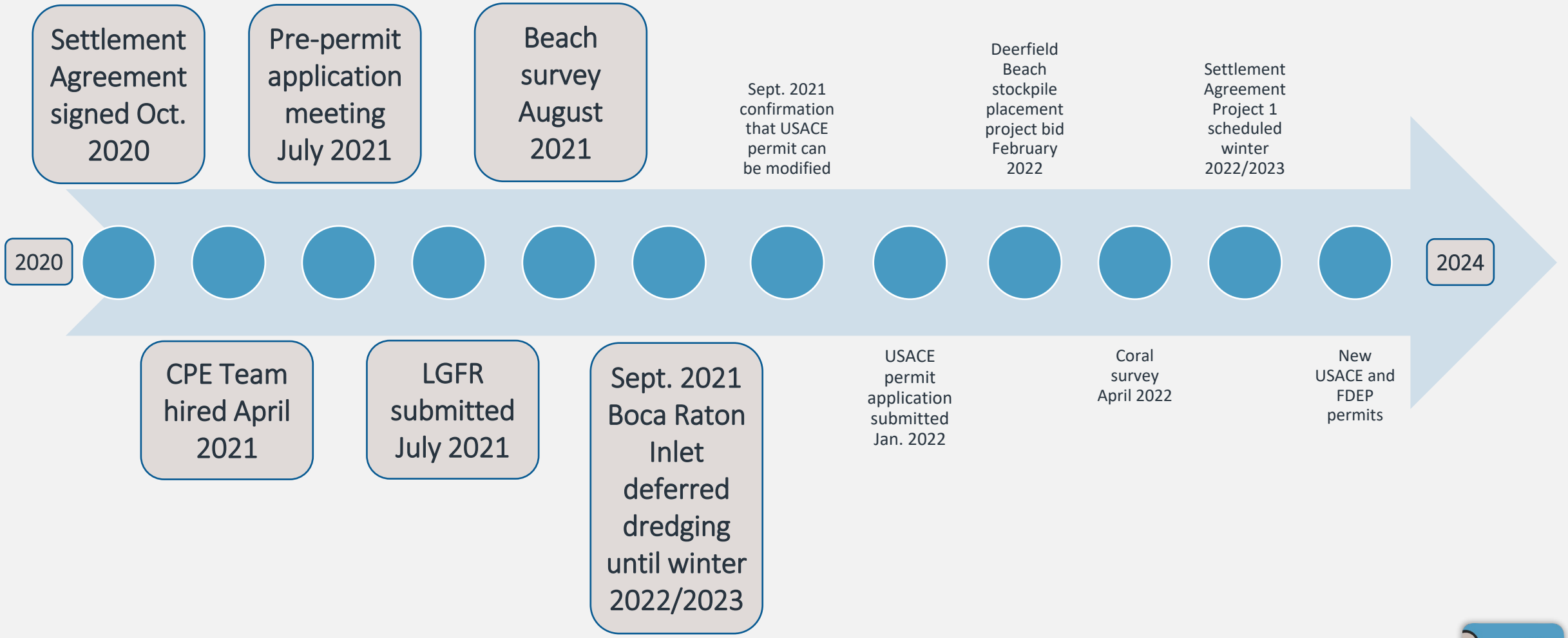
PAST BEACH PERFORMANCE

- Volumetric erosion from 2011 to 2015:
  - -20,300 cy/yr from R6 to R9
  - Projection of ~101,500 cy over 5 years

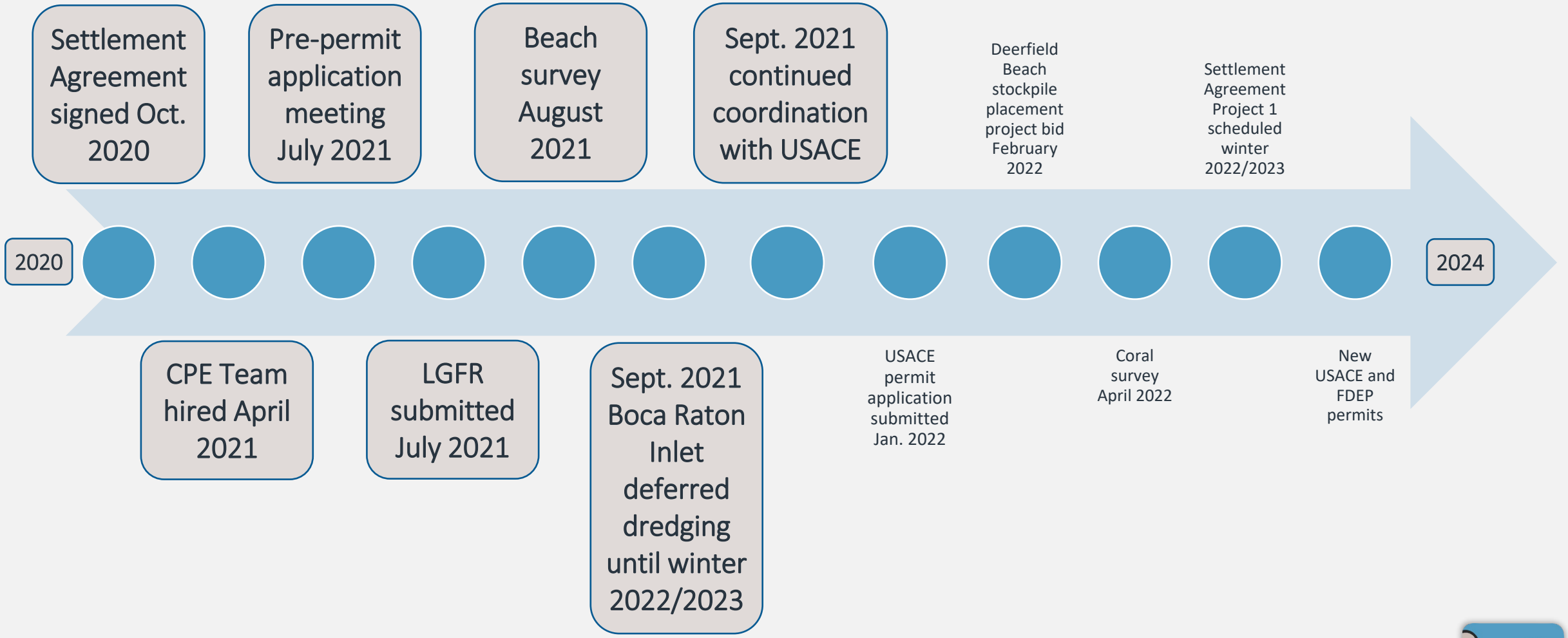


Settlement Agreement area shown in tan color

PROJECT TIMELINE



PROJECT TIMELINE

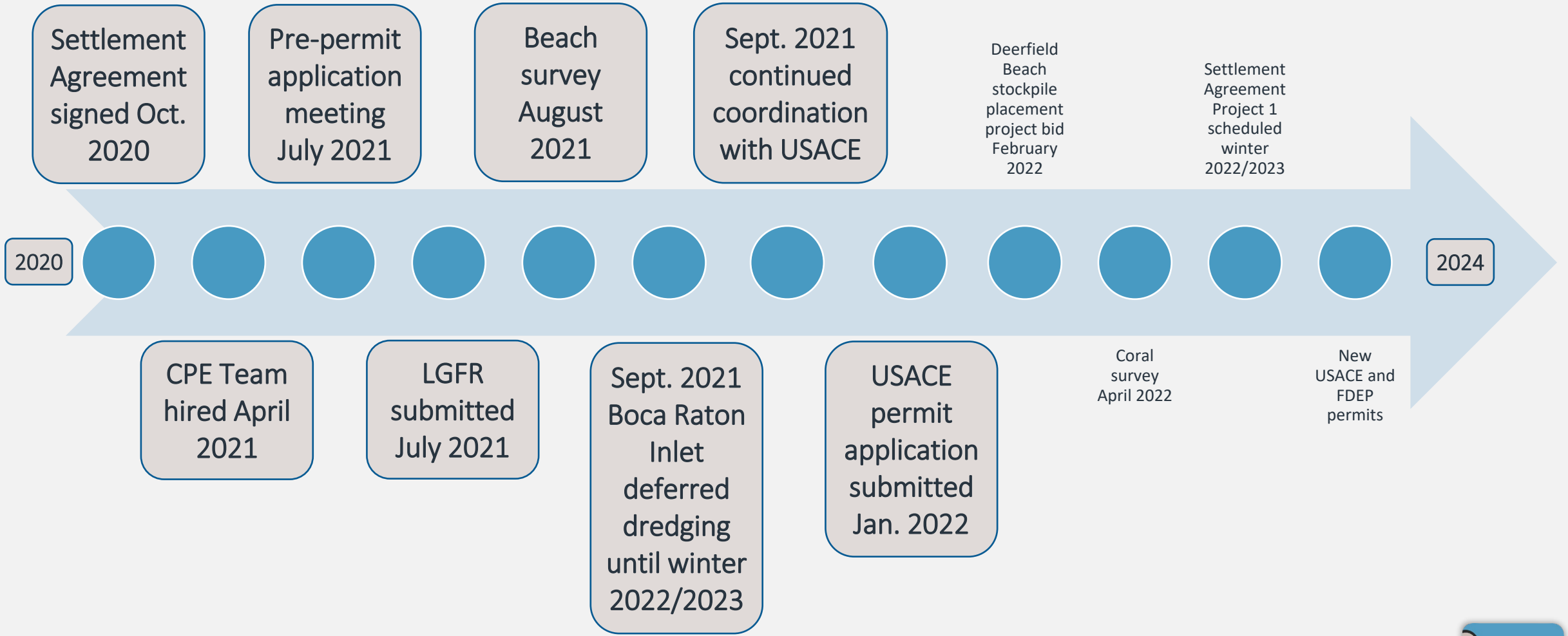


USACE UPDATE - JANUARY 2022

USACE recommendation to apply for a new multiple-use permit:

- Permit review time for re-authorization expected to be abbreviated
- No external agency review expected if project stays within the previously permitted construction template
- Project must comply with 2020 SARBO requirement for coral survey
- New permit will be authorized for multiple projects and sand sources

PROJECT TIMELINE



USACE PERMIT APPLICATION SUBMITTAL

- Awaiting application review from USACE
- Anticipate RAI for new coral survey requirement (SARBO)

Your application for a Department of the Army, Corps of Engineers permit has been processed and assigned to a Project Manager. The project is known as:

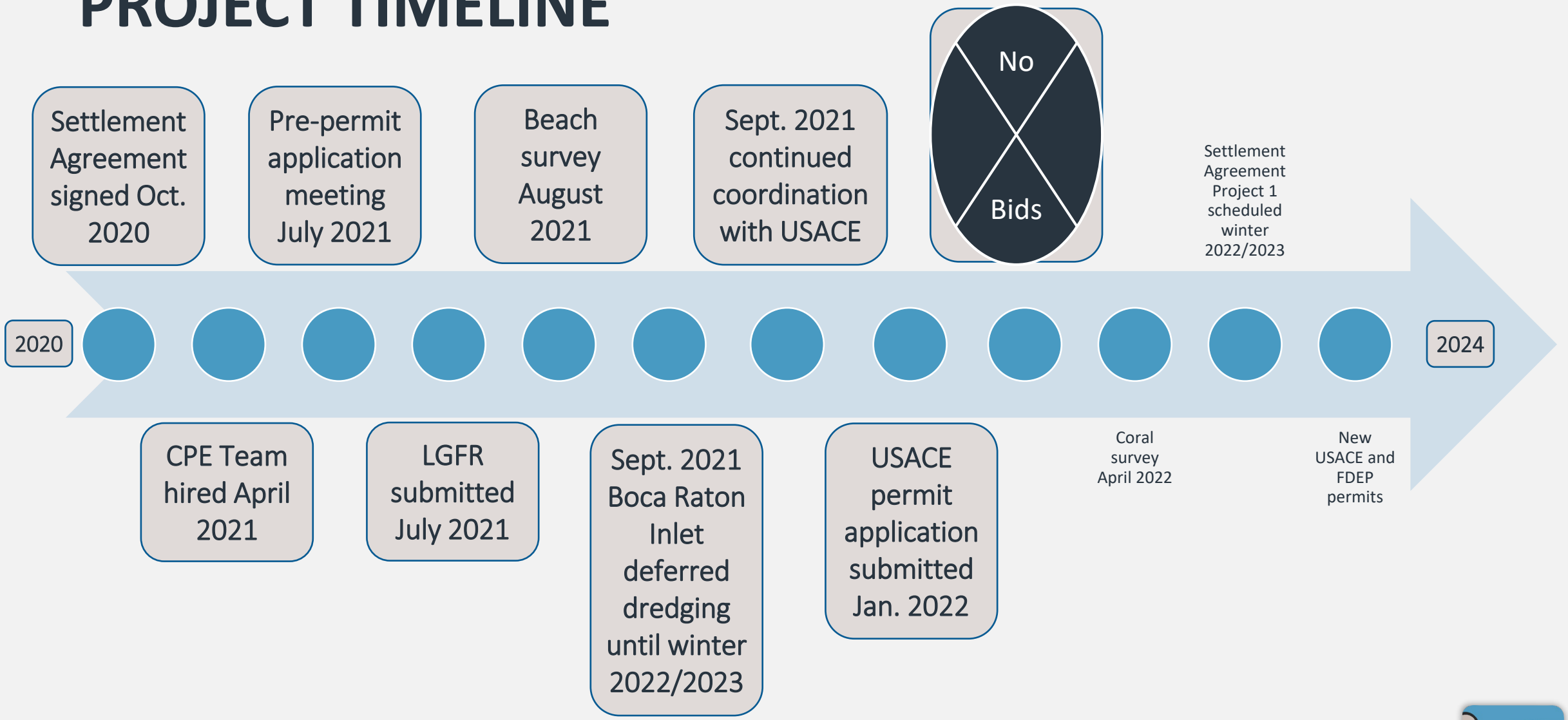
(Project No) (Project Name)
SAJ-1997-02355 (Hillsboro Beach, Town of/ Beach Renourishment)

Patricia Clune has been assigned as the Project Manager. Patricia can be contacted at phone number **561-768-5944** or by electronic mail at **patricia.r.clune@usace.army.mil**. Please refer to the SAJ No and project name in all future correspondence on this project and direct to your assigned Project Manager.

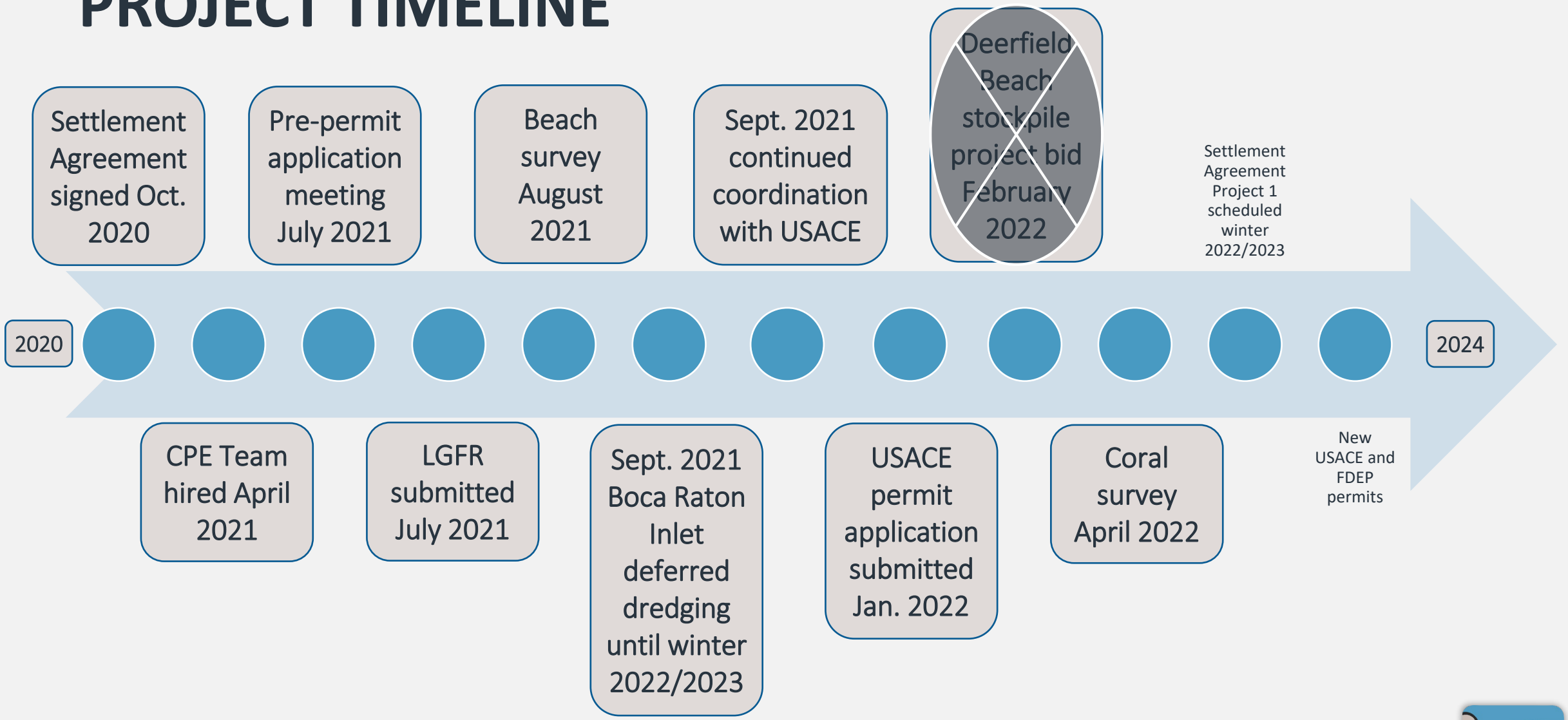
Due to manpower shortage, an increase in the number of applications, and the COVID19 climate, please allow 30 days for the assigned PM to review the projects before making initial contact with them. We appreciate your understanding.

BE ADVISED: You are cautioned that commencement of the proposed work in waters of the United States subject to Corps jurisdiction prior to Department of the Army (DA) authorization would constitute a violation of Federal laws and subject you to possible enforcement action. Receipt of a permit from the Florida Department of Environmental Protection or Florida Water Management Districts and/or other state and local agencies does not obviate the requirement for obtaining a DA permit prior to commencing the proposed work.

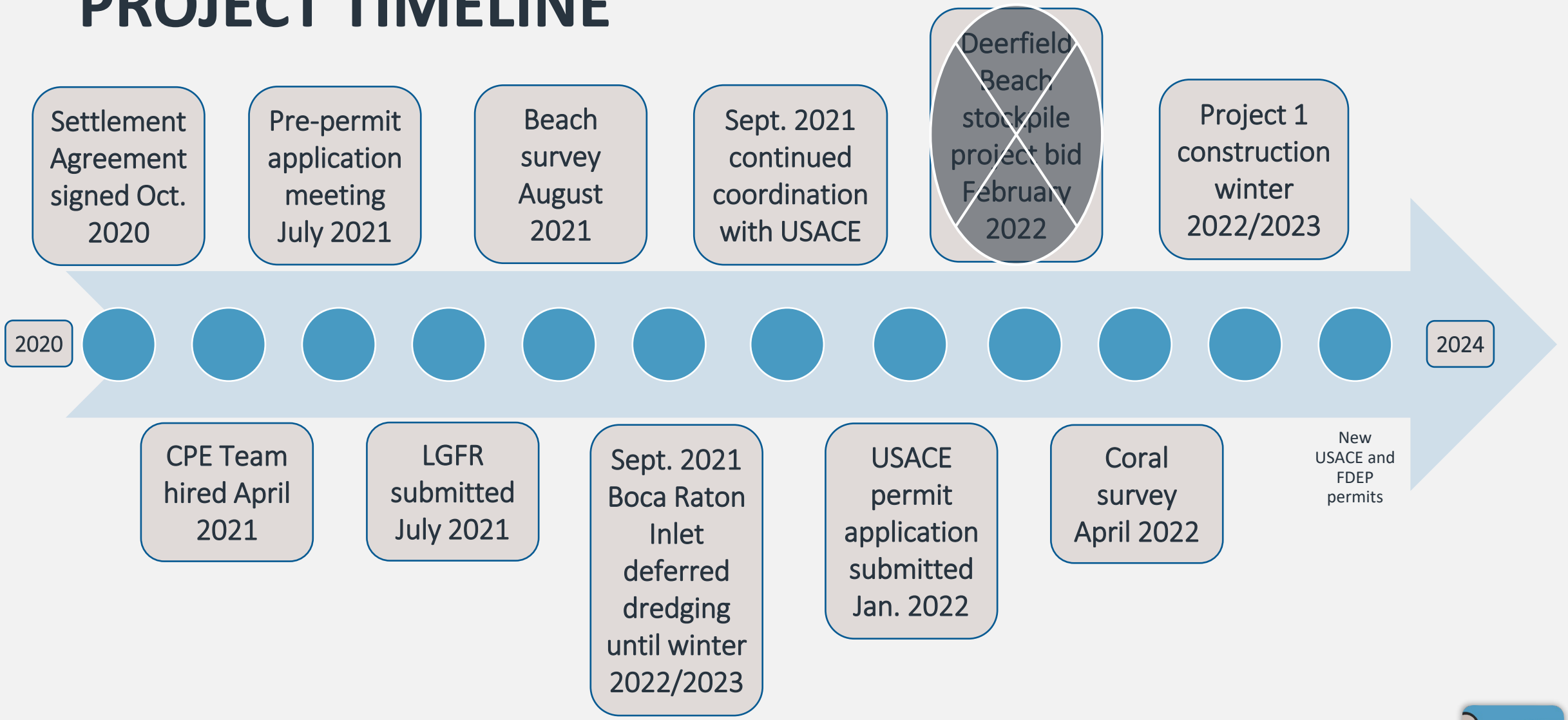
PROJECT TIMELINE



PROJECT TIMELINE



PROJECT TIMELINE



PROPOSED PROJECT 2022-2023

- Utilize existing FDEP permit and new USACE permit
- Sand placement within construction templates approved in 2011
- Estimate 200,000 to 300,000 cy depending on conditions at time of construction
- Multiple potential sand sources proposed:
  - Deerfield Beach stockpile
  - Previously permitted upland mines
  - Boca Raton Inlet (City of Boca Raton dependent)

PROJECT SCHEDULE

- Permitting: ongoing
- Coral Survey: March/April 2022 (ASAP)
- Beach Monitoring Surveys: Spring 2022
- Final Design, Plans and Specifications: Summer 2022
- Procurement: Fall 2022
- Pre-Construction Surveys: Fall 2022
- Target Construction Window: November 2022 – April 2023

BUDGET ESTIMATE

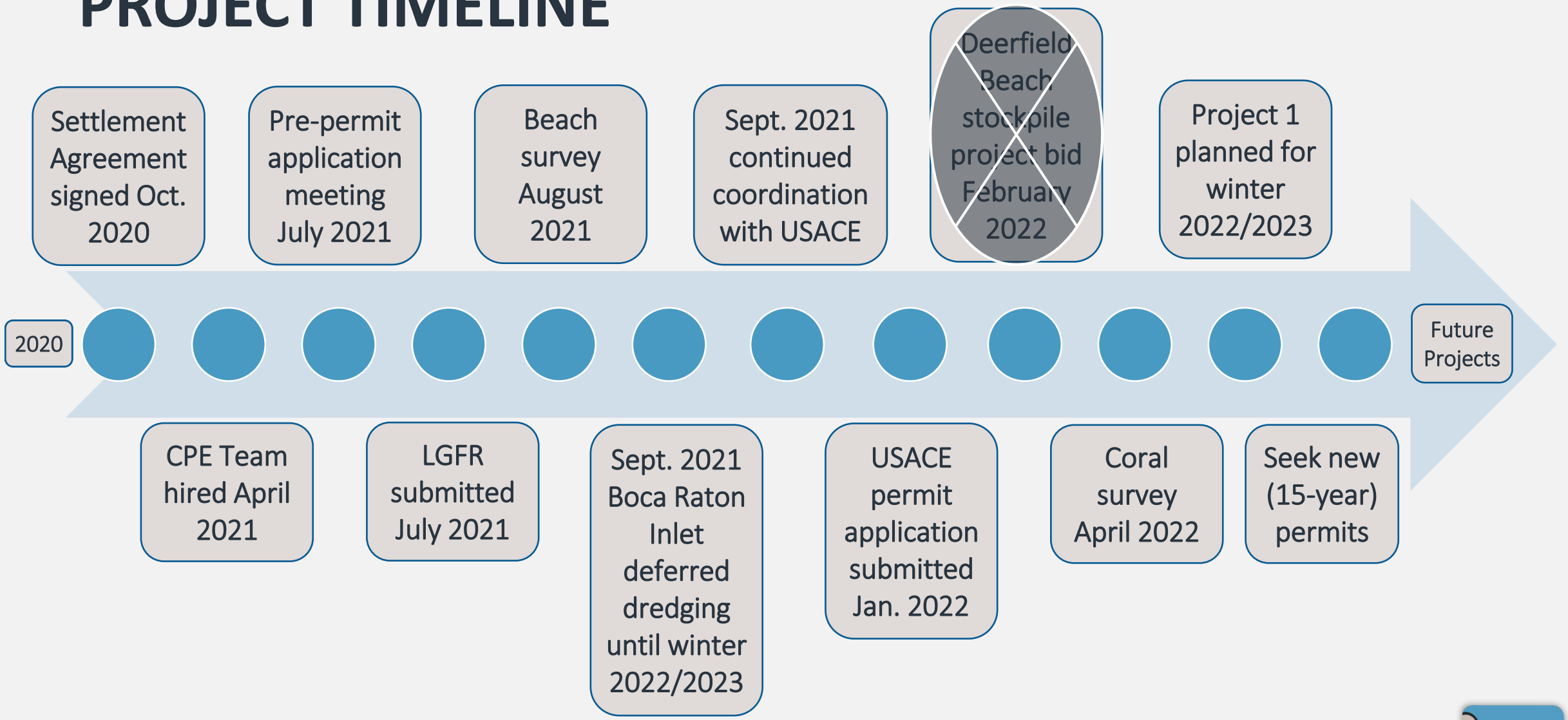
- Construction cost
- Engineering cost
- FEMA (Town) = 64,030 cy
- FEMA (City) = 5,162 cy
- State share = 50% (remainder)
- County cost share TBD

Updated Planning Estimates*

Truck Haul from Upland Mine	CY	Unit Price	
Construction Cost	220,000	$61.58	$13,547,600.00
Engineering, Adminitration, & Monitoring		5%	$677,380.00
			$14,224,980.00
FEMA (TOHB + DFB) -75% Share of	69,192	$61.58	-$3,195,632.52
			$11,029,347.48
State Cost Sharing		-50%	-$5,514,673.74
			$5,514,673.74
Local Contribution (Cost Share TBD)			**$5,514,673.74**
Broward County			
City of Deerfield Beach			DRAFT
Town of Hillsboro Beach			

Estimates shown hereon are considered DRAFT for project planning purposes only. Cost sharing projections are subject to further coordination, market fluctuations, condition assessments, FEMA prorates, State grants, and budget approvals.

PROJECT TIMELINE



FUTURE PROJECTS

- Plan for 5-year interval for 30 years
- Perform regional beach assessment
- Redesign beach fill templates for future
- Apply for 15-year multiple use permits
- Address nearshore hardbottom concerns
- Extend ECL as needed within City of Deerfield
- Continue coordination with Boca Raton Inlet and Hillsboro Inlet for beneficial use of dredged material as future sand source
- Include existing/new sand sources to cover life of permits

HILLSBORO/DEERFIELD BEACH NOURISHMENT PROJECT STATUS UPDATE MEETING

Coastal Protection Engineering LLC

Thomas Pierro, PE, D.CE, Principal Engineer

Thomas Campbell, PE, D.CE, Principal Advisor

Tara Brenner, PG, PE, Sr. Coastal Engineer

Stacy Buck, Sr. Marine Biologist

Dylan Nestler, PE, Coastal Engineer

DRAFT

MINUTES
TOWN OF HILLSBORO BEACH
REORGANIZATION MEETING
MARCH 15, 2022 **9:30 A.M.**

CALL TO ORDER, ROLL CALL, AND PLEDGE OF ALLEGIANCE

Mayor Deborah L. Tarrant called the meeting to order at 9:30 a.m. Roll was called with the Commission members and staff present as listed below.

Town Commission:
Mayor Deborah L. Tarrant
Vice Mayor Irene Kirdahy
Commissioner Jane Reiser
Commissioner Barbara Baldasarre
Commissioner Vicky Feaman

Town Staff:
Town Manager William "Mac" Serda, ICMA-CM
Donald J. Doody, Town Attorney, Esq.
Town Clerk Sherry D. Henderson, CMC

Guests:
Broward County Vice Mayor Lamar Fisher (via Zoom)

I. SWEARING IN/OATH OF OFFICE FOR TOWN COMMISSION

A. Elected Officials

1. **Irene Kirdahy**

Town Attorney Donald J. Doody administered the Oath of Office to Commissioner Irene Kirdahy.

2. **Jane Reiser**

Town Attorney Donald J. Doody administered the Oath of Office to Commissioner Jane Reiser.

II. APPOINTMENTS

A. Resolution No. 2022-10

PURSUANT TO ARTICLE VIII, SEC. 5 OF THE TOWN CHARTER, A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, APPOINTING THE MAYOR OF THE TOWN OF HILLSBORO BEACH (2022-2023); PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

Motion made by Commissioner Kirdahy, seconded by Commissioner Baldasarre, to nominate Deborah Tarrant as Mayor. In a roll call vote, the **motion** passed unanimously. (5-0)

Motion made by Commissioner Feaman, seconded by Commissioner Kirdahy, to adopt Resolution 2022-10. In a roll call vote, the **motion** passed unanimously. (5-0)

B. Resolution No. 2022-11

PURSUANT TO ARTICLE VIII, SEC. 5 OF THE TOWN CHARTER, A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, APPOINTING THE VICE MAYOR OF THE TOWN OF HILLSBORO BEACH (2022-2023); PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

Motion made by Commissioner Reiser, seconded by Commissioner Feaman, to nominate Irene Kirdahy as Vice Mayor. In a roll call vote, the **motion** passed unanimously. (5-0)

Motion made by Commissioner Baldasarre, seconded by Commissioner Reiser, to adopt Resolution 2022-11. In a roll call vote, the **motion** passed unanimously. (5-0)

C. Resolution No. 2022-12

PURSUANT TO ARTICLE VIII, SEC. 5 OF THE TOWN CHARTER, A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, APPOINTING THE TOWN TREASURER OF THE TOWN OF HILLSBORO BEACH (2022-2023); PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

Motion made by Commissioner Baldasarre, seconded by Vice Mayor Kirdahy, to nominate Vicky Feaman as Town Treasurer. In a roll call vote, the **motion** passed unanimously. (5-0)

Motion made by Commissioner Baldasarre, seconded by Vice Mayor Kirdahy, to adopt Resolution 2022-12. In a roll call vote, the **motion** passed unanimously. (5-0)

III. TOWN COMMISSION COMMENTS/REPORTS

A. Commissioner Jane Reiser

Commissioner Reiser thanked the community for their support during the recent election. She thanked her husband and acknowledged the late Connie Baldasarre for

being instrumental in her original decision to apply for the appointment for the Town Commission when a vacancy came up in 2021.

B. Commissioner Vicky Feaman

Commissioner Feaman thanked the residents of Hillsboro Beach for their support and congratulated the newly reelected Commissioners.

C. Commissioner Barbara Baldasarre

None.

D. Vice Mayor Irene Kirdahy

Vice Mayor Kirdahy thanked the community for recognizing the hard work the Commission had done to move the Town forward. She thanked Mr. Serda and Mr. Doody for always being supportive and there when she has questions.

E. Mayor Deborah L. Tarrant

Mayor Tarrant thanked Mr. Serda for the creation of the *Town Reference Guide for Elected Officials*. She recognized staff for their efforts and thanked them for their outstanding service.

IV. PUBLIC COMMENTS

Dr. Diana Baule, 1051 Hillsboro Mile, thanked the Commissioners for all they do for the community.

XIV. ADJOURNMENT

Mr. Serda noted the *Town Reference Guide for Elected Officials* was a helpful resource and encouraged the Commissioners to provide feedback. He commented on the value of the Commission coming to issues from varying viewpoints and coming to a consensus on the dais. Discussion ensued regarding the Commission's collaborations to reach the best outcomes for the Town.

Vice Mayor Kirdahy asked staff to explain the circumstances surrounding Shade Sessions and the applicable rules.

Mr. Serda explained the circumstances of settlement agreements and collective bargaining are the only situations under which Shade Sessions are permitted.

Vice Mayor Kirdahy added that outside of meetings, the Commissioners are unable to communicate with one another.

Mr. Doody congratulated the newly reelected Commissioners and stated it was a testament to the hard work of the Commission. He stated it was a pleasure to work with the Town.

Motion made by Commissioner Baldasarre, seconded by Commissioner Feaman, to adjourn the meeting at 9:50 p.m. In a roll call vote, the **motion** passed unanimously. (5-0)

ADOPTED THIS _____ DAY OF _____, 2022

By: _____
Deborah L. Tarrant, Mayor

ATTEST:

_____
Sherry D. Henderson, CMC
Town Clerk

TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

Phone: (954) 427-4011
www.townofhillsborobeach.com

Agenda Item Cover Memo

Agenda Item: **Florida Department of Transportation A1A Mobility Project Presentation**
Presented by FDOT District 4 (virtual)

Submitting Dept: **Town Clerk, Sherry Henderson, Town Clerk**

Agenda Date: **April 5, 2022**

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS: 1. PPT SR A1A Town Commision Mtg 4 5 2022

Florida Department of TRANSPORTATION DISTRICT FOUR

Hillsboro Beach FLORIDA

SR A1A Improvements from Southern Limits of Hillsboro Beach to SE 3rd Street

FDOT FM # 441360-1-52-01

Town Commission Meeting

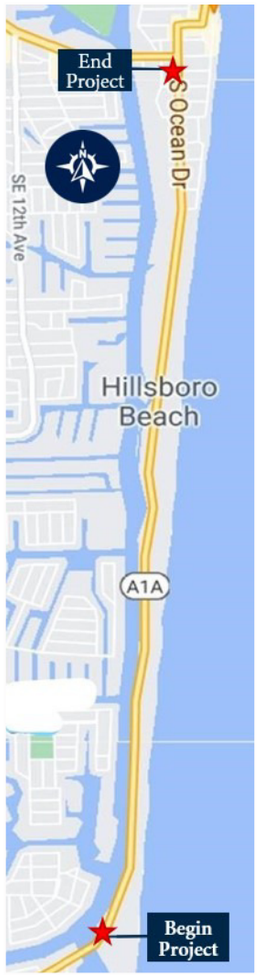
Town of Hillsboro Beach
Florida

April 5, 2022

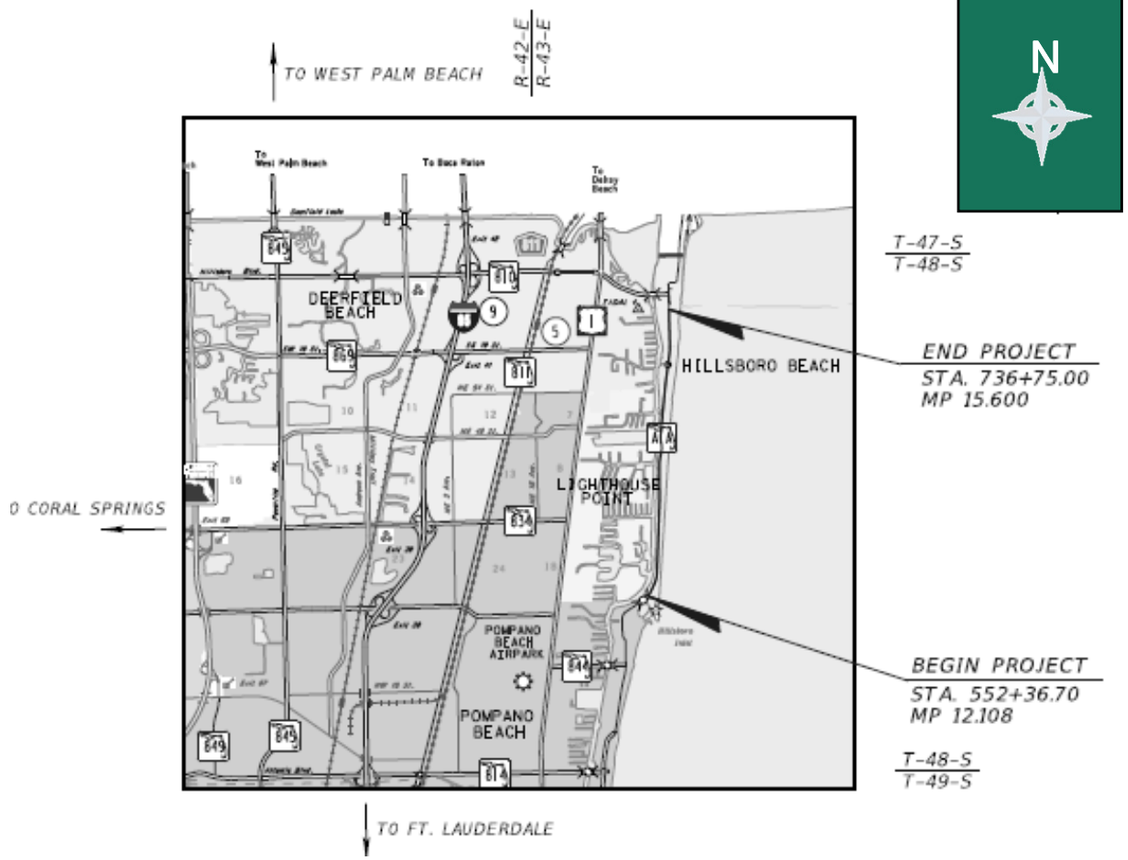
FDOT PM: Binod Basnet, PE

PROJECT PROGRESS & SCHEDULE

- ❑ Production (FINAL) Plans completed – November 2021
- ❑ Post Design Services – in progress and will continue thru construction
- ❑ FDOT CEI (Construction Engineering & Inspection) Consultant Selected – March 2022
- ❑ Construction Contractor Selection – currently in progress thru bid process
- ❑ Anticipated Construction Start Date – Summer 2022
- ❑ Anticipated Construction End Date – end of 2023



PROJECT LIMITS

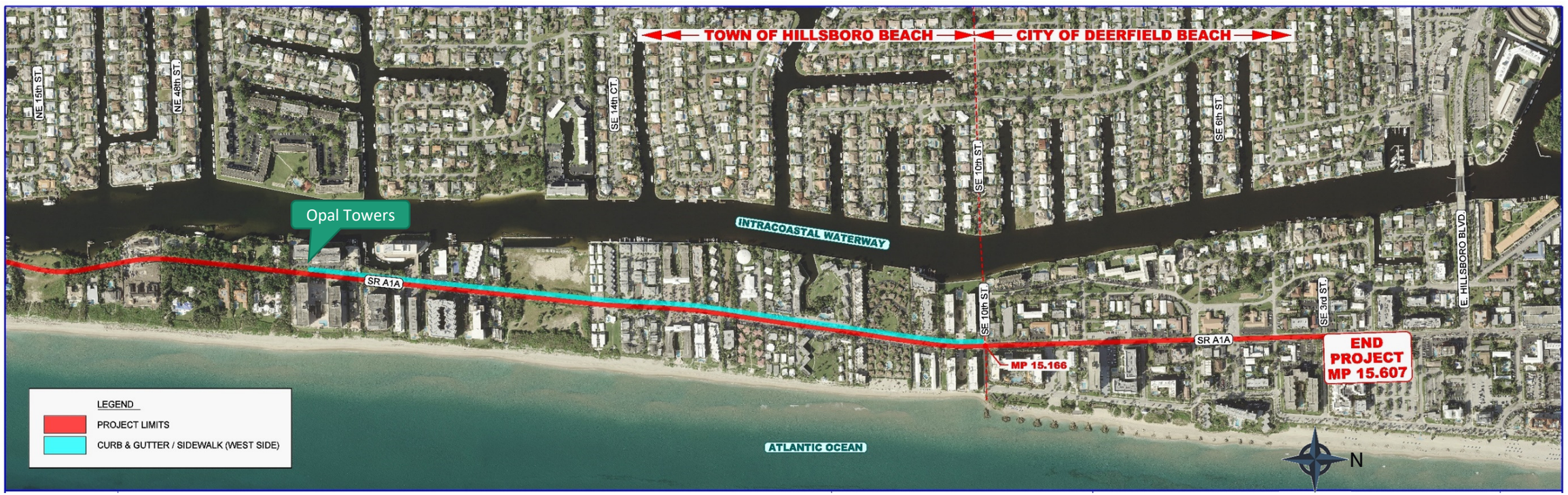


PROJECT LIMITS

(within the Town of Hillsboro Beach)

PROJECT LIMITS

(within the Town of Hillsboro Beach & City of Deerfield Beach)



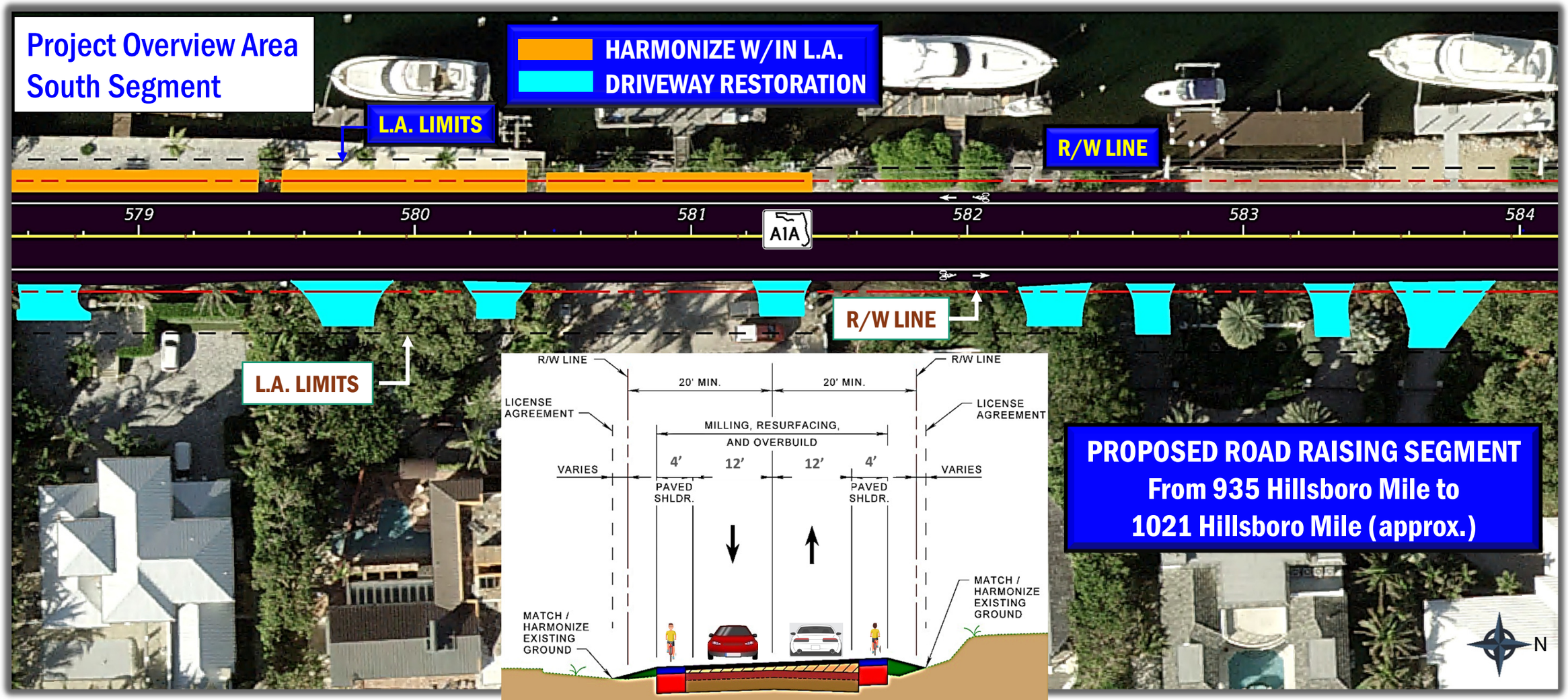
PROPOSED IMPROVEMENTS OVERVIEW

PROJECT LENGTH: 3.5 MILES

LIMITS: FROM SOUTHERN TOWN LIMIT OF HILLSBORO BEACH TO SE 3RD STREET

- PAVE EXISTING TRAVEL LANES AND SHOULDERS
- PROVIDE CONTINUOUS PAVED SHOULDERS FOR BIKE LANES
- ADD SIDEWALK and CURB & GUTTER (west side) - *Opal Towers to SE 10th Street*
- ADD RRFB (*Rectangular Rapid Flashing Beacon*) at MID-BLOCK PED. CROSSINGS
- RAISE LOW ROADWAY SEGMENTS (*south end*) TO MITIGATE KING TIDE FLOODING ADJACENT TO INTRACOASTAL WATERWAY

SR-A1A Mobility Improvements
From Southern Town Limits of Hillsboro Beach to SE 3rd Street
Broward County, Florida



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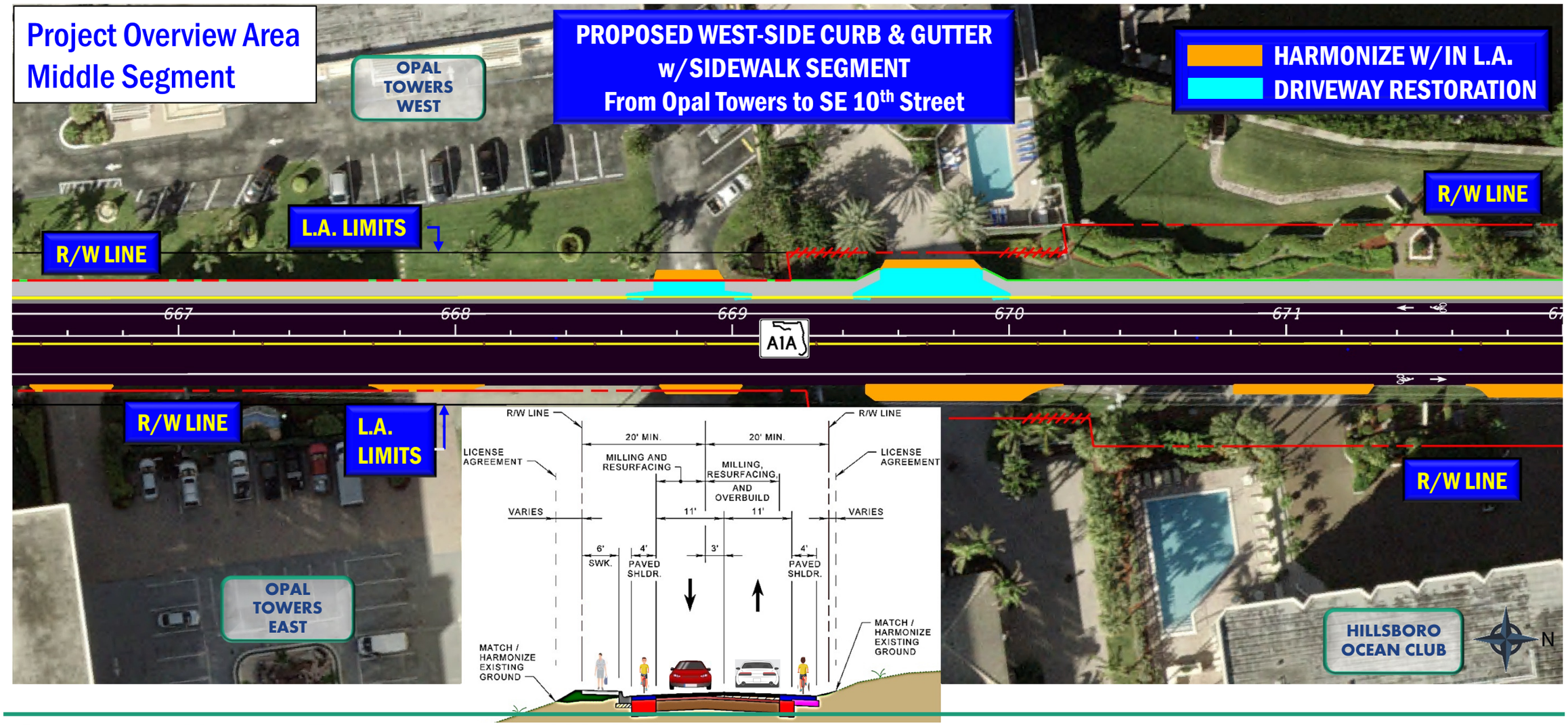
From Southern Town Limits of Hillsboro Beach to SE 3rd Street
Broward County, Florida



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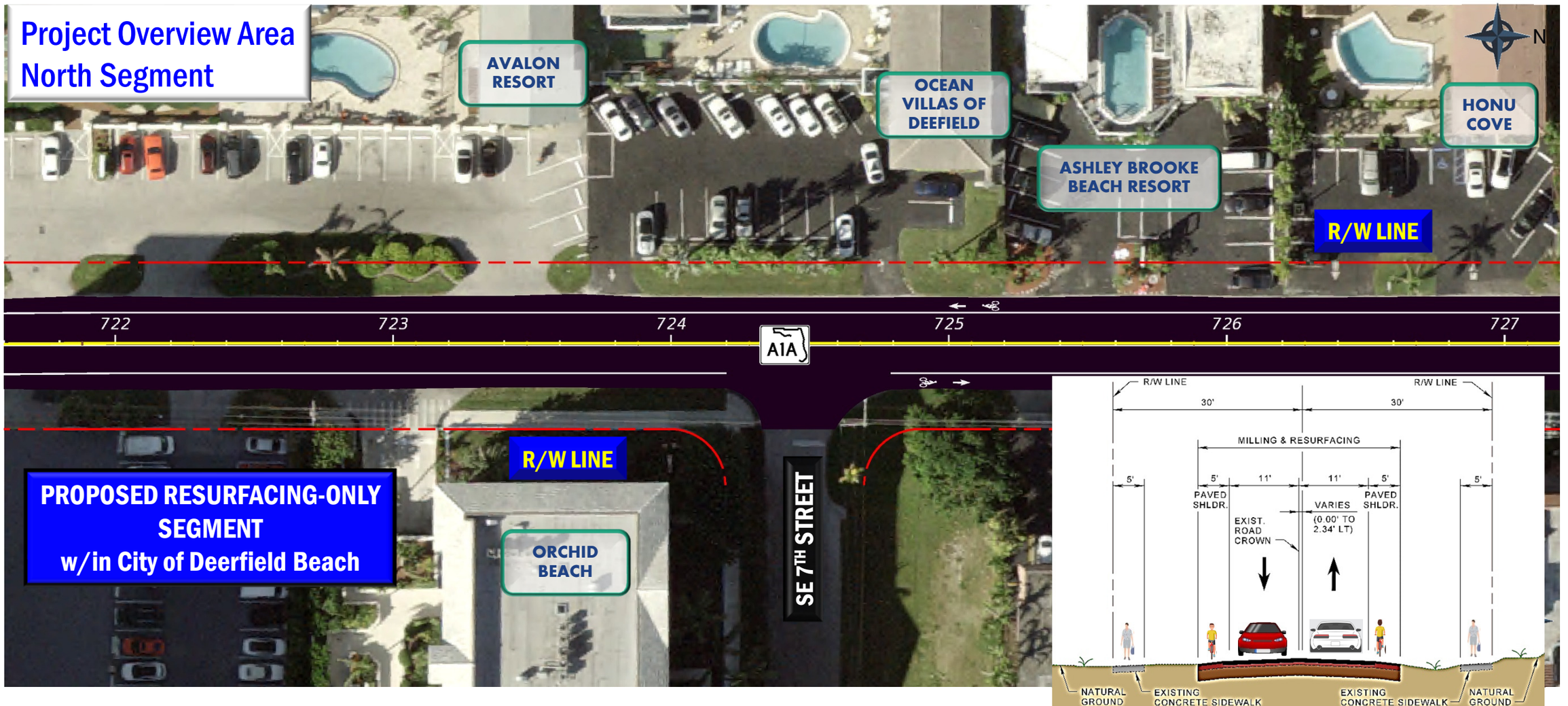

REQUEST FOR LICENSE AGREEMENTS (L.A.)

- L.A. ALLOWS BLENDING W/PROPERTY OUTSIDE ROW (DRIVEWAY TIE-IN)
- L.A. IS A SIGNED AGREEMENT BETWEEN FDOT & PROPERTY OWNER

  ALLOWING TEMPORARY ACCESS DURING CONSTRUCTION

SIGNED LICENSE AGREEMENT STATUS

- 61 LICENSE AGREEMENTS FOR PROPERTY HARMONIZATION (sent August 2021)
- 52 SIGNED AGREEMENTS RECEIVED FROM PROPERTY OWNERS
- 9 LICENSE AGREEMENTS REMAINING - PENDING SIGNATURE (as of March 2022)

PUBLIC INVOLVEMENT (PI)

- Design Phase –
  - Commission Meeting - May 2019
  - Commission Meeting - November 2020
  - Public Information Meeting -July 2021
  - Individual Property Owner Meetings – August 2021 to present
- Construction Phase – Open House (mid-May 2022)
- Project website https://www.d4fdot.com/bcfdot/sr_a1a_mobility_improvements_project.asp

INTRODUCTION TO THE FDOT CEI TEAM

- **TYLER FURREY, PE – FDOT D4 Construction**
  - **Project Manager**

- **VICTOR DIAZ, PE – FJ-GROUP (CEI Consultant)**
  - **Senior Project Engineer**

- **VICTOR ZARZUELA, PE – FJ-GROUP (CEI Consultant)**
  - **Project Administrator**

- **REBECCA GUERRERO – THE CORRADINO GROUP (COS Consultant)**
  - **Community Outreach Specialist**

THANK YOU

REDEVELOPMENT MANAGEMENT ASSOCIATES

March 22, 2022

Mr. Mac Serda, Town Manager
Town of Hillsboro Beach
1210 Hillsboro Mile
Hillsboro Beach, FL 33062

RE: 971 Hillsboro Mile (Site Plan Approval Request)

Dear Mr. Serda:

The purpose of this letter is to provide a report regarding the Site Plan Approval Request for 971 Hillsboro Mile submitted to the Town on June 8th, 2021. The owner of the property Sergey Sachenko has assigned James Barron as authorized agent. The applicant submitted for Site Plan Approval for a new single family residence East of A1A. No Improvements are proposed west of A1A.

Background
The applicant is requesting Site Plan approval for site plan improvements for a new story single-family residence on the east side of A1A. Existing residence on the property is to be removed.

Documents Submitted
Information submitted with the Site Plan Approval request included an application, boundary survey, Architectural Plans, Civil Plans and Landscape Plans. The aforementioned documents were reviewed, and the documents submitted responding to the last comments meet zoning regulations of Town of Hillsboro Beach, Florida Code of Ordinances.

General Description of the Development Proposal
Improvements include a 20,627 square foot 3-story residence with a pool, open porch, bar-b-q and pool deck at the rear. No Improvements are proposed on west side of A1A are indicated. The proposed improvements meet Town of Hillsboro Beach zoning regulations.

Site Plan Review and Comments

The Site Plan application was submitted on June 8th, 2021 along with plans submitted responding to the last comments are consistent with the Town's Land Development Regulations.

The following comments still need to be addressed:

1. Provide Florida Department of Environmental Protection approval for construction beyond Coastal Construction Line. Approval will be required as part of the Zoning approval for Building Permit Application.
2. Provide Broward County Environmental permit for any construction activity on the Dune or provide letter of non-jurisdiction.
3. Provide FDOT approval Trafficways + ROW dedication.
4. Compliance with section 3-9 Requirements for Marine Turtle Protection (for any site lighting).
5. Provide updated survey indicating top of wall elevations at adjacent properties at Building Permit submittal.
6. Broward County Tree removal permit.
7. Construction Site Management Plan per section 12-50
8. *Any seawall improvements will comply with section 12-268 Seawalls*
9. *Applicant will comply with Ordinance No 2022-043 Sand Excavation Ordinance (1st reading adoption 3-1-2022, 2nd reading adoption set for 4-5-2022, creating section 12-49 entitled "Excavation".*

Staff Recommendation

Site Plan that was submitted addressing the last review comments, along with items 1 thru 9
(Comments still to be addressed) as conditions of approval comply with all applicable code regulations.
Staff recommends Site Plan approval.

Sincerely,

Joe Arenal
Town Planner

RECEIVED
JUN 8 2021

TOWN OF HILLSBORO BEACH
1210 HILLSBORO MILE, HILLSBORO BEACH, FL 33062
PHONE (954) 427-4011 • FAX (954) 427-4834
www.townofhillsborobeach.com

DEVELOPMENT APPLICATION

Submittal Date: JUNE 9, 2021 Zoning Board Meeting Date: _____

Property Control #_____ Town Commission Meeting Date: _____

PROPERTY OWNER(S)		AUTHORIZED AGENT	
NAME: Sergey Sachenko		NAME: James M. Barron	
ADDRESS: 2772 SE 13th Ct, Pompano Beach, FL 33062		ADDRESS: 2890 Marina Mile Blvd Ste. 115, Ft Lauderdale, FL 33312	
PHONE:	CELL: 954-937-5216	PHONE: 954-749-7295	CELL: 954-249-4250
E-MAIL futurepropertiesllc@gmail.com	FAX:	E-MAIL jim@barrondevelopment.com	FAX: 954-749-0674

APPLICANT'S CERTIFICATION

(I) Sergey Sachenko (owner), (architect) or (authorized agent) affirm and certify that I understand and will comply will all provisions and regulations of the Town of Hillsboro Beach Florida. I certify that all drawings and specifications for buildings or structures costing $5,000 or over for commercial buildings or $10,000 for residential building must be drawn or verified by a state registered architect or engineer and his seal of office imprinted thereon. Additionally, I certify that the drawings that the drawings and specifications show full compliance and do fully comply with the Zoning Code. I understand that if any drawings or specifications are not in full compliance, the application will be rejected. If approved by the Town, the aforementioned real property described herein will be considered, in every respect, to be a part of the Town of Hillsboro Beach and will be subjected to all applicable laws, regulations, taxes and police powers of the Town including the Comprehensive Plan and Zoning Code. I further certify that all statements and diagrams submitted herewith are true and accurate to the best of my knowledge and belief. Further, I understand that this Application and attachments become part of the Official Records of the Town of Hillsboro Beach, Florida, and are not returnable.

_____ Sergey Sachenko
Signature Print Name

STATE OF FLORIDA, COUNTY OF BROWARD

The foregoing instrument was acknowledged before me on this 9 day of June 20 21, by Sergey Sachenko as Homeowner for 2772 SE 13th Ct.

Personally know ✓ or has produced identification _____. Type of Identification _____

Kelly Smith
Notary Signature
Kelly Smith
Print Notary Name

KELLY SMITH
MY COMMISSION # HH 114370
EXPIRES: April 26, 2025
Bonded Thru Notary Public Underwriters

CHECK BELOW WHERE APPLICABLE

	FINAL PLAT - $1,000.00		REZONING - $3,500.00
	LAND USE PLAN AMENDMENT - $3,500.00	X	SITE PLAN REVIEW - $2,000.00
	PRELIMINARY PLAT - $1,000.00		VARIANCE – $1,050.00

Hillsboro Beach Town Code Sec. 12.1.3d provides for the collection of service charges or fees, consultant review fees, etc. for the administrative processing and review of applications for development permits submitted to the Town for review and approval. The owner, architect or other authorized agents are urged to attend the Zoning Board of Appeals and Town Commission meetings. Each applicant must familiarize himself with the criteria and procedures. **If all required information is not presented with this application by the submittal date, the project will not be placed on the agenda for review and consideration.** PLEASE NOTE: THE FEES LISTED ABOVE ARE **ADMINISTRATIVE FEES ONLY**. YOU WILL BE BILLED BY THE TOWN OF HILLSBORO BEACH FOR ANY AND ALL ADDITIONAL EXPENSES WHICH WILL BE INCURRED BY THE TOWN THROUGH THE SERVICES OF THE TOWN ENGINEER/PLANNER, LEGAL ADVERTISING, REBUTTALS, CONSULTATION AS WELL AS POSTAGE FOR MAILINGS AND COURIER SERVICES RELATED TO YOUR PROJECT.

Items Required for Submittal: Must be submitted **30 days prior** to the Town Commission Meeting date.

1. This application and all applicable fees
2. Narrative letter describing the request
3. Letters from each adjoining property owners (with approvals, if possible) – Variance Application only
4. Approval letter from the Association and minutes (when applicable)
5. Agent's authorization letter (when applicable)
6. 1 electronic copy and 2 signed and sealed – Plans are to be standard architectural size
7. 1 set of plans for the City of Deerfield Fire Inspector / Plans Examiner (when applicable)

Code References: (All sections are available for viewing and printing n the website)

- Chapter 12 – Division 1. General Provisions
- Chapter 12 – Division 2. Development Review Requirements
- Chapter 12 – Division 3. Platting and Subdivision Regulations
- Chapter 12 – Division 4. Site Plan Procedures & Requirements
- Chapter 12 – Division 5. Zoning

GENERAL DATA

Project Location: 971 Hillsboro Mile _____ District: _____

Proposed Zoning: Residential

Existing Comprehensive Plan Designation: _____

Proposed Comprehensive Plan Designation: _____

Existing Land Use: Residential

Proposed Land Use: Residential

Total Site Area: 32,162 Sq. Ft. 0.74 Acres

Flood Zone Category: AE/X

Is site currently serviced by public water? Yes ☒ XX No ☐

Is site currently serviced by public sewer? Yes ☒ XX No ☐

Describe briefly the nature of any improvements presently located on the subject property. Existing single family residence - deteriorated - ready for demolition

Describe the type of operation or business proposed; or the proposed construction. new single family residence

Estimated construction cost: N/A- TBD

Describe in detail the phasing of the proposed development. Demolition of existing single family residence to make way for construction of a new single family residence and pool and new dock and seawall

State the reasons or basis for the Approval request, and explain why this request is consistent with good planning and zoning practice, will not be contrary to the Town's Comprehensive Plan, and will not be detrimental to the promotion of public appearance, comfort, convenience, general welfare, good order, health, morals, prosperity, and safety of the Town. Additionally, all standards set forth in the Town Code of Ordinances must be addressed. (Attach a separate Justification Statement if insufficient space.)

To construction a new single family residence in place of the deteriorated existing

Has any previous Application been filed within the last year in connection with the subject property?

Yes ☐ No ☑ If yes, briefly describe the nature of the Application.

Has a site plan been previously approved by the Town Commission for this property?

Yes ☐ No ☑ If yes, please note date of previous approval.

(A) Every general contractor or other person being issued a building permit, shall deposit with the Town Clerk a bond in the amount of $500 per each $100,000 with a minimum of $1,000 for any complete new building or an addition to existing building. The bond shall be in the form of a cashier's check.

(B) By the deposit of the funds the contractor authorizes the Town of Hillsboro Beach, through its proper officials, to expend all or any portion of the bond to effect cleanup, during and after construction, if not satisfactorily performed by the contractor or person. Subsequent to the satisfactory cleanup of the vicinity of the construction, unused funds in whole or in part will be refunded to the contractor or person.

(C) (1) It shall be the duty of the general contractor or other person receiving the permit to see that the premises and adjoining public areas shall be policed at all times during and after construction to prevent debris from being discarded on adjoining properties.

(2) The DRO or the DRO's designate shall certify in writing to the Town Commission his or her determination and recommendation. The building plans and specifications shall be approved by the Town Commission prior to the issuance of a building permit. (1976 Code, CH. 12, Div. 5, Art. XV § 9)

BROWARD COUNTY UNIFORM BUILDING PERMIT APPLICATION

Select One Trade: ☐ Building ☐ Electrical ☒ Plumbing ☐ Mechanical ☐ Other _____

Application Number: Application Date: 5/25/2021

1

Job Address: 971 Hillsboro Mile			Unit:	City: Hillsboro Beach
Tax Folio No.:	Flood Zn:	BFE:	Floor Area:	Job Value: $ 1200
Building Use:		Construction Type:		Occupancy Group:
Present Use:		Proposed Used:		
Description of Work: sewer CAP and temporary WATER.				
☑ New ☐ Addition ☐ Repair ☐ Alteration ☐ Demolition ☐ Revision ☐ Other:				
Legal Description:				☐ Attachment

2

Property Owner: SACHenko, Sergey+GAling	Phone:	Email:	
Owner's Address: 971 Hillsboro Mile	City: Hillsboro Beach	State: FL	Zip: 33062

3

Contracting Co.: MARINI PLUMBING INC	Phone: 954-557-3040	Email: ROBERTMARINI@AOL.COM	
Company Address: 5031 NE 26 TERRCAE	City: LIGHTHOUSE POINT	State: FL	Zip: 33064
Qualifier's Name: ROBERT MARINI	Owner-Builder: ☐	License Number: CFC1425818	

4

Architect/Engineer's Name:	Phone:	Email:	
Architect/Engineer's Address:	City:	State:	Zip:
Bonding Company:			
Bonding Company Address:	City:	State:	Zip:
Fee Simple Titleholder's name (if other than owner):			
Fee Simple Titleholder's Address (If other than owner):	City:	State:	Zip:
Mortgage Lender's Name:			
Mortgage Lender's Address:	City:	State:	Zip:

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, and AIR CONDITIONERS, etc.

OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

X _____
Signature of Property Owner or Agent

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to (or affirmed) and subscribed before me this _____ day of _____, 20_____ by

_____
(Type / Print Property Owner or Agent Name)

_____
NOTARY'S SIGNATURE as to Owner or Agent's Signature

Notary Name _____
(Print, Type or Stamp Notary's Name)

Personally Known _____ or Produced Identification _____

Type of Identification Produced _____

X _____
Signature of Qualifier

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to (or affirmed) and subscribed before me this 24 day of MAY 20 21 by

ROBERT MARINI
(Type / Print Qualifier's Name)

LINDA A. FROETSCHEL
MY COMMISSION # HH 007258
EXPIRES: June 28, 2024
Bonded Thru Notary Public Underwriters

Linda A Froetschel
NOTARY'S SIGNATURE as to Qualifier's Signature

Notary Name Linda A Froetschel
(Print, Type or Stamp Notary's Name)

Personally Known X or Produced Identification _____

Type of Identification Produced _____

APPROVED BY: _____ Permit Officer Issue Date: _____ Code in Effect: _____

A jurisdiction may use a supplemental page requesting additional information and citing other conditions, please inquire.

Note: If any development work as described in FS 380.04 Sec. 2 a-g is to be performed, a development permit must be obtained prior to the issuance of a building permit.

1.56

BROWARD COUNTY UNIFORM BUILDING PERMIT APPLICATION

Select One Trade: ☐ Building ☑ Electrical ☐ Plumbing ☐ Mechanical ☐ Other _____

Application Number: Application Date:

1

Job Address: 971 Hillsboro Mile			Unit:	City: Hillsboro Beach
Tax Folio No.: 484320000200	Flood Zn:	BFE:	Floor Area:	Job Value:
Building Use: SFR			Construction Type:	Occupancy Group:
Present Use: SFR			Proposed Used:	
Description of Work: temporary pds construction				
☑ New ☐ Addition ☐ Repair ☐ Alteration ☐ Demolition ☐ Revision ☐ Other:				
Legal Description: 20-48-43 PT Gov Lot 1 Lying E of Canal R/W, 100 in width lying bet par lines, S/L of tr being par with & 2759 N of s/l of sec ☐ Attachment				

2

Property Owner: Sergey and Galina Sachenko	Phone: 954-749-7295	Email: cindy@barrondevelopment.com
Owner's Address: 971 Hillsboro Mile	City: Hillsboro Beach	State: FL Zip: 33062

3

Contracting Co.: Metro Electric Services & Consulting	Phone: 561-366-2200	Email: permits@electric-pros.us	
Company Address: 1750 Osceola Drive, Suite 4	City: West Palm Beach	State: FL	Zip: 33409
Qualifier's Name: Fernando Santana	Owner-Builder: ☐	License Number: EC13008133	

4

Architect/Engineer's Name:	Phone:	Email:	
Architect/Engineer's Address:	City:	State:	Zip:
Bonding Company:			
Bonding Company Address:	City:	State:	Zip:
Fee Simple Titleholder's name (if other than owner):			
Fee Simple Titleholder's Address (If other than owner):	City:	State:	Zip:
Mortgage Lender's Name:			
Mortgage Lender's Address:	City:	State:	Zip:

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, and AIR CONDITIONERS, etc.

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X _____
Signature of Property Owner or Agent

STATE OF
COUNTY OF

Sworn to (or affirmed) and subscribed before me this _____ day of _____, 20_____ by

_____
(Type / Print Property Owner or Agent Name)

_____
NOTARY'S SIGNATURE as to Owner or Agent's Signature

Notary Name _____
(Print, Type or Stamp Notary's Name)

Personally Known _____ or Produced Identification _____

Type of Identification Produced _____

X _____
Signature of Qualifier

STATE OF
COUNTY OF

Sworn to (or affirmed) and subscribed before me this 12 day of May, 2021 by

Fernando Santana
(Type / Print Qualifier's Name)

NOTARY'S SIGNATURE as to Qualifier's Signature

Notary Name Gema Rodriguez
(Print, Type or Stamp Notary's Name)

Personally Known ✓ or Produced Identification _____

Type of Identification Produced _____

Gema Rodriguez
Commission # GG144256
Expires: October 22, 2021
Bonded thru Aaron Notary

APPROVED BY: _____ Permit Officer Issue Date: _____ Code in Effect: _____

A jurisdiction may use a supplemental page requesting additional information and citing other conditions, please inquire.

Note: If any development work as described in FS 380.04 Sec. 2 a-g is to be performed, a development permit must be obtained prior to the issuance of a building permit.

1.56

BROWARD COUNTY UNIFORM BUILDING PERMIT APPLICATION

Select One Trade: ☐ Building ☑ Electrical ☐ Plumbing ☐ Mechanical ☐ Other _____

Application Number: Application Date:

1

Job Address: 971 Hillsboro Mile			Unit:	City: Hillsboro Beach
Tax Folio No.: 484320000200	Flood Zn:	BFE:	Floor Area:	Job Value:
Building Use: SFR		Construction Type:		Occupancy Group:
Present Use: SFR		Proposed Used:		
Description of Work: Demolition				
☑ New ☐ Addition ☐ Repair ☐ Alteration ☑ Demolition ☐ Revision ☐ Other:				
Legal Description: 20-48-43 PT Gov Lot 1 Lying E of Canal R/W, 100 in width lying bet par lines, S/L of tr being par with & 2759 N of s/l of sec ☐ Attachment				

2

Property Owner: Sergey and Galina Sachenko	Phone: 954-749-7295	Email: cindy@barrondevelopment.com
Owner's Address: 971 Hillsboro Mile	City: Hillsboro Beach	State: FL Zip: 33062

3

Contracting Co.: Metro Electric Services & Consulting	Phone: 561-366-2700	Email: permits@electric-pros.us
Company Address: 1750 Osceola Drive, Suite 4	City: West Palm Beach	State: FL Zip: 33409
Qualifier's Name: Fernando Santana	Owner-Builder: ☐	License Number: EC13008133

4

Architect/Engineer's Name:	Phone:	Email:	
Architect/Engineer's Address:	City:	State:	Zip:
Bonding Company:			
Bonding Company Address:	City:	State:	Zip:
Fee Simple Titleholder's name (if other than owner):			
Fee Simple Titleholder's Address (If other than owner):	City:	State:	Zip:
Mortgage Lender's Name:			
Mortgage Lender's Address:	City:	State:	Zip:

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WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

X _____
Signature of Property Owner or Agent

STATE OF
COUNTY OF

Sworn to (or affirmed) and subscribed before me this _____ day of _____, 20_____ by

_____
(Type / Print Property Owner or Agent Name)

_____
NOTARY'S SIGNATURE as to Owner or Agent's Signature

Notary Name _____
(Print, Type or Stamp Notary's Name)

Personally Known _____ or Produced Identification _____

Type of Identification Produced _____

X _____
Signature of Qualifier

STATE OF
COUNTY OF

Sworn to (or affirmed) and subscribed before me this 12 day of May, 2021 by

Fernando Santana
(Type / Print Qualifier's Name)

NOTARY'S SIGNATURE as to Qualifier's Signature

Notary Name Gema Rodriguez
(Print, Type or Stamp Notary's Name)

Personally Known ✓ or Produced Identification _____

Type of Identification Produced _____

Gema Rodriguez
Commission # GG144256
Expires: October 22, 2021
Bonded thru Aaron Notary

APPROVED BY: _____ Permit Officer Issue Date: _____ Code in Effect: _____

A jurisdiction may use a supplemental page requesting additional information and citing other conditions, please inquire.

Note: If any development work as described in FS 380.04 Sec. 2 a-g is to be performed, a development permit must be obtained prior to the issuance of a building permit.

1.56

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

COPY

BARRON DEVELOPMENT CORPORATION
OPERATING ACCOUNT
2890 Marina Mile Blvd, Suite # 115
Fort Lauderdale Florida 33312
(954) 749-7295

WELLS FARGO BANK, NA
1100 West State Road 84
Ft Lauderdale, FL 33315
63-751/631

47449

COPY

6/9/21

PAY TO THE ORDER OF TOWN OF HILLSBORO BEACH $ 2,000.00

TWO THOUSAND + 00/100 DOLLARS

COPY COPY COPY COPY

MEMO 971 HILLSBORO MILE - SITE PLAN APPROVAL

Cindy Correa

[redacted]

Intuit® CheckLock™ Secure Check

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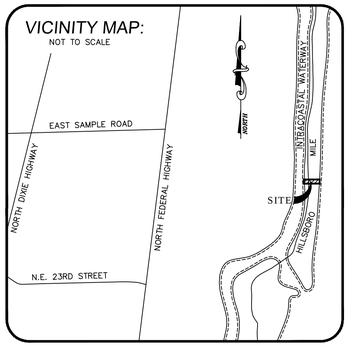
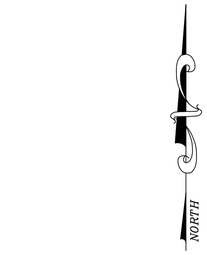
BOUNDARY & TIDAL WATER SURVEY



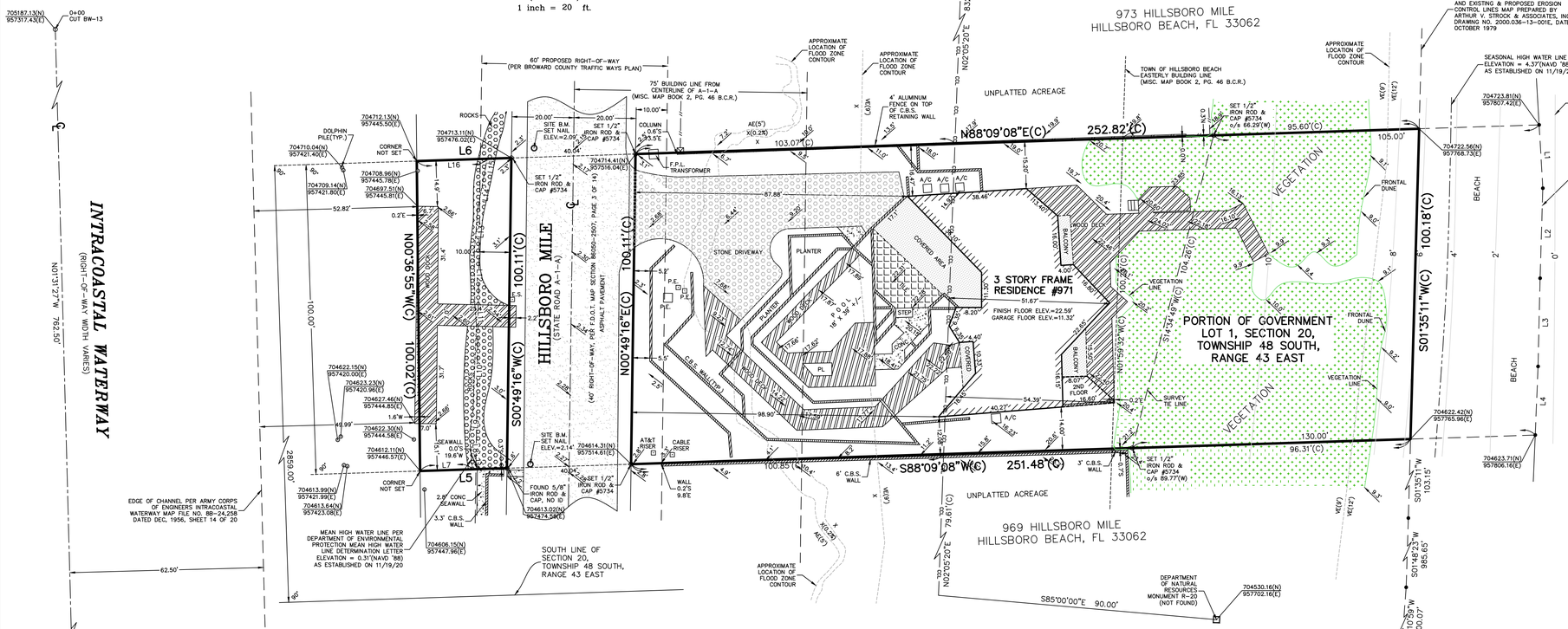
SECTION 20, TOWNSHIP 48 SOUTH, RANGE 43 EAST



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.


973 HILLSBORO MILE
HILLSBORO BEACH, FL 33062
969 HILLSBORO MILE
HILLSBORO BEACH, FL 33062
INTRACOASTAL WATERWAY
(RIGHT-OF-WAY WIDTH VARIES)
HILLSBORO MILE
(STATE ROAD A-1-A)
ATLANTIC OCEAN
BEACH
VEGETATION
PORTION OF GOVERNMENT LOT 1, SECTION 20, TOWNSHIP 48 SOUTH, RANGE 43 EAST
UNPLATTED ACREAGE
3 STORY FRAME RESIDENCE #971
FINISH FLOOR ELEV.=22.59'
GARAGE FLOOR ELEV.=11.32'
STONE DRIVEWAY
PLANTER
COVERED AREA
BALCONY
FRONTAL DUNE
VEGETATION LINE
SURVEY TIE LINE
EROSION CONTROL LINE PER MEAN HIGH WATER SURVEY AND EXISTING & PROPOSED EROSION CONTROL LINES MAP PREPARED BY ARTHUR V. STROCK & ASSOCIATES, INC. DRAWING NO. 2000.036-13-001E, DATED OCTOBER 1979
SEASONAL HIGH WATER LINE ELEVATION = 4.37'(NAVD '88) AS ESTABLISHED ON 11/19/20
MEAN HIGH WATER LINE PER DEPARTMENT OF ENVIRONMENTAL PROTECTION MEAN HIGH WATER LINE DETERMINATION LETTER ELEVATION = 0.44'(NAVD '88) AS ESTABLISHED ON 11/19/20
ELEVATION CONTOUR(TYP.)
COASTAL CONSTRUCTION CONTROL LINE PER MISCELLANEOUS MAP BOOK 6, PAGE 10 B.C.R.
APPROXIMATE LOCATION OF FLOOD ZONE CONTOUR
4' ALUMINUM FENCE ON TOP OF C.B.S. RETAINING WALL
TOWN OF HILLSBORO BEACH EASTERLY BUILDING LINE (MISC. MAP BOOK 2, PG. 46 B.C.R.)
60' PROPOSED RIGHT-OF-WAY (PER BROWARD COUNTY TRAFFIC WAYS PLAN)
75' BUILDING LINE FROM CENTERLINE OF A-1-A (MISC. MAP BOOK 2, PG. 46 B.C.R.)
EDGE OF CHANNEL PER ARMY CORPS OF ENGINEERS INTRACOASTAL WATERWAY MAP FILE NO. 88-24.258 DATED DEC, 1956, SHEET 14 OF 20
MEAN HIGH WATER LINE PER DEPARTMENT OF ENVIRONMENTAL PROTECTION MEAN HIGH WATER LINE DETERMINATION LETTER ELEVATION = 0.31'(NAVD '88) AS ESTABLISHED ON 11/19/20
SOUTH LINE OF SECTION 20, TOWNSHIP 48 SOUTH, RANGE 43 EAST
DEPARTMENT OF NATURAL RESOURCES MONUMENT R-19 (NOT FOUND)
DEPARTMENT OF NATURAL RESOURCES MONUMENT R-20 (NOT FOUND)
HILLSBORO INLET LIGHTHOUSE
705187.13(N) 957317.43(E)
0+00 CUT BM-13
7+62.50 CUT BM-13
704424.89(N) 957337.71(E)
705540.91(N) 957749.02(E)
704622.42(N) 957765.96(E)
704623.71(N) 957806.16(E)
704722.56(N) 957768.73(E)
704723.81(N) 957807.42(E)
700958.72(N) 957428.48(E)
704530.16(N) 957702.18(E)
N88°09'08"E(C) 252.82'(C)
S88°09'08"W(C) 251.48'(C)
S85°00'00"E 100.00'
S85°00'00"E 90.00'
N02°05'20"E 832.45'(C)
S02°05'20"E 779.61'(C)
N00°49'16"E(C) 100.11'(C)
S00°49'16"W(C) 100.02'(C)
S01°35'11"W(C) 100.18'(C)
N01°37'27"W 762.50'
S01°35'11"W 103.15'
S01°46'09"W 985.65'
S04°10'59"W 1000.07'
S00°56'42"W 1037.51'
S03°27'55"W 594.61'
N73°27'44"W 186.16'
62.50'
2859.00'
100.00'
103.07'(C)
95.60'(C)
105.00'
87.88'
54.39'
40.27'
130.00'
96.31'(C)
79.61'(C)
104.26'(C)
51.67'
38.46'
98.90'
100.85'(C)
52.82'
40.00'
20.00'
10.00'
6' C.B.S. WALL
3' C.B.S. WALL
2.5' CONC. SEAWALL
3.3' C.B.S. WALL
0.0'S 19.6'W
0.2'S 19.5'W
0.2'S 19.7'W
0.2'S 19.8'W
0.2'S 19.9'W
0.2'S 20.0'W
0.2'E
0.2'W
1.6'W
2.0'W
2.2'W
2.4'W
2.6'W
2.8'W
3.0'W
3.2'W
3.4'W
3.6'W
3.8'W
4.0'W
4.2'W
4.4'W
4.6'W
4.8'W
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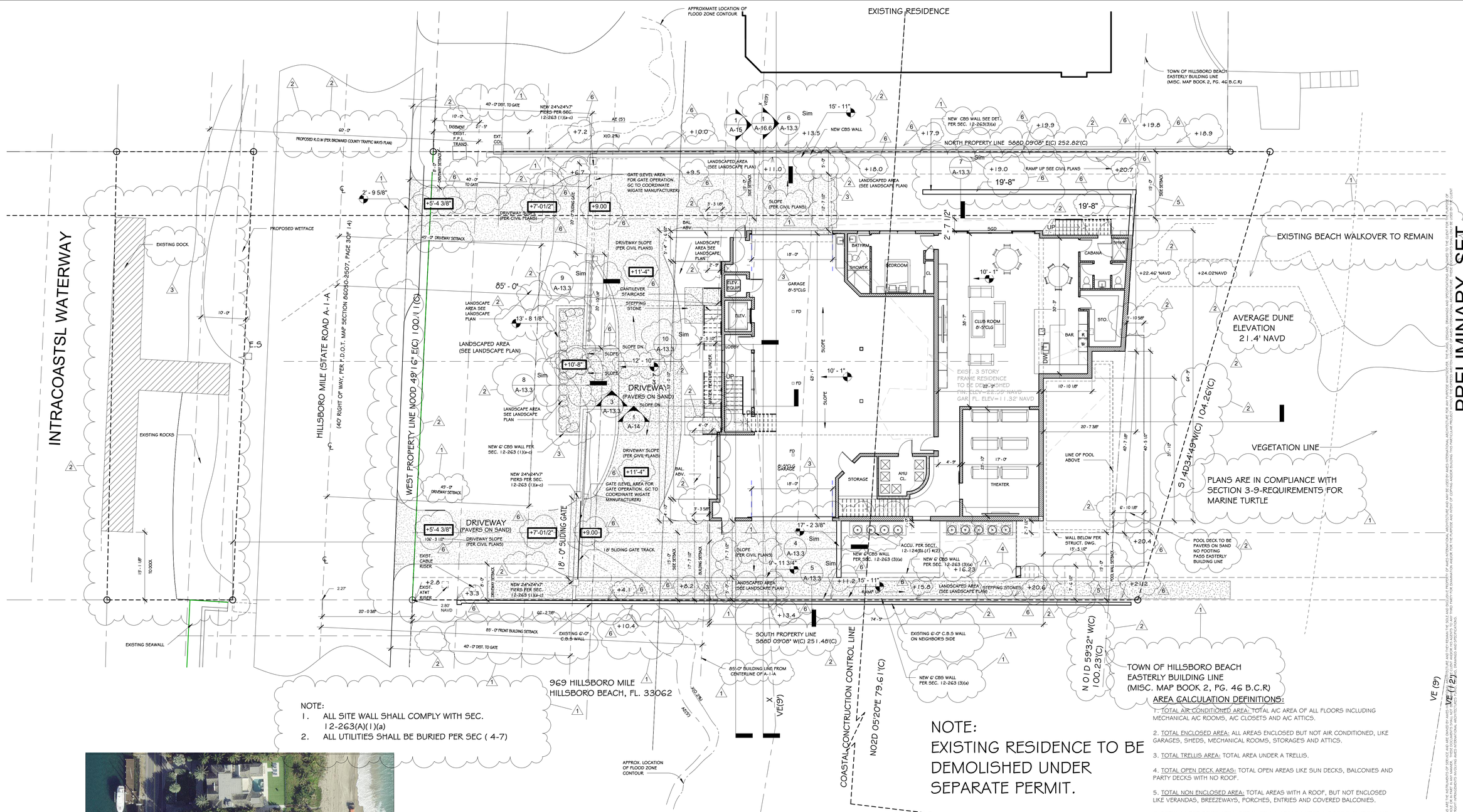
9.6'W
9.8'W



NOTE:
1. ALL SITE WALL SHALL COMPLY WITH SEC. 12-263(A)(1)(a)
2. ALL UTILITIES SHALL BE BURIED PER SEC (4-7)

NOTE:
EXISTING RESIDENCE TO BE DEMOLISHED UNDER SEPARATE PERMIT.

LOCATION MAP - N.T.S

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE GOVERNMENT LOT 1 OF SECTION 20, TOWN 48 SOUTH, RANGE 43 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PART OF THE NORTH 100 FEET OF THE SOUTH 2859 FEET OF SAID SECTION 20 (MEASURED) AT RIGHT ANGLES TO THE SOUTH LINE THEREOF) LYING EAST OF EAST THE RIGHT- OF- WAY OF THE INTRACOASTAL WATERWAY AS NOW LOCATED AND CONSTRUCTED; SAID LANDS LYING IN BROWARD COUNTY, FLORIDA; EXCEPTING THEREFROM THE RIGHT -OF-WAY FOR STATE ROAD A-1-A AS PRESENTLY LAID OUT AND EXISTING.

CODE PARAMETERS

GOVERNING CODE	2020 FLORIDA BUILDING CODE
MUNICIPALITY	TOWN OF HILLSBORO BEACH
ZONING CODE	RS-2
OCCUPANCY CLASS	RESIDENTIAL
CONSTRUCTION TYPE	TYPE III (B) UNPROTECTED
FEMA FLOOD ZONE	VE
BASE FLOOD ELEVATION (FEMA)	9'-0" NAVD
ALLOWABLE MAX. BUILDING HEIGHT	35'-0" FROM AVERAGE DUNE ELEVATION
FRONT SETBACK	85'-0"
REAR SETBACK	EASTERLY BUILDING LINE
SIDE SETBACK	15' - 0" MIN- 17'-6" MAX.
POOL SETBACK	15' - 0"

AREA CALCULATIONS SCHEDULE

DESCRIPTION	PROPOSED (SQF)
BASEMENT FLOOR	
AIR CONDITIONED AREA	3,017
PARKING GARAGE	2,234
FIRST FLOOR	
AIR CONDITIONED AREA	3561
COVERED ENTRY	201
VERANDA	1377
SECOND FLOOR	
AIR CONDITIONED AREA	4333
COVERED BALCONY	750
THIRD FLOOR	
AIR CONDITIONED AREA	3472
BALCONIES	312
OPEN DECK	1034
TRELLISED DECK	336
TOTAL AIR CONDITIONED AREA	14383
TOTAL NON AIR CONDITIONED AREA	6244
TOTAL GROSS AREA	20,627
TOTAL LOT AREA	32,162

AREA CALCULATION DEFINITIONS:

1. TOTAL AIR CONDITIONED AREA: TOTAL A/C AREA OF ALL FLOORS INCLUDING MECHANICAL A/C ROOMS, A/C CLOSETS AND A/C ATTICS.

2. TOTAL ENCLOSED AREA: ALL AREAS ENCLOSED BUT NOT AIR CONDITIONED, LIKE GARAGES, SHEDS, MECHANICAL ROOMS, STORAGES AND ATTICS.

3. TOTAL TRELLIS AREA: TOTAL AREA UNDER A TRELLIS.

4. TOTAL OPEN DECK AREAS: TOTAL OPEN AREAS LIKE SUN DECKS, BALCONIES AND PARTY DECKS WITH NO ROOF.

5. TOTAL NON ENCLOSED AREA: TOTAL AREAS WITH A ROOF, BUT NOT ENCLOSED LIKE VERANDAS, BREEZEWAYS, PORCHES, ENTRIES AND COVERED BALCONIES.

6. TOTAL UNDER ROOF AREA: TOTAL OF ALL AREAS UNDER A ROOF INCLUDING A/C AREAS, TRELLIS AREAS, ENCLOSED AREAS, AND NON ENCLOSED AREAS. THIS IS THE TOTAL AREA FOR BILLING PURPOSES.

SITE PLAN NOTES:

1. LOWEST SLAB AT 10.083' NAVD.

2. LOT DRAINAGE SHALL BE AS ALL LOCAL CODES, REGULATIONS AND RESTRICTIONS HAVING JURISDICTION.

3. LANDSCAPING, IRRIGATION, BERMING, ETC., SHALL BE AS ALL LOCAL CODES, REGULATIONS, RESTRICTIONS HAVING JURISDICTION, AND FURTHER, AS SELECTED AND DIRECTED BY BUILDER. (NOT A PART OF THE AMES INTERNATIONAL ARCHITECTURE CONTRACT).

4. DRIVEWAYS, WALKWAYS, SLAB ON GRADE, POOL DECKS, SWIMMING POOL ARE BY OTHERS AND PERMITTED SEPARATELY.(NOT A PART OF THE AMES INTERNATIONAL ARCHITECTURE, CONTRACT).

5. SWIMMING POOL, DECK, SPA, ETC., BY OTHERS, SEE POOL SUBCONTRACTORS ENGINEERED SHOP DRAWINGS. PERMITTED SEPARATELY AND NOT A PART OF THE AMES INTERNATIONAL ARCHITECTURE CONTRACT. SEE OWNER.

6. LAND SURVEYOR SHALL VERIFY LOCATION OF HOUSE ON SITE AND ANY OCCURRING SETBACK ENCROACHMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY WORK BEING DONE.

7. SITE PLAN AS DRAWN REFLECTS ARCHITECTS CONCEPTION OF OVERALL SITE LAYOUT AND FEATURES, AND MAY NOT NECESSARILY BE AN ACCURATE REPRESENTATION OF THE BUILDERS STANDARD INCLUDED FEATURES OR LAYOUT AND DESIGN.

A02 SITE PLAN
1" = 10'-0"

PRELIMINARY SET

MR. SERGEY SACHENKO
971 HILLSBORO MILE

REVISIONS

#	DESCRIPT	DATE	BY
1	Revision 1	9/15/21	AG
2	Site Plan Review Com.	11/4/20 21	AG
3	Site Plan Review Comm	12/16/2 021	AG
4	Site Plan Review Comment	1/5/202 2	AG
5	Site Plan Review Comments	1/25/20 22	AG
6	Site Plan Review	2/7/202 2	AG

Shane Ames - Architect
Ames INTERNATIONAL ARCHITECTURE

DRAWN: A.G.
CHECKED: S.A.
DATE: Issue Date
SCALE: As indicated
JOB NO.: 20_4937
SHEET: **A-02**
OF # SHEETS

SITE PLAN

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DRIVEWAY

15'-0" SETBACK

17-7 1/2" BUILDING SETBACK

1 A-16.6

2'-8" x 8'-0"

CANTILEVER STAIRCASE ABOVE

STEPPING STONES ON GRADE

ELEV. EQUIP.

ELEV.

3'-0" x 8'-0"

GARAGE

FD

LOBBY

POND

1 A-13.3

STEPPING STONES ON GRADE

UP

3 A-13.3

1 A-14

2'-0 1/2"

CANTILEVER STAIRCASE ABOVE

4'-10"

3'-0" x 8'-0"

17-7 1/2" BUILDING SETBACK

15'-0" SETBACK

DRIVEWAY

1

10' - 1"

2

2" SLOPE

FD

GARAGE

STORAGE

AHU

CL.

AC CHASE ABOVE

AC CHASE ABOVE

BEAM ABOVE
SEE STRUCTURAL PLANS

STEEL COLUMNS
SEE STRUCTURAL PLANS

STEEL COLUMNS
SEE STRUCTURAL PLANS

BATH.

SHOWER

BEDROOM

CL

LIN.

BASE LED LIGHTS

9'-1" 9'-5"

2

10' - 1"

CLUB ROOM

9'-1" 9'-5"

9'-1" 9'-5"

9'-1" 9'-5"

8'-6" 9'-1"

ELECTRIC WINDOW IN LOW WALL

DRAPE POCKET

THEATER

17' - 0"

STARLIGHT ACOUSTIC PANELS (BY OTHER SUBMIT SPECS.)

LED STRIP LIGHTS ON WALL (BY OTHER)

ELECTRIC DOWN SCREEN

UP

9'-5" 9'-0"

CABANA

SHWR

LIN.

WC

S

WC

9'-5" 9'-1"

BEAM ABOVE

9'-0" 9'-1"

9'-5"

STO.

W

W

W

ICE

BAR

DW

2' - 2"

2' - 2"

9'-5" 9'-1"

9'-5" 9'-1"

LINE OF POOL ABOVE

EASTERLY BUILDING LINE & COASTAL CONSTRUCTION LINE.

1

LANDSCAPE SCREEN SEE LANDSCAPE PLAN

LANDSCAPE SCREEN SEE LANDSCAPE PLAN

85'-0" FRONT BUILDING SETBACK

N 90° 00' 00" W
161.71'

4 A03_BASEMENT FL NOTE PLAN
1/4" = 1'-0"

FLOOR PLAN GENERAL NOTES:

1. SEE FOUND. PLAN FOR SLAB STEPS & SLOPES & FOR COLUMNS,FILLED BLOCK CELLS, ETC.

2. VERIFY ALL MASONRY & WD. FRAME OPENING SIZES TO FIT DOORS & WINDOWS BEFORE CONSTRUCTION - NOTIFY ARCHITECT IF A CONFLICT EXISTS.

3. USE WATER-RESISTANT GYP. BOARD IN ALL BATHROOMS & OTHER WET AREAS.

4. PROVIDE WOOD BACKING BEHIND CABINETS, SHELVES, BATH ACCESSORIES, ETC.

5. ALL ATTIC SPACES AND SPACES ABOVE CEILING SHALL BE DIVIDED INTO HORIZONTAL AREAS NOT TO EXCEED 3,000 S.F. BY DRAFT STOPS. PROVIDE A 22"x36" (MIN) ATTIC ACCESS INTO EACH SPACE DIVIDED BY A DRAFT STOP. (SEE DTL SHEET)

WALL TYPE LEGEND

- EXISTING CMU WALL
- NEW CMU WALL
- EXISTING FRAME WALL
- NEW FRAME WALL

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PRELIMINARY SET

MR. SERGEY SACHENKO
971 HILLSBORO MILE

REVISIONS			
#	DESCRIPT	DATE	BY
1	Revision 1	9/15/21	AG
2	Site Plan Review Com.	11/4/20 21	AG

Shane Ames - Architect

Ames
INTERNATIONAL ARCHITECTURE

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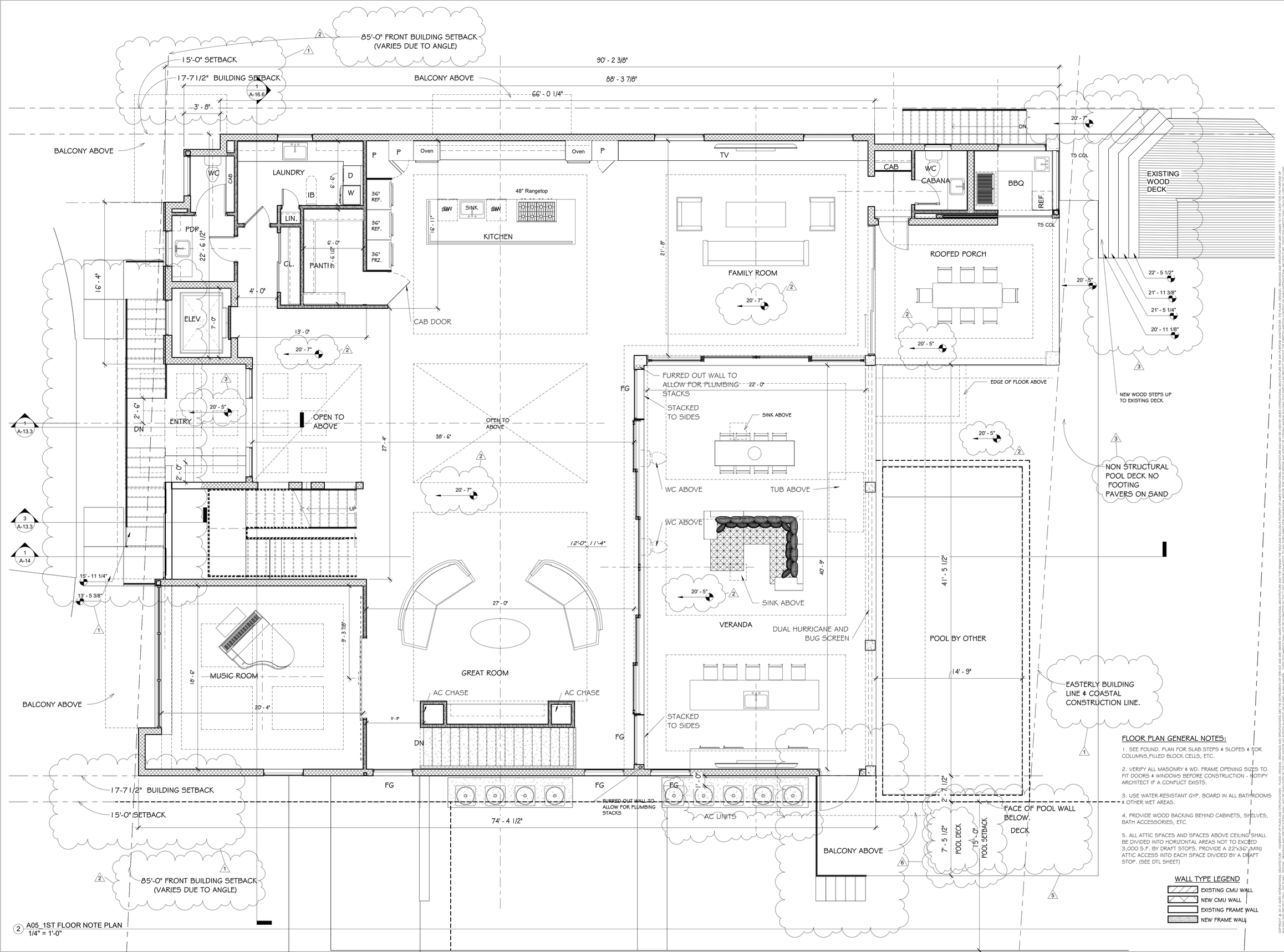
Lic# AA0002307 ARCH.R. # AR0012001

DRAWN A.G.
CHECKED S.A.
DATE Issue Date
SCALE 1/4" = 1'-0"
JOB NO. 20_4937
SHEET

BASEMENT NOTE PLAN

A-03

OF # SHEETS



2 A05_1ST FLOOR NOTE PLAN
1/4" = 1'-0"

FLOOR PLAN GENERAL NOTES:

1. SEE FOUND. PLAN FOR SLAB STEPS & SLOPES & FOR COLUMNS,FILLED BLOCK CELLS, ETC.

2. VERIFY ALL MASONRY & WD. FRAME OPENING SIZES TO FIT DOORS & WINDOWS BEFORE CONSTRUCTION - NOTIFY ARCHITECT IF A CONFLICT EXISTS.

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WALL TYPE LEGEND

- EXISTING CMU WALL
- NEW CMU WALL
- EXISTING FRAME WALL
- NEW FRAME WALL

PRELIMINARY SET

MR. SERGEY SACHENKO

971 HILLSBORO MILE

REVISIONS			
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6	Site Plan Review	2/7/202 2	AG

Shane Ames - Architect

Ames
INTERNATIONAL ARCHITECTURE

DRAWN: Author
CHECKED: S.A.
DATE: Issue Date
SCALE: 1/4" = 1'-0"
JOB NO.: 20_4937
SHEET

A-05

OF # SHEETS

1ST FLOOR NOTE PLAN

ADDRESS: HISTORIC DELRAY PARK, PROFESSIONAL DISTRICT, 203 DIXIE BOULEVARD, DELRAY BEACH, FLORIDA, 33444. PHONE: (561)274 6444, FAX: (561)2746446

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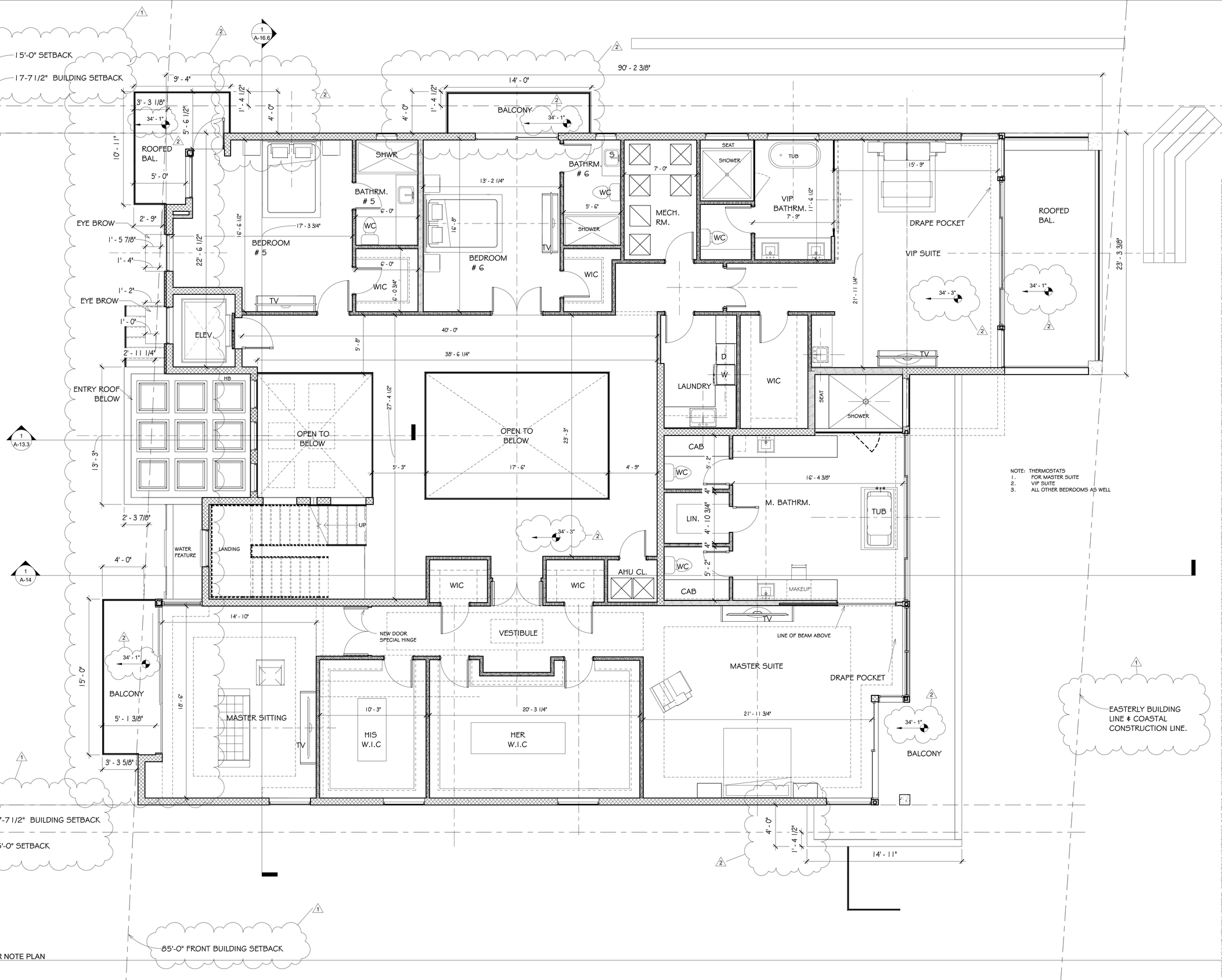

NOTE: THERMOSTATS
1. FOR MASTER SUITE
2. VIP SUITE
3. ALL OTHER BEDROOMS AS WELL

1 A07 2ND FLOOR NOTE PLAN
1/4" = 1'-0"

PRELIMINARY SET

MR. SERGEY SACHENKO
971 HILLSBORO MILE

REVISIONS			
#	DESCRIPT	DATE	BY
1	Revision 1	9/15/21	AG
2	Site Plan Review Com.	11/4/20 21	AG

Shane Ames - Architect
Ames INTERNATIONAL ARCHITECTURE

DRAWN: Author
CHECKED: Checker
DATE: Issue Date
SCALE: 1/4" = 1'-0"
JOB NO.: 20_4937
SHEET: **A-07**
OF # SHEETS

2ND FLOOR NOTE PLAN

ADDRESS: HISTORIC DEL-IDA PARK, PROFESSIONAL DISTRICT, 293 DIXIE BOULEVARD, DELRAY BEACH, FLORIDA, 33444 PHONE: (561)274 4444, FAX: (561)274448

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15'-0" SETBACK

17-7 1/2" BUILDING SETBACK

90' - 2 3/8"

9' - 4"

3' - 3 1/8"

1' - 4 1/2"

4' - 0"

ROOFED BALCONY

10' - 11"

5' - 6 1/2"

45' - 9"

5' - 0"

2' - 9 1/8"

EYE BROW

1' - 5 7/8"

1' - 4"

22' - 6 1/2"

BEDROOM # 4

SHWR

BATH. # 4

7' - 0"

WC

16' - 8"

STUDY

9' - 7 3/4"

WIC

WC

SHWR

GLASS WALL WITH BARN DOOR

BEDROOM # 2

DRAPE POCKET

8' - 8 3/4"

45' - 9"

ROOFED BALCONY

22' - 7 1/2"

23' - 3 1/2"

BARN DOOR

8' - 2 5/8"

WC

5' - 4 3/4"

WIC

5' - 0"

WIC

5' - 4 3/4"

5' - 4"

HALLWAY

TV

TV

EYE BROW

1' - 0"

ELEV

2' - 11 1/4"

33' - 6"

BEDROOM # 3

DRAPE POCKET

13' - 10"

WIC

9' - 7 3/4"

BATHRM. # 3

11' - 0"

SHWR

GLASS WALL WITH BARN DOOR

WC

LAUNDRY CHUTE

LOFT

OPEN TO BELOW

SKYLIGHTS ABOVE

23' - 1 1/4"

45' - 11"

LADDER TO ROOF TOP WITH HATCH

R

R

B

7 1/2"

BBQ

47' - 1"

46' - 6 7/8"

7' - 7"

FOLDED STACKED DOORS TBD

2' - 3 7/8"

LANDING

16' - 7 1/2"

7' - 5 1/2"

DN.

5' - 0"

STM. 5' - 0"

5' - 1"

SAU. 5' - 0"

AC/CL

GLASS

BARN DOOR

GLASS WALL

BAR

46' - 11 3/4"

39' - 7 1/4"

ELECTRIC TRELLIS ABOVE

SEE STRUCTURAL PLAN

ROOF DECK

45' - 11"

ROOF DECK

32' - 2"

GYM

14' - 9 1/4"

12' - 0"

18' - 7"

DRAPE POCKET

17' - 2"

UP

RAISED SPA

ELECTRIC TRELLIS ABOVE

EASTERLY BUILDING LINE & COASTAL CONSTRUCTION LINE.

10' - 5 1/2"

9' - 9 1/2"

6 3/4"

19' - 2"

19' - 10"

4' - 0"

1' - 4 1/2"

50' - 2"

29' - 2 1/2"

79' - 4 1/2"

15'-0" SETBACK

17-7 1/2" BUILDING SETBACK

85'-0" FRONT BUILDING SETBACK

1 A09_3RD FLOOR NOTE PLAN
1/4" = 1'-0"

PRELIMINARY SET

MR. SERGEY SACHENKO

971 HILLSBORO MILE

REVISIONS			
#	DESCRIPT	DATE	BY
1	Revision 1	9/15/21	AG
3	Site Plan Review Comm	12/16/2 021	AG

Shane Ames - Architect

Ames INTERNATIONAL ARCHITECTURE

3RD FLOOR NOTE PLAN

DRAWN: Author
CHECKED: Checker
DATE: Issue Date
SCALE: 1/4" = 1'-0"
JOB NO.: 20_4937
SHEET

A-09

OF # SHEETS

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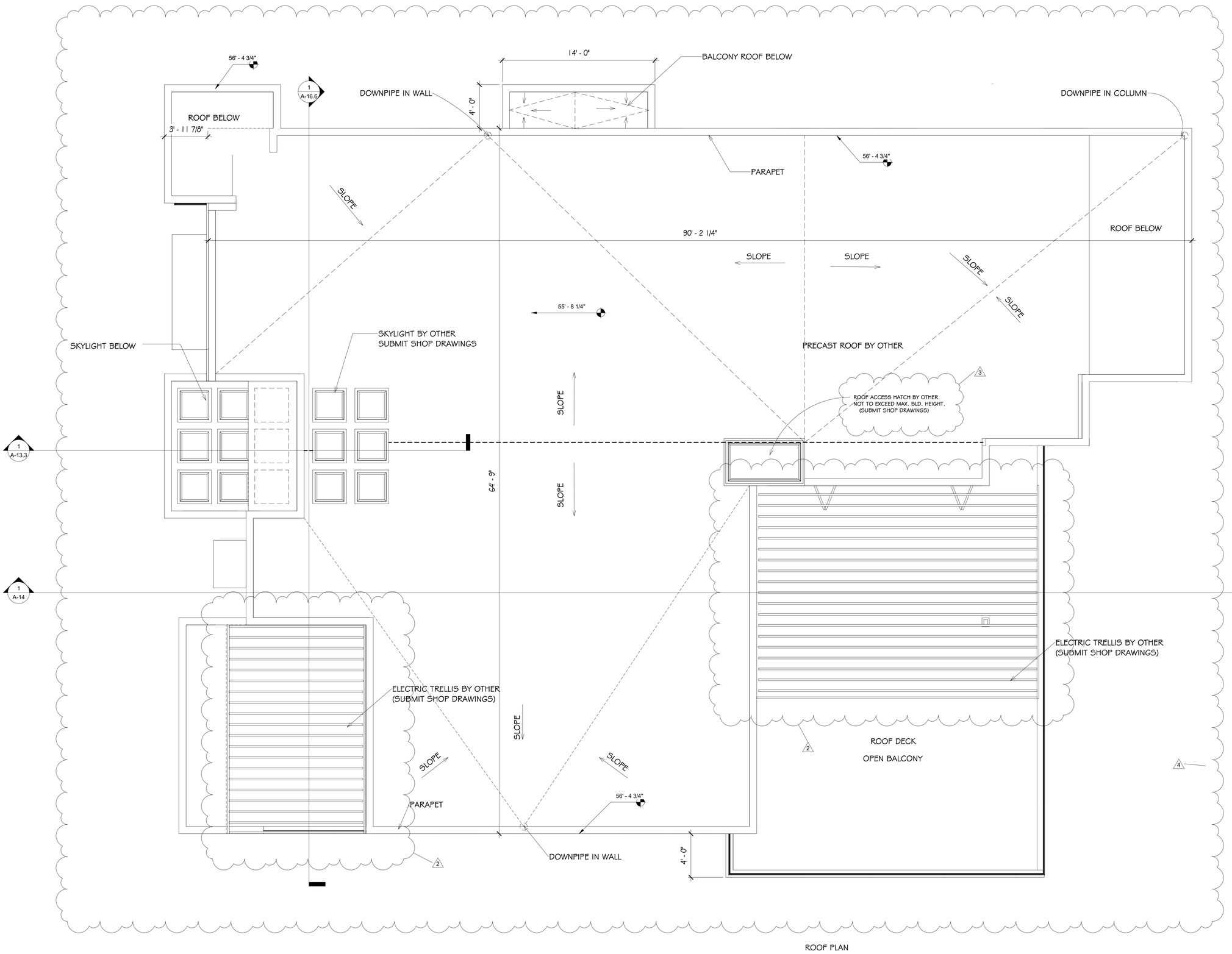
LIC# AA0002307. ARCH.R.# AR0012001



ROOF PLAN

1 ROOF PLAN
1/4" = 1'-0"

PRELIMINARY SET

MR. SERGEY SACHENKO
971 HILLSBORO MILE

REVISIONS

#	DESCRIPT	DATE	BY
2	Site Plan Review Com.	11/4/2021	AG
3	Site Plan Review Comm	12/16/2021	AG
4	Site Plan Review Comment	1/5/2022	AG

Shane Ames - Architect

Ames
INTERNATIONAL ARCHITECTURE

ADDRESS : HISTORIC DEL-IDA PARK, PROFESSIONAL DISTRICT, 203 DIXIE BOULEVARD, DELRAY BEACH, FLORIDA, 33444. PHONE : (561)274 6444, FAX : (561)274 6449.

DRAWN: Author
CHECKED: S.A.
DATE: Issue Date
SCALE: 1/4" = 1'-0"
JOB NO.: 20_4937
SHEET: **A-11**
OF # SHEETS

ARCHITECTURAL ROOF PLAN

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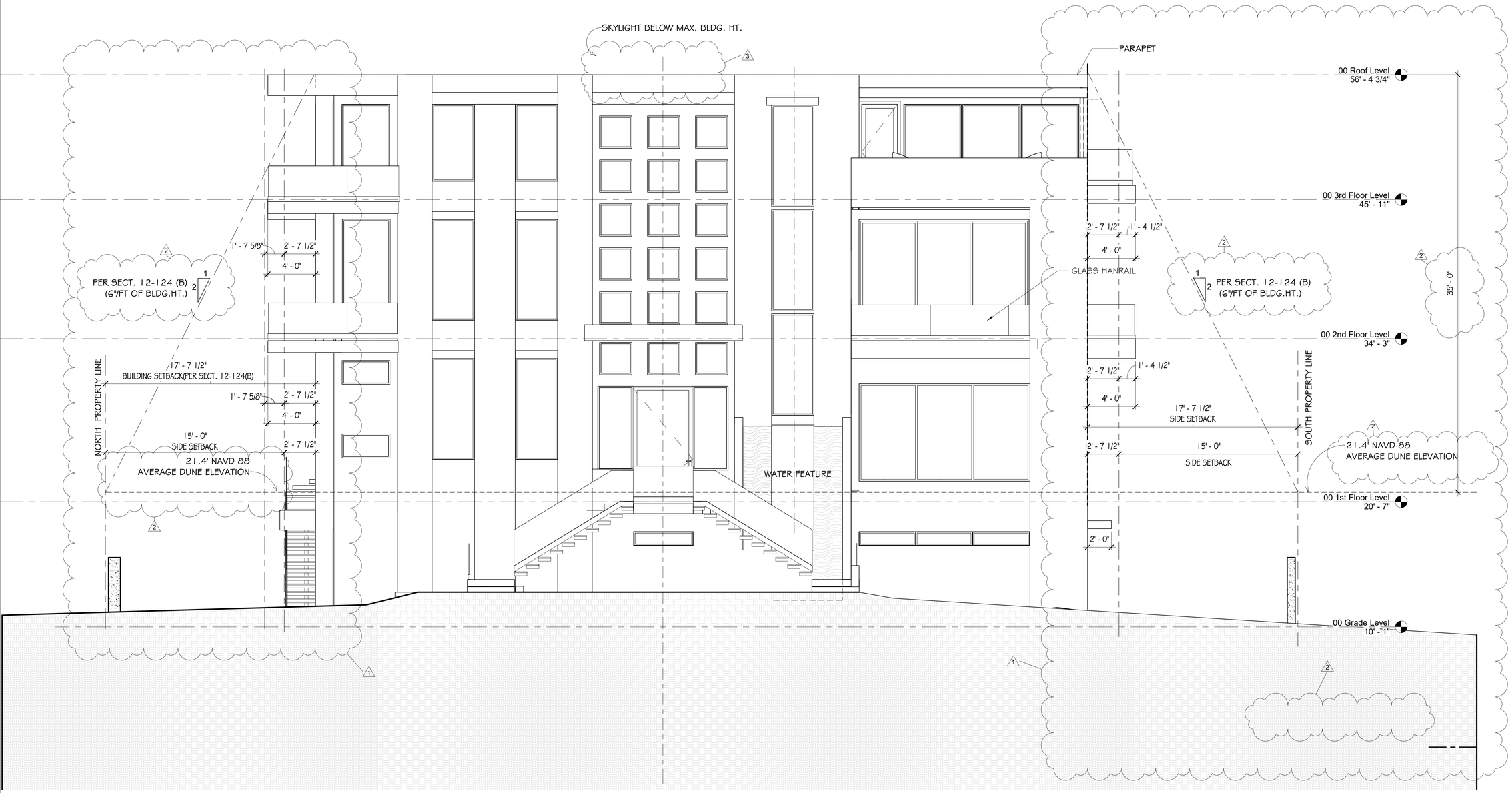

1 ELEVATION (WEST)
1/4" = 1'-0"

PRELIMINARY SET

MR. SERGEY SACHENKO
971 HILLSBORO MILE

REVISIONS			
#	DESCRIPT	DATE	BY
1	Revision 1	9/15/21	AG
2	Site Plan Review Com.	11/4/20 21	AG
3	Site Plan Review Comm	12/16/2 021	AG

Shane Ames - Architect

Ames
INTERNATIONAL ARCHITECTURE

BUILDING ELEVATIONS

DRAWN: Author
CHECKED: S.A.
DATE: Issue Date
SCALE: 1/4" = 1'-0"
JOB NO.: 20_4937
SHEET: **A-12**
OF # SHEETS

ADDRESS: HISTORIC DEL-IDA PARK, PROFESSIONAL DISTRICT, 203 DIXIE BOULEVARD, DELRAY BEACH, FLORIDA, 33444 PHONE: (561)274 6444, FAX: (561)2746448
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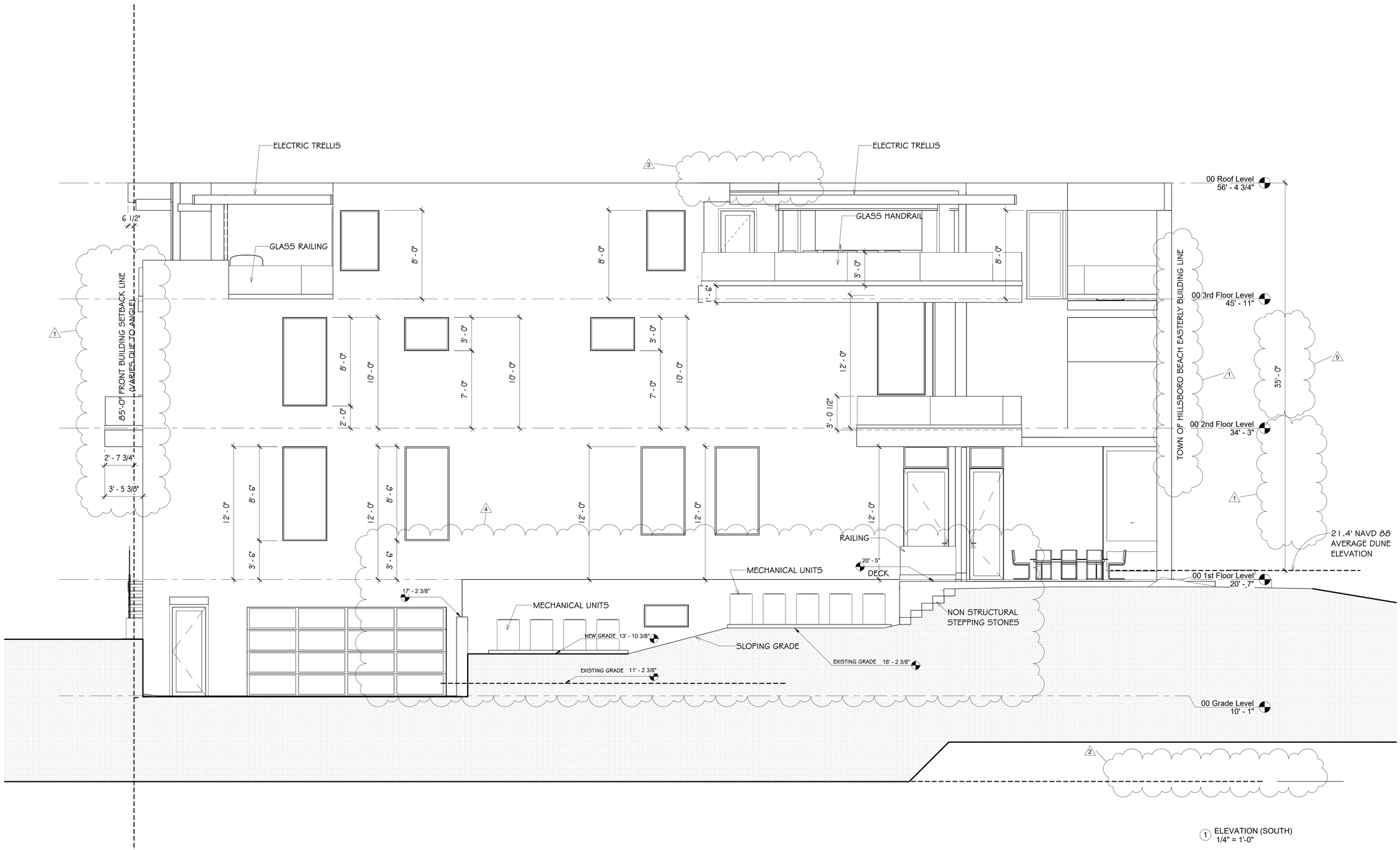

1 ELEVATION (SOUTH)
1/4" = 1'-0"

PRELIMINARY SET

MR. SERGEY SACHENKO
971 HILLSBORO MILE

REVISIONS

#	DESCRIPT	DATE	BY
1	Revision 1	9/15/21	AG
2	Site Plan Review Com.	11/4/2021	AG
3	Site Plan Review Comm	12/16/2021	AG
4	Site Plan Review Comment	1/5/2022	AG
5	Site Plan Review Comments	1/25/2022	AG

Shane Ames - Architect

Ames
INTERNATIONAL ARCHITECTURE

BUILDING ELEVATIONS

DRAWN
Author
CHECKED
S.A.
DATE
Issue Date
SCALE
1/4" = 1'-0"
JOB NO.
20_4937
SHEET
A-13
OF # SHEETS

Lic# AA0002307 ARCH R # : AR0012001 ADDRESS : HISTORIC DEL-IDA PARK, PROFESSIONAL DISTRICT, 203 DIXIE BOULEVARD, DELRAY BEACH, FLORIDA, 33444. PHONE : (561)274 6444, FAX : (561)274649.

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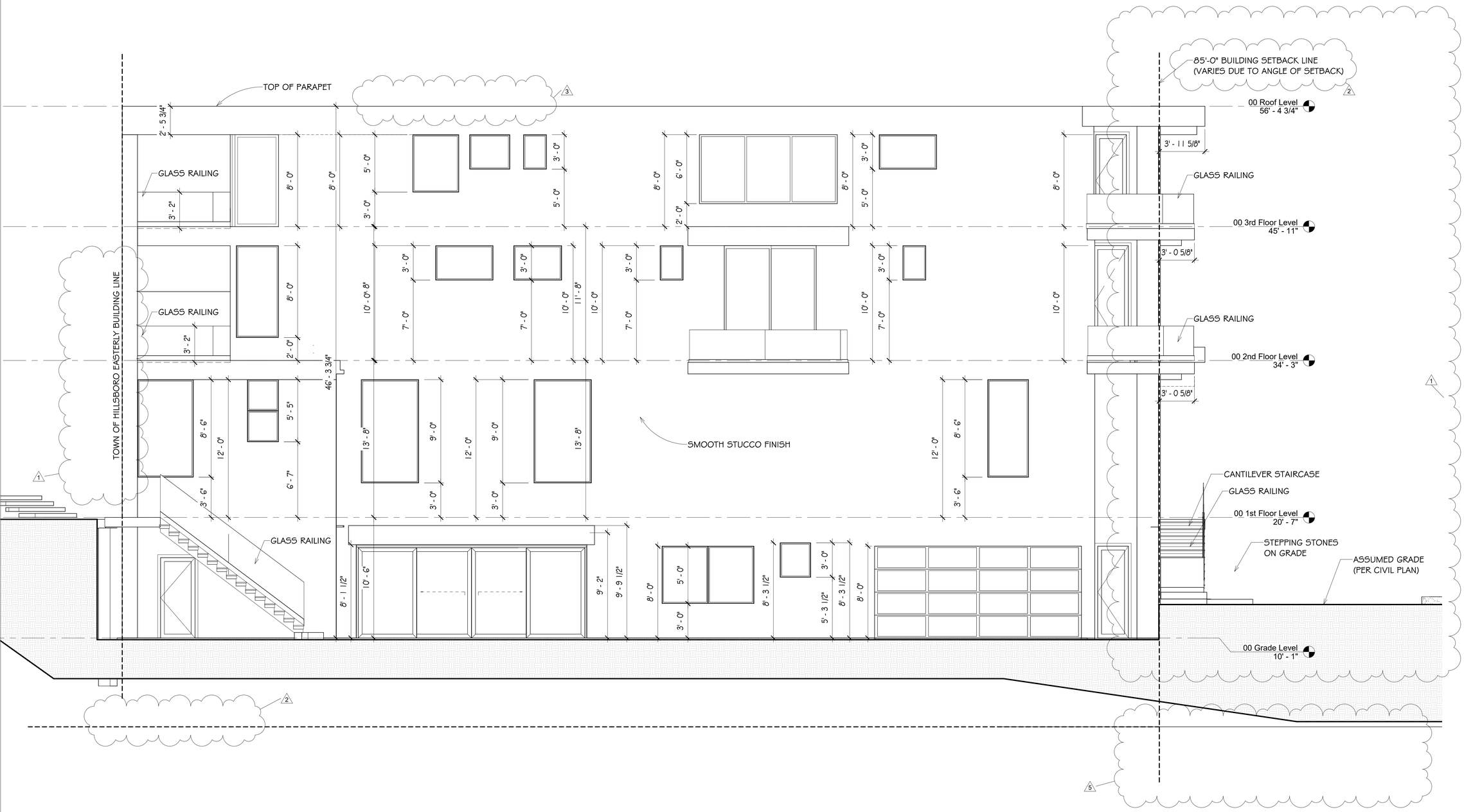

1 ELEVATION (NORTH)
1/4" = 1'-0"

PRELIMINARY SET

MR. SERGEY SACHENKO
971 HILLSBORO MILE

REVISIONS

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1	Revision 1	9/15/21	AG
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5	Site Plan Review Comments	1/25/2022	AG

Shane Ames - Architect

Ames
INTERNATIONAL ARCHITECTURE

BUILDING ELEVATIONS

DRAWN: Author
CHECKED: Checker
DATE: Issue Date
SCALE: 1/4" = 1'-0"
JOB NO.: 20_4937
SHEET: **A-13.1**
OF # SHEETS

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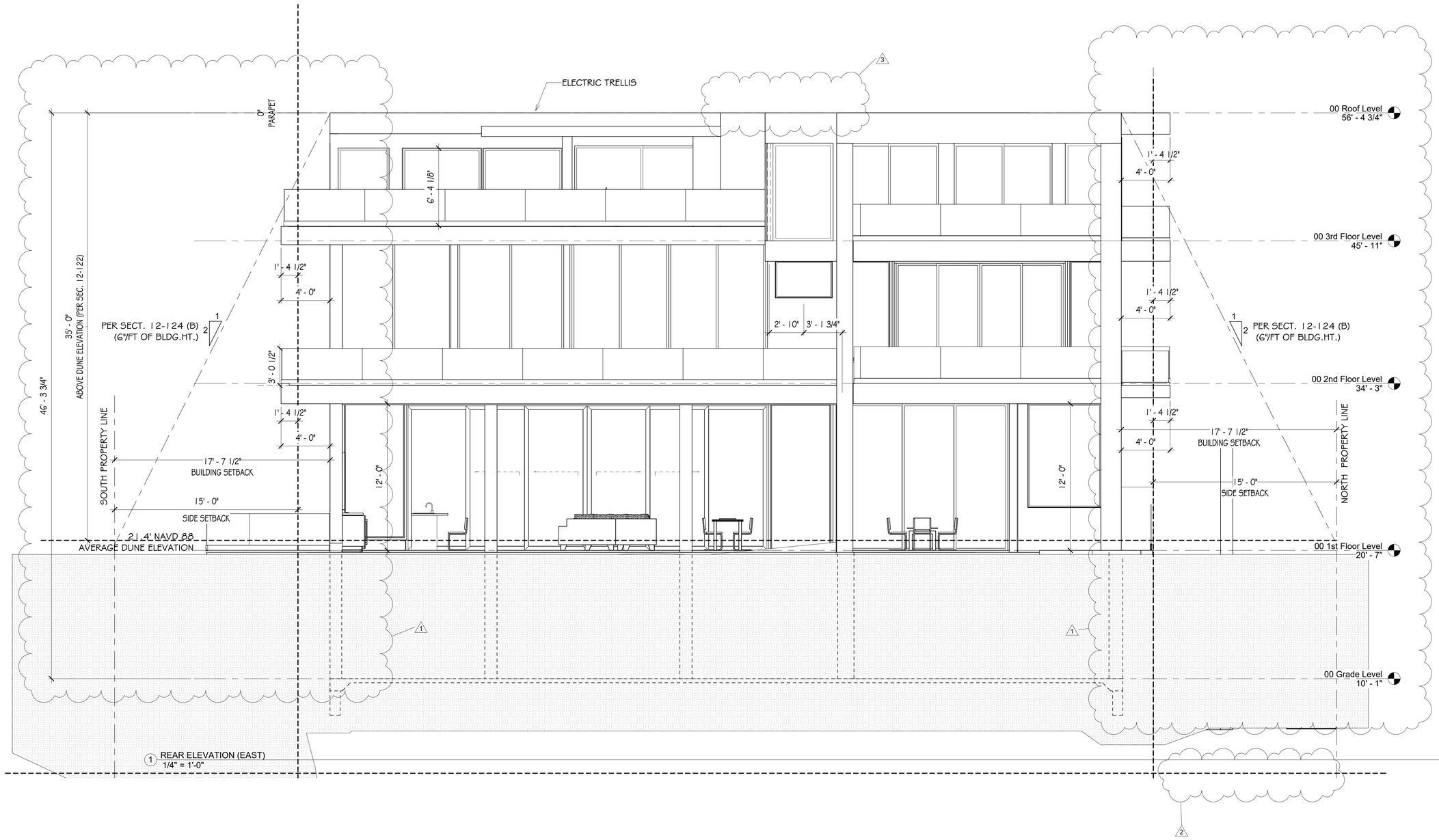

PRELIMINARY SET

MR. SERGEY SACHENKO

971 HILLSBORO MILE

REVISIONS

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Shane Ames - Architect

Ames
INTERNATIONAL ARCHITECTURE

BUILDING ELEVATIONS

DRAWN: Author
CHECKED: Checker
DATE: Issue Date
SCALE: 1/4" = 1'-0"
JOB NO.: 20_4937
SHEET: A-13.2
OF # SHEETS

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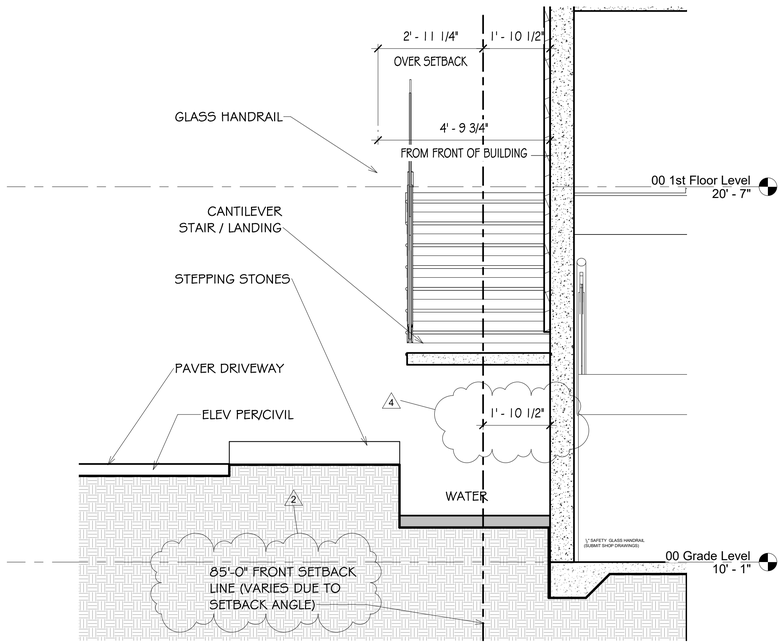
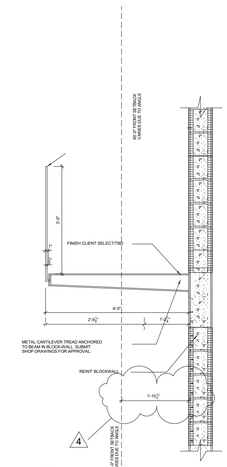


SECTION THROUGH ENTRY STAIRCASE

3 Section 16
1/2" = 1'-0"



10 WS7
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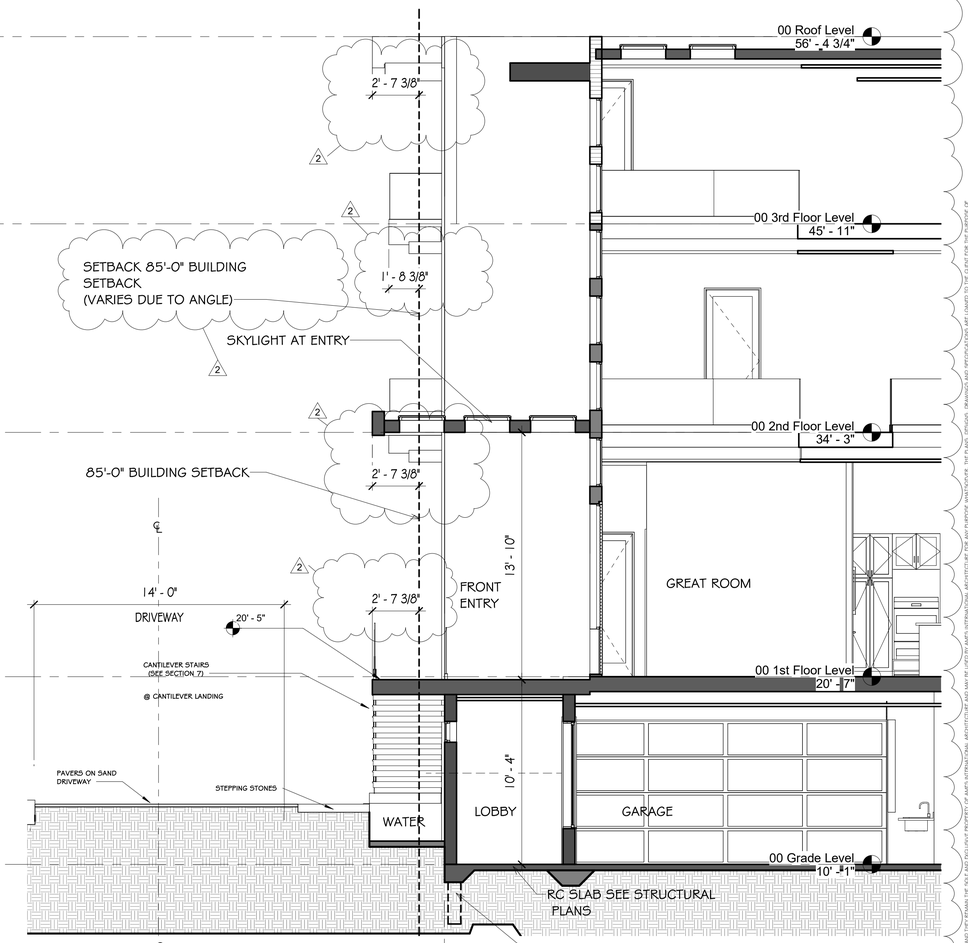

1 Section 13
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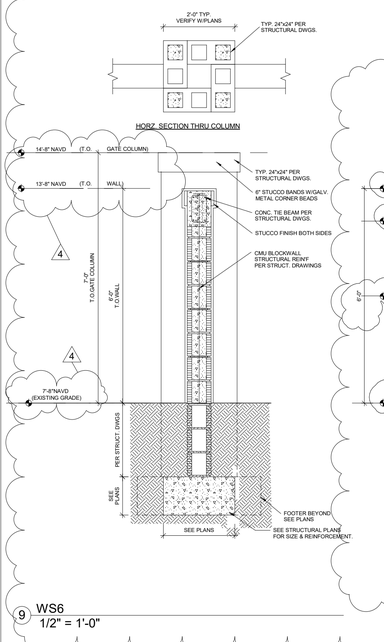

9 WS6
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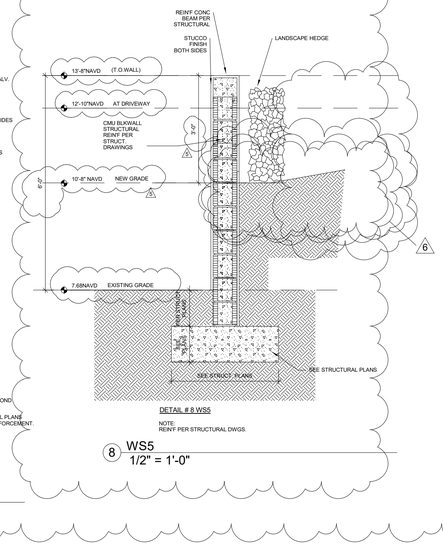

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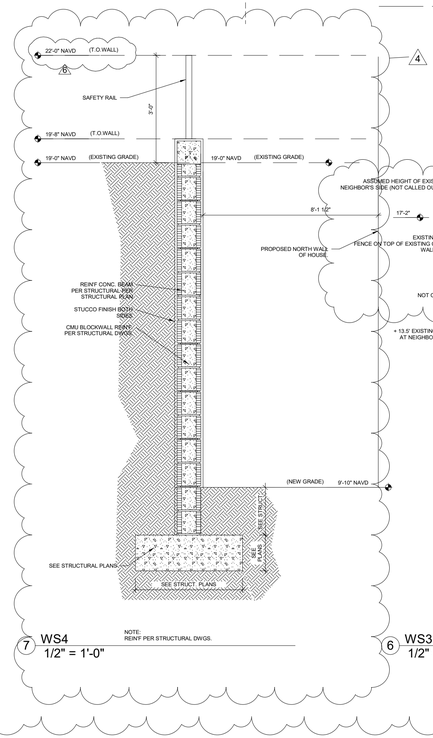
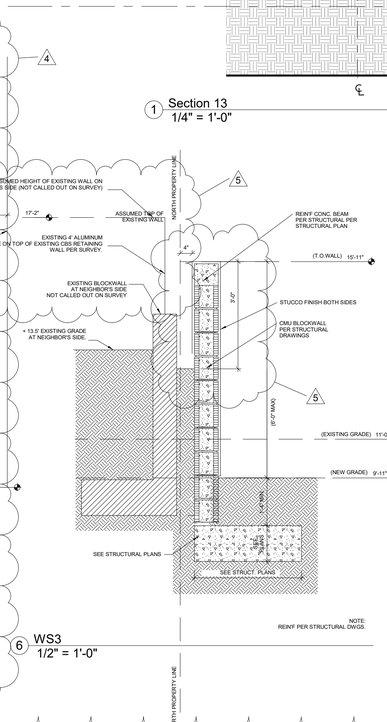


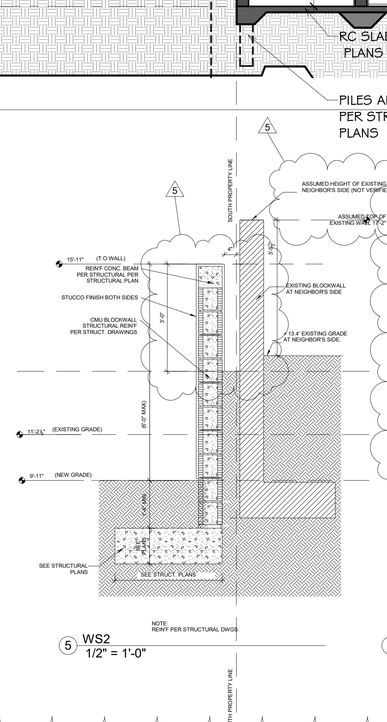
7 WS4
1/2" = 1'-0"

NOTE:
REINF PER STRUCTURAL DWGS.



6 WS3
1/2" = 1'-0"

NOTE:
REINF PER STRUCTURAL DWGS.



5 WS2
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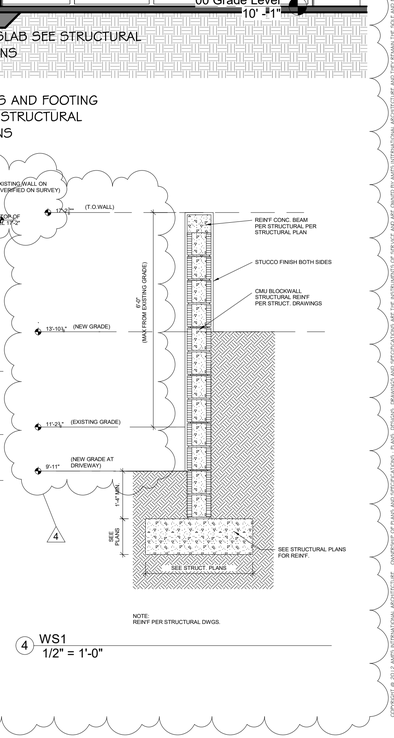
NOTE:
REINF PER STRUCTURAL DWGS.



4 WS1
1/2" = 1'-0"

NOTE:
REINF PER STRUCTURAL DWGS.

PRELIMINARY SET

MR. SERGEY SACHENKO
971 HILLSBORO MILE

REVISIONS			
#	DESCRIPT	DATE	BY
1	Revision 1	9/15/21	AG
2	Site Plan Review Com.	11/4/20 21	AG
4	Site Plan Review Comment	1/5/202 2	AG
5	Site Plan Review Comments	1/25/20 22	AG
6	Site Plan Review	2/7/202 2	AG

Shane Ames - Architect

Ames
INTERNATIONAL
ARCHITECTURE

DRAWN
Author
CHECKED
Checker
DATE
Issue Date
SCALE
As indicated
JOB NO.
20 4937
SHEET

A-13.3

OF # SHEETS

BUILDING SECTIONS

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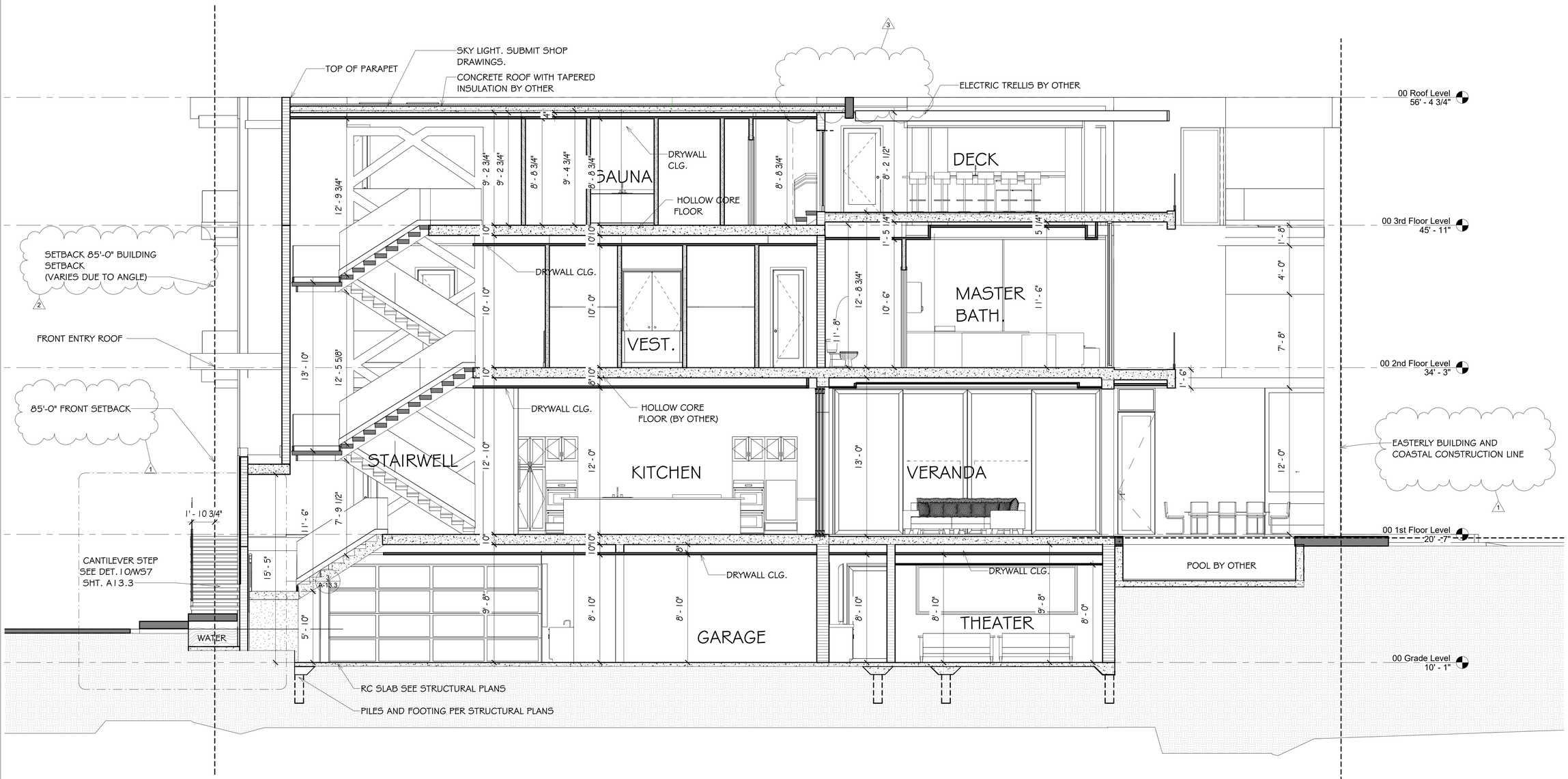

1 Section 1
1/4" = 1'-0"

PRELIMINARY SET

MR. SERGEY SACHENKO
971 HILLSBORO MILE

REVISIONS

#	DESCRIPT	DATE	BY
1	Revision 1	9/15/21	AG
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Shane Ames - Architect
Ames INTERNATIONAL ARCHITECTURE
ADDRESS: HISTORIC DEL-IDA PARK, PROFESSIONAL DISTRICT, 203 DIXIE BOULEVARD, DELRAY BEACH, FLORIDA, 33444. PHONE: (561)274 6444. FAX: (561)274 6449.

DRAWN: Author
CHECKED: S.A.
DATE: Issue Date
SCALE: 1/4" = 1'-0"
JOB NO.: 20_4937
SHEET: **A-14**
OF # SHEETS

BUILDING SECTIONS

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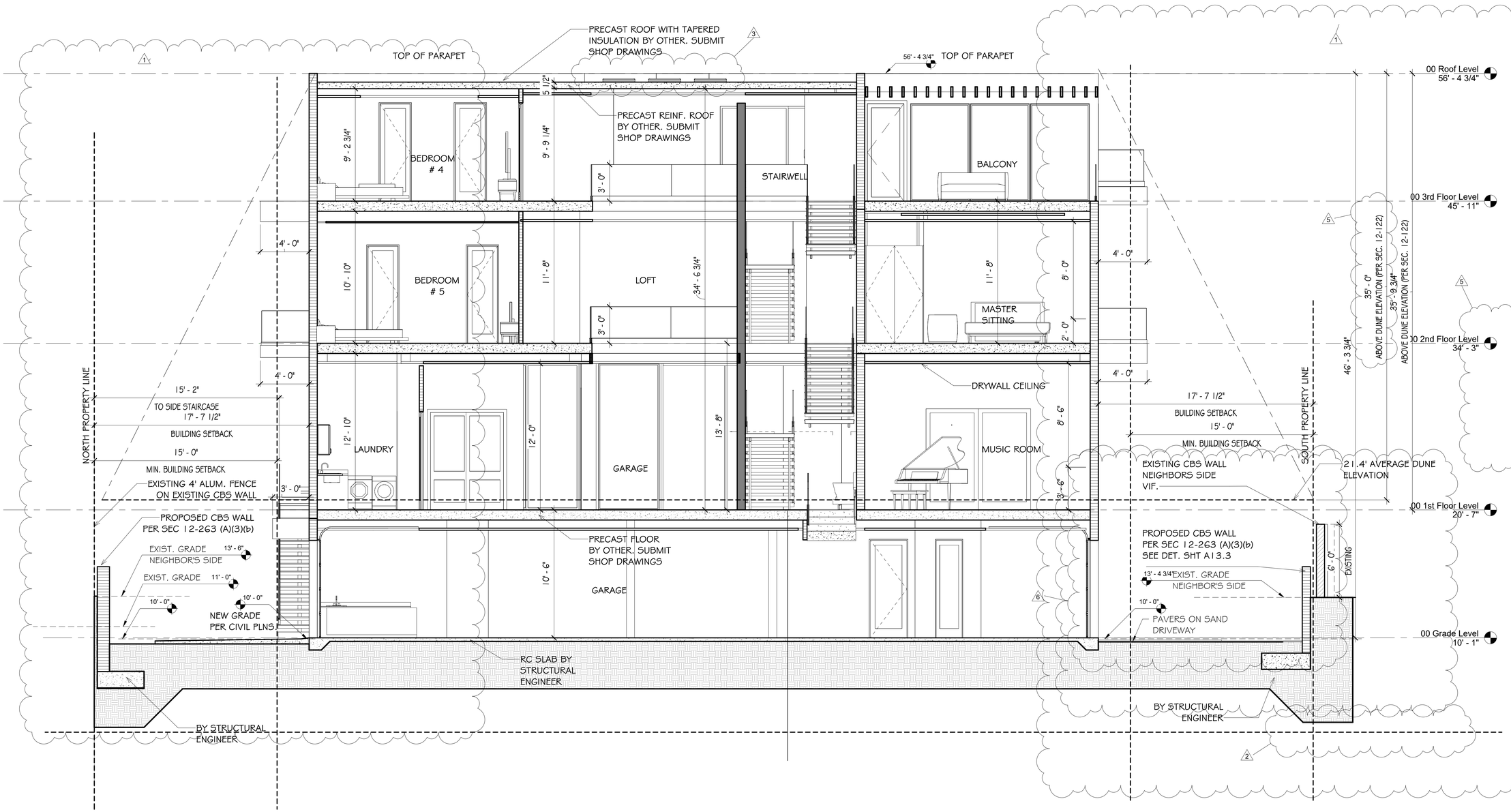

1 Section 10
1/4" = 1'-0"

MR. SERGEY SACHENKO
971 HILLSBORO MILE

PRELIMINARY SET

REVISIONS			
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Shane Ames - Architect
Ames
INTERNATIONAL ARCHITECTURE

BUILDING SECTION

DRAWN: Author
CHECKED: Checker
DATE: Issue Date
SCALE: 1/4" = 1'-0"
JOB NO.: 20_4937
SHEET: A-16.6
OF # SHEETS

ADDRESS: HISTORIC DEL-IDA PARK, PROFESSIONAL DISTRICT, 203 DIXIE BOULEVARD, DELRAY BEACH, FLORIDA, 33444 PHONE: (561)274-6444, FAX: (561)276-6449

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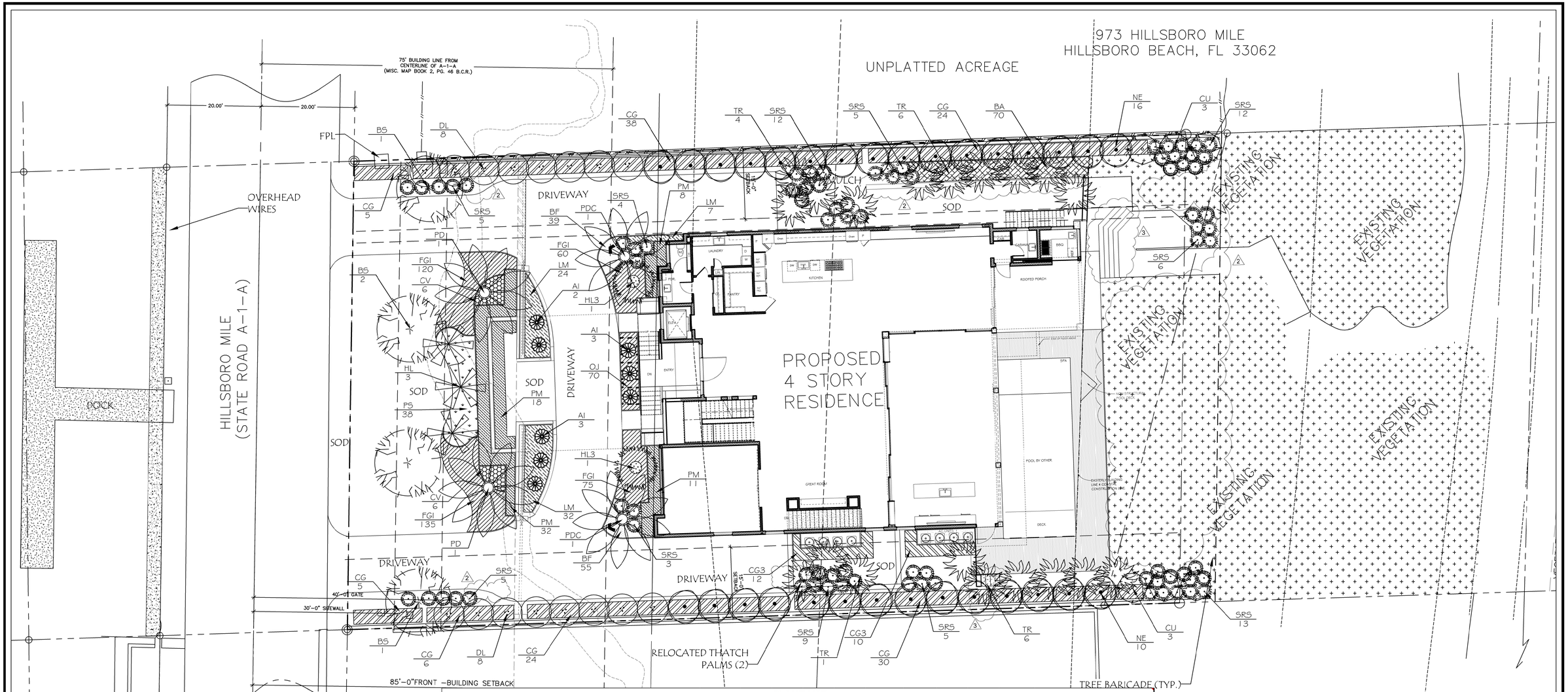

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	DBH/CONT.*	HEIGHT	SPREAD	SPACING	NATIVE	DROUGHT TOLERANCE	CATEGORY	CANOPY CREDIT (SQ.FT.)	TOAL CANOPY CREDIT	QUANTITY	NOTES
TREES													
BS	Bursera simaruba	Gumbo Limbo	2.5" DBH	12'	4'	as shown	YES	HIGH	1	300	1,200	4	
CU	Cocoloba uvifera	Sea Grape	2.5" DBH	12'	5'	as shown	YES	HIGH	1	300	1,800	6	
NE	Noronhia emarginata	Madgascar Olive	2.5" DBH	12'	4'	as shown	NO	HIGH	2	150	3,900	26	Standard Form, 6' c.t.
PALMS													
DL	Dypsis lutecans	Areca Palm	Multi	16'	8'	as shown	NO	HIGH	4	50	800	16	
HL	Hyophorbe lagenicaulis	Bottle Palm		8'		as shown	NO	HIGH	4	50	150	3	Curved trunk
HL3	Hyophorbe lagenicaulis	Triple Bottle Palm		8'		as shown	NO	HIGH	4	50	100	2	Triple trunk
PD	Phoenix dactylifera 'Medjool'	Medjool Date Palm		14' c.t.	20'+	as shown	NO	HIGH	3	100	200	2	Florida Fancy, Heavy Caliper, 24" Min, straight trk. Min ht. 12' to "nut".
PDC	Phoenix dactylifera 'Medjool'	Medjool Date Palm - CURVED		14' c.t.	20'+	as shown	NO	HIGH	3	100	200	2	Florida Fancy, Heavy Caliper, 24" Min, straight trk. Min ht. 12' to "nut". Matching, Curved trunk -direction as
SRS	Serenoa repens Silver Form	Silver Saw Palmetto		4'	4'	as shown	YES	HIGH	N/A			79	Min size.
TR	Thrinax radiata	Florida Thatch Palm		8'	10'	as shown	YES	HIGH	4	50	850	17	Single trunk
									Total Canopy Credit		9,200 S.F.		
SHRUBS AND GROUNDCOVER													
AI	Alcantarea imperialis	Imperial Bromeliad	25 gallon	18"	24"	as shown	NO	not listed				8	Full, unmarked foliage
BA	Borrichia frutescens	Sea Oxeye Daisy	3 gallon	24"	15"	18" O.C.	YES	HIGH				70	
BF	Bulbine frutescens	Desert Candles	1 gallon	9"	9"	12" O.C.	NO	not listed				94	Yellow Flower
CG3	Clusia guttifera	Small Leaf Clusia		24"	24"	24" O.C.	YES	HIGH				22	Full to Base
CG	Clusia guttifera	Small Leaf Clusia		6'	3'	36" O.C.	YES	HIGH				132	Full to Base
CV	Codiaeum variegatum 'Petra'	Petra Croton	3 gallon	24"	24"	as shown	NO	HIGH				12	
FGI	Ficus microcarpa 'Green Island'	Green Island Ficus	3 gallon	12"	12"	12" O.C.	NO	HIGH				393	Full, compact
LM	Liriope muscari 'Superblue'	Super Blue Liriope	3 gallon	15"	10"	18" O.C.	NO	HIGH				63	
OJ	Ophiopogon japonicus	Mondo Grass	1 gallon	6"	6"	6" O.C.	NO	MEDIUM				70	
PM	Podocarpus 'Maki'	Japanese Yew		4'	18'	18" O.C.	NO	MEDIUM				69	Full, no voids, Full to base
PS	Pennisetum setaceum 'Alba'	White Fountain Grass	3 gallon	18"	18"	24" O.C.	NO	HIGH				38	
SOD	Stenotaphrum secundatum	St. Augustine 'Floratam'						LOW					

*CONTAINER SIZE IS FOR REFERENCE ONLY. HEIGHT AND SPREAD LISTED ARE MINIMUM REQUIREMENTS FOR ALL PLANT MATERIAL.

ALL PLANT MATERIAL SHALL BE FLORIDA GRADE #1 AND MEET ALL GOVERNMENTAL CODES AND ORDINANCES

ALL PROPOSED TREE REMOVAL AND RELOCATIONS REQUIRE AN APPROVAL FROM BROWARD COUNTY. REVIEW PERMIT FOR ANY SPECIAL CONDITIONS AND MITIGATION. A INSPECTION IS REQUIRED WITH BROWARD COUNTY BEFORE ANY TREE IMPACTS. IN ADDITION ALL TREES TO REMAIN SHALL HAVE A TREE BARRICADE ERECTED PER THE DETAIL PROVIDED. A TREE BARRICADE INSPECTION IS ALSO REQUIRED FROM BROWARD COUNTY.

LANDSCAPE PLANS ARE IN COMPLIANCE WITH CODE OF ORDINANCES OF TOWN OF HILLSBORO BEACH, FLORIDA AND BROWARD COUNTY

PLANTING PLAN

FOR PERMIT

JANUARY 13, 2022

0 20 40

10

SCALE: 1" = 10'-0"

NORTH

48 HOURS BEFORE DIGGING
CALL 811
TOLL FREE
SUNSHINE STATE UTILITIES LOCATION
ONE CALL CENTER OF FLORIDA

CAUTION: PLEASE NOTE

Contractor s'all secure all permits requirad for the work from any state or local departments utility companies or urisdiction affected by the work. The Contractor shall 'ave permits "n hanc" prior to starting work. The Landscape Architect and/ or Owner shall bear no responsibility for work performed without permitted drawings. The Contractor shal be responsibe for al chanqes to Work, at no additional cost to Owner, as a result of unauthorized work prior to receipt of permit.

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BY:	DATE	CHK'D
3	steps added on side & deck	SD 1/13/2022 SD
2	Wall & Driveway changes	SD 12/2/2021 SD
1	Re-issue/Major Arch & Site Plan	SD 9/14/2021 SD

PROJECT DATA:
DATE: 3/11/21
JOB NUMBER:
DESIGNED BY: SD
DRAWN BY: SD
CAD NAME:

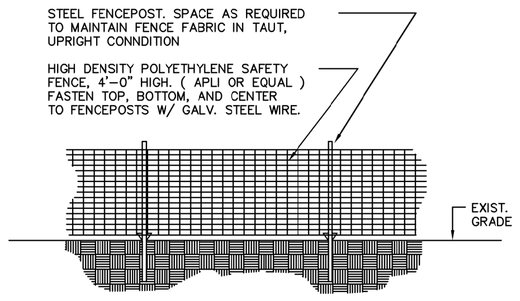
DAVIDSON DESIGN STUDIO, INC.
LANDSCAPE ARCHITECTURE & SITE PLANNING
1350 East Sunrise Blvd, Suite 122
Ft. Lauderdale, Florida 33304
(954) 649-6688

PROJECT:
PRIVATE RESIDENCE
971 HILLSBORO MILE
HILLSBORO BEACH, FL 33062

FOR: BARRON DEVELOPMENT
1000 HIMMARSHEE LANE #15
FT. LAUDERDALE, FL 33312

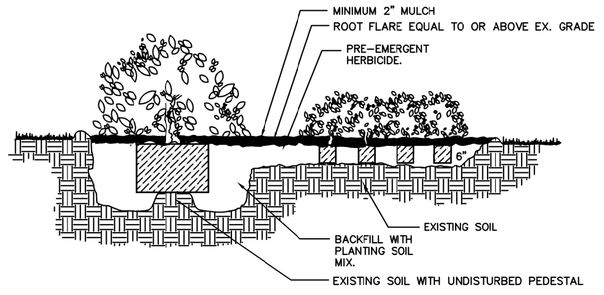
SEAL:
REGISTERED LANDSCAPE ARCHITECT
CHRISTOPHER SCOTT DAVIDSON
LA 0001419
STATE OF FLORIDA
Date:

SHEET:
L-1

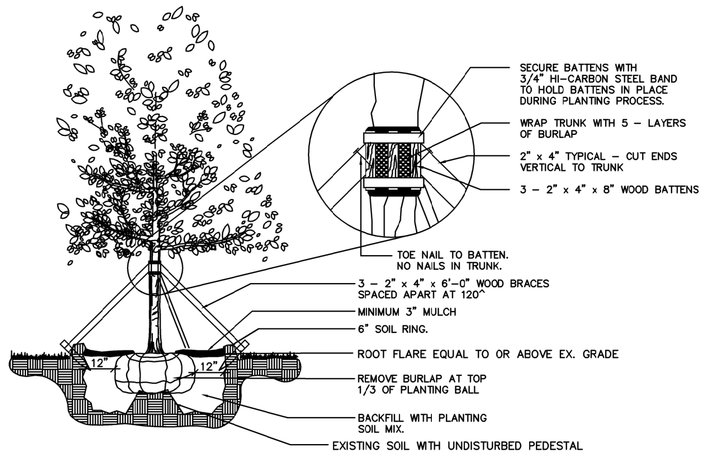


NOTE: ERECT FENCE PRIOR TO BEGINNING DEMOLITION. LEAVE IN PLACE UNTIL ALL PAVING & GRADING IS COMPLETE. FENCE TO BE REMOVED AT TIME SITE IS BEING PREPARED FOR SOD INSTALLATION. FENCE SHOULD BE ERECTED AT DRIPLINE OF TREE OR 10'-0", WHICHEVER IS GREATER.

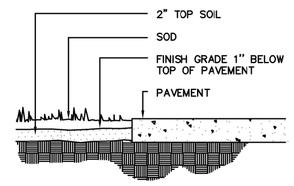
TREE PROTECTION / TEMPORARY BARRIER DETAIL
N.T.S.



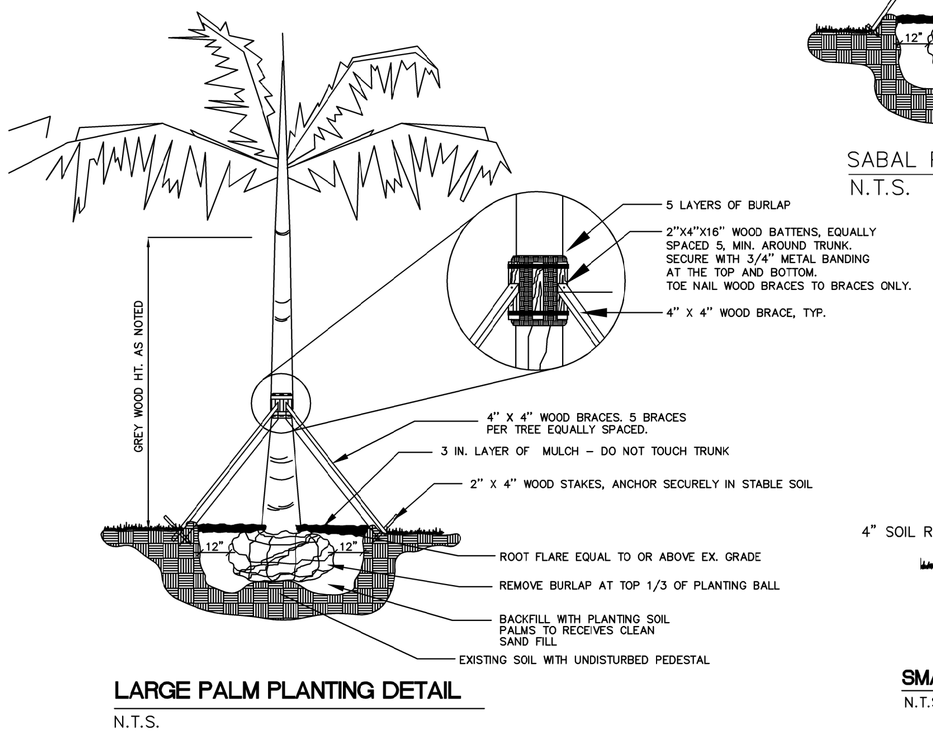
SHRUB AND GROUND COVER DETAIL
N.T.S.



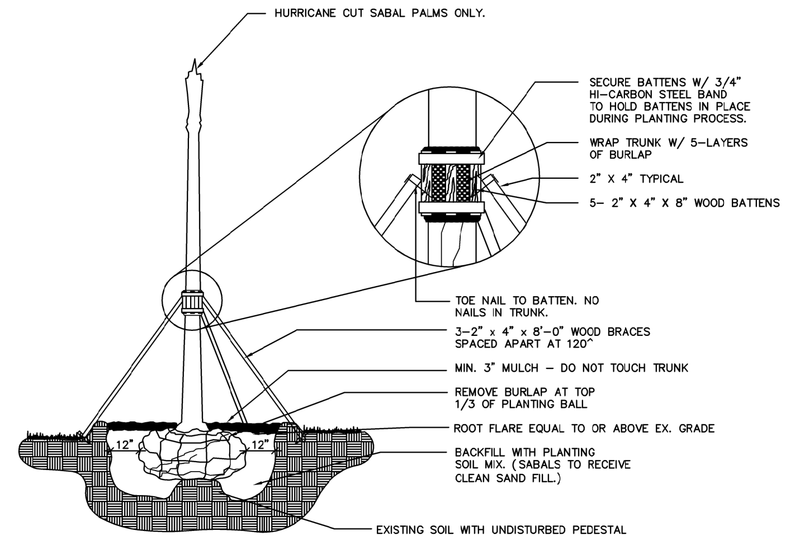
LARGE TREE PLANTING DETAIL
N.T.S. FOR TREES OVER 4 INCH CALIPER



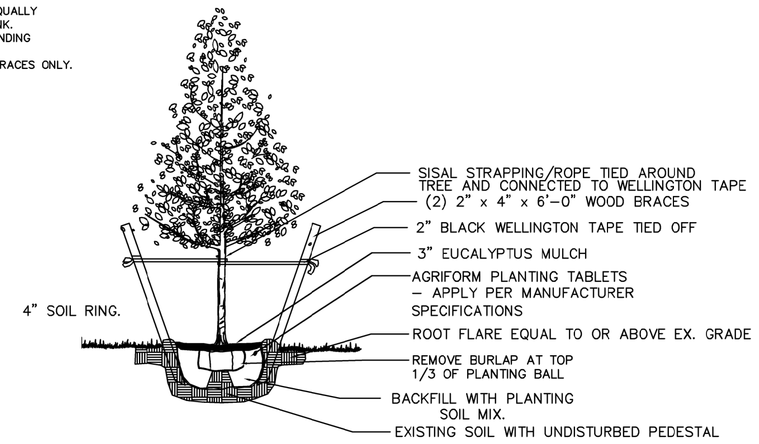
SOD INSTALLATION DETAIL (TYP.)
N.T.S.



LARGE PALM PLANTING DETAIL
N.T.S.



SABAL PALM PLANTING DETAIL
N.T.S.



SMALL TREE PLANTING DETAIL
N.T.S. FOR TREES UNDER 3 INCH CALIPER

LANDSCAPE NOTES:

1. LANDSCAPE:

A. GENERAL: CONDITIONS AND REQUIREMENTS

1) WORK TO INCLUDE FURNISHING LABOR, MATERIALS, TOOLS AND EQUIPMENT, OBTAINING NECESSARY PERMITS; INSTALLING ALL MATERIALS NECESSARY TO COMPLETE IN PLACE THE LANDSCAPING AS SHOWN ON THE PLANS AND AS HEREIN SPECIFIED.

2) THE INSTALLATION SHALL COMPLY WITH ALL REGULATIONS OF THE COUNTY, CITY AND THE STATE OF FLORIDA. ALL LICENSES, PERMITS AND INSPECTIONS REQUIRED SHALL BE OBTAINED BY CONTRACTOR. OWNER WILL PAY PERMIT FEE DIRECTLY TO THE CITY. AT COMPLETION OF THE WORK, THE CONTRACTOR WILL TRANSMIT ALL APPLICABLE CERTIFICATES OF INSPECTION TO THE OWNER, OR AUTHORIZED REPRESENTATIVE.

3) THE CONTRACTOR AND THE LANDSCAPE SUBCONTRACTOR SHALL PROVIDE A QUALIFIED FOREMAN PRESENT ON THE SITE AT ALL TIMES. THE FOREMAN SHALL BE WELL-VERSED IN READING AND UNDERSTANDING PLANS. THE LANDSCAPE FOREMAN SHALL BE KNOWLEDGEABLE ABOUT SOUTH FLORIDA PLANT MATERIAL AND ITS PROPER HANDLING. THE FOREMAN SHALL BE A FULLY AUTHORIZED AGENT OF THE CONTRACTOR, CAPABLE OF MAKING ON-SITE DECISIONS.

B. MATERIALS:

1) PLANT SIZES: ALL SIZES SHOWN FOR PLANT MATERIALS ON THE PLAN ARE TO BE CONSIDERED AS MINIMUMS. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN WILL ALSO BE REQUIRED FOR ACCEPTANCE.

2) PLANT QUALITY: ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR, UNLESS OTHERWISE SPECIFIED, SHALL BE FLORIDA NO.1, OR BETTER, AND SHALL BE INSTALLED AS SPECIFIED IN "GRADES AND STANDARDS FOR NURSERY PLANTS", LATEST EDITION.

3) PLANTS NOT LISTED IN "GRADES AND STANDARDS FOR NURSERY PLANTS" SHALL CONFORM TO THE FLORIDA STANDARDS SPECIFIED FOR PLANTS LISTED WITH SIMILAR GROWTH HABITS. THE PLANT STANDARDS TO BE MET INCLUDE FREEDOM FROM PEST AND MECHANICAL DAMAGE, FOLIAGE CONDITIONS, TRUNK AND BRANCHING HABIT, AND ROOT CONDITION.

4) BALLED AND BURLAPPED (B&B) PLANTS SHALL BE HANDLED BY THE ROOTBALL ONLY. PLANTS WITH CRACKED OR LOOSE ROOTBALLS WILL NOT BE ACCEPTED. ROOTBALLS ARE TO BE A SIZE NORMAL TO SOUND NURSERY PRACTICE. ROOT SYSTEMS SHALL BE WELL-BRANCHED AND FIBROUS.

5) CONTAINER GROWN PLANTS SHALL BE WELL-ROOTED. PLANTS THAT ARE ROOTBOUND OR ARE DISPROPORTIONATELY LARGE FOR THE CONTAINER SIZE WILL NOT BE ACCEPTED.

6) PLANTS GROWN IN FLATS SHALL BE WELL-ROOTED AND HEAVILY FOLIAGED.

7) ROOT PRUNING: PLANTS SHALL BE ROOTPRUNED OR PREPARED AS NECESSARY TO AVOID TRANSPLANTING CAUSED DIEBACK, OR DEFOLIATION IN EXCESS OF TWENTY-FIVE PERCENT UNLESS ATTRIBUTED TO SEASONAL CHANGE. PLANTS EXHIBITING THESE CHARACTERISTICS WILL BE REMOVED AT THE REQUEST OF THE OWNER, OR AUTHORIZED REPRESENTATIVE.

8) PALMS: ALL PALMS SHALL BE FLORIDA GRADE NO. 1, OR BETTER, AS SPECIFIED IN "GRADES AND STANDARDS FOR NURSERY PLANTS" – LATEST COPY

UNLESS OTHERWISE SPECIFIED, ALL NON-SABAL PALMETTO SHALL BE FREE OF FROND BOOTS. PALMS WITH BURNED OR IRREGULAR TRUNKS, TRUNKS WITH NAILS IN THEM, OR CABLE AND OTHER MECHANICAL SCARS WILL BE UNACCEPTABLE. REMOVE ALL DEAD FRONDS AND TAPER TRIM BY NO MORE THAN ONE-THIRD OF PALM HEAD.

9) SUBSTITUTIONS: SUBSTITUTIONS OF PLANT TYPE OR SIZE WILL NOT BE ACCEPTED UNLESS SUBSTANTIAL DOCUMENTATION IS SUBMITTED SHOWING THE UNAVAILABILITY OF THE PARTICULAR PLANT TYPE OR SIZE. CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO BID.

10) PLANTING SOIL: ALL PLANT MATERIAL INSTALLED SHALL BE PLANTED WITH TOPSOIL THAT IS CLEAN AND AND COMPLETELY FREE OF CONSTRUCTION DEBRIS, WEEDS, VIABLE WEED SEEDS, NOXIOUS PESTS, ROCKS, DISEASE, AND MATERIALS. THE TOPSOIL IS TO BE FIFTY PERCENT MUCK AND FIFTY PERCENT SAND.

11) MULCH: ALL MULCH SHALL BE ARSENIC FREE GRADE #1 FLORIMULCH OR APPROVED EQUAL.

C: INSTALLATION:

1) PLANTING BEDS: THE PLANTING BEDS SHALL BE PREPARED TO PROVIDE ADEQUATE DRAINAGE FOR GOOD PLANT GROWTH. THE CONTRACTOR SHALL REPORT IN WRITING ANY CONTAMINANTS DISCOVERED IN A PLANTING BED THAT WOULD INHIBIT GOOD PLANT GROWTH TO THE OWNER, OR HIS AGENT, PRIOR TO PLANTING IN SUCH A CONTAMINATED PLANT BED.

2) FERTILIZER: TREES AND SHRUBS SHALL BE FERTILIZED AT TIME OF PLANTING WITH A GENERAL PURPOSE FERTILIZER IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

3) MULCH: ALL TREES IN SOD AREAS ARE TO HAVE A (30) INCH RAISED SOIL RING COVERED WITH A (3) INCH LAYER OF GRADE #1 EUCALYPTUS MULCH. COVER ALL SHRUB AND GROUND COVER BEDS WITH A (2) INCH LAYER OF MULCH. DO NOT LET MULCH TOUCH OUTER BARK OF ANY PLANT.

4) WATERING: HAND WATERING SHALL BE DONE AS NEEDED TO KEEP THE PLANT ROOT MASSES AND PLANTING SOIL UNIFORMLY MOIST TO MAINTAIN A HEALTHY GROWING CONDITION UNTIL FINAL JOB ACCEPTANCE BY THE OWNER, OR AUTHORIZED REPRESENTATIVE. ANY PLANTS WITH ROOT MASSES THAT DRY OUT WILL NOT BE ACCEPTABLE.

