



TOWN OF HILLSBORO BEACH
1210 Hillsboro Mile, Hillsboro Beach, Florida 33062
February 4, 2020 | 9:00 AM

BOARD OF ZONING & APPEALS AGENDA

MAYOR DEBORAH L. TARRANT
VICE MAYOR IRENE KIRDAHY
COMMISSIONER VICKY FEAMAN
COMMISSIONER BARBARA BALDASARRE
COMMISSIONER ANDREW R. BROWN

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

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

I. QUASI-JUDICIAL PUBLIC HEARINGS

- A. Site Plan Approval Request from Manuel Antonio Toro, from Fortified Structures Group, LLC, Agent for property owner John Wu and property located at 957 Hillsboro Mile, Hillsboro Beach, FL 33062.**

REQUEST: Applicant is seeking Site Plan Approval for property

Applicant: Manuel Antonio Toro, 111 N. Orange Ave. Suite 800, Orlando, FL 32801

- All interested parties are sworn in by Town Attorney
- Staff Presentation
- Commission Discussion
- Public Hearing Opened
- Public Comments
- Public Hearing Closed
- Commission Discussion
- Commission Motion & Second
- Commission Vote

II. ADJOURNMENT



TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

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

Agenda Item Cover Memo

Agenda Item: Site Plan Approval Request from Manuel Antonio Toro, from Fortified Structures Group, LLC, Agent for property owner John Wu and property located at 957 Hillsboro Mile, Hillsboro Beach, FL 33062.

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- Commission Motion & Second
- Commission Vote

Submitting Dept: Planning & Zoning, Daniela Joseph, Administrative Assistant

Agenda Date: February 4, 2020

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

2. FINANCIAL IMPACT



TOWN OF HILLSBORO BEACH

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3. RECOMMENDATION

ATTACHMENTS: 1. 2-4-2020 Board Zoning Agenda Packet



January 25, 2020

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

RE: 957 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 957 Hillsboro Mile submitted to the Town on January 1, 2019. The owner of the property John Wu has assigned Manuel Antonio Toro from Fortified Structures Group, LLC as authorized agent. The applicant submitted plans for a (3) story single family residence East of A1A with minimal improvements west of A1A for site plan approval.

Background

The applicant is requesting Site Plan approval to construct a 3-story 14,407 square foot single family residence on the East side. Improvements include the proposed residence and swimming pool with sun deck located at the front of the property. The lot is currently vacant. The improvements west of A1A are limited to raising seawall to meet current code requirements. The proposed single-family residence along with improvements meet Town of Hillsboro Beach zoning regulations (with noted exceptions).

Documents Submitted

Information submitted with the Site Plan Approval request include an application, boundary survey, Architectural plans, Civil Engineering plans, and Landscape plans. Joe Arenal reviewed the aforementioned documents and found the latest submitted plans satisfied zoning regulations (with noted exceptions) of Town of Hillsboro Beach, Florida Code of Ordinances.

General Description of the Development Proposal

The lot area is approximately 1.23 acres. On the East side of Hillsboro Mile the proposed single family residence is permitted in the RS-2 zoning district. Minimal improvements were proposed on the west side of Hillsboro Mile.

Site Plan Review and Comments

The Site Plan application was submitted on January 31, 2019. Several rounds of comments were provided over 2019 and the corrected plans submitted January 24, 2020 (with exceptions noted below) are consistent with the Town's Land Development Regulations.

The following comments still need to be addressed prior to issuance of Building Permit:

1. Provide Florida Department of Environmental Protection, formerly Department of Natural Resources approval for construction beyond Coastal Construction Line. Approval or letter of exception will be required as part of the Zoning approval for Building Permit Application.
2. Compliance with FEMA flood criteria regulations. Max slab depth 10" as lowest horizontal structural member.
3. Provide Site Management Plan per section 12-49.
4. Compliance with Ordinance 2017-295 Marine Turtle Protection
5. Broward County Tree removal permit (if necessary).
6. Broward County Environmental approval for regrading in Dune area.

Staff Recommendation

Staff recommends Site Plan approval for plans submitted on January 24, 2020 addressing review comments, along with items 1 thru 6 (comments still to be addressed) as conditions of approval comply with all applicable code regulations.

Sincerely,

Joe Arenal
Town Planner



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: _____

Zoning Board Meeting Date: _____

Property Control # _____

Town Commission Meeting Date: _____

PROPERTY OWNER(S)		AUTHORIZED AGENT	
NAME:	John Wu	NAME:	Manuel Antonio Toro Fortified Structures Group LLC
ADDRESS:	957 Hillsboro Mile Hillsboro Beach, FL 33062	ADDRESS:	111 N. Orange Ave. Ste 800 Orlando, FL 32801
PHONE:	CELL: 954-646-8021	PHONE:	CELL: 407-721-0594
E-MAIL:	johnwuf79@aol.com	E-MAIL:	ATORO@fortifiedstructures.com
	FAX:		FAX: 866-803-8281

APPLICANT'S CERTIFICATION

(1) John Wu (owner), (architect) or (authorized agent) affirm and certify that I understand and will comply with 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]
Signature

John Wu
Print Name

STATE OF FLORIDA, COUNTY OF BROWARD

The foregoing instrument was acknowledged before me on this 31st day of January 2019, by John Wu as _____ for _____

Personally know ☒ or has produced identification _____ Type of Identification _____

[Signature]
Notary Signature
Hsiu-ying Huang
Print Notary Name



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 COUNIER 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: 957 Hillsboro mile, Hillsboro Beach, FL 33062 District: _____

Proposed Zoning: _____

Existing Comprehensive Plan Designation: _____

Proposed Comprehensive Plan Designation: _____

Existing Land Use: Residential, Single Family

Proposed Land Use: Residential, Single Family

Total Site Area: 60,236 Sq. Ft. _____ Acres

Flood Zone Category: VE

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. _____

Vacant Land

Describe the type of operation or business proposed; or the proposed construction. _____

Construction of a Single Family Residence.

Estimated construction cost: \$4,000,000.00

Describe in detail the phasing of the proposed development. _____

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.)

Construct a single family residence following all local, state, and federal requirements.

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. _____

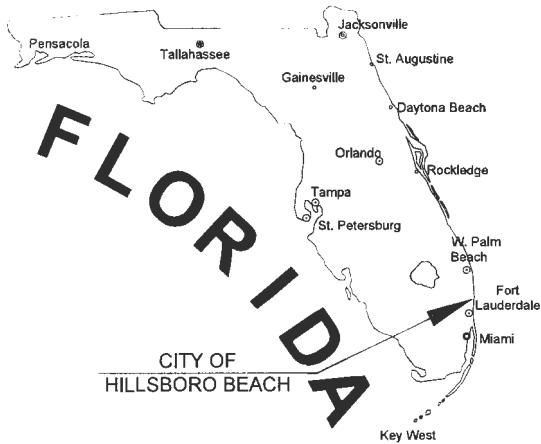
Has a site plan been previously approved by the Town Commission for this property?

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)

CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE PLANS

FOR WU RESIDENCE 957 HILLSBORO MILE CITY OF HILLSBORO BEACH BROWARD COUNTY, FLORIDA



LEGAL DESCRIPTION
A PARCEL OF LAND IN GOVERNMENT LOT 5 OF SECTION 20 TOWNSHIP 48 SOUTH, RANGE 43 EAST BROWARD COUNTY, FLORIDA, MORE PARTICULARLY 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 INTRACOSTAL WATERWAY, SAID LANDS SITUATE IN BROWARD COUNTY, FLORIDA AND CONTAINING 53,884 SQUARE FEET (1.237 ACRES) MORE OR LESS.

PROPERTY ADDRESS: 957 HILLSBORO MILE, HILLSBORO BEACH, FLORIDA 33062

PROPERTY OWNER: JOHN H. WU

OWNER: MR. JOHN H. WU
ARCHITECT: LIZARDO, INC. ARCHITECTS
CIVIL ENGINEER: KEITH AND ASSOCIATES
LANDSCAPE ARCHITECT: KEITH AND ASSOCIATES

VICINITY MAP
(NOT TO SCALE)
SECTION 20, TOWNSHIP 48S, RANGE 43E

Index of Sheets	
Sheet Identification	Sheet Title
---	COVER
---	SURVEY
---	CIVIL ENGINEERING
GI-001	LEGEND
GI-002	SPECIFICATIONS
GI-003	GENERAL NOTES
CP-101	ENGINEERING PLAN
CP-102	DRAINAGE CALCULATION PLAN
CP-501	CONSTRUCTION DETAILS
CG-101	EROSION CONTROL PLAN
CG-501	EROSION CONTROL DETAILS
---	LANDSCAPE
LD-101	TREE DISPOSITION PLAN
LP-101	LANDSCAPE PLAN
LP-102	LANDSCAPE PLAN
LP-101.1	EXISTING DUNE VEGETATION PLAN
LP-101.2	PROPOSED DUNE VEGETATION PLAN
LL-101	LANDSCAPE LIGHTING
LL-101.1	LANDSCAPE LIGHTING (EAST OF CCCL)
LD-101	LANDSCAPE DETAILS
LN-101	LANDSCAPE NOTES
IR-101	IRRIGATION PLAN
IR-102	IRRIGATION PLAN



THESE PLANS MAY HAVE BEEN
REPRODUCED IN WHOLE OR IN PART
WITHOUT PERMISSION OF THE
AUTHOR. THIS MUST BE CONSIDERED WHEN
OBTAINING SCALED DATA.



PREPARED FOR
MR. JOHN H. WU
957 HILLSBORO MILE
HILLSBORO BEACH
HILLSBORO BEACH, 33062

PROJECT No. 09236.00 FEBRUARY 26th, 2019
LATEST REVISION NOVEMBER 11th, 2019

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CONSTRUCTION SPECIFICATIONS

Section 20 - General Specifications Paving Grading Drainage and Earthwork

20.1 General

20.1.1 It is the intent of these specifications to describe the minimum acceptable technical requirements for the materials and workmanship for construction of the improvements for this project. Such improvements may generally include, but not be limited to: clearing, grading, paving, removal of existing pavement, storm drainage, water lines and sanitary sewers.

20.2 It is the intent that the Florida Department of Transportation (FDOT) "Standard Specifications for Road and Bridge Construction" (current edition) together with "Supplemental Specifications for the Standard Specifications for Road and Bridge Construction" (current edition), and the FDOT Roadway and Traffic Design Standards (current edition) be used where applicable for the various work, and that where such wording therein refers to the State of Florida and its Department of Transportation and personnel, such wording is intended to be replaced with the wording which would provide proper terminology, thereby meeting such "Standard Specifications for Road and Bridge Construction" together with the "FDOT Roadway and Traffic Design Standards" as the "Standard Specifications" for this project. If, within a particular section, article or paragraph is referred to, it shall be part of the Standard Specifications also. The Contractor shall abide by all local and State laws, regulations and building codes when these specifications are in conflict with the Standard Specifications.

20.3 The Contractor shall furnish all labor, materials and equipment and perform all operations required to complete the construction of a paving and drainage system as shown on the plans, specified herein, or both. It is the intent to provide a complete and working system in accordance with these specifications and the construction drawings. The material and equipment shown or specified shall not be taken to exclude any other materials or equipment that may be used.

20.4 All labor, materials, and methods of construction shall be in strict accordance with the plans and construction specifications and the minimum engineering and construction standards adopted by the unit of government which has jurisdiction and responsibility for the construction. Where conflicts or omissions exist, the jurisdictional government, Engineering Department's standards shall govern. Substitutions and deviations from plans and specifications shall be permitted only when written approval has been issued by the Engineer.

20.5 Guarantee - All materials and equipment to be furnished and/or installed by the Contractor under this contract, shall be guaranteed for a period of (1) one year from the date of final acceptance thereof, against defective materials, design and workmanship. Upon receipt of notice from the owner of failure of any part of the guaranteed equipment or materials, during the guarantee period, the contractor shall be responsible for the cost of replacement of the defective part or materials, shall be replaced promptly with new parts or materials by the contractor, at no expense to the owner. In the event the Contractor fails to make necessary replacement or repairs within (7) seven days after notification by the owner, the owner may accomplish the work at the expense of the contractor.

20.6 The Contractor shall be responsible for the cost of replacement of the defective part or materials, shall be replaced promptly with new parts or materials by the contractor, at no expense to the owner. In the event the Contractor fails to make necessary replacement or repairs within (7) seven days after notification by the owner, the owner may accomplish the work at the expense of the contractor.

20.7 The Contractor shall be responsible for the cost of replacement of the defective part or materials, shall be replaced promptly with new parts or materials by the contractor, at no expense to the owner. In the event the Contractor fails to make necessary replacement or repairs within (7) seven days after notification by the owner, the owner may accomplish the work at the expense of the contractor.

20.8 The Contractor shall be responsible for the cost of replacement of the defective part or materials, shall be replaced promptly with new parts or materials by the contractor, at no expense to the owner. In the event the Contractor fails to make necessary replacement or repairs within (7) seven days after notification by the owner, the owner may accomplish the work at the expense of the contractor.

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20.10 The Contractor shall be responsible for the cost of replacement of the defective part or materials, shall be replaced promptly with new parts or materials by the contractor, at no expense to the owner. In the event the Contractor fails to make necessary replacement or repairs within (7) seven days after notification by the owner, the owner may accomplish the work at the expense of the contractor.

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20.23 The Contractor shall be responsible for the cost of replacement of the defective part or materials, shall be replaced promptly with new parts or materials by the contractor, at no expense to the owner. In the event the Contractor fails to make necessary replacement or repairs within (7) seven days after notification by the owner, the owner may accomplish the work at the expense of the contractor.

20.24 The Contractor shall be responsible for the cost of replacement of the defective part or materials, shall be replaced promptly with new parts or materials by the contractor, at no expense to the owner. In the event the Contractor fails to make necessary replacement or repairs within (7) seven days after notification by the owner, the owner may accomplish the work at the expense of the contractor.

20.25 The Contractor shall be responsible for the cost of replacement of the defective part or materials, shall be replaced promptly with new parts or materials by the contractor, at no expense to the owner. In the event the Contractor fails to make necessary replacement or repairs within (7) seven days after notification by the owner, the owner may accomplish the work at the expense of the contractor.

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20.27 The Contractor shall be responsible for the cost of replacement of the defective part or materials, shall be replaced promptly with new parts or materials by the contractor, at no expense to the owner. In the event the Contractor fails to make necessary replacement or repairs within (7) seven days after notification by the owner, the owner may accomplish the work at the expense of the contractor.

21.1.1 So called shall be: A. Auguring unless otherwise indicated on the plans, and shall be placed on the graded top soil and watered to insure satisfactory condition upon final acceptance of the project.

22. Drainage

22.1 Inlets - All inlets shall be the type designated on the plans, and shall be constructed in accordance with section 425 of the Standard Specifications. All inlets and pipes shall be protected during construction for construction of the drainage systems by way of temporary plugs and plywood or plastic covers over the inlet. The entire drainage system shall be cleaned of all debris prior to final acceptance.

22.2 Pipe specifications: The material type is shown on the drawings by one of the following designations:

- RCP = reinforced concrete pipe, ASTM designation C-79, section 941 of the Standard Specifications.
- CMF = corrugated metal (aluminum) pipe, ASTM designation M-196.
- CMF (smooth lined) = corrugated metal aluminum pipe (smooth lined) ASTM designation M-196.
- GCP = galvanized corrugated pipe, sections 941 and 942, of the Standard Specifications.
- PVC = polyvinyl chloride pipe.
- PCMP = perforated comp. section 945, of the Standard Specifications.
- Conjugated High Density Polyethylene Pipe (HDPE) (12 inches to 60 inches) shall meet the requirements of FDOT Specification section 349-2.3.

22.3 Pipe bedding - requirements for pipe backfill crossing roads or parking areas shall be as defined in the section 125-8, of the Standard Specifications. Profile bedding shall be placed in 6 inch lifts and compacted 100% of the standard Proctor (ASTM T-99 specification).

22.4 Location of drainage structures shall govern, and pipe length may have to be adjusted to accomplish construction as shown on these plans.

22.5 Distance and lengths shown on plans and profile drawings are referenced to the inner walls of structures.

22.6 Filter fabric shall be Mirafi, Typar or equal conforming to section 945 of the Standard Specifications.

23. Asphalt Paving

23.1 Where new asphalt meets existing asphalt, the existing asphalt shall be saw cut to provide a straight even line. Prior to removing cuts or joints, the adjacent asphalt shall be saw cut to provide a straight even line.

23.2 Internal asphalt paving constructed on existing sandy soils shall be constructed with a 12" subgrade, compacted to a minimum density of 100% maximum density as determined by ASTM T-99. The compacted 100% of the standard Proctor (ASTM T-99 specification).

23.3 Asphalt concrete surface course shall be constructed to the limits shown on the plans. The surface course shall consist of the thickness and type asphaltic concrete as specified in the plans. All asphaltic concrete shall be compacted in accordance with sections 320, 327, 330, 334, 335, 337, 337, 338, 339 and 341 of the Standard Specifications.

23.4 Limestone base shall be prepared, compacted and graded and shall be in accordance with section 300 of the Standard Specifications. All limestone shall be compacted to 98% per ASTM T-140 and have not less than 70% of carbonates of calcium and magnesium unless otherwise designated. The Engineer shall inspect the completed base course and the Contractor shall correct any deficiencies and clean the base course prior to the placement of the prime coat. A tack coat will also be required if the Engineer finds that the prime coat has occurred excessively dirty or the prime coat has cured to the extent of losing bonding effect prior to placement of the asphaltic concrete surface course. The prime and tack coats shall be in accordance with section 300 of the Standard Specifications.

23.5 Limestone base material shall be placed in maximum 6" lifts. Bases greater than 6" shall be placed in two equal lifts. If, through field tests, the Contractor can demonstrate that the compaction equipment can achieve density for the full depth of a thicker lift, and if approved by the engineer, the base may be constructed in successive courses of not more than 8 inches (200 mm) compacted thickness.

23.6 Asphalt edges that are not curved shall be saw cut to provide a straight even line to the dimensions shown on plans.

24. Concrete Construction

24.1 Concrete sidewalk shall be in accordance with section 522 of the Standard Specifications and in accordance with F.D.O.T. Roadway and Traffic Design Standards, index no. 310. Concrete sidewalk shall be 4" thick, unless otherwise noted and constructed on compacted subgrade, with 1/2" expansion joints placed at a maximum of 75' unless otherwise noted on plans. Cured concrete joints shall be 5' on center. All concrete sidewalks that cross driveways shall be 6" thick, unless otherwise noted on plans.

24.2 Sidewalk curb ramps shall be in accordance with F.D.O.T. Roadway and Traffic Design Standards, index no. 304.

24.3 Concrete curb shall be constructed to the limits shown on the plans. The concrete shall have a minimum compressive strength of 4000 p.s.i. at 28 days and shall be in accordance with section 520 of the Standard Specifications. Concrete curbing shall be in accordance with F.D.O.T. Roadway and Traffic Design Standards, index no. 300.

Section 30 - Water distribution and sanitary sewer force mains.

30. Materials

Note: If materials list here on are in conflict with utility owner, material owner requirements shall govern.

30.1 All water main pipe, including fittings, shall be either coated or marked using blue as a predominant color to differentiate drinking water from reclaimed or other water. Underneath the water main shall be solid-wall blue pipe, shall have a co-extruded blue external skin, or shall be white or black pipe with blue stripes incorporated into, or applied to, the pipe wall, and underground metal or concrete pipe shall have blue stripes applied to the pipe wall. Pipe stamped during manufacturing of the pipe shall have continuous stripes that run parallel to the axis of the pipe that are located at no greater than 90-degree intervals around the pipe.

and that will remain intact during and after installation of the pipe. If pipe or parts will be used to stop pipe during installation of the pipe, the tape or paint shall be applied in a continuous line that runs parallel to the axis of the pipe and that is located along the top of the pipe, for pipes with an internal diameter of 24 inches or greater, tape or paint shall be applied in continuous lines along each side of the pipe as well as along the top of the pipe.

30.2 Ductile iron pipe for water distribution mains shall conform to ANSI/AWWA standard C151/A21.5-xx latest revision, "ductile iron pipe centrifugally cast in metal molds or sand-lined molds" with a minimum wall thickness of class 51 (pressure class 350) unless otherwise noted in the plans. Ductile iron pipe shall be cement lined and seal coated in accordance with ANSI/AWWA standard C104/A21.4-xx latest revision. The pipe shall be adapted for use with class 250 fittings for all sizes. Water main shall be colored blue in accordance with Florida State Standards.

30.3 Ductile iron pipe for sewerage force mains shall conform to ANSI/AWWA standard C151/A21.5-xx latest revision, "ductile iron pipe centrifugally cast in metal molds or sand-lined molds" with a minimum wall thickness of class 51 (pressure class 350) unless otherwise noted in the plans. Ductile iron pipe shall be interior ceramic epoxy lined and exterior coated with the manufacturer's coating system (Protecto 401 ceramic epoxy with a minimum dry film thickness of 40 mils and an outside coating of either coal tar epoxy or asphalt). Cement mortared linings are not appropriate for this application.

30.4 All pipe & fittings on the lift station sumps shall be ductile iron conforming to the same specifications as above for sewerage force mains, except that ANSI/AWWA standard C151/A21.5-xx latest revision, "ductile iron pipe centrifugally cast in metal molds or sand-lined molds" with a minimum wall thickness of class 51 (pressure class 350) unless otherwise noted in the plans. Ductile iron pipe shall be interior ceramic epoxy lined and exterior coated with the manufacturer's coating system (Protecto 401 ceramic epoxy with a minimum dry film thickness of 40 mils and an outside coating of either coal tar epoxy or asphalt). Cement mortared linings are not appropriate for this application.

30.5 PVC pressure pipe for sizes 4" through 12" and shall conform to ANSI/AWWA standard C900-xx latest revision. PVC pressure pipe shall be black, minimum class 1245A-40, virgin material and shall conform with the outside diameter of cast iron pipe with a minimum wall thickness of class 18. Ultra violet degradation or sun bleached pipe will be cause for rejection. Water main shall be colored blue in accordance with Florida State Standards. Force main shall be impregnated with green pigment. Reuse main shall be impregnated with purple pigment.

30.6 Ductile iron fittings for water distribution mains shall conform to ANSI/AWWA standard C110/A21.10-xx latest revision. Fittings 4" and larger shall be cement lined and seal coated in accordance with ANSI/AWWA standard C104/A21.4-xx latest revision. Water Main fittings shall be colored blue in accordance with Florida state standards.

30.7 Cast iron and ductile iron fittings for sewerage force mains shall conform to ANSI/AWWA standard C110/A21.10-xx latest revision. Mechanical and joint or push-on joints to be rubber gasket compression-type. Special fittings and joints shall be considered for specific installation subject to the approval of the Engineer.

30.8 Joints for PVC pressure pipe shall be oil bell and spigot push-on rubber gasket type joint. No solvent weld or threaded joints will be permitted.

30.9 Joints for PVC pressure pipe shall be oil bell and spigot push-on rubber gasket type joint. No solvent weld or threaded joints will be permitted.

30.10 Water distribution system restraint: All fittings and specific pipe joints shall be restrained as outlined below:

- Joint restraint:
- Push-on P.V.C. EBAA iron series 1500
- Push-on D.L.P. EBAA iron series 1500
- Tri-Tex by U.S. Pipe or
- Box ring by American
- Fittings w/ P.V.C. EBAA iron series 1100 megalong
- Fittings w/ P.V.C. EBAA iron series 2000 megalong
- Length of restrained pipe shall be as indicated on restrained joint pipe detail, (see water & sewer detail sheet)

30.11 Sewerage force main system restraint: All fittings and specific pipe joints shall be restrained as outlined below:

- Joint restraint:
- Push-on P.V.C. EBAA iron series 1500
- Push-on D.L.P. EBAA iron series 1500
- Tri-Tex by U.S. Pipe or
- Box ring by American
- Fittings w/ P.V.C. EBAA iron series 1100 megalong
- Fittings w/ P.V.C. EBAA iron series 2000 megalong
- Length of restrained pipe shall be as indicated on restrained joint pipe detail, (see water & sewer detail sheet)

30.12 Water distribution valves shall be gate valves, iron body, fully resilient seat bronze mounted operating drum, rated at 200 p.s.i. and conforming to ANSI/AWWA C506-xx latest revision, and shall have mechanical joints.

30.12.1 Gate valves 3" and larger shall be Mueller A-2360, American latest revision or approved equal.

30.12.2 Tapping valves shall be Mueller T-2360 or approved equal.

30.12.3 Gate valves 3" or less shall be Nibco T-1335 or T-1336 with available back seat bronze mounted operating drum.

30.12.4 Tapping valves shall be Mueller H-615, Class F-2505 or approved equal.

30.12.5 Valve boxes shall be U.S. Mundry 7500 or approved equal painted blue with the designation "water".

30.15 Receptor glands for D.I.P. shall conform to ANSI/AWWA C111/A21.11-xx latest revision. All glands shall be manufactured from ductile iron as tested by underwriters laboratories for 250 psi minimum water pressure rating. Gland compression type C-1536, standard IPB, friction resistant company or approved equal.

30.16 Metallic pipe shall be installed one (1) foot above standard PVC pressure pipe to ensure that the pipe can be located after burial.

30.17 Dresser couplings shall be regular black couplings with panel gaskets for galvanized steel pipe. They shall be dresser style 30. No substitutions allowed.

30.18 Fire hydrants shall be Mueller centrifugal traffic type A-423 with 5 1/4" internal valve opening or approved equal. Pumper nozzle to be 1 1/2" from finished grade. All hydrants to be installed with control valve. Retainer glands are preferred for restraining. Fire hydrant shall comply with ANSI/AWWA C502-xx latest revision. Fire hydrants shall be painted in accordance with NFPA #201 or per agency standards having jurisdiction. Blue raised reflective pavement marker (rpm) shall be used to identify fire hydrant location. The placement of the rpm to be at the centerline of the outside roadway lane.

30.19 Sewerage force main valves shall be plug valves which shall be of the non-flammable, corrosion type with isolated closed plug. Port areas for valves 20 inches and smaller shall be at least 50% of full pipe area. Port areas of valves 24 inches and larger shall be at least 70% of full pipe area. The body shall be of non-ferrous (ASTM A-122 C1.1) and shall have bolted bonnet which gives access to the internal of the valve. Seals shall be welded overlay of high nickel content or a stainless steel plate inset in the body cavity. If a plug is used, it shall be replaceable through the bonnet access. Bonnets shall be permanently lubricated with stainless steel, bronze or Teflon lined fiber glass backed Durulon bearing areas shall be isolated from the flow with gnt seals. Valves shall have packing bonnets where the shaft protrudes from the valve and the packing shall be self-adjusting chert type which can be replaced without removing the bonnet. All nuts, bolts, springs and washers shall be stainless steel.

30.20 Plug valves shall be designed for a working pressure of 150 p.s.i. the valve and actuator shall be capable of satisfactory operation in either direction of flow against pressure drops up to and including 100 p.s.i. (for plug valves over 12" in diameter). Valves shall be bubble tight in both directions at 100 psi differential. Plug valves over 12" in diameter shall have worm gear operation. The worm gear mechanism shall be for the bonnet service with a 2 inch square operating nut.

30.21 Plug valves are to be installed with the seat pointed towards the upstream flow, when specified.

30.22 Swing check valves for water, sewage, sludge, and general service shall be of the outside lever and spring or weight type in accordance with ANSI/AWWA C 506-xx latest revision. Swing-check valves for sewerage service, 2" through 24" NPS, unless otherwise indicated, shall have self-cleaning passages, designed for a water/sewage pressure of 150 PSI they shall have a flanged cover piece to provide access to the seat.

30.23 High density polyethylene pipe (HDPE) for water distribution mains shall conform to AWWA C900 standard, latest revision. Pipes shall be colored blue, minimum 40 foot standard lengths.

31. Service connection

31.1 Service addition shall be fusion bonded plastic coated ductile iron (ASTM A536) with stainless steel straps, saddles shall be ductile strip.

31.2 Service lines shall be polyethylene (PE 3408), 200 p.s.i. rated. DR9. Pipe joints shall be of the compression type totally confined gip seal and coupling nut.

31.3 Corporation stops shall be manufactured of brass alloy in accordance with ASTM B-62 with threaded ends, as manufactured by Fort Balcony, rating of 1100 or approved equal.

31.4 Each stop shall be Ford V63-44w-xx latest revision or approved equal.

31.5 Meter stops shall be 90 degree locking type and shall be of bronze construction in accordance FV63-77w-xx latest revision with ASTM B-62. Meter stops shall be closed bottom design and resistant to ring seated against external leakage at the top. Stop shall be equipped with a meter coupling nut on the outlet side, as manufactured by Ford or approved equal.

32. Installation

32.1 Where restrained pipe joints are required due to fittings, appliances, etc., pipe material shall be D.I.P.

32.2 All PVC pipe shall be installed in accordance with the un-bell plastic pipe association "guide for installation of PVC pressure pipe for municipal water distribution system" and ANSI/AWWA C900-xx latest revision standard.

32.3 All pipe installed in accordance with ANSI C900-xx latest revision.

32.4 All water main shall typically be laid with a minimum 3% cover for PVC and 30" cover for dip.

32.5 Detector pipe shall be two 18 inches above all water and sewer lines. A 14 gauge multi-strand wire shall be attached to all non-corrosive water mains to facilitate location. An extra 4 feet of wire shall be provided at valves, blow-offs, hydrants, etc. The wire shall be tested for continuity at the pressure test.

