

PROFESSIONAL MEDICAL OFFICE BUILDING

@ 11 NW 168th STREET, NORTH MIAMI BEACH, FLORIDA



PLANA INTERNATIONAL

JAIME PLANA
ARCHITECT

FLORIDA LICENSE AR 9769

1053 SW 12th STREET
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346 CONSERVATION DRIVE
WESTON, FLORIDA 33327
PHONE: (854) 989-6085 e-FAK: (866) 610-4414
E MAIL: konstrukomusa@hotmail.com

Project Name and Address:
PROPOSED SITE PLAN FOR
MEDICAL OFFICE BUILDING

11 NW 168 STREET
NORTH MIAMI BEACH, FLORIDA 33169

Client Name
FV GOLDEN GROUP, LLC

FOLIO # 07-2113-007-0480

PROJECT NO.

DRAWN BY:

FOLIO # 07-2113-007-0480

CAD FILE:

12-10-2020

MARK

DATE

DESCRIPTION

A.B.

AS-BUILT

R.A.P.

REVISION AFTER PERMIT

B.D.C.

BUILDING DEPT. COMMENTS

C.C.

COORDINATION CHANGES

P.S.

PERMIT SET

D.D.

DESIGN DEVELOPMENT

P.H.

PUBLIC HEARING

Architect:

JAIME PLANA
SEAL

plot date:

12-10-2020

SHEET TITLE

COVER



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RENDERINGS

A-0.0



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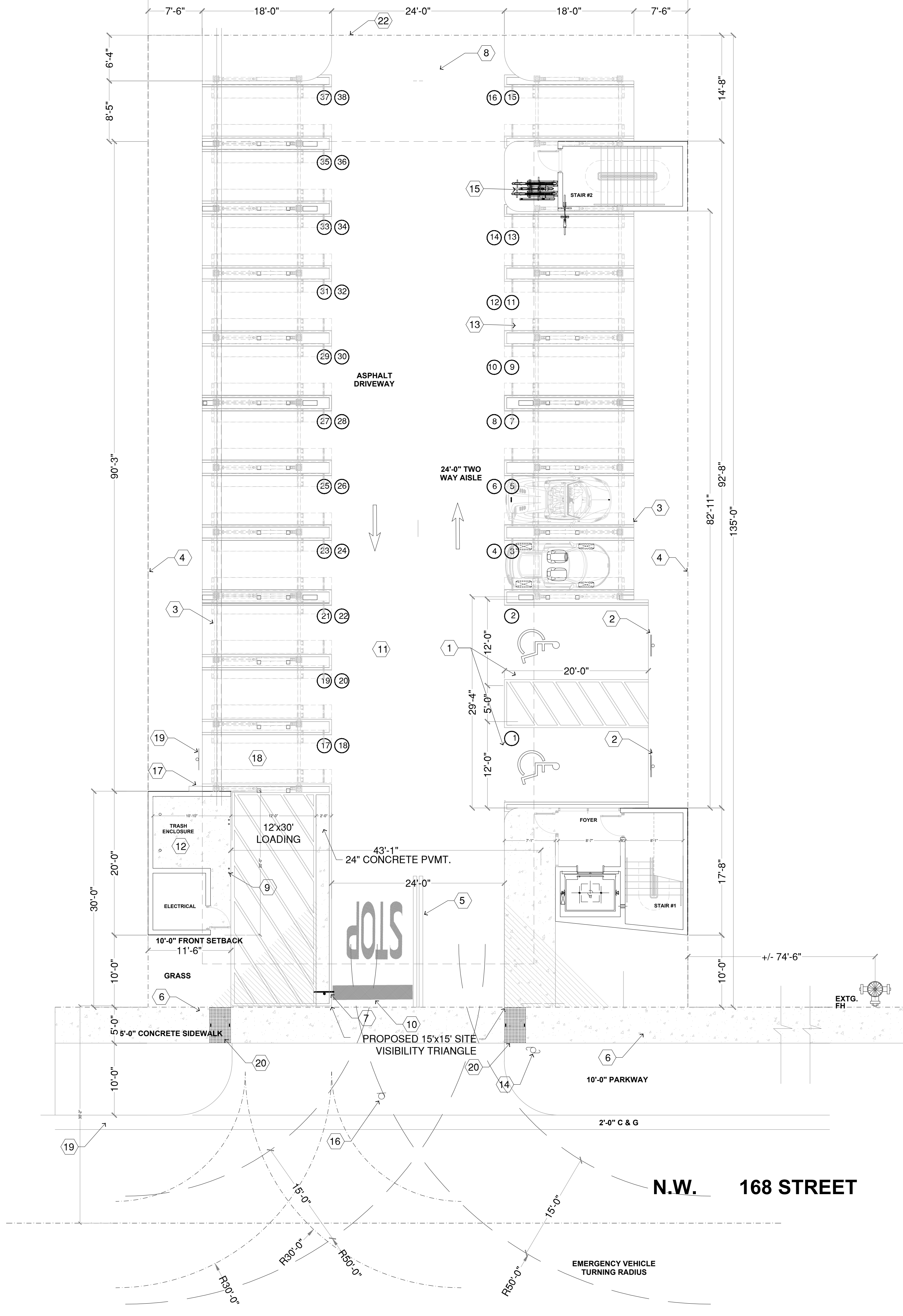
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SHEET TITLE