5) SODDING: PLACE ST. AUGUSTINE 'FLORITAM' SOLID SOD IN ALL AREAS NOT COVERED WITH PLANT MATERIAL OR PAVING AS NOTED ON THE PLANS. THE SOD AND SOD BED SHALL BE MOIST AT TIME OF INSTALLATION. THE SOD SHALL BE THICK, WELL-MATTED AND EVENLY CUT. THE SOD SHALL BE STRONG ENOUGH SO IT RETAINS ITS SHAPE WHEN HANDLED BY THE TOP GRASS BLADES. THE SOD PIECED SHALL BE A MINIMUM 12" X 24" SIZE. THE SOD BED IS TO BE WELL-COMPACTED AND EVEN. THE SOD SHALL BE LAID BY HAND SO THERE ARE NO GAPS OR VOIDS BETWEEN PIECES. STAGGER THE SOD PIECES BETWEEN ROWS. ON SLOPES, THE ROWS SHALL RUN 90° TO THE SLOPE DIRECTION. ROLL OR HAND TAMP THE SOD IMMEDIATELY AFTER INSTALLATION AND COMMENCE WATERING. THE SOD LEVEL SHALL BE SET SO WATERFLOW FROM ADJACENT SURFACES IS NOT IMPEDED. MAINTENANCE OF THE SOD WILL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE BY THE OWNER, OR AUTHORIZED REPRESENTATIVE. MOWING SHALL BE DONE OFTEN ENOUGH SO NO MORE THAN ONE-THIRD THE HEIGHT OF THE GRASS BLADE IS REMOVED. THE SOD SHALL BE GUARANTEED FREE OF WEEDS AND PESTS THAT AFFECT ITS UNIFORM APPEARANCE FOR NINETY DAYS. SOD LINES AT SHRUB BEDS, TREE RINGS AND PAVEMENTS SHALL BE CUT EVEN AND SHARP.

6) TREE GUYING AND STAKING: SEE PLANTING DETAILS THE USE OD SISAL STRAPPING/ROPE IS REQUIRED TO BE INCORPORATED AROUND THE TREE WHEN WELLINGTON TAPE IS USED TO STABILIZE THE PLANTING.

7) PLANTING: REMOVE THE EXCAVATED SOIL MATERIAL FROM THE PLANT HOLES. INSTALL PLANT AT CORRECT LEVEL (SEE DETAIL). GROUNDCOVER PLANTING AREAS ARE TO BE EXCAVATED TO A DEPTH OF SIX INCHES. SHRUB PLANTING AREAS ARE TO BE EXCAVATED SIX INCHES DEEPER THAN THE ROOT DEPTH AND SIX INCHES GREATER IN RADIUS. TRENCH HEDGE PLANTING STRIPS SIX INCHES DEEPER THAN THE ROOT DEPTH AND SIX INCHES WIDER ON EACH SIDE OF THE PLANTS.

SET ALL PLANTS ON A FIRM WELL COMPACTED BASE IN A STRAIGHT UPRIGHT POSITION AT THE SAME DEPTH AS BEFORE TRANSPLANTING SO THE TOP OF THE ROOTBALL IS EQUAL TO THE LEVEL OF THE SURROUNDING FINISHED GRADE. WHEN BACKFILLING AROUND THE PLANTS, TAMP AND WATER IN THE TOP SOIL TO ELIMINATED AIRPOCKETS. RELEVEL AND FILL ANY AREAS THAT SETTLE AFTER COMPLETION OF THE JOB. THE OWNER OR AUTHORIZED REPRESENTATIVE WILL REQUIRE PLANTS BE RESET IF NOT SET PROPERLY.

8) PRUNING: ALL PRUNING SHALL BE DONE IN ACCORDANCE WITH STANDARDS SET FORTH IN THE ANSI A3000 GUIDELINES. LIMIT PRUNING TO BROKEN OR DAMAGE STEMS. PRUNE BACK TO THE PARENT STEM IF NECESSARY TO COMPENSATE FOR ROOTS LOST IN TRANSPLANTING. NO PRUNING SHALL BE DONE TO ADVERSELY AFFECT THE NATURAL HABIT OR SHAPE OF PLANTS UNLESS OTHERWISE SPECIFIED. ROOTS THAT ARE BROKEN OR JAGGED SHALL BE CUT CLEANLY. THE OWNER OR AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO REQUIRE ADDITIONAL PRUNING FOR AESTHETIC OR OTHER REASONS.

D. FINAL COMPLETION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING THE JOB SITE FREE OF ALL CONSTRUCTION DEBRIS AND IN AN ORDERLY STATE. CLEAN ALL WALKS, PAVING, AND SITE FEATURES OF DIRT, TIRE MARKS AND OTHER DEBRIS. WEEDING OF PLANT BEDS, PRUNING OF SHRUBS, CUTTING AND TRIMMING OF GRASS WILL BE DONE UNTIL THE JOB IS COMPLETE AND ACCEPTED BY THE OWNER OR AUTHORIZED REPRESENTATIVE. UNTIL FINAL ACCEPTANCE, THE PLANT MATERIALS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

E. GUARANTEE: ALL PLANT MATERIAL AND WORK SHALL BE GUARANTEED AS FOLLOWS; TREES AND PALMS – ONE YEAR, SHRUBS AND GROUND COVERS – 90 DAYS, ALL TIMELINES FROM DATE OF FINAL JOB ACCEPTANCE. DURING THE SPECIFIED GUARANTEE PERIOD, ANY PLANT MATERIAL THAT DIES, OR IS IN AN UNHEALTHY CONDITION SHALL BE REPLACED WITH THE SAME PLANT TYPE AT LEAST EQUAL TO THE SIZE AND QUALITY ORIGINALLY SPECIFIED. THE REPLACEMENT MATERIAL SHALL BE INSTALLED WITHIN (2) WEEKS OF NOTICE FROM OWNER AND SHALL BE GUARANTEED FOR AS SPECIFIED ABOVE FROM THE DATE OF ITS INSTALLATION. THE GUARANTEE WILL BE NULL AND VOID IF PLANT MATERIAL IS DAMAGED OR KILLED BY LIGHTNING, HURRICANE FORCE WINDS, HAIL OR FREEZE.

F. EXCESS SUITABLE MATERIAL: UPON DIRECTION OF THE OWNER, OR AUTHORIZED REPRESENTATIVE, ALL VEGETATION, ROCKS, BOULDERS, DEBRIS, CONCRETE, OR OTHER UNSUITABLE MATERIALS SHALL BE DISPOSED IN A SUITABLE MANNER BY THE CONTRACTOR.

G. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES. CARE SHOULD BE TAKEN NOT TO DISTURB OR DAMAGE ANY UTILITIES. ANY DAMAGE WILL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR IN A MANNER APPROVED BY THE OWNER'S REPRESENTATIVE. WHERE UNDERGROUND CONSTRUCTION OR OBSTRUCTION WILLNOT PERMIT THE INSTALLATION PER PLANS, NEW LOCATIONS FOR THE PLANT MATERIAL WILL BE DESIGNATED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.

H. TREE LOCATIONS ARE TO BE STAKED IN THE FIELD PRIOR TO INSTALATION. LOCATIONS ARE SCHEMATIC AND MAY REQUIRE ADJUSTMENT. IN EVENT OF CONFLICTS WITH UTILITIES, EXISTING PLANT MATERIAL ETC., LANDSCAPE ARCHITECT TO APPROVE FINAL LOCATIONS PRIOR TO PLANTING.

I. ALL TREES AND PALMS TO BE THOROUGHLY WATERED IN AT PLANTING. TREES AND PALMS SHALL BE STAKED TO ASSURE PROPER ALIGNMENT AND STABILITY.

J. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES FOR MATERIAL ON DRAWINGS PRIOR TO SUBMITTING BID. THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST. FINAL SOD, MULCH, AND TOPSOIL QUANTITIES ARE TO BE MADE BY THE CONTRACTOR.

ADDITIONAL NOTES:
–ALL ROOTBALLS MUST BE PLANTED APPROXIMATELY AT OR SLIGHTLY ABOVE GRADE.
–WIRE CAGES, BURLAP, PALSTIC CONTAINER AND GROW BAGS MUST BE REMOVED PRIOR TO PLANTING.
–ALL MECHANICAL EQUIPMENT MUST BE SCREENEDWITH HEDGE MATERIAL TO THE HEIGHT OF THE ELEMENT AT TIME OF INSTALLATION. INCREASE HEIGHT OF MATERIAL AS NECESSARY AND NOTIFY OWNER OR OWNER'S REPRESENTATIVE OF ANY ADDITIONAL CHARGES.
– A FULLY AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR MUST PROVIDE RUST FREE WATER WITH 100% COVERAGE AND 100% OVERLAP. IRRIGATION SPRAY ONTO DRIVEWAY AND WALKWAYS MUST BE AVOIDED.
– TREE REMOVAL/RELOCATION PERMIT IS REQUIRED FOR RELOCATIONS AND REQUIRED FOR REMOVALS PRIOR TO COMMENCEMENT OF WORK. A BROWARD COUNTY LICENSED TREE SERVICE PROVIDER MUST PERFORM THE TREE REMOVALS/ RELOCATIONS AND TRIMMING INCLUSIVE OF ROOT PRUNING.

FOR PERMIT
DECEMBER 2, 2021

ALL PROPOSED TREE REMOVAL AND RELOCATIONS REQUIRE AN APPROVAL FROM BROWARD COUNTY. REVIEW PERMIT FOR ANY SPECIAL CONDITIONS AND MITIGATION. A INSPECTION IS REQUIRED WITH BROWARD COUNTY BEFORE ANY TREE IMPACTS. IN ADDITION ALL TREES TO REMAIN SHALL HAVE A TREE BARRICADE ERECTED PER THE DETAIL PROVIDED. e TREE BARRICADE INSPECTION IS ALSO REQUIRED FROM BROWARD COUNTY.

LANDSCAPE PLANS ARE IN COMPLIANCE WITH CODE OF ORDINANCES OF TOWN OF HILLSBORO BEACH, FLORIDA AND BROWARD COUNTY

CAUTION: PLEASE NOTE
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48 HOURS BEFORE DIGGING
CALL 811
TOLL FREE
SUNSHINE STATE UTILITIES LOCATION
ONE CALL CENTER OF FLORIDA

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PLANTING PLAN

DESCRIPTION	BY:	DATE	CHK'D
			SD

PROJECT DATA:
DATE: 3/11/21
JOB NUMBER:
DESIGNED BY: SD
DRAWN BY: SD
CAD NAME:

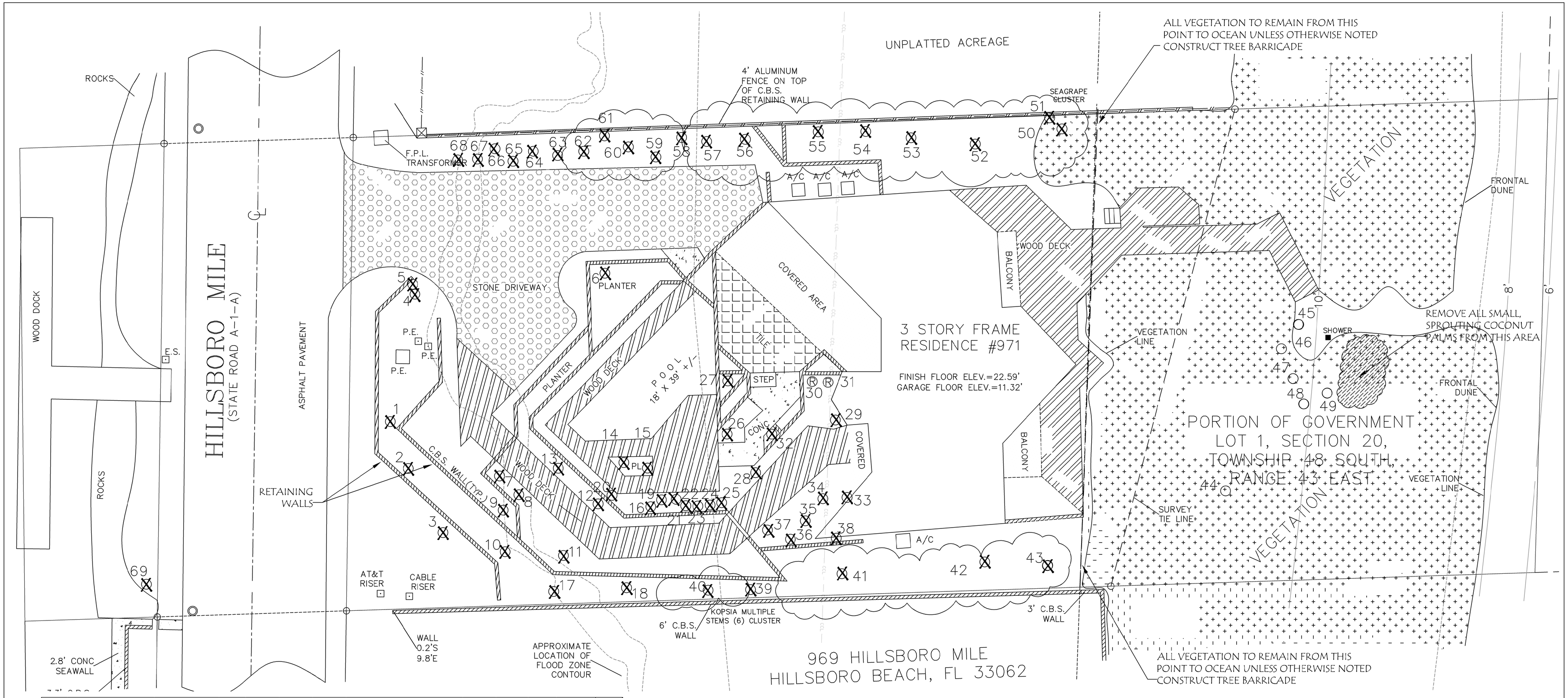
DAVIDSON DESIGN STUDIO, INC.
LANDSCAPE ARCHITECTURE & SITE PLANNING
1350 East Sunrise Blvd. Suite 122
Ft. Lauderdale, Florida 33304
(954) 649-6688

PROJECT:
PRIVATE RESIDENCE
971 HILLSBORO MILE
HILLSBORO BEACH, FL 33062

FOR: BARRON DEVELOPMENT
1 SW 129 AVENUE
FT. LAUDERDALE, FL 33312

SEAL:
REGISTERED LANDSCAPE ARCHITECT
CHRISTOPHER SCOTT DAVIDSON
LA 0001419
STATE OF FLORIDA
Date:

SHEET:
L-2



EXISTING TREE INVENTORY

NO.	SCIENTIFIC NAME	COMMON NAME	DBH	HEIGHT	SPREAD	Condition	COMMENTS	REMAIN	REMOVE	RELOC	CANOPY (DIAMETER)	SQ.FT
1	Bursera simaruba	Gumbo Limbo	22"	30'	30'				YES		30'	707
2	Sabal palmetto	Cabbage Palm	9"	26'	10'				YES		10'	80
3	Sabal palmetto	Cabbage Palm	20"	12'	10'		booted		YES		10'	80
4	Ficus spp	Ficus Tree	64"	40'	40'		combined DBH		YES		40'	1,256
5	Adonidia merriilii	Christmas Palm	6"	20'	8'				YES		8'	50
6	Phoenix reclina	Senegal Date Palm	6 @ 5"	5 @ 6'		very poor			YES		5' Dia. Ea.	100
7	Sabal palmetto	Cabbage Palm	11"	30'	10'				YES		10'	80
8	Sabal palmetto	Cabbage Palm	11"	24'	10'				YES		10'	80
9	Sabal palmetto	Cabbage Palm	11"	28'	10'				YES		10'	80
10	Bursera simaruba	Gumbo Limbo	16"	30'	20'				YES		20'	314
11	Ptychosperma elegans	Solitaire Palm	5"	25'	8'				YES		8'	50
12	Sabal palmetto	Cabbage Palm	11"	35'	10'				YES		10'	80
13	Sabal palmetto	Cabbage Palm	11"	35'	10'				YES		10'	80
14	Sabal palmetto	Cabbage Palm	10"	25'	10'				YES		10'	80
15	Sabal palmetto	Cabbage Palm	10"	24'	10'				YES		10'	80
15	Cocos nucifera	Green Malayan	10"	30'	20'				YES		20'	314
17	Dypsis lutescens	Areca Palm	4 @ 3"	15'	8'	very poor			YES		8'	50
18	Dypsis lutescens	Areca Palm	4 @ 3"	18'	10'	very poor			YES		10'	80
19	Bursera simaruba	Gumbo Limbo	2 @ 4"	16'	14'		multi trunk volunteer		YES		14'	154
20	Araucaria heterophylla	Norfolk Island Pine	4"	18'	8'		Invasive Species		YES		No Mitigation	
21	Ptychosperma elegans	Solitaire Palm	2"	8'	6'				YES		6'	29
22	Ptychosperma elegans	Solitaire Palm	3"	10'	6'				YES		6'	29
23	Ptychosperma elegans	Solitaire Palm	3"	12'	6'				YES		6'	29
24	Ptychosperma elegans	Solitaire Palm	3"	12'	6'				YES		6'	29
25	Ptychosperma elegans	Solitaire Palm	3"	14'	6'				YES		6'	29
25	Sabal palmetto	Cabbage Palm							YES		10'	80
27	Cocos nucifera	Coconut Palm	12"	20'	8'	very poor	Head is very small and yellow		YES		8'	50
28	Ligustrum japonicum	Ligustrum	5"	8'	4' X 10'	very poor	flat sided		YES		4'x10'	40
29	Adonidia merriilii	Christmas Palm	3"	10'	6'				YES		6'	29
30	Thrinax radiata	Thatch Palm	5"	14'	6'					YES		
31	Thrinax radiata	Thatch Palm	6"	28'	6'					YES		
32	Phoenix roebelinii	Pygmy Date Palm	3"	7'	5'				YES		No Mitigation	
33	Ochrosia elliptica	Kopsia	5"	18'	4'				YES		4'	12
34	Ochrosia elliptica	Kopsia	3"	14'	4'				YES		4'	12
35	Cupaniopsis anacardioides	Carrotwood	7"	24'	12'				YES		12'	113
35	Ochrosia elliptica	Kopsia	3"	15'	4'				YES		4'	12

NO.	SCIENTIFIC NAME	COMMON NAME	DBH	HEIGHT	SPREAD	Condition	COMMENTS	REMAIN	REMOVE	RELOC	CANOPY (DIAMETER)	SQ.FT
37	Araucaria heterophylla	Norfolk Island Pine	4"	20'	6'		Invasive Species		YES		No Mitigation	
38	Araucaria heterophylla	Norfolk Island Pine	4"	28'	6'		Invasive Species		YES		No Mitigation	
39	Coccoloba uvifera	Seagrape	2 @ 8"	30'	15'		multi trunk, leans east	YES				
40	Ochrosia elliptica	Kopsia		12'			cluster, 6 stems		YES		4'X12'	48
41	Coccoloba uvifera	Seagrape	28"	35'	22'				YES		22'	380
42	Coccoloba uvifera	Seagrape	9"	24'	20'				YES		20'	314
43	Coccoloba uvifera	Seagrape		6' -8'	6'		cluster		YES		6'	30
44	Cocos nucifera	Coconut Palm	8"	15'	12'			YES				
45	Cocos nucifera	Coconut Palm	9"	22'	20'			YES				
46	Cocos nucifera	Coconut Palm	9"	22'	20'			YES				
47	Cocos nucifera	Coconut Palm	6"	20'	20'			YES				
48	Cocos nucifera	Coconut Palm	9"	20'	20'			YES				
49	Cocos nucifera	Coconut Palm	12"	16'	16'			YES				
50	Coccoloba uvifera	Seagrape		12' - 14'	16'		cluster		YES		16'	200
51	Ochrosia elliptica	Kopsia	7'	21'	20'				YES		20'	314
52	Coccoloba uvifera	Seagrape		20'			cluster		YES		20'	314
53	Coccoloba uvifera	Seagrape	1"	12'	6'	poor	lack of sun, multi		YES		6'	30
54	Coccoloba uvifera	Seagrape	15"	30'	30' X 15'				YES		30' X 15'	450
55	Coccoloba uvifera	Seagrape		30'	20'		multi		YES		20'	314
56	Coccoloba uvifera	Seagrape	2 @ 15"	40'	20' X 30'		multi		YES		30'	706
57	Coccoloba uvifera	Seagrape	2 @ 12"	40'	20' X 20'		multi		YES		20'	314
58	Sabal palmetto	Cabbage Palm	9"	30'	10'	hazard	leaning on fence		YES		10'	80
59	Sabal palmetto	Cabbage Palm	9"	30'	10'				YES		10'	80
60	Coccoloba uvifera	Seagrape	2 @ 9"	35'	20'		multi		YES		20'	314
61	Adonidia merriilii	Christmas Palm			6'		palms in cluster of trees		YES		6'	30
62	Coccoloba uvifera	Seagrape	2@ 9"	40'	20'		multi		YES		20'	314
63	Callophyllum spp.	Brazillian Beautyleaf	12"	40'	10'		Invasive Species		YES		No Mitigation	
64	Callophyllum spp.	Brazillian Beautyleaf	12"	40'	10'		Invasive Species		YES		No Mitigation	
65	Callophyllum spp.	Brazillian Beautyleaf	12"	40'	10'		Invasive Species		YES		No Mitigation	
66	Callophyllum spp.	Brazillian Beautyleaf	6"	30'	8'		Invasive Species		YES		No Mitigation	
67	Callophyllum spp.	Brazillian Beautyleaf	12"	40'	10'		Invasive Species		YES		No Mitigation	
68	Callophyllum spp.	Brazillian Beautyleaf	12"	40'	10'		Invasive Species		YES		No Mitigation	
69	Cupaniopsis anacardioides	Carrotwood	3"	8'	8'		Invasive Species		YES		No Mitigation	
										SQ. FT. TOTAL		8,520
										TOTAL TREE REMOVAL REPLACEMENT VALUE		12,780

TREE MITIGATION CALCULATIONS	
REMOVAL OF EXISTING CANOPY =	8,520 SQ.FT.
REPLACEMENT VALUE 8,520 X 1.5 =	12,780 SQ.FT.
CANOPY VALUE OF NEW PLANTINGS =	9,200 SQ.FT.
REPLACEMENT VALUE 8,520 X 1.5 =	12,780 SQ.FT.
CANOPY SHORTFALL CONTRIBUTION =	3,580 SQ.FT.

TREE DISPOSITION PLAN

FOR PERMIT

DECEMBER 2, 2021

0 20 40

10

SCALE: 1" = 10'-0"

NORTH

ALL PROPOSED TREE REMOVAL AND RELOCATIONS REQUIRE AN APPROVAL FROM BROWARD COUNTY. REVIEW PERMIT FOR ANY SPECIAL CONDITIONS AND MITIGATION. A INSPECTION IS REQUIRED WITH BROWARD COUNTY BEFORE ANY TREE IMPACTS. IN ADDITION ALL TREES TO REMAIN SHALL HAVE A TREE BARRICADE ERECTED PER THE DETAIL PROVIDED. a TREE BARRICADE INSPECTION IS ALSO REQUIRED FROM BROWARD COUNTY.

LANDSCAPE PLANS ARE IN COMPLIANCE WITH CODE OF ORDINANCES OF TOWN OF HILLSBORO BEACH, FLORIDA AND BROWARD COUNTY

48 HOURS BEFORE DIGGING
CALL 811
TOLL FREE
SUNSHINE STATE UTILITIES LOCATION
ONE CALL CENTER OF FLORIDA

CAUTION: PLEASE NOTE

Contractor shall secure all permits required for the work from any state or local departments, utility companies or jurisdiction affected by the work. The Contractor shall have permits "in hand" prior to starting work. The Landscape Architect and/ o' Owner shall 'ear nc responsibility for work performed without permitted drawings. The Contractor shall be responsible for all changes to Work, at no additional cost to Owner, as a result of unauthorized work prior to receipt of permit.

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DESCRIPTION	BY:	DATE
2 Wall & Driveway changes	SD	12/2/2021
1 Client changes/Trees removed/Rear yard	SD	9/14/2021

PROJECT DATA:
DATE: 3/11/21
JOB NUMBER:
DESIGNED BY: SD
DRAWN BY: SD
CAD NAME:

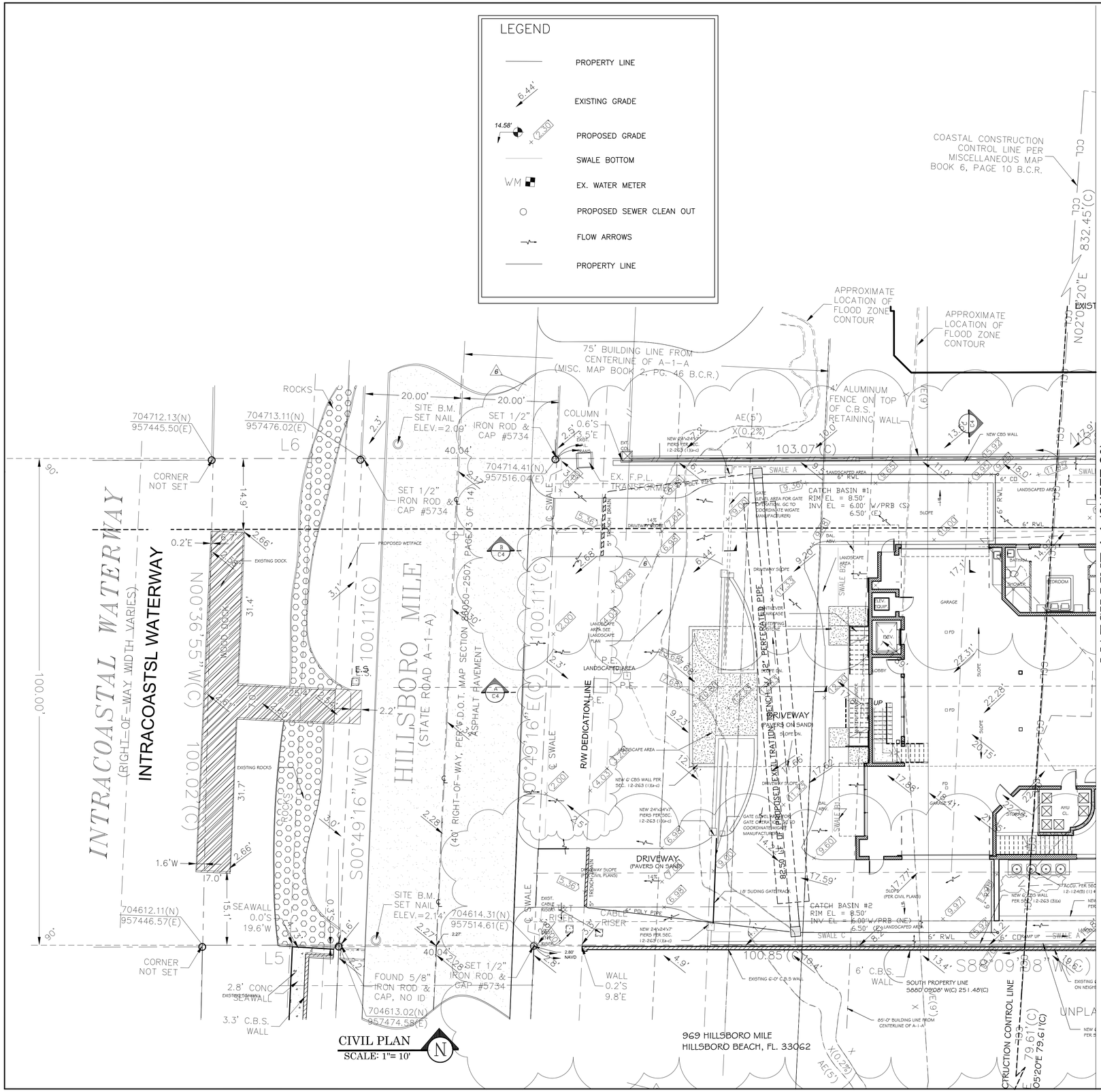
DAVIDSON DESIGN STUDIO, INC.
LANDSCAPE ARCHITECTURE & SITE PLANNING
1350 East Sunrise Blvd, Suite 122
Ft. Lauderdale, Florida 33304
(954) 649-6688

PROJECT:
PRIVATE RESIDENCE
971 HILLSBORO MILE
HILLSBORO BEACH, FL 33062

FOR: BARRON DEVELOPMENT
3000 NE 30TH PLACE
FT. LAUDERDALE, FL 33312

SEAL:
REGISTERED LANDSCAPE ARCHITECT
CHRISTOPHER SCOTT DAVIDSON
LA 0001419
STATE OF FLORIDA
Date:

SHEET:
TD-1



LEGAL DESCRIPTION:

A PARCEL OF LAND IN GOVERNMENT LOT 1 OF SECTION 20, TOWNSHIP 48 SOUTH, RANGE 43 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTH 100 FEET OF THE SOUTH 2859 FEET OF SAID SECTION 20 (MEASURED AT RIGHT ANGLES TO THE SOUTH LINE THEREOF) LYING EAST OF THE EAST RIGHT-OF-WAY OF THE INTRACOASTAL WATERWAY AS NOW LOCATED AND CONSTRUCTED; SAID LANDS LYING IN BROWARD COUNTY, FLORIDA; EXCEPTING THEREFROM THE RIGHT-OF-WAY FOR STATE ROAD A-1-A AS PRESENTLY LAID OUT AND EXISTING.

GENERAL NOTES:

1. BASE LAYOUT WAS OBTAINED FROM A SURVEY PREPARED BY PINNELL SURVEY, INC.

2. ALL ELEVATIONS SHOWN REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.).

3 HORIZONTAL AND VERTICAL CONTROL SHALL BE PROVIDED BY THE CONTRACTOR'S SURVEYOR. LAYOUT IS THE RESPONSIBILITY OF THE CONTRACTOR.

4. IT IS THE INTENT OF THESE DRAWINGS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER REPRESENTATIVE.

5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND UTILITIES VERIFIED AND LOCATED PRIOR TO THE START OF CONSTRUCTION. ALL TRENCH EXCAVATION SHALL PROCEED WITH EXTREME CAUTION. IN THE EVENT THAT EXISTING UTILITIES ARE DAMAGED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE SUCH DAMAGES.

6. THE LOCATION OF THE WATER AND SEWER MAINS AND SEWER LATERAL PROVIDED ON THESE PLANS WERE OBTAINED FROM AVAILABLE AS-BUILT DRAWINGS OBTAINED FROM THE CITY'S RECORDS.

SPECIFIC NOTES:

1. PROVIDE FILTER FABRIC OR OTHER METHOD OF SEDIMENT PROTECTION FOR ANY EXISTING CATCH BASIN/INLET WITHIN 100 FEET OF THE PROPERTY. ANY SEDIMENT THAT IS TRACKED ONTO ROADS MUST BE SWEPT UP IMMEDIATELY. SEDIMENT SHALL NOT BE REMOVED BY WASHING/FLUSHING WITH WATER AT THE RIGHT OF WAY. PRIOR TO THE START OF CONSTRUCTION, AN ENGINEERING ROUGH INSPECTION MUST BE SCHEDULED TO VERIFY EROSION AND SEDIMENTATION CONTROL IS SETUP PROPERLY.

2. AT ALL TIMES DURING CONSTRUCTION, ALL STORMWATER MUST REMAIN ONSITE. NO DISCHARGE INTO THE PUBLIC RIGHT OF WAY IS ALLOWED.

3. ALL POTABLE WATER SERVICE CONNECTIONS REQUIRE BACKFLOW PREVENTERS.

4 THE DRAINAGE SYSTEM SHALL BE CONSTRUCTED AS PROPOSED ON THESE PLANS AND IN THE DETAIL ON C4.

5. CONTRACTOR SHALL VERIFY THE LOCATION OF THE EXISTING SEWER CLEAN-OUT PROPOSED FOR USE.

6. NO ROAD CUTS ARE PROPOSED HOWEVER IF APPLICABLE, FOR SEWER/WATER SERVICES (PIPE SIZE UPGRADE, GALVANIZED PIPE REPLACEMENT, RELOCATION OR NEW INSTALATION) AND THE PROPOSED UTILITY WORK IS PERFORMED BY AN OPEN CUT LOCATED IN THE CITY'S ASPHALT ROADWAY, THE DISTURBED ASPHALT AREA OF THE PROPOSED CONSTRUCTION SHALL BE RESTORED. THE CITY ENGINEER WILL DETERMINE IF THE ASPHALT REPAIR OF AN OPEN CUT IS SUFFICIENT DEPENDING ON THE CONDITION OF THE ROADWAY. PER HIS DETERMINATION, IF THE ROADWAY IS IN BETTER THAN AERAGE CONDITION THE AFFECTED AREA WILL BE MILLED AND RESURFACED 50' IN BOTH DIRECTIONS FOR THE FULL WIDTH OF THE ROADWAY.

SITE CALCULATIONS:

	EXISTING	PROPOSED
BUILDING FOOTPRINT	3,450.76 SQ FT	5,278.46 SQ FT
DRIVEWAY WALKWAYS, WALLS & PADS	4,487.01 SQ FT	4,308.54 SQ FT
PATIO & POOL AREA	1,652.76 SQ FT	644.14 SQ FT
GREEN AREA	15,624.69 SQ FT	14,984.08 SQ FT
TOTAL AREA	25,215.22 SQ FT	25,215.22 SQ FT
TOTAL PERVIOUS AREA	15,624.69 SQ FT	14,984.08 SQ FT
TOTAL IMPERVIOUS AREA	9,536.82 SQ FT	10,231.14 SQ FT

GATOR ENGINEERING ASSOCIATES, INC.
1390 TEMPLE STREET
COCONUT CREEK, FL 33063
TEL: (954) 434-5905 FAX: (954) 434-5904
CERTIFICATE OF AUTHORIZATION NUMBER 30230

SEAL

DATE:
REGINA BOBO-JACKSON, P.E.
FL P.E. NO.: 38550

971 HILLSBORO MILE
HILLSBORO BEACH, FL 33062

REVISIONS

No.	DATE	DESCRIPTION

GEA PROJECT NO.: 21016
DATE: 03-16-2021
SCALE: AS SHOWN
DESIGNED BY: R.B.J.
DRAWN BY: L.B.
CHECKED BY: R.B.J
APPROVED BY: R.B.J

SHEET TITLE

CIVIL PLAN

C2 OF 5

973 HILLSBORO MILE
HILLSBORO BEACH, FL 33062

S85°00'00"E 100.00'

DEPARTMENT OF NATURAL RESOURCES MONUMENT R-19 (NOT FOUND)

705540.91(N)
957749.02(E)

ESIDENCE

UNPLATTED ACREAGE

TOWN OF HILLSBORO BEACH EASTERLY BUILDING LINE (MISC. MAP BOOK 2, PG. 46 B.C.R.)

APPROXIMATE LOCATION OF FLOOD ZONE CONTOUR

EROSION CONTROL LINE PER MEAN HIGH WATER SURVEY AND EXISTING & PROPOSED EROSION CONTROL LINES MAP PREPARED BY ARTHUR V. STROCK & ASSOCIATES, INC. DRAWING NO. 2000.036-13-001E, DATED OCTOBER 1979

SEASONAL HIGH WATER LINE ELEVATION = 4.37'(NAVD '88) AS ESTABLISHED ON 11/19/20

704723.81(N)
957807.42(E)

ELEVATION CONTOUR(TYP.)

704722.56(N)
957768.73(E)

MEAN HIGH WATER LINE PER DEPARTMENT OF ENVIRONMENTAL PROTECTION MEAN HIGH WATER LINE DETERMINATION LETTER ELEVATION = 0.44'(NAVD '88) AS ESTABLISHED ON 11/19/20

NEW CBS WALL SEE DET. PER SEC. 12-263(3)(a)

N8°09'08"E(C) 252.82'(C)

NORTH PROPERTY LINE S8°09'08"E(C) 252.82'(C)

SET 1/2" IRON ROD & CAP #5734 o/s 66.29'(W)

95.60'(C)

105.00'

MATCH EXIST. GRADES

RAMP UP

6" RWL

EXISTING BEACH WALKOVER TO REMAIN

VEGETATION

FRONTAL DUNE

AVERAGE DUNE ELEVATION +14.4' NAVD

VEGETATION LINE

PORTION OF GOVERNMENT LOT 1, SECTION 20 TOWNSHIP 48 SOUTH, RANGE 43 EAST

PORTION OF GOVERNMENT LOT 1, SECTION 20, TOWNSHIP 48 SOUTH, RANGE 43 EAST

PLANS ARE IN COMPLIANCE WITH SECTION 3-9 REQUIREMENTS FOR MARINE TURTLE

VE(9') VE(12')

S01°48'23"W(C) 104.26'(C)

S14°34'49"W(C) 104.26'(C)

N01°59'32"W(C) 100.23'(C)

N01°59'32"W(C) 100.23'(C)

S01°35'11"W 103.15'

S01°48'23"W 985.65'

BEACH

ATLANTIC OCEAN

L1 L2 L3 L4

6' 4' 2' 0'

CLUB ROOM 8'-5"CLG

CABANA

BAR

STD.

DW(D)

EXIST. 3 STORY FRAME RESIDENCE TO BE DEMOLISHED FIN. ELEV=22.59' NAVD GAR. FL. ELEV=11.32' NAVD

THEATER

LINE OF POOL ABOVE

WALL BELOW PER STRUCT. DWG.

STEPPING STONES

SURVEY TIE LINE

POOL DECK NO DEP. PAVERS ON SAND NO FOOTING FOOTING FOR ENCLOSURE

MATCH EXIST. GRADES

251.48'(C)

3' C.B.S. WALL

SET 1/2" IRON ROD & CAP #5734 o/s 89.77'(W)

TOWN OF HILLSBORO BEACH EASTERLY BUILDING LINE (MISC. MAP BOOK 2, PG. 46 B.C.R)

130.00'

96.31'(C)

704622.42(N)
957765.96(E)

704623.71(N)
957806.16(E)

MATCH LINE A-A (SHEET C2)

CIVIL PLAN
SCALE: 1"= 20'

LEGEND

- PROPERTY LINE
- 6.44' EXISTING GRADE
- 14.58' x 6.30' PROPOSED GRADE
- SWALE BOTTOM
- WM EX. WATER METER
- PROPOSED SEWER CLEAN OUT
- FLOW ARROWS

GATOR ENGINEERING ASSOCIATES, INC.
(1390 TEMPLE STREET
COCONUT CITY, FL 33330
TEL: (954) 434-5905 FAX: (954) 434-5904
CERTIFICATE OF AUTHORIZATION NUMBER 30230

SEAL

DATE:
REGINA BOBO-JACKSON, P.E.
FL P.E. NO.: 38550

971 HILLSBORO MILE
HILLSBORO BEACH, FL 33062

REVISIONS

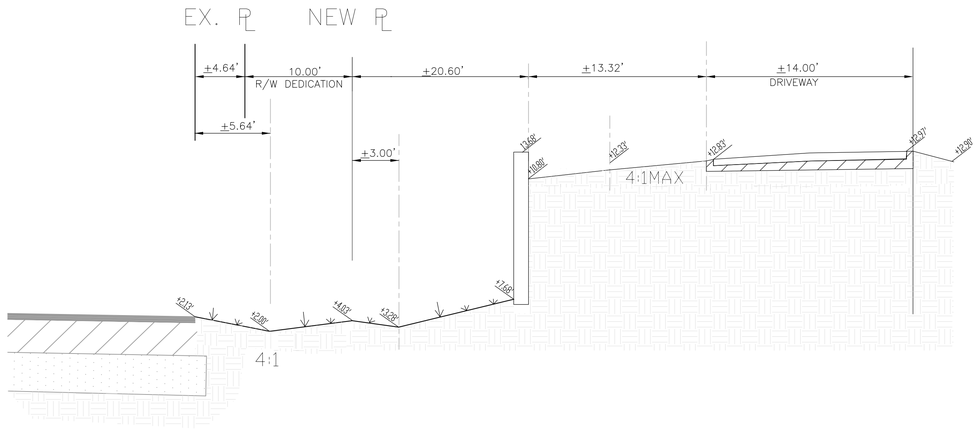
No.	DATE	DESCRIPTION

GEA PROJECT NO.: 21016
DATE: 03-16-2021
SCALE: AS SHOWN
DESIGNED BY: R.B.J.
DRAWN BY: L.B.
CHECKED BY: R.B.J
APPROVED BY: R.B.J

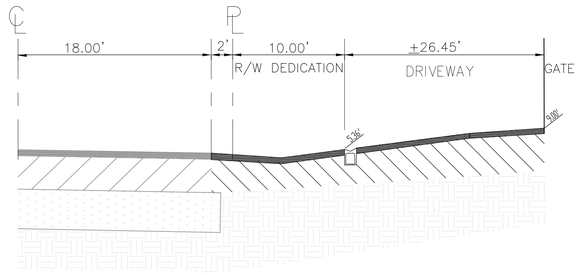
SHEET TITLE

CIVIL PLAN

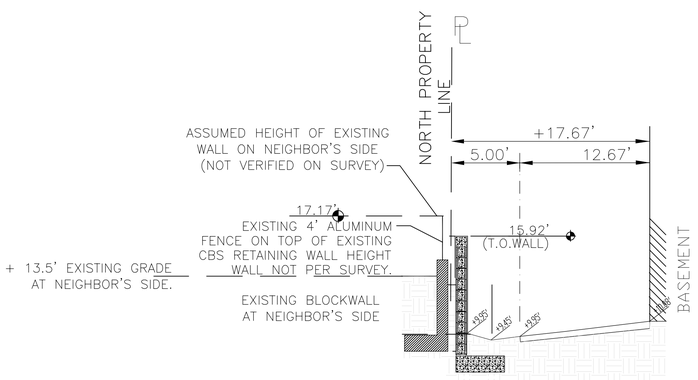
C3 OF 5



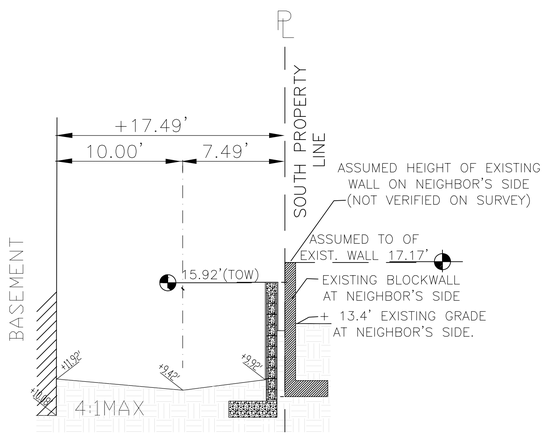
SECTION A-A
NTS



SECTION B-B
NTS



SECTION C-C
NTS



SECTION D-D
NTS

DRAINAGE CALCULATIONS:

SITE SHALL RETAIN 1" RUNOFF OVER ENTIRE SITE OR 2 1/2" OVER IMPERVIOUS AREAS (WHICHEVER IS GREATER).

25,215.22 SQ.FT. X 0.0833 FT = 2,100.43 CU. FT.
10,231.14 SQ.FT. X 0.2083 FT = 2,131.15 CU. FT. (REQUIRED)

EXFILTRATION TRENCH:
BALANCE OF VOLUME REQUIRED: 2,131.15 CU.FT./(43,560 AC/FT X 12 IN/FT) = 0.59 AC-IN
COMPUTATION OF TRENCH VOLUME WHEN DU>DS

L = V/(K(H2W + 2H2Du - Du2 + 2H2Ds) + (1.39 X 10-4)(WDu))
L = LENGTH OF TRENCH REQUIRED (FEET)
V = VOLUME TO BE EXFILTRATED (AC-IN)
W = TRENCH WIDTH (FEET)
K = HYDRAULIC CONDUCTIVITY (CFS/FT2- FT. HEAD)
H2 = DEPTH TO WATER TABLE (FEET)
Du = NON-SATURATED TRENCH DEPTH (FEET)
Ds = SATURATED TRENCH DEPTH (FEET)
V = 0.59 AC-IN
W = 4.20 FT
K = 1.00 X 10-4 (ASSUMED)
H2 = 5.50 FT
DU = 4.50 FT
DS = 0.00 FT

L = 0.59/(1.00 X 10-4 ((5.50)(4.20)+2(5.50)(4.50) - (4.50)(4.50) + 2(5.50)(0.00)) + 1.39X10-4(4.20)(4.50) =

L = 75.04 LF; 82.50 LF USED (2,150.05 CF)

TOTAL VOLUME PROVIDED = 2,150.05 CF > 2,131.15 CF (REQUIRED)

GATOR ENGINEERING ASSOCIATES, INC.
1390 TEMPLE STREET
COCONUT CREEK, FL 33063
TEL: (954) 434-5905 FAX: (954) 434 -5904
CERTIFICATE OF AUTHORIZATION NUMBER 30230

SEAL

DATE:
REGINA BOBO-JACKSON, P.E.
FL P.E. NO.: 38550

971 HILLSBORO MILE
HILLSBORO BEACH, FL 33062

REVISIONS

NO.	DATE	DESCRIPTION

GEA PROJECT NO.: 21016
DATE: 03-16-2021
SCALE: AS SHOWN
DESIGNED BY: R.B.J.
DRAWN BY: L.B.
CHECKED BY: R.B.J
APPROVED BY: R.B.J

SHEET TITLE

DETAILS

C4 OF 5

TOWN OF HILLSBORO BEACH, FLORIDA
1210 Hillsboro Mile
Hillsboro Beach, Florida 33062
(P) 954-427-4011
(F) 954-427-4834

CERTIFICATION LETTER

Date: March 3, 2022

Applicant: James M. Barron

Legal Description: 20-48-43 PT GOV LOT 1 LYING E OF CANAL R/W,100 IN WIDTH LYING BET PARLINES,S/L OF TR BEING PAR WITH & 2759 N OF S/L OF SEC

Address: 971 Hillsboro Mile, Hillsboro Beach, FL 33062

Type of Application: Site Plan Review

This letter certifies the enclosed list of property owners were mailed PUBLIC NOTICE of the scheduled April 5, 2022 Commission Meeting, concerning Site Plan Review for property located at 971 Hillsboro Mile, Hillsboro Beach, FL 33062. The list below includes all properties within 300 feet from property line of the subject site in compliance with the Town of Hillsboro Beach notification regulations.

This letter also certifies that the notices were mailed to property owners on March 3, 2022.

NOTICE MAILED TO:

- 973 Hillsboro Mile, Hillsboro Beach, FL 33062
- 971 Hillsboro Mile, Hillsboro Beach, FL 33062
- 975 Hillsboro Mile, Hillsboro Beach, FL 33062
- 969 Hillsboro Mile, Hillsboro Beach, FL 33062
- 977 Hillsboro Mile, Hillsboro Beach, FL 33062
- 967 Hillsboro Mile, Hillsboro Beach, FL 33062
- 965 Hillsboro Mile, Hillsboro Beach, FL 33062

Sherry D. Henderson, CMC, Town Clerk
Town of Hillsboro Beach

NOTARY PUBLIC

Sworn to and subscribed before me this 3 day of March, 2022

M El Sayed
Notary Signature

My Commission Expires on: 5/27/25

MARIANA EL-SAYED
Notary Public - State of Florida
Commission # HH 135551
My Comm. Expires May 27, 2025
Bonded through National Notary Assn.

TOWN OF HILLSBORO BEACH
Sherry D. Henderson, CMC Town Clerk
OFFICE OF THE TOWN CLERK
1210 Hillsboro Mile • Hillsboro Beach, FL 33062
Phone 954-427-4011 • SHenderson@TownofHillsboroBeach.com

TOWN OF HILLSBORO BEACH, FLORIDA

COMMISSION MEETING

TUESDAY, APRIL 5, 2022 at or around 9:00 AM

SITE PLAN REVIEW

NOTICE IS HEREBY GIVEN the Town of Hillsboro Beach, Florida Town Commission will meet Tuesday, April 5, 2022, for Site Plan Review for the following properties:

- 925 Hillsboro Mile, Hillsboro Beach, Florida 33062
- 961 Hillsboro Mile, Hillsboro Beach, Florida 33062
- 971 Hillsboro Mile, Hillsboro Beach, Florida 33062

Information on the **SITE PLAN REVIEW** can be obtained at Town Hall, 10 days prior to the meeting. Public comments on the request will be received in-person at the meeting on April 5, 2022 as well as virtually via Zoom or can be provided in writing to the Town Clerk prior to the Public Hearing via email: TownClerk@TownofHillsboroBeach.com.

The public can attend in person or virtually via Zoom video conference and provide public comment. Zoom Meeting log-in details will be provided on Town Website.

If any person decides to Appeal any decision made with respect to any matter considered at the Public Hearing, he/she will need a record of the proceedings and for such purposes may need to ensure that a verbatim recording of the proceedings is made, which records include the testimony and evidence upon which the Appeal is to be based.

In accordance with the American with Disabilities Act and Florida Statute 286.26, persons with disabilities needing special accommodations to participate in these proceedings should contact the Town Clerk no later than two days prior to the Public Hearing at 954-427-4011 for assistance.

TOWN OF HILLSBORO BEACH, FLORIDA

Sherry D. Henderson

Sherry D. Henderson, CMC
Town Clerk

SDH. 3/3/2022

Order ID: 7162427

* Agency Commission not included

GROSS PRICE * : $126.55

PACKAGE NAME: SSC Other Legal Notices

Order ID: 7162427

* Agency Commission not included

GROSS PRICE * : **$126.55**

PACKAGE NAME: SSC Other Legal Notices

Product(s): Sun Sentinel, Affidavit, Floridapublicnotices.com, Classified.ss.com_Legal
AdSize(s): 1 Column
Run Date(s): Friday, March 25, 2022
Zone: Full Run
Color Spec. B/W

Preview

Order ID: 7162427

* Agency Commission not included

GROSS PRICE * : $126.55

PACKAGE NAME: SSC Other Legal Notices

TOWN OF HILLSBORO BEACH, FLORIDA COMMISSION MEETING TUESDAY, APRIL 5, 2022 AT OR AROUND 9:00 AM

SITE PLAN REVIEW FOR 971 HILLSBORO MILE, HILLSBORO BEACH, FLORIDA 33062

NOTICE IS HEREBY GIVEN the Town of Hillsboro Beach, Florida Town Commission will meet Tuesday, April 5, 2022, for Site Plan Review for property located at 971 Hillsboro Mile, Hillsboro Beach, Florida 33062.

Information on the SITE PLAN REVIEW can be obtained at Town Hall, 10 days prior to the meeting. Public comments on the request will be received in-person at the meeting on April 5, 2022 as well as virtually via Zoom or can be provided in writing to the Town Clerk prior to the Public Hearing via email:TownClerk@TownofHillsboroBeach.com.

The public can attend in person or virtually via Zoom video conference and provide public comment. Zoom Meeting log-in details will be provided on Town Website.

If any person decides to Appeal any decision made with respect to any matter considered at the Public Hearing, he/she will need a record of the proceedings and for such purposes may need to ensure that a verbatim recording of the proceedings is made, which records include the testimony and evidence upon which the Appeal is to be based.

In accordance with the American with Disabilities Act and Florida Statute 286.26, persons with disabilities needing special accommodations to participate in these proceedings should contact the Town Clerk no later than two days prior to the Public Hearing at 954-427-4011 for assistance.

Sherry D. Henderson, CMC Town Clerk
TOWN OF HILLSBORO BEACH, FLORIDA

3/25/20227162427

REDEVELOPMENT MANAGEMENT ASSOCIATES

March 22, 2022

Mr. Mac Serda, Town Manager
Town of Hillsboro Beach
1210 Hillsboro Mile
Hillsboro Beach, FL 33062

RE: 925 Hillsboro Mile (Site Plan Approval Request)

Dear Mr. Serda:

The purpose of this letter is to provide a report regarding the Site Plan Approval Request for 925 Hillsboro Mile submitted to the Town on September 14, 2021. The owner of the property 925 Landtrust (Howard Dvorkin) has assigned Mark Rothenberg as authorized agent. The applicant submitted for Site Plan Approval for a new single family residence East of A1A. Improvements west of A1A were previously approved.

Background
The applicant is requesting Site Plan approval for site plan improvements for a new story single-family residence on the east side of A1A. On December 7, 2021, the applicant was granted a variance to section 12-222 Height; to exceed the maximum building height of 35 feet by 4 feet 1 inch for a passenger elevator.
.

Documents Submitted
Information submitted with the Site Plan Approval request included an application, boundary survey, Architectural Plans, Civil Plans and Landscape Plans. The aforementioned documents were reviewed, and the documents submitted responding to the last comments meet zoning regulations of Town of Hillsboro Beach, Florida Code of Ordinances.

General Description of the Development Proposal
Improvements include a 26,465 square foot (under air), 4-story residence with a pool, open porch, bar-b-q and pool deck at the rear. Improvements on west side of A1A have been approved and are under construction. The proposed improvements meet Town of Hillsboro Beach zoning regulations.

Site Plan Review and Comments

The Site Plan application was submitted on September 14, 2021 along with plans submitted responding to the last comments are consistent with the Town's Land Development Regulations.

The following comments still need to be addressed:

1. Provide Florida Department of Environmental Protection approval for construction beyond Coastal Construction Line, or letter of exception. Approval will be required as part of the Zoning approval for Building Permit Application.
2. Provide Broward County Environmental permit for any construction activity on the Dune or provide letter of non-jurisdiction.
3. Provide FDOT approval Trafficways + ROW dedication.
4. Compliance with section 3-9 Requirements for Marine Turtle Protection (for any site lighting).
5. Broward County Tree removal permit.
6. Construction Site Management Plan per section 12-50
7. Any seawall improvements will comply with section 12-268 Seawalls
8. Applicant will comply with Ordinance No 2022-043 Sand Excavation Ordinance (1st reading adoption 3-1-2022, 2nd reading adoption set for 4-5-20220, creating section 12-49 entitled “Excavation”.

Staff Recommendation

Site Plan that was submitted addressing the last review comments, along with items 1 thru 8
(Comments still to be addressed) as conditions of approval comply with all applicable code regulations.
Staff recommends Site Plan approval.

Sincerely,

Joe Arenal
Town Planner

925 Hillsboro Mile
Hillsboro Beach, FL 33062

RECEIVED
SDHenderson, Town Clerk
SEP 14 2021

TOWN OF HILLSBORO BEACH
1210 HILLSBORO MILE, HILLSBORO BEACH, FL 33062
PHONE (954) 427-4011 • FAX (954) 427-4834
www.townofhillsborobeach.com

DEVELOPMENT APPLICATION

Submittal Date: 08/31/2021 Zoning Board Meeting Date: _____

Property Control # 4843 2000 0400 Town Commission Meeting Date: _____

PROPERTY OWNER(S)		AUTHORIZED AGENT	
NAME: 925 Landtrust (Howard Dvorkin)		NAME: Mark Rothenberg	
ADDRESS: 7809 Gallean Court, Parkland, FL 33067		ADDRESS: 6810 North State Road 7 Coconut Creek, FL 33073	
PHONE: (954) 650-5885	CELL: (954) 647-0004	PHONE: (954) 603-0500	CELL: (954) 554-7777
E-MAIL howarddvorkin@howarddvorkin.com	FAX:	E-MAIL mark@ellemar.com	FAX: (954) 603-0501

APPLICANT'S CERTIFICATION

(I) 925 Land Trust Howard Dvorkin, trustee (owner), (architect) or (authorized agent) affirm and certify that I understand and will comply will all provisions and regulations of the Town of Hillsboro Beach Florida. I certify that all drawings and specifications for buildings or structures costing $5,000 or over for commercial buildings or $10,000 for residential building must be drawn or verified by a state registered architect or engineer and his seal of office imprinted thereon. Additionally, I certify that the drawings that the drawings and specifications show full compliance and do fully comply with the Zoning Code. I understand that if any drawings or specifications are not in full compliance, the application will be rejected. If approved by the Town, the aforementioned real property described herein will be considered, in every respect, to be a part of the Town of Hillsboro Beach and will be subjected to all applicable laws, regulations, taxes and police powers of the Town including the Comprehensive Plan and Zoning Code. I further certify that all statements and diagrams submitted herewith are true and accurate to the best of my knowledge and belief. Further, I understand that this Application and attachments become part of the Official Records of the Town of Hillsboro Beach, Florida, and are not returnable.

X _____ Howard Dvorkin
Signature Print Name

STATE OF FLORIDA, COUNTY OF BROWARD

The foregoing instrument was acknowledged before me on this 10th day of September 2021, by Howard Dvorkin as Trustee for 925 Landtrust

Personally know ✓ or has ~~produced identification~~ _____. ~~Type of Identification~~ _____

_____
Notary Signature

Andrew Leavy
Print Notary Name

NOTARY PUBLIC STATE OF FLORIDA
ANDREW LEAVY
Commission # GG 212800
Expires August 30, 2022
Bonded Thru Budget Notary Services

CHECK BELOW WHERE APPLICABLE

	FINAL PLAT - $1,000.00		REZONING - $3,500.00
	LAND USE PLAN AMENDMENT - $3,500.00		SITE PLAN REVIEW - $2,000.00
	PRELIMINARY PLAT - $1,000.00		VARIANCE – $1,050.00

Hillsboro Beach Town Code Sec. 12.1.3d provides for the collection of service charges or fees, consultant review fees, etc. for the administrative processing and review of applications for development permits submitted to the Town for review and approval. The owner, architect or other authorized agents are urged to attend the Zoning Board of Appeals and Town Commission meetings. Each applicant must familiarize himself with the criteria and procedures. **If all required information is not presented with this application by the submittal date, the project will not be placed on the agenda for review and consideration.** PLEASE NOTE: THE FEES LISTED ABOVE ARE **ADMINISTRATIVE FEES ONLY**. YOU WILL BE BILLED BY THE TOWN OF HILLSBORO BEACH FOR ANY AND ALL ADDITIONAL EXPENSES WHICH WILL BE INCURRED BY THE TOWN THROUGH THE SERVICES OF THE TOWN ENGINEER/PLANNER, LEGAL ADVERTISING, REBUTTALS, CONSULTATION AS WELL AS POSTAGE FOR MAILINGS AND COURIER SERVICES RELATED TO YOUR PROJECT.

Items Required for Submittal: Must be submitted **30 days prior** to the Town Commission Meeting date.

1. This application and all applicable fees
2. Narrative letter describing the request
3. Letters from each adjoining property owners (with approvals, if possible) – Variance Application only
4. Approval letter from the Association and minutes (when applicable)
5. Agent's authorization letter (when applicable)
6. 1 electronic copy and 2 signed and sealed – Plans are to be standard architectural size
7. 1 set of plans for the City of Deerfield Fire Inspector / Plans Examiner (when applicable)

Code References: (All sections are available for viewing and printing n the website)

- Chapter 12 – Division 1. General Provisions
- Chapter 12 – Division 2. Development Review Requirements
- Chapter 12 – Division 3. Platting and Subdivision Regulations
- Chapter 12 – Division 4. Site Plan Procedures & Requirements
- Chapter 12 – Division 5. Zoning

GENERAL DATA

Project Location: 925 Hillsboro mile, Hillsboro Beach, FL 33062 District: RS-2 Residential

Proposed Zoning: RS-2 Residential

Existing Comprehensive Plan Designation: Residential

Proposed Comprehensive Plan Designation: Residential Main House

Existing Land Use: Empty lot

Proposed Land Use: Main House with detached garages

Total Site Area: 57,752 Sq. Ft. 1.33 Acres

Flood Zone Category: X, & V.E

Is site currently serviced by public water? Yes ☑ No ☐

Is site currently serviced by public sewer? Yes ☑ No ☐

Describe briefly the nature of any improvements presently located on the subject property. New construction of of 4 story Residential house, with garages & a pool.

Describe the type of operation or business proposed; or the proposed construction. Main house residential

Estimated construction cost: $13,018,000

Describe in detail the phasing of the proposed development. New construction of a 4 story house west of a coastal construction line.

State the reasons or basis for the Approval request, and explain why this request is consistent with good planning and zoning practice, will not be contrary to the Town's Comprehensive Plan, and will not be detrimental to the promotion of public appearance, comfort, convenience, general welfare, good order, health, morals, prosperity, and safety of the Town. Additionally, all standards set forth in the Town Code of Ordinances must be addressed. (Attach a separate Justification Statement if insufficient space.)

Has any previous Application been filed within the last year in connection with the subject property?

Yes ☐ No ☒ If yes, briefly describe the nature of the Application.

Has a site plan been previously approved by the Town Commission for this property?

Yes ☐ No ☒ If yes, please note date of previous approval.

(A) Every general contractor or other person being issued a building permit, shall deposit with the Town Clerk a bond in the amount of $500 per each $100,000 with a minimum of $1,000 for any complete new building or an addition to existing building. The bond shall be in the form of a cashier's check.

(B) By the deposit of the funds the contractor authorizes the Town of Hillsboro Beach, through its proper officials, to expend all or any portion of the bond to effect cleanup, during and after construction, if not satisfactorily performed by the contractor or person. Subsequent to the satisfactory cleanup of the vicinity of the construction, unused funds in whole or in part will be refunded to the contractor or person.

(C) (1) It shall be the duty of the general contractor or other person receiving the permit to see that the premises and adjoining public areas shall be policed at all times during and after construction to prevent debris from being discarded on adjoining properties.

(2) The DRO or the DRO's designate shall certify in writing to the Town Commission his or her determination and recommendation. The building plans and specifications shall be approved by the Town Commission prior to the issuance of a building permit. (1976 Code, CH. 12, Div. 5, Art. XV § 9)

AREA CALCULATIONS SCHEDULE

BASEMENT		
AIR CONDITIONED AREA	5993	SQF
MAIN PARKING GARAGE	4805	SQF
PARKING GARAGE 1	717	SQF
PARKING GARAGE 2	717	SQF
COVERED VERANDA	1873	SQF
1ST FLOOR		
AIR CONDITIONED AREA	7125	SQF
COVERED VERANDA	1405	SQF
COVERED ENTRY	225	SQF
COVERED PORCH	520	SQF
COVERED BALCONY	278	SQF
OPEN PORCH	1351	SQF
OPEN BALCONY	350	SQF
2ND FLOOR		
AIR CONDITIONED AREA	6801	SQF
COVERED BALCONY	450	SQF
COVERED PORCH	610	SQF
OPEN BALCONY	464	SQF
3RD FLOOR		
AIR CONDITIONED AREA	6546	SQF
COVERED BALCONY	560	SQF
OPEN BALCONY	259	SQF
TOTAL AIR CONDITIONED AREA	26,465	SQF
TOTAL NON AIR CONDITIONED AREA	6,239	SQF
TOTAL UNDER ROOF	38,625	SQF
TOTAL LOT AREA	57,752	SQF
TOTAL LOT COVERAGE (22%)	12,688	SQF
PROPOSED PAVED AREA	0000	SQF
PERVIOUS AREA	0000	SQF

HSD Holdings, Inc.

To: Town of Hillsboro Beach TOWN OF HILLS-A

Check Number: 007461

Date: 09/03/2021

Invoice Number	Date	Description	Amount	Discount	Paid Amount
APPLI FEE 925 LAND	09/03/2021	Site Plan Review Application	$2,000.00	$0.00	$2,000.00

ON 925 Schedule

TOTALS: $2,000.00 $0.00 $2,000.00

DOCUMENT IS PRINTED ON CHEMICALLY REACTIVE PAPER - THE BACK OF THIS DOCUMENT INCLUDES A TAMPER EVIDENT CHEMICAL WASH WARNING BOX

HSD Holdings, Inc.
6360 NW 5th Way
Suite 302
Fort Lauderdale, FL 33309

Seacoast National Bank
12 SE 12th St.
Ft. Lauderdale, FL 33316

007461

Pay Two Thousand Dollars and 00 Cents

DATE	AMOUNT
Sep 3, 2021	$2,000.00

Void after 45 days

to the Order of:

Town of Hillsboro Beach

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

HEAT SENSITIVE COLOR FADES WITH HEAT

ORIGINAL DOCUMENT HAS RED KEYHOLE ICON THAT DISAPPEARS WITH HEAT

[redacted]

HSD Holdings, Inc.

To: Town of Hillsboro Beach TOWN OF HILLS-A

Check Number: 007461

Date: 09/03/2021

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APPLI FEE 925 LAND	09/03/2021	Site Plan Review Application	$2,000.00	$0.00	$2,000.00

RECEIVED
SEP 14 2021

TOTALS: $2,000.00 $0.00 $2,000.00

prepared by:
McLAUGHLIN ENGINEERING COMPANY (LB#285)
1700 N.W. 64th STREET, SUITE 400
FORT LAUDERDALE, FLORIDA, 33309
PHONE: (954) 763-7611 FAX: (954) 763-7615
WEB SITE: MECO400.COM, EMAIL: INFO@MECO400.COM

GRAPHIC SCALE

30 0 15 30 60

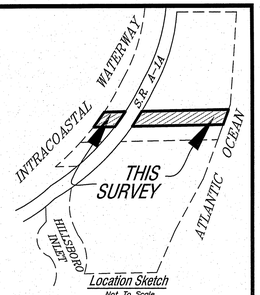
(IN FEET)
1 inch = 30 ft.

RECORD LAND SURVEY

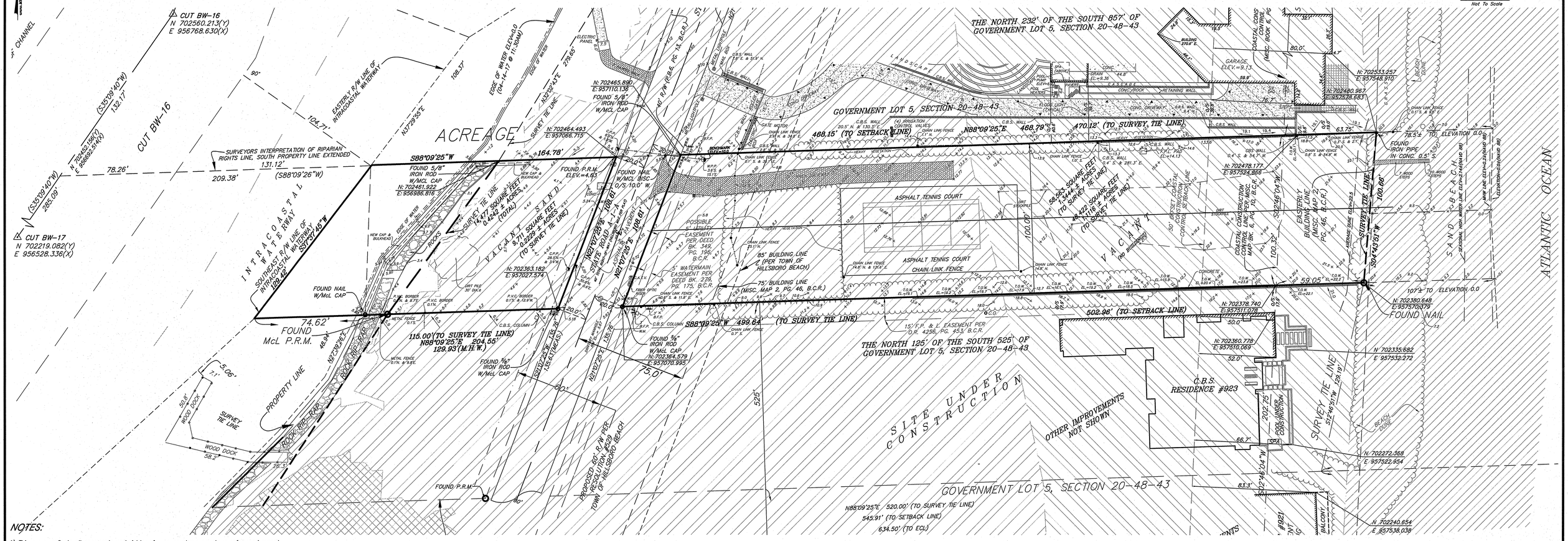
THE NORTH 100 FEET OF THE SOUTH 625 FEET A PORTION OF GOVERNMENT LOT 5 IN SECTION 20-48-43 EAST TOWN OF HILLSBORO, BROWARD COUNTY, FLORIDA.

FLOOD ZONE LEGEND

- ZONE "AE" ELEVATION=5.0'
- ZONE "X" 0.2% ANNUAL CHANCE OF FLOOD HAZARD
- ZONE "X" MINIMAL CHANCE OF FLOOD HAZARD
- ZONE "VE" ELEVATION=9.0'
- ZONE "VE" ELEVATION=12.0'



Location Sketch
Not To Scale



NOTES:

1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.

2) Underground improvements if any not located.

3) This drawing is not valid unless sealed with an authorized surveyors seal.

4) Boundary survey information does not infer Title or Ownership.

5) All iron rods 5/8", unless otherwise noted.

6) Reference Bench Mark: Broward County Engineering Dept. Benchmark #3806, cap on sidewalk on S.E. side of drawbridge over Hillsboro Inlet. Cap 1.5' West of West side concrete barrierwall. Cap is 19.0' east of centerline of Highway A-1-A, cap is 123.3' South of a metal lampost, cap is a standard D.N.R. brass disk set in a drill hole and is flush with surface of sidewalk, stamped B6 92 DAD7, Elevation=16.71 (NGVD29) and converted to 15.14 (NAVD88)

7) Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: ⊕ or ⊗ Elev. = 5.59

8) This property lies in Flood Zones "X", 0.2% Annual Chance flood zone "AE", Elev.= 5.0, and "VE", Elev.=9.0 and 12.0 Per Flood Insurance Rate Map No. 12011C0189H. Dated: August 18, 2014. Community Panel No. 120040.

9) Underground Utility locations shown hereon, if any, are based upon paint marks on the ground provided by others. McLaughlin Engineering Company did not confirm the accuracy of this data. The exact location of all utilities should be confirmed prior to design or construction.

10) Coordinates shown hereon refer to State of Florida DEP 1983(HARN) adjustment of the Coastal Construction Control Line monuments

11) Bearings shown assume the North line of the South 857' of Section 20-48-43 as North 88°07'15 East.

12) Elevations per North American Vertical Datum (1988) derived from National Geodetic Vertical Datum (1929) data and converted using U.S. Army Corps of Engineers software (Corpscon 6.0.1) obtained from http://www.tech.army.mil/

OFFICE NOTES

FIELD BOOK NO. EFB w/Worksheets, Print, TDS, Print, PRINT, TDS

JOB ORDER NO. V-5326, V-5911, V-6396

CHECKED BY:

DRAWN BY: KT, RDR, RT, KT

LEGEND

- Δ = CENTRAL ANGLE (DELTA)
- A/C = AIR CONDITIONING
- A.K.A. = ALSO KNOWN AS
- A.L.P. = ALUMINUM LIGHT POLE
- ALTA = AMERICAN LAND TITLE ASSOCIATION
- A OR L = ARC LENGTH
- B.C.R. = BROWARD COUNTY RECORDS
- B.F.P. = BACK FLOW PREVENTOR
- B.H. = BULKHEAD
- ℄ = BASE LINE
- B.O.S. = BOTTOM OF STRUCTURE
- C.A.T.V. = CABLE TV TERMINAL OR BOX
- CALC. = CALCULATED
- C.B.S. = CONCRETE, BLOCK AND STUCCO
- ℄ = CENTERLINE OF RIGHT-OF-WAY
- CH. = CHORD
- CH.BRG. = CHORD BEARING
- C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
- C.L.F. = CHAIN LINK FENCE
- C.L.P. = CONCRETE LIGHT POLE
- C.P.L.P. = CONCRETE POWER LIGHT POLE
- C.P.P. = CONCRETE POWER POLE
- CO. = COMPANY
- CONC. = CONCRETE
- C/O = CLEAN OUT
- D.B. = DEED BOOK
- DESC. = DESCRIPTION FROM FORMER DESCRIPTION
- DIA. = DIAMETER
- D.B.H. = DIAMETER AT BREAST HEIGHT
- ELEC. = ELECTRIC
- ELEV. OR EL. = ELEVATION
- Ft. = FEET
- F.H. = FIRE HYDRANT
- F.D.G.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- F.I.N.D. = FLORIDA INLAND NAVIGATION DISTRICT
- F/K/A = FORMERLY KNOWN AS
- F.P.L. = FLORIDA POWER AND LIGHT CO.
- G.V. = GAS VALVE
- G.T.M. = GREASE TRAP MANHOLE
- H.H. = HAND HOLE
- I.C.V. = IRRIGATION CONTROL VALVE
- INV. = INVERT
- L.P.G. = LIQUID PROPANE GAS
- LB = LICENSED BUSINESS
- MAG. = MAGNETIC
- M.D.C.R. = MIAMI DADE COUNTY RECORDS
- MEAS. = FIELD MEASURE
- (8) = PARKING SPACES
- MHW = MEAN HIGH WATER
- MISC. = MISCELLANEOUS
- M.L.P.(◊) = METAL LIGHT POLE
- ± = MORE OR LESS
- MW = MONITORING WELL
- NGS = NATIONAL GEODETIC SURVEY
- NSPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
- NGVD29 = NATIONAL GEODETIC VERTICAL DATUM (1929)
- NAVD88 = NORTH AMERICA VERTICAL DATUM (1988)
- N.S.I.D. = NORTH SPRINGS IMPROVEMENT DISTRICT
- NO. = NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- O/S = OFFSET
- O/H = OVERHEAD UTILITY LINES
- Pg. = PAGE
- P.B. = PLAT BOOK
- P.B.C.R. = PALM BEACH COUNTY RECORDS
- P.C. = POINT OF CURVE
- P.C.D. = POLLUTION CONTROL DEVICE
- P.I. = POINT OF INTERSECTION
- P.I.V. = POST INDICATOR VALVE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.R.C. = POINT OF REVERSE CURVE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- R = RADIUS
- R.C.P. = REINFORCED CONCRETE PIPE
- R/W = RIGHT-OF-WAY
- S.B.T. = SOUTHERN BELL TELEPHONE
- S.V. = SEWER VALVE
- S.H.W. = SEASONAL HIGH WATER LINE
- S.P. = STATE PLANE
- SQ./FT = SQUARE FEET
- S.T.L. = SURVEY TIE LINE
- TAN. = TANGENT
- TAN.BRG. = TANGENT BEARING
- T.O.B. = TOP OF BAFFLE
- T.O.W. = TOP OF WALL
- W.M. = WATER METER
- W.V. = WATER VALVE
- W.B.H. = WET FACE OF BULKHEAD
- W.F. = WET FACE OF CAP
- W.L.P. = WOOD STREET LIGHT POLE
- W.P.L.P. = WOOD POWER STREET LIGHT POLE
- W.P.P. = WOOD POWER POLE
- W/McL CAP = WITH MCLAUGHLIN ENGINEERING CO. CAP
- W/W.C. = WITH WITNESS CAP # 285
- = HANDICAPPED PARKING SPACE
- = NON-VEHICULAR ACCESS LINE

A-1-A RIGHT-OF-WAY NOTE:

The Town of Hillsboro Beach requires a 60' Total Corridor at the time of Site Plan or Plat Approval (Resolution 529, July 6, 1992).

The Broward County Traffic Ways Map (12-1-16) requires a Total Right-Of-Way of 60 feet to 84 feet at time of Plat Approval.

FILE NO.: 20 - 3 - 027(22)

Legal Description:

The North 100 feet of the South 625 feet OF GOVERNMENT LOT 5 IN SECTION 20, TOWNSHIP 48 SOUTH, RANGE 43 EAST, LESS RIGHT-OF-WAY, as recorded in Plat Book 6, Page 13, of the public records of Broward County, Florida, lying East of the Intracoastal Waterway and West of the Atlantic Ocean.

TOGETHER WITH:
All littoral and riparian rights in the Atlantic Ocean and the Hillsboro River thereunto belonging.

Said lands situate, lying and being in the Town of Hillsboro, Broward County, Florida and containing 63.187 square feet or 1.4505 acres, more or less to the Easterly building line.

CERTIFICATION:

We hereby certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 15th day of July, 2020.
60' Right-of-Way added this 30th day of October, 2020.
Revised to add dock information this 11th Day of February, 2021.
Revised to remove dock this 7th day of March, 2021.
Resurveyed this 21st day of September, 2021.
Revised this 22nd day of November, 2021.
Revised this 3rd day of February, 2022.

McLAUGHLIN ENGINEERING COMPANY

SCOTT A. McLAUGHLIN
Professional Surveyor & Mapper No. 5842
State of Florida.

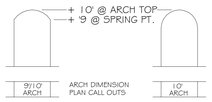
\\server2021\D\IDrive-Sync\V6000s\V6396\V6396-REV.dwg, 2/3/2022 11:23:39 AM, \PRINTED BY KTorcel\\

CHATEAU DE LA DUCHESS

SYMBOLS LEGEND

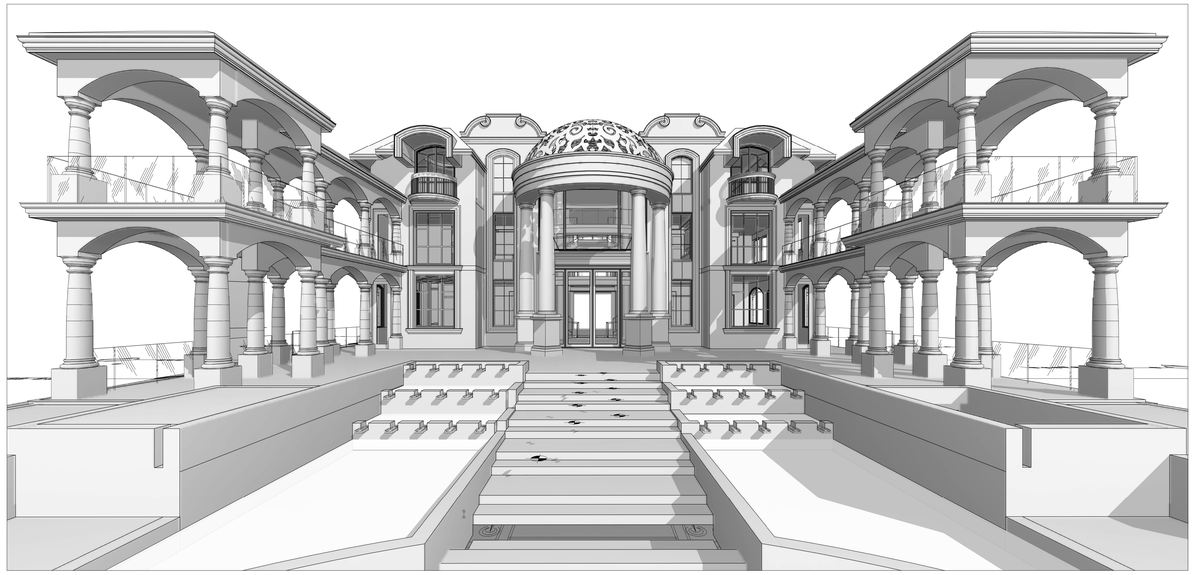
SECTION / DETAIL CROSS REFERENCE

ELEVATION HEIGHT MARK



MATERIALS LIST

- STRUCTURAL CONC. COLUMN OR SHEER WALL
- CONCRETE BLOCK
- STRUCTURAL BEARING WALL
- 1HR FIRE-RATED PARTITION (AS PER S.F.B.C. 37-B #79)
- GYPSUM BOARD
- CONCRETE, MORTAR, OR GROUT
- PLYWOOD
- FINISH WOOD



1 COVER

INDEX OF DRAWINGS	
SHEET No.	SHEET CONTENT

A-01	COVER SHEET
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A-02.2	SITE PLAN
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A-04	BASEMENT DIMENSION PLAN
A-05	1ST FLOOR NOTATION PLAN
A-06	1ST FLOOR DIMENSION PLAN
A-07	2ND FLOOR NOTATION PLAN
A-08	2ND FLOOR DIMENSION PLAN
A-09	3RD FLOOR NOTATION PLAN
A-10	3RD FLOOR DIMENSION PLAN
A-11	ARCHITECTURAL ROOF PLAN
A-12	BUILDING ELEVATIONS
A-13	BUILDING ELEVATIONS
A-14	BUILDING SECTIONS
A-15	BUILDING SECTIONS
A-16	BUILDING SECTIONS
A-17	BUILDING SECTIONS
A-18	BUILDING SECTIONS
A-19	BUILDING SECTIONS
A-20	BUILDING SECTIONS
A-21	BUILDING SECTIONS
A-22	SITE WALL SECTIONS
A-22.1	SITE WALL SECTIONS
A-22.2	SITE WALL SECTIONS

ABBREVIATIONS

ABV	ABOVE
AFF	ABOVE FINISH FLOOR
AP	ACCESS PANEL
ADJ	ADJUSTABLE
AC	AIR CONDITIONING
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
ANN	ANNUNCIATOR
APP	APPLIQUE
APPROX	APPROXIMATE
ARCH	ARCHITECT(URAL)
@	AT
AWI	AMER. WOODWORK INSTITUTE
AWPI	AMER. WD. PRESERVERS INSTITUTE
BM	BEAM
BLK	BLOCK
BLKG	BLOCKING
BD	BOARD
BF	BOTH FACES
BOT	BOTTOM
BLDG	BUILDING
B.O.	BOTTOM OF
BO	BY OTHERS
BS	BODY SPRAY
CAB	CABINET
CPT	CARPET
CI	CAST IRON
CK	CAULK
CLG	CEILING
CH	CEILING HEIGHT
CEM	CEMENT
C-C	CENTER TO CENTER
℄	CENTERLINE
CER	CERAMIC
CT	CERAMIC TILE
C	CHANNEL
CLR	CLEAR
CL	CLOSET
CJT	CONTROL JOINT
COL	COLUMN
COMB	COMBINATION
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONST	CONSTRUCTION
CON JT	CONSTRUCTION JOINT
CONT	CONTINUOUS
CONTR	CONTRACTOR
CJL	CONTRACT LIMIT LINE
CFL	COUNTERFLASHING
C'TOP	COUNTERSINK
CRS	COURSE
DS	DOWN SPOUT
DP	DAMPPROOFING
DBL	DOUBLE
DET	DETAIL
DIAG	DIAGONAL
DIA	DIAMETER
DIFF	DIFFUSER
DIM	DIMENSION
do	DITTO
DR	DOOR
DN	DOWN
D	DRAIN
DWG	DRAWING
EA	EACH
E	EAST
EJ	EXPANSION JOINT
ELEC	ELECTRICAL / ELECTRIC
EL	ELEVATION /
EMER	EMERGENCY
ENG	ENGINEER
EQ. =	EQUAL
EQUIP	EQUIPMENT
EST	ESTIMATE(D)
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FT	FEET
FIN	FINISH
FH	FIRE HOSE
FP	FIREPROOF
FLG	FLASHING
FLR	FLOOR
FD	FLOOR DRAIN
FLUR	FLUORESCENT
FL	FLUSH
FR.DR.	FRENCH DOOR
GALV	GALVANIZED
GA	GAUGE
GC	GENERAL CONTRACTOR
GL	GLASS, GLAZING
GYP BD	GYPSUM BOARD
GB	GRAB BAR
HB	HOSE BIB
HDW	HARDWARE
HWD	HARDWOOD
HTG	HEATING
HVAC	HEATING/VENTILATING/AIR CONDITIONING
HT./HGT	HEIGHT
HM	HOLLOW METAL
HOR	HORIZONTAL
HS	HAND SHOWER
IN	INCH
INCL	INCLUDE
ID	INSIDE DIAMETER
INSUL	INSULATION
INT	INTERIOR
JT	JOINT
JB	JUNCTION BOX
KO	KNOCK OUT
LB	LABEL
LAV	LAVATORY
LH	LEFT HAND
LTG	LIGHTING
LW	LIGHT WEIGHT
MFGR	MANUFACTURER
MAS	MASONRY
MO	MASONRY OPENING
MAT	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MTL	METAL
MEZZ	MEZZANINE
MWK	MILLWORK
MIN.	MINIMUM
MISC	MISCELLANEOUS
MUL	MULLION
NOM	NOMINAL
N	NORTH
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NO. - #	NUMBER
OC	ON CENTER
OPNG	OPENING
OPP	OPPOSITE
OD	OUTSIDE DIAMETER
OA	OVERALL
OH	OVERHEAD
PNT	PAINT
PR	PAIR
PNL	PANEL
PTN	PARTITION
PLAS	PLASTER
PLAM	PLASTIC LAMINATE
PL	PLATE
PLYWD	PLYWOOD
PT	PRESSURE TREATED
POL	POLISHED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PC	PRECAST
PROJ	PROJECTION
QT	QUARRY TILE
RADN	RADIATOR, RADIATION
REQD	REQUIRED
RVSD	REVERSE
RH	RIGHT HAND
R	RISER
RM	ROOM
RO	ROUGH OPENING
SCHD	SCHEDULE
SEAL	SEALANT
SEC	SECTION
SERV	SERVICE
SHT	SHEET
SHTH	SHEATHING
SO	SHUT-OFF
SIM	SIMILAR
SK	SINK
SC	SOLDIER COURSE
S	SOUTH
SPEC	SPECIFICATION
SQ	SQUARE
SF	SQUARE FOOT
SSTL	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STR	STRUCTURAL
SUS	SUSPENDED
SW	SWITCH
SYM	SYMMETRICAL
TEL	TELEPHONE
TEMP	TEMPERED
TFG	TEMPERED FIXED GLASS
THK	THICK
T&G	TONGUE & GROOVE
T&B	TOP & BOTTOM
TOC	TOP OF CURB
TOP	TOP OF PARAPET
TW	TOP OF WALL
TR	TREAD
TYP	TYPICAL
TP	TOILET PAPER HOLDER
UC	UNDERCUT
UL	UNDERWRITERS LABORATORIES
UNF	UNFINISHED
UTIL	UTILITY
U.S.P.	UNDER SEPERATE PERMIT
VB	VAPOR BARRIER
VNR	VENEER
VENT	VENTILATION
VERT	VERTICAL
WP	WALL FABRIC
WP	WATERPROOFING
WT	WEIGHT
W	WEST
WH	WIDTH, WIDE
WIN	WINDOW
W/	WITH
W/O	WITHOUT
WD	WOOD
WB	WOOD BASE

GENERAL NOTES:

1. CONSTRUCTION SHALL FOLLOW F.B.C. 7TH EDITION 2020' AS ADOPTED BY THE COUNTY AND AS APPLICABLE TO THE AREA IN WHICH THE BUILDING IS TO BE CONSTRUCTED WITH ALL APPLICABLE AMENDMENTS.

2. BUILDER SHOULD COORDINATE ALL THE WORK OF ALL THE TRADES.

3. BUILDER, SUBCONTRACTOR, SUPPLIER, ETC. SHALL VERIFY ALL DIMENSIONS, CONDITIONS AT JOB SITE, PLANS, SPECIFICATIONS, ETC. PRIOR TO STARTING ANY WORK AND WITHIN SEVEN (7) CALENDAR DAYS OF BUILDERS RECEIPT OF THESE PLANS SHALL NOTIFY THE AMES INTERNATIONAL ARCHITECTURE (IN WRITING ONLY) OF ANY AND ALL DISCREPANCIES (WHETHER DISCREPANCIES ARE ERRORS OF COMMISSION OR OMISSION OR NOT). OTHERWISE THE AMES INTERNATIONAL ARCHITECTURE WILL NOT ASSUME ANY RESPONSIBILITY FOR ANY ERRORS, AND THE BUILDER, SUBCONTRACTOR, SUPPLIER, ETC. SHALL ASSUME FULL RESPONSIBILITY FOR ANY ERRORS AND CORRECT ERRORS AT THEIR OWN EXPENSE.

4. TO THE BEST OF MY KNOWLEDGE AND ABILITY THESE PLANS AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE, CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRELY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE WHICH MAY BE SPECIFICALLY ADDRESSED ON THE PLANS AND NOTES.

5. SITE WORK: FILL UNDER ALL SLABS SHALL BE CLEAN SAND AND SHALL BE COMPACTED TO A MINIMUM OF 95% AND A MAXIMUM DENSITY AS PER ASTM D-1557, CONTRACTOR SHALL VERIFY UNDER COMPACTION. ALLOWABLE SOIL BEARING PRESSURE 2500 P.S.F. MIN. SEE GEOTECHNICAL ENGINEER RECOMENDATIONS.

6. WOOD: ALL STRUCTURAL LUMBER TO BE DOUGLAS FIR-LARCH NO.2 OR BETTER. ALL LUMBER IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED. SHOP DRAWINGS AND DESIGN CALCULATIONS FOR ROOF TRUSSES BEARING THE SIGNATURE AND SEAL OF A FLORIDA REGISTERED ENGINEER SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.

7. DOORS AND WINDOWS: WINDOWS INDICATED WITH (E) MUST BE MANUFACTURED TO CONFORM WITH THE BUILDING CODE WITH RESPECT TO MINIMUM EMERGENCY EGRESS REQUIREMENTS. ALL SLIDING GLASS DOORS SHALL BE TEMPERED. ALL WINDOWS AND DOORS SHALL BE CAULKED AND WEATHER STRIPPED. WINDOW UNITS SHALL DISPLAY LABELS COMPLIANCE WITH FLORIDA STATE MODEL CODE SECTION 502.4. WINDOW AND DOOR MANUFACTURERS SHALL ALSO COORDINATE WITH BUILDER FIELD VERIFY ALL OPENING SIZES PRIOR TO FABRICATION.

8. THE AMES INTERNATIONAL ARCHITECTURE RESERVES, MAINTAINS AND RETAINS ITS COMMON LAW COPYRIGHT RIGHTS AND ANY OTHER RIGHTS (EXPRESSED AND/IMPLIED) IN THESE PLANS, DESIGNS, IDEAS, SPECIFICATIONS, ETC. THESE PLANS, IDEAS, DESIGNS, ETC. ARE NOT TO BE REPRODUCED, COPIED, DUPLICATED, ETC. IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION FROM THE AMES INTERNATIONAL ARCHITECTURE NOR ARE THEY TO BE LOANED OR ASSIGNED TO ANY PERSONS, FIRMS, ASSOCIATIONS, CORPORATIONS, ETC. WITHOUT FIRST OBTAINING A WRITTEN PERMISSION FROM THE AMES INTERNATIONAL ARCHITECTURE, IN EACH AND EVERY INSTANCE.

9. ANY CHANGES, REVISIONS, ALTERATIONS, ETC. REQUIRED TO THESE PLANS, DRAWINGS, SPECIFICATIONS, ETC. SHALL BE REQUESTED IN WRITING ONLY BY THE BUILDER OR BY THE OWNER TO THE AMES INTERNATIONAL ARCHITECTURE ANY CHANGES, REVISIONS, ALTERATIONS, DEVIATIONS, ETC. NOT MADE BY THE AMES INTERNATIONAL ARCHITECTURE (IN WRITING ONLY) WILL FULLY, UNCONDITIONALLY AND TOTALLY RELEASE THE AMES INTERNATIONAL ARCHITECTURE FROM ANY AND ALL RESPONSIBILITY, CLAIMS AGAINST THE AMES INTERNATIONAL ARCHITECTURE FOR CULPABILITY, ETC. FROM THE DATE SHOWN ON THE PLANS ORGIN UNTIL THE END OF TIME.

10. BUILDER SHALL PROVIDE INSULATION AS PER ENERGY CALCULATIONS AND/OR PLAN SPECIFICATIONS.

11. ALL MATERIALS SHOWN OR CALLED FOR ON THESE DRAWINGS SHALL BE INSTALLED WITH MANUFACTURERS RECOMMEND AND SPECIFICATIONS.

12. APPROVED MANUF. SPECIFICATIONS SHALL TAKE PRECEDENCE OVER ANY DETAILS AND SPECIFICATIONS FOUND IN THESE PLANS. DEVIATIONS FROM THESE PLANS, SPECIFICATIONS AND NOTES MUST CONFORM TO LOCAL BUILDING CODE REQUIREMENTS. AND MUST BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.

13. NO ONE SHALL ASSUME ANY DIMENSION BY DIRECTLY SCALING CONSTRUCTION DOCUMENTS OR ANY REPRODUCTIONS AND SAME. IF ANY ADDITIONAL DIMENSIONS ARE REQUIRED BY CONTRACTOR AND/OR RESIDENT, CONTACT THE AMES INTERNATIONAL ARCHITECTURE FOR VERIFICATION. OTHERWISE, THE AMES INTERNATIONAL ARCHITECTURE WILL NOT ASSUME ANY RESPONSIBILITY FOR ANY ERROR NOR WILL THEY CORRECT ANY ERROR AT THEIR EXPENSE.

14. ALL WINDOWS USED AS EMERGENCY EGRESS OPENING TO COMPLY WITH F.B.C. 6TH EDITION 2017'.
15. ALL SHOWER ENCLOSURES AND DOORS TO HAVE TEMPERED GLASS.
16. ALL SLIDING GLASS DOORS TO HAVE TEMPERED GLASS.
17. GLAZING CONTRACTOR SHALL INSTALL ALL GLASS IN ACCORDANCE WITH 'F.B.C 6TH EDITION 2017'.
18. ALL EXTERIOR FIXED GLASS (EXCEPT AT WINDOWS) AND ALL INTERIOR FIXED GLASS SHALL HAVE TEMPERED GLASS.
19. ALL SHOWERS MUST BE EQUIPPED WITH ANTI-SCALE FAUCETS

ELLEMAR
LUXURY CONSTRUCTION

CONSULTANTS

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LANDSCAPE:
KWD LANDSCAPE ARCHITECTURE
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561-243-1873

SURVEYOR:
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561-417-0700

SITE PLAN APPLICATION

CHATEAU DE LA DUCHESS
925 HILLSBORO MILE
HILLSBORO BEACH,
FLORIDA

REVISIONS

#	DESCRIPT	DATE	BY

Shane Ames - Architect

Ames
INTERNATIONAL ARCHITECTURE

DRAWN	F.M
CHECKED	S.AMES
DATE	02/10/2021
SCALE	As indicated
JOB NO.	19-4865
SHEET	A-01
OF # SHEETS	

COVER SHEET

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AREA CALCULATIONS SCHEDULE

BASEMENT		
AIR CONDITIONED AREA	5993	SQF
MAIN PARKING GARAGE	4805	SQF
PARKING GARAGE 1	717	SQF
PARKING GARAGE 2	717	SQF
COVERED VERANDA	1873	SQF
1ST FLOOR		
AIR CONDITIONED AREA	7125	SQF
COVERED VERANDA	1405	SQF
COVERED ENTRY	225	SQF
COVERED PORCH	520	SQF
COVERED BALCONY	278	SQF
OPEN PORCH	1351	SQF
OPEN BALCONY	350	SQF
2ND FLOOR		
AIR CONDITIONED AREA	6801	SQF
COVERED BALCONY	450	SQF
COVERED PORCH	610	SQF
OPEN BALCONY	464	SQF
3RD FLOOR		
AIR CONDITIONED AREA	6546	SQF
COVERED BALCONY	560	SQF
OPEN BALCONY	259	SQF
TOTAL AIR CONDITIONED AREA	26,465	SQF
TOTAL NON AIR CONDITIONED AREA	6,239	SQF
TOTAL UNDER ROOF	38,625	SQF
TOTAL LOT AREA	57,752	SQF
TOTAL LOT COVERAGE (22%)	12,688	SQF
PROPOSED PAVED AREA	0000	SQF
PERVIOUS AREA	0000	SQF

SITE PLAN NOTES:

1. LOWEST SLAB AT LIVING AREA SHALL BE MINIMUM 18" ABOVE CROWN OF ROAD.

2. LOT DRAINAGE SHALL BE AS ALL LOCAL CODES, REGULATIONS AND RESTRICTIONS HAVING JURISDICTION.

3. LANDSCAPING, IRRIGATION, BERMING, ETC., SHALL BE AS ALL LOCAL CODES, REGULATIONS, RESTRICTIONS HAVING JURISDICTION, AND FURTHER, AS SELECTED AND DIRECTED BY BUILDER. (NOT A PART OF THE AMES INTERNATIONAL ARCHITECTURE CONTRACT).

4. DRIVEWAYS, WALKWAYS, SLAB ON GRADE, POOL DECKS, SWIMMING POOL ARE BY OTHERS AND PERMITTED SEPARATELY.(NOT A PART OF THE AMES INTERNATIONAL ARCHITECTURE, CONTRACT).

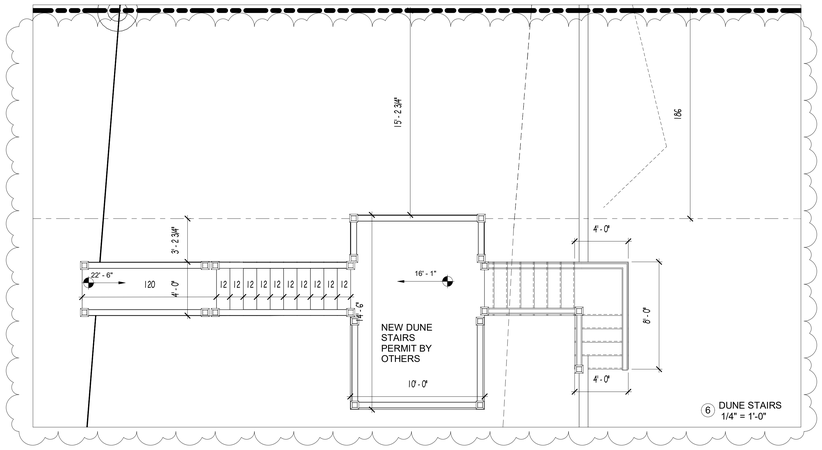
5. SWIMMING POOL, DECK, SPA, ETC., BY OTHERS, SEE POOL SUBCONTRACTORS ENGINEERED SHOP DRAWINGS. PERMITTED SEPARATELY AND NOT A PART OF THE AMES INTERNATIONAL ARCHITECTURE CONTRACT. SEE OWNER.

6. LAND SURVEYOR SHALL VERIFY LOCATION OF HOUSE ON SITE AND ANY OCCURRING SETBACK, ENCROACHMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY WORK BEING DONE.

7. SITE PLAN AS DRAWN REFLECTS ARCHITECTS CONCEPTION OF OVERALL SITE LAYOUT AND FEATURES, AND MAY NOT NECESSARILY BE AN ACCURATE REPRESENTATION OF THE BUILDERS STANDARD INCLUDED FEATURES OR LAYOUT AND DESIGN.

CODE PARAMETERS

GOVERNING CODE	2020 7th ED FLORIDA BUILDING CODE
MUNICIPALITY	CITY OF HILLSBORO BEACH
OCCUPANCY CLASS	GROUP R-52 RESIDENTIAL
CONSTRUCTION TYPE	TYPE III - B UN PROTECTED
ALLOWABLE MAX. BUILDING HEIGHT	35' - 0" ABOVE CROWN OF ROAD
FRONT SETBACK	75' - 0"
REAR SETBACK	15' - 0"
SIDE SETBACK	15' - 6"
POOL SETBACK	15' - 0"
OTHER SETBACKS	-' - 0"



LOCATION MAP - N.T.S

LEGAL DESCRIPTION:

THE NORTH 100 FEET OF THE SOUTH 625.00 FEET OF GOVERNMENT LOT 5,SECTION 20, TOWNSHIP 48 SOUTH,RANGE EAST; SAID LYING, SITUATE AND BEING IN BROWARD COUNTY,FLORIDA.

PLANS ARE IN COMPLIANCE WITH
Sec. 3-9. - Requirements for marine turtle protection.

ALL SITE WALL SHALL COMPLY WITH SEC. 12-263 (A) (1) (a)

UTILITIES

ALL UTILITIES ,INCLUDING ELECTRICAL SHALL BE BURRIED ALONG A1A.
ALL WIRING THAT IS APPLICABLE SHALL BE IN COMPLIANCE WITH SECTION 4-7. - UNDERGROUND WIRING OF THE TOWN OF HILLSBORO BEACH,FL.

HEIGHT REGULATIONS

PROPOSED HEIGHT IS IN COMPLIANCE WITH SECTION. 12-122. - Height regulations.

PROPOSED SETBACK IS 15'-6" THE PROPOSED HEIGHT IS 31'-0" FROM DUNE ELEVATION.

AVG.DUNE ELEVATION 22.5' NAVD
MAX BUILDING HEIGHT 35'
MAX BUILDING HEIGHT ALLOWED= 22.5'+ 35'= 57.5'NAVD

MAIN HOUSE WILL BE LOCATED WEST OF THE COASTAL CONSTRUCTION LINE.
NO APPLICATION NEEDED FOR D.E.P.
POOL WILL BE PERMITTED SEPARETLY

ZONE "X"
BELOW 500 YEAR
FLOOD PLAIN

GOVERNMENT LOT 5, SECTION 20-48-43

85' BUILDING LINE (PER TOWN OF HILLSBORO BEACH)

468.15' (TO SETBACK LINE)

(499.54' TO WITNESS CORNER)

(405.41' TO C.C.C.L.)

(439.79' TO C.C.C.L.)

PROPERTY LINE

SETBACK LINE

SETBACK LINE
75' BUILDING LINE
(MISC. MAP 2, PG. 46, B.C.R.)

EDGE OF WATER

ELECTRIC PANEL

7.5'

0.9'

N01°24'45"E 278.85'

7' PAVERS WALK

N:702465.890

E:957110.136

SURVEY TIE LINE

FOUND 5/8" IRON ROD W/MCL CAP

46' R/W P.B.6, PG. 13, B.C.R.

METAL LIGHTPOLE

MAIL BOX

C.B.S. WALL 7.8' E. & 51.9' N.

C.B.S. WALL

ROLLER GATE

GATE MOTOR

CONC. DRIVEWAY

15.7'

SITE BENCHMARK
F.I.R. 1/2"
NO I.D.
ELEV.:5.21'(NAVD'88)

N:702464.493

E:957066.715

164.78'

SET NAIL W/MCL DISC O/S 10.0' W.

6' HI SITE WALL FROM GRADE

C.B.S. WALL 2.8' N. & 38.4' E.

5' WATERMAIN EASEMENT (D.B. 279, PG. 175)

C.B.S. WALL 20.5' N. & 130.3' E.

(4) IRRIGATION CONTROL VALVES

N88°09'25"E

468.79'

PEDESTRIAN GATE BY OTHERS

FOUND P.R.M. ELEV.=4.63

PROPERTY LINE

20.0'

GATE BY OTHERS

UNDERGRO UND GAS TANK BY OTHERS

LANDSCAPE BY OTHERS

ENTRY DRIVEWAY Y BY OTHERS

DRIVEWAY

PAVERS

FRONT SETBACK FROM CENTERLINE OF ROAD

CLEANOUT

UNDERGR OUND GAS TANK BY OTHERS

N21°07'25"E 108.61'
HILLSBORO MILE
(STATE ROAD A-1-A)

40' TOTAL RIGHT-OF-WAY (HILLSBORO MILE PER PLAT)

STATE ROAD A-1-A

36' ASPHALT PAVEMENT

ROW

DO NOT DAMAGE EDGE OF PAVEMENT A1A

40' R/W (P.B. 6, PG. 13, MMB 2, PG. 46, R/W MAP SECTION 86050-2502)

S21°07'25"W 135.76'

N21°07'25"E 135.76'

5' WATER, ELECTRICITY, TELEPHONE AND PUBLIC UTILITIES STRIP (D.B. 350, PG. 482)

SITE BENCHMARK
F.I.R. 1/2"
NO I.D.
ELEV.:5.44'(NAVD'88)

S88°09'25"W 499.64' (TO SURVEY TIE LINE)
(NORTH 15' OF WEST 380' OF NORTH 125' OF SOUTH 525'
15' F.P.L. EASEMENT (O.R.B. 4256, PG. 453)

ZONE "X"
BELOW 500 YEAR
FLOOD PLAIN

15' F.P. & L. EASEMENT PER O.R. 4256, PG. 453, B.C.R.

SITE WALLS BE IN COMPLIANCE WITH 12-263(A) (1)(a) & 12-263 (A)(3)

PAVERS

PLANTER

WATER FEATURE BY OTHERS

STAIRS UP

LANDSCAPE

CONC. DRIVEWAY

C.B.S. WALL

11.4'

11.8'

Site Plan
1/8" = 1'-0"

N

SITE PLAN APPLICATION

CHATEAU DE LA DUCHESS
925 HILLSBORO MILE
HILLSBORO BEACH, FLORIDA

REVISIONS

#	DESCRIPT	DATE	BY
1	Revision 1	10-20-21	
3	Revision 3	12-30-21	
4	Revision 4	02-10-22	

Shane Ames - Architect

Ames
INTERNATIONAL ARCHITECTURE

DRAWN P.M
CHECKED S.AMES
DATE 02/10/2021
SCALE As indicated
JOB NO. 19-4865
SHEET **A-02.1**
OF # SHEETS

SITE PLAN

ADDRESS: HISTORIC DISTRICT, DESIGNED BY AMES INTERNATIONAL ARCHITECTURE
1 of 1 ADDED/ REVISED A-0 ARCHITECTURE
THESE PLANS ARE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE 2020 7th ED. AND ALL APPLICABLE LOCAL CODES AND ORDINANCES. ALL DESIGNS, DRAWINGS AND PLANS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF AMES INTERNATIONAL ARCHITECTURE WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THE REPRODUCTION, PUBLICATION OR USE OF THESE PLANS, DESIGNS, DRAWINGS, IDEAS OR ARRANGEMENTS IN ANY FORM OR MEDIUM WITHOUT THE EXPRESS WRITTEN CONSENT OF AMES INTERNATIONAL ARCHITECTURE IS PROHIBITED. ANY UNAUTHORIZED USE OF THESE PLANS SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO AMES INTERNATIONAL ARCHITECTURE. ALL DESIGNS, DRAWINGS AND PLANS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF AMES INTERNATIONAL ARCHITECTURE WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THE REPRODUCTION, PUBLICATION OR USE OF THESE PLANS, DESIGNS, DRAWINGS, IDEAS OR ARRANGEMENTS IN ANY FORM OR MEDIUM WITHOUT THE EXPRESS WRITTEN CONSENT OF AMES INTERNATIONAL ARCHITECTURE IS PROHIBITED. ANY UNAUTHORIZED USE OF THESE PLANS SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO AMES INTERNATIONAL ARCHITECTURE.

THE NORTH 232' OF THE SOUTH 857' OF
GOVERNMENT LOT 5, SECTION 20-48-43

ZONE "VE"
EL.=9 FEET

ZONE "VE"
EL.=12 FEET

COASTAL CONSTRUCTION CONTROL LINE

COASTAL CONSTRUCTION CONTROL LINE (MISC. BOOK 6, PG. 10, B.C.R.)

BUILDING
270.6' E.

S02°46'04"W 1075.89'

GARAGE
ELEV.=8.13

EASTERLY BUILDING LINE PER
MISC. MAP BOOK 2, PG. 46, B.C.R.

N:702559.576
E:957549.147

N:702533.257
E:957548.910

N:702480.967
E:957578.683

N:702478.177
E:957524.866

HEAVY
GRASS
VEGETATION

SPA
(ABOVE)

POOL
PUMP
ELEV.=6.23

POOL
HEATERS

PER MISCELLANEOUS MAP PLAT BOOK 6,
PAGE 10, DATED AUGUST 1981.

RETAINING WALL

CONC. DRIVEWAY

PER Sec. 12-262.-Chimneys
and unenclosed balconies
may have a projection not to
exceed 4 feet into the front
and side yards. Balconies
may have roofs but shall not
be screened or enclosed.

SITE WALLS BE IN COMPLIANCE WITH 12-263(A)(1)(a) & 12-263 (A)(3)

C.B.S. WALL
6.4' N.

C.B.S. WALL
0.4' S. & 281.3' E.

CBS WALL
0.4' S. & 54.7' W.

STEPS

C.B.S. WALL

FOUND P.R.M.
NO I.D.

FOUND
IRON PIPE
IN CONC. 0.5' S.

PROPERTY LINE

470.12' (TO SURVEY TIE LINE)

468.79'

NEW RETAINING
WALLS

RETAINING WALLS

F.P.L. PAD
EL.=14.13

C.C.C.L.

SETBACK LINE

(146.35')

63.75'

(67.69' TO TIE LINE)

(131.76' TO WITNESS CORNER)

(86.36' TO B.S.L.)

104'± TO ELEVATION 0.0

107'± TO ELEVATION 0.0

FOUR-STORY

RESIDENCE
925

POOL BY OTHERS

MAX. BUILDING HEIGHT =
35' FROM DUNE
ELEVATION

PROPOSED BUILDING
HEIGHT = 31' FROM
DUNE ELEVATION WITH
A SETBACK OF 15'6" TO
ROOF OVERHUNG.

DUNE
STAIRWAY
BY
SEPARATE
PERMIT

EASTERLY BUILDING LINE

100.66'

S02°43'51"W

E.B.L.

SURVEY TIE LINE

S2°11'26"E
106.68'

VEGETATION SEAGRAPE & BEACH BERRY

-BEACH AREA-

SEASONAL HIGH WATER LINE ELEV=2.14±(NAVD 88)

MHW LINE ELEV=0.72±(NAVD 88)

ELEVATIONS(±)(NAVD 88)

ATLANTIC OCEAN

(86.36' TO B.S.L.)
(89.80' TO WITNESS CORNER)
(149.54' TO C.C.C.L.)
(87.69' TO TIE LINE)

N:702380.648
E:957570.379

FOUND NAIL
BUILDING
SETBACK LINE
(M/M/B/ 2, PG. 46)

SITE WALLS BE IN
COMPLIANCE WITH 12-263(A)
(1)(a) & 12-263 (A)(3)

NEW RETAINING WALLS

BASEMENT
WALLS
BELOW DO
NOT CROSS
THE CCL

FOUND
P.R.M.
NO I.D.

ZONE "VE"
EL.=9 FEET

502.96' (TO SETBACK LINE)

PER Sec. 12-262.-Chimneys
and unenclosed balconies
may have a projection not to
exceed 4 feet into the front
and side yards. Balconies
may have roofs but shall not
be screened or enclosed.

N:702378.740
E:957511.078

N:702360.778
E:957510.069

N02°46'03" 201.81'

COASTAL
CONSTRUCTION
CONTROL LINE

PER MISCELLANEOUS MAP PLAT BOOK 6,
PAGE 10, DATED AUGUST 1981.

C.B.S.
RESIDENCE #923

SURVEY TIE LINE
S12°46'51"W 129.19'

N 702335.682
E 957532.272
ZONE "VE"
EL.=12 FEET

SITE PLAN

ATLANTIC OCEAN

SITE PLAN APPLICATION

CHATEAU DE LA DUCHESS
925 HILLSBORO MILE
HILLSBORO BEACH, FLORIDA

REVISIONS

#	DESCRIPT	DATE	BY
4	Revision 4	02-10-22	

Shane Ames - Architect

Ames
INTERNATIONAL
ARCHITECTURE

DRAWN: Author
CHECKED: Checker
DATE: 02/10/2021
SCALE: 1/8" = 1'-0"
JOB NO.: 19-4865
SHEET: **A-02.2**
OF # SHEETS

ADDRESS: HISTORIC DEL-RAY PROFESSIONAL DISTRICT, 2033 SE 2ND AVENUE, DEL-RAY BEACH, FLORIDA, 33444 PHONE: (561)271-6444 FAX: (561)278-6444

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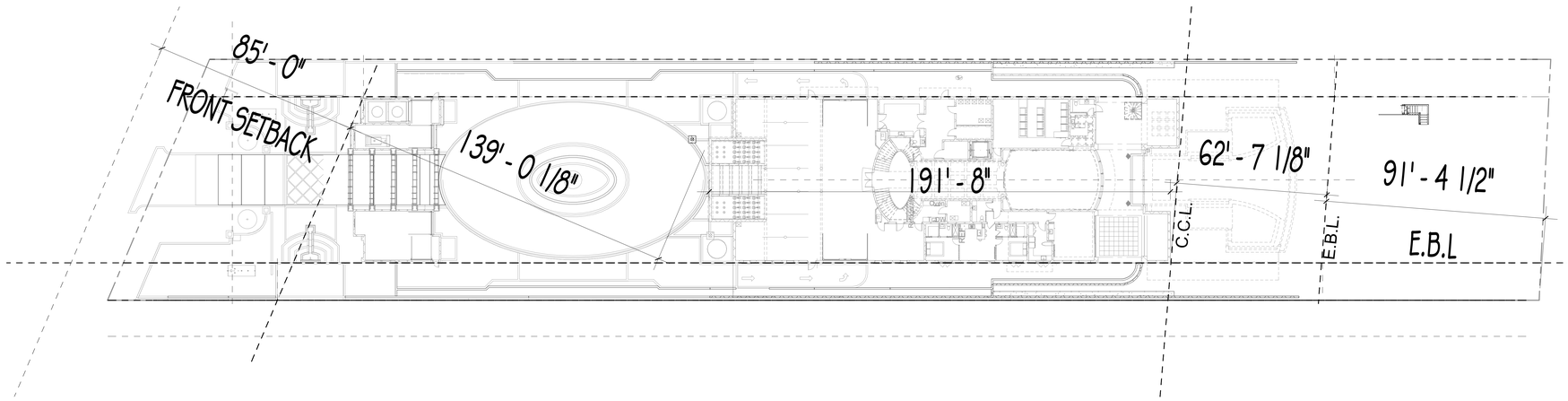

2 0 BASEMENT KEY PLAN
1" = 20'-0"

BASEMENT FLOOR WINDOW SCHEDULE								
Mark	Window Type	Width	Height	Sill	Product App/NOA	Wind Pressure	Egress	Comments
1	FX.GL.	3' - 0"	3' - 0"	<varies>				
2	FX.GL.	7' - 4"	2' - 0"	6' - 0"				
3	FX.GL.	5' - 0"	6' - 0"	2' - 0"				
4	FX.GL.	5' - 0"	6' - 0"	2' - 0"				
5	CSMNT	6' - 0"	5' - 0"	3' - 0"				
6	FX.GL.	3' - 10"	8' - 2"	0' - 0"				

BASEMENT FLOOR DOOR SCHEDULE							
Mark	Door Type	Width	Height	Product App/ NOA	Wind Pressure	Egress	Comments
101	O.H.	18' - 0"	9' - 0"				
102	FR.DR.	3' - 0"	9' - 0"				
103	FR.DR.	3' - 0"	8' - 0"				
104	FR.DR.	3' - 0"	8' - 0"				
105	T.G.S.D	10' - 6"	8' - 0"				
106	T.G.S.D	17' - 0"	8' - 0"				
107	T.G.S.D	7' - 4"	8' - 0"				
108	O.H.	18' - 0"	9' - 0"				
109	FR.DR.	3' - 0"	9' - 0"				

FLOOR PLAN GENERAL NOTES:

1. SEE FOUND. PLAN FOR SLAB STEPS & SLOPES & FOR COLUMNS,FILLED BLOCK CELLS, ETC.

2. VERIFY ALL MASONRY & WD. FRAME OPENING SIZES TO FIT DOORS & WINDOWS BEFORE CONSTRUCTION - NOTIFY ARCHITECT IF A CONFLICT EXISTS.

3. USE WATER-RESISTANT GYP. BOARD IN ALL BATHROOMS & OTHER WET AREAS.

4. PROVIDE WOOD BACKING BEHIND CABINETS, SHELVES, BATH ACCESSORIES, ETC.

5. ALL ATTIC SPACES AND SPACES ABOVE CEILING SHALL BE DIVIDED INTO HORIZONTAL AREAS NOT TO EXCEED 3,000 S.F. BY DRAFT STOPS. PROVIDE A 22"x36" (MIN) ATTIC ACCESS INTO EACH SPACE DIVIDED BY A DRAFT STOP. (SEE DTL SHEET)

FLOOR PLAN NOTES
1/4" = 1'-0"

WALL TYPE LEGEND
- EXISTING CMU WALL
- NEW CMU WALL
- EXISTING FRAME WALL
- NEW FRAME WALL

WALL LEGEND
1/4" = 1'-0"

PROPERTY LINE
PROPERTY LINE
SETBACK LINE
SETBACK LINE
SETBACK LINE
SETBACK LINE
SETBACK LINE
PROPERTY LINE
RETAINING WALLS
RETAINING WALLS
PLEASE SEE INTERIOR DESIGN FOR FURNITURE LAYOUT AND REFLECTED CEILING PLANS
OPEN TO ABOVE
OPEN TO ABOVE
OPEN TO ABOVE
WORKSHOP 8'-4"CLG
STORAGE 8'-4"CLG
A/C ROOM 8'-4"CLG
ELECTRICAL ROOM 8'-4"CLG
STORAGE
P.D.R 7'-0"CLG
ELEVATOR EQP. 9'-8"CLG
ELEVATOR
9 CAR GARAGE 10'-0"CLG
STORAGE
STORAGE
STORAGE
UP
UP
LOBBY 8' to 9'-6" BARREL CLG
ANTI STICKY FINGERS DOOR
CATERING KITCHEN 9'-6"CLG
Oven
Refrigerator
MECH. 9'-6"CLG
P.D.R 8'-4"CLG
W.I.C.
BATH
REF.
KITCHEN 8'-0"CLG
BEDROOM 9'-8"CLG
HOUSE KEEPERS APARTMENT 9'-6"CLG
STAFF QUARTERS NOT INTENDED TO BE RENTED
BEDROOM 8'-0"CLG
BATH 7'-0"CLG
W.I.C.
STORAGE/ LAUNDRY ROOM 8'-0"CLG
PLAYROOM 8'-0"CLG
THEATER 9'-6"CLG
8'-6"CLG
CABANA BATH 8'-6"CLG
BAR
SQUARE SPIRAL STAIR
ROOFED PORCH 9'-10"CLG
ART GALLERY 9'-8"CLG
8' h GLASS CABINET
GLASS PANEL DOORS
8' h GLASS CABINET
WATERFALL
ROOFED PORCH 8'-4"CLG
GROTTO
POOL 20'x60'
GROTTO
8'-4"CLG
8'-0"CLG
8'-4" 8'-0"
10' - 0"
10' - 4"
10' - 0"
11' - 10"
11' - 10"
11' - 10"
11' - 10"
15' - 6" SETBACK
15' - 6" SETBACK
15' - 6" SETBACK
3' - 8"
3' - 8"
3' - 8"
3' - 8"
3' - 8"
3' - 8"
D.S.
D.S.
D.S.
D.S.
D.S.
D.S.
1
2
3
4
5
6
101
102
103
104
105
106
107
108
109
A-14
A-15
A-16
A-17
A-18
A-19
A-20
A-21
J
L
M
N
O
P
T
DW
REF.
W.I.C.

1 0 BASEMENT NOTATION PLAN
3/16" = 1'-0"

N

BASEMENT NOTATION PLAN

SITE PLAN APPLICATION

CHATEAU DE LA DUCHESS
925 HILLSBORO MILE
HILLSBORO BEACH, FLORIDA

REVISIONS

#	DESCRIPT	DATE	BY
1	Revision 1	10-25-21	

Shlomi Ames - Architect
Ames
INTERNATIONAL ARCHITECTURE

DRAWN: Author
CHECKED: S.AMES
DATE: 02/10/2021
SCALE: As indicated
JOB NO.: 19-4965
SHEET: **A-03**
OF # SHEETS

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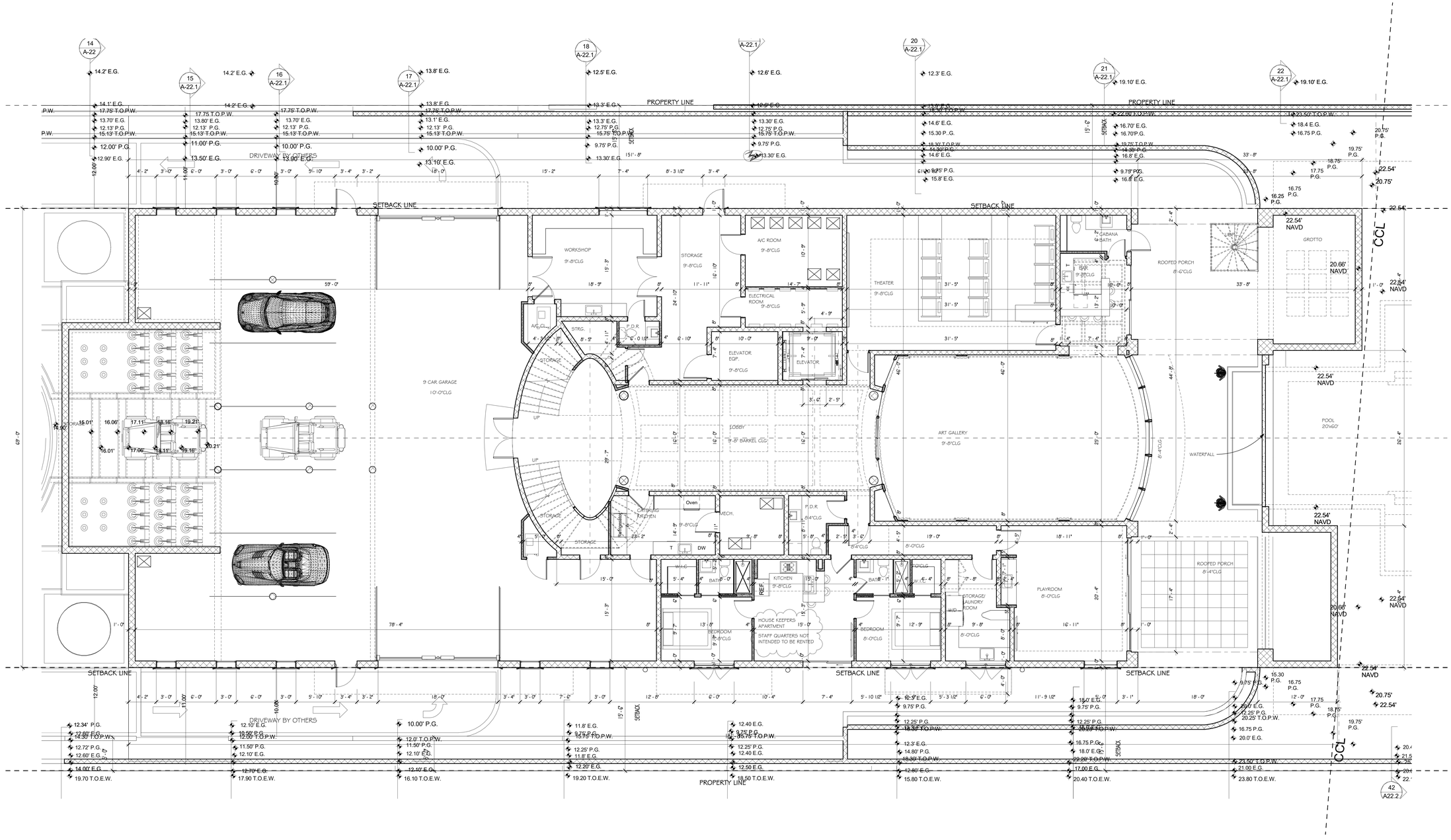

FLOOR PLAN GENERAL NOTES:

1. SEE FOUND. PLAN FOR SLAB STEPS & SLOPES & FOR COLUMNS,FILLED BLOCK CELLS, ETC.

2. VERIFY ALL MASONRY & WD. FRAME OPENING SIZES TO FIT DOORS & WINDOWS BEFORE CONSTRUCTION - NOTIFY ARCHITECT IF A CONFLICT EXISTS.

3. USE WATER-RESISTANT GYP. BOARD IN ALL BATHROOMS & OTHER WET AREAS.

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WALL TYPE LEGEND

- EXISTING CMU WALL
- NEW CMU WALL
- EXISTING FRAME WALL
- NEW FRAME WALL

N

SITE PLAN APPLICATION

CHATEAU DE LA DUCHESS
925 HILLSBORO MILE
HILLSBORO BEACH,
FLORIDA

REVISIONS

#	DESCRIPT	DATE	BY
1	Revision 1	10-25-21	

Shawne Ames - Architect

Ames
INTERNATIONAL ARCHITECTURE

DRAWN: Author
CHECKED: S.AMES
DATE: 02/10/2021
SCALE: As indicated
JOB NO.: 19-4865
SHEET: **A-04**
OF # SHEETS

BASEMENT DIMENSION PLAN

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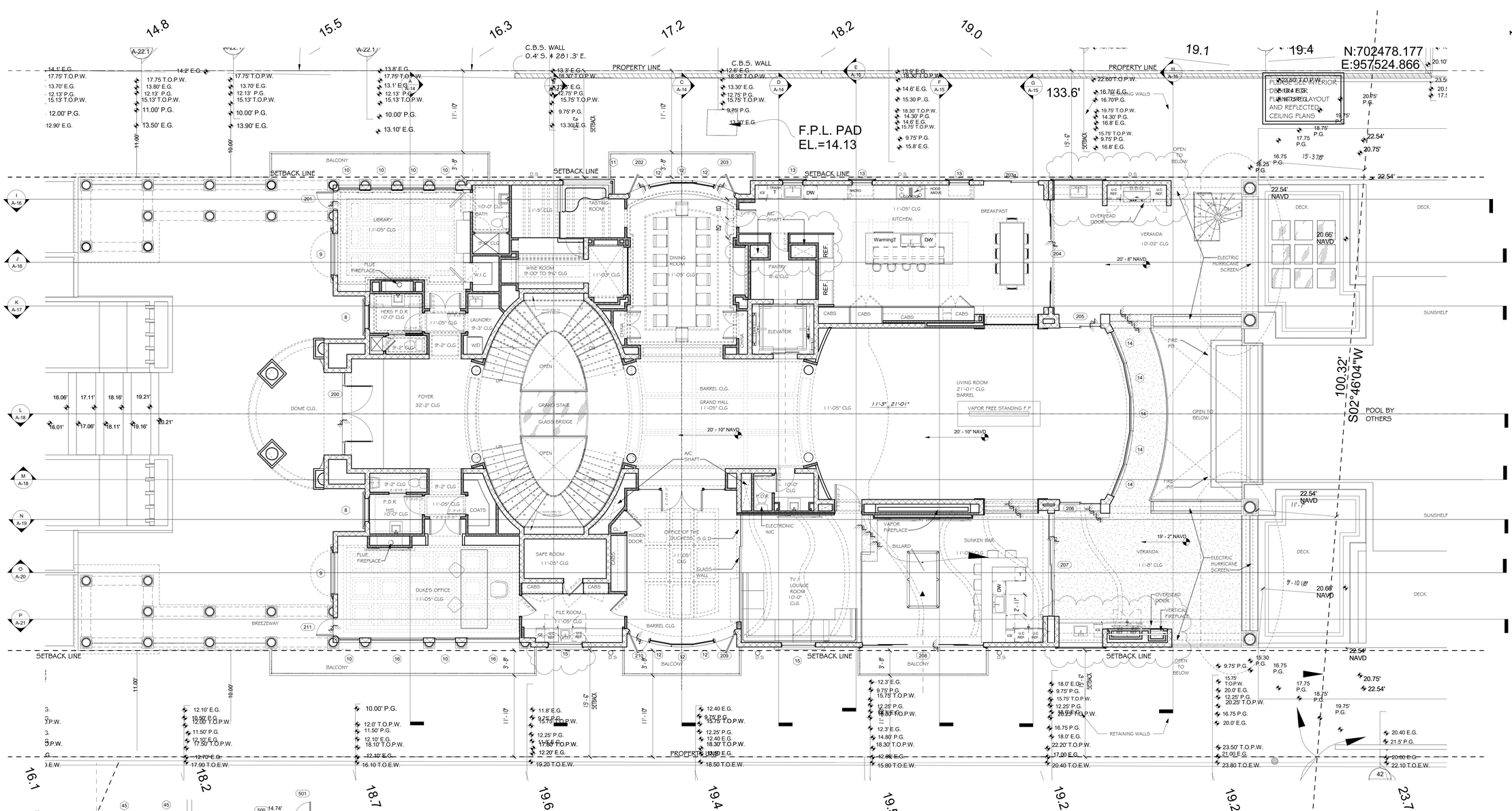
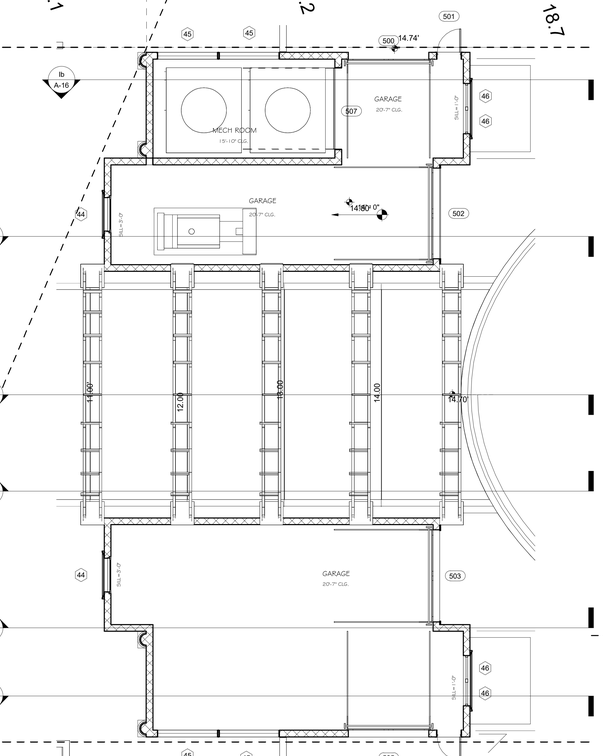
Ltr# AA0003207 ARCH# AR0010201 ADDRESS: HISTORIC DELRAY PARK PROFESSIONAL DISTRICT, 200 DIXIE BOULEVARD, DELRAY BEACH, FLORIDA, 33444 PHONE: (561)274-6449, FAX: (561)274-6449





GARAGE DOOR SCHEDULE

Mark	Door Type	Width	Height	Product Appr/ NOA	Wind Pressure	Egress	Comments
500	O.H.	8' - 0"	8' - 0"				
501	FR.DR.	2' - 4"	6' - 0"				
502	O.H.	9' - 0"	8' - 0"				
503	O.H.	9' - 0"	8' - 0"				
504	FR.DR.	2' - 4"	8' - 0"				
505	O.H.	8' - 0"	8' - 0"				
507	O.H.	8' - 0"	8' - 0"				

GARAGE WINDOW SCHEDULE

Mark	Window Type	Width	Height	Sill	Product Appr/NOA	Wind Pressure	Actual Height	Egress	Comments
44	FX.GL.	3' - 4"	12' - 0"	2' - 6"			6' - 6 7/8"		ARCHED
45	LOUVER	6' - 0"	6' - 6"	<vanes>					LOUVER
46	FX.GL.	2' - 6"	6' - 0"	2' - 0"					
47	FX.GL.	2' - 0"	3' - 0"	12' - 0"					OVAL

WALL TYPE LEGEND
- EXISTING CMU WALL
- NEW CMU WALL
- EXISTING FRAME WALL
- NEW FRAME WALL

WALL LEGEND
1/4" = 1'-0"

FLOOR PLAN GENERAL NOTES:

1. SEE FOUND. PLAN FOR SLAB STEPS & SLOPES & FOR COLUMNS,FILLED BLOCK CELLS, ETC.
2. VERIFY ALL MASONRY & WD. FRAME OPENING SIZES TO FIT DOORS & WINDOWS BEFORE CONSTRUCTION - NOTIFY ARCHITECT IF A CONFLICT EXISTS.
3. USE WATER-RESISTANT GYP. BOARD IN ALL BATHROOMS & OTHER WET AREAS.
4. PROVIDE WOOD BACKING BEHIND CABINETS, SHELVES, BATH ACCESSORIES, ETC.
5. ALL ATTIC SPACES AND SPACES ABOVE CEILING SHALL BE DIVIDED INTO HORIZONTAL AREAS NOT TO EXCEED 3,000 S.F. BY DRAFT STOPS. PROVIDE A 22"x36" (MIN) ATTIC ACCESS INTO EACH SPACE DIVIDED BY A DRAFT STOP. (SEE DTL SHEET)

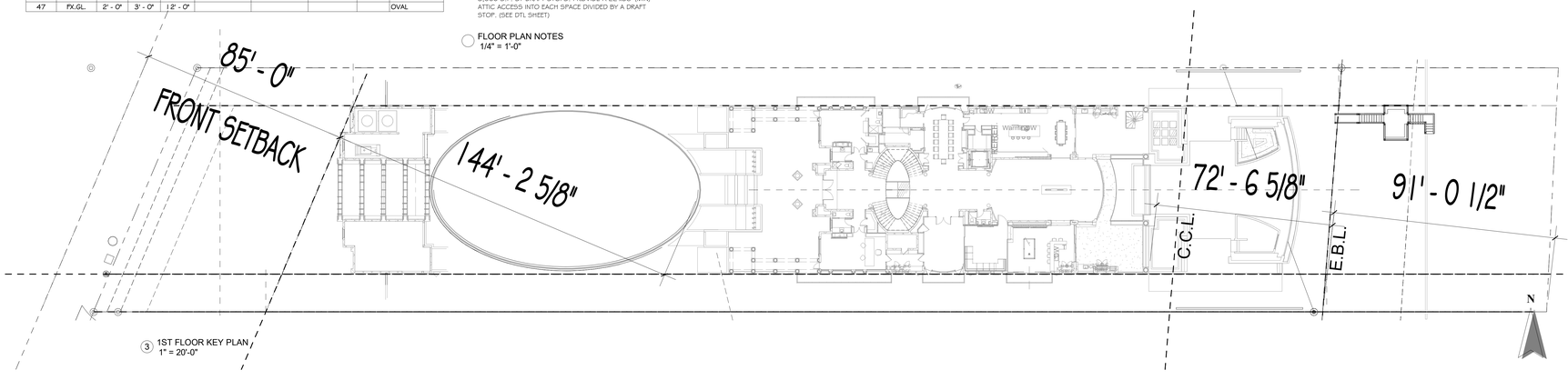
FLOOR PLAN NOTES
1/4" = 1'-0"

1ST FLOOR DOOR SCHEDULE

Mark	Door Type	Width	Height	Product Appr/ NOA	Wind Pressure	Egress	Comments
200	FR.DR.	6' - 4"	12' - 0"				
201	FR.DR.	2' - 6"	10' - 0"				
202	FR.DR.	3' - 0"	10' - 0"				
203	FR.DR.	3' - 0"	10' - 0"				
203a	T.G.S.D	6' - 0"	10' - 0"				
204		15' - 8"	10' - 0"				
205	T.G.S.D	6' - 0"	10' - 0"				
206	T.G.S.D	6' - 0"	10' - 0"				
207	T.G.S.D	15' - 0"	11' - 6"				
208	T.G.S.D	17' - 8"	11' - 6"				
209	FR.DR.	3' - 0"	10' - 0"				
210	FR.DR.	3' - 0"	10' - 0"				
211	FR.DR.	2' - 6"	10' - 0"				

1ST FLOOR WINDOW SCHEDULE

Mark	Window Type	Width	Height	Sill	Product Appr/NOA	Wind Pressure	Actual Height	Egress	Comments
8	FX.GL.	3' - 4"	7' - 6"	3' - 0"					
9	CSMNT	6' - 0"	8' - 0"	3' - 0"				Yes	
10	FX.GL.	3' - 0"	6' - 7"	3' - 0"			6' - 7"		ARCHED
11	FX.GL.	7' - 4"	6' - 0"	3' - 0"					
12	FX.GL.	3' - 2"	10' - 0"	0' - 0"					
13	FX.GL.	3' - 0"	6' - 10"	3' - 2"					
14	FX.GL.	5' - 0"	12' - 0"	0' - 0"					
15	FX.GL.	5' - 0"	6' - 0"	4' - 0"					
16	FX.GL.	7' - 8"	7' - 6"	3' - 0"			7' - 6"		ARCHED



3 1ST FLOOR KEY PLAN
1" = 20'-0"

2 GARAGE
3/16" = 1'-0"

1 1ST FLOOR NOTATION PLAN

SITE PLAN APPLICATION

CHATEAU DE LA DUCHESS
925 HILLSBORO MILE
HILLSBORO BEACH,
FLORIDA

REVISIONS

#	DESCRIPT	DATE	BY
1	Revision 1	10-25-21	

Shane Ames - Architect
Ames
INTERNATIONAL
ARCHITECTURE

DRAWN: Author
CHECKED: Checker
DATE: 02/10/2021
SCALE: As indicated
JOB NO.: 19-4865
SHEET: **A-05**
OF # SHEETS

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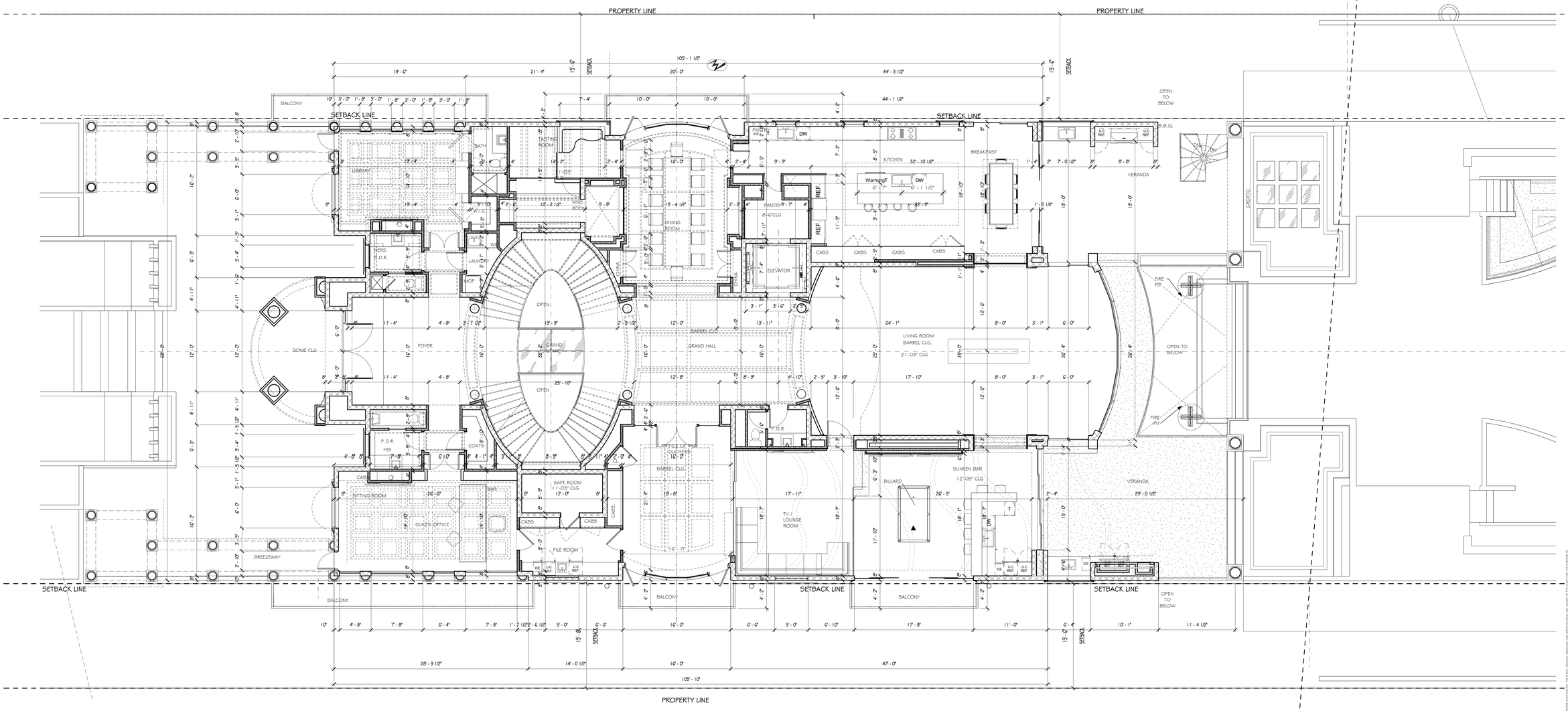

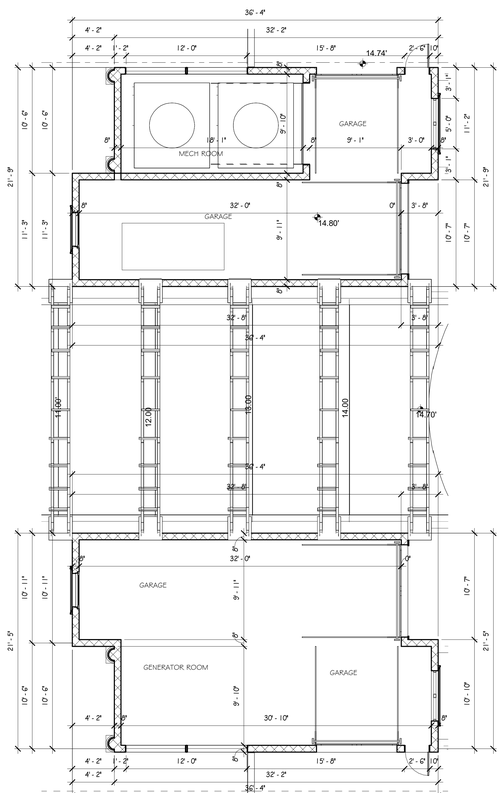

2 GARAGE DIM PLAN
3/16" = 1'-0"

FLOOR PLAN GENERAL NOTES:

1. SEE FOUND. PLAN FOR SLAB STEPS & SLOPES & FOR COLUMNS,FILLED BLOCK CELLS, ETC.

2. VERIFY ALL MASONRY & WD. FRAME OPENING SIZES TO FIT DOORS & WINDOWS BEFORE CONSTRUCTION - NOTIFY ARCHITECT IF A CONFLICT EXISTS.

3. USE WATER-RESISTANT GYP. BOARD IN ALL BATHROOMS & OTHER WET AREAS.

4. PROVIDE WOOD BACKING BEHIND CABINETS, SHELVES, BATH ACCESSORIES, ETC.

5. ALL ATTIC SPACES AND SPACES ABOVE CEILING SHALL BE DIVIDED INTO HORIZONTAL AREAS NOT TO EXCEED 3,000 S.F. BY DRAFT STOPS. PROVIDE A 22"x36" (MIN) ATTIC ACCESS INTO EACH SPACE DIVIDED BY A DRAFT STOP. (SEE DTL SHEET)

FLOOR PLAN NOTES
1/4" = 1'-0"

WALL TYPE LEGEND

- EXISTING CMU WALL
- NEW CMU WALL
- EXISTING FRAME WALL
- NEW FRAME WALL

WALL LEGEND
1/4" = 1'-0"

N

SITE PLAN APPLICATION

CHATEAU DE LA DUCHESS

925 HILLSBORO MILE
HILLSBORO BEACH,
FLORIDA

REVISIONS

#	DESCRIPT	DATE	BY

Shane Ames - Architect

Ames
INTERNATIONAL ARCHITECTURE

DRAWN
Author
CHECKED
Checker
DATE
02/10/2021
SCALE
As indicated
JOB NO.
19-4865
SHEET
A-06
OF # SHEETS

1ST FLOOR DIMENSION PLAN

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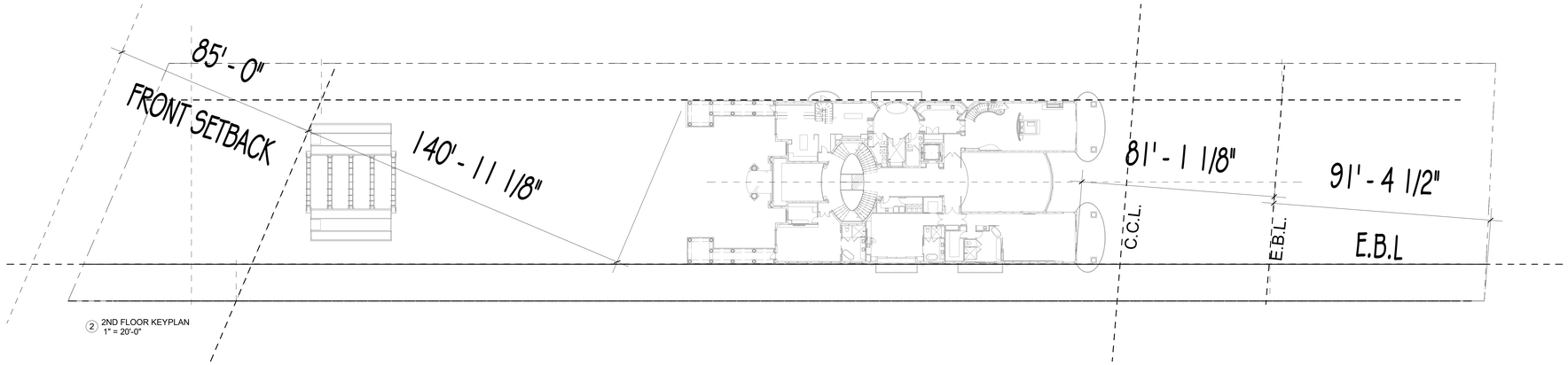

2 2ND FLOOR KEYPLAN
1" = 20'-0"

2ND FLOOR DOOR SCHEDULE							
Mark	Door Type	Width	Height	Product Appr/NOA	Wind Pressure	Egress	Comments
300	FR.DR.	2' - 6"	8' - 0"				
301	FR.DR.	2' - 6"	8' - 0"				
302	FR.DR.	6' - 0"	8' - 0"				
303	FR.DR.	2' - 8"	8' - 0"				
304	FR.DR.	2' - 8"	8' - 0"				
305	T.G.S.D	19' - 0"	12' - 0"				
306	T.G.S.D	19' - 0"	8' - 0"				
307	T.G.S.D	12' - 0"	8' - 0"				
309	T.G.S.D	8' - 0"	8' - 0"				
310	T.G.S.D	8' - 0"	8' - 0"				
312		4' - 6"	7' - 8"				
313		2' - 6"	7' - 8"				
314		2' - 8"	7' - 8"				

2ND FLOOR WINDOW SCHEDULE									
Mark	Window Type	Width	Height	Sill	Product Appr/NOA	Wind Pressure	Actual Height	Egress	Comments
21	FX.GL.	15' - 8"	16' - 11"	2' - 0"			16' - 11"		ARCHED
22	FX.GL.	3' - 4"	7' - 6"	1' - 3"					
23	CSMNT	6' - 0"	8' - 0"	0' - 0"				Yes	
24	FX.GL.	2' - 0"	3' - 0"	3' - 2"					OVAL
25	FX.GL.	3' - 6"	5' - 0"	3' - 0"					
26		3' - 0"	12' - 0"	0' - 0"					
27	FX.GL.	5' - 0"	5' - 0"	3' - 0"					
28	FX.GL.	4' - 9"	11' - 0"	1' - 0"					
30	FX.GL.	4' - 9"	8' - 0"	0' - 0"					
31	FX.GL.	5' - 0"	5' - 0"	3' - 0"					
32	FX.GL.	3' - 10"	5' - 0"	<varies>					

FLOOR PLAN GENERAL NOTES:

1. SEE FOUND. PLAN FOR SLAB STEPS & SLOPES & FOR COLUMNS,FILLED BLOCK CELLS, ETC.

2. VERIFY ALL MASONRY & WD. FRAME OPENING SIZES TO FIT DOORS & WINDOWS BEFORE CONSTRUCTION - NOTIFY ARCHITECT IF A CONFLICT EXISTS.

3. USE WATER-RESISTANT GYP. BOARD IN ALL BATHROOMS & OTHER WET AREAS.

4. PROVIDE WOOD BACKING BEHIND CABINETS, SHELVES, BATH ACCESSORIES, ETC.

5. ALL ATTIC SPACES AND SPACES ABOVE CEILING SHALL BE DIVIDED INTO HORIZONTAL AREAS NOT TO EXCEED 3,000 S.F. BY DRAFT STOPS. PROVIDE A 22"x36" (MIN) ATTIC ACCESS INTO EACH SPACE DIVIDED BY A DRAFT STOP. (SEE DTL SHEET)

WALL TYPE LEGEND

- EXISTING CMU WALL
- NEW CMU WALL
- EXISTING FRAME WALL
- NEW FRAME WALL

WALL LEGEND
1/4" = 1'-0"

FLOOR PLAN NOTES
1/4" = 1'-0"

PROPERTY LINE

PROPERTY LINE

SETBACK LINE

SETBACK LINE

SETBACK LINE

SETBACK LINE

SETBACK LINE

PLEASE SEE INTERIOR DESIGN FOR FURNITURE LAYOUT AND REFLECTED CEILING PLANS

DUCHESS MASTER DRESSING ROOM

HIS MASTER DRESSING ROOM

BALCONY

MASTER BATH

MASTER BATH

MASTER SITTING AREA

MASTER BEDROOM

ROOFED BALCONY

OPEN TO BELOW

MASTER GALLERY

LIVING ROOM OVERLOOK

OPEN TO LIVING ROOM BELOW

ROOF ABOVE

LAUNDRY

SUITE 2

SUITE 3

SUITE 1

SITTING ROOM

ROOFED BALCONY

ROOFED BALCONY

BREEZEWAY

BALCONY

BALC

7'-2 1/4"

1 2ND FLOOR NOTATION PLAN
3/16" = 1'-0"

N

SITE PLAN APPLICATION

2ND FLOOR NOTATION PLAN

CHATEAU DE LA DUCHESS
925 HILLSBORO MILE
HILLSBORO BEACH,
FLORIDA

REVISIONS

#	DESCRIPT	DATE	BY

Shane Ames - Architect
Ames
INTERNATIONAL ARCHITECTURE

DRAWN: Author
CHECKED: S.AMES
DATE: 02/10/2021
SCALE: As indicated
JOB NO.: 19-4865
SHEET: **A-07**
OF # SHEETS

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ADDRESS - HISTORIC DELRAY PARK PROFESSIONAL DISTRICT, 200 SE 6 AVENUE, SUITE 200, DELRAY BEACH, FLORIDA, 33483 PHONE - (561)404-4444 FAX - (561)404-4445

FLOOR PLAN GENERAL NOTES:

1. SEE FOUND. PLAN FOR SLAB STEPS & SLOPES & FOR COLUMNS,FILLED BLOCK CELLS, ETC.

2. VERIFY ALL MASONRY & WD. FRAME OPENING SIZES TO FIT DOORS & WINDOWS BEFORE CONSTRUCTION - NOTIFY ARCHITECT IF A CONFLICT EXISTS.

3. USE WATER-RESISTANT GYP. BOARD IN ALL BATHROOMS & OTHER WET AREAS.

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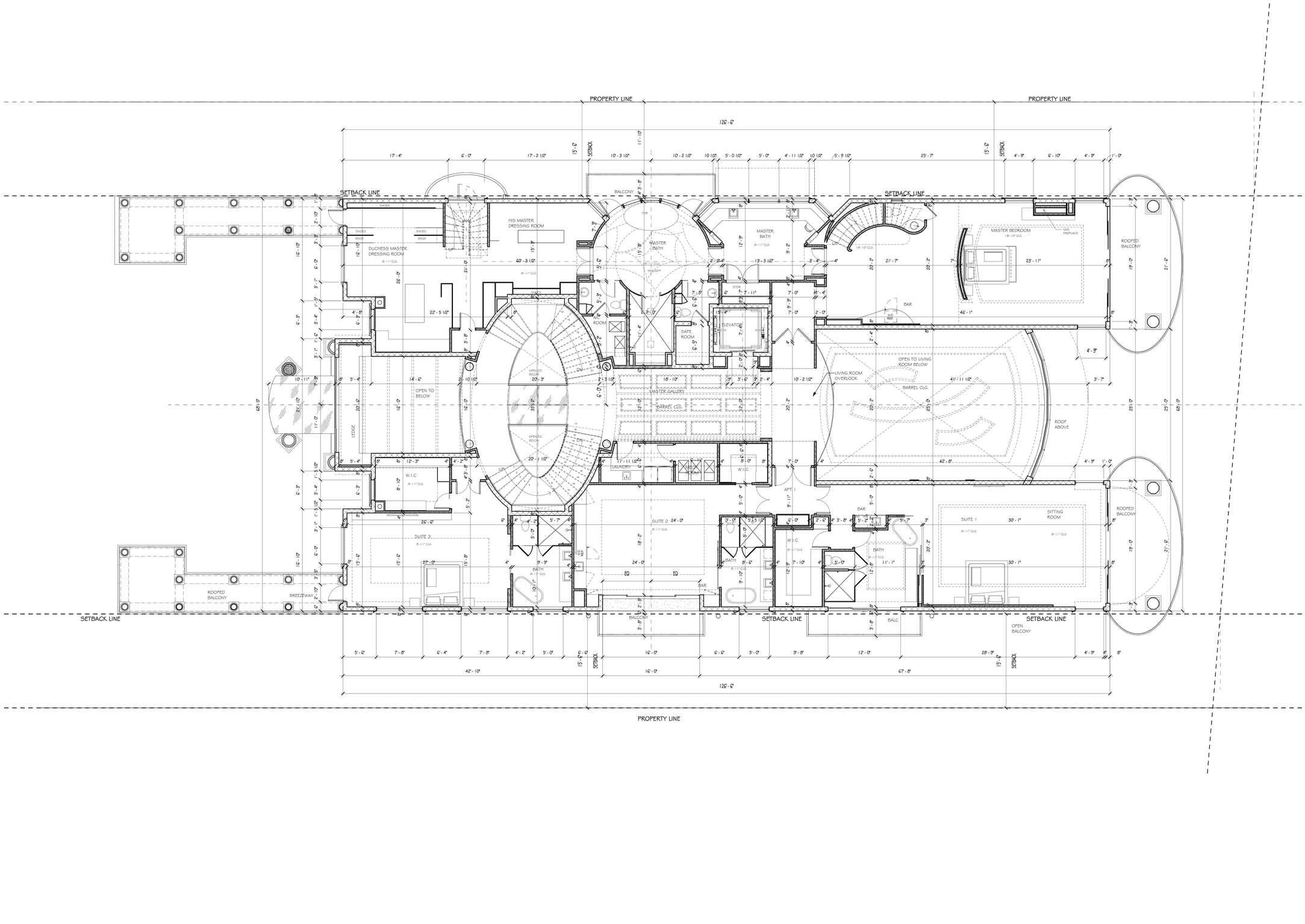
WALL TYPE LEGEND

- EXISTING CMU WALL
- NEW CMU WALL
- EXISTING FRAME WALL
- NEW FRAME WALL



CHATEAU DE LA DUCHESS

925 HILLSBORO MILE
HILLSBORO BEACH,
FLORIDA

SITE PLAN APPLICATION

2ND FLOOR DIMENSION PLAN

REVISIONS

#	DESCRIPT	DATE	BY

Shane Ames - Architect

Ames
INTERNATIONAL ARCHITECTURE

DRAWN: Author
CHECKED: S.AMES
DATE: 02/10/2021
SCALE: As indicated
JOB NO.: 19-4865
SHEET: **A-08**
OF # SHEETS

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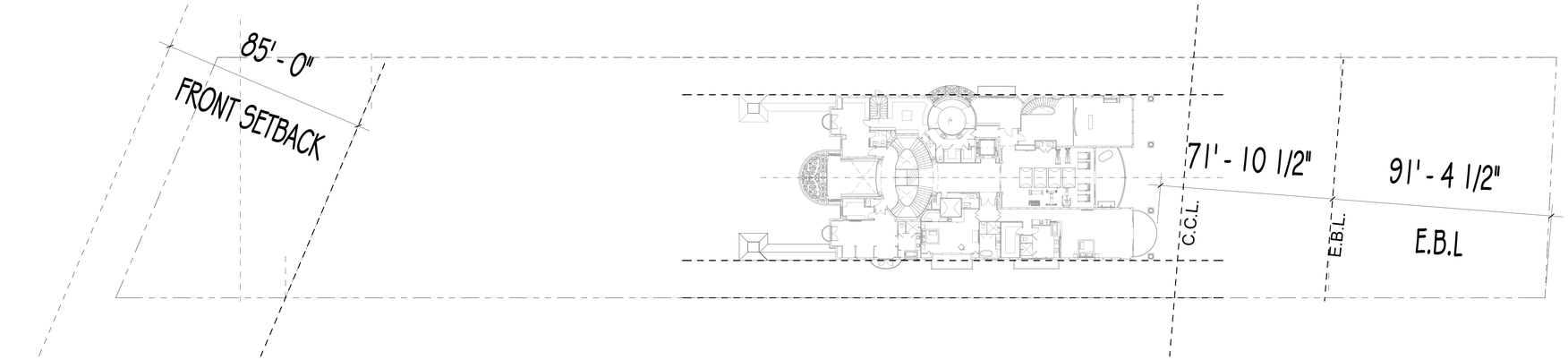

2 3RD FLOOR KEY PLAN
1" = 20'-0"

3RD FLOOR DOOR SCHEDULE								
Mark	Door Type	Width	Height	Product App/NOA	Wind Pressure	Actual Height	Egress	Comments
400	FR.DR.	6' - 0"	7' - 0"			7' - 10 5/8"		ARCHED
401	T.G.S.D	15' - 0"	8' - 0"					
402		22' - 0"	8' - 0"					
403	T.G.S.D	19' - 0"	8' - 0"					
404	T.G.S.D	12' - 0"	8' - 0"					
405	T.G.S.D	8' - 0"	8' - 0"					
406	T.G.S.D	8' - 0"	8' - 0"					
407	FR.DR.	6' - 0"	7' - 0"			7' - 10 5/8"		ARCHED
408	FR.DR.	6' - 0"	7' - 0"			7' - 10 5/8"		ARCHED

3RD FLOOR WINDOW SCHEDULE									
Mark	Window Type	Width	Height	Sill	Product App/NOA	Wind Pressure	Actual Height	Egress	Comments
34	FX.GL.	3' - 4"	5' - 6"	1' - 10"			6' - 6 7/8"		ARCHED
35	FX.GL.	6' - 0"	4' - 0"	2' - 11"			4' - 10"		TRANSOM
37	FX.GL.	3' - 6"	8' - 0"	0' - 0"					
37a	FX.GL.	3' - 0"	3' - 8"	8' - 4"					
38	FX.GL.	3' - 6"	8' - 0"	-0" - 1"					
39	FX.GL.	4' - 9"	5' - 7"	2' - 4"					
40	FX.GL.	4' - 0"	8' - 0"	0' - 0"					
41	FX.GL.	5' - 0"	5' - 0"	3' - 0"				<varies>	

FLOOR PLAN GENERAL NOTES:

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FLOOR PLAN NOTES
1/4" = 1'-0"

WALL TYPE LEGEND

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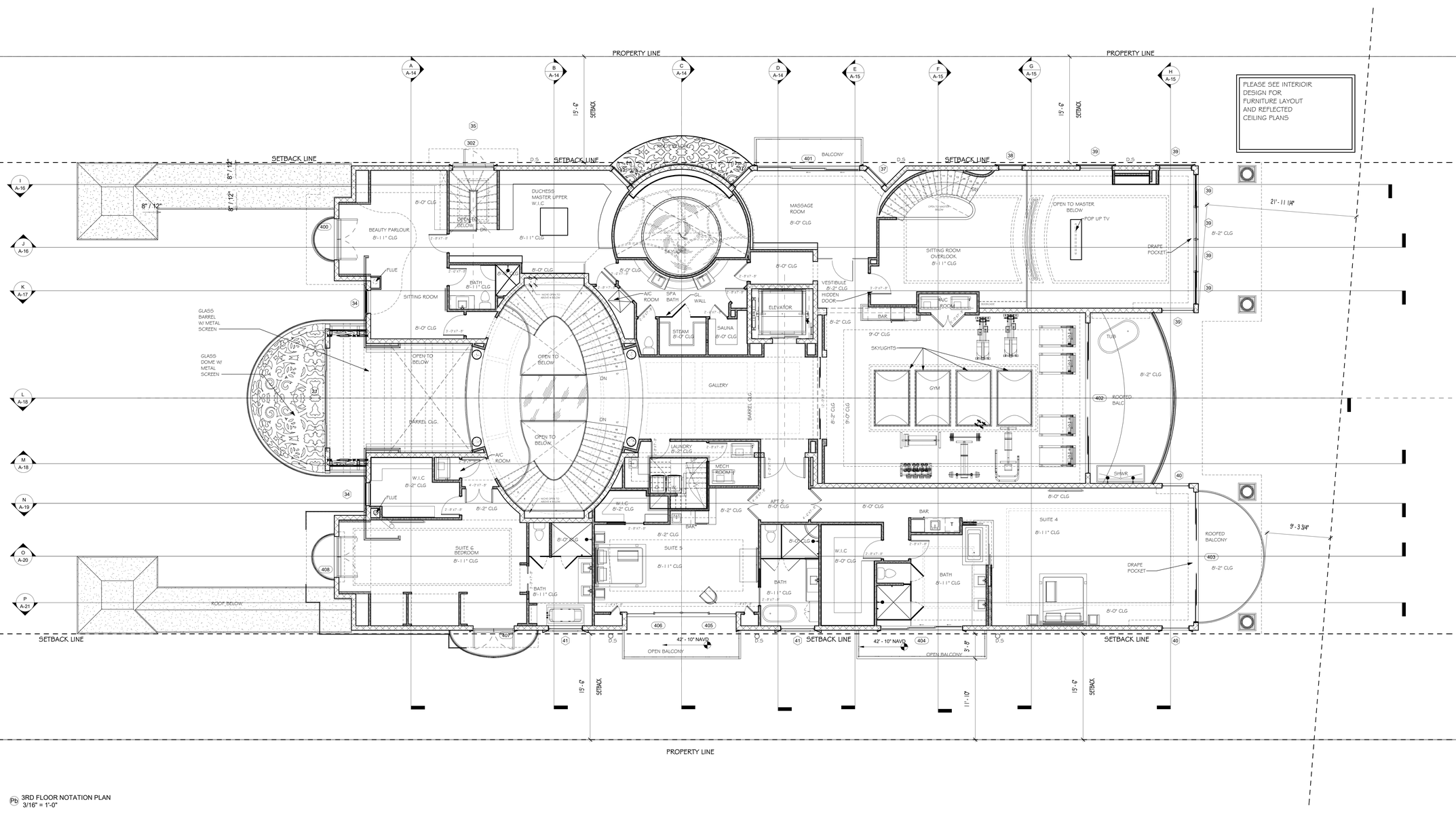
- NEW CMU WALL
- EXISTING FRAME WALL
- NEW FRAME WALL

WALL LEGEND
1/4" = 1'-0"

PLEASE SEE INTERIOR DESIGN FOR FURNITURE LAYOUT AND REFLECTED CEILING PLANS



3 3RD FLOOR NOTATION PLAN
3/16" = 1'-0"

Shane Ames - Architect
FLORIDA 33444 PHONE (561)914-4444

Ames
INTERNATIONAL ARCHITECTURE

DRAWN Author
CHECKED Checker
DATE 02/10/2021
SCALE As indicated
JOB NO. 19-4865
SHEET **A-09**
OF # SHEETS

CHATEAU DE LA DUCHESS
925 HILLSBORO MILE
HILLSBORO BEACH, FLORIDA

REVISIONS

#	DESCRIPT.	DATE	BY

SITE PLAN APPLICATION

3RD FLOOR NOTATION PLAN

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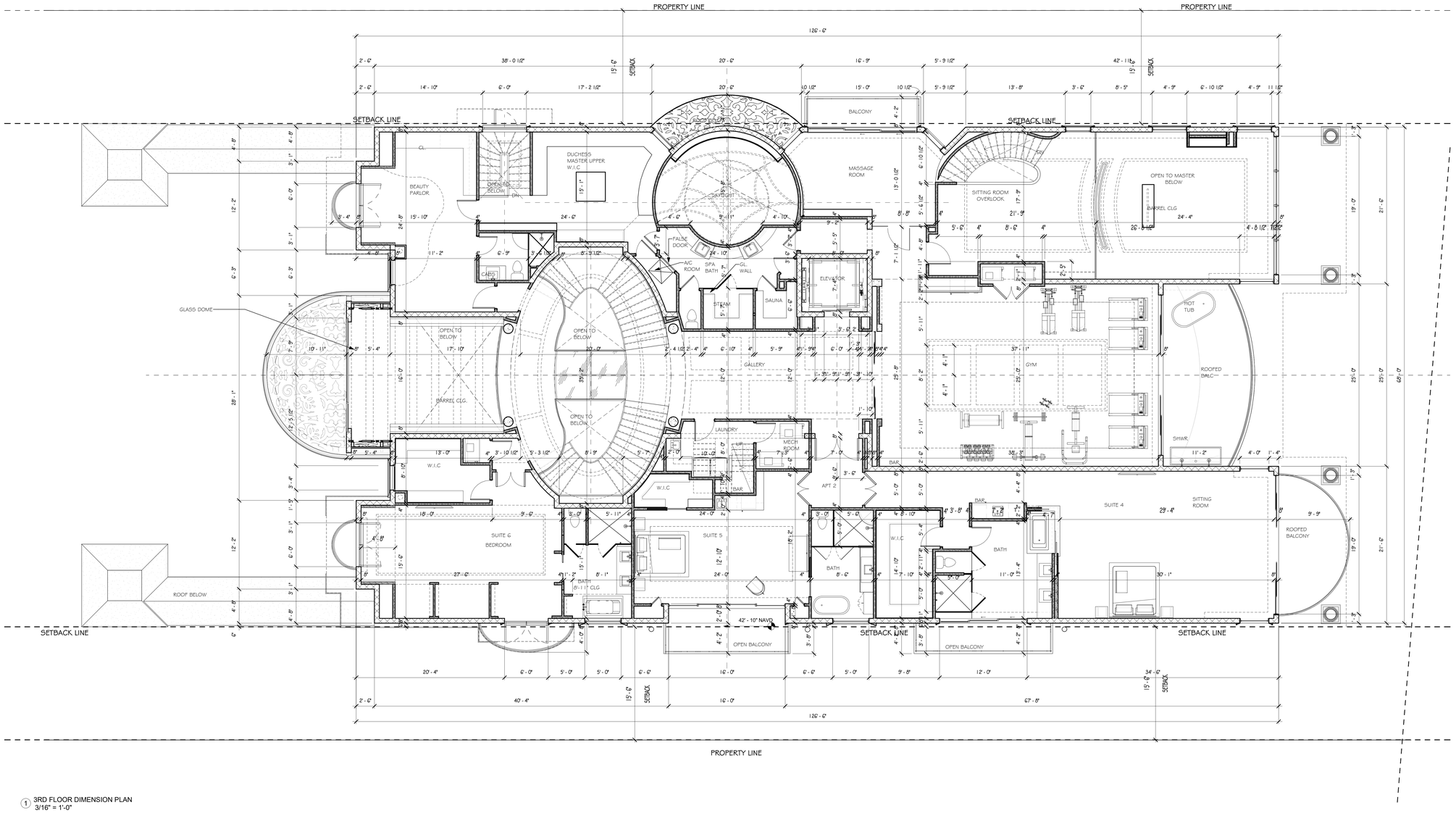
FLOOR PLAN NOTES
1/4" = 1'-0"

WALL TYPE LEGEND

- EXISTING CMU WALL
- NEW CMU WALL
- EXISTING FRAME WALL
- NEW FRAME WALL

WALL LEGEND
1/4" = 1'-0"



1 3RD FLOOR DIMENSION PLAN
3/16" = 1'-0"

SITE PLAN APPLICATION

CHATEAU DE LA DUCHESS
925 HILLSBORO MILE
HILLSBORO BEACH,
FLORIDA

REVISIONS

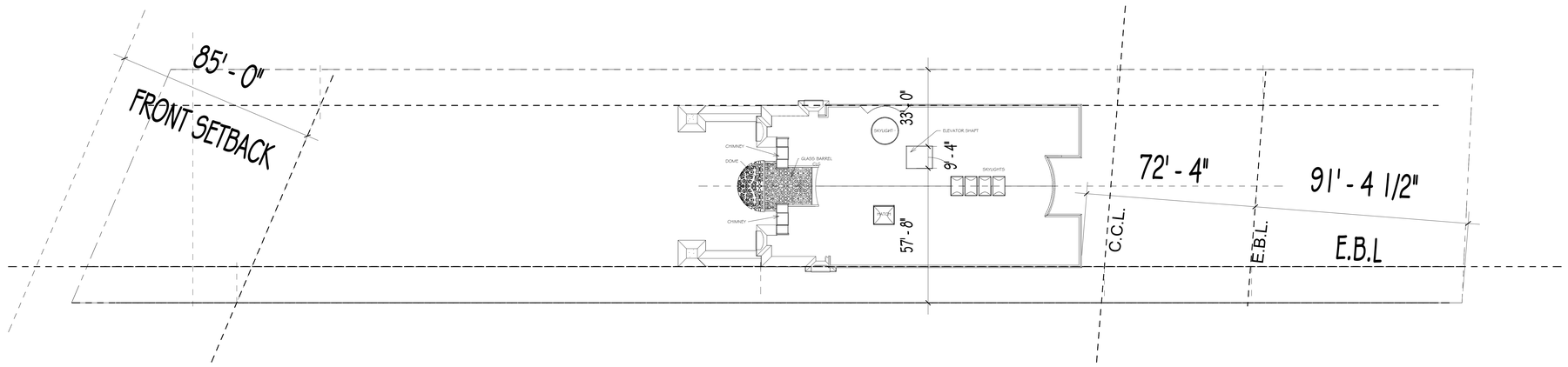
#	DESCRIPT	DATE	BY

Shane Ames - Architect

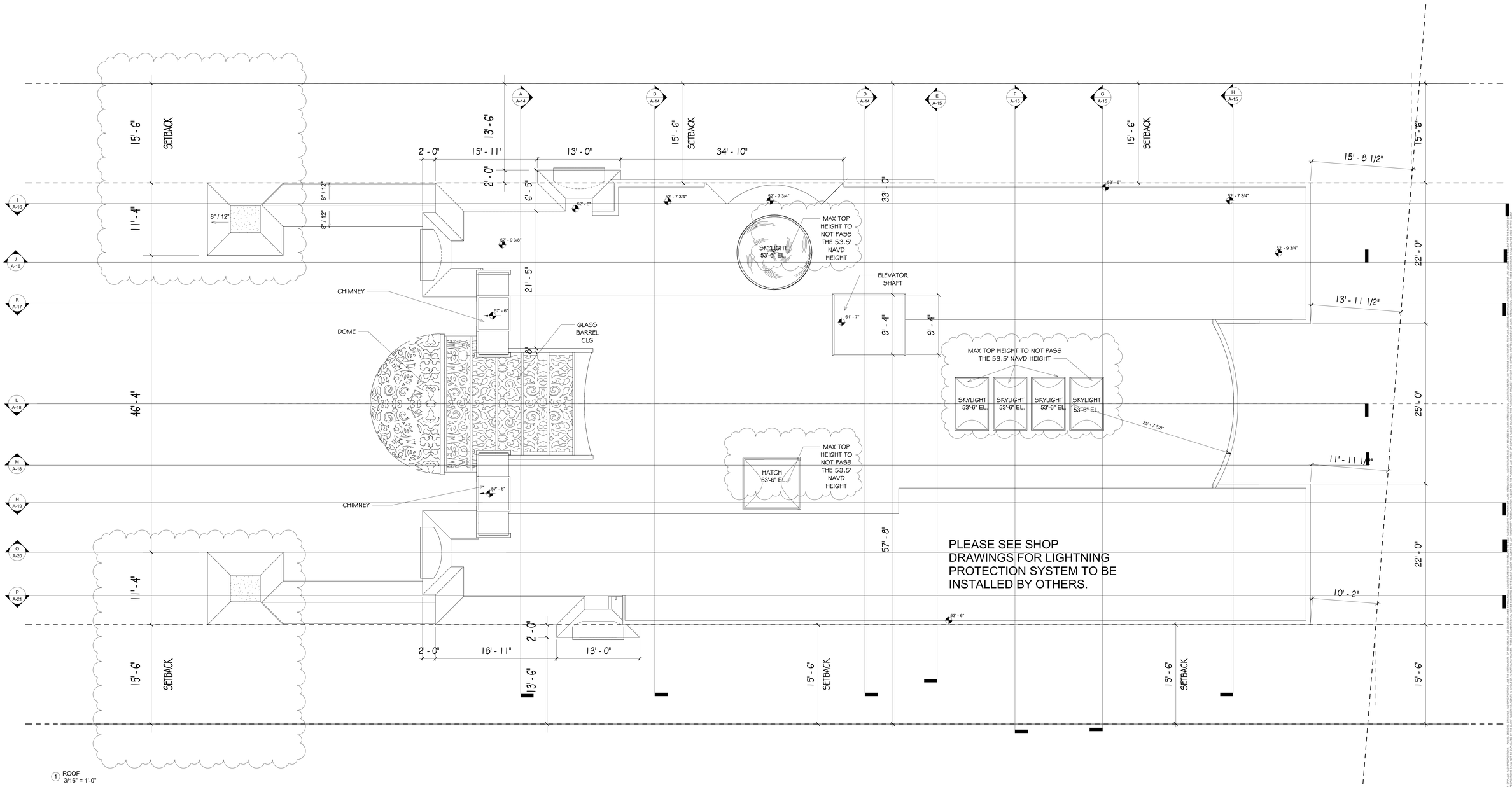
Ames
INTERNATIONAL ARCHITECTURE

3RD FLOOR DIMENSION PLAN

DRAWN: Author
CHECKED: Checker
DATE: 02/10/2021
SCALE: As indicated
JOB NO.: 19-4865
SHEET: A-10
OF # SHEETS



2 ROOF KEY PLAN
1" = 20'-0"



PLEASE SEE SHOP DRAWINGS FOR LIGHTNING PROTECTION SYSTEM TO BE INSTALLED BY OTHERS.