32.6 Pipe deflection shall not exceed 50% of the maximum deflection recommended by the manufacturer.

32.7 A continuous and uniform bedding shall be provided. Backfill material shall be placed in accordance with the plans and specifications.

32.8 All valves shall be installed with aqueous cast iron valve boxes with integral vent or "tee" main shall be performed at a minimum starting pressure of 150 p.s.i. for two hours in accordance with ANSI/AWWA C600-05 (hydraulic test). The pressure test shall not vary more than 5 p.s.i. during the test. The allowable leakage during the pressure test shall be less than the number of gallons per hour as determined by the formula:

$L = (d/p)^2 \times 148,000$

Where: L = allowable leakage in gallons per hour; 3 equals length of pipe (linear feet); d equals nominal diameter of pipe (inches); and p equals the average test pressure (pounds per square inch gauge). Maximum test pressure shall be 150 p.s.i. for 2000 feet or less. The pressure test shall be performed in accordance with the ANSI/AWWA C600-05 (water main bacteriological tests).

32.9 The pressure test shall be witnessed by a representative of the utility

owner and the originator of record.

33.3 For water distribution pipes, sampling points shall be provided by the contractor at the locations shown on the plans.

33.4 For water distribution pipes, disinfection and bacteriological testing shall be in accordance with ANSI/AWWA C651-14 (water main bacteriological tests). Maximum distance between sampling points shall be as follows:

- Transmission mains: every 1200 feet
- Branch mains: every 1000 feet
- Isolated mains < 1000 feet: 2 sample points
- Isolated mains > 1000 feet: 3 sample points

Section 40 - Gravity Sanitary Sewer Collection System

40.1 General

40.1 Manhole, valve box, meter box and other structure, not elevations within the limits of construction are to be adjusted to conform to plan grades provided on these plans. If no other structural cost item is included in the contract schedule for a particular structure adjustment.

40.2 Distance and lengths shown on plans and profile drawings are referenced to the center of structures.

40.3 Materials

Note: If materials list here on are in conflict with utility owner, material owner requirements shall govern.

41.1 All PVC sewer pipe and fittings shall be non-pressure polyvinyl chloride (PVC) pipe conforming to ASTM D3034, SDR 35, with push-on rubber gasket joints.

41.2 Ductile iron pipe shall conform to ANSI/AWWA C151/A21.5-xx latest revision, "ductile iron pipe centrifugally cast in metal molds or sand-lined molds" with a minimum wall thickness of class 51 (pressure class 350) unless otherwise directed by the engineer. Ductile iron pipe shall be epoxy lined or coated with the manufacturer's coating system.

41.3 All ductile iron fittings shall conform to ANSI/AWWA standard C110/A21.10-xx latest revision. All fittings and accessories shall be epoxy lined and as manufactured or supplied by the pipe manufacturer or approved equal.

41.4 Manholes shall be placed per ASTM C 478 and in accordance with the plans and specifications.

41.5 Manholes are to be sealed with type II sulphate resistant cement or approved equal, no molting plastic type pipe and fittings shall conform to ANSI/AWWA standard C110/A21.11-xx latest revision. Mechanical joint or push-on joint to be rubber gasket compression-type.

41.7 PVC clean-outs to have screw type access plug. Long radius vee connections and fittings shall be used in order to access clean-out operations.

41.8 Cleanouts shall be installed at all sewer service locations every 75' in length (every 75') with a clean out at the property line, easement line, or 5' from a building. The contractor shall coordinate the location of the building cleanout (5' from the building) and elevation of the end of the sewer service with the building plumbing contractor. Cleanouts shall be the same size as the sewer lateral in which they are installed.

42. Installation

42.1 PVC sewer pipe shall be laid in accordance with ASTM D 2321 and the Un-Bell plastic pipe association's "recommended practice for the installation of PVC sewer pipe".

42.2 D.I.P. shall be installed in accordance with ANSI/AWWA C-900-xx latest revision.

42.3 Pipe to manhole connection shall be Fernco neoprene boot couplings with stainless steel accessories or approved equal.

42.4 Manholes shall be set plumb to line and grade on firm subgrade providing uniform bearing under the base.

42.5 All openings and joints shall be sealed watertight.

42.6 Two coats of Koppers 300-m, first coat, second one black, shall be applied to the inside of all manholes and shall be applied in accordance with the manufacturer's specifications (15 mils per coat). Coating as required by utility owner or engineer shall be applied to the outside of the manhole. The interior coats shall be applied after cover latching of lines. After the application of each coat, the utility owner and engineer shall inspect the manholes. The inspection shall be scheduled a minimum of 48 hours prior to inspection.

42.7 Testing: Testing of gravity sewer main and laterals shall be in accordance with the utility owner's minimum design and construction standards latest revision.

42.8 After construction of the sewer system, the engineer may require a visual infiltration and/or infiltration test to be performed on the entire system or any part

General Notes

This construction project may or may not include all items covered by these notes and specifications, i.e. paving, grading, drainage lines, water lines, or sanitary sewer lines. See plans for detailed project scope. Notes and specifications on this sheet refer to paving, grading, drainage, water, and sanitary sewer, and are intended for the project scope of work and for reference purposes for other work items that may be required due to unforeseen existing conditions or required remedial work.

1. Specific Site Notes

- 1.1 County and "City" in these notes refers to County and City in which project resides.
- 1.2 State in these notes refers to the State of Florida.
- 1.3 Existing topographic information in the plans is based on survey data and best available information. See project survey and notes on plan sheets regarding the source of the topographic information.

2. Applicable Codes

- 2.1 All construction and materials shall conform to the standards and specifications of the city, county, and all other jurisdictional, State and national codes where applicable.
- 2.2 In the event of a conflict between the general notes and construction specifications in these plans, and the contract documents and specifications in the specification booklet, the contractor shall submit written request for clarification.
- 2.3 All construction shall be done in a safe manner and in strict compliance with all the requirements of the Federal Occupational Safety and Health Act of 1970, and all State and jurisdictional safety and health regulations.
- 2.4 The contractor shall be required to comply with Federal, State, County, and City laws, codes, and regulations.
- 2.5 All handicap accessible areas to conform to the requirements of the Americans with Disabilities Act (ADA), State ADA codes, and Florida Building Code ADA codes latest edition.
- 2.6 French safety act

- 2.6.1 All trench excavation shall be performed in accordance with chapter 90.06 of the laws of Florida (the trench safety act).
- 2.6.2 All trench excavation in excess of 5 feet in depth shall be undertaken in accordance with O.S.H.A. standard 29 CFR Section 1926.650 support p.
- 2.6.3 The contractor shall submit with his contract a completed, signed, and notarized copy of the trench safety act compliance statement. The contractor shall also submit a separate cost item identifying the cost of compliance with the applicable trench safety codes.
- 2.6.4 A trench safety system, if required, shall be designed by the excavation contractor utilizing a specialty engineer as required.

3. Construction Notes:

- 3.1 Contractor shall tie to existing grade by evenly sloping from closest proposed grade provided to existing grade at limits of construction, unless otherwise noted on the plans. If no limit of work line is indicated, slope to adjacent property line or right-of-way line, as applicable.
- 3.2 Unless otherwise indicated on the plans, all existing manholes, catch basins, meters and other structures, whether indicated on the plans or not shall be adjusted to match the new grade, by the contractor.
- 3.3 The curb shall be sloped to accommodate the new pavement, catch basin and grate, and the surface flow pattern.
- 3.4 The contractor shall take care when cutting the existing asphalt pavement and during excavations, so that the existing catch basins and grates that are to remain will not be damaged.
- 3.5 The contractor shall maintain the roadway slope when resurfacing the roadway. The edge of pavement shall match the new gutter lip per FDOT index 300.
- 3.6 The new sidewalk shall be constructed in accordance with the given elevations and at the proper slopes depicted in the specifications, details and standards. Existing driveway and other features shall be matched when possible as directed by the engineer.
- 3.7 Radii shown are to the edge of pavement.
- 3.8 All shown mark monuments within the limits of construction shall be protected and reestablished by the contractor in the same way as public land corners.
- 3.9 All excess material is to be disposed by the contractor within 2 hours.
- 3.10 In areas where the base is exposed by the milling operation, the contractor shall restore the base to its original thickness and structural capacity before paving over such areas. This includes but is not limited

to restoring original degree of compaction, moisture content, compaction, stability and intended base if paving will not take place the same day the base is exposed and reworked, the base shall be sealed according to the governing standards and specifications. Any additional work resulting from the contractor's failure to protect the exposed base as stated above in order to restore the original structural capacity shall be the contractor's cost.

3.11 The contractor is to maintain existing signage during construction activities, in order to facilitate emergency vehicle traffic.

The topographic survey included with this set of plans reflects pre-demolition conditions and does not reflect the site conditions after demolition. The contractor is fully and solely responsible in determining the required earthwork for the proposed development of the site. This includes, but is not limited to, any excavation/dredge and fill activities required at any phase of the project. The contractor shall use the final approved (released for construction) plans, surveys, geotechnical reports, and any other available information for determining the amount of excavation/dredging and filling to be required. Any quantities included in the approved permits were estimated by the engineer for purposes of obtaining the permit and under no circumstances can be used by the contractor in lieu of performing their own earthworks calculations required for cost estimating and bidding the project.

3.13 The contractor shall be responsible for reading and familiarizing themselves with any and all available geotechnical reports prepared by others and/or recommendations written or implied by the geotechnical engineer for this project. The geotechnical conditions and recommendations outlined in these reports are in force and in full effect as part of the proposed improvements. The contractor is responsible for ensuring that all the work associated with this project is in compliance with the geotechnical engineer's recommendations. Keth and Associates, Inc. is not responsible for the suitability or unsuitability of the soils encountered. It is the contractor's responsibility to ensure that the means and methods of construction used can and will allow for the successful completion of the required site improvements.

3.14 The contractor shall ensure that the available geotechnical information is sufficient for his complete understanding of the soil conditions for the site. If additional geotechnical investigation is required by the contractor, this additional work shall be considered incidental to the contract and no additional compensation shall be allowed.

3.15 The contractor shall be responsible for the repair and restoration of existing pavement, pipes, conduits, sprinkler heads, cables, etc., and landscaped areas damaged as a result of the contractor's operations and/or those of his subcontractors and shall restore at no additional cost.

3.16 The contractor shall not bring any hazardous materials onto the project. Should the contractor require such for performing the contracted work, the contractor shall request, in writing, permission from the owner, city and engineer. The contractor shall provide the owner, city and engineer with a copy of the material safety data sheet (MSDS) for each hazardous material proposed for use. The project engineer shall coordinate with the owner and city prior to issuing written approval to the contractor.

3.17 Any known or suspected hazardous material found on the project by the contractor shall be immediately reported to the city and/or engineer, who shall direct the contractor to protect the area of known or suspected contamination from further access. The city and/or engineer are to notify the owner/engineer of the discovery. The owner/engineer will arrange for investigation, identification, and remediation of the hazardous material. The contractor shall not return to the area of contamination until approval is provided by the engineer.

3.18 The contractor shall contact the appropriate city engineering inspector and engineer 48 hours in advance of the event to notify the city of construction start up, or to schedule all required tests and inspections including final walk-throughs.

3.19 The contractor shall coordinate construction scheduling for

4. Preconstruction Responsibilities

- 4.1 All utility / access easements to be secured prior to construction.
- 4.2 No construction may commence until the appropriate permits have been obtained from all municipal, State, County, and Federal agencies.
- 4.3 All required governmental agency building permits to be obtained by the contractor prior to any construction activity.
- 4.4 Contractor to coordinate construction scheduling for

connection to the existing water and sewer lines with the utility department that owns and/or maintains the water and sewer lines.

Prior to the start of construction, the owner shall submit an NPDES construction general permit (CGP) 5.5. "Notice of Intent (NOI)" to use Generic Permit for storm water discharge from construction activities form (FDEP Form 62-621.300(4)(b)) to FDEP nearest center. The contractor will be responsible for (1) implementation of the storm water pollution prevention plan (SWPPP) that was required for the developed prior to NOI submittal, and (2) retention of records required by the permit, including retention of a copy of the SWPPP at the construction site from the date of project initiation to the date of final site stabilization. A "Notice of Termination (NOT)" of generic permit coverage" form (FDEP Form 62-621.300(4)(b)) must be submitted to FDEP to discontinue permit coverage, subsequent to completion of construction. For additional information see FDEP website: <http://www.dep.state.fl.us/water/stormwater/npdes>

4.6 Prior to construction or installation, 5 sets of shop drawings shall be submitted for review as required for the following items listed below, but not limited to:

- Drainage: Catch basins, manholes, headwalls, gutters, flow, yard drains
- Water: Fire hydrants, valves, backflow preventer, DWV, meter box
- Sewer: Manholes, lift stations, wetwells, hatches, valves, pump-out, electrical panel

4.7 Catalogue literature shall be submitted for review. Prior to submitting shop drawings to the engineer, the contractor shall review and approve the drawings, and shall note in red any deviations from the engineer's plans or specifications.

4.8 Individual shop drawings for all precast structures are required. Catalogue literature will not be accepted for precast structures.

4.9 Contractor to submit maintenance of traffic plan(s) in accordance with FDOT and Broward county requirements, and submit for approval prior to beginning construction.

5. Inspections / Testing:

The contractor shall notify in writing the owner, the County, the engineer of record, and any other governmental agencies having jurisdiction at least 48 hours prior to beginning construction and prior to required inspections of the following items, where applicable:

- Clearing and earthwork
- Storm drainage systems
- Sanitary sewer systems
- Water distribution systems
- Subgrade
- Limerock base
- Asphalt or concrete pavement
- Sidewalks, concrete flatwork/curbwork
- Landscaping
- Pavement marking and signage
- Segregation
- Site lighting
- Electrical and communication lines
- Utility conduits
- Irrigation
- Final

The owner, engineer, and jurisdictional permitting agencies may make inspections of the work at any time. The contractor shall cooperate fully with all inspections.

Testing - all testing required by the plans and specifications shall be performed by a licensed FDOT qualified testing company. Required test for asphalt and limerock shall be taken at the direction of the engineer or the jurisdictional governmental agency in accordance with the plans and specifications.

6. Temporary Facilities

6.1 If it shall be the contractor's responsibility to arrange for or supply temporary water service, sanitary facilities, communications, and electricity for his operations and works, cost included under mobilization.

6.2 Contractor shall construct temporary fencing to secure construction areas at all times, cost included in mobilization.

6.3 Contractor to obtain a secure staging area and obtain all necessary approvals from the owner.

Contractor shall construct and maintain temporary lighting as required to light the construction project limits at all times, to at least the same lighting intensity levels as the existing conditions.

The contractor shall maintain access to adjacent properties at all times.

7. Project Progress and Closeout

7.1 During construction, the project site and all adjacent areas shall be maintained in a neat and clean manner, and upon final clean-up, the project site shall be left clear of all surplus material or trash. The paved areas shall be broom swept clean.

7.2 The contractor shall restore or replace any public or private property (such as highway, driveway, roadway, and landscaping) damaged by his work, equipment, or employees, to a condition at least equal to that existing immediately prior to the beginning of construction. Suitable materials and methods shall be used for such restoration.

Material or debris shall be hauled in accordance with NPDES permit and jurisdictional laws.

7.3 All land survey property monuments or permanent reference markers, removed or destroyed by the contractor during construction shall be replaced by a State of Florida registered land surveyor at the contractor's expense.

7.4 All unpaved surfaces, disturbed as a result of construction activities shall be graded, sodded, and restored to a condition equal to or better than that which existed before the construction.

8. Project record documents:

8.1 During the daily progress of the job, the contractor shall record on his set of construction drawings the location, length, material and elevation of any facility not built according to plans. This copy of the "as-built" shall be submitted to engineer for project record.

8.2 Upon completion of drainage improvements and limerock base construction (at least 48 hours before placing asphalt pavement) the contractor shall furnish the engineer of record "as-built" plans for the improvements, showing the locations and portions of all drainage installations and the finished rock grades of the road crown and edges of pavement (150 foot intervals including locations and elevations of all high and low points).

8.3 Upon completion of construction, and prior to final acceptance, the contractor shall submit to the engineer of record a complete set of all "as-built" construction drawings. These drawings shall be marked to show "as-built" construction changes, dimensions, locations, and elevations of all improvements.

"As-built" drawings of water lines and force mains shall include the following information:

- 8.3.1 Top of pipe elevations every 100 ft.
- 8.3.2 Locations and elevations of all fittings including bends, tees, gate valves, double detector check valves, fire hydrants, and appurtenances.
- 8.3.3 All connections to existing lines.
- 8.3.4 Ends of all water services at the buildings where the water service terminates.

8.5 "As-built" drawings of gravity sanitary sewer lines shall include the following information:

- 8.5.1 Run elevations, invert elevations, length of piping between structures, and slopes.
- 8.5.2 The stub ends and cleanouts of all sewer laterals shall be located horizontally and vertically.

8.6 "As-built" drawings of all drainage lines shall include the following information:

- 8.6.1 Run elevation, invert elevation, length of piping between structures, and central structure elevations if applicable.
- 8.6.2 The size of the flow.
- 8.6.3 Drainage well structure shall include, but not be limited to, top of casing elevation, top and bottom elevations of the structure and baffle walls, run elevations and pipe inverts.

8.7 "As-built" drawings of construction areas shall include the following:

- 8.7.1 Rock elevations at all high and low points, and at enough intermediate points to confirm slope consistency.
- 8.7.2 Rock elevations and concrete base elevations shall be taken at all locations where there is a finish grade elevation shown on the design plans.

8.7.3 All catch basin and manhole rim elevations.

8.7.4 Finish grade elevations in island areas.

8.7.5 "As-built" elevations shall be taken on all paved and unpaved areas, at enough intermediate points to confirm slope consistency and conformance to the plan details.

8.7.6 Lake and Canal bank "as-built" drawings shall include a key sheet of the lake for the location of

cross sections. Lake and canal bank cross sections shall be plotted at a minimum of every 100 ft, unless otherwise specified. "As-built" drawings shall consist of the location and elevation of the top of bank, edge of water, and the deep cut line, with the distance between each shown on the drawing.

8.7.7 Retention area "as-built" elevations shall be taken at the bottom of the retention area and at the top of bank if there are contours indicated on the design plans, then they shall be included on the drawing.

8.8 Upon completion of the work, the contractor shall prepare "as-built" drawings on full size, 24" x 36" sheets. All "as-built" information shall be put on the latest engineering drawings. Eight (8) sets of blue or black line drawings shall be submitted. These drawings shall be signed and sealed by a Florida registered professional engineer or land surveyor.

8.9 An electronic copy of these "as-built" drawings shall be submitted to the engineer of record in AutoCAD, version 2008 or later.

9. Utility Notes

9.1 Contractor is responsible for utility verification prior to fabrication.

9.2 The contractor is advised that properties adjacent to the project have electric, telephone, gas, water and sewer service laterals which may not be shown in plans. The contractor must request the location of these laterals services from the utility companies.

9.3 The contractor shall use hand digging when excavating near existing utilities. Extreme caution shall be exercised by the contractor while excavating, installing, backfilling or compacting around the utilities.

9.4 The contractor shall notify and obtain an underground clearance from all utility companies and governmental agencies at least 48 hours prior to beginning any construction. The contractor shall obtain a Sunshined 1100 Certification clearance number and field markings at least 48 hours prior to beginning any excavation work.

9.5 Prior to commencement of any excavation, the contractor shall comply with Florida statute 553.851 for the protection of underground gas pipelines.

9.6 For street excavation or closing or for alteration of access to public or private property, the contractor shall notify:

- Roadway jurisdictional engineering / public works authority
- County transit authority
- School board / transportation authority
- Jurisdictional fire department dispatch
- Jurisdictional police department(s)

9.7 The contractor shall use extreme caution working under, over, and around existing electric lines. The contractor shall contact the electric provider company to verify locations, voltage, and required clearances, on-site, in right-of-way, and in easements, prior to any construction in the vicinity of existing lines.

9.8 Location and size of all existing utilities and topography (facilities) as shown on construction drawings are drawn from available records. The engineer assumes no responsibility for the accuracy of the facilities shown or for any facility not shown. It is the contractor's responsibility to determine the exact location (vertical & horizontal) of any existing utilities and topography prior to construction. The contractor shall verify the elevations and locations of all existing facilities, in coordination with all utility companies, prior to beginning any construction operations. If an existing facility is found to conflict with the proposed construction, the contractor shall immediately notify the engineer so that appropriate measures can be taken to resolve the conflict.

9.9 The contractor shall coordinate the work with other contractors in the area and any other underground utility companies required. The contractor shall coordinate relocation of all existing utilities with applicable utility companies.

10. Signing and Pavement Markings

10.1 All signing and pavement markings installed as part of these plans shall conform to the Federal Highway Administration (FHWA) "manual on uniform traffic control devices" (MUTCD), County Traffic Design Standards and FDOT design standards as a minimum criteria.

10.2 Match existing pavement markings at the limits of construction.

10.3 Removal of the existing pavement markings shall be accomplished by water blasting or other approved methods determined by the engineer.

10.4 Incorrectly placed paint or thermoplastic pavement markings over friction course will be removed by milling and replacing the friction course a minimum width of 18 in at the contractor's expense. The engineer may approve an alternative method if it can be demonstrated to completely remove the markings without damaging the asphalt.

10.5 Place all retro-reflective pavement markings in accordance with standard index 17352 and / or as shown in the plans.

10.6 Caution should be exercised while relocating existing signs to prevent unnecessary damage to signs. If the sign is damaged beyond use, as determined by the engineer, signs shall be replaced by the contractor at his expense.

10.7 All existing signs that conflict with construction operations shall be removed, stockpiled, and relocated by the contractor. Sign removal shall be directed by the engineer.

10.8 Relocated sign support system must meet the current design standard.

10.9 The contractor shall provide an inventory of existing signs to remain or to be relocated prior to starting the job and forward this list to the engineer. Contractor shall notify if there are any missing or damaged signs that the plans show to remain or to be relocated.

10.10 All roadway pavement markings shall be installed in accordance with FDOT specifications section 711.

10.11 (land dig the first four feet of sign foundation.

10.12 All signs shall meet all of the following:

- Meet the criteria outlined in Section 2A.08 of the 2009 MUTCD
- Meet the specifications outlined in Section 700 and 804 of the latest FDOT Standard Specifications
- Consist of materials certified to meet the retroreflective sheeting requirements outlined in the current version of ASTM D4956 for type XI retroreflective sheeting materials made with prisms, except for school zone and pedestrian signs which shall be comprised of retroreflective fluorescent yellow-green sheeting certified to meet ASTM D4956 Type IV retroreflective sheeting materials.

10.13 Consist of retroreflective sheeting materials that have a valid FDOT Approved Product List (APL) certification for specification 700 Highway Signing for FDOT sheeting, Type XI for type IV for school and pedestrian signs.

10.14 Patch attachment hardware, such as countersunk screws or rivet heads, with retro reflective buttons that match the color and sheeting material of the finished sign panel including the background, legend or border.

10.15 Ensure the outside corner of sign is concentric with border. Ensure white borders are mounted parallel to the edge of the sign. Ensure black borders are recessed from the edge of the sign.

10.16 Lay out permanent final stopping that leaves no visible marks at time of final stopping.

DATE: FEB 22, 2019
SCALE: AS SHOWN
DRAWN BY: MAC
DESIGN BY: AD
CHECKED BY: JW

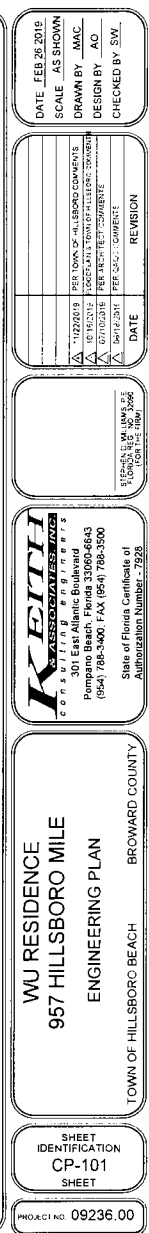
REVISION
DATE

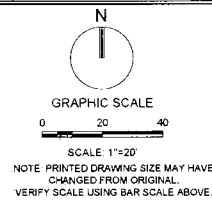
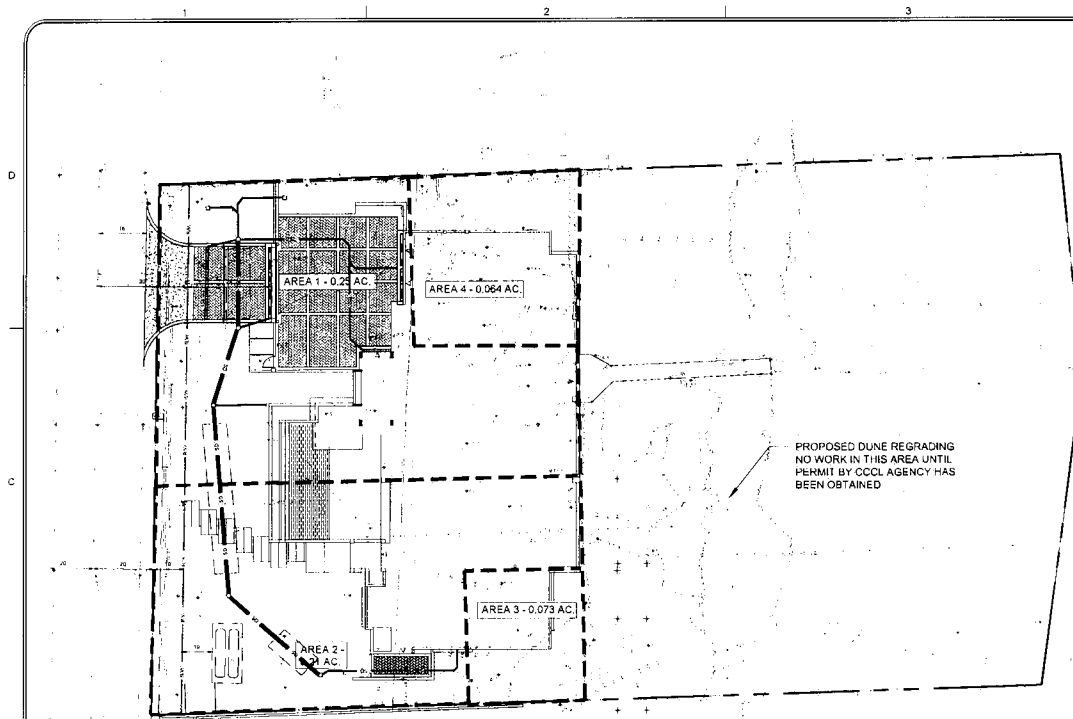
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Registration Number: 7726

WU RESIDENCE
957 HILLSBORO MILE
GENERAL NOTES

TOWN OF HILLSBORO BEACH
SHEET IDENTIFICATION
GI-003
SHEET
INCLDING 09236.00





EXFILTRATION TRENCH CALCULATION SHEET

Wu Residence Area 1

INPUTS:		RUNOFF INPUTS:	
PERCOLATION RATE (IN)	7.26 IN	Required V ₁ (0.26 AC x 2.5 in" = 0.65 AC-in)	
WIDTH (IN)	8.0 FT	VOLUME PROVIDED	0.87 AC-IN
DEPTH TO WT (IN)	4.0 FT		
UNSATURATED TRENCH (IN)	2.5 FT		
SATURATED TRENCH (IN)	1.5 FT		
WATER TABLE ELEV. (FT)	0.5 (NGVD)		

STANDARD FORMULA: $L = \frac{V_1}{(R_1 - R_2) \times (D_1 - D_2) \times (W - W_1)}$

FORMULA when D₁ = D₂ or when W₁ is twice the height: $L = \frac{V_1}{(R_1 - R_2) \times (D_1 - D_2) \times (W - W_1)}$

Low Point: 4.80

Top Trench: 3.00

W₁: 8

W₂: 8

Bottom: -1.00

LENGTH OF TRENCH WITHOUT SAFETY FACTOR = 11.86 FEET

LENGTH OF TRENCH REQUIRED = 43 FEET*

3/12/2018 *With a Safety Factor of 2

EXFILTRATION TRENCH CALCULATION SHEET

Wu Residence Area 2

INPUTS:		RUNOFF INPUTS:	
PERCOLATION RATE (IN)	7.26 IN	Required V ₁ (0.26 AC x 2.5 in" = 0.65 AC-in)	
WIDTH (IN)	8.0 FT	VOLUME PROVIDED	0.87 AC-IN
DEPTH TO WT (IN)	3.5 FT		
UNSATURATED TRENCH (IN)	2.5 FT		
SATURATED TRENCH (IN)	1.5 FT		
WATER TABLE ELEV. (FT)	0.5 (NGVD)		

STANDARD FORMULA: $L = \frac{V_1}{(R_1 - R_2) \times (D_1 - D_2) \times (W - W_1)}$

FORMULA when D₁ = D₂ or when W₁ is twice the height: $L = \frac{V_1}{(R_1 - R_2) \times (D_1 - D_2) \times (W - W_1)}$