RENDERINGS

A-0.1

SITE PLAN
SCALE 1/8" = 1'-0"



SITE NOTES

- HANDICAP PARKING AND STRIPING - SHEET A-1.1
- HANDICAP SIGN - SHEET A-1.1
- TYPE "D" CURB - SHEET C-2
- ARCHITECTURAL METAL FENCE - SHEET A-1.1
- 6" DOUBLE YELLOW
- CONCRETE WALK (TYP.)
- 30" "STOP" SIGN (R1-1), TYP. - SHEET A-1.1
- BACKOUT SPACE AT "DEAD END" PARKING AISLE (5'-0" MINIMUM)
- BOLLARD (TYP.)
- 24" WHITE STOP BAR (PAINT)
- NEW ASPHALT PAVEMENT - SHEET A-1.1
- DUMPSTER ENCLOSURE - SHEET A-1.1
- CAR LIFT
- EXISTING WOOD POWER POLE TO REMAIN (TYP.)
- BICYCLE RACK (3)
- EXISTING SIGN TO BE RELOCATE
- FUTURE ELECTRIC VEHICLE CHARGING STATION
- DEDICATED ELECTRIC VEHICLE SPACE
- ELECTRIC VEHICLE SPACE SIGN
- DETECTABLE WARNING TILE - SEE DETAIL A-1.1
- 6 FT HEIGHT PICKET FENCE - SEE DETAIL A-1.1
- NEW CBS WALL - SEE DETAIL A-1.1

ZONING INFORMATION

11 NW 168th STREET, NORTH MIAMI BEACH, FLORIDA 33169
FOLIO # 07-2213-007-0480
ZONING DISTRICT

MU-IB MIX-USE INTERNATIONAL BOULEVARD DISTRICT
EDGE SUB-DISTRICT

PORPOSED USE
TOTAL SQUARE FEET
LOTS AREA
TYPOLOGY: FLEX BUILDING TYPE

PROFESSIONAL OFFICE BUILDING
10,125 SQ. FT. - 0.23 ACRES

		REQUIRED	PROPOSED
LOT WIDTH		MINIMUM 75'-0" MAXIMUM 200'-0"	75'-0"
LOT DEPTH		MINIMUM 100'-0" MAXIMUM N/A	135'-0"
MINIMUM YARD SETBACKS	FRONT	MINIMUM 10'-0" MAXIMUM 20'-0"	10'-0"
	SIDE (INTERIOR)	MINIMUM 0'-0" MAXIMUM N/A	0'-0"
	REAR	MINIMUM 0'-0" MAXIMUM N/A	14'-8"
MAXIMUM BUILDING HEIGHT		4 STORIES - 50'-0"	4 STORIES - 50'-0"
IMPERVIOUS AREA		N/A	
PERVIOUS AREA		MINIMUM 10% (1,012.50 SQ.FT.)	20.16% (2,041 SQ.FT.)
DENSITY		40 DU/AC	N/A
PARKING GROUND FLOOR PROFESSIONAL OFFICE AREA: 14,700 SQ.FT. (GROSS) TOTAL PARKING REQUIRED		2.5 CAR SPACE / PER 1,000 SQ.FT. 38 CAR SPACES 38 CAR SPACES	38 CAR SPACES (2 ADA SPACES INCLUDED)
TOTAL OFFICE AREA PER FLOOR (GROSS)		TYPICAL	4,900 SQ. FT.
TOTAL OFFICE BUILDING			14,700 SQ. FT.
LENGTH OF BUILDING		60% MINIMUM (45 FT)	67.5 FT PROVIDED
TOTAL OFFICE BUILDING			14,700 SQ. FT.