1 ROOF
3/16" = 1'-0"

N

ARCHITECTURAL ROOF PLAN

SITE PLAN APPLICATION

CHATEAU DE LA DUCHESS
925 HILLSBORO MILE
HILLSBORO BEACH,
FLORIDA

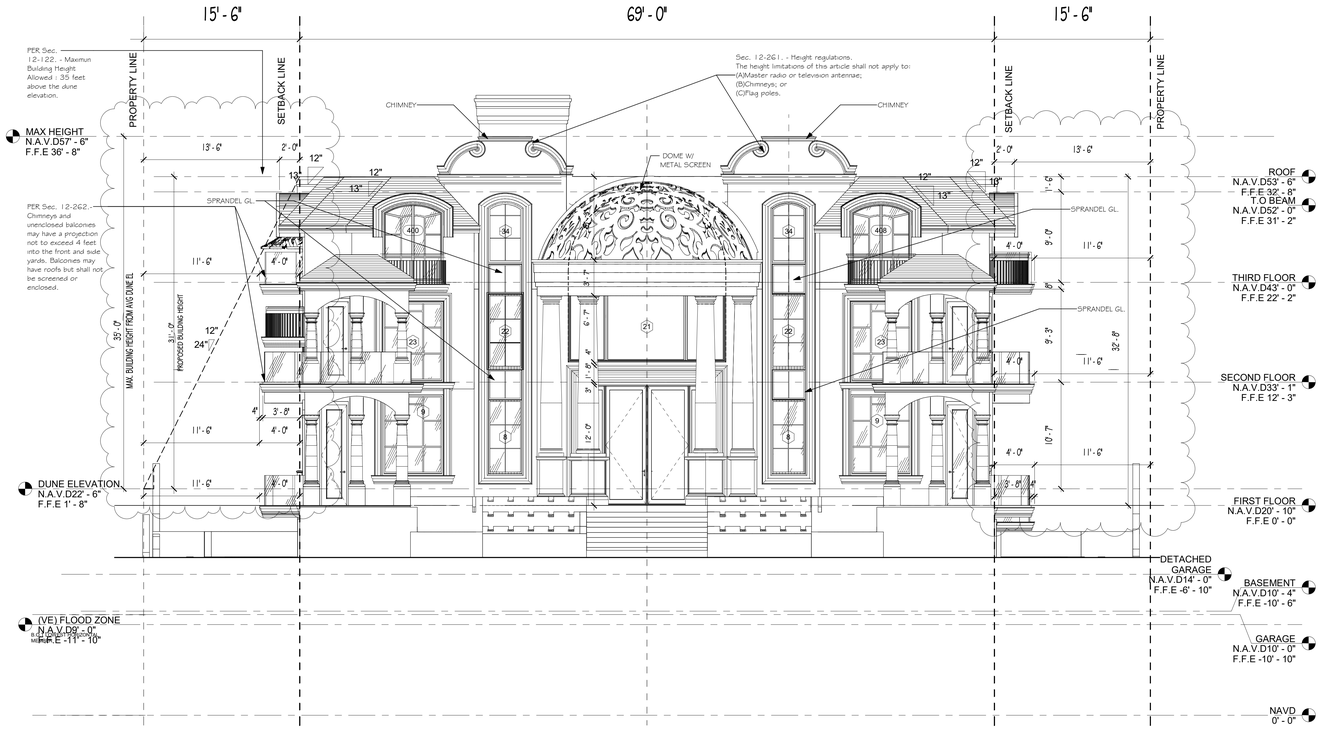
REVISIONS

#	DESCRIPT	DATE	BY
3	Revision 3	12-30-21	

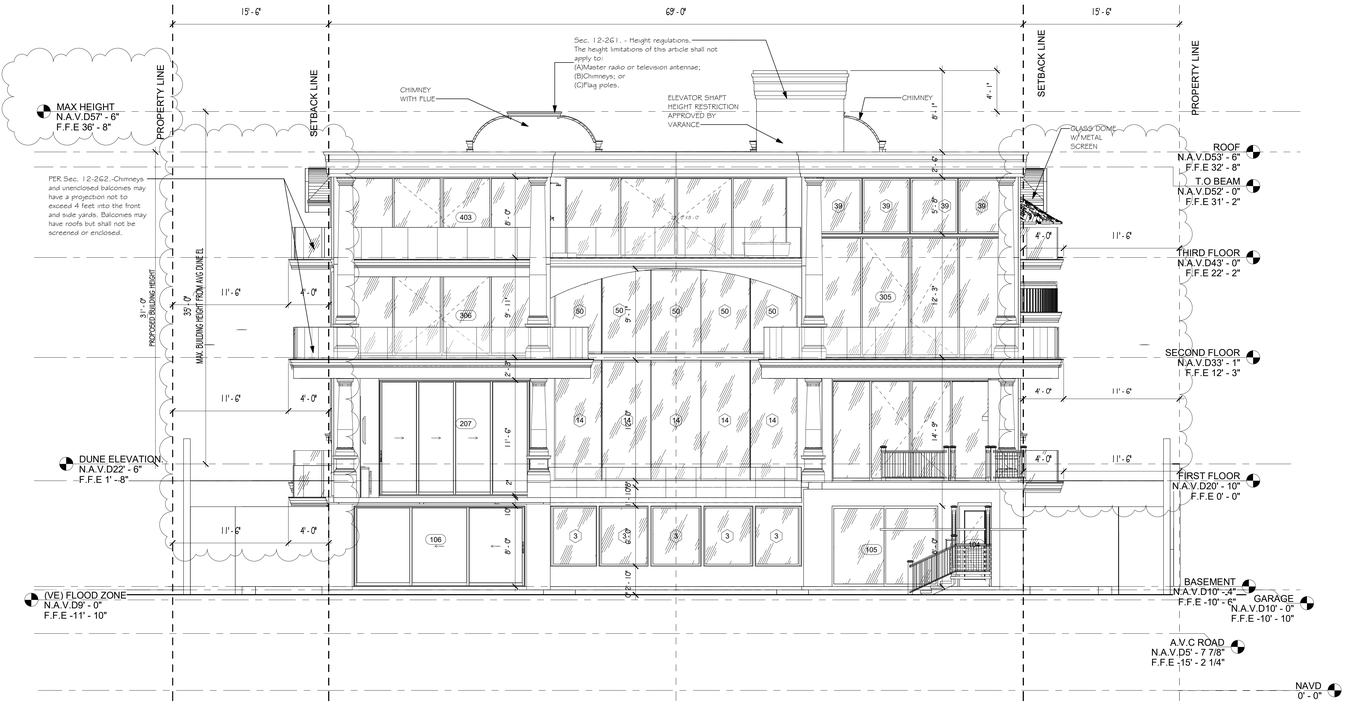
Shaine Ames - Architect
Ames
INTERNATIONAL ARCHITECTURE

DRAWN: Author
CHECKED: S.AMES
DATE: 02/10/2021
SCALE: As indicated
JOB NO.: 19-4865
SHEET: **A-11**
OF # SHEETS

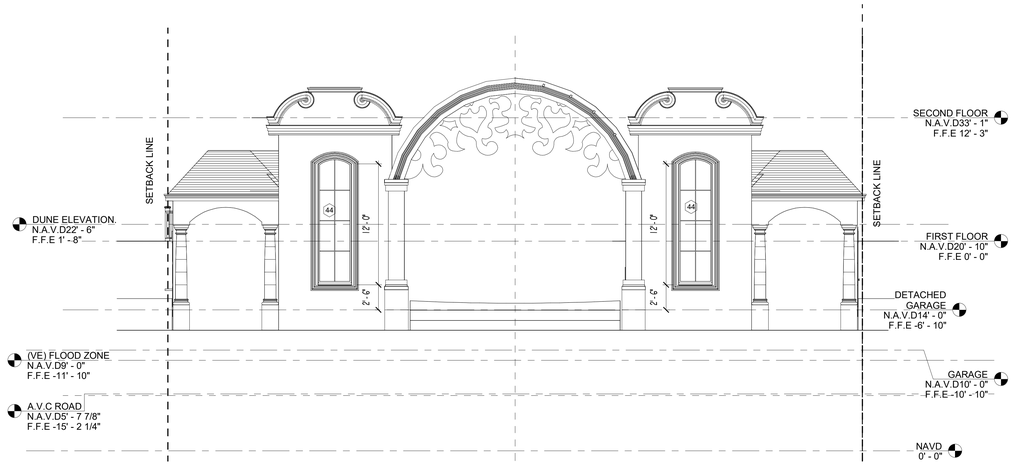
ADDRESS - HISPANIC DELAWARE PARK PROFESSIONAL DISTRICT, 2000 SE 8 AVENUE DELRAY BEACH, FLORIDA 33444 PHONE (561)819-4444 FAX (561)819-4445
LEA # AA0003129 PROFILE # AR0012091



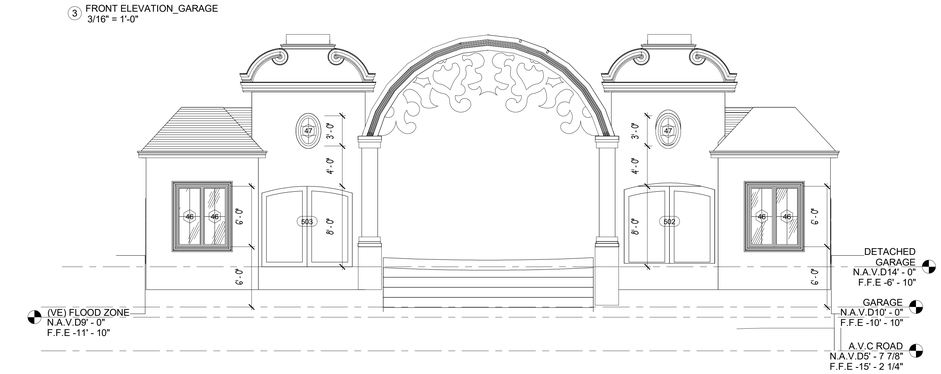
1 FRONT ELEVATION_WEST
3/16" = 1'-0"



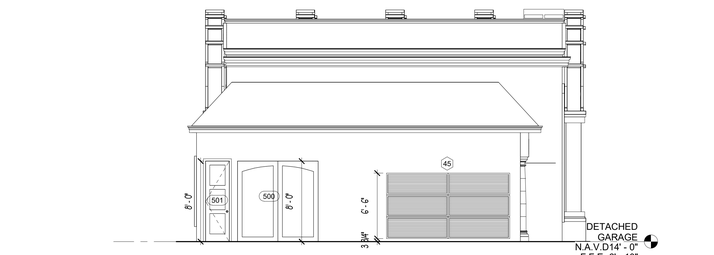
2 REAR ELEVATION_EAST
3/16" = 1'-0"



3 FRONT ELEVATION_GARAGE
3/16" = 1'-0"



4 GARAGE REAR ELEV
3/16" = 1'-0"



5 GARAGE SIDE ELEV
3/16" = 1'-0"

CHATEAU DE LA DUCHESS

925 HILLSBORO MILE
HILLSBORO BEACH,
FLORIDA

SITE PLAN APPLICATION

REVISIONS

#	DESCRIPT	DATE	BY
1	Revision 1	10-25-21	
3	Revision 3	12-30-21	

Shane Ames - Architect
Ames
INTERNATIONAL ARCHITECTURE

BUILDING ELEVATIONS

DRAWN: Author
CHECKED: S.AMES
DATE: 02/10/2021
SCALE: 3/16" = 1'-0"
JOB NO.: 19-4865
SHEET: A-12
OF # SHEETS

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Ames
INTERNATIONAL ARCHITECTURE
Shane Ames - Architect

REVISIONS			
#	DESCRIPT	DATE	BY
1	Revision 1	10-25-21	

CHATEAU DE LA DUCHESS

925 HILLSBORO MILE
HILLSBORO BEACH,
FLORIDA

SITE PLAN APPLICATION

BUILDING ELEVATIONS

DRAWN	AMES
AUTHOR	AMES
CHECKED	S. AMES
DATE	02/02/2021
SCALE	3/16" = 1'-0"
JOB NO.	19-4865
SHEET	A-13
OF	# SHEETS

ADDRESS: 1480 SE 2ND AVENUE, DELRAY BEACH, FLORIDA 33444 PHONE: (561)274 6444 FAX: (561)2746449
LIC# AA0002307 ARCH.# AR0012081

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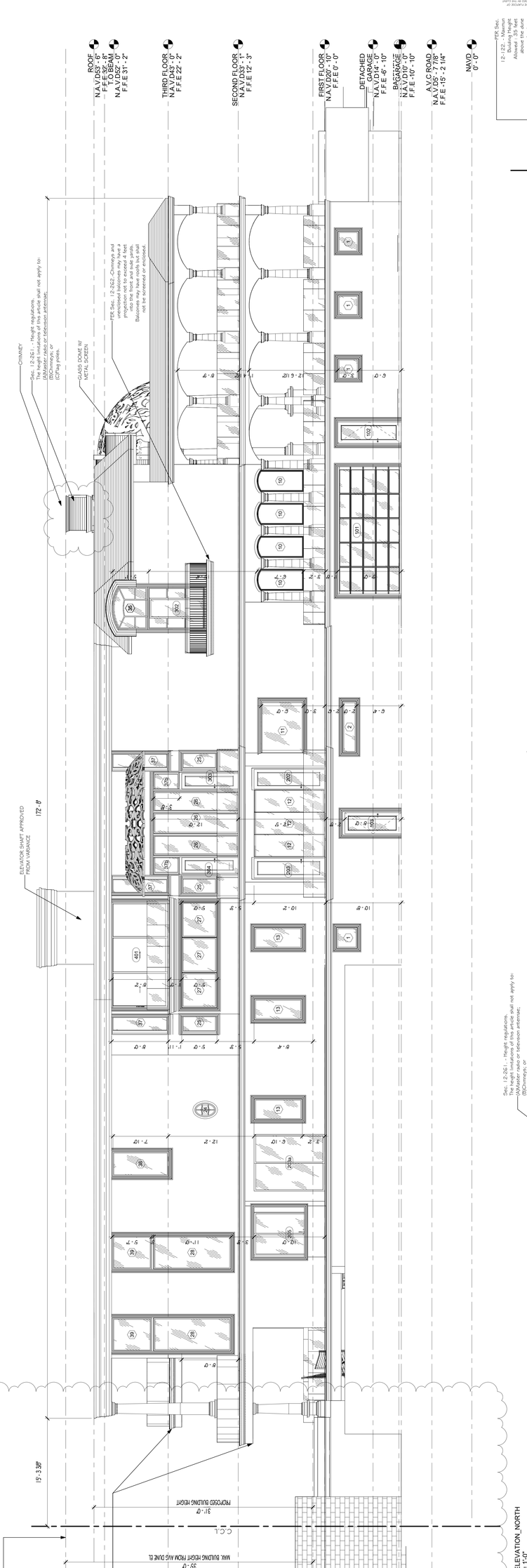
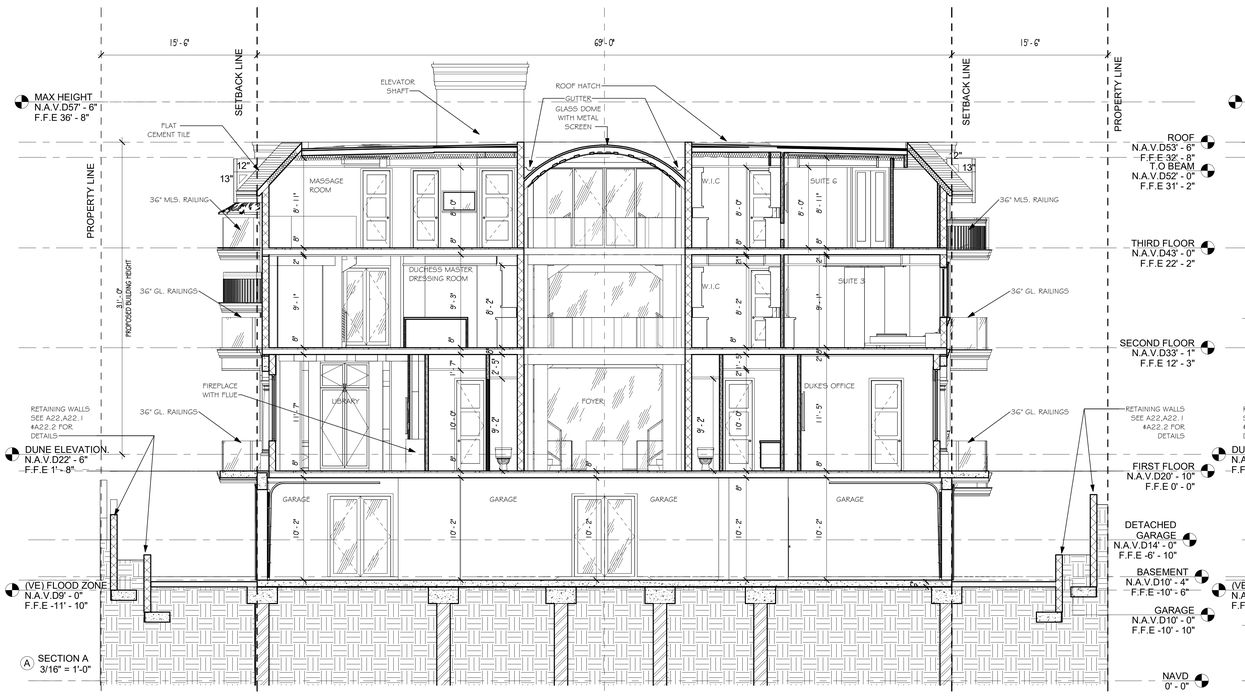
BUILDING NOTE: THESE DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL VERIFY ALL NOTES AND DIMENSIONS AND CONDITIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY WORK DONE IN CONFLICT WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK AND SHALL PROTECT ALL PERSONS AND PROPERTY ON THE JOB SITE OR ADJACENT THERETO FROM DAMAGE, INJURY OR LOSS. CONTRACTOR SHALL NOT BE RELIEVED OF HIS RESPONSIBILITY FOR PROPER PERFORMANCE OF THE WORK BY ACTIVITY OF THE ARCHITECT IN ADMINISTERING THE CONTRACT OR BY TESTS, INSPECTIONS OR APPROVALS REQUIRED OR PERFORMED BY PERSONS OTHER THAN THE CONTRACTOR.

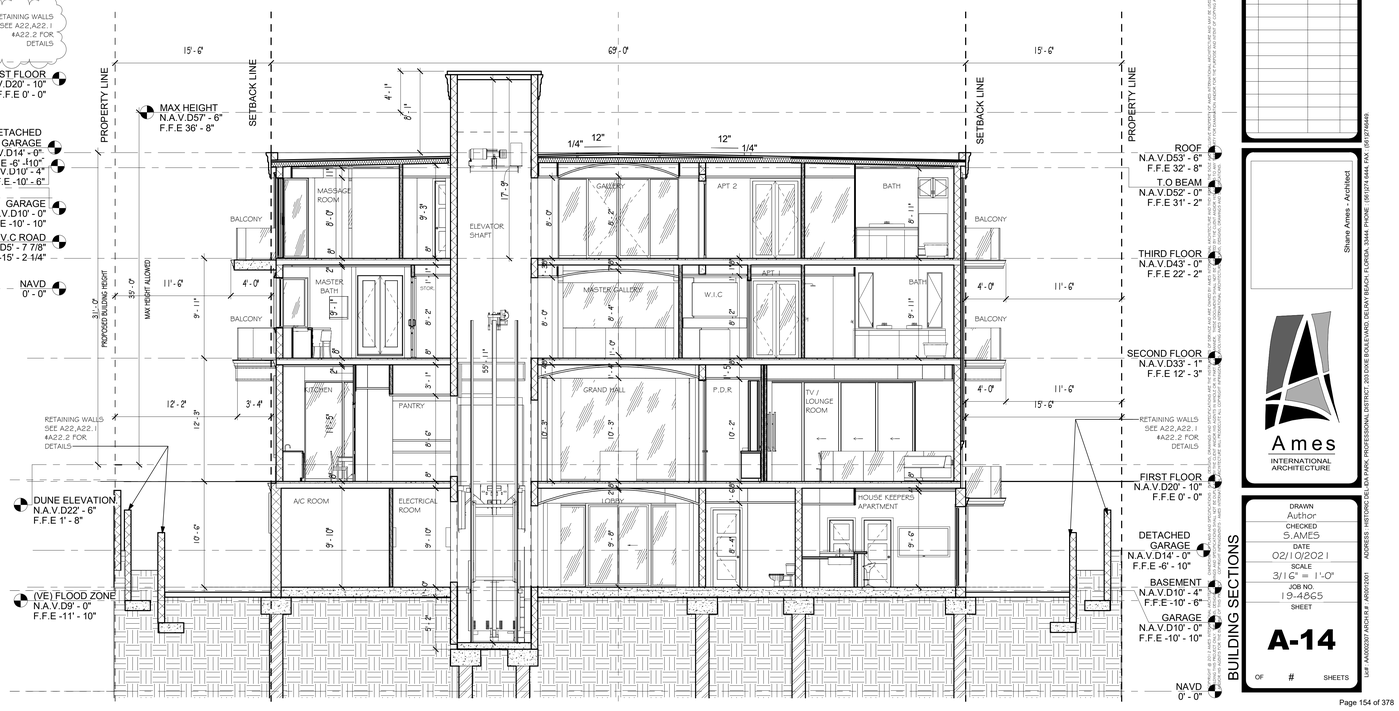




A SECTION A
3/16" = 1'-0"

B SECTION B
3/16" = 1'-0"

C SECTION C
3/16" = 1'-0"



D SECTION D
3/16" = 1'-0"

BUILDING SECTIONS

SITE PLAN APPLICATION

CHATEAU DE LA DUCHESS
925 HILLSBORO MILE
HILLSBORO BEACH, FLORIDA

REVISIONS

#	DESCRIPT	DATE	BY
1	Revision 1	10-25-21	

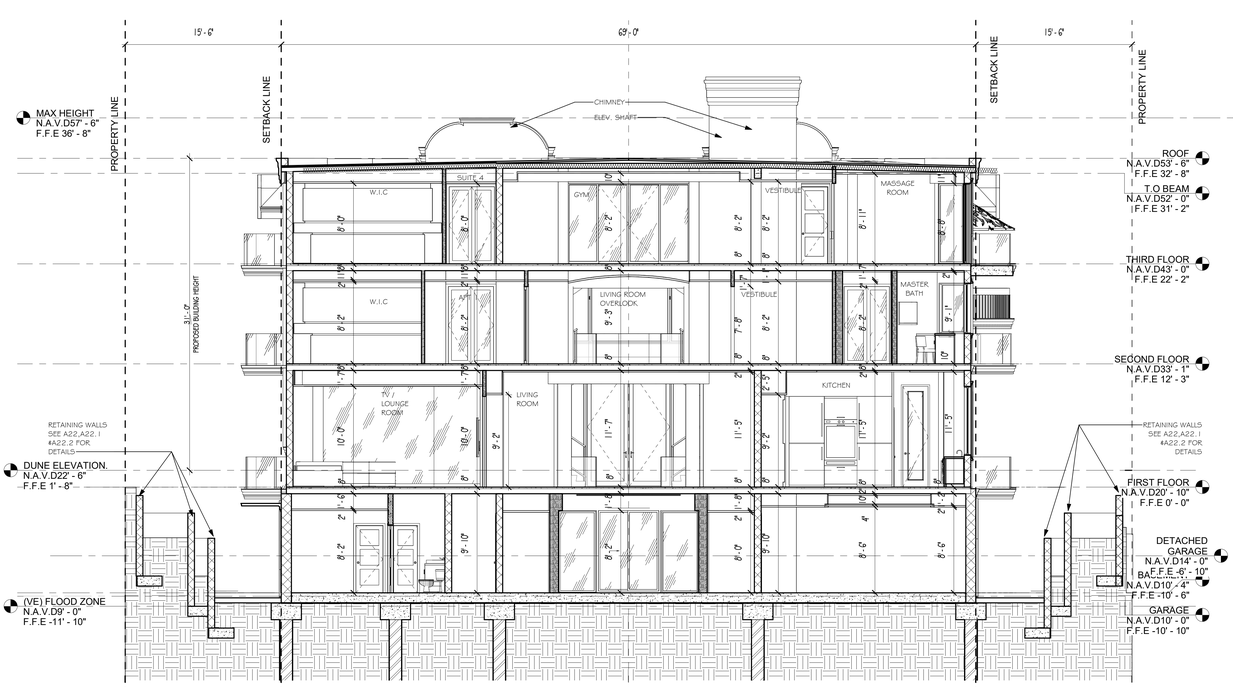
Shane Ames - Architect
Ames
INTERNATIONAL ARCHITECTURE

DRAWN
Author
CHECKED
S.AMES
DATE
02/10/2021
SCALE
3/16" = 1'-0"
JOB NO.
19-4865
SHEET

A-14

OF # SHEETS

ADDRESS: 1 HISTORIC MILE BEHIND PROFESSIONAL DISTRICT 2200 NE 2ND AVENUE BOULEVARD, DELRAY BEACH, FLORIDA, 33444 - PHONE: (561) 617-6444 - FAX: (561) 617-6445



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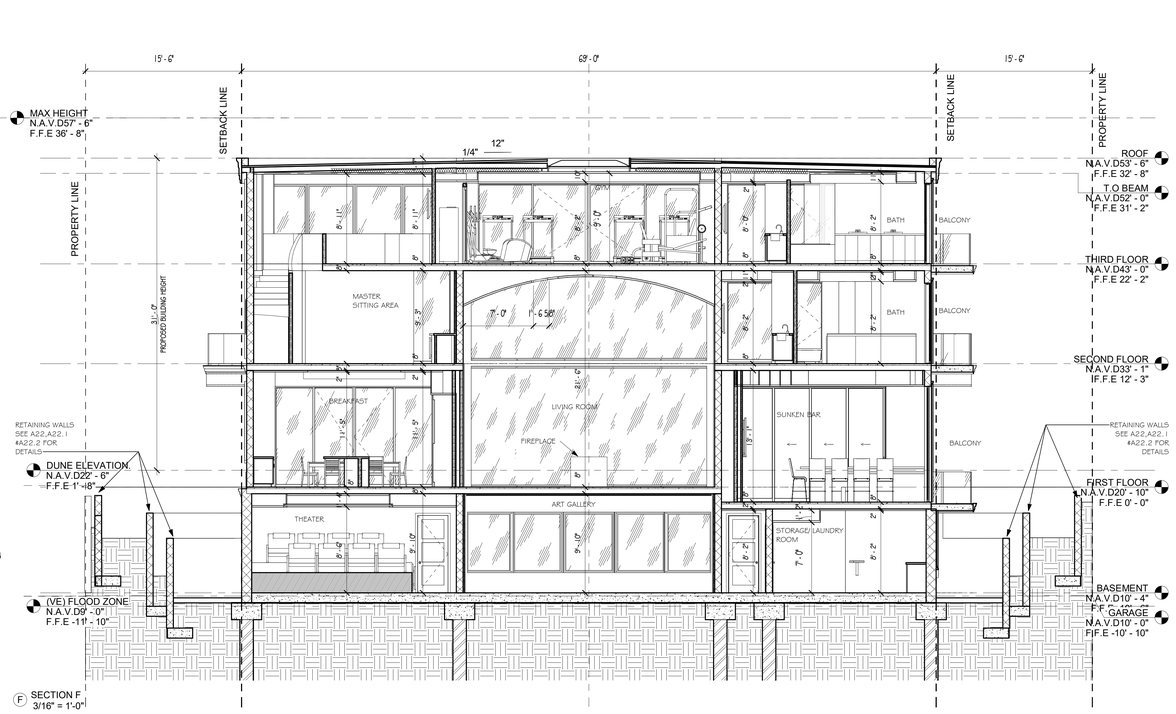

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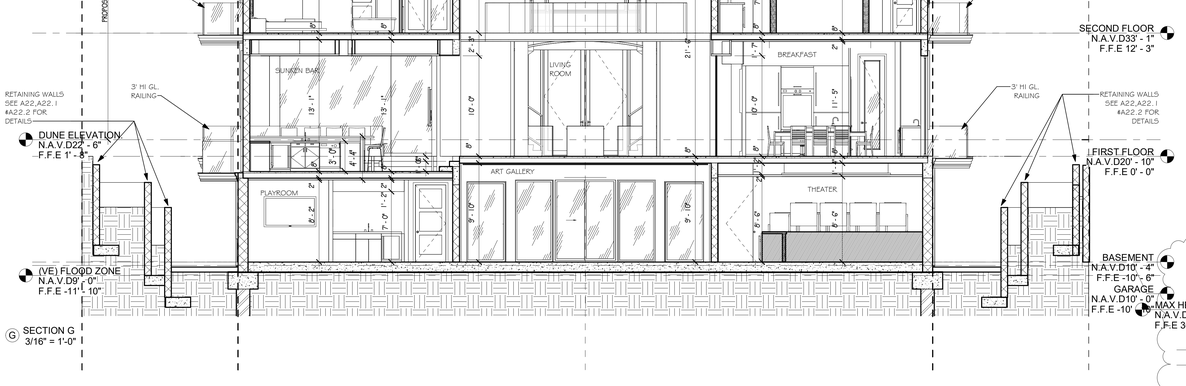

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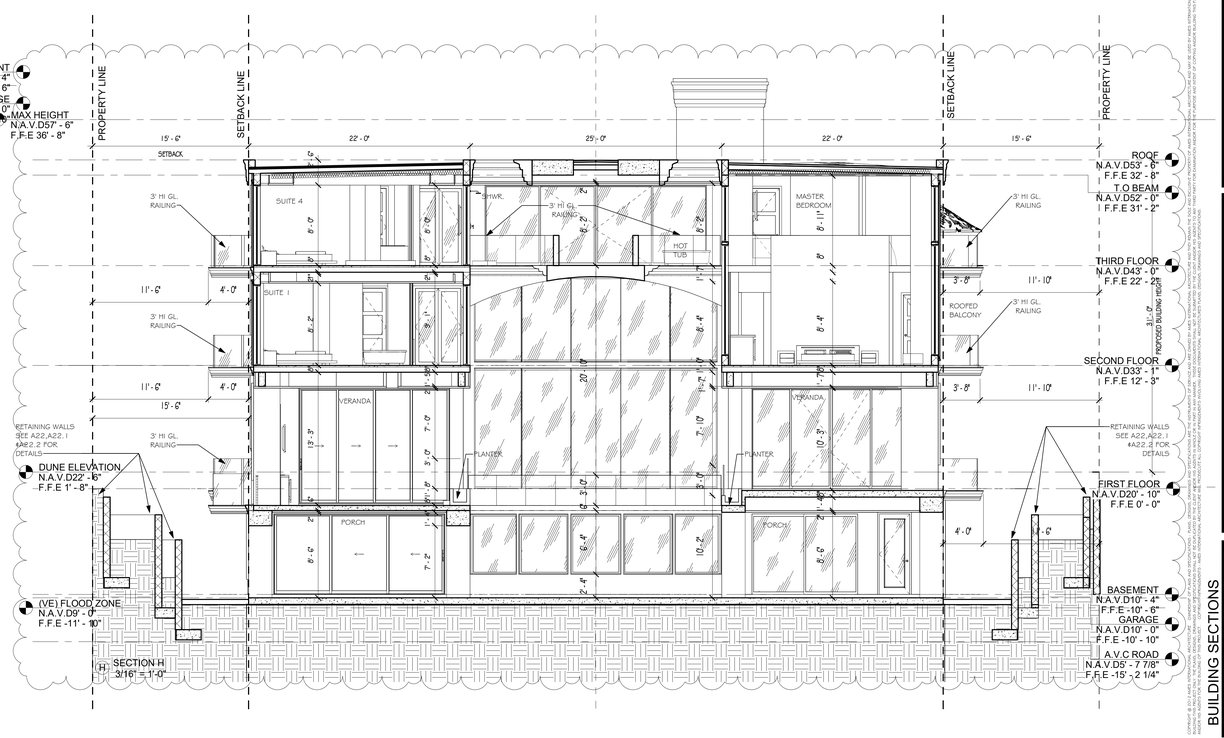

H SECTION H
3/16" = 1'-0"

SITE PLAN APPLICATION

CHATEAU DE LA DUCHESS

925 HILLSBORO MILE
HILLSBORO BEACH,
FLORIDA

REVISIONS

#	DESCRIPT.	DATE	BY
1	Revision 1	10-25-21	

Shane Ames - Architect
ADDRESS 1601NE 26th AVE, PROFESSIONAL DISTRICT 2970NE 26th BOULEVARD, DELRAY BEACH, FLORIDA, 33444 PHONE (561)674-4444 FAX (561)276-4444
Ames
INTERNATIONAL ARCHITECTURE

DRAWN: Author
CHECKED: S.AMES
DATE: 02/10/2021
SCALE: 3/16" = 1'-0"
JOB NO.: 19-4865
SHEET: A-15
OF # SHEETS

BUILDING SECTIONS

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CHATEAU DE LA DUCHESS

925 HILLSBORO MILE
HILLSBORO BEACH,
FLORIDA

SITE PLAN APPLICATION

BUILDING SECTIONS

REVISIONS			
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Ames
INTERNATIONAL ARCHITECTURE

Shane Ames - Architect

DRAWN: Author
CHECKED: Checker
DATE: 02/02/2021
SCALE: 3/16" = 1'-0"
JOB NO: 19-4865
SHEET: A-16
OF # SHEETS

LIC# AA0002707 ARCH # 9 ADDRESS: 1480 ROBERT DELEA PARK PROFESSIONAL DISTRICT 250 EXE B BOULEVARD, DELRAY BEACH, FLORIDA 33444 PHONE: (561)274 6444 FAX: (561)274 6449

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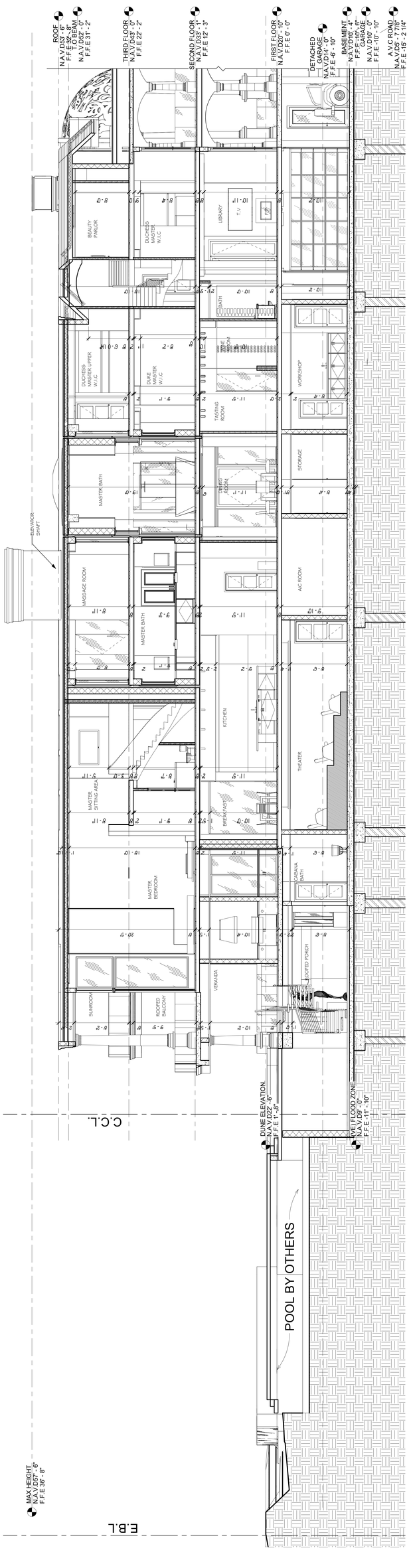

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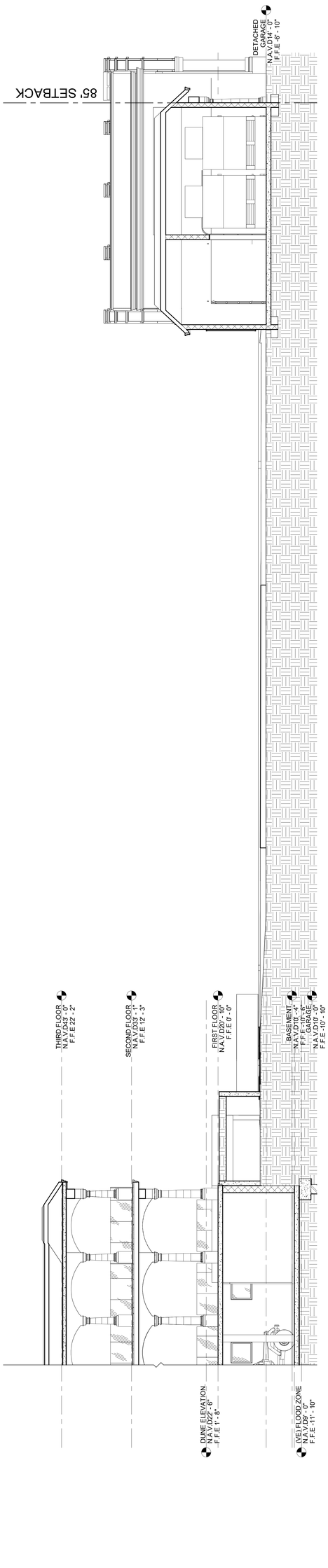

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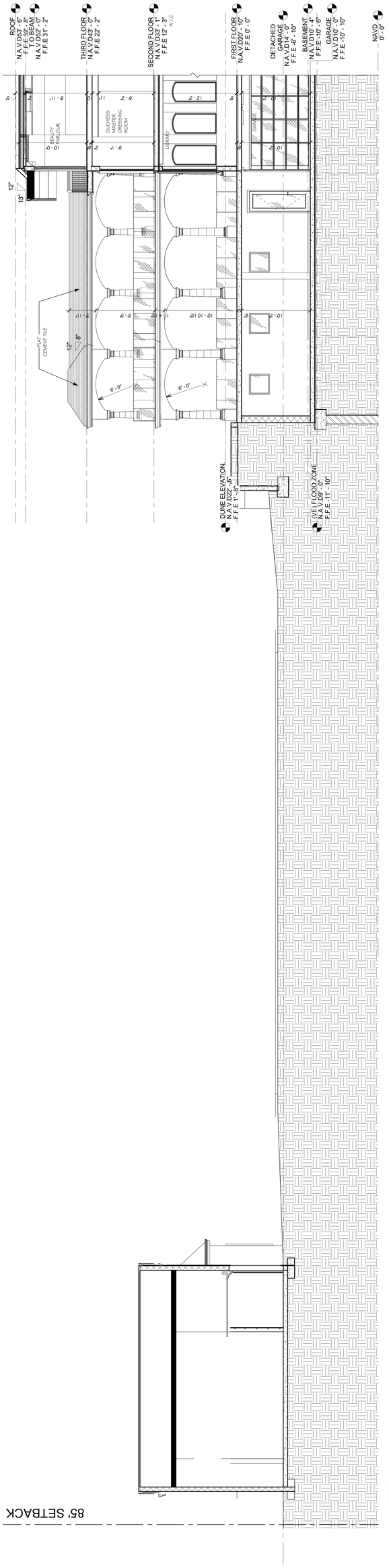

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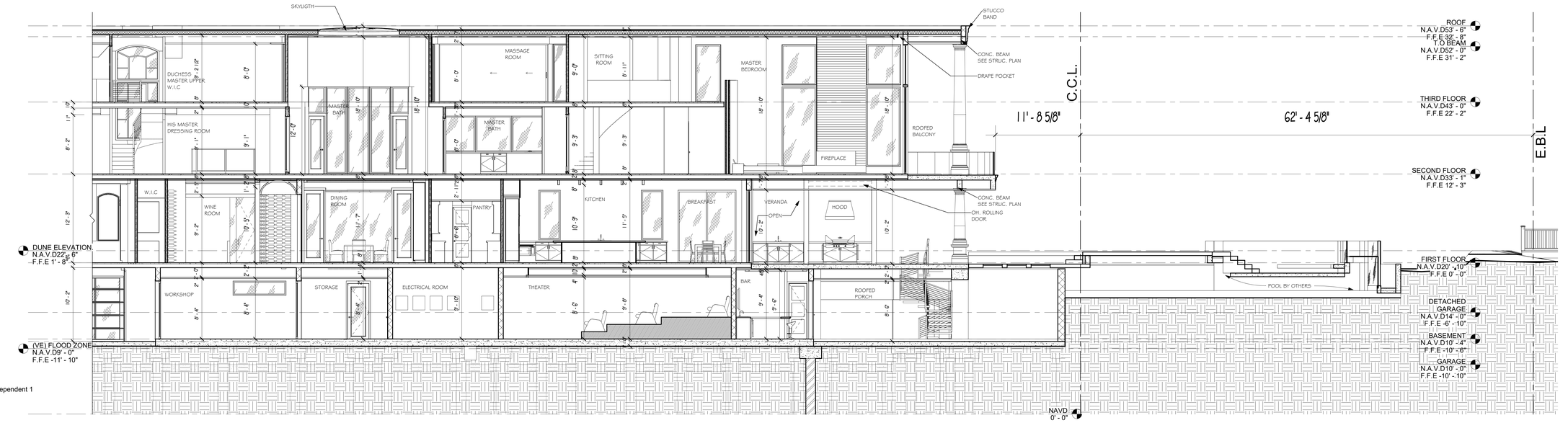

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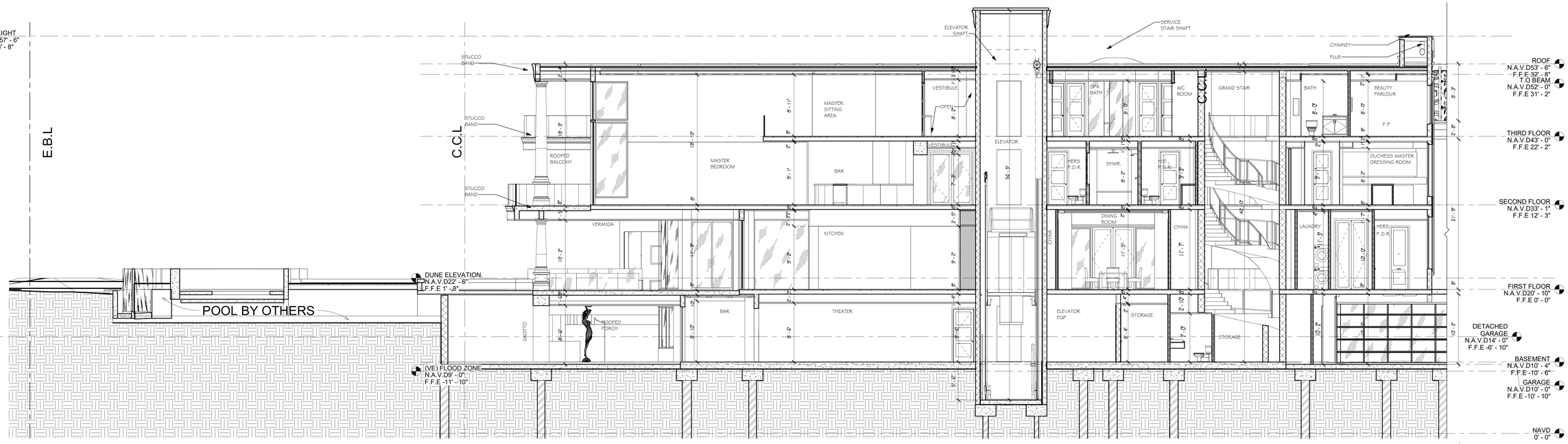

K SECTION K - Dependent 1
3/16" = 1'-0"

Ka SECTION K
3/16" = 1'-0"

SITE PLAN APPLICATION

CHATEAU DE LA DUCHESS
925 HILLSBORO MILE
HILLSBORO BEACH,
FLORIDA

REVISIONS

#	DESCRIPT	DATE	BY

Shane Ames - Architect
Ames
INTERNATIONAL ARCHITECTURE

BUILDING SECTIONS

DRAWN: Author
CHECKED: Checker
DATE: 02/10/2021
SCALE: 3/16" = 1'-0"
JOB NO.: 19-4565
SHEET: **A-17**
OF # SHEETS

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CHATEAU DE LA DUCHESS

925 HILLSBORO MILE
HILLSBORO BEACH,
FLORIDA

REVISIONS			
#	DESCRIPT	DATE	BY

Shane Ames - Architect

Ames
INTERNATIONAL ARCHITECTURE
LB# AA0002707 ARCH.# AR0012091 ADDRESS: 1480 ISE BOULEDA PARK PROFESSIONAL DISTRICT 203 DIXIE BOULEVARD, DELRAY BEACH, FLORIDA 33444 PHONE: (561)274 6444 FAX: (561)274 6449

DRAWN	BY
CHECKED	Author
	Checker
DATE	02 / 01 / 2021
SCALE	3/ 16" = 1'-0"
JOB NO.	19-4865
SHEET #	A-18
OF	SHEETS

BUILDING SECTIONS

SITE PLAN APPLICATION

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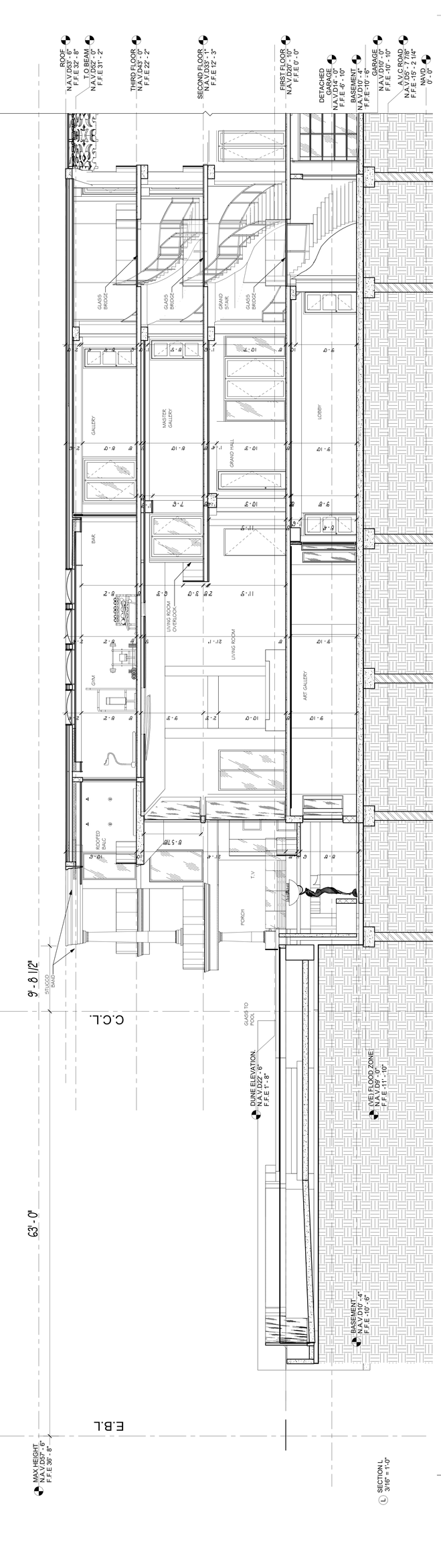

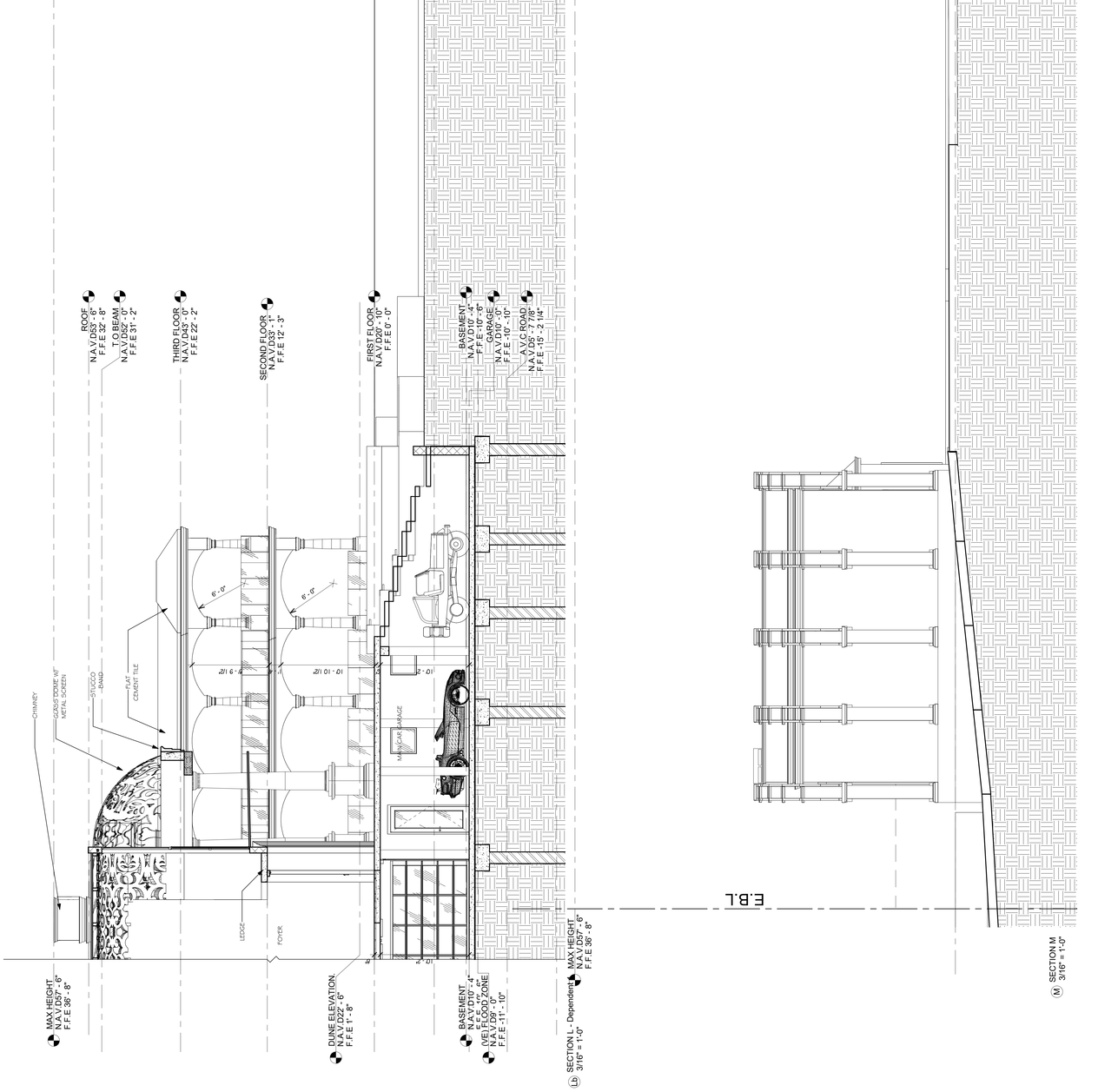

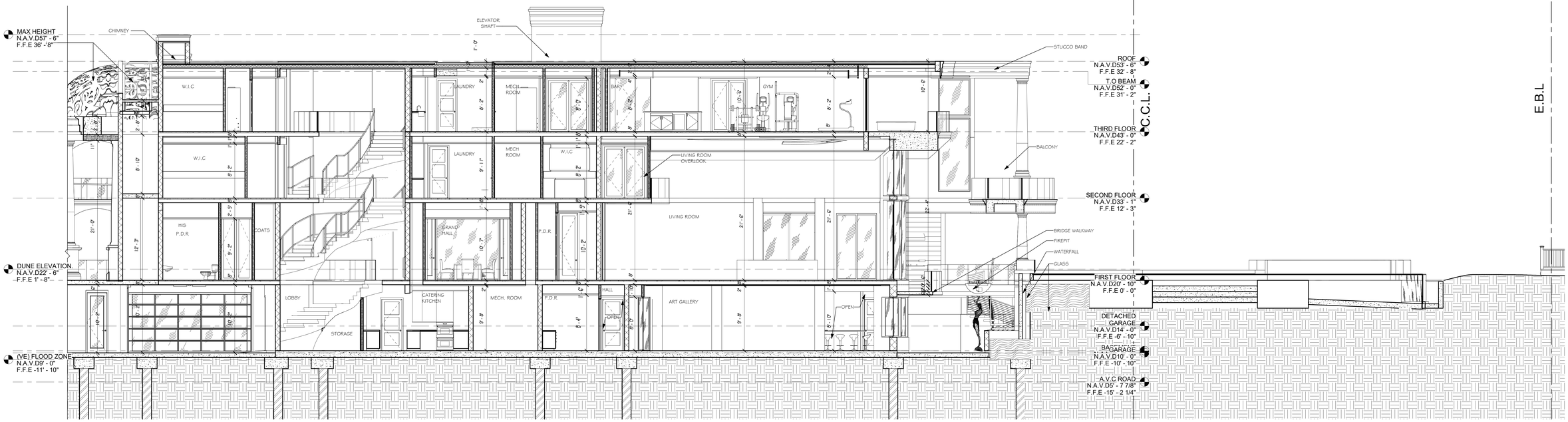

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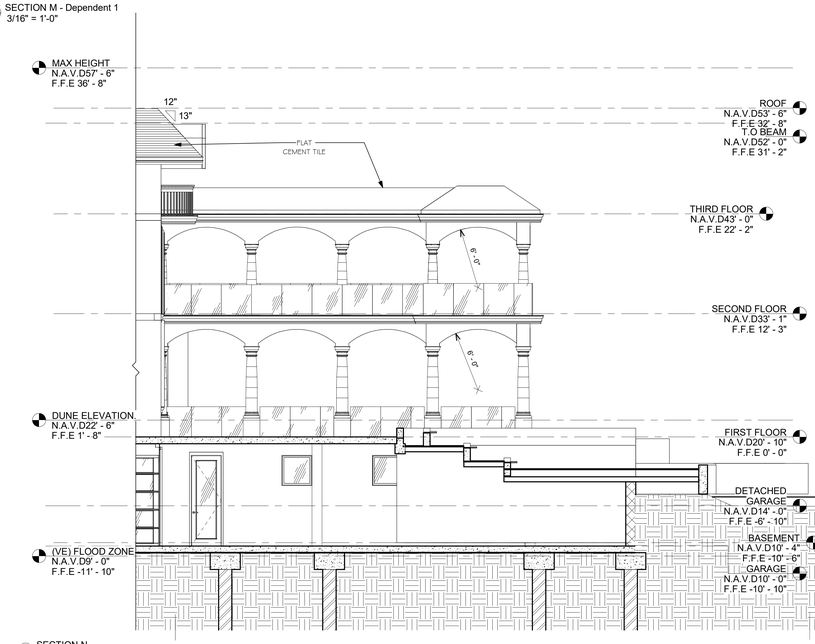

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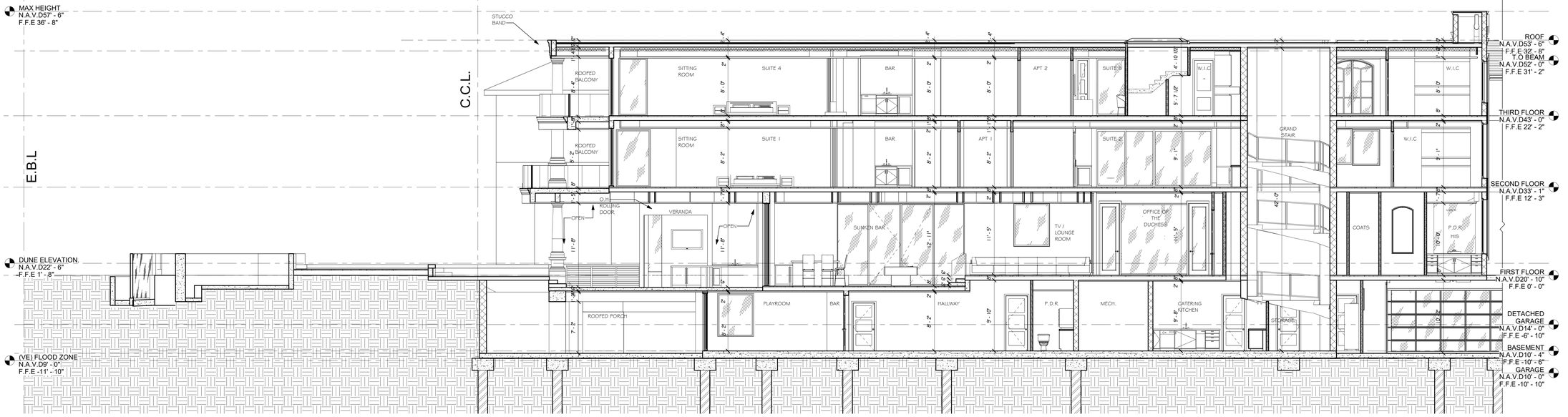

Nb SECTION N - Dependent 1
3/16" = 1'-0"

85' SETBACK

SITE PLAN APPLICATION

CHATEAU DE LA DUCHESS
925 HILLSBORO MILE
HILLSBORO BEACH, FLORIDA

REVISIONS

#	DESCRIPT	DATE	BY

Shane Ames - Architect
Ames
INTERNATIONAL ARCHITECTURE

BUILDING SECTIONS

DRAWN P.M
CHECKED
DATE 02/10/2021
SCALE 3/16" = 1'-0"
JOB NO. 19-4865
SHEET **A-19**
OF # SHEETS

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ADDRESS: HISTORIC DELRAY PROFESSIONAL DISTRICT 2300 NE 2ND AVENUE DELRAY BEACH FLORIDA, 33444 PHONE: (561)819-4444 WWW.AMESARCHITECTURE.COM
Lic# AA0003091 ARCHITECT# JAMES ANDREW AMES

O SECTION O
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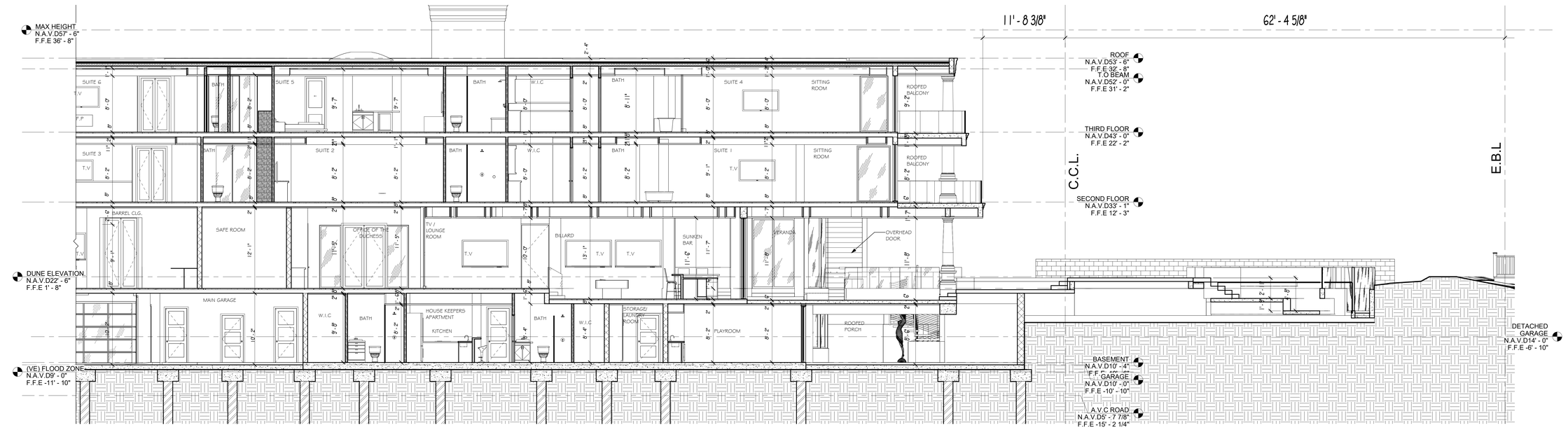

Ob SECTION O - Dependent 1
3/16" = 1'-0"

SITE PLAN APPLICATION

CHATEAU DE LA DUCHESS
925 HILLSBORO MILE
HILLSBORO BEACH,
FLORIDA

REVISIONS

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Shane Ames - Architect
Ames
INTERNATIONAL ARCHITECTURE

DRAWN: P.M
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SHEET: **A-20**
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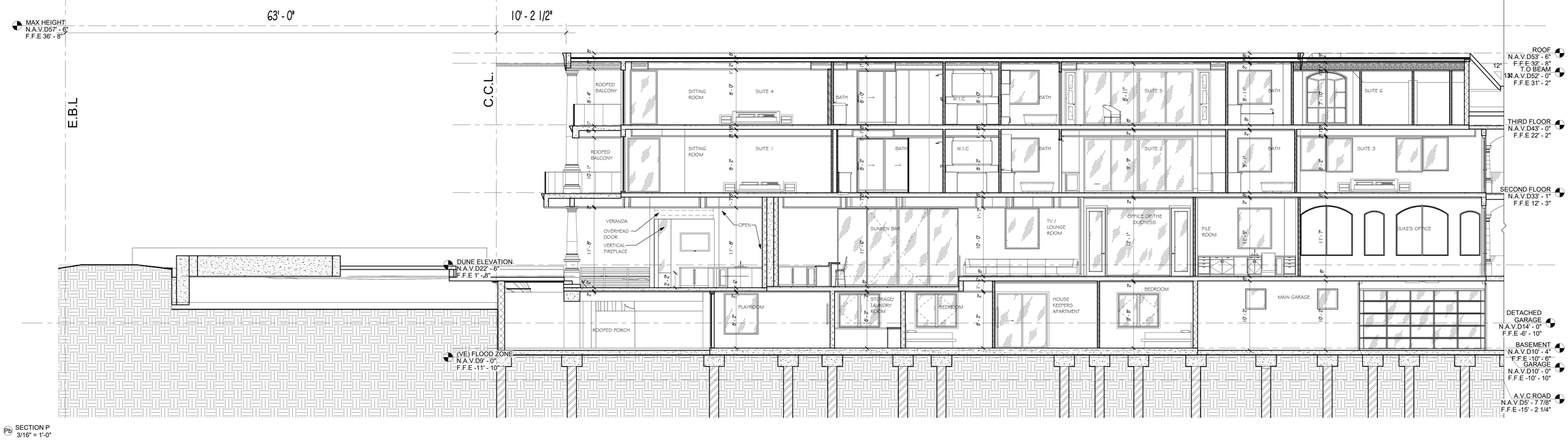

Pb SECTION P
3/16" = 1'-0"

P SECTION P Copy 1
3/16" = 1'-0"

BUILDING SECTIONS

SITE PLAN APPLICATION

CHATEAU DE LA DUCHESS
925 HILLSBORO MILE
HILLSBORO BEACH,
FLORIDA

REVISIONS

#	DESCRIPT	DATE	BY

Shane Ames - Architect
ADDRESS - HISTORIC DELRAY, PROFESSIONAL DISTRICT, 2323 SE 5TH AVE, DELRAY BEACH, FLORIDA, 33444 PHONE - (561)417-4444 - (561)417-4445

Ames
INTERNATIONAL ARCHITECTURE

DRAWN	Author
CHECKED	Checker
DATE	02/10/2021
SCALE	3/16" = 1'-0"
JOB NO.	19-4865
SHEET	A-21
OF	# SHEETS

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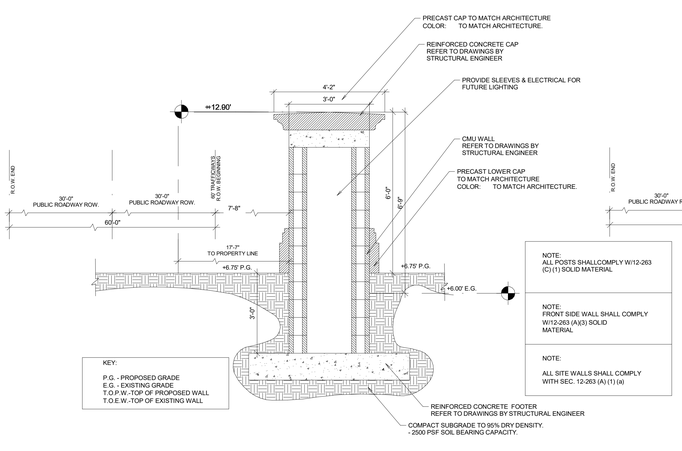

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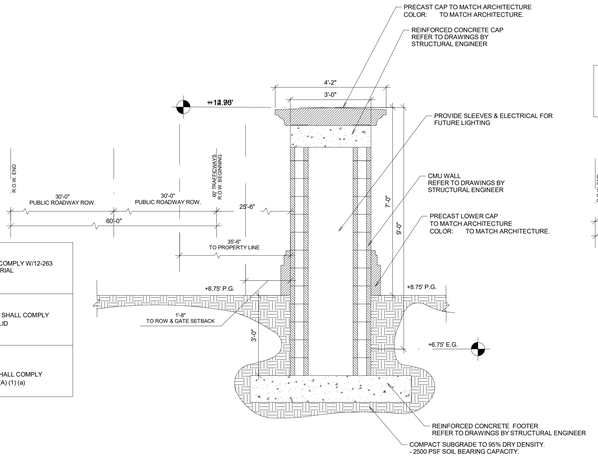

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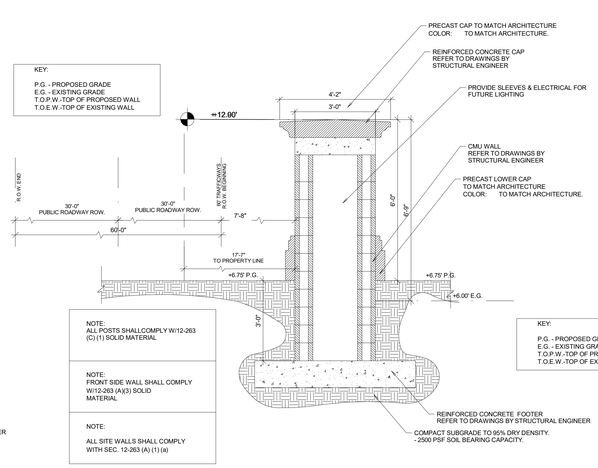

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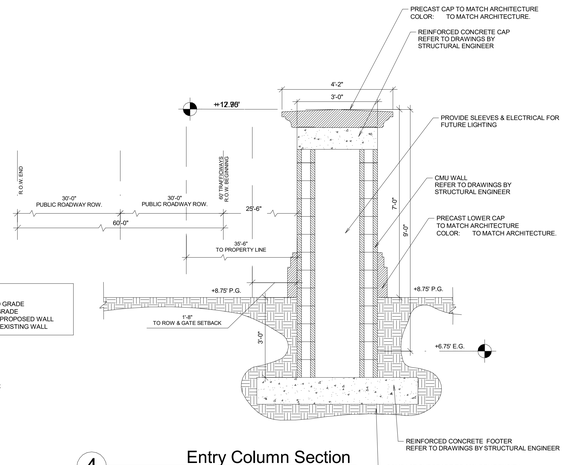

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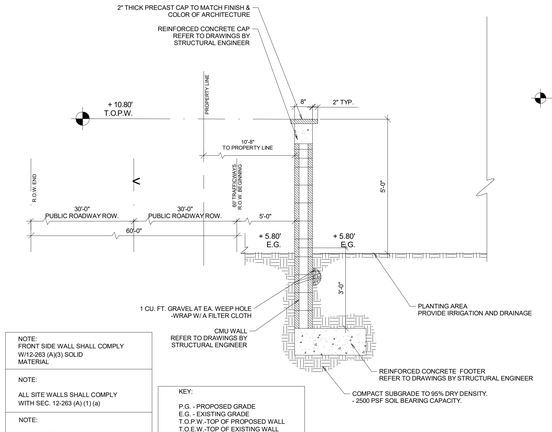

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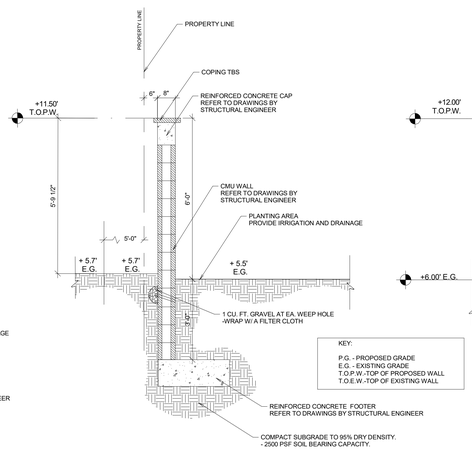

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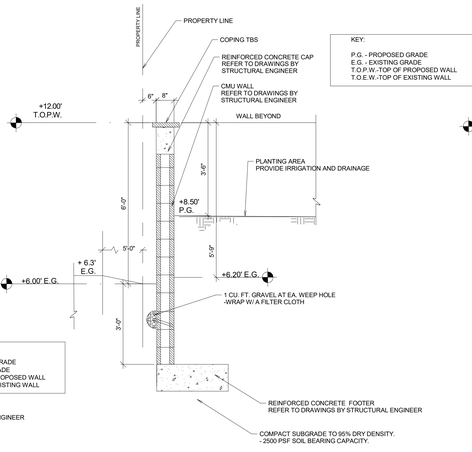
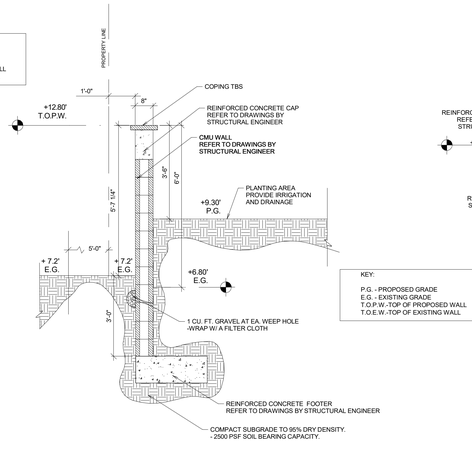
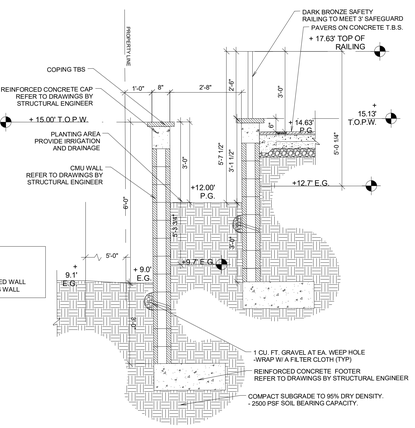


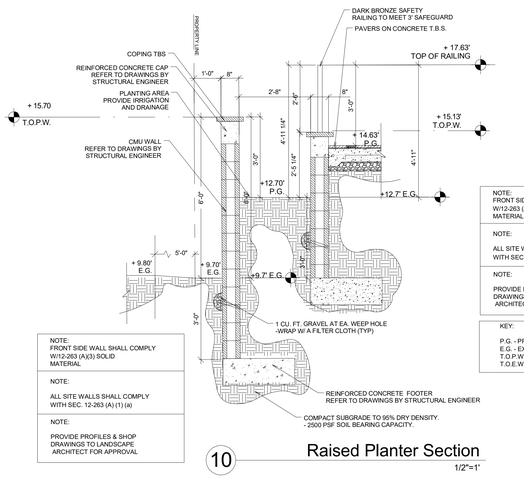
7 Retaining Wall Section
1/2"=1'



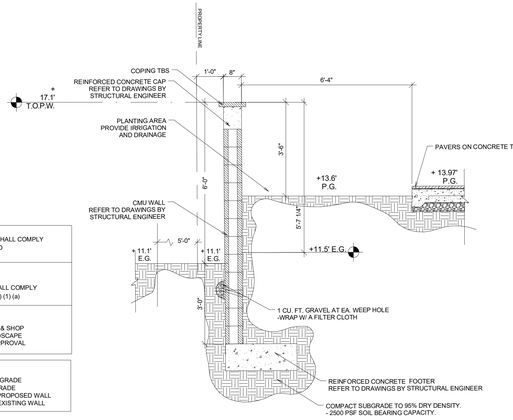
8 Retaining Wall Section
1/2"=1'



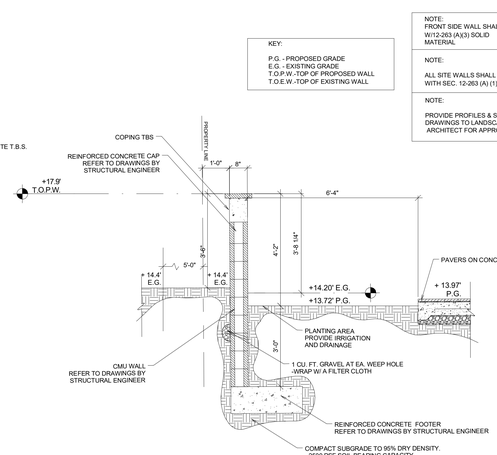
9 Raised Planter Section
1/2"=1'



10 Raised Planter Section
1/2"=1'



11 Retaining Wall Section
1/2"=1'



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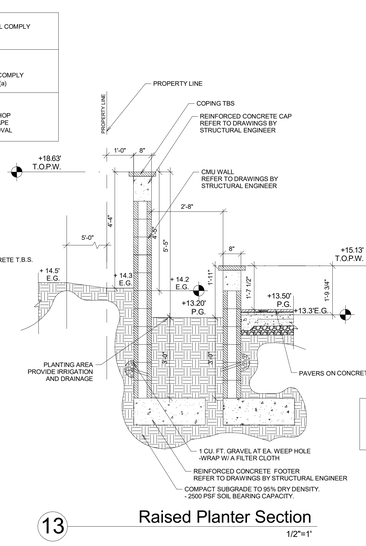
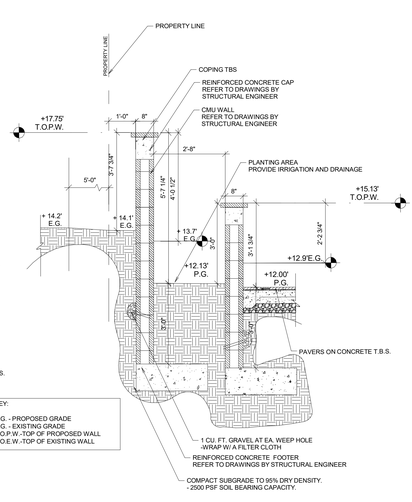
1/2"=1'



13 Raised Planter Section
1/2"=1'



14 Raised Planter Section
1/2"=1'

CHATEAU DE LA DUCHESS
925 HILLSBORO MILE
HILLSBORO BEACH,
FLORIDA

SITE PLAN APPLICATION

ARCHITECTURAL DETAILS/AS APPLICABLE

SITE WALL SECTIONS

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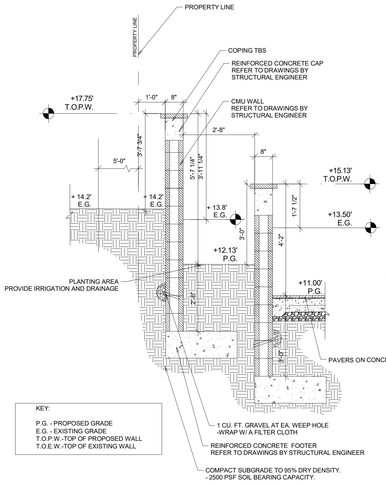
REVISIONS

#	DESCRIPT	DATE	BY

Shane Ames - Architect
ADDRESS - HISTORIC DELRAY PARK, PROFESSIONAL DISTRICT, 20 DORE ROAD DELRAY BEACH, FLORIDA 33444 PHONE - (561)716-6444 FAX - (561)716-6444

Ames
INTERNATIONAL
ARCHITECTURE

DRAWN
Author
CHECKED
Checker
DATE
02/10/2021
SCALE
1/2" = 1'-0"
JOB NO.
19-4865
SHEET
A-22
OF # SHEETS



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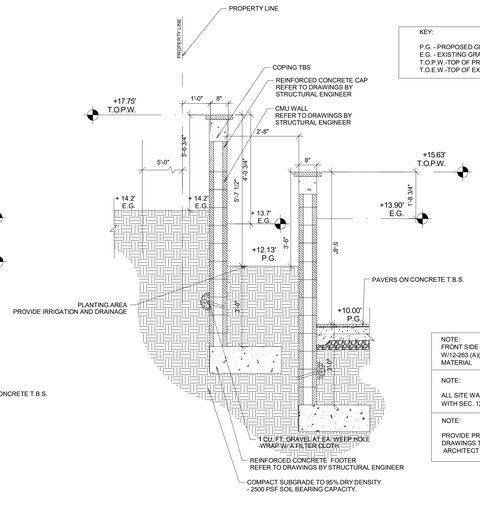
1/2"=1'



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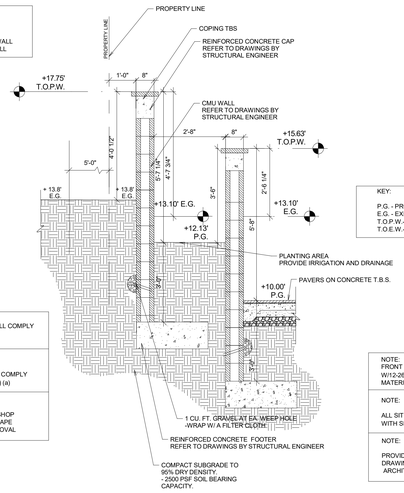
1/2"=1'



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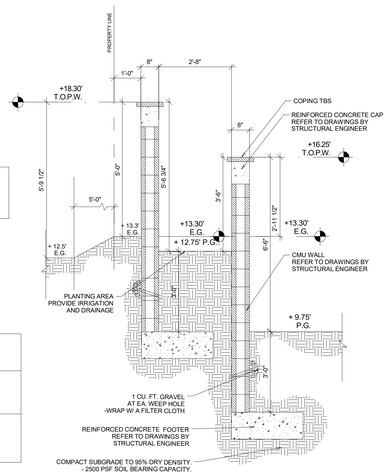
1/2"=1'



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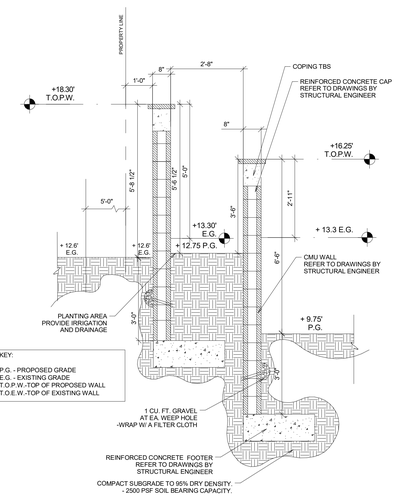
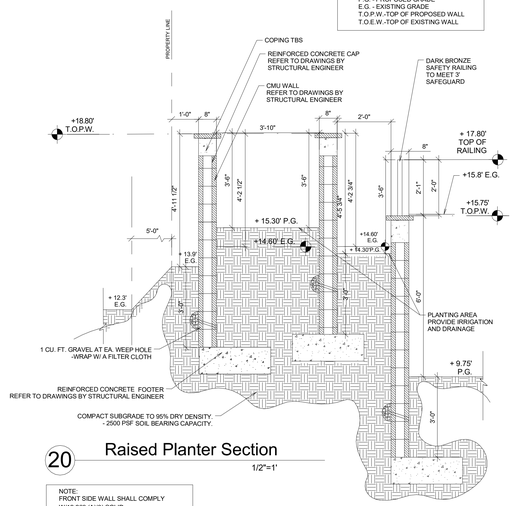
1/2"=1'



19 Raised Planter Section
1/2"=1'



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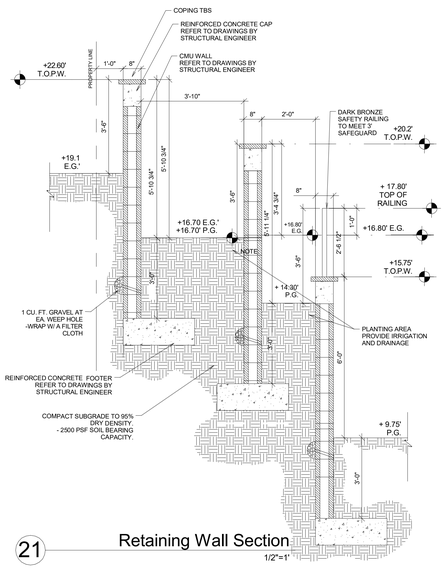
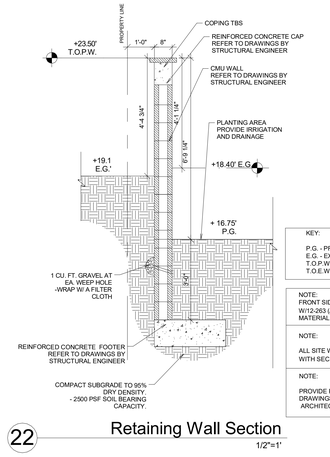
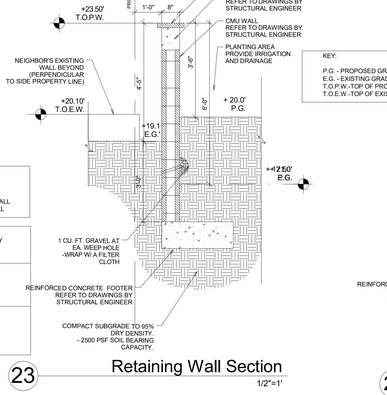
1/2"=1'



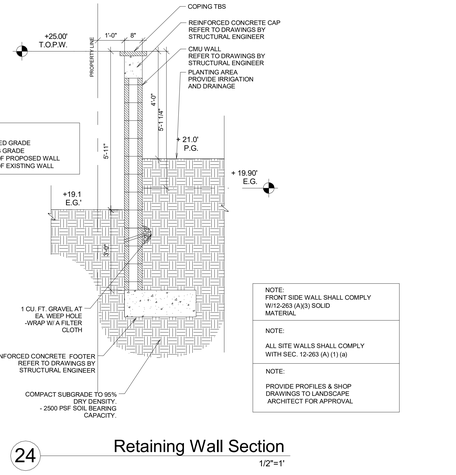
21 Retaining Wall Section
1/2"=1'



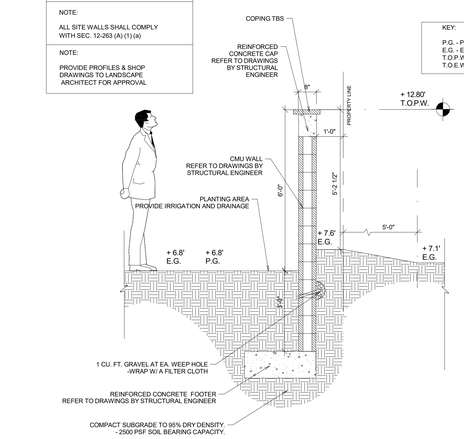
22 Retaining Wall Section
1/2"=1'



23 Retaining Wall Section
1/2"=1'



24 Retaining Wall Section
1/2"=1'



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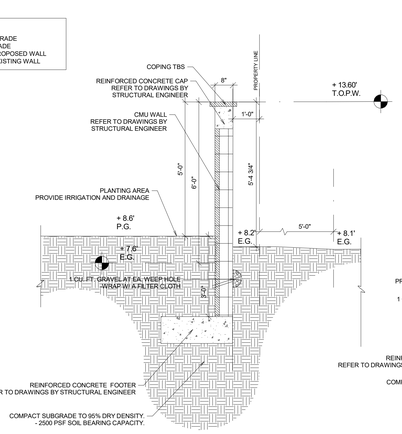
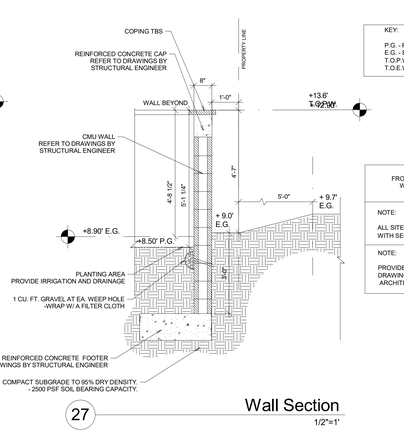
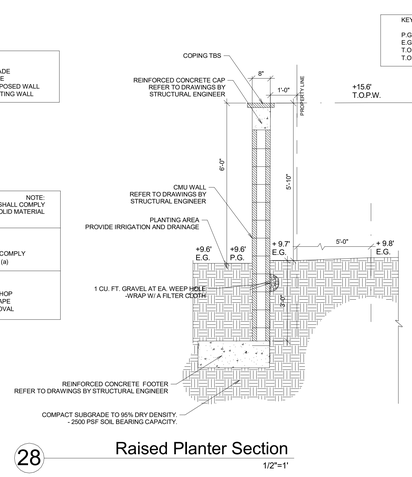
1/2"=1'



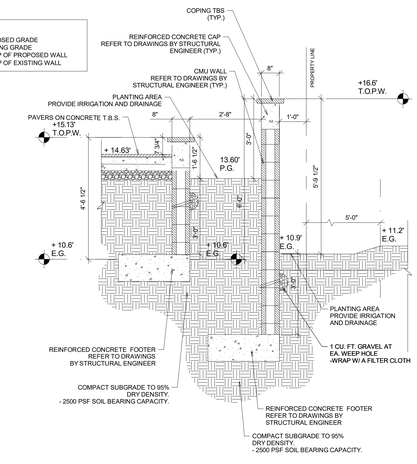
26 Retaining Wall Section
1/2"=1'



27 Wall Section
1/2"=1'



28 Raised Planter Section
1/2"=1'



29 Raised Planter Section
1/2"=1'

ARCHITECTURAL DETAILS/AS APPLICABLE

SITE WALL SECTIONS

SITE PLAN APPLICATION

CHATEAU DE LA DUCHESS
925 HILLSBORO MILE
HILLSBORO BEACH,
FLORIDA

REVISIONS

#	DESCRIPT.	DATE	BY

Shane Ames - Architect

Ames
INTERNATIONAL
ARCHITECTURE

DRAWN: Author
CHECKED: Checker
DATE: 02/10/2021
SCALE: 1/2" = 1'-0"
JOB NO.: 19-4865
SHEET: **A-22.1**
OF # SHEETS

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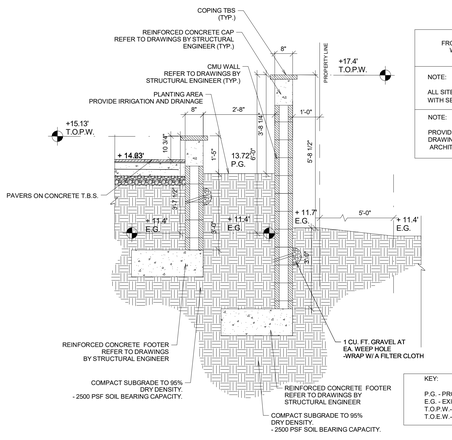
Ltr# AA26000 ARCH.# AR92001 ADDRESS: HISTORIC BELL BAY PARK, PROFESSIONAL DISTRICT 2930 DIXIE BOULEVARD DELRAY BEACH FLORIDA 33444 PHONE: (561)914-4444 FAX: (561)865-4444



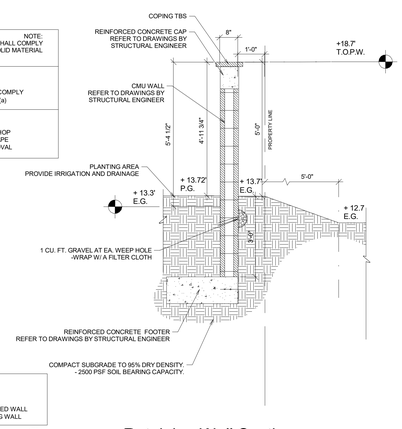
NOTE:
FRONT SIDE WALL SHALL COMPLY W/12-263 (A)(3) SOLID MATERIAL

NOTE:
ALL SITE WALLS SHALL COMPLY WITH SEC. 12-263 (A) (1) (a)

NOTE:
PROVIDE PROFILES & SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL

KEY:
P.G. - PROPOSED GRADE
E.G. - EXISTING GRADE
T.O.P.W.-TOP OF PROPOSED WALL
T.O.E.W.-TOP OF EXISTING WALL

30 Retaining Wall Section
1/2"=1'



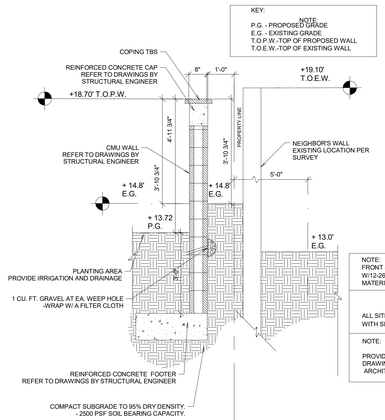
NOTE:
FRONT SIDE WALL SHALL COMPLY W/12-263 (A)(3) SOLID MATERIAL

NOTE:
ALL SITE WALLS SHALL COMPLY WITH SEC. 12-263 (A) (1) (a)

NOTE:
PROVIDE PROFILES & SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL

KEY:
P.G. - PROPOSED GRADE
E.G. - EXISTING GRADE
T.O.P.W.-TOP OF PROPOSED WALL
T.O.E.W.-TOP OF EXISTING WALL

31 Retaining Wall Section
1/2"=1'



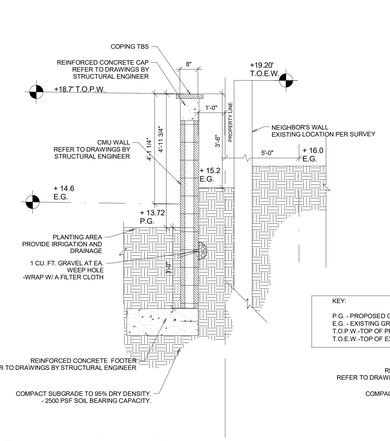
KEY:
NOTE:
P.G. - PROPOSED GRADE
E.G. - EXISTING GRADE
T.O.P.W.-TOP OF PROPOSED WALL
T.O.E.W.-TOP OF EXISTING WALL

NOTE:
FRONT SIDE WALL SHALL COMPLY W/12-263 (A)(3) SOLID MATERIAL

NOTE:
ALL SITE WALLS SHALL COMPLY WITH SEC. 12-263 (A) (1) (a)

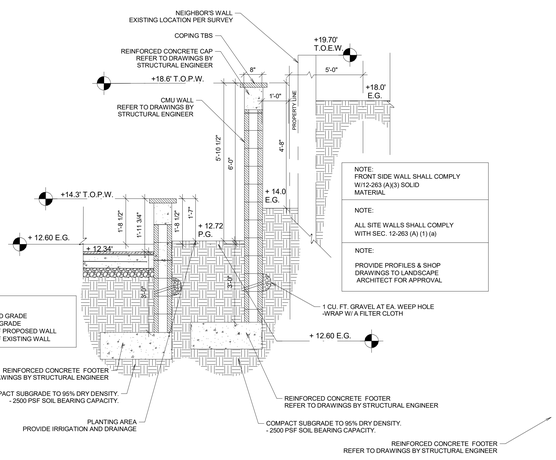
NOTE:
PROVIDE PROFILES & SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL

32 Retaining Wall Section
1/2"=1'



KEY:
P.G. - PROPOSED GRADE
E.G. - EXISTING GRADE
T.O.P.W.-TOP OF PROPOSED WALL
T.O.E.W.-TOP OF EXISTING WALL

33 Raised Planter Section
1/2"=1'



NOTE:
FRONT SIDE WALL SHALL COMPLY W/12-263 (A)(3) SOLID MATERIAL

NOTE:
ALL SITE WALLS SHALL COMPLY WITH SEC. 12-263 (A) (1) (a)

NOTE:
PROVIDE PROFILES & SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL

KEY:
P.G. - PROPOSED GRADE
E.G. - EXISTING GRADE
T.O.P.W.-TOP OF PROPOSED WALL
T.O.E.W.-TOP OF EXISTING WALL

34 Raised Planter Section
1/2"=1'

NOTE:
FRONT SIDE WALL SHALL COMPLY W/12-263 (A)(3) SOLID MATERIAL

NOTE:
ALL SITE WALLS SHALL COMPLY WITH SEC. 12-263 (A) (1) (a)

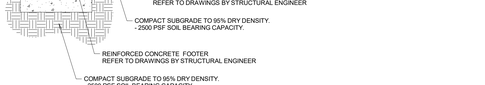
NOTE:
PROVIDE PROFILES & SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL

KEY:
P.G. - PROPOSED GRADE
E.G. - EXISTING GRADE
T.O.P.W.-TOP OF PROPOSED WALL
T.O.E.W.-TOP OF EXISTING WALL

35 Raised Planter Section
1/2"=1'

KEY:
P.G. - PROPOSED GRADE
E.G. - EXISTING GRADE
T.O.P.W.-TOP OF PROPOSED WALL
T.O.E.W.-TOP OF EXISTING WALL

36 Raised Planter Section
1/2"=1'



KEY:
P.G. - PROPOSED GRADE
E.G. - EXISTING GRADE
T.O.P.W.-TOP OF PROPOSED WALL
T.O.E.W.-TOP OF EXISTING WALL

NOTE:
FRONT SIDE WALL SHALL COMPLY W/12-263 (A)(3) SOLID MATERIAL

NOTE:
ALL SITE WALLS SHALL COMPLY WITH SEC. 12-263 (A) (1) (a)

NOTE:
PROVIDE PROFILES & SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL

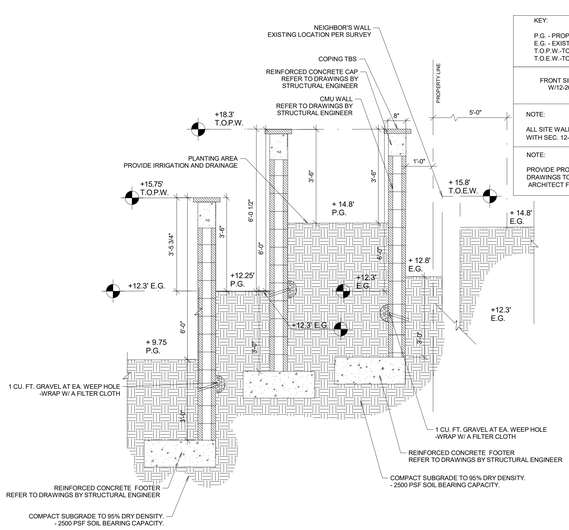
37 Raised Planter Section
1/2"=1'

NOTE:
FRONT SIDE WALL SHALL COMPLY W/12-263 (A)(3) SOLID MATERIAL

NOTE:
ALL SITE WALLS SHALL COMPLY WITH SEC. 12-263 (A) (1) (a)

NOTE:
PROVIDE PROFILES & SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL

38 Retaining Wall Section
1/2"=1'



KEY:
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T.O.P.W.-TOP OF PROPOSED WALL
T.O.E.W.-TOP OF EXISTING WALL

NOTE:
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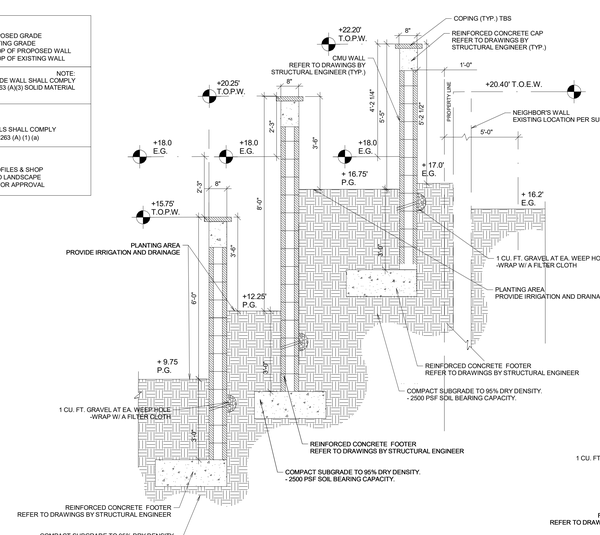
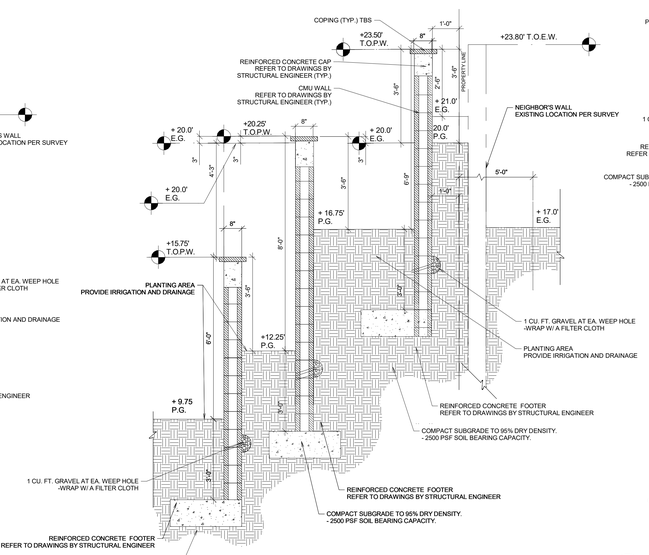
NOTE:
ALL SITE WALLS SHALL COMPLY WITH SEC. 12-263 (A) (1) (a)

NOTE:
PROVIDE PROFILES & SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL

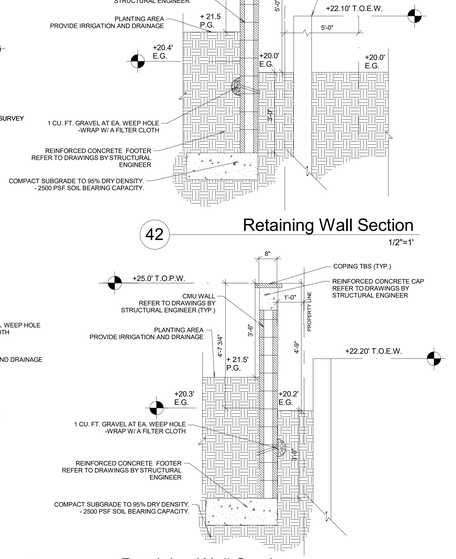
39 Retaining Wall Section
1/2"=1'



40 Retaining Wall Section
1/2"=1'



41 Raised Planter Section
1/2"=1'



42 Retaining Wall Section
1/2"=1'

43 Retaining Wall Section
1/2"=1'

SITE PLAN APPLICATION

CHATEAU DE LA DUCHESS
925 HILLSBORO MILE
HILLSBORO BEACH,
FLORIDA

REVISIONS

#	DESCRIPT	DATE	BY

Shane Ames - Architect
Ames
INTERNATIONAL ARCHITECTURE
ADDRESS - HISTORIC DELRAY PARK PROFESSIONAL DISTRICT 2918 DIXIE BAILEY RD BEACH, FLORIDA 33444 PHONE - (561)716-6444 LIC. (561)716-6444

SITE WALL SECTIONS

DRAWN: Author
CHECKED: Checker
DATE: 02/10/2021
SCALE: 1/2" = 1'-0"
JOB NO.: 19-4865
SHEET: **A-22.2**
OF # SHEETS

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North

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

DRAINAGE STRUCTURES

D-1 NYOPLAST IN LINE DRAIN W/12" STANDARD GRATE W/BAFFLE
TOP = 21.90' NAVD
W INV = 10.25' NAVD

D-2 NYOPLAST IN LINE DRAIN W/12" STANDARD GRATE W/BAFFLE
TOP = 16.25' NAVD
E INV = 10.25' NAVD

D-3 NYLOPLAST IN LINE DRAIN W/12" STANDARD GRATE W/BAFFLE
TOP = 9.67' NAVD
W INV = 7.00' NAVD

D-4 NYLOPLAST DRAIN BASIN W/12" STANDARD GRATE W/BAFFLE
TOP = 9.80' NAVD
W INV = 6.00' NAVD
E INV = 6.10' NAVD

D-5 NYLOPLAST DRAIN BASIN W/15" STANDARD GRATE W/BAFFLE
TOP = 9.71' NAVD
W INV = 6.57' NAVD
E INV = 6.00' NAVD
TOP OF WEIR = 8.00' NAVD

D-6 11 LF TRAFFIC BEARING TRENCH DRAIN W/6" GRATE
TOP = 9.75' NAVD
INV = 6.29' NAVD

D-7 ADS IN LINE DRAIN W/12" STANDARD GRATE
TOP = 6.50' NAVD
E INV = 3.90' NAVD

D-8 ADS IN LINE DRAIN W/8" DOME GRATE
TOP = 13.72' NAVD
W INV = 11.72' NAVD

D-9 NYOPLAST DRAIN BASIN W/8" DOME GRATE
TOP = 13.72' NAVD
E INV = 8.00' NAVD

D-10 NYLOPLAST DRAIN BASIN W/12" STANDARD GRATE
TOP = 9.20' NAVD
S INV = 7.20' NAVD
E INV = 7.30' NAVD

D-11 NYLOPLAST DRAIN BASIN W/12" STANDARD GRATE
TOP = 10.25' NAVD
NE INV = 6.96' NAVD
S INV = 6.86' NAVD

D-12 NYLOPLAST DRAIN BASIN W/12" STANDARD GRATE
TOP = 10.25' NAVD
SE INV = 6.38' NAVD
N INV = 6.48' NAVD

D-13 ADS IN LINE DRAIN W/8" DOME GRATE
TOP = 13.72' NAVD
W INV = 9.74' NAVD

D-14 ADS IN LINE DRAIN W/8" DOME GRATE
TOP = 13.72' NAVD
W INV = 8.44' NAVD
E INV = 8.54' NAVD

D-15 NYLOPLAST DRAIN BASIN W/15" STANDARD GRATE
TOP = 9.20' NAVD
W INV = 6.08' NAVD
E INV = 7.20' NAVD
NW INV = 6.16' NAVD

D-16 NYLOPLAST DRAIN BASIN W/12" STANDARD GRATE W/BAFFLE
TOP = 9.70' NAVD
W INV = 5.00' NAVD
E INV = 5.24' NAVD

D-17 NYLOPLAST DRAIN BASIN W/12" STANDARD GRATE W/BAFFLE
TOP = 9.90' NAVD
N INV = 4.35' NAVD
E INV = 5.00' NAVD
TOP OF WEIR = 7.00' NAVD

D-18 ADS IN LINE DRAIN W/12" STANDARD GRATE
TOP = 5.80' NAVD
S INV = 4.13' NAVD

D-19 NYOPLAST IN LINE DRAIN W/12" STANDARD GRATE W/BAFFLE
TOP = 21.90' NAVD
W INV = 10.25' NAVD

D-20 NYOPLAST IN LINE DRAIN W/12" STANDARD GRATE W/BAFFLE
TOP = 16.25' NAVD
E INV = 10.25' NAVD

D-21 NYLOPLAST IN LINE DRAIN W/12" STANDARD GRATE
TOP = 9.67' NAVD
W INV = 7.00' NAVD

D-22 NYLOPLAST DRAIN BASIN W/12" STANDARD GRATE W/BAFFLE
TOP = 9.80' NAVD
W INV = 6.00' NAVD
E INV = 6.10' NAVD

D-23 NYLOPLAST DRAIN BASIN W/15" STANDARD GRATE W/BAFFLE
TOP = 9.71' NAVD
W INV = 6.57' NAVD
E INV = 6.00' NAVD
TOP OF WEIR = 8.00' NAVD

D-24 11 LF TRAFFIC BEARING TRENCH DRAIN W/6" GRATE
TOP = 9.75' NAVD
INV = 6.29' NAVD

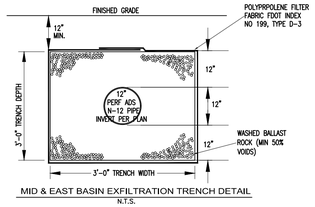
D-25 ADS IN LINE DRAIN W/12" SOLID CAP
TOP = 13.50' NAVD
W INV = 4.51' NAVD
E INV = 4.51' NAVD

D-26 ADS IN LINE DRAIN W/12" STANDARD GRATE
TOP = 6.50' NAVD
E INV = 3.90' NAVD

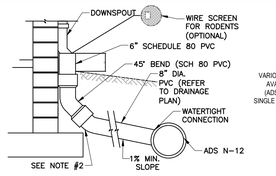
D-27 23 LF TRAFFIC BEARING TRENCH DRAIN W/6" GRATE
TOP = 9.00' NAVD
INV = 7.50' NAVD

D-28 ADS IN LINE DRAIN W/12" SOLID CAP
TOP = 10.20' NAVD
W INV = 4.51' NAVD
E INV = 4.51' NAVD

DRAINAGE DETAILS

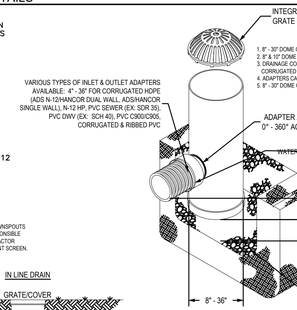


MID & EAST BASIN EXFILTRATION TRENCH DETAIL
N.T.S.



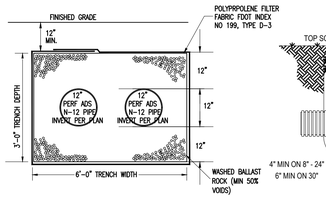
DOWNSPOUT COLLECTOR DETAIL
NTS

1. PIPE MUST BE SCHEDULE 80 PVC.
2. THE DOWNSPOUT COLLECTOR DRAIN SHALL BE INSTALLED BEFORE THE DOWNSPOUTS ARE INSTALLED ON THE BUILDING. SITEWORK CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK TO AND INCLUDING THE RODENT SCREEN. BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONNECTION AT THE POINT OF THE RODENT SCREEN.

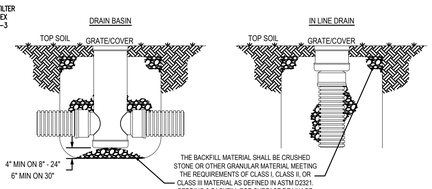


NYLOPLAST DRAIN BASIN WITH DOME GRATE
NTS

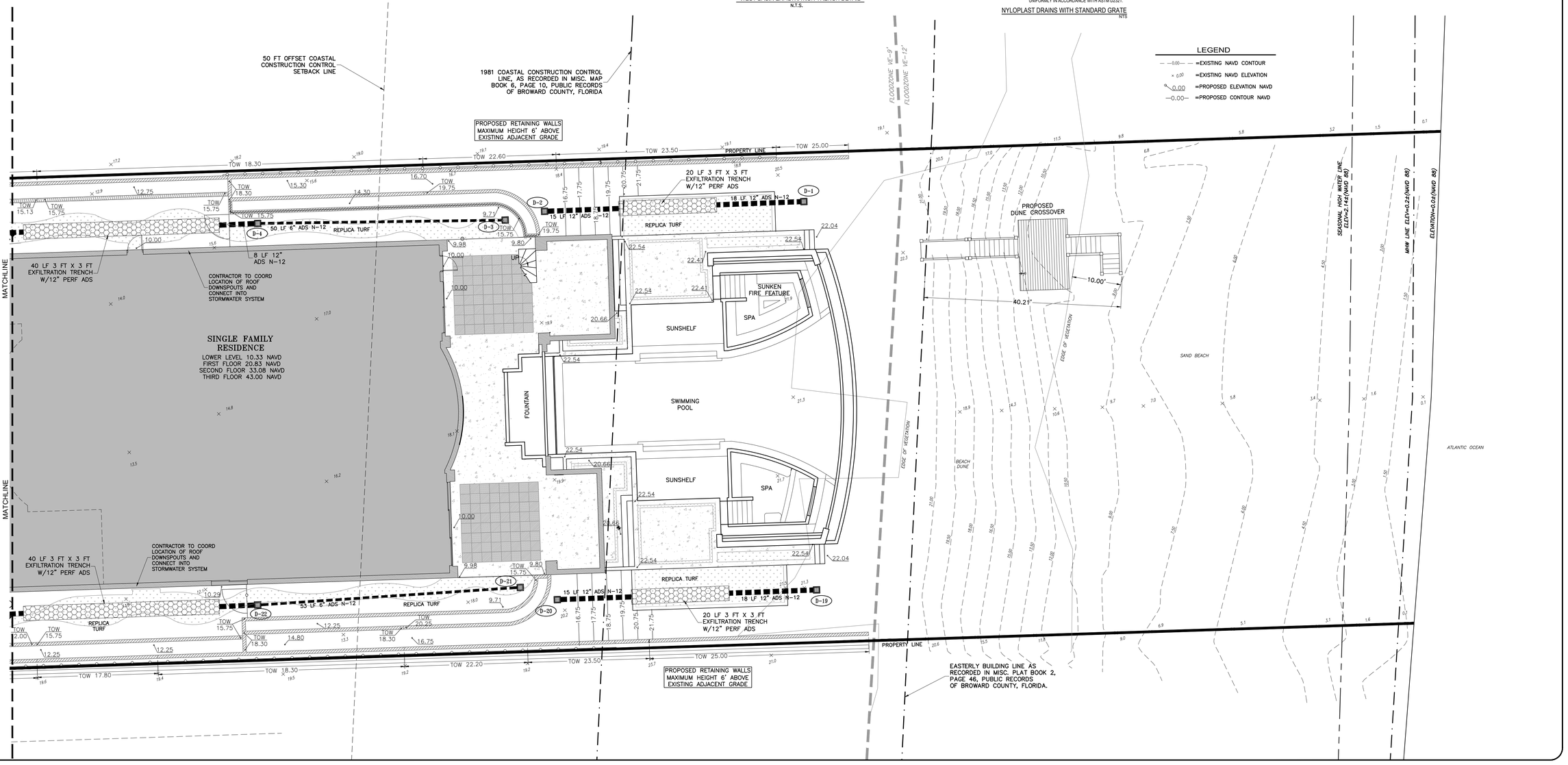
1. 8" - 30" DOME GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2. 8" & 10" DOME GRATES FIT ONTO THE DRAIN BASINS WITH THE USE OF A PVC BODY TOP.
3. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 36").
4. ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°.
5. 8" - 30" DOME GRATES HAVE NO LOAD RATING.



WEST BASIN EXFILTRATION TRENCH DETAIL
N.T.S.



NYLOPLAST DRAINS WITH STANDARD GRATE
NTS



DATE	REVISION	MARK
12/20/2021	REVISIONS TO SITE WALLS PER COMMENTS	1
2/11/2022	REVISIONS TO SITE WALLS PER COMMENTS	2

DRAWING 20050MAIN
DESIGNED W.P.S.
DRAWN K.M.B.
CHECKED W.P.S.
SCALE 1"=10'
DATE 11/9/2021

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SCHULKE, BITTLE & STODDARD, L.L.C.
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CERTIFICATION OF AUTHORIZATION NO.: 00008668
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

SITE PLAN EAST

PROPOSED OCEANFRONT RESIDENCE FOR:
925 LAND TRUST
925 HILLSBORO MILE
HILLSBORO BEACH, FL

ENGINEER CERTIFICATION
☐ JOSEPH W. SCHULKE FL. REG. NO. 47048
☐ JOOAH B. BITTLE FL. REG. NO. 57396
☐ WILLIAM P. STODDARD FL. REG. NO. 57605

DATE:

SHEET C2

PROJECT NO. 20-050

North

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

LEGAL DESCRIPTION

THE NORTH 100 FEET OF THE SOUTH 625.00 FEET OF GOVERNMENT LOT 5, SECTION 20, TOWNSHIP 48 SOUTH, RANGE 43 EAST; SAID LAND LYING, SITUATE AND BEING IN BROWARD COUNTY, FLORIDA.

SITE MAP

SITE DATA

OWNERS	925 LAND TRUST 3020 N MILITARY TRAIL, #275 BOCA RATON, FL 33431
ENGINEER/AGENT	SCHULKE, BITTLE & STODDARD LLC C/O WILLIAM P STODDARD Ph. D., P.E. 1717 INDIAN RIVER BLVD SUITE 201 VERO BEACH, FL 32960 (772) 770-9622
SURVEYOR	MERIDIAN LAND SURVEYORS 1717 INDIAN RIVER BLVD, SUITE 201 VERO BEACH, FL 32960 (772) 794-1213
SITE ADDRESS	925 HILLSBORO MILE HILLSBORO BEACH, FL
PARCEL ID#s	4843-20-00-0400
F.I.R.M. PANEL	1200400189 H, DATED AUGUST 18, 2014
FLOOD ZONES	X, AE-5', VE-9' & VE-12'

LEGEND

× 5.00 =EXISTING NAVD ELEVATION
5.00 =PROPOSED ELEVATION NAVD
—5.00— =PROPOSED CONTOUR NAVD

PLANS IN COMPLIANCE WITH SECTION 3-9 REQUIREMENTS FOR MARINE TURTLE

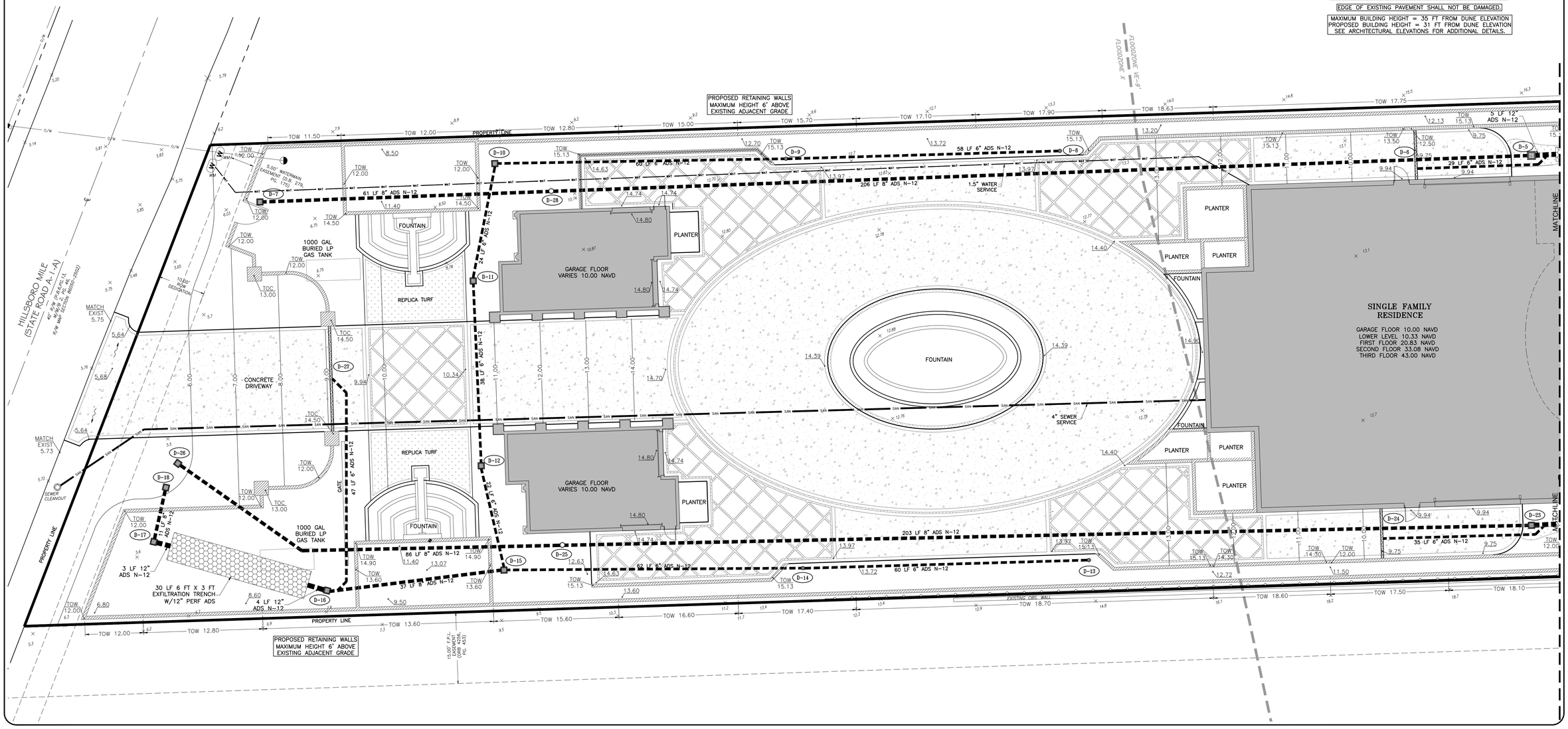
ALL MECHANICAL EQUIPMENT SHALL COMPLY WITH 12-124(B)-(1)&(2)

ALL SITE WALLS SHALL COMPLY WITH SEC.12-263(A)(1)(a) & 12-263(A)(3)

SYNTHETIC TURF SPECIFIED IN LANDSCAPE PLANS IS PERMEABLE AND DOES NOT COMPROMISE DRAINAGE DESIGN.

EDGE OF EXISTING PAVEMENT SHALL NOT BE DAMAGED.

MAXIMUM BUILDING HEIGHT = 35 FT FROM DUNE ELEVATION
PROPOSED BUILDING HEIGHT = 31 FT FROM DUNE ELEVATION
SEE ARCHITECTURAL ELEVATIONS FOR ADDITIONAL DETAILS.



MARK	REVISION	DATE
1	REVISIONS TO SITE WALLS PER COMMENTS	12/20/2021
2	REVISIONS TO SITE WALLS PER COMMENTS	2/11/2022

DRAWING 2005DMAIN
DESIGNED W.P.S.
DRAWN K.M.B.
CHECKED W.P.S.
SCALE 1"=10'
DATE 11/9/2021

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SITE PLAN
WEST

PROPOSED OCEANFRONT RESIDENCE FOR:
925 LAND TRUST
925 HILLSBORO MILE
HILLSBORO BEACH, FL

ENGINEER CERTIFICATION
☐ JOSEPH W. SCHULKE FL. REG. NO. 47048
☐ JODAH B. BITTLE FL. REG. NO. 57396
☐ WILLIAM P. STODDARD FL. REG. NO. 57605

DATE:

SHEET
C1

PROJECT NO.
20-050

North

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

THREE STORY C.B.S. RESIDENCE

48.88'

931 THREE STORY C.B.S. RESIDENCE

49.07'

SWIMMING POOL

SPA

WOOD DECK

1078.89'

S02°46'54"W

2 STORY C.B.S. RESIDENCE #927

30.04'

*PER SEC.12-262 CHIMNEYS AND UNENCLOSED BALCONIES MAY HAVE A PROJECTION NOT TO EXCEED 4 FEET INTO THE FRONT AND SIDE YARDS. BALCONIES MAY HAVE ROOFS BUT SHALL NOT BE SCREENED OR ENCLOSED

48.67' SEAWARDMOST LIMIT SWIMMING POOL SHELL

50 FT OFFSET COASTAL CONSTRUCTION CONTROL SETBACK LINE

FLOODZONE VE-9'

FLOODZONE X

FLOODZONE AE-5'

FLOODZONE X

S88°09'25"W

PROPERTY LINE

MEAN HIGH WATER LINE ELEV.=0.31' NAVD LOCATED 5/17/2019

S37°25'E 109.6'

HILLSBORO RIVER INTRACOASTAL WATERWAY

HILLSBORO MILE (STATE ROAD A-1-A)

80' R/W PER FACTS 40' R/W PER SR A-1-A R/W MAP SECTION 86060-2501

N37°25'W 109.6'

SEAWALL

SEAWALL LINE

60.00' EASEMENT FOR PUBLIC ROAD & OTHER APPROPRIATE PURPOSES, AS CONVEYED TO THE PUBLIC, ON EACH SIDE, O.R.B. 12637, Pg.514 OF 517

74.62'

PROPERTY LINE

N88°09'25"E 468.79'

PROPERTY LINE

5.00 FT DRIVEWAY SETBACK

15.00 FT SIDE SETBACK

15.58'

15.45'

65.00'

GARAGE

GARAGE

SINGLE FAMILY RESIDENCE

3.50'

3.50'

50 FT OFFSET SETBACK FROM E.C.L. (TYP.)

5.00' WATERMAIN EASEMENT (O.R. 279, PG. 175)

16.02'

5.55'

15.00 F.P.L. EASEMENT (O.R. 42296 PG. 453)

S88°09'25"W 499.64

CBS. WALL

S88°11'41"W 589.34'

PROPERTY LINE

N:702480.967
E:957578.683

133.6'

437'

104'± TO ELEVATION 0.0

PROPOSED DUNE CROSSOVER

4.00'

4.40'

10.00'

BEACH DUNE

SAND BEACH

SEASONAL HIGH WATER LINE ELEV=2.74'(NAVD 88)

MHW LINE ELEV=0.24'(NAVD 88)

ELEVATION=0.04'(NAVD 88)

ATLANTIC OCEAN

100.32'

S02°46'54"W

67.63'

57.84'

SWIMMING POOL

N:702478.740
E:957511.075

69.04'

107'± TO ELEVATION 9.6

EASTERLY BUILDING LINE AS RECORDED IN MISC. PLAT BOOK 2, PAGE 46, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

1981 COASTAL CONSTRUCTION CONTROL LINE, AS RECORDED IN MISC. MAP BOOK 6, PAGE 10, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

FLOODZONE VE-9'

FLOODZONE VE-9'

C.B.S. RESIDENCE #923

S02°46'54"W 205.75'

POOL UNDER CONST

SPA

C.B.S. RESIDENCE #921

44.12'

BALCONY

DRAWING 20050MAIN	MARK	REVISION	DATE
DESIGNED W.P.S.	1	REVISIONS TO SITE WALLS PER COMMENTS	12/20/2021
DRAWN K.M.B.	2	REVISIONS TO SITE WALLS PER COMMENTS	2/11/2022
CHECKED W.P.S.			
SCALE 1"=30'			
DATE 11/9/2021			

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OVERALL SITE PLAN

PROPOSED OCEANFRONT RESIDENCE FOR:
925 LAND TRUST
925 HILLSBORO MILE
HILLSBORO BEACH, FL

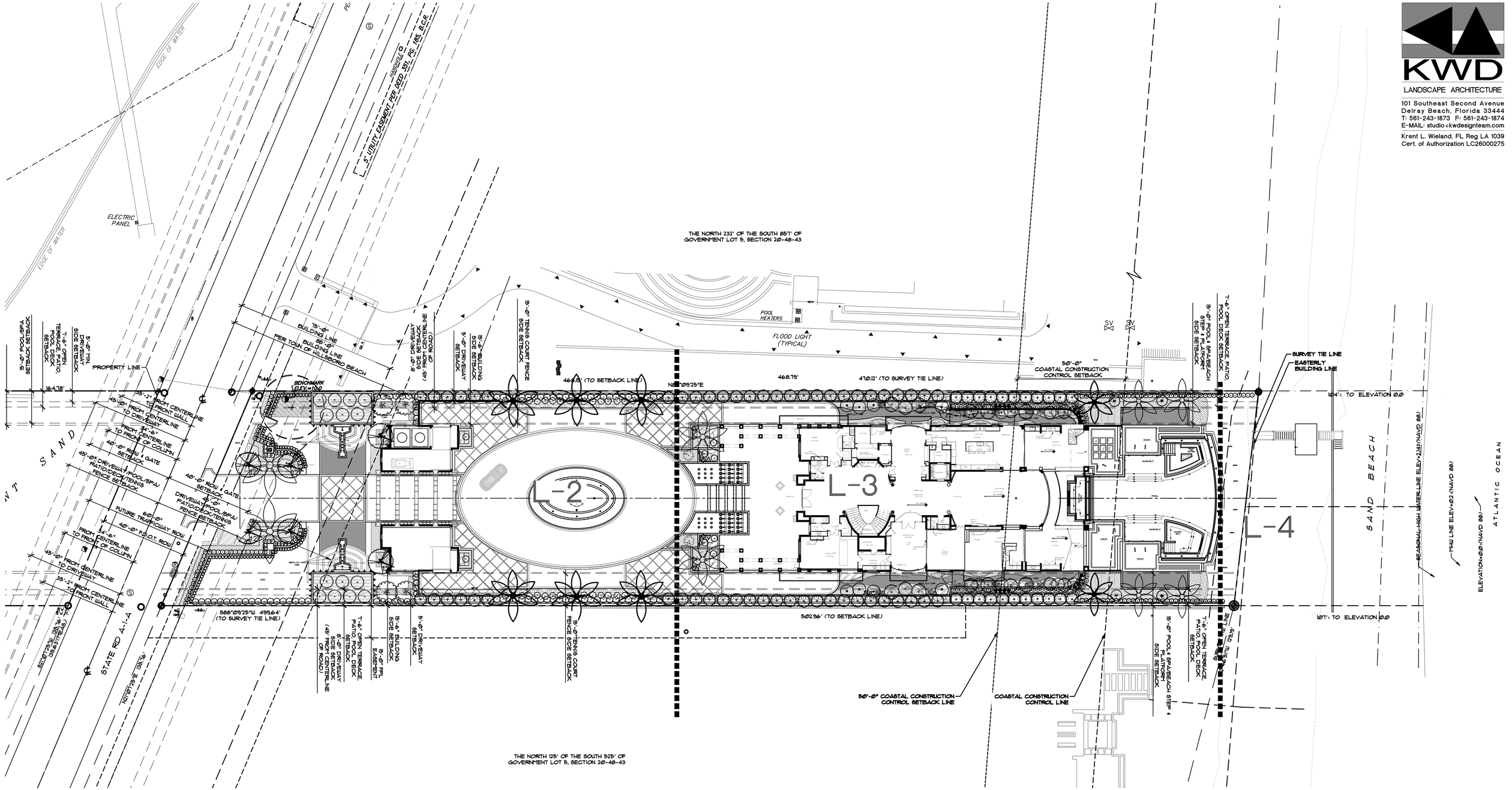
ENGINEER CERTIFICATION
- ☐ JOSEPH W. SCHULKE FL. REG. NO. 47048
- ☐ JODAH B. BITTLE FL. REG. NO. 57396
- ☐ WILLIAM P. STODDARD FL. REG. NO. 57605

DATE:

SHEET C3

PROJECT NO. 20-050

KWD
LANDSCAPE ARCHITECTURE
101 Southeast Second Avenue
Delray Beach, Florida 33444
T: 561-243-1873 F: 561-243-1674
E-MAIL: studio@kwdesignteam.com
Krent L. Wieland, FL Reg LA 1039
Cert. of Authorization LC26000275



LANDSCAPE PLANS ARE IN COMPLIANCE WITH CODE OF ORDINANCES OF TOWN OF HILLSBORO BEACH FL AND BROWARD COUNTY

925 Land Trust

925 Hillsboro Mile
Hillsboro Beach, FL 33062

2022011©-REV. PER COMMENTS
20211220-FOR SUBMITTAL

ISSUE HISTORY

COMM NO.	19058R
PROJ MGR:	KDW
DRAWN BY:	KDW
CHECKED BY:	KW

DRAWING TITLE:
Landscape Overall Site Plan

Sheet
L-1

CAUTION: PLEASE NOTE

Contractor shall secure all permits required for the work from any state or local departments, utility companies or jurisdiction affected by the work. The Contractor shall have permits "in hand" prior to starting work. The Landscape Architect and/ or Owner shall bear no responsibility for work performed without permitted drawings. The Contractor shall be responsible for all changes to Work, at no additional cost to Owner, as a result of unauthorized work prior to receipt of permit.

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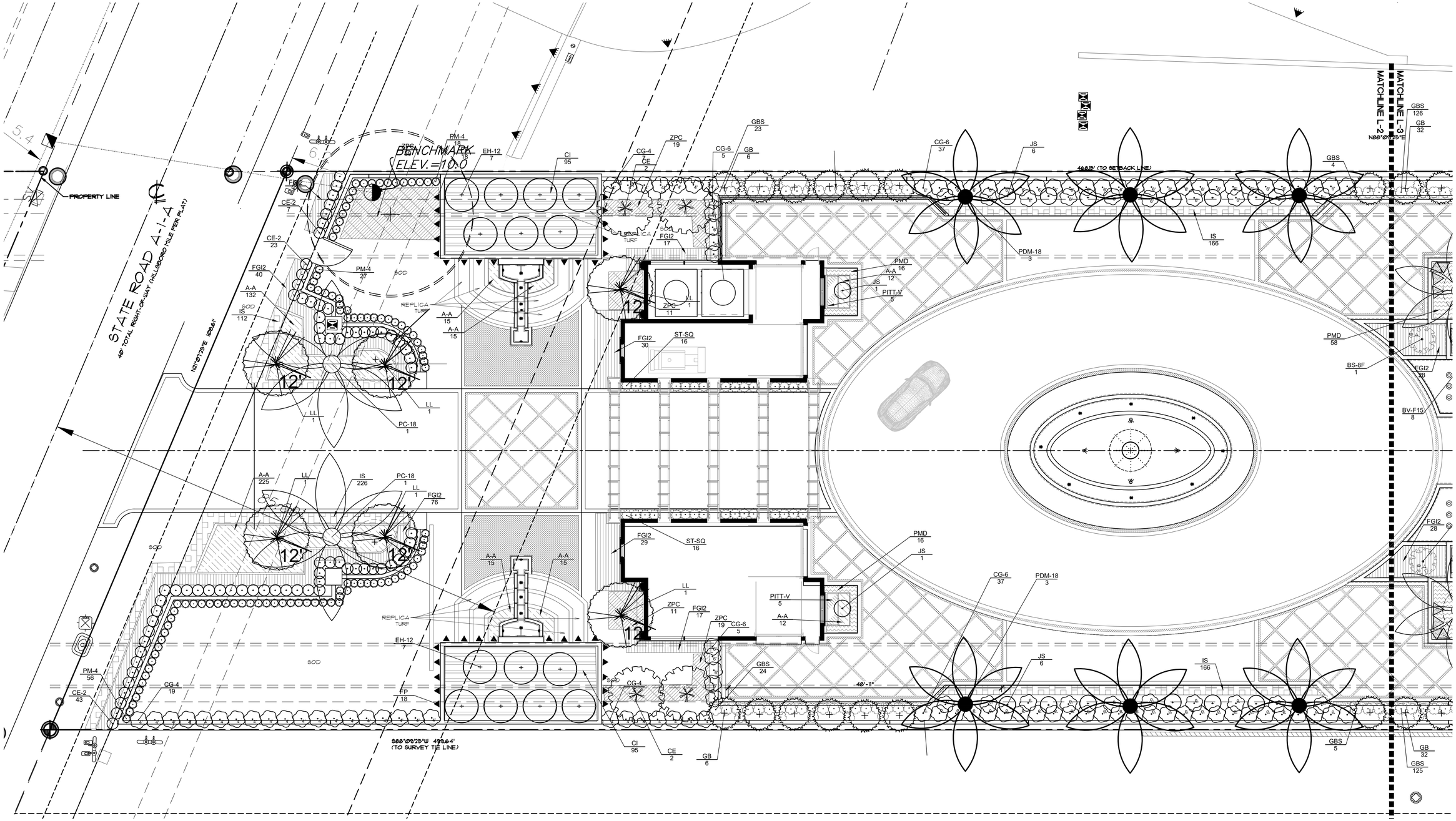
REVISED PER TOWN COMMENTS
2/11/2022
NOT FOR CONSTRUCTION

0 10 20 30 40 50
SCALE 1" = 20' 0"

NORTH



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925 Land Trust

925 Hillsboro Mile
Hillsboro Beach, FL 33062

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2021122©-FOR SUBMITTAL

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PROJ MGR:	KDW
DRAWN BY:	KDW
CHECKED BY:	KW

DRAWING TITLE:
Landscape Plans

Sheet
L-2

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REVISED PER TOWN COMMENTS
2/11/2022
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0 4 8 12 16 20
SCALE 1" = 8' 0"

NORTH

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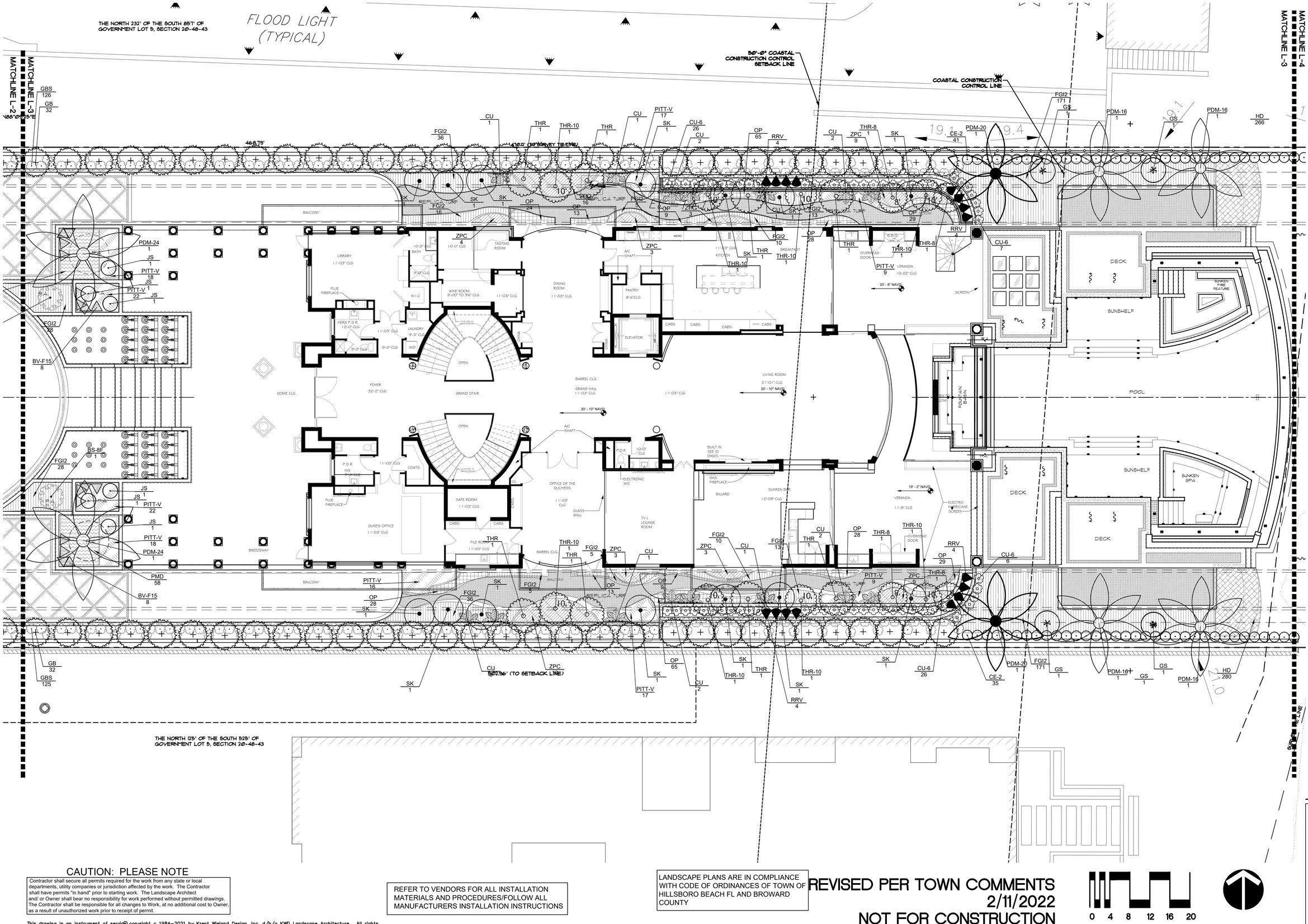

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2021122@-FOR SUBMITTAL

ISSUE HISTORY

COMM NO.	19058R
PROJ MGR:	KDW
DRAWN BY:	KDW
CHECKED BY:	KW

DRAWING TITLE:
Landscape Plans

Sheet
L-3

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REVISED PER TOWN COMMENTS
2/11/2022
NOT FOR CONSTRUCTION

0 4 8 12 16 20
SCALE 1" = 8' 0"

NORTH

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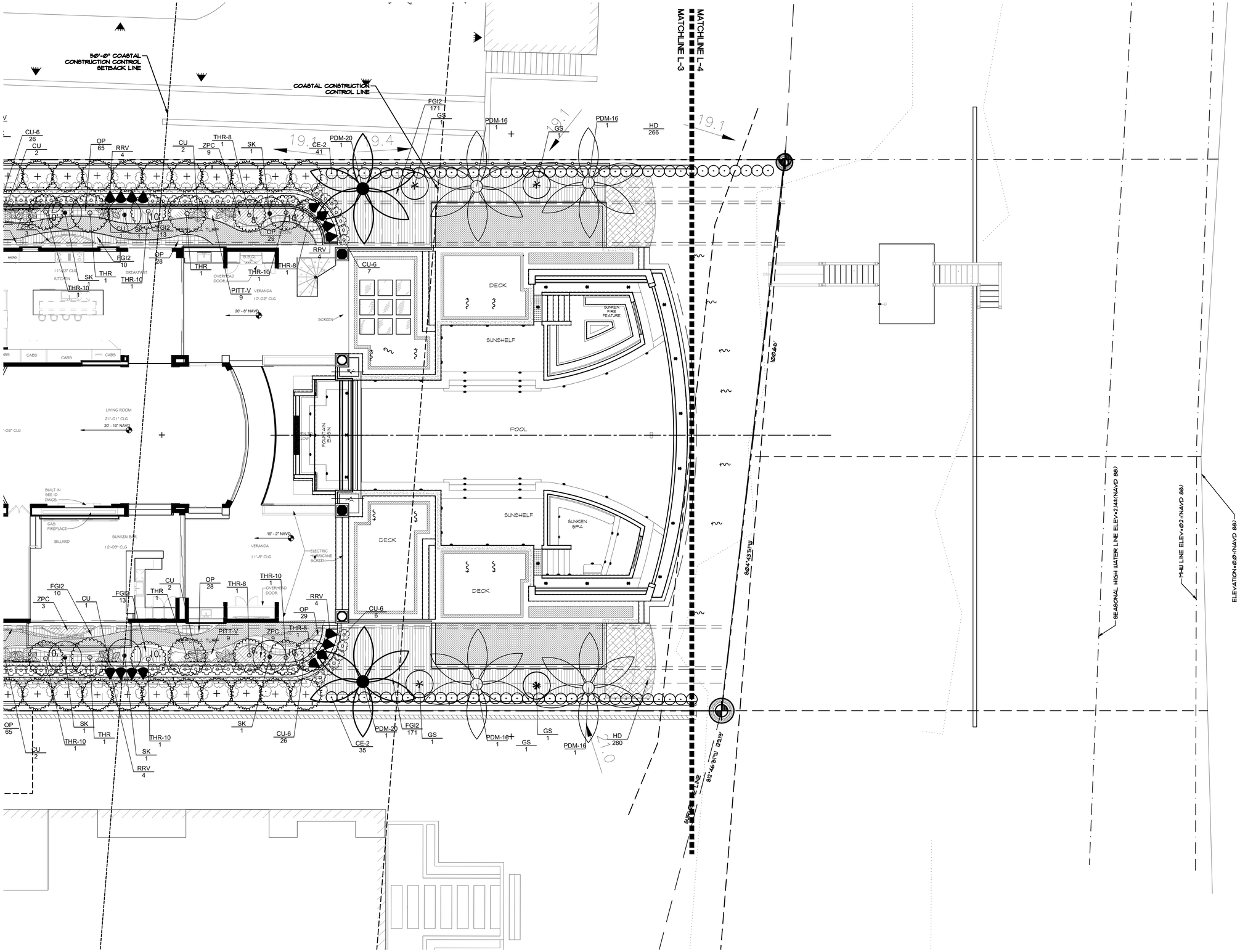

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REFER TO VENDORS FOR ALL INSTALLATION MATERIALS AND PROCEDURES/FOLLOW ALL MANUFACTURERS INSTALLATION INSTRUCTIONS

LANDSCAPE PLANS ARE IN COMPLIANCE WITH CODE OF ORDINANCES OF TOWN OF HILLSBORO BEACH FL AND BROWARD COUNTY

REVISED PER TOWN COMMENTS
2/11/2022
NOT FOR CONSTRUCTION

0 4 8 12 16 20
SCALE 1" = 8' 0"

NORTH

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LANDSCAPE ARCHITECTURE
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Delray Beach, Florida 33444
T: 561-243-1873 F: 561-243-1674
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Krent L. Wieland, FL Reg LA 1039
Cert. of Authorization LC26000275

925 Land Trust

925 Hillsboro Mile
Hillsboro Beach, FL 33062

20220110-REV. PER COMMENTS
20211220-FOR SUBMITTAL

ISSUE HISTORY

COMM NO.	19058R
PROJ MGR:	KDW
DRAWN BY:	KDW
CHECKED BY:	KW

DRAWING TITLE:
Landscape Plans

Sheet
L-4

PLANT SCHEDULE

	TREES	BOTANICAL / COMMON NAME	CONT	CAL. IN.	SIZE	SPREAD	QTY
N, DT	GB	Concocarpus erectus (columnar) / Green Buttonwood (columnar) Full, Dense, Symmetrical Foliage To Base, Unscarred Trunk, Columnar, MATCHING, PROVIDE PHOTOS TO LANDSCAPE ARCHITECTS FOR APPROVAL	B & B		14`	5`	76
N, DT	CE	Conocarpus erectus sericeus / Silver Buttonwood Full Dense Heads, Straight Undamaged Trunks, 4 1/2` of CT	B & B	2.5" Cal	12`-14`	5`-6`	4
DT	GS	Garcinia spicata / Garcinia Full, Dense Foliage To Base, Symmetrical Columnar Shape, PROVIDE PHOTOS TO LANDSCAPE ARCHITECT FOR APPROVAL.	Containerized		10` O.A.	4`-5`	5
N, DT	EH-12	Ilex x attenuata `Eagleston` / Eagleston Holly Dense symmetrical foliage to base, straight unscarred trunk	B & B		12` H	6`	14
N, DT	JS	Juniper chinensis 'Spartan' / Juniper Spartan Dense symmetrical foliage, straight trunk, 48" Box, PROVIDE PHOTOS TO LANDSCAPE ARCHITECT FOR APPROVAL	Containerized		12`	3`	20
DT	LL	Ligustrum lucidum / Glossy Privet Standard Multi Stem, Min. 3 Trunks, Heavy Caliper, Full, Dense, Symmetrical Canopy, Minimum 5` C.T., PROVIDE PHOTOS TO LANDSCAPE ARCHITECT FOR APPROVAL	B & B	3" Cal.	12` H	12`	6
DT	PDM-20	Phoenix dactylifera `Medjool` / Medjool Date Palm Classic Cut, Straight Trunk, Full Head, Heavy Caliper, AVAILABLE @ GROUNDWORKS #561-738-4880	B & B		20` CT	18`-22`	2
	PALM TREES	BOTANICAL / COMMON NAME	CONT	CAL. IN.	SIZE	SPREAD	QTY
DT	PC-18	Phoenix canariensis / Canary Island Date Palm Straight Trunk, Intact Fronds, Full head, MATCHING, AVAILABLE @ GROUNDWORKS #561-738-4880 PROVIDE PHOTOS TO LANDSCAPE ARCHITECT FOR APPROVAL.	B & B	30"	18` C.W.	20`	2
DT	PDM-24	Phoenix dactylifera `Medjool` / Medjool Date Palm Classic Cut, Straight Trunk, Full Head, Heavy Caliper, AVAILABLE @ GROUNDWORKS #561-738-4880 PROVIDE PHOTOS TO LANDSCAPE ARCHITECT FOR APPROVAL	B & B		24` CW		2
DT	PDM-16	Phoenix dactylifera 'Medjool' / Medjool Date Palm Straight Trunk, Full Head, Heavy Caliper, Diamond Shape Cut Trunk, SUBMIT PHOTO TO LANDSCAPE ARCHITECT FOR APPROVAL	B & B		16` C.T.		4
DT	PDM-18	Phoenix dactylifera 'Medjool' / Medjool Palm Straight, Unscarred Trunk, Full, Intact Fronds, Diamond Shape Cut Trunk, Heavy Caliper, AVAILABLE @ GROUNDWORKS #561-738-4880 SUBMIT PHOTO TO LANDSCAPE ARCHITECT FOR APPROVAL, MATCHING	B & B		18` C.W.		6
	SK	Satakentia liukiuensis / Satakentia Single, Full, Intact Foliage, PROVIDE PHOTOS TO LANDSCAPE ARCHITECT FOR APPROVAL	B & B		6`-8` CT		14
N, DT	THR-10	Thrinax radiata / Florida Thatch Palm - Single Straight, Unscarred Trunk, Full Head, Intact Fronds, Single, PROVIDE PHOTOS TO LANDSCAPE ARCHITECT FOR APPROVAL	B & B		10` H		8
N, DT	THR	Thrinax radiata / Florida Thatch Palm Straight, Unscarred Trunk, Full Head, MULTI STEM Intact Fronds, 8' CT, PROVIDE PHOTOS TO LANDSCAPE ARCHITECT FOR APPROVAL.	B & B		6` H		8
N, DT	THR-8	Thrinax radiata / Florida Thatch Palm Straight, Unscarred Trunk, Full Head, Intact Fronds, PROVIDE PHOTOS TO LANDSCAPE ARCHITECT FOR APPROVAL	B & B		8` H	5`-6`	4
	SHRUBS	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	NATIVE	QTY
N, DT	CG-6	Clusia guttifera / Small Leaf Clusia Full, Dense Foliage To Base	15 gal	6`	36"		84
N, DT	CG-4	Clusia guttifera / Small Leaf Clusia Dense Foliage, Full To Base	7 gal	4`	2.5`		33
N, DT	CU-6	Coccolobe uvifera x diversifolia / Hybrid Sea Plum Full to base, intact foliage of good color	Containerized	6`	2`		65
N, DT	CE-2	Concarpus erectus `sericeus` / Silver Buttonwood Full dense foliage to base, shear to 2`	Containerized	3`	24"		149
N, DT	GBS	Conocarpus erectus / Green Buttonwood Full dense foliage to base	Containerized	5`- 6`			307
	PM-4	Podocarpus macrophyllus maki / Shrubby Yew Full dense foliage to base, shear to 3` OA	Containerized	4`	20"		101
	ACCENTS	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	NATIVE	QTY
DT	BS-8F	Bougainvillea `Purple` / Purple Bougainvillea Stump Stump, Min. 4" Cal., Character, Full, Head, PROVIDE PHOTOS TO LANDSCAPE ARCHITECT FOR APPROVAL	Containerized	5`	5`		2
N, DT	CU	Coccoloba uvifera x diversifolia Espalier / Hybrid Sea Plum Espalier Full, Dense Foliage To Base, Remove from trellis and attach to wall, PROVIDE PHOTOS TO LANDSCAPE ARCHITECT FOR APPROVAL	Containerized	7-8`	5`		15
DT	ST-SQ	Sansevieria trifasciata `Silver Queen' / Silver Queen Sansevieria Full pot, shade grown, no burn	3 gal	3`	2`		32
	VINES	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	NATIVE	QTY
	BV-F15	Bougainvillea Vines / Bougainvillea Vines Vine on Trellis, Min 4 Runners, Remove Trellis and Hang Over Wall, 50% 'Barbara Karst', 50% 'Palm Beach Purple'	15 gal	6-7`	18"		16
DT	FP	Ficus pumila / Creeping Fig Full pots, plant as close to architecture as possible	3 gal	12"	12"		36
N, DT	RRV	Ipomoea pes-caprae / Railroad Vine Full Dense Foliage, Hang Over Wall	2 Gallon	4`	1`-2`		16

	SHRUB AREAS	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	NATIVE	SPACING	QTY
	A-A	Annuals SPP. To Be Determined BY Owner	3 gal				12" o.c.	441
N, DT	CI	Chrysobalanus icaco / Green Cocoplum Full dense foliage	3 gal	18"	18"		24" o.c.	190
DT	FGI2	Ficus microcarpa `Green Island` / Green Island Ficus Full, Dense Foliage To Base	3 gal	18"	18"		18" o.c.	767
N, DT	HD	Helianthus debilis / Beach/Dune Sunflower Full, Dense, Spreading Foliage	1 gal	8"	10"		8" o.c.	546
N, DT	IS	Ilex vomitoria `Schillings` / Dwarf Stokes Full, Dense Foliage To Base	3 gal	14"	12"		10" o.c.	670
	OP	Ophiopogon japonicus / Mondo Grass Full pots	1 gal	8"	10"		10" o.c.	340
DT	PITT-V	Pittosporum tobira `Variegata` / Variegated Pittosporum Full, Dense Foliage	3 gal	14"	16"		18" o.c.	159
	PMD	Podocarpus macrophyllus `Pringles` / Dwarf Shrubby Yew `Pringles` Full, Dense Foliage To Base	3 gal	12"	14"		14" o.c.	148
N, DT	ZPC	Zamia floridana / Coontie Full dense pots	3 gal	14"	20-24"	Yes	24" o.c.	165

SOD- St. Augustine 'Floratum' verify s.f. in field

MULCH - 'B' Grade Cypress Mucln verify c.y. in field

ROOT BARRIER - Provide 36" dp. Bio Barrier or equal at driveway/motor court for all trees and palms

DT = HIGHLY DROUGHT TOLERANT

N = NATIVE

NOTE:

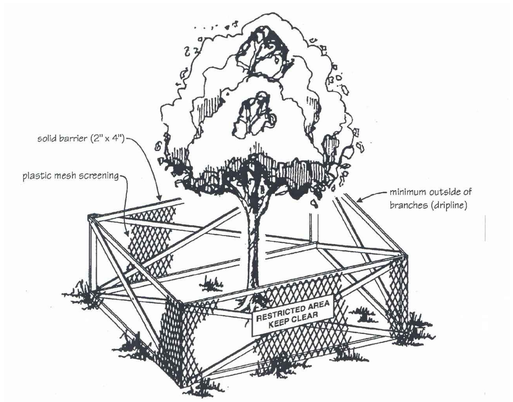
All living plant materials shall be irrigated with an automaticunderground irrigation system with rain sensor shut off device. System shall provide irrigation in a manner so as not to cause staining of structures and pavement, and shall provide one hundred (100) percent coverage with a minimum fifty (50) percent overlap or otherwise result in the effective irrigation of the landscaped area.

Final placement of trees and shrubs shall include consideration of the orientation of the lot as well as unique features found in each model and elevation in order to maximize shading of windows, walls, and A/C units to mitigate solar heat gain.

Design to follow Broward County's Naturescape guidelines and Florida Friendly Yards criteria.

NOTE:
TEST AND AMEND ALL SOILS AS NEEDED FOR OPTIMUM PLANT HEALTH.

NOTE: REMOVE ALL INVASIVE EXOTICS



TREE RETENTION DETAIL

TREE RETENTION:

Where trees are to be retained on a site, protection barriers must be installed as specified.

Trees inside the protection zone should be cared for throughout the contruction process, i.e., they must be watered sufficiently, particularly if a portion of the tree's root system has been disturbed by excavation.

CAUTION: PLEASE NOTE

Contractor shall secure all permits required for the work from any state or local departments, utility companies or jurisdiction affected by the work. The Contractor shall have permits "in hand" prior to starting work. The Landscape Architect and/ or Owner shall bear no responsibility for work performed without permitted drawings. The Contractor shall be responsible for all changes to Work, at no additional cost to Owner, as a result of unauthorized work prior to receipt of permit.

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REVISED PER TOWN COMMENTS
2/11/2022
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20220110-REV. PER COMMENTS
20211220-FOR SUBMITTAL
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DRAWN BY: KDW
CHECKED BY: KW

DRAWING TITLE:
Main House Landscape Schedule and Detail

Sheet
L-5

Specifications for Plant Installation

LANDSCAPE SPECIFICATIONS
Specifications for: _____
Job Location: _____
Revision May 18, 2005

1.0 GENERAL:

1.1 DESCRIPTION OF WORK:

A. Extent of landscape development work is shown on the Drawings and in the Schedules.

B. The work consists of furnishing all plants, materials, equipment, necessary specialties and labor required for the installation of plant and other materials as shown on the Drawings and/or in the Specifications.

C. Excavation, filling and grading required to establish elevations shown on the Drawings are not specified in this Section. Refer to earthwork Section.

1.2 REFERENCE PUBLICATIONS: The following standards form a part of the Specifications:

A. Florida Department of Agriculture "Grades and Standards for Nursery Plants", most recent edition.

B. American Joint Committee on Horticultural Nomenclature "Standardized Plant Names Dictionary"

C. "The Manual of Cultivated Plants" (L.H. Bailey 1949 edition).

D. The American Standard for Nursery Stock" (1973 edition).

1.3 INSTALLER QUALIFICATIONS:

A. The Contractor shall be regularly engaged in the installation of living plant material. Labor crews shall be controlled and directed by a landscape foreman well versed in landscape installation, plant materials, reading blueprints and coordination between the job and nursery and shall be able to communicate with the Owner and the Landscape Architect.

B. The Contractor shall be licensed and shall carry any necessary insurance and shall protect the Landscape Architect and Owner against all liabilities, claims or demands for injuries or damage to any person or property growing out of the performance of the work under this contract. All workers shall be covered by Workmen's Compensation Insurance.

1.4 SUBMITTALS:

A. Provide Certificate of Inspection of plant material as required by governing authorities. Comply with regulations applicable to landscape materials.

B. Before starting work, provide itemized price schedule of the work to be performed, availability issues and certificates of insurance to the Landscape Architect for transmittal to the Owner.

C. Label at least one tree and one shrub of each variety with a securely attached waterproof tag bearing legible identification of the botanical and common name.

D. Maintenance Instructions: Prior to end of the maintenance period, furnish three copies of written maintenance instructions to the Landscape Architect for transmittal to the Owner for maintenance and care of installed plants through their full growing season.

1.5 COORDINATION:

A. Coordinate and cooperate with other trades and contractors to enable the work to proceed as rapidly and efficiently as possible.

B. Irrigation work shall normally precede plant installation. Install trees, large B&B material, shrubs and ground cover plants before lawns are installed.

B. Commencement of Work: Landscape Contractor shall notify Landscape Architect at least 7 days in advance of scheduled commencement of work. Landscape Contractor shall review plans and/or field layouts with Landscape Architect at least 2 days prior to installation or on the site as needed.

1.6 INSPECTION OF SITE:

A. Prior to the award of the contract, the Contractor shall acquaint himself with all site conditions. Should utilities or other improvements not shown on the Drawings be found during excavations, Contractor shall promptly notify the Landscape Architect or Owner for instructions as to further action. Failure to do so will make Contractor liable for any and all damage arising from his operations subsequent to discovery of such utilities not shown on Drawings.

1.7 PROTECTION OF EXISTING PLANTS AND SITE CONDITIONS:

A. The Contractor shall provide, install and maintain the of necessary precautions to protect all persons and property, including the general public from harm or injury due to the work.

B. The Contractor shall take precautions to protect existing site conditions. Should damage be incurred, the Contractor shall repair the damage to its original condition at no additional charge.

1.8 CHANGES IN THE WORK:

A. The Owner reserves the right to substitute, add or delete any material or work as the work progresses. Adjustment to the Contract Sum shall be negotiated prior to execution. When unit prices have been established, they shall prevail.

1.9 OWNERS OBSERVATION:

A. The Landscape Architect or Owner assumes no responsibility in the supervision or inspection of the work involved in the execution of this contract beyond observation to insure, to the Owner's satisfaction, that the Drawings and Specifications are being properly interpreted. This observation and checking will not relieve the Contractor of any responsibility for the performance of his work in accordance with the Drawings and the Specifications (including planting depth or other deficiencies).

B. The Landscape Architect and Owner reserve the right to reject any portion of the work, material or workmanship which does not conform to the Contract Documents. Rejected work shall be removed and/or corrected at the earliest possible time and prior to final payment.

1.10 JOB CONDITIONS:

A. Obstructions: The Contractor shall exercise care in digging and other work so as not to damage existing work, including underground pipes, sprinklers, control cables and hydrants of watering systems. Should such overhead or underground obstruction be encountered which interferes with planting, the Landscape Architect shall be consulted and shall adjust the location of plants to clear such obstructions. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

B. After notice to proceed the contractor shall complete landscape work as rapidly as portions of site become available. Perform actual planting only when weather and soil conditions are suitable in accordance with locally accepted practice.

C. Coordinate landscape and planting work with the irrigation (sprinkler) system and sod installers landscape installer shall insure that no plantings will interfere with the proper functioning of the sprinkler system. Where circumstances seem to justify his doing so, the landscape installer shall point out to the irrigation installer situations where minor adjustment or relocation or addition of sprinkler heads may be most beneficial for the planting as a whole.

D. Irrigation- the Landscape contractor shall verify the installation of an automatic sprinkler system to cover 100% of the specified landscape areas including all planting islands, isolated beds and sodded areas.

E. Sight triangles: Check on adhere to local codes as a minimum all plant material located within a triangle (15'/4.572 meters) on 2 sides) formed by traffic intersection points shall be trimmed and maintained to provide a visual opening between 3' (.914m) and 6' (1.828m).

1.11 ACCEPTANCE:

A. Early acceptance of the work may be obtained for approved phases or when the time between commencement of the work and substantial completion exceeds 90 days (4) no fault of the contractor). Early acceptance of work requiring an inspection of the completed landscape work by the Landscape Architect and/or the Owner. Maintenance and guarantee periods for the phase or area shall commence with such early acceptance

C. Substantial Completion of the Work is the point in construction is sufficiently complete, in accordance with the Contract Documents and the Landscape Architects certification that the Owner can utilize the work as intended.

D. Final Completion is the completion of all work included in the Contract Documents except the Contractors responsibility to correct the work to the satisfaction of the Owner and the Landscape Architect.

1.12 CORRECTION OF THE WORK:

A. For a period of twelve months from the date of acceptance, all new plant materials except grass shall be alive and healthy, upright and in satisfactory growth for each specific kind of plant. There shall be no signs of nutrient deficiency, disease or insect infestations.

B. Plants which are rejected shall be replaced or corrected within two weeks of rejection. Replacement material shall be the same species, size and quality as called for in the Contract. A new correction of the work period of twelve months shall begin upon replacement and acceptance by the Landscape Architect of all replacement plants, this includes plants which are discovered at any time to have been planted at an improper depth.

C. The Installer shall repair damage to other plants or lawns during plant replacement at no cost to the Owner.

D. Plants which have been approved and subsequently die or are damaged by washout, wind storm, traffic, vandalism, or demonstrable failure of the Owner to maintain after Substantial Completion of the Work is not covered in this correction of the work provision

2.0 PRODUCTS

2.1 MATERIALS LIST:

A. Plant species and size shall conform with the Plant List and information noted on the Drawings.

B. The quantities given in the Plant List are intended for the convenience and as a guide for the bidder and does not relieve the bidder of his responsibility to do a comprehensive plant take off from the Drawings. Information on the drawings control.

2.2 PLANT MATERIALS:

A. All plant material shall be nursery grown unless otherwise noted. Plants shall be graded Florida No. 1 or better and shall be sized as outlined under Grades & Standards for Nursery Plants, State Plant Board of Florida. Coconut Palms shall be grown from certified seed

B. Collected material when specified or approved shall be in good health, free from disease, insect or weed infestation. Testing may be required at the discretion of the Landscape Architect and/or the Owner and shall be provided at no additional cost.

C. Plants materials must equal or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Those plants specified as specimens are to be approved by the Landscape Architect before being brought to the site. Unless otherwise noted on the drawings, these plants shall be Florida Fancy.

D. Height of plant materials shall be measured from the top of the ball to the top of the plant with branches (or fronds) in normal position. Their width shall be measured across the normal spread of the branches (or fronds). Clusters of palms, the main trunk shall meet the height requirement, and all other trunks shall be 3/4 or more of the required height unless otherwise noted on the drawings.

E. Plants that meet the height requirements, specified, but do not have the normal balance of height and spread typical for the respective plant, shall not be accepted.

F. Abbreviations on the Drawings are as follows:

B&B - Indicates field grown plant "balled and burlapped".
Cal - Indicates the caliper or diameter measured 6" (152.4 mm) above the soil line until 4" (88.4 mm) diameter then at 12" above the soil line.
CT - Indicates clear trunk measurement from top of ball to first branching.
CU - Indicates clear wood, in palms the distance from the soil line to the lowest living frond leaflobes.
DBH - Indicates the caliper or diameter measured 4 feet (122 meters) above the soil line
GW - Grey Wood, in palms, mature trunk from the ground to the base of the crown shaft.
OA - Indicates overall height from top of ball to the top of current season's growth or the last open frond in normal position in palms.
Spr. - Indicates spread or the average distance across the average diameter of the plant branching.

G. Plant materials in containers shall have a well established root system and shall not be root bound. All plant materials not in containers shall be balled and burlapped and dug with a firm natural ball of earth. Balls shall be firmly wrapped with burlap or similar biodegradable materials and bound with twine, cord or wire mesh. The minimum ball sizes will be in accordance with "Grades & Standards for Nursery Plants". No plant shall be accepted if the root ball has been cracked or broken. The balls of balled and burlapped plants which cannot be planted immediately on delivery shall be protected from drying winds and sun. Where symmetry is required, match plants used as nearly as possible to the satisfaction of the Landscape Architect.

F. Substitution: Plant substitution requests by the Contractor will be considered by the Landscape Architect only upon submission of proof that the plant is not obtainable in the type and size specified. Should the specified plant indeed not be available, the Landscape Architect shall determine the nearest equivalent replacement in an obtainable size and variety. The unit price of the substitute item shall not exceed the bid item replaced, without approval of the Owner.

2.3 PLANTING SOIL:
A. Planting soil for trees and shrubs shall be sandy loam and shall contain a 25% minimum amount of decomposed organic matter. Planting soil shall be free of clay, stones, plants, roots, and other foreign materials which might be a hindrance to planting operations or be detrimental to good plant growth. It shall have a pH between 6.0 and 7.0. Soil shall be delivered in a loose friable condition and applied in accordance with the planting specifications.

B. Palm planting soil shall consist of clean sand and back fill.

2.4 PEAT:
A. Peat shall be horticultural peat composed of not less than 60% decomposed organic matter by weight, on an oven dried basis. Peat shall be delivered to the site in a workable condition free from lumps.

2.5 WATER:
A. Water for planting will be available at the site and shall be provided by the Owner.

2.6 COMMERCIAL FERTILIZER:
A. Commercial fertilizer shall be an organic (8-4-12) fertilizer containing nitrogen, phosphoric acid and potash. Nitrogen shall be not less than 50% water insoluble. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Iron shall be in the chelated form, not be less than 2% and magnesium shall not be less than 4%. Fertilizers shall be delivered to the site unopened in original containers, each bearing the manufacturer's guaranteed analysis. Submit a copy of the manufacturer's guaranteed analysis and proof of delivery. Any fertilizer that becomes caked or otherwise damaged is unacceptable.

2.7 MISCELLANEOUS LANDSCAPE MATERIALS:
A. Mulch Except as otherwise specified, mulch shall be shredded cypress bark mulch -grade "A". It shall not contain sticks longer than 1 inch (25.4 mm) in diameter, stones or other foreign material that will prevent its eventual decay. This shall be applied to all planted areas where indicated so that, after installation, the mulch thickness will not be less than 3" (76.2 mm).

B. Gravel Mulch: Use only where specifically indicated on the plans of the size and type shown. Unless otherwise specified it shall be water-worn, hard, durable gravel, washed free of loam, sand, clay and other foreign substances. It shall be a minimum of 2" (44.2 mm) deep and shall be contained with gravel stops. It shall be a maximum of 1-1/2" (38.1 mm), a minimum of 3/4" (19 mm) and of a readily-available natural gravel color range.

C. Braces, Stakes and Guys: Provide braces, stakes and deadman of sound new hardwood or treated softwood, free of knot holes and other defects. Provide wire ties and guys of two-strand, twisted, pliable wire not less than 12 gauge. Provide guy wire not shorter than necessary cut to required lengths to protect tree trunks from damage by wires. Hose shall be not less than 1/2" (12.7 mm) dia. Rebar stakes shall not be used.

D. Microbial Additives: An approved inoculate blend containing a minimum of eight strains of endo and ecto mycorrhizae with a minimum of 1,000,000 and 100 million spores per pound respectively such as Mycostim by Organic Laboratories, Inc. and an approved inoculate blend containing a minimum of 45 beneficial soil bacteria including Trichoderm and Glocladium with a minimum concentration of 1000 billion CFU per pound such as FGA Plus by Organica, Inc. Apply at manufactures recommended rates. Material shall be delivered to the site unopened in original containers, each bearing the manufacturer's guaranteed analysis. Submit a copy of the manufacturer's guaranteed analysis and proof of delivery. Any inoculants that becomes caked or otherwise damaged is unacceptable and shall not be used.

3.0 EXECUTION

3.1 SITE PREPARATION:
A. Erosion Control: All erosion control measures are to be constructed to meet field conditions at the time of construction and prior to any grading or disturbances of existing surface material on site. All sediment will be prevented from entering any storm drainage system through the use of silt fences, straw bales, gravel, boards or other applicable methods. The Contractor shall be responsible for mitigating all sediment leaving the site and taking appropriate corrective measures. Sediment control measures shall be in working order after each day.

B. Rough Grading & Drainage: The Contractor shall verify all existing grades in the field and report any discrepancies immediately to the Landscape Architect. The Contractor shall be responsible for providing positive site drainage away from all structures including but not limited to planters, courtyard planting areas, hardscape surfaces and architectural elements. It shall be the General Contractors responsibility to provide drainage, proper swales, inlets/outlets and all water retention areas as required by applicable codes. Once grading operations are completed, all disturbed areas within or outside the limits of work, shall be stabilized by fine grading and seeding or mulching as directed by the Landscape Architect.

C. Fine Grading & Drainage. It shall be the responsibility of the Contractor to finish grade (min. 6" below adjacent FFE.). Finish grades in planting areas shall be one inch lower than adjacent paving and are to include two inches of mulching and four inches of planting soil. New earthwork shall blend smoothly into existing earthwork, and grades shall pitch evenly between spot grades. All planted areas must pitch to drain at a minimum slope of 1/4" per foot. Any discrepancies not allowing this to occur shall be reported to the Landscape Architect prior to continuing work.

D. Berming. Berming shall not be placed within 10' of any existing tree nor will it be allowed to encroach upon any utility, drainage, or maintenance easement. Berming shall not impede or obstruct any necessary swales needed to drain other areas for the property.

E. Removal of Rubbish: Should any objectionable materials such as stones or construction debris be encountered during planting operations, they shall be promptly removed from the site by the landscape installer.

3.2 PROTECTION OF PLANTS:
A. Root Protection: Balled and burlapped plants: plants designated "B&B" (balled and burlapped) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system, necessary for full recovery of plant. Balls shall be firmly wrapped with burlap or similar materials and bound with twine, cord, or wire mesh. All collected plants other than Cabbage Palms (Sabal palmetto) shall be balled and burlapped.

B. Container Grown Plants: Plants grown in containers will be accepted as "B&B", providing that all other specified requirements are met. Container grown plants shall meet plant sizes as specified on the plant list and on the Drawings, and shall not be governed by container sizes. Minimum root balls of container grown material shall be no more than 25% less proportionately than that stated in "Grades & Standards" for nursery plants. These plants shall have been grown in the container for a maximum of two years prior to installation and shall exhibit a fully developed root system throughout, when removed from the container. There shall be no circling roots.

C. Protection During Transporting: All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

D. Protection After Delivery: Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch, or other protection from the drying of wind and sun. All plants shall be watered as necessary until planted. Storage period shall not exceed 72 hours.

E. Protection of Palms (If Applicable): Only a minimum of fronds shall be removed from the crown of the palm trees to facilitate moving and handling. Cabbage Palms shall be "Hurricane Cut". Clear trunk shall be as specified after the minimum of fronds have been removed. Cabbage Palms shall be taken from moist, "black" growing areas. All burn marks on Cabbage Palm trunks shall be removed, however excessive grinding will not be accepted.

F. Protection During Planting: Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods.

G. Plants that show girdling or bark slippage or other damage are unacceptable.

3.3 PLANTING OPERATIONS:

A. Layout: Location for plants and outlines of areas to be planted are indicated on the Drawings. All plant locations shall be staked in the field by the Contractor, to the satisfaction of the Landscape Architect. Notify Landscape Architect and Owner for directions if installation requires the addition of soil over root balls or existing roots, or where construction or utilities below ground or overhead are encountered, or where changes have been made in the construction - DO NOT PROCEED - Necessary adjustments will be directed by the Landscape Architect.

B. All planting holes shall have straight, vertical sides and flat horizontal bottoms. The diameter of a hole shall not be less than twice the diameter of the root ball or 24 inches (609.6 mm) greater than the root ball whichever is smaller. The depth of a hole shall not be deeper than the root ball. The space around the root ball, within the hole, shall be filled with the specified planting soil. Air pockets shall be eliminated and the soil compacted by watering, insure that planting soil is thoroughly mixed with native soil.

C. All plants shall be installed in accordance with the best horticultural practice. Trees and shrubs, except as otherwise specified, shall be set in the proper amount of planting soil in the proper size of planting pit as specified above so that the top surface of the root ball will be flush with the final grade grade allowing for 2" (44.1 mm) of mulch. Insure adequate percolation. Set plants straight or plumb 4 faced, in locations shown on the Drawings. Do not distribute excess soil in the planting beds after bed plants have been installed.

D. Balled and burlapped plants are set with the bottom 1/3 of the planting pit backfilled with existing soil. Remove burlap, rope, wires, etc. from the top of the balls, but do not remove burlap from underneath. All material shall be biodegradable and no material shall encircle the trunk. Complete backfilling with planting soil, then thoroughly mix with native soil and water to remove voids. After planting has been completed, form a wall around each plant extending to the limits of the pit.

E. Container Grown Plants: Container grown plants shall when delivered have sufficient growth to hold earth intact when removed from container and shall not be root bound. Plant pits for container materials shall be formed flat on the bottom to avoid air pockets at the bottom of root balls and containers shall be removed carefully to prevent damage to plant or root system.

F. Backfilling: When the plant pit has been excavated as specified above and the plant has been set, the pit shall be backfilled with soil mix to which mycorrhizae and soil bacteria have been added at the manufactures recommended rates (see 2.7d). The following minimum rates of soil mix applyit one-half cubic yard per tree and one cubic yard per fifty shrubs or 2@0 sf. of planting bed area.

G. Setting Trees and Shrubs: Unless otherwise specified, all trees and shrubs shall be planted in pits, centered and at such depths that will be firmly supported with burlap or similar biodegradable materials and bound with twine, cord or wire mesh. The minimum ball sizes will be in accordance with "Grades & Standards for Nursery Plants". No plant shall be accepted if the root ball has been cracked or broken. The balls of balled and burlapped plants which cannot be planted immediately on delivery shall be protected from drying winds and sun. Where symmetry is required, match plants used as nearly as possible to the satisfaction of the Landscape Architect.

F. Substitution: Plant substitution requests by the Contractor will be considered by the Landscape Architect only upon submission of proof that the plant is not obtainable in the type and size specified. Should the specified plant indeed not be available, the Landscape Architect shall determine the nearest equivalent replacement in an obtainable size and variety. The unit price of the substitute item shall not exceed the bid item replaced, without approval of the Owner.

2.3 PLANTING SOIL:
A. Planting soil for trees and shrubs shall be sandy loam and shall contain a 25% minimum amount of decomposed organic matter. Planting soil shall be free of clay, stones, plants, roots, and other foreign materials which might be a hindrance to planting operations or be detrimental to good plant growth. It shall have a pH between 6.0 and 7.0. Soil shall be delivered in a loose friable condition and applied in accordance with the planting specifications.

B. Palm planting soil shall consist of clean sand and back fill.

2.4 PEAT:
A. Peat shall be horticultural peat composed of not less than 60% decomposed organic matter by weight, on an oven dried basis. Peat shall be delivered to the site in a workable condition free from lumps.

2.5 WATER:
A. Water for planting will be available at the site and shall be provided by the Owner.

2.6 COMMERCIAL FERTILIZER:
A. Commercial fertilizer shall be an organic (8-4-12) fertilizer containing nitrogen, phosphoric acid and potash. Nitrogen shall be not less than 50% water insoluble. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Iron shall be in the chelated form, not be less than 2% and magnesium shall not be less than 4%. Fertilizers shall be delivered to the site unopened in original containers, each bearing the manufacturer's guaranteed analysis. Submit a copy of the manufacturer's guaranteed analysis and proof of delivery. Any fertilizer that becomes caked or otherwise damaged is unacceptable.

2.7 MISCELLANEOUS LANDSCAPE MATERIALS:
A. Mulch Except as otherwise specified, mulch shall be shredded cypress bark mulch -grade "A". It shall not contain sticks longer than 1 inch (25.4 mm) in diameter, stones or other foreign material that will prevent its eventual decay. This shall be applied to all planted areas where indicated so that, after installation, the mulch thickness will not be less than 3" (76.2 mm).

B. Gravel Mulch: Use only where specifically indicated on the plans of the size and type shown. Unless otherwise specified it shall be water-worn, hard, durable gravel, washed free of loam, sand, clay and other foreign substances. It shall be a minimum of 2" (44.2 mm) deep and shall be contained with gravel stops. It shall be a maximum of 1-1/2" (38.1 mm), a minimum of 3/4" (19 mm) and of a readily-available natural gravel color range.

C. Braces, Stakes and Guys: Provide braces, stakes and deadman of sound new hardwood or treated softwood, free of knot holes and other defects. Provide wire ties and guys of two-strand, twisted, pliable wire not less than 12 gauge. Provide guy wire not lighter than necessary cut to required lengths to protect tree trunks from damage by wires. Hose shall be not less than 1/2" (12.7 mm) dia. Rebar stakes shall not be used.

D. Microbial Additives: An approved inoculate blend containing a minimum of eight strains of endo and ecto mycorrhizae with a minimum of 1,000,000 and 100 million spores per pound respectively such as Mycostim by Organic Laboratories, Inc. and an approved inoculate blend containing a minimum of 45 beneficial soil bacteria including Trichoderm and Glocladium with a minimum concentration of 1000 billion CFU per pound such as FGA Plus by Organica, Inc. Apply at manufactures recommended rates. Material shall be delivered to the site unopened in original containers, each bearing the manufacturer's guaranteed analysis. Submit a copy of the manufacturer's guaranteed analysis and proof of delivery. Any inoculants that becomes caked or otherwise damaged is unacceptable and shall not be used.

3.0 EXECUTION

3.1 SITE PREPARATION:
A. Erosion Control: All erosion control measures are to be constructed to meet field conditions at the time of construction and prior to any grading or disturbances of existing surface material on site. All sediment will be prevented from entering any storm drainage system through the use of silt fences, straw bales, gravel, boards or other applicable methods. The Contractor shall be responsible for mitigating all sediment leaving the site and taking appropriate corrective measures. Sediment control measures shall be in working order after each day.

B. Rough Grading & Drainage: The Contractor shall verify all existing grades in the field and report any discrepancies immediately to the Landscape Architect. The Contractor shall be responsible for providing positive site drainage away from all structures including but not limited to planters, courtyard planting areas, hardscape surfaces and architectural elements. It shall be the General Contractors responsibility to provide drainage, proper swales, inlets/outlets and all water retention areas as required by applicable codes. Once grading operations are completed, all disturbed areas within or outside the limits of work, shall be stabilized by fine grading and seeding or mulching as directed by the Landscape Architect.

C. Fine Grading & Drainage. It shall be the responsibility of the Contractor to finish grade (min. 6" below adjacent FFE.). Finish grades in planting areas shall be one inch lower than adjacent paving and are to include two inches of mulching and four inches of planting soil. New earthwork shall blend smoothly into existing earthwork, and grades shall pitch evenly between spot grades. All planted areas must pitch to drain at a minimum slope of 1/4" per foot. Any discrepancies not allowing this to occur shall be reported to the Landscape Architect prior to continuing work.

D. Berming. Berming shall not be placed within 10' of any existing tree nor will it be allowed to encroach upon any utility, drainage, or maintenance easement. Berming shall not impede or obstruct any necessary swales needed to drain other areas for the property.

E. Removal of Rubbish: Should any objectionable materials such as stones or construction debris be encountered during planting operations, they shall be promptly removed from the site by the landscape installer.

3.2 PROTECTION OF PLANTS:
A. Root Protection: Balled and burlapped plants: plants designated "B&B" (balled and burlapped) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system, necessary for full recovery of plant. Balls shall be firmly wrapped with burlap or similar materials and bound with twine, cord, or wire mesh. All collected plants other than Cabbage Palms (Sabal palmetto) shall be balled and burlapped.

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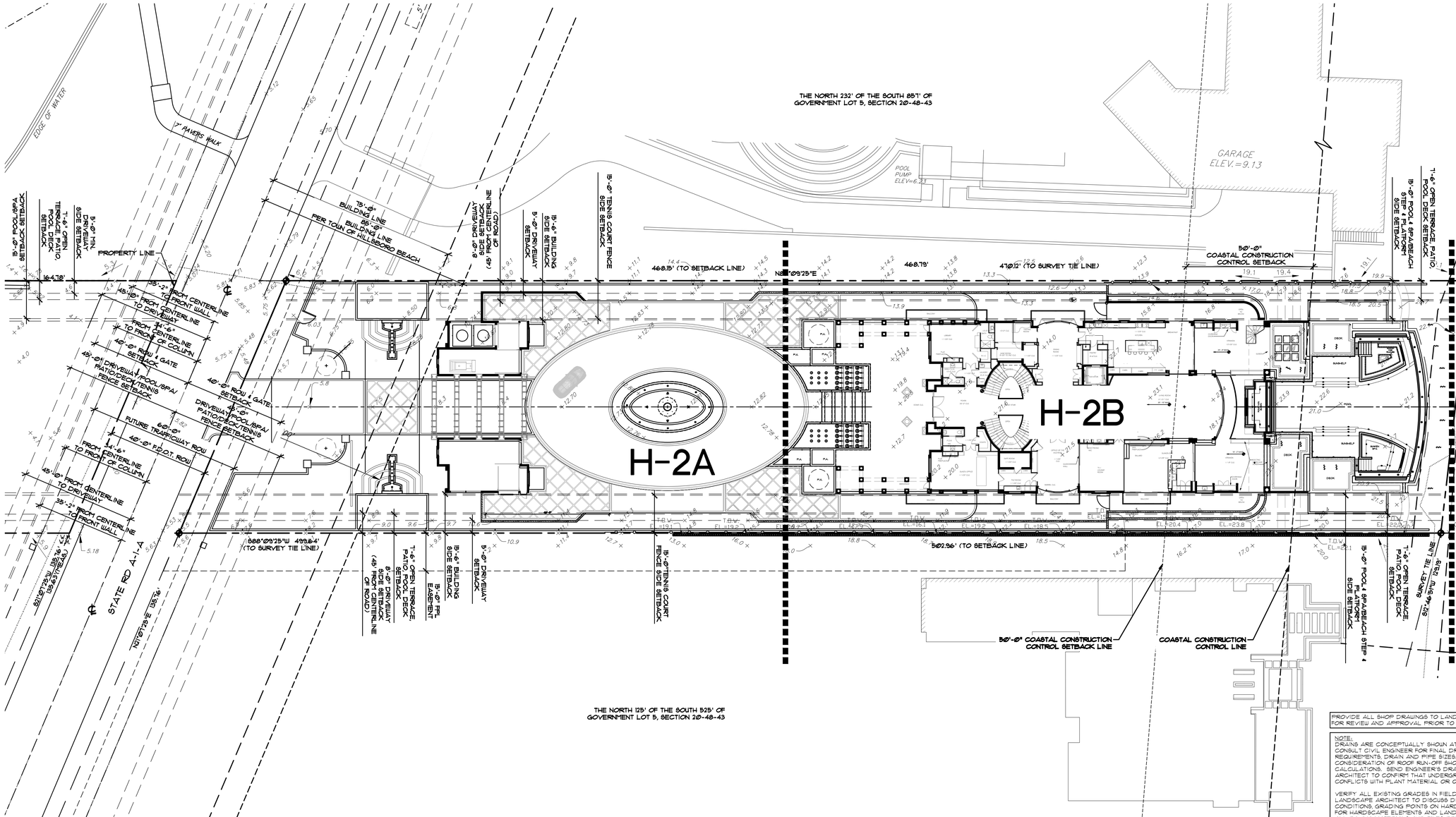
C. All plants shall be installed in accordance with the best horticultural practice. Trees and shrubs, except as otherwise specified, shall be set in the proper amount of planting soil in the proper size of planting pit as specified above so that the top surface of the root ball



PROVIDE ALL SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION

NOTE:
DRAINS ARE CONCEPTUALLY SHOWN AT SUGGESTED LOCATIONS. CONSULT CIVIL ENGINEER FOR FINAL DRAIN LOCATIONS, QUANTITY, WATER VOLUME REQUIREMENTS, DRAIN AND PIPE SIZES. CONSIDERATION OF ROOF RUN-OFF SHOULD BE INCLUDED IN ENGINEER'S CALCULATIONS. SEND ENGINEER'S DRAINAGE SOLUTION TO LANDSCAPE ARCHITECT TO CONFIRM THAT UNDERGROUND PIPE LOCATIONS DO NOT CREATE CONFLICTS WITH PLANT MATERIAL OR OTHER DESIGN ELEMENTS.

VERIFY ALL EXISTING GRADES IN FIELD PRIOR TO CONSTRUCTION. CONTACT LANDSCAPE ARCHITECT TO DISCUSS DISCREPANCIES BETWEEN EXISTING FIELD CONDITIONS, GRADING POINTS ON HARDSCAPE PLAN, AND PROPOSED GRADES FOR HARDSCAPE ELEMENTS AND LANDSCAPED AREAS. VERIFY THICKNESS OF ALL PAVING MATERIALS AND TILES PRIOR TO CONSTRUCTION. ALL HARDSCAPE SURFACES TO BE FLUSH WITH ADJACENT HARDSCAPE SURFACES UNLESS OTHERWISE NOTED. GRADE POINTS ON PLAN INDICATE TOP OF FINISHED SURFACE WHICH INCLUDES WALL CAPS, COPING, WOOD DECKS, TILES AND PAVERS. PLANTING AREAS TO BE 2" OR 3" BELOW ADJACENT DECK UNLESS OTHERWISE NOTED.

ALL UNDERWATER LIGHTS TO BE LED COLOR CHANGING. ALL LIGHTS TO HAVE SYNCHRONIZING CAPABILITIES.