Low Point: 3.50

Top Trench: 2.00

W₁: 8

W₂: 8

Bottom: -1.00

LENGTH OF TRENCH WITHOUT SAFETY FACTOR = 11.86 FEET

LENGTH OF TRENCH REQUIRED = 43 FEET*

3/12/2018 *With a Safety Factor of 2

DATE: FEB 28 2018
SCALE: AS SHOWN
DRAWN BY: MAC
DESIGN BY: AC
CHECKED BY: SW

REVISION

DATE	REVISION

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WU RESIDENCE
957 HILLSBORO MILE
DRAINAGE CALCULATION PLAN

TOWN OF HILLSBORO BEACH BROWARD COUNTY

SHEET IDENTIFICATION
CP-102
SHEET

PROJECT NO: **09236.00**

CHAPTER 4. BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENTATION CONTROL

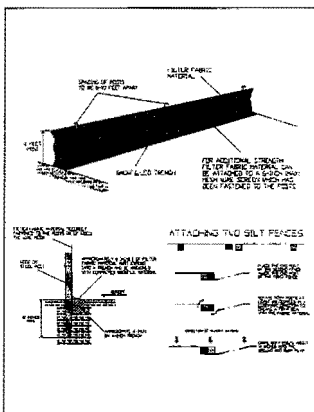


Figure 4.4b. Installing a Filter Fabric Silt Fence
Source: US Department of Agriculture

43

CHAPTER 4. BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENTATION CONTROL

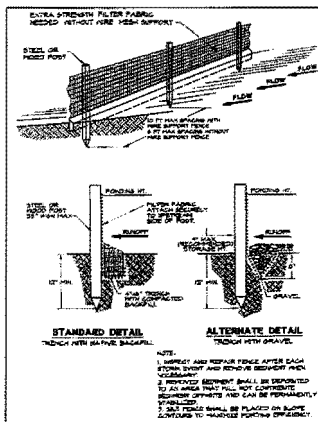


Figure 4.4a. Silt Fence
Source: US Department of Agriculture

47

CHAPTER 4. BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENTATION CONTROL

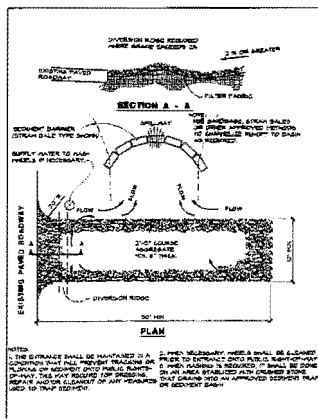


Figure 4.3a. Temporary Gravel Construction Entrance
Source: US Department of Agriculture

41

CHAPTER 4. BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENTATION CONTROL

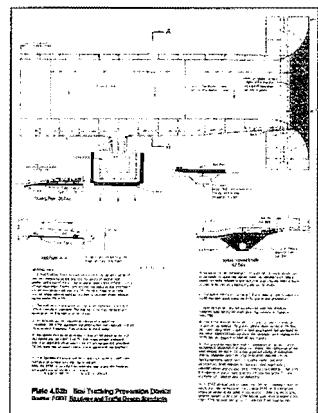


Figure 4.3b. Soil Tracking Prevention Device
Source: US Department of Agriculture

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GENERAL NOTES - EROSION CONTROL:

1. THE CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN FLORIDA (HEREAFTER REFERRED TO AS FL GUIDELINES).
2. MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, A VISUAL INSPECTION SHALL BE MADE OF ALL INSTALLED EROSION CONTROL MEASURES AND REPAIRS SHALL BE CONDUCTED TO ENSURE THEIR CONTINUING FUNCTION AS DESIGNED.
3. CATCH BASIN, INLETS, STORM SEWER MANHOLES STRUCTURES, ETC. SHALL BE PROTECTED DURING CONSTRUCTION OPERATIONS FROM SEDIMENT RUNOFF AND DEBRIS BY PLACING A FILTER FABRIC MATERIAL IN THE FRAME AND GRATEMANHOLE COVER. PREVENTIVE METHODS MUST BE UTILIZED AROUND THESE STRUCTURES (DURING CONSTRUCTION OPERATIONS) BY GRADING TO DRAIN AWAY FROM STRUCTURES AND ANY OTHER METHODS APPROVED BY THE AGENCY HAVING JURISDICTION OR DESIGN ENGINEER OF RECORD.
4. THE CONTRACTOR SHALL INSTALL A SOIL TRACKING PREVENTION DEVICE AS PER THE FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL. THE CONTRACTOR SHALL TAKE MEASURES TO INSURE THE CLEANUP OF SEDIMENTS THAT HAVE BEEN TRACKED BY VEHICLES OR HAVE BEEN TRANSPORTED BY WIND OR STORMWATER ABOUT THE SITE OR ONTO NEARBY ROADWAYS. STABILIZED CONSTRUCTION ENTRANCES AND CONSTRUCTION ROADS, IF APPROPRIATE, SHALL BE IMPLEMENTED IN ORDER TO REDUCE OFFSITE TRACKING.
5. ALL AREAS OF DISTURBANCE THAT ARE NOT WITHIN BUILDING OR PAVEMENT LIMITS SHALL BE SODED. REFER TO LANDSCAPE PLANS FOR SOD SPECIFICATION AND REQUIREMENTS.
6. REMOVE ALL EROSION CONTROL IMPROVEMENTS AFTER ALL DISTURBED AREAS ARE STABILIZED WITH THE FINAL GROUND COVER.

CHAPTER 4. BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENTATION CONTROL

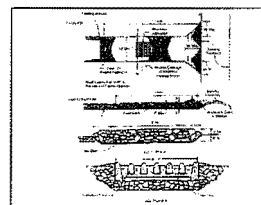
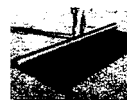


Figure 4.3c. Construction Entrance with Wash Rack
Source: US Department of Agriculture

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

Construction Specifications

The entrance shall be constructed of at least 18" concrete and other appropriate material. A gate shall be installed to ensure stability and simple maintenance when gravel is used. The gravel shall be placed over the entrance to the specified dimensions.



Maintenance

The entrance construction shall be maintained in a condition that will prevent the tracking of soil or mud onto public rights of way. This may require periodic maintenance as conditions demand, and the proper amount of material should be added as it is needed. All materials applied, disposed, washed, or tracked from vehicles onto roadways or into storm drains must be removed immediately. Look for signs of trucks and vehicles and implement "locking control" where the construction exit means the roadway. Sweep the paved road as needed.

45

DATE FEB 26 2016
SCALE AS SHOWN
DRAWN BY MAG
DESIGN BY AO
CHECKED BY SW

REVISION
DATE

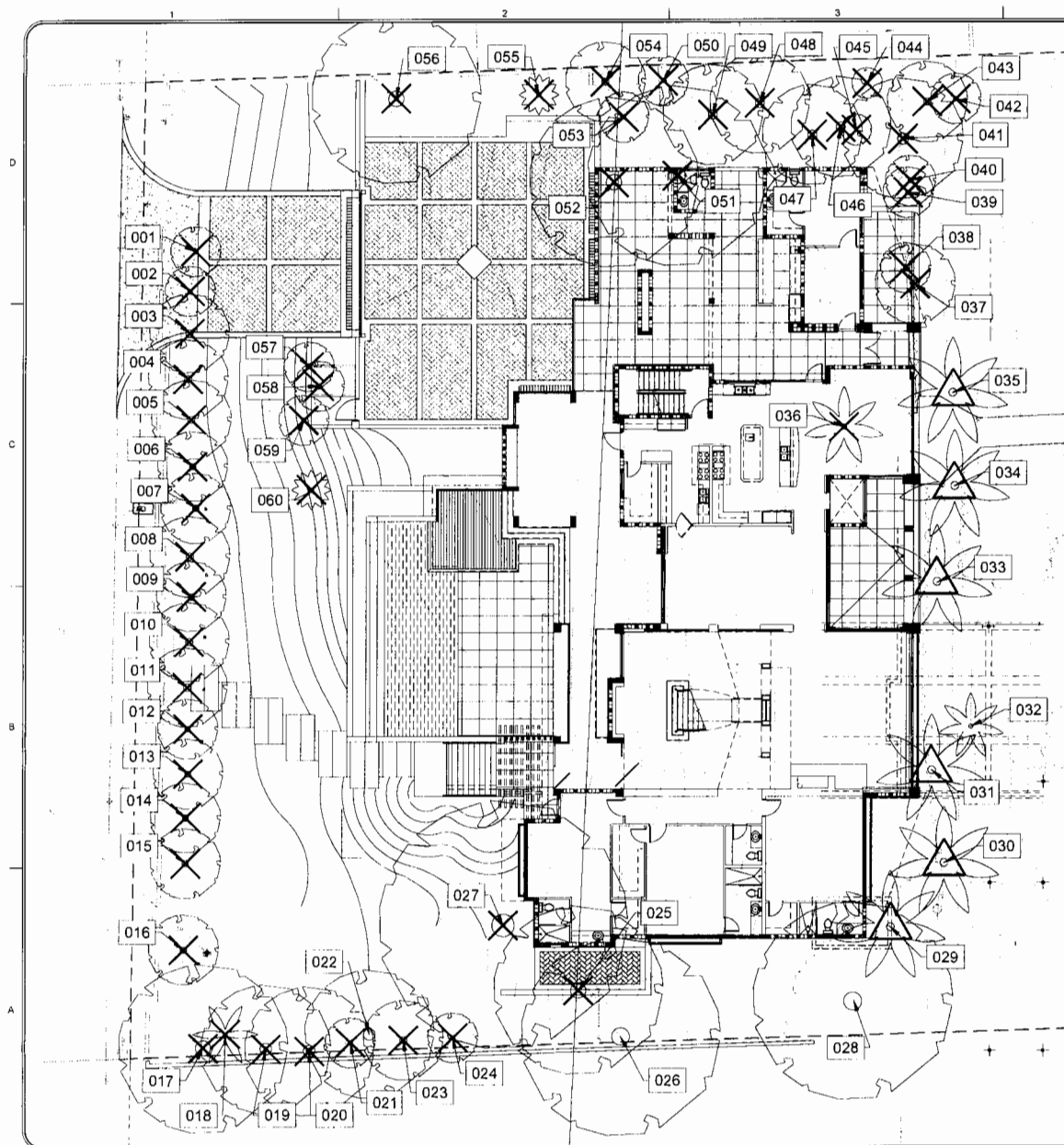
STATION 11+00 TO 11+50
TOWN OF HILLSBORO

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WU RESIDENCE
957 HILLSBORO MILE
09236.00-CG-501-EROSION
CONTROL DETAILS
BROWARD COUNTY
TOWN OF HILLSBORO BEACH

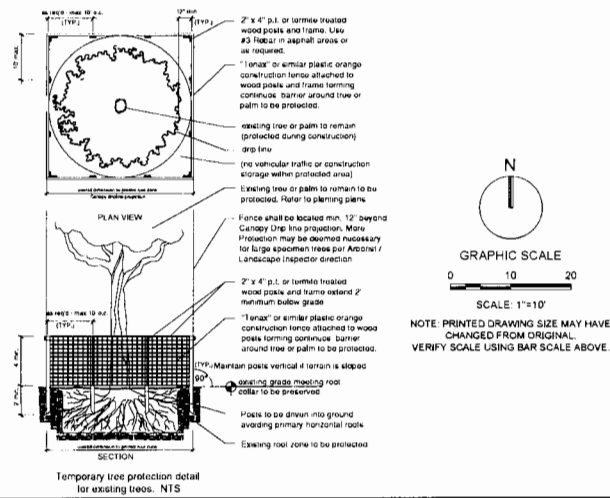
SHEET IDENTIFICATION
CG-501
SHEET

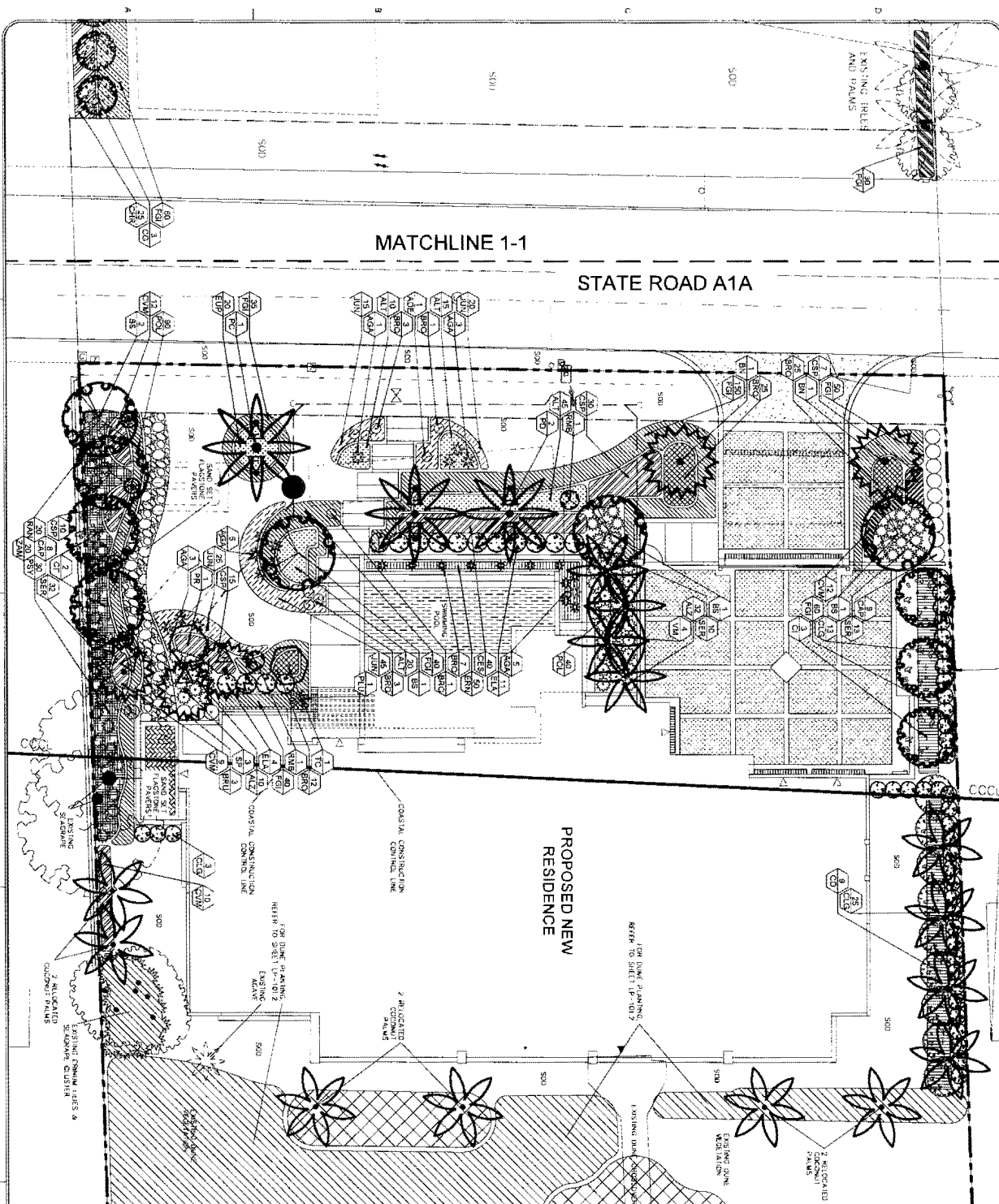
PROJECT NO. 09236.00



TREE DISPOSITION TABLE

PROJECT #: 09236.00			PROJECT NAME: Wu Residence						
TRAIL #	COMMON NAME	IDENTIFYING NAME	DATE	INT.	TRAIL #	TRAIL	CAVITY	COMMENTS	
			IN	PT	PT	COMMENTS (NOT FOR PAPER LOGS)			
1	Black Dove	"Black-burned"	8	16	8	20	REMOVED	50	(dark, dark line; no underwing and wing)
2	Black Dove	"Black-burned"	7	18	8	22	REMOVED	50	(dark, dark line; no underwing and wing)
3	Black Dove	"Black-burned"	8	18	8	22	REMOVED	50	(dark, dark line; no underwing and wing)
4	Black Dove	"Black-burned"	8	10	14	25	REMOVED	124	(dark, dark line; no underwing and wing)
5	Black Dove	"Black-burned"	8	18	14	25	REMOVED	124	(dark, dark line; no underwing and wing)
6	Black Dove	"Black-burned"	8	18	14	25	REMOVED	113	(dark, dark line; no underwing and wing)
7	Black Dove	"Black-burned"	8	20	14	25	REMOVED	113	(dark, dark line; no underwing and wing)
8	Black Dove	"Black-burned"	8	20	14	25	REMOVED	201	(dark, dark line; no underwing and wing)
9	Black Dove	"Black-burned"	10	22	14	25	REMOVED	124	(dark, dark line; no underwing and wing)
10	Black Dove	"Black-burned"	8	20	14	25	REMOVED	201	(dark, dark line; no underwing and wing)
11	Black Dove	"Black-burned"	10	24	14	25	REMOVED	124	(dark, dark line; no underwing and wing)
12	Black Dove	"Black-burned"	8	22	12	25	REMOVED	113	(dark, dark line; no underwing and wing)
13	Black Dove	"Black-burned"	10	24	12	25	REMOVED	113	(dark, dark line; no underwing and wing)
14	Black Dove	"Black-burned"	8	22	12	25	REMOVED	113	(dark, dark line; no underwing and wing)
15	Black Dove	"Black-burned"	10	24	12	25	REMOVED	113	(dark, dark line; no underwing and wing)
16	Black Dove	"Black-burned"	10	24	12	25	REMOVED	113	(dark, dark line; no underwing and wing)
17	Black Dove	"Black-burned"	16	40	20	25	REMOVED	707	(dark)
18	Scrubland Palm	"Phyllanthus sp."	15	50	25	86	REMOVED	491	(dark, dark line; no underwing and wing)
19	Brazilian Beaucarnea	"Euphorbia tirucalli"	15	50	25	86	REMOVED	491	(dark, dark line; no underwing and wing)
20	Brazilian Beaucarnea	"Euphorbia tirucalli"	15	50	25	86	REMOVED	491	(dark, dark line; no underwing and wing)
21	Brazilian Beaucarnea	"Euphorbia tirucalli"	15	50	25	86	REMOVED	491	(dark, dark line; no underwing and wing)
22	Brazilian Beaucarnea	"Euphorbia tirucalli"	15	50	25	86	REMOVED	491	(dark, dark line; no underwing and wing)
23	Black Dove	"Black-burned"	15	50	25	86	REMOVED	491	(dark, dark line; no underwing and wing)
24	Brazilian Beaucarnea	"Euphorbia tirucalli"	15	50	25	86	REMOVED	491	(dark, dark line; no underwing and wing)
25	Scrubland Palm	"Phyllanthus sp."	15	50	25	86	REMOVED	491	(dark, dark line; no underwing and wing)
26	Scrubland Palm	"Phyllanthus sp."	15	50	25	86	REMOVED	491	(dark, dark line; no underwing and wing)
27	Scrubland Palm	"Phyllanthus sp."	15	50	25	86	REMOVED	491	(dark, dark line; no underwing and wing)
28	Scrubland Palm	"Phyllanthus sp."	15	50	25	86	REMOVED	491	(dark, dark line; no underwing and wing)
29	Scrubland Palm	"Phyllanthus sp."	15	50	25	86	REMOVED	491	(dark, dark line; no underwing and wing)
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50	Scrubland Palm	"Phyllanthus sp."	15	50	25	86	REMOVED	491	(dark, dark line; no underwing and wing)
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55	Scrubland Palm	"Phyllanthus sp."	15	50	25	86	REMOVED	491	(dark, dark line; no underwing and wing)
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58	Scrubland Palm	"Phyllanthus sp."	15	50	25	86	REMOVED	491	(dark, dark line; no underwing and wing)
59	Scrubland Palm	"Phyllanthus sp."	15	50	25	86	REMOVED	491	(dark, dark line; no underwing and wing)
60	Scrubland Palm	"Phyllanthus sp."	15	50	25	86	REMOVED	491	(dark, dark line; no underwing and wing)
SPECIFIC TREES WITH COMMENTS									
TOTALS: ALL OF THE ABOVE TREES TO REMOVE									
FOR PAPER LOG: TREE REMOVAL TO REMOVE									
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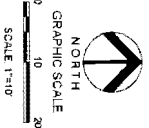
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Product No. 09236,00

SHEET
IDENTIFICATION
LP-101

WU RESIDENCE
957 HILLSBORO MILE
LANDSCAPE PLAN

TOWN OF HILLSBORO BEACH

BROWARD COUNTY

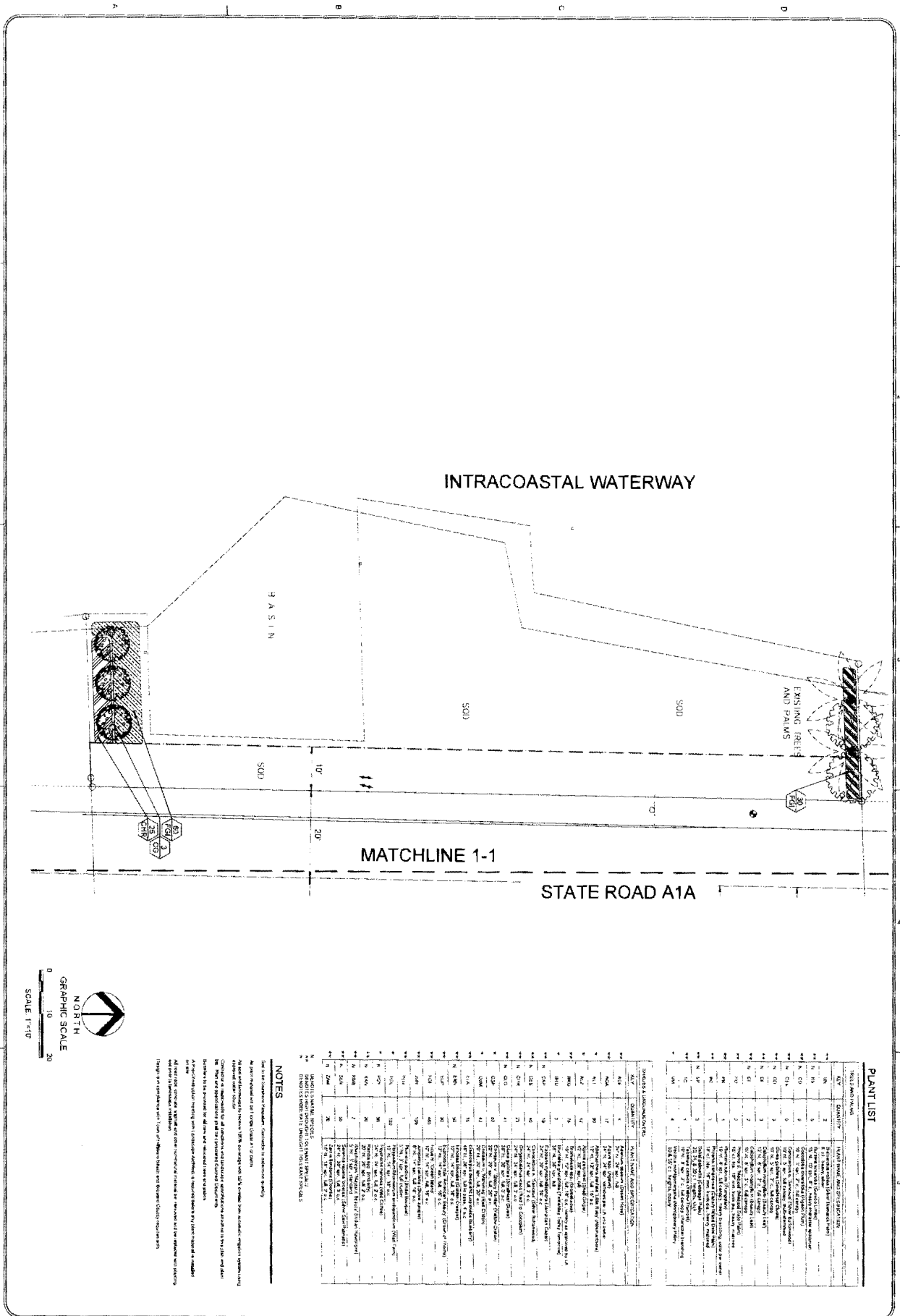
KEITH
& ASSOCIATES INC.
consulting engineers
 301 East Atlantic Boulevard
 Pompano Beach, Florida 33060-6643
 (954) 788-3400, FAX (954) 786-3500

State of Florida Certificate of
Authorization Number - 7928

NICHOLS, DREW P. R.A.
FLORIDA REG NO: A9001540

NAME: [illegible]
 DATE OF BIRTH: [illegible]
 SEX: [illegible]
 RACE: [illegible]

DATE 02/28/2019
SCALE QN PLAN
DRAWN BY D.G
DESIGN BY M.P.
CHECKED BY M.P.



PROJECT NO 09236.00

SHEET
IDENTIFICATION
LP-102
SHEET

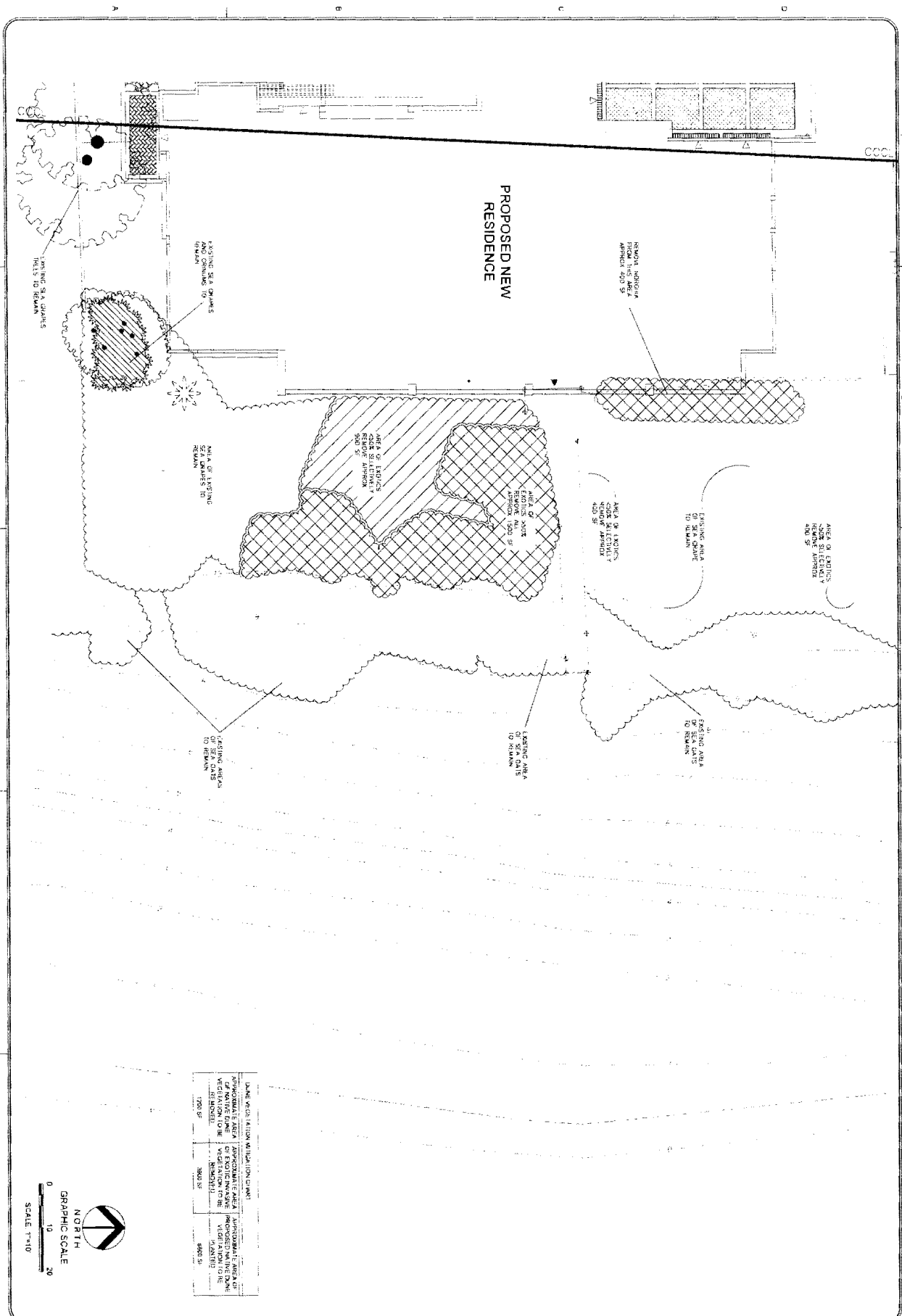
WU RESIDENCE
957 HILLSBORO MILE
LANDSCAPE PLAN

KEITH
LANDSCAPE ARCHITECTS, INC.
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(954) 788-3400 FAX (954) 788-3500

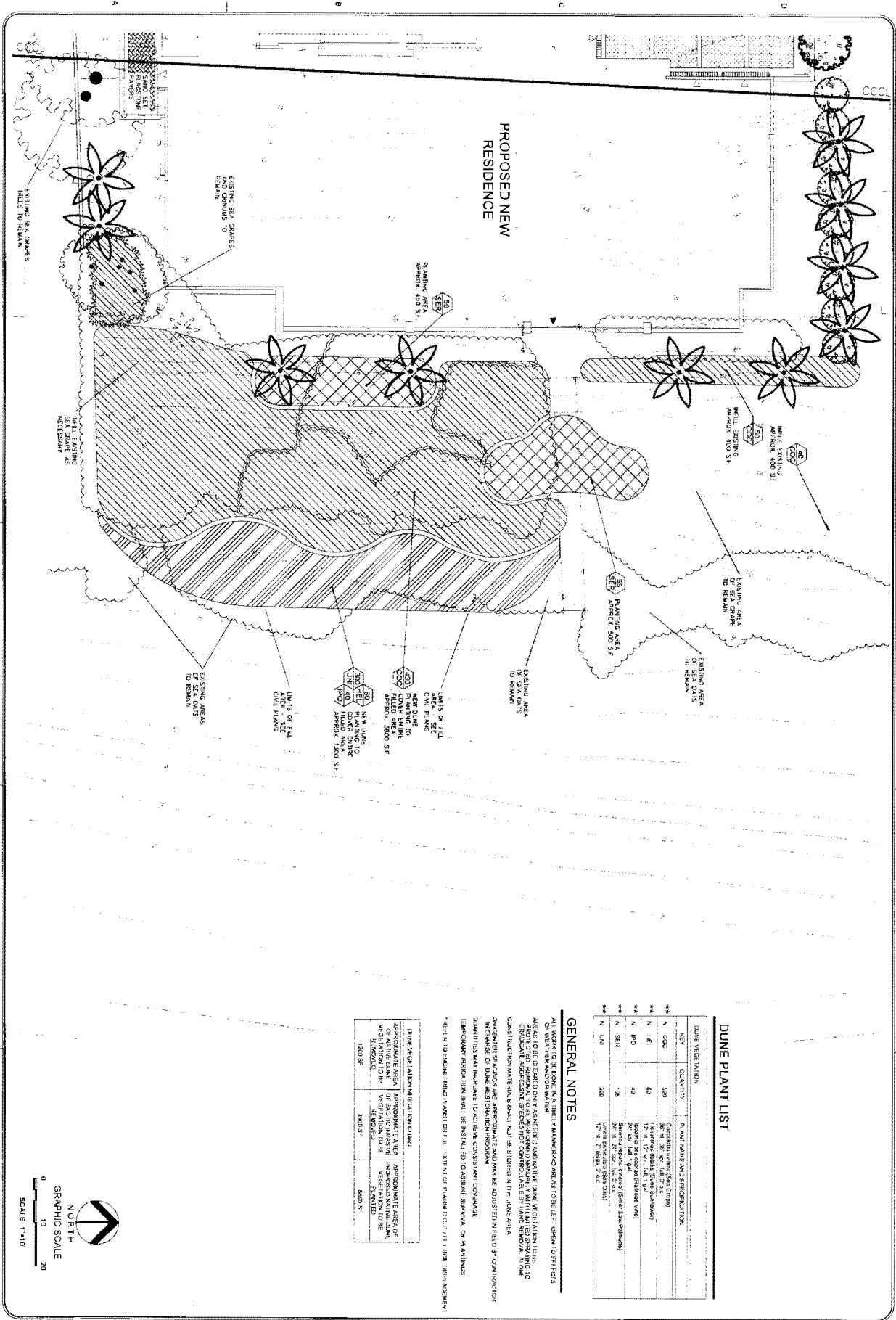
State of Florida Certificate of
Authorization Number - 7928

DATE
REVISION

DATE 02/28/2019
SCALE ON PLAN
DRAWN BY D.G.
DESIGN BY M.P.
CHECKED BY M.P.



SHEET IDENTIFICATION LP-101.1 SHEET	WU RESIDENCE 957 HILLSBORO MILE EXISTING DUNE VEGETATION PLAN TOWN OF HILLSBORO BEACH BROWARD COUNTY	KEITH ASSOCIATES, INC. consulting engineers 301 East Atlantic Boulevard Pompano Beach, Florida 33060-6643 (954) 785-3400, FAX (954) 785-3500 State of Florida Certificate of Professional Engineer - 7928	MID-STATE PLANNING & ENGINEERING 1100 N. W. 10th St. Ft. Lauderdale, FL 33304	DATE 02/26/2019 SCALE ON PLAN DRAWN BY D.P. DESIGN BY M.P. CHECKED BY M.P.
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DUNE PLANT LIST

PLANT	QUANTITY	PLANT NAME AND SPECIFICATION
N 100	500	Coastal live oak (Quercus virginiana)
N 101	60	1/2" live oak (Quercus virginiana)
N 102	40	Live oak (Quercus virginiana)
N 103	100	Live oak (Quercus virginiana)
N 104	300	Live oak (Quercus virginiana)

GENERAL NOTES

ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA BUILDING CODE AND THE LATEST EDITIONS OF THE FLORIDA ELECTRICAL CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF HILLSBORO BEACH AND THE BROWARD COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF HILLSBORO BEACH AND THE BROWARD COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF HILLSBORO BEACH AND THE BROWARD COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION.

DATE	DESCRIPTION	APPROVED
12/01/10	1200 SF	3000 SF
12/01/10	3000 SF	6000 SF

WU RESIDENCE
957 HILLSBORO MILE

PROPOSED DUNE VEGETATION PLAN

TOWN OF HILLSBORO BEACH BROWARD COUNTY

KEITH ASSOCIATES, INC.

301 East Atlantic Boulevard
Pompano Beach, Florida 33060-6643
(954) 788-3400; FAX (954) 788-3500

State of Florida Certificate of
Authorization Number - 7928

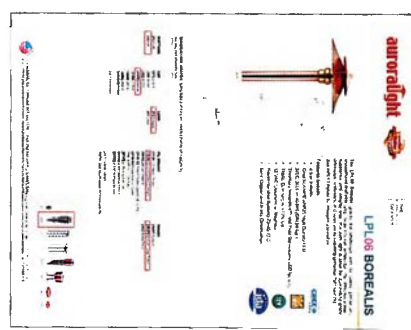
DATE: 02/28/2019
SCALE: ON PLAN
DRAWN BY: D.G.
DESIGN BY: M.P.
CHECKED BY: M.P.

PROJECT NO. 09236.00

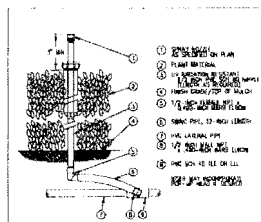
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LP-101.2
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DATE: _____

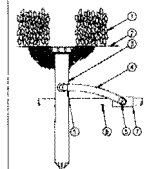
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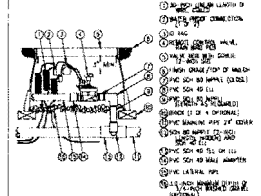
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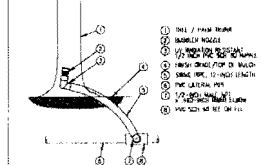
12" POP-UP SPRAY SPRINKLER N.T.S.



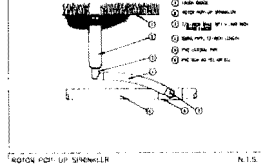
12" POP-UP SPRAY SPRINKLER N.T.S.



REMOTE CONTROL VALVE N.T.S.

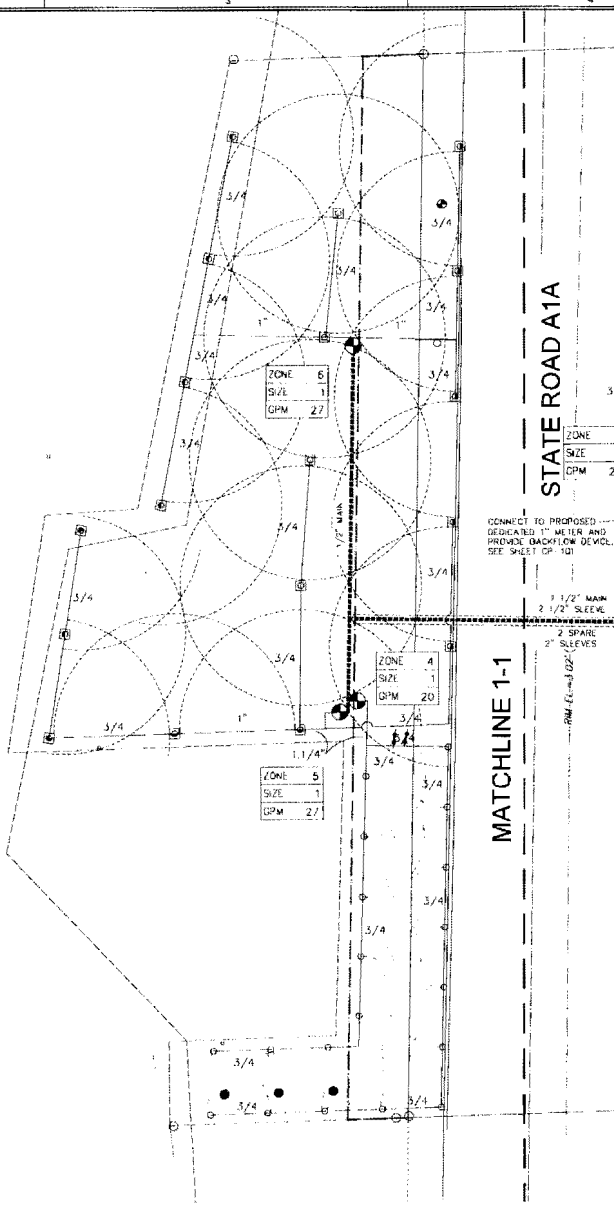


12" POP-UP SPRAY SPRINKLER N.T.S.



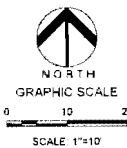
12" POP-UP SPRAY SPRINKLER N.T.S.

INTRACOASTAL WATERWAY



SYMBOL	DESCRIPTION
[Symbol]	HUNTER POP-UP POP-UP ROTOR HEADS
[Symbol]	HUNTER MP ROTATOR, MP2000, 15" RADIUS, WITH PHS40 BODY
[Symbol]	HUNTER MP ROTATOR, MP1000, 12" RADIUS, WITH PHS40 BODY
[Symbol]	HUNTER MP ROTATOR, MP1000, 10" RADIUS, WITH PHS40 BODY
[Symbol]	HUNTER MP ROTATOR, MP1000, 8" RADIUS, WITH PHS40 BODY
[Symbol]	HUNTER END SPRAY, 55515, WITH PHS40 BODY
[Symbol]	HUNTER SIDE SPRAY, 55515, WITH PHS40 BODY
[Symbol]	HUNTER MULTISTREAM BUBBLERS, MSBN SERIES
[Symbol]	HUNTER BUBBLERS, PCN SERIES
[Symbol]	ZONE VALVE, ELECTRONIC, EQUAL TO IRRITROL, SIZE PER PLAN IN AMBLEM OR CARBON 12" X 12" VALVE BOX
[Symbol]	AMES BRASS GATE VALVE, SAME SIZE AS MAINLINE IN 8" SCH 40 PVC COLLAR EXTENSION AND VALVE BOX
[Symbol]	HUNTER MODULAR IRRIGATION CONTROLLER EQUAL TO PRO-C STAIRS WITH SOLAR SYNC, TO BE LOCATED PER OWNER'S PREFERENCE
[Symbol]	SUBSIZES TO BE MIN. 24" AND MAX. 30" DEEP
[Symbol]	MAIN LINE, SCH 40 PVC WITH SCH 80 PVS FITTINGS
[Symbol]	THRUST BLOCKS AT STRESS POINTS, SITE PER PLAN
[Symbol]	LATERAL PIPING, PVC CLASS 200
[Symbol]	PVC FITTINGS AND GLEUE JOINTS, PER SPECIFICATIONS

1. THE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIAL REQUIRED TO MAKE THE SYSTEM FUNCTION PROPERLY. ALL IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND ALSO STATE AND/OR LOCAL CODES.
2. IRRIGATION PLANS ARE SCHEMATIC AND DRAWN FOR GRAPHIC CLARITY. ALL PIPING BELOW PAVERMENT SHALL BE SLEEVES. LAYOUT OF IRRIGATION SYSTEM SHALL BE COORDINATED WITH CORRESPONDING LANDSCAPE PLAN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING LOCAL UNDERGROUND UTILITY PROVIDERS TO VERIFY LOCATIONS. THE CONTRACTOR IS ENCOURAGED TO VISIT THE SITE PRIOR TO INSTALLATION AND BECOME FAMILIAR WITH EXISTING CONDITIONS.
4. VALVE LOCATIONS ARE SCHEMATIC ONLY AND WILL BE ADJUSTED FOR SITE CONDITIONS. (TOP VALVE) SHALL BE INSTALLED IN A MANHOLE ON CARBON VALVE BOX. THE FLOW ADJUSTMENT FEATURE WILL BE USED TO BALANCE PRESSURE THROUGHOUT THE SYSTEM.
5. PIPING SHALL BE SIZED TO MINIMIZE FRICTION LOSS AND MAINTAIN FLOW VELOCITY BELOW 5 FPS.
6. THE IRRIGATION CONTROLLER SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND MANUFACTURER'S RECOMMENDATIONS. PROPER GROUNDING EQUIPMENT AND SURGE PROTECTION SHALL BE PROVIDED. A RAIN SENSOR SHALL BE INSTALLED TO OVER-RIDE THE CONTROLLER.
7. ALL HEADS ON ROTORS SHALL BE SET AT THE HEIGHT OF ADJACENT PLANT MATERIAL.
8. SPRINKLER LOCATIONS ADJACENT TO PARAPETS, STRUCTURES, TREES, ETC. SHALL BE 10' MIN. AS FOLLOWS: 12" MIN FOR POP-UP HEADS, 18" FOR ROTOR HEADS, 18" FOR ROTOR HEADS, AND TYPICALLY 3 FEET FOR ROTORS ALONG UNOBSTRUCTED ROADWAYS.
9. ALL SLEEVING SHALL BE SCH 40 PVC TO SIZE INDICATED ON PLAN OR IF NOT INDICATED, A MIN. OF 2" PVE. SIZES LARGER THAN SUPPLY LINE CONTAINED. ALL SLEEVES SHALL BE INSTALLED A MIN. OF 24" BELOW FINISH GRADE.
10. CONTROL LINES SHALL BE US APPROVED IRRIGATION CONTROL WIRE. USE 14 GAUGE CONTROL WIRE AND 12 GAUGE GROUND WIRE. WIRE SHALL BE BUNDLED AND ATTACHED TO THE MAIN LINE IN TRENCH UP THROUGH WIRE SLEEVES AT PAVEMENT CROSSINGS 24" BELOW FIN. GRADE. ALL SLEEVES SHALL BE MADE WITH WATERPROOF DIRECT-BURIAL, SPALCE KITS AND CONTAINED IN VALVE BOXES. TWO EXTRA CONTROL WIRE SHALL BE INSTALLED TO THE FURTHEST VALVES IN EACH DIRECTION FROM THE CONTROLLER.
11. PIPING IN NARROW PLANTING AREAS, PARKING ISLANDS AND PLANTERS SHALL BE SET TO ONE SIDE TO ALLOW ROOM FOR ROOT BALLS. PIPE AS INDICATED ON PLAN IS SCHEMATIC AND SHOULD BE ADJUSTED FOR FIELD CONDITIONS.
12. ALL GLEUE JOINTS SHALL BE CLEANED, SMOOED, AND TREATED WITH A CEMENTED HIGH-ETCH PRIMER AND JOINED USING A SOLVENT CONFORMING WITH ASTM D2064.
13. SYSTEM PIPE SIZE 3/4" SHALL BE CLASS 200 PVC. SYSTEM PIPE SIZE 1" OR GREATER SHALL BE CLASS 150 PVC. SYSTEM MAIN SHALL BE SCH 40 PVC TO SIZE INDICATED ON PLAN. ALL FITTINGS WILL BE SOLVENT WELD SCH 40 PVC. MAIN LINE SHALL HAVE 24" MINIMUM COVER. ALL OTHER PIPING WILL HAVE 12" MIN. COVER. ALL BACKFILL FOR PIPE TRENCHES SHALL BE CLEAN AND FREE OF FOREIGN DEBRIS AND SHARP OBJECTS. BACKFILLED TRENCHES SHALL BE PROPERLY COMPACTED. ALL MAIN LINES WILL BE INSTALLED A MIN. OF 12" FROM ANY TREE OR PALM.
14. WATERING TIME PER STATION WILL BE DETERMINED IN THE FIELD AND PER LOCAL REQUIREMENTS. REFER TO MANUFACTURER'S INSTRUCTIONS FOR PRECIPITATION RATES OF SPRINKLERS SPECIFIED.
15. IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE WITH 50% OVERLAP MIN.
16. WIND CONTROL SYSTEM TO BE INSTALLED WITH PUMP STATION (IF FROM WELL).
17. THE IRRIGATION SYSTEM IN THE RIGHT-OF-WAY IS TO INCORPORATE LOW TRAJECTORY SPRAY HEADS TO MINIMIZE OVERSPRAY.
18. AS-BUILT DRAWINGS SHALL BE PREPARED BY THE CONTRACTOR AND GIVEN TO THE OWNER PRIOR TO FINAL ACCEPTANCE.



DATE: 07/25/2019
SCALE: ON PLAN
DRAWN BY: D.G.
DESIGN BY: M.P.
CHECKED BY: M.L.

REVISION
DATE

KEITH
ENGINEERING
301 East Atlantic Boulevard
Pompano Beach, Florida 33061-6643
(954) 795-5400 FAX (954) 798-3500
State of Florida Certificate of
Professional Engineer - 77938

WU RESIDENCE
957 HILLSBORO MILE
IRRIGATION PLAN
TOWN OF HILLSBORO BEACH
BROWARD COUNTY

SHEET
IDENTIFICATION
IR-102
SHEET

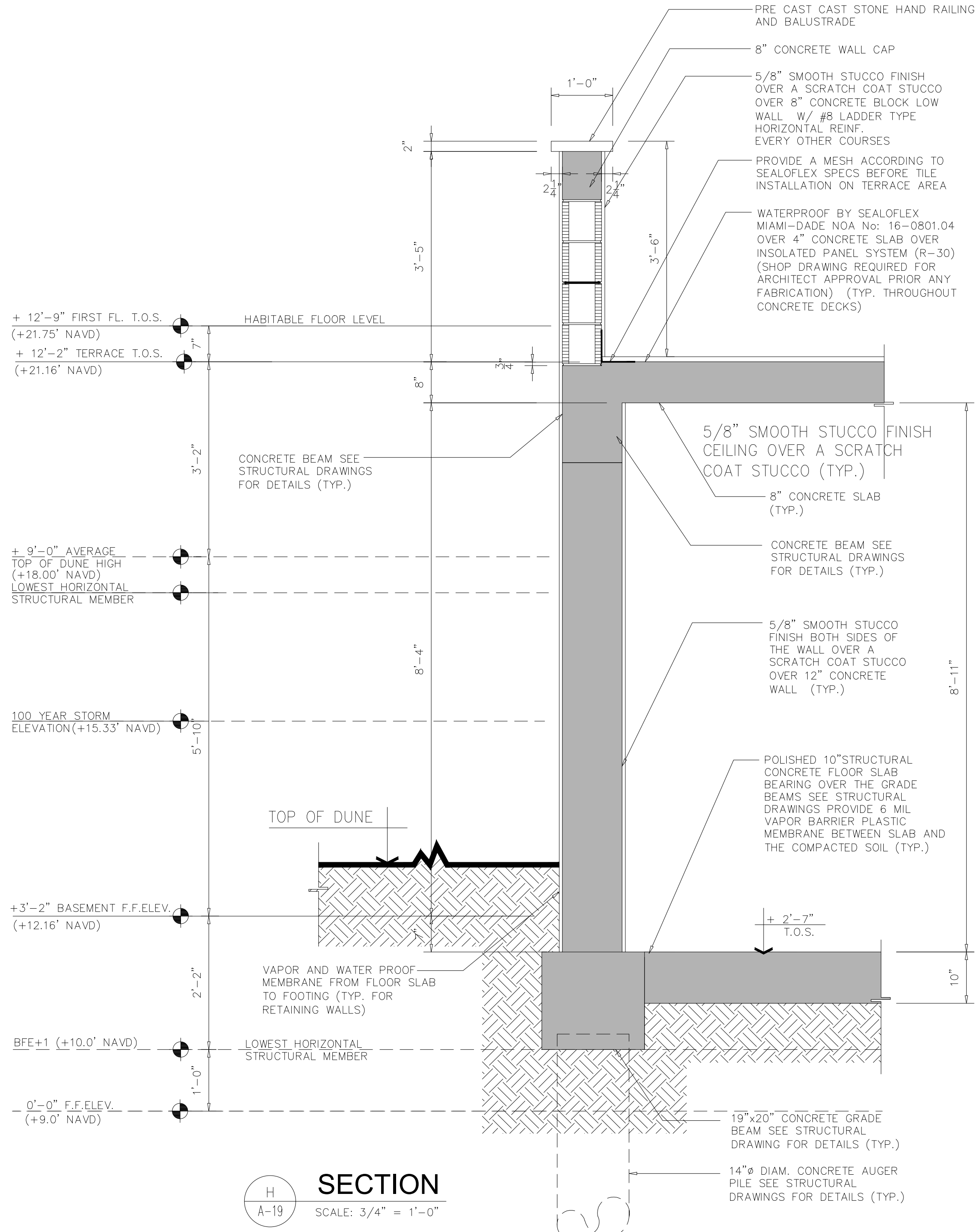
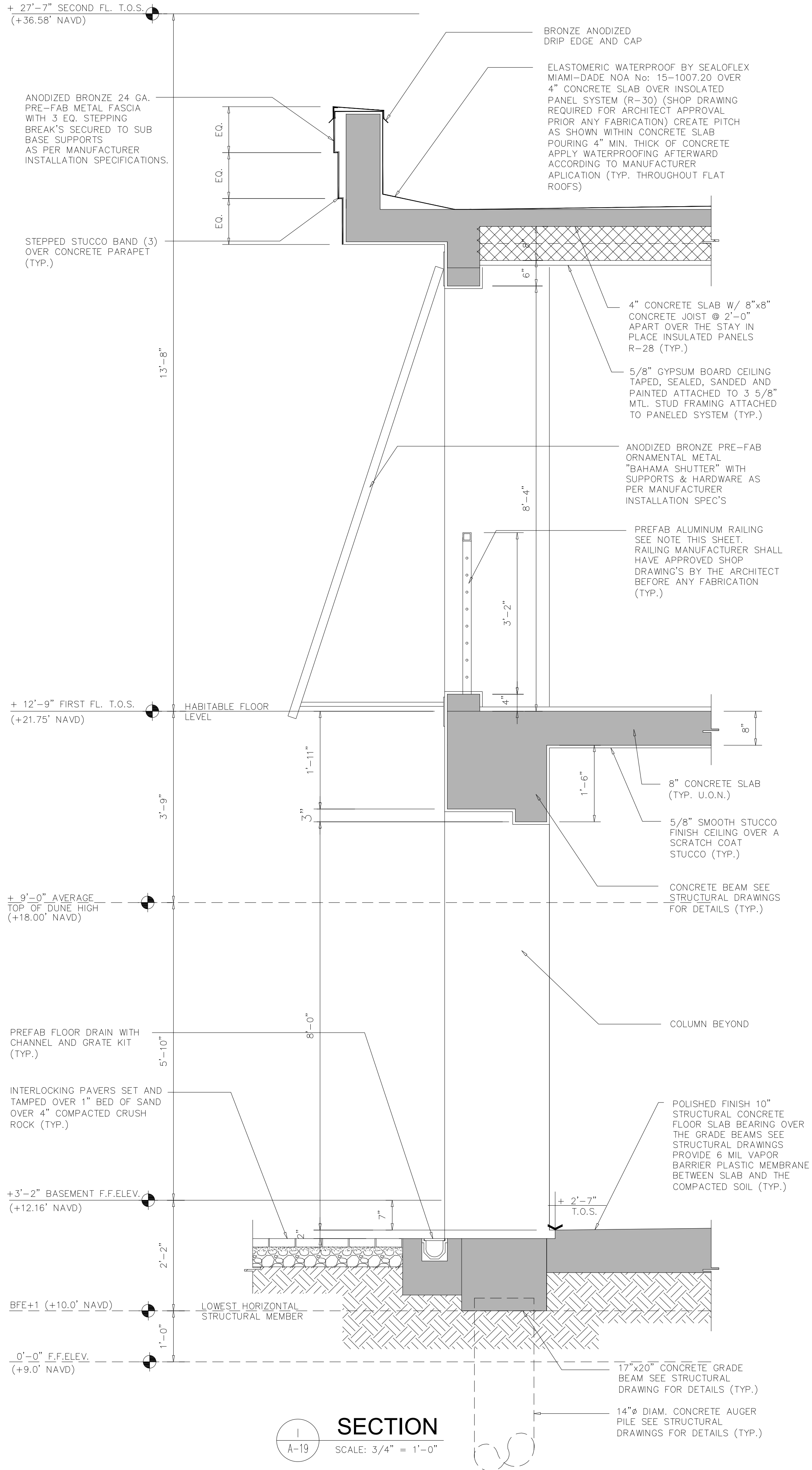
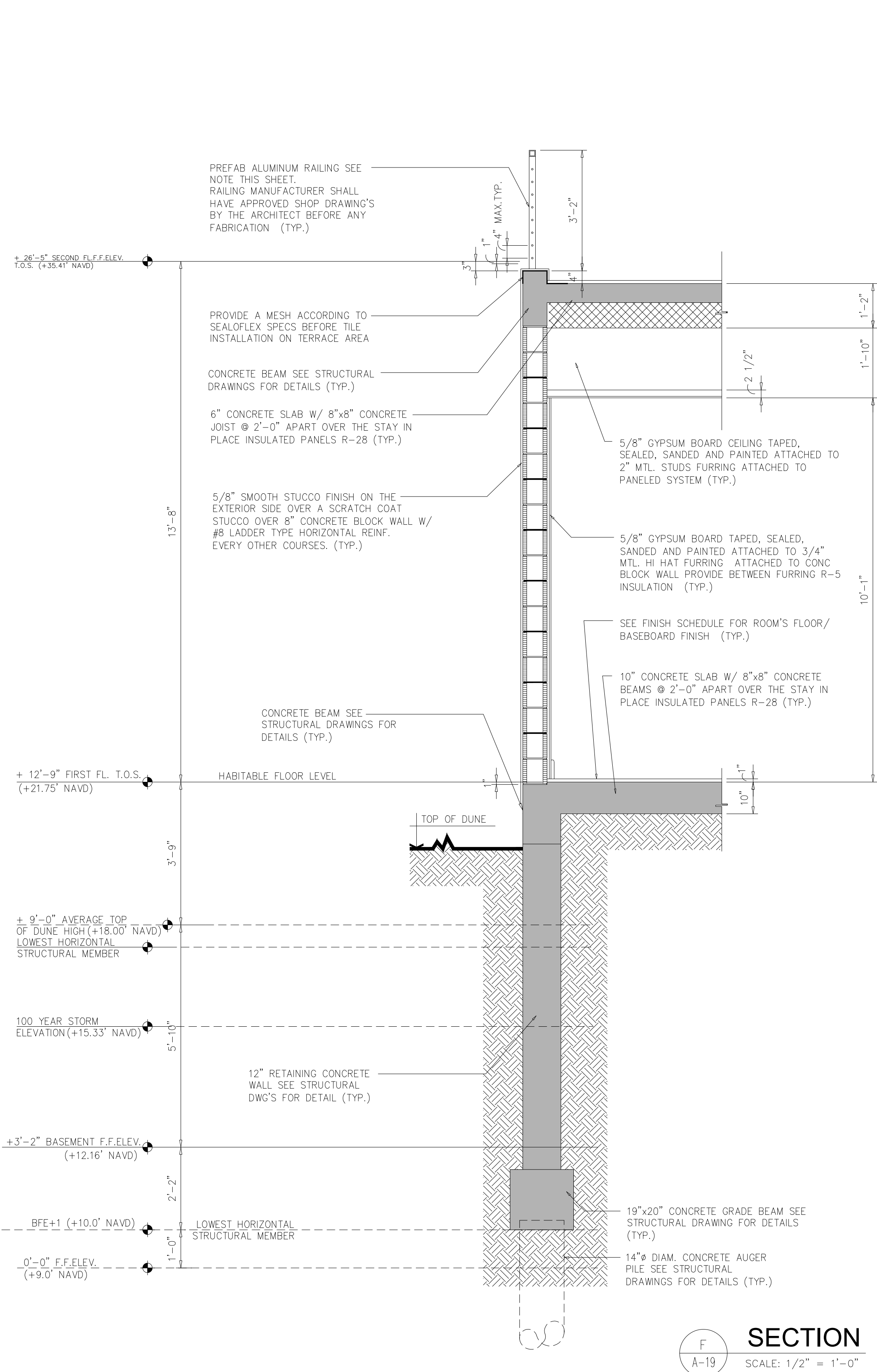
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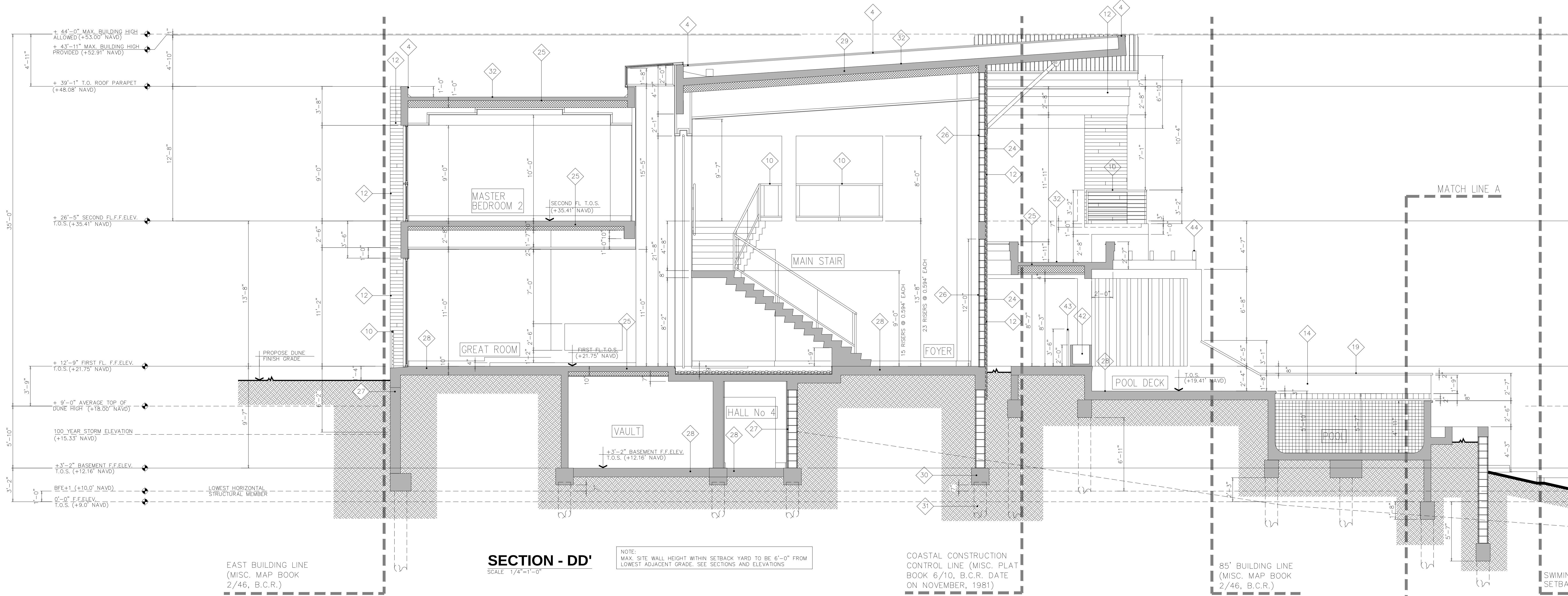


REVISIONS:	

DRAWN BY:
J.L.H.