POOL LIGHT SYMBOL KEY:
PENTAIR LED UNDERWATER LIGHT OR APPROVED EQUAL

- PENTAIR GLOBRITE-15W COLOR CHANGING LED LIGHT
- PENTAIR GLOBRITE-15W FLOOR/BENCH MOUNTED
- PENTAIR INTELLIBRITE-40W 5G SPA LIGHT COLOR CHANGING LED LIGHT

POOL NOTES:
PROVIDE: (OR APPROVED EQUAL)
-ALL LIGHT FIXTURES TO BE LED, SYNCHRONIZING LIGHTS
-PENTAIR POOL AUTOMATION SYSTEM OR EQUAL
-PENTAIR VARIABLE SPEED FILTRATION PUMP
-DEDICATED PENTAIR VARIABLE SPEED PUMP FOR FEATURES, VANISHING EDGES ETC.
-PENTAIR CLEAN AND CLEAR CARTRIDGE FILTER
-PENTAIR SALT CHLORINE GENERATOR
-OVERFLOW AND AUTOFILL FOR POOL
-DRAIN OVERFLOW TO DRAINAGE SYSTEM BY OTHERS
-400,000 BTU GAS HEATER (IF APPLICABLE)
-FLOOR RETURNS FOR EFFICIENT HEATING (IF APPLICABLE)
-POOL SAFETY BARRIERS AS REQUIRED BY CODE

REVIEW POOL REQUIREMENTS W/ OWNER AND LANDSCAPE ARCHITECT REGARDING REQUIRED FLOW RATE, PUMP SIZES, LOCATION OF SKIMMERS, AND OTHER OPERATIONAL REQUIREMENTS. CONTACT LANDSCAPE ARCHITECT FOR LATEST SET OF DRAWINGS PRIOR TO CONSTRUCTION. PROVIDE ALL SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

APPLY 2 COATS OF AQUAFIN-2K/M SEALER TO ALL INTERIOR POOL WALLS INCLUDING CATCH BASINS, FEATURE WALLS, COLLECTOR TANKS, GUTTERS, ETC. APPLY PER MANUFACTURER SPECIFICATIONS PRIOR TO FLOATING AND APPLYING FINISH MATERIALS. USE EFFLORESCENT RESISTANT SETTING MATERIALS AND GROUT. TREAT ALL STONE SURFACES WITH AQUAON I-SHIELD SEALER OR APPROVED EQUAL.

ALL VISIBLE POOL/SPA/FOUNTAIN MAIN DRAIN COVERS, GRATES, FITTINGS, FLOOR RETURNS, INLETS, ETC. TO MATCH POOL FINISH. VERIFY COLOR OF PLUMBING FIXTURES WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

CAUTION: PLEASE NOTE

Contractor shall secure all permits required for the work from any state or local departments, utility companies or jurisdiction affected by the work. The Contractor shall have permits "in hand" prior to starting work. The Landscape Architect and/ or Owner shall bear no responsibility for work performed without permitted drawings. The Contractor shall be responsible for all changes to Work, at no additional cost to Owner, as a result of unauthorized work prior to receipt of permit.

THIS DRAWING HAS NOT BEEN REVIEWED BY A STRUCTURAL ENGINEER VERIFY WITH STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION

REFER TO VENDORS FOR ALL INSTALLATION MATERIALS AND PROCEDURES/FOLLOW ALL MANUFACTURERS INSTALLATION INSTRUCTIONS

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925 Land Trust

925 Hillsboro Mile
Hillsboro Beach, FL 33062

REVISED PER CITY COMMENTS
02/11/2022
NOT FOR CONSTRUCTION

0 10 20 30 40 50
SCALE 1" = 20' 0"

NORTH

KWD
LANDSCAPE ARCHITECTURE
101 Southeast Second Avenue
Delray Beach, Florida 33444
T: 561-243-1873 F: 561-243-1874
E-MAIL: studio@kwdesignteam.com
Krent L. Wieland, FL Reg LA 1039
Cert. of Authorization LC26000275

Krent L. Wieland, LA
Digitally signed by Krent L. Wieland, LA
Date: 2022.03.10 10:42:43 -05'00'

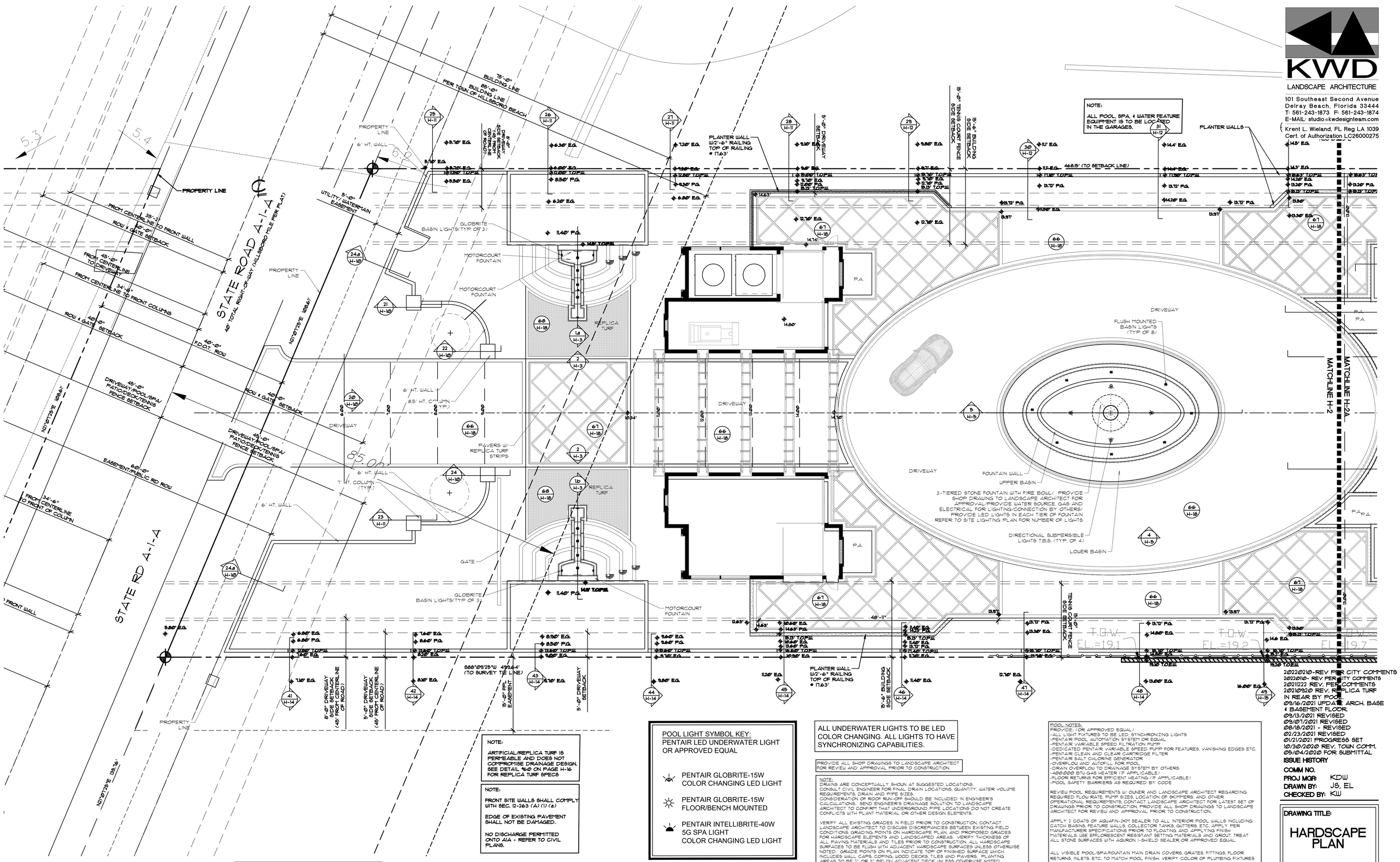
2022020 -REV PER CITY COMMENTS
2022010 - REV PER CITY COMMENTS
20211222 REV. PER COMMENTS
2021092Ø REV. REPLICA TURF IN REAR BY POOL.
09/16/2021 UPDATE ARCH. BASE & BASEMENT FLOOR.
09/13/2021 REVISED
09/07/2021 REVISED
08/18/2021 - REVISED
02/23/2021 REVISED
01/21/2021 PROGRESS SET
10/30/2020 REV. TOWN COMM.
05/04/2020 FOR SUBMITTAL

ISSUE HISTORY

COMM NO.
PROJ MGR: KDW
DRAWN BY: JS
CHECKED BY: KW

DRAWING TITLE:
SITE PLAN

Sheet
H-1A



NOTE:
ARTIFICIAL/REPLICA TURF IS PERMEABLE AND DOES NOT COMPROMISE DRAINAGE DESIGN. SEE DETAIL 7&8 ON PAGE H-16 FOR REPLICA TURF SPECS

NOTE:
FRONT SITE WALLS SHALL COMPLY WITH SEC. 12-263 (A) (1) (a)
EDGE OF EXISTING PAVEMENT SHALL NOT BE DAMAGED.
NO DISCHARGE PERMITTED ONTO A1A - REFER TO CIVIL PLANS.

POOL LIGHT SYMBOL KEY:
PENTAIR LED UNDERWATER LIGHT OR APPROVED EQUAL

- PENTAIR GLOBRITE-15W COLOR CHANGING LED LIGHT
- PENTAIR GLOBRITE-15W FLOOR/BENCH MOUNTED
- PENTAIR INTELLIBRITE-40W 5G SPA LIGHT COLOR CHANGING LED LIGHT

ALL UNDERWATER LIGHTS TO BE LED COLOR CHANGING. ALL LIGHTS TO HAVE SYNCHRONIZING CAPABILITIES.

PROVIDE ALL SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION

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VERIFY ALL EXISTING GRADES IN FIELD PRIOR TO CONSTRUCTION. CONTACT LANDSCAPE ARCHITECT TO DISCUSS DISCREPANCIES BETWEEN EXISTING FIELD CONDITIONS, GRADING POINTS ON HARDSCAPE PLAN, AND PROPOSED GRADES FOR HARDSCAPE ELEMENTS AND LANDSCAPED AREAS. VERIFY THICKNESS OF ALL PAVING MATERIALS AND TILES PRIOR TO CONSTRUCTION. ALL HARDSCAPE SURFACES TO BE FLUSH WITH ADJACENT HARDSCAPE SURFACES UNLESS OTHERWISE NOTED. GRADE POINTS ON PLAN INDICATE TOP OF FINISHED SURFACE WHICH INCLUDES WALL CAPS, COPING, WOOD DECKS, TILES AND PAVERS. PLANTING AREAS TO BE 2" OR 3" BELOW ADJACENT DECK UNLESS OTHERWISE NOTED.

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- PENTAIR SALT CHLORINE GENERATOR
- OVERFLOW AND AUTOFILL FOR POOL
- DRAIN OVERFLOW TO DRAINAGE SYSTEM BY OTHERS
- 400,000 BTU GAS HEATER (IF APPLICABLE)
- FLOOR RETURNS FOR EFFICIENT HEATING (IF APPLICABLE)
- POOL SAFETY BARRIERS AS REQUIRED BY CODE

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925 Land Trust

925 Hillsboro Mile
Hillsboro Beach, FL 33062

REVISED PER CITY COMMENTS
02/11/2022
NOT FOR CONSTRUCTION

SCALE 1" = 8' 0"

NORTH

KWD
LANDSCAPE ARCHITECTURE
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E-MAIL: studio@kwdesignteam.com
Krent L. Wieland, FL Reg LA 1039
Cert. of Authorization LC26000275

20220210- REV PER CITY COMMENTS
20220110- REV PER CITY COMMENTS
20211222 REV. PER COMMENTS
20210920 REV. REPLICA TURF IN REAR BY POOL
09/16/2021 UPDATE ARCH. BASE & BASEMENT FLOOR
09/13/2021 REVISED
09/07/2021 REVISED
08/18/2021 - REVISED
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01/21/2021 PROGRESS SET
10/30/2020 REV. TOWN COMM.
05/04/2020 FOR SUBMITTAL

ISSUE HISTORY

COMM NO.
PROJ MGR: KDW
DRAWN BY: JG, EL
CHECKED BY: KW

DRAWING TITLE:
HARDSCAPE PLAN

Sheet
H-2A

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NOTE:

ALL POOL, SPA, & WATER FEATURE EQUIPMENT IS TO BE LOCATED IN THE GARAGES.

STATE ROAD A-1-A
(40' TOTAL RIGHT-OF-WAY (HILLSBORO MILE PER PLAT))

PROPERTY LINE

75'-0" BUILDING LINE PER TOWN OF HILLSBORO BEACH

85'-0" BUILDING LINE

35'-0" FROM CENTERLINE TO FRONT WALL
40'-0" ROW & GATE SETBACK

45'-0" FROM CENTERLINE TO DRIVEWAY

34'-6" FROM CENTERLINE TO FRONT COLUMN

40'-0" ROW & GATE SETBACK

40'-0" F.D.O.T. ROW

45'-0" DRIVEWAY/POOL/SPA/ PATIO/DECK/TENNIS FENCE SETBACK

40'-0" ROW & GATE SETBACK

60'-0" EASEMENT/PUBLIC RD ROW

34'-6" FROM CENTERLINE FRONT OF COLUMN

5'-0" UTILITY/WATERMAIN EASEMENT

5'-0" DRIVEWAY SIDE SETBACK (45' FROM CENTERLINE OF ROAD)

N01°07'13"E 1282.61'

N01°07'13"E 1282.61'

N01°07'13"E 138.76'

S88°09'25"W 492.64' (TO SURVEY TIE LINE)

8'-0" DRIVEWAY SIDE SETBACK (45' FROM CENTERLINE OF ROAD)

5'-0" DRIVEWAY SIDE SETBACK (45' FROM CENTERLINE OF ROAD)

15'-0" FPL EASEMENT

5'-0" DRIVEWAY SETBACK

PLANTER WALL W/3'-6" RAILING TOP OF RAILING ± 17.63'

5'-0" DRIVEWAY SETBACK

15'-0" TENNIS COURT FENCE SIDE SETBACK

15'-6" BUILDING SIDE SETBACK

PLANTER WALLS

468.15' (TO SETBACK LINE)

PLANTER WALL W/3'-6" RAILING TOP OF RAILING ± 17.63'

48'-11"

15'-6" BUILDING SIDE SETBACK

TENNIS COURT FENCE SIDE SETBACK 15'-0"

REPLICA TURF

DRIVEWAY

P.A.

MATCHLINE H-2A

MATCHLINE H-2

NOTE:

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2022/2/10 - REV. PER CITY COMMENTS
2021/12/22 REV. PER COMMENTS
2021/09/20 REV. REPLICA TURF IN REAR BY POOL
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ISSUE HISTORY
COMM NO.
PROJ MGR: KDW
DRAWN BY: JS, EL
CHECKED BY: KW

DRAWING TITLE:
HARDSCAPE PLAN DIMENSIONS

Sheet
H-2A 1

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0 4 8 12 16 20
SCALE 1" = 8' 0"

NORTH

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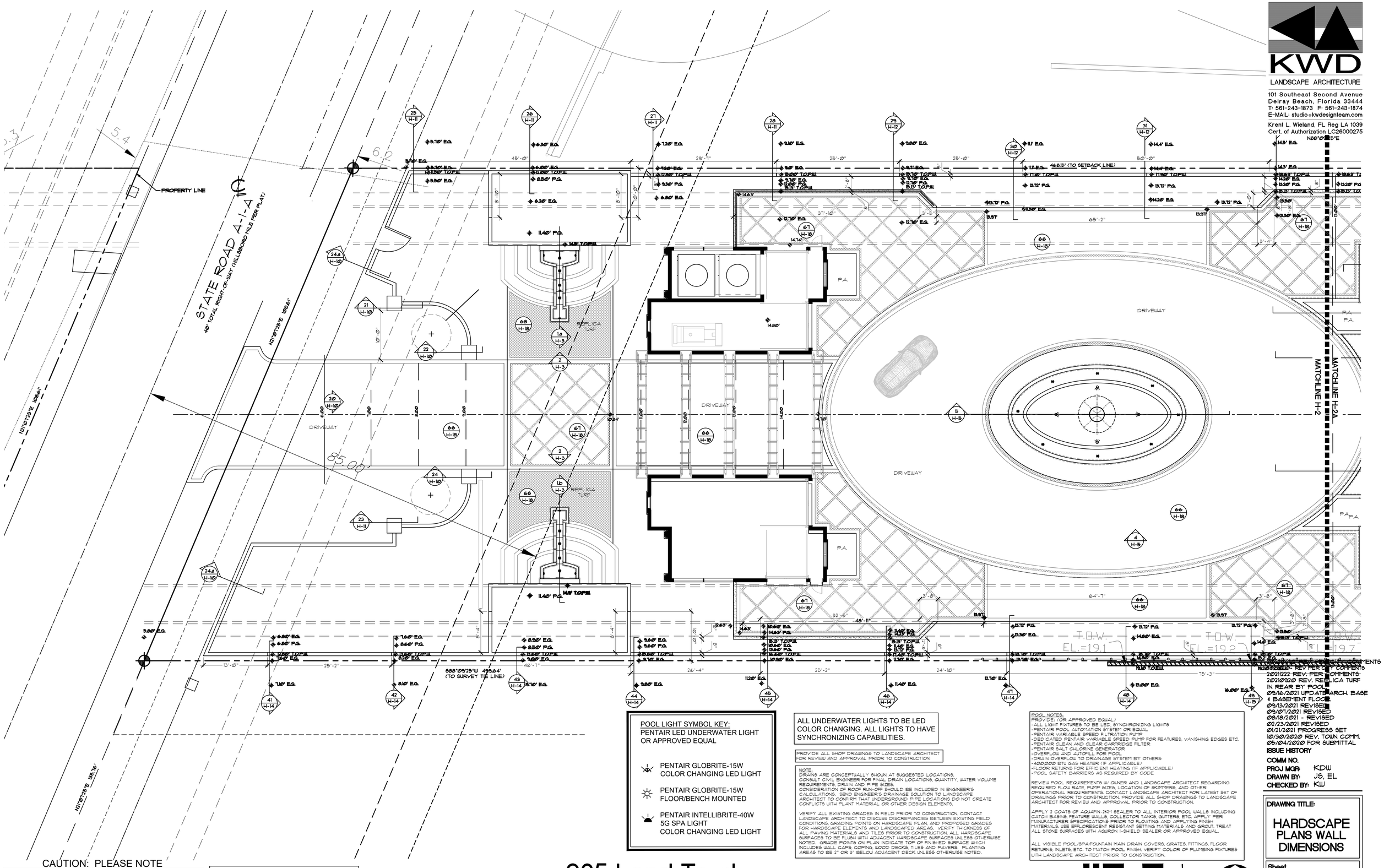

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0 4 8 12 16 20
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NORTH

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ISSUE HISTORY

COMM NO.
PROJ MGR: KDW
DRAWN BY: JS, EL
CHECKED BY: KW

DRAWING TITLE:
HARDSCAPE PLANS WALL DIMENSIONS

Sheet
H-2A2

THE NORTH 232' OF THE SOUTH 857' OF GOVERNMENT LOT 5, SECTION 20-48-43

NOTE:
ALL POOL, SPA, & WATER FEATURE EQUIPMENT IS TO BE LOCATED IN THE GARAGES.

50'-0" COASTAL CONSTRUCTION CONTROL SETBACK LINE

50'-0" COASTAL CONSTRUCTION CONTROL SETBACK

COASTAL CONSTRUCTION CONTROL LINE

PROPERTY LINE

NEIGHBOR'S EXISTING WALL

7'-6" OPEN TERRACE/ PATIO/ POOL DECK SETBACK

15'-0" POOL & SPA/BEACH STEPS/PLATFORM SIDE SETBACK

BEACH DUNE

AVERAGE DUNE ELEV.= 22.5

SURVEY TIE LINE

EASTERLY BUILDING LINE

MATCHLINE H-2A

MATCHLINE H-2B

PLANTER WALLS

PLANTER WALL

42" FENCE & GATE FENCE TO FOLLOW ALL BROWARD COUNTY POOL BARRIER CODES

PLANTER WALL W/RAILING TOP OF RAILING @ 17.80'

2' HT. SEAMLESS GLASS RAILING - INSTALL ON TOP OF WALL AS SHOWN

REFER TO ARCHITECT'S PLANS FOR GLASS WINDOWS IN BASEMENT CEILING

WATERWALL FEATURE

RETAINING WALL

REPLICA TURF

BASEMENT ENTRY

BALCONY

GARAGE ENTRY

P.A.

FOUNTAIN

GLOBERITE BASIN LIGHTS(TYP OF 16)

BREEZEWAY

LIBRARY

BATH

TASTING ROOM

FLUE FIREPLACE

WINE ROOM

W.I.C.

LAUNDRY

HERS P.D.R.

DINING ROOM

A/C SHAFT

PANTRY

ELEVATOR

CABS

FOYER

DOME CLG.

GRAND STAIR

OPEN

BARREL CLG.

GRAND HALL

LIVING ROOM

P.D.R.

HIS DEN

COATS

OFFICE OF THE DUCHESS

ELECTRONIC W/C

SAFE ROOM

DUKES OFFICE

FILE ROOM

GLASS WALL

TV / LOUNGE ROOM

BUILT IN SEE ID DWGS.

GAS FIREPLACE

BILLARD

SUNKEN BAR

SEAMLESS GLASS RAILING - INSTALL 2" ABOVE WATER FALL WALL TO ALLOW WATER TO TRIM - ATTACH TO PLANTER WALL & COLUMNS

2" THICK, 36" HT. LEXON STRUCTURAL GLASS WALL

36" HT. GLASS RAILING

PLANTER PROVIDE IRRIGATION & DRAINAGE

ELECTRIC HURRICANE SCREEN

OVERHEAD

DECK

SUNSHELF

BENCH

POOL

FLUSHED MOUNTED BASIN LIGHTS (TYP.)

WATERFALL

POOL LIGHTS (TYP.)

TOE KICK WITH LED TAPE LIGHT

4" THICK ACRYLIC POOL WALL

LOWER BASIN

LOWER BASIN FLUSH MOUNTED LIGHTS (TYP. OF 6)

GRADE SLOPES TO INFILTRATION TRENCH

INFILTRATION TRENCH (TYP.)

STAND UP SPA

SPA LIGHTS

PLANTER WALLS

PROPERTY LINE

502.36' (TO SETBACK LINE)

42" FENCE & GATE FENCE TO FOLLOW ALL BROWARD COUNTY POOL BARRIER CODES

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APPLY 2 COATS OF AQUAFIN-2K/M SEALER TO ALL INTERIOR POOL WALLS INCLUDING CATCH BASINS, FEATURE WALLS, COLLECTOR TANKS, GUTTERS, ETC. APPLY PER MANUFACTURER SPECIFICATIONS PRIOR TO FLOATING AND APPLYING FINISH MATERIALS. USE EFFLORESCENT RESISTANT SETTING MATERIALS AND GROUT. TREAT ALL STONE SURFACES WITH AQURON I-SHIELD SEALER OR APPROVED EQUAL.

ALL VISIBLE POOL/SPA/FOUNTAIN MAIN DRAIN COVERS, GRATES, FITTINGS, FLOOR RETURNS, INLETS, ETC. TO MATCH POOL FINISH. VERIFY COLOR OF PLUMBING FIXTURES WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

THE NORTH 125' OF THE SOUTH 525' OF GOVERNMENT LOT 5, SECTION 20-48-43

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925 Land Trust

925 Hillsboro Mile
Hillsboro Beach, FL 33062

REVISED PER CITY COMMENTS
02/11/2022
NOT FOR CONSTRUCTION

0 4 8 12 16 20
SCALE 1" = 8' 0"

NORTH

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20220210- REV PER CITY COMMENTS
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05/04/2020 FOR SUBMITTAL

ISSUE HISTORY

COMM NO.
PROJ MGR: KDW
DRAWN BY: JS, EL
CHECKED BY: KW

DRAWING TITLE:
HARDSCAPE PLAN

Sheet
H-2B

THE NORTH 232' OF THE SOUTH 857' OF GOVERNMENT LOT 5, SECTION 20-48-43

N88°05'55"E

468.79'

PLANTER WALLS

PLANTER WALL

PLANTER WALL

PLANTER WALLS

42" FENCE & GATE FENCE TO FOLLOW ALL BROWARD COUNTY POOL BARRIER CODES

PLANTER WALL W/RAILING TOP OF RAILING @ 17.80'

42" FENCE & GATE FENCE TO FOLLOW ALL BROWARD COUNTY POOL BARRIER CODES

PLANTER WALLS

PLANTER WALL

41.01' (TO SURVEY TIE LINE)

50'-0" COASTAL CONSTRUCTION CONTROL SETBACK LINE

50'-0" COASTAL CONSTRUCTION CONTROL SETBACK

COASTAL CONSTRUCTION CONTROL LINE

NEIGHBOR'S EXISTING WALL

7'-6" OPEN TERRACE/ PATIO/ POOL DECK SETBACK

7'-6" OPEN TERRACE, PATIO, POOL DECK SETBACK

15'-0" POOL & SPA/BEACH STEP & PLATFORM SIDE SETBACK

BEACH DUNE

AVERAGE DUNE ELEV.= 22.5

SURVEY TIE LINE

EASTERLY BUILDING LINE

NOTE:
ALL POOL, SPA, & WATER FEATURE EQUIPMENT IS TO BE LOCATED IN THE GARAGES.

MATCHLINE H-2A

MATCHLINE H-2

MATCHLINE H-2B

MATCHLINE H-2A

GLOBRITE BASIN LIGHTS(TYP OF 16)

26'-8"

BALCONY

LIBRARY 11'-03" CLG

FLUE FIREPLACE

10'-0" CLG BATH 9'-0" CLG

TASTING ROOM

WINE ROOM 9'-00" TO 9'6" CLG

W.I.C.

HERS P.D.R. 10'-0" CLG

LAUNDRY 9'-3" CLG

W/D

9'-0" CLG

11'-03" CLG

DINING ROOM 11'-03" CLG

A/C SHAFT

PANTRY 8'-4"CLG

ELEVATOR

CABS

OVERHEAD DOOR

VERANDA 10'-02" CLG

SCREEN

20' - 8" NAVD

DECK 17'-10"

6" (TYP.)

1'-0" (TYP.)

SUNSHELF

SUNKEN SPA FEATURE

FOYER 32'-2" CLG

DOME CLG.

GRAND STAIR

OPEN

BARREL CLG.

GRAND HALL 11'-03" CLG

LIVING ROOM 21'-01" CLG

20' - 10" NAVD

12'-2"

POOL

36" DP.

FOUNTAIN BASIN

56'-7 1/2"

36'-0"

18'-8"

18'-4"

15'-11"

15'-8"

18"

P.D.R HIS 9'-3" CLG

COATS

11'-03" CLG

FLUE FIREPLACE

DUKES OFFICE 11'-03" CLG

SAFE ROOM 11'-03" CLG

CABS

OFFICE OF THE DUCHESS 11'-03" CLG

GLASS WALL

TV / LOUNGE ROOM

FILE ROOM 11'-03" CLG

BARREL CLG.

P.D.R 10'-0" CLG

ELECTRONIC W/C

BUILT IN SEE ID DWGS.

GAS FIREPLACE

BILLARD

SUNKEN BAR 12'-09" CLG

19' - 2" NAVD

VERANDA 11'-8" CLG

ELECTRIC HURRICANE SCREEN

OVERHEAD DOOR

OPEN TO BELOW

BREEZEWAY

BALCONY

BELOW

P.A.

8'-0"

8'-8"

13'-1"

9'-4"

13'-10"

13'-4"

31'-6"

48'-5"

6'-4"

6'-8"

R20.25'

11'-0"

9'-8"

6'-3"

12'-0"

5'-10"

2'-8"

4"

8"

T.O.W.

EL.=19.7

EL.=17.9

EL.=16.1

EL.=19.2

EL.=18.5

EL.=15.5

EL.=20.4

EL.=23.8

EL.=22.7

EL.=22.1

29'-6"

54'-7"

30'-4"

22'-1"

19'-11"

9'-6"

6'-2"

15'-1"

8'-2"

1'-0" (TYP.)

6" (TYP.)

5'-11"

16'-9"

7'-0"

8'-6"

4'-6"

18"

1'-6"

6'-0"

17'-10"

16'-11"

5'-1"

4'-4"

1'-0" (TYP.)

502.96' (TO SETBACK LINE)

THE NORTH 125' OF THE SOUTH 525' OF GOVERNMENT LOT 5, SECTION 20-48-43

POOL LIGHT SYMBOL KEY:
PENTAIR LED UNDERWATER LIGHT OR APPROVED EQUAL

- PENTAIR GLOBRITE-15W COLOR CHANGING LED LIGHT
- PENTAIR GLOBRITE-15W FLOOR/BENCH MOUNTED
- PENTAIR INTELLIBRITE-40W 5G SPA LIGHT COLOR CHANGING LED LIGHT

ALL UNDERWATER LIGHTS TO BE LED COLOR CHANGING. ALL LIGHTS TO HAVE SYNCHRONIZING CAPABILITIES.

PROVIDE ALL SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION

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NORTH

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2021202©-REV PER CITY COMMENTS
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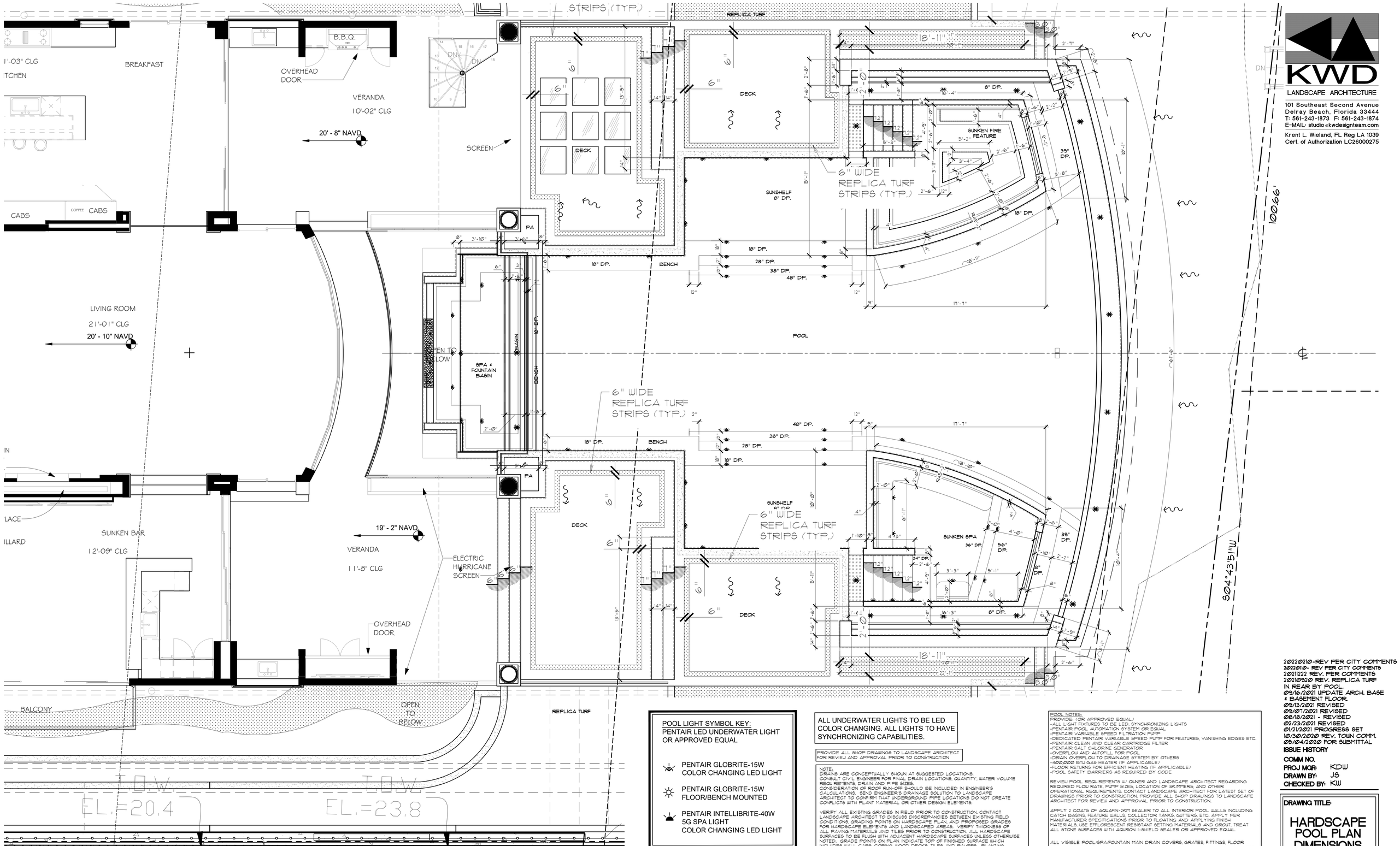
DRAWN BY: JS, EL
CHECKED BY: KW

DRAWING TITLE:
HARDSCAPE PLAN DIMENSIONS

Sheet
H-2B 1



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2022021Ø-REV PER CITY COMMENTS
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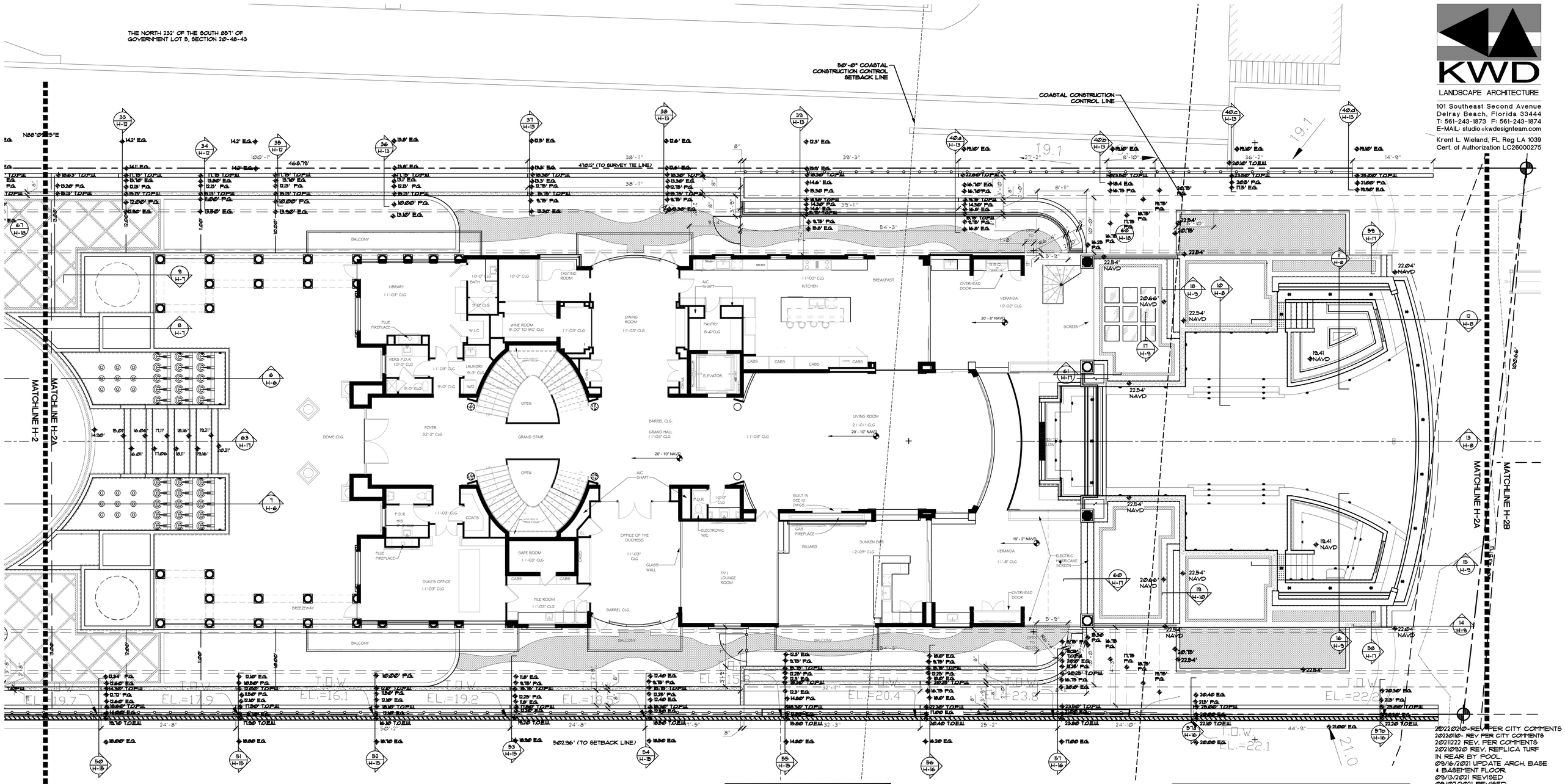
CHECKED BY: KW

DRAWING TITLE:
HARDSCAPE POOL PLAN DIMENSIONS

Sheet
H-2B 2



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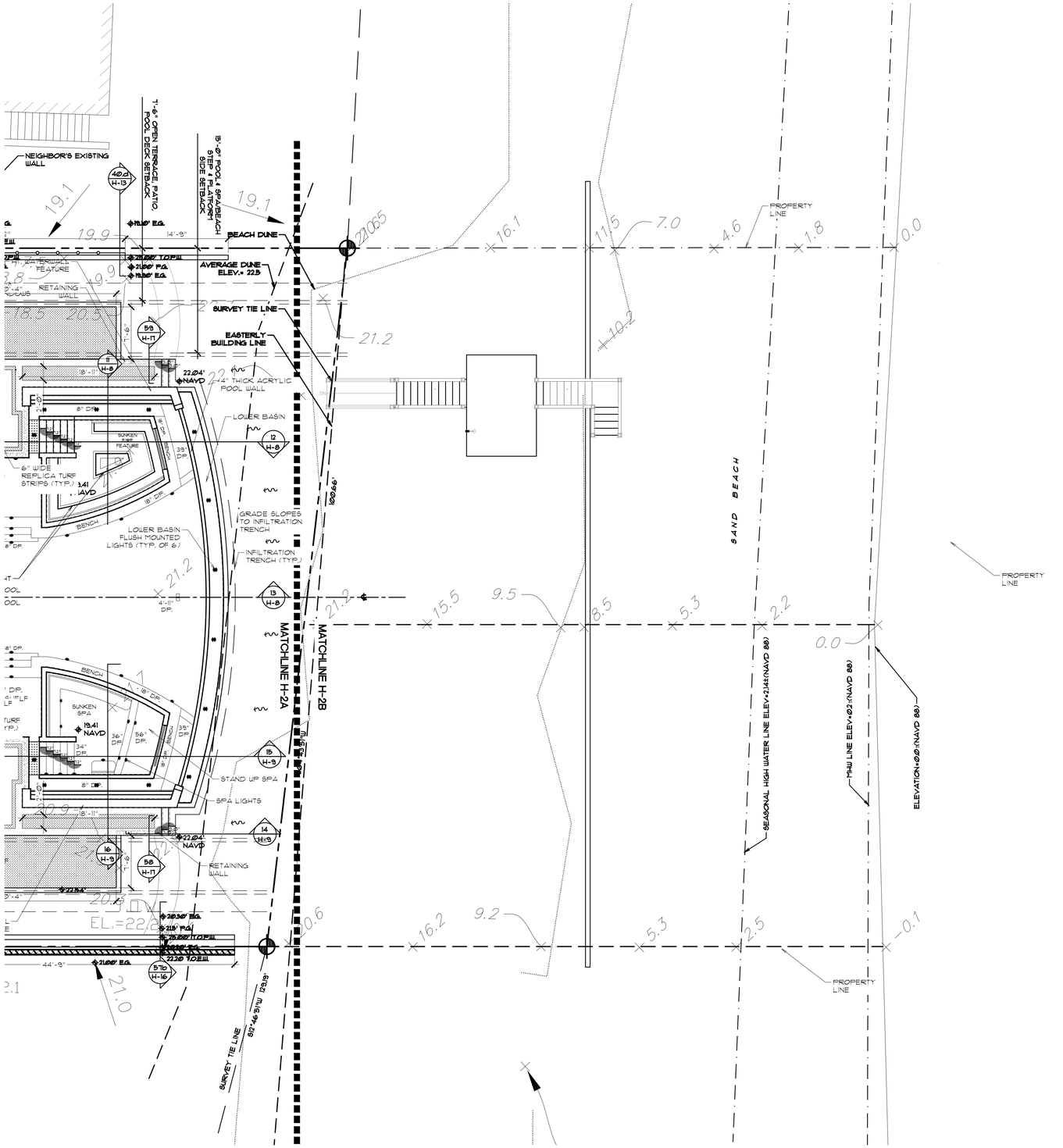
H-2B 3



ALL UNDERWATER LIGHTS TO BE LED COLOR CHANGING. ALL LIGHTS TO HAVE SYNCHRONIZING CAPABILITIES.

POOL LIGHT SYMBOL KEY:
PENTAIR LED UNDERWATER LIGHT OR APPROVED EQUAL

- PENTAIR GLOBRITE-15W COLOR CHANGING LED LIGHT
- PENTAIR GLOBRITE-15W FLOOR/BENCH MOUNTED
- PENTAIR INTELLIBRITE-40W 5G SPA LIGHT COLOR CHANGING LED LIGHT

PROVIDE ALL SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION

NOTE:
DRAINS ARE CONCEPTUALLY SHOWN AT SUGGESTED LOCATIONS. CONSULT CIVIL ENGINEER FOR FINAL DRAIN LOCATIONS, QUANTITY, WATER VOLUME REQUIREMENTS, DRAIN AND PIPE SIZES. CONSIDERATION OF ROOF RUN-OFF SHOULD BE INCLUDED IN ENGINEER'S CALCULATIONS. SEND ENGINEER'S DRAINAGE SOLUTION TO LANDSCAPE ARCHITECT TO CONFIRM THAT UNDERGROUND PIPE LOCATIONS DO NOT CREATE CONFLICTS WITH PLANT MATERIAL OR OTHER DESIGN ELEMENTS.

VERIFY ALL EXISTING GRADES IN FIELD PRIOR TO CONSTRUCTION. CONTACT LANDSCAPE ARCHITECT TO DISCUSS DISCREPANCIES BETWEEN EXISTING FIELD CONDITIONS, GRADING POINTS ON HARDSCAPE PLAN, AND PROPOSED GRADES FOR HARDSCAPE ELEMENTS AND LANDSCAPED AREAS. VERIFY THICKNESS OF ALL PAVING MATERIALS AND TILES PRIOR TO CONSTRUCTION. ALL HARDSCAPE SURFACES TO BE FLUSH WITH ADJACENT HARDSCAPE SURFACES UNLESS OTHERWISE NOTED. GRADE POINTS ON PLAN INDICATE TOP OF FINISHED SURFACE WHICH INCLUDES WALL CAPS, COPING, WOOD DECKS, TILES AND PAVERS. PLANTING AREAS TO BE 2" OR 3" BELOW ADJACENT DECK UNLESS OTHERWISE NOTED.

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-PENTAIR VARIABLE SPEED FILTRATION PUMP
-DEDICATED PENTAIR VARIABLE SPEED PUMP FOR FEATURES, VANISHING EDGES ETC.
-PENTAIR CLEAN AND CLEAR CARTRIDGE FILTER
-PENTAIR SALT CHLORINE GENERATOR
-OVERFLOW AND AUTOFILL FOR POOL
-DRAIN OVERFLOW TO DRAINAGE SYSTEM BY OTHERS
-400,000 BTU GAS HEATER (IF APPLICABLE)
-FLOOR RETURNS FOR EFFICIENT HEATING (IF APPLICABLE)
-POOL SAFETY BARRIERS AS REQUIRED BY CODE

REVIEW POOL REQUIREMENTS W/ OWNER AND LANDSCAPE ARCHITECT REGARDING REQUIRED FLOW RATE, PUMP SIZES, LOCATION OF SKIMMERS, AND OTHER OPERATIONAL REQUIREMENTS. CONTACT LANDSCAPE ARCHITECT FOR LATEST SET OF DRAWINGS PRIOR TO CONSTRUCTION. PROVIDE ALL SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

APPLY 2 COATS OF AQUAFIN-2KM SEALER TO ALL INTERIOR POOL WALLS INCLUDING CATCH BASINS, FEATURE WALLS, COLLECTOR TANKS, GUTTERS, ETC. APPLY PER MANUFACTURER SPECIFICATIONS PRIOR TO FLOATING AND APPLYING FINISH MATERIALS. USE EFFLORESCENT RESISTANT SETTING MATERIALS AND GROUT. TREAT ALL STONE SURFACES WITH AQUAFIN 1-SHIELD SEALER OR APPROVED EQUAL.

ALL VISIBLE POOL/SPA/FOUNTAIN MAIN DRAIN COVERS, GRATES, FITTINGS, FLOOR RETURNS, INLETS, ETC. TO MATCH POOL FINISH. VERIFY COLOR OF PLUMBING FIXTURES WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

KWD
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101 Southeast Second Avenue
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T: 561-243-1873 F: 561-243-1674
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Krent L. Wieland, FL Reg LA 1039
Cert. of Authorization LC26000275

2022021Ø - REV PER CITY COMMENTS
2022011Ø - REV PER CITY COMMENTS
2021122 REV. PER COMMENTS
2021092Ø REV. REPLICA TURF IN REAR BY POOL
Ø9/16/2021 UPDATE ARCH. BASE & BASEMENT FLOOR
Ø9/13/2021 REVISED
Ø9/Ø7/2021 REVISED
Ø8/18/2021 - REVISED
Ø7/23/2021 REVISED
Ø1/21/2021 PROGRESS SET
1Ø/3Ø/2Ø2Ø REV. TOWN COMM.
Ø5/Ø4/2Ø2Ø FOR SUBMITTAL

ISSUE HISTORY

COMM NO.
PROJ MGR: KDW
DRAWN BY: JS
CHECKED BY: KW

DRAWING TITLE:
HARDSCAPE PLAN

Sheet
H-2C

CAUTION: PLEASE NOTE
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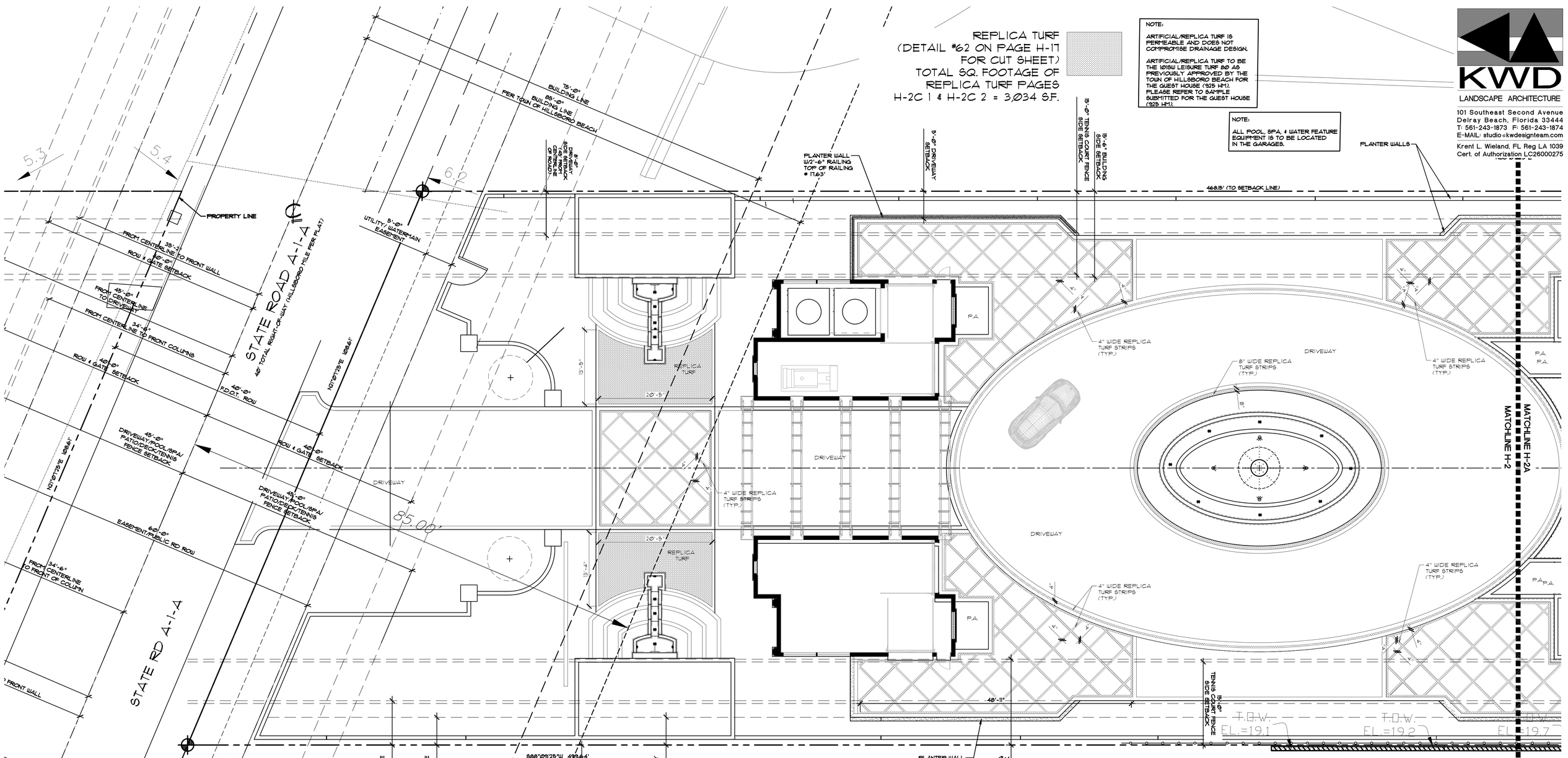
925 Land Trust
925 Hillsboro Mile
Hillsboro Beach, FL 33062

REVISED PER CITY COMMENTS
02/11/2022
NOT FOR CONSTRUCTION

0 4 8 12 16 20
SCALE 1" = 8' 0"

NORTH



NOTE:
ARTIFICIAL/REPLICA TURF IS PERMEABLE AND DOES NOT COMPROMISE DRAINAGE DESIGN. SEE DETAIL #60 ON PAGE H-16 FOR REPLICA TURF SPECS

NOTE:
FRONT SITE WALLS SHALL COMPLY WITH SEC. 12-263 (A) (1) (a)
EDGE OF EXISTING PAVEMENT SHALL NOT BE DAMAGED.
NO DISCHARGE PERMITTED ONTO A1A - REFER TO CIVIL PLANS.

POOL LIGHT SYMBOL KEY:
PENTAIR LED UNDERWATER LIGHT OR APPROVED EQUAL

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- PENTAIRE CLEAN AND CLEAR CARTRIDGE FILTER
- PENTAIR SALT CHLORINE GENERATOR
- OVERFLOW AND AUTOFILL FOR POOL
- DRAIN OVERFLOW TO DRAINAGE SYSTEM BY OTHERS
- 400,000 BTU GAS HEATER (IF APPLICABLE)
- FLOOR RETURNS FOR EFFICIENT HEATING (IF APPLICABLE)
- POOL SAFETY BARRIERS AS REQUIRED BY CODE

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2022/2010- REV PER CITY COMMENTS
2022/2010- REV PER CITY COMMENTS
2021/1222 REV. PER COMMENTS
2021/0920 REV. REPLICA TURF IN REAR BY POOL
09/16/2021 UPDATE ARCH. BASE & BASEMENT FLOOR
09/13/2021 REVISED
09/07/2021 REVISED
08/18/2021 - REVISED
02/23/2021 REVISED
01/21/2021 PROGRESS SET
10/30/2020 REV. TOWN COMM.
05/04/2020 FOR SUBMITTAL

ISSUE HISTORY
COMM NO.
PROJ MGR: KDW
DRAWN BY: JG, EL
CHECKED BY: KW

DRAWING TITLE:
REPLICA TURF LAYOUT

Sheet
H-2C 1

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925 Land Trust

925 Hillsboro Mile
Hillsboro Beach, FL 33062

REVISED PER CITY COMMENTS
02/11/2022
NOT FOR CONSTRUCTION

0 4 8 12 16 20
SCALE 1" = 8' 0"

NORTH

THE NORTH 232' OF THE SOUTH 857' OF GOVERNMENT LOT 5, SECTION 20-48-43

REPLICA TURF
(DETAIL #62 ON PAGE H-17 FOR CUT SHEET)
TOTAL SQ. FOOTAGE OF REPLICA TURF PAGES H-2C 1 & H-2C 2 = 3,034 S.F.

NOTE:
ARTIFICIAL/REPLICA TURF IS PERMEABLE AND DOES NOT COMPROMISE DRAINAGE DESIGN.

ARTIFICIAL/REPLICA TURF TO BE THE 1210SW LEISURE TURF 80 AS PREVIOUSLY APPROVED BY THE TOUN OF HILLSBORO BEACH FOR THE GUEST HOUSE (925 HM). PLEASE REFER TO SAMPLE SUBMITTED FOR THE GUEST HOUSE (925 HM).

NOTE:
ALL POOL, SPA, & WATER FEATURE EQUIPMENT IS TO BE LOCATED IN THE GARAGES.

N88°08'55"E

468.79'

PLANTER WALLS

4" WIDE REPLICA TURF STRIPS (TYP.)

4'10.2' (TO SURVEY TIE LINE)

T-6" OPEN TERRACE/ PATIO/ POOL DECK SETBACK

PLANTER WALL

50'-0" COASTAL CONSTRUCTION CONTROL SETBACK LINE

50'-0" COASTAL CONSTRUCTION CONTROL SETBACK

COASTAL CONSTRUCTION CONTROL LINE

NEIGHBOR'S EXISTING WALL

T-6" OPEN TERRACE, PATIO, POOL DECK SETBACK

15'-0" POOL & SPA/BEACH STEP & PLATFORM SIDE SETBACK

BEACH DUNE

AVERAGE DUNE ELEV.= 22.5

SURVEY TIE LINE

EASTERLY BUILDING LINE

19.1 19.4 19.1

30'-4"

REPLICA TURF TO BE INSTALLED AFTER LANDSCAPE IS INSTALLED

42" FENCE & GATE FENCE TO FOLLOW ALL BROWARD COUNTY POOL BARRIER CODES

PLANTER WALL W/RAILING TOP OF RAILING @ 17.80'

6" WIDE REPLICA TURF STRIPS (TYP.)

8" DIP, 3' SUNSHELF

MATCHLINE H-2A

MATCHLINE H-2

MATCHLINE H-2B

502.96' (TO SETBACK LINE)

THE NORTH 125' OF THE SOUTH 525' OF GOVERNMENT LOT 5, SECTION 20-48-43

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925 Hillsboro Mile
Hillsboro Beach, FL 33062

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02/11/2022
NOT FOR CONSTRUCTION

0 4 8 12 16 20
SCALE 1" = 8' 0"

NORTH

KWD
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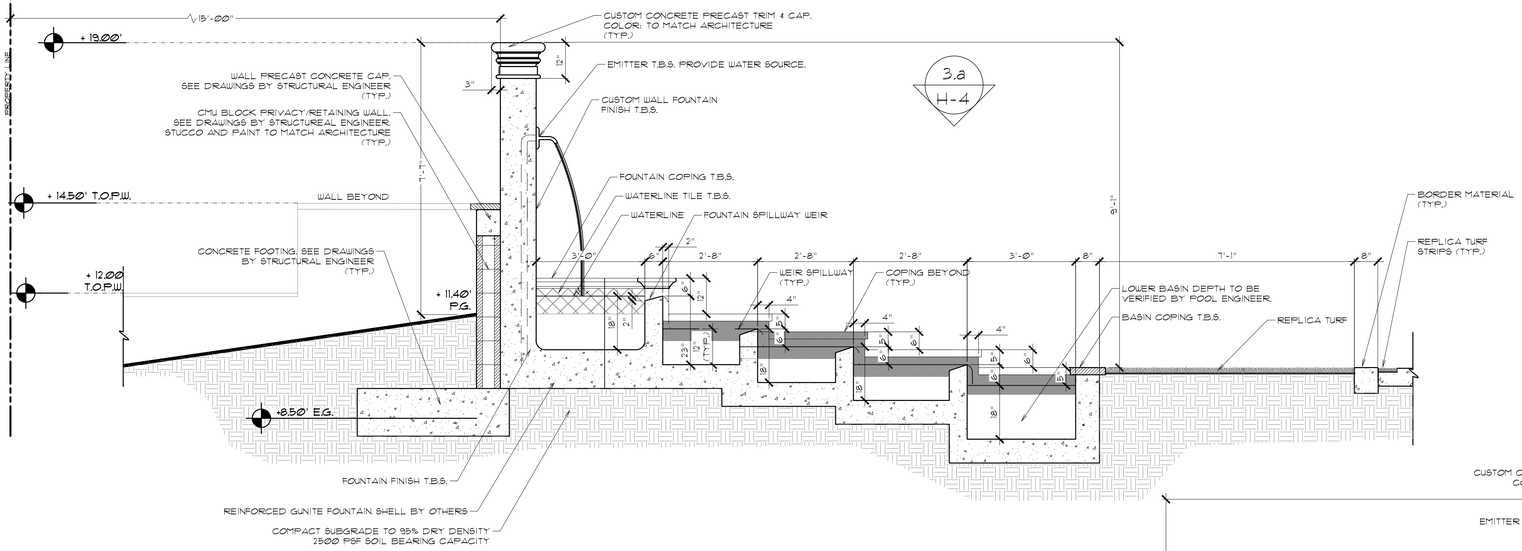
20220210- REVISED PER CITY COMMENTS
20220110- REV PER CITY COMMENTS
20211222 REV. PER COMMENTS
20210920 REV. REPLICA TURF IN REAR BY POOL.
09/16/2021 UPDATE ARCH. BASE & BASEMENT FLOOR.
09/13/2021 REVISED
09/01/2021 REVISED
08/18/2021 - REVISED
02/23/2021 REVISED
01/21/2021 PROGRESS SET
10/30/2020 REV. TOWN COMM.
05/04/2020 FOR SUBMITTAL

ISSUE HISTORY

COMM NO.
PROJ MGR: KDW
DRAWN BY: JS, EL
CHECKED BY: KW

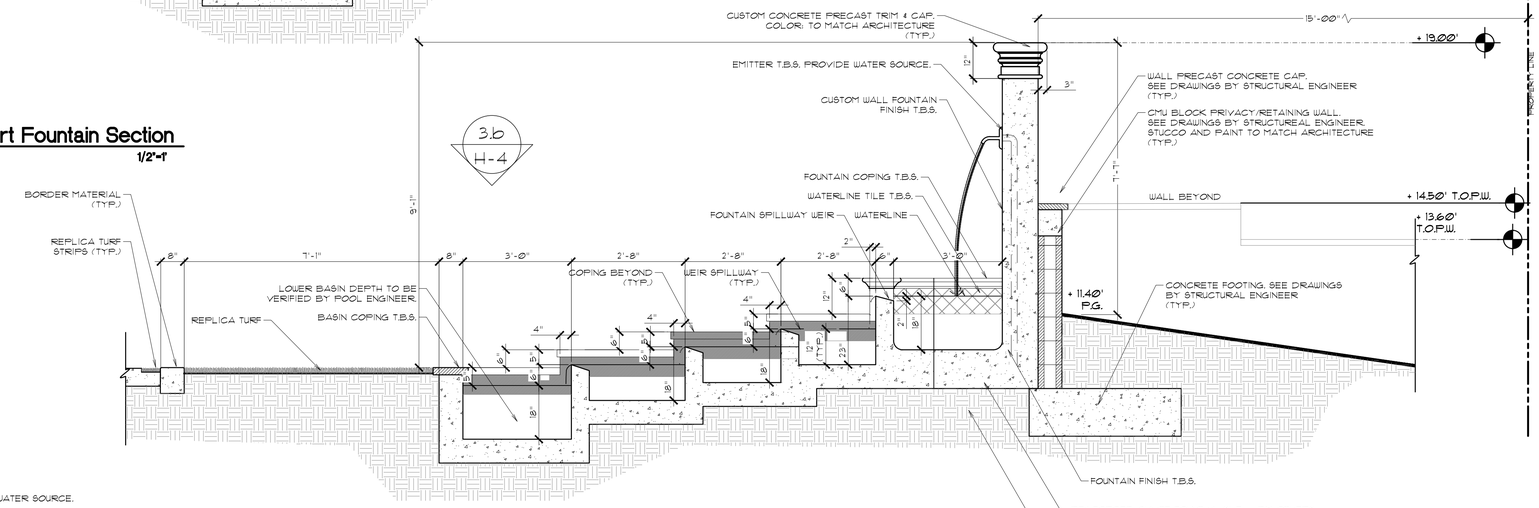
DRAWING TITLE:
REPLICA TURF LAYOUT

Sheet
H-2C.2



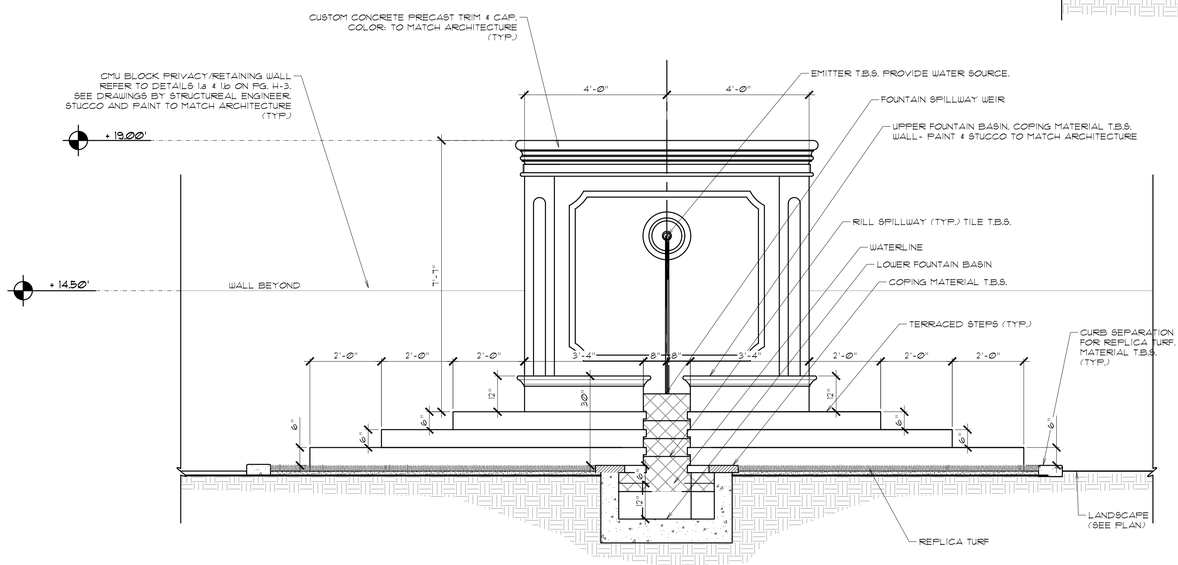
1.a Motorcourt Fountain Section

1/2"=1'



1.b Motorcourt Fountain Section

1/2"=1'



2 Motorcourt Fountain Section-Elevation

1/2"=1'

NOTE:

PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL FOR ALL PRECAST PROFILES

REFER TO SITE LIGHTING PLAN FOR FOUNTAIN LIGHTS

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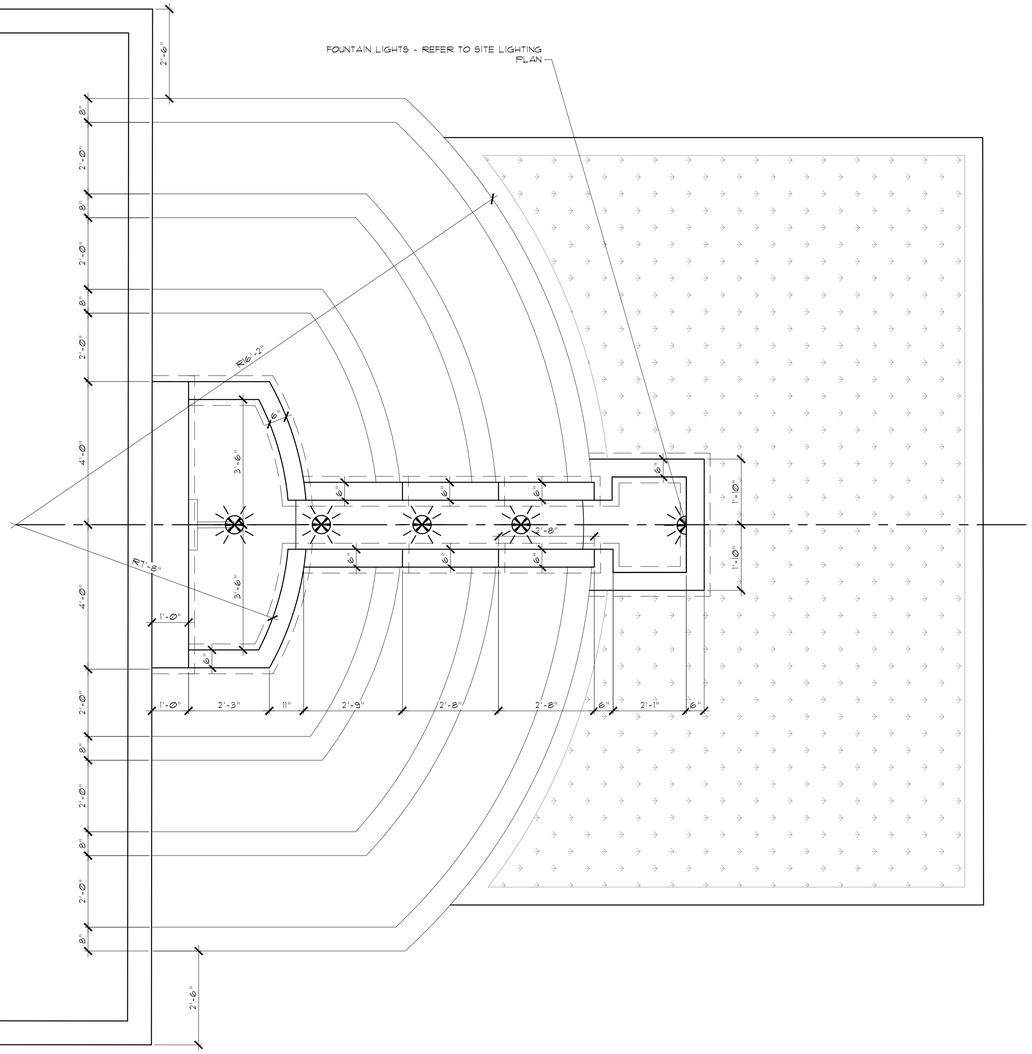
COMM NO.
PROJ MGR: KDW
DRAWN BY: JS
CHECKED BY: KW

DRAWING TITLE:
HARDSCAPE DETAILS

Sheet
H-3



3.a **Fountain Enlargement**
1/2"=1'

NOTE:

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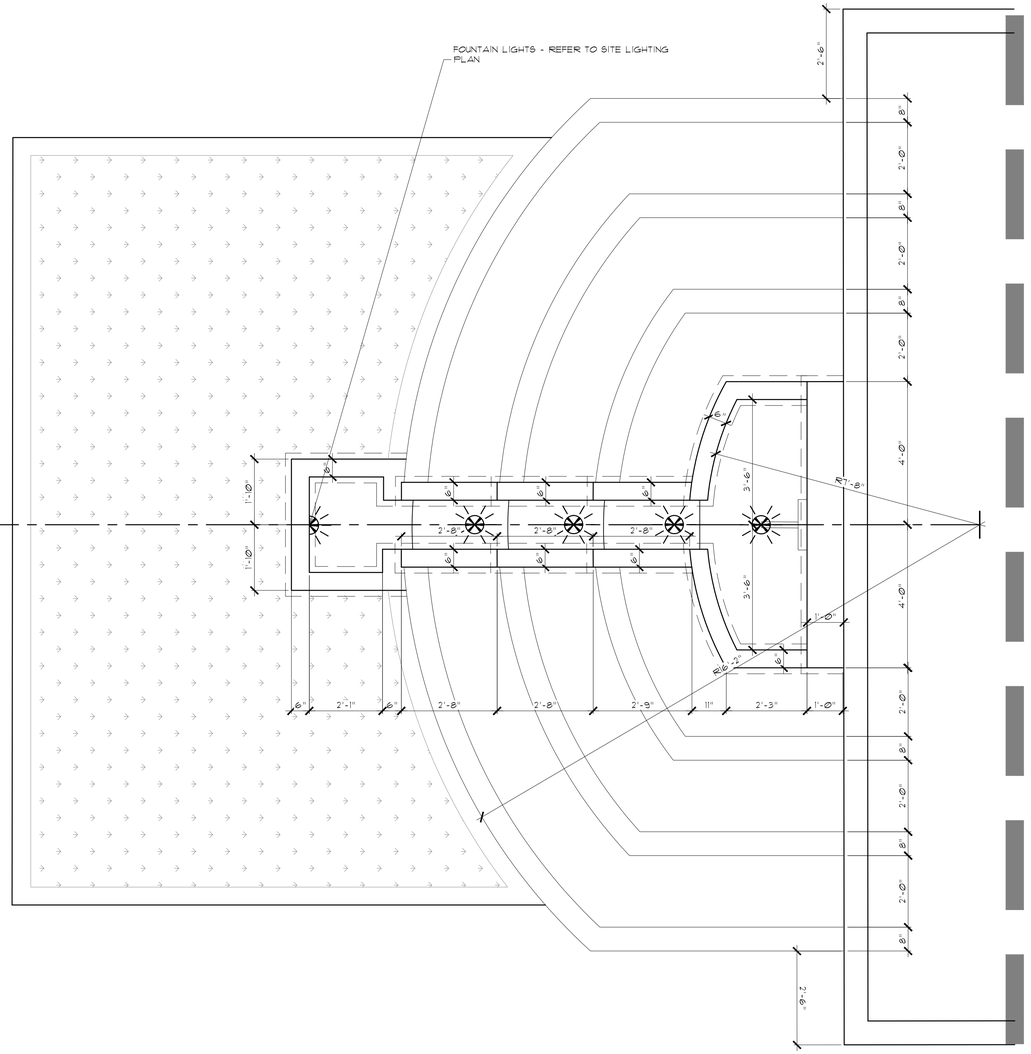
REFER TO SITE LIGHTING PLAN FOR FOUNTAIN LIGHTS



3.b **Fountain Enlargement**
1/2"=1'

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0 10 20 30 40 50
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09/13/2021 REVISED
09/07/2021 REVISED
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02/23/2021 REVISED
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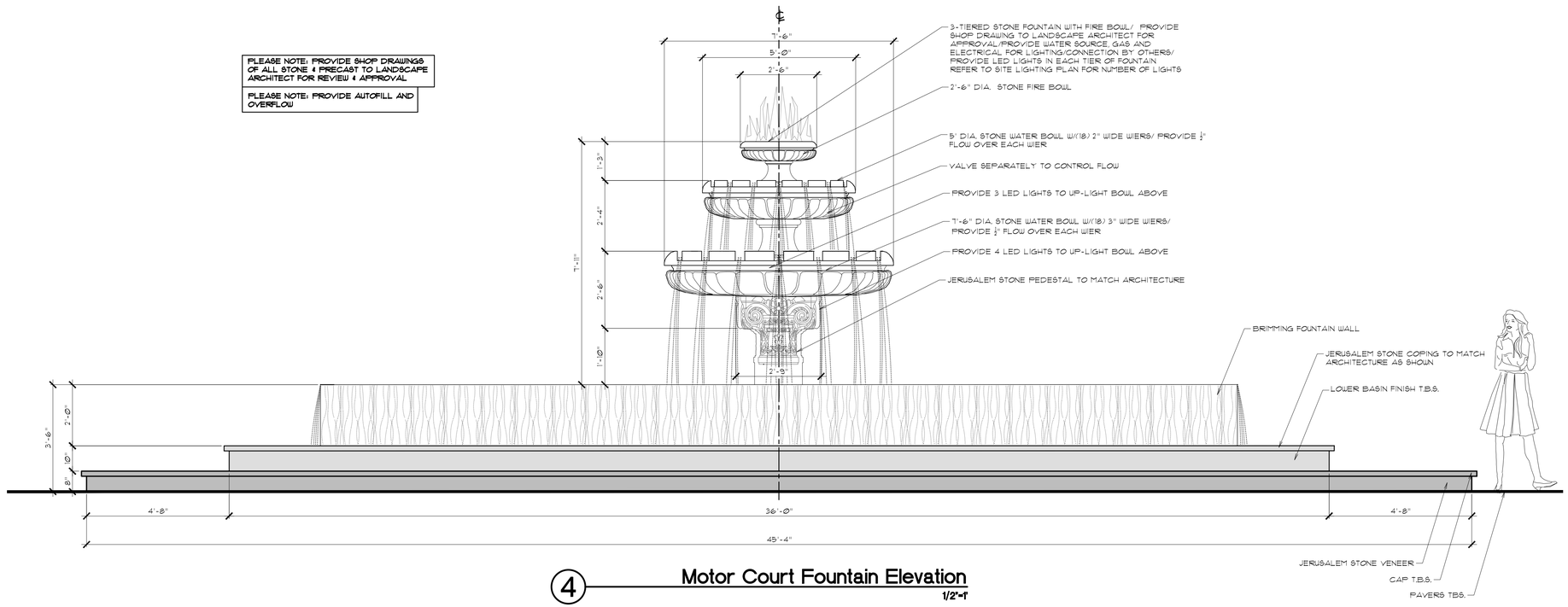
PLEASE NOTE: PROVIDE SHOP DRAWINGS OF ALL STONE & PRECAST TO LANDSCAPE ARCHITECT FOR REVIEW & APPROVAL

PLEASE NOTE: PROVIDE AUTOFILL AND OVERFLOW

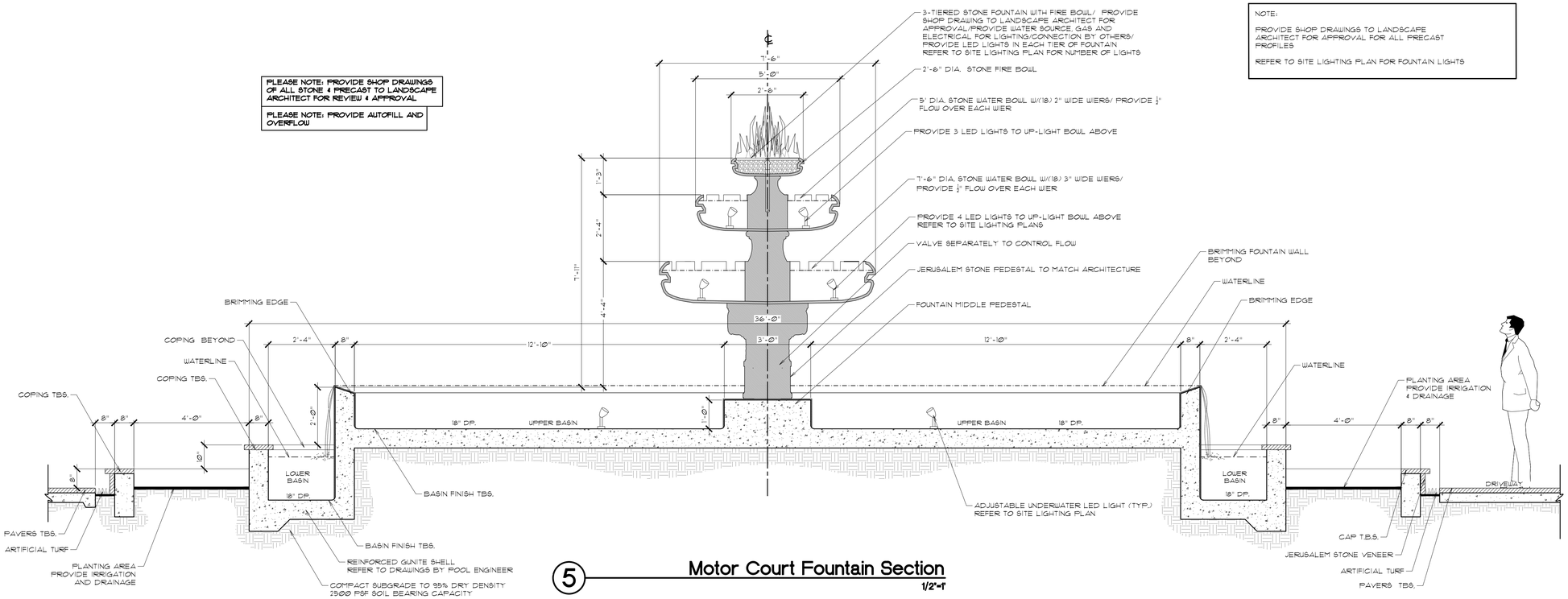


4 Motor Court Fountain Elevation

1/2"=1'

PLEASE NOTE: PROVIDE SHOP DRAWINGS OF ALL STONE & PRECAST TO LANDSCAPE ARCHITECT FOR REVIEW & APPROVAL

PLEASE NOTE: PROVIDE AUTOFILL AND OVERFLOW



5 Motor Court Fountain Section

1/2"=1'

NOTE:

PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL FOR ALL PRECAST PROFILES

REFER TO SITE LIGHTING PLAN FOR FOUNTAIN LIGHTS

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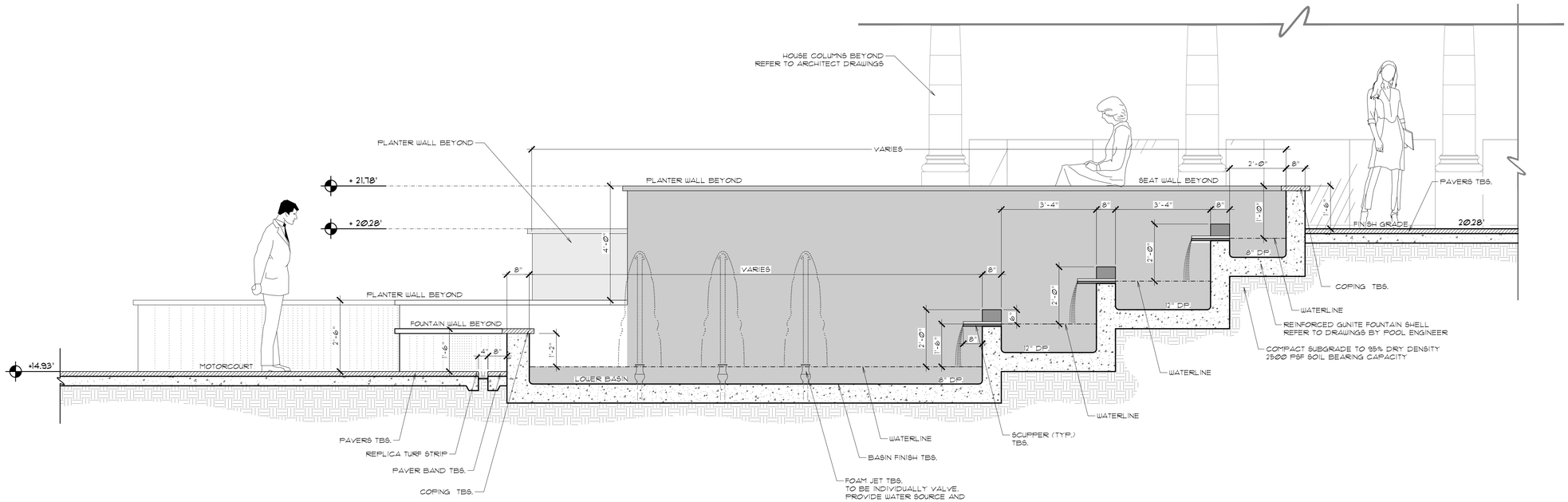
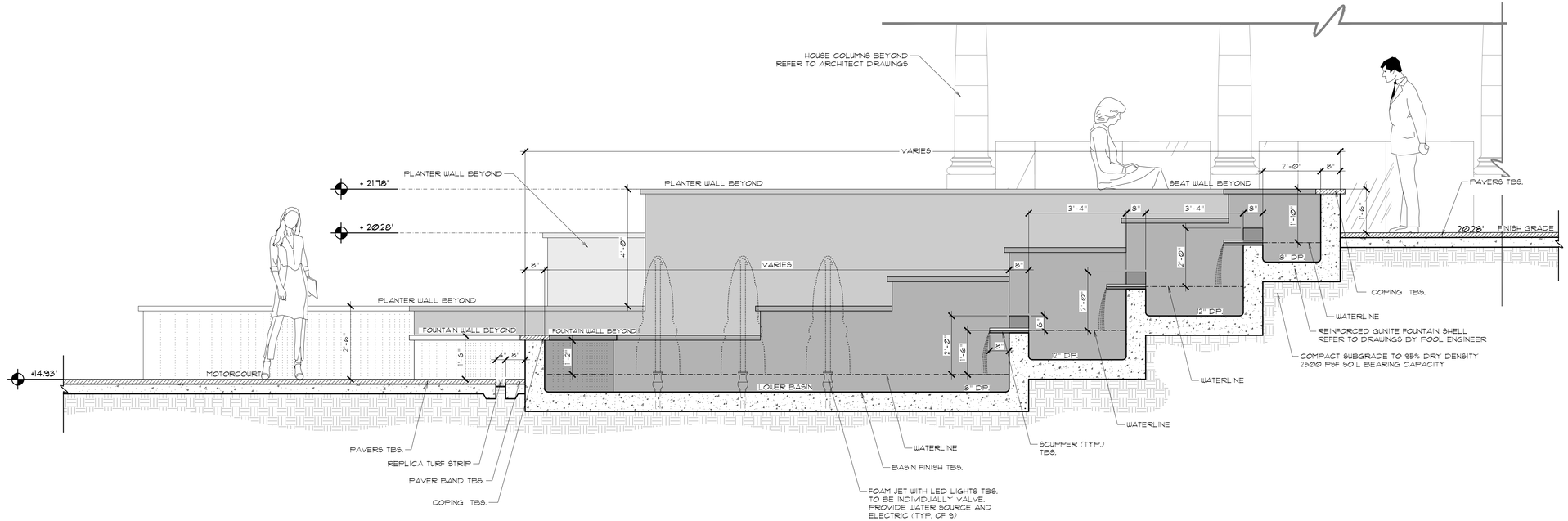


NOTE:
REFER TO SITE LIGHTING PLAN FOR FOUNTAIN LIGHTS

6 Entry House Fountain Section
1/2"=1'



7 Entry House Fountain Section
1/2"=1'

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Ø9/Ø7/2021 REVISED
Ø8/18/2021 - REVISED
Ø2/23/2021 REVISED
Ø1/21/2021 PROGRESS SET
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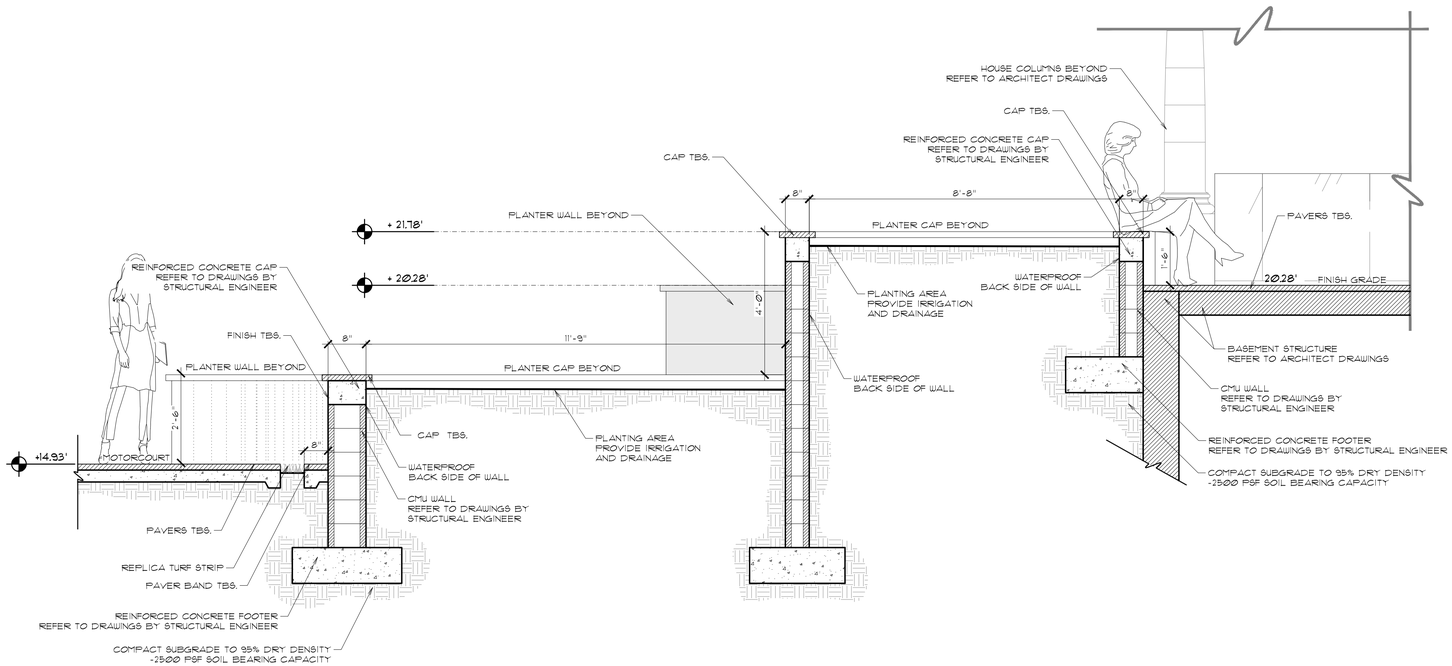
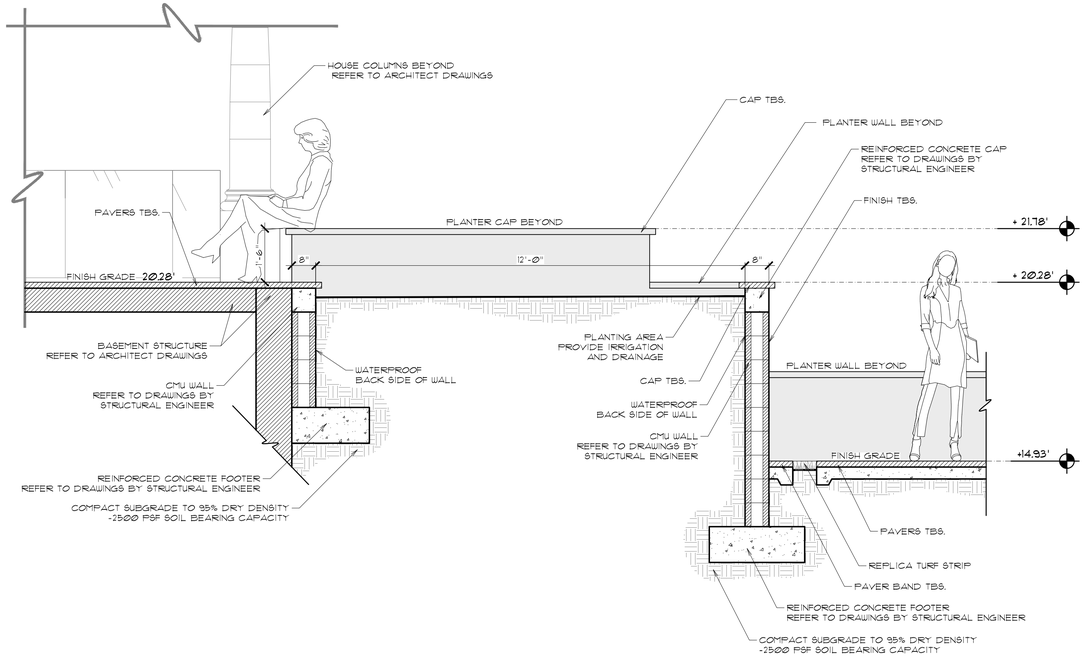


8 Planters Section
1/2"=1'



9 Planter Section
1/2"=1'

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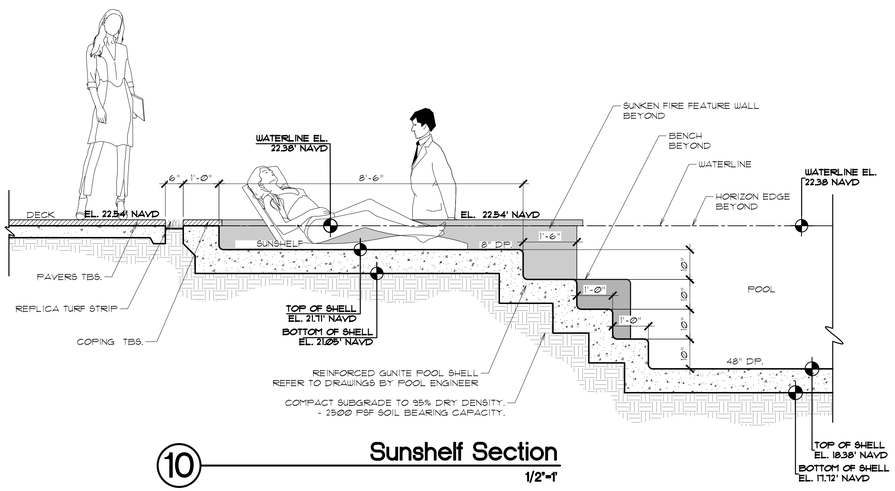
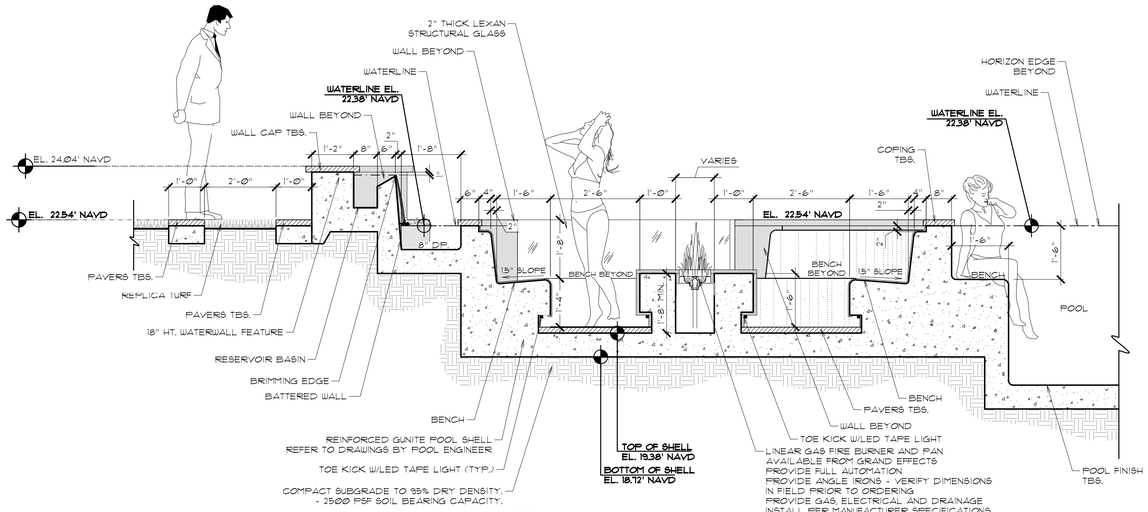


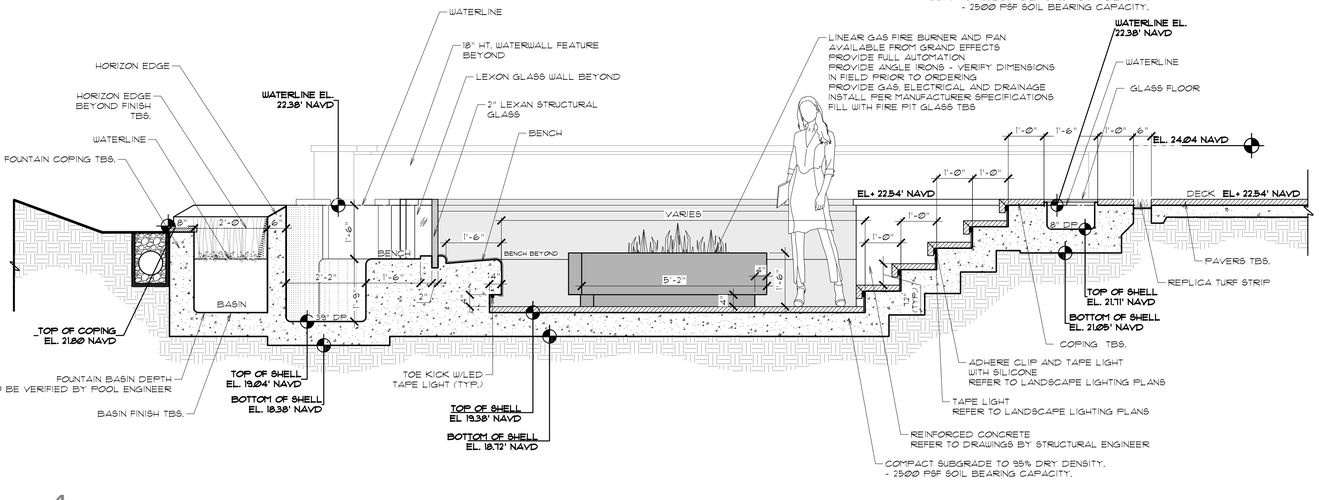
10 Sunshelf Section

1/2"=1'



11 Planter / Sunken Fire Feature/ Pool Section

1/2"=1'

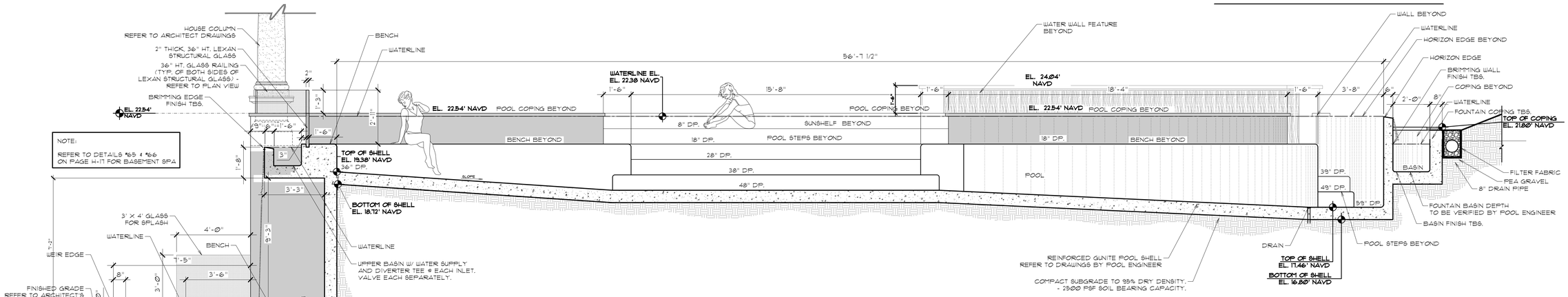


POOL NOTES:
PROVIDE:
-PENTAIR POOL AUTOMATION SYSTEM
-PENTAIR VARIABLE SPEED FILTRATION PUMP
-DEDICATED PENTAIR VARIABLE SPEED PUMP FOR FEATURES, VANISHING EDGES ETC.
-PENTAIR CLEAN AND CLEAR CARTRIDGE FILTER
-PENTAIR SALT CHLORINE GENERATOR
-OVERFLOW AND AUTOFILL FOR POOL
-DRAIN OVERFLOW TO DRAINAGE SYSTEM BY OTHERS
-FLOOR RETURNS FOR EFFICIENT HEATING (IF APPLICABLE)
-POOL SAFETY BARRIERS AS REQUIRED BY CODE

REVIEW POOL REQUIREMENTS W/ OWNER AND LANDSCAPE ARCHITECT REGARDING REQUIRED FLOW RATE, PUMP SIZES, LOCATION OF SKIMMERS, AND OTHER OPERATIONAL REQUIREMENTS. CONTACT LANDSCAPE ARCHITECT FOR LATEST SET OF DRAWINGS PRIOR TO CONSTRUCTION. PROVIDE ALL SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

SPA NOTES:
PROVIDE:
-VARIED SEAT HEIGHTS CUSTOMIZED TO CLIENT
-MINIMUM (8) JETS LOOPED WITH FORCED AIR, VERIFY WITH CLIENT
-PENTAIR INTELLITOUCH CONTROL SYSTEM WITH SPA SIDE REMOTE AND CONTROL PANEL TO RUN POOL/SPA OR APPROVED EQUAL
-AIR BLOWER FOR SPA JETS
-400,000 BTU GAS HEATER
-VARIABLE SPEED PUMP (FILTRATION AND HEATING)
-PROVIDE SEPARATE JET PUMP
-(3) FLOOR RETURNS
-OVERFLOW AND AUTO FILL FOR POOL
-DRAIN OVERFLOW TO DRAINAGE SYSTEM BY OTHERS

PLEASE NOTE:
POOL BUILDER/ENGINEER TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION



13.a Waterwall/ Basement Spa

3/8"=1'

13 Waterwall/ Pool/ Horizon Edge Section

3/8"=1'

NOTE:
REFER TO SITE LIGHTING PLAN FOR POOL LIGHTS

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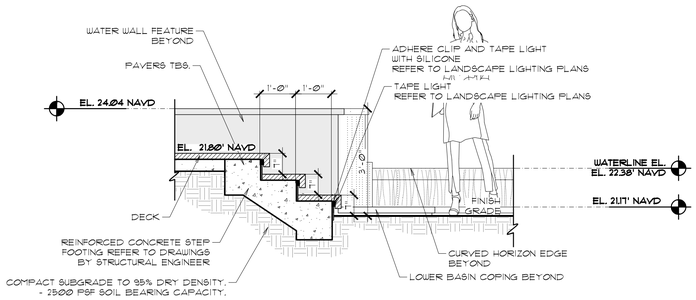
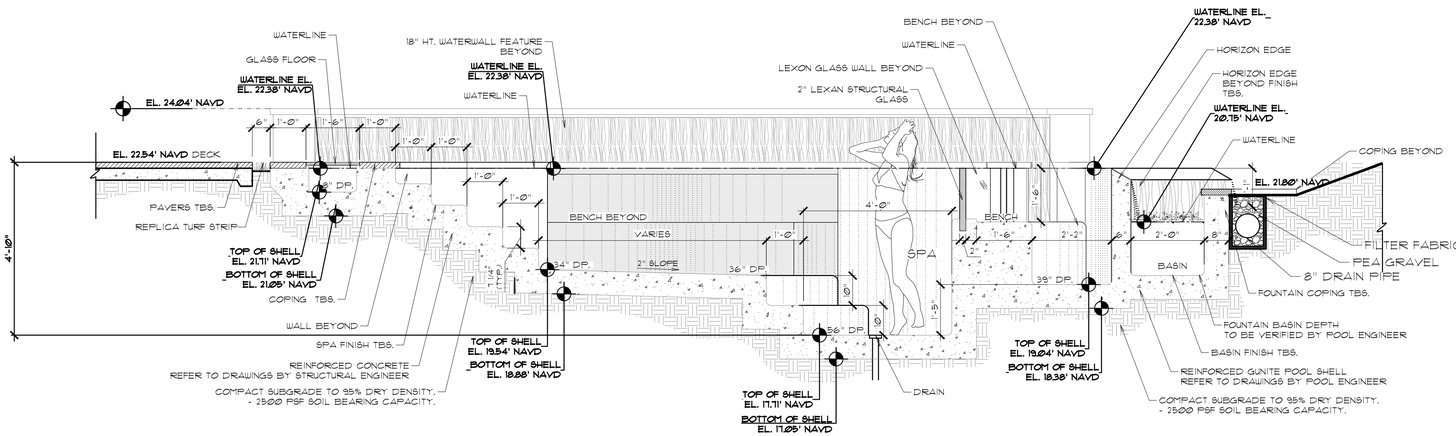


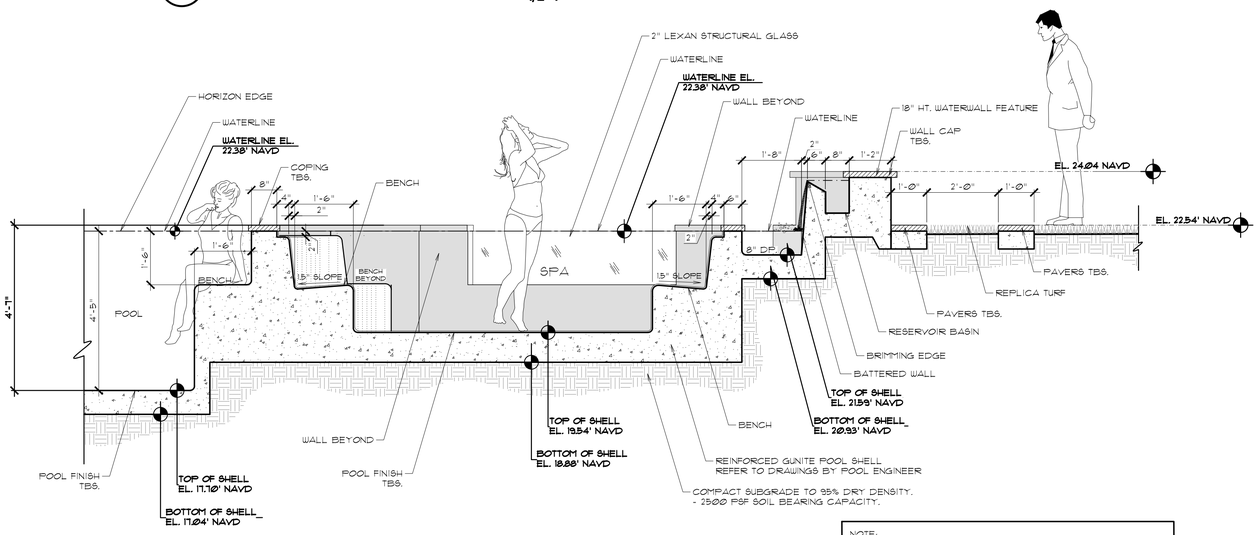
NOTE:
REFER TO SITE LIGHTING PLAN FOR STEP LIGHTS

14 Step Section
1/2"=1'



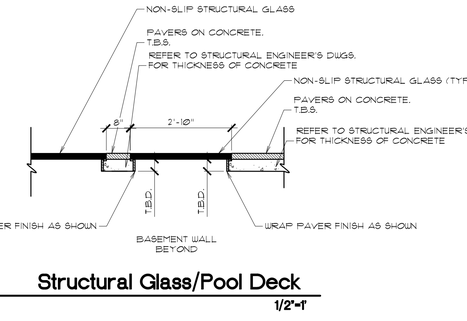
15 Spa Feature Section/ Pool /Horizon Edge
1/2"=1'

NOTE:
REFER TO SITE LIGHTING PLAN FOR POOL LIGHTS

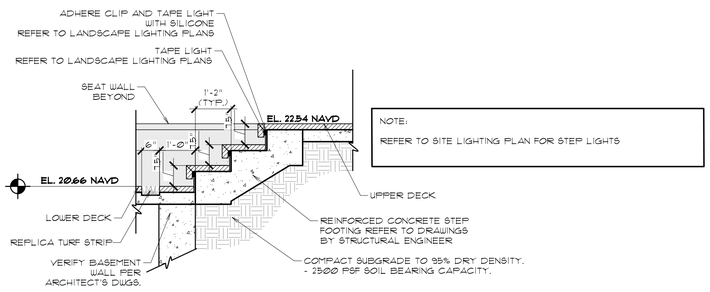


16 Pool Section/ Sunken Spa Feature/ Planter
1/2"=1'

NOTE:
REFER TO SITE LIGHTING PLAN FOR POOL & SPA LIGHTS



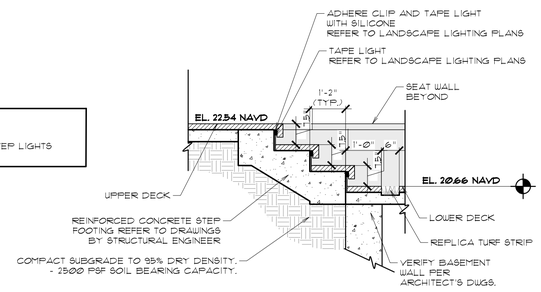
17 Structural Glass/Pool Deck
1/2"=1'



NOTE:
REFER TO SITE LIGHTING PLAN FOR STEP LIGHTS

18 Step Section
1/2"=1'

NOTE:
REFER TO SITE LIGHTING PLAN FOR STEP LIGHTS



19 Step Section
1/2"=1'

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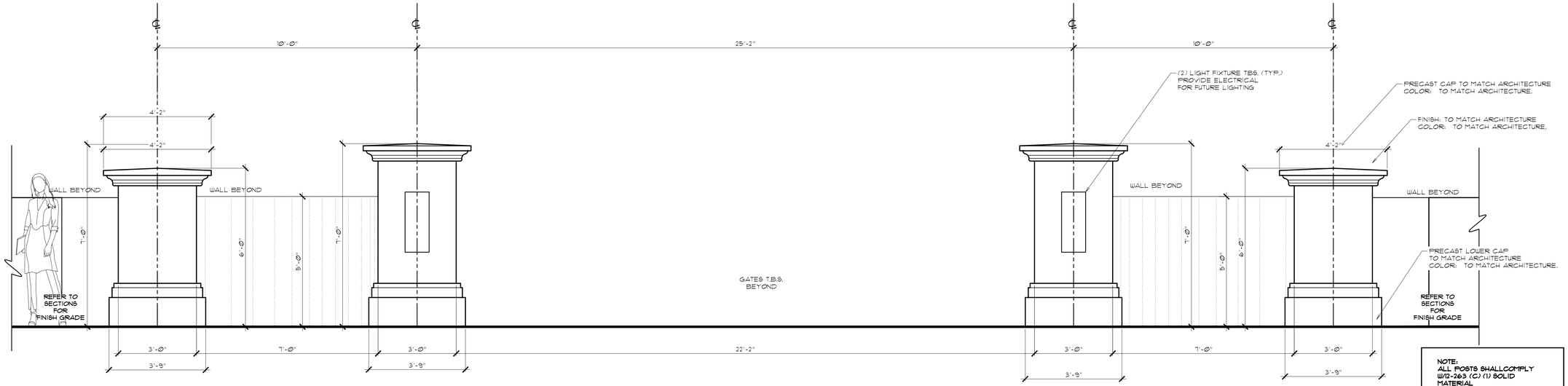


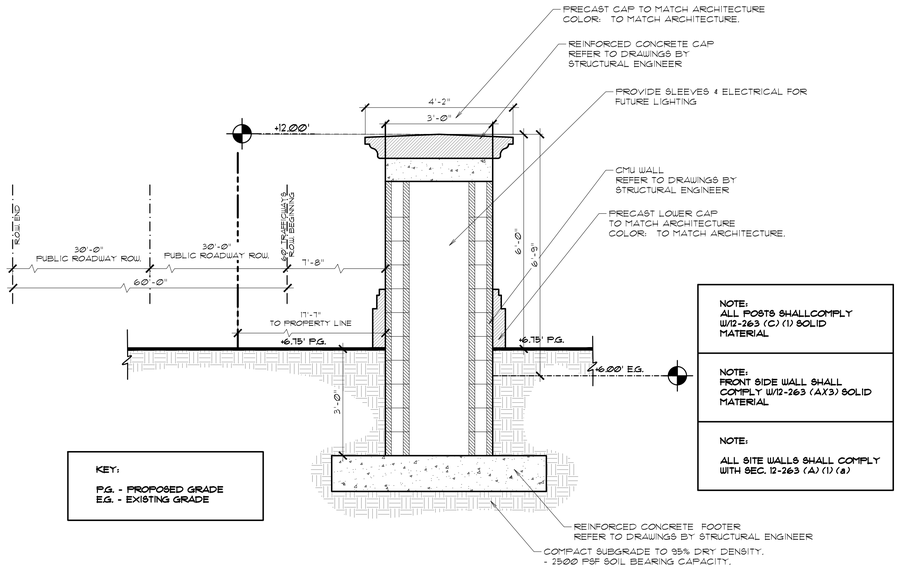
20 **Entry Column Elevation**
1/2"=1'

KEY:
P.G. - PROPOSED GRADE
E.G. - EXISTING GRADE

NOTE:
ALL POSTS SHALLCOMPLY W/12-263 (C) (1) SOLID MATERIAL

NOTE:
FRONT SIDE WALL SHALL COMPLY W/12-263 (AX3) SOLID MATERIAL

NOTE:
ALL SITE WALLS SHALL COMPLY WITH SEC. 12-263 (A) (1) (a)



KEY:
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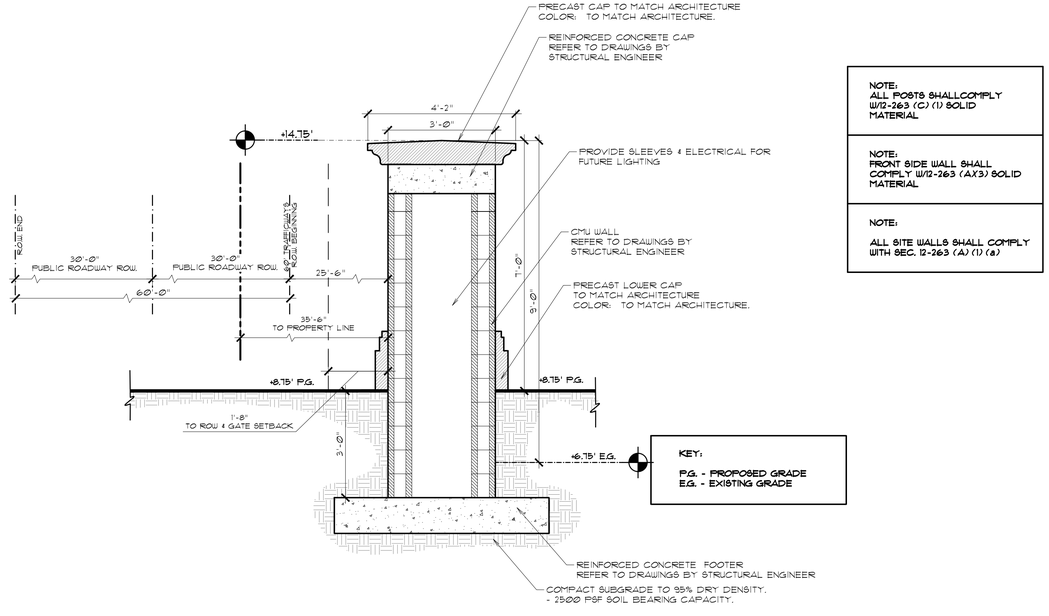
NOTE:
ALL POSTS SHALLCOMPLY W/12-263 (C) (1) SOLID MATERIAL

NOTE:
FRONT SIDE WALL SHALL COMPLY W/12-263 (AX3) SOLID MATERIAL

NOTE:
ALL SITE WALLS SHALL COMPLY WITH SEC. 12-263 (A) (1) (a)

21 **Entry Column Section**
1/2"=1'



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NOTE:
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NOTE:
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KEY:
P.G. - PROPOSED GRADE
E.G. - EXISTING GRADE

22 **Entry Column Section**
1/2"=1'

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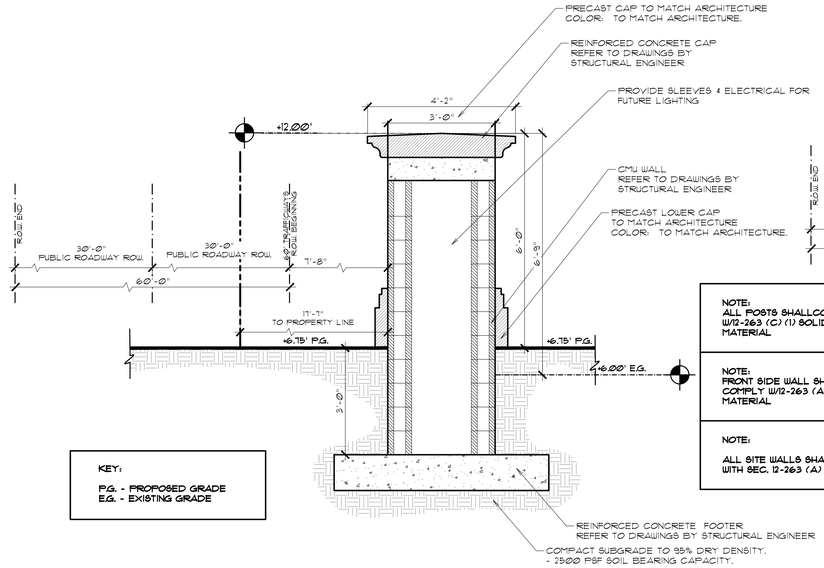


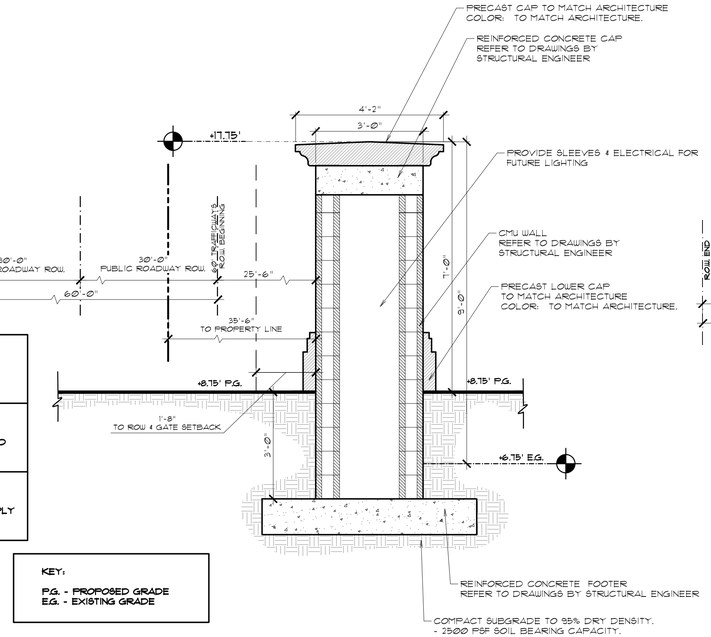
NOTE:
ALL POSTS SHALLCOMPLY W/12-263 (C) (1) SOLID MATERIAL

NOTE:
FRONT SIDE WALL SHALL COMPLY W/12-263 (AX3) SOLID MATERIAL

NOTE:
ALL SITE WALLS SHALL COMPLY WITH SEC. 12-263 (A) (1) (a)

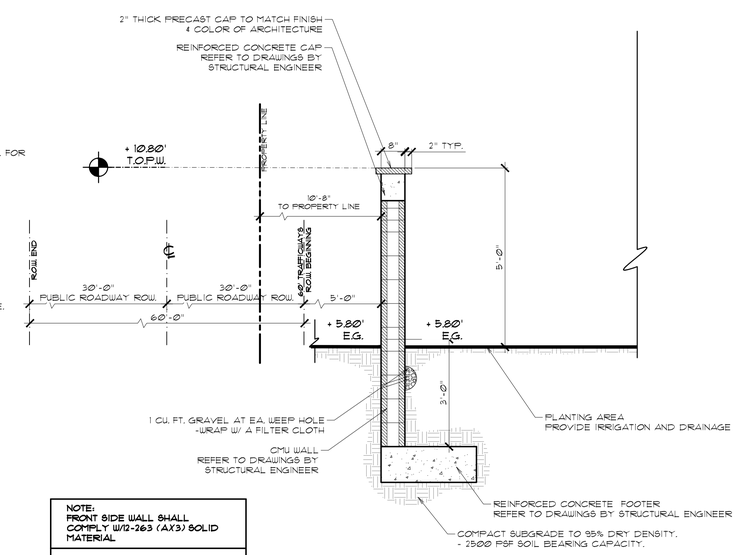
KEY:
P.G. - PROPOSED GRADE
E.G. - EXISTING GRADE

23 Entry Column Section
1/2"=1'



KEY:
P.G. - PROPOSED GRADE
E.G. - EXISTING GRADE

24 Entry Column Section
1/2"=1'



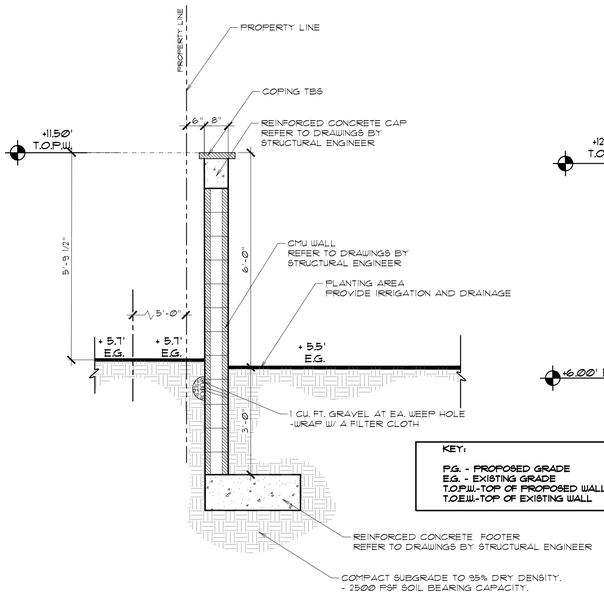
NOTE:
FRONT SIDE WALL SHALL COMPLY W/12-263 (AX3) SOLID MATERIAL

NOTE:
ALL SITE WALLS SHALL COMPLY WITH SEC. 12-263 (A) (1) (a)

NOTE:
PROVIDE PROFILES & SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL

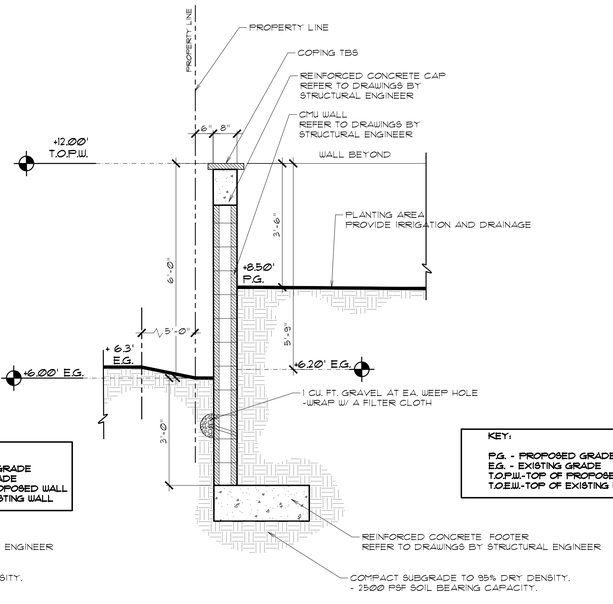
KEY:
P.G. - PROPOSED GRADE
E.G. - EXISTING GRADE
T.O.P.W.-TOP OF PROPOSED WALL
T.O.E.W.-TOP OF EXISTING WALL

24.a Retaining Wall Section
1/2"=1'



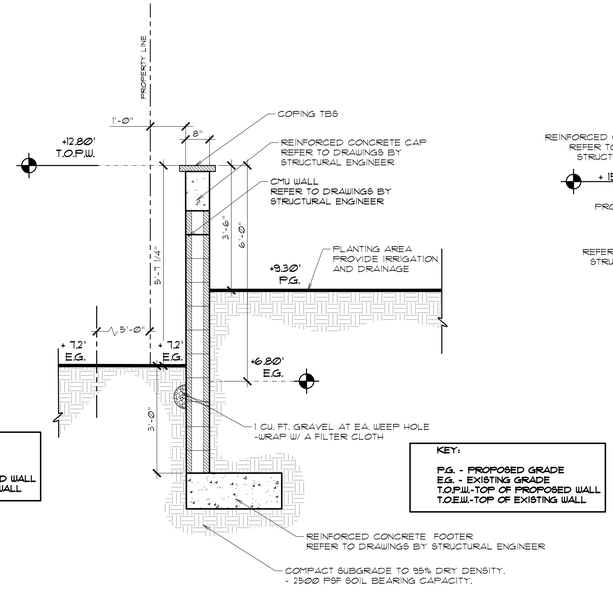
KEY:
P.G. - PROPOSED GRADE
E.G. - EXISTING GRADE
T.O.P.W.-TOP OF PROPOSED WALL
T.O.E.W.-TOP OF EXISTING WALL

25 Retaining Wall Section
1/2"=1'



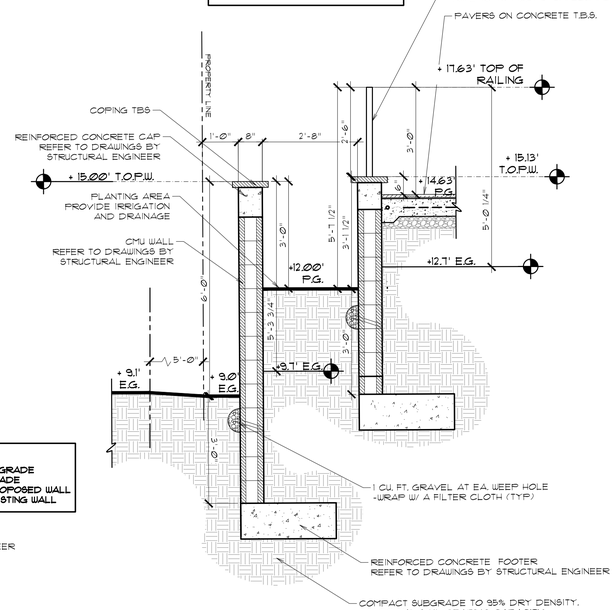
KEY:
P.G. - PROPOSED GRADE
E.G. - EXISTING GRADE
T.O.P.W.-TOP OF PROPOSED WALL
T.O.E.W.-TOP OF EXISTING WALL

26 Retaining Wall Section
1/2"=1'



KEY:
P.G. - PROPOSED GRADE
E.G. - EXISTING GRADE
T.O.P.W.-TOP OF PROPOSED WALL
T.O.E.W.-TOP OF EXISTING WALL

27 Retaining Wall Section
1/2"=1'



28 Raised Planter Section
1/2"=1'

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925 Land Trust

925 Hillsboro Mile
Hillsboro Beach, FL 33062

REVISED PER CITY COMMENTS
02/11/2022
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KWD
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Cert. of Authorization LC26000275

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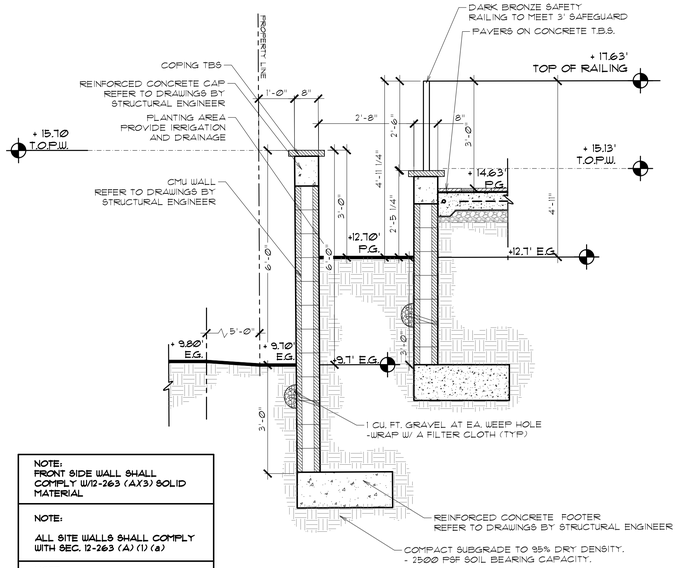
20220110- REV PER CITY COMMENTS
20211222 REV. PER COMMENTS
20210920 REV. REPLICA TURF IN REAR BY POOL.
09/16/2021 UPDATE ARCH. BASE & BASEMENT FLOOR.
09/13/2021 REVISED
09/07/2021 REVISED
08/18/2021 - REVISED
02/23/2021 REVISED
01/21/2021 PROGRESS SET
10/30/2020 REV. TOWN COMM.
05/04/2020 FOR SUBMITTAL

ISSUE HISTORY

COMM NO.
PROJ MGR: KDW
DRAWN BY: KDW, EL
CHECKED BY: KW

DRAWING TITLE:
HARDSCAPE DETAILS

Sheet
H-11



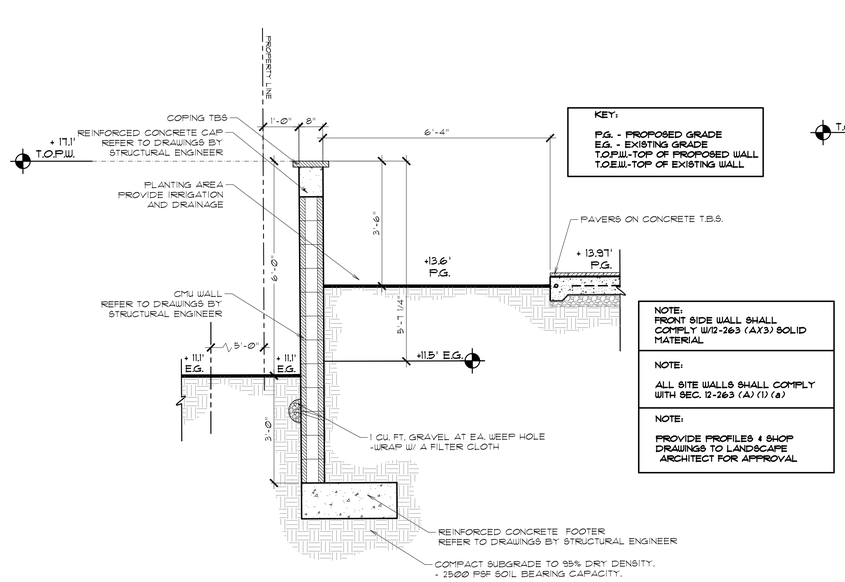
NOTE:
FRONT SIDE WALL SHALL COMPLY W/12-263 (AX3) SOLID MATERIAL

NOTE:
ALL SITE WALLS SHALL COMPLY WITH SEC. 12-263 (A) (1) (a)

NOTE:
PROVIDE PROFILES & SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL

KEY:
P.G. - PROPOSED GRADE
E.G. - EXISTING GRADE
T.O.P.W.-TOP OF PROPOSED WALL
T.O.E.W.-TOP OF EXISTING WALL

29 Raised Planter Section
1/2"=1'



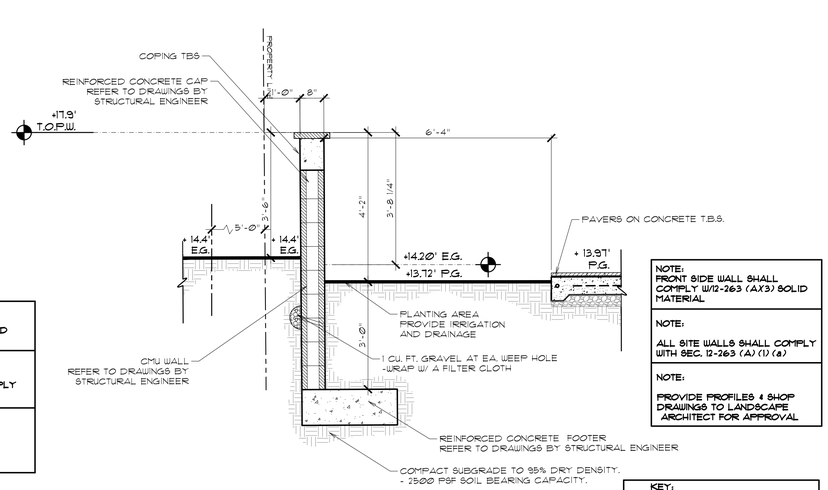
KEY:
P.G. - PROPOSED GRADE
E.G. - EXISTING GRADE
T.O.P.W.-TOP OF PROPOSED WALL
T.O.E.W.-TOP OF EXISTING WALL

NOTE:
FRONT SIDE WALL SHALL COMPLY W/12-263 (AX3) SOLID MATERIAL

NOTE:
ALL SITE WALLS SHALL COMPLY WITH SEC. 12-263 (A) (1) (a)

NOTE:
PROVIDE PROFILES & SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL

30 Retaining Wall Section
1/2"=1'



NOTE:
FRONT SIDE WALL SHALL COMPLY W/12-263 (AX3) SOLID MATERIAL

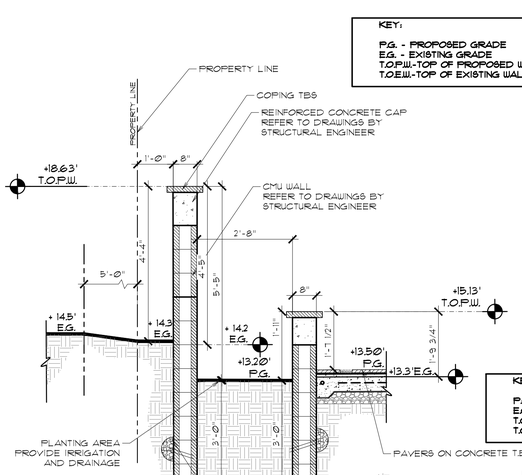
NOTE:
ALL SITE WALLS SHALL COMPLY WITH SEC. 12-263 (A) (1) (a)

NOTE:
PROVIDE PROFILES & SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL

KEY:
P.G. - PROPOSED GRADE
E.G. - EXISTING GRADE
T.O.P.W.-TOP OF PROPOSED WALL
T.O.E.W.-TOP OF EXISTING WALL

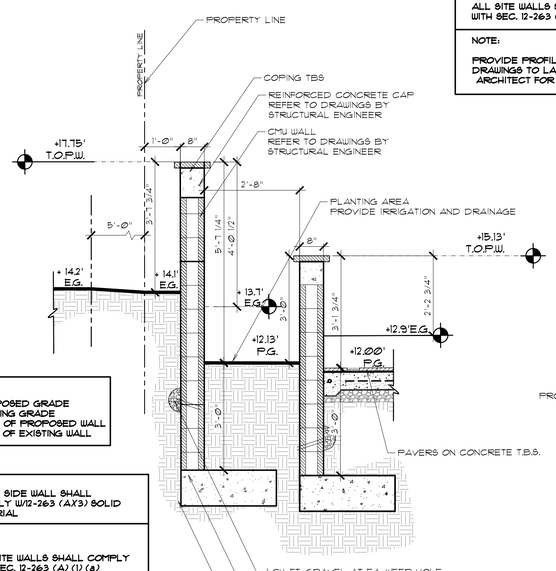
31 Retaining Wall Section
1/2"=1'

KEY:
P.G. - PROPOSED GRADE
E.G. - EXISTING GRADE
T.O.P.W.-TOP OF PROPOSED WALL
T.O.E.W.-TOP OF EXISTING WALL



KEY:
P.G. - PROPOSED GRADE
E.G. - EXISTING GRADE
T.O.P.W.-TOP OF PROPOSED WALL
T.O.E.W.-TOP OF EXISTING WALL

32 Raised Planter Section
1/2"=1'



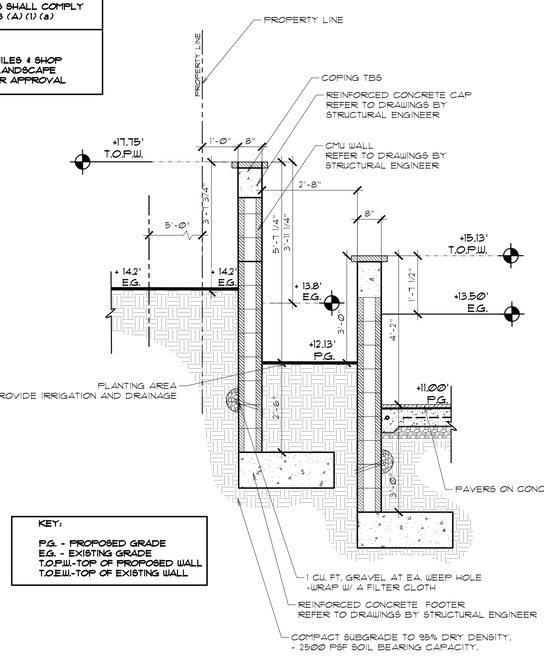
NOTE:
FRONT SIDE WALL SHALL COMPLY W/12-263 (AX3) SOLID MATERIAL

NOTE:
ALL SITE WALLS SHALL COMPLY WITH SEC. 12-263 (A) (1) (a)

NOTE:
PROVIDE PROFILES & SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL

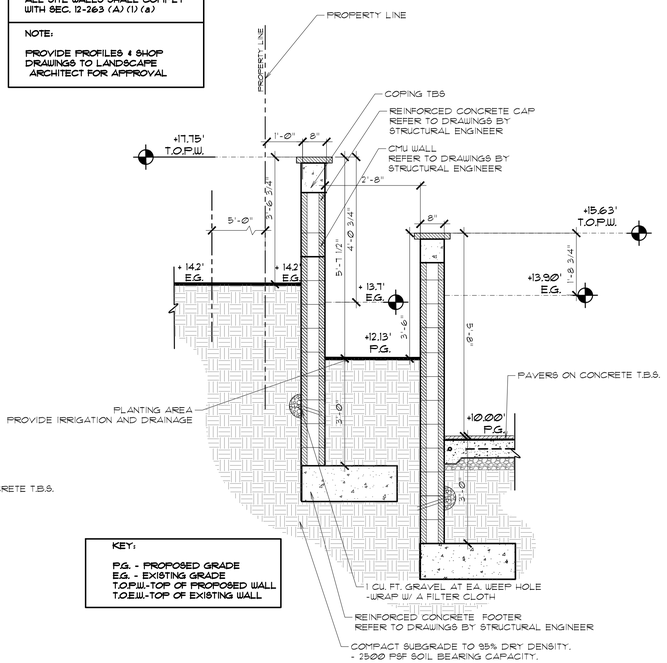
KEY:
P.G. - PROPOSED GRADE
E.G. - EXISTING GRADE
T.O.P.W.-TOP OF PROPOSED WALL
T.O.E.W.-TOP OF EXISTING WALL

33 Raised Planter Section
1/2"=1'



KEY:
P.G. - PROPOSED GRADE
E.G. - EXISTING GRADE
T.O.P.W.-TOP OF PROPOSED WALL
T.O.E.W.-TOP OF EXISTING WALL

34 Raised Planter Section
1/2"=1'



KEY:
P.G. - PROPOSED GRADE
E.G. - EXISTING GRADE
T.O.P.W.-TOP OF PROPOSED WALL
T.O.E.W.-TOP OF EXISTING WALL

35 Raised Planter Section
1/2"=1'

KWD
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Krent L. Wieland, FL Reg LA 1039
Cert. of Authorization LC26000275

20220210-REV PER CITY COMMENTS
20220110- REV PER CITY COMMENTS
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09/13/2021 REVISED
09/07/2021 REVISED
08/18/2021 - REVISED
01/23/2021 REVISED
01/21/2021 PROGRESS SET
10/30/2020 REV. TOWN COMM.
05/04/2020 FOR SUBMITTAL

ISSUE HISTORY
COMM NO.
PROJ MGR: KDW
DRAWN BY: KDW, EL
CHECKED BY: KW

DRAWING TITLE:
HARDSCAPE DETAILS

Sheet
H-12

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Hillsboro Beach, FL 33062

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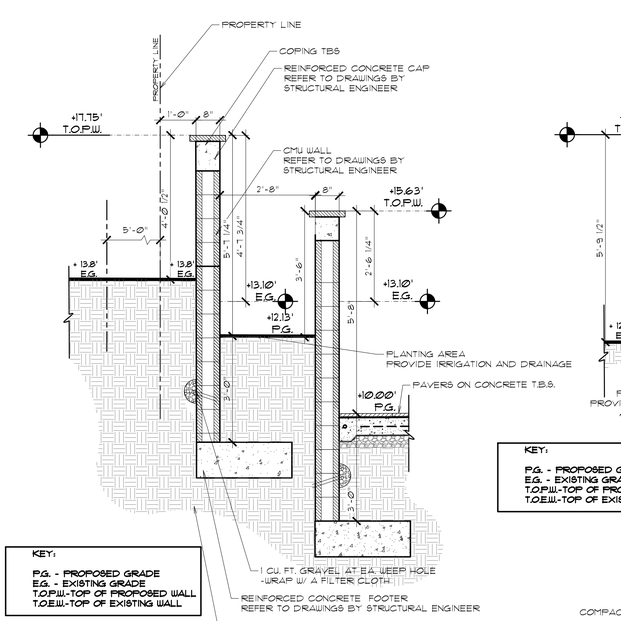
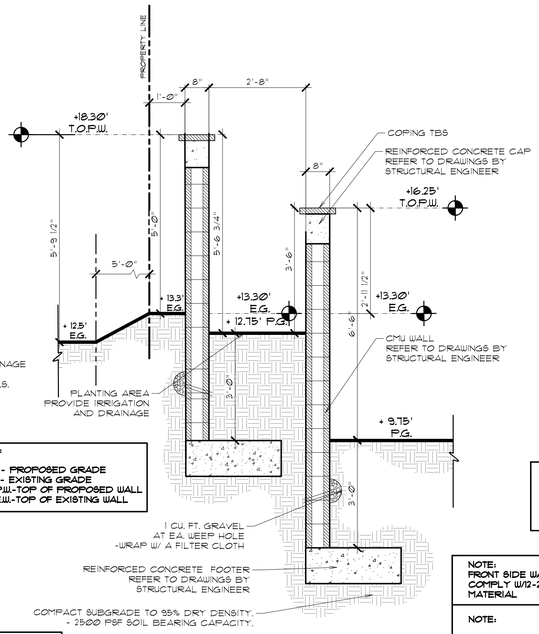


KEY:

P.G. - PROPOSED GRADE
E.G. - EXISTING GRADE
T.O.P.W.-TOP OF PROPOSED WALL
T.O.E.W.-TOP OF EXISTING WALL

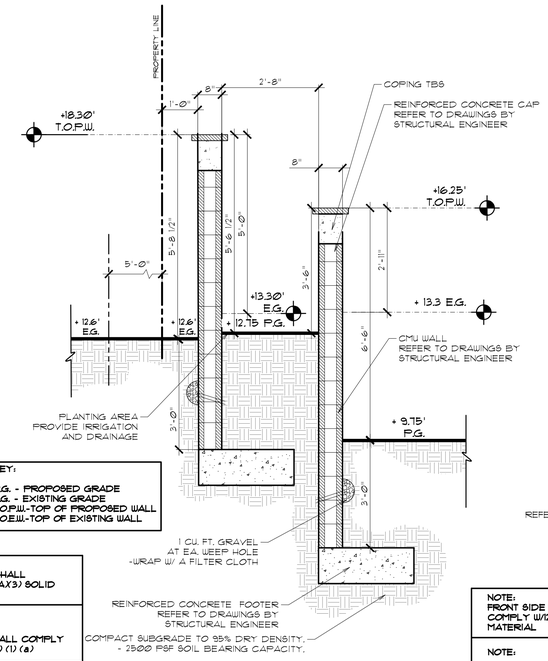
36 Raised Planter Section
1/2"=1'



KEY:

P.G. - PROPOSED GRADE
E.G. - EXISTING GRADE
T.O.P.W.-TOP OF PROPOSED WALL
T.O.E.W.-TOP OF EXISTING WALL

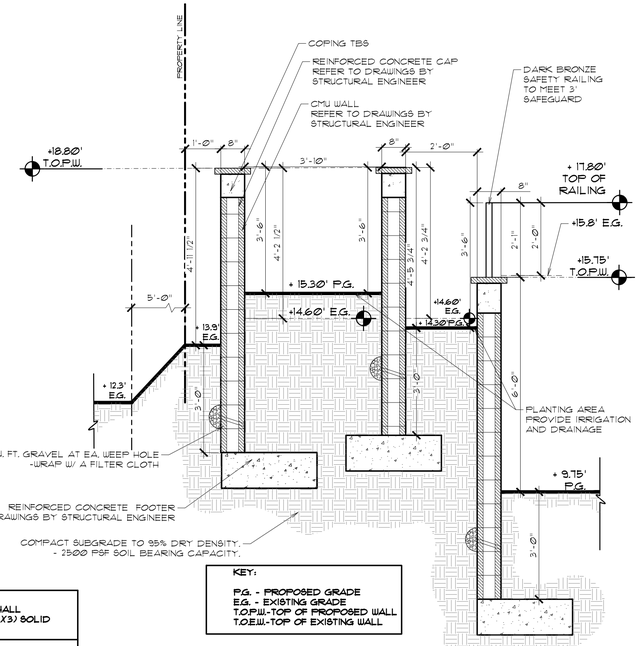
37 Raised Planter Section
1/2"=1'



KEY:

P.G. - PROPOSED GRADE
E.G. - EXISTING GRADE
T.O.P.W.-TOP OF PROPOSED WALL
T.O.E.W.-TOP OF EXISTING WALL

38 Raised Planter Section
1/2"=1'



KEY:

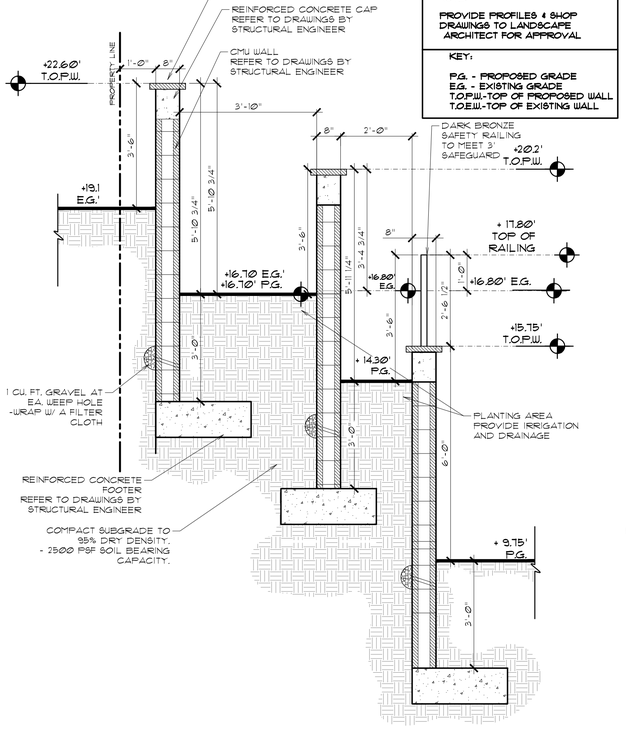
P.G. - PROPOSED GRADE
E.G. - EXISTING GRADE
T.O.P.W.-TOP OF PROPOSED WALL
T.O.E.W.-TOP OF EXISTING WALL

39 Raised Planter Section
1/2"=1'

NOTE:
FRONT SIDE WALL SHALL COMPLY W/12-263 (AX3) SOLID MATERIAL

NOTE:
ALL SITE WALLS SHALL COMPLY WITH SEC. 12-263 (A) (1) (a)

NOTE:
PROVIDE PROFILES & SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL

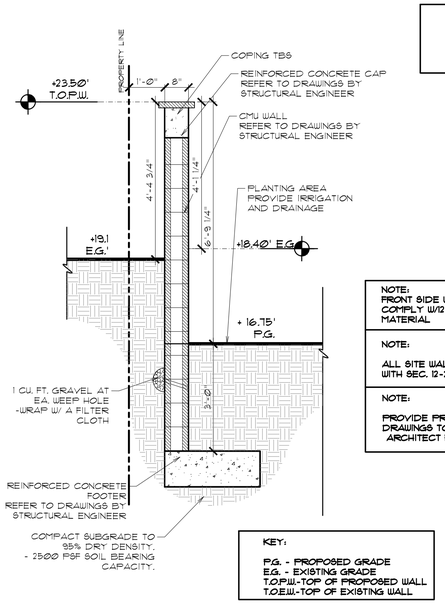


40a Raised Planter Section
1/2"=1'

NOTE:
FRONT SIDE WALL SHALL COMPLY W/12-263 (AX3) SOLID MATERIAL

NOTE:
ALL SITE WALLS SHALL COMPLY WITH SEC. 12-263 (A) (1) (a)

NOTE:
PROVIDE PROFILES & SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL



KEY:

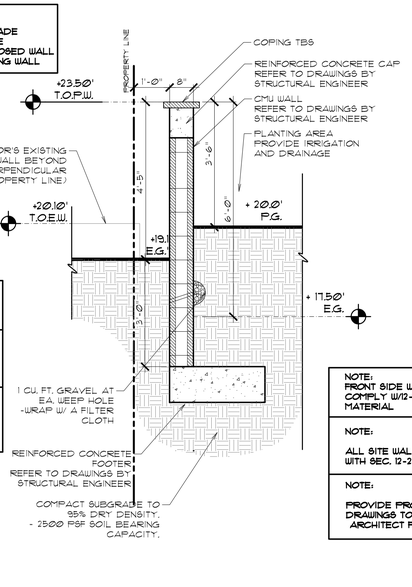
P.G. - PROPOSED GRADE
E.G. - EXISTING GRADE
T.O.P.W.-TOP OF PROPOSED WALL
T.O.E.W.-TOP OF EXISTING WALL

40b Retaining Wall Section
1/2"=1'

NOTE:
FRONT SIDE WALL SHALL COMPLY W/12-263 (AX3) SOLID MATERIAL

NOTE:
ALL SITE WALLS SHALL COMPLY WITH SEC. 12-263 (A) (1) (a)

NOTE:
PROVIDE PROFILES & SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL



KEY:

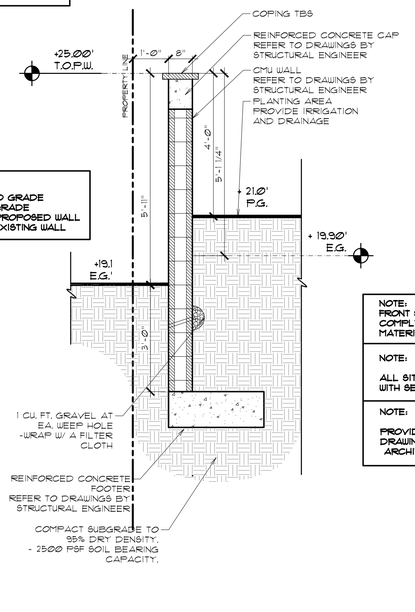
P.G. - PROPOSED GRADE
E.G. - EXISTING GRADE
T.O.P.W.-TOP OF PROPOSED WALL
T.O.E.W.-TOP OF EXISTING WALL

40c Retaining Wall Section
1/2"=1'

NOTE:
FRONT SIDE WALL SHALL COMPLY W/12-263 (AX3) SOLID MATERIAL

NOTE:
ALL SITE WALLS SHALL COMPLY WITH SEC. 12-263 (A) (1) (a)

NOTE:
PROVIDE PROFILES & SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL



NOTE:
FRONT SIDE WALL SHALL COMPLY W/12-263 (AX3) SOLID MATERIAL

NOTE:
ALL SITE WALLS SHALL COMPLY WITH SEC. 12-263 (A) (1) (a)

NOTE:
PROVIDE PROFILES & SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL

40d Retaining Wall Section
1/2"=1'

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09/16/2021 UPDATE ARCH. BASE & BASEMENT FLOOR.
09/13/2021 REVISED
09/01/2021 REVISED
08/18/2021 - REVISED
07/23/2021 REVISED
01/21/2021 PROGRESS SET
10/30/2020 REV. TOWN COMM.
05/04/2020 FOR SUBMITTAL

ISSUE HISTORY

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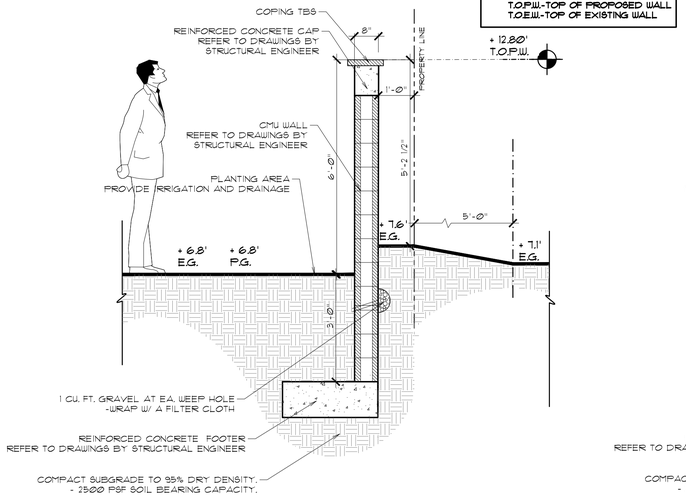
PROJ MGR: KDW
DRAWN BY: KDW, EL
CHECKED BY: KW

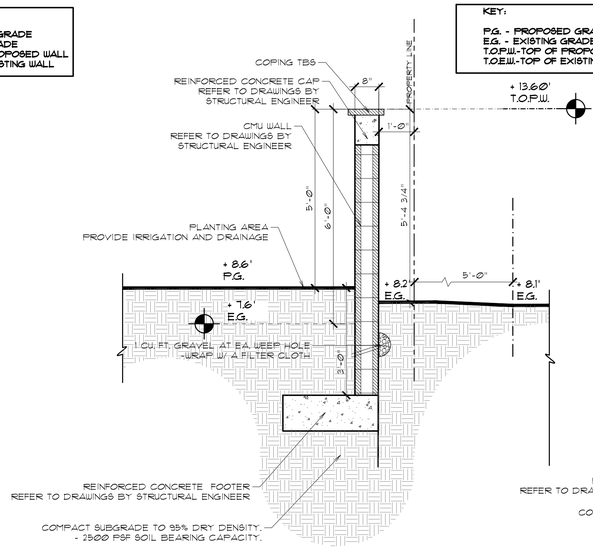
DRAWING TITLE:
HARDSCAPE DETAILS

Sheet
H-13



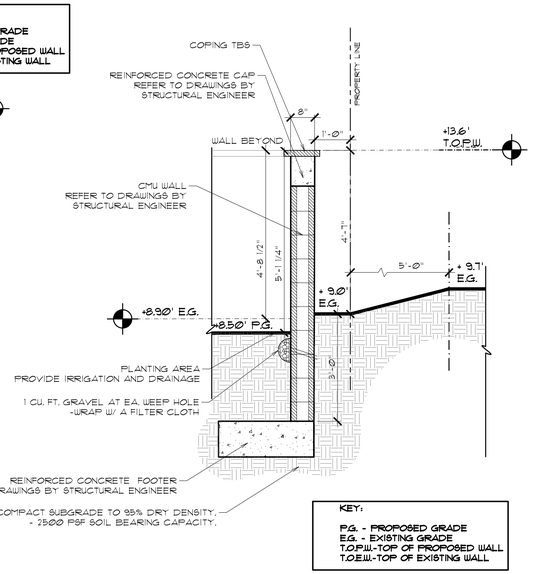
41 **Retaining Wall Section**
1/2"=1'

NOTE: FRONT SIDE WALL SHALL COMPLY W/12-263 (AX3) SOLID MATERIAL
NOTE: ALL SITE WALLS SHALL COMPLY WITH SEC. 12-263 (A) (1) (a)
NOTE: PROVIDE PROFILES & SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL



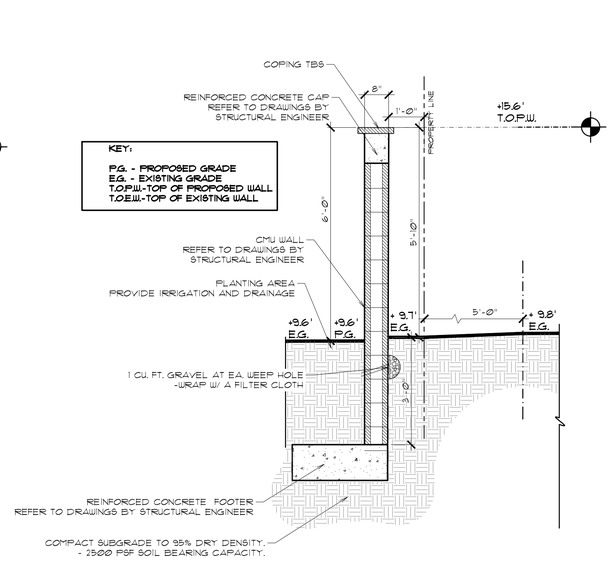
42 **Retaining Wall Section**
1/2"=1'

NOTE: FRONT SIDE WALL SHALL COMPLY W/12-263 (AX3) SOLID MATERIAL
NOTE: ALL SITE WALLS SHALL COMPLY WITH SEC. 12-263 (A) (1) (a)
NOTE: PROVIDE PROFILES & SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL

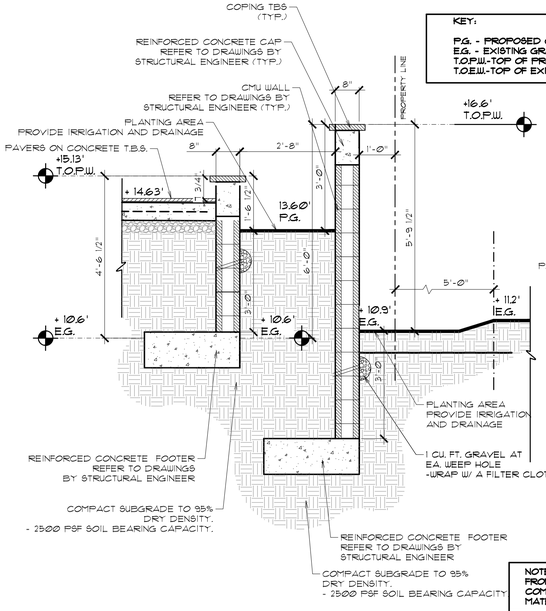


43 **Retaining Wall Section**
1/2"=1'

NOTE: FRONT SIDE WALL SHALL COMPLY W/12-263 (AX3) SOLID MATERIAL
NOTE: ALL SITE WALLS SHALL COMPLY WITH SEC. 12-263 (A) (1) (a)
NOTE: PROVIDE PROFILES & SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL

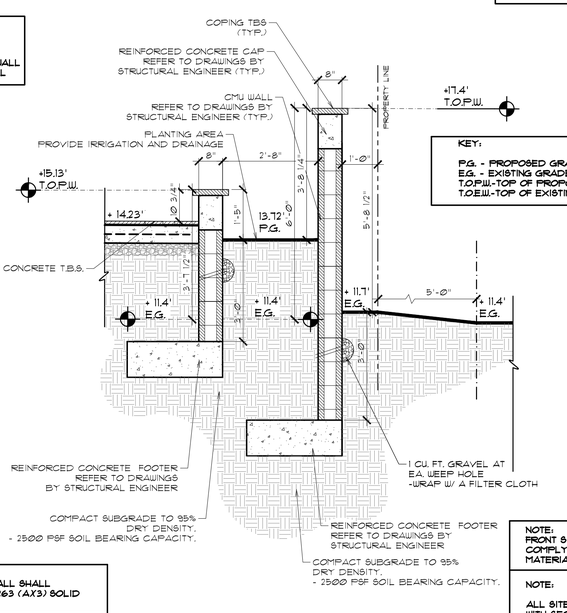


44 **Wall Section**
1/2"=1'



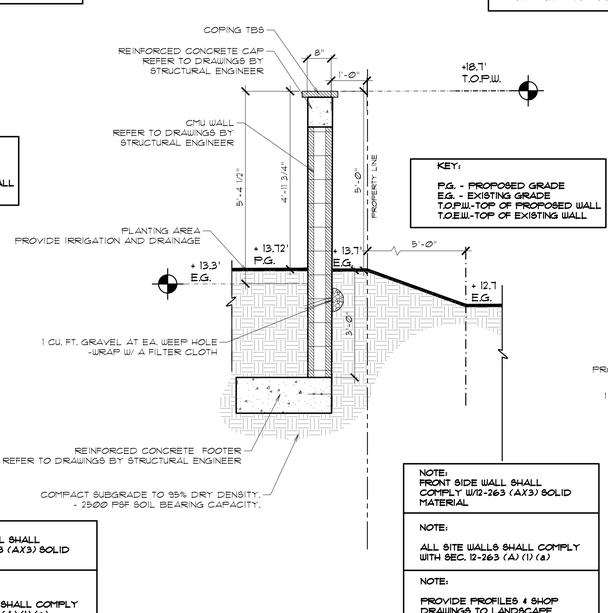
45 **Raised Planter Section**
1/2"=1'

NOTE: FRONT SIDE WALL SHALL COMPLY W/12-263 (AX3) SOLID MATERIAL
NOTE: ALL SITE WALLS SHALL COMPLY WITH SEC. 12-263 (A) (1) (a)
NOTE: PROVIDE PROFILES & SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL



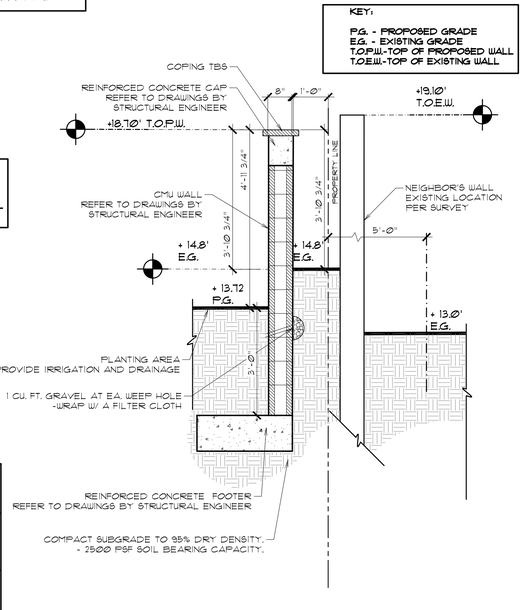
46 **Raised Planter Section**
1/2"=1'

NOTE: FRONT SIDE WALL SHALL COMPLY W/12-263 (AX3) SOLID MATERIAL
NOTE: ALL SITE WALLS SHALL COMPLY WITH SEC. 12-263 (A) (1) (a)
NOTE: PROVIDE PROFILES & SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL



47 **Retaining Wall Section**
1/2"=1'

NOTE: FRONT SIDE WALL SHALL COMPLY W/12-263 (AX3) SOLID MATERIAL
NOTE: ALL SITE WALLS SHALL COMPLY WITH SEC. 12-263 (A) (1) (a)
NOTE: PROVIDE PROFILES & SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL



48 **Retaining Wall Section**
1/2"=1'

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09/07/2021 REVISED
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H-14

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925 Land Trust

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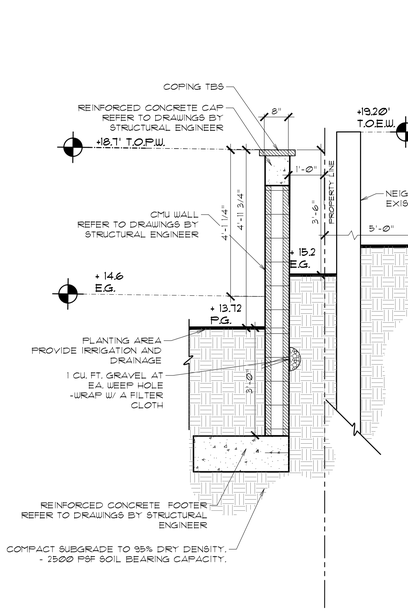


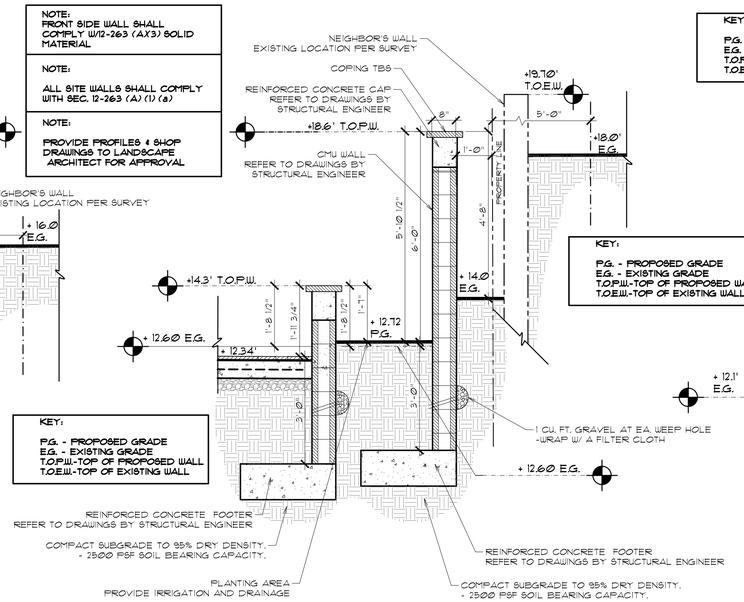
49 **Retaining Wall Section**
1/2"=1'

NOTE:
FRONT SIDE WALL SHALL COMPLY W/12-263 (AX3) SOLID MATERIAL

NOTE:
ALL SITE WALLS SHALL COMPLY WITH SEC. 12-263 (A) (1) (a)

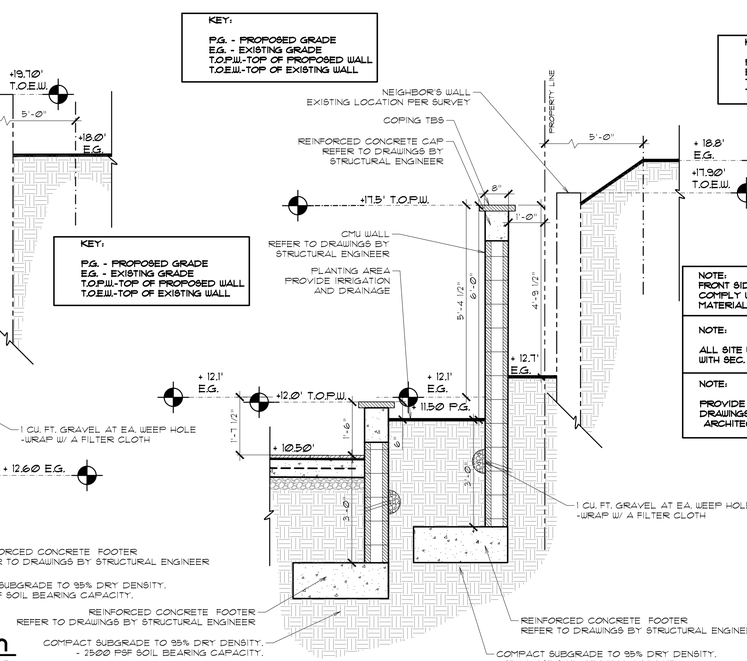
NOTE:
PROVIDE PROFILES & SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL

KEY:
P.G. - PROPOSED GRADE
E.G. - EXISTING GRADE
T.O.P.W.-TOP OF PROPOSED WALL
T.O.E.W.-TOP OF EXISTING WALL



50 **Raised Planter Section**
1/2"=1'

KEY:
P.G. - PROPOSED GRADE
E.G. - EXISTING GRADE
T.O.P.W.-TOP OF PROPOSED WALL
T.O.E.W.-TOP OF EXISTING WALL



51 **Raised Planter Section**
1/2"=1'

KEY:
P.G. - PROPOSED GRADE
E.G. - EXISTING GRADE
T.O.P.W.-TOP OF PROPOSED WALL
T.O.E.W.-TOP OF EXISTING WALL

NOTE:
FRONT SIDE WALL SHALL COMPLY W/12-263 (AX3) SOLID MATERIAL

NOTE:
ALL SITE WALLS SHALL COMPLY WITH SEC. 12-263 (A) (1) (a)

NOTE:
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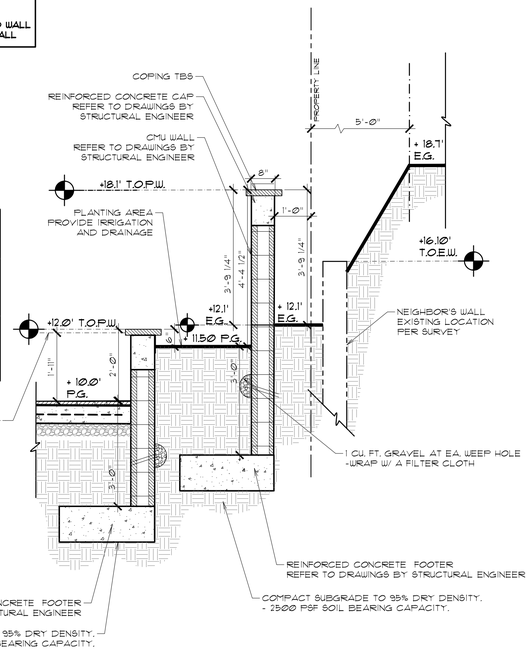

52 **Raised Planter Section**
1/2"=1'

KEY:
P.G. - PROPOSED GRADE
E.G. - EXISTING GRADE
T.O.P.W.-TOP OF PROPOSED WALL
T.O.E.W.-TOP OF EXISTING WALL

NOTE:
FRONT SIDE WALL SHALL COMPLY W/12-263 (AX3) SOLID MATERIAL

NOTE:
ALL SITE WALLS SHALL COMPLY WITH SEC. 12-263 (A) (1) (a)

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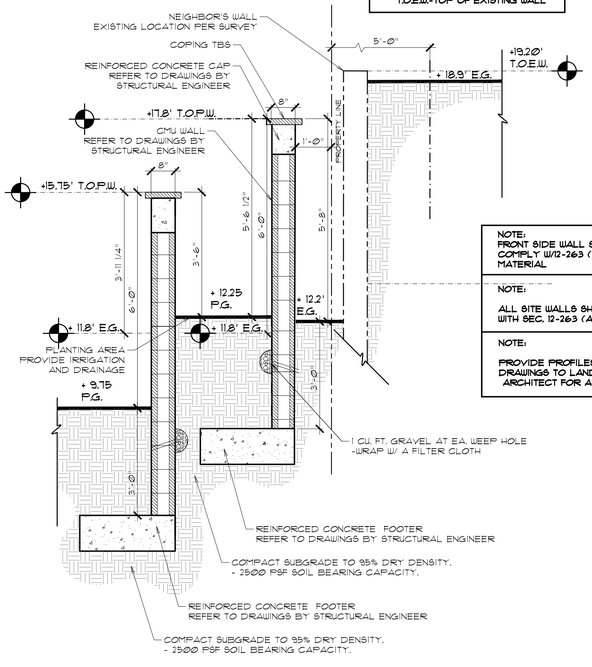

53 **Raised Planter Section**
1/2"=1'

NOTE:
FRONT SIDE WALL SHALL COMPLY W/12-263 (AX3) SOLID MATERIAL

NOTE:
ALL SITE WALLS SHALL COMPLY WITH SEC. 12-263 (A) (1) (a)

NOTE:
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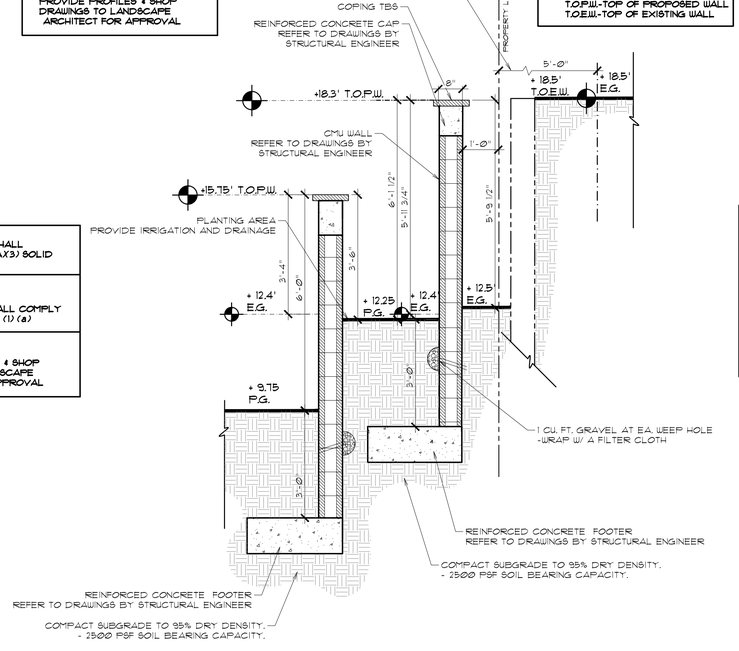

54 **Raised Planter Section**
1/2"=1'

NOTE:
FRONT SIDE WALL SHALL COMPLY W/12-263 (AX3) SOLID MATERIAL

NOTE:
ALL SITE WALLS SHALL COMPLY WITH SEC. 12-263 (A) (1) (a)

NOTE:
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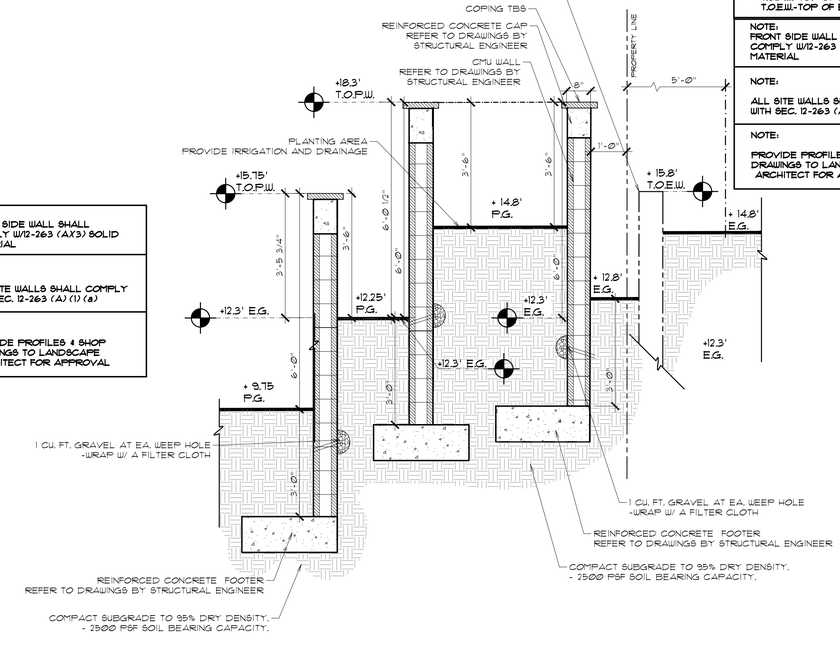

55 **Retaining Wall Section**
1/2"=1'

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09/13/2021 REVISED
09/01/2021 REVISED
08/18/2021 - REVISED
02/23/2021 REVISED
01/21/2021 PROGRESS SET
10/30/2020 REV. TOWN COMM.
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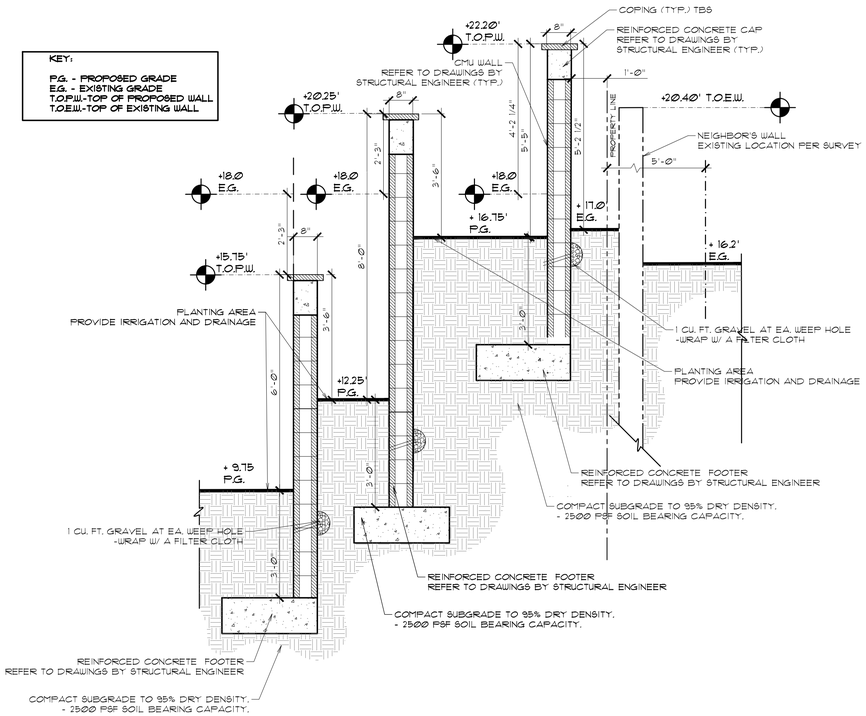
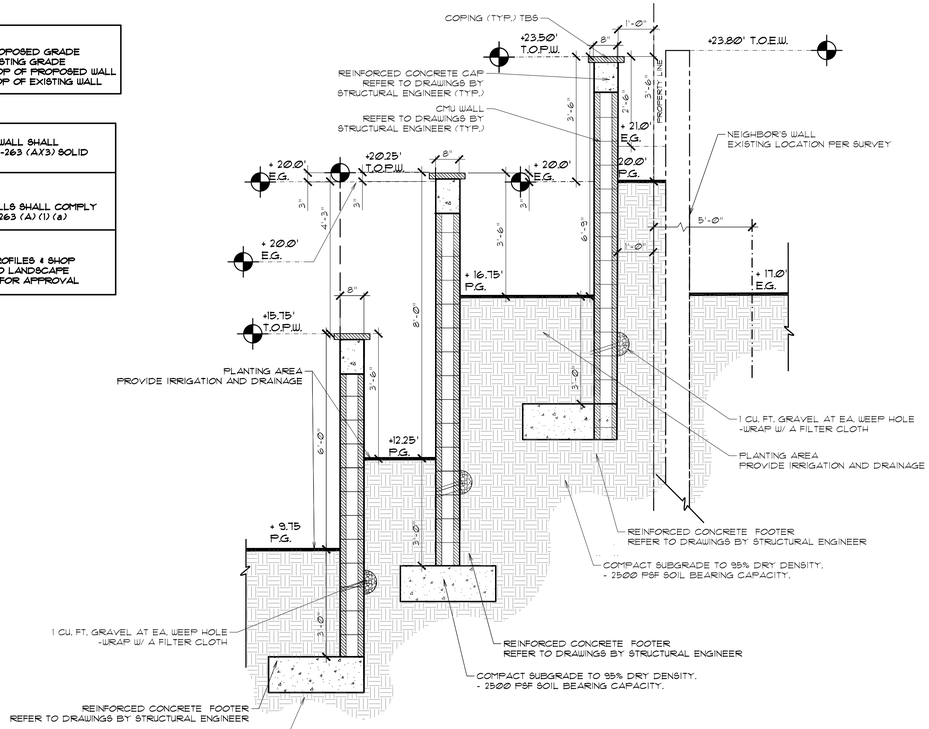
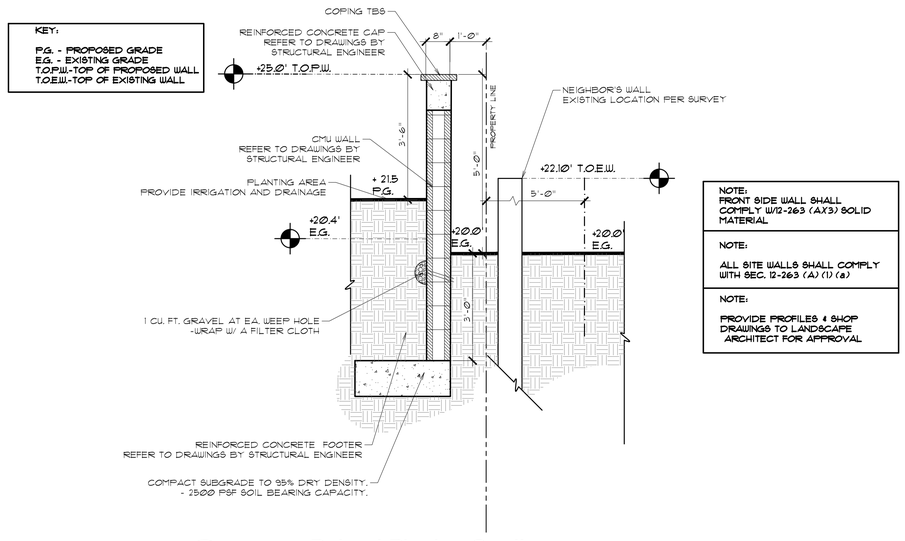


56 **Retaining Wall Section**
1/2"=1'



57 **Retaining Wall Section**
1/2"=1'



57a **Raised Planter Section**
1/2"=1'

NOTE:
FRONT SIDE WALL SHALL COMPLY W/12-263 (AX3) SOLID MATERIAL

NOTE:
ALL SITE WALLS SHALL COMPLY WITH SEC. 12-263 (A) (1) (a)

NOTE:
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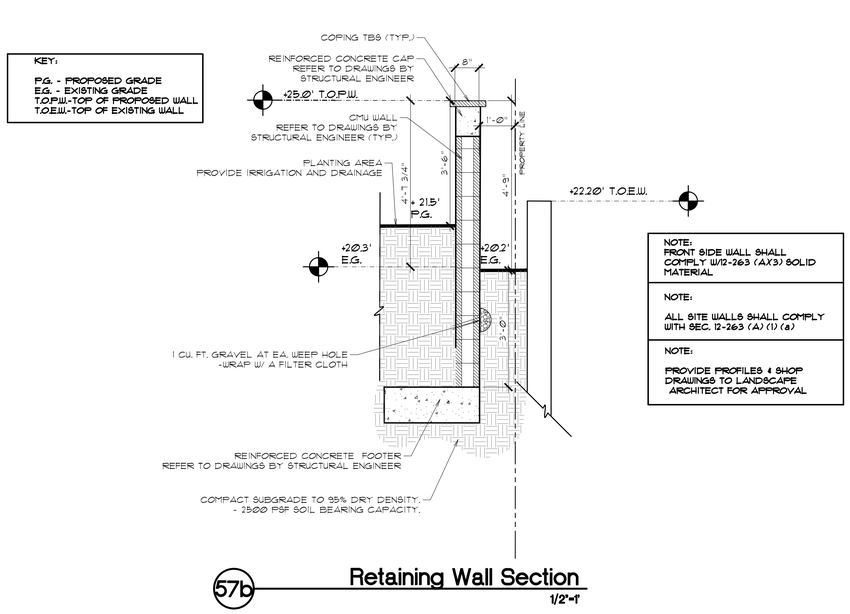

57b **Retaining Wall Section**
1/2"=1'

NOTE:
FRONT SIDE WALL SHALL COMPLY W/12-263 (AX3) SOLID MATERIAL

NOTE:
ALL SITE WALLS SHALL COMPLY WITH SEC. 12-263 (A) (1) (a)

NOTE:
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NOTE:
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NOTE:
ALL SITE WALLS SHALL COMPLY WITH SEC. 12-263 (A) (1) (a)

NOTE:
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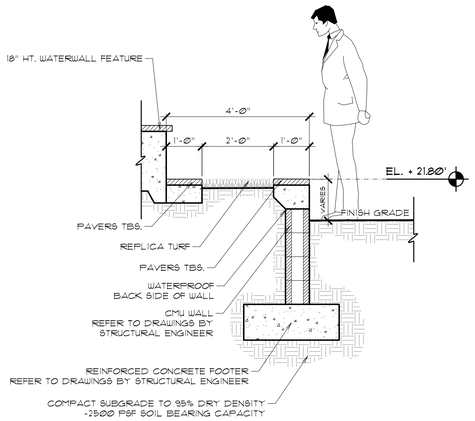
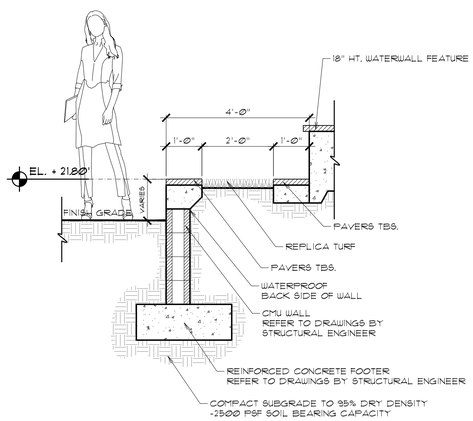
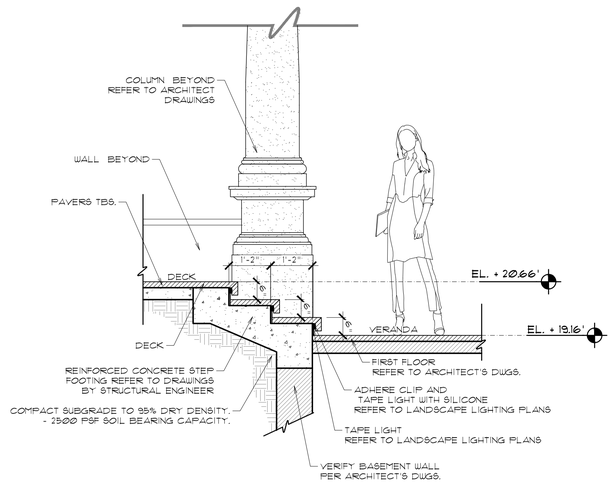


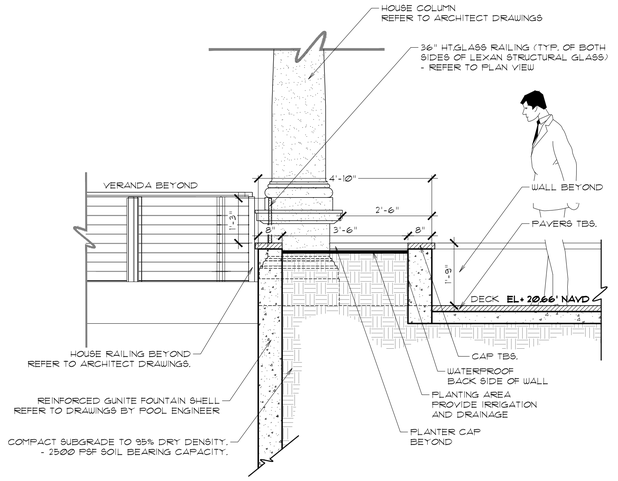
58 **Retaining Wall Section**
1/2"=1'



59 **Retaining Wall Section**
1/2"=1'



60 **Step Section**
1/2"=1'



61 **Planter Section**
1/2"=1'

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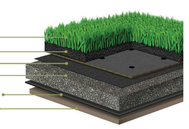


101SW
Leisure Turf 80

	Property	Imperial Unit	Metric Unit	Description
PRODUCT PROPERTIES	Fiber Type			Polyethylene / Polypropylene
	Fiber Mass	7380 denier 3420 denier		6 Ply PE Mono 8 Ply PP Thatch
	Finished Pile Height	2.0 in	50.8 mm	
	Color(s)	(310) Field Green / Lime		(320) Field Green / Olive
	Tufting Gauge	3/8 in		
	Primary Backing	7 oz/yd²	237 g/m²	Stabilized Dual Layer Woven Polypropylene
	Secondary Backing	20 oz/yd²	678 g/m²	Urethane
PERFORMANCE PROPERTIES	Tufted Face Weight	80 oz/yd²	2712 g/m²	ATSM D418
	Total Weight	106.5 oz/yd²	3611 g/m²	ATSM D418
PACKAGING	Item Number			101SW
	Roll Width	15 ft	4.57 m	

8 YEAR WARRANTY
Southwest Greens International warrants to the original purchaser of the turf that for eight (8) years from the date of synthetic turf installation, the turf, when installed and maintained as recommended by the yarn and turf manufacturer, will retain at least 50% of its pile fiber. If any area or portion of the turf substantially changes, as distinguished from a change in texture, or if pile heights decrease 50% or more within ten years after its initial installation, Southwest Greens International will have all such areas or portions replaced with new turf of equivalent quality, excluding installation costs. Southwest Greens International also warrants that at the time of the initial turf installation, the synthetic turf will be free of manufacturing defects. Slight color changes will occur over the lifetime of this turf/carpet and is not considered an issue or basis for claim. All labor cost involved with the removal of the affected turf/carpet and reinstallation of the replacement will be the responsibility of the purchaser.