DATE: 1/12/20





SECTION - DD'
SCALE 1/4"=1'-0"

NOTE:
MAX. SITE WALL HEIGHT WITHIN SETBACK YARD TO BE 6'-0" FROM
LOWEST ADJACENT GRADE. SEE SECTIONS AND ELEVATIONS

COASTAL CONSTRUCTION
CONTROL LINE (MISC. PLAT
BOOK 6/10, B.C.R. DATE
ON NOVEMBER, 1981)

85' BUILDING LINE
(MISC. MAP BOOK
2/46, B.C.R.)

FINISH LEGEND

- 1 ANODIZED BRONZE PRE-FAB ORNAMENTAL METAL GRILL FIXED TO WALL AS PER MANUFACTURER INSTALLATION SPECIFICATIONS USING STAINLESS STEEL SCREWS & HARDWARE
- 2 ANODIZED BRONZE PRE-FAB ORNAMENTAL METAL LOUVER SUSPENDED HORIZONTALLY WITH DIAGONAL PIPE SUPPORT FIXED TO STRUCTURE AS PER MANUFACTURER INSTALLATION SPECIFICATIONS USING STAINLESS STEEL SCREWS & HARDWARE
- 3 ANODIZED BRONZE 24 GA. PRE-FAB METAL FASCIA WITH 3 EQ. STEPPING BREAK'S SECURED TO SUB BASE SUPPORTS AS PER MANUFACTURER INSTALLATION SPECIFICATIONS.
- 4 ANODIZED BRONZE 24 GA. PRE-FAB METAL FASCIA SINGLE STEP SECURED TO SUB BASE SUPPORTS AS PER MANUFACTURER INSTALLATION SPEC'S
- 5 ANODIZED BRONZE PRE-FAB ORNAMENTAL METAL "BAHAMAMA SHUTTER" WITH SUPPORTS & HARDWARE AS PER MANUFACTURER INSTALLATION SPEC'S
- 6 ANODIZED BRONZE INSULATED PRE-MADE SINGLE GARAGE DOOR WITH AUTOMATIC OPENER, HARDWARE, SENSORS & VENTILATION GRILL WITH INSECT SCREEN
- 7 ANODIZED BRONZE PRE-FAB SECURITY METAL VENTILATION GRILL
- 8 ANODIZED BRONZE PRE-FAB ORNAMENTAL METAL CANOPY & SUPPORT STRUCTURE (SHOP DRAWING REQUIRED FOR ARCHITECT APPROVAL PRIOR ANY FABRICATION)
- 9 LINEAR PRE-FAB GLASS STRUCTURE SKYLIGHT WITH ANODIZED BRONZE FRAME & TINTED IMPACTED RESISTANT E-GLASS
- 10 STAINLESS STEEL PRE-FAB METAL PIPE RAILING WITH HORIZONTAL STAINLESS STEEL CABLES
- 11 ANODIZED BRONZE PRE-FAB METAL "ROOF OVERFLOW SCUPPER"
- 12 STONE VENEER OVER WATERPROOFING OVER CMU WALL WITH GALVANIZED SUPPORT TIES @ 24" O.C. MAX. GRID SEPARATION (HORIZONTAL & VERTICAL)
- 13 SYNTHETIC 6" DECK BOARDS WITH STAINLESS STEEL HARDWARE & SCREWS OVER SUB STRUCTURE MADE OF PRESSURE TREATED WOOD AS PER DECK BOARD MANUFACTURER SPEC'S
- 14 SMOOTH SYNTHETIC STUCCO WITH WATERPROOF WITHIN STUCCO MIX OVER CMU WALL
- 15 STUCCO PVC CONTROL JOINT
- 16 12" WIDE SMOOTH STUCCO BAND
- 17 BRONZE COLOR LOUVERED METAL SECURITY DOOR AND FRAME (SHOP DRAWING REQUIRED FOR PRE-APPROVAL)
- 18 FRENCH DRAIN WITH COLLECTOR AND PERFORATED FLOW PIPE WRAP WITH CLOTH LINER
- 19 SOLID PRE-MOLDED CEMENT CAP
- 20 BRONZE ANODIZED DRIP EDGE AND CAP
- 21 BRONZE ANODIZED METAL GATE
- 22 BRONZE ANODIZED PRE-FAB METAL SUPPORT STRUCTURE (SHOP DRAWING REQUIRED FOR PRE-APPROVAL)
- 23 ANODIZED BRONZE 24 GA. PRE-FAB METAL FASCIA WITH 2 EQ. STEPPING BREAK'S SECURED TO SUB BASE SUPPORTS AS PER MANUFACTURER INSTALLATION SPECIFICATIONS.
- 24 5/8" SMOOTH STUCCO FINISH ON THE EXTERIOR SIDE OVER A SCRATCH COAT STUCCO OVER 8" CONCRETE BLOCK WALL W/ #8 LADDER TYPE HORIZONTAL REINF. EVERY OTHER COURSES. (TYP.)

- 25 4" CONCRETE SLAB W/ 8"x8" CONCRETE JOIST @ 2'-0" APART OVER THE STAY IN PLACE INSULATED PANELS R-28 (TYP.)
- 26 5/8" GYPSUM BOARD TAPED, SEALED, SANDED AND PAINTED ATTACHED TO 3/4" MTL. HI HAT FURRING ATTACHED TO CONC BLOCK WALL PROVIDE BETWEEN FURRING R-5 INSULATION (TYP.)
- 27 5/8" SMOOTH STUCCO FINISH BOTH SIDES OVER A SCRATCH COAT STUCCO OVER 12" CONCRETE BLOCK WALL W/ #8 LADDER TYPE HORIZONTAL REINF. EVERY OTHER COURSES. (TYP.)
- 28 POLISHED 10" STRUCTURAL CONCRETE FLOOR SLAB BEARING OVER THE GRADE BEAMS SEE STRUCTURAL DRAWINGS PROVIDE 6 MIL VAPOR BARRIER PLASTIC MEMBRANE BETWEEN SLAB AND THE COMPACTED SOIL (TYP.)
- 29 8" CONCRETE SLAB W/ 8"x8" CONCRETE BEAMS @ 2'-0" APART OVER THE STAY IN PLACE INSULATED PANELS R-28 (TYP.)
- 30 16"x20" CONCRETE GRADE BEAM SEE STRUCTURAL DRAWING FOR DETAILS (TYP.)
- 31 14"Ø DIAM. CONCRETE AUGER PILE SEE STRUCTURAL DRAWINGS FOR DETAILS (TYP.)
- 32 ELASTOMERIC WATERPROOF BY SEALOFLEX MIAMI-DADE NOA No: 15-1007.20 OVER 4" CONCRETE SLAB OVER INSULATED PANEL SYSTEM (R-30) (SHOP DRAWING REQUIRED FOR ARCHITECT APPROVAL PRIOR ANY FABRICATION) CREATE PITCH AS SHOWN WITHIN CONCRETE SLAB POURING 4" MIN. THICK OF CONCRETE APPLY WATERPROOFING AFTERWARD ACCORDING TO MANUFACTURER APPLICATION (TYP. THROUGHOUT FLAT ROOFS)
- 33 WATERPROOF BY SEALOFLEX MIAMI-DADE NOA No: 16-0901.04 OVER 4" CONCRETE SLAB OVER INSULATED PANEL SYSTEM (R-30) (SHOP DRAWING REQUIRED FOR ARCHITECT APPROVAL PRIOR ANY FABRICATION) (TYP. THROUGHOUT CONCRETE DECKS)
- 34 6" CONCRETE SLAB OVER THE STAY IN PLACE INSULATED PANELS R- (TYP.)
- 35 8" CONCRETE SLAB (TYP.)
- 36 12" CONCRETE RETAINING WALL ALONG EAST CONSTRUCTION LINE (TYP.)
- 37 8" CONCRETE SLAB (TYP.)
- 38 NEW RETAINING WALL
- 39 EXISTING RETAINING WALL TO REMAIN
- 40 INTERLOCKING PAVERS
- 41 ALUMINUM PICKET FENCE
- 42 REMOVABLE CONCRETE PLANTER POT
- 43 STAINLESS STEEL PIPE HAND RAIL
- 44 ALUMINUM PERGOLA

RAILING NOTES:

1. HANDRAIL SHALL BE CONSTRUCTED FOR A CONCENTRATED LOAD APPLIED AT ANY POINT AND AT ANY DIRECTION
2. EXTEND RAILING 12" PAST NOSING AT TOP RUNS OF ALL STAIRS
3. EXTEND RAILING 12" PLUS ON TREAD DEPTH AT BOTTOM OF ALL STAIRS RUN
4. ALL OPEN GUARDRAILS SHALL A SQUARE MESH OR ORNAMENTAL FILLER BELOW TOP RAIL WHICH WILL REJECT 4" Ø SPHERE.
5. BOTTOM RAIL CLEARANCE BETWEEN ADJACENT SURFACE NOT TO EXCEED 2" @ STAIR NOSING.
6. ALL RAILINGS TO MEET 200# IMPACT LOAD W/ 50 # /L.F. TOP RAIL AND 25# / L.F. AT PICKETS
7. SHOP DRAWINGS TO BE SUBMITTED TO ARCHITECT TO REVIEW AND APPROVED
8. BALCONIES OR PORCHES WHICH ARE MORE THAN 30" ABOVE FINISHED GRADE SHALL BE PROTECTED BY GUARDRAIL.

REVISIONS:

JOB NO:

DRAWN BY:

J.L.H.

SCALE:

AS NOTED

DATE:

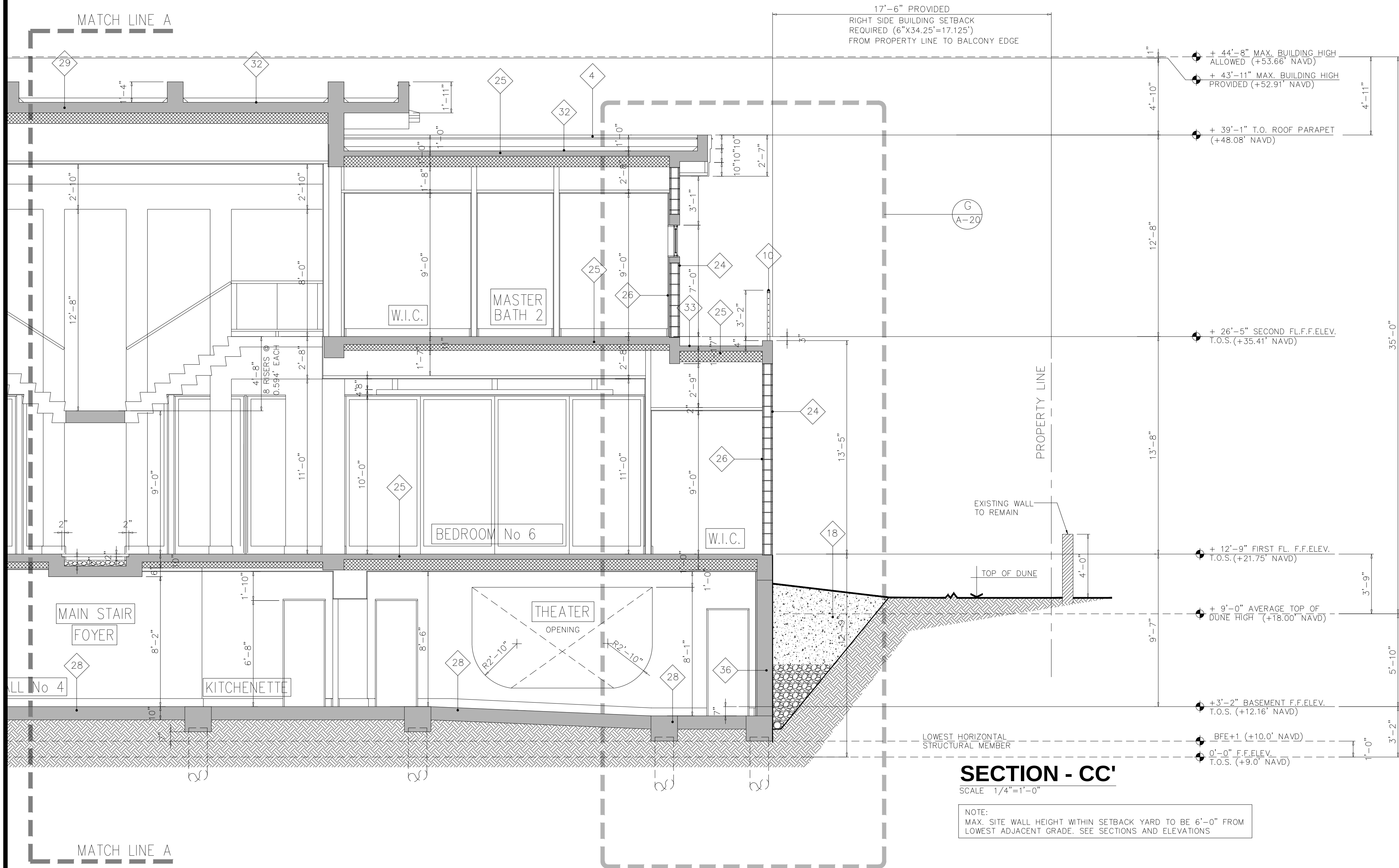
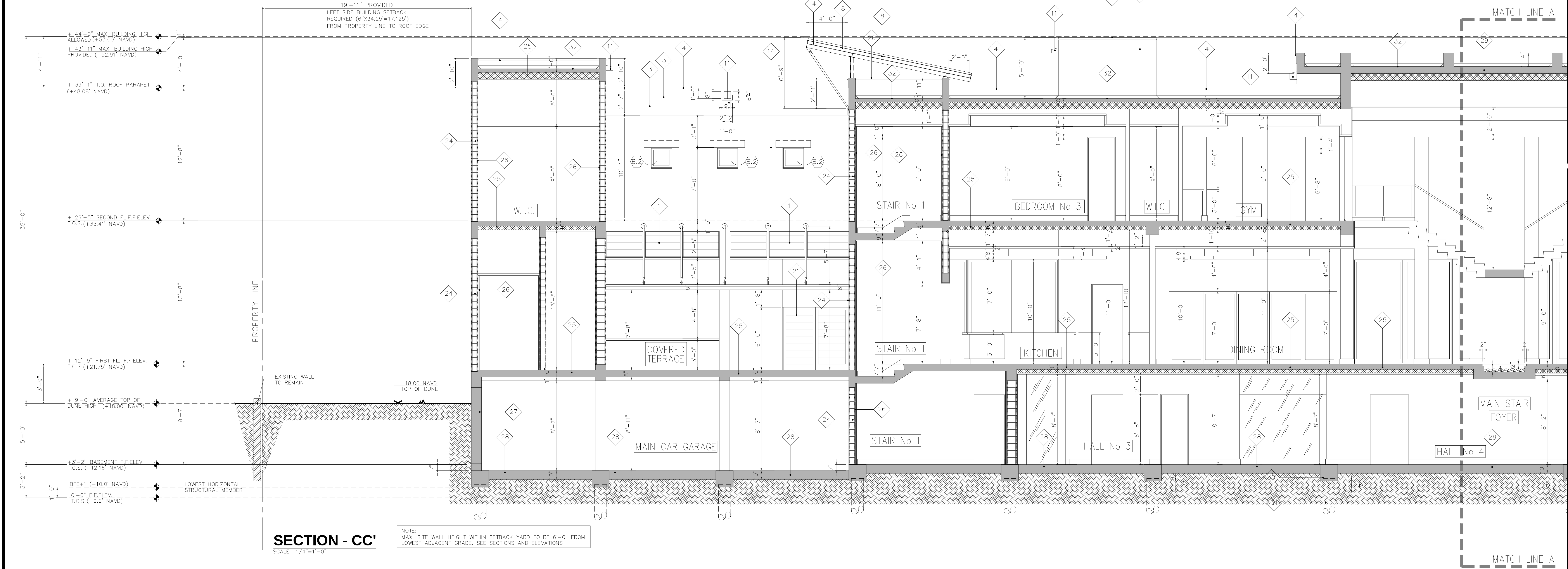
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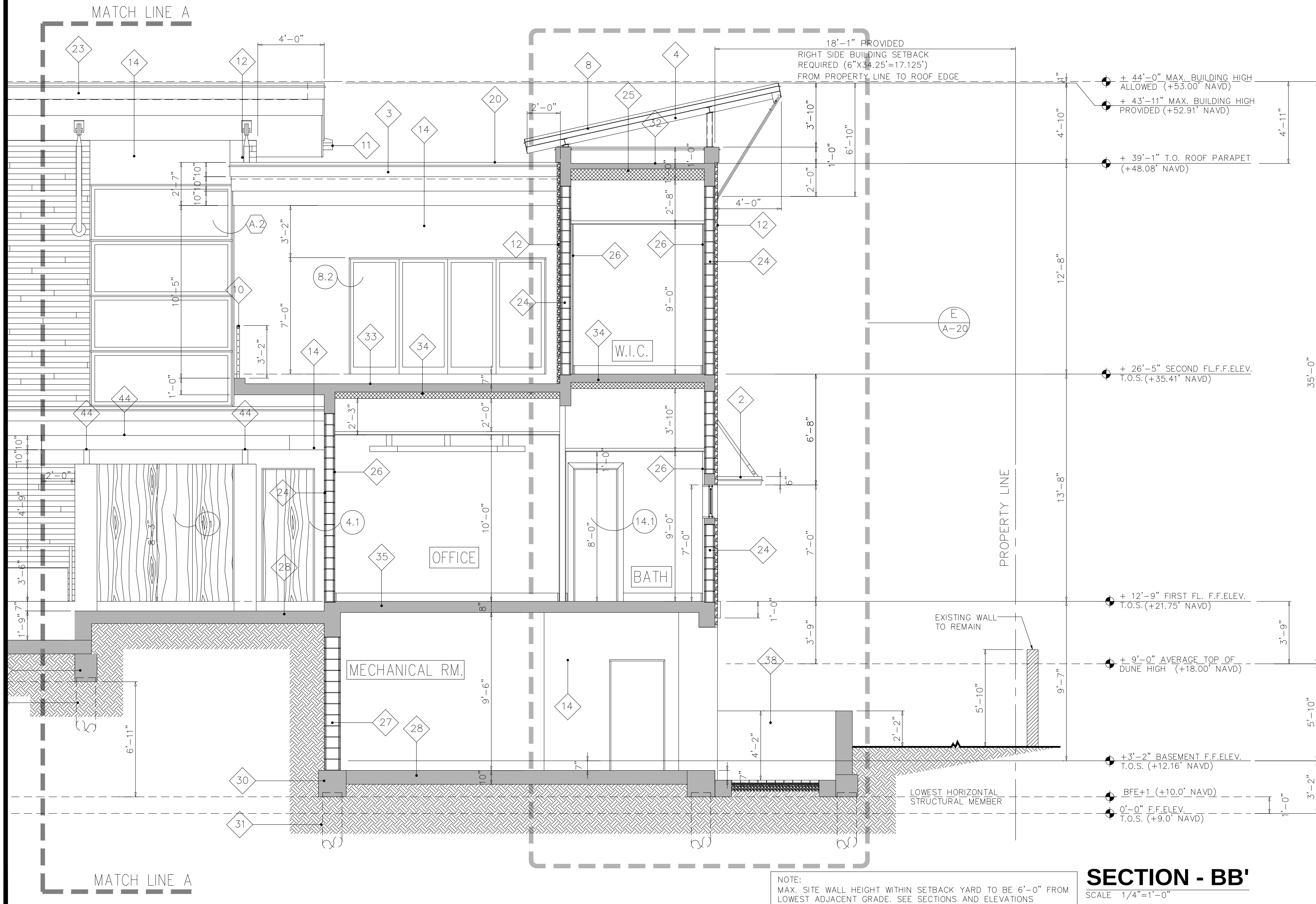
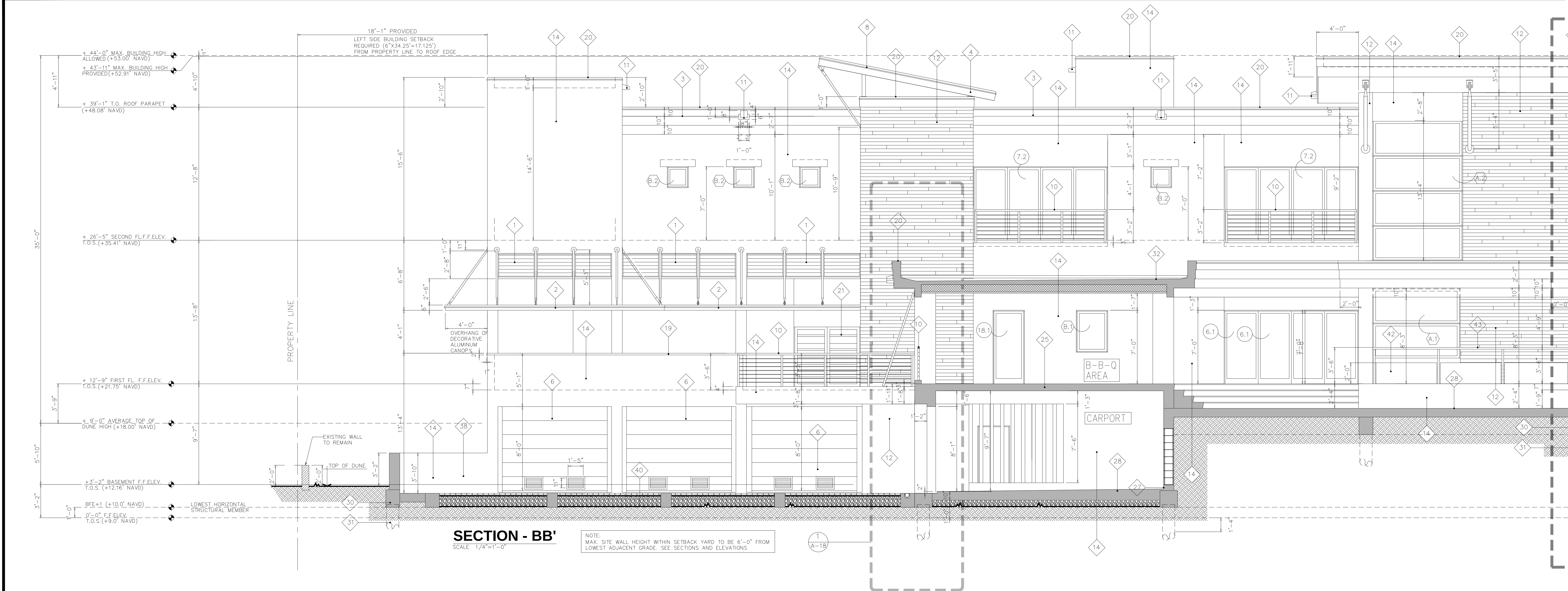
A-18



FINISH LEGEND

- ANODIZED BRONZE PRE-FAB ORNAMENTAL METAL GRILL FIXED TO WALL AS PER MANUFACTURER INSTALLATION SPECIFICATIONS USING STAINLESS STEEL SCREWS & HARDWARE
- ANODIZED BRONZE PRE-FAB ORNAMENTAL METAL LOUVER SUSPENDED HORIZONTALLY WITH DIAGONAL PIPE SUPPORT FIXED TO STRUCTURE AS PER MANUFACTURER INSTALLATION SPECIFICATIONS USING STAINLESS STEEL SCREWS & HARDWARE
- ANODIZED BRONZE 24 GA. PRE-FAB METAL FASCIA WITH 3 EQ. STEPPING BREAK'S SECURED TO SUB BASE SUPPORTS AS PER MANUFACTURER INSTALLATION SPECIFICATIONS.
- ANODIZED BRONZE 24 GA. PRE-FAB METAL FASCIA SINGLE STEP SECURED TO SUB BASE SUPPORTS AS PER MANUFACTURER INSTALLATION SPEC'S
- ANODIZED BRONZE PRE-FAB ORNAMENTAL METAL "BAHAMA SHUTTER" WITH SUPPORTS & HARDWARE AS PER MANUFACTURER INSTALLATION SPEC'S
- ANODIZED BRONZE INSULATED PRE-MADE SINGLE GARAGE DOOR WITH AUTOMATIC OPENER, HARDWARE, SENSORS & VENTILATION GRILL
- ANODIZED BRONZE PRE-FAB SECURITY METAL VENTILATION GRILL WITH INSECT SCREEN
- ANODIZED BRONZE PRE-FAB ORNAMENTAL METAL CANOPY & SUPPORT STRUCTURE (SHOP DRAWING REQUIRED FOR ARCHITECT APPROVAL PRIOR ANY FABRICATION)
- LINEAR PRE-FAB GLASS STRUCTURE SKYLIGHT WITH ANODIZED BRONZE FRAME & TINTED IMPACTED RESISTANT E-GLASS
- STAINLESS STEEL PRE-FAB METAL PIPE RAILING WITH HORIZONTAL STAINLESS STEEL CABLES
- ANODIZED BRONZE PRE-FAB METAL "ROOF OVERFLOW SCUPPER"
- STONE VENEER OVER WATERPROOFING OVER CMU WALL WITH GALVANIZED SUPPORT TIES @ 24" O.C. MAX. GRID SEPARATION (HORIZONTAL & VERTICAL)
- SYNTHETIC 6" DECK BOARDS WITH STAINLESS STEEL HARDWARE & SCREWS OVER SUB STRUCTURE MADE OF PRESSURE TREATED WOOD AS PER DECK BOARD MANUFACTURER SPEC'S
- SMOOTH SYNTHETIC STUCCO WITH WATERPROOF WITHIN STUCCO MIX OVER CMU WALL
- STUCCO PVC CONTROL JOINT
- 12" WIDE SMOOTH STUCCO BAND
- BRONZE COLOR LOUVERED METAL SECURITY DOOR AND FRAME
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- BRONZE ANODIZED DRIP EDGE AND CAP
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- BRONZE ANODIZED PRE-FAB METAL SUPPORT STRUCTURE (SHOP DRAWING REQUIRE FOR PRE-APPROVAL)
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- ALUMINUM PICKET FENCE
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- STAINLESS STEEL PIPE HAND RAIL
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REVISIONS:



FINISH LEGEND

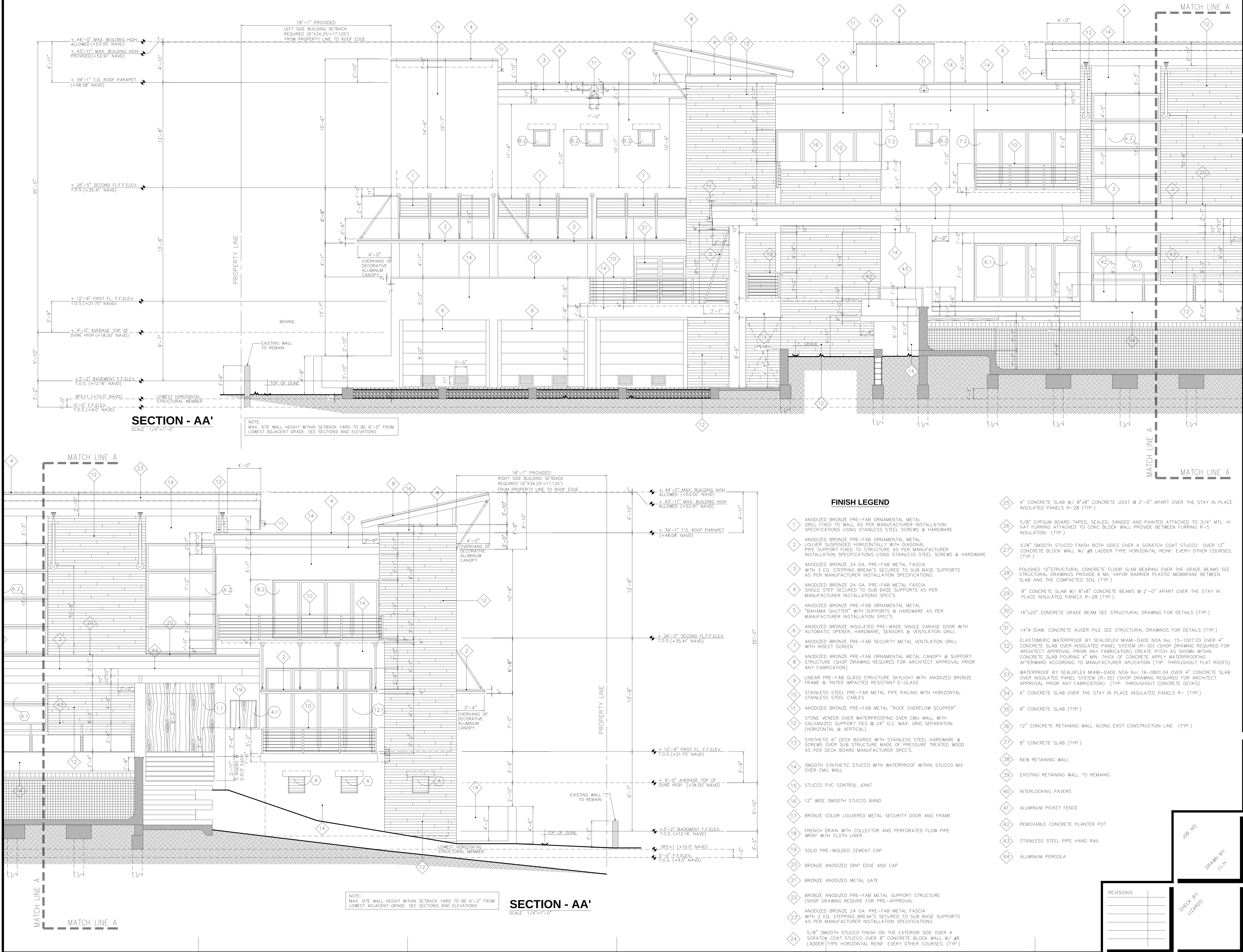
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RAILING NOTES:

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REVISIONS:	



REVISIONS.

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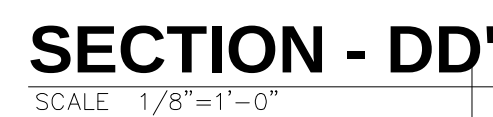
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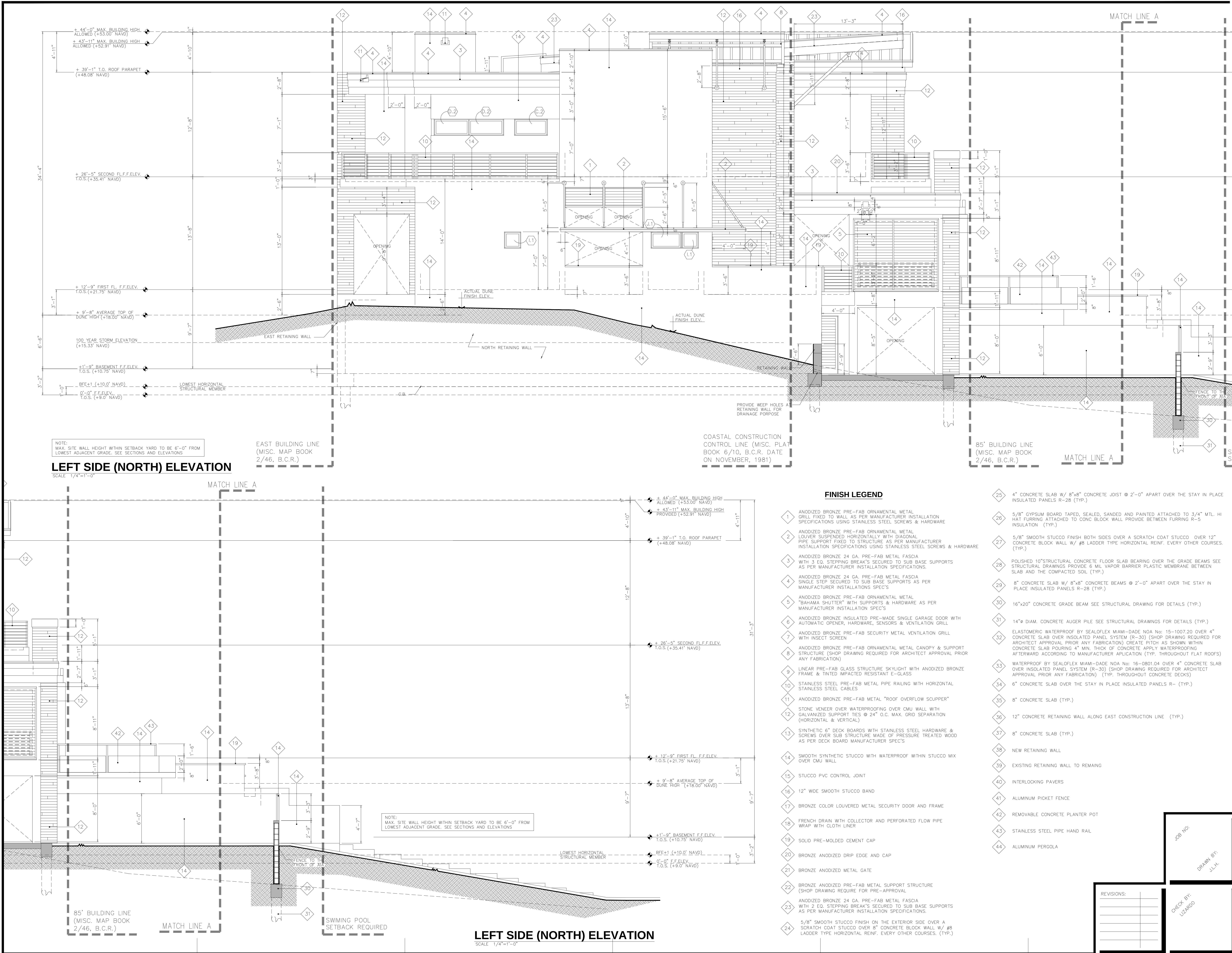
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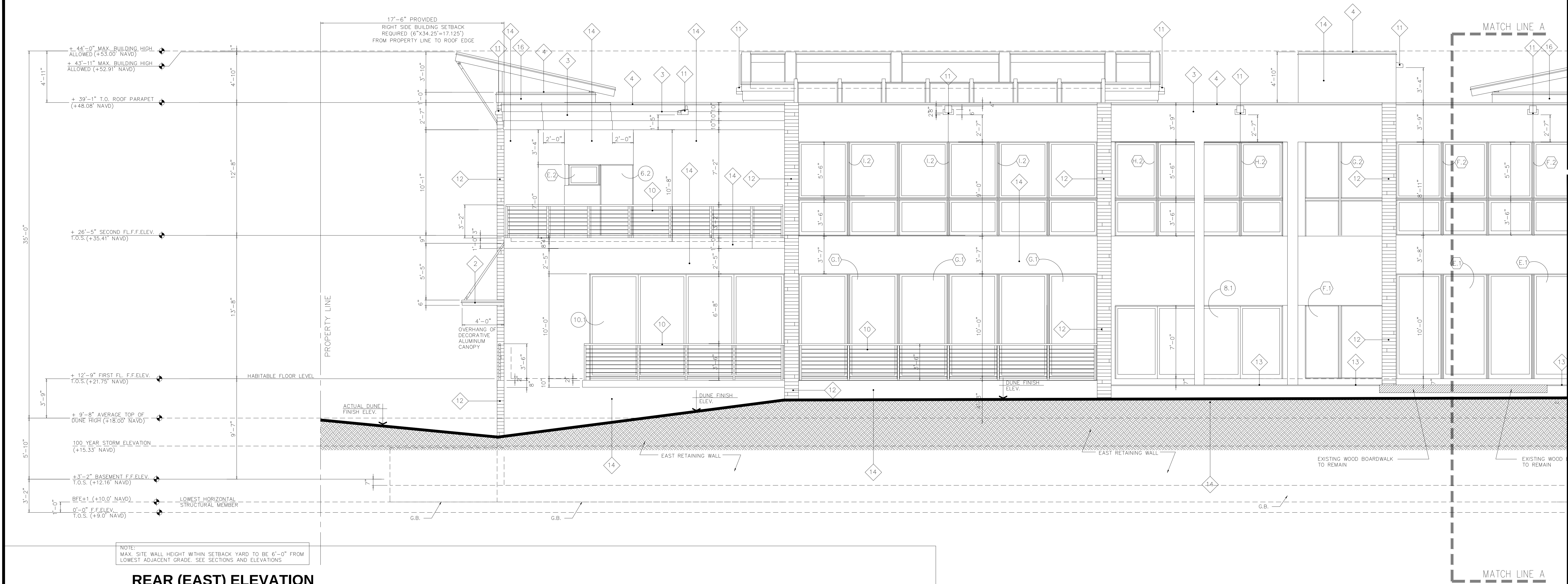
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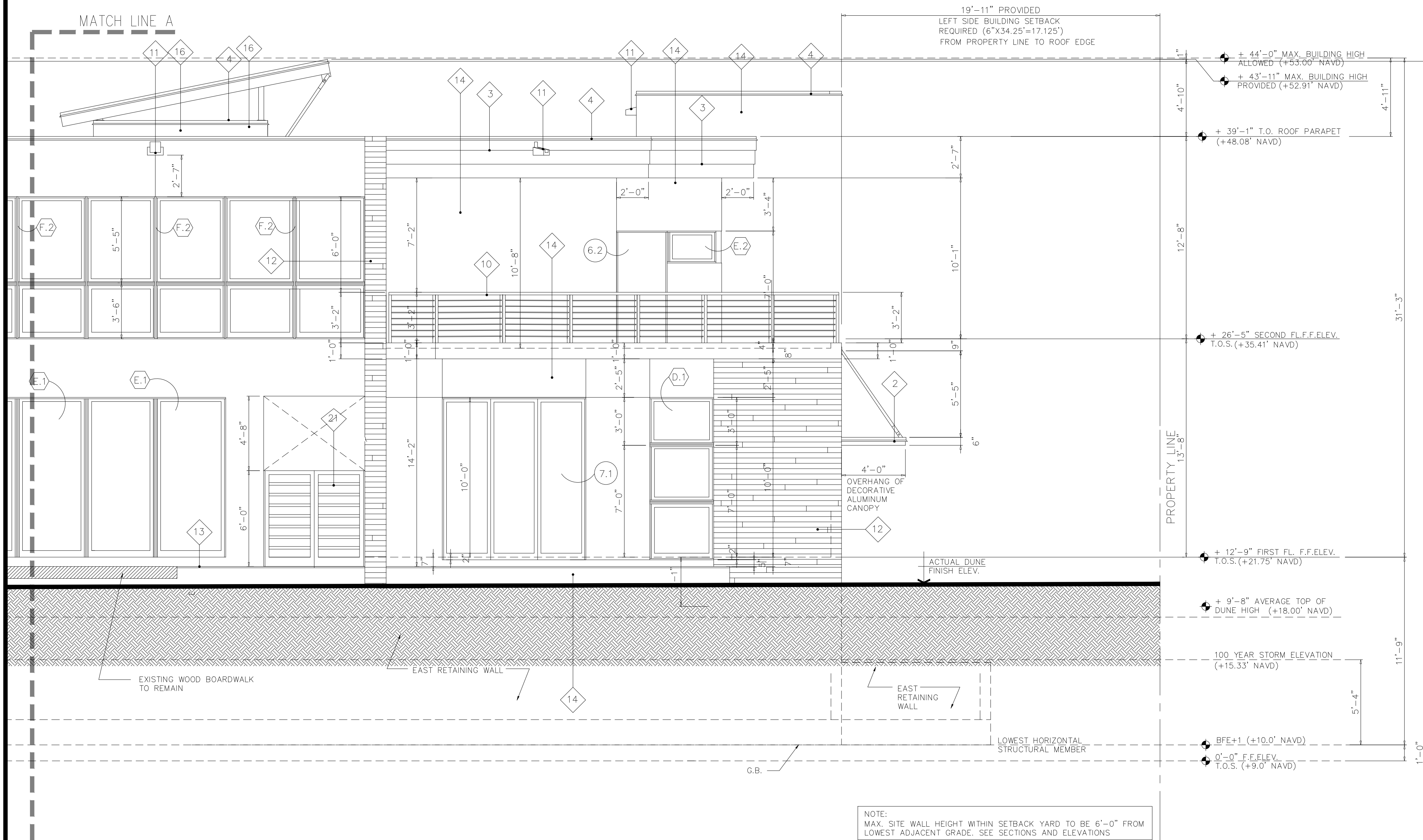






REAR (EAST) ELEVATION

SCALE 1/4"=1'-0"



REAR (EAST) ELEVATION

SCALE 1/4"=1'-0"

FINISH LEGEND

- | | | | |
|----|--|----|--|
| 1 | ANODIZED BRONZE PRE-FAB ORNAMENTAL METAL GRILL FIXED TO WALL AS PER MANUFACTURER INSTALLATION SPECIFICATIONS USING STAINLESS STEEL SCREWS & HARDWARE | 25 | 4" CONCRETE SLAB W/ 8"x8" CONCRETE JOIST @ 2'-0" APART OVER THE STAY IN PLACE INSULATED PANELS R-28 (TYP.) |
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| 9 | LINEAR PRE-FAB GLASS STRUCTURE SKYLIGHT WITH ANODIZED BRONZE FRAME & TINTED IMPACTED RESISTANT E-GLASS | 33 | WATERPROOF BY SEALOFLEX MIAMI-DADE NOA No: 16-0901.04 OVER 4" CONCRETE SLAB OVER INSULATED PANEL SYSTEM (R-30) (SHOP DRAWING REQUIRED FOR ARCHITECT APPROVAL PRIOR ANY FABRICATION) (TYP. THROUGHOUT CONCRETE DECKS) |
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| 11 | ANODIZED BRONZE PRE-FAB METAL "ROOF OVERFLOW SCUPPER" | 35 | 8" CONCRETE SLAB (TYP.) |
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REVISIONS:

JOB NO:

DRAWN BY:
J.L.H.

CHECK BY:
LIZARDO

SCALE:
AS NOTED

DATE:
1/12/20

SHEET NO:

A-12

MR. WU RESIDENCE
957 HILLSBORO MILE
HILLSBORO BEACH, FL 33062

NEW RESIDENCE FOR:

SCALE:

JOB NO:

DRAWN BY:
J.L.H.

CHECK BY:
LIZARDO

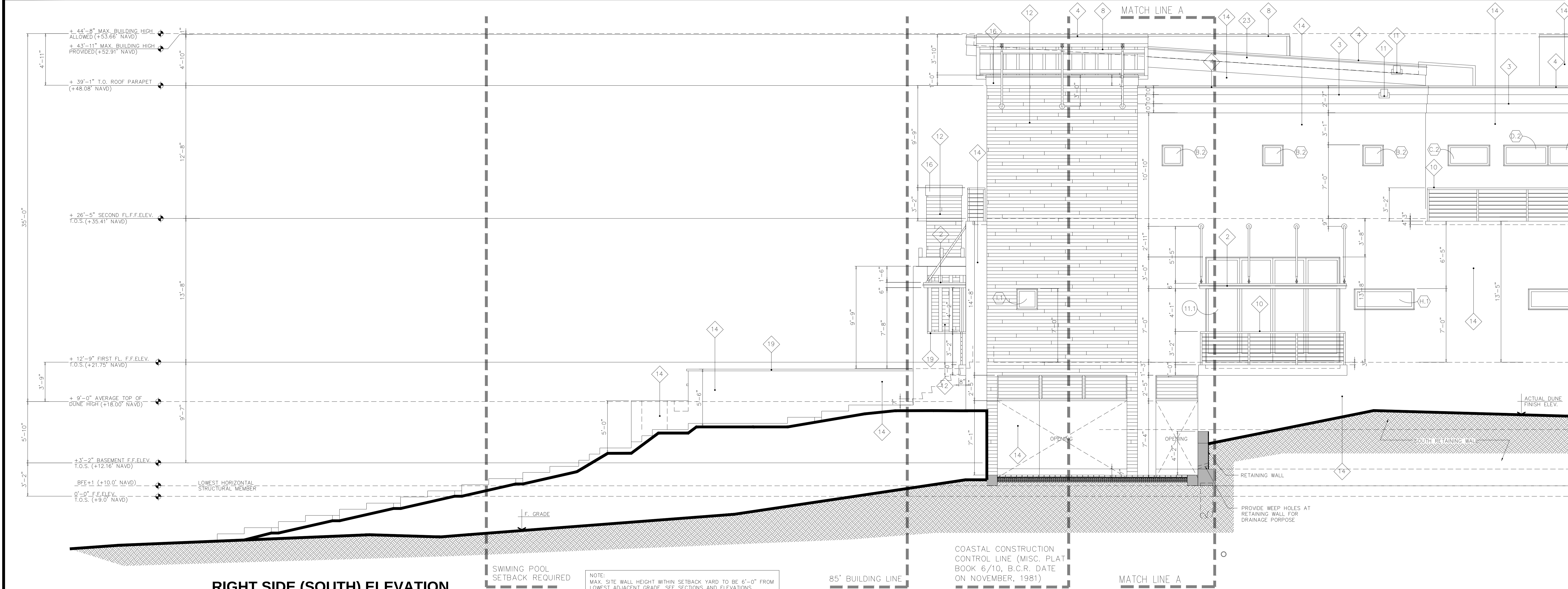
SCALE:
AS NOTED

DATE:
1/12/20

SHEET NO:

A-12

Lizardo
ARCHITECTS
101 Concord Drive
(407) 331-7781



RIGHT SIDE (SOUTH) ELEVATION

SCALE 1/4"=1'-0"

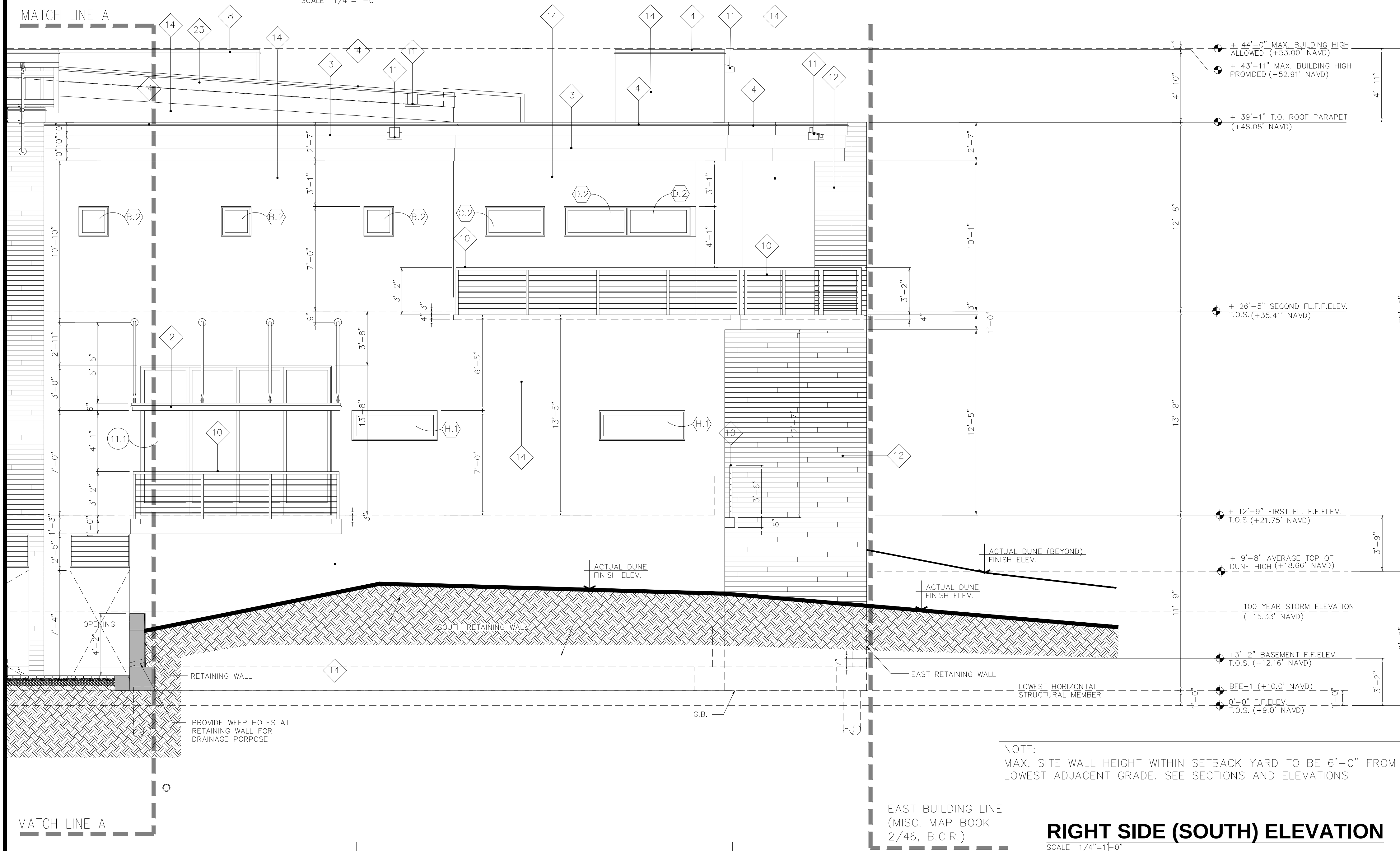
SWIMMING POOL
SETBACK REQUIRED

NOTE:
MAX. SITE WALL HEIGHT WITHIN SETBACK YARD TO BE 6'-0" FROM
LOWEST ADJACENT GRADE. SEE SECTIONS AND ELEVATIONS

85' BUILDING LINE

COASTAL CONSTRUCTION
CONTROL LINE (MISC. PLAT
BOOK 6/10, B.C.R. DATE
ON NOVEMBER, 1981)

MATCH LINE A



RIGHT SIDE (SOUTH) ELEVATION

SCALE 1/4"=1'-0"

NOTE:
MAX. SITE WALL HEIGHT WITHIN SETBACK YARD TO BE 6'-0" FROM
LOWEST ADJACENT GRADE. SEE SECTIONS AND ELEVATIONS

EAST BUILDING LINE
(MISC. MAP BOOK
2/46, B.C.R.)

FINISH LEGEND

- ANODIZED BRONZE PRE-FAB ORNAMENTAL METAL GRILL FIXED TO WALL AS PER MANUFACTURER INSTALLATION SPECIFICATIONS USING STAINLESS STEEL SCREWS & HARDWARE
- ANODIZED BRONZE PRE-FAB ORNAMENTAL METAL LOUVER SUSPENDED HORIZONTALLY WITH DIAGONAL PIPE SUPPORT FIXED TO STRUCTURE AS PER MANUFACTURER INSTALLATION SPECIFICATIONS USING STAINLESS STEEL SCREWS & HARDWARE
- ANODIZED BRONZE 24 GA. PRE-FAB METAL FASCIA WITH 3 EQ. STEPPING BREAKS SECURED TO SUB BASE SUPPORTS AS PER MANUFACTURER INSTALLATION SPEC'S
- ANODIZED BRONZE 24 GA. PRE-FAB METAL FASCIA SINGLE STEP SECURED TO SUB BASE SUPPORTS AS PER MANUFACTURER INSTALLATION SPEC'S
- ANODIZED BRONZE PRE-FAB ORNAMENTAL METAL "BAHAMA SHUTTER" WITH SUPPORTS & HARDWARE AS PER MANUFACTURER INSTALLATION SPEC'S
- ANODIZED BRONZE INSULATED PRE-MADE SINGLE GARAGE DOOR WITH AUTOMATIC OPENER, HARDWARE, SENSORS & VENTILATION GRILL WITH INSECT SCREEN
- ANODIZED BRONZE PRE-FAB SECURITY METAL VENTILATION GRILL WITH INSECT SCREEN
- ANODIZED BRONZE PRE-FAB ORNAMENTAL METAL CANOPY & SUPPORT STRUCTURE (SHOP DRAWING REQUIRED FOR ARCHITECT APPROVAL PRIOR ANY FABRICATION)
- LINEAR PRE-FAB GLASS STRUCTURE SKYLIGHT WITH ANODIZED BRONZE FRAME & TINTED IMPACTED RESISTANT E-GLASS
- STAINLESS STEEL PRE-FAB METAL PIPE RAILING WITH HORIZONTAL STAINLESS STEEL CABLES
- ANODIZED BRONZE PRE-FAB METAL "ROOF OVERFLOW SCUPPER"
- STONE VENEER OVER WATERPROOFING OVER CMU WALL WITH GALVANIZED SUPPORT TIES @ 24" O.C. MAX. CRUI SEPARATION (HORIZONTAL & VERTICAL)
- SYNTHETIC 6" DECK BOARDS WITH STAINLESS STEEL HARDWARE & SCREWS OVER SUB STRUCTURE MADE OF PRESSURE TREATED WOOD AS PER DECK BOARD MANUFACTURER SPEC'S
- SMOOTH SYNTHETIC STUCCO WITH WATERPROOF WITHIN STUCCO MIX OVER CMU WALL
- STUCCO PVC CONTROL JOINT
- 12" WIDE SMOOTH STUCCO BAND
- BRONZE COLOR LOUVERED METAL SECURITY DOOR AND FRAME
- FRENCH DRAIN WITH COLLECTOR AND PERFORATED FLOW PIPE WRAP WITH CLOTH LINER
- SOLID PRE-MOLDED CEMENT CAP
- BRONZE ANODIZED DRIP EDGE AND CAP
- BRONZE ANODIZED METAL GATE
- BRONZE ANODIZED PRE-FAB METAL SUPPORT STRUCTURE (SHOP DRAWING REQUIRED FOR PRE-APPROVAL)
- ANODIZED BRONZE 24 GA. PRE-FAB METAL FASCIA WITH 2 EQ. STEPPING BREAKS SECURED TO SUB BASE SUPPORTS AS PER MANUFACTURER INSTALLATION SPECIFICATIONS
- 5/8" SMOOTH STUCCO FINISH ON THE EXTERIOR SIDE OVER A SCRATCH COAT STUCCO OVER 8" CONCRETE BLOCK WALL W/ #8 LADDER TYPE HORIZONTAL REINF. EVERY OTHER COURSES. (TYP.)