*For full terms, please see the 8 year warranty agreement.

* Tufted pile height as standard. Pile height will draw down slightly during secondary backing process.
** Tufting gauge and stitch rate as manufactured standard. Values will change slightly during secondary backing process.
*** Standard roll lengths. Roll lengths may vary. Custom roll lengths and cuts are available upon request.
**** All specifications subject to manufacturing tolerances of +/-5%.

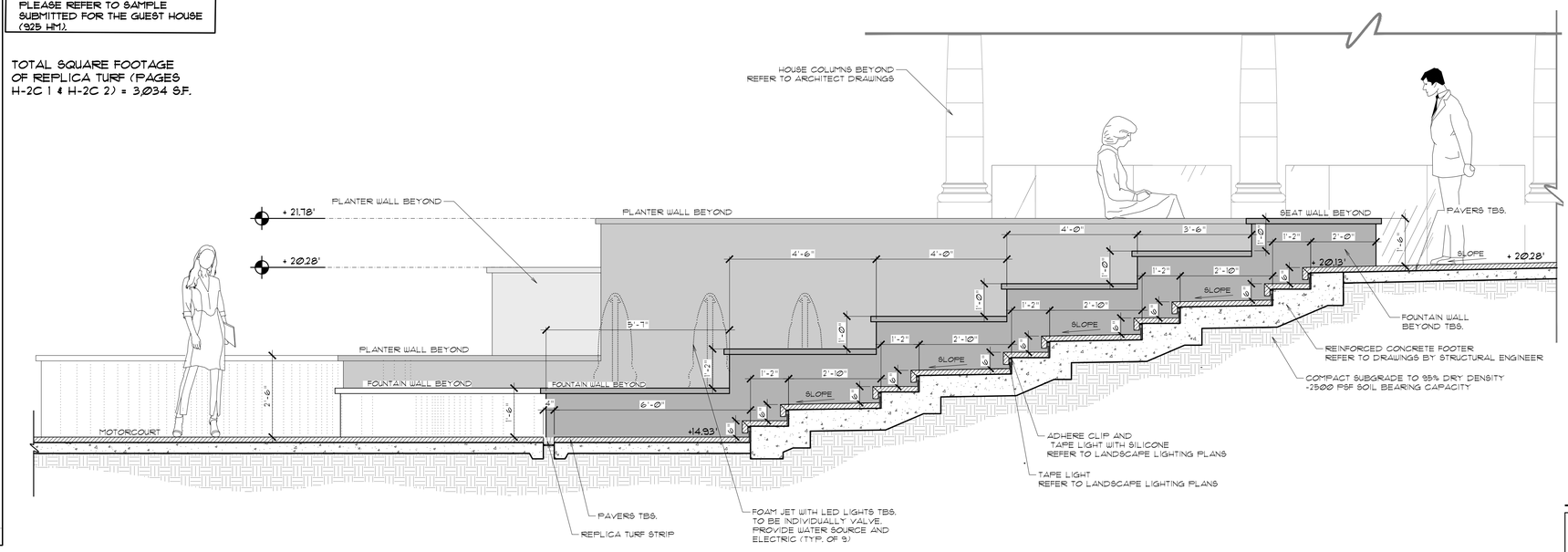
NOTE:

ARTIFICIAL/REPLICA TURF IS PERMEABLE AND DOES NOT COMPROMISE DRAINAGE DESIGN.

ARTIFICIAL/REPLICA TURF TO BE THE 101SW LEISURE TURF 80 AS PREVIOUSLY APPROVED BY THE TOWN OF HILLSBORO BEACH FOR THE GUEST HOUSE (925 HM). PLEASE REFER TO SAMPLE SUBMITTED FOR THE GUEST HOUSE (925 HM).

TOTAL SQUARE FOOTAGE OF REPLICA TURF (PAGES H-2C 1 & H-2C 2) = 3,034 S.F.

62 **Replica Turf Specifications**
NTS



63 **Entry House Step Section**
1/2"=1'

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09/07/2021 REVISED
08/19/2021 - REVISED
07/23/2021 REVISED
01/21/2021 PROGRESS SET
10/30/2020 REV. TOWN COMM.
05/04/2020 FOR SUBMITTAL

ISSUE HISTORY
COMM NO.
PROJ MGR:
DRAWN BY: KDW, EL
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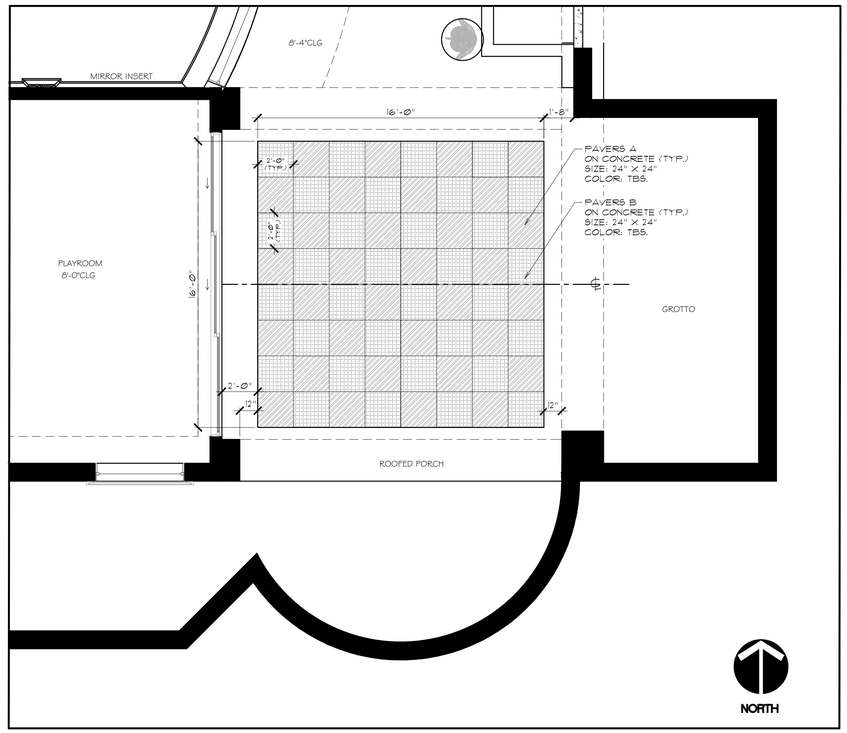
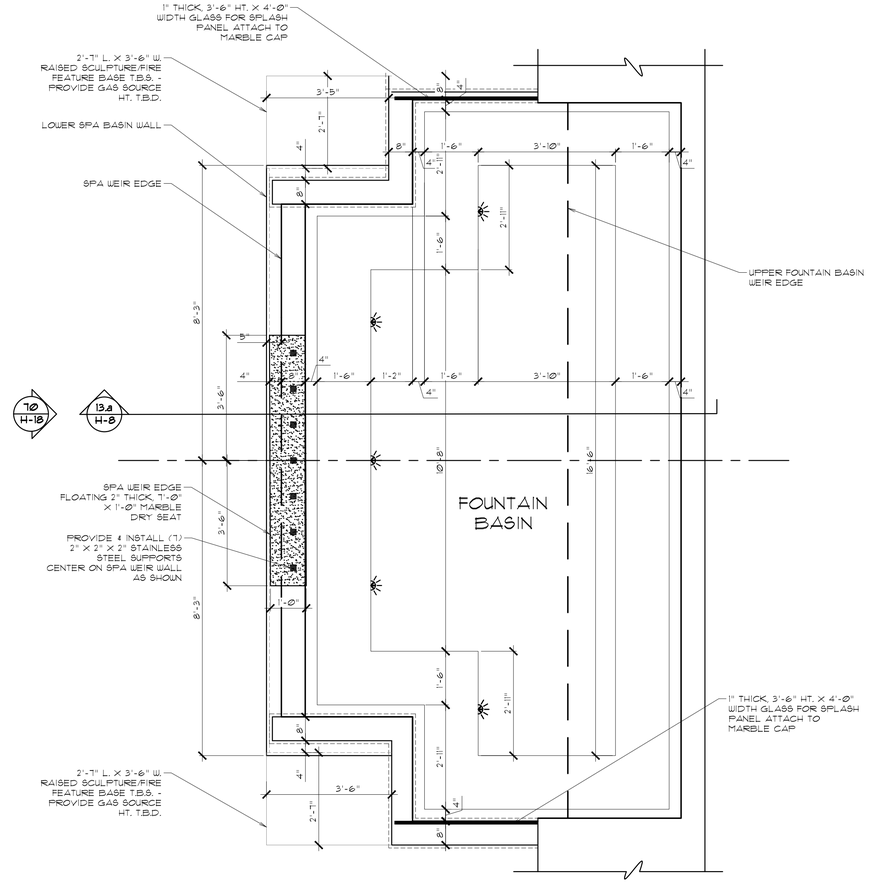
HARDSCAPE DETAILS

Sheet
H-17



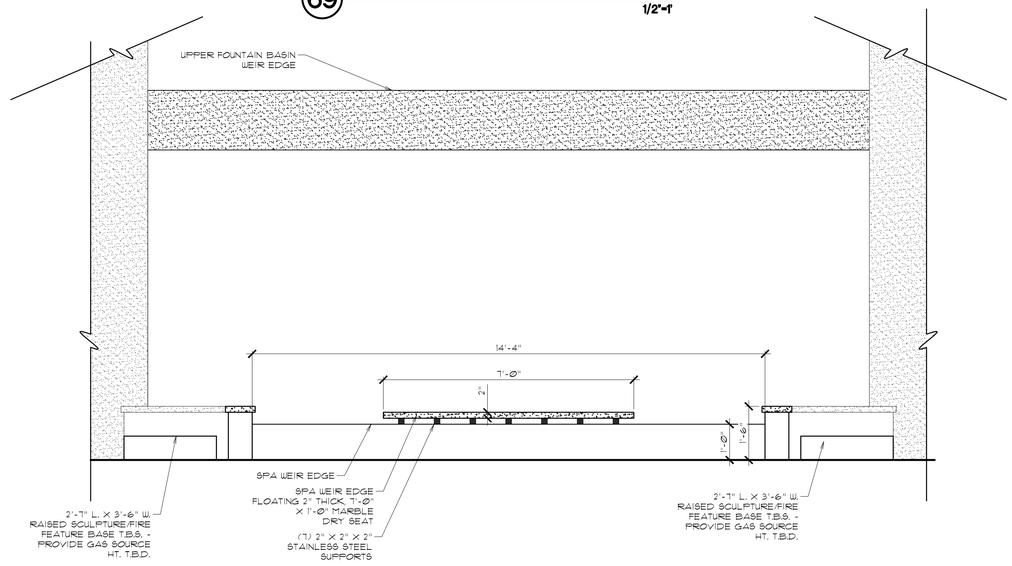
65 Basement - Porch Floor Layout

1/4"=1'



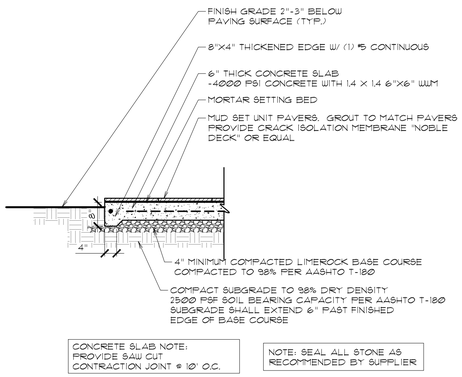
69 Basement - Spa Layout

1/2"=1'



70 Basement - Spa Elevation

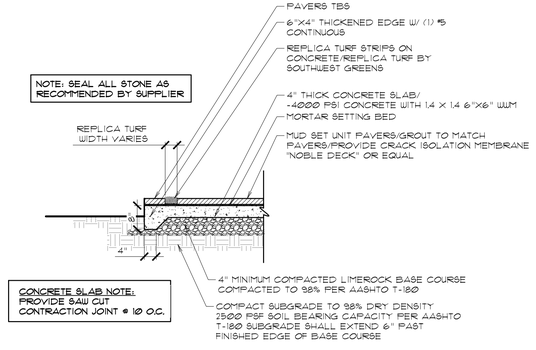
1/2"=1'



66 Pavers on Concrete-Light Vehicular

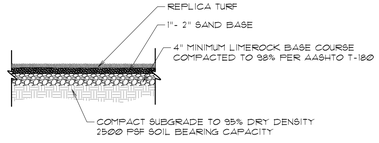
1/2"=1'

PLEASE NOTE:
IF ROADWAY, REFER TO ENGINEER'S DRAWINGS FOR THICKNESS AND CONSISTENCY OF BASE COURSE



67 Pavers w/Replica Turf Strips On Concrete- Light Vehicular

1/2"=1'



68 Replica Turf on Sand - Non Vehicular

1/2"=1'

CAUTION: PLEASE NOTE

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THIS DRAWING HAS NOT BEEN REVIEWED BY A STRUCTURAL ENGINEER VERIFY WITH STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION

REFER TO VENDORS FOR ALL INSTALLATION MATERIALS AND PROCEDURES/FOLLOW ALL MANUFACTURERS INSTALLATION INSTRUCTIONS

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925 Land Trust

925 Hillsboro Mile
Hillsboro Beach, FL 33062

REVISED PER CITY COMMENTS
02/11/2022
NOT FOR CONSTRUCTION

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Krent L. Wieland, FL Reg LA 1039
Cert. of Authorization LC26000275

20222021Ø-REV PER CITY COMMENTS
20220110- REV PER CITY COMMENTS
20211222 REV. PER COMMENTS
20210920 REV. REPLICA TURF IN REAR BY POOL.
09/16/2021 UPDATE ARCH. BASE & BASEMENT FLOOR.
09/13/2021 REVISED
09/01/2021 REVISED
08/18/2021 - REVISED
02/23/2021 REVISED
01/21/2021 PROGRESS SET
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05/04/2020 FOR SUBMITTAL

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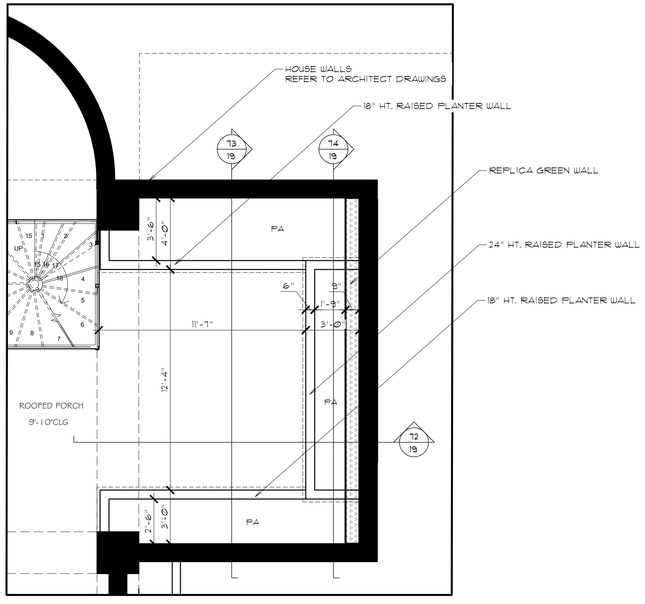
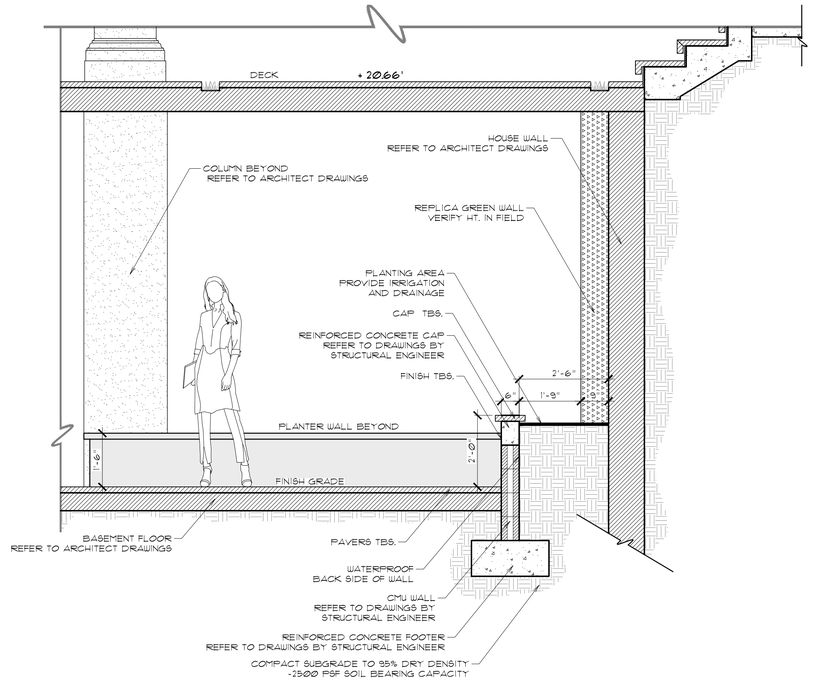
H-18

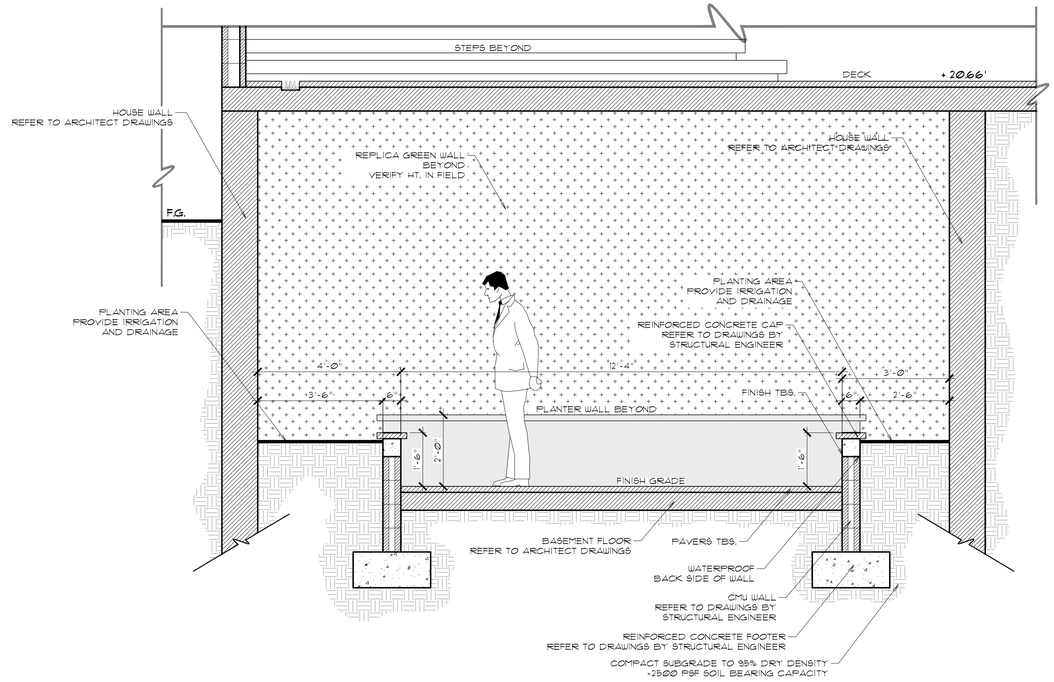


71 **Basement - Garden Layout**
1/4"=1'

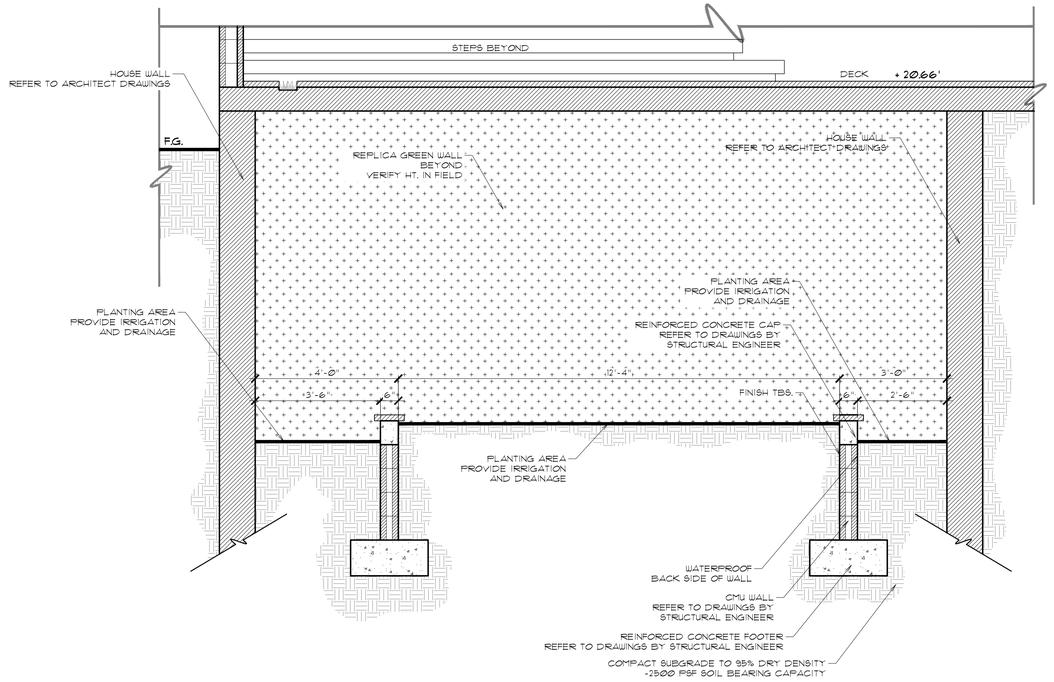
NORTH



72 **Basement - Planter Section**
1/2"=1'



73 **Basement - Planters Section**
1/2"=1'



74 **Basement - Planters Section**
1/2"=1'

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Krent L. Wieland, FL Reg LA 1039
Cert. of Authorization LC26000275

20220210-REV PER CITY COMMENTS
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DRAWN BY: KDW, EL
CHECKED BY: KW

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H-19

1000 - GENERAL NOTES

1. The Contractor shall visit the site prior to bidding. All bids shall include any mobilization required to accommodate the site conditions. The Contractor shall notify the Landscape Architect of any additional work not outlined or allowed for in the Construction Documents prior to submission of bids. No change orders will be issued for existing conditions or the failure of the Contractor to observe them.

2. Commencement of Work: All Contractors shall notify the Landscape Architect at least seven (7) days in advance of the intended Commencement of Work.

3. Contractor shall review plans and/or field layouts with Landscape Architect at least 2 (two) days prior to installation or on site as needed.

4. Contractor shall coordinate with Landscape Architect, Owner, and other job contractors to smoothly implement the project. The Landscape Architect, as directed by the Owner, may facilitate coordination efforts on behalf of the Owner to minimize implementation conflicts.

5. The Landscape Architect reserves the right to visit the job site to review and observe all work and job progress at any time.

6. The Landscape Architect/Owner shall be notified of any additional work or change in implementation methods not allowed for in the Construction Documents, prior to implementation of such work. The Contractor shall submit Change Orders for all work deemed as additional to Contract. Owner shall approve all changes to Scope of Work and adjustments to Contract Price prior to implementation of any changes to Scope of Work. At Owner's request, the Landscape Architect may review any invoices or Applications for payment. FINAL APPROVAL OF PAYMENT AND PAYMENT AMOUNT IS THE SOLE RESPONSIBILITY OF OWNER.

7. Contractor shall secure all permits required for the work from any state or local departments, utility companies or jurisdiction affected by the work. The Contractor shall have permits "in hand" prior to starting work. The Landscape Architect and/ or Owner shall bear no responsibility for work performed without permitted drawings. The Contractor shall be responsible for all changes to Work, at no additional cost to Owner, as a result of unauthorized work prior to receipt of permit.

8. Contractor shall verify location of existing utilities and services and provide protection during construction. Any utilities damaged during site work operation shall be repaired at Contractor's expense.

9. The Contractor shall submit samples of materials and finishes to the Landscape Architect for approval prior to ordering and installation.

10. The term "Contractor" shall expressly apply to any "Sub-Contractor" directly involved with the work. Sub-Contractors shall bear responsibility to the General Contractor for compliance with the requirements, terms and conditions as specified in the Construction Documents.

11. These documents are intended to convey overall form and finish of the design intent only. Contractors and Sub-Contractors are responsible for installing all products and performing all work in accordance with manufacturers' instructions and following all applicable sections of the CSI, ASTM, and/or other AIA/ASLA recognized trade agency. The Landscape Architect shall bear no responsibility for Contractor's or Sub-Contractors methods of work.

1105 - GENERAL DESIGN DATA

1. This project has been designed based on the 5th Edition Florida Building Code 2014
2. Concrete reinforcing steel- ASTM A615 grade 60 , Fy= 60 KSI.
   Ties and stirrups --grade 60.
3. Concrete Materials and Placement - ACI 318-11 Edition.
4. Structural steel - -- ASTM A36 unless otherwise indicated.
5. Structural steel for tubes - ASTM A500, 46KSI.
6. Bolts - ASTM A325, thread rod - A307
7. Stainless Steel Bolts - 304 or 316 Alloy ASTM F-593-02.
8. Stainless Steel Wire for Concrete Reinforcement - 304 or 316 Alloy ASTM A1022-01.
9. Structural wood and timber --5 fb = 1200 PSI min.
10. Soil bearing pressures:
    Foundations are designed on the assumption of a minimum soil bearing value of 2500 PSF. It shall be the Owner's responsibility to assure that the actual soil bearing value equals or exceeds this minimum. If the soil bearing value is less than 2500 PSF, the Owner shall be responsible to notify the project Engineer and to provide suitable foundation soils, compacted to bearing values as prescribed.
11. Design Wind Loads: 170 MPH exposure "C" in accordance with Florida Building Code 2014 and to the ASCE 7-10.

2805- GENERAL SITE UTILITIES AND SLEEVING

1. Contractor shall verify location of existing utilities and services and provide protection measures during construction. Any utilities damaged during site work operations shall be repaired at Contractor's expense.
2. Contractor shall verify location of proposed utilities and services with respect to proposed or existing landscaping. Proposed plant material locations shall take precedence when determining underground piping and utility routes. Avoid all areas where conflicts occur or encounter root balls of large plant materials and provide the clearances necessary to install all proposed materials.
3. Contractor, at his Own expense, shall relocate or adjust any utilities, piping etc. that interferes with the installation of plant materials in their designated location.
4. All sleeving shall be a 2'-4" dia. SCH 40 PVC pipe as needed.
   Where possible sleeving should be stacked or ganged to minimize space requirements.
5. Contractor shall be responsible to provide at least three (3) sleeves for irrigation electrical service and drainage to each planting area and/ or raised planter surrounded or isolated by paving.
6. Contractor shall be responsible to provide at least two (2) sleeves 1-1/2" dia irrigation and drainage to each pedestal or base to receive a planter pot.
7. Sleeves shall have a minimum depth of 36" unless otherwise determined by electrician or irrigation contractor. The end of the sleeve shall extend at least 12" beyond the pavement, footing or base rock.
8. Locate sleeves in accessible corners or along edges of pavements. Avoid directing sleeves toward or through the center of planting areas where large root balls are intended.
9. Irrigation pipe/ control wire sleeves shall not be shared with electrical or utility service sleeves. Verify irrigation sleeve location with Irrigation Designer/Contractor.
10. All sleeving under roadways shall be reviewed and approved by Owner's Civil Engineer.

2310 - GRADING NOTES

1. Contractor shall verify all existing grades in the field and report any discrepancies immediately to the Landscape Architect for decision.
2. All fill for berming and planting brought to the site shall be clean, friable sandy loam of slightly acid to neutral pH. All fill shall be free from sticks, rocks, marl, sod and other debris. Sod below all areas to be bermed shall be removed or killed with an approved herbicide prior to installation of fill.
3. Remove all road base, shell rock, marl, coral rock, and rubble 30" minimum below finish grade from all new planting areas and tree pits. Backfill with suitable soil as approved by Landscape Architect. Maintain existing grade at the 'drip line' of existing trees to remain.
4. Grade surfaces to assure positive drainage from all structures and to prevent ponding of surface drainage. All ponding shall be corrected prior to landscaping.
5. New earthwork shall blend smoothly into existing grades.
6. Pitch evenly between spot grades. All paved areas must pitch to drain at minimum of 1/8" per foot (1%). Any discrepancies not allowing this to occur shall be reported to the Landscape Architect prior to continuing work.
7. Rough grade of site fill shall be provided 'in-place' by Owner to +/- 6" of finish grade.
8. Finish Grade = +/- one inch (0.08')
9. Fill shortfall shall be reported to Owner immediately. Owner shall provide fill within 7 days of written notice by Contractor.
10. Excess fill shall be reported to Owner. Contractor shall stock-pile excess fill in areas to be determined by Owner. Owner shall have stock piles removed.
11. Contractor shall be responsible to maintain finish grades and correct all erosion until area is accepted by Owner. Contractor shall remove all soil run-off from adjacent lakes, pavements, swales et as established by others.
12. No equipment shall be used within the canopy 'drip-line' of existing trees. Maintain existing grade at 'drip-line' of existing trees.

CAUTION: PLEASE NOTE

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2630 - DRAINAGE AND PIPING NOTES

1. MATERIALS
   a. Drainage pipe specified as CPT N-12 shall be corrugated high density polyethylene tubing with smooth wall interior. Corrugated polyethylene tubing shall conform to ASTM F-405, ASTM F-667 and Manufacturer's recommendations. Pipe shall be by Advanced Drainage Systems (ADS) Inc. or approved equal.
   b. Drainage pipe specified as PVC shall be Schedule 40, Schedule 80 or C-900 polyvinyl chloride pipe as indicated on the drawings.
   c. Deck Drains - N.D.S. polyethylene grate
   d. Planter Drains - N.D.S. Atrium Grate
   e. In-line Drains - PVC body with cast iron grate manufactured by "Advanced Drainage Systems (ADS) Inc. or approved equal.
   f. Catch Basins - PVC body with cast iron grate manufactured by "Advanced Drainage Systems (ADS) Inc. or approved equal.
   g. Sub-surface strip drainage- "AdvantEDGE" corrugated high density polyethylene strip channel manufactured by "Advanced Drainage Systems" (ADS) Inc. or approved equal. Wrapped with geotextile.
   g. Sub-surface trench drainage- slit perforated N-12 corrugated high density polyethylene pipe manufactured by "Advanced Drainage Systems" (ADS) Inc. or approved equal. Wrapped with geotextile.
2. All thermo-plastic pipe shall be installed in accordance with ASTM D-2321, Standard Practice for Underground Installation of Thermoplastic Pipe for Sewers and other Gravity Flow Applications.
3. All pipe shall be placed in a dry trench. Contractor shall provide adequate equipment for the removal of storm , surface or subsurface water which may accumulate in the trenches or excavated area so that it will be dry for work required.
4. All bedding shall consist of clean granular material. Unsuitable material such as muck, rocks, and debris shall be removed and replaced with suitable material and compacted.
5. The pipe shall be supported for it's entire length with appropriate compacted granular material under the haunches.
6. The backfill shall consist of clean granular material. Unsuitable material such as muck, rocks, and debris shall not be placed in the trench.
7. All backfilling of storm drainage pipe shall be compacted in 12" lifts of clean granular material to a density of not less than 98% of the maximum density as determined by AASHTO T-99.
8. Location of drainage structures shall govern pipe runs. Pipe lengths may have to be adjusted to accomplish construction as shown.
9. All angular/ directional invert orientations are approximate. Contractor shall determine and verify all pipe, invert, and structure alignments in accordance with the Layout plan and Manufacturer's specifications.
10. All elevations shown refer to NGVD. . Contractor shall verify all existing elevations and report any discrepancies to the Landscape Architect prior to installation of work.
11. Contractor shall verify all rim and invert elevations to provide positive drainage flow to the pipe outfall. All drain pipe shall have a .05% min. fall unless otherwise noted.
12. All pipe connections shall be made with manufacturer approved collars, couplings, or fittings. All connections shall be gasketed and/ or glued to be watertight, impenetrable by roots, and resistant to sediment infiltration. All corrugated pipe connections shall be gasketed and wrapped with three (3) layers of approved joint tape installed in accordance with manufacturers recommendations.
13. All in-line connections to main line shall be made with Y-fittings installed to facilitate downstream flow.
14. Contractor shall be responsible for sizing roof drain downspouts and connecting to overflow structure placed 6" min. below floor of Building. Provide 2" min. overflow air-gap at downspout / drainpipe connection.
15. All connections to common utility structures shall be made in accordance to methods as approved by the Project Civil Engineer.
16. All piping routes shall be installed so as not to interfere with placement of structures, utilities, and trees with large root balls. Any deviation from the layout plan shall require written approval from the Landscape Architect before installation.

2830 - SEGMENTAL MASONRY RETAINING WALLS

1. General - The Work covered in this section includes furnishing of labor, materials equipment and incidentals for the construction and installation of segmental masonry retaining walls (SRWalls) as shown on the Construction Drawings and described by the Contract Specifications.
   The Work included in this section consists of, but is not limited, to the following:
   a. Excavation and foundation preparation for the retaining wall.
   b. Placement of the footing (leveling pad) for the wall facing units.
   c. Placement of the modular block wall facing units.
   d. Placement of drainage materials.
   e. Placement and compaction of infill and retained soils.
   f. Finish Grading within 5' feet both above and below wall.
   g. Clean-up and removal of debris from job site.
2. Related Work
   a. Section - Drainage
   b. Section -Grid Reinforcement.
3. Reference Standards
   a. ASTM C140 - Sampling and Testing Concrete Masonry Units.
   b. ASTM C145 - Solid Load Bearing Concrete Masonry Units.
   c. ASTMC1372-97- Standard Specification for Segmental Retaining Wall Units.
   d. National Concrete Masonry Association (NCMA) Tek 2-4 - Specification for Segmental Retaining Wall Units.
   e. Manufacturer's Installation Guide -(most recent issue) and all technical references included therein.
4. Submittals
   a. Submit the following in accordance with General Conditions:
      1. Manufacturer's Literature , including installation manual.
      2. Shop Drawings showing soil report data, retaining wall design, wall heights, geosynthetic reinforcement layouts and drainage provisions. Shop drawings shall be signed and and sealed by a registered Engineer licensed in the state of the wall installation.
      3. Samples - Furnish (3) units in the color and face pattern as specified . Furnish a 12" x 12" sample of geosynthetic reinforcement as specified.
      4. Test Reports form an independent laboratory stating moisture absorption and compressive strength properties of the concrete wall units when tested in accordance with ASTM C140.
5. Foundation soil shall be excavated or filled and compacted to grades and dimensions as shown on the Construction Drawings or as directed by Landscape Architect. If elevations shown finished exposed surfaces only, Contractor shall provide excavation of adequate dimension accommodate all subgrade, foundation and leveling pad requirements to construct the finished design as shown in the Construction Documents.
6. The leveling pad material shall be placed and compacted crushed stone along the grades and dimensions as shown on the Construction Dwgs. The leveling pad shall be 6" min. thickness.
7. The bottom row of retaining wall modules shall be placed on the prepared leveling pad. Care shall be taken to ensure that the wall modules are properly aligned, level and in complete contact with the base materials.
8. Wall modules above the the bottom course shall be placed such that all bearing surfaces cleanly nate and provide the design batter of the wall face. Contractor shall check the level of wall modules with each lift, to ensure that no gaps are formed between successive lifts that affect the alignment of the wall and the pullout of grid reinforcements. Check vertical face of installed units to verify design batter is maintained.
9. Drainage - Install drain tile at lowest elevation possible to maintain gravity flow of water to outside of reinforced zone. Drainage pipe shall daylight to an approved outfall area or structure.
10. Drainage aggregate shall consists of clean 3/4" angular rock. Fill all voids between, within and behind wall units with drainage aggregate. A minimum of 12" of drainage aggregate shall be placed behind wall units.
11. Drainage aggregate shall be separated from adjacent soils with an approved geo-fabric.
12. Install reinforcement grids in accordance with Engineer's drawings and Geosynthetic's Manufacturer's recommendations. Infill soils for reinforcement grids shall be as specified by Engineer. Infill soils shall be placed in 6" lifts and compacted to 95% Standard Proctor. Compact with hand operated equipment. No heavy equipment shall be allowed within 4' of wall or 1/2 of wall height, whichever is greater.
13. Retained soils shall be placed behind infill soils in 6-8" maximum lifts. Retained soils shall be compacted to a density of 95% min. of Std. Proctor.
14. Top two courses (including Capstone) shall be secured with an exterior rated concrete construction adhesive as recommended by manufacturer.
15. Fine grade all slopes away from wall faces at not more than 1:10 (10%) slope for 3 distance equal to height of wall unless design indicates otherwise.

3100 - CONCRETE NOTES

1. Materials - Normal weight concrete (145 PCF)
   a. 28-day compressive strength
      Sidewalks 2500 PSI
      Foundations and Patio Slabs* 3000 PSI
      Columns, beams, and slabs 4000 PSI
      * All patio slabs shall have fiber reinforcement.
   b. Concrete slump (in inches) shall be as follows:

	Minimum	Maximum
Massive sections, pavements, and slabs	1-1/2"	4"
Heavy slabs, beams, walls	3"	5"
Thin walls, columns	3-1/2"	6"

2. Minimum concrete cover shall be:
   Slab- 3/4"
   Beams and columns- 1-1/2"Exposed unprotected concrete-1-1/2"
   Formed concrete below grade - 2"
   Unformed concrete below grade -3"
3. Placing drawings and bar lists shall conform to A.C.I.'s "Manual of Standard Practice" for Detailing Reinforced Concrete Structures." (ACI. 315-80)
4. Details of concrete reinforcement shall be in accordance with "The Manual of Standard Practice for Reinforced Concrete Construction" as published by the Concrete Reinforcing Steel Institute unless otherwise indicated.
5. Concrete construction techniques shall conform to the "Specifications for Structural Concrete for Buildings" (ACI 301-84).
6. Reinforcement shall be carefully placed, rigidly supported and well tied with bar supports and spacers.
7. Adequate vertical and horizontal shoring shall be provided to safely support all construction loads.
8. All openings in concrete slabs or walls over 12" square shall have one (1) #5 x 5'-0" diagonal bar in each corner in the center of the slab or wall.
9. Reinforcing steel in footings or pile caps shall be assembled as mats with bars equally spaced and wired together at each intersection before concrete is placed.
10. Dowel column and wall reinforcing to footing or pile cap with same size and number of dowels as vertical bars above.
11. Dowels shall be hooked "L" at bottom and shall be lapped 48 bar diameters with the column or wall reinforcing above.
12. Concrete columns shall be tied columns unless otherwise indicated.
13. Provide 6@11 1, 4 @1.4 WLF in slabs on grade unless otherwise indicated.
14. Reinforcing in concrete walls shall be continuous-lap bars 48 diameters. Horizontal bar laps shall be staggered.
15. Slab Expansion Joints- Form isolation joints of pre-formed joint-filler strips abutting concrete curbs, catch basins, manholes, inlets, structures, walls and all other fixed objects and where indicated. Wall Expansion Joints - Refer to engineering drawings.
16. Control Joints - Form weakened plan contraction joints, sectioning concrete into areas as indicated. Construct contraction joints for a depth equal to at least one-fourth of the concrete thickness as follows:
    a. Grooved Joints: Form contraction joints after initial floating by grooving and finishing each edge with a groover tool to a radius of 3/8" and as indicated on the drawings. Repeat grooving of contraction joints after applying surface finish. Eliminate all groover marks in the concrete surface.
    b. Saw cut joints - not allowed
    c. Joints Spacing - as follows and as indicated on the drawings.
       4" thick slabs - 6' o.c. max
       6" thick slabs - 8' o.c. max
       Add two feet (2') to spacing, if fiber mix is used.
17. Edging - Tool edges of pavements, gutters, curbs and joints in concrete after initial floating with an edger tool to a radius of 1/2" min. or as indicated on the drawings. Repeat edge tooling after applying surface finish. Eliminate edger marks in the concrete surface.
18. Slab Surface Finish - verify finish with drawings. All slabs and walkways shall receive a non-skid light broom finish unless otherwise specified. Finish shall be uniform and consistent over entire surface. Finish surface shall be free of blemishes, tool marks and defects.
19. Fiber Reinforcement - Synthetic fibers shall be fibrillated or monofilament polypropylene fibers engineered and designed for use in concrete pavement, complying with ASTM C1116, Type III, 1/2 to 1 inch (13-25mm) long. Admix at not less than 1 lb/ per cu yd and as recommended by Engineer or manufacturer.

4220 - CONCRETE UNIT MASONRY

1. Materials
   a. Concrete masonry 28-day compressive strength of individual units
      (net area) 1500PSI. Masonry units shall conform to ASTM C90.
   b. Mortar type M or S ASTM C270. Mortar test shall be taken twice weekly or more often as required by the architect-engineer.
   c. Masonry grout shall conform to ASTM C476.
2. Reinforced concrete masonry construction shall conform to the "Building Code Requirements for Concrete Masonry Structures" (ACI 531)
3. Vertical cells to be grouted shall have vertical alignment sufficient to maintain a clear, undobstructed continuous cell.
4. Clean out openings shall be provided at the bottom of grouted cells at each lift. Cleanouts shall be sealed after cleaning and inspection, and before grouting.
5. Reinforcing steel shall be lapped 48 bar diameter minimum where spliced and shall be either separated by one bar diameter or wired together.
6. Masonry walls shall cure at least twenty-four (24) hours before grouting.
7. When grouting is stopped for one (1) hour or longer, the grout shall be stopped 1-1/2" below the top of the uppermost unit.
8. Grout shall be placed in lifts not to exceed 8'-0" maximum.
9. Vertical wall reinforcing shall be doweled to footing below and to beam above.
10. Provide two (2) #3 Ga. reinforcing wires every second course in exterior walls.
11. Beams and lintels, unless otherwise shown, shall have 8" min. bearing at each end.
12. Masonry shall be anchored to supporting beams and columns unless otherwise noted. Masonry units laid to concrete shall be supported by dovetail anchors spaced at 16" or with an equivalent system.
13. Masonry walls shall be braced to resist lateral loads until adequate bracing is provided by the other components of the structure.
14. Masonry grout shall be mixed with sufficient water to give a fluid consistency without segregation of materials.

2100 - EROSION CONTROL

1. Once grading operations are completed, all disturbed areas within or outside of the limits of work shall be stabilized by fine grading and seeding or mulching.
2. All erosion control measures are to be installed prior to any site disturbance or construction activities.
3. All sediment will be prevented from entering any storm drainage system through the use of silt fences, straw bales, gravel, boards or other applicable methods.
4. The Contractor shall be responsible for mitigating all sediment leaving the site and taking appropriate corrective measures. Sediment control measures shall be in working order after each day.

4720- CAST STONE

1. General - This section includes all labor , equipment and materials to provide and install the Cast Stone shown on the Architectural drawings and as described in this specification.
   a. Architectural Cast stone - White Portland cement based (Type I or III) concrete. Texture and color shall be as specified by Architect. Refer to Finish schedule
   b. Contractor shall furnish shop drawings, colors and material samples of all profiles or alternates to Landscape Architect for approval prior to ordering stone.
   c. Related Sections - Refer to sections as applicable.
      1. Section Mortar and Grout
      2. Section Unit Masonry Assemblies.
      3. Section Reinforcing Unit Masonry Assemblies
      3. Section Joint Sealers
   d. References - Standards shall comply with the requirements and recommendations of the Cast Stone Institute (CSI) Technical Manual (Current Edition). ASTM C1364 Standard Specification for Cast Stone
2. Cast stone fabricator and installer shall use clean, uncontaminated sources of cement, aggregates, mixing equipment and water for all products, grouts, and installation practices. All cast stone shall be white Portland cement based and achieve a minimum compressive strength of 3000 psi upon delivery to job-site.
3. Cast stone shall have integral color pigments with additional soda color as specified.
4. Architectural cast stone members shall be suitably reinforced with synthetic fibers (ASTM C1116, Type 3), welded wire fabric (ASTM A82 where applicable wet-cast units) ferrous bars (ASTM A615/ A615M) or deformed stainless steel (type 302 or 304). Ferrous reinforcements shall not used be in wet or submerged conditions or within 3 miles of the ocean (salt atmosphere) climatic conditions. Epoxy coated steel shall be required when cover is less than 1-1/2". Welded wire fabric shall not be used in dry cast products.
5. Ferrous reinforcements, where permitted, shall be oil and rust free and embedded with a minimum of 3" of concrete cover unless specified otherwise by engineer.
6. All copings, trim moulds, wall caps, brackets, cladding, etc (excluding horizontal flatwork) shall be anchored in place with corrosion-resistant building stone fasteners. All vertical cladding and columns shall be anchored in compliance with local building codes. Refer to windload and seismic standards in CSI Manual section C21,C25,C27,C35 and C41 and the ACI 318 and ACI 355.
7. All metal structural elements to be clad shall be primed with at least two coats of zinc-rich primer and sealed or protected from any water infiltration.
8. Cast stone products, grouts and thin-sets used in set, submerged or salt conditions shall be latex or polymer modified to reduce porosity and moisture absorption.
9. Wet all stones prior to setting in full mortar bed unless otherwise detailed.
10. Set stones 1/8" or less within plan of adjacent units.
11. All finish pointing grouts shall match the cast stone color unless otherwise specified.
12. Grout joints shall be consistent and uniform: 1/4" min or 3/8" maximum width. Joints shall be tooled flush or slightly concave as specified. Raked jointed shall be pointed and tooled as specified.
13. All borders, trims, and molding spars shall consist of equal, uniformly sized pieces. Slivers or unbalanced joint spacing is unacceptable. All corner stones shall be solid castings. Miter joints shall be permitted only where specified. All coping / trim shall terminate or return with appropriately cast pieces. Exposed, cut, or broken ends are unacceptable.
14. Finished surface shall be clean and free of defect, saw cuts, tool marks, chips, cracks, blemishes or stains. All grout stains shall be removed within 24 hours of application. Acids shall not be used to clean finished surfaces unless specified.
15. All horizontal walking surfaces shall have a skid resistant finish, wet or dry. Fill all pores and cavities of natural stone as specified.
16. Sand-set stones shall be a minimum of 2" thick and tightly butt jointed gaps not to exceed 1/16". Refer to Section 2780 - Unit pavers for sand-set applications.
17. All stone cutting shall be done in designated staging area. Protect all adjacent plant materials, soils and finish surfaces from dust, debris, and construction activity. Dispose of any waste materials in suitable containers away from planting areas. Contractor shall be responsible to remove all cement contaminated soil from the site and replace with clean, approved fill.
18. Stone shall be patched, cleaned and free of chips, blemishes and defects. All cleaners shall be used in accordance with manufacturers specification. Protect all adjacent plant materials, soils and finish surfaces from runoff /over spray of all cleaners.
19. All cast stone shall be finished with a clear, penetrating no-build sealer unless otherwise specified. Submit sealer manufacturers' literature to Architect for approval. No sealer shall be applied until repair, cleaning, inspection and acceptance are completed.

2700 - GENERAL PAVING NOTES

1. Verify all paving materials, patterns and finishes with Owner and Landscape Architect.
2. Concrete Unit Pavers - Contractor shall provide a minimum 5' x 5' sample of the specified color blend for each paver pattern specified prior to ordering materials for the job. The paver sample shall be reviewed by the Landscape Architect and Owner for final approval and possible re-proportioning of the color mix.
3. Cast Stone - Contractor shall verify all colors and finishes in writing prior to ordering material. Contractor shall furnish samples of the specified material, profiles and finishes whenever specific manufacturer's are NOT specified. Substitutions will not be allowed unless approved prior to ordering by the Owner and Landscape Architect.
4. Concrete - All concrete products (including cast stone) shall have a minimum compressive strength of 3000 psi or greater as specified. All cast in place concrete shall have
5. Subgrade - All pavement or foundation subgrade shall be compacted to meet the density requirements as determined by drawings in accordance with the A.A.S.H.T.O. T-180 Specification. Subgrade shall extend 12 inches beyond the proposed edge of pavement. All stumps, roots and other deleterious matter encountered in the preparation of the subgrade shall be removed to a depth of 3 feet below the finish pavement grade and from within 8 feet of edge of pavement. If the subgrade is required to be stabilized, the Contractor shall refer to plans prepared by a registered Civil Engineer.
6. Base - All pavement bases to receive vehicular traffic shall be designed by a Civil Engineer retained by Owner and/ or Contractor. All approved limerock base material shall be compacted to not less than 98% per A.A.S.H.T.O. T-180 specifications.

9500 - PAINT AND FINISHES

1. All paint finishes shall receive 100% coverage with a primer/ sealer base coat suitable for the substrate material and application. All Paint finishes shall extend a minimum of 2" below grade where applicable.
2. All surfaces or substrates shall be etched, scarified, pH neutralized and cleaned. Remove all loose or flaking material. Fill or repair all surface defects to match adjacent surface finish or specified texture. Prepare surface according to paint manufacturer's recommendation.
3. Masonry and concrete walls shall receive a coat of masonry primer paint Stucco / masonry shall cure for at least 28 dry days prior to
4. Finish paint shall consist of high-grade latex 100% acrylic paint unless otherwise specified (ie. Sherwin Williams "or eq.) Finish paint application shall consist of a minimum of one coat of finish paint. Follow application instructions as recommended by the Manufacturer unless otherwise noted.
5. Each paint coat shall cure for at least one (1) full dry day prior to the application of the subsequent coat.
6. All paint shall have the maximun allowable recommended mildewcide additive.
7. Contractor shall provide 4'x 4' paint sample panels on site for review and approval by the Owner and / or Landscape Architect.
8. All metal shall receive a two coats of corrosion resistant primer appropriate for the material:
   Unexposed Steel , Iron/ ferrous metals - red oxide oil-based primer or approved eq.
9. Final finish shall be subject to visual or other inspections. Entire surface shall be repainted if undercoat or primer is visible.

6050 - OUTDOOR CARPENTRY

1. Materials
   a. Pressure-treated (PT) lumber
      Piles - southern yellow pine (SYP) 2.50 CCA (min. retention)
      Framing and superstructure - #1 SYP, S4S, 0.60 CCA
      Decking, posts and railings - #1, SYP, S4S, 0.60 CCA
   b. Western red cedar (WRC) #1 rough sawn timbers and dimensional boards
   c. Exotic wood cladding - Plantation grown Teak, "Pau-lope" -other species to be determined.
   d. Recycled Plastic Board (RPB)- UV resistant, high density polyethylene (HDPE) dimensional boards,
      Manufactured by Cycle-Masters, Inc. OR EQ.
      P.O. Box 467, Suwanee, IN 46981
      Ph : 317-384-4336
   d. Metal fasteners hot-dipped galvanized steel, stainless steel,
   e. Connection plates: 304 stainless steel plates, galvanized steel "Simpson" ties
2. Dimensional and structural products shall be uniform and free of cracks, splits, checks, loose knots or other defects degrading the weatherability, strength and appearance of the product.
3. Contractor shall verify all colors and finishes with Landscape Architect. Submit samples of each specified RPB for approval prior to ordering.
4. All structures shall be anchored plumb and square to base. Structures shall be designed in accordance with windloads and local codes.
5. Wood products shall not be embedded or restrained on masonry structures or enclosures without adequate clearances and drainage.
6. Pressure-treated (PT) wood sub-structures shall be thru-bolt connected with hot-dipped galvanized bolts or eq. Stainless steel bolts and fasteners shall be used as noted. All framing nails, connector plates, ties etc. shall be hot dipped galvanized steel unless otherwise specified. Refer to engineer's fastener schedule for size and spacing.
7. All bolted overhead connections shall be countersunk, sealed and plugged with similar wood plugs or approved filler material.
8. In overhead or exposed conditions, all wood shall be liberally bedded in silicone sealant or eq. bedding material to isolate wood contact from metal plates, anchor bolts, fasteners or masonry members. Externally caulked joints are not an acceptable substitute for proper bedding.
9. All decking, railings or finish surfaces shall be free of splits, checks, splinters, loose knots, pitch pockets, pith hearts or other defects. All joints and connections shall be tight and clean. Round-over or ease all edges unless otherwise specified.
10. All fasteners on decking, railings and finish surfaces shall be counter-sunk flush or slightly below finish surface.
11. All decorative wood assemblies shall receive at least one coat of primer, stain or seal prior to assembly. Finish coat or touch-up all final assemblies or structures according to finish schedule.
12. All wood steps shall have 3 min. 3/8" wide traction grooves routed into the outer 1/3 of the tread surface.

13100 - FOUNTAIN AND POOL NOTES

1. Fountain mechanical, electrical and hydraulic systems shall consist of commercial grade pool/ fountain equipment as specified by an approved fountain consultant (listed below) to provide a complete feature fountain system that operates to the performance standard as specified on the Plans. Fountain Consultant
2. The Equipment List shall include, but not necessarily limited to, the following items: pumps, piping and fittings, auto-fill, overflow, filters, skimmers, valves, manifolds, timers, controls and control boxes, light fixtures, etc. Fountain/ Pool equipment shall be specified on fountain consultant's drawings. Substituted equipment shall be approved only within written authorization by Owner and/or Landscape Architect prior to installation.
3. All pool / fountain shells, structures, basins, pools, etc. shall be engineered and constructed in accordance with all applicable codes and standards by the installer, manufacturer, or supplier. The installer's engineer shall furnish a "Wind load Certification Letter" as required by the building official and copy the Owner and Landscape Architect when applicable.
4. All Work shall be performed in a workman-like manner and shall conform with all applicable national, state and local regulations and codes.
5. The Contractor shall submit shop/ engineering drawings for all shells, structures and operating systems to the Landscape Architect for review and approval prior to construction. Contractor shall notify Landscape Architect to review all molds and casting patterns at a 75% completion level prior to receiving final approval.
6. All pool shells and water vessels shall be receive a water-proofing membrane, plaster finish or eq., suitable for underwater/ pool use. Water-proofing shall be installed behind all tiles, boulders, stones and other decorative items. Waterproof both sides of all walls subject to negative hydrostatic pressure. Waterproofing material shall be compatible with bonding qualities of substrate and applied decorative finishes.
7. All fastenings, pins, plumbing and reinforcing shall be of non-corrosive materials suitable for a chlorine environment.
8. Contractor shall verify that all fixtures, tiles, finishes and grouts are suitable for a pool and/ or chlorine environment. All water proof grouts shall be fortified with a non-rewettable acrylic additive or other waterproofing/ bonding admixture compatible with the intended use. Admix shall be "Acrylbond" manufactured by the "Larbert Corp" or eq. and used in accordance with manufacturer's directions.
9. Stone fabricator shall coordinate with Fountain Consultants and contractors to determine necessary clearances and allowances for fountain equipment and structural elements.
10. Contractor shall provide all structures, plumbing, equipment, hook-ups, services, and adjustments necessary to provide a complete and fully operational fountain system.
11. Fountain mechanical / equipment installer shall include a minimum 1 year warrantee for all equipment, including any necessary field service and/ or adjustments.
12. All spas shall have a "Bather accessible" spa cutoff timer within 10' of Spa.
13. All electrical work shall conform to the most recent National Electric Code.
14. All reinforcing steel and metal within 5' of pool shall be grounded with a #8 insulated solid copper wire per code. Bonding shall be in accord with NEC 680-22.
15. Water supply tap and meter (if required) shall be furnished by Owner.

16500 - LANDSCAPE LIGHTING NOTES

1. All wiring, fixtures and installations shall conform to all applicable national, state and local codes and standards for electrical applications.
2. Contractor shall verify all panel sources, switching locations, and controls with the Project Architect/ Engineer. Contractor shall provide shop drawings for electrical circuits in conjunction with the Owner's Electrical Engineer as needed.
3. Typical outdoor electrical service shall consist of ground fault interrupted (GFI) circuits or outlets housed in approved weather-proof bell boxes. Outlet heights shall be 12" above finish grades and at least 24" from the edge pavement in planted areas. All conduit/ direct burial wire shall be at least 18" below finish grade or deeper as required by code.
4. Where applicable, the Contractor shall allow for recessed or surface mounted applications with the approval of the Project Architect.
5. Contractor shall meet with landscape architect in field to review electrical and utility corridor routes. Electrical conduits and wires shall avoid areas with large feature palms and trees having large root masses. The Contractor shall be responsible for reviewing and understanding the Planting Plan and avoiding utility conflicts wherever possible.
6. Electrical service connection and meter (as needed) shall be provided by Owner.
7. All fixtures in road -rights -of- way shall have shields to conceal the light source from on-coming traffic. All lighting shall be aimed away from on-coming traffic.
8. All up-light fixtures shall be set-back a minimum of four (4') feet from the edge of all walks and pavements.
9. Contractor shall stake all fixture locations for review by Landscape Architect prior to setting conduit, j-boxes and/or perma-posts.
10. Contractor shall take into consideration the fixtures location with respect to existing plant material. If existing plant material will block the light path, the Landscape Architect shall be called for an alternate location.
11. Contractor shall make final adjustments to fixture location, lamping and aiming subject to review by Landscape Architect in night-time light test.
12. All fixtures within ten (10') feet of water shall connect to GFCI circuits in accordance with the electric code. Fixtures other than line voltage (120v) shall not be located within 10' feet of water. No electrical or lighting fixtures shall be within 5' feet of the water's edge.

REVISED PER CITY COMMENTS
02/11/2022
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LEGEND

FFE.	Finish Floor Elevation
AFF/ BFF.	Above Finish/ Below Fin. Floor
+11.00 / +11.00	Existing Spot Elevation / Proposed Spot Elevation
1%	Slope Gradient/ Direction of Flow
11	Proposed Contours
11	Existing Contours
+ LP/HP	Low/High Point
+ T. FTG + Tw + BC/ TC + BS/ TS + FG.	Top of Footing (TOF) Top of Wall Elevation Bottom/ Top of Curb Elevation Bottom/ Top of Step Elevation Finish Grade
+ DI RIM EL + CB RIM EL + INV EL.	Drain Inlet Rim Elevation Catch Basin Rim Elevation Invert Elevations
DP/ PVC DP/ HDPE	Drain Pipe- PVC Drain Pipe- High Density Polyethylene
Perf DP DS CO	Perforated Drain Pipe Down Spout Clean Out
EXPJT CJ	Expansion Joint Control Joint -saw cut
PA	Planting Area
	Natural Preserve To Remain Undisturbed
L.M.E.	Lake Maintenance Easement
D.E. / U. E.	Drainage / Utility Easement
IRR.	Irrigation Main
W.M.	Water Main
F.M.	Force Main
F.H.	Fire Hydrant
(V)	Valve
W.Mtr.	Water Meter
	Decorative Street Light Pole - sgl or dbl
	Decorative Street Light Pole - quad
	Decorative Walk Light Pole
	ShoeBox Street Light Pole - sgl or dbl
JB /PB □	Junction Box / Pull Box
FPL-SC FPL-TR	FPL Switch Cabinet or Transformer
P.P./ L.L.P.	Power Pole/ Light Pole
45-3229	Horizontal Station (hundreds of feet + feet .decimal feet) *Station graphic scale is approximate
P.O.B.	Point of Beginning
UNO	Unless noted otherwise

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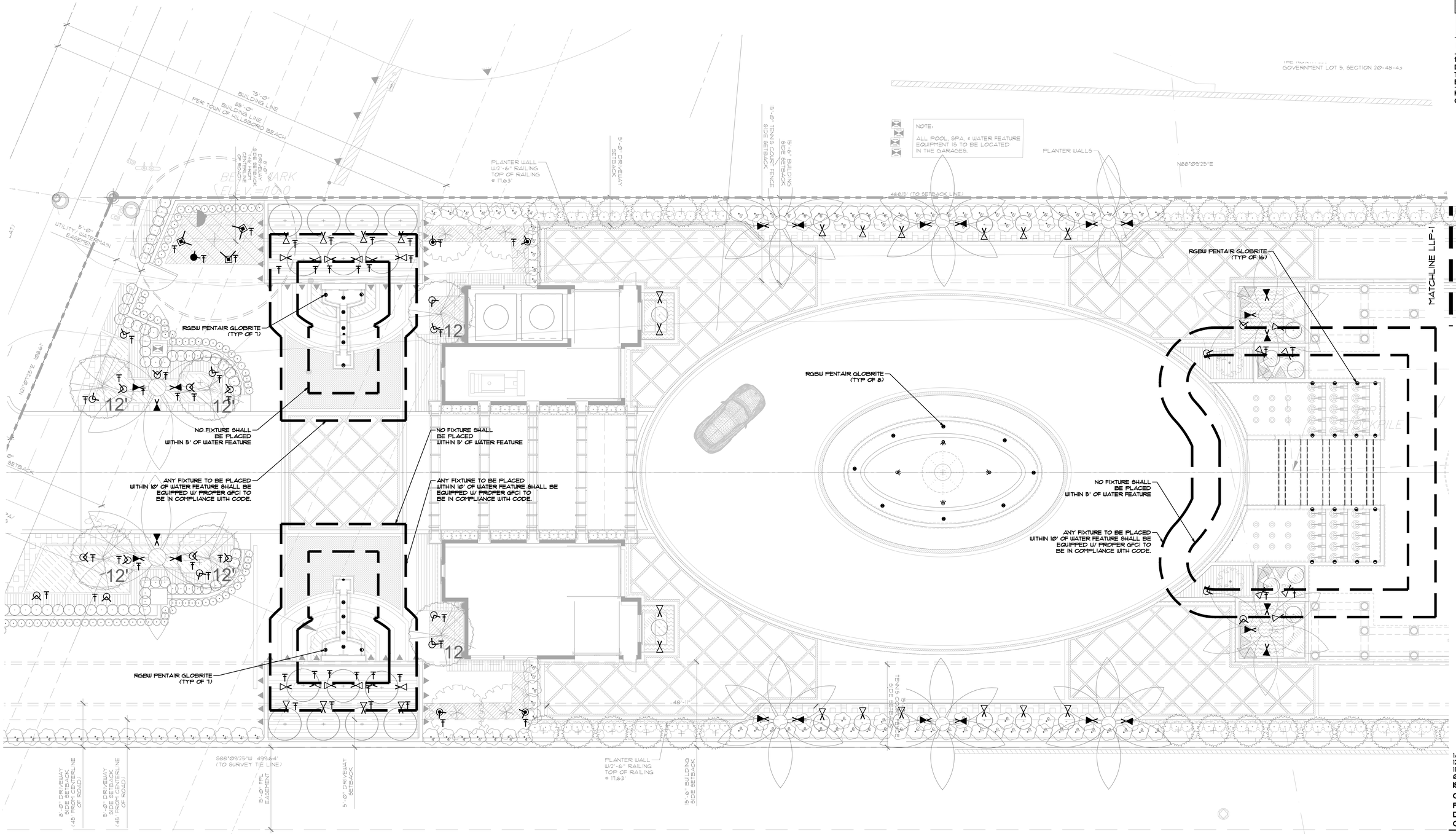
Cert. of Authorization LC26000275



NOTE:
ARTIFICIAL/REPLICA TURF IS PERMEABLE AND DOES NOT COMPROMISE DRAINAGE DESIGN. SEE DETAIL 4&8 ON PAGE H1-16 FOR REPLICA TURF SPECS

NOTE:

CAUTION: PLEASE NOTE

Contractor shall secure all permits required for the work from any state or local departments, utility companies or jurisdiction affected by the work. The Contractor shall have permits "in hand" prior to starting work. The Landscape Architect and/ or Owner shall bear no responsibility for work performed without permitted drawings. The Contractor shall be responsible for all changes to Work, at no additional cost to Owner, as a result of unauthorized work prior to receipt of permit.

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PLANS ARE IN COMPLIANCE WITH SECTION 3-9 REQUIREMENTS FOR MARINE TURTLES

REVISED PER TOWN COMMENTS 2/11/2022
NOT FOR CONSTRUCTION

0 4 8 12 16 20
SCALE 1" = 8' 0"

NORTH

925 Land Trust

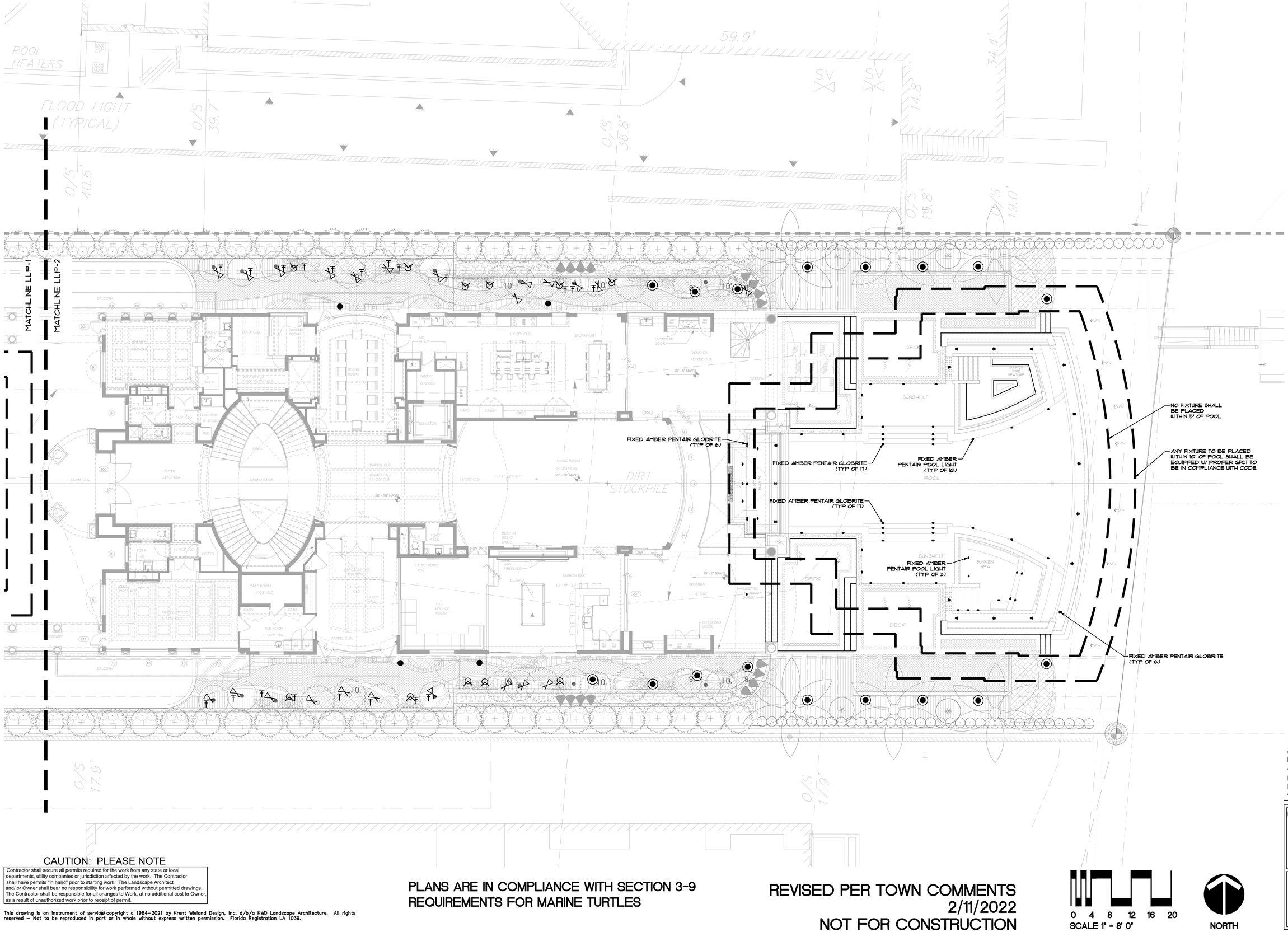
925 Hillsboro Miles
Hillsboro Beach, FL 33062

1/10/2022 REVISED
12/21/2021 REVISED
11/02/2021 REVISED
09/25/2021 FOR CLIENT REVIEW

ISSUE HISTORY
COMM NO.
PROJ MGR:
DRAWN BY:
CHECKED BY:

DRAWING TITLE:
SITE LIGHTING PLAN

Sheet
LLP-1



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925 Land Trust

925 Hillsboro Miles
Hillsboro Beach, FL 33062

1/10/2022 REVISED
12/21/2021 REVISED
11/02/2021 REVISED
09/25/2021 FOR CLIENT REVIEW

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COMM NO.
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DRAWN BY:
CHECKED BY:

DRAWING TITLE:
SITE LIGHTING PLAN

Sheet
LLP-2

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0 4 8 12 16 20
SCALE 1" = 8' 0"

NORTH

LIGHTING SCHEDULE

SYMBOL	MANUFACTURER	MODEL #	MATERIAL	OPTICS	LIGHT	MOUNTS	FINISH	NOTES	QUANTITY
	KICHLER	16019 CBR30	CAST BRASS	35° FLOOD	LED 12W-3000K	(G/S) 8" IN-GROUND STAKE	(CBR - CAST BRASS)	USE 15510 AZT ADJUSTABLE RISER WHERE INDICATED ON PLANS. USE FACTORY STAKES TO ENSURE FIXTURE IS FLUSH WITH GROUND.	24
	KICHLER	16019 CBR30	CAST BRASS	60° WIDE FLOOD	LED 12W-3000K	(G/S) 8" IN-GROUND STAKE	(CBR - CAST BRASS)	USE 15510 AZT ADJUSTABLE RISER WHERE INDICATED ON PLANS. USE FACTORY STAKES TO ENSURE FIXTURE IS FLUSH WITH GROUND.	1
	KICHLER	16019 CBR30	CAST BRASS	35° FLOOD	LED 8W-3000K	(G/S) 8" IN-GROUND STAKE	(CBR - CAST BRASS)	USE 15510 AZT ADJUSTABLE RISER WHERE INDICATED ON PLANS. USE FACTORY STAKES TO ENSURE FIXTURE IS FLUSH WITH GROUND.	65
	KICHLER	16016 CBR30	CAST BRASS	60° WIDE FLOOD	LED 3.5W-2950K	(G/S) 8" IN-GROUND STAKE	(CBR - CAST BRASS)	USE 15510 AZT ADJUSTABLE RISER WHERE INDICATED ON PLANS. USE FACTORY STAKES TO ENSURE FIXTURE IS FLUSH WITH GROUND.	33
	KICHLER	16020 CBR30	CAST BRASS	60° WIDE FLOOD	LED 8W-3000K	(G/S) 8" IN-GROUND STAKE		USE 15510 AZT ADJUSTABLE RISER WHERE INDICATED ON PLANS. USE FACTORY STAKES TO ENSURE FIXTURE IS FLUSH WITH GROUND.	4
	AURORA LIGHT	TAOS HSLII-BR-60-NG -6-M-30-D/S-NAT	BRASS	360° DOWN LIGHT 60 DEGREE WIDE BEAM	LED 6W-3000K		BRASS	6 3/4" L x 1 3/4" DIA. SOLID BRASS LANDSCAPE LIGHT AIMED DOWNWARDS WITH ANGLED SHIELD, NEOPRENE TREE STRAP, REMOTE MAGNETIC TRANSFORMER REQUIRED	3
	BEACHSIDE LIGHTING	E1-2	BRASS	-	LED 2W AMBER	24" STEM HEIGHT			17
	AURORALIGHT	LA JOLLA HFL6-230-ID-T/R -12-NAT	BRASS & COPPER	360° BEAM	LED 2.5W, 3000K	(G/S) 8" IN-GROUND STAKE		SOLID COPPER AND BRASS PATH LIGHT. 6" DIA. 11" HT POST. TRIDENT MOUNTING STAKE WITH STAINLESS STEEL PLATE AND 12" STAINLESS STEEL SPIKES. REMOTE MAGNETIC TRANSFORMER REQUIRED	4
	KICHLER	15510 AZT	CAST ALUMINUM	-	-	-	(AZT) TEXTURED ARCHITECTURAL BRONZE	G93R HEAVY DUTY GROUND SPIKE WITH BRASS CAP FOR FUTURE TELESCOPING FIXTURE RISER	73
	PENTAIR INTELLIBRITE POOL LIGHT	7GW RGBW LED FIXED AMBER SETTING	-	-	7GW RGBW FIXED AMBER	UNDERWATER BEACHSIDE	-	SWIMMING POOL	10
	PENTAIR INTELLIBRITE SPA LIGHT	4GW RGBW LED FIXED AMBER SETTING			4GW RGBW FIXED AMBER	UNDERWATER BEACHSIDE		SPA	2
	PENTAIR GLOBRITE LIGHT	15W RGBW LED FIXED AMBER SETTING			15W RGBW FIXED AMBER	UNDERWATER BEACHSIDE		SWIMMING POOL	46
	PENTAIR GLOBRITE LIGHT	15W LED RGBW			15W LED RGBW	UNDERWATER WEST SIDE OF HOUSE		WATER FEATURES LOCATED ON WEST SIDE OF HOUSE	24
	JJ ELECTRONICS COLOR SPLASH LED	FICW - RGBW			LED 33W RGBW	UNDERWATER WEST SIDE OF HOUSE		UNDERWATER WEST SIDE OF HOUSE	4
	ASPECT LED	AL-8L-WW-U-RGBA	IP68 TAPE LIGHT		LED 24VDC			IP68 RATED SUBMERSIBLE LED AMBER TAPE LIGHT - MOUNT W/ADHESIVE CAULK	VERIFY L.F. IN FIELD
	Q-TRAN FLEX-SQUARE (POOL STEPS)	FLEX-SQUARE STATIC WHITE POOL & SPA	N/A	N/A	3000K	AS SHOWN ON SPEC SHEET	ENCAPSULATED IN TRANSLUCENT	IP68 RATED SUBMERSIBLE LED TAPE LIGHT - MOUNT W/ADHESIVE CAULK	VERIFY L.F. IN FIELD

PLEASE NOTE:

1.) INTERIOR SWIMMING POOL AND POOL DECK LIGHTING SHALL BE TURNED OFF WHILE THE POOL IS CLOSED DURING SEA TURTLE NESTING SEASON (MARCH 1ST THROUGH OCTOBER 31ST) OR TIED TO AN AUTOMATIC TIMER. IF THE INTERIOR POOL LIGHTS CANNOT BE TURNED OFF AT NIGHT BECAUSE THE POOL DECK IS USED AT NIGHT, THEN THE INTERIOR POOL LIGHTS SHALL BE AMBER OR RED LED LAMPS.

2.) ALL EXTERIOR DOOR AND WINDOW GLASS VISIBLE FROM THE BEACH (EAST, NORTH AND SOUTH SIDES OF HOUSE AND CABANA BUILDING) SHALL HAVE A LIGHT TRANSMITTANCE VALUE OF 45% OR LESS BY MEANS OF TINTED GLASS OR AN APPLIED WINDOW FILM.

3.) VERIFY FINAL FIXTURE FINISH WITH LANDSCAPE ARCHITECT PRIOR TO ORDERING.

12V LED Accent Light with Variable Lumen Output (VLO) — 16015-16017

PROJECT: | ORDERING:
TYPE: | COMMENTS:

OVERVIEW
The VLO Accent Light is unsurpassed in both style and performance. The VLO combines advanced LED, Driver & Optic technology with premium materials. A single fixture provides the installer the option to select three different lumen outputs reducing installation complexity and increasing infield versatility.

FEATURES
- High lumens in small body
- Variable lumen output
- Advanced optics provide superb center to edge uniformity
- Available beam angle: 10°, 35° & 60°
- Complete sealed system for improved reliability
- Advanced ESD protection (6 kV)
- IP66 rated

PERFORMANCE

Output Position	Level 1	Level 2	Level 3
Lumen output:	100	200	300
Input voltage:	9-15	9-15	9-15
Power (VA) @ 15VAC	3.5	5.5	8
Power (W) @ 15VDC	2	3.5	5.5
Efficacy (Lm/W @DC)	50	57	55
Halogen Replacements	10W	20W	30-35W

SPECIFICATIONS

Fixture

Light Source	Integrated LED
Number of LEDs	1 High Output LED
Color Temperature	2700K, 3000K
Color Rendering Index	80
Beam Angles	10°, 35°, 60°
Binning	3 Step
Fixture can be used in UP or DOWN position	

Input

Input Voltage Range	9 - 15V AC or DC with no loss in light output
Input Frequency	47 - 63Hz
Input Current	877mA max@15VAC
Inrush Current	9A Max
Efficiency	> 57L/W @ 12VDC
Power Factor	> 0.7 @ 15V

Output

Lumen Level 3 (max)	300
Lumen Level 2 (mid)	200 (factory setting)
Lumen Level 1 (low)	100

Environmental

Environmental Protection Rating	Wet, IP 66
Operation Ambient Temperature	25°C - +40°C
Expected Life Time (L70)	50K Hours

Mechanical & Housing Specification

Length	4.5" / 114 mm
Width	2.0" / 50.5 mm
Height	3.7" / 94.5 mm
Housing Material	Aluminum, Brass
Housing Color & Surface	Black/AZT/ White/CBR Brass
Weight	Alum 13 oz/ 0.36Kg, Brass 30oz/ .9Kg

FIXTURE

Glass Lens
Tempered, shock resistance glass with high tolerance for thermal expansion and stress.

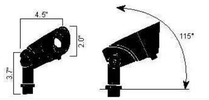
Body
A380 Aluminum, C360 Brass casting

Wire
18 AWG, SPT-1W, 105°C, 300V, 48" useable length

Optics
Custom reflector provides superior fixture beam angle. Available in 10°, 35° and 60°.

Included Accessories
Includes 8" slotted in ground stake, 2 gel filled wire nuts and lumen switching magnetic key.

Dimensions



AVAILABLE FINISHES

AZT Textured Architectural Bronze	BKT Textured Black	CBR Centennial Brass	WHT Textured White (35° only)

KICHLER

17 LD 5083 10261

12V LED Large Accent Light with Variable Lumen Output (VLO) — 16018-16020

PROJECT: | ORDERING:
TYPE: | COMMENTS:

OVERVIEW
The VLO Accent Light is unsurpassed in both style and performance. The VLO combines advanced LED, Driver & Optic technology with premium materials. A single fixture provides the installer the option to select three different lumen outputs reducing installation complexity and increasing infield versatility.

FEATURES
- High lumens in small body
- Variable lumen output
- Advanced optics provide superb center to edge uniformity
- Available beam angle: 15°, 35° & 60°
- Complete sealed system for improved reliability
- Advanced ESD protection (6 kV)
- IP66 rated

PERFORMANCE

Output Position	Level 1	Level 2	Level 3
Lumen output	400	600	835
Input voltage	9-15	9-15	9-15
Power (VA) @ 15VAC	8.5	12.5	17
Power (W) @ 15VDC	5.25	8.5	12
Efficacy (Lm/W @DC)	76	70	69

SPECIFICATIONS

Fixture

Light Source	Integrated LED
Number of LEDs	1 High Output COB
Color Temperature	2700K, 3000K
Color Rendering Index	80+
Beam Angles	15°, 35°, 60°
Binning	3 Step
Fixture can be used in UP or DOWN position	

Input

Input Voltage Range	9 - 15V AC or DC with no loss in light output
Input Frequency	47 - 63Hz
Input Current	2.55A Max @ 9VAC
Inrush Current	9A Max
Efficiency	> 70L/W @ 12VDC
Power Factor	> 0.7 @ 15V

Output

Lumen Level 3 (max)	835
Lumen Level 2 (mid)	600
Lumen Level 1 (standard)	400 (factory setting)

Environmental

Environmental Protection Rating	Wet, IP 66
Operation Ambient Temperature	-25°C - +40°C
Expected Life Time (L70)	50K Hours

Mechanical & Housing Specification

Length	6" / 154 mm
Width	2.7" / 69 mm
Height	4.2" / 106 mm
Housing Material	Aluminum, Brass
Housing Color & Surface	AZT, BKT, CBR, WHT
Weight	Alum 24 oz/ 0.7Kg, Brass 48oz/ 1.4Kg

FIXTURE

Glass Lens
Tempered, shock resistance glass with high tolerance for thermal expansion and stress.

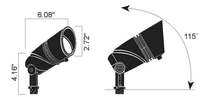
Body
A380 Aluminum, C360 Brass casting

Wire
18 AWG, SPT-1W, 105°C, 300V, 48" useable length

Optics
Polycarbonate TIR lens provides superior fixture beam angle. Available in 15°, 35° and 60°.

Included Accessories
Includes 8" slotted in-ground stake, 2 gel-filled wire nuts and lumen switching magnetic key.

Dimensions



AVAILABLE FINISHES

AZT Textured Architectural Bronze	BKT Textured Black	CBR Centennial Brass	WHT Textured White (35° only)

KICHLER

17-LD-4897 122117 v8

CAUTION: PLEASE NOTE

Contractor shall secure all permits required for the work from any state or local departments, utility companies or jurisdiction affected by the work. The Contractor shall have permits "in hand" prior to starting work. The Landscape Architect and/ or Owner shall bear no responsibility for work performed without permitted drawings. The Contractor shall be responsible for all changes to Work, at no additional cost to Owner, as a result of unauthorized work prior to receipt of permit.

PLANS ARE IN COMPLIANCE WITH SECTION 3-9 REQUIREMENTS FOR MARINE TURTLES

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auroralight

TYPE:
CAT. #: HDL11-RM-

HDL11-RM TAOS

ORDERING GUIDE: **HDL11-RM** H (HIGH PERFORMANCE) DL (DOWN LIGHT) 11 (SERIES) RM (RIGID MOUNT)

INDICATES REQUIRED FIELD | INDICATES OPTIONAL FIELD | ✓ INCLUDED | [ ] QUICK SPEC (See Below)

QUICK SPEC SKU HDL11-RM-90-6-W-27-H-NAT

HDL11-RM

SHROUD ✓
- [90] 90° Straight
- [NS] No Shroud
- [F1] Perforated (1 3/4" dia.)
- [S1] Slantie (1 3/4" dia.)
- [AC-X] Acrylic Lens (4, 6 or 8")
- [X] = Specify Length

WATTAGE ✓
- [2] 2W
- [4] 4W
- [6] 6W

OPTIC ✓
- [N] 15° Narrow
- [M] 25° Medium
- [W] 40° Wide
- [WF] 80° Wide Flood
- [A] All Optics Kit

LED COLOR ✓
- [27] 2700K, 80 CRI
- [27B] 2700K, 90 CRI
- [30] 3000K, 80 CRI

NOTE: For other CCT and CRI options, contact factory.

ACCESSORIES
SELECT UP TO TWO
- [H] Hex Baffle
- [L] Linear Spread
- [F] Prismatic Lens
- [MP] Micro Prismatic
- [F] Frost (Diffusion)

MOUNT
- [CP35] 3x5" Brass Cover Plate
- [CP4] 4" Brass Cover Plate
- [CP45] 4 1/2" Brass Cover Plate
- [MC45] 4 1/2" Brass Mount Canopy
- [PC60] 4 1/2" Brass Power Canopy (Inc. 60W 120-12V Integral Transformer)
- [SM2] 2 1/4" Surface Mount
- [SM3] 3 1/4" Surface Mount
- [SMJB] 3 1/2" Brass Surface Mount J-Box
- [STM] Screw-In Tree Mount

FINISH
Standard
- [NAT] Natural ✓

Plus (8)
- [BLP] Bronze Living Patina
- [BLP-XD] BLP Extra Dark

Premium ($$$)
- [NI] Nickel PVD
- [PVD] PVD Color (Contact Factory for Color Options)

MOUNTS

CARLSBAD, CA | PHONE 877 942 1179 | FAX 760 931 2916 | E-MAIL SALES@AURORALIGHT.COM | AURORALIGHT.COM
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auroralight

AMS™ MOUNT GUIDE

AMS-EX3 3" EXTENSION, SOLID BRASS
The EX3 (3" extension) is a fixed length adapter that is so useful in the landscape you will wonder how you got along without it. When used on a G/S ground stake it will raise the luminaire to the perfect height, even in thick ground cover (for shrub cover use telescopic riser). Also useful as a stand off when wall mounting and can be connected to each other for 6" total extension.

AMS-1/2 UNIVERSAL MOUNT, SOLID BRASS
The 1/2" mount allows the installer to retrofit any one of our AMS style luminaires into any conventional mounting scenario that may pop up. Also allows mounting one of our luminaires onto a favorite mounting device of another manufacturer delivering true cross platform compatibility. Can be used to install an SL series luminaire onto a bell box for 120V applications.

AMS-T/M TRELLIS MOUNT, SOLID BRASS
The T/M is machined entirely from solid brass and is just 1 1/2" in diameter, it is the smallest SL mount available, designed for installation onto structures as small as a 2" x 2"- common in many residential trellis applications. Requires wire connection up to 12" away from luminaire (e.g. hidden on top of the 2"x 2"). Shipped complete with stainless steel mounting hardware.

AMS-S/B 2 1/2" SPLICE BOX, SOLID BRASS
A solid brass mounting solution with a 2 1/2" diameter box that is secured to a mount plate with set screws and sealed with an O-ring. Electrical splice is hidden inside the box for a neat, clean installation. Shipped complete with wire connectors and stainless steel fasteners.

AMS-C/P COVER PLATE, SOLID COPPER / BRASS
Solid copper cover plate designed for recessed wiring connections. Two stainless steel fasteners secure plate to recessed wiring box (by others - recommended models include Tork #TA302 or T&B #DN415). Sealed with 1/8" EPDM gasket.

AMS-4/0 4" MOUNT PLATE, SOLID BRASS / COPPER
The 4/0 mount plate offers a mounting solution machined entirely from solid brass and copper. The domed cover allows for the wire connection to be hidden underneath the plate when used on flat walls. Mounting surface should measure 4" minimum. Note that a 4x4" wood post measures only 3 1/2". Shipped complete with stainless steel fasteners.

AMS-J/B 5" J-BOX MOUNT PLATE, SOLID BRASS / COPPER
The J/B mount plate is designed to fit all of our SL series spotlights and offers a mounting solution machined entirely from solid brass and copper. Designed to fit all standard 3" and 4" round or single gang square boxes that are recessed into walls or other flat surfaces. Ships complete with mounting hardware and heavy duty EPDM rubber gasket.

T/S TREE STRAP SYSTEM, SOLID BRASS
The tree strap system from Auroralight is a matrix of the best available components for the task. The body is solid, durable machined brass that allows space for an internal wire connection. The brass transitions to a PVC buffer where it makes contact with the tree. Finally, a UV stabilized black EPDM elastic strap(s) securely holds the fixture in place. The versatile strap fits small branches 2" in diameter or trunks as large as 18".

AMS-G/S GROUND STAKE, ABS / BRASS
The G/S mount is the most common of all the mount options and is a time proven design. Our custom injection molded and durable ABS stake incorporates oversized fins and flange for superior stability with a heavy cap machined from solid brass. The G/S is functional, versatile, cost effective and indestructible.

AMS-D/S DELUXE SPIKE 9", BRASS / STAINLESS
The Deluxe Spike stabilizes luminaires when mounted in soft soil with its 2 1/2" x 3/8" thick Brass mount plate and 9" stainless steel spikes. This mount is a great upgrade from standard PVC or ABS stakes, ideal for smaller path lights or spot lights.

AMS-T/R 9" OR 12" TRIDENT SPIKE, STAINLESS STEEL
The Trident Spike stabilizes luminaires in sand or loose soil with its 4" diameter x 1/4" thick plate and three spikes available in, 9" or 12" lengths. Machined from solid stainless steel. For use with SL spotlights, path lights, or bollards.

AMS-P/S POWER STAKE, PVC / BRASS
The Power Stake is a low voltage landscape lighting power supply listed to UL standard 1838. This unit can be buried up to within 1" of the top, even in exterior wet locations. 120 volt primary x 12 volt secondary, the 1/2" threaded top neatly adapts to our complete product line as well as most 12 volt fixtures from other manufacturers. Accommodates two 1/2" conduits allowing for 120 volt in, 12 volt out, for second fixture up to 10' away.

TELESCOPIC RISER, BRASS / COPPER
Designed for use exclusively with our family of AMS series spotlights, designers and installers now have a quality solution for maturing plants that are overtaking luminaires, hindering performance. A quick solution for an existing problem or a proactive application allowing for growth in the landscape. Unique design allows for 100% extension of original height. Ground stake included.

AMS-STM SCREW-IN TREE MOUNT
Description here.

CARLSBAD, CA | PHONE 877 942 1179 | FAX 760 931 2916 | E-MAIL SALES@AURORALIGHT.COM | AURORALIGHT.COM
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E1-S

The E1-S is an unobtrusive, low-voltage, path light. More compact than a shaded path light, its minimalist design allows attention to focus on the lamp's extra-wide flood effect, not the fixture itself.

Construction All brass components. 1/8" [3mm] thick brass housing. 1/2" schedule 40 brass stem.

Lens Tempered soda lime glass.

Voltage 9-15V input. Triac dimmable with MLV dimmer. Remote transformer required.

Stem Height Custom stem heights are available upon request. Standard stem height is 20". Minimum height is 8".
- __ 20 20" [51 cm]
- __ 24 24" [61 cm]
- __ Custom height (in inches)

Lamps Triac dimmable: MLV >6% typ.

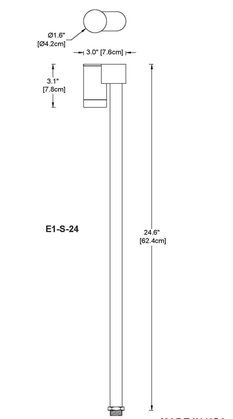
Cree XPE2 LED	__ 2W-A	2 Watt Amber (1500K) TURTLE FRIENDLY
Cree XPG2 LED	__ 3W	3 Watt Warm White (3000K)*

* Also available in 2700K. Add color suffix to lamp specification, e.g. "3W–2700K"

Mounting Accessories 1/2" male threads. Mounts into any standard j-box or:
- __ GS2 Heavy-duty ground spike
- __ GS2BC Heavy-duty ground spike with cast brass cap
- __ GS3R Heavy-duty ground spike with brass cap for telescoping fixture riser
- __ JB Cast brass junction box

Finish: Unfinished is standard; no specification required. The fixture will weather to a natural patina. The patina process is natural with brass and copper. Rate of patina and eventual color is dependent upon climate and proximity to the ocean. Thus, Beachside does not guarantee any specific appearance.

Shown with Nickel Finish



IP 66
CSA Listed, file #190030
10 year fixture warranty
5 year Cree LED module warranty

MADE IN USA

Project | By | Date

For ordering purposes, please specify (example: E1-S—20—2W-A—GS2BC)

E1-S (Fixture) — (Stem Height) — (Lamp) — (Accessory(ies))

BEACHSIDE LIGHTING • 800-405-6732 • www.BeachsideLighting.com 12/2018

ColorSplash LED - FLSCW STAMPED SERIES RGB-W

Voltage:	120VAC or 12VAC
Wattage:	Large: **F1CWL** & **F1CW** – 33W (max), Large: **F2CWL** & **F2CW** – 58W (max) Small: **S2CWL** & **S2CW** – 4W (max)
Rating:	IP68
Color Temp:	RGB-W Warm White = 2700K Cool White = 6500K
Lumen Output:	Large: **F1CWL** warm white pend. **F1CW** cool white = 1500lm (max) Large: **F2CWL** warm white pend. **F2CW** cool white = 4270lm (max) Small: **S2CWL** warm white pend. **S2CW** cool white = 265lm (max)
Beam Spread:	120° Flood
LED Rating:	50,000 hrs
Dimming:	Non-Dimmable
Material:	316 Stamped Stainless Steel Construction
Faceplate:	**No Guard:** Stamped, polished finish **With Guard:** Casted, matte finish
Hardware:	316 Stainless Steel

Cable Strain Relief:	Nickel Plated Brass
Overheat Protection:	Integrated thermal cut-off switch
Lens:	Impact resistant tempered glass (frosted)
Cable Length:	1.5' 10' 50' 100' 150'
Cable Type:	**120V** – 16/3 STW 105oC 600V Diam: .400" **12V** – 12/3 STW 105oC 300V Diam: .421"
Environment:	**MUST BE SUBMERGED** 2' min., 5' max.
Fixture Rotation:	140° (fixture rotation when base is bolted)
Light Swivel:	180° (when used with base)
Certification:	ETL listed for underwater applications
Warranty:	3 Year Limited Warranty

HOW TO BUILD A PART NUMBER

PART NUMBER EXAMPLE: LFF-F2CW-120-WG-WB-10
LED Fountain Light Fixture, 58W RGB-W Cool White, 120V, With Rock Guard, With Mounting Base, 10' Cord

PREFIX	MODEL #	VOLTAGE	FACEPLATE	BASE	CORD LENGTH
LFF -	insert **code** into box: **F1CWL** for 33W RGBW Warm White (large) **F1CW** for 33W RGBW Cool White (large) **F2CWL** for 58W RGBW Warm White (large) **F2CW** for 58W RGBW Cool White (large) **S2CWL** for 4W RGBW Warm White (small) **S2CW** for 4W RGBW Cool White (small)	insert **code** into box: **120** for 120Volt **12** for 12Volt	insert **code** into box: **WG** for Rock Guard Option **NG** for No Guard Option	insert **code** into box: **WB** for Base Option **NB** for No Base Option	insert **code** into box: **10'** **20'** **50'** **100'** **150'**

KWD
LANDSCAPE ARCHITECTURE
101 Southeast Second Avenue
Delray Beach, Florida 33444
T: 561-243-1673 F: 561-243-1674
E-MAIL: studio@kwddesignteam.com
Krent L. Wieland, FL Reg LA 1039
Cert. of Authorization LC26000275

925 Land Trust
925 Hillsboro Mile
Hillsboro Beach, FL 33062

1/10/2022 REVISED
12/21/2021 REVISED
11/02/2021 REVISED
09/25/2021 FOR CLIENT REVIEW
ISSUE HISTORY
COMM NO.
PROJ MGR:
DRAWN BY:
CHECKED BY:

DRAWING TITLE:
SITE LIGHTING PLAN SCHEDULE

Sheet
LLP-3

REVISED PER TOWN COMMENTS 2/11/2022
NOT FOR CONSTRUCTION

W-SERIES RGBA COLOR CHANGING FLEXIBLE LED STRIP LIGHT
MODEL: AL-SL-W-U-RGBA

Specifications

	NON-WATERPROOF	WATER RESISTANT	WATERPROOF
Dimensions	1/2"(12mm) wide 1/16"(2mm) thick 16.4'(5M) long	1/2"(12mm) wide 1/8"(3.3mm) thick 16.4'(5M) long	9/16"(14mm) wide 3/16"(4.7mm) thick 16.4'(5M) long
Distance Between LEDs	1/2" (12mm)	1/2" (12mm)	1/2" (12mm)
Cut Length	6-1/2" (165.1mm)	6-1/2" (165.1mm)	6-1/2" (165.1mm)
IP Rating	IP20 Indoor Use Dry Location	IP65 Splash Resistant	IP68 Submersible
Adhesive Backing	Yes / 3M Adhesive	Yes / 3M Adhesive	No
Mounting Method	Adhesive Backing	Adhesive Backing	Mounting Straps or Adhesive Caulk
Input Voltage	24VDC	24VDC	24VDC
Beam Angle	120 Degrees	120 Degrees	120 Degrees
Dimmable	Yes	Yes	Yes
Max Power Consumption	5.5 Watts per foot (18.04 Watts per meter)	5.5 Watts per foot (18.04 Watts per meter)	5.5 Watts per foot (18.04 Watts per meter)
Max Luminous Flux	Up to 450 Lumens per foot *(varies by LED color)*	Up to 450 Lumens per foot *(varies by LED color)*	Up to 450 Lumens per foot *(varies by LED color)*
LED Type	SMD 5050 RGB and Amber LED Chips	SMD 5050 RGB and Amber LED Chips	SMD 5050 RGB and Amber LED Chips
LED Quantity	18 LEDs per foot (300 per reel)	18 LEDs per foot (300 per reel)	18 LEDs per foot (300 per reel)
Max Run	16.4 feet @ 24VDC	16.4 feet @ 24VDC	16.4 feet @ 24VDC
Weight	0.4 lbs per reel	0.6 lbs per reel	1.2 lbs per reel
Estimated Lifespan	50,000 hours	50,000 hours	50,000 hours
Warranty	1 Year	1 Year	1 Year
Suitable Uses	Dry Location Only	Dry or Damp Locations	Dry, Damp or Wet Locations
Standards/Certifications	UL Listed, RoHS	UL Listed, RoHS	UL Listed, RoHS

www.aspectLED.com | 888.503.1317 | sales@aspectled.com

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aspectLED
A WILSON TOOL COMPANY

4900 Constellation Drive | Saint Paul, MN 55127

FLEX-SQUARE FLEX Light: Static White Pool & Spa

The FLEX series is ideal for spaces where the light will be in direct view. As the name implies, these LED lights are flexible and can be easily molded into different curvatures. The housing and the lens allow for a perfect monochromatic light source with no hot spots. All of Q-Tran's FLEX series fixtures are made with high-quality SMD LED chips, are UV and flame resistant and are extremely energy-efficient.

The FLEX Square Static White Pool & Spa is available in a variety of different color temperatures and is submersible rated (IP68).

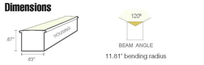
Color Temperature (CCT)

2200K | 2700K | 3000K | 3500K | 4000K | 5700K

Housing Color

White

Dimensions



Part Number Builder

Product	Series	CCT	Bend Direction	CRI	Watts/ft	Connector In	In Orientation	Wire Length	Connector Out	Out Orientation	Wire Length	Illuminated Length (in)
FLS-SW-PS	**P**			**90**	**3.3**	**DIM**			**DIM**			
FLS-SW-PS FLEX Square Static White Pool & Spa (IP68) Voltage: 24 VDC	**P** - PVC	**22** - 2200K **27** - 2700K **30** - 3000K **35** - 3500K **40** - 4000K **57** - 5700K	**VB** Vertical Bend **HB** Horizontal Bend	**90**	**3.3**	**DIM**	**FC** **BC** **SCL** **SCR**	**15'** **30'** **50'** **100'**	**DIM**	**FC** **BC** **SCL** **SCR** **EC**	**15'** **30'** **50'** **100'** **N/A**	2.19" increments **Nominal max length: 26'**

- For factory assembled connector information, see page 2

- 2 year warranty on PVC
- IP68 Pool & Spa rated
- Ambient temperature: 32°F to 113°F
- UV & Flame resistant construction
- No diode imaging
- Max run is 26'
- PVC construction
- Pool installations require end cap/no daisy chain

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Specification subject to change. Rev-03-03-21

FLEX-SQUARE FLEX Light: Static White Pool & Spa

Dual Injected Molded Connector - IP68

DUAL INJECTED-MOLDED CONNECTOR - IP68 | PVC

DIM-FC | DIM-BC | DIM-SCR & DIM-SCL | DIM-EC

Lead Wire Length (ft)

LED Load (W)	Max Recommended Lead Length (ft) 18AWG
20W	160
30W	95
40W	70
50W	55
60W	45
80W	30
100W	16

Compatible Power Supplies

See website for additional power supply options

Q-SET-eLED | QOM-eLED-PS | QOM-PH-PS

Compatible Extrusions

NOTE: Field cuttable. 1.5" length acts as a clip when used.

FLS-NONL-PL: Non self-locking plastic profile

Available lengths: 1.5', 19.75', 39.5', 79'

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Specification subject to change. Rev-03-03-21

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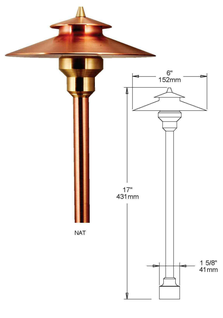
TYPE:

CAT. #: HPL6

HPL6 LA JOLLA

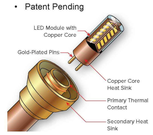


The compact size of the **HPL6** allows for it to be installed discretely into planters and is ideal for illuminating pathways and intimate garden areas. Use anywhere a less obvious light source is desired. With a timeless design, precision manufacturing and the highest quality materials, our HPL luminaires are the clear choice.

Every HPL series path light gives you a choice of a Thermally Integrated™ Field Serviceable LED Module or traditional Halogen lamp. Using Copper Core™ Technology, the HPL module is specifically engineered to transfer heat away from the LED driver/circuit and dissipate throughout the luminaire, ensuring optimal performance, color consistency and long life!

Features include:

- Interchangeable LED Module in 2.5 or 3.5 Watts
- 2700 or 3000K (CRI 80 typ.)
- Thermally Integrated™ Field Serviceable LED Module
- TRIAC Dimming to <10% typ.
- 12 VAC Electronic or Magnetic Source Compatible
- Solid Copper and Brass Construction
- Patent Pending



ORDERING GUIDE HPL6: H (HYBRID) PL (PATH LIGHT) 6 (INCHES)

RED INDICATES REQUIRED FIELD

LIGHT SOURCE (LED or Halogen/Xelogen)
For Halogen/Xelogen (T4 GY6.35) refer to lamp guide

ACCESSORIES
[180] 180° Directional Reflector™ *
[270] 270° Directional Reflector™ *
[DI] Internal Diffuser (Frosted)

* Visible light

MOUNT
[1/2] 1/2" Male Thread
[GS] Ground Stake (Default)
[DS] Deluxe Stake 9'
[T/R-X] Trident Spike (**9**" or **12**")
[P/B-S] Power Box w/ Stake
(Inc. 60W 120-12V transformer)
[P/M] 4" Pedestal Mount
[SM3] 3 1/4" Surface Mount
[SM2] 2 1/4" Surface Mount

[X] = Specify Length
NOTE: See Mount Guide
for more options

FINISH
[NAT] Natural
[BLP] Bronze Living Patina
[BLP-XD] BLP Extra Dark
[NI] Nickel PVD

LED WATTAGE
[2] 2.5W
[3] 3.5W

LED COLOR
[27D] 2700K
[30D] 3000K

[D] = Dimmable

Lumen Output Table

Wattage	Color	Lumens
2.5W	2700K	205lm
2.5W	3000K	212lm
3.5W	2700K	296lm
3.5W	3000K	301lm

CARLSBAD, CA | PHONE 877 942 1179 | FAX 760 931 2916 | E-MAIL SALES@AURORALIGHT.COM | AURORALIGHT.COM

In a continuing product improvement program, Auroralight reserves the right to modify product specifications without notification. © 2016 Auroralight, Inc. 2-1-REV-7.0

12V Accent Adjustable Height Stem Textured Black 15570BKT

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SPECIFICATIONS

Certifications/Qualifications	
	www.kichler.com/warranty
Light Source	
Lamp Included	Not Included
Mounting/Installation	
Location Rating	Accessory,Listing Not Required

FIXTURE ATTRIBUTES

Housing	
Primary Material	ALUMINUM
Product/Ordering Information	
SKU	15570BKT
Finish	Textured Black
UPC	783927155717

Finish Options

- Textured Architectural Bronze
- Textured Black

PLANS ARE IN COMPLIANCE WITH SECTION 3-9 REQUIREMENTS FOR MARINE TURTLES

CAUTION: PLEASE NOTE

Contractor shall secure all permits required for the work from any state or local departments, utility companies or jurisdiction affected by the work. The Contractor shall have permits "in hand" prior to starting work. The Landscape Architect and/ or Owner shall bear no responsibility for work performed without permitted drawings. The Contractor shall be responsible for all changes to Work, at no additional cost to Owner, as a result of unauthorized work prior to receipt of permit.

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KWD
LANDSCAPE ARCHITECTURE
101 Southeast Second Avenue
Delray Beach, Florida 33444
T: 561-243-1873 F: 561-243-1674
E-MAIL: studio@kwddesignteam.com
Krent L. Wieland, FL Reg LA 1039
Cert. of Authorization LC26000275

925 Land Trust
925 Hillsboro Mile
Hillsboro Beach, FL 33062

REVISED PER TOWN COMMENTS 2/11/2022
NOT FOR CONSTRUCTION

1/07/2022 REVISED
12/21/2021 REVISED
11/02/2021 REVISED
09/25/2021 FOR CLIENT REVIEW

ISSUE HISTORY
COMM NO.
PROJ MGR:
DRAWN BY:
CHECKED BY:

DRAWING TITLE:
SITE LIGHTING PLAN SCHEDULE

Sheet
LLP-4

NOTE: VERIFY FINAL FIXTURE FINISH WITH LANDSCAPE ARCHITECT PRIOR TO ORDERING

GENERAL LIGHTING NOTES

1. Scope of Work shall consist primarily of the following:
   A. Provide and install landscape accent light fixtures, conduits , wiring, panels, controls and equipment as shown in this drawing package.
2. Quantities shown in schedule are approximate and provided for convenience of bidding only. Contractor shall verify all quantities. In the event of discrepancies between plan and material schedule, the plan shall prevail
3. Contractor shall abide by all notes and specifications as shown on the drawings and the Project Manual. Contractor shall report all discrepancies between the drawings and Project Manual with their bid. In the event of discrepancies, the Project Manual shall prevail.
4. All unit pricing and bid amounts shall include provisions for all equipment, labor, materials, components, staging materials, protective materials, fittings, fasteners, finishes etc. to execute and complete a finished product in accordance with the drawings and the Project Manual.
5. Contractor shall coordinate his Work with the Owner, Engineer, Owner's Consultants and other Contractors, local municipal utilities and utility companies.
6. Contractor shall refer to most recent issues of relevant design and engineering plans for the Project including:
   Excavation and Drainage - Civil Engineer
   Wastewater collection and Water Distribution
   Circuitry Plans - Electrical Engineer
   Planting Plans - Krent Wieland Design, Inc.
   Lighting Location Plans - Krent Wieland Design, Inc.
   Architectural Plans
   Proposed utility plans - Local utility companies
7. Light fixture locations shown on the Electrical Engineer's circuiting plans are approximate. Contractor shall refer to Landscape Architects fixture location plans for fixture type and wattage. Fixture locations are shown on a PARTIAL landscape plan depicting major trees and palms. Light fixture and landscape symbols on plans are schematic graphic locations of fixture placement and aiming. Actual fixture locations shall be verified in field.
8. For purposes of clarifying discrepancies of fixture quantity, type and location, between the Engineer's circuitry plan and Landscape Architect's fixture location plan, the fixture location plan shall prevail.
9. Contractor shall stake light fixture locations in the field for review and approval by Landscape Architect after major trees and palms are in place and prior to conduit trenching. Landscape Architect may adjust fixture location as needed.
10. Contractor shall coordinate with Landscape Contractor and Irrigation Contractor prior to trenching through established landscape beds. Contractor shall be responsible for damages to plant materials and irrigation equipment caused by carelessness or lack of coordination.
11. Contractor shall conduct a night-time walk-thru with Landscape Architect for purposes of aiming and adjusting light fixtures.
12. Contractor shall report all discrepancies between the Engineer's circuitry plan and Landscape Architect's fixture location plan to the Project Engineer prior to installation of conduit and wire. Engineer may review and adjust circuitry as needed.
13. Sleeving beneath roadways shall be provided by Others. Refer to Civil Engineer's sleeving plan. Contractor shall verify privilege of all sleeves prior to installation.
14. Contractor shall be responsible for all conduits crossing beneath walks and bikepaths. Verify finish grade of walk to establish proper cover as required by Code. Contractor is responsible for any jetting or boring required to install conduit crossing walks, bikepaths or driveways. Contractor is responsible for any damages, undermining or destabilization of walks, curbs and pavements caused by their Work. Verify location and privilege of all sleeves prior to installation.
15. Contractor shall label and number all light fixtures and provide 'As-built' drawings to the Owner. Contractor shall provide drawings, signed and sealed by a Professional Engineer, registered in the State of Florida, as required by governing agencies.
16. Contractor shall coordinate all transformer locations with Landscape Architect or Owner.

LIGHTING NOTES

1. ELECTRICAL CIRCUIT DESIGNER SHALL VERIFY COMPLIANCE OF LIGHTING COMPONENTS FOR SYSTEM VOLTAGE.
2. PLAN LOCATION OF PLANT MATERIAL MAY VARY. CONTRACTOR SHALL STAKE FIXTURE LOCATIONS, RELATIVE TO PLANT MATERIAL, FOR REVIEW AND APPROVAL OF LANDSCAPE ARCHITECT PRIOR TO TRENCHING. FINAL FIXTURE LOCATION AND POSITION IS SUBJECT TO REVIEW AND FINAL APPROVAL BY LANDSCAPE ARCHITECT.
3. FLUORESCENT LAMP TEMPERATURE = 2700K
4. ALL LIGHTING SHALL BE MOUNTED ON ROCKET PERMA-POST UNLESS OTHER-WISE NOTED.
5. SYSTEM TO BE INSTALLED TO MEET CITY/COUNTY CODE REQUIREMENTS.

NOTE:

VERIFY FINAL FIXTURE FINISH WITH LANDSCAPE ARCHITECT PRIOR TO ORDERING

EXTENSION HEIGHTS ON PLANS INDICATE TOP OF FIXTURE (NOT TOP OF MOUNTING POST)

IF APPLICABLE, PROVIDE IN GRADE J-BOX FOR ALL FIXTURES LOCATED IN SODDED AREAS. PROVIDE ADQUATE DRAINAGE AWAY FROM J-BOX AS RECOMMENDED BY SUPPLIER

CONTRACTOR SHALL STAKE LIGHT FIXTURES IN THE FIELD FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT AFTER MAJOR TREES AND PALMS ARE IN PLACE AND PRIOR TO TRENCHING. LANDSCAPE ARCHITECT MAY ADJUST FIXTURE LOCATIONS AS NEEDED.

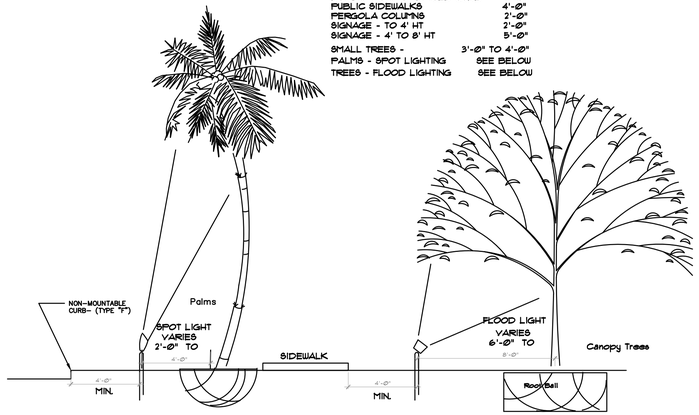
CONTRACTOR SHALL CONDUCT A NIGHT-TIME WALK-THRU WITH LANDSCAPE ARCHITECT FOR PURPOSES OF AIMING AND ADJUSTING LIGHT FIXTURES

PROVIDE ADDITIONAL LAMPS FOR EXCHANGING IN FIELD IF NECESSARY DURING WALK-THROUGH.

CONTRACTOR TO COORDINATE PERMITTING WITH STATE/LOCAL/COUNTY GOVERNING AUTHORITY, ASSURE PLANS ABIDE BY CODE

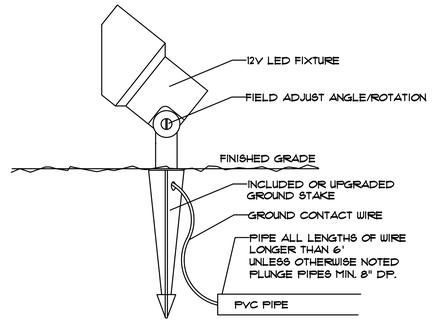
AURORALIGHT SPECIFIC NOTE:

AURORALIGHT FIXTURES COME STANDARD WITH THEIR PROPRIETARY FITTING BUT CAN BE ORDERED WITH STANDARD ½" THREADED FITTING. IT IS UP TO THE CONTRACTOR TO CONFIRM COMPATIBILITY OF ALL FIXTURES AND MOUNTINGS TO BE USED.

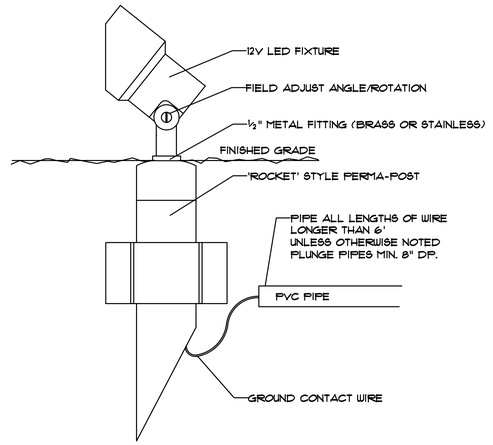


REFER TO PLAN FOR APPROXIMATE LOCATION
CONTRACTOR SHALL STAKE ALL FIXTURE LAYOUTS PRIOR TO CONDUIT TRENCHING.
VERIFY ALL FIXTURE LOCATIONS IN FIELD WITH LANDSCAPE ARCHITECT.

LIGHT FIXTURE SETBACKS
3/8" = 1'-0"



TYPICAL 12V GROUND STAKE MOUNT
N.T.S.



TYPICAL 12V PERMA-POST MOUNT
N.T.S.

PLANS ARE IN COMPLIANCE WITH SECTION 3-9 REQUIREMENTS FOR MARINE TURTLES

KWD
LANDSCAPE ARCHITECTURE
101 Southeast Second Avenue
Delray Beach, Florida 33444
T: 561-243-1873 F: 561-243-1674
E-MAIL: studio@kwddesignteam.com
Krent L. Wieland, FL Reg LA 1039
Cert. of Authorization LC26000275

925 Land Trust
925 Hillsboro Mile
Hillsboro Beach, FL 33062

1/10/2022 REVISED
12/21/2021 REVISED
11/02/2021 REVISED
09/25/2021 FOR CLIENT REVIEW
ISSUE HISTORY
COMM NO.
PROJ MGR:
DRAWN BY:
CHECKED BY:

DRAWING TITLE:
LANDSCAPE LIGHTING PLAN SPECIFICATIONS

Sheet
LLP-5

REVISED PER TOWN COMMENTS
2/11/2022
NOT FOR CONSTRUCTION

CAUTION: PLEASE NOTE

Contractor shall secure all permits required for the work from any state or local departments, utility companies or jurisdiction affected by the work. The Contractor shall have permits "in hand" prior to starting work. The Landscape Architect and/ or Owner shall bear no responsibility for work performed without permitted drawings. The Contractor shall be responsible for all changes to Work, at no additional cost to Owner, as a result of unauthorized work prior to receipt of permit.

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TOWN OF HILLSBORO BEACH, FLORIDA
1210 Hillsboro Mile
Hillsboro Beach, Florida 33062
(P) 954-427-4011
(F) 954-427-4834

CERTIFICATION LETTER

Date: March 3, 2022

Authorized Agent: Mark Rothenberg | 925 Land Trust

Legal Description: 20-48-43 GOV LOT 5 N 100 OF S 625

Address: 925 Hillsboro Mile, Hillsboro Beach, FL 33062

Type of Application: Site Plan Review

This letter certifies the enclosed list of property owners were mailed PUBLIC NOTICE of the scheduled April 5, 2022 Commission Meeting, concerning Site Plan Review for property located at 925 Hillsboro Mile, Hillsboro Beach, FL 33062. The list below includes all properties within 300 feet from property line of the subject site in compliance with the Town of Hillsboro Beach notification regulations.

This letter also certifies that the notices were mailed to property owners on March 3, 2022.

NOTICE MAILED TO:

- 7809 Galleon Ct, Parkland, FL 33067
  (for 925 Hillsboro Mile, Hillsboro Beach, FL)
- 927 Hillsboro Mile, Hillsboro Beach, FL 33062
- 921 Hillsboro Mile, Hillsboro Beach, FL 33062
- 923 Hillsboro Mile, Hillsboro Beach, FL 33062
- 931 Hillsboro Mile, Hillsboro Beach, FL 33062

Sherry D. Henderson

Sherry D. Henderson, CMC, Town Clerk
Town of Hillsboro Beach

NOTARY PUBLIC

Sworn to and subscribed before me this 3 day of March, 2022

M El Sayed.

Notary Signature

My Commission Expires on: 5/27/25

MARIANA EL-SAYED
Notary Public - State of Florida
Commission # HH 135551
My Comm. Expires May 27, 2025
Bonded through National Notary Assn.

TOWN OF HILLSBORO BEACH
Sherry D. Henderson, CMC Town Clerk
OFFICE OF THE TOWN CLERK
1210 Hillsboro Mile • Hillsboro Beach, FL 33062
Phone 954-427-4011 • SHenderson@TownofHillsboroBeach.com

TOWN OF HILLSBORO BEACH, FLORIDA

COMMISSION MEETING

TUESDAY, APRIL 5, 2022 at or around 9:00 AM

SITE PLAN REVIEW

NOTICE IS HEREBY GIVEN the Town of Hillsboro Beach, Florida Town Commission will meet Tuesday, April 5, 2022, for Site Plan Review for the following properties:

- 925 Hillsboro Mile, Hillsboro Beach, Florida 33062
- 961 Hillsboro Mile, Hillsboro Beach, Florida 33062
- 971 Hillsboro Mile, Hillsboro Beach, Florida 33062

Information on the **SITE PLAN REVIEW** can be obtained at Town Hall, 10 days prior to the meeting. Public comments on the request will be received in-person at the meeting on April 5, 2022 as well as virtually via Zoom or can be provided in writing to the Town Clerk prior to the Public Hearing via email: TownClerk@TownofHillsboroBeach.com.

The public can attend in person or virtually via Zoom video conference and provide public comment. Zoom Meeting log-in details will be provided on Town Website.

If any person decides to Appeal any decision made with respect to any matter considered at the Public Hearing, he/she will need a record of the proceedings and for such purposes may need to ensure that a verbatim recording of the proceedings is made, which records include the testimony and evidence upon which the Appeal is to be based.

In accordance with the American with Disabilities Act and Florida Statute 286.26, persons with disabilities needing special accommodations to participate in these proceedings should contact the Town Clerk no later than two days prior to the Public Hearing at 954-427-4011 for assistance.

TOWN OF HILLSBORO BEACH, FLORIDA

Sherry D. Henderson

Sherry D. Henderson, CMC
Town Clerk

SDH. 3/3/2022

Order ID: 7162433

* Agency Commission not included

GROSS PRICE * : $119.50

PACKAGE NAME: SSC Other Legal Notices

Order ID: 7162433

* Agency Commission not included

GROSS PRICE * : **$119.50**

PACKAGE NAME: SSC Other Legal Notices

Product(s): Sun Sentinel, Affidavit, Floridapublicnotices.com, Classified.ss.com_Legal
AdSize(s): 1 Column
Run Date(s): Friday, March 25, 2022
Zone: Full Run
Color Spec. B/W

Preview

Order ID: 7162433

* Agency Commission not included

GROSS PRICE * : $119.50

PACKAGE NAME: SSC Other Legal Notices

TOWN OF HILLSBORO BEACH, FLORIDA COMMISSION MEETING TUESDAY, APRIL 5, 2022 AT OR AROUND 9:00 AM

SITE PLAN REVIEW FOR 925 HILLSBORO MILE, HILLSBORO BEACH, FLORIDA 33062

NOTICE IS HEREBY GIVEN the Town of Hillsboro Beach, Florida Town Commission will meet Tuesday, April 5, 2022, for Site Plan Review for property located at 925 Hillsboro Mile, Hillsboro Beach, Florida 33062.

Information on the SITE PLAN REVIEW can be obtained at Town Hall, 10 days prior to the meeting. Public comments on the request will be received in-person at the meeting on April 5, 2022 as well as virtually via Zoom or can be provided in writing to the Town Clerk prior to the Public Hearing via email: TownClerk@TownofHillsboroBeach.com.

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Sherry D. Henderson, CMC Town Clerk
TOWN OF HILLSBORO BEACH, FLORIDA

3/25/20227162433

TOWN OF HILLSBORO BEACH
1210 HILLSBORO MILE, HILLSBORO BEACH, FL 33062
PHONE (954) 427-4011 • FAX (954) 427-4834
www.townofhillsborobeach.com

RECEIVED
OCT 0 8 2021
Town Clerk

DEVELOPMENT APPLICATION

Submittal Date: 10-8-21

Zoning Board Meeting Date: _____

Property Control # 4843 20 00 0280

Town Commission Meeting Date: 11/9/21

PROPERTY OWNER(S)		AUTHORIZED AGENT	
NAME: MARK + GINA CONGARO		NAME: BOMAR BUILDERS, INC.	
ADDRESS: 961 Hillsboro Mile Hillsboro Bch, FL. 33062		ADDRESS: 230 SW NATURA AVE DEERFIELD BCH. FL, 33442	
PHONE:	CELL: 954-650-4682	PHONE: 954-428-2522	CELL: 954-650-4682
E-MAIL JAMESW@BOMARBUILDERS.COM	FAX:	E-MAIL JAMESW@BOMARBUILDERS.COM	FAX:

APPLICANT'S CERTIFICATION

(I) Robert Moyer (owner), (architect) or (authorized agent) affirm and certify that I understand and will comply will all provisions and regulations of the Town of Hillsboro Beach Florida. I certify that all drawings and specifications for buildings or structures costing $5,000 or over for commercial buildings or $10,000 for residential building must be drawn or verified by a state registered architect or engineer and his seal of office imprinted thereon. Additionally, I certify that the drawings that the drawings and specifications show full compliance and do fully comply with the Zoning Code. I understand that if any drawings or specifications are not in full compliance, the application will be rejected. If approved by the Town, the aforementioned real property described herein will be considered, in every respect, to be a part of the Town of Hillsboro Beach and will be subjected to all applicable laws, regulations, taxes and police powers of the Town including the Comprehensive Plan and Zoning Code. I further certify that all statements and diagrams submitted herewith are true and accurate to the best of my knowledge and belief. Further, I understand that this Application and attachments become part of the Official Records of the Town of Hillsboro Beach, Florida, and are not returnable.

_____ Signature

Robert Moyer
Print Name

STATE OF FLORIDA, COUNTY OF BROWARD

The foregoing instrument was acknowledged before me on this 8 day of Oct 20 21, by Robert Moyer as _____ for _____

Personally known ✓ or has produced identification _____. Type of Identification _____

_____ Notary Signature

Eve Edelman
Print Notary Name

EVE EDELMAN
State of Florida-Notary Public
Commission # GG 244528
My Commission Expires
September 19, 2022

CHECK BELOW WHERE APPLICABLE

	FINAL PLAT - $1,000.00		REZONING - $3,500.00
	LAND USE PLAN AMENDMENT - $3,500.00	X	SITE PLAN REVIEW - $2,000.00
	PRELIMINARY PLAT - $1,000.00		VARIANCE – $1,050.00

Hillsboro Beach Town Code Sec. 12.1.3d provides for the collection of service charges or fees, consultant review fees, etc. for the administrative processing and review of applications for development permits submitted to the Town for review and approval. The owner, architect or other authorized agents are urged to attend the Zoning Board of Appeals and Town Commission meetings. Each applicant must familiarize himself with the criteria and procedures. **If all required information is not presented with this application by the submittal date, the project will not be placed on the agenda for review and consideration.** PLEASE NOTE: THE FEES LISTED ABOVE ARE **ADMINISTRATIVE FEES ONLY**. YOU WILL BE BILLED BY THE TOWN OF HILLSBORO BEACH FOR ANY AND ALL ADDITIONAL EXPENSES WHICH WILL BE INCURRED BY THE TOWN THROUGH THE SERVICES OF THE TOWN ENGINEER/PLANNER, LEGAL ADVERTISING, REBUTTALS, CONSULTATION AS WELL AS POSTAGE FOR MAILINGS AND COURIER SERVICES RELATED TO YOUR PROJECT.

Items Required for Submittal: Must be submitted **30 days prior** to the Town Commission Meeting date.

1. This application and all applicable fees
2. Narrative letter describing the request
3. Letters from each adjoining property owners (with approvals, if possible) – Variance Application only
4. Approval letter from the Association and minutes (when applicable)
5. Agent's authorization letter (when applicable)
6. 1 electronic copy and 2 signed and sealed – Plans are to be standard architectural size
7. 1 set of plans for the City of Deerfield Fire Inspector / Plans Examiner (when applicable)

Code References: (All sections are available for viewing and printing n the website)

- Chapter 12 – Division 1. General Provisions
- Chapter 12 – Division 2. Development Review Requirements
- Chapter 12 – Division 3. Platting and Subdivision Regulations
- Chapter 12 – Division 4. Site Plan Procedures & Requirements
- Chapter 12 – Division 5. Zoning

GENERAL DATA

Project Location: 961 Hillsboro Mile, Hillsboro Bch, Fl. 33062 District: _____

Proposed Zoning: SFR

Existing Comprehensive Plan Designation: SFR

Proposed Comprehensive Plan Designation: SFR

Existing Land Use: SFR

Proposed Land Use: SFR

Total Site Area: 22,660 Sq. Ft. _____ Acres

Flood Zone Category: AE, X, VE-9

Is site currently serviced by public water? Yes ☒ No ☐

Is site currently serviced by public sewer? Yes ☐ No ☒

Describe briefly the nature of any improvements presently located on the subject property. NEW SFR

Describe the type of operation or business proposed; or the proposed construction. No Business

Estimated construction cost: $4.8 million

Describe in detail the phasing of the proposed development. NEW SFR 12,377 SF

State the reasons or basis for the Approval request, and explain why this request is consistent with good planning and zoning practice, will not be contrary to the Town's Comprehensive Plan, and will not be detrimental to the promotion of public appearance, comfort, convenience, general welfare, good order, health, morals, prosperity, and safety of the Town. Additionally, all standards set forth in the Town Code of Ordinances must be addressed. (Attach a separate Justification Statement if insufficient space.)
Per the architects initial design, the house and plan conform to the town of Hillsboro's Design standards and it removes and older home that has not held up well to the elements

Has any previous Application been filed within the last year in connection with the subject property?

Yes ☐ No ☒ If yes, briefly describe the nature of the Application.

Has a site plan been previously approved by the Town Commission for this property?

Yes ☐ No ☒ If yes, please note date of previous approval.

(A) Every general contractor or other person being issued a building permit, shall deposit with the Town Clerk a bond in the amount of $500 per each $100,000 with a minimum of $1,000 for any complete new building or an addition to existing building. The bond shall be in the form of a cashier's check.

(B) By the deposit of the funds the contractor authorizes the Town of Hillsboro Beach, through its proper officials, to expend all or any portion of the bond to effect cleanup, during and after construction, if not satisfactorily performed by the contractor or person. Subsequent to the satisfactory cleanup of the vicinity of the construction, unused funds in whole or in part will be refunded to the contractor or person.

(C) (1) It shall be the duty of the general contractor or other person receiving the permit to see that the premises and adjoining public areas shall be policed at all times during and after construction to prevent debris from being discarded on adjoining properties.

(2) The DRO or the DRO's designate shall certify in writing to the Town Commission his or her determination and recommendation. The building plans and specifications shall be approved by the Town Commission prior to the issuance of a building permit. (1976 Code, CH. 12, Div. 5, Art. XV § 9)

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

THAT, Mark & Gina Longaro has constituted and appointed, and by these presents do make, constitute, and appoint ROBERT G. MAYER, President of BOMAR BUILDERS, INC., true and lawful representative for me in my name, place, and stead to execute contracts, building applications, and permits relating to our property located at 961 Hillsboro Mile, Hillsboro Beach, Florida 33062 only for the purposes of construction thereon.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20th day of August 2021.

Sealed and Delivered in the presence of

Signature of Witness **By:** **Mark Longaro**

Keren Ben-Naim
Printed Name of Witness

Signature of Witness **By:** **Gina Longaro**

Stephanie Parks
Printed Name of Witness

STATE OF FLORIDA
COUNTY OF BROWARD

BE IT KNOWN, that on this 20th day of August 2021 before me, Notary Public in and for the State of Florida duly commissioned and sworn, personally came and appeared Mark & Gina Longaro to me personally known and known to me to be the same person described in and who executed the within Power of Attorney, and she acknowledged the within Power of Attorney to be her voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal of office, this 20th day of August 2021.

My Commission Expires: 5/30/23

Notary Public

RACHEL POWELL
MY COMMISSION #GG340202
EXPIRES: MAY 30, 2023
Bonded through 1st State Insurance

RECEIVED
OCT 0 8 2021

1950

Bomar Builders, Inc.
230 SW Natura Avenue
Deerfield Beach, FL 33441

NORTHERN TRUST
THE NORTHERN TRUST COMPANY
2-15/710

DATE		AMOUNT
10/08/2021	$	*2,000.00

PAY EXACTLY TWO THOUSAND DOLLARS

TO THE ORDER OF: Town of Hillsboro Beach
1210 Hillsboro Mile
Hillsboro Beach FL 33062

AUTHORIZED SIGNATURE

[redacted]

Security features. Details on back.

Bomar Builders - 8086

1950

Check#:	Date:	Amount:	Vendor:	
1950	10/08/2021	2,000.00	1150 Town of Hillsboro Beach	

Invoice#	*Job/Description*	*Balance*	*Retain*	*Discount*	*This Check*
961-100821	21000961 961 Hillsboro Mil	2,000.00			2,000.00

REDEVELOPMENT MANAGEMENT ASSOCIATES

March 31, 2022

Mr. Mac Serda, Town Manager
Town of Hillsboro Beach
1210 Hillsboro Mile
Hillsboro Beach, FL 33062

RE: 961 Hillsboro Mile (Site Plan Approval Request)

Dear Mr. Serda:

The purpose of this letter is to provide a report regarding the Site Plan Approval Request for 961 Hillsboro Mile submitted to the Town on October 28th, 2021. The owners of the property Mark & Gina Longaro have assigned Bomar Builders Inc. as authorized agent. The applicant submitted for Site Plan Approval for a new single family residence East of A1A and seawall – dock west of A1A.

Background
The applicant is requesting Site Plan approval for site plan improvements for a new 3- story single-family residence on the east side of A1A and minor improvements on the west side. Existing residence on the property was removed.

Documents Submitted
Information submitted with the Site Plan Approval request included an application, boundary survey, Architectural Plans, Civil Plans and Hardscape & Landscape Plans. A subsequent application included surveys for adjacent properties and a request from Bomar to use established elevations prior to excavations on their lot and adjacent lot to the south. The aforementioned documents were reviewed. If Commission accepts Bomar's request to use established grades prior to excavation due to Covid related survey delay, the documents submitted responding to the last comments meet zoning regulations of Town of Hillsboro Beach, Florida Code of Ordinances. The proposed seawall and dock are noted to be under a separate permit and will have to comply section 12-268 (Seawalls) of the Hillsboro Beach Code of Ordinances.

General Description of the Development Proposal

Improvements include a 9,773 square foot (air-conditioned space), 3-story residence with a pool, spa, covered deck with bar-b-q and pool deck at the rear. Proposed Improvements on west side of A1A include seawall, dock and a small wood deck are indicated to be under a separate permit.

Site Plan Review and Comments

The Site Plan application submitted on October 28th, 2021, along with plans submitted responding to the last comments are consistent with the Town's Land Development Regulations, if Commission accepts Bomar's request to use established grades prior to excavation due to Covid related survey delay.

The following comments still need to be addressed:

1. Provide Florida Department of Environmental Protection approval for construction beyond Coastal Construction Line. Approval will be required as part of the Zoning approval for Building Permit Application.
2. Provide Broward County Environmental permit for any construction activity on the Dune or provide letter of non-jurisdiction.
3. Provide FDOT approval Trafficways + ROW dedication.
4. Compliance with section 3-9 Requirements for Marine Turtle Protection (for any site lighting).
5. Broward County Tree removal permit.
6. Construction Site Management Plan per section 12-50
7. Use of artificial turf will require Ordinance No. 2021-09, section 12-396 Appropriate Plant Selection, Location and Arrangement.
8. Seawall improvements will comply with section 12-268 Seawalls
9. Applicant will comply with Ordinance No 2022-043 Sand Excavation Ordinance (1st reading adoption 3-1-2022, 2nd reading adoption set for 4-5-20220, creating section 12-49 entitled "Excavation".

Staff Recommendation

Plans submitted addressing the last review comments, if Commission accepts Bomar's request to use established grades prior to excavation due to Covid related survey delay, and acceptance of items 1 thru 9
(Comments still to be addressed) as conditions of approval comply with the Town's Land Development Regulations.
Staff recommends Site Plan approval.

Sincerely,

Joe Arenal
Town Planner

BOMAR BUILDERS INCORPORATED

FINE ESTATE HOMES
OCEANFRONT | INTRACOASTAL | DEEPWATER | COUNTRY CLUB

Joe Arenal and the Town of Hillsboro Beach

Reference 961 Hillsboro Mile Site Plan Review

Bomar Builders is providing photos and a brief narrative below to explain the different grades in the surveys.

The original survey was performed on 1/22/21 when the existing house there. To address the Town of Hillsboro Beach zoning comments, additional survey work was done 3/8/22. It took almost 3 months to get the survey work done due to Covid and backlog of work. When the additional survey work took place, the existing house at 961 was demolished and excavation and site preparation had taken place at 959.

See attached photos depicting both 961 and 959. 961 prior to demolition and 959 prior to site preparations/excavation.

Also attached are photos after 961 was demolished and after the site work was completed at 959.

All photos are for your use and reference.

Sincerely,

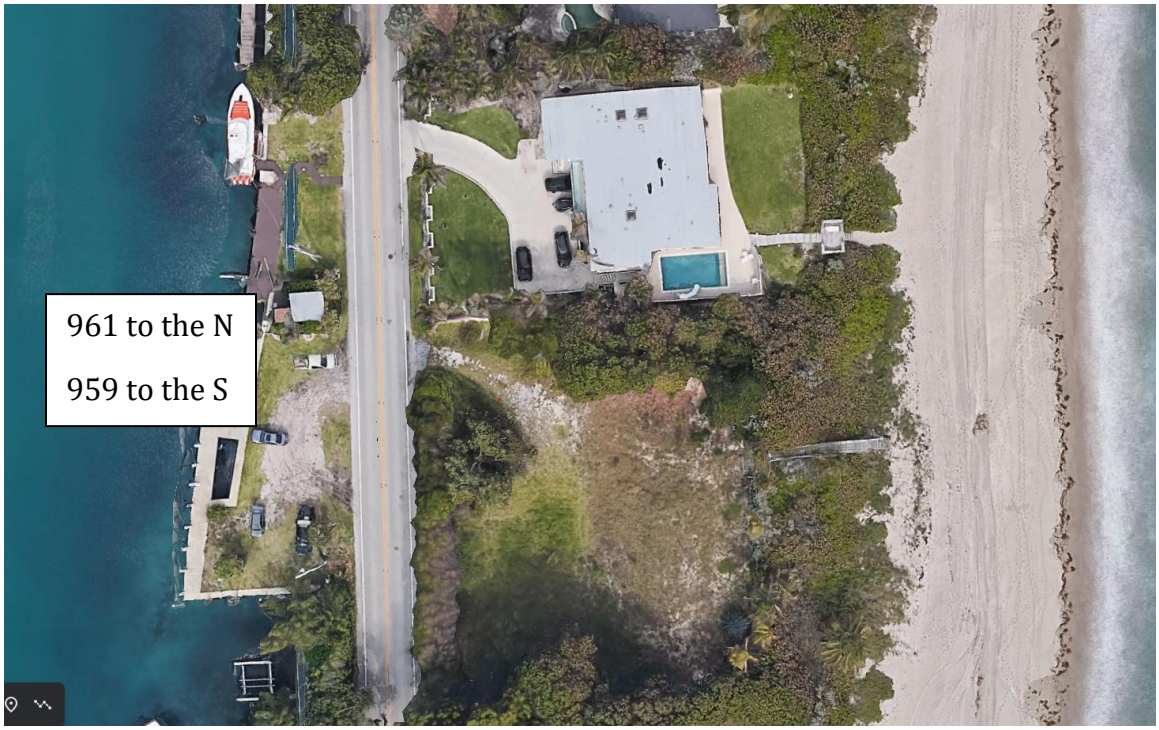
James Wentzel

Bomar Builders

230 South West Natura Avenue
Deerfield Beach, Florida 33441
Office 954.428.2522
Facsimile 954.428.0024
www.BomarBuilders.com

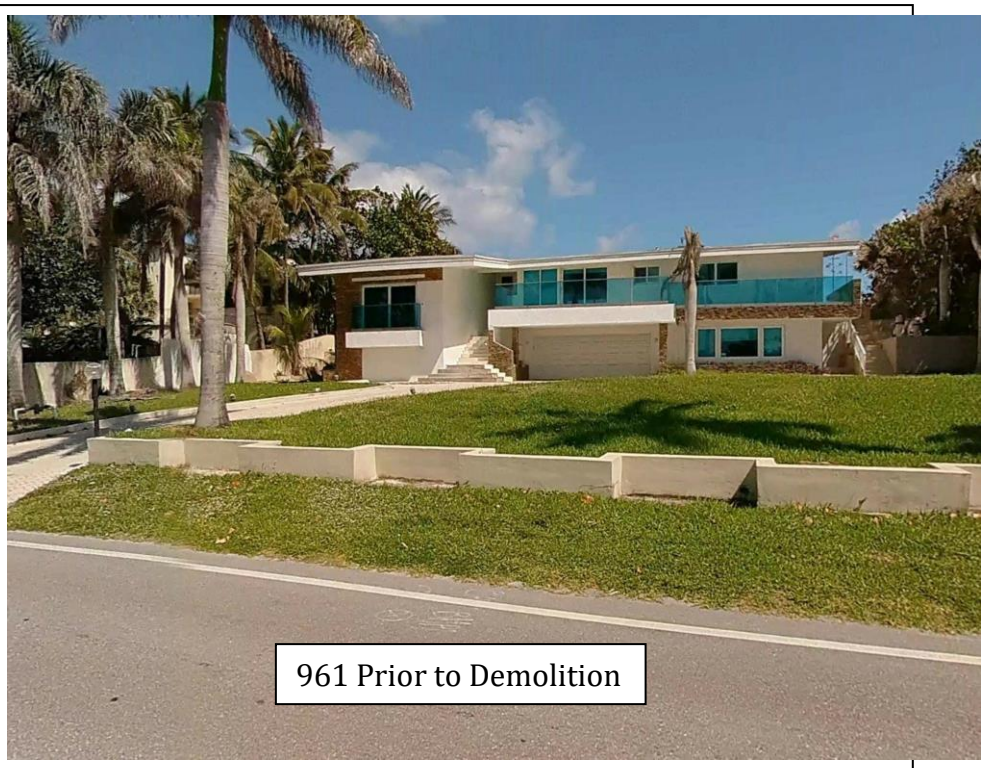
BOMAR BUILDERS INCORPORATED

FINE ESTATE HOMES
OCEANFRONT | INTRACOASTAL | DEEPWATER | COUNTRY CLUB



230 South West Natura Avenue
Deerfield Beach, Florida 33441
Office 954.428.2522
Facsimile 954.428.0024
www.BomarBuilders.com

959 Prior to site preparations



961 Prior to Demolition

Office 954.428.2522
Facsimile 954.428.0024
www.BomarBuilders.com

959 Excavated Property

961 After Demolition

230 South West Natura Avenue
Deerfield Beach, Florida 33441
Office 954.428.2522
Facsimile 954.428.0024
www.BomarBuilders.com

March 03, 2022

TO: **Town of Hillsboro Beach Zoning Department**
2401 E. Atlantic Blvd. Suite 305
Pompano Beach, FL 33062

REF: **Single Family Residence**
961 Hillsboro Mile
Application Type: Residential – 1 New Single-Family Residence

Dear Building Official:
This shall serve as our letter of record for the above referenced project due to Zoning Division Comments from plan reviewer Joe Arenal (954) 821-5759. (COA = condition of approval)

1- **Survey:**
- Provide grades at adjacent properties 5'-0" from north & south property lines; approximately 25'-0" o.c. min. – some are missing or sufficient locations to depict existing conditions at adjacent properties.

Response: See attached revised Survey.
- Show proposed 10ft. ROW dedication on both sides of A1A

Response: See revised attached Survey.
- Need one survey with the elevations and average – grades an plans must match grades provided on said survey.

Response: See attached Survey plan.

2- **Sheet A-1.1:**
- Qualify side setback based on height (show calculation) per 12-124 (b) confirm average dune elevation – must be stated on survey – elevations must agree with survey. need survey to confirm – 19.94 NAVD assumed to be correct.

Response: See attached Survey plan.
- Provide on plans "Site walls shall be in compliance with 12-263 (A) (1) (a) & 12-263 (A) (3)". Provide section thru each site wall; call out existing grade, proposed grade, TOW elevation.

Response: See revised Hardscape plans.
- Site wall section: call out property lines, setbacks, show building height based on average dune elevation as stated on survey

Response: See attached Survey plan.
- Show "approx. crest of dune average EL=10.2'(NAVD)? Also, average dune crest elevation 19.94 NAVD?

Response: See attached Survey plan.

3- **Landscape plans:**
- H-1 calls out 25' parking area – parking shall not be located in side yards per 12-123

Response: See revised Hardscape and Landscape plans.

Should you have any questions, please call our Boca office.
Sincerely,

Stuart M. Brenner, AIA, NCARB
President
SMB/al

December 16, 2021

TO: **Town of Hillsboro Beach Zoning Department**
2401 E. Atlantic Blvd. Suite 305
Pompano Beach, FL 33062

REF: **Single Family Residence**
961 Hillsboro Mile

Application Type: Residential – 1 New Single-Family Residence

Dear Building Official:

This shall serve as our letter of record for the above referenced project.
Brenner Architecture Group LLC, PLA Design Studio PLLC, and CDI Civil Design, inc., have reviewed and coordinated the plans in-between disciplines and all information on plans are consistent with the proposed design submitted for site approval.

Should you have any questions, please call our Boca office.
Sincerely,

STATE OF FLORIDA
STUART MICHAEL BRENNER
AR0014503
REGISTERED ARCHITECT

Stuart M. Brenner, AIA, NCARB
President
SMB/al

PLA Design Studio, PLLC 2385 NW Executive Center Dr. Suite 240 Boca Raton, FL 33431 o:561-318-5256

December 17, 2021

TO: **Town of Hillsboro Beach Zoning Department**
2401 E. Atlantic Blvd. Suite 305
Pompano Beach, FL 33062

RE: **Single Family Residence**
961 Hillsboro Mile

Application Type: Residential – 1 New Single-Family Residence

Dear Building Official:

This shall serve as our letter of record for the above referenced project.
Brenner Architecture Group LLC, PLA Design Studio PLLC, and CDI Civil Design, inc., have reviewed and coordinated the plans in-between disciplines and all information on plans are consistent with the proposed design submitted for site approval.

Should you have any questions, please call our office at 561-318-5256

Sincerely,

S. Portus.

Stephanie Portus, PLA
561-904-1556

CDI CIVIL DESIGN, INC.
Service Driven Design ~ Engineered Results

December 16, 2021

TO: **Town of Hillsboro Beach Zoning Department**
2401 E. Atlantic Blvd. Suite 305
Pompano Beach, FL 33062

REF: **Single Family Residence**
961 Hillsboro Mile

Application Type: Residential – 1 New Single-Family Residence

Dear Building Official:

This shall serve as our letter of record for the above referenced project.
Brenner Architecture Group LLC, PLA Design Studio PLLC, and CDI Civil Design, inc., have reviewed and coordinated the plans in-between disciplines and all information on plans are consistent with the proposed design submitted for site approval.

Should you have any questions, please call our office.

Sincerely,

Gabe Burden, P.E., President
Florida License No. 75045

CIVIL DESIGN, INC.
Service Driven Design ~ Engineered Results

December 6, 2021

Re: 961 Hillsboro Mile
Hillsboro Beach, FL 33062
Site Plan Comments

1. Show proposed 10 ft. ROW dedication on both sides of A1A. Requires Broward County FDPT Trafficways approval. Contact Valerie Garland (954) 940-7584, (954) 298-6978, valerie.garland@dot,state.fl.us.

   Response: FDOT was contacted and a 10 foot R/W Easement has been shown on both sides of A1A.

2. Provide product literature for 15" Mitered end section – first 10 ft from edge of pavement must be grass – free of obstruction.

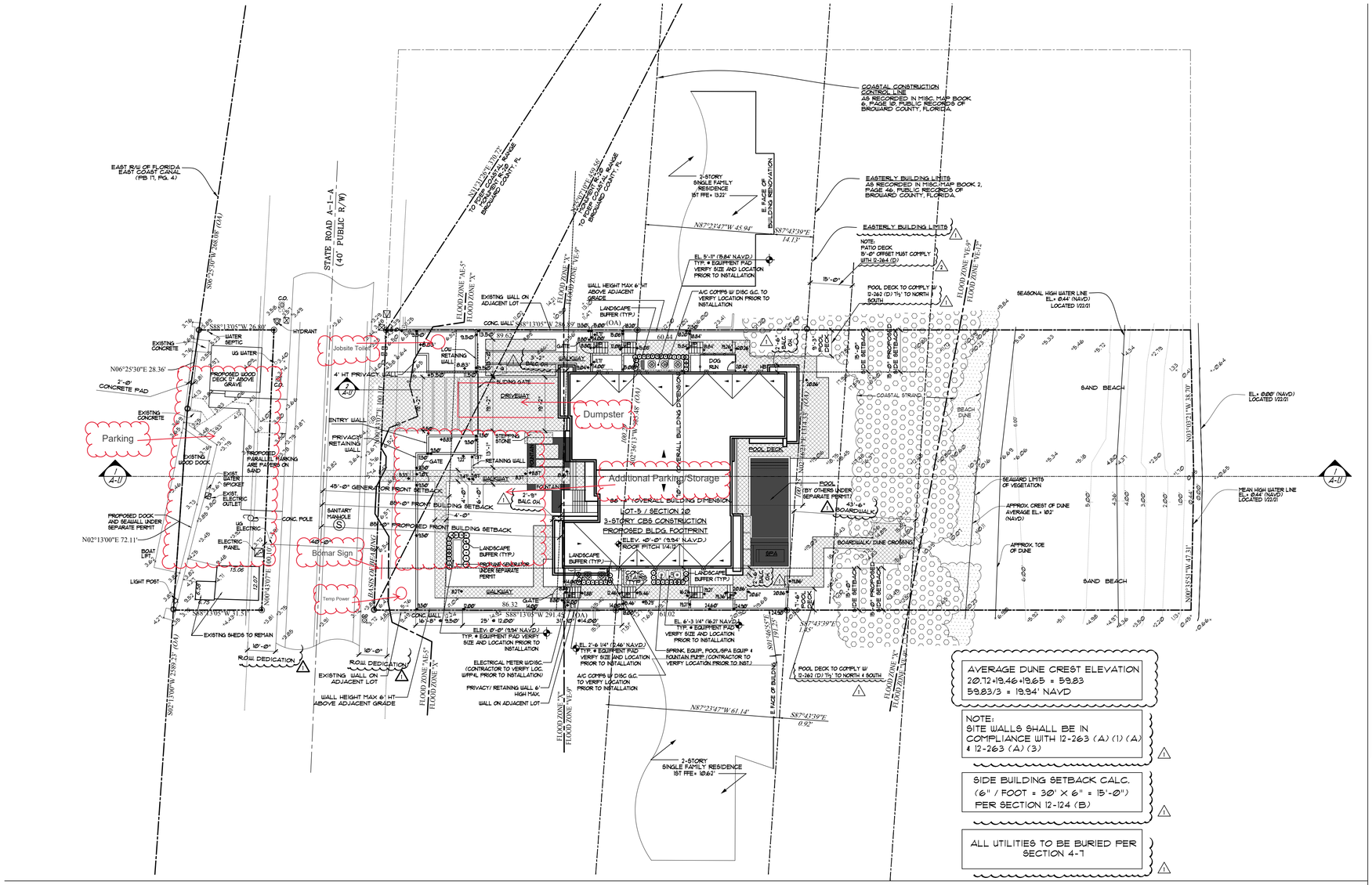
   Response: The MES has been moved to be 10' clear from the edge of the asphalt.

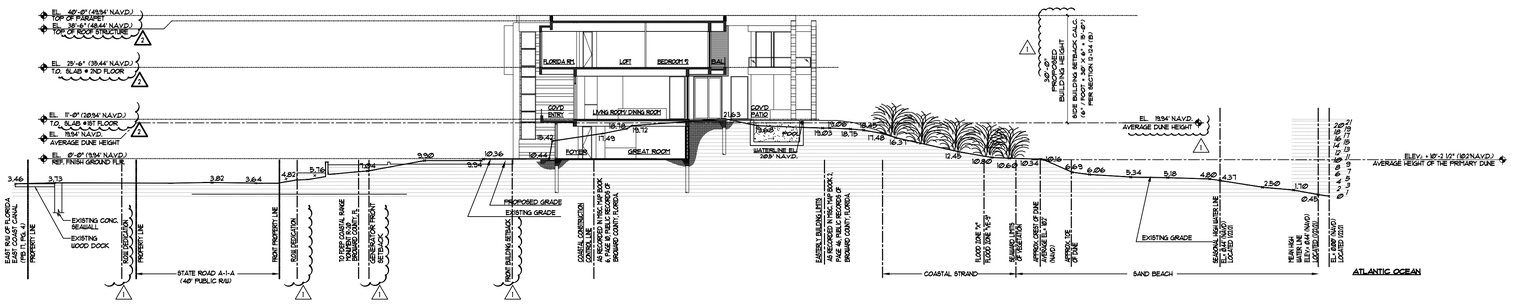
3. Slope Driveways towards swale on either side.

   Response: Driveway has been crowned to get water into swale.

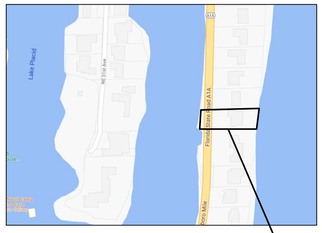
Sincerely,
Civil Design, Inc.

Gabe Burden, P.E.
Vice President





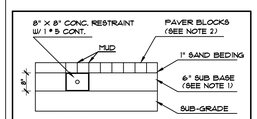
1 / A-1.1 SITE CROSS SECTION
SCALE: 1"=20'-0"



961 HILLSBORO MILE
HILLSBORO BEACH, FL

N

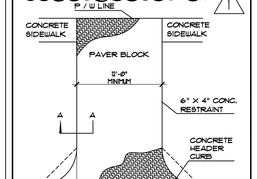
VICINITY MAP
NOT OT SCALE



SECTION A-A

NOTES:
1 - 6" COMPACTED LIME ROCK
2 - ALL SOLID CONCRETE PAVING UNITS MUST COMPLY WITH ASTM DESIGNATION C936-82, WITH A MINIMUM CONCRETE COMPRESSIVE STRENGHT OF 3000 PSI

NOTE:
DO NOT DAMAGE EDGE OF PAVEMENT A1A. DRIVEWAY RUNOFF MUST BE KEPT OFF OF A1A.



TYP. PAVER BLOCK DRIVEWAY DETAIL
2 / A-1.1
NOT TO SCALE

BUILDING CODE ANALYSIS:

PROPOSED 3 STORY CBS CONSTRUCTION OF A SINGLE FAMILY RESIDENCE LOCATED AT 961 HILLSBORO MILE, HILLSBORO BEACH, BROWARD COUNTY FLORIDA

PROJECT DESCRIPTION:

THREE-STORY SINGLE FAMILY RESIDENCE TO ACCOMMODATE: 6 BEDROOMS, 6 BATHS, 3 POWDER ROOMS, MEDIA ROOM, EXERCISE ROOM, STORAGE ROOM, FOYER, KITCHEN, FAMILY ROOM, BREAKFAST, PANTRY, GREAT ROOM, LIVING ROOM, FLORIDA ROOM, CLUB ROOM, MUD ROOM, LAUNDRY, UTILITY ROOM, SAUNA ROOMS, 4-CAR GARAGE, BBQ, COVERED ENTRY, COVERED PATIO, CABANA BATH AND ELEVATOR.

APPLICABLE CODES/ACTS:

2020 F.B.C. - RESIDENTIAL 7TH EDITION

AUTHORITY HAVING JURISDICTION:

TOUN OF HILLSBORO BEACH
BROWARD COUNTY, FLORIDA

BUILDING AREA:

SQUARE FOOTAGE: 9,773. 00 S.F. A/C

BUILDING HEIGHT:

3-STORY; 30'-0" PROPOSED MAXIMUM HEIGHT MEASURED FROM THE AVERAGE HEIGHT OF THE PRIMARY DUNE TO THE TOP OF ROOF. SEE SITE CROSS SECTION FOR CLARIFICATION

USER GROUP:

GROUP R3 OCCUPANCY
TYPE V CONSTRUCTION

PROPOSED MAIN FINISH FLOOR ELEV. = + 9.94 ' N.A.V.D.

FLOOD ZONE INFORMATION

PROPERTY LOCATED IN FLOOD ZONE VE ---------- + 9'-0" NAVD.

FIRM NUMBER:---------- 12011C0181H
DATE OF FIRM:---------- AUGUST 18, 2014
BASE FLOOD ELEVATION ---------- + 9.0' NAVD.
HIGHEST CROUN OF ROAD ---------- + 3.51' NAVD.

LOUEST ELEVATION OF EQUIPMENT ---------- + 9.94' NAVD.
PROPOSED ADJACENT BLDG. GRADE VARIES - SEE CIVIL PLANS
LOUEST SITE GRADE VARIES ---------- SEE CIVIL PLANS

REFER TO THE CIVIL ENGINEER'S PLANS FOR THE SITE PERVIOUS AND IMPERVIOUS AREA CALCULATION

BUILDING TO COMPLY WITH ALL PROVISIONS OF ORDINANCE 5418 FLOOD DAMAGE PREVENTION AND PROTECTION

SITE PLAN NOTES

1. CONTRACTOR TO VERIFY ALL UTILITY CONNECTIONS
2. FINISH FLOOR TO BE APPROXIMATE 1.5' ABOVE THE CROUN OF ROAD
3. SOILS SHALL BE TERMITE TREATED
4. G.C. SHALL COORDINATE ALL RIGHT-OF-WAY CONDITIONS W/ DRIVEWAYS
5. ELEVATIONS SHOUN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988
6. SEE CIVIL DRAWINGS FOR DRAINAGE FLOW SLOPES

LEGAL DESCRIPTION

A PARCEL OF LAND IN GOVERNMENT LOT 5, SECTION 20, TOUNSHIP 48 SOUTH, RANGE 43 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOUS: THE NORTH 1200 FEET OF THE SOUTH 2,359 FEET OF THE AFORESAID DESCRIBED SECTION 20 (MEASURED AT RIGHT ANGLES TO THE SOUTH LINE THEREOF) LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA. LESS AND EXCEPTING THEREFROM THE RIGHT-OF-WAY FOR OCEAN BOULEVARD (STATE ROAD A1A).

SETBACK CALCULATION

REQUIRED FRONT BUILDING SETBACK ---------- + 85'-0" NAVD.
PROPOSED FRONT BUILDING SETBACK ---------- + 85'-0" NAVD.
REQUIRED SIDE BUILDING SETBACK ---------- + 15'-0" NAVD.
PROPOSED SIDE BUILDING SETBACK ---------- 15'-0" NAVD.

1. THE ELEVATIONS SHOUN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. PRIMARY BENCHMARK UTILIZED IS NGS MONUMENT "A-312", ELEV.= 9.94'
2. SEAWARD LIMITS OF CONSTRUCTION / FENCE CONCIDENT WITH EXISTING LANDWARD DUNE VEGETATION LINE.
3. SITE WALLS SHALL BE IN COMPLIANCE WITH 12-263 (A)(1)(a) & 12-263 (A)(3)
4. PLANS ARE IN COMPLIANCE WITH SECTION 3-9 REQUIREMENT FOR MARINE TURTLE.
5. FENCE HEIGHT TO BE MAXIMUM 6'-0" FROM SITE OR NEIGHBOR'S GRADE, WHICHEVER IS LOWER.
6. POOL LIGHTS SHALL BE INSTALLED WITH AMBER/RED LED LIGHTING SPECIFICALLY DESIGNED FOR THE SAFETY OF MARINE ANIMALS.

N

SITE PLAN
SCALE: 1"=20'-0"

SITE PLAN APPROVAL	10/07/21

REVISIONS

1.	BLDG. DEPT. COMM.	10/22/21
2.	SITE PLAN COMMENTS	11/30/21
3.		
4.		
5.		
6.		
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A PROJECT FOR:
BOMAR BUILDERS
230 SW NATURA AVE.
DEERFIELD BEACH
FL - 33441
PH: 954-4280024

BRENNER ARCHITECTURE LAND PLANNING INTERIORS
ARCHITECTURE GROUP LLC
Stuart M. Brenner AIA, NCARB
751 Park of Commerce Dr., Suite 110 Boca Raton, Florida 33487
Tel 561.241.6736 Fax 561.241.8248 www.brennerarchgroup.com
LICENSE #: AA26001045

SEAL
STATE OF FLORIDA
STUART M BRENNER
AR0014503
REGISTERED ARCHITECT

SITE PLAN

LONGARO RESIDENCE
961 HILLSBORO MILE
HILLSBORO BEACH, FLORIDA
BROWARD COUNTY

PROJECT #: 2020-56

SHEET #: A-1.1

PRINT DATE: 12/6/2021

LONGARO RESIDENCE

961 HILLSBORO MILE

HILLSBORO BEACH, BROWARD COUNTY - FLORIDA

PROJECT FOR :

BOMAR BUILDERS

BROWARD COUNTY - FLORIDA

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SITE PLAN APPROVAL	10/07/21
PERMIT SET	

REVISIONS

1.		
2.		
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A PROJECT FOR:

BOMAR BUILDERS
230 SW NATURA AVE.
DEERFIELD BEACH
FL - 33441
PH. 954-4280024

BRENNER ARCHITECTURE GROUP LLC
ARCHITECTURE
LAND PLANNING
INTERIORS

Stuart M. Brenner , AIA, NCARB
751 Park of Commerce Dr., , Suite 110
Tel 561.241.6736 Fax 561.241.8248
Boca Raton, Florida 33487
www.brennerarchgroup.com

LICENSE # : AA26001045

Stuart M Brenner

Digitally signed by Stuart M Brenner
Date: 2022.03.03 10:47:27 -05'00'

COVER SHEET

LONGARO RESIDENCE
961 HILLSBORO MILE
HILLSBORO BEACH, FLORIDA
BROWARD COUNTY

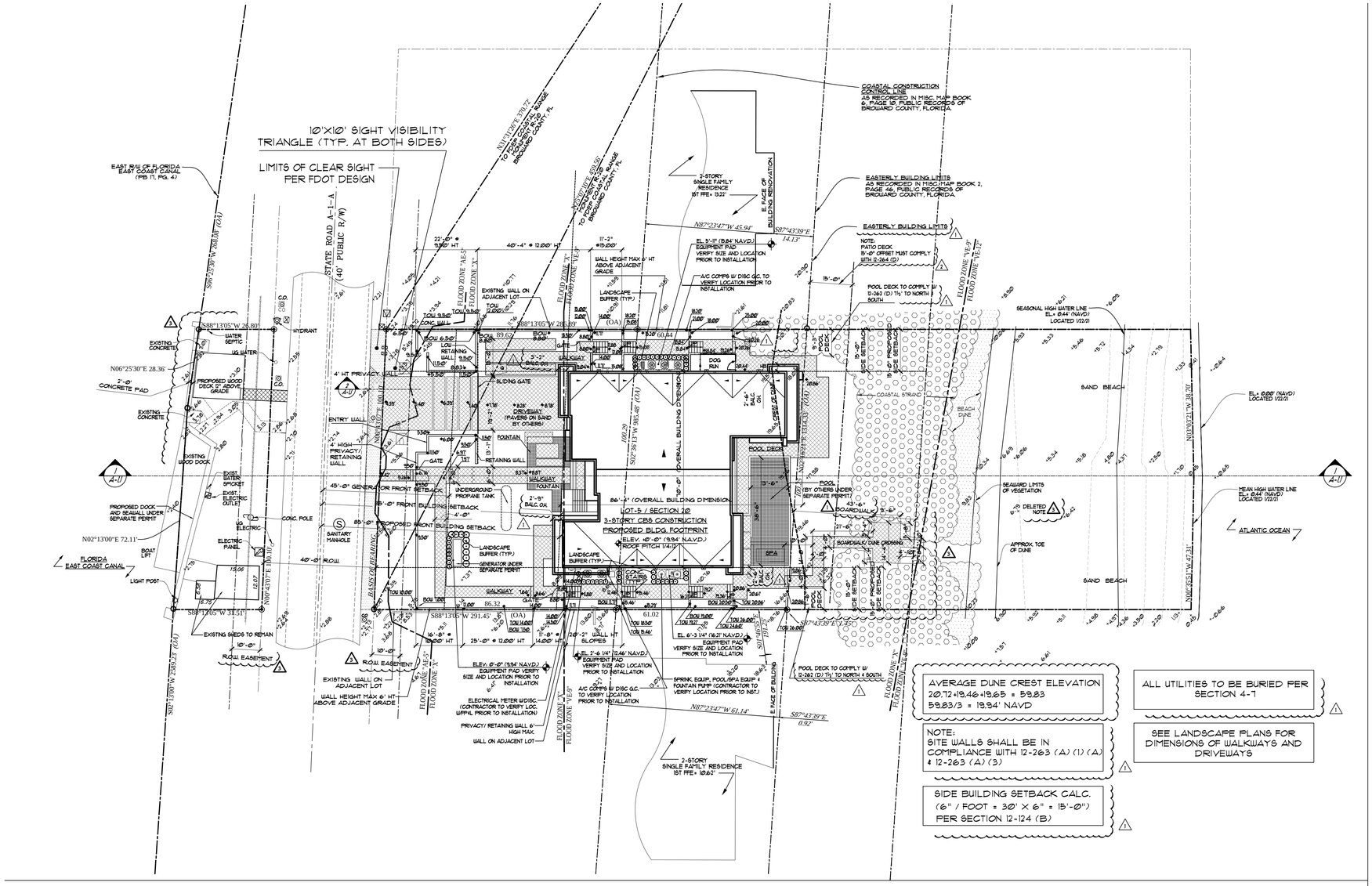
PROJECT #: 2020-56

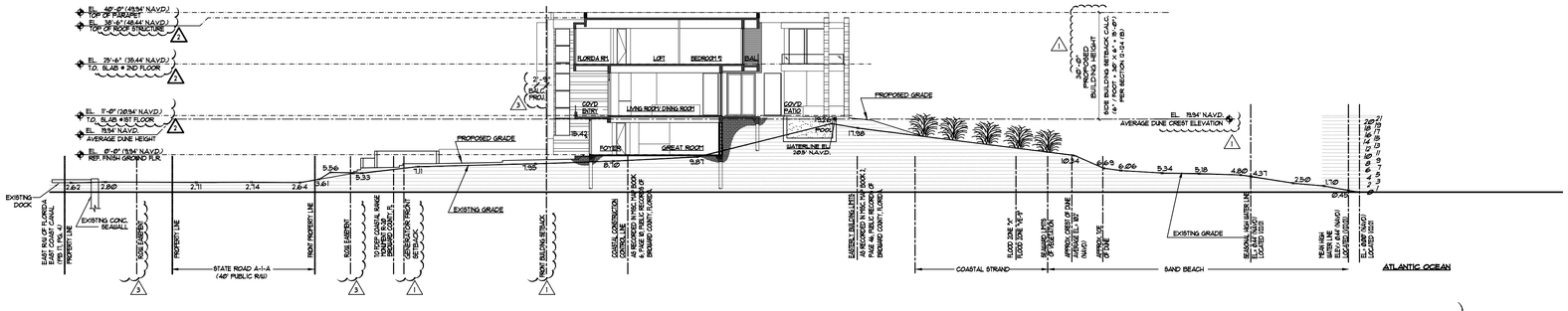
SHEET #:

CV-1

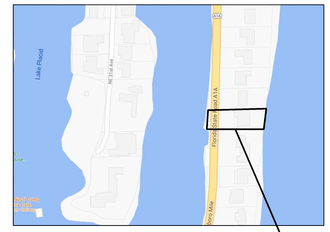
PRINT DATE:

3/3/2022





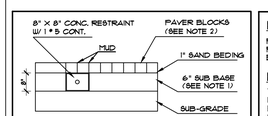
1 A-1.1 SITE CROSS SECTION
SCALE: 1"=20'-0" 4 5



961 HILLSBORO MILE
HILLSBORO BEACH, FL

N

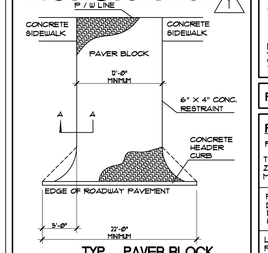
VICINITY MAP
NOT OT SCALE



SECTION A-A

NOTES:
1 - 6" COMPACTED LIME ROCK
2 - ALL SOLID CONCRETE PAVING UNITS MUST COMPLY WITH ASTM DESIGNATION C936-82, WITH A MINIMUM CONCRETE COMPRESSIVE STRENGHT OF 3000# PSI

NOTE: DO NOT DAMAGE EDGE OF PAVEMENT AIA. DRIVEWAY RUNOFF MUST BE KEPT OFF OF AIA.



TYP. PAVER BLOCK DRIVEWAY DETAIL
NOT TO SCALE
2 A-1.1

BUILDING CODE ANALYSIS:

PROPOSED 3 STORY CBS CONSTRUCTION OF A SINGLE FAMILY RESIDENCE LOCATED AT 961 HILLSBORO MILE, HILLSBORO BEACH, BROWARD COUNTY FLORIDA

PROJECT DESCRIPTION:

THREE-STORY SINGLE FAMILY RESIDENCE TO ACCOMMODATE: 6 BEDROOMS, 6 BATHS, 3 POWDER ROOMS , MEDIA ROOM, EXERCISE ROOM, STORAGE ROOM, FOYER, KITCHEN, FAMILY ROOM, BREAKFAST, PANTRY, GREAT ROOM, LIVING ROOM, FLORIDA ROOM, CLUB ROOM, MUD ROOM, LAUNDRY, UTILITY ROOM, SAUNA ROOMS, 4-CAR GARAGE, BBQ COVERED ENTRY, COVERED PATIO, CABANA BATH AND ELEVATOR.

APPLICABLE CODES/ACTS:

2020 F.B.C. - RESIDENTIAL 7TH EDITION

AUTHORITY HAVING JURISDICTION:

TOUN OF HILLSBORO BEACH
BROWARD COUNTY, FLORIDA

BUILDING AREA:

SQUARE FOOTAGE: 9,773. 00 S.F. A/C

BUILDING HEIGHT:

3-STORY; 36'-0" PROPOSED MAXIMUM HEIGHT MEASURED FROM THE AVERAGE HEIGHT OF THE PRIMARY DUNE TO THE TOP OF ROOF. SEE SITE CROSS SECTION FOR CLARIFICATION

USER GROUP:

GROUP R3 OCCUPANCY
TYPE V-A CONSTRUCTION

PROPOSED MAIN FINISH FLOOR ELEV. = + 9.94 ' N.A.V.D.

FLOOD ZONE INFORMATION

PROPERTY LOCATED IN FLOOD ZONE VE ---------- + 9'-0" NAVD.

THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONE "VE-12", "VE-9", "AE-5" AND "X" PER FLOOD INSURANCE RATE MAP #12011C0185H, DATED AUGUST 18, 2014 & REVISED MARCH 3, 2018

FIRM NUMBER---------- 12011C0185H
DATE OF FIRM ---------- AUGUST 18, 2014
BASE FLOOD ELEVATION ---------- + 9.0' NAVD.
HIGHEST CROWN OF ROAD ---------- + 3.91' N.A.V.D.

LOWEST ELEVATION OF EQUIPMENT ---------- + 9.94' NAVD.
PROPOSED ADJACENT BLDG. GRADE VARIES - SEE CIVIL PLANS
LOWEST SITE GRADE VARIES ---------- SEE CIVIL PLANS

REFER TO THE CIVIL ENGINEER'S PLANS FOR THE SITE PERVIOUS AND IMPERVIOUS AREA CALCULATION

BUILDING TO COMPLY WITH ALL PROVISIONS OF ORDINANCE 5418 FLOOD DAMAGE PREVENTION AND PROTECTION

SITE PLAN NOTES

1. CONTRACTOR TO VERIFY ALL UTILITY CONNECTIONS
2. FINISH FLOOR TO BE APPROXIMATE 1.5' ABOVE THE CROWN OF ROAD
3. SOILS SHALL BE TERMITE TREATED
4. G.C. SHALL COORDINATE ALL RIGHT-OF-WAY CONDITIONS W/ DRIVEWAYS
5. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM (NAVD.) OF 1988
6. SEE CIVIL DRAWINGS FOR DRAINAGE FLOW SLOPES

LEGAL DESCRIPTION

A PARCEL OF LAND IN GOVERNMENT LOT 5, SECTION 20, TOWNSHIP 48 SOUTH, RANGE 43 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOUS: THE NORTH 100 FEET OF THE SOUTH 2,359 FEET OF THE AFORESAID DESCRIBED SECTION 20 (MEASURED AT RIGHT ANGLES TO THE SOUTH LINE THEREOF) LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA. LESS AND EXCEPTING THEREFROM THE RIGHT-OF-WAY FOR OCEAN BOULEVARD (STATE ROAD A1A).

SETBACK CALCULATION

REQUIRED FRONT BUILDING SETBACK ---------- + 25'-0" N.A.V.D.
PROPOSED FRONT BUILDING SETBACK ---------- + 25'-0" N.A.V.D.
REQUIRED SIDE BUILDING SETBACK ---------- + 15'-0" N.A.V.D.
PROPOSED SIDE BUILDING SETBACK ---------- 15'-0" N.A.V.D.

1. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD.) OF 1988. PRIMARY BENCHMARK UTILIZED IS NGS MONUMENT "A-312", ELEV.= 9.94'
2. SEAWARD LIMITS OF CONSTRUCTION / FENCE COINCIDENT WITH EXISTING LANDWARD DUNE VEGETATION LINE.
3. SITE WALLS SHALL BE IN COMPLIANCE WITH 12-263 (A)(1)(a) & 12-263 (A)(3)
4. PLANS ARE IN COMPLIANCE WITH SECTION 3-5 REQUIREMENT FOR MARINE TURTLE.
5. FENCE HEIGHT TO BE MAXIMUM 6'-0" FROM SITE OR NEIGHBOR'S GRADE, WHICHEVER IS LOWER.
6. POOL LIGHTS SHALL BE INSTALLED WITH AMBER/RED LED LIGHTING SPECIFICALLY DESIGNED FOR THE SAFETY OF MARINE ANIMALS.

N

SITE PLAN
SCALE: 1"=20'-0" 4 5

SITE PLAN APPROVAL		10/07/21
PERMIT SET		
REVISIONS		
1.	BLDG. DEPT. COMM.	10/22/21
2.	SITE PLAN COMMENTS	11/30/21
3.	SITE PLAN COMMENTS	12/22/21
4.	SITE GRADE REVISIONS	02/23/22
5.	HARDSCAPE REVISIONS	03/23/22
6.		
7.		
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10.		