- 4" CONCRETE SLAB W/ 8"x8" CONCRETE JOIST @ 2'-0" APART OVER THE STAY IN PLACE INSULATED PANELS R-28 (TYP.)
- 5/8" GYPSUM BOARD TAPED, SEALED, SANDED AND PAINTED ATTACHED TO 3/4" MTL. HI HAT FURRING ATTACHED TO CONC BLOCK WALL PROVIDE BETWEEN FURRING R-5 INSULATION (TYP.)
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- 8" CONCRETE SLAB W/ 8"x8" CONCRETE BEAMS @ 2'-0" APART OVER THE STAY IN PLACE INSULATED PANELS R-28 (TYP.)
- 16"x20" CONCRETE GRADE BEAM SEE STRUCTURAL DRAWING FOR DETAILS (TYP.)
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- WATERPROOF BY SEALOFLEX MIAMI-DADE NOA No: 16-0801.04 OVER 4" CONCRETE SLAB OVER INSULATED PANEL SYSTEM (R-30) (SHOP DRAWING REQUIRED FOR ARCHITECT APPROVAL PRIOR ANY FABRICATION) (TYP. THROUGHOUT CONCRETE DECKS)
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- 12" CONCRETE RETAINING WALL ALONG EAST CONSTRUCTION LINE (TYP.)
- 8" CONCRETE SLAB (TYP.)
- NEW RETAINING WALL
- EXISTING RETAINING WALL TO REMAIN
- INTERLOCKING PAVERS
- ALUMINUM PICKET FENCE
- REMOVABLE CONCRETE PLANTER POT
- STAINLESS STEEL PIPE HAND RAIL
- ALUMINUM PERGOLA

REVISIONS:

JOB NO:

CHECK BY:

LIZARDO

SCALE:

AS NOTED

DATE:

1/12/20

SHEET NO:

A-11

MR. WU RESIDENCE

957 HILLSBORO MILE

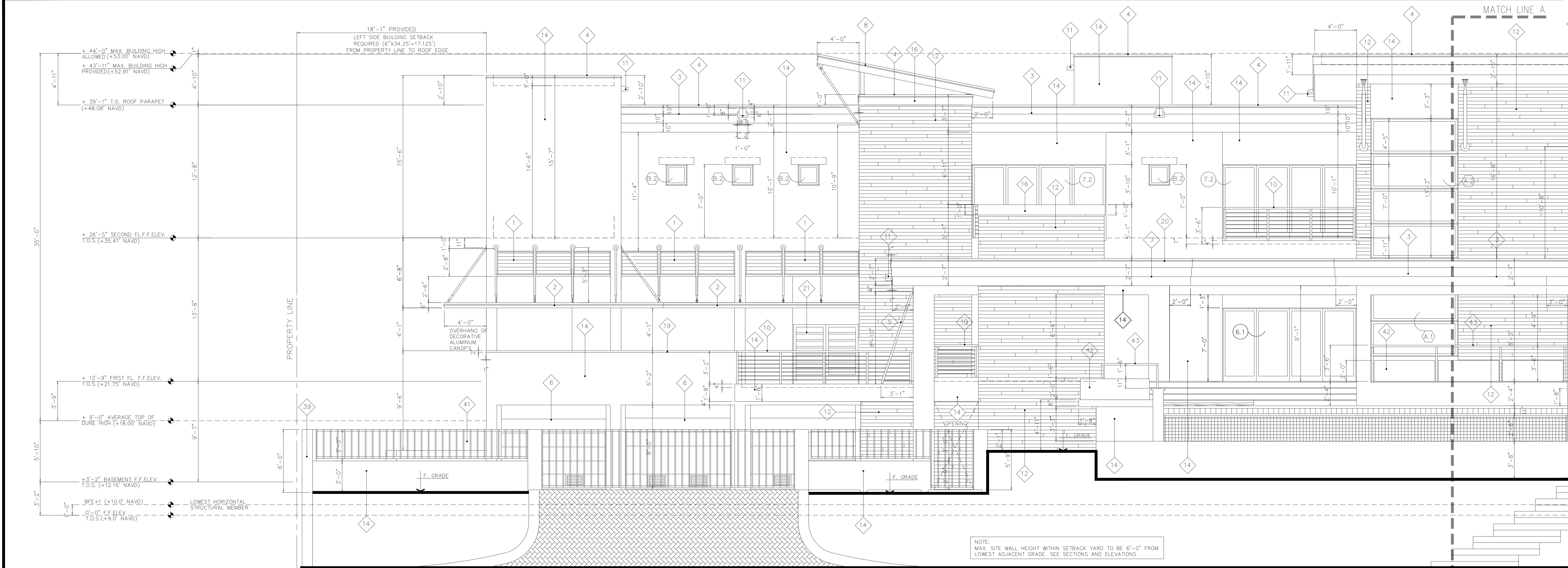
HILLSBORO BEACH, FL 33062

Lizardo

ARCHITECTS

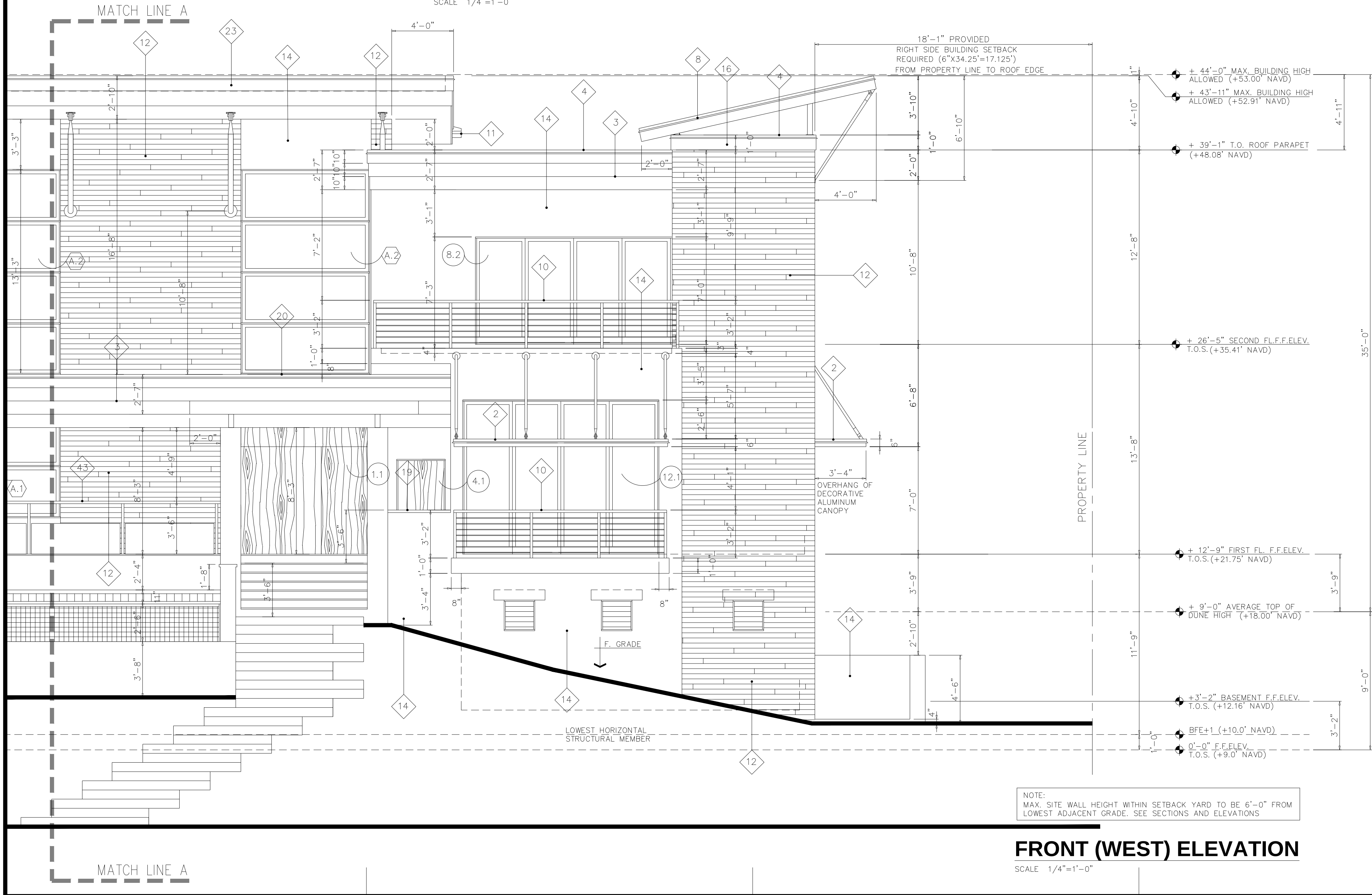
101 Concord Drive

(407) 331-7781



FRONT (WEST) ELEVATION

SCALE 1/4"=1'-0"



FRONT (WEST) ELEVATION

SCALE 1/4"=1'-0"

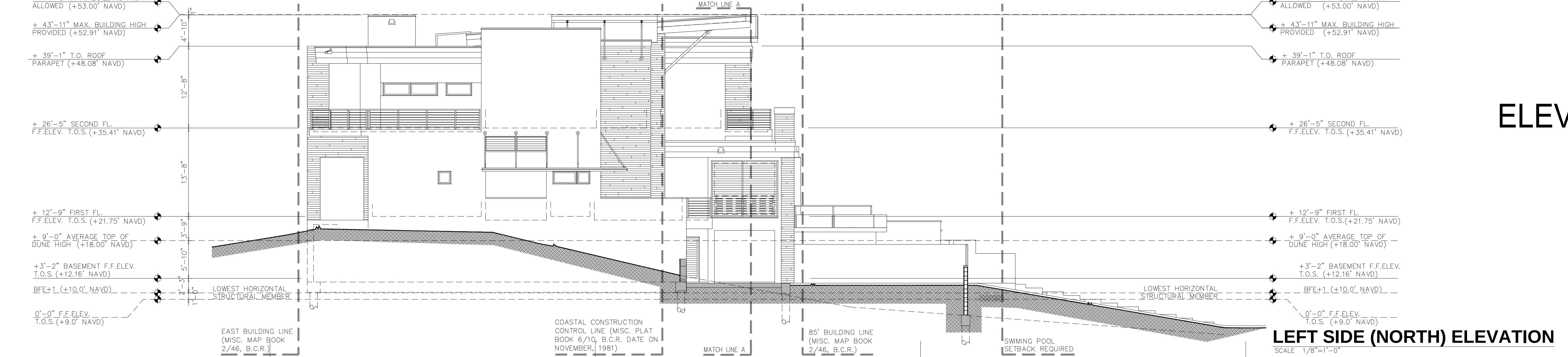
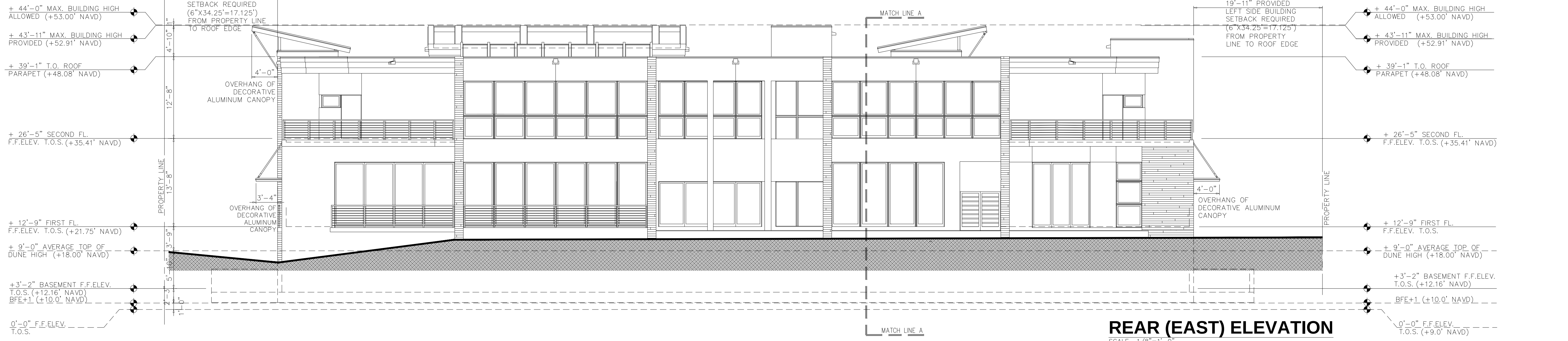
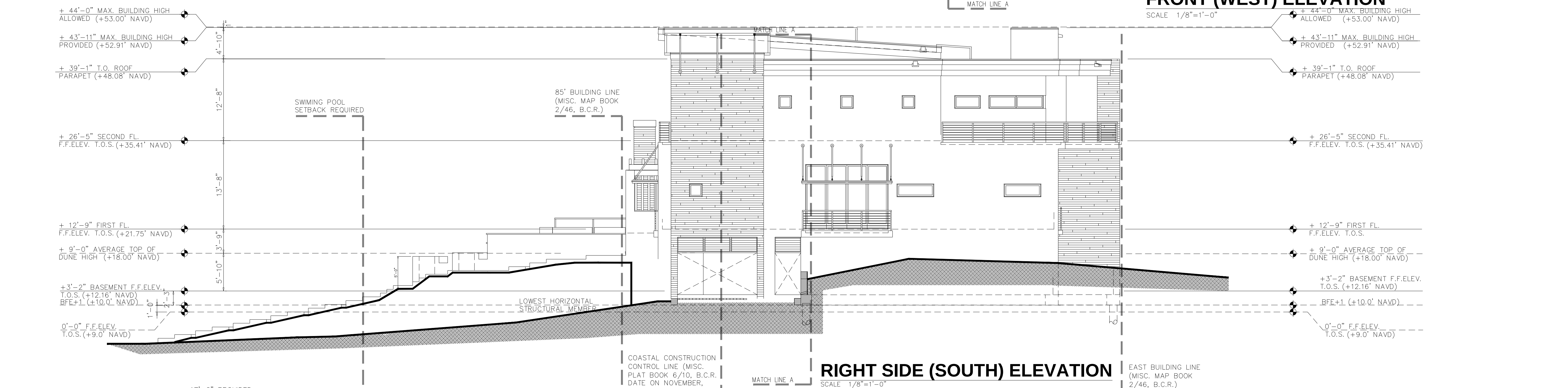
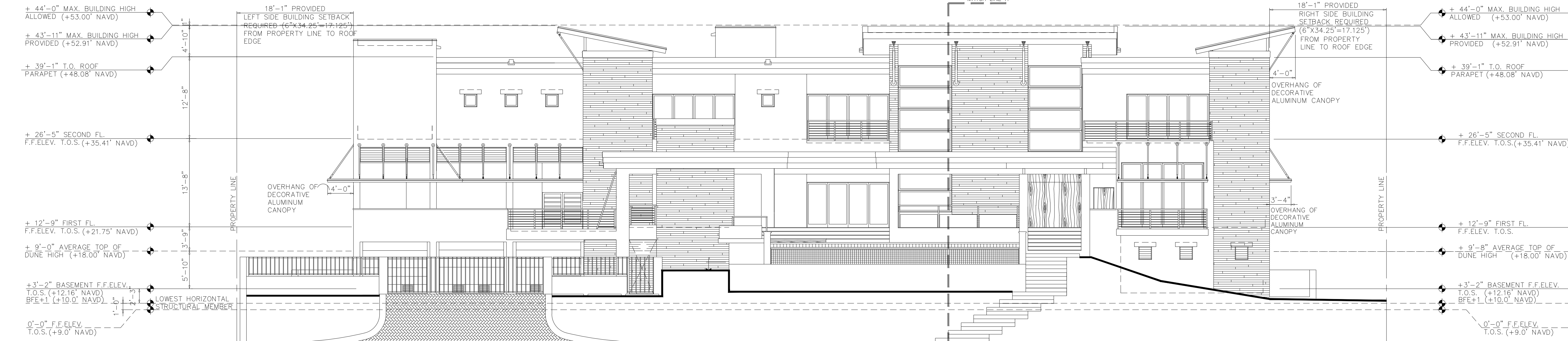
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- 39 EXISTING RETAINING WALL TO REMAIN
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- 41 ALUMINUM PICKET FENCE
- 42 REMOVABLE CONCRETE PLANTER POT
- 43 STAINLESS STEEL PIPE HAND RAIL
- 44 ALUMINUM PERGOLA

REVISIONS:

ELEVATIONS - KEY PLAN

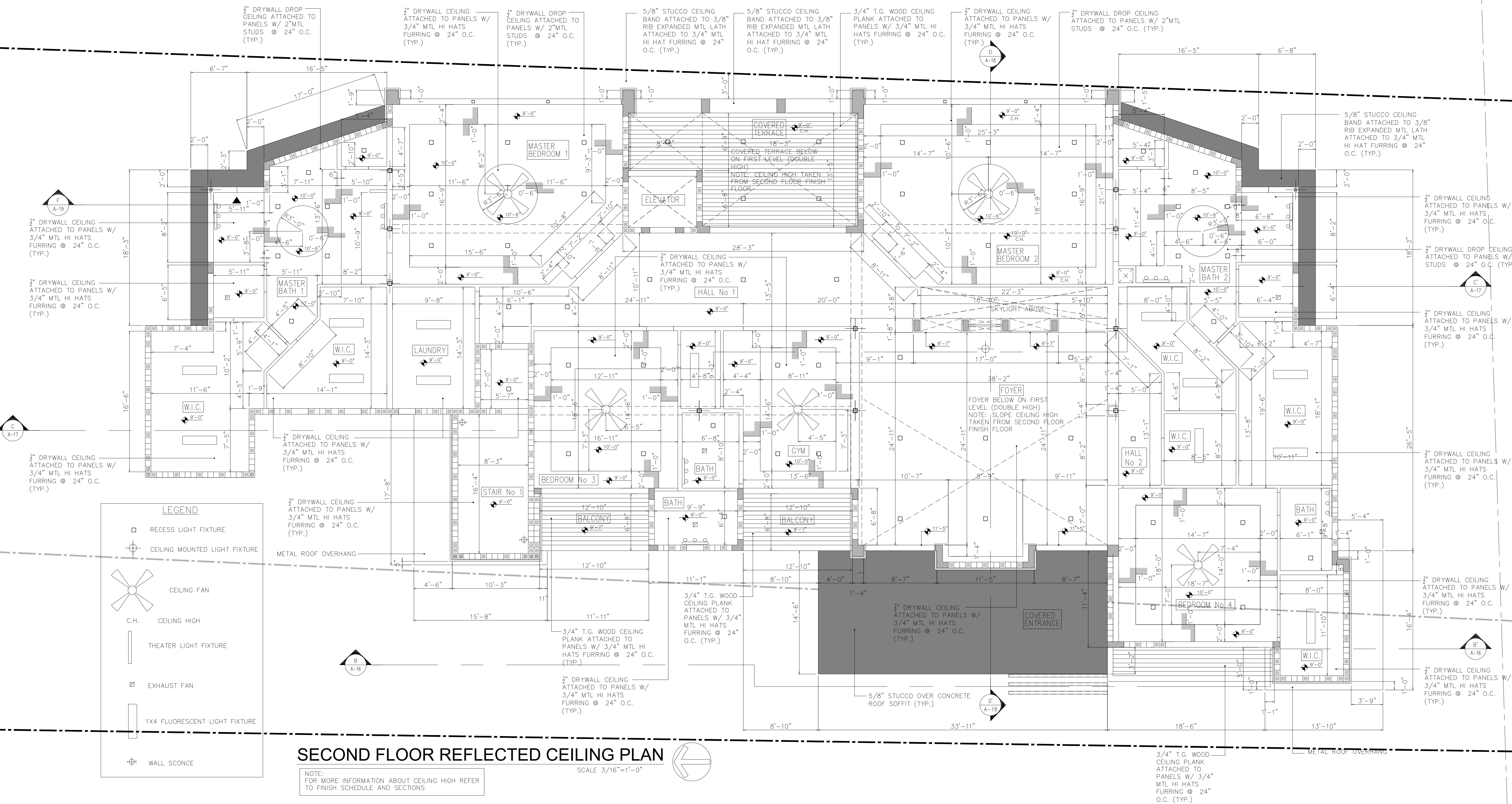


REVISIONS:

SECOND FLOOR REFLECTED CEILING PLAN

SCALE 3/16"=1'-0"

NOTE:
FOR MORE INFORMATION ABOUT CEILING HIGH REFER
TO FINISH SCHEDULE AND SECTIONS



NOTE:
FOR MORE INFORMATION ABOUT CEILING HIGH REFER
TO FINISH SCHEDULE AND SECTIONS

SCALE 3/16" = 1'-0"

REVISIONS:

REVISIONS:

NO:

DRAWN BY:
L.H.

CHECK BY
IZAR

NO:

NO:

Page 4

MR. WU RESIDENCE
957 HILLSBORO MILE
HILLSBORO BEACH, FL 33062

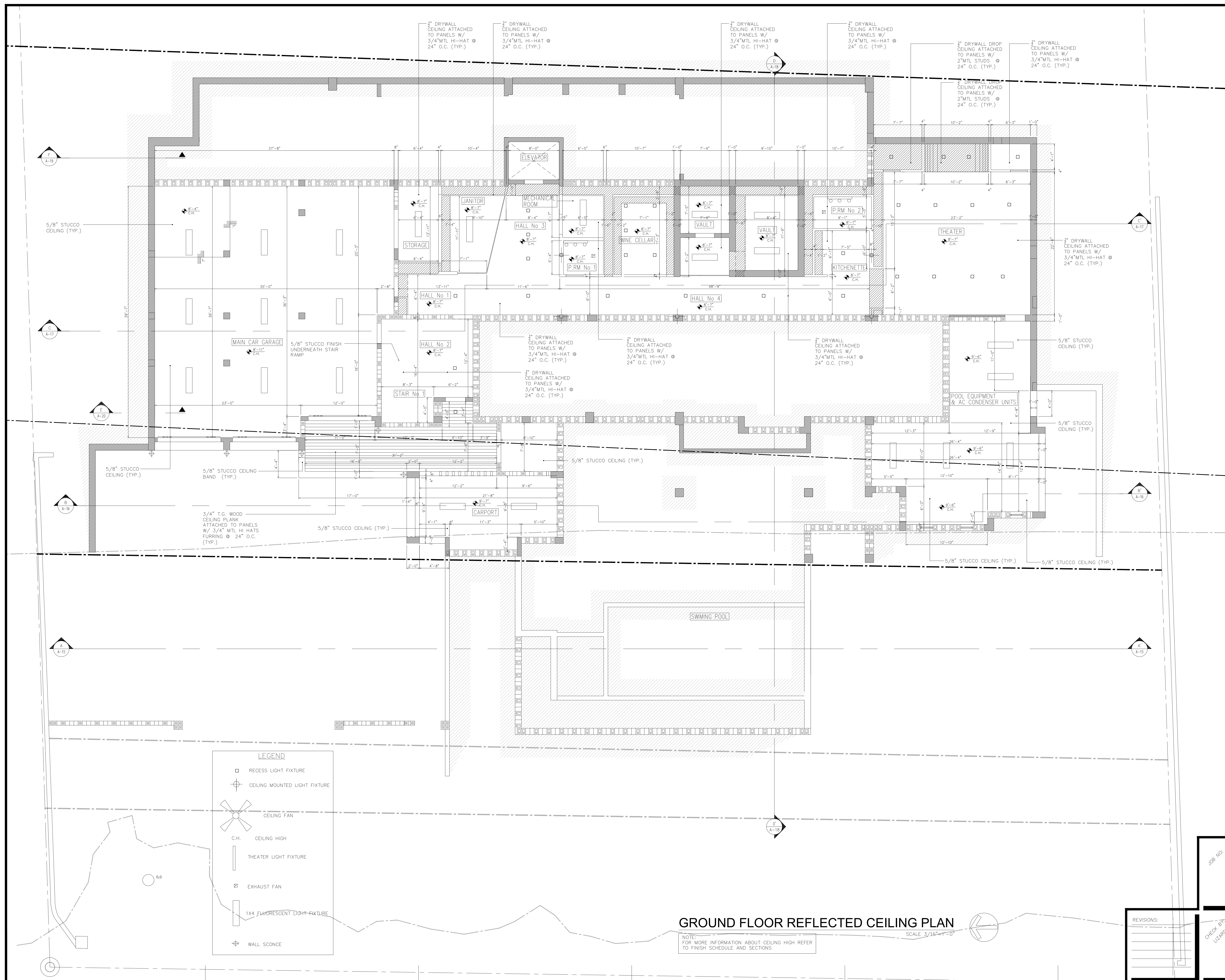
NEW RESIDENCE FOR:

DEAL

SCALE:
AS NOTED

No

A-6



GROUND FLOOR REFLECTED CEILING PLAN

NOTE:
FOR MORE INFORMATION ABOUT CEILING HIGH REFER
TO FINISH SCHEDULE AND SECTIONS

SCALE $3/16" = 1'-0"$

REVISIONS:

REVISIONS:

NO:

DRAWN BY:
L.H.

CHECK BY: _____
IZARD

No

MR. WU RESIDENCE
957 HILLSBORO MILE
HILLSBORO BEACH, FL 33062

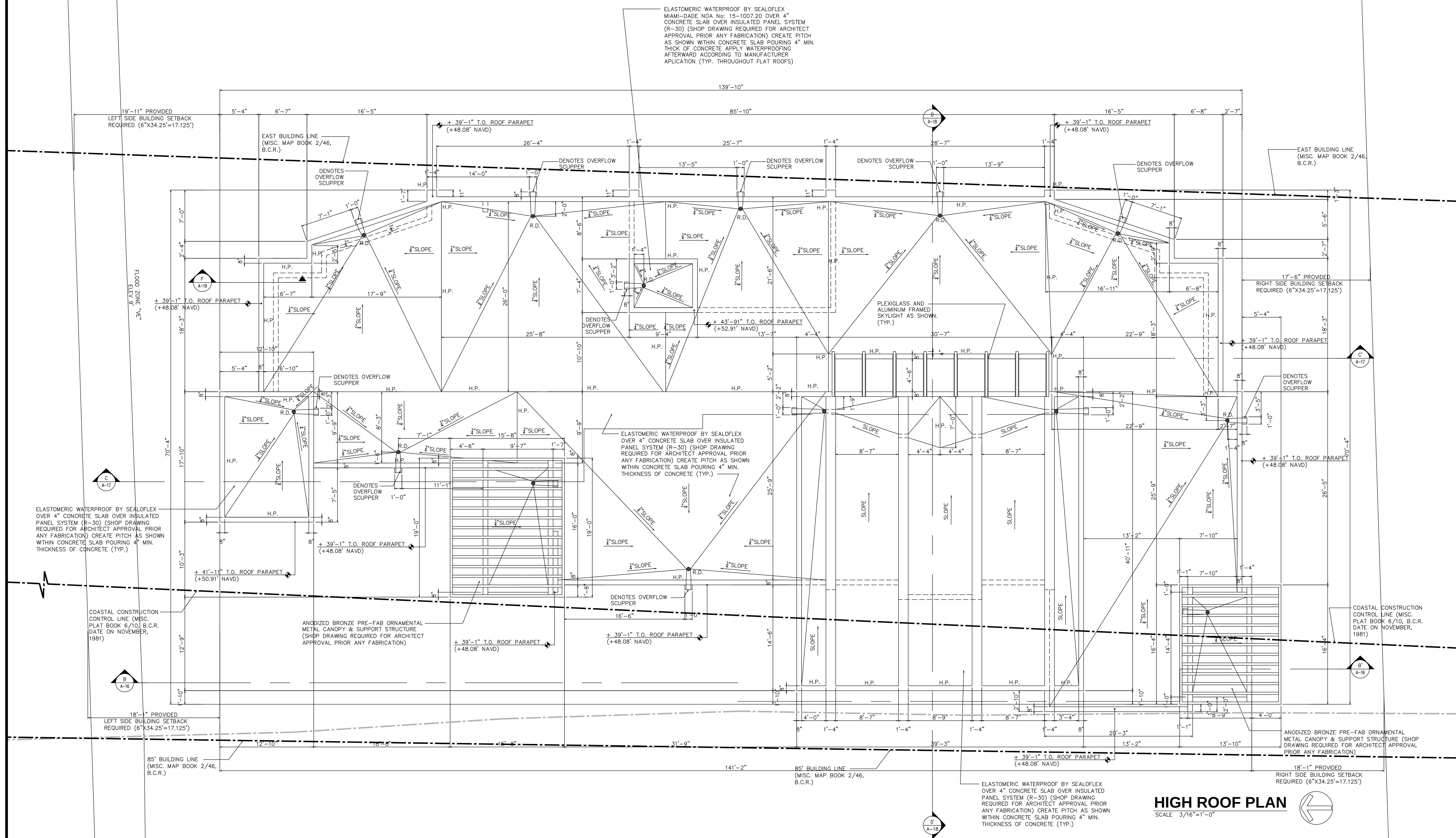
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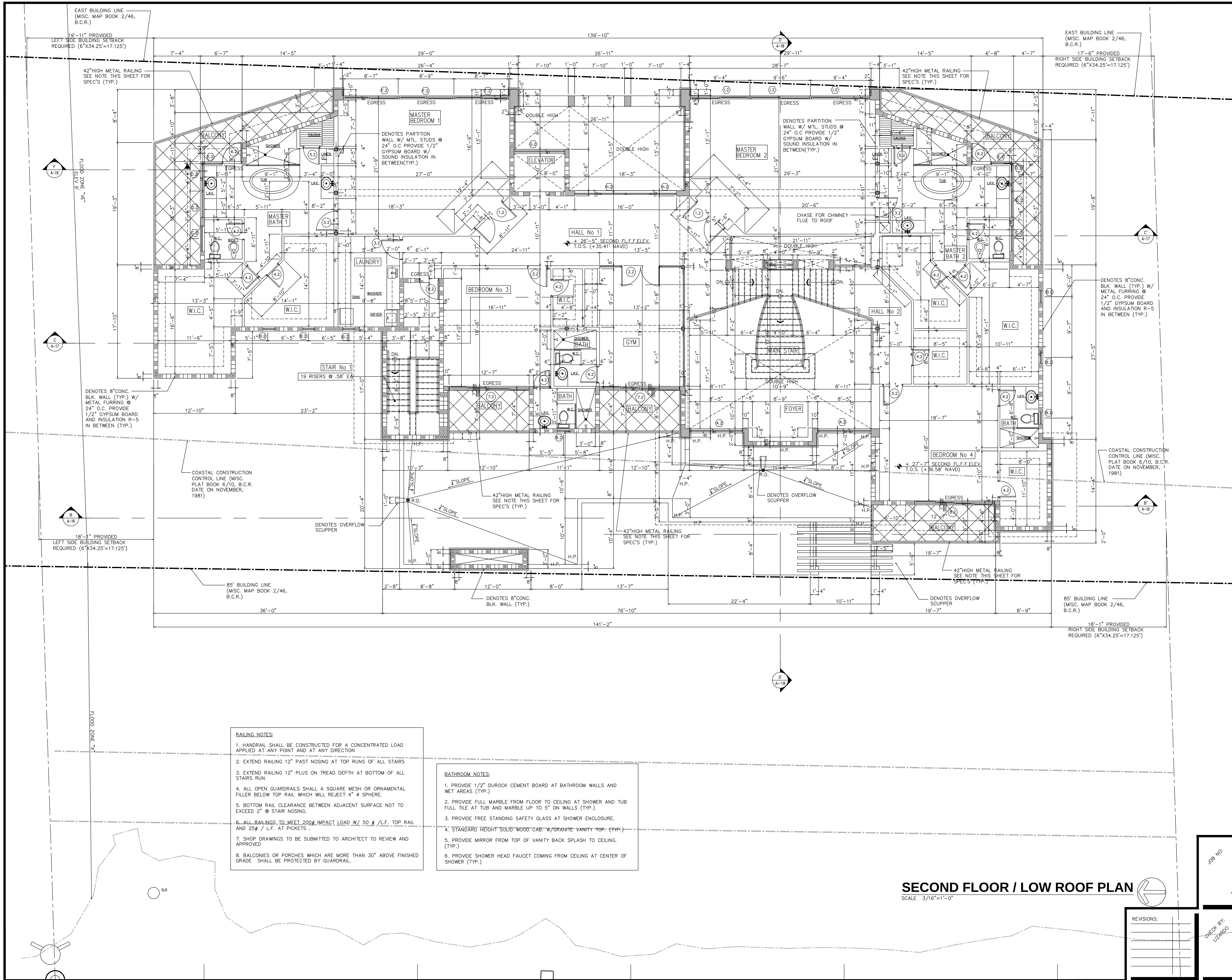
A-5



REVISIONS:	

CHECK BY: _____

DRAWN BY:
J.L.H.