A PROJECT FOR:
BOMAR BUILDERS
230 SW NATURA AVE.
DEERFIELD BEACH
FL - 33441
PH. 954-4280024

BRENNER ARCHITECTURE GROUP LLC
ARCHITECTURE LAND PLANNING INTERIORS
Stuart M. Brenner, AIA, NCARB
7511 Park of Commerce Dr., Suite 110 Boca Raton, Florida 33487
Tel 561.241.6736 Fax 561.241.8248 www.brennerarchgroup.com
LICENSE #: AA26001045

Stuart M Brenner
Digitally signed by Stuart M Brenner
Date: 2022.03.24 16:36:31 -04'00'

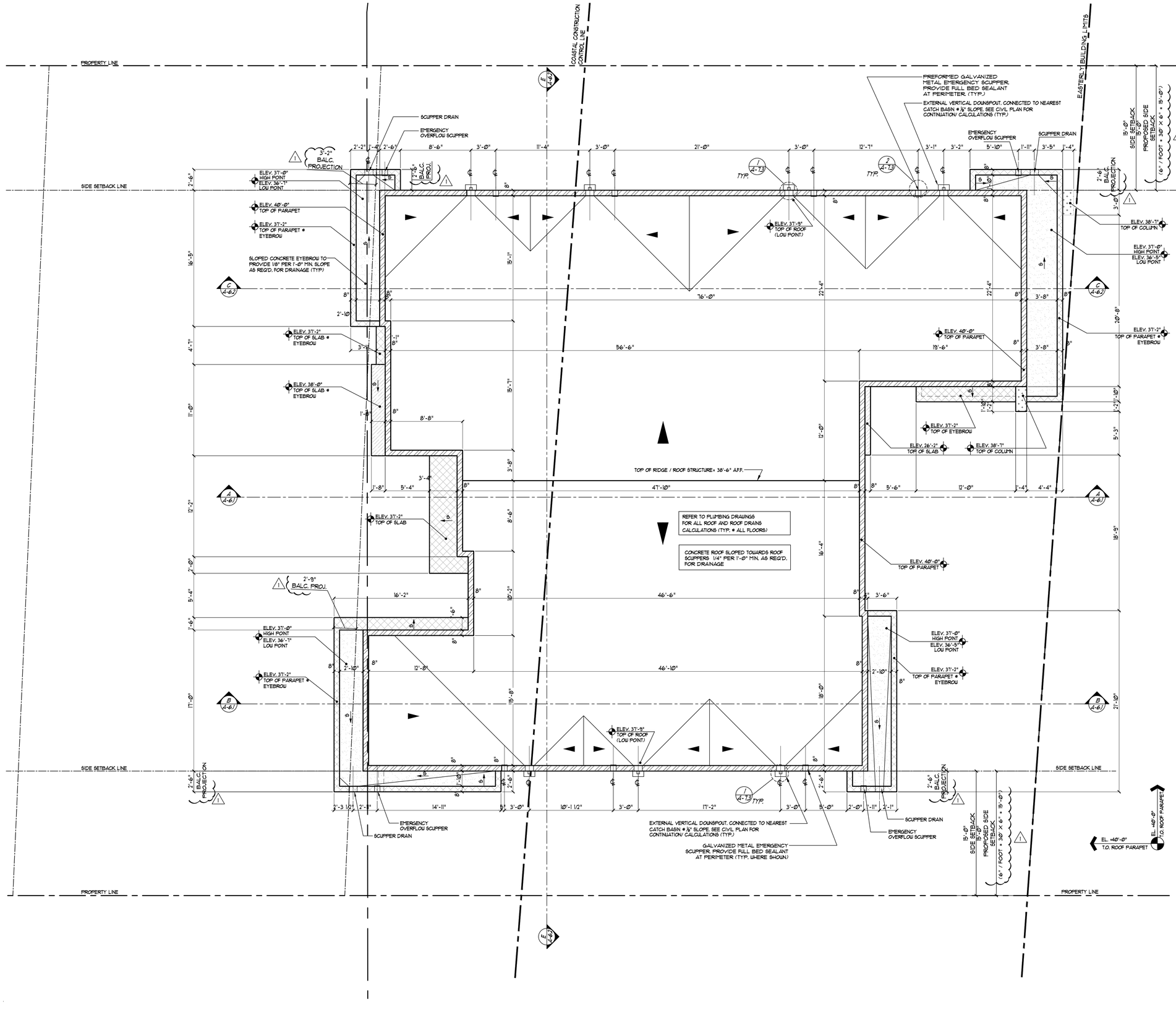
SITE PLAN

LONGARO RESIDENCE
961 HILLSBORO MILE
HILLSBORO BEACH, FLORIDA
BROWARD COUNTY

PROJECT #: 2020-56

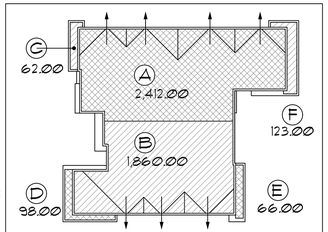
SHEET #: A-1.1

PRINT DATE: 3/23/2022



ROOF ANALYSIS

NOT TO SCALE



(A) +2,412.00 SQ FT x 4" SIZE OF PIPING REQUIRED
PROVIDED:
4 (4"X4") PRIMARY EXTERIOR DOWNSPOUTS
+ 4 SECONDARY OVERFLOW SCUPPERS

(B) +1860.00 SQ FT x 4" SIZE OF PIPING REQUIRED
PROVIDED:
3 (4"X4") PRIMARY EXTERIOR DOWNSPOUTS
+3 SECONDARY OVERFLOW SCUPPER

(C) + 62.0 SQ FT + 2" SIZE OF PIPING REQUIRED
PROVIDED:
1 - EXTERIOR SCUPPER
1 - EMERGENCY OVERFLOW SCUPPER

(D) + 98.0 SQ FT + 2" SIZE OF PIPING REQUIRED
PROVIDED:
1 - EXTERIOR SCUPPER
1 - EMERGENCY OVERFLOW SCUPPER

(E) + 66.0 SQ FT + 2" SIZE OF PIPING REQUIRED
PROVIDED:
1 - EXTERIOR SCUPPER
1 - EMERGENCY OVERFLOW SCUPPER

(F) + 123.0 SQ FT + 2" SIZE OF PIPING REQUIRED
PROVIDED:
1 - EXTERIOR SCUPPER
1 - EMERGENCY OVERFLOW SCUPPER

TOTAL ROOF AREA	4,621.00 SQ FT

RAINFALL RATE USED= 5 INCHES PER HOUR, BASED ON 2017 FBC - PLUMBING TABLE 1106.1 - 100-YEAR, 1-HOUR RAINFALL EASTERN UNITED STATES

ROOF SLOPE USED = 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE)

ROOF PLANE ANALYSIS :
IN ACCORDANCE WITH FBC 2020 PLUMBING - SECTION R903.4.1 FBC RESIDENTIAL & FBC PLUMBING 2020 TABLES 1106.2 & 1106.3

NOTE:
ALL EXTERIOR DOWNSPOUT DISCHARGE TO TERMINATE ABOVE SPLASH BLOCK (TYPICAL U.N.O.)
OVERFLOW DRAINS AND SCUPPERS TO COMPLY WITH 2020 FBC 7TH EDITION, RESIDENTIAL - SECTION R903.4.1

LEGEND

- EL. +40'-0"
- ELEV. 38'-7"
- ELEV. 38'-0"
- ELEV. 37'-2"

N

ROOF PLAN

SCALE: 3/16"=1'-0"

SITE PLAN APPROVAL	10/07/21
PERMIT SET	

REVISIONS

1.	BLDG. DEPT. COMM.	10/22/21
2.		
3.		
4.		
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LICENSE #: AA26001045

Stuart M Brenner
Digitally Signed by Stuart M Brenner
Date: 2022.03.03 10:53:23-05'00'

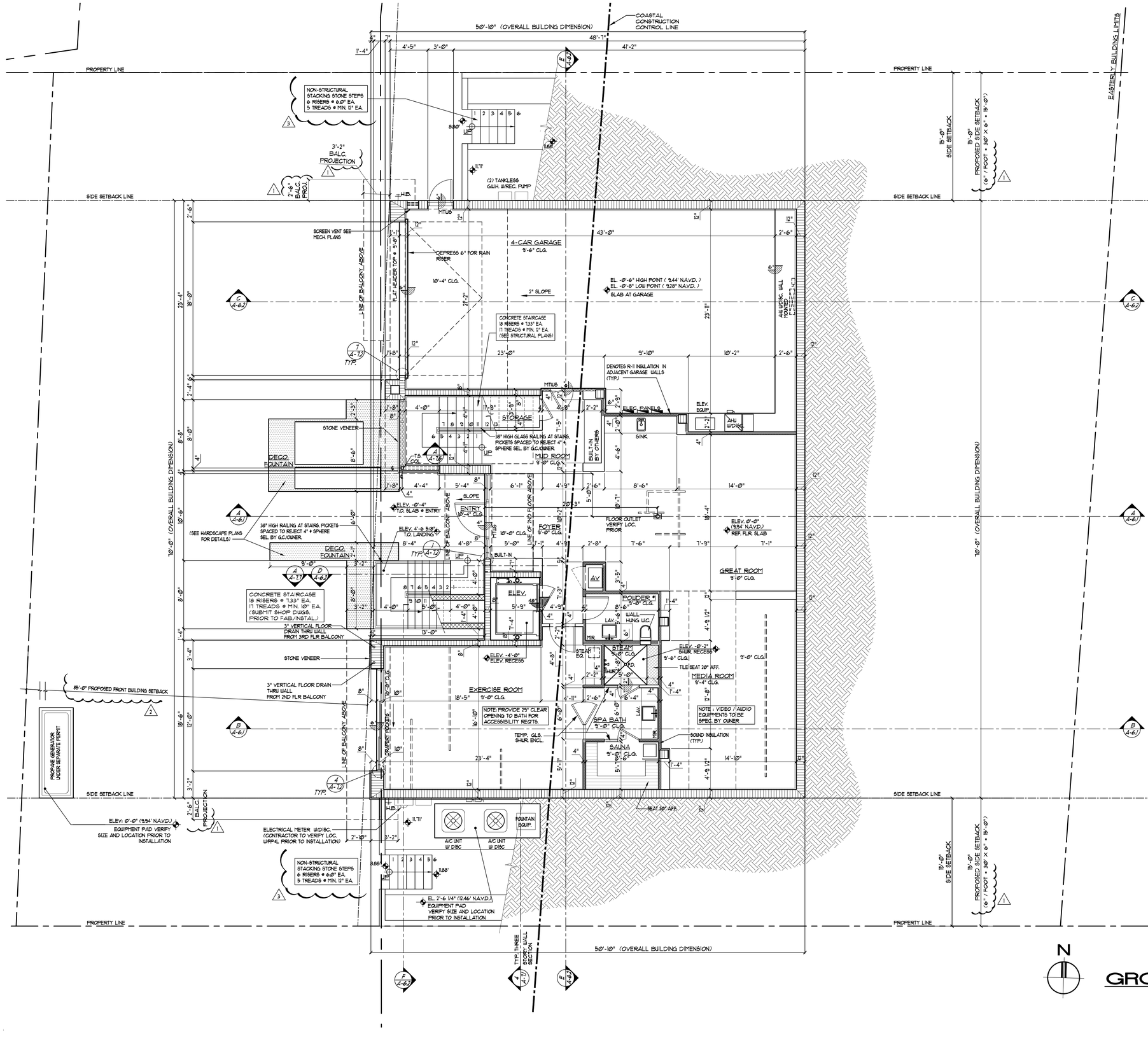
ROOF PLAN

LONGARO RESIDENCE
961 HILLSBORO MILE
HILLSBORO BEACH, FLORIDA
BROWARD COUNTY

PROJECT #: 2020-56

SHEET #: A-1.2

PRINT DATE: 3/3/2022



NOTE:

THIS RESIDENCE SHALL REQUIRE WITH DADE COUNTY PRODUCT-APPROVED HIGH-IMPACT RESISTANT GLASS AT ALL NEW DOORS AND WINDOWS. (UNLESS NOTED OTHERWISE)

NOTE:

CONTRACTOR SHALL COORDINATE ALL WINDOW & DOOR MASONRY OPENINGS W/ DOOR & WINDOW MANUFACTURER PRIOR TO BLOCK WALL INSTALLATION AND TIE BEAM POUR.

GARAGES AND CARPORTS

SECTION 406.3.2.1 / FBC 2020

SEPARATION REQUIRED

THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE & ITS ATTIC AREA BY NOT LESS THAN 1/2 IN. (12.7MM) GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8 IN. (15.9MM) TYPE X GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2 IN. (12.7MM) GYPSUM BOARD OR EQUIV.

OPENINGS PROTECTION

OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8 IN. (35MM) IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8 IN. (35MM) THICK, OR 20 MINUTES FIRE-RATED DOORS.

DUCT PENETRATION

DUCTS IN THE GARAGE & DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE (0.48MM) SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.

DAMPPROOFING AND WATERPROOFING:

WALLS OR PORTIONS THEREOF THAT RETAIN EARTH AND ENCLOSE INTERIOR SPACES AND FLOORS BELOW GRADE SHALL BE WATERPROOFED AND DAMPPROOFED IN ACCORDANCE WITH 2020 FBC - BUILDING, CHAPTER 18 SECTION 1805.1

GROUND-WATER CONTROL:

WHERE THE GROUND-WATER TABLE IS LOWERED AND MAINTAINED AT AN ELEVATION NOT LESS THAN 6" BELOW THE BOTTOM OF THE LOWEST FLOOR, THE FLOOR AND WALLS SHALL BE DAMPPROOFED IN ACCORDANCE WITH SECTION 1805.2. THE DESIGN OF THE SYSTEM TO LOWER THE GROUND-WATER TABLE SHALL BE BASED ON ACCEPTED PRINCIPLES OF ENGINEERING THAT SHALL CONSIDER, BUT NOT LIMITED TO, PERMEABILITY OF THE SOIL, RATE AT WHICH WATER ENTERS THE DRAINAGE SYSTEM, RATED CAPACITY OF PUMPS, HEAD AGAINST WHICH PUMPS ARE TO OPERATE AND THE RATED CAPACITY OF THE DISPOSAL AREA OF THE SYSTEM.

FLOORS:

DAMPPROOFING MATERIALS FOR FLOORS SHALL BE INSTALLED BETWEEN THE FLOOR AND THE BASE COURSE REQUIRED BY SECTION 1805.4.1, EXCEPT WHERE A SEPARATE FLOOR IS PROVIDED ABOVE A CONCRETE SLAB.
WHERE INSTALLED BENEATH THE SLAB, DAMPPROOFING SHALL CONSIST OF NOT LESS THAN 6-MIL (0.006 INCH) POLYETHYLENE WITH JOINTS LAPPED NOT LESS THAN 6 INCHES, OR OTHER APPROVED METHODS OR MATERIALS. WHERE PERMITTED TO BE INSTALLED ON TOP OF THE SLAB, DAMPPROOFING SHALL CONSIST OF MOPPED-ON BITUMEN, NOT LESS THAN 4-MIL (0.004 INCH) POLYETHYLENE, OR OTHER APPROVED METHODS OR MATERIALS. JOINTS IN THE MEMBRANE SHALL BE LAPPED AND SEALED IN ACCORDANCE WITH THE MANUFACTURE'S INSTALLATION INSTRUCTIONS.

WALLS:

DAMPPROOFING MATERIALS FOR WALLS SHALL BE INSTALLED ON THE EXTERIOR SURFACE OF THE WALL, AND SHALL EXTEND FROM THE TOP OF THE FOOTING TO ABOVE GROUND LEVEL. DAMPPROOFING SHALL CONSIST OF A BITUMINOUS MATERIAL, 3 POUNDS PER SQUARE YARD (16 N/M2) OF ACRYLIC MODIFIED CEMENT, 1/8 INCH (3.2 MM) COAT OF SURFACE-BONDING MORTAR COMPLYING WITH ASTM C887, ANY OF THE MATERIALS PERMITTED FOR WATERPROOFING BY SECTION 1805.3.2 OR OTHER APPROVED METHODS OR MATERIALS.

SETBACK CALCULATION

REQUIRED FRONT BUILDING SETBACK	+ 85'-0" N.A.V.D.
PROPOSED FRONT BUILDING SETBACK	+ 85'-0" N.A.V.D.
REQUIRED SIDE BUILDING SETBACK	+ 15'-0" N.A.V.D.
PROPOSED SIDE BUILDING SETBACK	+ 15'-0" N.A.V.D.

AREA TABULATIONS

AREA	SQ. FT.
GROUND LEVEL A/C	2,017. 00
ENTRY LEVEL A/C	3,645. 00
UPPER LEVEL A/C	4,111. 00
TOTAL A/C	9,773. 00
GROUND LEVEL COVERED ENTRY	41. 00
ENTRY LEVEL COVERED ENTRY	121. 00
4-CAR GARAGE	1,160. 00
ENTRY LEVEL BALCONIES / PATIOS	751. 00
UPPER LEVEL BALCONIES	531. 00

N

GROUND LEVEL FLOOR PLAN

SCALE: 3/16"=1'-0"

SITE PLAN APPROVAL		10/07/21
PERMIT SET		

REVISIONS

1.	BLDG. DEPT. COMM.	10/22/21
2.	SITE PLAN COMMENTS	11/30/21
3.	SITE PLAN COMMENTS	12/28/21
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LAND PLANNING
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www.brennerarchgroup.com
LICENSE # : AA26001045

Stuart M Brenner
Digitally signed by Stuart M Brenner
Date: 2022.03.03 10:57:58 -05'00'

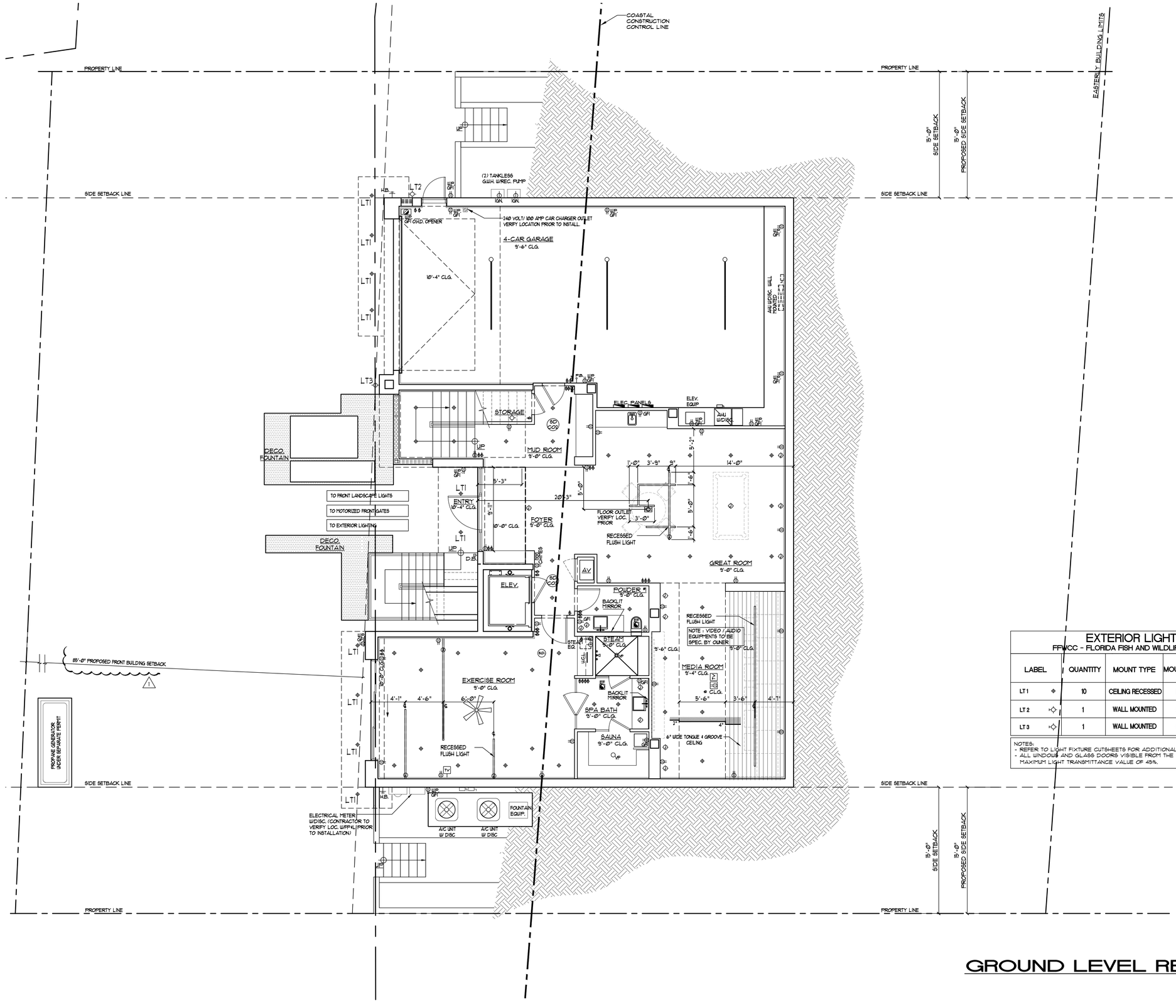
GROUND LEVEL FLOOR PLAN

LONGARO RESIDENCE
961 HILLSBORO MILE
HILLSBORO BEACH, FLORIDA
BROWARD COUNTY

PROJECT #: 2020-56

SHEET #: A-2.1

PRINT DATE: 3/3/2022



ELECTRICAL LEGEND

ELEC. RECEPTACLES

- DUPLEX RECEPT.
- DUPLEX RECEPT. LAZY
- DUPLEX RECEPT. SPLIT (1/2 HOT)
- GFI — GROUND FAULT CIRCUIT INTERRUPTER REC.
- WP GFI — WEATHER PROOF DUPLEX GROUND FAULT CIRCUIT INTERRUPTER REC.
- AFI — ARC-FAULT CIRCUIT-INTERRUPTER
- FLOOR DUPLEX RECEPT.
- B — BELL BOX
- 20 AMP. DEDICATED RECEPT. (FUTURE FRZ., REF., ETC.)
- 240 VOLT OUTLET

ELEC. SWITCHES

- S — SWITCH
- 3 — 3-WAY WALL SWITCH
- 4 — 4-WAY WALL SWITCH
- D — DIMMER SWITCH
- 3D — 3-WAY DIMMER SWITCH

LIGHTING

- LIGHT FIXTURE
- P.C. — PULL CORD FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- RECESS LIGHT FIXTURE (HIGH-HAT)
- SIRIUS WHITE ILLUMINATOR FIBER OPTIC
- COVE LIGHTS
- V.P. — VAPOR PROOF HI-HAT
- MINI — MINI HI-HAT
- H.L. — HEAT LAMP
- EXTERIOR WASH LIGHT
- STEP LIGHT
- FLOOD LIGHT FIXTURE
- FLOURESCENT LIGHT FIXTURE
- J — JUNCTION BOX FOR FUTURE LIGHTING
- F — FAN PRE-WIRE
- A — JUNCTION BOX FOR ABV. CABLIGHT
- UNDER CABINET LIGHT
- U.C.L. — UNDER CABINET LIGHTS
- LED LIGHT FIXTURE

CONTROLS

- C — CHIME-DOORBELL
- J — JANDY AUTOLINK POOL CONTROLLER
- P — PUSH BUTTON (DOOR BELL OR GARAGE DOOR OPENER)
- TC — TIME CLOCK

HVAC

- EXHAUST FAN
- H — HEAT RECOVERY HEAT EXCHANGER
- H — HUMIDISTAT
- T — THERMOSTAT

OTHER

- EXTERIOR SHOWER
- H.B. — HOSE BIBB
- S — SCUTTLE
- FE — FIRE EXTINGUISHER

ELEC. EQUIP.

- A/C AIR HANDLING UNIT
- A/C CONDENSING UNIT
- CP — CIRCULATING PUMP
- RI — RUST INHIBITOR TANK
- C — COOKTOP
- D — DISCONNECT
- E — ELECTRIC METER
- G — GARAGE DOOR OPENER
- M — MICROWAVE
- O — DOUBLE OVEN
- P — PANEL, ELECTRICAL
- R — REFRIGERATOR
- SP — SPRINKLER PUMP
- SD — SMOKE DETECTOR
- SCO — SMOKE/ CARBON MONOXIDE DETECTOR COMBO
- X — TRANSFORMER-DOORBELL
- WC — WINE CHILLER
- WD — WARMING DRAWER
- DW — DISHWASHER
- CV — CENTRAL VAC. HOSE

ALARM

- S — SECURITY ALARM PANEL
- SR — SIREN
- A — ALARM KEYPAD
- P — PANIC BUTTON
- M — MOTION DETECTOR
- G — GLASS BREAK SENSOR
- K — KEYLESS ENTRY

TELEPHONE/TV

- 2 H.N. — HOME NETWORK W/ TEL.
- H.N. — HOME NETWORK
- 3 H.E. V — HOME ENTERTAINMENT
- 3 H.O.E. V — HOME OFFICE/ENTERTAINMENT
- MAIN TELEPHONE TERMINAL
- S — SATELLITE TERMINATION
- W — STRUCTURED WIRING PANEL
- TELEPHONE JACK
- TV — TELEVISION JACK

STEREO

- S — MAIN STEREO TERMINATION POINT
- SS — STEREO SPEAKER
- V — VOLUME CONTROL

INTERCOM

- INTERCOM MASTER
- C.D. — COMPACT DISC PLAYER
- INTERCOM STATION
- E — EMERGENCY BATTERY PACK WITH CHARGER AND SEALED BEAM HEADS
- EXIT LIGHT AND OUTLET BOX, ELECTRICAL ARROWS AS INDICATED, SHADED AREAS DENOTES FACES.

EXTERIOR LIGHT FIXTURE SCHEDULE INDEX

FFWCC - FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION DIVISION OF WILDLIFE

LABEL	QUANTITY	MOUNT TYPE	MOUNT HEIGHT	MANUFACTURER AND CATALOG NO.	LAMP TYPE, COLOR AND WATTS	LEVEL	DWG. SHEET NO.
LT 1	10	CEILING RECESSED	10'-0" AFF	L-016-F BEACHSIDE LIGHTING	5 WATT AMBER	GROUND LEV.	-
LT 2	1	WALL MOUNTED	6'-8" AFF	S35W WAVE LIGHTING	11 WATT AMBER	GROUND LEV.	A-5.1, A-5.2
LT 3	1	WALL MOUNTED	6'-8" AFF	24" HELIX OUTDOOR MODERN FORMS	8 WATT LED	GROUND LEV.	A-5.1, A-5.2

NOTES:
- REFER TO LIGHT FIXTURE CUTSHEETS FOR ADDITIONAL INFORMATION.
- ALL WINDOWS AND GLASS DOORS VISIBLE FROM THE BEACH (NORTH, SOUTH AND EAST FACING) SHALL HAVE A MAXIMUM LIGHT TRANSMITTANCE VALUE OF 45%.

AREA TABULATIONS

AREA	SQ. FT.
GROUND LEVEL A/C	2,017. 00
ENTRY LEVEL A/C	3,645. 00
UPPER LEVEL A/C	4,111. 00
TOTAL A/C	9,773. 00
GROUND LEVEL COVERED ENTRY	41. 00
ENTRY LEVEL COVERED ENTRY	121. 00
4-CAR GARAGE	1,160. 00
ENTRY LEVEL BALCONIES / PATIOS	751. 00
UPPER LEVEL BALCONIES	531. 00

GROUND LEVEL REFLECTED CLG. PLAN

SCALE: 3/16"=1'-0"

SITE PLAN APPROVAL	10/07/21
PERMIT SET	

REVISIONS

1.	SITE PLAN COMMENTS	12/28/21
2.		
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Digitally signed by Stuart M Brenner
Date: 2022.03.03 10:52:23 -05'00'

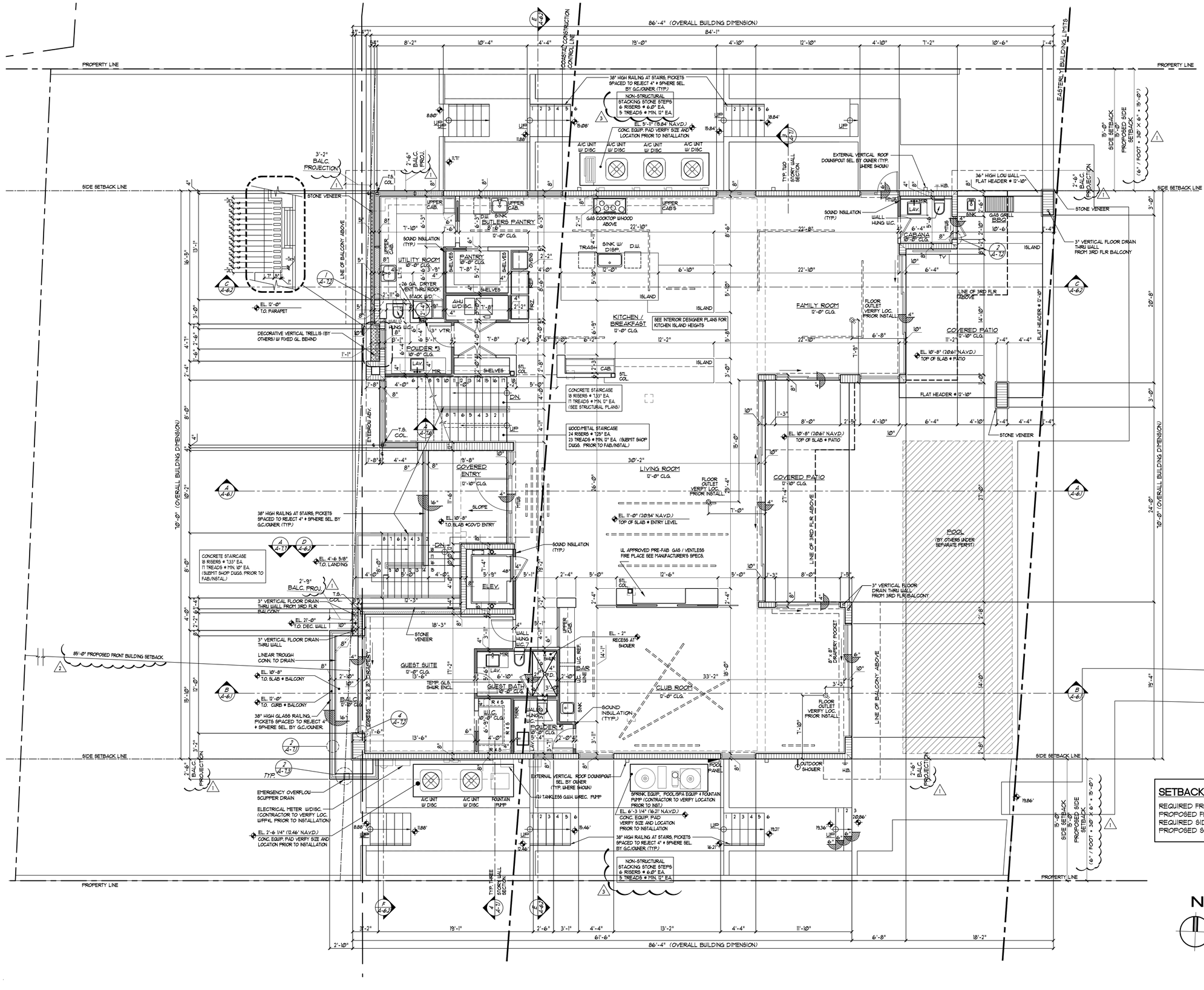
GROUND LEVEL REFLECTED CLG. PLAN

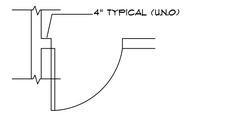
LONGARO RESIDENCE
961 HILLSBORO MILE
HILLSBORO BEACH, FLORIDA
BROWARD COUNTY

PROJECT #: 2020-56

SHEET #: A-2.3

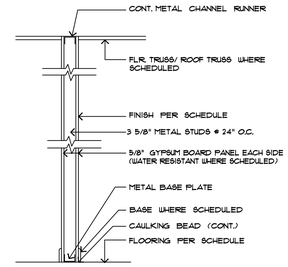
PRINT DATE: 3/3/2022





TYP. DOOR OFFSET

N.T.S.



INT. NON- BER'G. PARTITION (TYP.)

N.T.S.

GENERAL NOTES:

1. ALL GLASS IN DOORS AND ALL SLIDING GLASS DOORS TO BE TEMPERED.

2. ALL GLASS SHOWER AND TUB ENCLOSURES TO BE TEMPERED

3. GLASS OR MIRRORS IMMEDIATELY SURROUNDING A BATHTUB OR SHOWER ENCLOSURE SHALL BE SAFETY GLAZED WHERE LESS THAN 60" ABOVE FLOOR OF TUB OR SHOWER. (FBC R308)

4. ALL MIRROR INSTALLATION PER MFGR. SPECS TO REST ON FLOOR BASE, COUNTER TOP OR BACK SPLASH AS REQUIRED.

5. ALL BATHROOM FLOORS AND BASES SHALL BE OF IMPERVIOUS MATERIAL. (FBC R307)

6. ALL FIXED GLASS SHALL BE 1/4" THICK (U.N.O.)

7. **EMERGENCY EGRESS WINDOWS**

AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" IN WIDTH, 24" IN HEIGHT AND 5.7 S.F. IN AREA.

8. **TYPICAL NON-BEARING PARTITION**

NO. 25 CHANNEL SHAPED STUDS AT 24" O.C. WITH 1/2" GYPSUM BOARD EACH SIDE. (16" O.C. @ WET AREAS)

9. **HEIGHTS**

ALL BEAM HEIGHTS ARE MEASURED FROM REFERENCE FINISH FLOOR (+0'-0"). ALL CEILING HEIGHTS ARE MEASURED FROM FINISH FLOOR IN EACH ROOM. ALL WINDOW HEIGHTS ARE MEASURED FROM FINISH FLOOR IN EACH ROOM.

SETBACK CALCULATION

REQUIRED FRONT BUILDING SETBACK	+ 85'-0" N.A.V.D.
PROPOSED FRONT BUILDING SETBACK	+ 85'-0" N.A.V.D.
REQUIRED SIDE BUILDING SETBACK	+ 15'-0" N.A.V.D.
PROPOSED SIDE BUILDING SETBACK	+ 15'-0" N.A.V.D.

N

ENTRY LEVEL FLOOR PLAN

SCALE: 3/16"=1'-0"

SITE PLAN APPROVAL		10/07/21
PERMIT SET		
REVISIONS		
1.	BLDG. DEPT. COMM.	10/22/21
2.	SITE PLAN COMMENTS	11/30/21
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ENTRY LEVEL FLOOR PLAN

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BROWARD COUNTY

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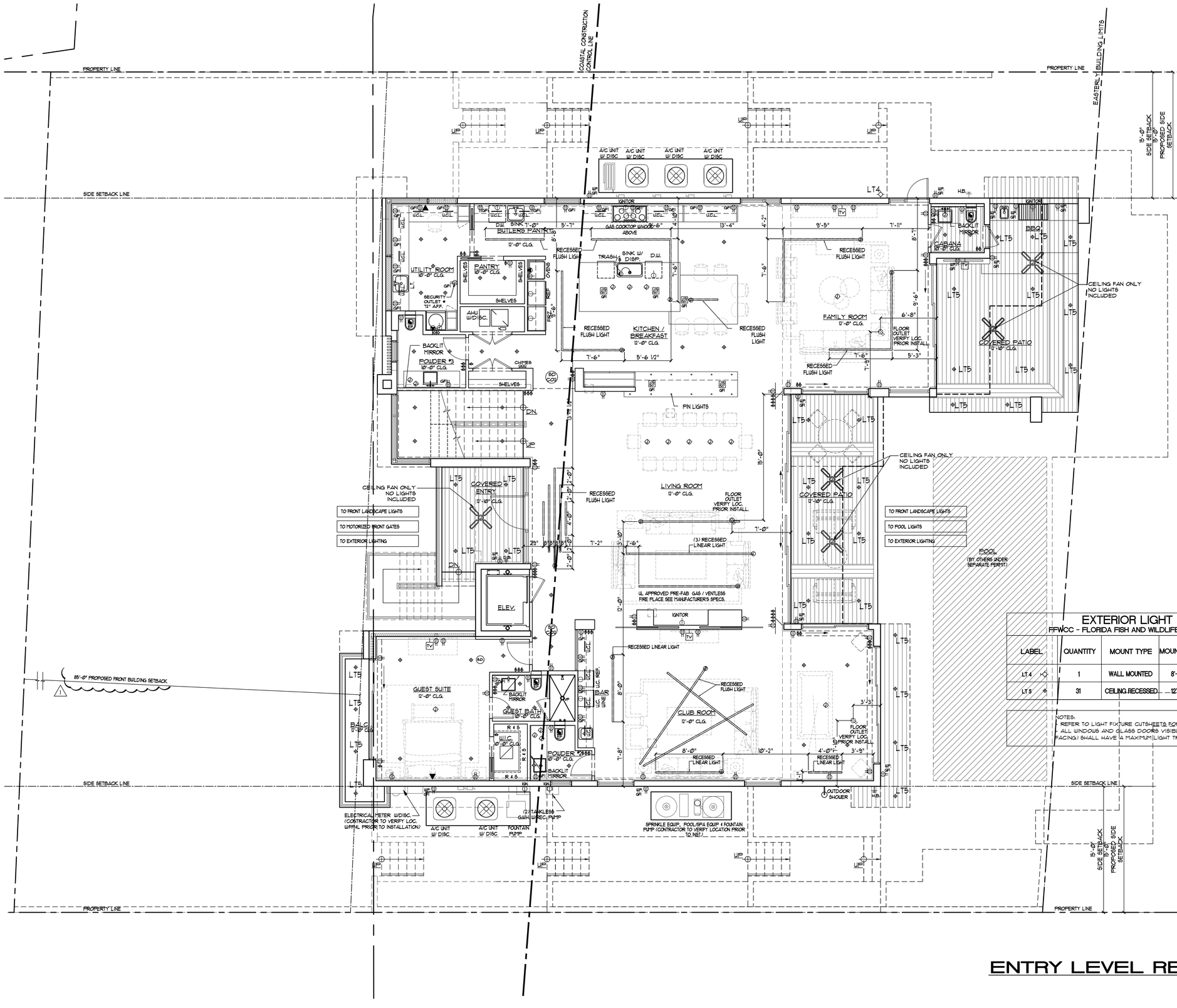
SHEET #: A-3.1

PRINT DATE: 3/3/2022



ELECTRICAL LEGEND

ELEC. RECEPTACLES
- DUPLEX RECEPT.
- DUPLEX RECEPT. LAZY
- DUPLEX RECEPT. SPLIT (1/2 HOT)
- GFI GROUND FAULT CIRCUIT INTERRUPTER REC.
- WP GFI WEATHER PROOF DUPLEX GROUND FAULT CIRCUIT INTERRUPTER REC.
- AFI ARC-FAULT CIRCUIT-INTERRUPTER
- FLOOR DUPLEX RECEPT.
- BELL BOX
- 20 AMP. DEDICATED RECEPT. (FUTURE FRZ., REF., ETC.)
- 240 VOLT OUTLET

ELEC. SWITCHES
- SWITCH
- SIDE SETBACK LINE SWITCH
- 4-WAY WALL SWITCH
- DIMMER SWITCH
- 3-WAY DIMMER SWITCH

LIGHTING
- LIGHT FIXTURE
- P.C. FULL CORD FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- RECESS LIGHT FIXTURE (HIGH-HAT)
- SIRIUS WHITE ILLUMINATOR FIBER OPTIC
- COVE LIGHTS
- V.P. VAPOR PROOF HI-HAT
- MINI MINI HI-HAT
- H.L. HEAT LAMP
- EXTERIOR WASH LIGHT
- STEP LIGHT
- FLOOD LIGHT FIXTURE
- FLOURESCENT LIGHT FIXTURE
- J JUNCTION BOX FOR FUTURE LIGHTING
- F FAN PRE-WIRE
- A JUNCTION BOX FOR ABV. CAB.LIGHT
- UNDER CABINET LIGHT
- U.C.L. UNDER CABINET LIGHTS
- LED LIGHT FIXTURE

CONTROLS
- CHIME-DOORBELL
- JANDY AUTOLINK POOL CONTROLLER
- PUSH BUTTON (DOOR BELL OR GARAGE DOOR OPENER)
- TC TIME CLOCK

HVAC
- EXHAUST FAN
- H HEAT RECOVERY HEAT EXCHANGER
- H HUMIDISTAT
- T THERMOSTAT

OTHER
- EXTERIOR SHOWER
- H.B. HOSE BIBB
- SCUTTLE
- FE FIRE EXTINGUISHER

ELEC. EQUIP.
- A/C AIR HANDLING UNIT
- A/C CONDENSING UNIT
- CP CIRCULATING PUMP
- RI RUST INHIBITOR TANK
- CT COOKTOP
- DISCONNECT
- EM ELECTRIC METER
- GD GARAGE DOOR OPENER
- MW MICROWAVE
- DO DOUBLE OVEN
- P PANEL, ELECTRICAL
- R REFRIGERATOR
- SP SPRINKLER PUMP
- SD SMOKE DETECTOR
- SCO SMOKE/ CARBON MONOXIDE DETECTOR COMBO
- TR TRANSFORMER-DOORBELL
- WC WINE CHILLER
- WD WARMING DRAWER
- D DISHWASHER
- CV CENTRAL VAC. HOSE

ALARM
- S SECURITY ALARM PANEL
- SR SIREN
- A ALARM KEYPAD
- PB PANIC BUTTON
- M MOTION DETECTOR
- GB GLASS BREAK SENSOR
- K KEYLESS ENTRY

TELEPHONE/TV
- 2 H.N. HOME NETWORK W/ TEL.
- H.N. HOME NETWORK
- 3 H.E. 2 HOME ENTERTAINMENT
- 3 H.O.E. 2 HOME OFFICE/ENTERTAINMENT
- MAIN TELEPHONE TERMINAL
- S SATELLITE TERMINATION
- W STRUCTURED WIRING PANEL
- TELEPHONE JACK
- TV TELEVISION JACK

STEREO
- S MAIN STEREO TERMINATION POINT
- SS STEREO SPEAKER
- V VOLUME CONTROL

INTERCOM
- INTERCOM MASTER
- CD COMPACT DISC PLAYER
- INTERCOM STATION
- EMERGENCY BATTERY PACK WITH CHARGER AND SEALED BEAM HEADS
- EXIT LIGHT AND OUTLET BOX, ELECTRICAL AMOUNTS AS INDICATED. SHADED AREAS DENOTES FACES.

EXTERIOR LIGHT FIXTURE SCHEDULE INDEX

FFWCC - FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION DIVISION OF WILDLIFE

LABEL	QUANTITY	MOUNT TYPE	MOUNT HEIGHT	MANUFACTURER AND CATALOG NO.	LAMP TYPE, COLOR AND WATTS	LEVEL	DWG. SHEET NO.
LT 4	1	WALL MOUNTED	8'-4" AFF	S35W WAVE LIGHTING	11 WATT AMBER	ENTRY LEVEL	A-5.2
LT 5	31	CEILING RECESSED	12'-10" AFF	L-016-F BEACHSIDE LIGHTING	5 WATT AMBER	ENTRY LEVEL	-

NOTES:
1. REFER TO LIGHT FIXTURE CUTSHEETS FOR ADDITIONAL INFORMATION.
2. ALL WINDOWS AND GLASS DOORS VISIBLE FROM THE BEACH (NORTH, SOUTH AND EAST FACING) SHALL HAVE A MAXIMUM LIGHT TRANSMITTANCE VALUE OF 45%.

ENTRY LEVEL REFLECTED CLG. PLAN

SCALE: 3/16"=1'-0"

SITE PLAN APPROVAL	10/07/21	
PERMIT SET		

REVISIONS

1.	SITE PLAN COMMENTS	12/28/21
2.		
3.		
4.		
5.		
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10.		

A PROJECT FOR:
BOMAR BUILDERS
230 SW NATURA AVE.
DEERFIELD BEACH
FL - 33441
PH. 954-4280024

BRENNER ARCHITECTURE GROUP LLC
ARCHITECTURE LAND PLANNING INTERIORS
Stuart M. Brenner, AIA, NCARB
751 Park of Commerce Dr., Suite 110 Boca Raton, Florida 33487
Tel 561.241.6736 Fax 561.241.8248 www.brennerarchgroup.com
LICENSE #: AA26001045

Stuart M Brenner
Digitally signed by Stuart M Brenner
Date: 2022.03.03 10:53:29 -05'00'
STATE OF FLORIDA · REGISTERED ARCHITECT

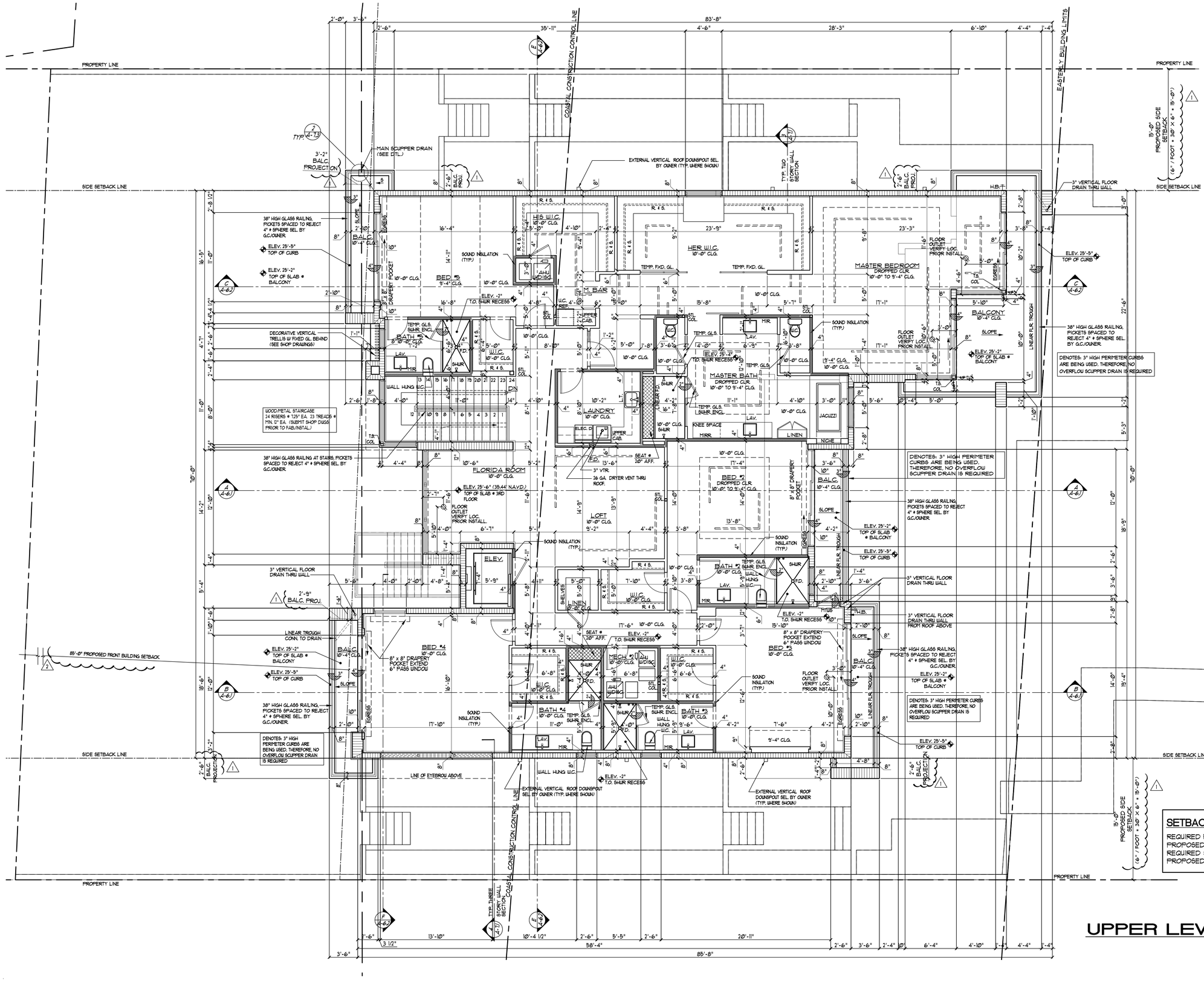
ENTRY LEVEL REFLECTED CLG. PLAN

LONGARO RESIDENCE
961 HILLSBORO MILE
HILLSBORO BEACH, FLORIDA
BROWARD COUNTY

PROJECT #: 2020-56

SHEET #: A-3.3

PRINT DATE: 3/3/2022



UPPER LEVEL FLOOR PLAN

SCALE: 3/16"=1'-0"

SITE PLAN APPROVAL	10/07/21
PERMIT SET	

REVISIONS

1.	BLDG. DEPT. COMM.	10/22/21
2.	SITE PLAN COMMENTS	11/30/21
3.		
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10.		

A PROJECT FOR:
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230 SW NATURA AVE.
DEERFIELD BEACH
FL - 33441
PH. 954-4280024

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Fax 561.241.8248
www.brennerarchgroup.com

LICENSE # : AA26001045

Stuart M Brenner
Digitally signed by Stuart M Brenner
Date: 2022.03.03 10:51:00 -05'00'

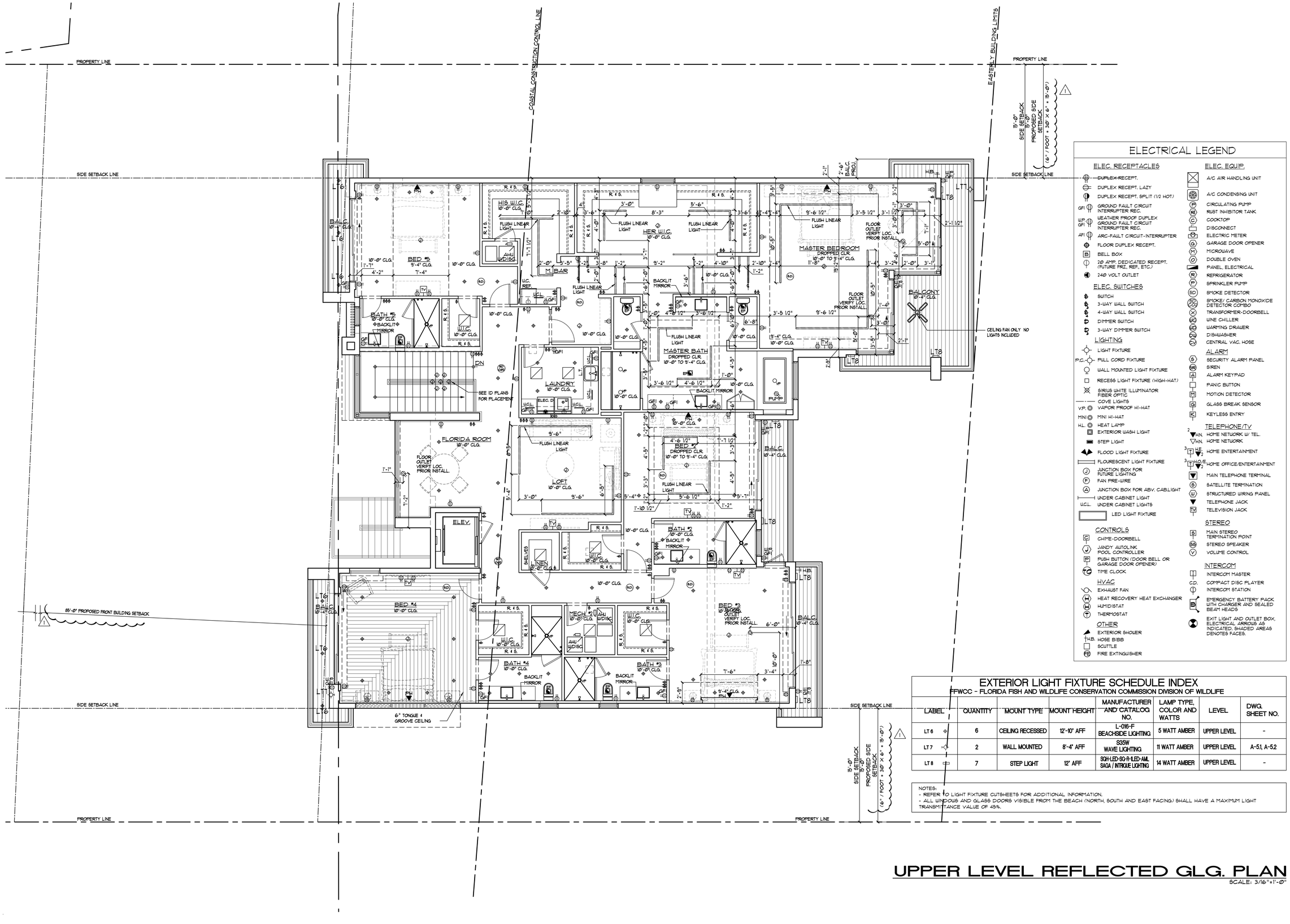
UPPER LEVEL FLOOR PLAN

LONGARO RESIDENCE
961 HILLSBORO MILE
HILLSBORO BEACH, FLORIDA
BROWARD COUNTY

PROJECT #: 2020-56

SHEET #: A-4.1

PRINT DATE: 3/3/2022



ELECTRICAL LEGEND

ELEC. RECEPTACLES

- DUPLEX-RECEPT.
- DUPLEX RECEPT. LAZY
- DUPLEX RECEPT. SPLIT (1/2 HOT)
- GFI — GROUND FAULT CIRCUIT INTERRUPTER REC.
- WP/GFI — WEATHER PROOF DUPLEX GROUND FAULT CIRCUIT INTERRUPTER REC.
- AFI — ARC-FAULT CIRCUIT-INTERRUPTER
- FLOOR DUPLEX RECEPT.
- B — BELL BOX
- 20 AMP. DEDICATED RECEPT. (FUTURE FRZ., REF., ETC.)
- 240 VOLT OUTLET

ELEC. SWITCHES

- S — SWITCH
- 3 — 3-WAY WALL SWITCH
- 4 — 4-WAY WALL SWITCH
- D — DIMMER SWITCH
- 3D — 3-WAY DIMMER SWITCH

LIGHTING

- LIGHT FIXTURE
- P.C. — FULL CORD FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- RECESS LIGHT FIXTURE (HIGH-HAT)
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- A — JUNCTION BOX FOR ABV. CABLIGHT
- UNDER CABINET LIGHT
- U.C.L. — UNDER CABINET LIGHTS
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- J — JANDY AUTOLINK POOL CONTROLLER
- P — PUSH BUTTON (DOOR BELL OR GARAGE DOOR OPENER)
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HVAC

- EXHAUST FAN
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- H — HUMIDISTAT
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OTHER

- EXTERIOR SHOWER
- H.B. — HOSE BIBB
- SCUTTLE
- FE — FIRE EXTINGUISHER

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- A/C AIR HANDLING UNIT
- A/C CONDENSING UNIT
- CP — CIRCULATING PUMP
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- COOKTOP
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- GD — GARAGE DOOR OPENER
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- PANEL, ELECTRICAL
- R — REFRIGERATOR
- SP — SPRINKLER PUMP
- SD — SMOKE DETECTOR
- SDCO — SMOKE/ CARBON MONOXIDE DETECTOR COMBO
- TD — TRANSFORMER-DOORBELL
- WC — WINE CHILLER
- WD — WARMING DRAWER
- DW — DISHWASHER
- CV — CENTRAL VAC. HOSE

ALARM

- S — SECURITY ALARM PANEL
- S — SIREN
- AK — ALARM KEYPAD
- PB — PANIC BUTTON
- M — MOTION DETECTOR
- GB — GLASS BREAK SENSOR
- K — KEYLESS ENTRY

TELEPHONE/TV

- 2 HN — HOME NETWORK W/ TEL.
- HN — HOME NETWORK
- 3 HE — HOME ENTERTAINMENT
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- MAIN TELEPHONE TERMINAL
- S — SATELLITE TERMINATION
- W — STRUCTURED WIRING PANEL
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STEREO

- S — MAIN STEREO TERMINATION POINT
- SS — STEREO SPEAKER
- V — VOLUME CONTROL

INTERCOM

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- EB — EMERGENCY BATTERY PACK WITH CHARGER AND SEALED BEAM HEADS
- EXIT LIGHT AND OUTLET BOX, ELECTRICAL ARROWS AS INDICATED, SHADED AREAS DENOTES FACES.

EXTERIOR LIGHT FIXTURE SCHEDULE INDEX

FFWCC - FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION DIVISION OF WILDLIFE

LABEL	QUANTITY	MOUNT TYPE	MOUNT HEIGHT	MANUFACTURER AND CATALOG NO.	LAMP TYPE, COLOR AND WATTS	LEVEL	DWG. SHEET NO.
LT 6	6	CEILING RECESSED	12'-10" AFF	L-016-F BEACHSIDE LIGHTING	5 WATT AMBER	UPPER LEVEL	-
LT 7	2	WALL MOUNTED	8'-4" AFF	S35W WAVE LIGHTING	11 WATT AMBER	UPPER LEVEL	A-5.1, A-5.2
LT 8	7	STEP LIGHT	12" AFF	SQH-LED-SQ-R-ILED-AML SAGA / INTRIGUE LIGHTING	14 WATT AMBER	UPPER LEVEL	-

NOTES:
- REFER TO LIGHT FIXTURE CUTSHEETS FOR ADDITIONAL INFORMATION.
- ALL WINDOWS AND GLASS DOORS VISIBLE FROM THE BEACH (NORTH, SOUTH AND EAST FACING) SHALL HAVE A MAXIMUM LIGHT TRANSMITTANCE VALUE OF 45%.

UPPER LEVEL REFLECTED CLG. PLAN

SCALE: 3/16"=1'-0"

SITE PLAN APPROVAL	10/07/21
PERMIT SET	

REVISIONS

1.	SITE PLAN COMMENTS	12/28/21
2.		
3.		
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A PROJECT FOR:
BOMAR BUILDERS
230 SW NATURA AVE.
DEERFIELD BEACH
FL. 33441
PH. 954-4280024

BRENNER ARCHITECTURE LAND PLANNING INTERIORS
ARCHITECTURE GROUP LLC
Stuart M. Brenner, AIA, NCARB
751 Park of Commerce Dr., Suite 110 Boca Raton, Florida 33487
Tel 561.241.6736 Fax 561.241.8248 www.brennerarchgroup.com

LICENSE # : AA26001045

Stuart M Brenner
Digitally signed by Stuart M Brenner
Date: 2022.03.03 10:56:25 -05'00'

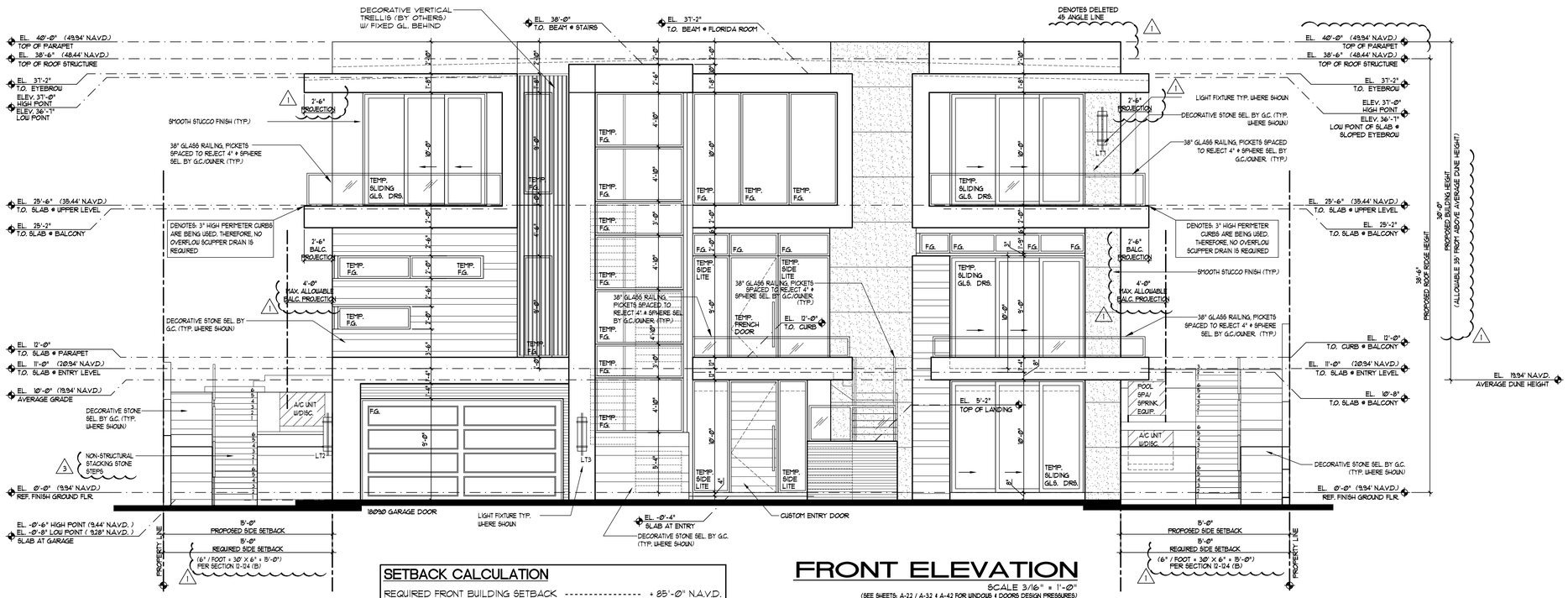
UPPER LEVEL REFLECTED CLG. PLAN

LONGARO RESIDENCE
961 HILLSBORO MILE
HILLSBORO BEACH, FLORIDA
BROWARD COUNTY

PROJECT #: 2020-56

SHEET #: A-4.3

PRINT DATE: 3/3/2022



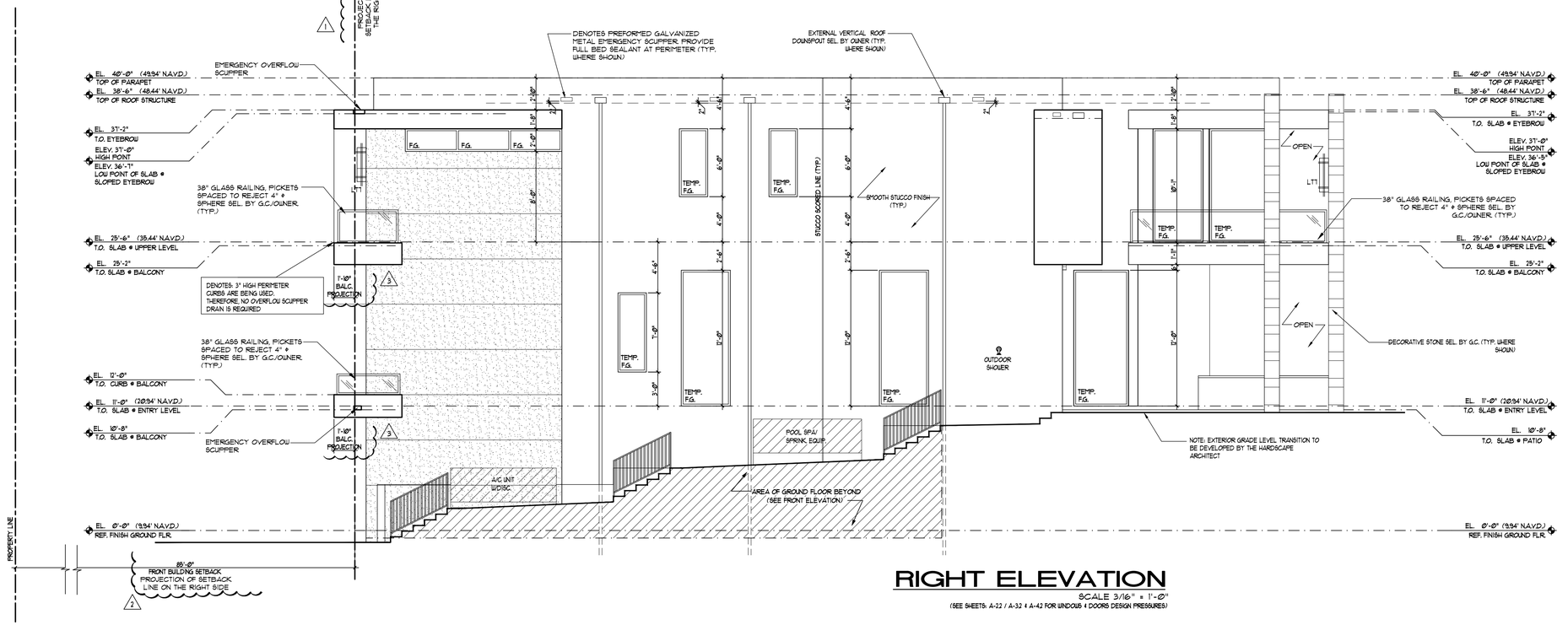
SETBACK CALCULATION

REQUIRED FRONT BUILDING SETBACK	+ 85'-0" N.A.V.D.
PROPOSED FRONT BUILDING SETBACK	+ 85'-0" N.A.V.D.
REQUIRED SIDE BUILDING SETBACK	+ 15'-0" N.A.V.D.
PROPOSED SIDE BUILDING SETBACK	15'-0" N.A.V.D.

FRONT ELEVATION

SCALE 3/16" = 1'-0"

(SEE SHEETS: A-22 / A-32 & A-42 FOR WINDOWS & DOORS DESIGN PRESSURES)



RIGHT ELEVATION

SCALE 3/16" = 1'-0"

(SEE SHEETS: A-22 / A-32 & A-42 FOR WINDOWS & DOORS DESIGN PRESSURES)

SITE PLAN APPROVAL		10/07/21
PERMIT SET		

REVISIONS

1.	BLDG. DEPT. COMM.	10/22/21
2.	SITE PLAN COMMENTS	11/30/21
3.	SITE PLAN COMMENTS	12/29/21
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LICENSE # : AA26001045

Stuart M Brenner
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Date: 2022.03.03 10:49:42 -05'00'

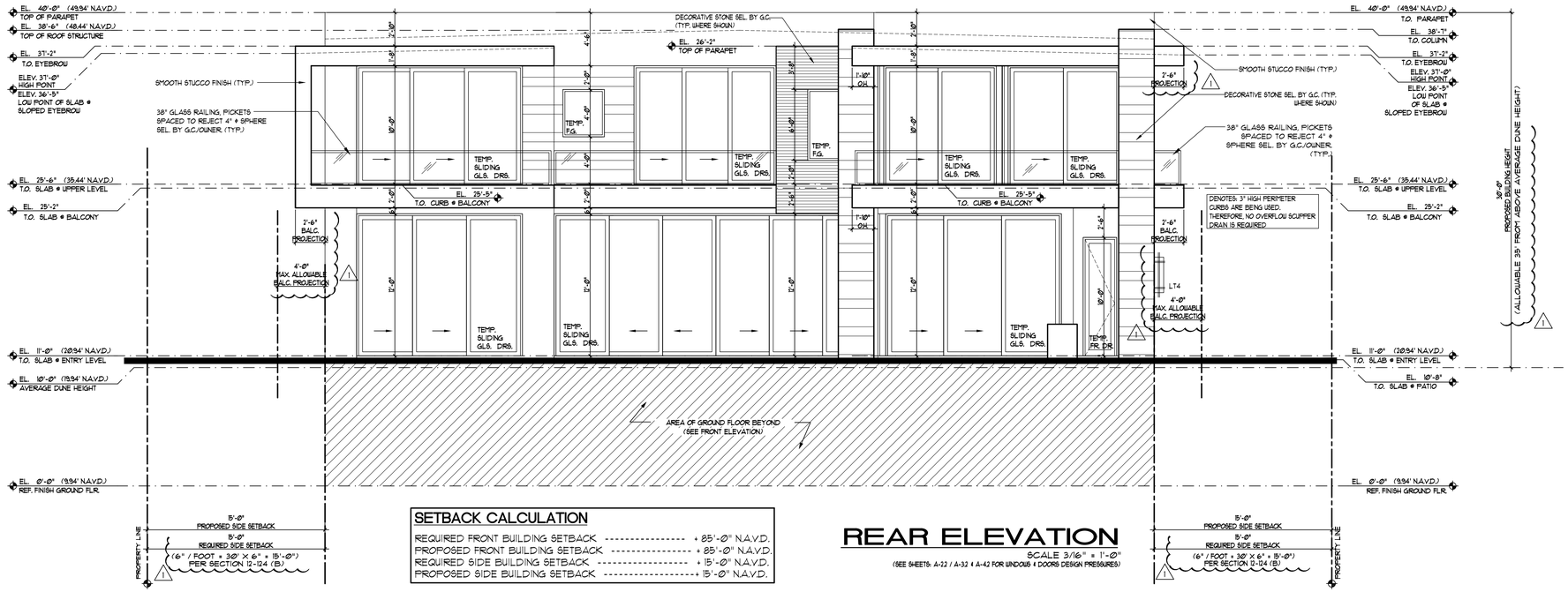
FRONT AND RIGHT SIDE ELEVATIONS

LONGARO RESIDENCE
961 HILLSBORO MILE
HILLSBORO BEACH, FLORIDA
BROWARD COUNTY

PROJECT #: 2020-56

SHEET #: A-5.1

PRINT DATE: 3/3/2022



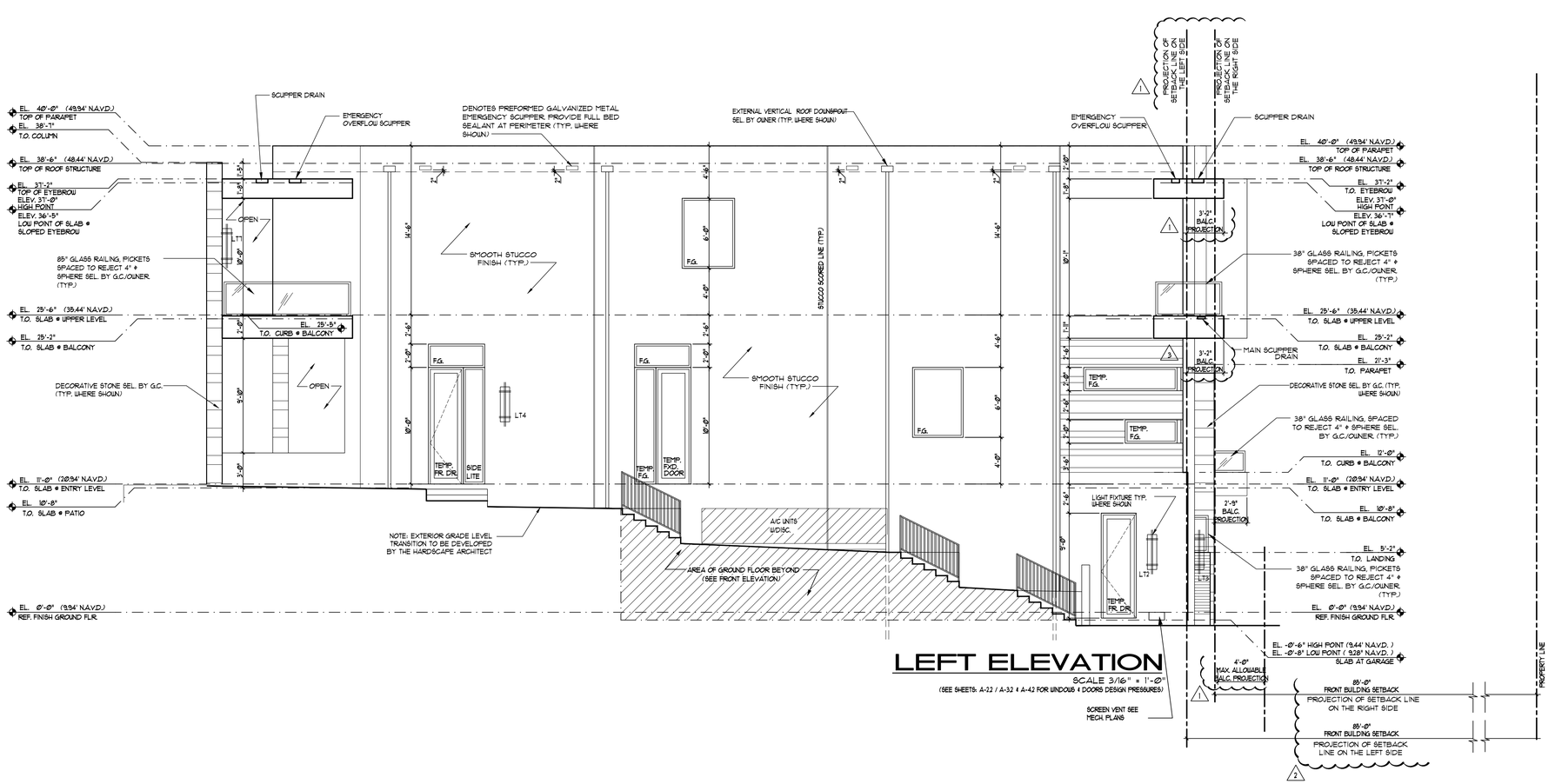
SETBACK CALCULATION

REQUIRED FRONT BUILDING SETBACK	+ 85'-0" N.A.V.D.
PROPOSED FRONT BUILDING SETBACK	+ 85'-0" N.A.V.D.
REQUIRED SIDE BUILDING SETBACK	+ 15'-0" N.A.V.D.
PROPOSED SIDE BUILDING SETBACK	+ 15'-0" N.A.V.D.

REAR ELEVATION

SCALE 3/16" = 1'-0"

(SEE SHEETS: A-22 / A-32 & A-42 FOR WINDOWS & DOORS DESIGN PRESSURES)



LEFT ELEVATION

SCALE 3/16" = 1'-0"

(SEE SHEETS: A-22 / A-32 & A-42 FOR WINDOWS & DOORS DESIGN PRESSURES)

SITE PLAN APPROVAL	10/07/21
PERMIT SET	

REVISIONS

1.	BLDG. DEPT. COMM.	10/22/21
2.	SITE PLAN COMMENTS	11/30/21
3.		
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A PROJECT FOR:
BOMAR BUILDERS
230 SW NATURA AVE.
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LICENSE #: AA26001045

Stuart M Brenner
Digitally signed by Stuart M Brenner
Date: 2022.03.03 10:45:14 -05'00'

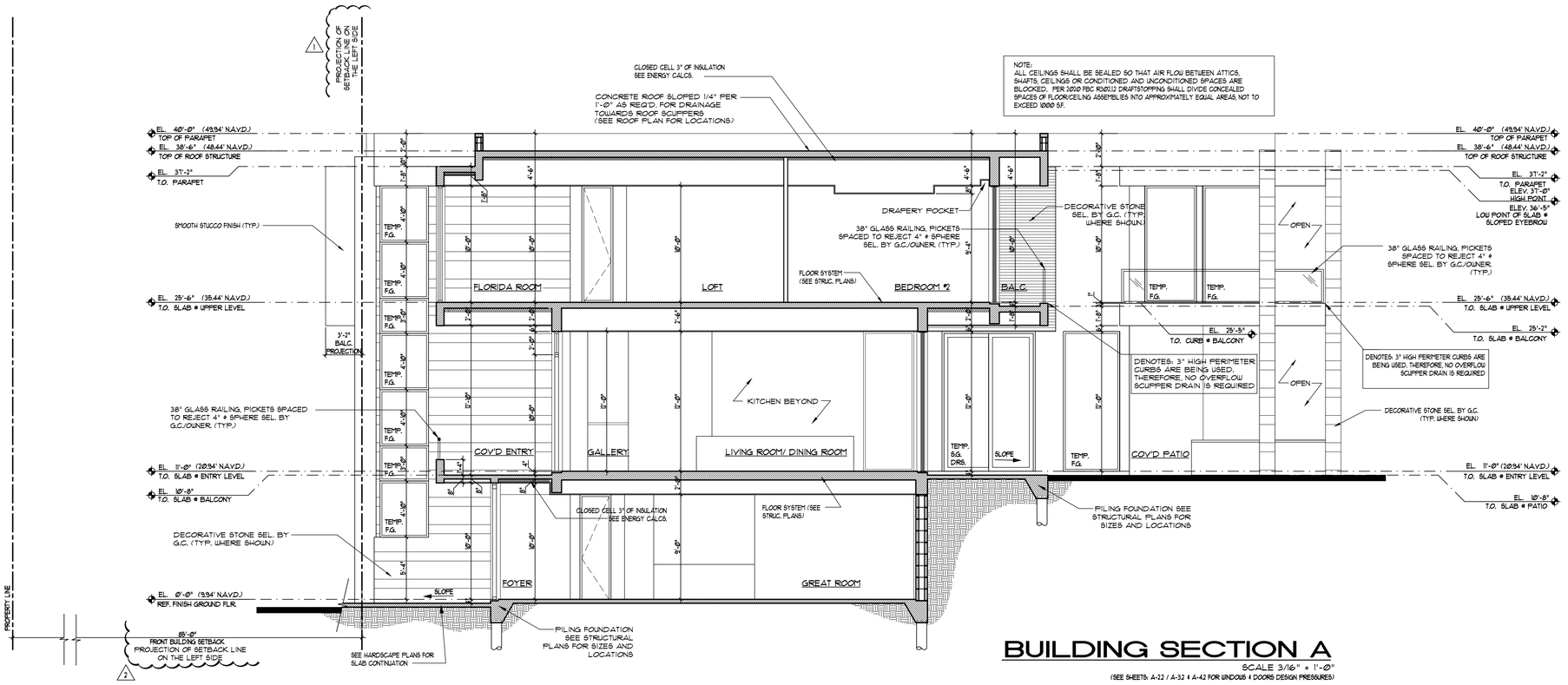
REAR AND LEFT SIDE ELEVATIONS

LONGARO RESIDENCE
961 HILLSBORO MILE
HILLSBORO BEACH, FLORIDA
BROWARD COUNTY

PROJECT #: 2020-56

SHEET #: A-5.2

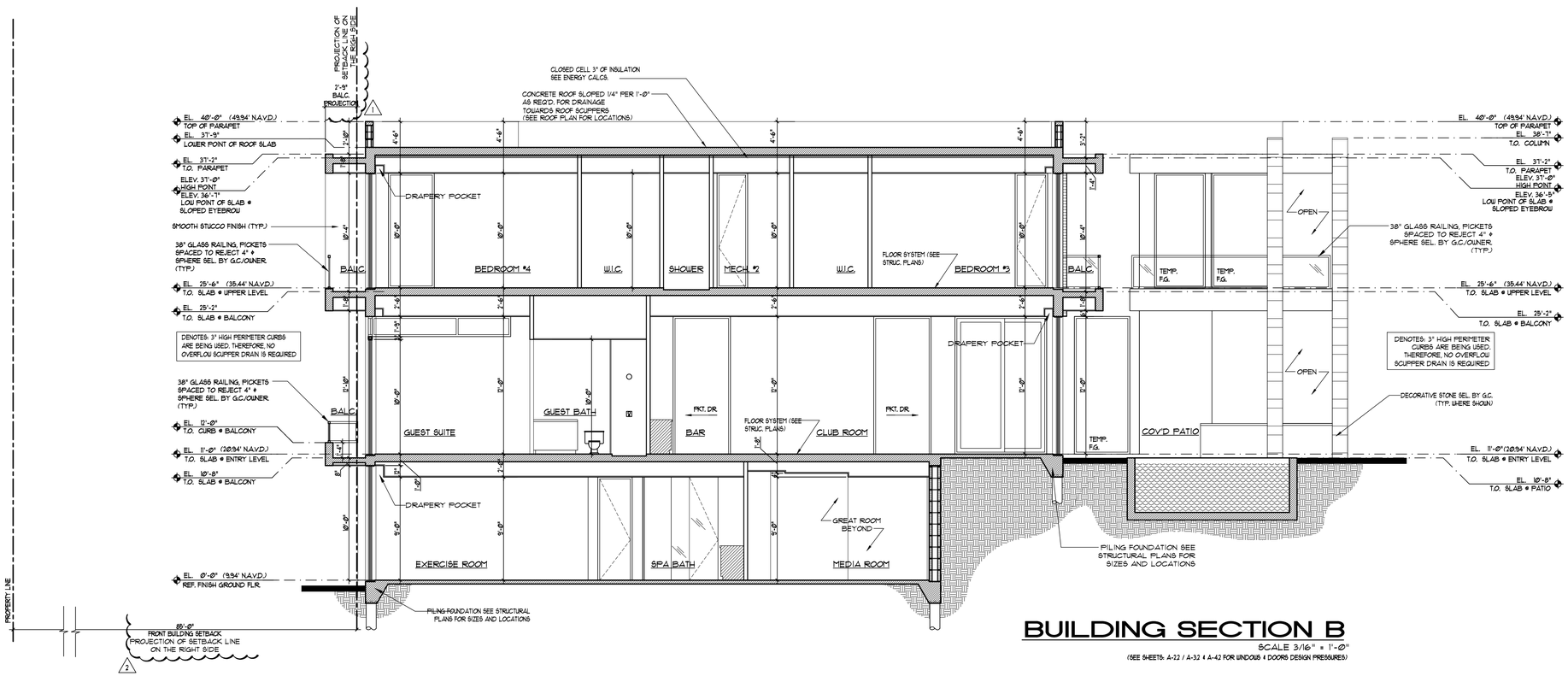
PRINT DATE: 3/3/2022



BUILDING SECTION A

SCALE 3/16" = 1'-0"

(SEE SHEETS: A-22 / A-32 & A-42 FOR WINDOWS & DOORS DESIGN PRESSURES)



BUILDING SECTION B

SCALE 3/16" = 1'-0"

(SEE SHEETS: A-22 / A-32 & A-42 FOR WINDOWS & DOORS DESIGN PRESSURES)

SITE PLAN APPROVAL		10/07/21
PERMIT SET		

REVISIONS

1.	BLDG. DEPT. COMM.	10/22/21
2.	SITE PLAN COMMENTS	11/30/21
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Stuart M Brenner
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Date: 2022.03.03 10:41:05 -05'00'

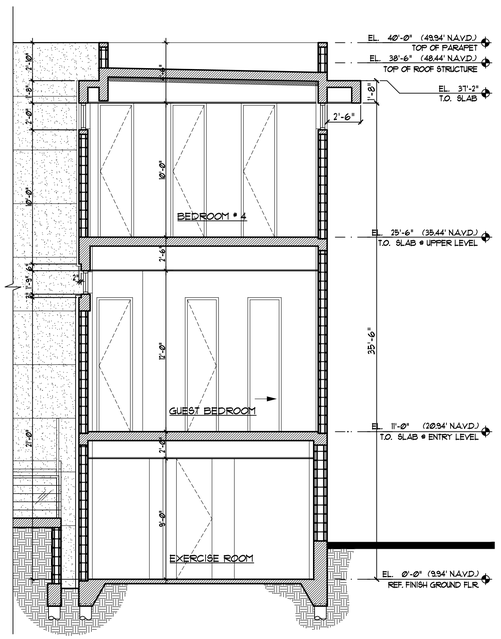
BUILDING SECTIONS

LONGARO RESIDENCE
961 HILLSBORO MILE
HILLSBORO BEACH, FLORIDA
BROWARD COUNTY

PROJECT #: 2020-56

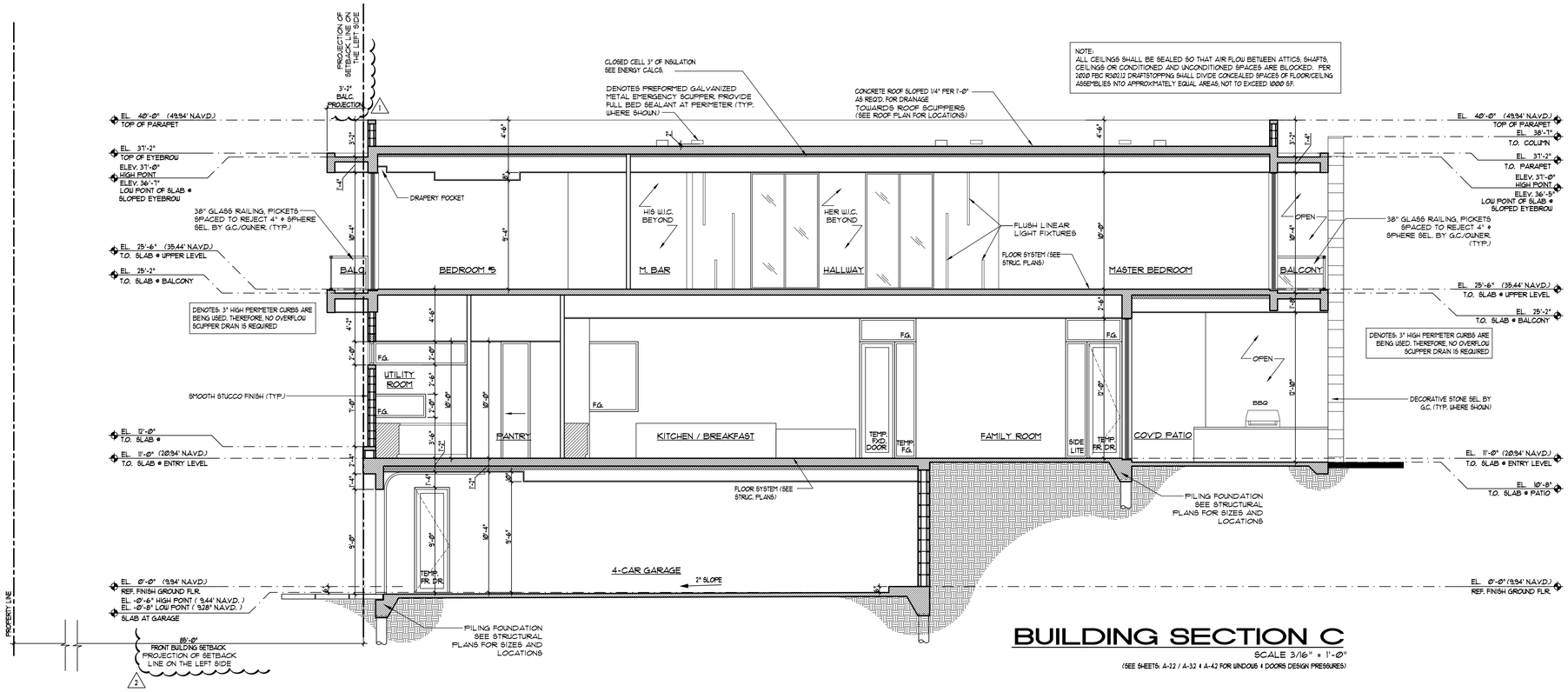
SHEET #: A-6.1

PRINT DATE: 3/3/2022



PARTIAL SECTION F

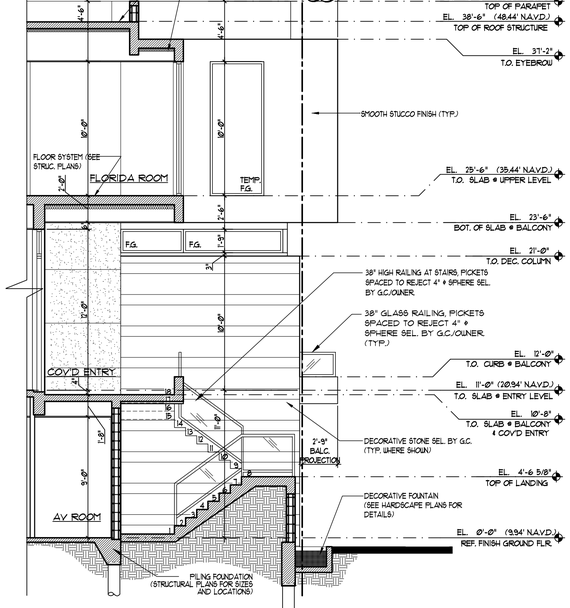
SCALE 3/16" = 1'-0"



BUILDING SECTION C

SCALE 3/16" = 1'-0"

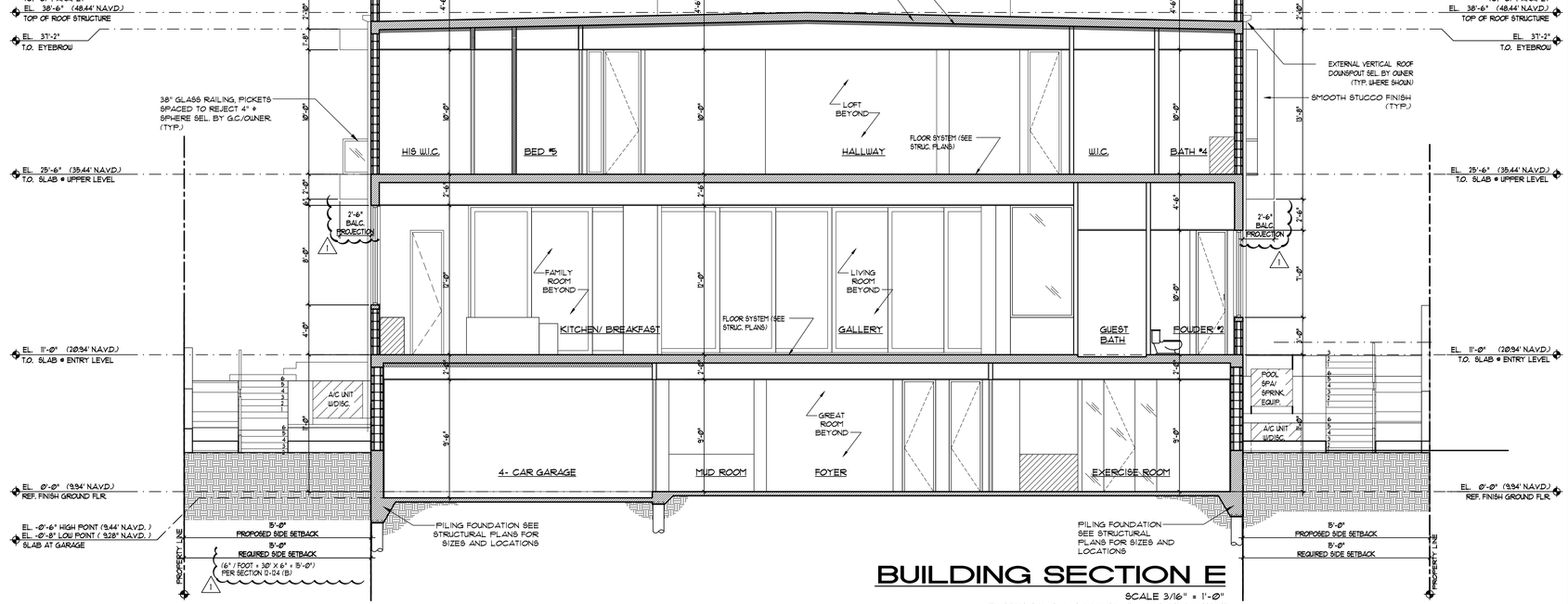
(SEE SHEETS: A-22 / A-32 & A-42 FOR WINDOWS & DOORS DESIGN PRESSURES)



PARTIAL SECTION D

SCALE 3/16" = 1'-0"

(SEE SHEETS: A-22 / A-32 & A-42 FOR WINDOWS & DOORS DESIGN PRESSURES)



BUILDING SECTION E

SCALE 3/16" = 1'-0"

(SEE SHEETS: A-22 / A-32 & A-42 FOR WINDOWS & DOORS DESIGN PRESSURES)

SITE PLAN APPROVAL	10/07/21
PERMIT SET	

REVISIONS

1.	BLDG. DEPT. COMM.	10/22/21
2.	SITE PLAN COMMENTS	11/30/21
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Stuart M Brenner
Digitally signed by Stuart M Brenner
Date: 2022.03.03 10:48:27 -05'00'

BUILDING SECTIONS

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HILLSBORO BEACH, FLORIDA
BROWARD COUNTY

PROJECT #: 2020-56

SHEET #: A-6.2

PRINT DATE: 3/3/2022

GENERAL NOTES (FBC 2020 / COASTAL CONSTRUCTION)

DIVISION 1.- GENERAL REQUIREMENTS

1.01 ARCHITECT'S STATUS:

THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR AND WILL NOT HAVE CONTROL OR CHARGE OF CONSTRUCTION MEANS, METHODS, TECHNIQUES. SEQUENCES OR PROCEDURES, OR FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, AND HE WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE OR HAVE CONTROL OR CHARGE OVER THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OF THEIR AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK.

1.02 CODES:

A.- ALL CODES HAVING JURISDICTION SHALL BE OBSERVED STRICTLY IN THE CONSTRUCTION OF THE PROJECT, INCLUDING THE LATEST EDITION OF THE F.B.C. AND ALL APPLICABLE STATE, CITY AND COUNTY BUILDING ZONING, ELECTRICAL, MECHANICAL AND PLUMBING ADDENDUM, LIFE SAFETY AND FIRE CODES. CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS AND THE CONSTRUCTION DOCUMENTS TO THE ATTENTION OF THE ARCHITECT.

B.- CONSTRUCTION DOCUMENTS SHALL COMPLY WITH CURRENT FLORIDA BUILDING CODE.

1.03 PERMITS:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED BUILDING AND TRADE PERMITS AND FOR THEIR RESPECTIVE COSTS.

1.04 JOB CONDITIONS:

A.- THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTAL OF BID AND/ OR CONTRACT NEGOTIATIONS AND SHALL VERIFY EXISTING CONDITIONS WITH THE CONSTRUCTION DOCUMENTS. DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS (AND THEIR INTENT) SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION. BIDS SHALL NOT BE SUBMITTED OR CONSTRUCTION CONTRACTS NEGOTIATED BY THE CONTRACTOR PRIOR TO CLARIFICATION OF THE INTENT OF THE CONSTRUCTION DOCUMENTS WHERE SUCH INTENT IS IN DOUBT.

B.- DIMENSIONS AND NOTES SHALL TAKE PRECEDENCE OVER SCALE AND GRAPHIC INFORMATION.

C.- IF WORK IS TO BE PERFORMED IN AN EXISTING BUILDING AND/OR AS AN ADDITION OR ALTERATION(S) TO AN EXISTING BUILDING, THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS WITH REFERENCE TO ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL SYSTEMS. ANY DISCREPANCIES BETWEEN THESE EXISTING CONDITIONS AND CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO THE SUBMISSION OF BIDS OR CONTRACT NEGOTIATIONS. THE CONTRACTOR SHALL COORDINATE AND SCHEDULE WORK BY TRADES, SUPPLIERS, SUBCONTRACTORS AND OTHER PROVIDERS TO INSURE THAT THE WORK, WHEN COMPLETED, WILL BE IN ACCORDANCE WITH THE INTENT OF THE CONSTRUCTION DOCUMENTS.

D.- WRITTEN SPECIFICATIONS SHALL TAKE PRECEDENCE OVER ANY CONSTRUCTION DOCUMENT INFORMATION.

1.05 WORK NECESSARY TO COMPLETE CONSTRUCTION:

IT IS THE PURPOSE OF THESE PLANS AND SPECIFICATIONS TO DESCRIBE A COMPLETE AND FINISHED PROJECT OTHER THAN ITEMS MARKED "N.I.C." (NOT IN CONTRACT).

1.06 CLEAN UP / REPAIR:

A.- THE CONTRACTOR SHALL MAINTAIN THE JOB SITE CLEAN AND FREE OF ALL TRASH, DEBRIS AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE, SOILING, PAINT OVERSPRAY, ETC. ALL FIXTURES, EQUIPMENT, GLAZING, FLOORS, ETC. SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY UPON COMPLETION OF THE PROJECT.

B.- THE CONTRACTOR SHALL REPAIR AND/OR REPLACE ALL EXISTING ITEMS DAMAGE BY THE PROCESS OF NEW CONSTRUCTION AND SHALL FINISH ALL PATCHWORK AND REPAIRS TO MATCH EXISTING ADJACENT AREAS AND SURFACES.

1.07 SHOP DRAWINGS:

THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL FABRICATED ITEMS AND EQUIPMENT FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION AND COMMENCEMENT WITH THE WORK.

DIVISION 2.- SITE WORK

2.01 EARTHWORK

A.- PERFORM ALL WORK IN THIS SECTION IN CONFORMANCE WITH THE FINAL SOILS, COMPACTION AND GEOLOGICAL REPORTS, IF PROVIDED.

B.- FOUNDATIONS SHALL BE BASED ON A SOIL BEARING CAPACITY AS RECOMMENDED BY THE STRUCTURAL ENGINEER/OR SOILS REPORT AND OR THE MINIMUM OF 2500 PSF. FINAL WRITTEN VERIFICATION SHALL BE SENT TO THE OWNER AND ARCHITECT PRIOR TO THE START OF CONSTRUCTION.

2.02 EXISTING SOIL COMPACTION

A.- EXISTING SOIL SHALL BE COMPACTED TO 95% MODIFIED PROCTOR (ASTM D1557-00) WITHIN A DISTANCE OF 5 FEET BEYOND ALL BUILDING EDGES AT LEAST ONE FIELD DENSITY TEST SHALL BE PERFORMED FOR EACH 2500 SQUARE FEET OF AREA. DENSITY TESTS ARE TO BE MADE 12 INCHES BELOW THE COMPACTED SURFACE. RESULTS OF PROCTOR TEST(S) AND FIELD DENSITY TEST(S) SHALL BE FURNISHED TO THE ARCHITECT/ENGINEER.

2.03. FILL COMPACTION

A.- FILL SHALL BE CLEAN, WELL GRADED MATERIAL AS RECOMMENDED BY THE STRUCTURAL ENGINEER AND/OR THE SOILS REPORT. CLASSIFICATION SW PER ASTM D2487-00 WITH LESS THAN 12% PASSING 200 SIEVE. TO BE VERIFIED BY SIEVE ANALYSIS AND REVIEWED BY THE ARCH./ENGINEER PRIOR TO DELIVERY TO THE JOBSITE. FILL MATERIAL SHALL BE PLACED IN LIFTS OF NOT MORE THAN 12" AND COMPACTED TO 95% MODIFIED PROCTOR (ASTM D1557-00). AT LEAST ONE DENSITY TEST SHALL BE MADE PER 2500 SQUARE FEET OF COMPACTED AREA. THE RESULTS OF PROCTOR TEST(S) AND FIELD DENSITY TEST(S) SHALL BE FURNISHED TO THE ARCHITECT/ENGINEER.

DIVISION 3.- CONCRETE (COASTAL CONSTRUCTION)

3.01 CONCRETE WORK (CAST-IN-PLACE)

A.- GENERAL: ALL CONCRETE WORK SHALL CONFORM TO ALL RECOMMENDATIONS AND REQUIREMENTS OF ACI.301.84 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS".

B.- CONCRETE: FOR SLABS ON GRADE, 2500 PSI AT 28 DAYS; ALL ELSE TO BE 3000 PSI. ALL CONCRETE EXPOSED TO WEATHER SHALL BE 5000 PSI.

C.- PORTLAND CEMENT: ASTM C-150 TYPE I OR II, LOW ALKALI, SILL TESTED AND CERTIFIED. USE TYPE V CEMENT FOR SOIL CONTAINING SULFATE CONCENTRATIONS OF MORE THAN 0.2 PERCENT.

D.- WATER: FROM DOMESTIC SOURCES, CLEAN, POTABLE, AND FREE FROM ALL ORGANIC OR OTHER DELETERIOUS MATERIALS.

E.- AGGREGATES: ASTM C-33 FOR SLABS ON GRADE.

F.- SAND: ASTM C-33 FOR SLABS ON GRADE.

G.- FOUNDATIONS: INSTALL AS INCLUDED IN THESE DRAWINGS OR AS AMENDED BY THE FINAL SOILS REPORT.

3.02 REINFORCING STEEL

A.- WORKMANSHIP: ALL WORK SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" PUBLISHED BY THE AMERICAN CONCRETE INSTITUTE, EXCEPT WHERE MORE EXACTING REQUIREMENTS ARE SPECIFIED IN THE CONTRACT DOCUMENTS.

B.- REINFORCING STEEL/SLABS ON GRADE:
B.1 FOOTINGS: ASTM A-615, GRADE 60 OR AS OTHERWISE SPECIFIED.

B.2 MINIMUM COVERAGE: MINIMUM 2" CONCRETE FOR STEEL WHERE CONCRETE IS FORMED. 3" WHERE NOT FORMED. 1 1/2" FROM TOP SURFACE OF SLAB UNLESS OTHERWISE NOTED ON PLANS.

C.- REINFORCING MESH: ON-GRADE BUILDING SLABS SHALL BE ASTM A-185 ELECTRICALLY WELDED WIRE FABRIC, SIZES AND GAUGES AS SHOWN ON THE DRAWINGS.

D.- TRUSS LAYOUT: THE TRUSS LAYOUT SHOWN ON CONSTRUCTION DOCUMENTS IS SCHEMATIC IN NATURE. HOWEVER, THE SUPPORTING SUPERSTRUCTURE HAS BEEN DESIGNED UNDER THE ASSUMPTION THAT THE FRAMING SCHEME SHOWN WILL CLOSELY PARALLEL FINAL TRUSS MFG. LAYOUT. THIS FRAMING SCHEME (DIRECTION OF TRUSSES, MAJOR G.T. BEARING POINTS, ETC.) CAN BE MODIFIED ONLY AFTER OBTAINING PERMISSION FROM THE PRIME PROFESSIONAL OF RECORD WHO MUST REVIEW PROPOSED PARALLEL FINAL TRUSS MFG. LAYOUT. THIS FRAMING SCHEME (DIRECTION OF TRUSSES, MAJOR G.T. BEARING POINTS, ETC.) CAN BE MODIFIED ONLY AFTER OBTAINING PERMISSION FROM THE PRIME PROFESSIONAL OF RECORD WHO MUST REVIEW PROPOSED CHANGES AND MAKE STRUCTURAL REVISIONS ACCORDINGLY. TRUSS MANUFACTURER SHALL PROVIDE SIGNED AND SEALED TRUSS ENGINEERING AND TRUSS LAYOUT DRAWINGS FOR REVIEW TO THE ARCHITECT AND/OR STRUCTURAL ENGINEER PRIOR TO POURING OF THE FOUNDATION, PER GENERAL NOTES.

E.- GENERAL BEAM NOTES:

E.1 SCHEDULED HOOPS OR STIRRUPS SHALL BE PLACED AT EACH END OF BEAM UNLESS NOTED OTHERWISE.

E.2 BUNDLE ALL STRUCTURAL BEAM TOP BARS IN PAIRS OVER SUPPORT WITH TOP BARS FROM ADJACENT BEAMS.

E.3 ALL TIE BEAM REINFORCING SHALL EXTEND INTO SPAN OF ANY ADJACENT STRUCTURAL BEAM AS PER STANDARD ASTM BENDING DIAGRAM.

E.4 DROP BOTTOM OF TIE BEAMS, AS REQUIRED, AT WINDOW AND DOOR HEADS (28" MAXIMUM) AND ADD 2 #5 BOTTOM, IF DROP EXCEEDS 8".

E.5 TIE BEAM DEPTHS ARE MINIMUM AND MAY BE INCREASED (8" MAXIMUM) TO FIT BLOCK WORK.

E.6 ALL ADDED LONGITUDINAL BEAM REINFORCING SHALL EXTEND 6" MINIMUM INTO SUPPORT UNLESS NOTED OTHERWISE.

DIVISION 4.- MASONRY

4.01 CONCRETE UNIT MASONRY: PER ASTM C1691 AND C1693.

A.- COORDINATION: COORDINATE WITH ALL OTHER TRADES WHOSE WORK RELATES TO BLOCK MASONRY INSTALLATION FOR PLACING OF ALL REQUIRED BLOCKING, SUB-FRAMING, BACKING, FURRING, ETC., TO INSURE PROPER INSTALLATION.

B.- PLACEMENT OF ITEMS FURNISHED BY OTHER TRADES: PLACE ANCHORS, BOLTS, PIPES, SLEEVES, NAILERS, BLOCKOUTS, REGLETS, FITTINGS, CONDUITS, ETC., PROVIDED BY OTHER TRADES WITHIN MASONRY. COORDINATE WITH OTHER TRADES INVOLVED.

C.- MEASUREMENTS: VERIFY ALL DIMENSIONS SHOWN ON DRAWINGS BY TAKING FIELD MEASUREMENTS. PROPER FIT AND ATTACHMENT OF ALL BLOCK MASONRY IS REQUIRED.

D.- MORTAR-MIX: ASTM C-270 TYPE M - NO MORTARS THAT HAVE STOOD FOR MORE THAN ONE HOUR SHALL BE USED.

E.- BLOCK MASONRY UNITS: GRADE "A" HOLLOW LOAD-BEARING UNITS PER ASTM C-90

F.- REINFORCING STEEL: LAP REINFORCING NOT LESS THAN 48 BAR DIAMETERS AT SPLICE IN WALL REINFORCING. LAP HORIZONTAL REINFORCING A MINIMUM OF 18" AROUND CORNERS. HORIZONTAL BARS SHALL BE TIED TO VERTICAL BARS AS THE WORK PROGRESSES AND SHALL BE EMBEDDED IN GROUT. PLACING OF HORIZONTAL REINFORCING IN JOINTS OR MORTAR WILL NOT BE PERMITTED EXCEPT FOR WIRE JOINT REINFORCING. ASTM A-615, GRADE 60.

G.- GROUT - ASTM C-476

DIVISION 5.- METALS

5.01 STRUCTURAL METALS:

A.- WORKMANSHIP: WORK SHALL COMPLY WITH A.I.S.C. "MANUAL OF STEEL CONSTRUCTION", LATEST EDITION, UNLESS MORE EXACTING REQUIREMENTS ARE SPECIFIED IN THE CONTRACT DOCUMENTS.

B.- STRUCTURAL STEEL: ASTM A-36, SHAPES, PLATES AND ANCHOR BOLTS.

C.- PIPE: STANDARD STEEL PIPE - ASTM A-53, GRADE B OR AS SPECIFICALLY NOTED ON THE DRAWINGS. TUBE STRUCT. A500, GRADE B, M.B. - A325, WELDS AWS A5.1 E70XX.

DIVISION 6.- CARPENTRY

6.01 ROUGH CARPENTRY

A.- REFERENCED SPECIFICATIONS AND STANDARDS: SHALL COMPLY WITH F.B.C. 2020.

A.1 TIMBER DESIGN BASED ON USE OF DOUGLAS FIR-LARCH OR HEM-FIR No. 2, SURFACED DRY OR GREEN, USED AT MAXIMUM 19% MOISTURE CONTENT.

A.2 GRADING PER AMERICAN SOFTWOOD LUMBER STANDARD PS-20-70, AS RECOMMENDED BY THE "NATIONAL FOREST PRODUCTS ASSOCIATION STANDARD PS-20-70",

A.3 PLYWOOD: PRODUCT STANDARD PS-1-73 AND RULES FOR DFPA GRADE TRADEMARKS OF AMERICAN PLYWOOD ASSOCIATION.

A.4 MARKING: WOOD AND LUMBER SHALL BE MARKED WITH IT'S GRADE AND PLYWOOD WITH IT'S GRADE TRADEMARK IN ACCORDANCE WITH THE REFERENCED STANDARDS.

A.5 ALL STRUCTURAL LUMBER SHALL HAVE A MINIMUM FIBER STRESS OF 1150 PSI, A MINIMUM E=1,400,000 PSI, AND MINIMUM FV=75 PSI UNLESS OTHERWISE NOTED.

B.- LUMBER GRADING: UNLESS OTHERWISE NOTED, LUMBER SHALL CONFORM TO THE FOLLOWING:

B.1 FLOOR JOISTS, HEADERS, LINTELS, CEILING JOISTS, AND RAFTERS SHALL BE S4S SEASONED No. 2 GRADE OR BETTER, DOUGLAS FIR OR HEM-FIR UNLESS OTHERWISE NOTED ON DRAWINGS.

B.2 CONCEALED FLOOR BEAMS, ROOF BEAMS AND POSTS SHALL BE S4S SEASONED No. 1, DOUGLAS FIR OR HEM-FIR UNLESS OTHERWISE NOTED ON DRAWINGS.

B.3 EXPOSED FLOOR BEAMS, ROOF BEAMS AND POSTS SHALL BE SAW-SIZED SEASONED No. 1 DOUGLAS FIR OR HEM-FIR, FREE OF HEART CENTER UNLESS OTHERWISE NOTED ON DRAWINGS.

B.4 ALL STUDDING, BLOCKING, FURRING AND PLATES SHALL BE S4S SEASONED "STUD" SPF S DRY UNLESS OTHERWISE NOTED ON DRAWINGS.

B.5 EXTERIOR PLYWOOD SHEATHING SHALL BE GROUP I STANDARD (C-D) EXT-DFPA, (C-C) EST-DFPA, STRUCTURAL I (C-D) EXT-DFPA OR STRUCTURAL I (C-C) EXT-DFPA.

B.6 MUDSILL: PRESSURE TREATED No. 2 OR BETTER

C.- HANGERS, FRAMING ANCHORS AND FASTENERS: STAMPED AND FABRICATED STEEL OF THE TYPE INDICATED AS MANUFACTURED BY SIMPSON. NAILS TO BE THOSE FURNISHED OR RECOMMENDED BY MANUFACTURER FOR THIS SPECIFIC USE. NAILS SHALL BE FULLY DRIVEN IN ALL HOLES IN THE ANCHOR. ALL HANGERS AND ANCHORS SHALL BE GALVANIZED G90 MINIMUM OR SHOP PAINTED WITH RUST INHIBITIVE PAINT. ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED (ACQ) SHALL BE G185 GALVANIZED MINIMUM.

D.- CONNECTIONS: ALL NAILS IN STRAP CONNECTORS SHALL BE 16d. NAILS IN ALL NAIL HOLES, UNLESS SPECIFICALLY NOTED OTHERWISE BY THE CONSTRUCTION DOCUMENTS.

E.- NAILS: ALL WOOD FRAMING MEMBERS SHALL FOLLOW THE "AUTHORIZED NAIL SCHEDULE" OUTLINED IN THE LATEST EDITION OF THE F.B.C. ALL STRUCTURAL NAILS SHALL BE GALVANIZED, COMMON FEDERAL SPECIFICATION FFN-105B. ALL NAILS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE HOT DIPPED GALVANIZED.

F.- POWER DRIVEN STUDS FOR ANCHORING WOOD PLATES: FOR NON-STRUCTURAL INTERIOR PARTITIONS IN LIEU OF ANCHOR BOLTS AND WASHERS. PLACE AT 24" O.C. AND NOT MORE THAN 9" FROM END OF MEMBER AT A JOINT OR CORNER FOR PLATES OR SILLS. STUDS SHALL BE DRIVEN TO PENETRATION OF NOT LESS THAN 1" NOR MORE THAN 1-1/2" USING A POWER ACCUATED TOOL MEETING REQUIREMENTS OF FL-OSHA, AND SHOT PINS AS ACCEPTED BY F.B.C.

G.- STUD WALLS: 2" x 4" AT 16" O.C., UNLESS OTHERWISE NOTED. PLUMB TO 1/8" IN 8'-0". ALL EXTERIOR STUDS SHALL BE FULL LENGTH TO CEILINGS. BALLOON FRAME ALL GABLE WALLS AT SLOPING CEILING AREAS. ALL STUD WALL OVER 8'-0" HIGH MUST BE FRAMED WITH 2" x 6" STUDS UP TO A MAXIMUM OF 10'-0".

H.- HEADERS AND BEAMS:

H.1 4" MINIMUM BEARING, AND SHALL BE SIZE DESIGNED ON PLANS. ALL BEAMS INSTALLED WITH CROWN UP UNLESS OTHERWISE NOTED. CANTILEVERED BEAMS SHALL BE INSTALLED WITH CROWN DOWN.

H.2 PROVIDE 4" X 4" POSTS OR (2) 2" x 4" STUDS MINIMUM UNDER ALL BEAMS AND HEADERS UNLESS OTHERWISE NOTE.

H.3 ALL SUBSILLS, OVER 8'-0" IN LENGTH SHALL BE DOUBLE 2" x 4" 'S.

H.4 DOUBLE 2" x 4 'S, SPIKED TOGETHER, MAY BE USED IN LIEU OF 4" x 4" POSTS WHERE CONTAINED WITHIN WALLS UNLESS SPECIFICALLY NOTED OTHERWISE ON PLANS.

I.- FIREBLOCK, BLOCKING AND DRAFTSTOPPING:

I.1 CONCEALED WALL SPACES SHALL NOT EXCEED 8'-0" AND BLOCK AT MID-HEIGHT OF CEILING COVES, BOXED CAVES AND FLOORS, AS WELL AS SOFFITS. BLOCK AT 2'-0" O.C. BEHIND ALL SIDING. BLOCK MID-HEIGHT AT ALL WALLS TO RECEIVE STUCCO.

I.2 ALL CEILINGS SHALL BE SEALED SO THAT AIR FLOW BETWEEN ATTICS, SHAFTS, CEILINGS OR CONDITIONED AND UNCONDITIONED SPACES ARE BLOCKED. PER 2020 F.B.C. R302.12 DRAFTSTOPPING SHALL DIVIDE CONCEALED SPACES OF FLOOR/CEILING ASSEMBLIES INTO APPROXIMATELY EQUAL AREAS, NOT TO EXCEED 1000 S.F.

I.3 AIR INFILTRATION PRACTICES SHALL COMPLY WITH THE FLORIDA ENERGY CONSERVATION CODE.

J.- PLATES:

J.1 LAP TOP PLATES MINIMUM 4'-0". PROVIDE SIMPSON STRONG TIE ST (2) 16 GA. 1-1/4" x 1-5/8" AT PLATES WHERE LAPS ARE NOT POSSIBLE. INTERIOR PLATES SHALL BE BOLTED WITH APPROVED DRIVEN STUD BOLTS SHOT INTO CONCRETE AS NOTED

J.2 STUDS SHALL BE ATTACHED TO THE MUDSILL WITH (2) 20 GAUGE GALVANIZED STEEL ANCHORS FASTENED WITH A MINIMUM OF (8) 6d (4 EACH WOOD MEMBER) OR (4) 8d (2 EACH WOOD MEMBER) GALVANIZED NAILS PLACED AS RECOMMENDED BY MFG.

J.3 STUDS SHALL BE ATTACHED TO THE DOUBLE TOP PLATE WITH (2) 20 GAUGE GALVANIZED STEEL ANCHORS FASTENED WITH A MINIMUM OF (8) 6d (4 EACH WOOD MEMBER) OR (4) 8d (2 EACH WOOD MEMBER) GALVANIZED NAILS PLACED AS RECOMMENDED BY THE MANUFACTURER OR AN 18 GAUGE x 1-1/8" WIDE GALVANIZED STEEL STRAP FASTENED WITH A MINIMUM OF (4) 10d GALVANIZED STEEL NAILS IN EACH MEMBER.

K.- MUDSILL:

K.1 SILL ANCHORS SHALL BE PLACED AT EACH STUD, AND SHALL BE A MINIMUM 18 GAUGE GALVANIZED STEEL TO BE EMBEDDED IN THE CONCRETE FOUNDATION 4" WITH A HOOK. THE ANCHORS SHALL BE FASTENED TO THE MUDSILL OR STUD WITH A MINIMUM OF (4) 10d GALVANIZED NAILS PLACED AS RECOMMENDED BY THE MANUFACTURER.

K.2 ANCHOR BOLTS NOMINAL 1/2" DIAMETER STEEL A307 WITH STEEL WASHER A36, 3" x 3" x 1/4" PLATE WITH 9/16" CENTERED HOLE AND STEEL NUT SUPPLIED TO FIT BOLT BY MANUFACTURER SHALL BE PLACED A MAXIMUM OF 28" O.C. AND 12" FROM EACH CORNER, EACH OFFSET WALL AND FROM EACH SIDE OF A DOORWAY.

L.- PRESERVATIVE-TREATED LUMBER: ALL LUMBER EXPOSED TO WEATHER OR IN DIRECT CONTACT WITH STEEL OR CONCRETE SHALL BE PRESSURE TREATED PER AWPA SPECIFICATIONS WITH EITHER SODIUM BORATE (SBX) OF ALKALINE COPPER QUAT (ACQ), HAVE AN APPROVED SEPARATING MATERIAL OR HAVE A GALVANIZED ANCHOR SEAT.

M.- BUILDING PAPER: INSTALL UNDER ROOFING AND TRIM AND CAREFULLY APPLY SO AS TO FORM A WATERTIGHT MEMBRANE, EACH COURSE OF PAPER SHALL OVERLAP THE COURSE BENEATH IT 6" MINIMUM. WHERE PAPER MEETS ANY OPENING, THE PAPER SHALL BE CAREFULLY LAPPED OVER THE FRAME TO PREVENT THE PASSAGE OF WATER BEHIND THE FRAME. INSTALL SILKA KRAFT PAPER AT EXTERIOR DOORS AND WINDOW FRAMES.

N.- BEARING PARTITIONS: ALL BEARING PARTITIONS SHALL BE SECURED TO ADJACENT PARTITIONS, AND SHALL HAVE AT LEAST A DOUBLE STUD POST AT ALL ENDS. CORNERS AND EACH SIDE OF ALL WINDOW AND DOOR OPENINGS.

O.- ROOF SHEATHING: 5/8" THICK STANDARD PLYWOOD SHEATHING, EXTERIOR GLUE, CDX GRADE, 4 PLY, INDEX 24/0, APA GRADE TRADEMARKED, APPLY WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, STAGGER JOINTS.

6.02 FINISH CARPENTRY:

A.- MILLWORK: MANUFACTURER MILLWORK AND CASEWORK SHALL BE PAINT GRADE UNLESS NOTED OTHERWISE.

B.- INSTALLATION: INSTALL ALL SHELVING, CASEWORK, SILLWORK, DOORS, HARDWARE, RAILING, TRIM, COUNTERS, UTILITY BACKBOARDS AND OTHER FINISH CARPENTRY.

6.03 WOOD TRUSSES:

A.- WOOD TRUSSES: TO BE DESIGNED AND FABRICATED IN ACCORDANCE WITH THE "NATIONAL DESIGN SPECIFICATIONS FOR STRESS-GRADE LUMBER AND ITS FASTENINGS" BY THE NFPA. TRUSS DESIGN TO BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER EMPLOYED AND/OR SUBCONTRACTED BY THE WOOD TRUSS MANUFACTURER AND MEET ALL THE REQUIREMENTS OF THE F.B.C., LATEST EDITION.

B.- WOOD TRUSS CONSTRUCTION / ERECTION: SHALL CONFORM TO THE FOLLOWING.
-1. ANSI: TPI-1 "NATIONAL DESIGN STANDARD FOR METAL-PLATE-CONNECTED WOOD CONSTRUCTION."
-2. TPI-HIB "COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES."
-3. TPI-DSB "RECOMMENDED DESIGN SPECIFICATIONS FOR TEMPORARY BRACING OF METAL PLATE CONNECTED WOOD TRUSSES."

DIVISION 7.- THERMAL AND MOISTURE PROTECTION

7.01 INSULATION:

A.- INSULATION SHALL BE PROVIDED AND INSTALLED AS PER F.B.C. 2020 FLORIDA MODEL INSULATION TYPE SPECIFIED AND INSTALLED PER ENERGY CALCULATIONS AT ROOFS FRAME WALLS AND ON MASONRY UNLESS NOTED OTHERWISE. PROVIDE THERMAL INSULATION AT ALL EXTERIOR STUD WALLS, EXTENDED FULL HEIGHT OF WALLS, FITTED TIGHTLY BETWEEN STUDS. VERIFY REQUIRED INSULATION VALUES TO BE INSTALLED AGAINST FLORIDA MODEL ENERGY CODE AS SUBMITTED.

7.02 ROOF / TILE:

A.- TILE SHALL BE AS SHOWN ON DRAWINGS AS SELECTED BY ARCHITECT AS MANUFACTURED BY "HANSON" OR "MONIER" OR APPROVED EQUAL. SUBMIT ANY ALTERNATES TO ARCHITECT AND OWNER FOR APPROVAL PRIOR TO THE START OF CONSTRUCTION AND/OR THE ORDERING OF THE TILE.

B.- INSTALLATION SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS AND F.B.C.

C.- AT THE COMPLETION OF THE WORK, THE SUBCONTRACTOR SHALL FURNISH A WRITTEN ONE YEAR GUARANTEE COVERING WORKMANSHIP, MATERIALS AND REPAIRS OR REPLACEMENT OF THE SAME AT NO COST TO THE OWNER.

7.03 SHEET METAL:

A.- MEASUREMENTS: VERIFY ALL DIMENSIONS SHOWN ON DRAWINGS BY TAKING FIELD MEASUREMENTS; PROPER FIT AND ATTACHMENT ON ALL PARTS IS REQUIRED.

B.- STANDARDS: ALL WORK INCLUDED IN THIS SECTION SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE LATEST EDITION OF THE MANUAL "SUGGESTED SPECIFICATIONS FOR ARCHITECTURAL SHEET METAL WORK", PUBLISHED BY THE SHEET METAL AND AIR CONDITIONING CONTRACTOR'S NATIONAL ASSOCIATION AND THE F.B.C. LATEST EDITION.

C.- ZINC-COATED (GALVANIZED) STEEL: (CALLED "GALVANIZED IRON" HEREINAFTER AND ON DRAWINGS). CONFORM TO FEDERAL SPEC. QQ-S775A, TYPE I, CLASS 4; EITHER GALVANIZED OR BONDERIZED. ASTM A-123, COATING CLASS 1/50 OZ. PER SQ. FT.. UNLESS OTHERWISE INDICATED, ALL METAL SHALL BE 26 GAUGE.

D.- FLASHING: MINIMUM OF 26 GAUGE GALVANIZED METAL.

DIVISION 8.- DOORS AND WINDOWS

8.01 WOOD DOORS:

A.- PROVIDE 1 3/4" SOLID CORE, FLUSH FACE, PAINT GRADE, TEMPERED MASONITE-FACE DOOR AS INDICATED ON PLANS.

B.- PROVIDE 1 3/8" HOLLOW CORE, FLUSH FACE, PAINT GRADE, 6'-8" OR 8'-0" DOORS AS INDICATED ON PLANS.

C.- PROVIDE 1 3/8" PAINT GRADE, BI-FOLD DOORS AS INDICATED ON PLANS.

8.02 SLIDING GLASS DOORS: PROVIDE ALUMINUM SLIDING GLASS DOORS AS MANUFACTURED BY "PGT" OR APPROVED EQUAL WHERE SHOWN ON PLANS. FINISH SHALL BE ESP. WHITE.

8.03 GLASS: GLASS SHALL BE SIZED IN CONFORMANCE WITH F.B.C. 2020. TEMPERED GLASS SHALL BE INSTALLED WHEN REQUIRED BY THE F.B.C. 2020. ALL GLASS SHALL BE TINTED, SINGLE GLAZED.

8.04 WINDOWS: PROVIDE ALUMINUM WINDOWS WHERE SHOWN ON PLANS. GLAZED WITH TINTED GLASS TYPICAL, AS SHOWN ON APPROVED PRODUCT APPROVALS. FINISH SPECIFIED BY PRODUCT APPROVALS.

8.05 HARDWARE: THE CONTRACTOR SHALL PROVIDE A DETAIL LIST OF ALL HARDWARE MANUFACTURER AND CATALOG NUMBERS OF HARDWARE TO BE USED ON THE JOB. THIS SCHEDULE SHALL BE PREPARED BY THE HARDWARE SUPPLIER AND SUBMITTED TO THE GENERAL CONTRACTOR NOT LATER THAN 15 DAYS AFTER THE AWARDING OF THE FINISH HARDWARE CONTRACT. PROVIDE SIX COPIES FOR DISTRIBUTION.

DIVISION 9.- FINISHES

9.01 GYPSUM DRYWALL CONSTRUCTION:

A.- STANDARDS: ALL WORK SPECIFIED HEREIN SHALL BE IN ACCORDANCE WITH THE "AMERICAN STANDARD SPECIFICATIONS FOR THE APPLICATION AND FINISHING OF GYPSUM WALLBOARD", AS APPROVED BY THE AMERICAN STANDARDS ASSOCIATION, LATEST EDITION. APPLICABLE HEREOF ARE HEREBY MADE A PART OF THIS SPECIFICATION EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE CALLED FOR IN THIS SPECIFICATION, IN LOCAL CODES, OR BY THE MANUFACTURER OR THE GYPSUM WALLBOARD, WHOSE REQUIREMENTS SHALL BE FOLLOWED.

B.- GYPSUM WALLBOARD: ASTM-36 WITH RECESSED LONGITUDINAL EDGES; THICKNESS SHALL BE AS CALLED FOR ON THE DRAWINGS.

C.- NAILS: ANNULAR RINGED NAILS, ASTM C-380 1 3/8" OR 1 1/2". NAILING SHALL BE INSPECTED AND APPROVED BY THE BUILDING DEPARTMENT PRIOR TO TAPING JOINTS. GRABBER SCREW FASTENERS ARE ACCEPTABLE AS A SUBSTITUTE IN APPROPRIATE AREAS AND AS ACCEPTED BY THE F.B.C. LATEST EDITION AND LOCAL GOVERNING AGENCIES.

9.02 PLASTIC LAMINATE FINISHES:

A.- STANDARDS: NEMA PUBLICATIONS -LDI-1964, TYPE 2, CLASS I

B.- PLASTIC LAMINATE: FORMICA, WILSONART, NEVAMAR OR APPROVED EQUAL. 1/16" GENERAL PURPOSE, GRADE 10.

C.- APPLICATION: PLASTIC LAMINATE SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION. SPLASHES SHALL BE FULLY FORMED. RANGE CUTS AND COUNTERS SHALL BE SELF-EDGED.

9.03 TILE FLOORING:

A.- INSTALLATION: INSTALL ALL WORK IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND ONLY BY CONTRACTORS APPROVED BY THE MANUFACTURER. APPLY PRIMER IN ACCORDANCE WITH RECOMMENDATIONS OF THE MANUFACTURER.

9.04 SYNTHETIC COUNTER TOPS: WHERE INDICATED ON INTERIOR ELEVATIONS OR SHOP DRAWINGS, SHALL BE CULTURED MARBLE OR CORIAN WITH SPLASH. COLORS WILL BE SELECTED BY THE OWNER. ALL PULLMAN TOPS SHALL BE COVERED WITH HEAVY PAPER AND TAPED SECURELY BY INSTALLER.

9.05 PAINTING:

A.- APPLICATION:

A.1 APPLICATION OF PAINT OR OTHER COATING SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S DIRECTIONS. READY-MIXED PAINT SHALL NOT BE THINNED, EXCEPT AS PERMITTED IN THE APPLICATION INSTRUCTIONS.

A.2 ALL EXTERIOR AND INTERIOR SURFACES SHALL RECEIVE THE PAINTERS FINISH EXCEPT COLOR COORDINATED FACTORY FINISH SURFACES.

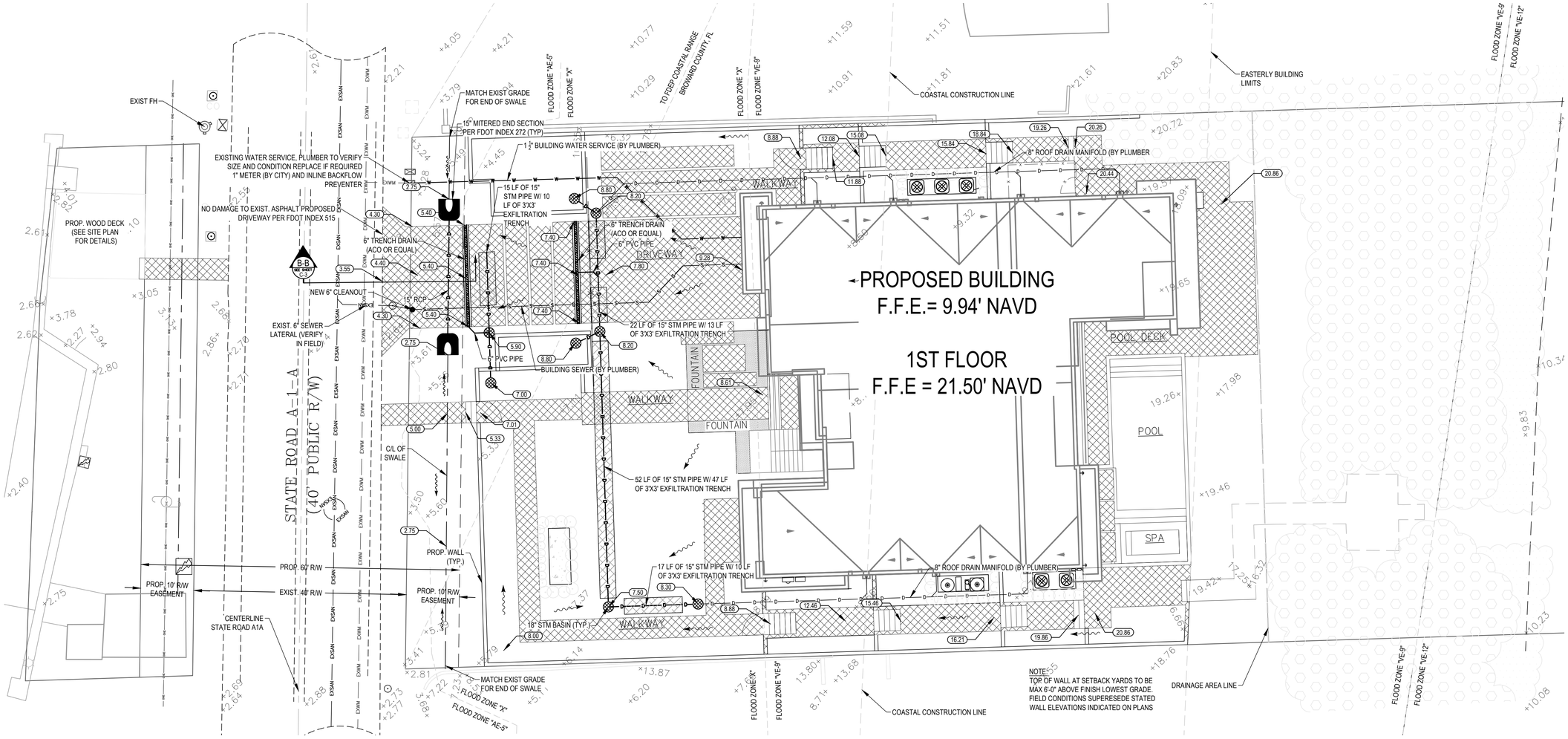
A.3 ALL SURFACES TO BE FINISHED SHALL BE CLEAN AND FREE OF FOREIGN MATERIALS (DIRT, GREASE, ASPHALT, RUST, ETC.).

A.4 APPLICATION SHALL BE IN A WORKMANLIKE MANNER PROVIDING A SMOOTH SURFACE. APPLICATION RATE SHALL BE THAT RECOMMENDED BY THE MANUFACTURER. APPLICATION MAY BE BY BRUSH OR ROLLER OR BY SPRAY IF PAINT IS FORMULATED FOR SPRAY APPLICATION.

A.5 NO "ONE-COAT" SYSTEMS ARE ACCEPTED.

B.- MATERIALS:

B.1 PAINT: DUNN-EDWARDS OR APPROVED EQUAL.
WITH



NOTES:
1. THE ELEVATIONS SHOWN ARE PASED ON THE NORTH AMERICAN VERTICAL DATUM - NAVD 88
2. PROPERTY LIES IN FLOOD ZONE (VARIES - SEE PLAN)
3. THIS PLAN IS FOR PAVING AND DRAINAGE ELEVATIONS & DETAILS AND UTILITY LOCATIONS ONLY. OR EXACT LAY-OUT, SEE SITE PLAN PREPARED BY ARCHITECT.

DRAINAGE CALCULATIONS (DRAINAGE AREA 1)
1. REQUIREMENT: RETAIN 2.5" X % IMPERVIOUS
   800 S.F. X 2.5" X 40% = 66.7 CF
2. DRAINFIELD PROVIDED:
   H2 = 3' W = 3'
   DU = 2.5 K = 1.5 X 10-4
   DS = 0.5 L = 10'

A. VOLUME STORED IN TRENCH
   V (C.F.) = 0.5 x W x DU x L = 37 CF

B. VOLUME EXFILTRATED
   V (C.F.) = 3600 K L (H2W + 2H2DU - DU^2 + 2H2DS)
   = 3600 (1.5X10^-4) (10) (3x3 + 2(3)2.5 - 2.5^2 + 2(3)0.5) = 112 CF

TOTAL = 149 CF

DRAINAGE CALCULATIONS (DRAINAGE AREA 2)
1. REQUIREMENT: RETAIN 2.5" X % IMPERVIOUS
   12,500 S.F. X 2.5" X 60% = 1,563 CF
2. DRAINFIELD PROVIDED:
   H2 = 5' W = 3'
   DU = 4.5 K = 1.5 X 10-4
   DS = 0 L = 75'

A. VOLUME STORED IN TRENCH
   V (C.F.) = 0.5 x W x DU x L = 506 CF

B. VOLUME EXFILTRATED
   V (C.F.) = 3600 K L (H2W + 2H2DU - DU^2 + 2H2DS)
   = 3600 (1.5X10^-4) (75) (5x3 + 2(5)4.5 - 4.5^2 + 2(5)0) = 1,609 CF

TOTAL = 2,115 CF

NOTES
1. ALL ELEVATIONS REFER TO NAVD '88.
2. CONTRACTOR IS ADVISED THAT THE EXISTING UTILITIES SHOWN ARE BASED ON SURVEY AND ASBUILT DATA AVAILABLE AT TIME OF DESIGN.
3. CONTRACTOR TO POTHOLE & LOCATE ALL EXISTING UTILITIES PRIOR TO SUBMITTAL OF SHOP DRAWINGS OR COMMENCEMENT OF CONSTRUCTION. PROVIDE WRITTEN CONFIRMATION/DIAGRAMS OF ALL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION OR ANTICIPATED CONSTRUCTION (HORIZONTAL & VERTICAL LOCATIONS, PIPE SIZES, ETC.)
4. IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT AND SUPPORT THESE EXISTING UTILITIES AND MAINTAIN CONTINUOUS SERVICE OF ALL UTILITIES PARTICULARLY WATER AND SEWER DURING THE ENTIRE COURSE OF CONSTRUCTION.

F.D.O.T. NOTES:

1. All materials and construction within the FDOT right-of-way shall conform to the FDOT Roadway and Traffic Design Standards (2010 Edition). Standard Specifications (1-1-2012) and the supplements thereto.
2. The applicant's engineer responsible for construction inspection shall insure that the maintenance of the traffic plan (MOT) for the project is in accordance with the applicable FDOT index numbers (600 series) and these documents: The Manual on Uniform Traffic Control Devices for Streets and Highways (U.S. Department of Transportation, FHWA).
3. At the end of each work period, any drop-off in the area adjacent to the travel way of the State Road shall be backfilled in accordance with Standard Index 600 or shall be otherwise protected with temporary barrier wall at the contractor's expense.
4. If the permit work is on a roadway that has been selected as a hurricane or disaster evacuation route, the applicant, at the pre-construction conference is required to present, as part of the work plan, an emergency functional restoration plan to address eventualities such as hurricanes.
5. The contractor must call the appropriate county traffic engineering division having jurisdiction over the project at least 48 hours before any exaction within the FDOT right-of-way to determine the location of the existing traffic signal interconnect cable.
6. The location of existing utilities shown is approximate only. The contractor shall determine the exact location during construction. Relocation of utilities shall be coordinated with utility companies after identification of conflict by contractor. Contractor will notify engineer in advance before any relocation.
7. Before permit approval and construction of this project, the applicant must contact the Florida Department of Transportation Local Maintenance Office to schedule a pre-construction meeting.
8. The applicant at the earliest convenient time shall notify in writing all right-of-way users affected by the construction of this project.
9. All MOT lane closure signs shall be covered when lanes are not closed. No lanes are to be closed except at times prescribed by the Department.
10. Limerock base shall be a minimum of 12" and compacted in 6" lifts to 98 maximum density according to AASHTO-180. Construction to conform to Section 200. Base to be primed after compaction.
11. Stabilized subgrade - minimum 12" thick and compacted to 98 maximum density according to AASHTO-180. Material to have minimum L.B.R. of 40 and conform to Section 160.
12. Remove all muck, overburden, and root material to the right-of-way line, and backfill to the required subgrade with clean, granular material in maximum 6" lifts compacted to 100 of maximum density in accordance with AASHTO T99-C specifications, and each lift tested before placing next lift.
13. Sodding shall be in accordance with Section 575.
14. All curb cut ramps must face in the direction of pedestrian travel.
15. Specify the alphanumeric identification for the curb cut ramps per Standard Index 304. A copy of the appropriate detail(s) must be shown on the plans.
16. FLAGGERS MUST BE PRESENT DURING THE INGRESS AND EGRESS OF CONSTRUCTION VEHICLES TO AND FROM THE PROJECT SITE. WARNING SIGNS MUST BE ERECTED ADVISING MOTORIST OF TRUCKS ENTERING THE HIGHWAY.

NOTES:

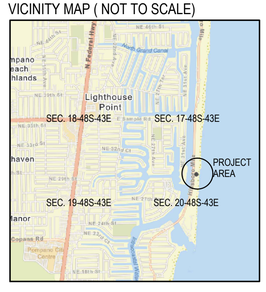
GENERAL
1- ALL CONSTRUCTION, MATERIALS AND INSPECTIONS SHALL COMPLY WITH CURRENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF HILLSBORO BEACH, BROWARD COUNTY ENGINEERING DIVISION'S "MINIMUM STANDARDS", AND FLORIDA DEPARTMENT OF TRANSPORTATION, WHERE APPLICABLE.
2- LOCATION OF EXISTING UTILITIES ON THE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL LOCATE AND EXPOSE PRIOR TO CONSTRUCTION ALL EXISTING UTILITIES TO BE CONNECTED TO AND BRING TO THE ATTENTION OF THE ENGINEER ANY DEVIATIONS FROM THAT AS SHOWN ON THE PLANS.
3- ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD 88).
4- ALL UTILITIES AND DRAINAGE INSTALLATIONS UNDER PROPOSED PAVEMENT SHALL BE COMPLETED PRIOR TO COMMENCING PAVEMENT SUB-GRADE CONSTRUCTION.
5- CONTRACTOR SHALL MAINTAIN A CURRENT SET OF CONSTRUCTION PLANS ON THE JOB SITE AT ALL TIMES.

PAVING
1- REMOVE MUCK, OVERBURDEN AND ROOT MATERIAL WITHIN 10 FEET OF ANY EDGE OF PAVEMENT OR BUILDING. BACKFILL TO REQUIRED SUB-GRADE WITH CLEAN, GRANULAR MATERIAL IN MAXIMUM 12 INCH LIFTS, COMPACTED TO 98% MAXIMUM DENSITY AS DETERMINED BY AASHTO-T-180.
2- STABILIZED SUB-GRADE (MINIMUM L.B.R. 40) SHALL BE COMPACTED TO 98% MAXIMUM DENSITY AS DETERMINED BY AASHTO-T-180.
3- LIMEROCK BASE SHALL MEET FLORIDA D.O.T. STANDARD SPECIFICATIONS, SECTION 911, AND INSTALLED PER SECTION 200. DENSITY TESTS SHALL BE TAKEN AT A MINIMUM OF EVERY 5,000 S.F. FOR EACH LIFT WITH COPIES TO THE ENGINEER FOR APPROVAL. LIMEROCK BASE TO BE PRIMED IN ACCORDANCE WITH SECTION 300. BASE SHALL HAVE A COMPACTED THICKNESS AS SPECIFIED ON THE PLAN BUT IN NO CASE LESS THAN 6 INCHES.

DRAINAGE
1- DRAINAGE PIPE SHALL BE ONE OF THE FOLLOWING:
   A) CORRUGATED POLYETHYLENE PIPE (P.E.) FABRICATED TO ASTM 405 AND AASHTO-M294. PIPE SHALL BE ADS N-12, OR APPROVED EQUAL.
   B) HELICAL CORRUGATED ALUMINUM (C.A.P.) FABRICATED TO ASTM B209 AND AASHTO-196. PIPE SHALL HAVE 2-2/3" X 1/2" CORRUGATIONS AND SHALL HAVE A MINIMUM THICKNESS OF:
      1) 24" AND SMALLER - 16 GAUGE
      2) OVER 24" - 14 GAUGE.
   PIPE COUPLING BANDS SHALL BE SPLIT BANDS OF THE SAME ALLOY AS THE PIPE. POLYURETHANE OR OTHER MANUFACTURED SUPPLIED SEALANT SHALL BE USED WITH THE COUPLINGS. THE BANDS SHALL BE A MINIMUM OF 12 INCHES WIDE.
2- ALL CONCRETE USED SHALL DEVELOP A MINIMUM OF 3000 P.S.I. COMPRESSIVE STRENGTH AT 28 DAYS.

LEGEND
- EXISTING WATERMAIN — EXWM
- EXISTING SANITARY SEWER — EXSAN
- EXISTING STORM DRAINAGE — EXSTM
- PROPOSED STORM DRAINAGE LINE W/ STORM STRUCTURE
- PROPOSED RAINWATER W/ YARD DRAIN & WYE & CLEANOUT
- PROPOSED SANITARY SEWER — S
- PROPOSED WATER SERVICE — W
- PROPOSED PAVERS

VICINITY MAP (NOT TO SCALE)



NORTH

0 2 5 10 20 30

SCALE: 1" = 10'

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LONGARO RESIDENCE

961 HILLSBORO MILE.
HILLSBORO BEACH
FLORIDA 33062

APPROVED BY:
GABRIEL BURDEN LICENSE NO. 75425 STATE OF FLORIDA PROFESSIONAL ENGINEER
Gabriel D Burden
Digitally signed by Gabriel D Burden
Date: 2022.03.03 15:58:04 -05'00'

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Gabriel Burden, P.E.
Florida License No. 75425

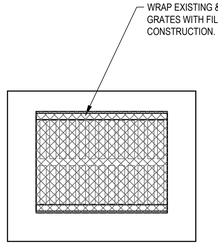
CDI PROJECT NO.
21700-01

DATE:	10/5/2021
DESIGNED:	GB
DRAWN:	GB

NO.	DATE	REVISION DESCRIPTION

CIVIL ENGINEERING PLAN

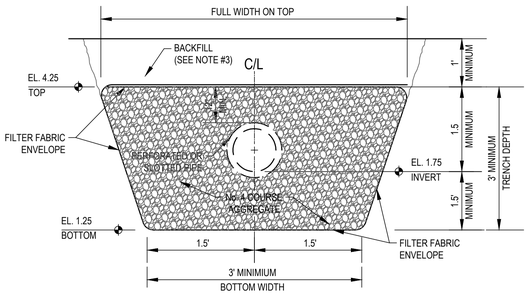
C-1



NOTES:

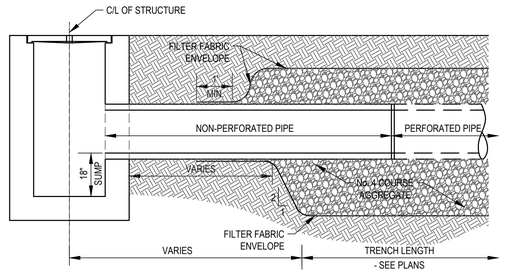
1. PROTECT ALL EXISTING AND PROPOSED INLETS DURING CONSTRUCTION.
2. SWEEP ROADS AND CONSTRUCTION SITE PERIODICALLY TO REMOVE CONSTRUCTION DEBRIS AND SEDIMENT.
3. STORM DRAINAGE TO BE SEDIMENT AND SILT FREE DURING CONSTRUCTION AND AT FINAL SITE WALK THROUGH.

N.T.S.	DETAIL
INLET PROTECTION	1



CROSS SECTION

N.T.S



LONGITUDINAL SECTION

N.T.S

GENERAL NOTES:

1. CONFORM WITH ALL REQUIREMENTS OF FDOT INDEX NO. 285 EXCEPT AS SHOWN ON OR MODIFIED BY THIS DETAIL AND THESE GENERAL NOTES.
2. FILTER FABRIC SHALL BE "MIRAFI" TYPE 160N, AND SHALL CONFORM WITH SECTION 985 OF THE FDOT SPECIFICATIONS. ALL FILTER FABRIC JOINTS SHALL LAP A MINIMUM OF TWO (2) FEET.
3. PROVIDE CLEAN SAND BACKFILL ABOVE EXFILTRATION TRENCH LOCATED UNDER GRASSED AREAS. PROVIDE SELECT BACKFILL IN ACCORDANCE WITH SECTION 443 OF THE FDOT SPECIFICATIONS ABOVE EXFILTRATION TRENCH LOCATED UNDER ROADWAY PAVEMENT OR DRIVEWAY PAVEMENT.

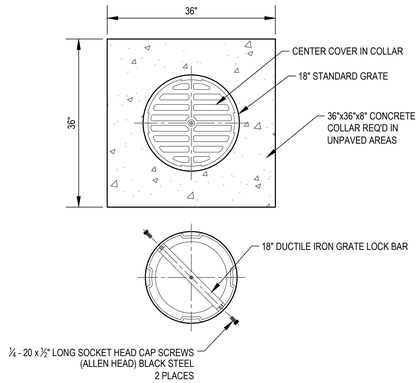
EROSION AND SEDIMENT CONTROL NOTES:

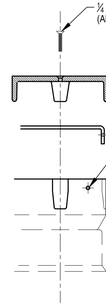
1. CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO MINIMIZE RUN-OFF FROM THE PROJECT DURING CONSTRUCTION TO ADJACENT PROPERTIES AND STREET RIGHT-OF-WAYS BY INSTALLING A SILT FENCE INSTALLED PER F.D.O.T. INDEX 102.

2. EXISTING CATCH BASINS IN STREET RIGHT-OF-WAYS WITHIN 100 FEET OF PROJECT LIMITS SHALL BE PROTECTED WITH BALED HAY BARRIERS PER F.D.O.T. INDEX 102 OR OTHER ACCEPTABLE METHODS. EXISTING CATCH BASINS NOTED SHALL BE CLEANED AFTER CONSTRUCTION OF PROJECT.

3. CONTRACTOR SHALL MAINTAIN ADJACENT STREETS AND SWALES IN A CLEAN AND DEBRIS-FREE CONDITION.

4. CONTRACTOR SHALL INSTALL TEMPORARY TRUCK WASH STATION ADJACENT TO PROJECT ENTRANCE CONSISITING OF MIN. 12' x 24' AREA FILLED WITH 6" 1-½" STONE AND WATER SOURCE.





NOTES:

1. USE NYOPLAST INLET & INLET GRATES OR EQUAL SEE DRAWING NO. 7001-110-194 AND 7001-110-038 FOR REFERENCE DIMENSIONS ARE FOR REFERENCE ONLY.
2. ACTUAL DIMENSIONS MAY VARY.
3. DIMENSIONS ARE IN INCHES.
4. GRATE HAS LIGHT DUTY RATING.
5. QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05.
6. PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT.
7. SIZE OF OPENING MEETS REQUIREMENTS OF AMERICAN DISABILITY ACT AS STATED IN FEDERAL REGISTER PART III, DEPARTMENT OF JUSTICE, 28 CFR PART 36.

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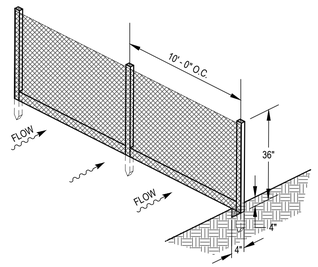
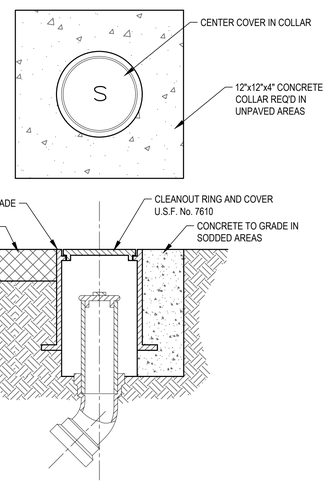
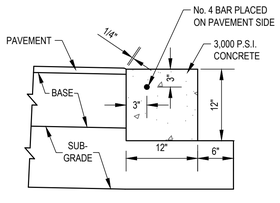
DATE 3-3-06	DUCTILE IRON		
REVISED BY EBC			
DATE 3-13-10			



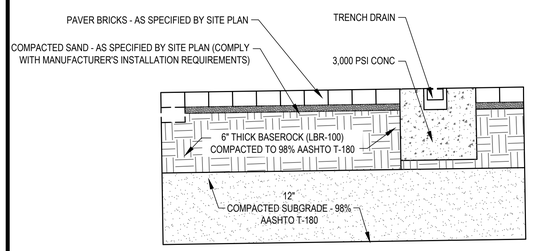
NOTES

1. MESH TO BE BENT, LAID FLAT ON BOTTOM OF TRENCH AND BACKFILLED.
2. POSTS TO BE DRIVEN A MINIMUM OF TWO (2) FEET INTO THE GROUND.
3. SILT FENCE TO BE PLACED ALL AROUND CLEARING PERIMETERS.





N.T.S.	DETAIL
TYPICAL HEADER CURB	3



N.T.S.	DETAIL
TRENCH DRAIN WITH PAVER BRICK	4

N.T.S.	DETAIL
TYPICAL YARD DRAIN GRATE	5

N.T.S.	DETAIL
TYPICAL FILTER FABRIC FENCE	6

N.T.S.	DETAIL
CLEANOUT DETAIL	7

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HILLSBORO BEACH
FLORIDA 33062

APPROVED BY:
GABRIEL BURDEN LICENSE NO. 75425 STATE OF FLORIDA PROFESSIONAL ENGINEER

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Gabriel Burden, P.E.
Florida License No. 75425

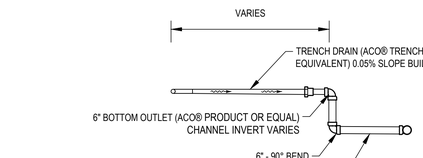
CDI PROJECT NO.
21700-01

DATE:	10/5/2021
DESIGNED:	GB
DRAWN:	GB

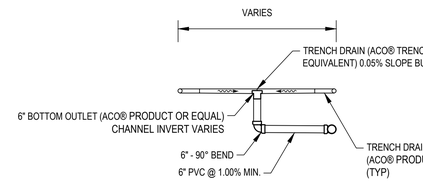
NO.	DATE	REVISION DESCRIPTION
1	11/3/20	PBCWUD REVISION

CIVIL ENGINEERING DETAILS

C-2



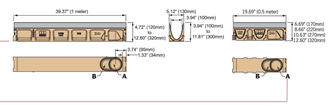
(END CONNECTION DETAIL)



(BOTTOM CONNECTION DETAIL)

N.T.S.	DETAIL
TYPICAL TRENCH DRAIN	8

Meter channels



Half meter channels

6 in. Sch. 40 inlet/outlet caps

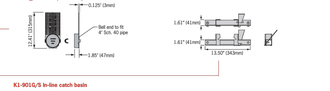
Outlet flow rates

Channels				
Outlet	Size (Sch 40)	Invert in.	GPM	CFS
A	K1/2D - 4" round	3.94"	108	0.24
A	K1.4D - 4" round	11.81"	197	0.42
B	K1/2D - 6" oval	3.94"	177	0.39
B	K1.4D - 6" oval	11.81"	306	0.68
C	K1/2D - 4" round	7.87"	132	0.29
C	K1.4D - 4" round	11.81"	171	0.38
D	K1.3D - 6" oval	9.84"	233	0.52
D	K1.4D - 6" oval	11.81"	264	0.59

Catch basins	K1-901G/S			K1-621G/S			K1-631G/S		
Outlet	Size (Sch 40)	Invert in.	GPM	CFS	Invert in.	GPM	CFS	Invert in.	GPM	CFS
a	4" round	20.68"	235	0.52	21.29"	239	0.53	33.29"	305	0.68
b	4" round	27.17"	273	0.61	27.79"	276	0.62	39.79"	335	0.75
c	4" round	18.99"	224	0.50	19.29"	229	0.51	31.72"	297	0.66
d	4" round	27.17"	602	1.34	27.79"	610	1.36	39.79"	743	1.66
e	4" round	19.30"	226	0.50	19.84"	230	0.51	31.84"	297	0.66
f	4" round	26.67"	265	0.59	26.34"	269	0.60	38.34"	328	0.73
g	6" round	19.99"	505	1.12	20.62"	514	1.15	32.62"	667	1.49
h	4" round	19.36"	227	0.51	20.07"	231	0.52	32.07"	299	0.67
i	6" round	27.30"	604	1.35	27.76"	609	1.36	39.76"	743	1.65
j	6" round	26.43"	269	0.60	27.03"	273	0.61	39.19"	332	0.74
k	6" round	26.43"	593	1.32	27.19"	602	1.34	39.19"	737	1.64
l	6" round	27.30"	1051	2.34	27.76"	1061	2.36	39.76"	1302	2.90
m	6" round	25.85"	586	1.30	26.28"	591	1.32	38.28"	728	1.62
n	6" round	18.50"	222	0.49	19.07"	225	0.50	31.07"	294	0.65
o	4" round	25.30"	263	0.59	25.86"	266	0.59	37.86"	326	0.73

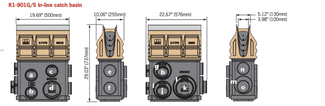
Note: These are flow rates at specified catch basin INVERT channel inlets.
Catch basin flow rates without trash bucket - using trash bucket reduces flow.

Closing/4 in. inlet/outlet cap

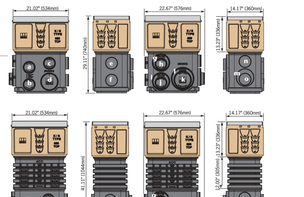


Installation device

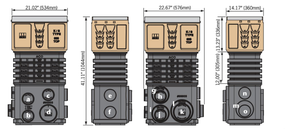
K1-901G/S In-line catch basin



K1-621G/S catch basin



K1-631G/S catch basin



ACO DRAIN

K100/KS100 Parts table

Part No		Invert Depth		Overall Depth		Vol	Wgt
K100	KS100	Inches	mm	Inches	mm	Gal	lbs
K1-00 Constant depth channel - 39.37" (1m) *	**74041**	**74641**	**3.94**	**3.94**	**100**	**100**	**4.72**	**4.72**	**120**	**120**	**1.96**	**28.1**
K1-1 Sloped channel - 39.37" (1m)	74001	74601	3.94	4.13	100	105	4.72	4.92	120	125	1.99	28.1
K1-2 Sloped channel - 39.37" (1m)	74002	74402	4.13	4.33	105	110	4.92	5.12	125	130	2.04	28.9
K1-3 Sloped channel - 39.37" (1m)	74003	74403	4.33	4.53	110	115	5.12	5.31	130	135	2.13	29.7
K1-4 Sloped channel - 39.37" (1m)	74004	74404	4.53	4.72	115	120	5.31	5.51	135	140	2.23	30.5
K1-5 Sloped channel - 39.37" (1m)	74005	74405	4.72	5.31	120	135	5.51	6.10	140	155	2.43	31.2
K1-6 Sloped channel - 39.37" (1m)	74006	74406	4.92	5.51	125	140	5.71	6.30	145	160	2.63	32.1
K1-7 Sloped channel - 39.37" (1m)	74007	74407	5.12	5.31	130	135	5.91	6.10	150	155	2.54	32.9
K1-8 Sloped channel - 39.37" (1m)	74008	74408	5.31	5.91	135	150	6.10	6.30	155	160	2.69	33.7
K1-9 Sloped channel - 39.37" (1m)	74009	74409	5.51	5.71	140	145	6.30	6.50	160	165	2.75	34.5
K1-10 Sloped channel - 39.37" (1m) *	74010	74410	5.71	5.91	145	150	6.50	6.69	165	170	2.86	35.3
K1-010 Constant depth channel - 39.37" (1m)	**74043**	**74643**	**5.91**	**5.91**	**150**	**150**	**6.69**	**6.69**	**170**	**170**	**2.85**	**35.3**
K1-010G Constant depth channel - 19.69" (0.5m)	**74044**	**74644**	**5.91**	**5.91**	**150**	**150**	**6.69**	**6.69**	**170**	**170**	**1.43**	**18.3**
K1-11 Sloped channel - 39.37" (1m)	74011	74411	5.91	6.10	150	155	6.69	6.89	170	175	2.92	36.2
K1-12 Sloped channel - 39.37" (1m)	74012	74412	6.10	6.30	155	160	6.89	7.09	175	180	3.08	36.9
K1-13 Sloped channel - 39.37" (1m)	74013	74413	6.30	6.50	160	165	7.09	7.28	180	185	3.19	37.7
K1-14 Sloped channel - 39.37" (1m)	74014	74414	6.50	6.69	165	170	7.28	7.48	185	190	3.30	38.5
K1-15 Sloped channel - 39.37" (1m) *	74015	74415	6.69	6.89	170	175	7.48	7.68	190	195	3.42	39.3
K1-16 Sloped channel - 39.37" (1m) *	74016	74416	6.89	7.09	175	180	7.68	7.87	195	200	3.53	40.1
K1-17 Sloped channel - 39.37" (1m) *	74017	74417	7.09	7.28	180	185	7.87	8.07	200	205	3.64	40.9
K1-18 Sloped channel - 39.37" (1m) *	74018	74418	7.28	7.48	185	190	8.07	8.27	205	210	3.75	41.7
K1-19 Sloped channel - 39.37" (1m) *	74019	74419	7.48	7.68	190	195	8.27	8.46	210	215	3.86	42.5
K1-20 Sloped channel - 39.37" (1m) *	74020	74420	7.68	7.87	195	200	8.46	8.66	215	220	3.98	43.4
K1-020 Constant depth channel - 39.37" (1m) *	**74045**	**74445**	**7.87**	**7.87**	**200**	**200**	**8.66**	**8.66**	**220**	**220**	**3.97**	**43.4**
K1-020G Constant depth channel - 19.69" (0.5m) *	**74046**	**74446**	**7.87**	**7.87**	**200**	**200**	**8.66**	**8.66**	**220**	**220**	**1.98**	**20.5**
K1-21 Sloped channel - 39.37" (1m) *	74021	74421	8.07	8.27	205	210	8.86	9.06	225	230	4.09	44.2
K1-22 Sloped channel - 39.37" (1m) *	74022	74422	8.27	8.46	210	215	9.06	9.25	230	235	4.20	45.0
K1-23 Sloped channel - 39.37" (1m) *	74023	74423	8.27	8.46	210	215	9.06	9.25	230	235	4.32	45.8
K1-24 Sloped channel - 39.37" (1m) *	74024	74424	8.46	8.66	215	220	9.25	9.45	235	240	4.42	46.6
K1-25 Sloped channel - 39.37" (1m) *	74025	74425	8.66	8.86	220	225	9.45	9.65	240	245	4.54	47.4
K1-26 Sloped channel - 39.37" (1m) *	74026	74426	8.86	9.06	225	230	9.65	9.84	245	250	4.66	48.2
K1-27 Sloped channel - 39.37" (1m) *	74027	74427	9.06	9.25	230	235	9.84	10.04	250	255	4.77	49.0
K1-28 Sloped channel - 39.37" (1m) *	74028	74428	9.25	9.45	235	240	10.04	10.24	255	260	4.89	49.8
K1-29 Sloped channel - 39.37" (1m) *	74029	74429	9.45	9.65	240	245	10.24	10.43	260	265	5.00	50.6
K1-30 Sloped channel - 39.37" (1m) *	74030	74430	9.65	9.84	245	250	10.43	10.63	265	270	5.11	51.4
K1-030 Constant depth channel - 39.37" (1m) *	**74047**	**74447**	**9.84**	**9.84**	**250**	**250**	**10.63**	**10.63**	**270**	**270**	**5.10**	**51.4**
K1-030G Constant depth channel - 19.69" (0.5m) *	**74048**	**74448**	**9.84**	**9.84**	**250**	**250**	**10.63**	**10.63**	**270**	**270**	**2.55**	**24.0**
K1-31 Sloped channel - 39.37" (1m) *	74031	74431	9.84	10.04	250	255	10.63	10.83	270	275	5.23	52.2
K1-32 Sloped channel - 39.37" (1m) *	74032	74432	10.04	10.24	255	260	10.83	11.02	275	280	5.34	53.0
K1-33 Sloped channel - 39.37" (1m) *	74033	74433	10.24	10.43	260	265	11.02	11.22	280	285	5.45	53.8
K1-34 Sloped channel - 39.37" (1m) *	74034	74434	10.43	10.63	265	270	11.22	11.42	285	290	5.56	54.6
K1-35 Sloped channel - 39.37" (1m) *	74035	74435	10.63	10.83	270	275	11.42	11.61	290	295	5.68	55.4
K1-36 Sloped channel - 39.37" (1m) *	74036	74436	10.83	11.02	275	280	11.61	11.81	295	300	5.79	56.2
K1-37 Sloped channel - 39.37" (1m) *	74037	74437	11.02	11.22	280	285	11.81	12.01	300	305	5.91	57.0
K1-38 Sloped channel - 39.37" (1m) *	74038	74438	11.22	11.42	285	290	12.01	12.20	305	310	6.02	57.9
K1-39 Sloped channel - 39.37" (1m) *	74039	74439	11.42	11.61	290	295	12.20	12.40	310	315	6.13	58.7
K1-40 Sloped channel - 39.37" (1m) *	74040	74440	11.61	11.81	295	300	12.40	12.60	315	320	6.25	59.5
K1-040 Constant depth channel - 39.37" (1m) *	**74049**	**74449**	**11.81**	**11.81**	**300**	**300**	**12.60**	**12.60**	**320**	**320**	**6.24**	**59.5**
K1-040G Constant depth channel - 19.69" (0.5m) *	**74050**	**74450**	**11.81**	**11.81**	**300**	**300**	**12.60**	**12.60**	**320**	**320**	**3.12**	**27.5**
K1-304E 6" inlet cap	96839	96844	9.84	9.84	250	250	11.02	11.02	280	280	-	5.2
K1-306E 6" outlet cap	96840	96845	9.84	9.84	250	250	11.02	11.02	280	280	-	5.0
K1-404E 6" inlet cap	96834	96846	11.81	11.81	300	300	12.99	12.99	330	330	-	6.0
K1-406E 6" outlet cap	96836	96847	11.81	11.81	300	300	12.99	12.99	330	330	-	5.8
Universal end 6" inlet/outlet cap	96822		11.81	11.81	300	300	12.40	12.40	315	315	-	0.4
Trash bucket - plastic with bottom knockout	95140										-	1.1
4" oval to 6" round outlet adapter	95140										-	0.3
Installation device	97477		-	-	-	-	-	-	-	-	-	2.8
Grate removal tool	01318		-	-	-	-	-	-	-	-	-	0.3
QuickLok™ locking bar	02899		-	-	-	-	-	-	-	-	-	0.1

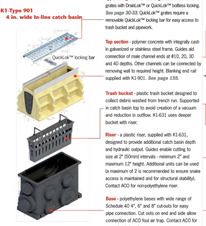
Notes:
1. K100 has a galvanized steel edge rail for general use. KS100 has a grade 304 stainless steel edge rail for use where increased aesthetics or corrosion resistance is required.
2. KlassikDrain is sold as channel only. Choose appropriate grate from pages 30-33.
3. Preformed 4" dia. & 6" oval drillouts cast on underside of certain channels (D1. 5, 10, 010, 0103, 15, 20, 020, 0203, 25, 30, 030, 0303, 35, 40, 040, 0403).
4. Closing/4" outlet closing cap can be cut down to suit all channels.
5. Catch basin details on page 29.
6. Debris strainer details for 4" dia. outlet on page 103.

Polymer concrete catch basins

Polymer concrete catch basins are used either as standalone area drains or most commonly as the outlet to a trench run. They provide the highest hydraulic output and allow easy access to the pipe system for maintenance.

The Type 901 provides an in-line catch basin (same width and visually indistinguishable from the trench run) and the Series 600 is 12" wide and provides a greater hydraulic output.

K1-Type 901
4 in. wide in-line catch basin



K1 Series 600
12 in. wide catch basin

Series 600 grates - choice of grates to match/complement channel with DrainLok™ or QuickLok™ boltless locking. See page 52-53.

Type 900 grates - choice of grates to match channel grates with DrainLok™ or QuickLok™ boltless locking. See page 30-33. DrainLok™ grates require a removable QuickLok™ locking bar for easy access to trash bucket and pipework.

Top section - polymer concrete with integrally cast in galvanized or stainless steel frame. Guides aid connection of male channel ends at K10, 20, 30 and 40 depths. Other channels can be connected by removing wall to required height. Blanking end rail supplies with K1-901. See page 235.

Trash bucket - plastic trash bucket designed to collect debris washed from trench run. Supported in catch basin top to avoid creation of a vacuum and reduction in outflow. K1-631 uses deeper bucket with riser.

Riser - a plastic riser, supplied with K1-631, designed to provide additional catch basin depth and hydraulic output. Guides enable cutting to size at 2" (50mm) intervals - minimum 2" and maximum 12" height. Additional units can be used (a maximum of 2 is recommended to ensure snake access is maintained or structural stability). Contact ACO for non-polyethylene riser.

Base - polyethylene bases with wide range of Schedule 40 4", 6" and 8" outlets for easy pipe connection. Cut outs on end and side allow connection of ACO foul air trap. Contact ACO for non-polyethylene bases.

Parts table - K100 Catch basins	Part No.		Volume Callons*	Weight lbs
	K100	K1100		
K1-901 in-line catch basin - 19.69" (0.5m)	94608	94609	12.5	52.6
K1-621 catch basin - 19.69" (0.5m)	94617	94618	24.9	55.8
K1-631 catch basin - 19.69" (0.5m)	94631	94632	34.7	65.8
Series 600 optional riser	99902		9.8	10.0
Foul air trap - fits both 901 & 600 basins	90854			1.2

* Volume is up to grate seat and without trash bucket.

ACO DRAIN

Available K100/KS100 DrainLok™ grates

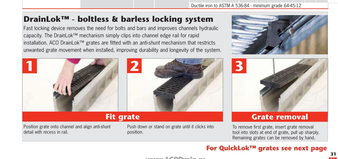
Description	Part No.	Length inches (m)	Slot Size inches	Intake area sq. in.	Wgt lbs						
A 15 Load Class A - 3,500lbs - EN 1433 — 70psi — Pedestrian											
Perforated steel											
Type 4110 - galvanized	12656	39.37" (1.0m)		28.3	6.3						22.6
Type 4120 - galvanized	12657	19.69" (0.5m)	0.25 dia.	14.1	3.2	DL	✓	✓	✓	✓	
Type 4510 - stainless*	12664	39.37" (1.0m)		28.3	6.3						29.6
Type 4530 - stainless*	12665	19.69" (0.5m)		14.1	3.2						
* Grade 304 stainless steel											
Slotted steel											
Type 4200 - galvanized	12610	39.37" (1.0m)		35.2	5.9						27.4
Type 4210 - galvanized	12611	19.69" (0.5m)	0.38 x 1.46 avg	17.6	3.0	DL	✕	✕	✕	✓	
Type 4500 - stainless*	12640	39.37" (1.0m)		35.2	2.9						29.9
Type 4520 - stainless*	12641	19.69" (0.5m)		17.6	3.0						
* Grade 304 stainless steel											
Longitudinal plastic											
Type 4940 - black	99575										
Type 4950 - gray	99576	19.69" (0.5m)	1.76 x 0.34	27.4	1.8	DL	✓	✕	✕	✓	52.5
Type 4960 - tan	99577		Polypropylene								
B 15 Load Class B - 28,000lbs - EN 1433 — 581psi — Light duty											
Longitudinal stainless steel											
Type 4470 - stainless	142215	39.37" (1.0m)		93.7	8.0						51.3
Type 4480 - stainless	142216	19.69" (0.5m)	1.61 x 0.24	46.9	4.0	DL	✓	✓	✓	✓	
Grade 304 stainless steel											
Longitudinal galvanized steel											
Type 4380 - galvanized	132555	39.37" (1.0m)		66.0	10.0						42.3
Type 4370 - galvanized	132550	19.69" (0.5m)	1.15 x 0.3	33.0	4.2	DL	✓	✓	✕	✓	
C 15 Load Class C - 56,000lbs - EN 1433 — 1,162psi — Commercial vehicle											
Slotted plastic											
Type 4520 - black**	132720										86.4
Type 4970 - gray	132266	19.69" (0.5m)	0.3 x 1.69 avg	22.2	2.2	DL	✕	✓	✕	✓	35.6
Type 4980 - tan	132712										35.6
			Polypropylene	** Microgrip texture (black only)							
Slotted steel											
Type 4250 - galvanized	12614	39.37" (1.0m)		35.2	8.8						27.4
Type 4260 - galvanized	12615	19.69" (0.5m)	0.38 x 1.46 avg	17.6	4.4	DL	✕	✕	✕	✓	
Type 4550 - stainless*	12644	39.37" (1.0m)		35.2	8.8						29.9
Type 4570 - stainless*	12645	19.69" (0.5m)		17.6	4.4						
* Grade 304 stainless steel											

Key
- Locking mechanism
- Heel safe equal or less than 0.25" (6.5mm) **(Page 140)**
- Compliant with Americans with Disabilities Act of 1990 Section 4.5.4 **(Page 140)**
- Bicycle Safe compliant to Australian Standard AS 3996 - 2006 **(Page 140)**
- ASME A112.6.3 - 2001 Heel resistant less than 0.31" (8mm) **(Page 140)**
- Activ8g grates - BPN over 24 **(Page 140)**

Description	Part No.	Length inches (m)	Slot Size inches	Intake area sq. in.	Wgt lbs						
C 15 Load Class C - 56,000lbs - EN 1433 — 1,162psi — Commercial vehicle											
Perforated steel											
Type 4110 - galvanized	12656	39.37" (1.0m)		28.3	11.3						22.6
Type 4130 - galvanized	12657	19.69" (0.5m)	0.25 dia.	14.1	5.7	DL	✓	✓	✓	✓	
Type 4650 - stainless*	12654	39.37" (1.0m)		28.3	11.3						29.6
Type 4660 - stainless*	12655	19.69" (0.5m)		14.1	5.7						
* Grade 304 stainless steel											
Mesh steel											
Type 4050 - galvanized	132880										
Type 4060 - galvanized	132881	39.37" (1.0m)									52.1
Type 4300 - stainless*	132882	19.69" (0.5m)	1.20 x 0.50	121.1	7.8	DL	✓	✕	✕	✓	
Type 4310 - stainless*	132883			58.0	3.5						41.3
* Grade 304 stainless steel											
Slotted iron											
Type 460D - iron	12670	19.69" (0.5m)	0.47 x 1.58 avg	28.3	10.1	DL	✕	✕	✕	✓	35.6
Ductile iron to ASTM A 536.84 - minimum grade 64-45-12											
Longitudinal iron											
Type 476D - iron	142171	19.69" (0.5m)	2.1 x 0.24	22.6	7.0	DL	✓	✓	✓	✓	25.8
Ductile iron to ASTM A 536.84 - minimum grade 64-45-12											
Wave iron											
Type 480D - iron	99578	19.69" (0.5m)	0.27 x 2.4 avg	27.0	8.0	DL	✓	✓	✕	✓	26.6
Ductile iron to ASTM A 536.84 - minimum grade 64-45-12											

DrainLok™ - boltless & barless locking system

Fast locking device removes the need for bolts and bars and improves channels hydraulic capacity. The DrainLok™ mechanism simply clips into channel edge rail for rapid installation. ACO DrainLok™ grates are fitted with an anti-shunt mechanism that restricts unwanted grate movement when installed, improving durability and longevity of the system.



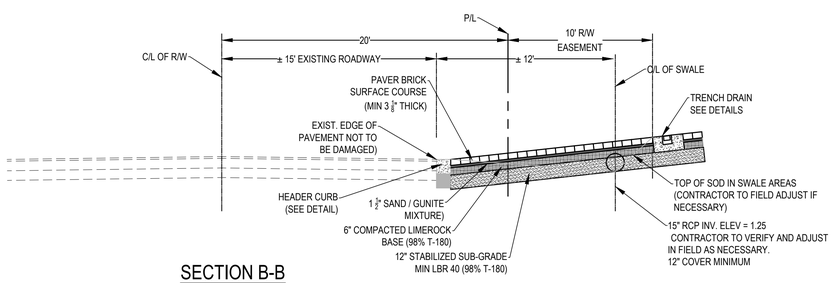
Position grate onto channel and align anti-shunt detail with recess in rail.

Push down or stand on grate until it clicks into position.

To remove first grate, insert grate removal tool into slots at end of grate, pull up sharply. Remaining grates can be removed by hand.

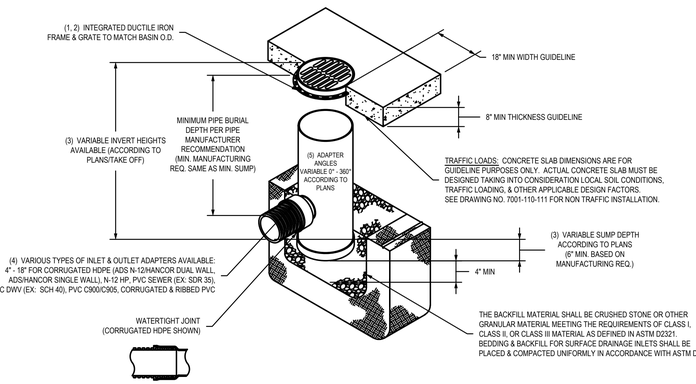
For QuickLok™ grates see next page

NOTE:
1. TRENCH DRAIN GRATES TO BE LOAD CLASS C OR EQUIVALENT



SECTION B-B
SCALE: N.T.S.

NYLOPLAST 18" DRAIN BASIN: 2818AG _ _ X



1. - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-60-05.
2. - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-60-05.
3. - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4. - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
5. - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

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

Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE
18 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL

DWG NO. 7001-110-191 REV E

LONGARO RESIDENCE

961 HILLSBORO MILE.
HILLSBORO BEACH
FLORIDA 33062

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CA No. 9664

APPROVED BY:
GABRIEL BURDEN LICENSE NO. 75425 STATE OF FLORIDA PROFESSIONAL ENGINEER

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Gabriel Burden, P.E.
Florida License No. 75425

CDI PROJECT NO.
21700-01

DATE:	10/5/2021
DESIGNED:	GB
DRAWN:	GB

NO.	DATE	REVISION DESCRIPTION
1	11/3/20	PBCWUD REVISION

CIVIL ENGINEERING DETAILS

C-3

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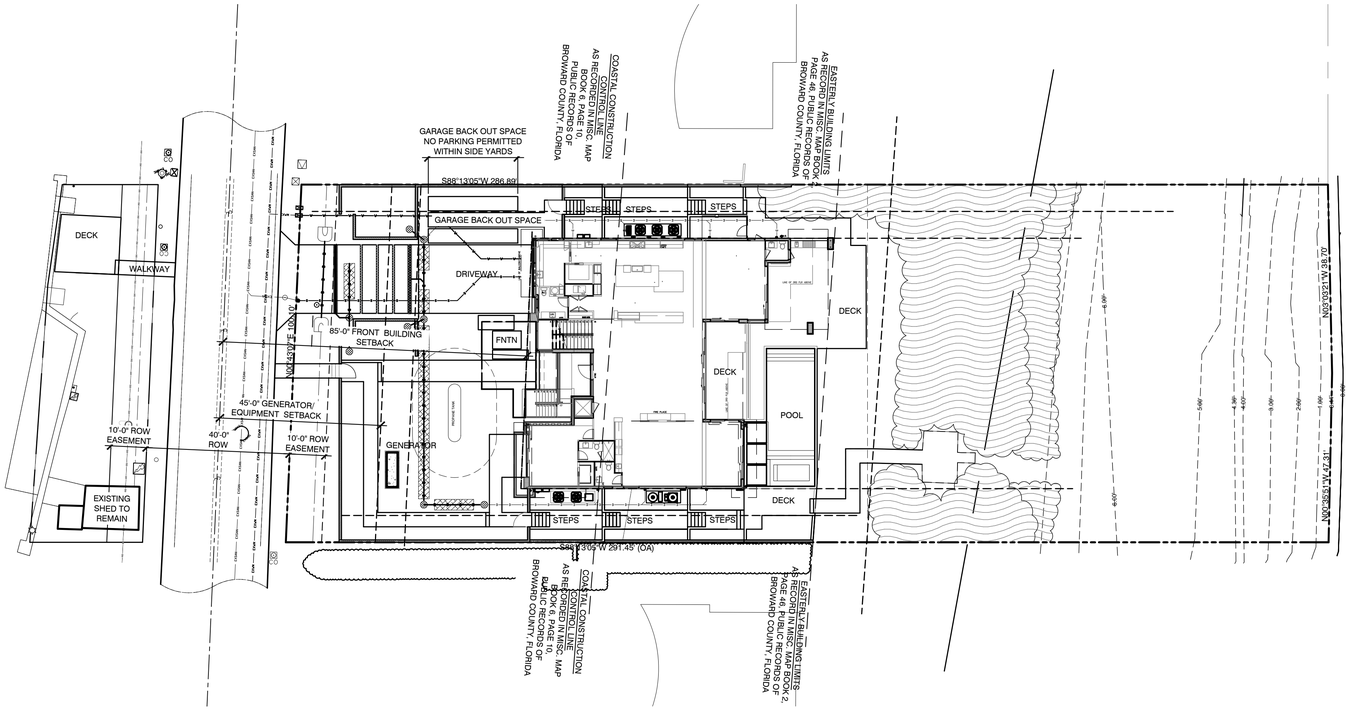

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Longaro Residence

961 Hillsboro Mile
Hillsboro Beach, FL

PLA DESIGN STUDIO, PLLC
LANDSCAPE ARCHITECTURE
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acstudio@pladesignstudio.com

DocuSigned by:

seal

Stephanie Portus FL Reg LA 6667215

project number
20-164

sheet name
HARDSCAPE PLAN

sheet number
H-1

NOTE:

THIS DRAWING HAS NOT BEEN REVIEWED BY A STRUCTURAL,CIVIL OR POOL ENGINEER.

VERIFY ALL EXISTING GRADES IN FIELD PRIOR TO CONSTRUCTION. CONTACT LANDSCAPE ARCHITECT TO DISCUSS DISCREPANCIES BETWEEN EXISTING FIELD CONDITIONS, GRADING POINTS ON HARDSCAPE PLAN, AND PROPOSED GRADES FOR HARDSCAPE ELEMENTS AND LANDSCAPED AREAS. VERIFY THICKNESS OF ALL PAVING MATERIALS AND TILES PRIOR TO CONSTRUCTION. ALL HARDSCAPE SURFACES TO BE FLUSH WITH ADJACENT HARDSCAPE SURFACES UNLESS OTHERWISE NOTED. GRADE POINTS ON PLAN INDICATE TOP OF FINISHED SURFACE WHICH INCLUDES WALL CAPS, COPING, WOOD DECKS, TILES AND PAVERS. PLANTING AREAS TO BE 2" OR 3" BELOW ADJACENT DECK.

DRAINS ARE PROVIDED AT SUGGESTED LOCATIONS.
CONSULT CIVIL ENGINEER FOR FINAL DRAIN LOCATIONS, QUANTITY, WATER VOLUME REQUIREMENTS, DRAIN AND PIPE SIZES.
CONSIDERATION OF ROOF RUN-OFF SHOULD BE INCLUDED IN ENGINEER'S CALCULATIONS. SEND ENGINEER'S DRAINAGE SOLUTION TO LANDSCAPE ARCHITECT TO CONFIRM THAT UNDERGROUND PIPE LOCATIONS DO NOT CREATE CONFLICTS WITH PLANT MATERIAL OR OTHER DESIGN ELEMENTS.