NEW RESIDENCE FOR:
MR. WU RESIDENCE
957 HILLSBORO MILE
HILLSBORO BEACH, FL 33062

Lizardo
ARCHITECTS
101 Concord Drive
(407) 331-7781

SEAL:

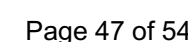
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DRAWN BY:
J.L.H.

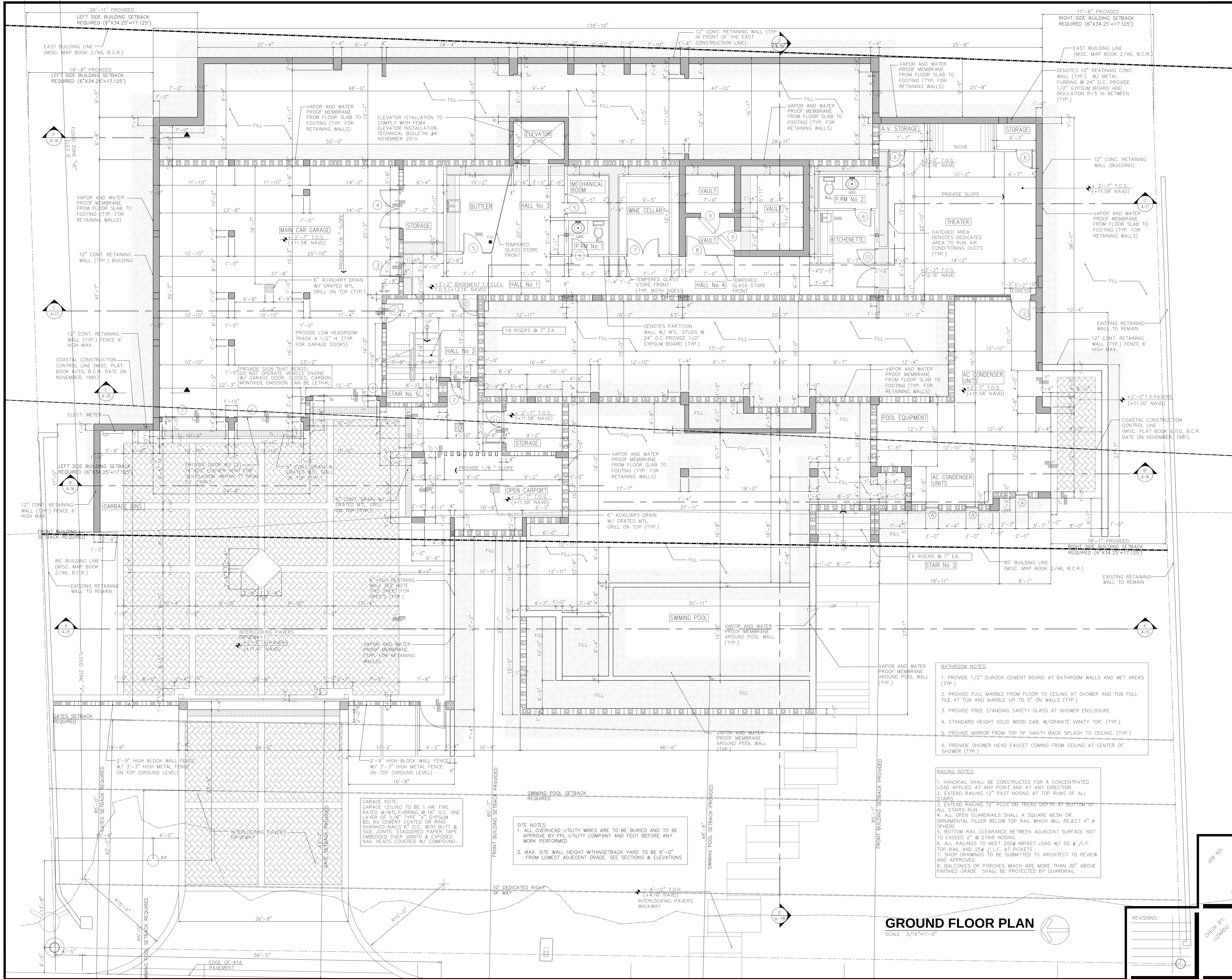
SCALE:
AS NOTED
DATE:
12/15/19

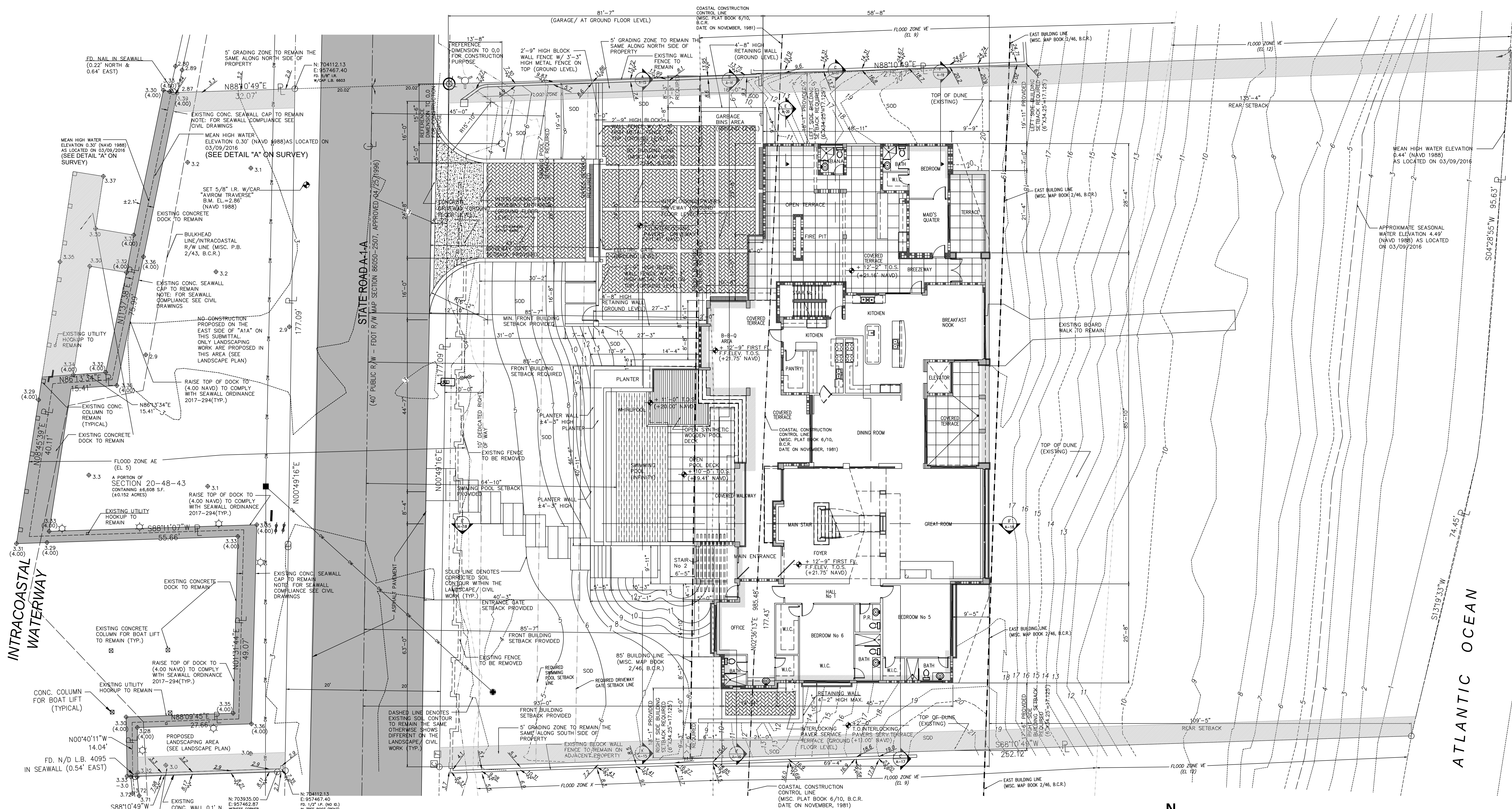
CHECK BY:
LIZARDO
SHEET NO.
A-4

SECOND FLOOR / LOW ROOF PLAN
SCALE 3/16"=1'-0"

REVISIONS:







INTRACOASTAL WATERWAY

ATLANTIC OCEAN

ZONING INFORMATION:
R-1 SINGLE FAMILY RESIDENTIAL
SITE GROSS AREA = 60,957.22 SQ. FT.
SITE NET AREA = 53,873.68 SQ. FT.
BUILDING FOOTPRINT PROVIDED = 8,504.03 SQ. FT.
LANDSCAPED AREA PROVIDED = 37,719.13 SQ. FT.
PROPOSED LOT COVERAGE = 20.11%

GROUND FLOOR
A/C AREA = 2,615.65 SQ. FT.
CONDENSOR UNITS, POOL EQUIP. AREA = 684.52 SQ. FT.
GARAGE, CARPORT AREA = 1886.02 SQ. FT.
TOTAL AREA = 6,186.19 SQ. FT.
DRIVEWAY (IMPERVIOUS) AREA = 3,743.43 SQ. FT.
SERVICE PAVED (IMPERVIOUS) AREA = 192.93 SQ. FT.

FIRST FLOOR
A/C AREA (INCLUDING MAIN STAIR) = 5,670.26 SQ. FT.
NON LIVING AREA
EXTERIOR STAIRS
POOL DECK, TERRACES AND BALCONIES
B-B-Q, CABANA AREA, COVERED PATH = 4,342.50 SQ. FT.
TOTAL AREA = 10,012.76 SQ. FT.
POOL = 655.73 SQ. FT.

SECOND FLOOR
A/C AREA (INCLUDING MAIN STAIR) = 6,121.25 SQ. FT.
NON LIVING AREA
TERRACES AND BALCONIES = 806.39 SQ. FT.
TOTAL AREA = 6,927.64 SQ. FT.

SETBACKS
FRONT = 85' FT. FROM CENTER LINE OF AIA (ALLOWED)
FRONT = 85'-7" (PROPOSED) MINIMUM
LEFT SIDE = LEFT SIDE BUILDING SETBACK REQUIRED
(6"X34.25" MAX HIGH OF BLDG=17.125')
LEFT SIDE = 17'-6" (PROPOSED) MINIMUM
REAR = NOT FURTHER THAN EAST BLDG. LINE (ALLOWED)
REAR = RIGHT AT THE EAST BLDG. LINE (PROPOSED)
RIGHT SIDE = RIGHT SIDE BUILDING SETBACK REQUIRED
(6"X34.25" MAX HIGH OF BLDG=17.125')
RIGHT SIDE = 18'-1" (PROPOSED) MINIMUM
CITY OF HILLSBORO, BROWARD COUNTY, FL
FLOOD ZONE: SEE SURVEY & SITE PLAN
FLOOD ZONE AE ELEV 5' NAVD
FLOOD ZONE X
FLOOD ZONE VE ELEV 9' NAVD
FLOOD ZONE VE ELEV 12' NAVD

LEGEND	
	BACK FLOW PREVENTOR VALVE
	BENCHMARK
	CABLE TELEVISION RISER
	CONCRETE UTILITY POLE
	ELECTRIC OUTLET
	ELECTRIC SERVICE BOX
	EXISTING ELEVATION
	FIRE HYDRANT
	IRRIGATION CONTROL VALVE
	OVERHEAD WIRES
	SIGN (UNLESS NOTED)
	SANITARY MANHOLE
	TELEPHONE RISER
	WOOD UTILITY POLE
	WATER VALVE
	TOP WALL OF ELEVATION
	BOTTOM OF WALL ELEVATION

SITE PLAN / SITE DEMOLITION

SCALE 3/32"=1'-0"

LEGAL DESCRIPTION
A PARCEL OF LAND IN GOVERNMENT LOT 5 OF SECTION 20 TOWNSHIP 48 SOUTH, RANGE 43 EAST BROWARD COUNTY, FLORIDA, MORE PARTICULARLY 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 53.884 SQUARE FEET (1.237 ACRES) MORE OR LESS.

PROPERTY ADDRESS: 957 HILLSBORO MILE, HILLSBORO BEACH, FLORIDA 33062
PROPERTY OWNER: JOHN H. WU

SITE NOTES:
1. ALL OVERHEAD UTILITY WIRES ARE TO BE BURIED AND TO BE APPROVED BY FPL UTILITY COMPANY AND FOOT BEFORE ANY WORK PERFORMED
2. MAX. SITE WALL HEIGHT WITHIN SETBACK YARD TO BE 6'-0" FROM LOWEST ADJACENT GRADE. SEE SECTIONS AND ELEVATIONS

REVISIONS:

JOB NO.

DRAWN BY:
J.L.H.

CHECK BY:
LIZARDO

SCALE:
AS NOTED

DATE:
12/15/19

SHEET NO.:

A-1

NEW RESIDENCE FOR:
MR. WU RESIDENCE
957 HILLSBORO MILE
HILLSBORO BEACH, FL 33062

Lizardo
ARCHITECTS
101 Concord Drive
Suite 30707
(407) 331-7781

NEW RESIDENCE - MR. WU RESIDENCE

957 HILLSBORO MILE - HILLSBORE BEACH, FL 33062



GENERAL NOTES

THE DRAWINGS AND SPECIFICATIONS PREPARED BY THE ARCHITECT ARE INSTRUMENTS OF THE ARCHITECT'S SERVICE THROUGH WHICH THE WORK TO EXECUTED BY THE CONTRACTOR IS DESCRIBED. ALL COPIES OF THEM, EXCEPT THE CONTRACTORS RECORD SET, SHALL BE RETURNED TO THE ARCHITECT UPON COMPLETION OF THE WORK. THE DRAWINGS AND SPECIFICATIONS PREPARED BY THE ARCHITECT, ARE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THEY ARE NOT TO BE USED BY THE CONTRACTOR OR ANY SUBCONTRACTOR ON ANY OTHER PROJECT, OR FOR ADDITIONS TO THIS PROJECT OUTSIDE THE SCOPE OF THE WORK, WITHOUT THE SPECIFIC WRITTEN CONSENT OF THE OWNER AND THE ARCHITECT.

THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONTRACT DOCUMENTS WITH EACH OTHER, AND WITH INFORMATION FURNISHED BY THE OWNER, AND SHALL AT ONCE REPORT TO THE ARCHITECT ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED. THE CONTRACTOR SHALL NOT BE LIABLE TO THE OWNER OR THE ARCHITECT FOR DAMAGE RESULTING FROM ERRORS, INCONSISTENCIES OR OMISSIONS IN THE CONTRACT DOCUMENTS, UNLESS THE CONTRACTOR RECOGNIZED THESE AND FAILED TO REPORT THEM TO THE ARCHITECT, IF THE CONTRACTOR PERFORMS ANY CONSTRUCTION ACTIVITY KNOWING IT INVOLVES A RECOGNIZED ERROR, INCONSISTENCY OR OMISSION IN THE CONTRACT DOCUMENTS WITHOUT SUCH NOTICE TO THE ARCHITECT, THE CONTRACTOR SHALL ASSUME APPROPRIATE RESPONSIBILITY FOR SUCH PERFORMANCE AND SHALL BEAR AN APPROPRIATE AMOUNT OF THE ATTRIBUTABLE COST FOR CORRECTION.

THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AND VERIFY FIELD CONDITIONS AND SHALL CAREFULLY COMPARE SUCH MEASUREMENTS AND CONDITIONS AND OTHER INFORMATION KNOWN TO THE CONTRACTOR WITH THE CONTRACT DOCUMENTS, BEFORE COMMENCING ACTIVITIES. ERRORS, INCONSISTENCIES AND OMISSIONS DISCOVERED SHALL BE REPORTED TO THE ARCHITECT AT ONCE.

THE CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK REQUIRING SUBMITTAL AND REVIEW OF SHOP DRAWINGS, PRODUCT DATA, SAMPLES OR SIMILAR SUBMITTALS UNTIL THE RESPECTIVE SUBMITTAL HAS BEEN APPROVED BY THE ARCHITECT. SUCH WORK SHALL BE IN ACCORDANCE WITH APPROVED SUBMITTALS.

THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR DEVIATIONS FROM REQUIREMENTS OF THE CONTRACT DOCUMENTS BY THE ARCHITECT'S APPROVAL OF SHOP DRAWINGS, PRODUCT DATA, SAMPLES OR SIMILAR SUBMITTALS UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED THE ARCHITECT IN WRITING OF SUCH DEVIATIONS AT THE TIME OF SUBMITTAL AND THE ARCHITECT HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION. THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR ERRORS OR OMISSIONS IN SHOP DRAWINGS, PRODUCT DATA, SAMPLES OR SIMILAR SUBMITTALS BY THE ARCHITECTS APPROVAL THEREOF.

THE GENERAL CONTRACTOR SHALL EXAMINE THE PHYSICAL CONDITIONS OF THE SITE AS TO LOCATION OF POSSIBLE UNDERGROUND CABLES (TELEPHONE) GAS AND WATER LINES, PRIOR TO START ANY EARTH WORK, DEMOLITION, FOUNDATIONS OR GENERAL CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE WITH ALL UTILITY COMPANIES WHICH MAY BE INVOLVED ON THE SITE. CONTRACTOR SHALL SUBMIT ANY LOCATIONS DRAWINGS OF SAID UTILITY TO ARCHITECT/ENGINEER OFFICE PRIOR TO CONSTRUCTION. (407) 331-7781

INDEX OF DRAWINGS

SHT. #	DESCRIPTION
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REVISIONS:

JOB NO:

DRAWN BY:
J.L.H.

CHECK BY:
LIZARDO

SCALE:

SCALE:
AS NOTED

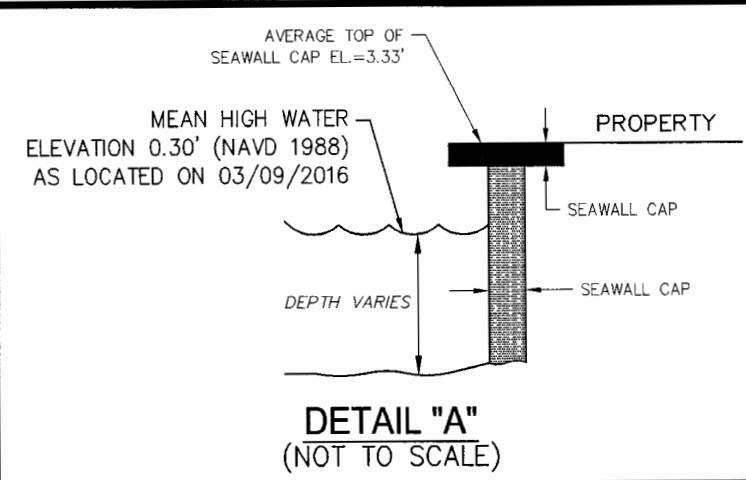
DATE:
12/26/19

SHEET NO:

A

NEW RESIDENCE FOR:
MR. WU RESIDENCE
957 HILLSBORO MILE
HILLSBORO BEACH, FL 33062

Lizardo
ARCHITECTS
101 Concord Drive
Hillsboro Beach, FL 33062
(407) 331-7781



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 herein 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.
8. (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.
9. (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.
10. (d) Elevations shown hereon are in feet and based on the North American Vertical Datum of 1988 (NAVD 1988).
11. (e) Benchmark description: Broward County Engineering Department, Benchmark No. 1933, Elevation = 7.562 feet (NGVD 1929) = Elevation 5.99 NAVD 1988).
12. (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.
13. (b) Flood Zone lines shown hereon were scaled from the above "1" = 500' FEMA Flood Insurance Rate Map.
14. (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.
15. (b) Atlantic Ocean Mean High Water Elevation is 0.44 feet, NAVD 1988 as located on 10/18/2016.
16. (c) Intracoastal Waterway Mean High Water Elevation is 0.30 feet, NAVD 1988 as located on 03/09/2016.
17. (d) Atlantic Ocean Seasonal High Water Elevation is 4.49 feet, NAVD 1988, as located on 03/09/2016.
18. (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.
19. (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.
20. 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.
21. This map is intended to be displayed at a scale of 1" = 20'.
22. 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".
23. 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.
24. Abbreviation Legend: A/C = Air conditioner; APPROX. = Approximate; B.C.R. = Broward County Records; BLDG. = Building; B.M. = Benchmark; C = Calculated; C. = 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; INV. = Invert; IR. = Iron Pipe; I.R. = Iron Rod; LB. = Licensed Business; MHW = Mean High Water; MSC. = Miscellaneous; MS = Measured; N = North; NAD = North American Datum; NAD 83 = 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.

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.

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.

Michael J. Aron

MICHAEL D. AVIROM, P.L.S.
Florida Registration No. 3268
AVIROM & ASSOCIATES, INC.
L.B. No. 3300
EMAIL: mike@aviromsurvey.com

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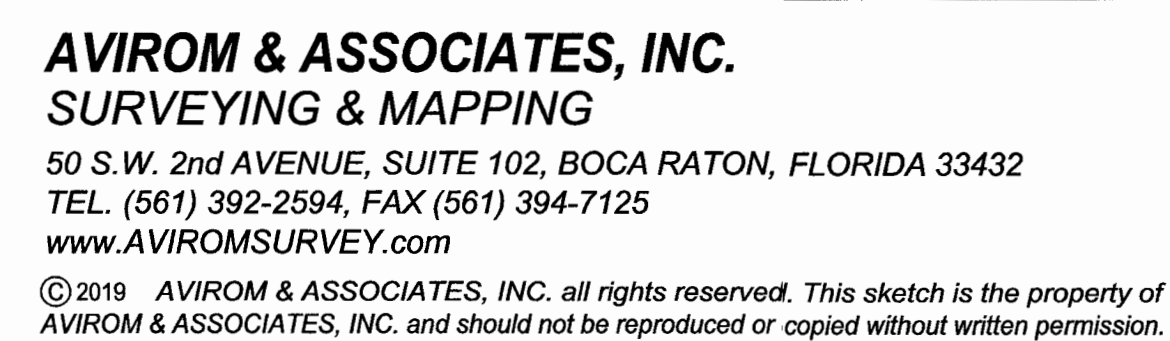
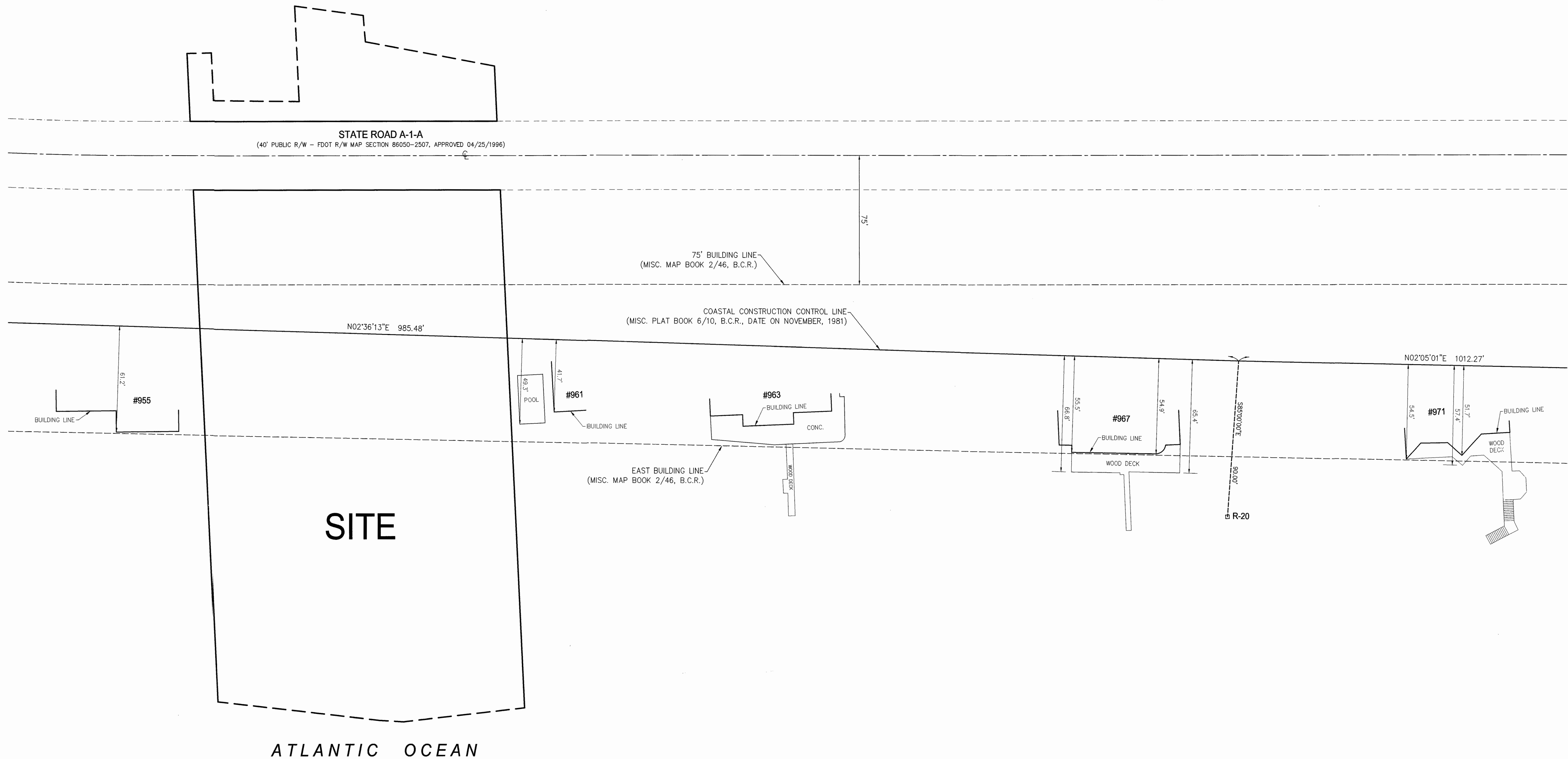
BOUNDARY & MEAN HIGH WATER LINE SURVEY
957 HILLSBORO MILE
 A PORTION OF SECTION 20
 TOWNSHIP 48 SOUTH, RANGE 43 EAST
 TOWN OF HILLSBORO BEACH
 BROWARD COUNTY
 FLORIDA

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		



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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[illegible]

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SHEET:	2 OF 2		

Order ID: 6583403

* Agency Commission not included

GROSS PRICE * : \$112.45**PACKAGE NAME:** SSC Other Legal Notices**Product(s):** Sun Sentinel, Affidavit, Floridapublicnotices.com, Classified.ss.com_Legal**AdSize(s):** 1 Column**Run Date(s):** Saturday, January 25, 2020**Color Spec.** B/W**Preview**

**PUBLIC NOTICE
SITE PLAN APPROVAL
TOWN OF HILLSBORO BEACH, FLORIDA**

The Town Commission of the Town of Hillsboro Beach, Florida will consider a Site Plan Approval request from John Wu owner of property located at 957 Hillsboro Mile. The Owner is requesting Site Plan Approval in accordance with the Town's Land Development Code.

The Town Commission will hold a Public Hearing on the Site Plan Approval request at 9:00 AM on February 4, 2020 in the Town Hall located at 1210 Hillsboro Mile in Hillsboro Beach, Florida 33062.

Information on the Site Plan Approval can be obtained at Town Hall 10 days prior to the Public Hearing. Public comments on the Site Plan Request will be received at the Public Hearing on February 4, 2020 or can be provided in writing to the Town Clerk prior to the Public Hearing.

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 insure 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
1/25/2020 6583403

PUBLIC NOTICE

SITE PLAN APPROVAL Town of Hillsboro Beach, Florida

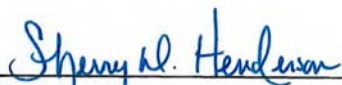
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Sherry D. Henderson, CMC
Town Clerk

Posted: 1/23/2020
Publication: 1/25/2020