REV #7
03/30/22

0 10 20 40 60
1" = 20'-0"

Call Sunshine No-Cuts 48 hours before you dig.
1-800-432-4770

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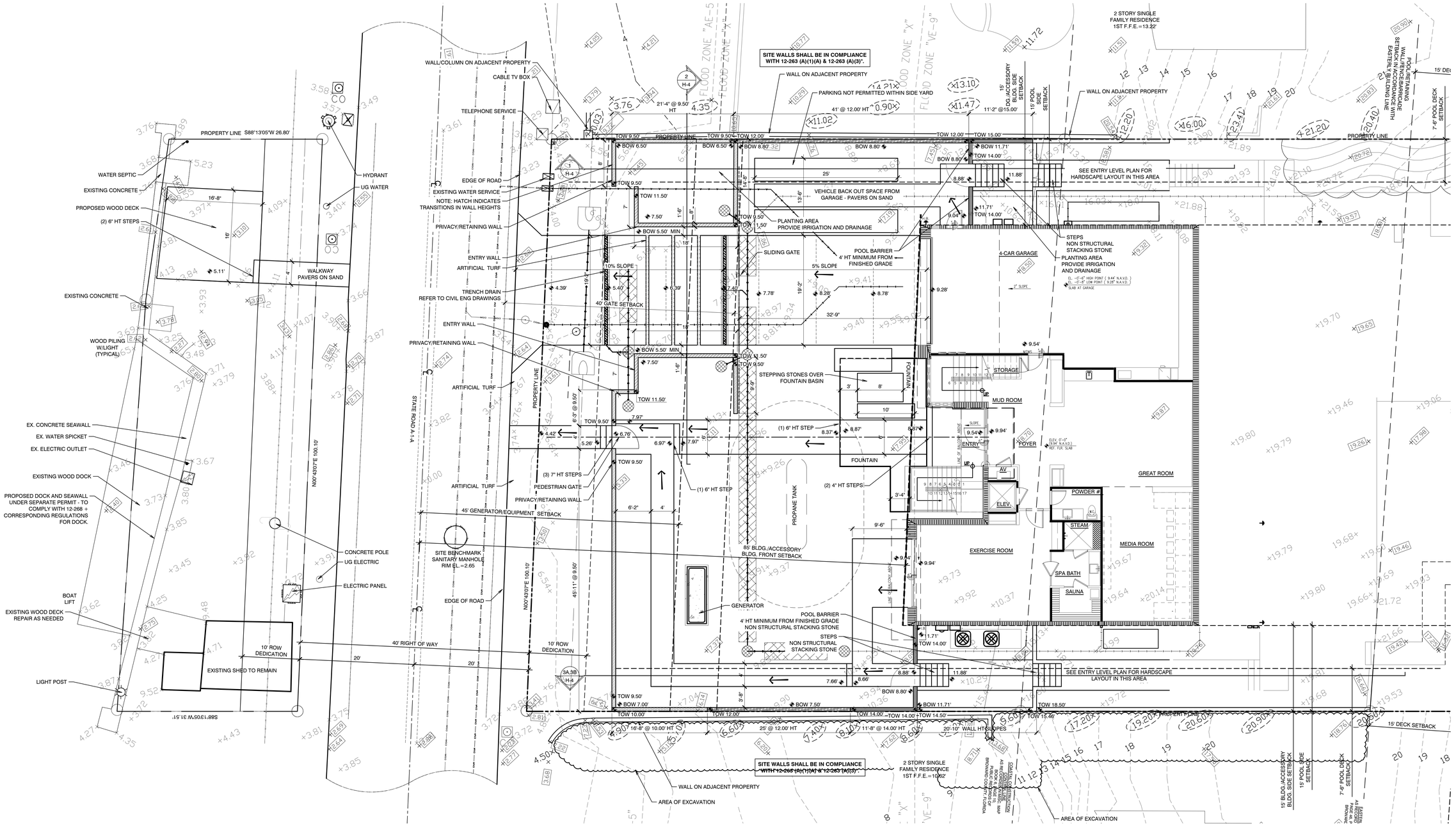

7.04	EXISTING GRADE- MERIDIAN SURVEY DATED 01/27/21
7.04	EXISTING GRADE-MERIDIAN SURVEY DATED 03/08/22 NOTE: CURRENT GRADES AFTER EXCAVATION
7.04	ADJACENT LOT TO NORTH-EXISTING GRADE- AVIROM SURVEY DATED 09/14/18
7.04	ADJACENT LOT TO SOUTH-EXISTING GRADE- AVIROM SURVEY DATED 03/10/21
8.27'	PROPOSED GRADE
TOW 8.27'	PROPOSED TOP OF WALL
BOW 8.27'	PROPOSED BOTTOM OF WALL

ISSUED FOR:

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Longaro Residence

961 Hillsboro Mile
Hillsboro Beach, FL

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seal

Stephanie Portus FL Reg LA 6667215

project number

20-164

sheet name

HARDSCAPE PLAN LOWER LEVEL

sheet number

H-2

REV #7
03/30/22

0 4 8 16 24

1/8" = 1'-0"

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SITE WALLS SHALL BE IN COMPLIANCE WITH 12-263 (A)(1)(A) & 12-263 (A)(3)".

2 STORY SINGLE FAMILY RESIDENCE 1ST F.F.E.=13.22'

RETAINING WALL VERIFY HEIGHT MAX 6' HT WALL ABOVE ADJACENT GRADE PROVIDE 3' HT HEADER ABOVE PROPOSED GRADE

WALL ON ADJACENT LOT

RETAINING WALL-SLOPE TOP OF WALL UP WITH ADJACENT GRADE TO MAINTAIN MINIMUM 4' HT TO MEET POOL BARRIER REQUIREMENTS MAX 6' HT WALL ABOVE ADJACENT GRADE

EXISTING WALL ON ADJACENT LOT TOW 23.41'

EXISTING WALL ON ADJACENT LOT TOW 17.46'

15' BLDG./ACCESSORY BLDG. SIDE SETBACK

15' POOL SIDE SETBACK

23'-10" @18.08' HT

14'-10" @ 21.00' HT

14'-2" @ 25.00' HT

TOW 13.50' TOW 15.00' TOW 18.08' TOW 15.08' BOW 15.20' TOW 18.08' TOW 21.00' TOW 18.84' BOW 18.00' TOW 25.00' BOW 20.00' TOW 20.26'

PLANTING AREA

4% SLOPE

PROPERTY LINE

15' DECK SETBACK

7'-6" POOL DECK SETBACK

POOL/REMAINING WALL/FENCE/BARRICADE SETBACK IN ACCORDANCE WITH EASTERN BUILDING LINE

FLAT AND OPEN PATIO SETBACK (NO FOOTINGS)

15' BEACH STEP SETBACK

FLOOD ZONE "VE-

SEASONAL HIGH WATER LINE ELEVATION = 0.44' NAVD LOCATED 1/22/21

MEAN HIGH WATER LINE ELEVATION = 0.46' NAVD LOCATED 1/22/21

ISSUED FOR:
1. COMMENT DATE
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DOG RUN

BUTLERS PANTRY

UTILITY ROOM

PANTRY

KITCHEN / BREAKFAST

FAMILY ROOM

CABANA

BBQ

PLANTING AREA PROVIDE IRRIGATION AND DRAINAGE

STEPS NON STRUCTURAL STACKING STONE

LINE OF 3RD FLR ABOVE

COVERED PATIO

27'-6"

SLOT DRAIN TIE INTO DRAINAGE SYSTEM

POWDER #3

LAV. WC MBR.

SHELVES

DN.

UP

COVERED ENTRY

GREAT ROOM

COVERED PATIO

16'-11½"

13'-6"

5'-7"

7'-6"

4'

3'-5"

11'

POOL

5'-6"

38'-6"

15'

SPA

7½"

FIRE PLACE

LINE OF 3RD FLR ABOVE

PROPANE TANK

BLDG./ACCESSORY G. FRONT SETBACK

GUEST SUITE

GUEST BATH

W.I.C.

BAR

CLUB ROOM

POWDER #2

BALC.

STEPS NON STRUCTURAL STACKING STONE

GRAVEL

PRIVACY/RETAINING WALL 6' MAX HT

GATE

TOW 14.00' BOW 8.80'

TOW 14.00'+TOW 14.50'

20'-10" WALL HEIGHT SLOPES

WALL ON ADJACENT LOT

PRIVACY/RETAINING WALL 6' MAX HT

PLANTING AREA PROVIDE IRRIGATION AND DRAINAGE

WALL ON ADJACENT LOT

2 STORY SINGLE FAMILY RESIDENCE 1ST F.F.E.=10.62'

PLANTING AREA PROVIDE IRRIGATION AND DRAINAGE

RETAINING WALL-SLOPE TOP OF WALL UP WITH ADJACENT GRADE TO MAINTAIN MINIMUM 4' HT TO MEET POOL BARRIER REQUIREMENTS MAX 6' HT WALL ABOVE ADJACENT GRADE

39' WALL HEIGHT SLOPES UP WITH ADJACENT GRADE

TOW 15.46' BOW 11.88' TOW 15.46' BOW 15.29' TOW 15.46' TOW 18.50' TOW 19.21' BOW 19.00' TOW 24.60' TOW 20.86' BOW 20.50' TOW 26.00' TOW 20.86' BOW 20.61' TOW 20.86' TOW 26.00'

19'-3" @ 26.00'

15' BLDG./ACCESSORY BLDG SIDE SETBACK

15' POOL SIDE SETBACK

7'-6" POOL DECK SETBACK

FLAT AND OPEN PATIO SETBACK (NO FOOTINGS)

15' BEACH STEP SETBACK

15' DECK SETBACK

DRY STACK RETAINING WALL

PLANTING AREA PROVIDE IRRIGATION

(2) 6" HT STEPS NON STRUCTURAL STACKING STONE

SLOPE TO MEET EXISTING GRADE

BOARDWALK/DUNE CROSSING

COASTAL STRAND VEGETATION

SAND BEACH

SEWARD LIMITS OF VEGETATION

APPROXIMATE CREST OF DUNE AVG. ELEVATION = 10.20' NAVD

APPROXIMATE TOE OF DUNE

6.00'

-6.00'

5.00' 4.36' 4.00' 3.00' 2.00' 1.00' 0.44' 0.00'

SITE WALLS SHALL BE IN COMPLIANCE WITH 12-263 (A)(1)(A) & 12-263 (A)(3)".

7.04	EXISTING GRADE- MERIDIAN SURVEY DATED 01/27/21
7.04	EXISTING GRADE-MERIDIAN SURVEY DATED 03/08/22 NOTE: CURRENT GRADES AFTER EXCAVATION
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8.27'	PROPOSED GRADE
TOW 8.27'	PROPOSED TOP OF WALL
BOW 8.27'	PROPOSED BOTTOM OF WALL

Longaro Residence

961 Hillsboro Mile
Hillsboro Beach, FL

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STATE OF FLORIDA STEPHANIE M. PORTUS 6667215 REGISTERED LANDSCAPE ARCHITECT

seal

Stephanie Portus FL Reg LA 6667215

project number

20-164

sheet name

HARDSCAPE PLAN

REV #7
03/30/22

N

0 4 8 16 24

1/8" = 1'-0"

sheet number

H-3

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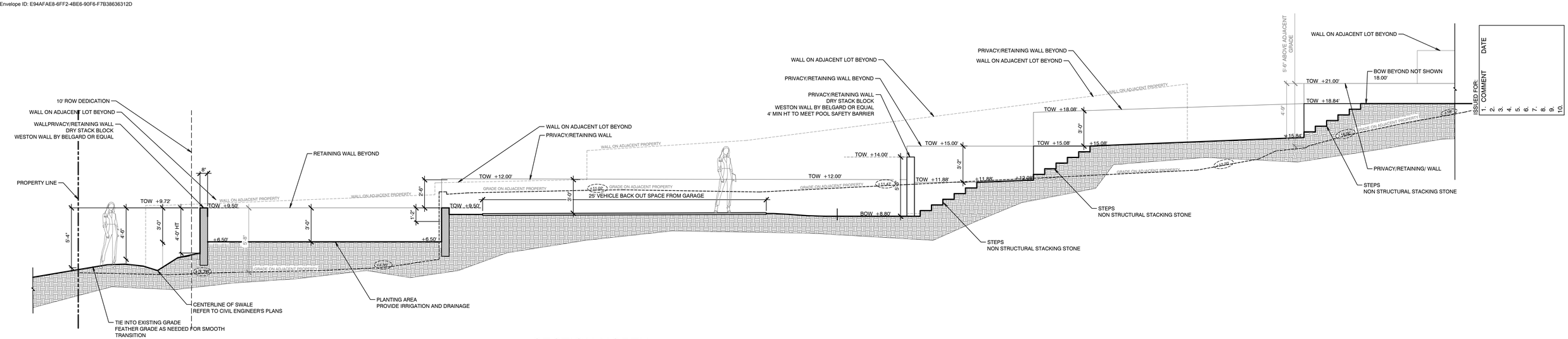
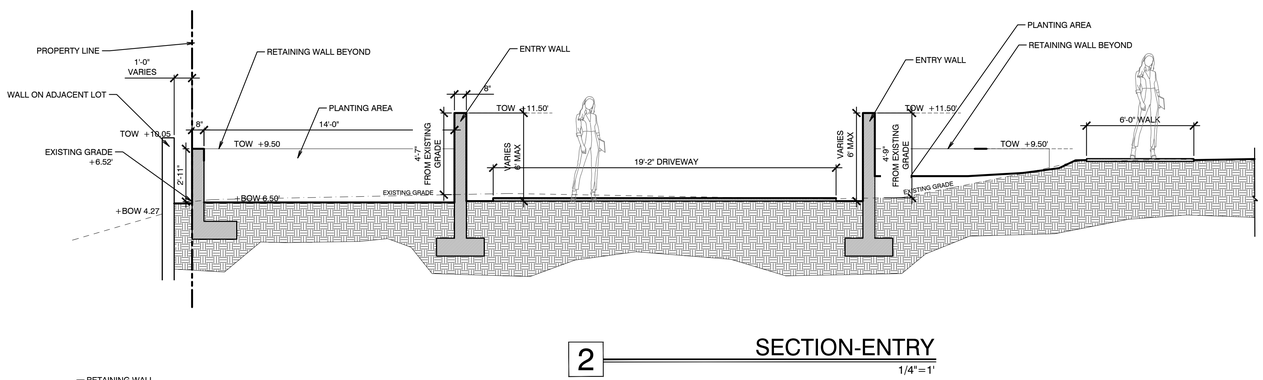
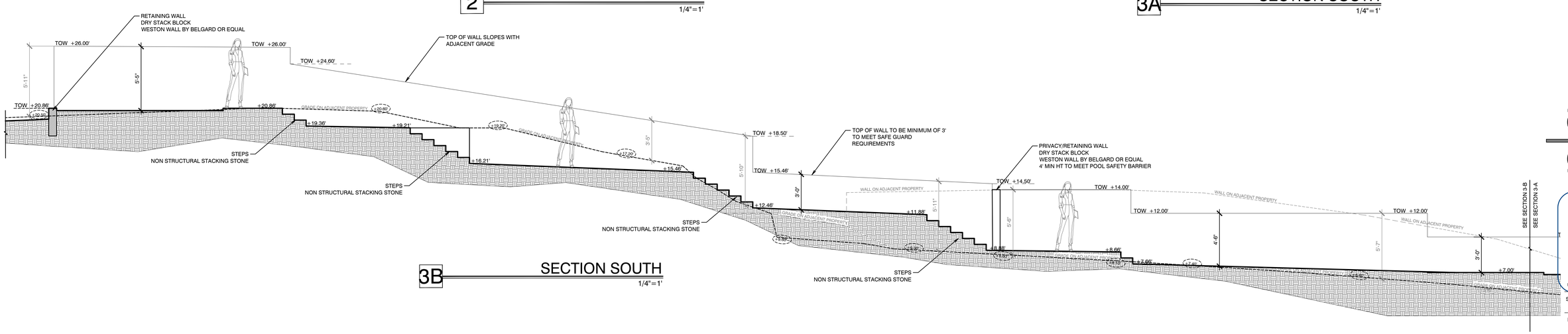


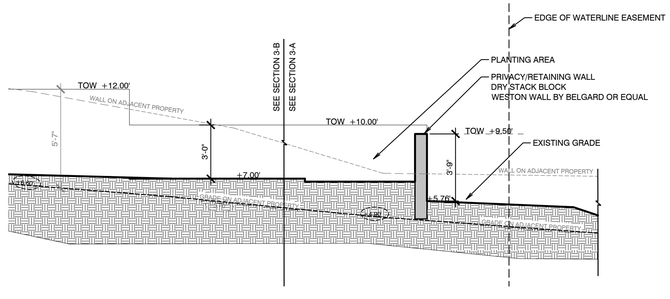
1 SECTION-NORTH
1/4"=1'



2 SECTION-ENTRY
1/4"=1'



3A SECTION SOUTH
1/4"=1'



3B SECTION SOUTH
1/4"=1'

7.04	ADJACENT LOT TO NORTH-EXISTING GRADE- AVIROM SURVEY DATED 09/14/18 (SECTION #1)
7.04	ADJACENT LOT TO SOUTH-EXISTING GRADE- AVIROM SURVEY DATED 03/10/21 (SECTION #3)
8.27'	PROPOSED GRADE
TOW 8.27'	PROPOSED TOP OF WALL

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project number
20-164

sheet name
HARDSCAPE DETAILS

REV #7
03/30/22

sheet number
H-4

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1000 - GENERAL CONDITIONS

1. These construction documents are intended to convey the overall form and finish of the design intent only. This drawing is to be read and implemented in conjunction with Architectural, Engineering (Structural, Civil, Electrical, Mechanical, etc) and other Consultant's documentation that form a part of the project.

2. Contractor shall coordinate with designer, Owner, and other job contractors to smoothly implement the project. The Landscape Architect, as directed by the Owner, may recommend coordination on behalf of the Owner to facilitate implementation.

3. Contractor shall secure all permits required for the work from any state or local departments, utility companies or jurisdiction affected by the work. The Contractor shall have permits "in hand" prior to starting work. The Landscape Architect and/ or Owner shall bear no responsibility for work performed without permitted drawings. The Contractor shall be responsible for all changes to Work, at no additional cost to Owner, as a result of unauthorized work prior to receipt of permit.

4. Contractor shall verify location of existing utilities and services and provide protection during construction. Any utilities damaged during site work operation shall be repaired at Contractor's expense.

5. Construction shall follow the most recent version of the 'Building Code' as adopted and amended by County or local jurisdiction. The Contractor shall familiarize himself with the governing code in it's entirety and build in accordance with all provisions of this code which may or may not be specifically addressed and shown on the plans and notes.

6. General / Demolition Contractor shall strip and stockpile the top 6" of existing site topsoil. Sod and debris shall be separated and discarded. Verify stockpile location with Owner.

7. The General Contractor shall be responsible for bulk excavation, rough grading to within minus six inches (-6") and finish grading to within minus two (-2") of Finish Grade. The Finish Grade level shall include 6" of replacement topsoil. Contractor shall be responsible to maintain finish grades and correct all erosion until area is accepted by Owner. Contractor shall remove all soil run-off from adjacent lakes , pavements, swales etc. as established by others. Refer to Civil Eng'r Dwg for finish grades.

8. Landscape Contractor shall be responsible for fine grading, including provisional topsoil to finalize levels. New earthwork shall blend smoothly into existing grades. Grade surfaces to assure positive drainage from all structures and to prevent ponding of surface drainage. All ponding shall be corrected prior to landscaping.

9. General Contractor shall verify all rim and invert elevations to provide positive drainage flow to the pipe outfall. All drain pipe shall have a 0.5% min. fall unless otherwise noted. All angular/ directional invert orientations are approximate. Contractor shall determine and verify all pipe, invert, and structure alignments in accordance with the Layout plan civil engineer's drawings and Manufacturer's specifications.

10. All fill for berming and planting brought to the site shall be clean, friable sandy loam of slightly acid to neutral pH. All fill shall be free from sticks, rocks, marl, sod and other debris. Sod below all areas to be bermed shall be removed with an approved herbicide prior to installation of fill.

11. No equipment shall be used within the canopy 'drip-line' of existing trees. Maintain existing grade at 'drip-line' of existing trees.

12. Verify all paving materials, patterns and finishes with Owner and Landscape Architect.

13. General Contractor shall be responsible to provide at least three (3) sleeves for irrigation, electrical service, and drainage to each planting area and/ or raised planter surrounded or isolated by paving. Contractor shall be responsible to provide at least two (2) sleeves 1-1/2" dia irrigation and drainage to each pedestal or base to receive a planter pot.

1105 - GENERAL DESIGN DATA

1. Construction shall follow the most recent version of the "Florida Building Code' and/ or the 'Building Code' as adopted and amended by County or local jurisdiction. The Contractor shall familiarize himself with the governing code in it's entirety and build in accordance with all provisions of this code which may or may not be specifically addressed and shown on the plans and notes.

2. All work shall be performed in accordance with the relevant and applicable sections of construction standards as established by the following organizations including but not limited to: CSI -Construction Specifications Institute, ACI -American Concrete Institute,ANSI -American Nat'l Standards Institute ASTM - American Soc. of Testing Materials,CSI - Cast Stone Institute NCMA - National Concrete Masonry Assoc., NFPA - National Fire Protection Association NEC- National Electric Code, NPSI-National Pool and Spa Institute, NSF - National Sanitation Foundation

3. Refer to Construction Standards and Specifications as referenced by the Project Engineers providing support for the following Work:
   a. Soils and Geotechnical Engineers
   b. Structural Engineers
   c. Electrical and Mechanical Engineers
   d. Civil Engineers
   e. Swimming pool Fountain Consultant and Engineers

2100 - EROSION CONTROL

1. Contractor shall ensure that all erosion control measures are prescribed and installed in accordance with the requirements of the State, Federal or local drainage control districts with governing jurisdiction. Contractor shall comply with all permit requirements in addition to what may or may not be shown on the Drawings.

2. All erosion control measures are to be installed prior to any site disturbance or construction activities.

3. All sediment will be prevented from entering any wetland, waterway, sewer or storm drainage system through the use of silt fences, straw bales, detention and/or other applicable methods. The Contractor shall be responsible for mitigating all sediment leaving the site and taking appropriate corrective measures. Sediment control measures shall be in working order each day.

4. Once grading operations are completed, all disturbed areas within or outside of the limits of work shall be stabilized by approved soil matrix, erosion mitigation matt ground cover or other approved material.

5. Sediment control measures shall not be removed until work area is sufficiently stabilized.

2310 - GRADING NOTES

1. Contractor shall verify all existing grades in the field and report any discrepancies immediately to the Landscape Architect for decision.

2. All fill for berming and planting brought to the site shall be clean, friable sandy loam of slightly acid to neutral pH. All fill shall be free from sticks, rocks, marl, sod and other debris. Sod below all areas to be bermed shall be removed or killed with an approved herbicide prior to installation of fill.

3. Remove all road base, shellrock, marl, coral rock, and rubble 30" minimum below finish grade from all new planting areas and tree pits. Backfill with suitable soil as approved by Landscape Architect. Maintain existing grade at the 'drip line' of existing trees to remain.

4. Grade surfaces to assure positive drainage from all structures and to prevent ponding of surface drainage. All ponding shall be corrected prior to landscaping.

5. New earthwork shall blend smoothly into existing grades.

6. Pitch evenly between spot grades. All paved areas must pitch to drain at minimum of 1/8" per foot (1%). Any discrepancies not allowing this to occur shall be reported to the Landscape Architect prior to continuing work.

7. Rough Grade - Shaping and rough grade of site soils shall be provided 'in-Lce' by Contractor to - 4" of finish grade unless otherwise determined by Landscape Plans. If fill soil is required to be imported, refer to Landscape Plans and coordinate with Landscape Contractor.

8. Finish Grade = +/- one inch (0.08'). Contractor shall shape on-site top-soil and level to finish grade tolerances unless agreement with Owner is otherwise established. If top soil is required to be imported, refer to Landscape Plans and coordinate with Landscape Contractor.

9. Fill shortfall shall be reported to Owner immediately. Contractor shall provide fill at direction of and by agreement of Owner.

10. Excess fill shall be reported to Owner. Contractor shall stock-pile excess fill in areas to be determined by Owner. Contractor shall have stock piles removed per Owner's direction.

11. Contractor shall be responsible to maintain finish grades and correct all erosion until area is accepted by Owner. Contractor shall remove all soil run-off from adjacent lakes , pavements, swales et as established by others.

12. No equipment shall be used within the canopy 'drip-line' of existing trees. Maintain existing grade at 'drip-line' of existing trees.

2505- GENERAL SITE UTILITIES AND SLEEVING

1. Contractor shall verify location of existing utilities/services and provide protective measures during construction. Utilities damaged during site work operations shall be repaired at Contractor's expense.
2. Contractor shall verify location of proposed utilities and services with respect to proposed or existing landscaping. Proposed plant material locations shall take precedence when determining underground piping and utility routes. Avoid all areas expected to be encounter rootballs of large plant materials and provide the clearances necessary to install all proposed materials.

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2505- GENERAL SITE UTILITIES AND SLEEVING (cont.)

3. Contractor, at his Own expense, shall relocate or adjust any utilities, piping etc. that interferes with the installation of plant materials in their designated location.

4. All sleeving shall be a 2"min. dia. SCH 40 PVC pipe as needed. Where possible sleeving should be stacked or ganged to minimize space requirements.

5. Contractor shall be responsible to provide at least three (3) sleeves for irrigation electrical service and drainage to each planting area and/ or raised planter surrounded or isolated by paving.

6. Contractor shall be responsible to provide at least two (2) sleeves 1-1/2" dia irrigation and drainage to each pedestal or base to receive a planter pot.

7. Sleeves shall have a minimum depth of 36" unless otherwise determined by electrician or irrigation contractor. The end of the sleeve shall extend at least 12" beyond the pavement, footing or base rock.

8. Locate sleeves in accessible corners or along edges of pavements. Avoid directing sleeves toward or through the center of planting areas where large root balls are intended.

9. Irrigation pipe/ control wire sleeves shall not be shared with electrical or utility service sleeves. Verify irrigation sleeve location with Irrigation Designer/Contractor.

10. All sleeving under roadways shall be reviewed and approved by Owner's Civil Engineer.

2700 - GENERAL PAVING NOTES

1. Verify all paving materials, patterns and finishes with Owner and Landscape Architect.

2. Samples - Contractor shall provide a minimum 5' x 5' sample of each pavement type or color blend for each paving pattern specified prior to ordering materials for the job. The paver sample shall be reviewed by the Landscape Architect and Owner for final approval and possible re-proportioning of the color mix or stone blend.

3. Stone and Concrete Unit Pavers - Pavers shall be installed in accordance with Manufacturer's specification. All curved patterns, bands and borders shall have cast or cut radial joints to create the required curve in accordance with the plans. Sand set paver gaps shall be within 1/16" min and 3/16" max. Tumbled pavers shall not have corner gaps in excess of 1/2" x 1/2". Surface and vertical chips and gaps shall not exceed 1/4" deep x 3/4" wide. Mortar joints shall be uniformly 1/4" max unless noted otherwise.

4. Cast Stone - Contractor shall verify all colors and finishes in writing prior to ordering materials. Contractor shall furnish samples of the specified material, profiles and finishes. Substitutions will not be allowed unless approved prior to ordering by the Owner and Landscape Architect. All curved bands and borders shall have radii cast in accordance with layout pans.

5. Concrete - All concrete products, including slabs, cast stone and pavers, shall have a minimum compressive strength of 4000 psi unless otherwise noted. Provide control and expansion joints as noted. Refer to Plan notes and /or Finish Schedule for color,texture and finish. Refer to Civil and Structural Engineer's Drawings for all slab and concrete specifications.

6. Setting Materials - All cementitious setting materials shall be modified for bonding and suitable for exterior, wet locations. All substrates and slabs shall be sound and properly cleaned for proper bonding of setting materials. Provide crack isolation membrane for all stone and tile finishes.

7. Sealer - All stone shall be sealed with a clear, penetrating, no-build sealer prior to installing and grouting. All stone, tiles and grouts shall be cleaned and sealed after installation.Provide Sealer Manufacturer's product sheet to Landscape Architect for all proposed sealer products.

8. Subgrade and Pavement Base- All pavement or foundation subgrade shall be compacted to meet the density requirements as determined by Civil or Struct'l Eng'r Drawings . Subgrade shall extend 12 inches beyond the proposed edge of pavement. All stumps, roots and other deleterious matter encountered in the preparation of the subgrade shall be removed below the finish pavement areas and from within 8 feet of edge of pavement. If the subgrade is required to be stabilized, the Contractor shall refer to plans prepared by a registered Civil Engineer.

2630 DRAINAGE AND PIPING NOTES

1. MATERIALS
   a. CPT N-12 -corrugated high density polyethylene (HDPE) tubing with smooth wall interior.
   b. PVC - Schedule 40, Schedule 80 or C-900 polyvinyl chloride pipe as indicated on the drawings.
   c. Deck Drains- 'Zurn' inlets with bronze grates or approved eq.
   d. Planter Drains - N.D.S. Atrium Grate or approved equal.
   e. Refer to Civil Engineer's Drawings for Catch basins, sub-surface strip drains, french drains, etc.
2. Refer to Civil Engineering drawings for all piping, structures and drainage outfalls.
3. All pipe shall be placed in a dry trench. Contractor shall provide adequate equipment for the removal of storm , surface or subsurface water which may accumulate in the trenches or excavated area so that it will be dry for Work required.
4. All bedding shall consist of clean granular material. Unsuitable material such as muck, rocks, and debris shall be removed and replaced with suitable material and compacted.
5. The pipe shall be supported for it's entire length with appropriate compacted granular material under the haunches.
6. The backfill shall consist of clean granular material. Unsuitable material such as muck, rocks, and debris shall not be placed in the trench.
7. All backfilling of storm drainage pipe shall be compacted in 12" lifts of clean granular material to a density of not less than 98% of the maximum density as determined by AASHTO T-99.
8. Location of drainage structures shall govern pipe runs. Pipe lengths may have to be adjusted to accomplish construction as shown.
9. All angular/ directional invert orientations are approximate. Contractor shall determine and verify all pipe, invert, and structure alignments in accordance with the Layout plan civil engineer's drawings and Manufacturer's specifications.
10. All elevations shown refer to N.G.V.D. unless other wise noted. Contractor shall verify all existing elevations and report any discrepancies to the Landscape Architect prior to installation of work.
11. Contractor shall verify all rim and invert elevations to provide positive drainage flow to the pipe outfall. All drain pipe shall have a 0.5% min. fall unless otherwise noted.
12. All pipe connections shall be made with manufacturer approved collars, couplings, , or fittings. All connections shall be gasketed and/ or glued to be watertight, impenetrable by roots, and resistant to sediment infiltration. All corrugated pipe connections shall be gasketed and wrapped with three (3) layers of approved joint tape installed in accordance with manufacturers recommendations.
13. In-line connections to main line shall be made w/ Y-fittings installed to facilitate downstream flow.
14. Contractor shall be responsible for sizing roof drain downspouts and connecting to overflow structure placed 6" min. below floor of building. Provide 2" min. overflow air-gap at downspout / drainpipe connection.
15. All connections to common utility structures shall be made in accordance to methods as approved by the Project Civil Engineer.
16. All piping routes shall be installed so as not to interfere with placement of structures, utilities, and trees with large root balls. Any deviation from the layout plan shall require written approval from the Landscape Architect before installation.

2800 - GENERAL FENCING NOTES

1. Verify all fencing materials, patterns and finishes with Owner and Landscape Architect. Fencing as shown on Landscape Architect's plans indicate general form and finish only.
2. All fencing and footings shall be designed by a Registered Engineer and installed by a Licensed Fencing Contractor in accordance with the "High-velocity wind zone" requirements of the FBC.Fencing installation shall comply with all local building, fire, life-safety and zoning codes.
3. Verify all property boundaries and fence locations with a certified property survey. Verify all underground utilities and sprinkler lines prior to digging fence posts.
4. Chain-link fencing shall be designed and installed in conformance with guidelines published by the Chain Link Fence Manufacturers Institute (CLFMI) and ASTM F-567.

3100 - CONCRETE NOTES

Refer to Structural Engineering Drawings for all design and Specifications.

1. Materials -
   a. Normal weight concrete (145 PCF) 28-day compressive strength:
      Sidewalks 4000 PSI
      Foundations /Patio Slabs* 4000 PSI
      Columns, beams, and slabs 4000 PSI
   b. Concrete slump (in inches) shall be as follows:

	Minimum	Maximum
Massive sections, pavements and slabs	1-1/2"	4"
Heavy slabs, beams, walls	3"	5"
Thin walls, columns	3-1/2"	6"

   c. Concrete reinforcing steel- ASTM A615 grade 60 ,Fy=60 KSI. Ties and stirrups --grade 40.
   d. Stainless Steel Wire for Concrete Reinforcement- 304 or 316 Alloy ASTM A1022-01.2.

2. Reference Standards

a. Placing drawings and bar lists shall conform to ACI's "Manual of Standard Practice" for Detailing Reinforced Concrete Structures." (ACI 315)

b. Details of concrete reinforcement shall comply with "The Manual of Standard Practice for Reinforced Concrete Construction" as published by the Concrete Reinforcing Steel Institute unless otherwise indicated.

c. Concrete construction techniques shall conform to "Specifications for Structural Concrete for Buildings" (ACI-301).

3. Reinforcement - Minimum concrete cover shall be:
   Air Exposed Slab- 3/4" Air exposed Beams and columns- 1-1/2"
   Exposed unprotected concrete- 1-1/2" Formed concrete below grade - 3"
   Submerged concrete - 3"

3100 - CONCRETE NOTES CONT.

4. Reinforcement shall be carefully placed, rigidly supported and well tied with bar supports and spacers.
5. Adequate vertical and horizontal shoring shall be provided to safely support all construction loads.
6. All openings in concrete slabs or walls over 12" square shall have (1) #5 x 5'-0" diagonal bar in each corner in the center of the slab or wall.
7. Connect column and wall reinforcing to footing or pile cap with same size and number of dowels as vertical bars above.
8. Dowels shall be hooked "L" at bottom and shall be lapped 36" with column or wall reinforcing above.
9. Concrete columns shall be tied reinforced columns unless otherwise indicated.
10. Reinforcing in concrete walls shall be continuous with lap bars 36" min. Horizontal bar laps shall be staggered. Horizontal and vertical reinforcing shall be continuous between concrete and CMU materials. Provide dowels with 36" min lap embedded in each wall or slab material.
11. Provide 6" x 6", W I. 4 x WI.4 WWF in slabs on grade unless otherwise indicated.
12. Fiber Reinforcement where noted- Synthetic fibers shall be fibrillated or monofilament polypropylene fibers engineered and designed for use in concrete pavement complying with ASTM C1116, Type III, 1/2 to 1 inch (13-25mm) long. Admix at not less than 1 lb/ per cu yd and as recommended by Engineer or manufacturer.
13. Slab Expansion Joints- Form isolation joints of pre-formed joint-filler strips abutting concrete curbs, catch basins, manholes, inlets, structures, walls and all other fixed objects and where indicated. Wall Expansion Joints - Refer to engineering drawings.
14. Control Joints - Form weakened plane contraction joints, sectioning concrete into areas as indicated. Construct contraction joints for a depth equal to at least one-fourth of the concrete thickness as follows:

    Grooved Joints: Form contraction joints after initial floating by grooving and finishing each edge with a groover tool to a radius of 3/8" and as indicated on the drawings. Repeat grooving of contraction joints after applying surface finish. Eliminate all groover marks in the concrete surface.

    Joints Spacing - as follows and as indicated on the drawings.Add two feet (2') to spacing, if fiber mix is used.

    4" thick slabs - 6' o.c. max 6" thick slabs 8' o.c. max

15. Edging - Tool edges of pavements, gutters, curbs and joints in concrete after initial floating with an edger tool to a radius of 1/2" min. or as indicated on the drawings. Repeat edge tooling after applying surface finish. Eliminate edger marks in the concrete surface.
16. Slab Surface Finish - verify finish with drawings. All slabs and walkways shall receive a non-skid light broom finish unless otherwise specified. Finish shall be uniform and consistent over entire surface. Finish surface shall be free of blemishes, tool marks and defects.

4220 CONCRETE UNIT MASONRY

Note: Minimum Requirements are as noted. Refer to Structural Engineering Drawings for all design and Specifications.

1. Materials
   a. Concrete masonry 28-day compressive strength of individual units (net area) 1500PSI. Masonry units shall conform to ASTM C90.
   b. Mortar type M or S ASTM C270. Mortar test shall be taken twice weekly
   c. Masonry grout shall conform to ASTM C476.
2. Reinforced concrete masonry construction shall conform to the "Building Code Requirements for Concrete Masonry Structures" (ACI 531)
3. Vertical cells to be grouted shall have vertical alignment sufficient to maintain a clear, unobstructed continuous cell.
4. Cleanout openings shall be provided at the bottom of grouted cells at each lift. Cleanouts shall be sealed after cleaning and inspection, and before grouting.
5. Reinforcing steel shall be lapped 36" minimum where spliced and shall be either separated by one bar diameter or wired together.
6. Masonry walls shall cure at least (24) hours before grouting.
7. When grouting is stopped for one (1) hour or longer, grout shall be stopped 1-1/2" below top of the uppermost unit.
8. Grout shall be placed in lifts not to exceed 8'-0" maximum.
9. Vertical wall reinforcing shall be doweled to footing below and beam above.
10. Provide (2) #9 Ga. reinforcing wires every second course in exterior walls.
11. Beams and lintels, unless otherwise shown, shall have 8" min. bearing at each end.
12. Masonry shall be anchored to supporting beams and columns unless otherwise noted. Masonry units laid to concrete shall be supported by dovetail anchors spaced at 16" or with an equivalent system.
13. Masonry walls shall be braced to resist lateral loads until adequate bracing is provided by the other components of the structure.
14. Masonry grout shall be mixed with sufficient water to give a fluid consistency without segregation of materials.

4720- CAST STONE

1. This section includes all labor, equipment and materials to provide and install Cast Stone shown on the drawings and as described in this specification.
   a. Architectural Cast stone - White Portland cement based (Type I or III) concrete. Texture and color shall be as specified by Architect. Refer to Finish schedule
   b. Contractor shall furnish shop drawings, colors/material samples of all profiles or alternates to Landscape Architect for approval prior to ordering stone.
   c. Related Sections - Refer to sections as applicable.
      1. Mortar and Grout 2. Unit Masonry Assemblies
      3. Reinforcing Unit Masonry Assemblies 4. Joint Sealers
   d. References - Standards shall comply with requirements and recommendations of the Cast Stone Institute (CSI) Technical Manual (Current Edition).ASTMC1364 Standard Specification for Cast Stone
2. Fabricator and installer shall use clean, uncontaminated sources of cement, aggregate, mixing equipment and water for all products, grouts and installation practices. All cast stone shall be white Portland cement based and achieve a min. compressive strength of 3000 psi upon delivery to job-site. Cast stone shall have integral color pigments with additional soda color as specified.
3. Architectural cast stone members shall be suitably reinforced with synthetic fibers (ASTM C1116, Type 3), welded wire fabric (ASTM A82 where applicable in wet-cast units),ferrous bars (ASTM A615/ A615M) or deformed stainless steel (type 302 or 304). Stainless steel reinforcements shall be used be in wet or submerged conditions or where salts in soil, water or air are present. Welded wire fabric shall not be used in dry cast products.
4. Ferrous reinforcements, where permitted, shall be oil and rust free and embedded with a min. of 3" of concrete cover unless specified otherwise by engineer.
5. All copings, trim molds, wall caps, brackets, cladding, etc (excluding horizontal flatwork) shall be anchored in place with corrosion-resistant building stone fasteners. All vertical cladding and columns shall be anchored in compliance with local building codes. Refer to wind load and seismic standards in CSI Manual sec
6. All metal structural elements to be clad shall be primed with at least two coats of zinc-rich primer and sealed or protected from any water infiltration.
7. Cast stone products, grouts and thin-sets used in wet, submerged or salt conditions shall be latex or polymer modified to reduce porosity and moisture absorption.
8. Wet all stones prior to setting in full mortar bed unless otherwise detailed.
9. Set stones 1/8" or less within plane of adjacent units.
10. All finish pointing grouts shall match the cast stone color unless otherwise specified. Grout joints shall be consistent and uniform: 1/4" min or 3/8" max width. Joints shall be tooled flush or slightly concave as specified. Raked jointed shall be pointed and tooled as specified.
11. Stone materials shall be cleaned and free of chips, voids, mortar haze, and stains.
12. All borders, trims, and molding spans shall consist of equal, uniformly sized pieces. Slivers or unbalanced joint spacing is unacceptable. All corner stones shall be solid castings. Miter joints shall be permitted only where specified. All coping / trim shall terminate or return with appropriately cast pieces. Exposed, cut, or broken ends are unacceptable.
13. Finished surface shall be clean and free of defect, saw cuts, tool marks, chips, cracks, blemishes or stains. All grout stains shall be removed within 24 hours of application.
14. All horizontal walking surfaces shall have a skid resistant finish,wet or dry. Fill all pores and cavities of natural stone as specified.
15. All stone cutting shall be done in designated staging area. Protect all adjacent plant materials, soils and finish surfaces from dust, debris, and construction activity.Dispose of any waste materials in suitable containers away from planting areas. Contractor shall be responsible to remove all cement contaminated soil from the site and replace with clean, approved fill.
16. Stone shall be patched, cleaned and free of chips, blemishes and defects. All cleaners shall be used in accordance with manufacturers specification. Protect all adjacent plant materials, soils and finish surfaces from runoff /over spray of all cleaners.
17. All cast stone shall be finished with a clear, penetrating no-build sealer unless otherwise specified. Submit sealer manufacturers' literature to Architect for approval. No sealer shall be applied until repair, cleaning, inspection and acceptance are completed.

9500 - PAINT AND FINISHES

1. All paint finishes shall receive 100% coverage with a primer/sealer base coat suitable for the substrate material and application. All paint finishes shall extend a min. of 2" below grade where applicable.
2. All surfaces or substrates shall be etched, scarified, pH neutralized and cleaned. Remove all loose or flaking material. Fill or repair all surface defects to match adjacent surface finish or specified texture. Prepare surface according to paint manufacturer's recommendation.
3. Masonry and concrete walls shall receive a coat of masonry primer paint Stucco / masonry shall cure for at least 28 dry days prior to painting or in accordance with paint manufacturer's specification.
4. Finish paint shall consist of high-grade latex 100% acrylic paint unless otherwise specified. Finish paint application shall consist of a min. of one coat of finish paint. Follow application instructions as recommended by the Manufacturer unless otherwise noted.
5. Each paint coat shall cure for at least one (1) full dry day prior to the application of the subsequent coat. All paint shall have the maximum allowable recommended mildew-cide additive.
6. Contractor shall provide 4'x4' paint sample panels on site for review and approval by the Owner/ Landscape Architect.
7. All metal shall receive a two coats of corrosion resistant primer appropriate for the material: Unexposed Steel , iron/ ferrous metals - red oxide oil-based primer or approved eq.
8. Final finish shall be subject to visual or other inspections. Entire surface shall be repainted if substrate, undercoat or primer is visible.

6050 - OUTDOOR CARPENTRY

1. Materials
   a. Pressure-treated (PT)- (min ACQ retention)
      Lumber Piles - southern yellow pine (SYP) 2.50 ACQ
      Buried or submerged Framing and superstructure
      - #2 SYP, S4S, 0.80 ACQ
      Above grade Framing and superstructure
      - #2 SYP, S4S, 0.60 ACQ
      Decking, posts and railings - #1, SYP, S4S, 0.60 ACQ
   b. Western Red Cedar (WRC) #1 rough sawn timbers and dimensional boards
   c. Exotic wood cladding - species to be determined.
   d. Synthetic Lumber - UV resistant, high density polyethylene (HDPE) boards. TREX, Inc.or EQ.
   d. Metal fasteners-hot-dipped galvanized steel,316 stainless steel or approved eq. where specified.
   e. Connection plates- galvanized steel "Simpson" ties 316 stainless steel or approved eq.
2. Dimensional and structural products shall be uniform and free of cracks, splits, checks, loose knots or other defects degrading the weatherability, strength and appearance of the product.
3. Contractor shall verify all colors and finishes with Landscape Architect. Submit samples of each specified wood type / species for approval prior to ordering.
4. All structures shall be anchored, plumb and square to base. Structures shall be constructed in accordance with wind loads and local codes.
5. Wood products shall not be embedded or restrained on masonry structures or enclosures without adequate air gap and drainage clearances.
6. Pressure-treated (PT) wood sub-structures shall be thru-bolt connected with Stainless steel bolts and fasteners or approved eq. as noted. All framing nails, connector plates, ties etc, shall be stainless steel unless otherwise noted. Refer to engineer's fastener schedule for size and spacing.
7. All visible, bolted overhead connections shall be countersunk, sealed and plugged with similar wood plugs or approved filler material.
8. All wood shall be isolated from contact with concrete, masonry units, metal plates, etc with pressure-treated wood or eq.. Provide flashing and sealant as noted.
9. All decking, railings or finish surfaces shall be free of splits, checks, splinters, loose knots, pitch pockets, pith hearts or other defects. All joints and connections shall be tight and clean. Round-over or ease all edges unless otherwise specified. All fasteners on decking, railings and finish surfaces shall be counter-sunk flush or slightly below finish surface.
10. All decorative wood assemblies shall receive at least one coat of primer, stain or sealer prior to assembly.Finish coat or touch-up all final assemblies or structures according to finish schedule.
11. All wood steps shall have 3 min. 3/8" wide traction grooves routed into the outer 1/3 of the tread surface.

13100 - FOUNTAIN AND POOL NOTES

Submittals - The Contractor shall submit detailed shop/ MEP engineering drawings for all pool, pond and fountain structures, basins, bowls, finishes, fixtures, controls, equipment and operating systems to the Landscape Architect for review and approval prior to construction.

1. Fountain mechanical, electrical and hydraulic systems shall consist of commercial grade pool/ fountain equipment as specified by an approved fountain consultant to provide a complete feature fountain system that operates to the performance standard as specified on the Plans.
2. The Equipment List shall include, but not necessarily limited to, the following items: pumps, piping and fittings, auto-fill, overflow, filters, skimmers,valves, manifolds, timers, controllers and control boxes, light fixtures, etc.
3. All pool, pond and fountain, structures, basins, bowls, etc. shall be engineered and constructed in accordance with all applicable codes and standards by the installer, manufacturer, or supplier. The installer shall be responsible for the design and application of all structural materials, waterproofing materials, installation methods, equipment and finish installations.
4. All carved or precast components, assemblies and attachments shall have integral reinforcements, engineered to meet applicable Wind codes.
5. Waterproofing: Whether shown or not, the Contractor shall be responsible to provide and install waterproofing materials that are appropriate for submerged and chemistry conditions of the pool aquatic environment. Embedded flexible membrane or expanding waterstops shall be at all construction joints, pipe penetrations and equipment housings. All underwater surfaces of pool shells and structures shall be waterproofed with flexible cementitious plasters, polymers or appropriate materials prior to application of finish materials and in accordance with the listed use and Manufacturer's recommendations
6. All fastenings, pins, plumbing and reinforcing shall be of non-corrosive materials suitable for a chlorine environments. Reinforcing steel shall have 3" min. concrete cover from all submerged surfaces.
7. Cast stone fabricator shall coordinate with Fountain Consultants and contractors to determine necessary clearances and allowances for fountain equipment and structural elements. All molds and casting patterns shall be reviewed at a 75% completion level before final approval.
8. Contractor shall verify that all fixtures, tiles, finishes and grouts are suitable for a pool and/ or chlorine environment. For specific information, refer to "Technical Design Manual -Tiled Swimming Pools, Fountains and Spas, DS-725.0--810" published by the Laticrete Corporation -www.laticrete.com.
9. All electrical work shall conform to the most recent National Electric Code. Contractor shall submit an engineered electrical design including: all specification and criteria of provided equipment ; a one-line drawing showing all electrical equipment, lighting, controllers, wiring and bonding.
10. All pool/ fountain equipment shall be grounded by an approved Grounding Electrode System or other code -approved manner. All swimming pool reinforcing steel and shell metals shall be bonded with a #8 insulated solid copper wire. Bonding shall be in accord with NEC 680-22.
11. Contractor shall provide all structures, plumbing, equipment, hook-ups services, and adjustments necessary to provide a complete and fully operational fountain system.
12. Fountain mechanical / equipment installer shall include a minimum 1 year warrantee for all equipment, including any necessary field service and/ or adjustments.
13. Water supply tap and meter (if required) shall be furnished by Owner, UNO.

REV #7
03/30/22

ISSUED FOR:
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Longaro Residence
961 Hillsboro Mile
Hillsboro Beach, FL

PLA DESIGN STUDIO, PLLC
LANDSCAPE ARCHITECTURE
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o: 561-318-5256
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DocuSigned by:
STATE OF FLORIDA STEPHANIE M. PORTUS 6667215 REGISTERED LANDSCAPE ARCHITECT
seal
Stephanie Portus FL Reg LA 6667215

project number
20-164

sheet name
HARDSCAPE SPECIFICATIONS

sheet number
H-5

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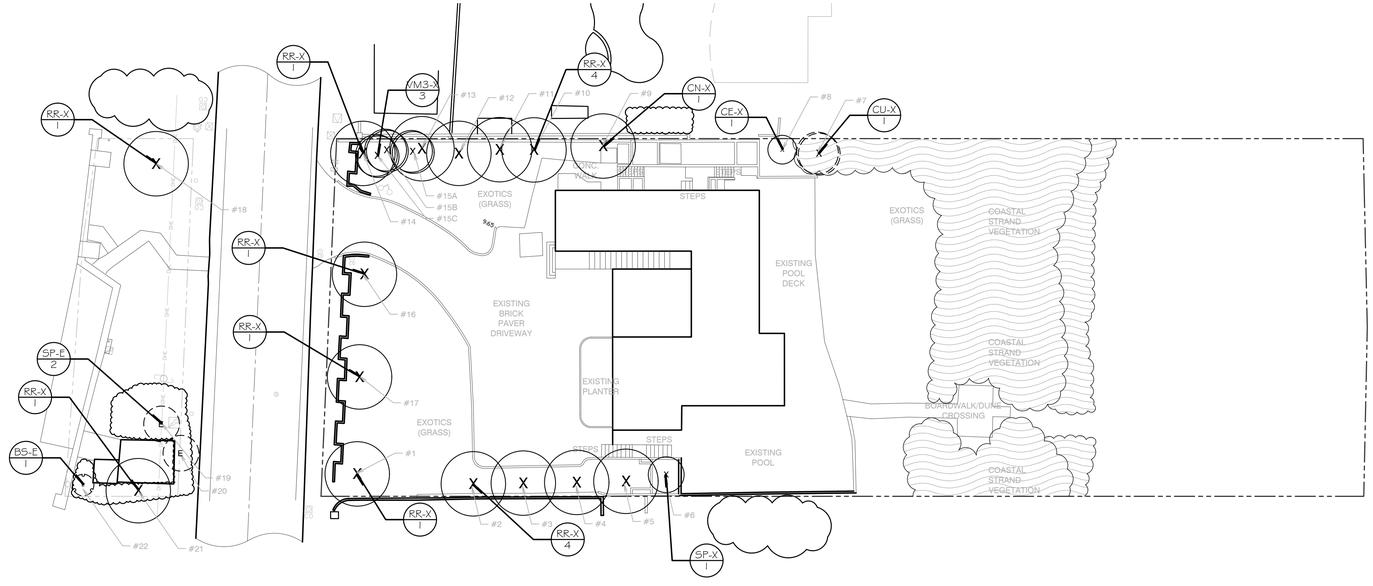

PLANT SCHEDULE DISPOSITION

TREES	BOTANICAL / COMMON NAME	CONT	NATIVE	QTY	REMARKS
BS-E	Bursera simaruba / Gumbo Limbo	N/A	NATIVE	1	EXISTING
CU-X	Coccoloba uvifera / Sea Grape	N/A	NATIVE	1	REMOVE
CE-X	Conocarpus erectus `Sericeus` / Silver Buttonwood	N/A	NATIVE	1	REMOVE
PALM TREES	**BOTANICAL / COMMON NAME**	**CONT**	**NATIVE**	**QTY**	**REMARKS**
CN-X	Cocos nucifera / Coconut Palm	N/A	FLORIDA FRIENDLY	1	REMOVE
RR-X	Roystonea regia / Florida Royal Palm	N/A	FLORIDA FRIENDLY	14	REMOVE
SP-X	Sabal palmetto / Cabbage Palmetto	N/A	NATIVE	1	REMOVE
SP-E	Sabal palmetto / Cabbage Palmetto	N/A	NATIVE	2	EXISTING
VM3-X	Veitchia merrillii / Christmas Palm	N/A	FLORIDA FRIENDLY	3	REMOVE

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Longaro Residence

961 Hillsboro Mile
Hillsboro Beach, FL

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STATE OF FLORIDA
STEPHANIE M. PORTUS
6667215
REGISTERED LANDSCAPE ARCHITECT

seal

Stephanie Portus FL Reg LA 6667215

LANDSCAPE PLANS ARE IN ACCORDANCE WITH THE TOWN OF HILLSBORO BEACH CODE OF ORDINANCE AND BROWARD COUNTY REGULATIONS

project number
20-164

sheet name
LANDSCAPE DISPOSITION PLAN

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03/30/22

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1" = 20'-0"

sheet number
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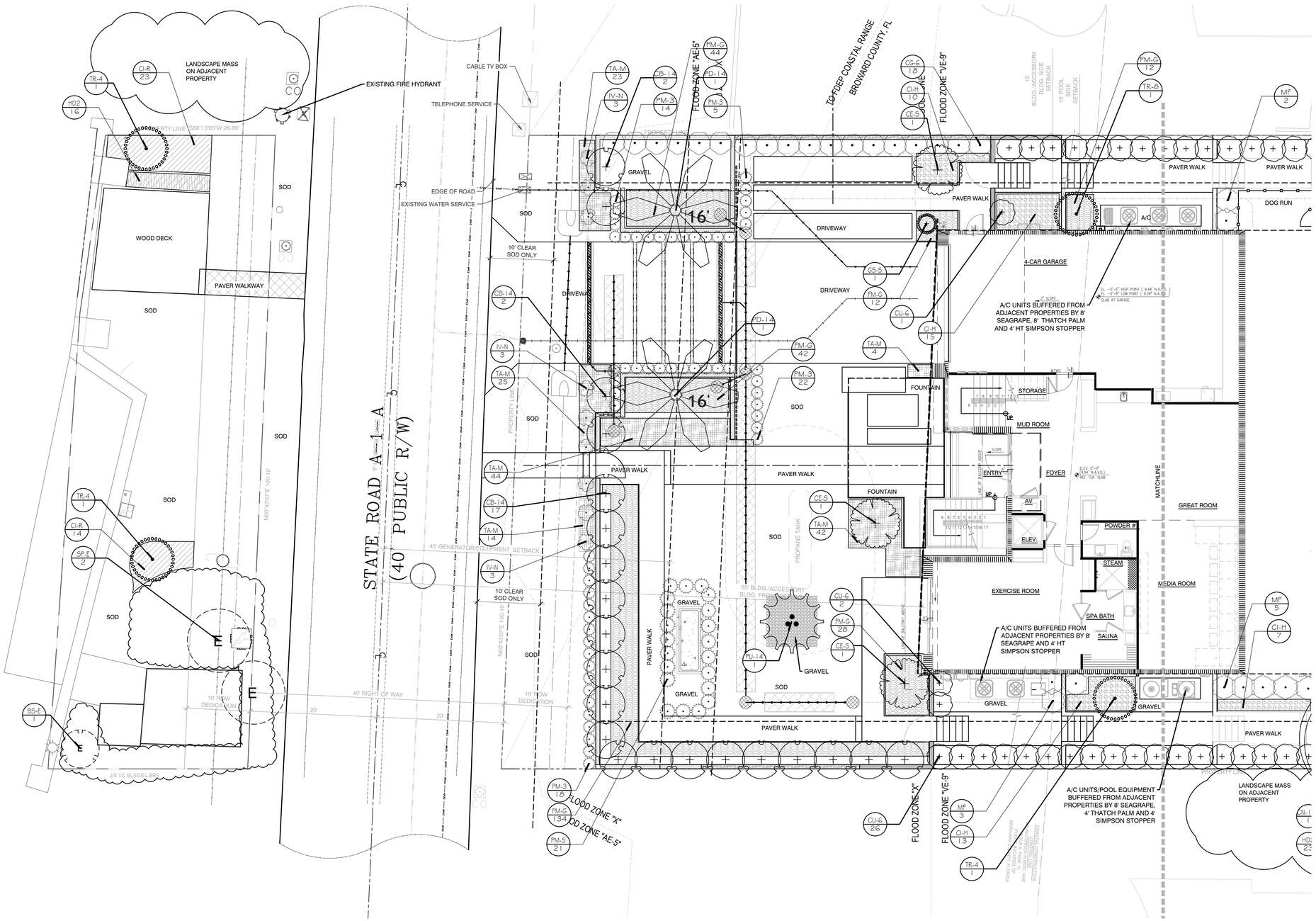

LANDSCAPE PLANS ARE IN ACCORDANCE WITH THE TOWN OF HILLSBORO BEACH CODE OF ORDINANCE AND BROWARD COUNTY REGULATIONS

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Stephanie Portus FL Reg LA 6667215

project number

20-164

sheet name

LANDSCAPE PLAN

REV 7
03/30/22

1/8" = 1'-0"

sheet number

L-2

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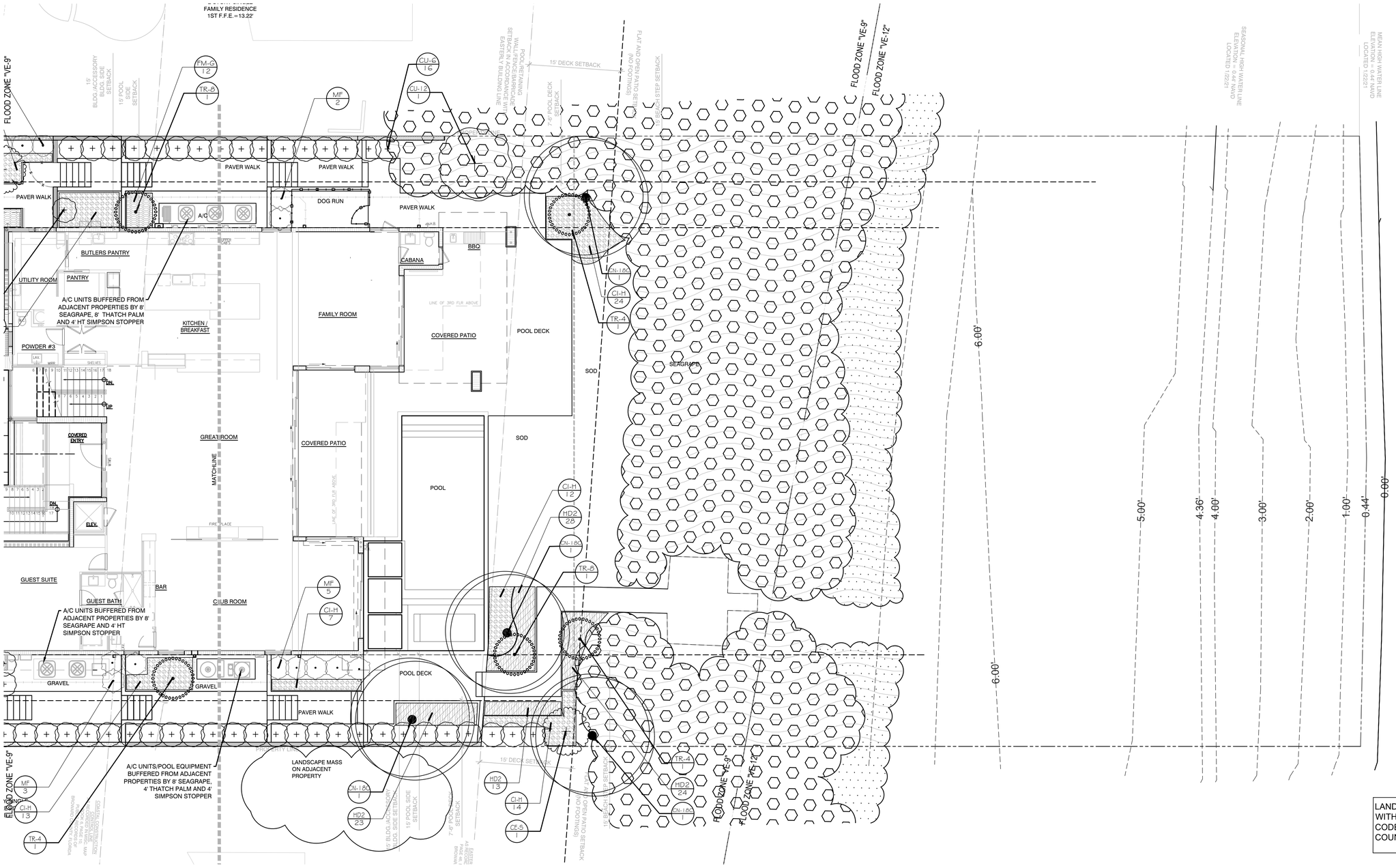

LANDSCAPE PLANS ARE IN ACCORDANCE WITH THE TOWN OF HILLSBORO BEACH CODE OF ORDINANCE AND BROWARD COUNTY REGULATIONS

REV 7
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1/8" = 1'-0"

Longaro Residence

961 Hillsboro Mile
Hillsboro Beach, FL

pla LANDSCAPE ARCHITECTURE
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pstudio@pladesignstudio.com

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seal

Stephanie Portus FL Reg LA 6667215

project number
20-164

sheet name
LANDSCAPE PLAN

sheet number
L-3

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PLANT SCHEDULE PROPOSED

TREES	BOTANICAL / COMMON NAME	CONT	CAL	HT	SPD	NATIVE	QTY	REMARKS
BS-E	Bursera simaruba / Gumbo Limbo	N/A				NATIVE	1	EXISTING
CB-14	Calophyllum brasiliense / Brazilian Beautyleaf	B&B	2" CAL	14` HT	5`-6` SPD	NON-NATIVE	21	FLORIDA FANCY, SINGLE LEADER, FULL DENSE, SYMMETRICAL CANOPY. 5` CT. MATCHIN-SUBMIT PHOTO TO LA FOR APPROVAL
CU-6	Coccoloba uvifera / Sea Grape	15G/17"		6` HT	3`-4`W	NATIVE	45	BUSH FORM, FULL TO BASE, DENSE FOLIAGE, GOOD COLOR
CU-12	Coccoloba uvifera / Sea Grape	FIELD GROWN		12` HT	7`-8` SPD	NATIVE	1	STANDARD, TREE FORM. DENSE FOLIAGE, INTACT LEAVES. 2`-3` CT
CE-S	Conocarpus erectus `Sericeus` / Silver Buttonwood	45G	2" CAL	12` HT	4`-5` SPD	NATIVE	4	MULTI TURNK, DENSE, SYMMETRICAL CANOPY
GS-5	Garcinia spicata / Garcinia	25G		5` HT	2` SPD	FLORIDA FRIENDLY	1	FLORIDA FANCY, STANDARD. FULL DENSE FOLIAGE, UPRIGHT, COMPACT GROWTH. MATCHING. AVAILABLE FROM GARCINIA FARMS LANDSCAPING INC.
PU-14	Pandanus utilis / Screw Pine	FIELD GROWN		12`-14` HT	10` SPD	FLORIDA FRIENDLY	1	MULTI-TRUNK. GOOD COLOR. COLLECTED. SPECIMEN. AVAILABLE FROM PRESTIGE GROWERS, INC. SUBMIT PHOTO TO LA FOR APPROVAL.

PALM TREES	BOTANICAL / COMMON NAME	CONT	CAL	HT	SPD	NATIVE	QTY	REMARKS
CN-18C	Cocos nucifera `Green Malayan` / Coconut Palm	B&B	10" CAL	18` GW	20` SPD	FLORIDA FRIENDLY	4	CURVED TRUNK, FULL INTACT HEAD
PD-14	Phoenix dactylifera 'Medjool' / Medjool Date Palm	B&B		16` CT	16` SPD	FLORIDA FRIENDLY	2	FULL HEAD, HEAVY CALIPER, STRAIGHT TRUNK, MATCHING
SP-E	Sabal palmetto / Cabbage Palmetto	N/A				NATIVE	2	EXISTING
TR-4	Thrinax radiata / Florida Thatch Palm	25G		4` HT	3`-4` SPD	NATIVE	5	SINGLE, FULL, INTACT FRONDS, GOOD COLOR
TR-8	Thrinax radiata / Florida Thatch Palm	45G/28"		8` HT	4`-5` SPD	NATIVE	2	SINGLE, FULL, INTACT FRONDS, GOOD COLOR

SHRUBS	BOTANICAL / COMMON NAME	CONT	HT	W	NATIVE	QTY	
CG-6	Clusia guttifera / Small-Leaf Clusia	25G/21"	6` HT	36" W	FLORIDA FRIENDLY	18	FULL TO BASE, LOW BRANCHING, DENSE INTACT FOLIAGE, NO VOIDS
IV-N	Ilex vomitoria `Schillings` / Yaupon Holly	15G/17"	2` HT	2` W	NATIVE	9	TOPIARY SPHERE-FLORIDA FANCY-FULL DENSE FOLIAGE, NO VOIDS.MATCHING
MF	Myrcianthes fragrans / Simpson`s Stopper	15G/17"	3`-4` HT	36" W	NATIVE	10	FLORIDA FANCY, FULL, LOW BRANCHED
PM-5	Podocarpus macrophyllus maki / Shrubby Yew	15G/17"	5` HT	24" W	FLORIDA FRIENDLY	21	FULL, DENSE FOLIAGE TO BASE, SHEAR TO 5` HT
PM-3	Podocarpus macrophyllus maki / Shrubby Yew	7G/14"	3` HT	18" W	FLORIDA FRIENDLY	59	FULL, DENSE FOLIAGE TO BASE, SHEAR TO 3` HT

SHRUB AREAS	BOTANICAL / COMMON NAME	CONTAINER	HEIGHT	WIDTH	NATIVE	QTY	
CI-H	Chrysobalanus icaco `Horizontal` / Horizontal Cocoplum	3G/10"	10"-11"	12"-18"	NATIVE	95	FULL, DENSE FOLIAGE TO BASE
CI-R	Chrysobalanus icaco `Red Tip` / Red Tip Cocoplum	3G/10"	18"	18"	NATIVE	37	FULL, DENSE FOLIAGE TO BASE
FM-G	Ficus microcarpa `Green Island` / Green Island Ficus	3G/10"	16"	14"	NON-NATIVE	272	FULL, DENSE FOLIAGE, GOOD COLOR
HD2	Helianthus debilis / Dune Sunflower	1G/6"	12"	12"	NATIVE	104	FULL DENSE POTS, GOOD COLOR
TA-M	Trachelospermum asiaticum `Minima` / Minima Jasmine	1G/6"	14"	14"	FLORIDA FRIENDLY	152	FULL POT, DENSE FOLIAGE

MISC	BOTANICAL NAME / COMMON NAME	QTY	REMARKS
BIO	Bio Barrier-'Typar' or equal	Verify LF in field	PROVIDE BIO BARRIER ROOT CONTROL AT ROOTBALLS AS REQUIRED BY UTILITIES
GRAVEL	Selected by client	Verify quantity in field	PROVIDE MIN. 2" THICK APPLICATION PROVIDE OPTIONAL BLACK ALUMINUM EDGING ALONG LANDSCAPE BEDS-PERMALOC 'CLEAN LINE' OR EQUAL
MULCH	Grade B+ Cypress Mulch	Verify quantity in field	MINIMUM 3" DEPTH
SOD	'Empire' Zoysia	Verify SF in field	MINIMUM 16"X24" PIECES, GRADED #1 OR BETTER, SEE LANDSCAPE SPECIFICATIONS SHEET

NOTES

TREES OR PALMS PLANTED IN SOD SHALL HAVE MULCH RINGS TO PROTECT THEM FROM LAWN MAINTENANCE EQUIPMENT AND STRING TRIMMERS.

ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER, AS DESCRIBED IN GRADES AND STANDARDS FOR NURSERY PLANTS, STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, TALLAHASSEE FLORIDA, LATEST EDITION.

TO PROTECT AGAINST GANODERMA PALM FUNGUS, ALWAYS REMOVE ALL PALM STUMPS FROM PROPERTY.

PLA DESIGN STUDIO TO APPROVE STAKED LAYOUT OF ALL TREES AND PLANTING LAYOUT PRIOR TO INSTALLATION.

ALL IRRIGATION, IRRIGATION EQUIPMENT AND IRRIGATION BOXES TO BE CONCEALED.

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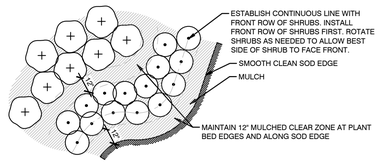
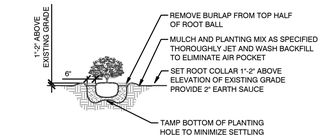
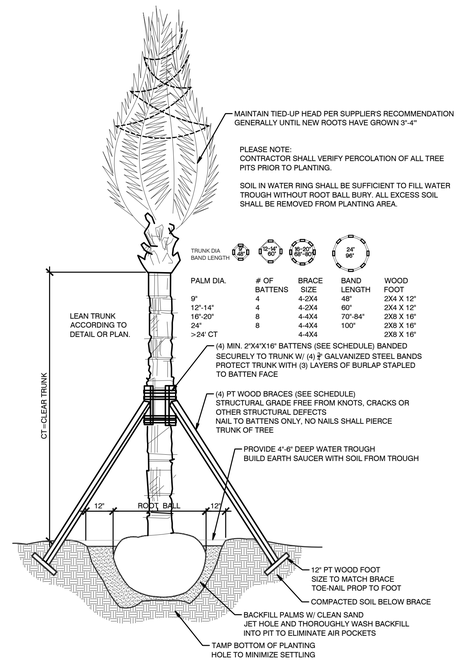


SHRUB/ GROUND COVER LAYOUT

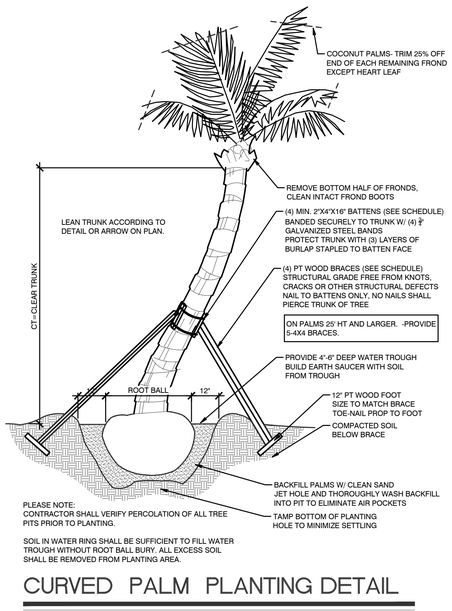


PLEASE NOTE:
COMPLETELY REMOVE ALL SYNTHETIC MATERIALS

SHRUB/ GROUND COVER DETAIL



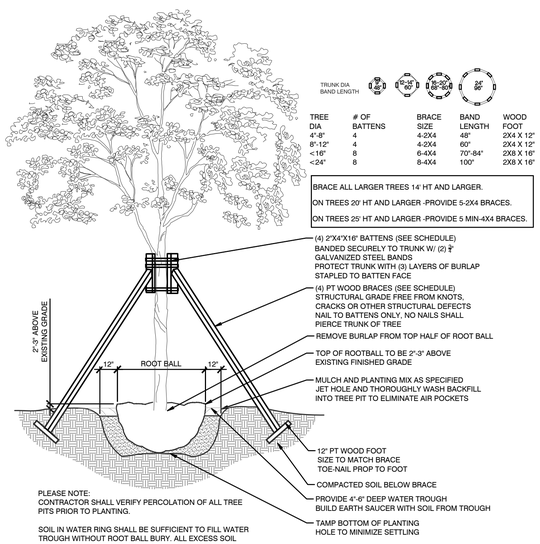
PALM PLANTING / BRACING DETAIL



PLEASE NOTE:
CONTRACTOR SHALL VERIFY PERCOLATION OF ALL TREE PITS PRIOR TO PLANTING.

SOIL IN WATER RING SHALL BE SUFFICIENT TO FILL WATER TROUGH WITHOUT ROOT BALL BURY. ALL EXCESS SOIL SHALL BE REMOVED FROM PLANTING AREA.

CURVED PALM PLANTING DETAIL



PLEASE NOTE:
CONTRACTOR SHALL VERIFY PERCOLATION OF ALL TREE PITS PRIOR TO PLANTING.

SOIL IN WATER RING SHALL BE SUFFICIENT TO FILL WATER TROUGH WITHOUT ROOT BALL BURY. ALL EXCESS SOIL SHALL BE REMOVED FROM PLANTING AREA.

TREE PLANTING BRACING DETAIL

REV 7
03/30/22

LANDSCAPE PLANS ARE IN ACCORDANCE WITH THE TOWN OF HILLSBORO BEACH CODE OF ORDINANCE AND BROWARD COUNTY REGULATIONS

ISSUED FOR:
1. COMMENT DATE
2.
3.
4.
5.
6.
7.
8.
9.
10.

Longaro Residence
961 Hillsboro Mile
Hillsboro Beach, FL

PLA DESIGN STUDIO, PLLC
LANDSCAPE ARCHITECTURE
2385 NW Executive Center Dr. Ste. 240
Boca Raton, Fl 33431
o. 561-338-5256
estudio@pladesignstudio.com

DocuSigned by:

STATE OF FLORIDA
STEPHANIE M. PORTUS
6667215
REGISTERED LANDSCAPE ARCHITECT

seal

Stephanie Portus FL Reg LA 6667215

project number
20-164

sheet name
LANDSCAPE SCHEDULE + DETAILS

sheet number
L-4

DocuSign Envelope ID: 44ADF7C6-3A40-4CE1-B424-7AF087C08079

1.0 GENERAL

1.1 DESCRIPTION OF WORK:
A. Extent of landscape development work is shown on the Drawings and in the related Schedules.
B. The work consists of furnishing all plants, materials, equipment, necessary specialties and labor required for the installation of plant and other materials as shown on the Drawings and/or in the Specifications.
C. Excavation, filling and grading required to establish elevations shown on the Drawings are not specified in this Section. Refer to earthwork Section.

1.2 REFERENCE PUBLICATIONS:
The following standards form a part of the Specifications:
A. Florida Department of Agriculture "Grades and Standards for Nursery Plants", most recent edition.
B. American Joint Committee on Horticultural Nomenclature "Standardized Plant Names Dictionary"
C. The American Standard for Nursery Stock" (2004 edition).
D. American National Standards Institute-ANSI - ANSI A300 and ANSI Z60.1-most recent edition.
E. Florida Friendly Best Management Practices for Protection of Water Resources by Green Industries, Florida Dept of Environmental Protection, Rev Dec 2008
F. IFAS -Institute of Food and Agricultural Sciences, University of Florida. http://hort.ufl.edu/woody/index.html

1.3 INSTALLER - CONTRACTOR QUALIFICATIONS:
A. The 'Contractor" shall be State licensed and regularly engaged in the installation of living plant material. Labor crews shall be controlled and directed by a landscape foreman professionally trained and well versed in landscape installation, plant materials, reading blueprints and coordination between the job and nursery and shall be able to communicate with the Owner and the Landscape Architect.
B. The Contractor shall be licensed and shall carry any necessary insurance and shall protect the Landscape Architect and Owner against all liabilities, claims or demands for injuries or damage to any person or property growing out of the performance of the work under this contract. All workers shall be covered by Workmen's Compensation Insurance.

1.4 SUBMITTALS: Refer to schedule of submittals.

1.5 COORDINATION:
A. Coordinate and cooperate with other trades and contractors to enable the work to proceed as rapidly and efficiently as possible.
B. Irrigation work shall normally precede plant installation Install trees, large B&B material, shrubs and ground cover plants before lawns are installed.
C. Commencement of Work; Landscape Contractor shall notify Landscape Architect at least 7 days in advance of scheduled commencement of work. Landscape Contractor shall review plans and/or field layouts with Landscape Architect at least 2 days prior to installation or on the site as needed.

1.6 INSPECTION OF SITE: Prior to the award of the contract, the Contractor shall acquaint himself with all site conditions. Should utilities or other improvements not shown on the Drawings be found during excavations, Contractor shall promptly notify the Landscape Architect or Owner for instructions as to further action. Failure to do so will make Contractor liable for any and all damage arising from his operations subsequent to discovery of such utilities not shown on Drawings.

1.7 PROTECTION OF EXISTING PLANTS AND SITE CONDITIONS:
A. The Contractor shall provide, install and maintain the of necessary precautions to protect all persons and property, including the general public from harm or injury due to the work.
B. The Contractor shall take precautions to protect existing site conditions. Should damage be incurred, the Contractor shall repair the damage to return the object or area to its original condition at no additional charge.
C. Utility Locates - Regardless of utilities that may or may not be shown on the drawings, the Contractor shall be responsible to have utilities located in the area of work before the work commences. The Contractor shall also verify and comply with any requirements or clearances to plant materials that may be required of any Utility company.

1.8 CHANGES IN THE WORK: The Owner reserves the right to substitute, add or delete any material or work as the work progresses. Adjustment to the Contract Sum shall be approved by the Owner by a written Change Order, prior to execution. The Owner shall be given (2) week notice for the opportunity to review and approve all plant materials delivered to the job site prior to installation.When unit prices have been established, they shall prevail for all Contract Additions. For Contract Reductions, the Owner shall receive full credit, based on unit pricing, if changes are implemented prior to delivery of plant materials. If Owner changes are made prior to installation, Owner shall receive a credit for labor to install plants, less costs associated with purchase and delivery. The Landscape Architect assumes no financial or material responsibility for any changes made by, or on behalf of the the Owner.

1.9 OWNERS OBSERVATION:
A. The Landscape Architect or Owner assumes no responsibility for the Contractor's means and methods in the execution of this contract beyond the observation to ensure, to the Owner's satisfaction, that the Design Intent of the Drawings and Specifications are being properly interpreted. This observation and checking will not relieve the Contractor of any responsibility for the performance of his work in accordance with the Drawings and the Specifications (including proper planting practices or other material or performance deficiencies).
B. The Landscape Architect and Owner reserve the right to reject any portion of the work, material or workmanship which does not conform to the Contract Documents and Standard set forth herein.. Rejected work shall be removed and/or corrected by the Contractor, at his own expense, at the earliest possible time and prior to final payment.

1.10 PROJECT CONDITIONS:
A. Familiarization with Overall Project Requirements: The Contractor shall review and become familiar with the Design and Overall intent of the proposed Work related to the Contractor's Work including but not limited to: Civil engineering and Drainage Plans, Architectural layouts, project/ area access, contractor equipment access, existing and proposed utility locations, Irrigation Plans, Outdoor Lighting Plans, Paving Plans, Project Sequence and Timing plans, Town/HOA/ neighborhood requirements, etc.
B. Obstructions: The Contractor shall exercise care in digging and other work so as not to damage existing work, including underground pipes, sprinklers, control cables and hydrants of watering systems. Should such overhead or underground obstruction be encountered which interferes with planting, the Landscape Architect shall be consulted for consideration for alternate locations of plants to clear such obstructions. The Contractor shall be responsible for the immediate repair of any damage caused by his work.
C. After notice to proceed, the Contractor shall complete landscape work in a timely manner, as portions of site become available. Actual planting shall be performed only when weather and soil conditions are suitable in accordance with locally accepted practice.
D. Contractor shall coordinate landscape and planting work with other trades, such as, the irrigation (sprinkler) installer, electrician, lighting installer, paving installer, and sod installer; Landscape installer shall coordinate to ensure that no plantings will interfere with the proper functioning of the sprinkler system. The Contractor shall point out to the Irrigation installer situations where minor adjustment or relocation or addition of sprinkler heads may be most beneficial for the planting as a whole. The Location of specimen plant materials, trees, palms and large shrubs shall prevail over irrigation head placement.

1.11 ACCEPTANCE:
A. At the discretion of the Owner, early acceptance of the work may be obtained for progress payment of approved phases; or when the time between commencement of the work and substantial completion exceeds 90 days (at no fault of the contractor). Early acceptance shall be contingent upon a satisfactory inspection of the completed landscape work by the Landscape Architect and/or the Owner.
B. Substantial Completion of the Work is the point in construction when the Work is sufficiently complete; in accordance with the Contract Documents; all related clean-up has been performed; and the Landscape Architect's provide an opinion that the Owner can utilize the work as intended.
C. Final Completion is the completion of all work included in the Contract Documents except the Contractors responsibility to correct the work to the satisfaction of the Owner and the Landscape Architect. The Warranty Period and Maintenance period shall commence upon Final Acceptance.

1.12 WARRANTY PERIOD and CORRECTION OF THE WORK:
A. For a period of twelve months from the date of acceptance, all new plant materials except grass shall be alive and healthy, upright and in satisfactory growth for each specific kind of plant. There shall be no signs of nutrient deficiency, disease or insect infestations.
B. Plants which are rejected shall be replaced or corrected within two weeks of rejection. Replacement material shall be the same species, size and quality as called for in the Contract. A new correction of the work period of twelve (12) months shall begin upon replacement and acceptance by the Landscape Architect of all replacement plants, this includes plants which are discovered at any time to have been planted at an improper depth.
C. The installer shall repair damage to other plants or lawns that occurs during the plant replacement process at no cost to the Owner.
D. **D.** Plants which have been approved and subsequently die or are damaged by washout, wind storm, traffic, vandalism, or demonstrable failure of the Owner to maintain after Substantial Completion of the Work is not covered in this correction of the work provision

2.0 PRODUCTS

2.1 MATERIALS LIST:
A. Plant species and size shall conform with the Plant List and information noted on the Drawings.
B. The quantities given in the Plant List are intended for the convenience and as a guide for the bidder and does not relieve the bidder of his responsibility to do a comprehensive plant take off from the Drawings. Information on the drawings control.

2.2 PLANT MATERIALS:
A. All plant material shall be nursery grown unless otherwise noted. Plants shall be graded Florida No. 1 or better and shall be sized as outlined under Grades & Standards for Nursery Plants, State Plant Board of Florida. Coconut Palms shall be grown from certified seed.
B. Collected material when specified or approved shall be in good health, free from disease, insect or weed infestation. Testing may be required at the discretion of the Landscape Architect and/or the Owner and shall be provided at no additional cost.
C. Plants materials must be equal or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Those plants specified as specimens are to be approved by the Landscape Architect before being brought to the site. Unless otherwise noted on the drawings, these plants shall be Florida Fancy.
D. Height of plant materials shall be measured from the top of the ball to the top of the plant with branches (or fronds) in normal position. Their width shall be measured across the normal spread of the branches (or fronds). In cluster type palms the main trunk shall meet the height requirement and all other trunks shall be 3/4 or more of the required height unless otherwise noted on the drawings. Where symmetry is required, match plants used as nearly as possible to the satisfaction of the Landscape Architect.
E. Plants that meet the height requirements, specified, but do not have the normal balance of height and spread typical for the respective plant, shall not be accepted.
F. Abbreviations on the Drawings are as follows:
B&B - field grown plant "balled and burlapped".
Cal - caliper/diameter measured 6" (152.4 mm) above soil line. For trunks larger than 4" (88.4 mm) diameter, the caliper measurement shall be determined at 12" above soil line.
CT - clear trunk measurement from top of ball to first branching.
CW - clear wood, in palms the distance from soil line to lowest living frond leaf base. **DBH** - caliper or diameter measured 4 feet (1.22 meters) above soil line
GW - Greywood, in palms, mature trunk from ground to base of the green crown shaft.
OA - overall height from top of ball to top of current season's growth or last open frond in normal position in palms.
Spd - spread or average distance across the average diameter of plant branching structure.
G. Root packaging and Containers: Plant materials in containers shall have a well established root system and shall not be root bound. All plant materials not in containers shall be balled and burlapped and dug with a firm natural ball of earth. Balls shall be firmly wrapped with burlap or similar biodegradable materials and bound with twine, cord or wire mesh. The minimum ball sizes will be in accordance with "Grades & Standards for Nursery Plants". No plant shall be accepted if the root ball has been cracked or broken. All containers and root balls shall be kept moist at all times. All plants which cannot be planted immediately on delivery shall be kept moist and protected from drying winds and sun.
H. Container Grown Plants: Plants grown in containers will be accepted as "B&B", providing that all other specified requirements are met. Container grown plants shall meet plant sizes as specified on the plant list and on the Drawings, and shall not be governed by container sizes. Minimum root balls of container grown material shall be no more than 25% less proportionately than that stated in latest edition of Florida "Grades & Standards" for nursery plants. Plants shall have been grown in the container for a max. of 2 years prior to installation and shall exhibit a fully developed root system throughout when removed from container. There shall be no girdling or circling roots exceeding 50% of the pot circumference.
I. Substitution: Plant substitution by the Contractor will be considered by Landscape Architect only upon submission of proof that the plant is not obtainable in the type and size specified. Should the specified plant indeed not be available, the Landscape Architect shall determine the nearest equivalent replacement in an obtainable size and variety. The unit price of the substitute item shall not exceed the bid item replaced, without owner approval.

2.3 PLANTING SOIL: Planting soil shall be free draining, sandy loam and shall contain a 5% minimum and a 15% maximum amount of decomposed organic matter. Planting soil shall be free of clay, stones, plants, roots, and other foreign materials which might be a hindrance to planting operations or be detrimental to good plant growth. It shall have a pH between 6.0 and 7.0. Soil shall be delivered in a loose friable condition and applied in accordance with the planting specifications.

2.4 PEAT: Horticultural peat composed of not less than 60% decomposed organic matter by weight, on an oven dried basis. Peat shall be delivered to the site in a workable condition free from lumps.

2.5 WATER:
A. Clean Water for planting will be available at the site and shall be provided by the Owner unless special provision is determined in the Contract Documents.
B. Contractor shall determine the source and suitability of the Owner's water. In the event the water source is not suitable, the Owner shall be given written notice of such at least two weeks prior to the commencement of Work.

2.6 SOIL TESTING:
A. Landscape Contractor shall provide testing of existing soils on Site for all soil types, including imported soils, in the planting area. No less than 2 representative samples shall be submitted to and tested by an independent professional testing lab for analysis and fertility recommendations.
Soil Testing Lab - Call for info, testing services, fees and Import permit.
Micro-Macro International P 706-548-4557 F 706-548-4891 Web: www.mmilabs.com
183 Paradise Bvd, Suite 10B, Athens, Georgia, 30607

2.7 COMMERCIAL FERTILIZER and PLANTING AMENDMENTS:
A. Fertilizer and fertilization rates for the project shall be provided and applied based on the results of the soils test. Follow all Manufacturer's Label Rates and application recommendations.
B. Commercial fertilizer shall be slow-release organic formulation containing nitrogen, phosphorus and calassium, not to exceed rates of 6-6-6 Nitrogen shall be not less than 50% water insoluble, inorganic nitrogen and shall not be derived from the sodium form of nitrate. Iron shall be in the chelated form, not be less than 2% and magnesium shall not be less than 2%. Fertilizers shall be delivered to the site unopened in original containers, each bearing the manufacturer's ingredients and guaranteed analysis. Submit a copy of the Manufacturer's guaranteed analysis and proof of delivery to the Landscape Architect. Any fertilizer that becomes caked or otherwise damaged is unacceptable.
C. Microbial Additives: Mycorrhizal and microbial additives shall provided as specified in the Schedule of Soil amendments.Contractor shall submit a copy of the manufacturer's label/ product use instructions that include: all ingredients, guaranteed analysis and application rates. All supplements shall be supplied in fresh, unopened packaging prior to product expiration. Product that becomes caked or damaged is unacceptable and shall not be used.

2.8 MISCELLANEOUS LANDSCAPE MATERIALS:
A. Mulch: Shredded hardwood mulch -grade "A" -verify color. Mulch shall not contain chunks larger than 1 inch (25.4 mm) in diameter, branches, stones or other foreign material that will prevent its eventual decay.
Alternate Mulches: Pine Bark Nuggets - Jumbo size, Pine Straw
B. Gravel Mulch: Provide samples of all gravels to Landscape Architect for approval prior to ordering. Gravel shall be used only where specifically indicated on the plans of the size and type shown. Unless otherwise specified it shall be water-worn, hard, durable gravel, washed free of loam, sand, clay and other foreign substances. It shall be a minimum of 2" (44.2 mm) deep and shall be contained with gravel stops. It shall be a maximum of 1-1/2" (38.1 mm), a minimum of 3/4" (19 mm) and of a readily available natural gravel color range.
C. Braces, Battens and Stakes-Provide braces, battens, stakes and deadman of sound new pressure-treated lumber, free of knot holes and other defects. Braces shall be pressure-treated 2x lumber (4x lumber where appropriate) and shall be secured to battens and stakes with a min of (2) -16D, dbl head galv. forming nails. Battens shall be 2x4 pressure treated lumber and padded with burlap. Battens shall be secured to tree trunks with 3/4" Stainless steel or galvanized banding. Stakes shall be pressure-treated 2x lumber and shall be driven to within 2" of the surrounding grade. All exposed ground-stakes shall be painted with a high-visibility, contrasting, fluorescent paint until substantial completion. Braces and stakes shall be repainted a dark walnut brown stain unless otherwise noted. Stakes and braces shall be placed within mulch beads and oriented away from walking areas.
D. Guys and Anchors: Provide one of the following: 1) wire guys shall be two- strand, twisted, pliable galvanized iron wire not lighter than 12 gauge. Provide new hose cut to required lengths to protect tree trunks from damage by wires. Hose shall be not less than 1/2" (12.7 mm) dia.: 2) Woven Polyethylene Webbing -shall be min 2" wide. Trunks and stems shall be wrapped at least twice and secured with adjustable knots. Stakes per Sec C. above.
E. Soil Mix for Annual or seasonal color beds: 2 parts top soil,1 part fine pine bark mulch (1/2" (12.7 mm) pieces),1 part coarse sand and 50 pounds (1.8662 kg) composted cow manure per cubic yard (.76455 cubic meters). Mix in Osmocote fertilizer and micro-organisms at label rates, see 2.7C.
F. Planter Soil Mixture:a loose,friable blend consisting of:5 parts coarse sand,2 parts peat humus or bagged topsoil and 3 parts pinebark;Mix in Osmocote fertilizer and microorganisms at label rates,see 2.7C.

3.0 EXECUTION

3.1 PREPARATION, SITE WORK AND COORDINATION:
A. Grading: Contractor shall inspect the site to verify that finish grades (accurate within 2" (51 mm), have been established in accordance with Civil Engineer's Drainage Plan and the Landscape Architect's shaping and grading Plan or other job requirements prior to beginning any planting operations. Coordinate with Landscape Architect and General Contractor for release of areas before planting operations begin.
B. Rough Grading and Shaping – Rough grading and bulk filling of site shall be the general responsibility of the General Contractor unless otherwise noted. Rough grade shall include placement and distribution of bulk fill material sufficient to generally be within -4" of final grade for landscape and within -2" of final grade for sod areas. Rough grades shall conform with the general intent of the drainage and grading plans. Rough grades may be field adjusted to allow for fill as generated by planting activities.
C. Finish Grading - Finish and final grading shall be reviewed, approved and released by Landscape Architect or authorized Project Manager. Landscape Contractor shall notify LA/ Project Manager, in writing, 3 days before planting work in a given area is expected to commence. Finish Grades are the responsibility of the Landscape Contractor -including box blading and leveling of open sod areas
Finish grades of all planting areas shall be at 2" below pavement, after planting unless otherwise noted. Finish grades shall include any top soil and soil amendments as specified. If at any time the sub-grades are determined to be inadequate for proper design, the Project Manager should be given notification in writing.
D. Top soils -The supply, placement and grading of Top soils shall be the responsibility of the Landscape Contractor unless other determined in the Construction Documents.
E. Irrigation-The Landscape Contractor shall closely coordinate with the Irrigation installer. Irrigation system shall be installed according to Irrigation Plans and Specifications with any necessary field adjustments to complement the Landscaping Plans. Spray zones for sod and planted areas as described shall have 105% head to head coverage, matched precipitation rates and uniform water distribution with equipment as outlined. Drip emitters shall be installed per schedule. Drip and spray irrigation shall be fully operational and adjusted before any mulch, stone, short ground covers or sod are installed. Irrigation zones shall be operating and accepted by Landscape Architect and/or irrigation designer before areas will be released for finish planting and/ or mulching as noted above. In the event of conflicts with landscaping and irrigation pipes or emitters, the location of trees, palms, large shrubs and specimens shall prevail. Pipes and emitters shall be relocated/adjusted to eliminate conflict and allow for the proper function of equipment.
F. Landscape Lighting – The Landscape Contractor shall closely coordinate with the Lighting installer. Outdoor and site lighting system shall be installed according to the Lighting Plans and Specifications with any necessary field adjustments to complement the Landscaping Plans. Landscape lighting conduit shall be coordinated and installed in conjunction with irrigation trenching where ever suitable. Lighting conduit shall be installed and/or adjust AFTER major trees and palms are installed and before shrubs/ground covers are installed. In-ground fixtures or other work requiring excavation, must be installed before sod, stone mulch and landscape mulch are installed. Lighting stub-ups/placements shall be reviewed approved and released by Landscape Architect before sod, stone mulch or sod are installed.
G. Mulch, Edging and Stone Mulch-Before mulch of any kind is installed, Finish Grading, Operational Irrigation, Lighting conduit, in-ground fixtures and metal edging shall be in place and accepted and released by either Landscape Architect or General Contractor.
H. Sod - Before sod of any kind will be installed, Finish Grading, Operational Irrigation, Lighting conduit, in-ground fixtures, metal edging and mulch shall be in place and accepted and accepted by Landscape Architect. As noted above, landscape contractor is responsible for all fine grading subject to review and acceptance by Landscape Architect, before sod is installed.
I. Removal of Rubbish: Any objectionable materials, such as stones/construction debris be encountered during planting operations,they shall be promptly removed from the site by the landscape installer.

3.2 PROTECTION OF PLANTS:
A. Root Protection: All field grown trees, palms and plants shall be hand dug with sharp shovels or approved tree-spade. Backhoe-dug trees shall not be accepted. Roots shall be cleanly cut with sharp instruments. Balled and burlapped plants: plants designated "B&B" shall be dug with firm, moist earth of sufficient diameter and depth to encompass the fibrous and feeding root system,necessary for full recovery of plant.Balls shall be firmly wrapped with burlap or similar materials and bound with twine,cord,or wire mesh. All collected plants shall be "B&B".Trees, palms and plants shall not be dug during periods of excessive heat or drought unless supplemental water is applied for at least 5-7 days in advance.
B. Handling -containerized plants shall be handled by their container w/ proper support given to all parts of plant to prevent damage.Trees and palms shall only be handled w/ padded slings rated for 10x the weight of carried load.Trunks shall be wrapped min.2X prior to cinch loop.No chain,rope or unpadded webbing shall be used to handle trees and palms.
C. Protection During Transporting: All plant material shall be protected from possible injury or breakage of branches. Provide all necessary splints, stakes, kraft paper wrapping and sleeves to secure and protect roots, stems and foliage of plant materials during shipment. All plants transported by open trucks or sea-containers shall be adequately covered to prevent windburn, drying or damage to plants.
D. Protection After Delivery: Plants which cannot be planted immediately on delivery to the site shall be kept moist at all times and provided protection from the drying of wind and sun. All plants shall be kept moist as necessary until planted. Storage period shall not exceed 72 hours. In plants cannot be installed within 48 hours, they shall be 'heeled-in" earth trench rows and maintained in healthy, moist condition until final installation.
E. Protection of Palms: A minimum number of fronds shall be removed from the crown of palm trees to facilitate moving/handling. Remaining fronds shall be tied and braced if required.
F. Protection During Planting:Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, padding, wood battens or other approved methods.
G. Plants that show symptoms of bark compression, girdling or bark slippage or other damage are unacceptable.
H. Special Treatment and Handling: Sabal Palms (Cabbage Palms) shall be "hurricane cut" in the field prior to transport. Clear trunk shall be as specified after the minimum nuber of fronds have been removed. Sabal Palms shall be taken from moist, "black" growing areas. All burn marks on Sabal Palm trunks shall be removed. Collected or Field Dug Specimen Palms - All field dug palms, (except-Adonidia,Cocos,Phoenix,Washingtonia,Ptychosperma,Hyophorbe sp.) palms shall be root pruned for 2 months in advance of being lifted and moved. All palms shall be watered for1week prior to digging in the field. Heads shall have the lower 50% of fronds removed or as otherwise determined by Supplier. Heads shall be securely tied and secured before transporting. Heads shall remain tied-up until new growth is visible or as otherwise determined by Supplier. All Palms shall have heads tied and braced during shipping & handling. Canary Date Palms shall have heads securely stabilized with 4x4 bud splints

3.3 PLANTING OPERATIONS:
A. Layout:The location for plants and outlines of areas to be planted are indicated on the Drawings. All plant locations shall be laid out,painted/flagged in field by the Contractor,to the satisfaction of the Landscape Architect before planting operations commence.In general,all trees,palms and accent plants shall be laid out, and approved by the Landscape Architect prior to the layout of shrubs/ground covers.Notify Landscape Architect and Owner for directions if site conditions requires the addition of soil over existing roots or where construction or utilities below ground or overhead are encountered, or where changes have been made in the construction - DO NOT PROCEED - Any necessary adjustments will be directed by the Landscape Architect.
B. Clearances: Shrub/hedge material shall be planted a min. of 30" (0.75 m) away from wall or other obstructions (including parking stops). Groundcover (1 gal or less) material (except sod) shall be planted 16" (10.41 m) away from pavement or edging unless otherwise noted. Vines shall be attached with copper wire to brass screws in lead anchors to walls. Make minor adjustments as may be required.
C. All planting holes shall have straight,vertical sides and flat horizontal bottoms.The diameter of a hole shall not be less than twice the diameter of the root ball or 24 inches (609.6 mm) greater than the root ball,whichever is smaller. The depth of a hole shall not be deeper than the root ball. The bottoms of planting holes shall be tamped to minimize settling.
D. Contractor shall confirm that all planting holes are free draining and percolate water.If hardpan,compacted soils,clay or rock are encountered,immediately notify Landscape Architect to determine remedial measures.
E. Backfill and Soil Amendments-Backfill shall be clean,fine,granular loamy soil unless otherwise noted. All palms shall be backfilled w/ clean, washed, salt-free sand. Clumpy or rocky soils shall be screened or replaced w/ appropriate material prior to backfilling. Refer to soil report recommendation for fertilizer type/rates. Additionally, Mycorrhizae and soil bacteria shall be added at the manufacturer's recommended rates (see 2.7c). The following minimum rates of soil mix apply; 1/2 cubic yard per tree and 1cubic yard per 50 shrubs.
F. All plants shall be handled and installed in accordance w/ the Construction Documents and best appropriate horticultural practice. Trees and shrubs, except as otherwise specified, shall be set in the proper size of planting pit so that the top surface of the Root Collar/root ball will be 1"-2" above the final grade. Verify adequate percolation of the planting hole. Set plants straight and plumb unless otherwise noted. Select trees, palms and plants shall be leaned, oriented or faced as determined by Landscape Architect or as shown on the drawings.
G. B&B plants are set with bottom1/3 of planting pit backfilled w/ existing site soil. Remove burlap,rope,wires,etc. from any trunk and top surface of balls. Do not remove burlap from underneath.All remaining wrapping material shall be biodegradable. No material shall encircle the trunk. Complete backfilling w/ native soil (or specified soil mix) and water thoroughly to remove voids. After planting has been completed,form a trough around each plant extending to the limits of the pit. Some wire wrapping and bundling may remain to maintain the integrity of the root ball. Review removal requirements in advance with the Landscape Architect.
H. Container Grown Plants: Shall, when delivered, have sufficient root growth to hold earth intact when removed from container and shall not be root bound. Plant pits for container materials shall be formed flat on the bottom to avoid air pockets at the bottom of root balls. Containers shall be removed carefully to prevent damage to plant or root system.

3.0 EXECUTION CONT.

I. Remediation of Root defects - The Contractor shall inspect all plant material for root defects including but not limited to: root-bound containers; circling roots; girdling roots; sub grade, embedded root collars; adventitious roots; etc. All Root Collars shall be exposed and visible at the time of planting. Plants with two (2) or more girdling roots; plants from root-bound containers; or plants with circling roots greater than 75% of the pot circumference shall be rejected and replaced at the Contractor's expense. Plants with minor root defects shall be trimmed with clean, sanitized, sharp tools according to proper horticultural practice prior to planting. Plants shall be well watered prior to, and after, root trimming procedures. Plants that die as a result of root pruning are considered excessively defective and shall be replaced at Contractor's expense.
External Circling Roots - shear off outer 1"-2" of rootball circumference
Internal Circling Roots - radial cuts to interrupt circle, remove 2" min section of root.
Girdling Roots-cut and remove the 2" min section of the girdling root at the surface.
Root Knots - trim or remove.For more information- refer to University of Florida- IFAS Website http://hort.ufl.edu/woody/index.html
or to Plant Management Manual: http://hort.ufl.edu/woody/roots.html
J. Setting Trees and Shrubs: Unless otherwise specified, all trees and shrubs shall be planted in pits, centered to such depths that the finished grade level of the Root Collar, after settlement, shall be the same as, or slightly above, that at which the plant was originally grown. They shall be planted upright and faced to give the best appearance or relationship to adjacent structures. The Contractor shall be responsible to raise and re-set all plant materials where root collars are found below finish grade at their own expense.
Along slopes, a soil terrace shall be formed so that the top of the Root Collar is level with existing grade on the up-slope side. No burlap shall be pulled out from under the balls. Tree boxes, platforms, wire, lifting loops and surplus binding from top and sides of the balls, shall be removed. Some wire or binding may remain if tight and necessary for rootball integrity. Any broken and frayed roots shall be cut off cleanly. Backfill soil shall be placed and tamped thoroughly and shall be settled by watering. No filling around trunks or on top of root balls will be permitted. After the backfill settles, additional soil shall be filled in to the level of the finished grade allowing for 2" (44.1 mm) of mulch. Form a shallow saucer shaped depression around each plant by placing a ridge of the plant soil along the edge of the plant pit, through each shall be 3"-4" (75 mm) deep. Specimen trees and Palms shall be equipped with supplemental irrigation (bubblers).
K. Setting Palms: All palms shall be planted in sand thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future watering.
L. Backfilling: When the plant pit has been excavated as specified above and the plant has been set, the pit shall be backfilled with clean soil mix. All backfill shall be watered thoroughly to settle and consolidate soil and eliminate voids. Provide a shall trough around the outside of the rootball for water retention. Tops of all rootballs shall be exposed and free of soil backfill materials. Do not distribute any excess soil in any existing planted bed.
M. Pruning: Remove dead/broken branches from all plant material. Thin out internal branching and prune to retain typ. growth habit of individual species with as much height and spread as is practicable. Make all pruning cuts with a sharp instrument next to branch collar to ensure elimination of stubs.Headback" or "Hat Rack" cuts, right angle to line of growth, will not be permitted.
N. Guying and Staking: Guy and stake all trees, incluidng palms, immediately after planting. Trees less than1/2" (38.1 mm) in caliper shall be staked with vertical wood or metal stakes along the trunk. Stake shall be driven through the root ball and embed 12" min. into sub-grade. Attach tree trunk to the stake with 3/4" width elastic pruning tape. Double wrap trunk to avoid chaffing. Tie firmly, but not tightly to the stake. Stake shall be cut off at least 12" below the top of the plant. Trees 1 1/2" (38.1 mm) in caliper and greater but less than 12' OA shall be guyed in 3 directions with double strands of No.12 galvanized wire (or rated woven polyethylene webbing) attached to approved stakes or anchors driven flush with grade. When securing wires to trees, cover all wires which may come in contact with any part tree with new rubber hose pipe. Attachment points shall be not less than 1/3 of the height of tree above finished grade and above substantial limbs1 inch (25.4 mm) in diameter or more. Ground Stakes shall be clearly marked with high contrast fluorescent paint. Trees over 12' OA shall be braced with new lumber per staking detail. Provide stained where noted. Ground Stakes shall be clearly marked with high contrast fluorescent paint.
0. Staking and Bracing: When staking palms and broadleaf trees, no nails or fasteners shall directly penetrate the trunks. Wood battens: 12" -16" min(304-406 mm) min. length; separated from trunk by burlap; attached to the trunk of the trees with galvanized or stainless steel metal banding. Stakes and braces shall be clearly marked and can only be nailed to the wooden battens. Alternate methods of guying or staking may be employed with the prior approval by Landscape Architect. Ground Stakes shall be clearly marked w/ high contrast fluorescent paint.
P. Mulching: All trees and shrub beds shall be mulched immediately after acceptance of the planting bed by the Landscape Architect. Mulch shall be applied to a 3" (76.2 mm) depth, with a mulch as specified. Prevent wind displacement of mulch by thoroughly wetting down. Do not apply any mulch against stems and trunks of plants.
Q. Annual/seasonal color beds: Remove 8" to 10" (254 mm) of soil and replace with planting soil mixture consisting of Annual Planting Soil Mix per Section 2.8.E. Install annuals in fresh mix.
R. Planters:Includes free-standing pots and built-in architectural planters. Verify waterproofing and drainage to suitable outfall. Place filtration/ separation fabric over 4" drain gravel in the bottom of the pot. Add planting soil mix per Section 2.8.F. Place soil around plant materials in lightly compacted layers to an elevation 2 inches (38.1 mm) below top of planters allowing for natural settlement. Recommend 6"-8" min depth of soil below rootball.
S. Disposal of Excess Excavated Soil: Excess soil, raked debris and rocks shall be removed and disposed by the Contractor to a suitable and legal disposal location off-site, at no additional expense to the Owner.
T. Relocation of Existing Material: Landscape contractor shall root prune trees which are to be relocated in accordance with approved horticultural practices. The relocated plant shall have foliage reduced and be provided with supplemental irrigation to the remaining leaf surface. Coordinate with Landscape Architect for relocation requirements.

3.4 SOD
A. Sod shall be as spec'd on Dwgs. Sodded area shall be all areas not otherwise noted and include adjacent public yards beyond the property line to edge of pavement and/or edge of water.
B. Fine Grading & Drainage: The Contractor shall verify drainage surface drainage flows and shaping in accordance with the Civil Drawings and the Grading plans. Contractor shall be responsible for providing and maintaining positive drainage flows away from all building and pavements to the appropriate drainage or collection points.
C. Topsoil shall be leveled and spread to a depth of 3"-4" min. No sod shall be laid until the depth of the soil has been approved. Grade shall be adjusted to create a smooth transition between new and existing sod areas.
D. All sod areas shall be fine graded and raked,eliminating bumps, depressions,sticks,stones and other debris greater than 1/2" dia, to the satisfaction of the Landscape Architect, prior to the installation of sod.
E. Sod Quantities: Any quantities shown on the Drawings or given in the Plant List are intended for the convenience and as a guide for the bidder and does not relieve the bidder of his responsibility to do a comprehensive quantity take off (measurement) from the Drawings or in the field. Contractor shall be responsible for sodding all areas as noted on drawings. Contractor shall verify all final sod quantities in the field prior to ordering, including any necessary adjustments for shrinkage/coverage variables.
F. Sod Quality: Sod shall be graded #1 or better. Sod shall be loam-grown w/ a firm, full texture and good root development. Sod shall be thick, healthy and free from defects and debris including but not limited to dead thatch, insects, fungus,diseases and contamination by weeds,other grass varieties or objectionable plant material.
G. Sod pieces shall be 16" x 24" min. size in unbroken, cohesive sections or furnished in an otherwise approved manner.
H. Before being cut and lifted,sod shall have been regularly watered and mown at least 3 times w/ a lawn mower, w/ final mowing not more than 7 days before sod is out.
I. Sod shall be delivered and installed in green, healthy, viable condition. Yellow, Brown or excessively wilted sod shall not be accepted.
J. Sod shall be laid w/closely abutting joints w/a tamped or rolled, even surface.The Contractor shall bring the sod edge in a neat, clean manner to edge of all paving and shrub areas. Clear circular areas shall be provided around all tree-planting trees in open sodded areas.If in the opinion of the Landscape Architect, top-dressing is necessary after rolling, clean sand will be evenly applied over entire surface and thoroughly washed in w/o additl charge.
K. Sod along slopes shall be pegged to hold sod in place along slopes/banks. A wood peg acceptable to the Landscape Architect shall be used at no additl cost to Owner.

3.5 CLEAN UP:
A. Sweep and wash all walls and paved surfaces.
B. Remove planting debris from project site daily. Ensure all plant material is free of damaged branches, flagging tape and other temporary materials.
C. Lawn areas damaged by planting operations shall be resodded to original condition.
D. Walks, drainage pipes or other structures damaged by this Contractor shall be repaired to original condition.
E. Remove soil ridges around watering basins prior to end of maintenance period.

3.6 MAINTENANCE DURING CONTRACT PERIOD
C. The Contractor's maintenance shall include watering, pruning, spraying, weeding, mowing, insect treatment, disease treatment, micro organisms applications and other necessary maintenance operations to create a healthy, vigorous landscape.
B. The Contractor assumes responsibility for all maintenance during the construction period, beginning immediately after each item is planted and to continue until final inspection and acceptance. Areas completed under "Early Acceptance" of the work or approved phases of the work shall be maintained for an additl 90 days or until final acceptance of work,which ever occurs first.
C. The Contractor shall replace unhealthy, damaged or dead plants promptly. Contractor shall be responsible for costs to provide access to unacceptable plants identified during the Contract period.
D. The Contractor shall Inspect plants at least once a week and perform maintenance promptly. Keep planting saucers and beds free of weeds, grass, and other undesirable vegetation growth.

REV 7
03/30/22

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Longaro Residence
961 Hillsboro Mile
Hillsboro Beach, FL

PLA DESIGN STUDIO, PLLC
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STEPHANIE M. PORTUS
LANDSCAPE ARCHITECT
0667215
seal
Stephanie Portus FL Reg LA 0667215

project number
20-164

sheet name
LANDSCAPE SPECIFICATIONS

sheet number
L-5

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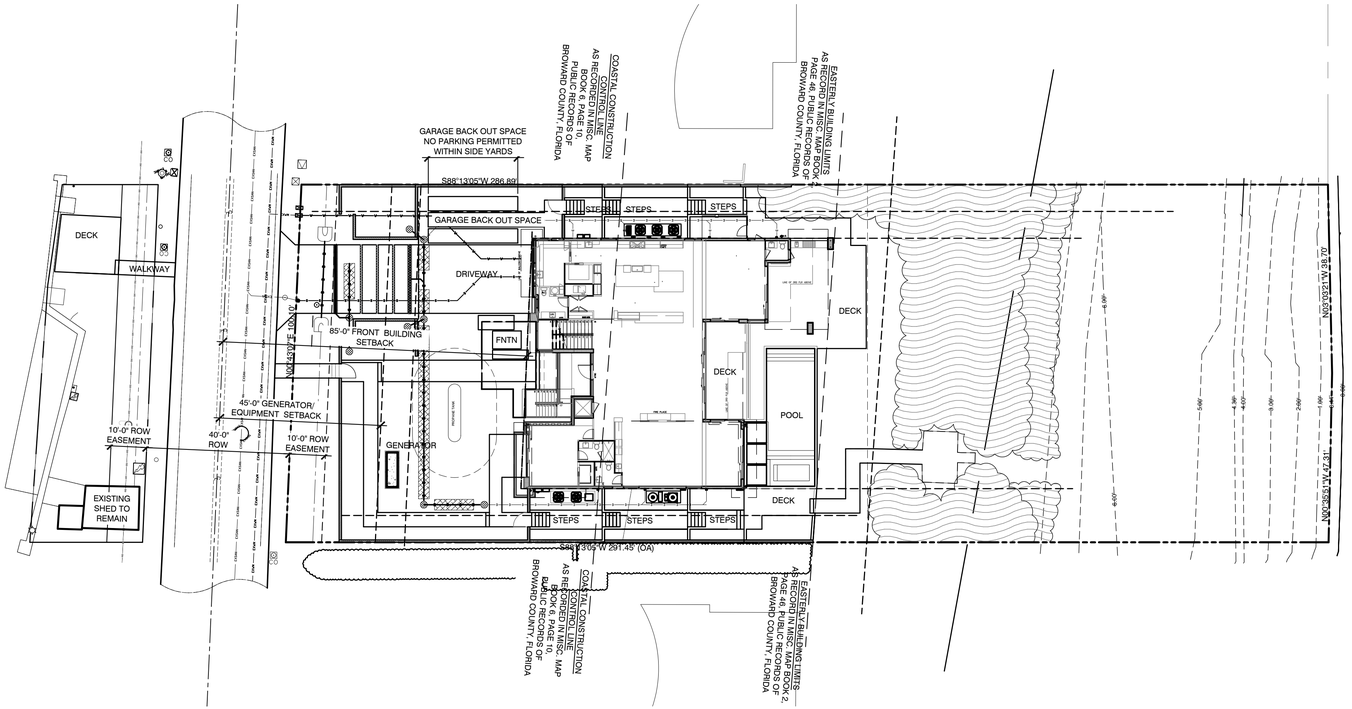

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Longaro Residence

961 Hillsboro Mile
Hillsboro Beach, FL

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STATE OF FLORIDA
STEPHANIE M. PORTUS
6667215
REGISTERED LANDSCAPE ARCHITECT

seal

Stephanie Portus FL Reg LA 6667215

project number

20-164

sheet name

HARDSCAPE PLAN

sheet number

H-1

NOTE:

THIS DRAWING HAS NOT BEEN REVIEWED BY A STRUCTURAL,CIVIL OR POOL ENGINEER.

VERIFY ALL EXISTING GRADES IN FIELD PRIOR TO CONSTRUCTION. CONTACT LANDSCAPE ARCHITECT TO DISCUSS DISCREPANCIES BETWEEN EXISTING FIELD CONDITIONS, GRADING POINTS ON HARDSCAPE PLAN, AND PROPOSED GRADES FOR HARDSCAPE ELEMENTS AND LANDSCAPED AREAS. VERIFY THICKNESS OF ALL PAVING MATERIALS AND TILES PRIOR TO CONSTRUCTION. ALL HARDSCAPE SURFACES TO BE FLUSH WITH ADJACENT HARDSCAPE SURFACES UNLESS OTHERWISE NOTED. GRADE POINTS ON PLAN INDICATE TOP OF FINISHED SURFACE WHICH INCLUDES WALL CAPS, COPING, WOOD DECKS, TILES AND PAVERS. PLANTING AREAS TO BE 2" OR 3" BELOW ADJACENT DECK.

DRAINS ARE PROVIDED AT SUGGESTED LOCATIONS.
CONSULT CIVIL ENGINEER FOR FINAL DRAIN LOCATIONS, QUANTITY, WATER VOLUME REQUIREMENTS, DRAIN AND PIPE SIZES.
CONSIDERATION OF ROOF RUN-OFF SHOULD BE INCLUDED IN ENGINEER'S CALCULATIONS. SEND ENGINEER'S DRAINAGE SOLUTION TO LANDSCAPE ARCHITECT TO CONFIRM THAT UNDERGROUND PIPE LOCATIONS DO NOT CREATE CONFLICTS WITH PLANT MATERIAL OR OTHER DESIGN ELEMENTS.

REV #7
03/30/22

0 10 20 40 60
1" = 20'-0"

Call Sunshine No-Cuts 48 hours before you dig.
1-800-432-4770

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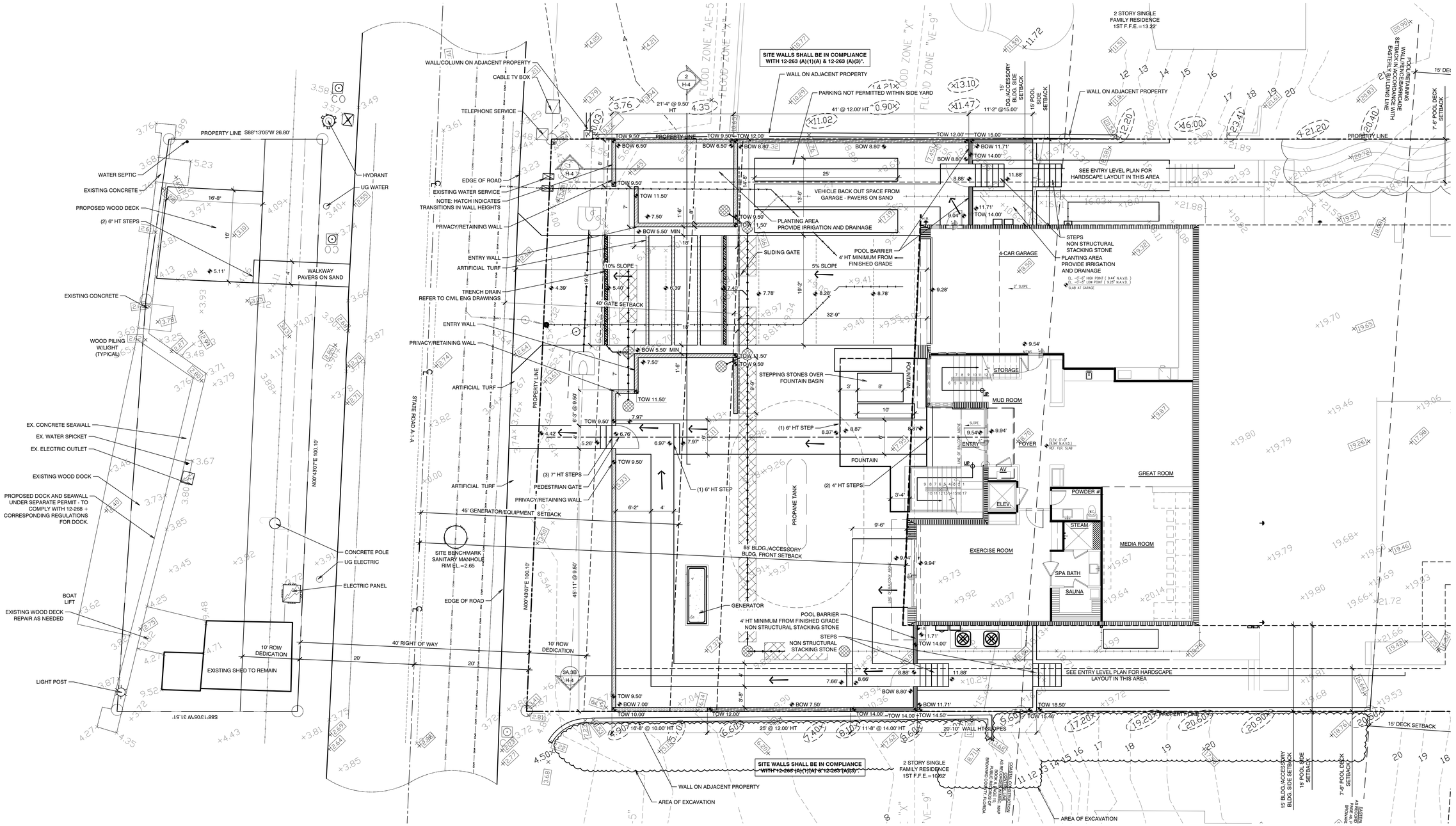

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Longaro Residence

961 Hillsboro Mile
Hillsboro Beach, FL

7.04	EXISTING GRADE- MERIDIAN SURVEY DATED 01/27/21
7.04	EXISTING GRADE-MERIDIAN SURVEY DATED 03/08/22 NOTE: CURRENT GRADES AFTER EXCAVATION
7.04	ADJACENT LOT TO NORTH-EXISTING GRADE- AVIROM SURVEY DATED 09/14/18
7.04	ADJACENT LOT TO SOUTH-EXISTING GRADE- AVIROM SURVEY DATED 03/10/21
8.27'	PROPOSED GRADE
TOW 8.27'	PROPOSED TOP OF WALL
BOW 8.27'	PROPOSED BOTTOM OF WALL

REV #7
03/30/22

0 4 8 16 24
1/8" = 1'-0"

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Stephanie Portus FL Reg LA 6667215

project number
20-164

sheet name
HARDSCAPE PLAN LOWER LEVEL

sheet number
H-2

Call Sunshine No-Cuts 48 hours before you dig.
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SITE WALLS SHALL BE IN COMPLIANCE WITH 12-263 (A)(1)(A) & 12-263 (A)(3)".

2 STORY SINGLE FAMILY RESIDENCE 1ST F.F.E.=13.22'

RETAINING WALL VERIFY HEIGHT MAX 6' HT WALL ABOVE ADJACENT GRADE PROVIDE 3' HT HEADER ABOVE PROPOSED GRADE

WALL ON ADJACENT LOT

RETAINING WALL-SLOPE TOP OF WALL UP WITH ADJACENT GRADE TO MAINTAIN MINIMUM 4' HT TO MEET POOL BARRIER REQUIREMENTS MAX 6' HT WALL ABOVE ADJACENT GRADE

EXISTING WALL ON ADJACENT LOT TOW 23.41'

EXISTING WALL ON ADJACENT LOT TOW 17.46'

15' BLDG./ACCESSORY BLDG. SIDE SETBACK

15' POOL SIDE SETBACK

15' DECK SETBACK

7'-6" POOL DECK SETBACK

POOL/REMAINING WALL/FENCE/BARRICADE SETBACK IN ACCORDANCE WITH EASTERN BUILDING LINE

FLAT AND OPEN PATIO SETBACK (NO FOOTINGS)

15' BEACH STEP SETBACK

PROPERTY LINE

SEASONAL HIGH WATER LINE ELEVATION = 0.44' NAVD LOCATED 1/22/21

MEAN HIGH WATER LINE ELEVATION = 0.44' NAVD LOCATED 1/22/21

FLOOD ZONE "VE-9"

PLANTING AREA

4% SLOPE

DOG RUN

BUTLERS PANTRY

UTILITY ROOM

PANTRY

KITCHEN / BREAKFAST

FAMILY ROOM

CABANA

BBQ

PLANTING AREA PROVIDE IRRIGATION AND DRAINAGE

STEPS NON STRUCTURAL STACKING STONE

LINE OF 3RD FLR ABOVE

COVERED PATIO

POWDER #3

SLOT DRAIN TIE INTO DRAINAGE SYSTEM

GREAT ROOM

COVERED ENTRY

COVERED PATIO

POOL

SPA

FIRE PLACE

PROPANE TANK

BLDG./ACCESSORY G. FRONT SETBACK

GUEST SUITE

GUEST BATH

BAR

CLUB ROOM

W.I.C.

POWDER #2

BALC.

GRAVEL

PRIVACY/RETAINING WALL 6' MAX HT

GATE

WALL ON ADJACENT LOT

PRIVACY/RETAINING WALL 6' MAX HT

PLANTING AREA PROVIDE IRRIGATION AND DRAINAGE

WALL ON ADJACENT LOT

2 STORY SINGLE FAMILY RESIDENCE 1ST F.F.E.=10.62'

20'-10" WALL HEIGHT SLOPES

39' WALL HEIGHT SLOPES UP WITH ADJACENT GRADE

PROPERTY LINE

PLANTING AREA PROVIDE IRRIGATION AND DRAINAGE

RETAINING WALL-SLOPE TOP OF WALL UP WITH ADJACENT GRADE TO MAINTAIN MINIMUM 4' HT TO MEET POOL BARRIER REQUIREMENTS MAX 6' HT WALL ABOVE ADJACENT GRADE

15' BLDG./ACCESSORY BLDG SIDE SETBACK

15' POOL SIDE SETBACK

7'-6" POOL DECK SETBACK

DRY STACK RETAINING WALL

PLANTING AREA PROVIDE IRRIGATION

15' BEACH STEP SETBACK

FLAT AND OPEN PATIO SETBACK (NO FOOTINGS)

(2) 6" HT STEPS NON STRUCTURAL STACKING STONE

15' DECK SETBACK

SITE WALLS SHALL BE IN COMPLIANCE WITH 12-263 (A)(1)(A) & 12-263 (A)(3)".

COASTAL STRAND VEGETATION

SAND BEACH

SEWARD LIMITS OF VEGETATION

APPROXIMATE CREST OF DUNE AVG. ELEVATION = 10.20' NAVD

APPROXIMATE TOE OF DUNE

BOARDWALK/DUNE CROSSING

SLOPE TO MEET EXISTING GRADE

6.00'

5.00'

4.36'

4.00'

3.00'

2.00'

1.00'

0.44'

0.00'

-0.66'

7.04	EXISTING GRADE- MERIDIAN SURVEY DATED 01/27/21
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8.27'	PROPOSED GRADE
TOW 8.27'	PROPOSED TOP OF WALL
BOW 8.27'	PROPOSED BOTTOM OF WALL

ISSUED FOR:

1. COMMENT	DATE
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

Longaro Residence

961 Hillsboro Mile
Hillsboro Beach, FL

PLA DESIGN STUDIO, PLLC
LANDSCAPE ARCHITECTURE
2385 NW Executive Center Dr. Ste. 240
Boca Raton, Fl 33431
o.561-318-5296
estudio@pladesignstudio.com

DocuSigned by:

STATE OF FLORIDA
STEPHANIE M. PORTUS
6667215
REGISTERED LANDSCAPE ARCHITECT

seal

Stephanie Portus FL Reg LA 6667215

project number

20-164

sheet name

HARDSCAPE PLAN

REV #7
03/30/22

0 4 8 16 24

1/8" = 1'-0"

sheet number

H-3

Call Sunshine No-Cuts 48 hours before you dig.
1-800-432-4770

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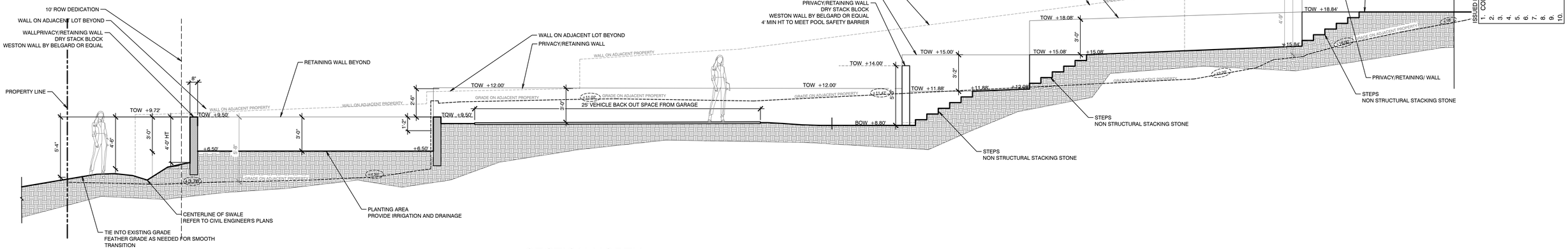
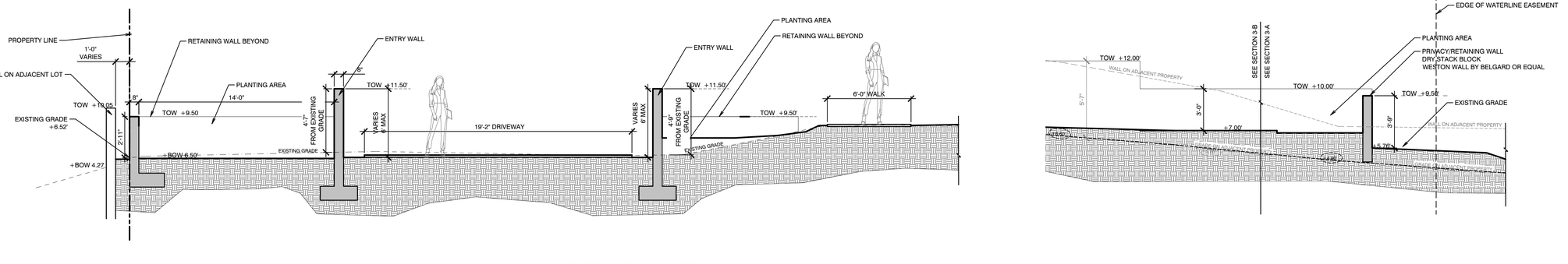
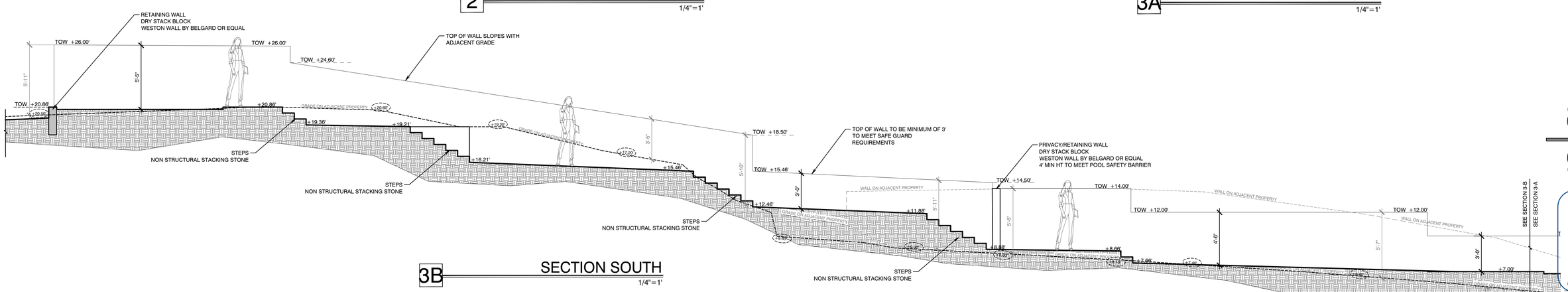


1 SECTION-NORTH
1/4"=1'



2 SECTION-ENTRY
1/4"=1'



3B SECTION SOUTH
1/4"=1'

3A SECTION SOUTH
1/4"=1'

7.04	ADJACENT LOT TO NORTH-EXISTING GRADE- AVIROM SURVEY DATED 09/14/18 (SECTION #1)
7.04	ADJACENT LOT TO SOUTH-EXISTING GRADE- AVIROM SURVEY DATED 03/10/21 (SECTION #3)
8.27'	PROPOSED GRADE
TOW 8.27'	PROPOSED TOP OF WALL

ISSUED FOR:
1. COMMENT DATE
2.
3.
4.
5.
6.
7.
8.
9.
10.

Longaro Residence
961 Hillsboro Mile
Hillsboro Beach, FL

PLA DESIGN STUDIO, PLLC
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seal
Stephanie Portus FL Reg LA 6667215

project number
20-164

sheet name
HARDSCAPE DETAILS

REV #7
03/30/22

sheet number
H-4

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1000 - GENERAL CONDITIONS

1. These construction documents are intended to convey the overall form and finish of the design intent only. This drawing is to be read and implemented in conjunction with Architectural, Engineering (Structural, Civil, Electrical, Mechanical, etc) and other Consultant's documentation that form a part of the project.

2. Contractor shall coordinate with designer, Owner, and other job contractors to smoothly implement the project. The Landscape Architect, as directed by the Owner, may recommend coordination on behalf of the Owner to facilitate implementation.

3. Contractor shall secure all permits required for the work from any state or local departments, utility companies or jurisdiction affected by the work. The Contractor shall have permits "in hand" prior to starting work. The Landscape Architect and/ or Owner shall bear no responsibility for work performed without permitted drawings. The Contractor shall be responsible for all changes to Work, at no additional cost to Owner, as a result of unauthorized work prior to receipt of permit.

4. Contractor shall verify location of existing utilities and services and provide protection during construction. Any utilities damaged during site work operation shall be repaired at Contractor's expense.

5. Construction shall follow the most recent version of the 'Building Code' as adopted and amended by County or local jurisdiction. The Contractor shall familiarize himself with the governing code in it's entirety and build in accordance with all provisions of this code which may or may not be specifically addressed and shown on the plans and notes.

6. General / Demolition Contractor shall strip and stockpile the top 6" of existing site topsoil. Sod and debris shall be separated and discarded. Verify stockpile location with Owner.

7. The General Contractor shall be responsible for bulk excavation, rough grading to within minus six inches (-6") and finish grading to within minus two (-2") of Finish Grade. The Finish Grade level shall include 6" of replacement topsoil. Contractor shall be responsible to maintain finish grades and correct all erosion until area is accepted by Owner. Contractor shall remove all soil run-off from adjacent lakes , pavements, swales etc. as established by others. Refer to Civil Eng'r Dwg for finish grades.

8. Landscape Contractor shall be responsible for fine grading, including provisional topsoil to finalize levels. New earthwork shall blend smoothly into existing grades. Grade surfaces to assure positive drainage from all structures and to prevent ponding of surface drainage. All ponding shall be corrected prior to landscaping.

9. General Contractor shall verify all rim and invert elevations to provide positive drainage flow to the pipe outfall. All drain pipe shall have a 0.5% min. fall unless otherwise noted. All angular/ directional invert orientations are approximate. Contractor shall determine and verify all pipe, invert, and structure alignments in accordance with the Layout plan civil engineer's drawings and Manufacturer's specifications.

10. All fill for berming and planting brought to the site shall be clean, friable sandy loam of slightly acid to neutral pH. All fill shall be free from sticks, rocks, marl, sod and other debris. Sod below all areas to be bermed shall be removed with an approved herbicide prior to installation of fill.

11. No equipment shall be used within the canopy 'drip-line' of existing trees. Maintain existing grade at 'drip-line' of existing trees.

12. Verify all paving materials, patterns and finishes with Owner and Landscape Architect.

13. General Contractor shall be responsible to provide at least three (3) sleeves for irrigation, electrical service, and drainage to each planting area and/ or raised planter surrounded or isolated by paving. Contractor shall be responsible to provide at least two (2) sleeves 1-1/2" dia irrigation and drainage to each pedestal or base to receive a planter pot.

1105 - GENERAL DESIGN DATA

1. Construction shall follow the most recent version of the "Florida Building Code' and/ or the 'Building Code' as adopted and amended by County or local jurisdiction. The Contractor shall familiarize himself with the governing code in it's entirety and build in accordance with all provisions of this code which may or may not be specifically addressed and shown on the plans and notes.

2. All work shall be performed in accordance with the relevant and applicable sections of construction standards as established by the following organizations including but not limited to: CSI -Construction Specifications Institute, ACI -American Concrete Institute,ANSI -American Nat'l Standards Institute ASTM - American Soc. of Testing Materials,CSI - Cast Stone Institute NCMA - National Concrete Masonry Assoc., NFPA - National Fire Protection Association NEC- National Electric Code, NPSI-National Pool and Spa Institute, NSF - National Sanitation Foundation

3. Refer to Construction Standards and Specifications as referenced by the Project Engineers providing support for the following Work:
   a. Soils and Geotechnical Engineers
   b. Structural Engineers
   c. Electrical and Mechanical Engineers
   d. Civil Engineers
   e. Swimming pool Fountain Consultant and Engineers

2100 - EROSION CONTROL

1. Contractor shall ensure that all erosion control measures are prescribed and installed in accordance with the requirements of the State, Federal or local drainage control districts with governing jurisdiction. Contractor shall comply with all permit requirements in addition to what may or may not be shown on the Drawings.

2. All erosion control measures are to be installed prior to any site disturbance or construction activities.

3. All sediment will be prevented from entering any wetland, waterway, sewer or storm drainage system through the use of silt fences, straw bales, detention and/or other applicable methods. The Contractor shall be responsible for mitigating all sediment leaving the site and taking appropriate corrective measures. Sediment control measures shall be in working order each day.

4. Once grading operations are completed, all disturbed areas within or outside of the limits of work shall be stabilized by approved soil matrix, erosion mitigation matt ground cover or other approved material.

5. Sediment control measures shall not be removed until work area is sufficiently stabilized.

2310 - GRADING NOTES

1. Contractor shall verify all existing grades in the field and report any discrepancies immediately to the Landscape Architect for decision.

2. All fill for berming and planting brought to the site shall be clean, friable sandy loam of slightly acid to neutral pH. All fill shall be free from sticks, rocks, marl, sod and other debris. Sod below all areas to be bermed shall be removed or killed with an approved herbicide prior to installation of fill.

3. Remove all road base, shellrock, marl, coral rock, and rubble 30" minimum below finish grade from all new planting areas and tree pits. Backfill with suitable soil as approved by Landscape Architect. Maintain existing grade at the 'drip line' of existing trees to remain.

4. Grade surfaces to assure positive drainage from all structures and to prevent ponding of surface drainage. All ponding shall be corrected prior to landscaping.

5. New earthwork shall blend smoothly into existing grades.

6. Pitch evenly between spot grades. All paved areas must pitch to drain at minimum of 1/8" per foot (1%). Any discrepancies not allowing this to occur shall be reported to the Landscape Architect prior to continuing work.

7. Rough Grade - Shaping and rough grade of site soils shall be provided 'in-Lce' by Contractor to - 4" of finish grade unless otherwise determined by Landscape Plans. If fill soil is required to be imported, refer to Landscape Plans and coordinate with Landscape Contractor.

8. Finish Grade = +/- one inch (0.08'). Contractor shall shape on-site top-soil and level to finish grade tolerances unless agreement with Owner is otherwise established. If top soil is required to be imported, refer to Landscape Plans and coordinate with Landscape Contractor.

9. Fill shortfall shall be reported to Owner immediately. Contractor shall provide fill at direction of and by agreement of Owner.

10. Excess fill shall be reported to Owner. Contractor shall stock-pile excess fill in areas to be determined by Owner. Contractor shall have stock piles removed per Owner's direction.

11. Contractor shall be responsible to maintain finish grades and correct all erosion until area is accepted by Owner. Contractor shall remove all soil run-off from adjacent lakes , pavements, swales et as established by others.

12. No equipment shall be used within the canopy 'drip-line' of existing trees. Maintain existing grade at 'drip-line' of existing trees.

2505- GENERAL SITE UTILITIES AND SLEEVING

1. Contractor shall verify location of existing utilities/services and provide protective measures during construction. Utilities damaged during site work operations shall be repaired at Contractor's expense.
2. Contractor shall verify location of proposed utilities and services with respect to proposed or existing landscaping. Proposed plant material locations shall take precedence when determining underground piping and utility routes. Avoid all areas expected to be encounter rootballs of large plant materials and provide the clearances necessary to install all proposed materials.

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2505- GENERAL SITE UTILITIES AND SLEEVING (cont.)

3. Contractor, at his Own expense, shall relocate or adjust any utilities, piping etc. that interferes with the installation of plant materials in their designated location.

4. All sleeving shall be a 2"min. dia. SCH 40 PVC pipe as needed. Where possible sleeving should be stacked or ganged to minimize space requirements.

5. Contractor shall be responsible to provide at least three (3) sleeves for irrigation electrical service and drainage to each planting area and/ or raised planter surrounded or isolated by paving.

6. Contractor shall be responsible to provide at least two (2) sleeves 1-1/2" dia irrigation and drainage to each pedestal or base to receive a planter pot.

7. Sleeves shall have a minimum depth of 36" unless otherwise determined by electrician or irrigation contractor. The end of the sleeve shall extend at least 12" beyond the pavement, footing or base rock.

8. Locate sleeves in accessible corners or along edges of pavements. Avoid directing sleeves toward or through the center of planting areas where large root balls are intended.

9. Irrigation pipe/ control wire sleeves shall not be shared with electrical or utility service sleeves. Verify irrigation sleeve location with Irrigation Designer/Contractor.

10. All sleeving under roadways shall be reviewed and approved by Owner's Civil Engineer.

2700 - GENERAL PAVING NOTES

1. Verify all paving materials, patterns and finishes with Owner and Landscape Architect.

2. Samples - Contractor shall provide a minimum 5' x 5' sample of each pavement type or color blend for each paving pattern specified prior to ordering materials for the job. The paver sample shall be reviewed by the Landscape Architect and Owner for final approval and possible re-proportioning of the color mix or stone blend.

3. Stone and Concrete Unit Pavers - Pavers shall be installed in accordance with Manufacturer's specification. All curved patterns, bands and borders shall have cast or cut radial joints to create the required curve in accordance with the plans. Sand set paver gaps shall be within 1/16" min and 3/16" max. Tumbled pavers shall not have corner gaps in excess of 1/2" x 1/2". Surface and vertical chips and gaps shall not exceed 1/4" deep x 3/4" wide. Mortar joints shall be uniformly 1/4" max unless noted otherwise.

4. Cast Stone - Contractor shall verify all colors and finishes in writing prior to ordering materials. Contractor shall furnish samples of the specified material, profiles and finishes. Substitutions will not be allowed unless approved prior to ordering by the Owner and Landscape Architect. All curved bands and borders shall have radii cast in accordance with layout pans.

5. Concrete - All concrete products, including slabs, cast stone and pavers, shall have a minimum compressive strength of 4000 psi unless otherwise noted. Provide control and expansion joints as noted. Refer to Plan notes and /or Finish Schedule for color,texture and finish. Refer to Civil and Structural Engineer's Drawings for all slab and concrete specifications.

6. Setting Materials - All cementitious setting materials shall be modified for bonding and suitable for exterior, wet locations. All substrates and slabs shall be sound and properly cleaned for proper bonding of setting materials. Provide crack isolation membrane for all stone and tile finishes.

7. Sealer - All stone shall be sealed with a clear, penetrating, no-build sealer prior to installing and grouting. All stone, tiles and grouts shall be cleaned and sealed after installation.Provide Sealer Manufacturer's product sheet to Landscape Architect for all proposed sealer products.

8. Subgrade and Pavement Base- All pavement or foundation subgrade shall be compacted to meet the density requirements as determined by Civil or Struct'l Eng'r Drawings . Subgrade shall extend 12 inches beyond the proposed edge of pavement. All stumps, roots and other deleterious matter encountered in the preparation of the subgrade shall be removed below the finish pavement areas and from within 8 feet of edge of pavement. If the subgrade is required to be stabilized, the Contractor shall refer to plans prepared by a registered Civil Engineer.

2630 DRAINAGE AND PIPING NOTES

1. MATERIALS
   a. CPT N-12 -corrugated high density polyethylene (HDPE) tubing with smooth wall interior.
   b. PVC - Schedule 40, Schedule 80 or C-900 polyvinyl chloride pipe as indicated on the drawings.
   c. Deck Drains- 'Zurn' inlets with bronze grates or approved eq.
   d. Planter Drains - N.D.S. Atrium Grate or approved equal.
   e. Refer to Civil Engineer's Drawings for Catch basins, sub-surface strip drains, french drains, etc.
2. Refer to Civil Engineering drawings for all piping, structures and drainage outfalls.
3. All pipe shall be placed in a dry trench. Contractor shall provide adequate equipment for the removal of storm , surface or subsurface water which may accumulate in the trenches or excavated area so that it will be dry for Work required.
4. All bedding shall consist of clean granular material. Unsuitable material such as muck, rocks, and debris shall be removed and replaced with suitable material and compacted.
5. The pipe shall be supported for it's entire length with appropriate compacted granular material under the haunches.
6. The backfill shall consist of clean granular material. Unsuitable material such as muck, rocks, and debris shall not be placed in the trench.
7. All backfilling of storm drainage pipe shall be compacted in 12" lifts of clean granular material to a density of not less than 98% of the maximum density as determined by AASHTO T-99.
8. Location of drainage structures shall govern pipe runs. Pipe lengths may have to be adjusted to accomplish construction as shown.
9. All angular/ directional invert orientations are approximate. Contractor shall determine and verify all pipe, invert, and structure alignments in accordance with the Layout plan civil engineer's drawings and Manufacturer's specifications.
10. All elevations shown refer to N.G.V.D. unless other wise noted. Contractor shall verify all existing elevations and report any discrepancies to the Landscape Architect prior to installation of work.
11. Contractor shall verify all rim and invert elevations to provide positive drainage flow to the pipe outfall. All drain pipe shall have a 0.5% min. fall unless otherwise noted.
12. All pipe connections shall be made with manufacturer approved collars, couplings, , or fittings. All connections shall be gasketed and/ or glued to be watertight, impenetrable by roots, and resistant to sediment infiltration. All corrugated pipe connections shall be gasketed and wrapped with three (3) layers of approved joint tape installed in accordance with manufacturers recommendations.
13. In-line connections to main line shall be made w/ Y-fittings installed to facilitate downstream flow.
14. Contractor shall be responsible for sizing roof drain downspouts and connecting to overflow structure placed 6" min. below floor of building. Provide 2" min. overflow air-gap at downspout / drainpipe connection.
15. All connections to common utility structures shall be made in accordance to methods as approved by the Project Civil Engineer.
16. All piping routes shall be installed so as not to interfere with placement of structures, utilities, and trees with large root balls. Any deviation from the layout plan shall require written approval from the Landscape Architect before installation.

2800 - GENERAL FENCING NOTES

1. Verify all fencing materials, patterns and finishes with Owner and Landscape Architect. Fencing as shown on Landscape Architect's plans indicate general form and finish only.
2. All fencing and footings shall be designed by a Registered Engineer and installed by a Licensed Fencing Contractor in accordance with the "High-velocity wind zone" requirements of the FBC.Fencing installation shall comply with all local building, fire, life-safety and zoning codes.
3. Verify all property boundaries and fence locations with a certified property survey. Verify all underground utilities and sprinkler lines prior to digging fence posts.
4. Chain-link fencing shall be designed and installed in conformance with guidelines published by the Chain Link Fence Manufacturers Institute (CLFMI) and ASTM F-567.

3100 - CONCRETE NOTES

Refer to Structural Engineering Drawings for all design and Specifications.

1. Materials -
   a. Normal weight concrete (145 PCF) 28-day compressive strength:
      Sidewalks 4000 PSI
      Foundations /Patio Slabs* 4000 PSI
      Columns, beams, and slabs 4000 PSI
   b. Concrete slump (in inches) shall be as follows:

	Minimum	Maximum
Massive sections, pavements and slabs	1-1/2"	4"
Heavy slabs, beams, walls	3"	5"
Thin walls, columns	3-1/2"	6"

   c. Concrete reinforcing steel- ASTM A615 grade 60 ,Fy=60 KSI. Ties and stirrups --grade 40.
   d. Stainless Steel Wire for Concrete Reinforcement- 304 or 316 Alloy ASTM A1022-01.2.

2. Reference Standards

a. Placing drawings and bar lists shall conform to ACI's "Manual of Standard Practice" for Detailing Reinforced Concrete Structures." (ACI 315)

b. Details of concrete reinforcement shall comply with "The Manual of Standard Practice for Reinforced Concrete Construction" as published by the Concrete Reinforcing Steel Institute unless otherwise indicated.

c. Concrete construction techniques shall conform to "Specifications for Structural Concrete for Buildings" (ACI-301).

3. Reinforcement - Minimum concrete cover shall be:
   Air Exposed Slab- 3/4" Air exposed Beams and columns- 1-1/2"
   Exposed unprotected concrete- 1-1/2" Formed concrete below grade - 3"
   Submerged concrete - 3"

3100 - CONCRETE NOTES CONT.

4. Reinforcement shall be carefully placed, rigidly supported and well tied with bar supports and spacers.
5. Adequate vertical and horizontal shoring shall be provided to safely support all construction loads.
6. All openings in concrete slabs or walls over 12" square shall have (1) #5 x 5'-0" diagonal bar in each corner in the center of the slab or wall.
7. Connect column and wall reinforcing to footing or pile cap with same size and number of dowels as vertical bars above.
8. Dowels shall be hooked "L" at bottom and shall be lapped 36" with column or wall reinforcing above.
9. Concrete columns shall be tied reinforced columns unless otherwise indicated.
10. Reinforcing in concrete walls shall be continuous with lap bars 36" min. Horizontal bar laps shall be staggered. Horizontal and vertical reinforcing shall be continuous between concrete and CMU materials. Provide dowels with 36" min lap embedded in each wall or slab material.
11. Provide 6" x 6", W I. 4 x WI.4 WWF in slabs on grade unless otherwise indicated.
12. Fiber Reinforcement where noted- Synthetic fibers shall be fibrillated or monofilament polypropylene fibers engineered and designed for use in concrete pavement complying with ASTM C1116, Type III, 1/2 to 1 inch (13-25mm) long. Admix at not less than 1 lb/ per cu yd and as recommended by Engineer or manufacturer.
13. Slab Expansion Joints- Form isolation joints of pre-formed joint-filler strips abutting concrete curbs, catch basins, manholes, inlets, structures, walls and all other fixed objects and where indicated. Wall Expansion Joints - Refer to engineering drawings.
14. Control Joints - Form weakened plane contraction joints, sectioning concrete into areas as indicated. Construct contraction joints for a depth equal to at least one-fourth of the concrete thickness as follows:

    Grooved Joints: Form contraction joints after initial floating by grooving and finishing each edge with a groover tool to a radius of 3/8" and as indicated on the drawings. Repeat grooving of contraction joints after applying surface finish. Eliminate all groover marks in the concrete surface.

    Joints Spacing - as follows and as indicated on the drawings.Add two feet (2') to spacing, if fiber mix is used.

    4" thick slabs - 6' o.c. max 6" thick slabs 8' o.c. max

15. Edging - Tool edges of pavements, gutters, curbs and joints in concrete after initial floating with an edger tool to a radius of 1/2" min. or as indicated on the drawings. Repeat edge tooling after applying surface finish. Eliminate edger marks in the concrete surface.
16. Slab Surface Finish - verify finish with drawings. All slabs and walkways shall receive a non-skid light broom finish unless otherwise specified. Finish shall be uniform and consistent over entire surface. Finish surface shall be free of blemishes, tool marks and defects.

4220 CONCRETE UNIT MASONRY

Note: Minimum Requirements are as noted. Refer to Structural Engineering Drawings for all design and Specifications.

1. Materials
   a. Concrete masonry 28-day compressive strength of individual units (net area) 1500PSI. Masonry units shall conform to ASTM C90.
   b. Mortar type M or S ASTM C270. Mortar test shall be taken twice weekly
   c. Masonry grout shall conform to ASTM C476.
2. Reinforced concrete masonry construction shall conform to the "Building Code Requirements for Concrete Masonry Structures" (ACI 531)
3. Vertical cells to be grouted shall have vertical alignment sufficient to maintain a clear, unobstructed continuous cell.
4. Cleanout openings shall be provided at the bottom of grouted cells at each lift. Cleanouts shall be sealed after cleaning and inspection, and before grouting.
5. Reinforcing steel shall be lapped 36" minimum where spliced and shall be either separated by one bar diameter or wired together.
6. Masonry walls shall cure at least (24) hours before grouting.
7. When grouting is stopped for one (1) hour or longer, grout shall be stopped 1-1/2" below top of the uppermost unit.
8. Grout shall be placed in lifts not to exceed 8'-0" maximum.
9. Vertical wall reinforcing shall be doweled to footing below and beam above.
10. Provide (2) #9 Ga. reinforcing wires every second course in exterior walls.
11. Beams and lintels, unless otherwise shown, shall have 8" min. bearing at each end.
12. Masonry shall be anchored to supporting beams and columns unless otherwise noted. Masonry units laid to concrete shall be supported by dovetail anchors spaced at 16" or with an equivalent system.
13. Masonry walls shall be braced to resist lateral loads until adequate bracing is provided by the other components of the structure.
14. Masonry grout shall be mixed with sufficient water to give a fluid consistency without segregation of materials.

4720- CAST STONE

1. This section includes all labor, equipment and materials to provide and install Cast Stone shown on the drawings and as described in this specification.
   a. Architectural Cast stone - White Portland cement based (Type I or III) concrete. Texture and color shall be as specified by Architect. Refer to Finish schedule
   b. Contractor shall furnish shop drawings, colors/material samples of all profiles or alternates to Landscape Architect for approval prior to ordering stone.
   c. Related Sections - Refer to sections as applicable.
      1. Mortar and Grout 2. Unit Masonry Assemblies
      3. Reinforcing Unit Masonry Assemblies 4. Joint Sealers
   d. References - Standards shall comply with requirements and recommendations of the Cast Stone Institute (CSI) Technical Manual (Current Edition).ASTMC1364 Standard Specification for Cast Stone
2. Fabricator and installer shall use clean, uncontaminated sources of cement, aggregate, mixing equipment and water for all products, grouts and installation practices. All cast stone shall be white Portland cement based and achieve a min. compressive strength of 3000 psi upon delivery to job-site. Cast stone shall have integral color pigments with additional soda color as specified.
3. Architectural cast stone members shall be suitably reinforced with synthetic fibers (ASTM C1116, Type 3), welded wire fabric (ASTM A82 where applicable in wet-cast units),ferrous bars (ASTM A615/ A615M) or deformed stainless steel (type 302 or 304). Stainless steel reinforcements shall be used be in wet or submerged conditions or where salts in soil, water or air are present. Welded wire fabric shall not be used in dry cast products.
4. Ferrous reinforcements, where permitted, shall be oil and rust free and embedded with a min. of 3" of concrete cover unless specified otherwise by engineer.
5. All copings, trim molds, wall caps, brackets, cladding, etc (excluding horizontal flatwork) shall be anchored in place with corrosion-resistant building stone fasteners. All vertical cladding and columns shall be anchored in compliance with local building codes. Refer to wind load and seismic standards in CSI Manual sec
6. All metal structural elements to be clad shall be primed with at least two coats of zinc-rich primer and sealed or protected from any water infiltration.
7. Cast stone products, grouts and thin-sets used in wet, submerged or salt conditions shall be latex or polymer modified to reduce porosity and moisture absorption.
8. Wet all stones prior to setting in full mortar bed unless otherwise detailed.
9. Set stones 1/8" or less within plane of adjacent units.
10. All finish pointing grouts shall match the cast stone color unless otherwise specified. Grout joints shall be consistent and uniform: 1/4" min or 3/8" max width. Joints shall be tooled flush or slightly concave as specified. Raked jointed shall be pointed and tooled as specified.
11. Stone materials shall be cleaned and free of chips, voids, mortar haze, and stains.
12. All borders, trims, and molding spans shall consist of equal, uniformly sized pieces. Slivers or unbalanced joint spacing is unacceptable. All corner stones shall be solid castings. Miter joints shall be permitted only where specified. All coping / trim shall terminate or return with appropriately cast pieces. Exposed, cut, or broken ends are unacceptable.
13. Finished surface shall be clean and free of defect, saw cuts, tool marks, chips, cracks, blemishes or stains. All grout stains shall be removed within 24 hours of application.
14. All horizontal walking surfaces shall have a skid resistant finish,wet or dry. Fill all pores and cavities of natural stone as specified.
15. All stone cutting shall be done in designated staging area. Protect all adjacent plant materials, soils and finish surfaces from dust, debris, and construction activity.Dispose of any waste materials in suitable containers away from planting areas. Contractor shall be responsible to remove all cement contaminated soil from the site and replace with clean, approved fill.
16. Stone shall be patched, cleaned and free of chips, blemishes and defects. All cleaners shall be used in accordance with manufacturers specification. Protect all adjacent plant materials, soils and finish surfaces from runoff /over spray of all cleaners.
17. All cast stone shall be finished with a clear, penetrating no-build sealer unless otherwise specified. Submit sealer manufacturers' literature to Architect for approval. No sealer shall be applied until repair, cleaning, inspection and acceptance are completed.

9500 - PAINT AND FINISHES

1. All paint finishes shall receive 100% coverage with a primer/sealer base coat suitable for the substrate material and application. All paint finishes shall extend a min. of 2" below grade where applicable.
2. All surfaces or substrates shall be etched, scarified, pH neutralized and cleaned. Remove all loose or flaking material. Fill or repair all surface defects to match adjacent surface finish or specified texture. Prepare surface according to paint manufacturer's recommendation.
3. Masonry and concrete walls shall receive a coat of masonry primer paint Stucco / masonry shall cure for at least 28 dry days prior to painting or in accordance with paint manufacturer's specification.
4. Finish paint shall consist of high-grade latex 100% acrylic paint unless otherwise specified. Finish paint application shall consist of a min. of one coat of finish paint. Follow application instructions as recommended by the Manufacturer unless otherwise noted.
5. Each paint coat shall cure for at least one (1) full dry day prior to the application of the subsequent coat. All paint shall have the maximum allowable recommended mildew-cide additive.
6. Contractor shall provide 4'x4' paint sample panels on site for review and approval by the Owner/ Landscape Architect.
7. All metal shall receive a two coats of corrosion resistant primer appropriate for the material: Unexposed Steel , iron/ ferrous metals - red oxide oil-based primer or approved eq.
8. Final finish shall be subject to visual or other inspections. Entire surface shall be repainted if substrate, undercoat or primer is visible.

6050 - OUTDOOR CARPENTRY

1. Materials
   a. Pressure-treated (PT)- (min ACQ retention)
      Lumber Piles - southern yellow pine (SYP) 2.50 ACQ
      Buried or submerged Framing and superstructure
      - #2 SYP, S4S, 0.80 ACQ
      Above grade Framing and superstructure
      - #2 SYP, S4S, 0.60 ACQ
      Decking, posts and railings - #1, SYP, S4S, 0.60 ACQ
   b. Western Red Cedar (WRC) #1 rough sawn timbers and dimensional boards
   c. Exotic wood cladding - species to be determined.
   d. Synthetic Lumber - UV resistant, high density polyethylene (HDPE) boards. TREX, Inc.or EQ.
   d. Metal fasteners-hot-dipped galvanized steel,316 stainless steel or approved eq. where specified.
   e. Connection plates- galvanized steel "Simpson" ties 316 stainless steel or approved eq.
2. Dimensional and structural products shall be uniform and free of cracks, splits, checks, loose knots or other defects degrading the weatherability, strength and appearance of the product.
3. Contractor shall verify all colors and finishes with Landscape Architect. Submit samples of each specified wood type / species for approval prior to ordering.
4. All structures shall be anchored, plumb and square to base. Structures shall be constructed in accordance with wind loads and local codes.
5. Wood products shall not be embedded or restrained on masonry structures or enclosures without adequate air gap and drainage clearances.
6. Pressure-treated (PT) wood sub-structures shall be thru-bolt connected with Stainless steel bolts and fasteners or approved eq. as noted. All framing nails, connector plates, ties etc, shall be stainless steel unless otherwise noted. Refer to engineer's fastener schedule for size and spacing.
7. All visible, bolted overhead connections shall be countersunk, sealed and plugged with similar wood plugs or approved filler material.
8. All wood shall be isolated from contact with concrete, masonry units, metal plates, etc with pressure-treated wood or eq.. Provide flashing and sealant as noted.
9. All decking, railings or finish surfaces shall be free of splits, checks, splinters, loose knots, pitch pockets, pith hearts or other defects. All joints and connections shall be tight and clean. Round-over or ease all edges unless otherwise specified. All fasteners on decking, railings and finish surfaces shall be counter-sunk flush or slightly below finish surface.
10. All decorative wood assemblies shall receive at least one coat of primer, stain or sealer prior to assembly.Finish coat or touch-up all final assemblies or structures according to finish schedule.
11. All wood steps shall have 3 min. 3/8" wide traction grooves routed into the outer 1/3 of the tread surface.

13100 - FOUNTAIN AND POOL NOTES

Submittals - The Contractor shall submit detailed shop/ MEP engineering drawings for all pool, pond and fountain structures, basins, bowls, finishes, fixtures, controls, equipment and operating systems to the Landscape Architect for review and approval prior to construction.

1. Fountain mechanical, electrical and hydraulic systems shall consist of commercial grade pool/ fountain equipment as specified by an approved fountain consultant to provide a complete feature fountain system that operates to the performance standard as specified on the Plans.
2. The Equipment List shall include, but not necessarily limited to, the following items: pumps, piping and fittings, auto-fill, overflow, filters, skimmers,valves, manifolds, timers, controllers and control boxes, light fixtures, etc.
3. All pool, pond and fountain, structures, basins, bowls, etc. shall be engineered and constructed in accordance with all applicable codes and standards by the installer, manufacturer, or supplier. The installer shall be responsible for the design and application of all structural materials, waterproofing materials, installation methods, equipment and finish installations.
4. All carved or precast components, assemblies and attachments shall have integral reinforcements, engineered to meet applicable Wind codes.
5. Waterproofing: Whether shown or not, the Contractor shall be responsible to provide and install waterproofing materials that are appropriate for submerged and chemistry conditions of the pool aquatic environment. Embedded flexible membrane or expanding waterstops shall be at all construction joints, pipe penetrations and equipment housings. All underwater surfaces of pool shells and structures shall be waterproofed with flexible cementitious plasters, polymers or appropriate materials prior to application of finish materials and in accordance with the listed use and Manufacturer's recommendations
6. All fastenings, pins, plumbing and reinforcing shall be of non-corrosive materials suitable for a chlorine environments. Reinforcing steel shall have 3" min. concrete cover from all submerged surfaces.
7. Cast stone fabricator shall coordinate with Fountain Consultants and contractors to determine necessary clearances and allowances for fountain equipment and structural elements. All molds and casting patterns shall be reviewed at a 75% completion level before final approval.
8. Contractor shall verify that all fixtures, tiles, finishes and grouts are suitable for a pool and/ or chlorine environment. For specific information, refer to "Technical Design Manual -Tiled Swimming Pools, Fountains and Spas, DS-725.0--810" published by the Laticrete Corporation -www.laticrete.com.
9. All electrical work shall conform to the most recent National Electric Code. Contractor shall submit an engineered electrical design including: all specification and criteria of provided equipment ; a one-line drawing showing all electrical equipment, lighting, controllers, wiring and bonding.
10. All pool/ fountain equipment shall be grounded by an approved Grounding Electrode System or other code -approved manner. All swimming pool reinforcing steel and shell metals shall be bonded with a #8 insulated solid copper wire. Bonding shall be in accord with NEC 680-22.
11. Contractor shall provide all structures, plumbing, equipment, hook-ups services, and adjustments necessary to provide a complete and fully operational fountain system.
12. Fountain mechanical / equipment installer shall include a minimum 1 year warrantee for all equipment, including any necessary field service and/ or adjustments.
13. Water supply tap and meter (if required) shall be furnished by Owner, UNO.

REV #7
03/30/22

ISSUED FOR:
1. COMMENT DATE
2.
3.
4.
5.
6.
7.
8.
9.
10.

Longaro Residence
961 Hillsboro Mile
Hillsboro Beach, FL

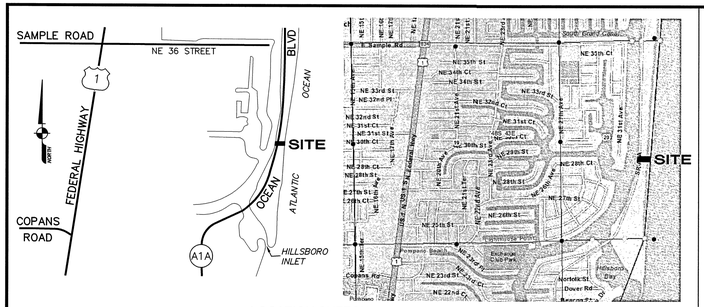
PLA DESIGN STUDIO, PLLC
LANDSCAPE ARCHITECTURE
2385 NW Executive Center Dr. Ste. 240
Boca Raton, FL 33431
c: 561-318-9256
pladesignstudio.com

DocuSigned by:
STATE OF FLORIDA STEPHANIE M. FOSTER LANDSCAPE ARCHITECT 6667215
seal
Stephanie Postma FL Reg LA 6667215

project number
20-164

sheet name
HARDSCAPE SPECIFICATIONS

sheet number
H-5



LOCATION SKETCH (NOT TO SCALE)
SECTION 20, TOWNSHIP 48 SOUTH, RANGE 43 EAST

SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon is based on the instrument of record.
4. No underground improvements were located.
5. The undersigned surveyor has no knowledge as to whether any of the hereon property is filled formerly submerged lands.
6. Bearings shown hereon relative to the Coastal Construction Control Line (Misc. P.B. Book 6, Page 10, B.C.R.), with the south line of Section 20–48–43 having a bearing of N88°10'49"E.
7. (a) Coordinates shown hereon were established by a Real–time Kinematic (RTK) GPS Control Survey which is certified to a 2 centimeter local accuracy, are referenced to Grid North and are based on the 2011 Adjustment of the North American Datum of 1983 (NAD 83/2011, Epoch 2010.00) , of the Florida State Plane Coordinate System (Transverse Mercator Projection), East Zone.
   (b) "NAD 27" coordinates depicted on the Coastal Construction Line are relative to the plat of record, Miscellaneous Plat Book 6, Page 10, Broward County Records.
   (c) Coordinates depicted as "DEP" were obtained from the Florida Department of Environmental Protection and are based on the North American Datum of 1983 (NAD 83/90), 1990 adjustment.
7. Elevations shown hereon are in feet and based on the North American Vertical Datum of 1988 (NAVD 1988).
8. Benchmark Description: Broward County Engineering Department, Benchmark No. 1933, Elevation = 7.562 feet (NGVD 1929) Elevation = 5.99 (NAVD 1988).
9. (a) The property described hereon is subject to Flood Zone AE (EL 5), ZONE X, Zone VE (EL 9) and Zone VE (EL 12) as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Map Number 12011C0189H, Community Panel No. 120040 0189 H, dated 08/18/2014.
   (b) Flood Zone lines shown hereon were scaled from the above 1" = 500' FEMA Flood Insurance Rate Map.
10. (a) The Mean High Water Survey depicted hereon complies with Chapter 177, Part II Florida Statutes and is recorded in the public repository of the Florida Department of Environmental Protection, Bureau of Surveying and Mapping as Mean High Water Survey File Number 6077.
    (b) Atlantic Ocean Mean High Water Elevation is 0.44 feet, NAVD 1988 as located on 10/18/2016.
    (c) Intracoastal Waterway Mean High Water Elevation is 0.30 feet, NAVD 1988 as located on 03/09/2016.
    (d) Atlantic Ocean Seasonal High Water Elevation is 4.49 feet, NAVD 1988, as located on 03/09/2016.
    (e) Seasonal High Water Line shown hereon is equal to the elevation of Mean High Water (0.44 feet, NAVD 1988) plus 150% of Mean Range (2.70 feet) which equals Seasonal High Water Line elevation of 4.49 feet, NAVD 1988.
    (f) Both the Mean High Water and Seasonal High Water Elevations indicated hereon are based on established data provided by the Florida Department of Environmental Protection.
11. Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
12. This map is intended to be displayed at a scale of 1" = 20'.
13. Units of measurement are in U.S. Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.10'.
14. The species of trees as shown hereon were identified to the best of knowledge and ability of the surveyor, without the benefit of an arborist or biologist. It is the responsibility of the end user to verify the identity of the species.
15. Abbreviation Legend: A/C = Air conditioner; APPROX. = Approximate; B.C.R. = Broward County Records; BLDG. = Building; B.M. = Benchmark; C = Calculated; ℄ = Centerline; CCCL = Coastal Construction Control Line; C.L.F. = Chain link Fence; C.M. = Concrete Monument; CONC. = Concrete; D = Per Deed; DEP = Department of Environmental Protection; DNR = Department of Natural Resources; EL. = Elevation; F.B. = Field Book; FD. = Found; F.F. = Finished Floor; ID. = Identification; INV. = Invert; I.P. = Iron Pipe; I.R. = Iron Rod; L.B. = Licensed Business; MHW = Mean High Water; MISC. = Miscellaneous; MS = Measured; N = North; NAD = North American Datum; NAVD = North American Vertical Datum; N/D = Nail & Disk; NGVD = National Geodetic Vertical Datum; N/TT = Nail & Tin Tab; O/S = Offset; OW = Overhead Wires; P = Per Record Plat; P.B. = Plat Book; P.C. = Point of Curvature; PG. = Page; PK = Parker–Kalon; P.L.S. = Professional Land Surveyor; P.T. = Point of Tangency; R.L.S. = Registered Land Surveyor; R/W = Right–of– Way; S = South; S.F. = Square Feet; S.R. = State Road; STA. = Station; TYP. = Typical; W/ = With; W/CAP = With Surveyors Cap.

LAND DESCRIPTION:

A parcel of land in Government Lot 5 of Section 20, Township 48 South, Range 43 East, Broward County, Florida, more particularly described as follows:

The north 177 feet of the south 2,259 feet of said Government Lot 5, Section 20, Township 48 South, Range 43 East, said lands lying, being and situate in Broward County, Florida, lying east of the Intracoastal Waterway.

Said lands situate in Broward County, Florida and containing 60,236 square feet (1.383 acres) more or less.

PROPERTY ADDRESS: 957 Hillsboro Mile, Hillsboro Beach, Florida 33062.

PROPERTY OWNER: John H. Wu.

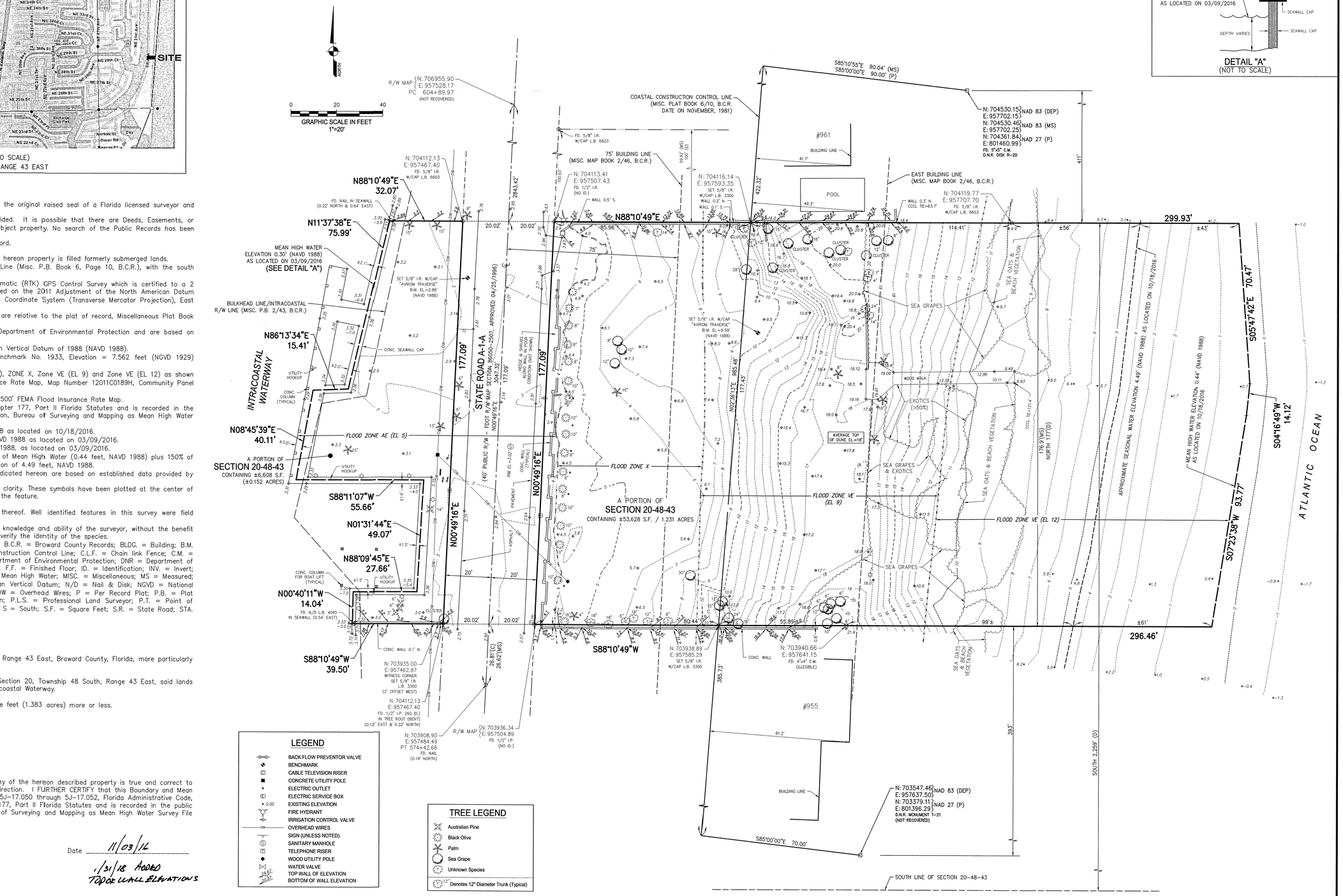
CERTIFICATION:

I HEREBY CERTIFY that the attached Boundary and Mean High Water Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary and Mean High Water Survey meets the Standards of Practice set forth in Chapter 5J–17.050 through 5J–17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes, it complies with Chapter 177, Part II Florida Statutes and is recorded in the public repository of the Florida Department of Environmental Protection, Bureau of Surveying and Mapping as Mean High Water Survey File Number 6077.

Date 11/03/16

1/31/18 ADDED TOP OF WALL ELEVATIONS

MICHAEL D. AVIROM, P.L.S.
Florida Registration No. 3268
AVIROM & ASSOCIATES, INC.
L.B. No. 3300
EMAIL: mike@aviromsurvey.com



LEGEND

- BACK FLOW PREVENTOR VALVE
- BENCHMARK
- CABLE TELEVISION RISER
- CONCRETE UTILITY POLE
- ELECTRIC OUTLET
- ELECTRIC SERVICE BOX
- 0.00 EXISTING ELEVATION
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- OW OVERHEAD WIRES
- SIGN (UNLESS NOTED)
- SANITARY MANHOLE
- TELEPHONE RISER
- WOOD UTILITY POLE
- WATER VALVE
- 24.46 TOP WALL OF ELEVATION
- 20.82 BOTTOM OF WALL ELEVATION

TREE LEGEND

- Australian Pine
- Black Olive
- Palm
- Sea Grape
- Unknown Species
- 12" Denotes 12" Diameter Trunk (Typical)

AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102, BOCA RATON, FLORIDA 33432
TEL. (561) 392-2594, FAX (561) 394-7125
www.AVIROMSURVEY.com

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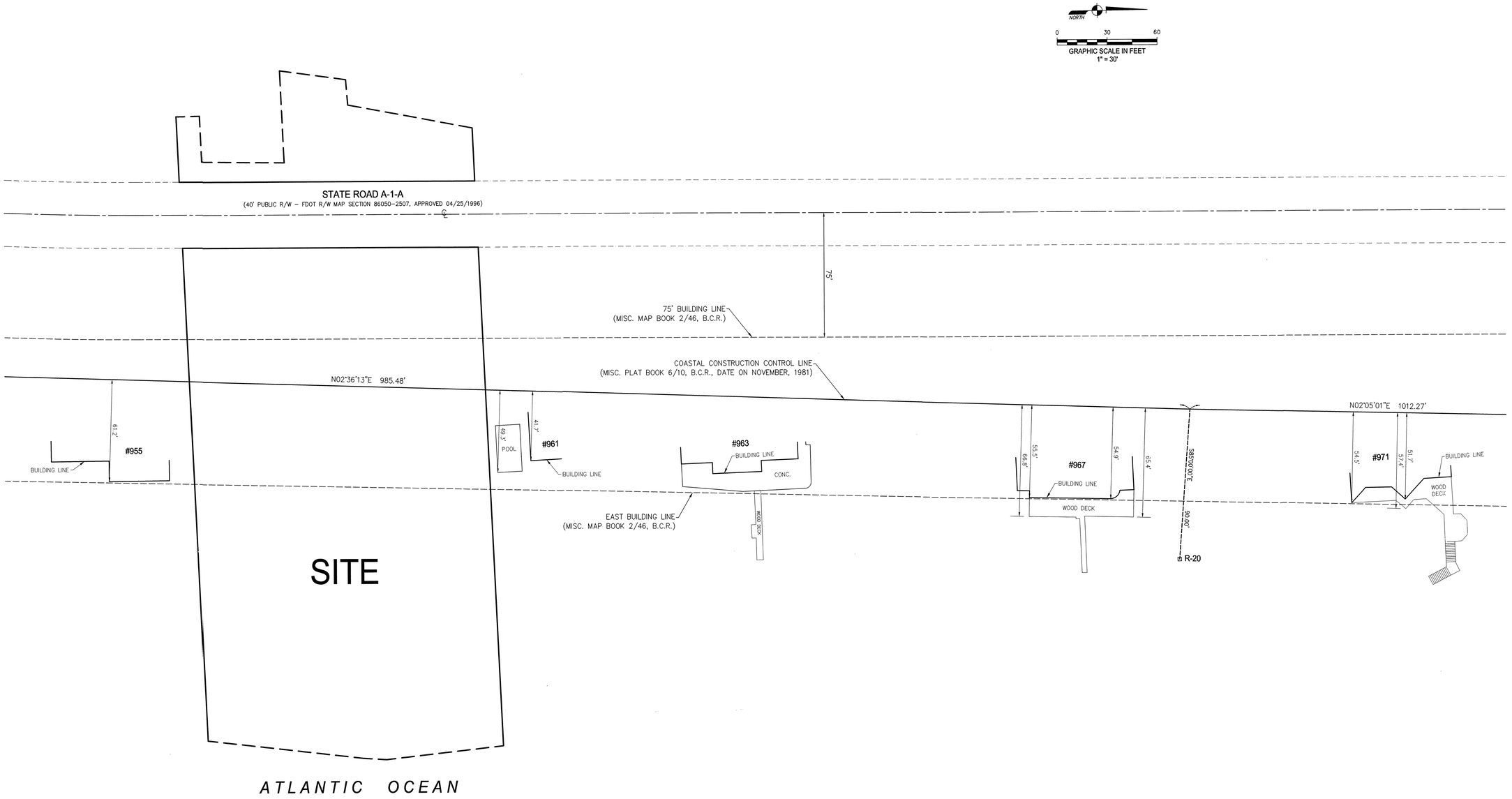
REVISIONS	DATE	F.B. / PG.	BY	CK'D
REVISED FLOOD ZONE LINES	05/05/2016	N/A	M.M.K.	M.D.A.
UPDATE TOPOGRAPHY SEAWARD OF 10 FOOT CONTOUR (ONLY) & ADD SHEET 2	10/18/2016	1654/65–66	M.M.K.	M.D.A.
REVISED BEACH VEGETATION TO INCLUDE EXOTICS	02/15/2017	1654/68	M.M.K.	M.D.A.
ADD ELEVATIONS ALONG N & S WALLS	01/22/2018	1654/74	S.R.L.	M.M.K.
REVISED TOP OF WALL ELEVATION ALONG N. PROPERTY LINE	01/02/2019	1654/74	M.M.K.	
ADD AVERAGE TOP OF DUNE ELEVATION	02/13/2019	N/A	M.M.K.	M.D.A.

REVISIONS	DATE	F.B. / PG.	BY	CK'D

BOUNDARY & MEAN HIGH WATER LINE SURVEY
957 HILLSBORO MILE
A PORTION OF SECTION 20
TOWNSHIP 48 SOUTH, RANGE 43 EAST
TOWN OF HILLSBORO BEACH
BROWARD COUNTY
FLORIDA

JOB #:	10134
SCALE:	1" = 20'
DATE:	03/09/2016
BY:	M.M.K.
CHECKED:	M.D.A.
F.B.	1654 PG. 63-72
SHEET:	1 OF 2



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REVISIONS	DATE	F.B. / PG.	BY	CK'D
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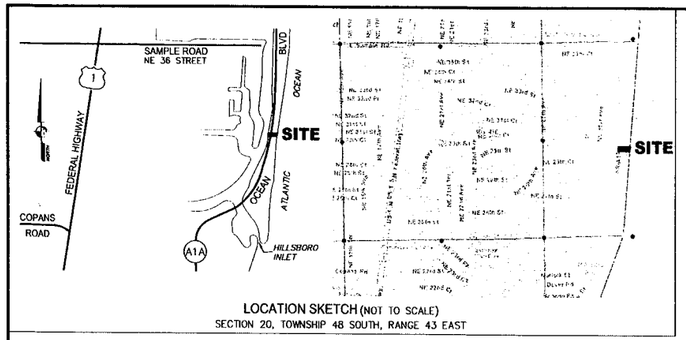
ADD ELEVATIONS ALONG N & S WALLS	01/22/2018	1654/74	S.R.L.	M.M.K.
REVISED TOP OF WALL ELEVATION ALONG N. PROPERTY LINE	01/02/2019	1654/74	M.M.K.	
ADD AVERAGE TOP OF DUNE ELEVATION	02/13/2019	N/A	M.M.K.	M.D.A.

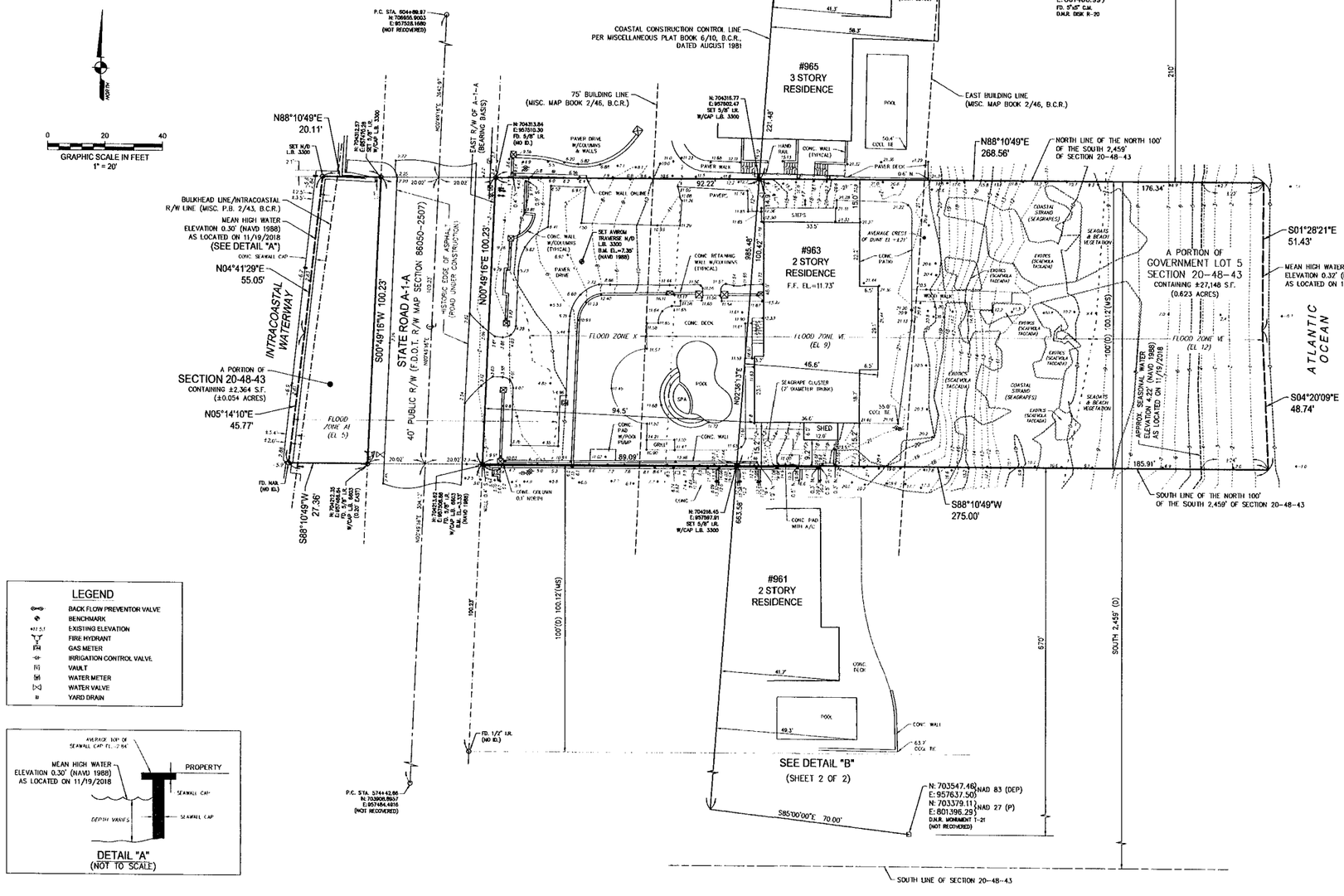
REVISIONS	DATE	F.B. / PG.	BY	CK'D

BOUNDARY & MEAN HIGH WATER LINE SURVEY
957 HILLSBORO MILE
A PORTION OF SECTION 20
TOWNSHIP 48 SOUTH, RANGE 43 EAST
TOWN OF HILLSBORO BEACH
BROWARD COUNTY
FLORIDA

JOB #:	**10134**
SCALE:	1" = 20'
DATE:	03/09/2016
BY:	M.M.K.
CHECKED:	M.D.A.
F.B. 1654	PG. 63-72
SHEET:	**2 OF 2**



LOCATION SKETCH (NOT TO SCALE)
SECTION 20, TOWNSHIP 48 SOUTH, RANGE 43 EAST



0 20 40
GRAPHIC SCALE IN FEET
1" = 20'

LEGEND

- BACK FLOW PREVENTOR VALVE
- BENCHMARK
- 4.5 — EXISTING ELEVATION
- FIRE HYDRANT
- GAS METER
- IRRIGATION CONTROL VALVE
- VAULT
- WATER METER
- WATER VALVE
- YARD DRAIN

DETAIL "A"
(NOT TO SCALE)

SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was provided by the Client
4. No underground improvements were located.
5. The undersigned surveyor has no knowledge as to whether any of the hereon property is filled formerly submerged lands.
6. Bearings shown hereon are relative to F.D.O.T. Right-of-Way Map of State Road A-1-A, Section 86050-2507, with the east right of way line of State Road A-1-A having a bearing of N00°49'16"E.
7. (a) Coordinates shown hereon were established by a Real-time Kinematic (RTK) GPS Control Survey which is certified to a 2 centimeter local accuracy, are referenced to Grid North and are based on the 2011 Adjustment of the North American Datum of 1983 (NAD 83/2011, Epoch 2010.00) , of the Florida State Plane Coordinate System (Transverse Mercator Projection), East Zone.
   (b) "NAD 27" coordinates depicted on the Coastal Construction Line are relative to the plat of record, Miscellaneous Plat Book 6, Page 10, Broward County Records.
   (c) Coordinates depicted as "DEP" were obtained from the Florida Department of Environmental Protection and are based on the North American Datum of 1983 (NAD 83/90), 1990 adjustment.
   (d) Coordinates depicted as "R/W MAP" are referenced to Grid North, based on the 1990 Adjustment of the North American Datum of 1983 (NAD 83/90) of the Florida State Plane Coordinate System (Transverse Mercator Projection), East Zone, relative to F.D.O.T. Right-of-Way Map of State Road A-1-A, Section 86050-2507.
7. Elevations shown hereon are in feet and based on the North American Vertical Datum of 1988 (NAVD 1988).
8. Benchmark Description: Broward County Engineering Department, Benchmark No. 1933, Elevation = 7.562 feet (NGVD 1929) Elevation = 5.99 feet (NAVD 1988).
9. (a) The property described hereon is subject to Flood Zone AE (EL 5), ZONE X, Zone VE (EL 9) and Zone VE (EL 12) as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Map Number 12011C0189H, Community Panel No. 120040 0189 H, dated 08/18/2014.
   (b) Flood Zone lines shown hereon were scaled from the above 1" = 500' FEMA Flood Insurance Rate Map.
10. (a) The Mean High Water Survey depicted hereon complies with Chapter 177, Part II Florida Statutes and is recorded in the public repository of the Florida Department of Environmental Protection, Bureau of Surveying and Mapping as Mean High Water Survey File Number 7047.
    (b) Atlantic Ocean Mean High Water Elevation is 0.32 feet, NAVD 1988 as located on 11/19/2018.
    (c) Intracoastal Waterway Mean High Water Elevation is 0.30 feet, NAVD 1988 as located on 11/19/2018.
    (d) Atlantic Ocean Seasonal High Water Elevation is 4.22 feet, NAVD 1988, as located on 11/19/2018.
    (e) Seasonal High Water Line shown hereon is equal to the elevation of Mean High Water (0.32 feet, NAVD 1988) plus 150% of Mean Range (2.60 feet) which equals Seasonal High Water Line elevation of 4.22 feet, NAVD 1988.
    (f) Both the Mean High Water and Seasonal High Water Elevations indicated hereon are based on established data provided by the Florida Department of Environmental Protection.
11. Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
12. This map is intended to be displayed at a scale of 1" = 20'.
13. Units of measurement are in U.S. Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.10'.
14. The species of trees as shown hereon were identified to the best of knowledge and ability of the surveyor, without the benefit of an arborist or biologist. It is the responsibility of the end user to verify the identity of the species.
15. Abbreviation Legend: A/C = Air conditioner; B.C.R. = Broward County Records; BLDG. = Building; B.M. = Benchmark; C = Calculated; ℄ = Centerline; CCCL = Coastal Construction Control Line; CK'D = Checked; C.M. = Concrete Monument; CONC. = Concrete; D = Per Deed; DEP = Department of Environmental Protection; DNR = Department of Natural Resources; EL. = Elevation; F.B. = Field Book; FD. = Found; F.D.O.T. = Florida Department of Transportation; F.F. = Finished Floor; ID. = Identification; INV. = Invert; I.P. = Iron Pipe; I.R. = Iron Rod; L.B. = Licensed Business; MHW = Mean High Water; MISC. = Miscellaneous; MS = Measured; NAD = North American Datum; NAVD = North American Vertical Datum; N/D = Nail & Disk; NGVD = National Geodetic Vertical Datum; N/TT = Nail & Tin Tab; O/S = Offset; OW = Overhead Wires; P = Per Record Plat; P.B. = Plat Book; P.C. = Point of Curvature; PG. = Page; PK = Parker-Kalon; P.C. = Property Line; P.L.S. = Professional Land Surveyor; P.T. = Point of Tangency; R.L.S. = Registered Land Surveyor; R/W = Right-of- Way; S.F. = Square Feet; S.R. = State Road; STA. = Station; TYP. = Typical; W/ = With; W/CAP = With Surveyors Cap.

LAND DESCRIPTION:

A parcel of land in Government Lot 5 of Section 20, Township 48 South, Range 43 East, Broward County, Florida, more particularly described as follows:

All that part of the North 100 feet of the South 2459 feet of said Section 20 (measured at right angles to the south line thereof) lying east of the easterly right-of-way line of the Intracoastal Waterway as now located and established; LESS THEREFROM the 40 foot right-of-way of State Road A-1-A.

Said lands situate in the Town of Hillsboro Beach, Broward County, Florida and containing 29,512 square feet, 0.677 acres, more or less.

PROPERTY OWNER: Seagrape Revocable Trust Agreement, David Pratt as Trustee.

CERTIFICATION:

I HEREBY CERTIFY that the attached Boundary and Mean High Water Line Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary and Mean High Water Line Survey meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes, it complies with Chapter 177, Part II Florida Statutes and is recorded in the public repository of the Florida Department of Environmental Protection, Bureau of Surveying and Mapping as Mean High Water Survey File 7047.

Date: 12/14/18

Michael D. Avirom, P.L.S.
Digitally signed by Michael D. Avirom, P.L.S.
Date: 2018.12.18 09:34:15 -05'00'

MICHAEL D. AVIROM, P.L.S.
Florida Registration No. 3268
AVIROM & ASSOCIATES, INC.
L.B. No. 3300
EMAIL: mike@aviromsurvey.com

AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com

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REVISIONS	DATE	F.B. / PG.	BY	CK'D	REVISIONS	DATE	F.B. / PG.	BY	CK'D

BOUNDARY & MEAN HIGH WATER LINE SURVEY
963 HILLSBORO MILE
NORTH 100' OF SOUTH 2459' OF SECTION 20
TOWNSHIP 48 SOUTH, RANGE 43 EAST
TOWN OF HILLSBORO BEACH
BROWARD COUNTY
FLORIDA

JOB #:	10907-2
SCALE:	1" = 20'
DATE:	09/14/2018
BY:	M.M.K.
CHECKED:	M.D.A.
F.B.	1904 PG. 28-33, 58-70
SHEET:	1 OF 2

Order ID: 7162443

* Agency Commission not included

GROSS PRICE * : $121.85

PACKAGE NAME: SSC Other Legal Notices

Order ID: 7162443

* Agency Commission not included

GROSS PRICE * : **$121.85**

PACKAGE NAME: SSC Other Legal Notices

Product(s): Sun Sentinel, Affidavit, Floridapublicnotices.com, Classified.ss.com_Legal
AdSize(s): 1 Column
Run Date(s): Friday, March 25, 2022
Zone: Full Run
Color Spec. B/W

Preview

Order ID: 7162443

* Agency Commission not included

GROSS PRICE * : $121.85

PACKAGE NAME: SSC Other Legal Notices

TOWN OF HILLSBORO BEACH, FLORIDA COMMISSION MEETING TUESDAY, APRIL 5, 2022 AT OR AROUND 9:00 AM

SITE PLAN REVIEW FOR 961 HILLSBORO MILE, HILLSBORO BEACH, FLORIDA 33062

NOTICE IS HEREBY GIVEN the Town of Hillsboro Beach, Florida Town Commission will meet Tuesday, April 5, 2022, for Site Plan Review for property located at 961 Hillsboro Mile, Hillsboro Beach, Florida 33062.

Information on the SITE PLAN REVIEW can be obtained at Town Hall, 10 days prior to the meeting. Public comments on the request will be received in-person at the meeting on April 5, 2022 as well as virtually via Zoom or can be provided in writing to the Town Clerk prior to the Public Hearing via email: TownClerk@TownofHillsboroBeach.com.

The public can attend in person or virtually via Zoom video conference and provide public comment. Zoom Meeting log-in details will be provided on Town Website.

If any person decides to Appeal any decision made with respect to any matter considered at the Public Hearing, he/she will need a record of the proceedings and for such purposes may need to ensure that a verbatim recording of the proceedings is made, which records include the testimony and evidence upon which the Appeal is to be based. In accordance with the American with Disabilities Act and Florida Statute 286.26, persons with disabilities needing special accommodations to participate in these proceedings should contact the Town Clerk no later than two days prior to the Public Hearing at 954-427-4011 for assistance.

Sherry D. Henderson, CMC Town Clerk
TOWN OF HILLSBORO BEACH, FLORIDA

3/25/20227162443

TOWN OF HILLSBORO BEACH, FLORIDA
1210 Hillsboro Mile
Hillsboro Beach, Florida 33062
(P) 954-427-4011
(F) 954-427-4834

CERTIFICATION LETTER

Date: March 3, 2022

Authorized Agent: Bomar Builders, Inc.

Legal Description: 20-48-43 N 100 OF S 2359 OF GOV LOT 5 LESS CANAL R/W & LESS ST RD A1A

Address: 961 Hillsboro Mile, Hillsboro Beach, FL 33062

Type of Application: Site Plan Review

This letter certifies the enclosed list of property owners were mailed PUBLIC NOTICE of the scheduled April 5, 2022 Commission Meeting, concerning Site Plan Review for property located at 961 Hillsboro Mile, Hillsboro Beach, FL 33062. The list below includes all properties within 300 feet from property line of the subject site in compliance with the Town of Hillsboro Beach notification regulations.

This letter also certifies that the notices were mailed to property owners on March 3, 2022.

NOTICE MAILED TO:

- 953 Hillsboro Mile, Hillsboro Beach, FL 33062
- 955 Hillsboro Mile, Hillsboro Beach, FL 33062
- 957 Hillsboro Mile, Hillsboro Beach, FL 33062
- 961 Hillsboro Mile, Hillsboro Beach, FL 33062
- 963 Hillsboro Mile, Hillsboro Beach, FL 33062
- 965 Hillsboro Mile, Hillsboro Beach, FL 33062
- 967 Hillsboro Mile, Hillsboro Beach, FL 33062

Sherry D. Henderson

Sherry D. Henderson, CMC, Town Clerk
Town of Hillsboro Beach

NOTARY PUBLIC

Sworn to and subscribed before me this 3 day of March, 2022

M El Sayed

Notary Signature

My Commission Expires on: 5/27/25

MARIANA EL-SAYED
Notary Public - State of Florida
Commission # HH 135551
My Comm. Expires May 27, 2025
Bonded through National Notary Assn.

TOWN OF HILLSBORO BEACH
Sherry D. Henderson, CMC Town Clerk
OFFICE OF THE TOWN CLERK
1210 Hillsboro Mile • Hillsboro Beach, FL 33062
Phone 954-427-4011 • SHenderson@TownofHillsboroBeach.com

TOWN OF HILLSBORO BEACH, FLORIDA

COMMISSION MEETING
TUESDAY, APRIL 5, 2022 at or around 9:00 AM

SITE PLAN REVIEW

NOTICE IS HEREBY GIVEN the Town of Hillsboro Beach, Florida Town Commission will meet Tuesday, April 5, 2022, for Site Plan Review for the following properties:

- 925 Hillsboro Mile, Hillsboro Beach, Florida 33062
- 961 Hillsboro Mile, Hillsboro Beach, Florida 33062
- 971 Hillsboro Mile, Hillsboro Beach, Florida 33062

Information on the **SITE PLAN REVIEW** can be obtained at Town Hall, 10 days prior to the meeting. Public comments on the request will be received in-person at the meeting on April 5, 2022 as well as virtually via Zoom or can be provided in writing to the Town Clerk prior to the Public Hearing via email: TownClerk@TownofHillsboroBeach.com.

The public can attend in person or virtually via Zoom video conference and provide public comment. Zoom Meeting log-in details will be provided on Town Website.

If any person decides to Appeal any decision made with respect to any matter considered at the Public Hearing, he/she will need a record of the proceedings and for such purposes may need to ensure that a verbatim recording of the proceedings is made, which records include the testimony and evidence upon which the Appeal is to be based.

In accordance with the American with Disabilities Act and Florida Statute 286.26, persons with disabilities needing special accommodations to participate in these proceedings should contact the Town Clerk no later than two days prior to the Public Hearing at 954-427-4011 for assistance.

TOWN OF HILLSBORO BEACH, FLORIDA

Sherry D. Henderson

Sherry D. Henderson, CMC
Town Clerk

SDH. 3/3/2022

INTER-OFFICE CORRESPONDENCE

MEMORANDUM NO. 2021-004

TO: Mayor and Members of the Town Commission

CC: William Serda, Town Manager
Sherry D. Henderson, CMC, Town Clerk

FROM: Donald J. Doody, Town Attorney *DJD*

DATE: June 29, 2021

RE: Town of Hillsboro Beach ("Town") / Excavation Ordinance

Attached is a proposed ordinance drafted for the purpose of providing a process by which any development or redevelopment activities undertaken within the Town would be required to utilize excavated sand for purposes of beach renourishment or dune restoration.

Background

Section 4.6 of the Code of Ordinances currently provides that it is unlawful for any person or firm to remove, or permit to be removed from the Town any sand, earth, soil, dirt, or other similar material, excavated during any phase of construction.

Analysis

In light of the current requirement that no sand or fill excavated during construction activities be removed from the Town, the proposed ordinance has been drafted with the intent of creating a process by which beach compatible sand, as determined by a geotechnical report, be utilized for beach renourishment purposes or dune restoration.

Section 12-49 of the Code of Ordinances outlines requirements for site plans submitted to the Town for development or redevelopment purposes. The proposed ordinance would require that an application for site plan approval be supported by a geotechnical report. The geotechnical report shall include an evaluation and determination as to whether the sand on the parcel subject to the development activities meets the requirements of beach compatible sand as defined by the Florida Administrative Code. Should the excavated sand be determined to be beach compatible, it shall be maintained within the municipal boundaries of the Town and be used for: 1) onsite fill burial; or 2) subject to permitting, placed seaward of the Coastal Construction Control Line; or 3) provided to the Town to be used for future beach renourishment projects.

Recommendation

It is recommended that the Town Commission consider the ordinance as a means to facilitate maintaining the integrity of the Town's beach and dune system.

DJD:mea
Enclosures

2nd Reading - 4/5/2022

ORDINANCE NO. 2022-04

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, AMENDING THE TOWN'S CODE OF ORDINANCES BY AMENDING CHAPTER 12-49, ENTITLED "SITE PLAN REQUIREMENTS"; BY SPECIFICALLY CREATING SECTION 12-49 (C), ENTITLED "EXCAVATION", TO PROVIDE FOR THE USE OF BEACH COMPATIBLE SAND; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Hillsboro Beach recognizes and affirms the importance of maintaining and preserving the Town's beach and coastal dune system; and,

WHEREAS, the Data & Analysis for the 2018 EAR Based Amendments, of the Town's Comprehensive Plan, published in October 2018, provides that the Town has experienced severe erosion in recent years and it is expected that increased storm activity and development within the Town will result in an acceleration of shoreline erosion; and,

WHEREAS, the Florida Department of Environmental Protection (DEP), Strategic Beach Management Plan: Southeast Atlantic Coast Region published in April 2020, provides that the Town's coastline is considered "critically eroded"; and,

WHEREAS, historically beach restoration efforts within the Town have been costly with sand supplied either by offshore dredging or truck hauls from upland sand mines; and,

WHEREAS, the Town's Comprehensive Plan, Goal 6.0, currently requires that all development and redevelopment within the Town be implemented in a manner that will minimize potential natural and financial impacts to developed upland properties while preserving beach and shoreline while enhancing resilience to sea level rise impacts;

WHEREAS, the Town's Comprehensive Plan, Objective 6.8, further requires that the Town shall ensure that building, development and redevelopment activities within the Town shall minimize damage to life and property from tropical storms, hurricanes, and future sea level rise; and,

WHEREAS, the Town Commission hereby finds it is in the best interest of the Town to amend the Town Code of Ordinances, to require that beach compatible sand excavated during development and redevelopment of any parcel within the Town be utilized on site or on the beach; and,

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN OF HILLSBORO BEACH, FLORIDA THAT:

Section 1. The foregoing "Whereas" clauses are hereby ratified and confirmed as being true and correct and are hereby made a part of this Ordinance.

Section 2. Town Code of Ordinances Chapter 12-49, entitled "SITE PLAN REQUIREMENTS", is amended to create Section 12-49 (c) entitled "EXCAVATION" :

Sec. 12-49 (C). - EXCAVATION

(a) Definitions.

Applicant: an individual or other authorized legal entity engaged in the development or redevelopment of any parcel within the Town of Hillsboro Beach which involves excavation and whom is responsible for filing a site plan application pursuant to Town Code of Ordinances §12-48.

Beach: is defined as the zone of unconsolidated material that extends landward from the mean low-water line to the place where there is marked change in material or physiographic form, or to the line of permanent vegetation, usually the effective limit of storm waves.

Beach compatible sand: sand that is determined to be similar to the sand already existing on the beach located in Hillsboro Beach in coloration, grain size, and composition, as more particularly described in Rule 62B-33.005(7), F.A.C.

Beach nourishment: the maintenance of a restored beach by the placement of sand to mitigate erosion.

Beach or dune restoration: the placement of sand on the beach or dune system for the purposes of restoring the beach and providing storm protection for upland properties.

Coastal Construction Control Line: (CCCL) a line established by the Florida Department of Environmental Protection that defines that portion of the beach-dune system which is subject to severe fluctuations based on a 100-year storm surge, storm waves, or other predictable weather conditions, as established pursuant to the provisions of §161.053, Florida Statutes.

Construction Debris: The material resulting from the demolition of a structure. Construction debris shall not include such material which has been sorted, cleaned and otherwise processed such that it meets the suitability criteria for armoring materials set forth under FDEP rules.

Dune: a mound, bluff or ridge of loose sediment, usually sand-sized sediment, lying upland of the beach and deposited by any natural or artificial mechanism, which may be bare or covered with vegetation and is subject to fluctuations in configuration and location.

Excavation: refers to the mechanical or manual removal or alteration of consolidated or unconsolidated soil, rock material or sand from the ground, in accordance with the definition of "excavation" as defined in §556.102, Florida Statutes.

Florida Department of Environmental Protection: (DEP).

Geotechnical investigation or *geotechnical report*: performed on behalf of an Applicant, prepared and signed by a registered professional engineer (PE) or geologist (PG) and to be submitted with a site plan application and shall include an evaluation and determination as to whether the sand on the parcel subject to the site plan application meets the requirements of beach compatible sand per Rule 62B-33.005(7), F.A.C.

Placement Plan: a plan or report prepared by a registered professional recommending the proposed use of beach compatible sand in compliance with this section and applicable laws.

Registered Professional: means a professional registered or licensed by the State of Florida and practicing under Chapter 471 (Coastal Engineer~~engineering~~), 472 (surveying and mapping), 481 (architecture and landscape architecture), or 492 (geology), Florida Statutes.

Sand: material that maintains the general character and functionality of the material occurring on the beach and adjacent dune and coastal system.

Town: the Town of Hillsboro Beach.

(b) *Purpose*. It is hereby declared and determined that preserving and enhancing the Town's beach and the mitigation of coastal erosion is essential to serve and benefit the Town. The Town recognizes that climate change and development within the Town will accelerate shoreline erosion; therefore the need for beach nourishment and dune restoration will continue to increase. The Town hereby intends to require that all development and redevelopment on any parcel within the Town, involving the excavation of sand, to comply with the requirements of this section.

(c) *Required beach compatible sand analysis*. All development and redevelopment on any parcel within the Town, involving the excavation of sand at the time a site plan application is submitted to the Town, shall be required to engage in a geotechnical investigation and provide the Town with a signed and sealed geotechnical report by a registered PE or PG along with any application for site plan approval. The geotechnical report supporting the development or redevelopment of a parcel within the Town involving excavation shall include an evaluation and determination as to whether the sand on the parcel meets the requirements of beach compatible sand per Rule 62B-33.005(7), F.A.C.

1. The sediment from the development site shall be similar in Munsell color and grain size distribution to the material in the existing coastal system at the beach placement site. Sand shall be free of construction debris and toxic material.
    a. Moist Munsell value of seven (7) or lighter (chroma = 1).
    b. Mean grain size between 0.30 mm and 0.55 mm.
2. The applicant shall provide a sampling plan that provides adequate documentation to demonstrate that the location and quantity of samples is a fair and reasonable representation of the project site. At minimum, one core boring shall be analyzed for every 3,000 cubic yards of sand to be excavated.
3. Cores must be analyzed at a Construction Materials Engineering Council, Inc's (CMEC) accredited geotechnical laboratory.
4. Cores shall be analyzed and described using distinct stratigraphic layers within the sample in accordance with American Society for Testing of Materials (ASTM) standard procedure D2488-09a.
5. Sediment samples will be extracted from the core borings. The sediment samples will be analyzed to determine color, grain size distribution, and carbonate content. Grain size will be determined through sieve analysis in accordance with ASTM Standard Materials Designation D6913-17 for particle size analysis of soils. Sediment finer than the No. 230 sieve (4.0 phi) will be analyzed following ASTM Standard Test Method, Designation D1140-17.
6. Composite data will be used to represent the average physical characteristics of the material to be placed.

(d) *Required environmental analysis*. Applicant shall provide the Town a copy of a Phase 1 Environmental Assessment on applicant's property. This must be completed within one year prior to planned excavation and must be in compliance with applicable American Society of Testing and Materials standards. Based upon findings in the Phase 1 Environmental Assessment, Applicant may also be required to conduct a Phase 2 Environmental Assessment.

1. Applicant must conduct a lead and asbestos survey with follow up testing as applicable through a firm or an individual that is certified for lead and asbestos inspection and/or abatement in the State of Florida. Any testing must be in compliance with applicable American Society of Testing and Materials standards.

~~(c)~~(e) *Required use of beach compatible sand*. Sand excavated during the development or redevelopment of any parcel in the Town that is determined to be beach compatible sand pursuant to a geotechnical and environmental report by a registered professional shall be maintained within the municipal boundaries of the Town, and must be utilized:

1. On site as fill material;

2. On site seaward of the Coastal Construction Control Line, pursuant to a permitted beach nourishment or dune restoration, in compliance with applicable local, state, and federal laws and regulations.

3. May be provided by the applicant, on a voluntary basis, to the Town for future permitted beach nourishment or dune restoration in compliance with applicable local, state, and federal laws and regulations.

(f) Any costs incurred by the Town in reviewing the geotechnical report and placement plan shall be born by the Applicant.

(g) Mechanical screening of material will be required prior to donation of beach compatible material for locations listed in (d)(2) and (d)(3) above. All unacceptable material resulting from screening operations must be hauled away and properly disposed of at the cost of the Applicant.

~~(h) *Non-compliant material*. In the event that sand provided to the Town does not meet the Town and DEP's standards as described herein, then the applicant will be required to remediate, remove, and relocate the non-compliant material in an approved, upland disposal site per DEP guidelines.~~

Section 3. If any section, subsection, sentence, clause or provision of this Ordinance is held invalid, the remainder of this Ordinance shall not be affected by such invalidity.

Section 4. That all ordinances or parts of ordinances and all resolutions or parts of resolutions in conflict with this Ordinance are repealed to the extent of such conflict.

Section 5. It is the intention of the Town Commission of the Town of Hillsboro Beach, that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of Town of Hillsboro Beach, Florida, and the Sections of this ordinance may be renumbered, re-lettered and the word "Ordinance" may be changed to "Section," "Article," or such other word or phrase in order to accomplish such intention.

Section 6. This Ordinance shall be effective fifteen (15) days after its passage and adoption by the Town Commission of the Town of Hillsboro Beach.

PASSED AND ADOPTED BY THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, ON FIRST READING, THIS 1st DAY OF MAR, 2022.

PASSED ADOPTED BY THE TOWN COMMISSION OF THE TOWN OF HILLSBρORO BEACH, FLORIDA, ON SECOND AND FINAL READING, THIS _____DAY OF_____, 2022.

By: _____
Deborah L. Tarrant, Mayor

ATTEST:

By: _____
Sherry D. Henderson, CMC

APPROVED AS TO FORM:

_____
Donald J. Doody, Town Attorney

TOWN OF HILLSBORO BEACH, FLORIDA
PUBLIC HEARING

Sand Excavation
Tuesday, April 5, 2022, at 9:00 AM

NOTICE IS HEREBY GIVEN that prior to the Town of Hillsboro Beach Commission's consideration of the **Second Reading** of Ordinance 2022-04, a Public Hearing will be held on **Tuesday, April 5, 2022, at 9:00 AM.** The Public can attend in person or provide comments via Live Zoom Video Conference.

ORDINANCE NO. 2022-04
Sand Excavation

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, AMENDING THE TOWN'S CODE OF ORDINANCES BY AMENDING CHAPTER 12-49, ENTITLED "SITE PLAN REQUIREMENTS"; BY SPECIFICALLY CREATING SECTION 12-49 (C), ENTITLED "EXCAVATION", TO PROVIDE FOR THE USE OF BEACH COMPATIBLE SAND; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

All interested parties may appear at said meeting and be heard with respect to the proposed Ordinance, which may be inspected by the public. Email the Town Clerk at TownClerk@TownofHillsboroBeach.com

JOIN LIVE ZOOM MEETING Tuesday, April 5, 2022, at 9:00 AM (Eastern)
Log-in details available on website.

PROVIDING PUBLIC COMMENT
Persons desiring to provide public comment may do so by one of the methods listed below. Please be sure to include your name and address for the record. Your comments will be limited to three minutes per person.

- **VIA EMAIL** – Public comments and documents maybe submitted via email to TownClerk@TownofHillsboroBeach.com. Comments will be read aloud to the Commission and public and incorporated into the record. Emails will be accepted up until the end of the Public Comment portion of the Meeting.

- **LIVE ZOOM PARTICIPATION –** If attending via Zoom online, at the appropriate public comment period, click "raise hand" on the bottom of the "participants" tab, and your audio will be unmuted when you are recognized.

Sherry D. Henderson, CMC Town Clerk
TOWN OF HILLSBORO BEACH, FLORIDA

Sun Sentinel publication: 3/25/2022

Order ID: 7163313

* Agency Commission not included

GROSS PRICE * : $157.10

PACKAGE NAME: SSC Other Legal Notices

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* Agency Commission not included

GROSS PRICE * : **$157.10**

PACKAGE NAME: SSC Other Legal Notices

Product(s): Sun Sentinel, Affidavit, Floridapublicnotices.com, Classified.ss.com_Legal
AdSize(s): 1 Column
Run Date(s): Friday, March 25, 2022
Zone: Full Run
Color Spec. B/W

Preview

TOWN OF HILLSBORO BEACH, FLORIDA
PUBLIC HEARING

SAND EXCAVATION
TUESDAY, APRIL 5, 2022, AT 9:00 AM

NOTICE IS HEREBY GIVEN that prior to the Town of Hillsboro Beach Commission's consideration of the Second Reading of Ordinance 2022-04, a Public Hearing will be held on Tuesday, April 5, 2022, at 9:00 AM. The Public can attend in person or provide comments via Live Zoom Video Conference.

ORDINANCE NO. 2022-04 Sand Excavation

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, AMENDING THE TOWN'S CODE OF ORDINANCES BY AMENDING CHAPTER 12-49, ENTITLED "SITE PLAN REQUIREMENTS"; BY SPECIFICALLY CREATING SECTION 12-49 (C), ENTITLED "EXCAVATION", TO PROVIDE FOR THE USE OF BEACH COMPATIBLE SAND; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

All interested parties may appear at said meeting and be heard with respect to the proposed Ordinance, which may be inspected by the public. Email the Town Clerk at TownClerk@TownofHillsboroBeach.com JOIN LIVE ZOOM MEETING Tuesday, April 5, 2022, at 9:00 AM (Eastern) Log-in details available on website. PROVIDING PUBLIC COMMENT Persons desiring to provide public comment may do so by one of the methods listed below. Please be sure to include your name and address for the record. Your comments will be limited to three minutes per person.

· VIA EMAIL – Public comments and documents maybe submitted via email to TownClerk@TownofHillsboroBeach

Order ID: 7163313

* Agency Commission not included

GROSS PRICE * : **$157.10**

PACKAGE NAME: SSC Other Legal Notices

com. Comments will be read aloud to the Commission and public and incorporated into the record. Emails will be accepted up until the end of the Public Comment portion of the Meeting.

· LIVE ZOOM PARTICIPATION – If attending via Zoom online, at the appropriate public comment period, click "raise hand" on the bottom of the "participants" tab, and your audio will be unmuted when you are recognized.

Sherry D. Henderson, CMC Town Clerk
TOWN OF HILLSBORO BEACH, FLORIDA

3/25/20227163313

TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

Phone: (954) 427-4011
www.townofhillsborobeach.com

Agenda Item Cover Memo

Agenda Item: **Ordinance No. 2022-05**
Amendment to the Town's Code of Ordinance, Amending Ch. 2 Entitled "Administration", by Amending Article V Entitled "Purchasing" - Provide for Increase in Purchasing Threshold for the Town Manager. **(First Reading)**

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, AMENDING THE TOWN'S CODE OF ORDINANCES BY AMENDING CHAPTER 2 ENTITLED "ADMINISTRATION", BY SPECIFICALLY AMENDING ARTICLE V ENTITLED "PURCHASING"; PROVIDING FOR AN INCREASE IN PURCHASING THRESHOLDS FOR THE TOWN MANAGER; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

Submitting Dept: **Town Clerk, Sherry Henderson, Town Clerk**
Agenda Date: **April 5, 2022**

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS: 1. 05 - Amendment to Purchasing Code

ORDINANCE NO. 2022-05

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, AMENDING THE TOWN'S CODE OF ORDINANCES BY AMENDING CHAPTER 2 ENTITLED "ADMINISTRATION", BY SPECIFICALLY AMENDING ARTICLE V ENTITLED "PURCHASING"; PROVIDING FOR AN INCREASE IN PURCHASING THRESHOLDS FOR THE TOWN MANAGER; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, to promote a higher degree of efficiency the Town Manager has recommended increasing the thresholds for the purchase of materials, supplies and contractual services.

WHEREAS, the Town Commission has determined that it is in the Town's best interest to amend the provisions relative to the procedures associated with purchasing; and

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN OF HILLSBORO BEACH, FLORIDA THAT:

Section 1. The foregoing "Whereas" clauses are hereby ratified and confirmed as being true and correct and is hereby made a part of this Ordinance.

Section 2. Chapter 2 of the Code of Ordinances is hereby amended by specifically amending Article V entitled "Purchasing" which shall read as follows:

ARTICLE V. – PURCHASING

Sec. 2-60. Regular procedures.

Whenever the town shall seek to acquire materials, supplies or contractual services, the following procedures shall apply.

(A) (1) For acquisitions of budgeted materials, supplies or contractual services with a cost not exceeding $51,000.00, the purchase may be made by the Town Manager or his/her designee without seeking competitive bids nor obtaining Town Commission approval.

~~(2) For acquisitions of non-budgeted materials, supplies, or contractual services with a cost not exceeding $1,001.00—$5,000.00, the purchase may be made by the Town Manager or his/her designees after obtaining three (3) verbal quotes.~~

(B) For acquisitions of materials, supplies or contractual services with a cost of over $5,000.00 but not in excess of $15,000.00, the purchase may be made by the Town Manager without seeking the approval of the Town Commission but the Town Manager shall obtain three (3) written quotes for consideration.

Purchases greater than $15,000.00 but not more than $25,000.00 may be purchased with written comparatives with Town Commission approval.

(C) For acquisitions of materials, supplies or contractual services with a cost greater than $25,000.00, the purchase shall require three (3) competitive bids and Town Commission approval.

(D) In instances where the Town has a particular need to be met with only one (1) source of supply, the Town Commission may waive the bidding requirements for purchases with a cost over $25,000.00.

(E) Waiver of Code by the Town Manager. The Town Manager may waive purchase requirements up to $25,000 for the following reasons:

(1) Sole source;

(2) Purchase from another governmental agency;

(3) Specific items—These items are exempt from price quotes:

(a) Dues and memberships in trades or professional organizations;
(b) Subscriptions for periodicals;
(c) Legal advertisements;
(d) Postage;
(e) Expert witnesses;
(f) Abstracts of titles for real property;
(g) Title insurance for real property;
(h) Court reporter services;
(i) Water, sewer, electrical, telephone, and other utility services where competition is not available;
(j) Copyrighted materials not available from multiple sources;
(k) Hospitality services and expenses;
(l) Fees and costs of job-related seminars and training;
(m) Travel;
(n) Artists, music ensembles (bands) and other entertainment providers and animals;
(o) Professional services—Defined as an occupation which requires specialized training and expertise (e.g. accountant, dentist, lawyer, physician, psychologist, veterinarian, etc.);
(p) Speakers for seminars or training courses.

(4) When the interest is in the best interest to the Town as determined by the Town Manager.

(F) Purchases of supplies or contractual services under the provisions of local, state, and federal purchasing contracts shall be exempt from the competitive procurement requirements, provided that the following criteria are all satisfied:

(1) The terms and conditions of the original contract, and any subsequent amendments by federal, state, or local government are satisfactory to the Town Manager and such terms and conditions are extended to other governmental bodies.

(2) The original contract and any subsequent amendments by the federal, state, or local government for supply purchases is current and in effect at the time of the proposed purchase of supplies or services by the town.

Section 3. If any section, subsection, sentence, clause or provision of this Ordinance is held invalid, the remainder of this Ordinance shall not be affected by such invalidity.

Section 4. That all ordinances or parts of ordinances and all resolutions or parts of resolutions in conflict with this Ordinance are repealed to the extent of such conflict.

Section 5. It is the intention of the Town Commission of the Town of Hillsboro Beach, that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of Town of Hillsboro Beach, Florida, and the Sections of this ordinance may be renumbered, re-lettered and the word "Ordinance" may be changed to "Section," "Article," or such other word or phrase in order to accomplish such intention.

Section 6. This Ordinance shall be effective fifteen (15) days after its passage and adoption by the Town Commission of the Town of Hillsboro Beach.

PASSED AND ADOPTED BY THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, ON FIRST READING, THIS ___ DAY OF _____, 2022.

PASSED ADOPTED BY THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, ON SECOND AND FINAL READING, THIS _____DAY OF_____, 2022.

By: _____
Deborah L. Tarrant, Mayor

ATTEST:

By: _____
Sherry D. Henderson, CMC

APPROVED AS TO FORM:

_____
Donald J. Doody, Town Attorney

TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

Phone: (954) 427-4011
www.townofhillsborobeach.com

Agenda Item Cover Memo

Agenda Item: **Discussion on Chapter 12, Land Development Code**
Submitting Dept: **Town Clerk, Sherry Henderson, Town Clerk**
Agenda Date: **April 5, 2022**

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS: None

TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

Phone: (954) 427-4011
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Agenda Item Cover Memo

Agenda Item: **Discussion on the Town's Noise Ordinance**
Submitting Dept: **Town Clerk, Sherry Henderson, Town Clerk**
Agenda Date: **April 5, 2022**

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS: 1. Noise Ordinance (Discussion 4-5-2022 mtg)

ORDINANCE NO. 2022-___

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, AMENDING THE TOWN'S CODE OF ORDINANCES BY AMENDING ARTICLE VII ENTITLED "NOISES" BY SPECIFICALLY AMENDING SECTION ____ TO _____; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Hillsboro Beach is predominately a residential community that enjoys a unique quality of life as a consequence of being located on a barrier island; and

WHEREAS, the Town Commission finds and determines that to maintain the quality of life enjoyed by the residents of the Town that excessive noises generated from any source which would disturb the public peace and welfare of the Town should be enforced on a twenty-four (24) hour basis; and

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN OF HILLSBORO BEACH, FLORIDA THAT:

Section 1. The foregoing "Whereas" clauses are hereby ratified and confirmed as being true and correct and are hereby made a part of this Ordinance.

Section 2. Article VII entitled "Noises" of the Code of Ordinances is hereby amended as follows:

ARTICLE VII. – NOISES

Sec. ____. Legislative findings.

The Town Commission finds and declares that:

(1) Excessive sound is a serious hazard to the public health, welfare, safety, and quality of life enjoyed by the Town's residents.

(2) People have a right to and should be insured an environment free from excessive sound that may jeopardize their health or welfare or safety or degrade their quality of life.

Therefore, it is the policy of the Town Commission of the Town of Hillsboro Beach to prevent excessive sound which may jeopardize the health and welfare or safety of its citizens or degrade their quality of life. The Town recognizes that other federal, state, county, and law enforcement agencies have adopted rules for the regulation of excessive sound, and are administered by the applicable governing body.

Sec. _____. Definitions.

As used in this chapter, unless the context otherwise clearly indicates, the words and phrases used are defined as follows:

Amplified sound means the reproduction of sound from any radio, stereo, CD player, DVD player, microphone, drum, turntable, audio or visual equipment, musical instrument, sound equipment, sound amplification device, television set, loudspeakers, bullhorn, or any other similar devices.

Construction means any site preparation, assembly, erection, substantial repair, alteration, or similar action, on public or private rights-of-way, structures, utilities or similar property.

Demolition means any dismantling, intentional destruction or removal of structures, utilities, public or private right-of-way surfaces, or similar property.

Emergency means any occurrence or set of circumstances involving actual or imminent physical trauma or property damage which demands immediate action.

Emergency work means any work performed for the purpose of preventing or alleviating the physical trauma or property damage threatened or caused by an emergency.

Excessive sound or noise means sound occurring in the environment that is annoying, disturbing or harmful to a reasonable person.

Motorboat means any vessel equipped with machinery for propulsion, irrespective of whether the propulsion machinery is on actual operation; as defined in F.S. § 327.02, as may be amended from time to time.

Motorcycle means any motor vehicle having a seat or saddle for the use of the rider and designed to travel on not more than three (3) wheels in contact with the ground, but excluding a tractor or moped; as defined in F.S. § 316.03, as may be amended from time to time.

Motor vehicle means any self-propelled vehicle not operated upon rails or guideway, but not including any bicycle, motorized scooter, electric personal assistive mobility device, or moped; as defined in F.S. § 316.03, as may be amended from time to time.

Motorized scooter means any vehicle not having a seat or saddle for the use of the rider, designed to travel on not more than three (3) wheels, and not capable of propelling the vehicle at a speed greater than thirty (30) miles per hour on level ground; as defined in F.S. § 316.03, as may be amended from time to time.

Multifamily dwelling means any building occupied or intended to be occupied by more than two (2) families, living separately and with separate kitchens or facilities for cooking on the premises. This includes apartments, condominiums and cooperatives coach homes, but does not include hotels, motels, townhouse, or cluster dwellings.

Noise means, for the purposes of this chapter, any sound that is in violation of any provision of this chapter.

Noise control officer means environmental inspectors, building and zoning inspectors, code enforcement officers and police enforcement personnel authorized to enforce provisions of this chapter.

Noise disturbance means any sound which:

(a) Is unreasonably loud, raucous, or disturbing to reasonable persons of ordinary sensibilities;

(b) Affects the health, safety, or welfare of other persons;

(c) Is plainly audible as defined in this section;

(d) Violates section ___of this chapter; or

(e) Exceeds the noise levels as defined in section ____ of this chapter.

Person means any natural person, individual, owner, operator, public or private corporation, firm, association, joint venture, partnership, municipality, governmental agency, political subdivision, public officer, or any other entity whatsoever or any combination of such, jointly or severally.

Plainly audible means any sound that can be detected by a person using his or her unaided hearing faculties and:

(a) Endangers or injures the safety, health or welfare of humans or animals;

(b) Exceeds the limits set forth in the rules and regulations promulgated by the Town pursuant to this chapter; or

(c) Endangers or injures personal or real property.

Private right-of-way means any street, sidewalk, or similar transportation corridor normally accessible to the public which is owned or controlled by a nongovernmental entity.

Public space means any real property or structures thereon normally accessible to the public.

Real property means land and all immovable structures attached to the land.

Real property line means either:

(a) Any imaginary line along the surface, and its vertical plane extension, which separates one parcel of real property from another; or

(b) On a multi-use property, the interface between the two (2) portions of the property on which different categories of activity are being performed.

Single-family dwelling is a dwelling unit designed for or occupied by one (1) family and includes standard, detached, and attached dwellings.

Single-family dwelling (attached) is a one-family dwelling attached to another one-family dwelling by a common vertical wall and where each unit is located on a separate plot. Single-family dwellings that are attached include duplex, cluster, and townhouse dwellings.

Sound means an oscillation in pressure, particle displacement, particle velocity or other physical parameter, in a medium with internal forces that causes compression and rarefaction of that medium. The description of sound may include any characteristic of such sound, including duration, intensity and frequency.

Sound level meter means an instrument which includes a microphone, amplifier, RMS detector, integrator or time averaged, output meter, and weighting networks used to measure sound pressure levels. The output meter reads sound pressure levels when properly calibrated, and the instrument is of a Type-2 or better, as specified in the American National Standards Institute (ANSI) publication SI.4-1971, or its successor publications.

Rules and regulations means the rules and regulations adopted by the Town pursuant to the provisions of this chapter.

Sec. _____. General prohibitions.

All uses in any zoning district within the Town shall be operated in compliance with the standards of performance described in this section. In addition to the prohibitions hereinafter specified, all uses shall be constructed, maintained and operated so as not to be injurious to the use, occupation and enjoyment of the adjacent premises by reason of the emission or creation of noise, vibration, smoke, dust, or other particulate matter, toxic or noxious waste materials, odors, radiation, fire and explosive hazard, or glare. In case of conflict between the prohibitions set forth herein, section, and any rules or regulations adopted by any other governmental agencies having jurisdiction, the more restrictive shall apply.

(1) *Noise disturbance.* No person shall make, continue or cause to be made or continued any noise disturbance. The making of noise in violation of this chapter shall constitute prima facie evidence of a noise disturbance.

(2) *Amplified sound.* No person shall cause, allow, or permit the operation of any amplified sound device from the following uses or locations in the following manner:

a. *Residential use.*

1. Sound shall not be plainly audible for a period of one (1) minute or longer at a distance of twenty-five (25) feet or more when measured from the source property line between the hours of 10:00 p.m. and 7:00 a.m. daily;
2. Sound shall not be plainly audible for a period of one (1) minute or longer at a distance of fifty (50) feet or more when measured from the source property line between the hours of 7:00 a.m. and 10:00 p.m. daily; or
3. Sound shall not be plainly audible for a period of one (1) minute or longer to a neighboring unit in any multifamily dwelling, townhome, condominium or any similar residential unit that have bordering walls, ceilings or floors.

(3) *Animals.* It shall be unlawful for any person to own, keep, possess or maintain any domesticated animal which vocalizes (howls, yelps, barks, squawks, or

other noise) and the vocalizing is plainly audible at or within the property line of the complainant, and:

a. The vocalizing is for more than five (5) minutes without interruptions, defined as an average of four (4) vocalizations per minute; or
b. The vocalizing is two (2) times or more per minute for ten (10) consecutive minutes.

(4) *Commercial sanitation operations.* No person shall cause, allow, or permit the loading, unloading, opening or otherwise handling boxes, crates, containers, garbage cans, or recyclable containers, between the hours of _____ p.m. and _____ a.m. daily when such operations are conducted on a property located within two hundred fifty (250) feet of a residential use.

(5) *Construction.*

a. No person shall operate or cause to be operated any equipment used in construction, repair, alteration or demolition work on buildings, structures, or appurtenances thereto with sound-control devices less effective than those provided on the original equipment.

(6) *Emergency generators.*

a. Testing of generators shall be conducted for the minimum duration and at the minimum frequency recommended by the manufacturer, but in no case shall said testing exceed one (1) hour in any one (1) day.

b. Testing shall only be conducted between the hours of _____ a.m. and _____ p.m. daily.

c. The sound emissions from generators shall not exceed sixty-eight (68) dBA when measured at a distance of twenty-three (23) feet from the generator.

d. When the generator is located on the same parcel as the complainant, the indoor sound level limits in Table 1 shall apply.

(7) *Heating, ventilation, and air conditioning (HVAC) equipment on residential property.* No person shall operate or cause to be operated any HVAC equipment on residential property which exceeds forty (40) dBA between the hours of _____ p.m. and _____ a.m. daily when measured within the premises of a complainant.

(8) *Motor vehicles, motorcycles, mopeds and motorized scooters.* No person shall cause a rapid throttle advance (revving) of an internal combustion engine resulting in a noise disturbance.

(9) *Horns, signal devices.* No person shall sound any horn or audible signal device of any motor vehicle, boat, engine, or machine of any kind while not in motion, nor shall such horn or signal device be sounded under any circumstances except as required by law, or as a danger warning, nor shall it be sounded for any unnecessary or unreasonable period of time. This section shall not be construed as forbidding the use of a signal device on an emergency vehicle as a warning signal during the use thereof.

(10) *Idling motors.* It shall be unlawful for any person to operate any motor or a motor vehicle of a weight in excess of eight thousand (8,000) pounds for a consecutive period of time longer than two (2) minutes while such vehicle is standing on private property and located within one hundred fifty (150) feet of property zoned and used for residential purposes, except where such vehicles are standing within a completely enclosed structure. Emergency vehicles and public transportation vehicles shall be exempt from this provision. Delivery vehicles shall be exempt when such a motor is an integral component of the delivery process in question.

(11) *Miscellaneous applications.*

a. It shall be unlawful for any event, activity, gathering or congregation that involves two (2) or more people to take place at a location whose activities create a breach of the peace within the Town or disturbs the peace and quiet of the good order of the Town.

b. The using, operating or permitting to be played, used or operated, of any radio, television, tape or record player, amplifier, musical instrument or other machine or device used for production, reproduction or emission of sound in a manner which either annoys, disturbs, injures or endangers the peace, health or comfort of a reasonable person of ordinary sensibilities, or at any time with greater sound intensity than necessary for convenient hearing for the person or persons who are in the room, vehicle or area in which such device is operated.

c. The using, operating or permitting to be used or operated, of any loud speaker or public address system in such a manner which either annoys, disturbs, injures or endangers the peace, health or comfort of a reasonable person of ordinary sensibilities, or at any time with greater sound intensity than necessary for convenient hearing for the person or persons who are in the room, vehicle or area in which such device is operated.

Sec. _____. Powers and duties.

[1] In order to implement this chapter and for the general purpose of noise abatement and control, the Town shall have, in addition to any other authority vested in it by law, the power to:

a. Promulgate and adopt, and revise and amend from time to time, following public notice and hearing, appropriate rules and regulations reasonably necessary for the implementation and effective enforcement, administration and interpretation of the provisions of this chapter and to provide for the effective and continuing control and regulation of noise disturbance in the Town within the framework of this chapter. Such rules and regulations may include, but shall not be limited to, regulations which:

1. Establish by quantitative performance standards maximum allowable sound emission levels according to classification of land use and maximum

allowable sound emission levels for the use and operation of any product or device;

2. Establish time periods during which emissions in excess of established sound levels shall not be permitted in designated areas;

3. Provide for the regulation of potential sources of noise through the issuance, suspension and revocation of permits and the posting of bonds in connection therewith; or

b. Conduct or cause to be conducted research monitoring or other studies related to noise abatement and control in the Town.

c. Cooperate to the extent practicable with all appropriate county, state, and federal agencies, and agencies of other counties and municipalities in this state in the interest of noise abatement and control.

d. Develop a long-term plan for achieving a reduction of noise in the Town.

e. Enter into contracts for the provision of technical and enforcement services.

[2] *Powers and duties of the Town.* In order to administer this chapter and the rules and regulations promulgated hereunder, the chief of police, or his/her designee ("director") shall have, in addition to any other authority vested in it by law, the power to:

a. Enforce the provisions of this chapter and the rules and regulations promulgated hereunder.

b. Enter and inspect any private property or place, and inspect any report or records at any reasonable time when granted permission by the owner or by some other person with apparent authority to act for the owner. When permission is refused or cannot be obtained, a search warrant may be obtained from a court of competent jurisdiction upon showing of probable cause to believe that a violation of this chapter or of the rules and regulations promulgated hereunder may exist. Such inspection may include the administration of any necessary tests.

c. Render technical and other assistance to persons operating equipment or devices performing activities which emit sound so as to aid in the voluntary reduction of the level of such sound emissions.

d. Publish and disseminate information to the public concerning noise and recommend methods for reducing noise in the Town.

e. Coordinate its administration and enforcement efforts with appropriate officials of the state and federal government, and with other officials of the county and other counties and municipalities in this state in the interest of noise abatement and control.

Sec. _____. Exceptions.

The provisions of this chapter and the rules and regulations promulgated hereunder shall not apply to:

(1) Noise generated for the purpose of alerting persons to the existence of an emergency or noise generated in the performance of emergency activities. For the purpose of this section, "emergency" means any occurrence or set of circumstances involving actual or eminent harm to any person or property or injury to the public health or safety which demands immediate preventative or remedial action, and "emergency activities" means any action performed for the purpose of preventing or alleviating the harm or injury threatened or caused by an emergency.

Sec. 21-6. Variances.

(1) *Variances.* The Board of Zoning Appeals shall have the authority consistent with this section to grant variances from the requirements of this chapter and from the rules and regulations promulgated hereunder.

a. Variances may be granted upon application by any person for any one of the following reasons:

1. There exists no practicable means for the adequate control or abatement of the noise involved;

2. Compliance with this chapter or the rules and regulations promulgated hereunder will necessitate the taking of measures which, because of their extent or cost, must be extended over a period of time. A variance granted for this reason shall prescribe a timetable for the taking of the measures required;

3. Compliance with this chapter or the rules and regulations promulgated hereunder will result in an unreasonable hardship to the applicant, the community or other persons; or

b. The Board of Zoning Appeals shall hold a public hearing on each application for a variance. Such hearings shall be conducted according to hearing procedures established by regulation adopted by the Town. Following the public hearing on an application for a variance, the Town shall adopt an order granting or denying the variance.

(2) *Appeals.* Appeals of an adverse decision of the Board of Zoning Appeals on an application for a variance shall be made to the Circuit Court.

Sec. _____. Violations.

(1) Whenever evidence has been obtained or received establishing that a violation of this chapter or the rules and regulations promulgated hereunder has been committed, the noise control officer shall issue a notice to correct the violation or a citation to cease the

violation and cause the same to be served upon the violator by personal service or certified mail, or by posting a copy in a conspicuous place on the premises of the facility causing the violation. Such notice or citation shall briefly set forth the general nature of the violation and specify a reasonable time within which the violation shall be rectified or stopped, commensurate with the circumstances. If the violation is not corrected within the time so specified or the violation stopped or reasonable steps taken to rectify the violation, the noise control officer shall have the power and authority to issue an order requiring the violator to cease or suspend operation of the activity causing the violation until the violation has been corrected, or the Town may institute action to compel compliance with the provisions of such notice or citation, or initiate proceedings to prosecute the violator for violation of this chapter, or the rules and regulations promulgated hereunder.

(2) In the event a violation of this chapter or the rules and regulations promulgated hereunder creates an immediate health hazard, or threatens or causes irreparable injury or damage to persons or property, the noise control officer shall have the power and authority to order immediate cessation of the activities causing such conditions. The noise control officer shall cause the order to be served upon the violator by personal service or, if no one can be found on the premises, by certified mail or by posting a copy in a conspicuous place on the premises of the facility causing the violation. Any person receiving such an emergency order for cessation of activities shall immediately comply with the requirements thereof.

Sec. _____. Penalty.

Penalty. Violation of the provisions of this chapter, or any rule or regulation promulgated hereunder, shall be punishable as provided by law for the violation of a Town ordinance.

Sec. _____. Retention of other remedies.

Retention of other remedies. Nothing in this chapter shall be construed to impair any cause of action or legal remedy of the Town or any person or the public for any injury or damage arising from the emission or release into the atmosphere from any source whatever of noise in such place or manner, or at such levels so as to constitute a common law nuisance.

Sec. _____. Documents adopted by reference.

(1) The American Society for Testing and Material (ASTM), Standard Guide for Measurement of Outdoor A-weighted Sound Level, E 1014-84 (reapproved 2000), as amended, is adopted and incorporated by reference.

Sec. _____. Prohibitions.

(1) No person shall operate or cause to be operated any source of sound on any property in such manner as to create a sound level which exceeds either the L50 sound level limit or the Lmax sound level limit as set forth in Table 1 when measured at or within the real property line of any of the receiving properties listed in Table 1, unless otherwise specified.

TABLE 1
MAXIMUM ALLOWABLE SOUND LEVELS

Receiving Property Category	Time	L50 Sound Level (dBA)	Lmax Sound Level (dBA)
Residential property or the residential portions of multi-use property.	At all times	55	65
All property other than residential property or the residential portions of multi-use property.	At all times	65	75

(2) A source of sound shall not be considered in violation of the sound level limits set forth in Table 1, if the measured sound level exceeds the background sound level by less than five (5) dBA.

(3) *Exemptions.* The activities listed in Table 2 are exempt from the sound level standards set forth in Table 1, during the time periods specified.

TABLE 2
ACTIVITIES EXEMPTED FROM MAXIMUM ALLOWABLE SOUND LEVELS

Sound Generating Activity	Exempted Time Period
Loading and unloading, opening, closing or other handling of boxes, crates, containers, building materials or other objects.	___ a.m.—___ p.m.
Operating or causing the operation of any tools or equipment used in construction, drilling, dredge and fill, or demolition work.	___ a.m.— ___ p.m.

Shore line erosion control. Operating or causing the operation of any tools or equipment used in construction, drilling, dredge and fill, or demolition work related to shore line erosion control.	At all times.
Operating or causing the operation of power outdoor cleaning equipment, including the use of sweepers and blowers.	___ a.m.—___ p.m.
Operating or causing the operation of landscaping and yard maintenance, tree trimming, or gardening equipment.	___ a.m.— ___ p.m.
Operating motor vehicles on a public and private right-of-way.	At all times
Routine maintenance of public service utilities.	___ a.m.—___ p.m.
Alerting persons to the existence of an emergency.	At all times
Operating or causing the operation of engines, pumps, generators, construction tools or other equipment for emergency use.	At all times
Noncommercial public speaking and public assembly activities conducted on any public space or public right-of-way pursuant to lawful authority.	At all times
Sounding of safety devices designed to protect humans, operating equipment or motorized vehicles, including motor vehicles, boats and aircraft.	At all times

(4) *Sound level measurement methods.* Sound level measurements shall be made in accordance with ASTM Standard Guide for Measurement of Outdoor A-weighted Sound Level, E 1014-84 (reapproved 2000).

(5) *Vibration.* No use shall be operated so as to produce ground vibration noticeable, without instruments, at the lot lines of the property on which the use is located, provided there shall be excepted from the provisions of this subsection the use of pile drivers, back hoes, tampers, ditch diggers, cats, road graders, rollers and like equipment used in standard construction between the hours of ___ a.m. to ___ p.m. of any day.

(6) *Smoke and other particulate matter.* No use shall be operated except in compliance with all federal, state and county air quality regulations.

(7) *Toxic or noxious matter.* No use shall for any period of time, discharge across the boundaries of a lot on which it is located, toxic or noxious matter in such concentrations as to be detrimental to or endanger the public health, safety, comfort or general welfare or cause injury or damage to persons, property or the use of property or land, or otherwise be in violation of any regulations of the Broward County Department of Planning and Environmental Protection or other agency with jurisdiction.

(8) *Radiation hazards.* Applicable standards of the Florida State Board of Health Sanitary Code are hereby adopted.

(9) *Electromagnetic interference.* No use, activity or process shall be conducted which produces interference with radio or television reception in the Town.

(10) *Fire and explosion hazards.* Each use shall be operated as to minimize the danger from fire and explosion and to comply with the regulations contained in the Florida Building Code and this Code.

Section 3. If any section, subsection, sentence, clause or provision of this Ordinance is held invalid, the remainder of this Ordinance shall not be affected by such invalidity.

Section 4. That all ordinances or parts of ordinances and all resolutions or parts of resolutions in conflict with this Ordinance are repealed to the extent of such conflict.

Section 5. It is the intention of the Town Commission of the Town of Hillsboro Beach, that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of Town of Hillsboro Beach, Florida, and the Sections of this ordinance may be renumbered, re-lettered and the word "Ordinance" may be changed to "Section," "Article," or such other word or phrase in order to accomplish such intention.

Section 6. This Ordinance shall be effective on April 1, 2022 after its passage and adoption by the Town Commission of the Town of Hillsboro Beach.

PASSED AND ADOPTED BY THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, ON FIRST READING, THIS ___ DAY OF _____, 2022.

PASSED ADOPTED BY THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, ON SECOND AND FINAL READING, THIS _____DAY OF_____, 2022.

By: _____
Deborah L. Tarrant, Mayor

ATTEST:

By: _____
Sherry D. Henderson, CMC
Town Clerk

APPROVED AS TO FORM:

_____
Donald J. Doody, Town Attorney

DRAFT

TOWN OF HILLSBORO BEACH

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Hillsboro Beach, FL 33062

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Agenda Item Cover Memo

Agenda Item: **Discussion on Site Plan Review Applicant Check-List**
Submitting Dept: **Town Clerk, Sherry Henderson, Town Clerk**
Agenda Date: **April 5, 2022**

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS: 1. Site Plan Review checklist (DRAFT)

DRAFT

Site Plan Review
Applicant Check-List

Please refer to the Town's Land Development Code for a comprehensive understanding of the Town's rules and regulations regarding site development. The list below should serve as a highlight, and not a replacement to reviewing the Town's Code.

A. A complete set of plans must be submitted 2 months prior to the commission meeting. *(This extended time period will REALLY help everyone)*
    a. If your plans are NOT ready (only minor revisions necessary)/or approved for this commission meeting, you will only have one week past the commission meeting to be able to resubmit.
    b. For the plans to be presented to the commission and on the agenda, they need to be approved by Zoning (?) prior to 10 days from the upcoming commission meeting to allow for the Town to be able to advertise.
B. Review will commence upon receipt of a complete package
C. All background drawings have to match (Survey, Civil, Landscape and Architectural). And if a change is made to one drawing/discipline due to comment(s), the change needs to be reflected accordingly on all the other design professional drawings.
D. Sheet size for all disciplines must be on same size sheet.
E. Submit electronic copies of all plans
F. Provide narrative with response to any comments.

1- Survey

a) A survey prepared by a Florida registered land surveyor, certified as to meeting the requirements of F.A.C. Ch. 21HH-6, reflecting existing natural features, such as topography, vegetation, and waterbodies. Any existing structures and paved areas shall be included in the survey;
b) Provide grades at adjacent properties 5'-0" from north & south propertylines; approximately 25'-0" O.C. min (depending upon change in grades on properties, this will need to be done at closer intervals to properly show changes in grades.
c) Show average height of dune
d) Label property lines
e) Show grading contours
f) Show FEMA Flood Zones (clearly delineate the different flood zones on the survey – label accordingly)
g) Show CCL Line
h) Show Easterly Building Line
i) Show proposed 10 ft. ROW dedication on both sides of A1A.
j) Show all onsite utility and drainage easements/facilities.
k) Show street light poles and overhead lines.
l) Provide the crown of road elevations of SR A1A

2- Civil

a) Show proposed 10 ft. ROW dedication on both sides of A1A. RequiresBroward County FDPT Trafficways approval. Contact Valerie Garland (954) 940-7584, (954) 298-6978, valerie.garland@dot,state.fl.us
b) Provide grades at adjacent properties 5'-0" from north & south propertylines; approximately 25'-0" O.C. min (depending upon change in grades on properties, this will need to be done at closer intervals to properly show changes in grades.
c) Show average height of dune
d) Label property lines
e) Show grading contours
f) Show FEMA Flood Zones (clearly delineate the different flood zones – label accordingly)
g) Show CCL Line
h) Show Easterly Building Line
i) Show proposed 10 ft. ROW dedication on both sides of A1A.
j) Call out centerline of A1A
d) Provide section thru driveway – no runoff permitted onto A1A
e) Provide product literature for 15" mitered end section – first 10 ft from edge of pavement must be grass – free of obstruction.
f) Driveway runoff must be kept off of A1A.
g) Slope driveway towards swales on either side.
h) Provide swale adjacent to A1A each side of road
i) Show how roof is being drained
j) Show drainage arrows and provide grades.
k) Show all onsite utility and drainage easements/facilities.
l) Schematic representation of drainage system including retention areas, swales and direction of drainage flow;
m) Provide the crown of road elevations of SR A1A

3- Architectural

a) On the Site Plan provide a site data table which includes but is not limited to: (1) Breakdown of lot coverage – pervious vs impervious and paved surfaces; (2) Required vs. proposed setbacks; (3) Required (maximum) building height vs. proposed building height…
b) Qualify side setback based on height (show calculation) per 12-124 (B) confirm Average dune elevation – must be stated on survey – elevationsmust agree with survey
c) 1/A1.1 driveway detail – provide note "do not damage edge of pavement/A1A.
d) Driveway runoff must be kept off of A1A.
e) Boardwalk / Dune crossing – show compliance with 12-265.
f) Show dimension to E.B.L. (Easterly Building Line)

g) Show dimensions walkways,platform to comply with code.
h) Pool deck - show compliance with 12-262 (D) – max 7 ½ feet to north &south property lines.
i) Show side setbacks to roof overhang.
j) Provide on plans “Site walls shall be in compliance with 12-263 (A)(1)(a) &12-263 (A)(3)”. Provide section thru each site wall; call out existing grade, proposed grade, TOW elevation.
k) Confirm label (retaining wall or site wall) provide top of wall elevations, grades at both sides.
l) Dimension front gate to comply w/ section 12-263 (b) – 40 ft min from edge of pavement at closest point. Provide gate elevation.
m) Exterior parking min 45 ft. from centerline of A1A – show dimension
n) Show compliance with section 12-263 (B), driveway location min. 8 feet from intersection of A1A and lot line.
o) Per 12-263(D), No docks and piers shall be permitted along the Atlantic Ocean. Docks, boat davits and piers may be constructed along the Intracoastal Waterway, provided that no part of the pier or dock shall be higher than the top of the adjoining seawall or the established grade of the seawall if none exists. Mooring piles and boat davits may exceed this height. All applicable approvals from Broward County and Army Corps of Engineers will be required.
p) Provide dimension – site wall on A1A to be minimum 10 foot from edge of pavement on A1A.
q) Depict accurately existing conditions at adjacent properties – elevations &sections // wall section.
r) Show existing grade at adjacent property as dashed line // provided same section at south property line
s) Show 10’-0” ROW dedication on both sides of A1A.
t) Site wall section: call out property lines, setbacks, show building heightbased on average dune elevation as stated on survey. Average dune elevation must be stated on survey.
u) Provide 15 ft offset (towards east) of Easterly Building Line (dimension)deck within EBL and offset must comply with 12-264
v) State whether the proposed development complies with code section 12-268 of the Town’s Land Development Code and whether the seawall needs to be upgraded per this requirement.
w) Show NAVD elevation at all levels.
x) Clearly indicate the location of all onsite mechanical equipment. Mechanical equipment must be screened on all sides.
y) If a standby generator is proposed, clearly provide dimensioned setbacks from the applicable property lines and separation from the primary structure façade.
z) Clearly provide the FFE elevation, pool/pool deck elevations and garage elevations
aa) Site plan shall include entire parcel, including areas on the west and east side of A1A.

4- General comments:

a) Show property lines, setbacks, on all floor plans, elevations, sections.
b) All sheets must match and be consistent as it relates to the provided details – setbacks, height, lot coverage, location etc….
c) Dimension all permitted projections from setback line.
d) Structures not permitted in side setback (stairs) provide natural(stone) transition at side yards.
e) Qualify building height on elevations, sections; based on average gradeelevation as stated in survey.
f) Provide consultant coordination letter: All consultants have reviewed and coordinated all plan disciplines, to include, but not limited to: Architecture,Civil Engineering, Civil Engineer. Information on all disciplines are consistent. Must be signed by each consultant.
g) Call out 85 ft front setback at all plans; define bold dashed line in front ofhouse.
h) Synthetic turf is permitted as a conditional use approval and shall be subject to approval by the Town Commission.

5- Landscape plans

a) Mechanical equipment must be screened from all views.
b) Call out 85 ft front setback at all plans; define bold dashed line in front of house
c) Show CCL Line
d) Show Easterly Building Line
e) Show 10 ft. ROW dedication on both sides of A1A.
f) Provide note “Landscape Plans are in accordance with Town of HillsboroBeach Code of Ordinance” and Broward County regulations.
g) Provide Broward County Tree removal permit. COA
h) First 10 ft from edge of road A1A must be sod – clear of obstructions
i) Pending FEMA review, to be reviewed by Building Department at Building permit submittal.
j) Provide FDOT permits for driveway & Trafficways COA
k) Provide Broward County Environmental approval for work in the Dune COA
l) Provide tree removal permit from Broward County* COA
m) Provide Broward County Environmental permit plans for any construction activity on Dune* or Provide letter of non-jurisdiction COA
n) Provide Site Construction Management Plan , per section 12-50. COA
o) Provide Note on site plan – all utilities to be buried per section 4-7.
p) Provide FDOT approval for driveway connection + ROW dedication* COA
q) Provide FDEP permit plans for construction east of CCCL* COA
r) Provide statement on plans “Plans are in compliance with Section 3-9 – Requirements for Marine Turtle”
s) Provided construction management plan per 12-50.
t) Parking not permitted in side yard per section 12-123

u) Show height of entryway gate column max 9 feet, max 10 ft. with decorative features (light fixture) per section 12-263 (A)(2)(a).
v) Indication of existing native vegetation that will be preserved;

6- Site Management Plan

a) Include location if the GC is intending on installing signage
    i. Signage must have engineering
b. Location of trailer (if applicable)
c. Location of dumpster
d. Location of port o let
e. Depict any fencing or gates
f. Location of temporary fence screening including silt fencing and wind screening.
g. Location of onsite hose bib.
h. Location of onsite parking.
i. Show tree barriers

Here is the link to the code book chapter
https://library.municode.com/fl/hillsboro_beach/codes/code_of_ordinances?nodeId=PTIICO_CH12LADECO_DIV4SIPLPRRE

TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

Phone: (954) 427-4011
www.townofhillsborobeach.com

Agenda Item Cover Memo

Agenda Item: **Update on Burying Utility Powerlines in Town**
Submitting Dept: **Town Clerk, Sherry Henderson, Town Clerk**
Agenda Date: **April 5, 2022**

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS: None

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

TOWN OF HILLSBORO BEACH

Phone: (954) 427-4011
www.townofhillsborobeach.com

Agenda Item Cover Memo

Agenda Item: Authorization for Beach Monitoring Tasks as Required by Permits

Submitting Dept: Town Manager

Agenda Date: March 1, 2022

1. BACKGROUND / HISTORY

In March 2020, the Town of Hillsboro Beach completed a beach re-nourishment from R6+750 to R9+500 in accordance with the FEMA Public Assistance (PA) Grant related to Hurricane Irma.

As part of this project, annual physical and biological monitoring are required in accordance with the conditions outlined in the following environmental permits:

- Florida Department of Environmental Protection (FDEP) Permit Modification No. 0289706-001-JC
- Broward County Environmental Protection and Growth Management Department (EPGMD) DF14-1082

Historically, M&N retained a subconsultant for this professional service, as outlined in the existing contract with the Town. In 2020, the subconsultant conducted this work without prior authorization from the Town or M&N. While the vendor's action enabled the Town to remain in compliance, the vendor performed the service without authorization.

2. CURRENT ACTIVITY

This amendment seeks to provide authorization for the past biological monitoring activities that were conducted in 2020 for permit compliance.

The monitoring efforts are eligible to be 100% reimbursed through the Federal (FEMA) and State (FDEP) funding for this project, and the costs are aligned with the expected costs for the service.

3. FINANCIAL IMPACT

The total fees for this proposal are provided below and in the attached proposal.

Description	Type	Fee
2020 Post Construction Nearshore Hardbottom Monitoring	Lump Sum	$30,000
TOTAL FEE ESTIMATE		**$30,000**

The proposed fees are aligned with historic contract agreements and are approved by the Florida DEP as part of the funding reimbursement process. The deliverables and reporting were completed in 2020-2021, and M&N is working with FEMA on the reimbursements for these efforts.

The proposed fees are 100% reimbursable through FEMA, State, and Supplemental funding grants. No financial impact.

4. RECOMMENDATION

Recommend approval of an amendment to the M&N contract to include the proposed work. This monitoring work is required for continued environmental permit compliance.

State of Florida
Broward County
Town of Hillsboro Beach

RESOLUTION NO. 2022-13

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, ACCEPTING AND APPROVING A PROPOSAL SUBMITTED BY MOFFAT & NICHOL, INC. FOR CONTINUED CONSULTING SERVICES RELATIVE TO THE HILLSBORO BEACH NOURISHMENT PROJECT; AUTHORIZING THE APPROPRIATE TOWN OFFICAL TO EXECUTE A WORK AUTHORIZATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on October 1, 2019, the Town of Hillsboro Beach entered into that certain Masters Services Agreement with Moffatt & Nichol, Inc. relative to the Hillsboro Beach Nourishment Monitoring; and

WHEREAS, Moffatt & Nichol has submitted a proposal for continued consulting services dated August 25, 2021 relative to the Hillsboro Beach Nourishment Project; and

WHEREAS, the Town Commission deems it to be in the best interests of the Town to approve and authorize the appropriate Town Officials to accept and approve the proposal and to authorize the execution of Work Authorization No. 7.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA THAT:

SECTION 1. The foregoing "WHEREAS" clauses are true and correct and hereby ratified and confirmed by the Town Commission. All exhibits attached hereto are hereby incorporated herein.

SECTION 2. The Town Commission of the Town of Hillsboro Beach, Florida hereby accepts and approves the proposal from Moffatt & Nichol, Inc. for continued consulting services dated August 25, 2021 and authorizes the appropriate Town Officials to execute Work Authorization No. 7 with respect to the Hillsboro Beach Nourishment Project. A copy of the Work Authorization and Proposal are attached hereto as composite "Exhibit A".

SECTION 3. The appropriate Town officials are authorized and directed to execute the necessary documents to comply with this Resolution.

SECTION 4. All Resolutions or parts of Resolutions in conflict herewith, be and the same are repealed to the extent of such conflict.

SECTION 5. If any clause, section or other part of this Resolution shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part shall be considered eliminated and will in no way affect the validity of the other provisions of this Resolution.

SECTION 6. This Resolution shall become effective immediately upon its passage and adoption.

ADOPTED by the Town Commission of the Town of Hillsboro Beach, Florida this _____day of _____ 2022.

TOWN OF HILLSBORO BEACH, FLORIDA

_____
Deborah L. Tarrant, Mayor

ATTEST:

_____
Sherry D. Henderson, CMC, Town Clerk

RESOLUTION NO. 2022-13
RECORD OF TOWN COMMISSION VOTE:

	YES	NO
MAYOR DEBORAH l. TARRANT	☐	☐
VICE MAYOR IRENE KIRDAHY	☐	☐
COMMISSIONER VICKY FEAMAN	☐	☐
COMMISSIONER BARBARA BALDASARRE	☐	☐
COMMISSIONER JANE REISER	☐	☐

moffatt & nichol

2937 SW 27th Avenue, Suite 101A
Miami, FL 33133
(305) 230-1924
www.moffattnichol.com

9225-02

August 25, 2021

Town of Hillsboro Beach
Attn: Mr. Mac Serda
1210 Hillsboro Mile
Hillsboro Mile, Florida 33062

Subject: CONSULTING SERVICES RELATIVE TO THE HILLSBORO BEACH NOURISHMENT, BROWARD COUNTY, FLORIDA

Dear Mr. Serda:

This is to submit a proposal for consulting services relative to the proposed Hillsboro Beach Nourishment Project (Project). Moffatt & Nichol is pleased to present this proposal for post construction biological monitoring relative to the Hillsboro Beach Nourishment (Project). This truck haul beach nourishment project was constructed by the Town of Hillsboro Beach in 2020. Following this construction, biological monitoring was conducted in 2020 in compliance with the environmental permits, with a scope of services detailed below.

Physical and biological monitoring are required in accordance with the conditions outlined in the following environmental permits:

- Florida Department of Environmental Protection (FDEP) Permit Modification No. 0289706-001-JC
- Broward County Environmental Protection and Growth Management Department (EPGMD) DF14-1082

The following work tasks outline the scope of services to be provided by Moffatt & Nichol (M & N) for the Town (Client). The tasks are numbered sequentially from the previous scope of services:

EXHIBIT "A" – SCOPE OF SERVICES

Part 16 – 2020 Post Construction Nearshore Hardbottom Monitoring

Methodologies for the survey were prescribed in the Revised Biological Monitoring Plan dated October 14, 2014, as approved by the FDEP and are detailed below: (1) hardbottom edge mapping by recording the position of a diver swimming along the hardbottom-sand interface; (2)

nearshore transects along four shore-perpendicular biological monitoring transects established for the Project (N4, N5, N6 and N7) to include video documentation, sediment depth measurements (N4, N5, N6, N7, N7a and N9), and hardbottom-sand interface measurements (N4, N5, N6, N7, N7a and N9); and (3) quantitative assessment using quadrats on the four biological monitoring transects (N4, N5, N6 and N7). The monitoring will be performed during the summer months for permit compliance.

Hardbottom Edge Mapping

Hardbottom margins will be mapped by recording the position of a diver swimming along the hardbottom-sand interface. The diver will tow a buoy with a GPS antenna mounted on it, attached by cable to a positioning system. The positioning data will be tracked using the HYPACK, Inc. program, a state-of-the-art navigation and hydrographic surveying system. The buoy will be on the shortest possible tether, such that the buoy is directly over the diver's head. The diver will follow each contour of the most prominent hardbottom-sand interface, e.g., ignoring isolated mobile rubble in the midst of sand. The western portion of the nearshore hardbottom edge will be mapped between Broward county monument R-5 and R-9. The hardbottom edge locations will be plotted onto a recent aerial of the area. All subsequent mapping will also be plotted on the aerial for comparison of the hardbottom edge location. Changes in the hardbottom edge during each monitoring event will be quantified and discussed in the narrative report. The Client will provide to M & N the electronic files from their previous consultant's work.

Video Documentation

Video documentation of benthic resources will be conducted along the entire length of all four (4) transects. Post-collection analysis of video documentation is not a requirement of the FDEP permit conditions for the project analyses and reports. However, these data will be collected to serve as a permanent archive and will be available for subsequent analysis if significant visual signs of project-related impacts are noted.

Sediment Depth Measurements

Maximum standing sediment depth will be measured (in centimeters) at every meter along the full length of each transect (N4, N5, N6, N7, N7a and N9). A ruler will be driven through the sediment until it cannot be driven further. If no areas of loose unconsolidated sediment exist, then a depth value of 0 (cm) will be recorded. Sediment depth will be measured from 0 cm to 30 cm. Sediment greater than 30 cm in depth will be recorded as >30 cm.

Sand/Hardbottom Intercept Measurements

A biologist will swim along the transect tape while documenting the location of the sand/hardbottom interface as it occurs along each transect (N4, N5, N6, N7, N7a and N9). Each time the bottom substrate changes from sand to hardbottom, the location of the change along the transect line will be recorded. Any sand patch less than 0.5 m in width will be designated as hardbottom.

Quadrat Assessments

Quadrat assessments will be conducted on the four biological monitoring transects (N4, N5, N6 and N7). Within each 0.5m^2 quadrat, maximum relief of the hardbottom, coral colony diameter, octocoral height, and sediment depth will be recorded to the nearest centimeter. Maximum vertical relief of hardbottom will be measured from the lowest point in the quadrat to the highest point in the quadrat. The maximum height or width of stony and octocorals will be recorded to the nearest centimeter. Maximum standing sediment depth over hardbottom will be determined within the quadrat. If no areas of loose unconsolidated sediment exist within the quadrat, then a depth value of 0 cm will be recorded for the station. Sediment bound in a turf algae matrix and/or a dusting of sediment on bare substrate must be at least 1 cm deep to be recorded as an accumulation of sediment. A 30 cm sediment depth will be recorded when the maximum sediment depth measurement is greater than or equal to 30 cm.

Percent cover of standing sediment over hardbottom, including sand, shell, and mud, will be surveyed in each quadrat and reported to the nearest one percent. If no sediment is present within a quadrat, then a value of 0% will be recorded. Percent cover of sessile benthos including fleshy and/or calcareous macroalgae, turf algae, encrusting red algae, sponge, hydroid, octocoral, stony coral, tunicate, and any other sessile benthic organisms will be recorded to the nearest one percent. Other benthic organisms may include: seagrass, bryozoans, sessile worms, anemones, zoanthids, *Millepora* sp., bivalves, gastropods, and barnacles. Each functional group will be assigned a number from 0% to 100%, with the total of all functional groups equaling 100%. Macroalgae will be identified to genus level and the percent cover of each genus will be recorded. Unattached or floating macroalgae will be disregarded. Octocoral and scleractinian colonies will be identified to the lowest practical taxonomic level and the maximum height or width will be recorded to the nearest cm. The smallest size recorded is 1 cm, for individuals less than or equal to 1 cm. These investigations will provide a quantitative and qualitative data set that will be utilized to assess and comparatively evaluate changes in the benthic macroinvertebrate and macroalgal communities at each study site.

Data Analysis and Report Generation

A comprehensive environmental monitoring report detailing the findings of each sampling event will be submitted to the agencies within 90 days of the completion of field surveys for each annual event. Reports will be presented in hardcopy and electronic format. The electronic copy will include Word format versions to provide track-changes comments from the agencies. All collected raw data will be provided to FDEP within 60 days after the completion of the survey in the original format, so that it can be used for processing. The reports will also include the following:

- Aerial photography (latest available from Broward County or other sources) outlining the nearshore hardbottom edge with the fill areas and location of the transects overlaid on the aerials (Client to provide electronic file of fill areas, for both pre and post construction monitoring events from previous consultant);
- Comparative analysis of hardbottom exposure and sediment depth including data (tabular and graphical) on sedimentation along the transects;
- Quantitative data on major benthic biological components percent cover);

- Statistical evaluation and comparison of the data collected along the transects to ascertain changes in community composition/abundance during the study period; and
- Copies of representative photographs and all videos in their original format.

The reports will include an analysis and discussion of observed burial, sedimentation trauma or community changes that affected marine algae, coral, sponges, or other marine resources based on the data collection and observations. The final report will include an analysis of the hardbottom community changes throughout the monitoring period. If impacts are identified, the report will include an estimate and description of the impacts. Any direct and/or indirect impacts will be evaluated using UMAM to determine compensatory mitigation requirements. Any agency discussions/negotiations regarding impacts will be provided, if necessary, under an addendum scope of services.

Compliance Processing
The biological report will be compiled and sent to the agencies for permit compliance. The agencies will be contacted to verify the reporting has been received and a summary of compliance provided to the Client via email.

GENERAL
The services will be provided as additional services to the Professional Services Agreement and is valid to be executed for 60 days.

Professional Fees
Professional Fees are summarized in Table 1.

If you wish for us to provide these services, please sign and return a copy of the enclosed Amendment to Agreement form which will serve as our Authorization to Proceed. Should you have any questions regarding this proposal, please do not hesitate to contact me at (786) 725-4180 or tblankenship@moffattnichol.com.

Sincerely,
Moffatt & Nichol, Inc.

Tim Blankenship, P.E.
Office Manager

TKB:CJB

Enclosure

Table 1 Professional Fees

Part	Description	Type	Fee
13	2020 Post Construction Nearshore Hardbottom Monitoring	Lump Sum	$30,000
	TOTAL FEE ESTIMATE		**$30,000**

WORK AUTHORIZATION

WORK AUTHORIZATION NO. 7

Project Name: Hillsboro Beach Nourishment

Project No.: 9225-02

The parties agree that the Master Services AGREEMENT, dated October 1, 2019, between Town of Hillsboro Beach and Moffatt & Nichol for services on the above-named Project are incorporated herein by reference and shall control the work authorized hereunder. The contract terms below, together with the Master Services Agreement referred to above and attachments thereto shall form the provisions of the entire agreement.

1.0 SERVICES

M&N shall provide consulting engineering services as outlined in the attached scope of services dated August 25, 2021.

2.0 CHARGES OR PAYMENTS

M&N will invoice the Client each month on a percent complete basis for lump sum tasks and on an hourly basis for hourly tasks in accordance with the attached “Exhibit A” Scope of Services. Reimbursable expenses will be invoiced at cost.

3.0 OTHER WORK ORDER AUTHORIZATIONS

WO #1-#5

Except as expressly amended herein, all provisions contained in the aforementioned Agreement and its Amendments shall remain in full force and effect and are hereby incorporated herein by this reference.

MOFFATT & NICHOL	Town of Hillsboro Beach
By:	By:
Name: T.K. Blankenship, P.E.	Name: Mac Serda
Title: Business Unit Leader	Title: Town Manager
Date:	Date:

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

TOWN OF HILLSBORO BEACH

Phone: (954) 427-4011
www.townofhillsborobeach.com

Agenda Item Cover Memo

Agenda Item: Approval for purchase of new vehicle

Submitting Dept: Police Chief

Agenda Date: April 5th, 2022

1. BACKGROUND / HISTORY

Our police car, Unit 166, a 2014 Dodge Charger, serves as a police "admin" vehicle. This vehicle is used for administrative duties such as, attending trainings, undercover patrol and investigations, providing a vehicle to a command staff who will respond as needed on a 24-hour basis, and the vehicle is frequently used as a back-up patrol vehicle when all other vehicles are down.

2. CURRENT ACTIVITY

Unit 166 has close to 200,000 miles and has been experiencing major electrical and mechanical issues. I am requesting we purchase a new vehicle to replace this one from budgeted funds. We are recommending purchasing a Toyota 4-Runner, which has higher profile to handle rain events and for a higher sight-level. We would like to get away from the current Dodge inventory as the vehicle is low in profile. In addition, these Dodge Chargers are not available for law enforcement from our vendors for the year of 2022.

Unit 166 is currently in the shop, getting a heater pump installed. We are not sure if that will 100% repair the problem. With our current fleet, typically, one is in the shop, one is experiencing some difficulties and leaves patrol with only one vehicle. Once the new pickup truck is received (placed in July 2021), that should remedy this issue. We currently are down to 2 functioning vehicles and the Chief's car as a backup as Unit 166 is not patrol capable in its current situation.

The 4-Runner was quoted at $36,341.00, $400.00 for factory options, with a basic light package for $3,640 dollars. We will be procuring using the cooperative purchasing agreement, Sourcewell (formerly NJPA) contract number 2022 120716-NAF & 060920-NAF.

3. FINANCIAL IMPACT

Total cost for the vehicle is $40,381 from budgeted funds.

4. RECOMMENDATION

Approval is recommended for a new police vehicle.

ALAN JAY FLEET SALES

Call Us first, for all of your Fleet Automotive, & Light Truck needs.

Sourcewell Formerly NJPA
Awarded Contract

PHONE (800) ALANJAY (252-6529)		DIRECT 863-402-4234		WWW.ALANJAY.COM	Quote 35649-2
Corporate Office	2003 U.S. 27 South Sebring, FL 33870	MOBILE 863-991-4693 FAX 863-402-4221		Mailing Address	P.O. BOX 9200 Sebring, FL 33871-9200

ORIGINAL QUOTE DATE
1/7/2022

QUICK QUOTE SHEET

REVISED QUOTE DATE
2/22/2022

REQUESTING AGENCY **HILLSBORO BEACH POLICE DEPARTMENT**
CONTACT PERSON **JAY SZESNAT** EMAIL JSZESNAT@TOWNOFHILLSBOROBEACH.COM
PHONE **954-242-1778** MOBILE FAX

SOURCEWELL (FORMERLY NJPA) CONTRACT # 2022 120716-NAF & 060920-NAF www.NationalAutoFleetGroup.com

MODEL 8664 **MSRP** $40,355.00

2022 TOYOTA 4RUNNER SR5 4WD

CUSTOMER ID

BASE VEHICLE PRICE $36,341.00

BED LENGTH	SUV

*** All vehicles will be ordered white w/ darkest interior unless clearly stated otherwise on purchase order.*

FACTORY OPTIONS	DESCRIPTION	
0040	SUPER WHITE EXTERIOR	$0.00
FB22	Graphite, Fabric Seat Trim	$0.00
4.0L	ENGINE 4.0L DOHC V6	$0.00
MR20	All Weather Floor Mats with All Weather Cargo	$400.00
	FACTORY OPTIONS	**$400.00**

CONTRACT OPTIONS	DESCRIPTION	
DTF SUV	Deep tint film on SUV with full side and rear glass coverage.	$290.00
WSTP	Windshield strip (25% On Windshield).	$40.00
W HHS3200-LC	Whelen HHS3200 hand held conrtoller Whelen 100/200W Scan-Lock Self-Contained Siren/Switch for low current applications.	$620.00
W SA315P	Whelen 100 watt speaker with bracket.	$295.00
W STRIPLT-DUO-2-LB-RB	(2) Whelen Strip-Light LED light duo color light head with 90 deg mounting L-brackets (RED/BLUE) mounted begind grille.	$400.00
W STRIPLT-DUO-2-LB-RQG-RB	(2) Whelen Strip-Light LED light duo color light head with 90 deg mounting L-brackets(RED/BLUE) mounted in rear quarter glass.	$400.00
W AVGR-D-HLB-RB	Whelen dual Avenger with single color per light head with headliner mount bracket (red/blue).	$440.00
W TLI-2-LIC-RB	(2) T-IONS DUO (RED/WHITE & BLUE/WHITE) INSTALLED ON EITHER SIDE OF LICENSE PLATE ATTACHED VERTICAL PLACEMENT.	$425.00
W-VERTEX-W	Whelen Vertex corner LED kit – (4) Whelen Vertex series hemispherical LED light heads LED's will be mounted in headlamps and tail lamps where possible, alternate mounting locations may be substituted. (WHITE)	$730.00
NO-TEMP	TEMP TAG NOT REQUESTED, CUSTOMER WILL HANDLE THEIR OWN TAG WORK.	$0.00
	CONTRACT OPTIONS	**$3,640.00**

ALAN JAY FLEET SALES

Sourcewell Formerly NJPA
Awarded Contract

SOURCEWELL (FORMERLY NJPA) CONTRACT # 2022 120716-NAF & 060920-NAF www.NationalAutoFleetGroup.com

VEHICLE TOTAL	$36,741.00
MSRP DISCOUNT	9.9%
ACCESSORY TOTAL	$3,640.00
CUSTOMER PRICE	$40,381.00
TRADE IN	
YES WE TAKE TRADE INS ~~~ ASK ABOUT MUNICIPAL FINANCING ~~~	$0.00
TOTAL COST LESS TRADE IN(S) QTY 1	$40,381.00

Estimated Annual payments for 60 months paid in advance: $9,043.68
Municipal finance for any essential use vehicle, requires lender approval, WAC.

Comments

VEHICLE QUOTED BY SCOTT WILSON FLEET SALES MANAGER scott.wilson@alanjay.com

"I Want to be Your Fleet Provider"

I appreciate the opportunity to submit this quotation. Please review it carefully. If there are any errors or changes, please feel free to contact me at any time. I am always happy to be of assistance.

State of Florida
Broward County
Town of Hillsboro Beach

RESOLUTION NO. 2022-14

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, WAIVING COMPETITIVE PROCUREMENT AND AUTHORIZING AND APPROVING THE PURCHASE OF ONE (1) 2022 TOYOTA 4RUNNER SRS 4WD WITH A BASIC LIGHT PACKAGE FOR THE TOWN'S POLICE DEPARTMENT PIGGYBACKING THE TERMS OF SOURCEWELL CONTRACT NUMBER 2022 120716-NAF & 060920-NAF; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Commission deems it to be in the best interests of the Town to waive competitive procurement and authorize and approve the purchase of one (1) 2022 Toyota 4Runner SRS 4WD with a Basic Light Package for the Town's Police Department piggybacking the terms of Sourcewell Contract Number 2022 120716-NAF & 060920-NAF.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA THAT:

SECTION 1. The foregoing "WHEREAS" clause is true and correct and hereby ratified and confirmed by the Town Commission. All exhibits attached hereto are hereby incorporated herein.

SECTION 2. The Town Commission of the Town of Hillsboro Beach, Florida hereby waives competitive procurement in accordance with the applicable section of the code of ordinances and authorizes the appropriate Town officials to purchase one (1) 2022 Toyota 4Runner SRS 4WD with a Basic Light Package for the Town's Police Department piggybacking the terms of Sourcewell Contract Number 2022 120716-NAF & 060920-NAF in an amount not to exceed $48,413.83.

SECTION 3. The appropriate Town officials are authorized and directed to execute the necessary documents to comply with this Resolution.

SECTION 4. All Resolutions or parts of Resolutions in conflict herewith, be and the same are repealed to the extent of such conflict.

SECTION 5. If any clause, section or other part of this Resolution shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part shall be considered eliminated and will in no way affect the validity of the other provisions of this Resolution.

SECTION 6. This Resolution shall become effective immediately upon its passage and adoption.

ADOPTED by the Town Commission of the Town of Hillsboro Beach, Florida this _____day of _____ 2022.

TOWN OF HILLSBORO BEACH, FLORIDA

_____
Deborah L. Tarrant, Mayor

ATTEST:

_____
Sherry D. Henderson, CMC, Town Clerk

RESOLUTION NO. 2022-14
RECORD OF TOWN COMMISSION VOTE:

	YES	NO
MAYOR DEBORAH l. TARRANT	☐	☐
VICE MAYOR IRENE KIRDAHY	☐	☐
COMMISSIONER VICKY FEAMAN	☐	☐
COMMISSIONER BARBARA BALDASARRE	☐	☐
COMMISSIONER JANE REISER	☐	☐

TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

Phone: (954) 427-4011
www.townofhillsborobeach.com

Agenda Item Cover Memo

Agenda Item: **Resolution No. 2022 -15**
A Resolution of the Town Commission of the Town of Hillsboro Beach, Florida, Appointing its Primary Representative and Alternates to the Broward League of Cities for the Term of 2022-2023.

Submitting Dept: **Town Clerk, Sherry Henderson, Town Clerk**

Agenda Date: **April 5, 2022**

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS:

1. 15 - Broward League of Cities Board Appointments 2022
2. Board Request Appointment
3. Attendance 21-22
4. BLC Board Appointment 2021-2022

State of Florida
Broward County
Town of Hillsboro Beach

RESOLUTION NO. 2022-15

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, APPOINTING _____, _____ AND _____ AS ITS PRIMARY REPRESENTATIVE AND ALTERNATES TO THE BROWARD LEAGUE OF CITIES FOR THE TERM OF 2022-2023; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Commission of the Town of Hillsboro Beach deems it to be in the best interests of the Town to appoint a primary representative and two alternates to the Broward League of Cities;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA THAT:

SECTION 1. The foregoing "WHEREAS" clause is true and correct and hereby ratified and confirmed by the Town Commission. All exhibits attached hereto are hereby incorporated herein.

SECTION 2. The Town Commission of the Town of Hillsboro Beach, Florida hereby appoints the following representatives to the Broward League of Cities for the 2022-2023 term:

_____ Primary Representative

_____ First Alternate

_____ Second Alternate

SECTION 3. The appropriate Town officials are authorized and directed to execute the necessary documents to comply with this Resolution.

SECTION 4. All Resolutions or parts of Resolutions in conflict herewith, be and the same are repealed to the extent of such conflict.

SECTION 5. If any clause, section or other part of this Resolution shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part shall be considered eliminated and will in no way affect the validity of the other provisions of this Resolution.

SECTION 6. This Resolution shall become effective immediately upon its passage and adoption.

ADOPTED by the Town Commission of the Town of Hillsboro Beach, Florida this _____day of _____ 2022.

TOWN OF HILLSBORO BEACH, FLORIDA

_____
Deborah L. Tarrant, Mayor

ATTEST:

_____
Sherry D. Henderson, CMC
Town Clerk

RESOLUTION NO. 2022-15
RECORD OF TOWN COMMISSION VOTE:

	YES /YEA	**NO/ NAY**
MAYOR DEBORAH l. TARRANT	☐	☐
VICE MAYOR IRENE KIRDAHY	☐	☐
COMMISSIONER VICKY FEAMAN	☐	☐
COMMISSIONER BARBARA BALDASARRE	☐	☐
COMMISSIONER JANE REISER	☐	☐

MEMORANDUM

To: City Clerks
From: Mary Lou Tighe, Executive Director
Date: March 28, 2022
Re: 2022-23 Board of Director Appointments

2021-2022 OFFICERS
President Beverly Williams
Commissioner, Lauderdale Lakes
1st Vice President Vice Bob Mayersohn
Commissioner, Parkland
2nd Vice Todd Drosky
Vice Mayor, Deerfield Beach
Treasurer Gary Resnick
Commissioner, Wilton Manors

DIRECTORS
Immediate Past President Traci Callari
Commissioner, Hollywood
Past President Greg Ross
Mayor, Cooper City
Past President Susan Starkey
Councilmember, Davie
Past President Joy Cooper
Mayor, Hallandale Beach
Past President Frank Ortis
Mayor, Pembroke Pines
Jim Allbritton
Councilmember, Southwest Ranches
Barbara Baldasarre
Commissioner, Hillsboro Beach
Marlon Bolton
Commissioner, Tamarac
Samson Borgelin
Commissioner, North Lauderdale
Leann Bruener
Councilmember, Sea Ranch Lakes
Peggy Brown
Mayor, Weston
Felicia Brunson
Mayor, West Park
Joy Carter
Commissioner, Coral Springs
Mark Douglas
Commissioner, Sunrise
Rhonda Eaton
Commissioner, Pompano Beach
Beam Furr
Commissioner, Broward County
Denise Grant
Vice Mayor, Lauderhill
Denise Horland
Councilmember, Plantation
Geoffrey Jacobs
Mayor, Pembroke Park
Sabrina Javellana
Commissioner, Hallandale Beach
Tamara James
Mayor, Dania Beach
Edmund Malkoon
Commissioner, Lauderdale-by-the-Sea
Wayne Messam
Mayor, Miramar
Heather Moraitis
Commissioner, Fort Lauderdale
Scott Newton
Mayor, Wilton Manors
Joshua Rydell
Commissioner, Coconut Creek
Arlene Schwartz
Mayor, Margate
Iris Siple
Commissioner, Pembroke Pines
Matthew Sparks
Commissioner, Oakland Park
Glenn Troast
Mayor, Lighthouse Point

Samuel S. Goren, Esquire
Goren Cherof Doody & Ezrol, PA
Legal Counsel

Mary Lou Tighe
Executive Director
Sely Cochrane
Deputy Executive Director

According to the League By-Laws:

- Each city shall appoint a Director, Alternate, and Second Alternate to attend and vote at any Board of Directors or General Membership meeting held where he/she represents his/her municipality.

- It is the responsibility of each Director to communicate with his/her respective municipal officials, employees, and constituents concerning actions taken or to be taken by the Board of Directors or the general membership. Directors are responsible for bringing issues of collective importance to the attention of the Board of Directors.

- Each member of the Board of Directors shall notify his or her Alternate to attend Board of Director Meetings when that voting member will not attend. The Alternate shall have the right to participate and vote. In the event the Alternate cannot attend, the Alternate shall notify his or her Second Alternate to attend Board of Director meetings when the Alternate cannot attend. The Second Alternate shall have the right to participate and vote.

Please agenda the selection of your Director, Alternate, and Second Alternate for an upcoming commission meeting. See the attached attendance record for the last year. **The deadline for board appointments is April 30, 2022**. The term will begin on May 13, 2022, where members will be sworn in at the 65th Annual Gala at Margaritaville. All of the details for the gala can be found here: 65th Annual Gala | Broward League of Cites. The term will end in May of 2023.

Please forward the information below to scochrane@browardleague.org.

==========

Municipality: _____

Commissioner/Council Appointments:

Director: _____

Alternate: _____

Second Alternate: _____

Suite 122 Governmental Center, 115 South Andrews Avenue
Fort Lauderdale, Florida 33301
Phone: 954.357.73
Internet: www.browardleague.org

Board Meeting Attendance 2021-2022

	6/3/2021	9/2/2021	10/7/2021	12/2/2021	1/6/2022	2/3/2022	3/3/2022	4/7/2022	5/5/2022
Beverly Williams	X	X	X	X	X	X	X		
Bob Mayersohn	X	X	X	X	X	X	(alt.)		
Todd Drosky	X	X	excused	X	(alt.)	X	X		
Gary Resnick		X	excused	excused	excused	X	excused		
Traci Callari	X	X	X	X	X	X	X		
Greg Ross	X	X	X	excused	X	X	X		
Susan Starkey	X	X	X	X	X	X	X		
Joy Cooper			X		excused				
Frank Ortis	X	X	excused	excused	X	excused	excused		
Jim Allbritton	X	X	X	X	X	X	X		
Barbara Baldasarre	X	X	X	X	X	X	X		
Marlon Bolton	X	X	excused	X	X		X		
Samson Borgelin	X	X	X			X	X		
Leann Bruener	X		X		X		excused		
Peggy Brown	X			excused	X	X	X		
Felicia Brunson	X	X	X		X	X	X		
Joy Carter	X	X	excused	X	X	X	X		
Mark Douglas	X	X	X	X	X	X	X		
Rhonda Eaton	X		X	X	X	X	X		
Beam Furr	X				(alt.)				
Denise Grant									
Denise Horland	X		X	X	excused	X	X		
Geoffrey Jacobs			X		excused	excused	excused		
Tamara James						X	X		
Sabrina Javellana	X	X	X	X	X	X	X		
Edmund Malkoon	X	X	(alt.)	X	X	excused	excused		
Wayne Messam				alt.	X	excused			
Heather Moraitis		X	X	X	X	X	X		
Scott Newton									
Joshua Rydell	X		(alt.)	(alt.)	(alt.)	(alt.)	(alt.)		
Arlene Schwartz	X	X		X	X	X	X		
Iris Siple	X	X	X	X	excused		X		
Matthew Sparks	X		X	X		X	X		
Glenn Troast									

State of Florida
County of Broward
Town of Hillsboro Beach

RESOLUTION NO. 2021-19

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA, APPOINTING BARBARA BALDASARRE, IRENE KIRDAHY AND DEBORAH L. TARRANT AS ITS PRIMARY REPRESENTATIVE AND ALTERNATES TO THE BROWARD LEAGUE OF CITIES FOR THE TERM OF 2021-2022; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Commission of the Town of Hillsboro Beach deems it to be in the best interests of the Town to appoint a primary representative and two alternates to the Broward League of Cities;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF HILLSBORO BEACH, FLORIDA THAT:

SECTION 1. The foregoing "WHEREAS" clause is true and correct and hereby ratified and confirmed by the Town Commission. All exhibits attached hereto are hereby incorporated herein.

SECTION 2. The Town Commission of the Town of Hillsboro Beach, Florida hereby appoints the following representatives to the Broward League of Cities for the 2021-2022 term:

Barbara Baldasarre	Primary Representative
Irene Kirdahy	First Alternate
Deborah L. Tarrant	Second Alternate

SECTION 3. The appropriate Town officials are authorized and directed to execute the necessary documents to comply with this Resolution.

SECTION 4. All Resolutions or parts of Resolutions in conflict herewith, be and the same are repealed to the extent of such conflict.

SECTION 5. If any clause, section or other part of this Resolution shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part shall be considered eliminated and will in no way affect the validity of the other provisions of this Resolution.

SECTION 6. This Resolution shall become effective immediately upon its passage and adoption.

ADOPTED by the Town Commission of the Town of Hillsboro Beach, Florida this 6th day of APRIL 2021.

TOWN OF HILLSBORO BEACH, FLORIDA

Deborah L. Tarrant, Mayor

ATTEST:

Sherry D. Henderson, CMC
Town Clerk
4-6-2021

RESOLUTION NO. 2021-19
RECORD OF TOWN COMMISSION VOTE:

	YES	NO
MAYOR DEBORAH I. TARRANT	☑	☐
VICE MAYOR IRENE KIRDAHY Motion	☑	☐
COMMISSIONER VICKY FEAMAN	ABSENT	
COMMISSIONER BARBARA BALDASARRE	☑	☐
COMMISSIONER ANDREW BROWN Second	☑	☐

Approved 4-0

Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS™
1800 Eller Drive, Suite 600, Fort Lauderdale, Florida 33316
Phone: 954.921.7781 · Fax: 954.921.8807

TOWN OF HILLSBORO BEACH
1210 HILLSBORO MILE
HILLSBORO BEACH, FL 33062

Invoice number 100822
Date 02/28/2022

Project **179902 HILLSBORO BEACH BUILDING CODE**

Billing period through February 28, 2022

CGA PM: Peter Deveaugh

emailto: Mac Serda (mserda@townofhillsborobeach.com)

cc: Stephen.Bloom@inframark.com
terri.lusk@inframark.com
ranathan@townofhillsborobeach.com
Sherry D. Henderson (shenderson@townofhillsborobeach.com)
Billing 85% of Permit Fees Collected

Invoice Summary

Description	Contract Amount	Percent Complete	Total Billed	Prior Billed	Remaining	Current Billed
BUILDING CODE SERVICES	0.00	0.00	1,541,223.92	1,516,289.37	-1,541,223.92	24,934.55
FLOOD PLAIN MANAGEMENT	0.00	0.00	562.50	562.50	-562.50	0.00
REIMBURSABLES	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	1,541,786.42	1,516,851.87	-1,541,786.42	24,934.55

Description	Contract Amount	Percent Complete	Total Billed	Prior Billed	Remaining	Current Billed
BUILDING CODE SERVICES	0.00	0.00	1,541,223.92	1,516,289.37	-1,541,223.92	24,934.55
Total	0.00	0.00	1,541,223.92	1,516,289.37	-1,541,223.92	24,934.55

Invoice total **24,934.55**

Town of Hillsboro Beach
Building Department
Finance Report

Start Date: 2/1/2022
End Date: 2/28/2022

	Permit Fees	Town Revenue	Fire Fees	Zoning Fees	Admin Fees	CGA Revenue	BORA	DBPR	DCA
MTD	$28,864.18	$4,329.63	$750.00	$1,650.00	$400.00	$24,534.55	$439.32	$359.20	$255.18
YTD	**$455,395.67**	**$68,309.35**	**$2,550.00**	**$6,450.00**	**$1,500.00**	**387,086.32**	**$9,238.84**	**$7,125.63**	**$4,853.86**

LSF shuttle

Invoice Date:	2/28/2022
Date Invoice Submitted:	3/1/2022
Invoice #:	22-0228-26
Account:	32-TOWNH

TO: **TOWN OF HILLSBORO BEACH**
1210 Hillsboro Mile
Hillsboro Beach, FL 33062

inframark@avidbill.com

INVOICE

Transportation Services Provided
For the month of
Feb-22

SHUTTLE BUS	**3 days a week 9:00am to 5:50pm (8.83/day)**		
	105.96 Service Hrs. @ $53.00/Hr.	**$**	**5,615.88**
Mon - Wed - Fri	**12 Svc Days @ 8.83 Svc Hrs/Day = 105.96 Svc Hrs.** (see details)		
Total Amount due this Invoice		**$**	**5,615.88**

For Billing Inquiries Please Call Thomas Rankine (954) 463-0845

Remittance Instructions:

Limousines of South Florida, Inc.
2000 N SR 7
Lauderdale Lakes, FL 33313

Thank you for the Opportunity to Service your Transportation Needs

Town of Hillsboro Ridership Summary

February-22

Daily Passengers:

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		45		40	
66		59		64	
41		45		43	
	41	43		46	
40					

0

Total Monthly Passengers: 573

Daily Revenue Miles:

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		106.00		101.00	
96.00		108.00		107.00	
106.00		106.00		105.00	
	106.00	105.00		105.00	
105.00					

0.0

Total Monthly Revenue Miles: 1256.0

Total Scheduled Revenue Miles 1306.0

Total Vehicle Hours 116.0

Total Revenue Hours 106.0

Service Days 12

Missed Service in Minutes 0

Passengers per revenue hour 5.4

Total Monthly Vehicle Miles: ** 1,538.0

	AM - 1st day this month	PM - Last day this month
Veh 2017	18,199	19,877

Alt Veh #

REINVENTING YOUR CITY

Town of Hillsboro Beach
Attn: Mayor Deborah L. Tarrant
1210 Hillsboro Mile
Hillsboro Beach, FL 33062
Re: Services

General Planning

	Date and Description (date)	(detail)	(hours)
general	1/3/2022	email from attorney + call Middleworth vs Jankowski	0.50
general	1/4/2022	email trial dates + review emailed deposition	0.75
general	1/4/2022	coordinate w/ Mariana	0.25
general	1/11/2022	email from Chappell Group + call - dock setbacks	0.50
general	1/11/2022	Variance request - 1174-1185	3.50
general	1/19/2022	coordinate w/ Mariana	0.25
general	1/25/2022	call from realtor	0.25
1109	1/17/2022	email from project manager	0.25
1109	1/25/2022	call w/ GC	0.25
1109	1/25/2022	review FDEP submitted plans + letter of consistency	1.00
1174-1185	1/11/2022	variance request Commission	3.50
Total General Planning			11.00

Site Plan / Variance Rev.

			(hours)
925 east site plan	1/4/2022	review architect emailed comment questions	0.50
	1/6/2022	email + review+ call Kristen	0.75
	1/7/2022	call w/ Joan	0.25
			1.50
925 east variance	1/4/2022	call from Joan	0.25
	1/6/2022	email from KWD + review + call	0.75
	1/7/2022	call from Joan	0.25
			1.25

REINVENTING YOUR CITY

Town of Hillsboro Beach
Attn: Mayor Deborah L. Tarrant
1210 Hillsboro Mile
Hillsboro Beach, FL 33062
Re: Services

1155 variance	1/7/2022	review agenda + call with Sherry	0.25
	1/18/2022	email from Sherry + call + call w/ applicant	0.50
	1/19/2022	coordinate w/ Sherry	0.25
	1/20/2022	advertising + coordinate w/ Sherry	0.75
	1/26/2022	coordinate w/ Sherry	0.25
	1/26/2022	special permission staff report	1.25
	1/27/2022	email Mac	0.25
	1/31/2022	coordinate w/ Sherry	0.25
			3.75
961 site plan	1/2/2022	SPA update comments + email comment	1.00
	1/3/2022	email from architect response to comments	0.25
	1/21/2021	call w/ James W	0.25
			1.50
971 site plan	1/2/2022	review SPA + update comments+email comments	4.00
	1/12/2022	email from architect + plans for courtesy review	0.50
	1/13/2022	call w/ architect + civil engineer	0.50
	1/17/2022	email + calls + architect & applicant	0.50
	1/17/2022	review plans	3.00
	1/17/2022	review emailed plans response to comments	3.00
	1/18/2022	email w/ applicant	0.25
	1/20/2022	email w/ architect	0.25
	1/23/2022	email comment response narrative from arch	0.25
	1/23/2022	finalize & email comments	0.75
	1/24/2022	emails architect	0.25
	1/31/2022	call w/ architect	0.25
			13.50
Total Site Plan / Variance Review		Time - hrs.	21.50

REINVENTING YOUR CITY

Town of Hillsboro Beach
Attn: Mayor Deborah L. Tarrant
1210 Hillsboro Mile
Hillsboro Beach, FL 33062
Re: Services

Permitting

Address	Date and Description		(hours)
931	Permit #876778		
	1/12/2022 pick up	Flat Rate #2	
	1/13/2022 coordinate inspection		0.50
	1/14/2022 attempted inspection - rained out		1.00
	1/26/2022 pick up	Flat Rate #6	
	1/29/2022 review		1.25
	1/31/2022 drop off	Flat Rate #8	
			2.75
995	Permit # (473012)		
	1/13/2022 picked up	Flat Rate #3	
	1/19/2022 review		1.00
	1/20/2022 drop off	Flat Rate #5	
			1.00
1011	Permit # (122363)		
	1/6/2022 review		1.00
	1/11/2022 drop off	Flat Rate #1	
			1.00
1039	Permit # (120018)		
	1/26/2022 pick up	Flat Rate #6	
	1/26/2022 coordinate inspection		0.25
	1/28/2022 inspection		1.25
			1.50
1063 (308-slip14)	Permit # (4774326)		
	1/19/2022 pick up	Flat Rate #4	
	1/31/2022 review		1.00
			1.00

REINVENTING YOUR CITY

Town of Hillsboro Beach
Attn: Mayor Deborah L. Tarrant
1210 Hillsboro Mile
Hillsboro Beach, FL 33062
Re: Services

1063 (308-slip16)	Permit # (474318)		
	1/19/2022	pick up	Flat Rate #4
	1/29/2022	call with applicant	0.25
	1/31/2022	review	1.00
			1.25
1063 (306)	Permit # (475004)		
	1/31/2022	call with applicant	0.25
			0.25
1131	Permit # (468522)		
	1/27/2022	pick up	Flat Rate #7
	1/31/2022	review	1.00
			1.00
1155	Permit # (459218)		
	1/26/2022	review emailed plans + response + call	1.00
			1.00

General Planning Hours	11.00
Site Plan / Variance Review Hours	21.50
Permitting Hours	10.75
Sub-total Hourly Services	43.25
Total Hours	43.25
Hourly Rate	100.00
Amount Due	4325.00
8 drop off/pick up at $25 each	200.00
Total Amount Due	$ 4,525.00

REINVENTING YOUR CITY

Town of Hillsboro Beach
Attn: Mayor Deborah L. Tarrant
1210 Hillsboro Mile
Hillsboro Beach, FL 33062
Re: Services

General Planning

	Date and Description (date)	(detail)	(hours)
general	2/4/2022	coordinate w/ Mariana	0.25
general	2/17/2022	call from realtor	0.25
general	2/22/2022	coordinate w/ Mariana	0.25
general	2/27/2022	review synthetic turf ordinance	0.75
general	2/28/2022	unity of title email condo unit + forward to DJ	0.50
951	2/4/2022	call w/ owner - front yard design	0.25
951	2/8/2022	call w/ contractor - front yard design	0.25
951	2/15/2022	call w/ contractor - front yard design- review emailed survey + code research + response	0.75
1109	2/1/2022	DEP Letter email w/ applicant	0.25
1109	2/2/2022	emails DEP letter	0.25
Total General Planning			3.75

Site Plan / Variance Rev.

			(hours)
925 east site plan	2/6/2022	email Joan	0.25
	2/7/2022	call w/ Landscape Arch - Kris	
	2/20/2022	Review plan - forward artificial turf ordinance	6.00
	2/22/2022	coordinate w/ Kris sections for further review	0.25
	2/28/2022	email from architect	0.25
	2/28/2022	call w/ Joan	0.25
			7.00
1155 variance	2/1/2022	Site Plan Commission Meeting	3.75
	2/1/2022	call from sign company	0.25
			4.00
961 site plan	2/6/2022	emails w/ James Wentzel	0.25
	2/8/2022	follow up emails w/ James Wentzel	0.25
	2/8/2022	email w/ James Cruz	0.25
	2/24/2022	call w/ James W	0.25
			1.00

REINVENTING YOUR CITY

Town of Hillsboro Beach
Attn: Mayor Deborah L. Tarrant
1210 Hillsboro Mile
Hillsboro Beach, FL 33062
Re: Services

971 site plan	2/2/2022	pick up plans	Flat Rate #1	
	2/2/2022	call with architect		0.25
	2/5/2022	review plans		3.00
	2/6/2022	finalize - update comments - email to Architect		0.50
	2/7/2022	call with architect + civil eng		0.75
	2/7/2022	call w/ Cindy		0.25
	2/8/2022	email from architect		0.25
	2/9/2022	email to architect - narrative		0.25
	2/10/2022	email from architect - provided narrative		0.25
	2/14/2022	review emailed plans		2.00
	2/17/2022	review emailed response + call w/ architect		0.75
	2/22/2022	call w/ Cindy		0.25
	2/23/2022	emails to Sherry - forward plans by disciplines		0.25
	2/23/2022	staff report		1.25
	2/25/2022	call w/ architect		0.25
				10.25
Total Site Plan / Variance Review			Time - hrs.	22.25

Permitting

Address	Date and Description			(hours)
931	Permit #876778 rev 476015			
	2/8/2022	pick up	Flat Rate #2	
	2/23/2022	call with Landscape Arch		0.25
	2/28/2022	review		1.25
				1.50
931	Permit # (87678) rev 476220			
	2/8/2022	picked up	Flat Rate #2	
	2/26/2022	call with Landscape Arch		0.25
	2/28/2022	review		1.25
				1.50

REINVENTING YOUR CITY

Town of Hillsboro Beach
Attn: Mayor Deborah L. Tarrant
1210 Hillsboro Mile
Hillsboro Beach, FL 33062
Re: Services

975	Permit # (477156)			
	2/17/2022	picked up	Flat Rate #4	
	2/24/2022	review		1.00
	2/25/2022	drop off	Flat Rate #5	
				1.00
981	Permit # (460920)			
	2/14/2022	picked up	Flat Rate #3	
	2/28/2022	review		1.00
				1.00
995	Permit # (93778) pool			
	2/8/2022	picked up	Flat Rate #2	
	2/24/2022	review		1.00
	2/25/2022	drop off	Flat Rate #5	
				1.00
999	Permit # (475886)			
	2/8/2022	picked up	Flat Rate #2	
	2/9/2022	email James Wentzel for survey		0.25
	2/10/2022	review emailed survey		0.25
	2/12/2022	email to FDOT Valerie		0.25
	2/17/2022	email response + call FDOT Valerie		0.50
	2/16/2022	email Jonathan Overton FDOT		0.25
	2/17/2022	call w/ Jonathan Overton		0.25
	2/28/2022	review		1.25
				3.00
1007	Permit # (475912)			
	2/25/2022	pick up	Flat Rate #5	
	2/28/2022	review		1.00
				1.00
1063 (807)	Permit # (477824)			
	2/25/2022	pick up	Flat Rate #5	
	2/28/2022	review		1.00
				1.00

REINVENTING YOUR CITY

Town of Hillsboro Beach
Attn: Mayor Deborah L. Tarrant
1210 Hillsboro Mile
Hillsboro Beach, FL 33062
Re: Services

1063 (306)	Permit # (475004)			
	2/1/2022	call with applicant		0.25
	2/17/2022	pick up	Flat Rate #4	
	2/24/2022	review		1.00
	2/25/2022	drop off	Flat Rate #5	
				1.25
1131	Permit # (468522)			
	2/2/2022	drop off	Flat Rate #1	
				0.00
1155	Permit # (459218)			
	2/25/2022	pick up	Flat Rate #5	
	2/28/2022	review emailed plans + response + call		1.00
				1.00
1155	Permit # (459219)			
	2/25/2022	pick up	Flat Rate #5	
	2/28/2022	review emailed plans + response + call		1.00
				1.00
1170	Permit # (477324)			
	2/17/2022	pick up	Flat Rate #4	
	2/24/2022	review		1.00
	2/25/2022	drop off	Flat Rate #5	
				1.00

General Planning Hours	3.75
Site Plan / Variance Review Hours	22.25
Permitting Hours	15.25
Sub-total Hourly Services	41.25
Total Hours	41.25
Hourly Rate	100.00
Amount Due	4125.00
5 drop off/pick up at $25 each	125.00
Total Amount Due	$ 4,250.00

GOREN, CHEROF, DOODY & EZROL, P.A.
Attorneys at Law
3099 East Commercial Boulevard
Suite 200
Fort Lauderdale, Florida 33308
Telephone (954) 771-4500

03/30/2022

TOWN OF HILLSBORO BEACH
1210 Hillsboro Mile
Hillsboro Beach FL 33062

ACCOUNT NO: 1182-0606490
STATEMENT NO: 40554

Attn: Mac Serda, Town Manager

General Matters

			HOURS
02/21/2022	SMS	Discussion on political signs.	0.20
02/23/2022	DJD	Prepare resolutions for agenda; Review agenda items; Telephone conference with Town Manager, Mac Serda	1.70
02/25/2022	DJD	Initial review of agenda; review emails	1.10
02/28/2022	DJD	Review agenda in preparation of Commission meeting	1.40
03/01/2022	DJD	Prepare for and attend Town Commission meeting	4.70
03/02/2022	DJD	Revise excavation ordinance	0.30
03/03/2022	DJD	Telephone conference with Aaron J. Horowitz, Esq re: 971 Hillsboro	0.40
03/05/2022	DJD	Review of email	0.30
03/07/2022	SMS	Research on home based businesses.	1.20
	DJD	Telephone conference with Town Manager, Mac Serda; Research Florida Statue regulating home businesses	0.60
03/08/2022	SMS	Review and research on letter related to Vacation Rentals.	0.70
	DJD	Participate in conference call with Mayor Tarrant and Town Manager, Mac Serda; Receipt of correspondence re: vacation rentals	1.50
03/09/2022	DJD	Telephone conference with Town Manager, Mac Serda; review of correspondence re: vacation rentals	1.40
03/10/2022	DJD	Review of correspondence re: vacation rentals	0.70
03/11/2022	DJD	Review correspondence; Telephone conference with Town Manager, Mac Serda re: vacation rentals; address potential settlement; initial draft of Noise Ordinance	1.60
03/14/2022	DJD	Address issue of Vacation Rental Registration re: Royal Flamingo Villas; Telephone conference with Steve Weinberg, Esq; Telephone conference with Town Manager, Mac Serda	1.40
03/15/2022	DJD	Attend organizational meeting; Telephone conference with Town Manager, Mac Serda re: seawalls	1.40

General Matters

			HOURS	
03/22/2022	DJD	Address agenda items; receipt of correspondence from counsel for Royal Flamingo Villas	1.40	
03/23/2022	DJD	Prepare draft of noise ordinance	0.80	
03/24/2022	DJD	Continuing efforts to draft noise ordinance; review email re: 971 Hillsboro Mile; Telephone conference with counsel from Barron Development	1.80	
03/25/2022	DJD	Initial review of License and Support Agreement with LTAS technologies; additional revisions to Noise Ordinance	1.30	
03/28/2022	DJD	Participate in conference call with Town Manager, Mac Serda and Jim Hickey re: hand Development Code; review License Agreement with LTAS; email Town Manager, Mac Serda	1.30	
03/29/2022	DJD	Revise noise ordinance; revise addendum to Agreement with LTAS	0.70	
		FOR CURRENT SERVICES RENDERED	27.90	6,277.50

RECAPITULATION

TIMEKEEPER	HOURS	HOURLY RATE	TOTAL
D.J. DOODY	25.80	$225.00	$5,805.00
SEAN M. SWARTZ	2.10	225.00	472.50

Photocopies	240.45
TOTAL EXPENSES THRU 03/29/2022	240.45
TOTAL CURRENT WORK	6,517.95
BALANCE DUE	$6,517.95

AMOUNTS PREVIOUSLY BILLED NOT INCLUDED ABOVE

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Attorneys at Law
3099 East Commercial Boulevard
Suite 200
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03/30/2022

TOWN OF HILLSBORO BEACH
1210 Hillsboro Mile
Hillsboro Beach FL 33062

ACCOUNT NO: 1182-1200996
STATEMENT NO: 40557

Attn: Sherry Henderson

adv. Richard Crusco (Writ of Cert-Site Plan)

			HOURS	
03/01/2022	DJD	Initial review of Petition for Writ of Certiorari and appendix	1.50	
03/02/2022	DJD	Review of petition and appendix	1.80	
03/03/2022	DJD	Telephone conference with Debbie Orshefsky; continued review of petition	1.70	
03/08/2022	DJD	Participation in conference call; Review case law; Telephone conference with Mayor Tarrant	2.20	
03/10/2022	DJD	Review petition; initial preparation of response; review order to show cause	2.10	
03/11/2022	DJD	Review petition and case law; Telephone conference with Debbie Orshefsky and others	2.80	
03/15/2022	DJD	Continuing efforts on Response to Petition	2.20	
		FOR CURRENT SERVICES RENDERED	14.30	3,217.50

RECAPITULATION

TIMEKEEPER	HOURS	HOURLY RATE	TOTAL
D.J. DOODY	14.30	$225.00	$3,217.50

TOTAL CURRENT WORK	3,217.50
BALANCE DUE	$3,217.50

AMOUNTS PREVIOUSLY BILLED NOT INCLUDED ABOVE

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Attorneys at Law
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03/30/2022

TOWN OF HILLSBORO BEACH
1210 Hillsboro Mile
Hillsboro Beach FL 33062

ACCOUNT NO: 1182-1200995
STATEMENT NO: 40556

Attn: Sherry Henderson

adv. Richard Crusco, Charles Doherty, et al

			HOURS	
03/08/2022	SMS	Review petition for certiorari, case law, and Town Code.	1.50	
03/10/2022	SMS	Discussion on Petition and drafting of response.	1.70	
	DJD	Continuation of Petitioner's brief	1.60	
03/11/2022	SMS	Telephone conference call to discuss strategy and review of appendix for hearing record.	1.80	
03/14/2022	DJD	Continuation of preparation for reply brief	1.70	
03/16/2022	SMS	Review of Original Brief from Hillsboro Mile Property Owner and related Zoom Conference Call to discuss; Draft of Town Brief.	3.60	
	DJD	Address issues with written response; review proposed response; participate in telephone conference	3.20	
03/17/2022	SMS	Draft Response to Petition.	1.80	
	DJD	Continuing effort on preparation to response to Writ of Certiorari	1.70	
03/18/2022	DJD	Continuance of drafting response; Telephone conference with Jeff Bass	1.80	
03/21/2022	SMS	Draft/review/revise Response to Writ.	0.80	
03/22/2022	SMS	Draft/review/revise Response to Writ.	1.90	
03/23/2022	DJD	Review and revise brief	2.30	
03/24/2022	SMS	Revise Response to Writ.	0.70	
	DJD	Continuing efforts to draft response	2.10	
03/25/2022	SMS	Draft Response to Writ.	3.00	
	DJD	Review brief	1.30	
03/28/2022	DJD	Review brief; revise brief	3.10	
	SMS	Revise/review/Draft Response to Writ.	1.20	
03/29/2022	SMS	Review updated pleadings.	0.30	
	DJD	Continuation of drafting response to Petition for Writ of Certiorari	3.20	
		FOR CURRENT SERVICES RENDERED	40.30	9,067.50

RECAPITULATION

TIMEKEEPER	HOURS	HOURLY RATE	TOTAL
D.J. DOODY	22.00	$225.00	$4,950.00
SEAN M. SWARTZ	18.30	225.00	4,117.50

Photocopies	110.95
TOTAL EXPENSES THRU 03/29/2022	110.95
TOTAL CURRENT WORK	9,178.45
BALANCE DUE	$9,178.45

AMOUNTS PREVIOUSLY BILLED NOT INCLUDED ABOVE

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Telephone (954) 771-4500

TOWN OF HILLSBORO BEACH
1210 Hillsboro Mile
Hillsboro Beach FL 33062

03/30/2022
ACCOUNT NO: 1182-1200994
STATEMENT NO: 40555

Attn: Sherry Henderson

Writ of Garnishment

			HOURS	
03/02/2022	SMS	Call with Town Clerk and correspondence with counsel related to due and owing amount.	0.40	
03/04/2022	SMS	Correspondence on payments.	0.20	
03/08/2022	SMS	Correspondence with Plaintiff counsel related to amounts due and owing and dates of receipt.	0.20	
03/15/2022	SMS	Correspondence related to payments made.	0.20	
		FOR CURRENT SERVICES RENDERED	1.00	225.00

RECAPITULATION

TIMEKEEPER	HOURS	HOURLY RATE	TOTAL
SEAN M. SWARTZ	1.00	$225.00	$225.00

TOTAL CURRENT WORK 225.00

BALANCE DUE $225.00

AMOUNTS PREVIOUSLY BILLED NOT INCLUDED ABOVE

Hillsboro Beach Police Monthly Report

To: Town Manager, Mac Serda
From: Police Chief, Jay Szesnat
Subject: February 2022 Monthly Report

Patrol Snapshot:

Activity	Current Month	January 2022	February 2021
Contacts			
Motor Vehicle	70	93	74
Crosswalk	35	40	27
Marine Unit	104	74	79
Beach Unit	8	8	184
Cyclists	93	116	87
Arrests	1	5	0
Service			
Alarms	7	7	11
Assist Other Agency	3	5	8
Dogs on Beach/Animal	5	5	6
Vessel	15	13	12
Noise	5	3	3
Open Doors	6	2	3
Police Assists	133	128	35
Domestic/Disturbances	2	1	4
Sick/Injured	28	12	9
Crash	3	4	0
Trespassing	3	4	88
Security Checks	5713	4926	5559
Total Calls	295	264	216

Investigations Snapshot:

January 2022 (new)	Actively Working	Inactivated/Cleared
Elderly Exploitation (220414)	Fraud-Romance Scam (212822)	Fraud (#200811)
Information-FL Abuse Hotline, Child on Child Abuse (220509)	Death Investigation (#211267)	Grand Theft (#212286)
	Stolen Vehicle (#202724)	

Personnel News:

Officer Russell Gonglewski has completed his field training and is now fully operational both in a sworn officer and communications capacity. We completed our last applicant process for the remaining part-time officer position. On February 14th we welcomed our newest part-time Officer James Engle to the HBPD Team.

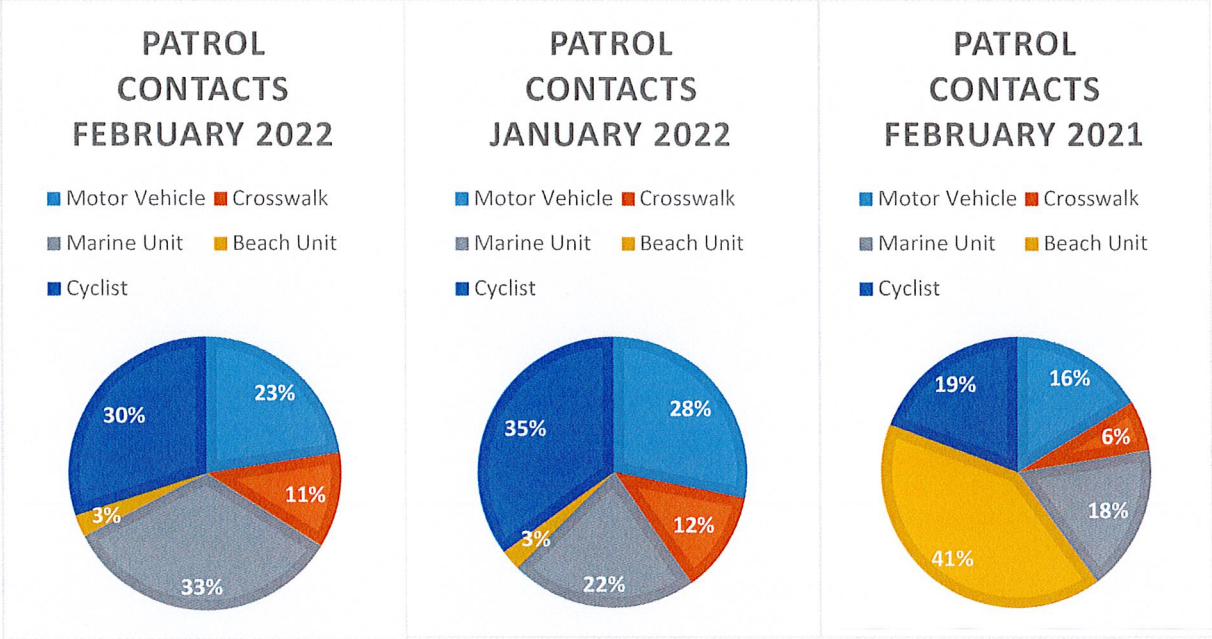
February Notable Events:

On February 19th our HBPD Officers responded to a report of a missing five year old child at 901 Hillsboro Mile. The child ran ahead of the nanny (out of view) and entered the wrong room which was unoccupied. The child was promptly located in that room watching television.

On February 27th our HBPD Officers responded to a report of a 33 foot vessel that had ran aground on the rocks at the Hillsboro Inlet Jetty. Road Patrol Units, our Marine Unit, and Sea Tow all arrived on scene. The vessel was located, all of the occupants were accounted for and uninjured. Assistance was rendered.

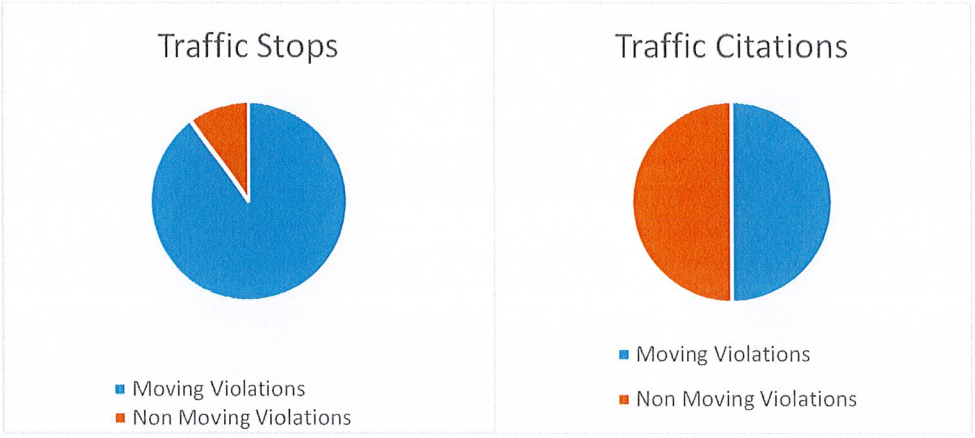
Patrol Services:

Contacts:

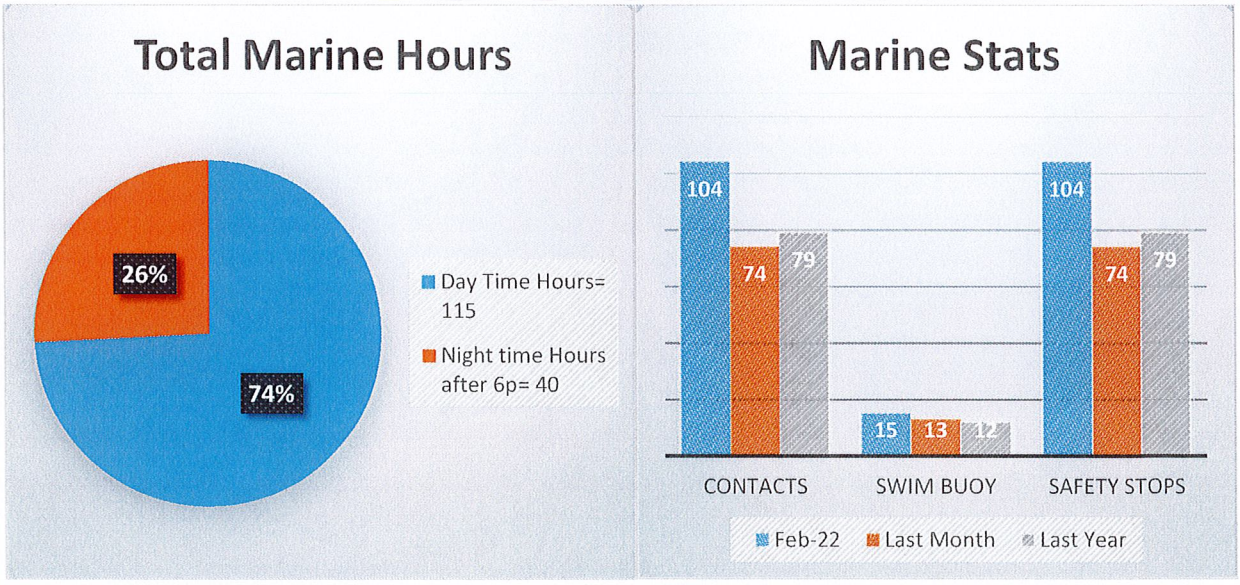


Road Patrol:

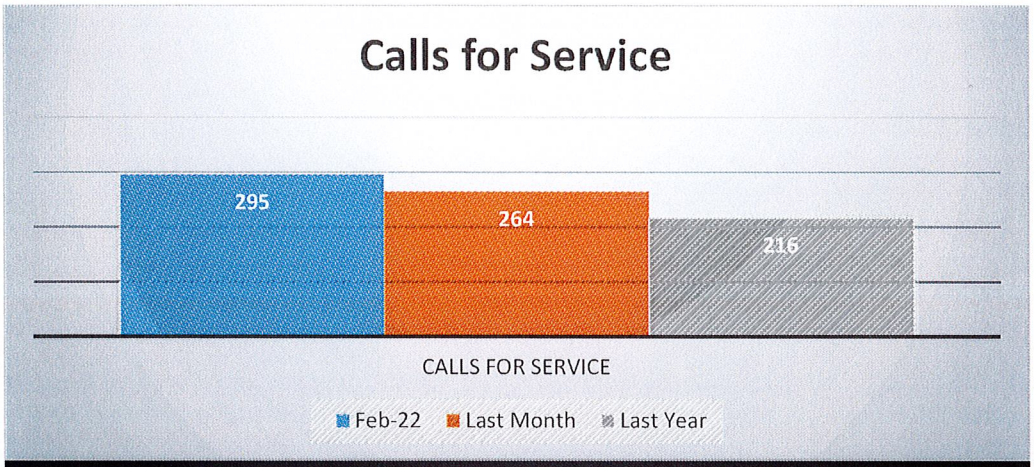
Traffic:

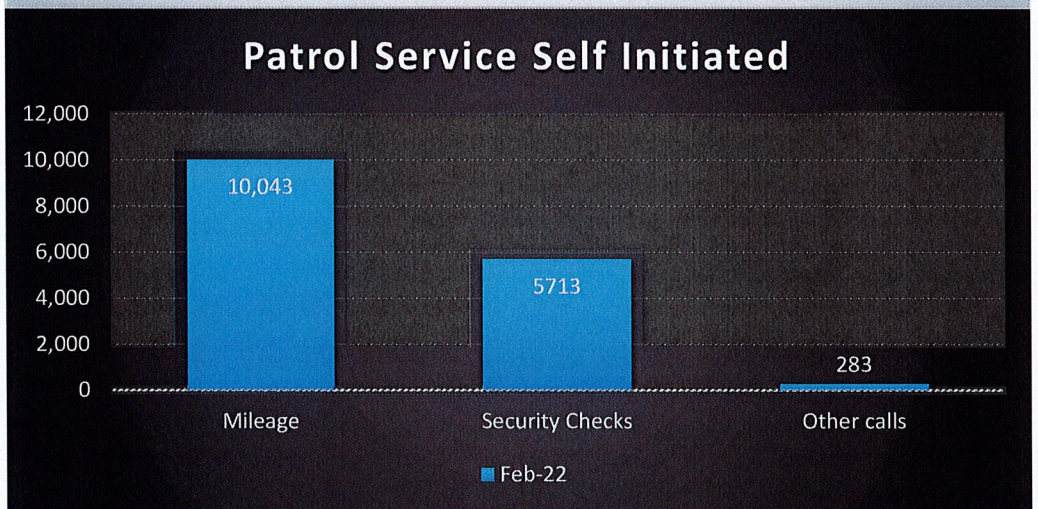


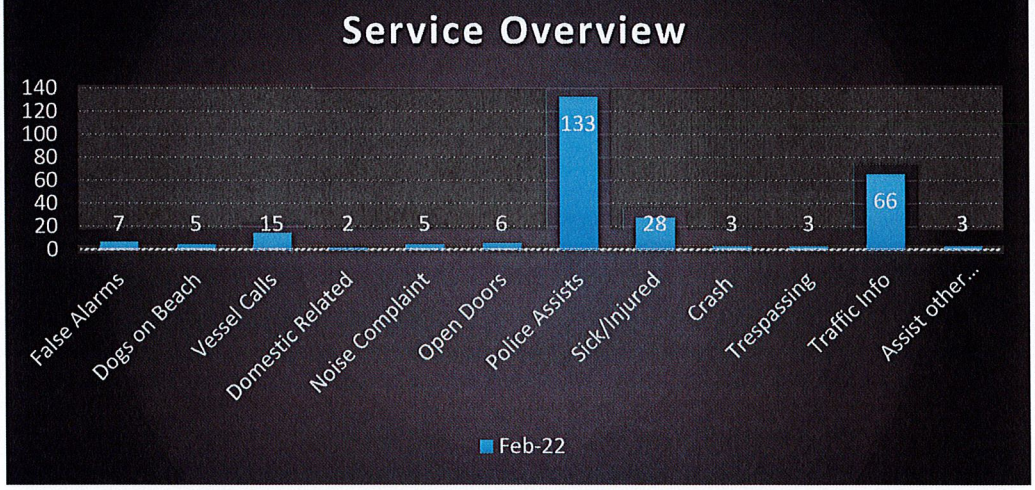
Marine/Beach Patrol:



Overall Calls for Service:







Training:

Police Law Institute (Online): Drone Law, Regulation, and Agency Implementation

Power DMS Topics: Risk Protection Orders

Letters:

Lieutenant James Pugliese was recognized by a resident who wrote to thank him for the rapid assistance he had rendered. The resident was walking along the roadway and had fallen, injuring her lower extremities. LT. Pugliese cleared a medical call and returned to patrol when he observed the resident on the ground. LT. Pugliese stopped to render aid and was able to flag down Fire Rescue to address her injury.

2022 Gas Usage Police Department

Employee	Department	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total Gallons
1-Szesnat	Police	49.3	34.2											83.5
2-O'Neill	Police	0.0	0.0											0.0
3-Pugliese	Police	48.7	62.8											111.5
4-Mastandrea	Police	0.0	0.0											0.0
5-Clark	Police	143.1	96.7											239.8
6-Gianino	Police	69.7	112.0											181.7
7-Kirchoff	Police	3.2	0.0											3.2
8-McGrath	Police	119.1	115.2											234.3
9-Kelly	Police	0.0	0.0											0.0
10-Steel	Police	0.0	0.0											0.0
11-Nolan	Police	24.7	34.2											58.9
12-Pope	Police	71.4	106.7											178.1
13-Stengel	Police	26.8	0.0											26.8
14-Torres	Police	0.0	0.0											0.0
16-MacLellan	Police	110.0	161.0											271.0
18-Beauparlant	Police	139.0	91.5											230.5
15-Grant	Police	84.6	87.3											171.9
24- Gonglewski	Police	0.0	0.0											
25- Engle	Police	0.0	0.0											
26-Joseph	Maintenance	0.0	16.2											0.0
17- Fondo	Police	0.0	0.0											0.0
Police Totals	**TOTALS**	889.6	917.8											1807.4

Gas Usage Water Department

19-Garray	Water Dept	0	0											0
20-Bullard	Water Dept	28.6	55.7											84.3
21-Charles	Water Dept	36.1	34.4											70.5
22-Knapstein	Water Dept	0	0											0
23-Rivera	Water Dept	23.6	0											23.6
Water Totals	**TOTALS**	88.3	90.1											178.4
Gas Tank	27 1/4" = 1640 GALLONS													

Vehicle/Mileage Recap FEBRUARY 2022

Unit	Type	Primary Use	EOM	BOM	CMM	PMM	INC/DEC
160	SUV	Road Patrol	77,980	77,725	255	3,432	-3,177
161	SUV	Road Patrol	74,781	69,988	4,793	1,625	3,168
162	Crown Vic.	Training/Decoy	125,144	125,144	0	0	0
2163	SUV	Road Patrol	39,574	34,579	4,995	5,335	-340
164	Charger	Chief	88,787	87,757	1,030	673	357
166	Charger	Admin	195,452	194,189	1,263	972	291
			Police	**TOTALS**	12,336	12,875	-539
170	Pickup Truck	Maintenance	96,098	96,018	80	128	-48
172	Pickup Truck	Water Dept	60,248	59,867	381	350	31
173	Pickup Truck	Water Dept	6,460	6,426	34	63	-29
174	Pickup Truck	Water Dept	12,597	12,116	481	480	1
			Water Dept	**Totals**	976	1,021	-45
			EOMH	**BOMH**	**CMH**	**PMH**	**INC/DEC**
M1	Boat (new engine)	Patrol	1547.52	1423.07	124	112	12
165	ATV	Patrol	366.3	358.3	8	7.6	0.4

Key

EOM= End of Month
BOM= Beginning of Month
CMM= Current Month Mileage
PMM= Previous Month Mileage
INC/DEC= Increase/Decrease
EOMH= End of Month Hours
BOMH= Beginning of Month Hours
CMH- Current Month Hours
PMH- Previous Month Hours

2022 Vehicle Mileage PD

Unit	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TM
160	3,432	255											3,687
161	1,625	4,793											6,418
162	0	0											0
2163	5,335	4,995											10,330
164	673	1030											1,703
166	972	1,263											2,235
TOTAL	12,037	12,336											24,373
GALLONS	890	918											1,807

Specialty Vehicles PD

Marine 1	112	124											236
ATV	7.6	8											15.6

Water Department

170	128	80											208
172	350	381											731
173	63	34											97
174	480	481											961
TOTAL	1,021	976											1,997
GALLONS	88.3	90.1											178

HILLSBORO BEACH POLICE DEPARTMENT
MARINE ONE PATROL LOG

BROWARD COUNTY
Enhanced Marine Law Enforcement Grant Porgram
Patrol OUI Payment Reimbursement Request

South Boundry of Zone 1 / Zone 2
Intracoastal Waterway/Hillsboro Inlet

2022 February

	OFFICER	DATE	PATROL TIME START	PATROL TIME END	TOTAL PATROL HOURS	BOAT ENGINE HOURS	VESSEL STOPS	ACCIDENTS	CITATIONS	CALLS FOR SERVICE	COMPLAINT # / CITATION #
WEEK 1	MacLellan	2/1/22	1400	2200	8	6.31	3				(1) Wake Zone Warn/ (2) Manatee Zone Warn
	MacLellan	2/2/22	1400	2200	8	6.3	4				(2) Wake Zone Warn/ (2) Manatee Zone Warn
	MacLellan	2/4/22	1400	2200	8	6.32	6				(2) Wake Zone Warn/ (4) Manatee Zone Warn
	MacLellan	2/5/22	1000	1800	8	6.33	7				(3) Wake Zone Warn/ (4) Manatee Zone Warn
WEEK 2	Grant	2/6/22	1200	2000	8	6.7	8				(7) Wake Zone Warn/ (1) Exclusionary Zone Warn
	MacLellan	2/8/22	1400	2200	8	6.3	3				(2) Wake Zone/ (1) Manatee Zone Warn
	MacLellan	2/11/22	1400	2200	8	6.3	6				(3) Wake Zone Warn/ (3) Manatee Zone Warn
	MacLellan	2/12/22	1000	1800	8	6.73	8				(5) Wake Zone Warn/ (3) Manatee Zone Warn
	Grant	2/13/22	0800	1600	8	6.05	2				(2) Wake Zone Warn
WEEK 3	MacLellan	2/15/22	1230	2230	10	8.59	5				(3) Wake Zone Warn/ (2) Manatee Zone Warn
	MacLellan	2/16/22	1400	2200	8	6.3	2				(1) Wake Zone Warn/ (1) Manatee Zone Warn
	MacLellan	2/18/22	1400	2200	8	6.3	5				(3) Wake Zone Warn/ (2) Manatee Zone Warn
	MacLellan	2/19/22	1000	1800	8	6.54	7				(4) Wake Zone Warn/ (3) Manatee Zone Warn
	Grant	2/20/22	1000	1800	8	6.94	9				(9) Wake Zone Warn
WEEK 4	MacLellan	2/21/22	1100	1900	8	6.26	7				(2) Wake Zone Warn/ (5) Manatee Zone Warn
	MacLellan	2/24/22	1400	2200	8	6.75	4				(2) Wake Zone Warn/ (2) Manatee Zone Warn
	Grant	2/25/22	1000	1800	8	6.4	7				(4) Wake Zone Warn/ (1) Exclusionary Zone Warn
	MacLellan	2/26/22	1000	1800	8	6.72	7				(3) Wake Zone Warn/ (4) Exclusionary Zone Warn
	Fondo	2/27/22	1000	1800	8	6.31	4				(4) Wake Zone Warn
WEEK 5											
				TOTALS	154	124.45	104	0	0	0	

CERTIFICATION: I hereby certify that the times and dates of the patrols reflect services rendered by the contracting Municipality / Agency for the Broward County EMLEG Program.

TOTAL _____

_____
GRANTEE PROJECT ADMINISTRATOR *DATE*

NOTE: Grantee shall submit to County a certified copy of the officer's time card reflecting services rendered and appropriate approvals by grantee

Gmail

James Pugliese <jpugliese@townofhillsborobeach.com>

Maren Shore/12-21-21

atshore@bellsouth.net <atshore@bellsouth.net>
To: jpugliese@townofhillsborobeach.com

Mon, Mar 14, 2022 at 3:58 PM

Lt. Pugliese –

On December 21, 2021 – I fell on A1A, while walking with my husband (Al Shore). You were very quick to help me and I wasn't very quick to thank you! I did try calling and left a message "thanking you". I hope you got that message.

In case you didn't receive it, I'm extending my belated gratitude to you for your help. I'm all healed and back walking on A1A. We thought we might see you while walking and personally thank you - but we haven't seen you! We must be on different shifts!

Again, Thank You for your help and your service to our town. Our community is a very rare and special one. Without you and the other police staff it might not be as great.

WE genuinely appreciate your service to us and our town!

Maren & Al Shore

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

TOWN OF HILLSBORO BEACH

Phone: (954) 427-4011
Fax: (954) 427-4834

TO: Mayor Deb Tarrant and Commission

FROM: Steve Mitchell, Building Official

DATE: March 18, 2022
SUBJECT: February 2022 Building Department Report

Plan review and inspection workloads are steady, with most of the work coming from individual condo renovations. We still don't have much inspection activity on the new single-family homes, but that should be ramping up soon.

Opal Towers West has made almost no progress on the fire repair project. The plans had been resubmitted in February for review, but the building department agreed to pause the review briefly to allow the new board to get up to speed. After several weeks with no input from any stakeholders we completed the review (disapproved by all trades) and have advised the contractor to once again pick up the plans for correction. The project has been complicated by trying to incorporate upgrades and enhancements into what should have been a relatively simple restoration/repair permit.

Our newest team member, Patesha Johnson joined us on March 7th as a full time permit tech, and will be assuming most of the tasks that have usually been performed by Mariana, while Mariana takes time off to enjoy her growing family.

Respectfully Submitted,

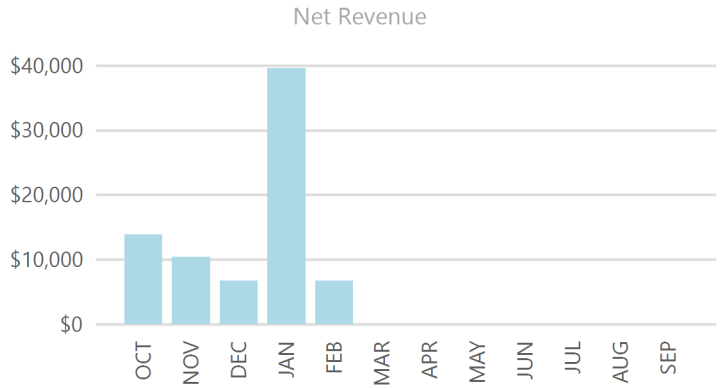
Steven Mitchell
Building Official | Chief Electrical Inspector
Building Code Services | Town of Hillsboro Beach

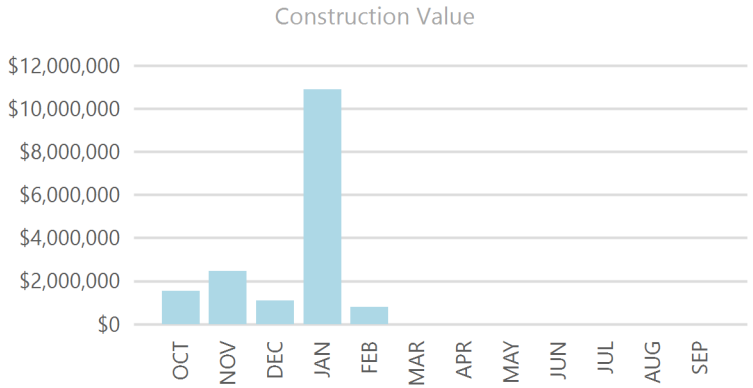
Calvin, Giordano & Associates, Inc.
1210 Hillsboro Mile |Hillsboro Beach FL 33062
Office: 954.427.4011 |Fax: 954.427.4834 |Cell: 954.592.5057
Fort Lauderdale | Miami-Dade | West Palm Beach | Clearwater/Tampa | Estero | Port St. Lucie

Town of Hillsboro Beach
Building Department
Summary Report

Start Date: 2/1/2022
End Date: 2/28/2022

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
Construction Value	$1,555,179	$2,455,199	$1,101,323	$10,888,675	$808,681	$0	$0	$0	$0	$0	$0
Building Permit Fees	$83,459	$62,111	$37,785	$243,176	$28,864	$0	$0	$0	$0	$0	$0
Fire & Zoning Fees	$1,350	$1,050	$1,050	$3,150	$2,400	$0	$0	$0	$0	$0	$0
Total Revenue	$84,809	$63,161	$38,835	$246,326	$31,264	$0	$0	$0	$0	$0	$0
CGA Expense	$70,940	$52,795	$32,117	$206,700	$24,535	$0	$0	$0	$0	$0	$0
Town Revenue	$13,869	$10,367	$6,718	$39,626	$6,730	$0	$0	$0	$0	$0	$0





Sep	YTD
$0	$16,809,056
$0	$455,396
$0	$9,000
$0	$464,396
$0	$387,086
$0	$77,309

Town of Hillsboro Beach
Building Department
Finance Report

Start Date: 2/1/2022
End Date: 2/28/2022

	Permit Fees	Town Revenue	Fire Fees	Zoning Fees	Admin Fees	CGA Revenue	BORA	DBPR	DCA
MTD	$28,864.18	$4,329.63	$750.00	$1,650.00	$400.00	$24,534.55	$439.32	$359.20	$255.18
YTD	**$455,395.67**	**$68,309.35**	**$2,550.00**	**$6,450.00**	**$1,500.00**	**387,086.32**	**$9,238.84**	**$7,125.63**	**$4,853.86**

Town of Hillsboro Beach
Building Department
Permit Report

Start Date: 2/1/2022
End Date: 2/28/2022

Permit Type	# Issued	Building Permit Fees
COMMERCIAL A/C CHANGE OUT	1	4,825.64
COMMERCIAL ALTERATION	1	335.00
COMMERCIAL CONCRETE RESTORATION	1	1,677.45
RESIDENTIAL A/C CHANGE OUT	3	484.41
RESIDENTIAL ADDITION	1	380.00
RESIDENTIAL ALTERATION	14	9,438.08
RESIDENTIAL DEMOLITION	1	1,020.00
RESIDENTIAL DOCK	1	1,417.25
RESIDENTIAL DRIVEWAY/WALK PAVERS	1	583.00
RESIDENTIAL ELECTRICAL MISCELLANEOUS	2	743.04
RESIDENTIAL IRRIGATION SYSTEM/SPRINKLERS	1	95.00
RESIDENTIAL NEW ROOF	1	1,855.00
RESIDENTIAL SITE	1	927.50
RESIDENTIAL STRUCTURAL MISCELLANEOUS	2	190.00
RESIDENTIAL WATER HEATER	1	95.00
RESIDENTIAL WINDOWS/DOORS/SHUTTERS	18	4,702.81
SINGLE FAMILY RESIDENCE	1	95.00
	51	***$28,864.18***

Town of Hillsboro Beach
Building Department
Issued Permits Report

Start Date: 2/1/2022
End Date: 2/28/2022

	Folio #	Permit #	Date Issued	Job Address	Job Sub Division	Construction Value
RESIDENTIAL ALTERATION						
	484308AP0890	22342161-0	2/1/2022	1198 HILLSBORO MILE (UNIT 232)	HILLSBORO IMPERIAL APTS CONDO	$24,550.00
	484308AH1940	22342306-0	2/7/2022	1147 HILLSBORO MILE (UNIT 708)	OPAL TOWERS CONDO	$14,500.00
	484308BC0700	22342510-0	2/11/2022	1239 HILLSBORO MILE (UNIT 304)	PORT DE MER CONDO	$78,000.00
	484320000170	22342577-0	2/15/2022	977 HILLSBORO MILE (CARPORT)	NA	$118,261.90
	484308AH1290	21336568-1	2/22/2022	1147 HILLSBORO MILE (UNIT 214)-SHOWER PAN	OPAL TOWERS CONDO	$385.00
	484308BC0680	22342832-0	2/24/2022	1239 HILLSBORO MILE (UNIT 302)	PORT DE MER CONDO	$14,900.00
	484308BD0830	22342856-0	2/24/2022	1150 HILLSBORO MILE (UNIT 708)		$8,000.00
	484317AB0020	22342869-0	2/25/2022	1051 HILLSBORO MILE (UNIT 202E)	HILLSBORO LE BARON CONDO	$5,000.00
					Grand Total	**$263,596.90**

Town of Hillsboro Beach
Building Department
Activity Report

Start Date: 2/1/2022
End Date: 2/28/2022

Discipline	Total # of Inspections	Plan Review	Permits Applied
Building	73	47	31
Electrical	20	28	13
Plumbing	28	20	13
Mechanical	22	17	9
Fire	4	5	2
Zoning	0	14	4
Totals	**147**	**131**	**72**

Town of Hillsboro Beach
Building Department
Plan Review Times Report

Start Date: 2/1/2022
End Date: 2/28/2022

	Number of Reviews	Average Days In Review	Most Days In Review
Completed Reviews	116	6.77	62.80

Town of Hillsboro Beach
1210 Hillsboro Mile
Hillsboro Beach, FL 33062

Code Compliance Summary Report

From 2/1/2022 **To** 2/28/2022 **Corridor** (All Corridors)

Case Totals for Period

Cases Open at Start of Period	66
Cases Opened During Period	12
Cases Opened as result of Complaint	12
Cases Closed During Period	5
Cases Closed due to compliance	3
Cases Open at End of Period	73

Inspections	12
Reinspections	13
Total	**25**

Special Magistrate Cases During Period 0

Case Summary by Officer

Officer	Open at Start	Opened During Period	Opened as result of Complaint	Closed During Period	Closed due to compliance	Open at End of Period
B. Pita/N/A	64	12	12	4	3	72
M. Sotolongo/N/A	2	0	0	1	0	1
Total	**66**	**12**	**12**	**5**	**3**	**73**

Town of Hillsboro Beach
1210 Hillsboro Mile
Hillsboro Beach, FL 33062

Code Compliance Summary Report

From 2/1/2022 **To** 2/28/2022 **Corridor** (All Corridors)

Inspections by Officer

Officer	Inspections	Reinspections	Total
B. Pita/N/A	12	13	25
Total	**12**	**13**	**25**

Summary of Cases Opened by Incident Type

Incident Type	Number
Fire Inspection	11
Vacation Rental Registration	1
Total	**12**

Revenue Summary

	Period Start	During Period	Period End
Total Fines Assessed	$231,050.00	$40,500.00	$271,550.00
Total Payments	$0.00	$0.00	$0.00
Balance	**$231,050.00**		**$271,550.00**

Town of Hillsboro Beach
1210 Hillsboro Mile
Hillsboro Beach, FL 33062

Case Action Report*

From 2/1/2022 **To** 2/28/2022 **Corridor** (All Corridors)

Date Issue	Incident Type	Site Address	Status	Documents Issued		
2/1/2022	Fire Inspection	1207 HILLSBORO MILE, HILLSBORO BEACH, FL 33062	Closed	Date Issue	Type	Officer Assigned
				2/1/2022	Courtesy Notice	B. Pita
				2/1/2022	Complaint	B. Pita
				2/28/2022	Affidavit of Compliance	
2/1/2022	Fire Inspection	1202 HILLSBORO MILE, HILLSBORO BEACH, FL 33062	Open	Date Issue	Type	Officer Assigned
				2/1/2022	Courtesy Notice	B. Pita
				2/1/2022	Complaint	B. Pita
2/1/2022	Fire Inspection	1200 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 #East	Open	Date Issue	Type	Officer Assigned
				2/1/2022	Courtesy Notice	B. Pita
				2/1/2022	Complaint	B. Pita
2/1/2022	Fire Inspection	1200 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 #West	Open	Date Issue	Type	Officer Assigned
				2/1/2022	Courtesy Notice	B. Pita
				2/1/2022	Complaint	B. Pita
2/1/2022	Fire Inspection	1189 HILLSBORO MILE, HILLSBORO BEACH, FL 33062	Open	Date Issue	Type	Officer Assigned
				2/1/2022	Courtesy Notice	B. Pita
				2/1/2022	Complaint	B. Pita
2/1/2022	Fire Inspection	1166 HILLSBORO MILE, HILLSBORO BEACH, FL 33062	Open	Date Issue	Type	Officer Assigned
				2/1/2022	Courtesy Notice	B. Pita
				2/1/2022	Complaint	B. Pita
2/8/2022	Fire Inspection	1043 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 #Building C	Open	Date Issue	Type	Officer Assigned
				2/8/2022	Courtesy Notice	B. Pita
				2/8/2022	Complaint	B. Pita
2/8/2022	Fire Inspection	1043 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 #Building D	Open	Date Issue	Type	Officer Assigned
				2/8/2022	Courtesy Notice	B. Pita
				2/8/2022	Complaint	B. Pita

*Cases included in this report are those where the owner was first cited within the date range and corridor specified

Town of Hillsboro Beach
1210 Hillsboro Mile
Hillsboro Beach, FL 33062

Case Action Report*

From 2/1/2022 **To** 2/28/2022 **Corridor** (All Corridors)

2/8/2022	Fire Inspection	1045 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 #Building A	Open	Date Issue	Type	Officer Assigned
				2/8/2022	Courtesy Notice	B. Pita
				2/8/2022	Complaint	B. Pita
2/8/2022	Fire Inspection	1057 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 #Common Area	Open	Date Issue	Type	Officer Assigned
				2/8/2022	Courtesy Notice	B. Pita
				2/8/2022	Complaint	B. Pita
				2/14/2022	Affidavit of Non-Compliance	
2/8/2022	Fire Inspection	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062	Open	Date Issue	Type	Officer Assigned
				2/8/2022	Courtesy Notice	B. Pita
				2/8/2022	Complaint	B. Pita

*Cases included in this report are those where the owner was first cited within the date range and corridor specified

Code Compliance Report - All Open Cases (as of March 8, 2022) for Town of Hillsboro Beach, FL

All Open Cases (as of March 8) - Town of Hillsboro

	Incident Type	Owner	Site Address	Date Created
1	Fire Inspection	COMMON AREA / Hillsboro Mile Ocean Apartments Building B	1045 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 #Building B	3/1/2022
2	Fire Inspection	COMMON AREA / Hillsboro Mile Ocean Apartments Building E	1041 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 #Building E	3/1/2022
3	Fire Inspection	COMMON AREA / Hillsboro Mile Ocean Apartments Building F	1039 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 #Building F	3/1/2022
4	Fire Inspection	COMMON AREA Hillsboro Mile Towers	1035 HILLSBORO MILE, HILLSBORO BEACH, FL 33062	3/1/2022
5	Fire Inspection	COMMON AREA / Hillsboro Colonnades	1161 HILLSBORO MILE, HILLSBORO BEACH, FL 33062	3/1/2022
6	Fire Inspection	COMMON AREA / Ocean Hillsboro	1069 HILLSBORO MILE, HILLSBORO BEACH, FL 33062	2/8/2022
7	Fire Inspection	COMMON AREA / DIAMONDHEAD CONDO	1057 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 #Common Area	2/8/2022
8	Fire Inspection	COMMON AREA / Hillsboro Mile Ocean Apt Building A	1045 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 #Building A	2/8/2022
9	Fire Inspection	COMMON AREA / Hillsboro Mile Ocean Apt	1043 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 #Building D	2/8/2022
10	Fire Inspection	COMMON AREA / Hillsboro Mile Ocean Apartments	1043 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 #Building C	2/8/2022
11	Fire Inspection	Common Area PIECES O'EIGHT CONDOMINIUM	1166 HILLSBORO MILE, HILLSBORO BEACH, FL 33062	2/1/2022
12	Fire Inspection	COMMON AREA / OCEAN CREST APTS CONDO	1189 HILLSBORO MILE, HILLSBORO BEACH, FL 33062	2/1/2022
13	Fire Inspection	COMMON AREA / 1200 HILLSBORO MILE CONDO BLDG (WEST)	1200 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 #West	2/1/2022
14	Fire Inspection	COMMON AREA / 1200 HILLSBORO MILE CONDO BLDG (EAST)	1200 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 #East	2/1/2022
15	Fire Inspection	COMMON AREA / SHORELAND CO-OP	1202 HILLSBORO MILE, HILLSBORO BEACH, FL 33062	2/1/2022
16	Fire Inspection	COMMON AREA/Palm Hill Ocean Apts	1212 HILLSBORO MILE, HILLSBORO BEACH, FL 33062	12/29/2021
17	Fire Inspection	COMMON AREA/The Sea Club of Hillsboro Beach	1221 HILLSBORO MILE, HILLSBORO BEACH, FL 33062	12/29/2021
18	Fire Inspection	COMMON AREA/Royal Flamingo Villas	1225 HILLSBORO MILE, HILLSBORO BEACH, FL 33062	12/28/2021
19	Fire Inspection	COMMON AREA/Sunrise Ocean Suites	1231 HILLSBORO MILE, HILLSBORO BEACH, FL 33062	12/29/2021
20	Fire Inspection	COMMON AREA/Mediterranea	1228 HILLSBORO MILE, HILLSBORO BEACH, FL 33062	12/29/2021
21	Building Permit Required	RONEMUS,DAVID SCHNEIDER,SUSAN LYNN	1057 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 713	1/12/2022
22	Building Permit Required	SESSA,RALPH	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 315	12/28/2021
23	Building Permit Required	GHATTAS,MONA A GHATTAS,RAOUF T	1147 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 1006	12/28/2021
24	Building Permit Required	SMITH,SHARON M	1035 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 27	12/28/2021

25	Vacation Rental Registration	NICKEL-SCHINDEWOLF,SUSAN	1225 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 Z2	7/16/2021
26	Building Permit Required	LEHR,KATHLEEN P LEHR,RAYMOND V JR	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 1012	12/29/2021
27	Building Permit Required	DEL PICO,STEPHEN E & CAROL-ANN	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 302	1/4/2022
28	Vacation Rental Registration	VILLA SS INC	1225 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 SS1	7/16/2021
29	Vacation Rental Registration	VILLA M INC	1225 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 M2	7/16/2021
30	Vacation Rental Registration	VILLA HH LLC	1225 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 HH2	7/16/2021
31	Vacation Rental Registration	VILLA H INC	1225 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 H2	7/16/2021
32	Vacation Rental Registration	VAN-VILLA LLC % THOMAS JENKS	1225 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 G2	7/16/2021
33	Vacation Rental Registration	SCHINDEWOLF,MARK A NICKEL-SCHINDEWOLF,SUSAN G	1225 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 EE2	7/16/2021
34	Vacation Rental Registration	ROYAL FLAMINGO VILLAS CONDO INC	1225 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 2	7/16/2021
35	Vacation Rental Registration	RFVA LLC	1225 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 A2	7/16/2021
36	Vacation Rental Registration	PEAK,ANDREW	1225 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 J1	7/16/2021
37	Vacation Rental Registration	NICKEL,CHARLES JOHN	1225 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 Y2	7/16/2021
38	Vacation Rental Registration	MEYER,EDWARD C JR & BARBARA G	1225 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 AA2	7/16/2021
39	Vacation Rental Registration	MARMAC PRODUCTIONS LTD % MARY MACPHERSON	1225 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 TT1	7/16/2021
40	Vacation Rental Registration	MARIO BUONAURO REV TR BUONAURO,MARIO TRSTEE	1225 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 JJ1	7/16/2021
41	Zoning Violation	MACPHERSON REALTY PETERBROUGH	1225 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 KK2	7/16/2021
42	Vacation Rental Registration	MACPHERSON REALTY PETERBOROUGH LTD	1225 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 S2	7/16/2021
43	Vacation Rental Registration	MACPHERSON REALTY LMTD INC CARVIN,ROZLYN	1225 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 E2	7/16/2021
44	Vacation Rental Registration	JENKS,THOMAS RALPH	1225 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 W1	7/16/2021
45	Vacation Rental Registration	JENKS,THOMAS RALPH	1225 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 V1	7/16/2021
46	Vacation Rental Registration	J J HOEY INC	1225 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 OO2	7/16/2021
47	Vacation Rental Registration	J & D MURPHY HOLDINGS INC	1225 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 N2	7/16/2021
48	Vacation Rental Registration	HORGAN,LINDA HORGAN,TIMOTHY	1225 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 P2	7/16/2021
49	Vacation Rental Registration	HHH PARTNERSHIP % MARK HEINRICH	1225 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 B2	7/16/2021
50	Vacation Rental Registration	H P A ESTATES LLC	1225 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 Q1	7/15/2021

51	Vacation Rental Registration	GESTION BAILLOT INC	1225 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 R1	7/15/2021
52	Vacation Rental Registration	GAUDETTE & GAUDETTE INC	1225 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 L2	7/15/2021
53	Vacation Rental Registration	DUNN,JAMES F FRIEDRICH,SANDRA ELLEN	1225 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 CC2	7/15/2021
54	Vacation Rental Registration	DICKINSON,DAVID & JENNIFER SPEESE,WALTER & KATHRYN	1225 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 GG2	7/15/2021
55	Vacation Rental Registration	CURTIS,JUDITH L	1225 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 K2	7/15/2021
56	Vacation Rental Registration	CHRISTINE C BUCHNER REV TR BUCHNER,CHRISTINE TRSTEE	1225 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 D2	7/15/2021
57	Vacation Rental Registration	CHARLES R KIRCHER FAM TR KIRCHER,CHARLES TRSTEE	1225 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 DD1	7/15/2021
58	Vacation Rental Registration	CHARLES R KIRCHER FAM TR KIRCHER,CHARLES R TRSTEE	1225 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 F1	7/15/2021
59	Vacation Rental Registration	CARVIN,MARGARET CARVIN,MICHAEL A	1225 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 QQ2	7/15/2021
60	Vacation Rental Registration	CARVIN,JOSEPH	1225 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 RR2	7/15/2021
61	Vacation Rental Registration	BRUNO RICHTER TR ANNELIESE FALTERBAUER TR ETAL	1225 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 BB2	7/15/2021
62	Vacation Rental Registration	BRUNO RICHTER DECLARATION OF TR ANNELIESE FALTERBAUER TR ETAL	1225 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 U1	7/15/2021
63	Vacation Rental Registration	BEDNARZ,MARYANN BEDNARZ,PAUL A	1225 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 O1	7/15/2021
64	Vacation Rental Registration	BEDNARZ,ANTHONY & MARIANNE	1225 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 FF2	7/15/2021
65	Vacation Rental Registration	58 PARK AVE CORP % PETER CAPOZZI	1225 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 X2	7/15/2021
66	Building Permit Required	ILTEN,LEE A JR & ETHEL M	1187 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 4W	7/30/2021
67	Tide Water Seawall King Tide Criteria	MIRCHANDANI,KISHORE H/E MIRCHANDANI,ANJALI	995 HILLSBORO MILE, HILLSBORO BEACH, FL 33062	10/5/2021
68	Tide Water Seawall King Tide Criteria	TUCHEN, MICHAEL HENNING	973 HILLSBORO MILE, HILLSBORO BEACH, FL 33062	6/7/2021
69	Tide Water Seawall King Tide Criteria	WINTER SUN INVESTMENTS LLC	1206 HILLSBORO MILE, HILLSBORO BEACH, FL 33062	9/30/2021
70	Tide Water Seawall King Tide Criteria	WINTER SUN INVESTMENTS LLC	1205 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 101	8/30/2021
71	Tide Water Seawall King Tide Criteria	PAUL C JANKOWSKI JR REV TR LISA M JANKOWSKI REV TR	949 HILLSBORO MILE, HILLSBORO BEACH, FL 33062	3/28/2020
72	Building Permit Required	LAMBERT,JAMES R	981 HILLSBORO MILE, HILLSBORO BEACH, FL 33062	8/10/2021
73	Tide Water Seawall King Tide Criteria	CELENTANO,MARY VINCENT & MARY CELENTANO 2012 TR	987 HILLSBORO MILE, HILLSBORO BEACH, FL 33062	3/27/2020
74	Nuisance	MILLIONAIRE PORTFOLIO GROUP LLC	1150 HILLSBORO MILE, HILLSBORO BEACH, FL 33062 812	1/10/2021
75	Tide Water Seawall King Tide Criteria	BAYLESS, BENJAMIN W BAYLESS, RACHEL A	1009 HILLSBORO MILE, HILLSBORO BEACH, FL 33062	10/17/2020
76	Tide Water Seawall King Tide Criteria	BAHRAM AKRADI LLC	997 HILLSBORO MILE, HILLSBORO BEACH, FL 33062	10/18/2020

TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

Phone: (954) 427-4011
www.townofhillsborobeach.com

Agenda Item Cover Memo

Agenda Item: **Community Event - Saturday, April 30, 2022 (9am-12pm)**
Household Hazardous Waste Drop-off , Prescription Drug Take Back, Electronic Recycling, FREE Shredding & Blood Drive

Submitting Dept: **Town Clerk, Sherry Henderson, Town Clerk**

Agenda Date: **April 5, 2022**

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS: 1. Recycling Drug Take Back 4-30-2022

Free Recycling & Shredding Event

Town Hall
Saturday, April 30, 2022
9:00 AM - 12:00 PM

Electronics Recycling

- Computer & accessories
- Mobile devices
- TVs & Office equipments
- Most small home appliances

Prescription Drug Drop off

Household Hazardous Waste

- Rechargeable batteries
- Oil-based paints
- Latex paint
- Cleaners & acids
- Pesticides & oils
- Fluorescent bulbs
- Mercury thermostats & thermometers
- Stains & thinners

KEEP HILLSBORO BEACH BEAUTIFUL

Town of Hillsboro Beach residents only

For questions: www.townofhillsborobeach.com

954-427-4011

TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

Phone: (954) 427-4011
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Agenda Item Cover Memo

Agenda Item: **Town Hall Facade Update**
Submitting Dept: **Town Clerk, Sherry Henderson, Town Clerk**
Agenda Date: **April 5, 2022**

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS: None

TOWN OF HILLSBORO BEACH

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Agenda Item Cover Memo

Agenda Item: **Fiscal Year 2022-2023 Budget Hearing Calendar**
Submitting Dept: **Town Clerk, Sherry Henderson, Town Clerk**
Agenda Date: **April 5, 2022**

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

2. FINANCIAL IMPACT

3. RECOMMENDATION

ATTACHMENTS: 1. Budget Calendar

FY 2023 Budget Calendar

Key Date	Activity / Tasks
April 15	Budget worksheets provided to Department Heads
May 13	Review Budget worksheets with Town Manager and Department Heads
May 31	Receipt of Estimated Assessable Property Values
June 7 – 9:00 AM	Preliminary budget discussion to establish budget priorities
June 16	Preliminary budget submitted to Town Manager
July 1	Property Appraiser certifies the taxable values
July 12 - 9:00 AM	Town Commission discusses preliminary budget and adopts Proposed Millage Rate
August 2	County School Board Budget Hearing #1
August 4	Deadline for submitting DR 420 to Property Appraiser & Tax Collector a) Include Proposed Millage Rate b) the current rollback rate c) The date, time, and meeting place of the Tentative Budget Hearing
September 8	County Budget Hearing #1
September 12 - 5:01 PM	Town of Hillsboro Beach 1st Budget & Millage Rate Hearing (date pending approval)
September 13	County School Board Budget Hearing #2
September 15	Certify non-ad valorem assessment roll to tax collector
September 15	Publish Budget Summary in Local Newspaper
September 19 – 5:01 PM	Town of Hillsboro Beach 2nd and Final Budget Hearing (date pending approval)
September 20 – 5:01 PM	County Budget Hearing #2
September 22	Remit Adopted Millage Rate to Property Appraiser & Tax Collector
October 1	Submit all Tax Documents to Florida Department of Revenue

** Per Florida Statutes, the hearing dates scheduled by the county commission and school board shall not be utilized by any other taxing authority within the county for its public hearings.