MU-IB DISTRICT - PROJECT LOCATION

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C.C.		COORDINATION CHANGES
P.S.		PERMIT SET
D.D.		DESIGN DEVELOPMENT
P.H.		PUBLIC HEARING

Architect:

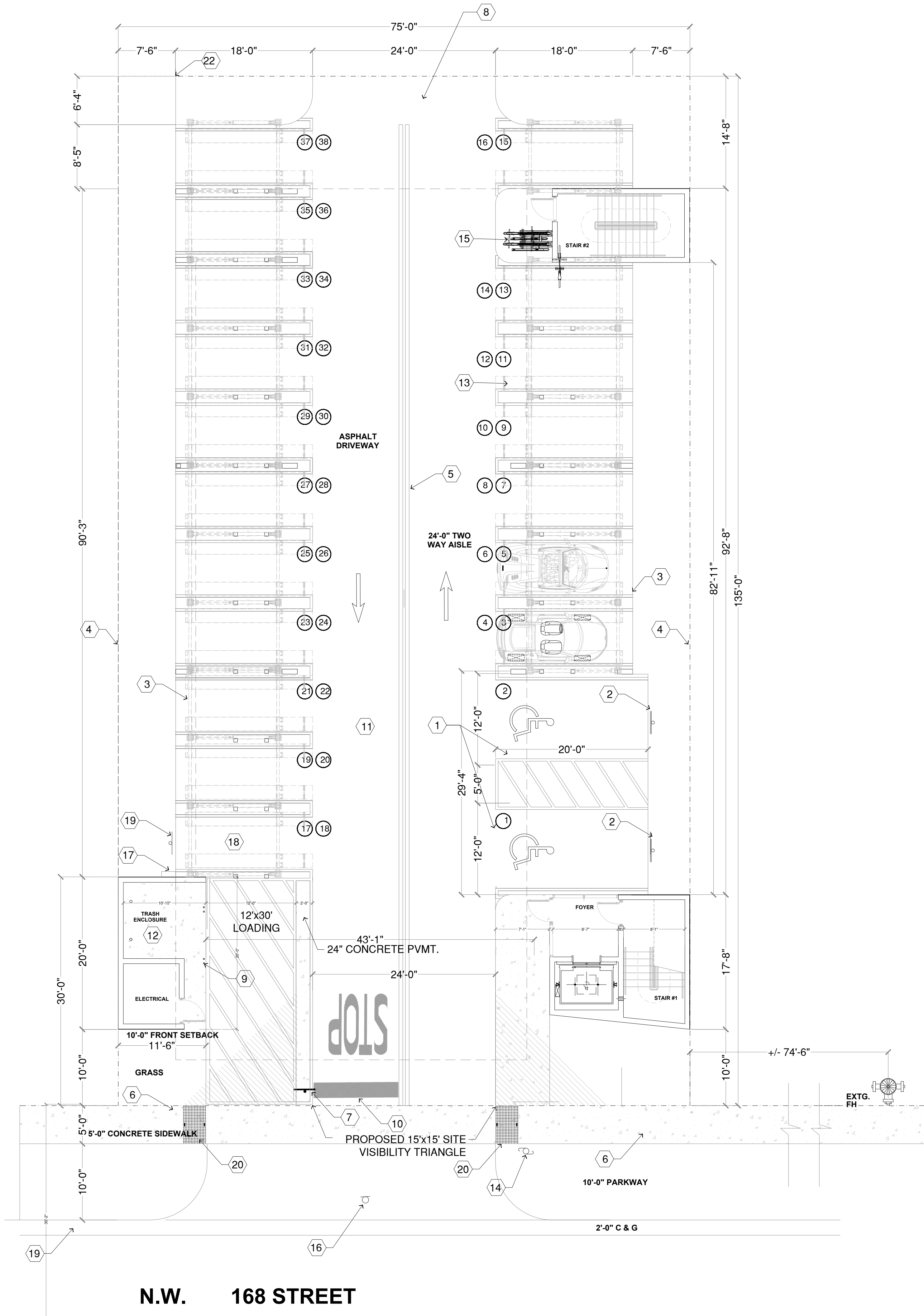
JAIME PLANA
SEAL

plot date:

12-10-2020

SHEET TITLE

SITE PLAN
A-1.0



SITE NOTES

- 1 HANDICAP PARKING AND STRIPING - SHEET A-1.1
- 2 HANDICAP SIGN - SHEET A-1.1
- 3 D CURB - DETAIL "A" - SHEET C-2
- 4 ARCHITECTURAL METAL FENCE - SHEET A-1.1
- 5 6" DOUBLE YELLOW
- 6 CONCRETE WALK (TYP.)
- 7 30" "STOP" SIGN (R1-1), TYP. - SHEET A-1.1
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- 9 BOLLARD (TYP.)
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- 11 NEW ASPHALT PAVEMENT - SHEET A-1.1
- 12 DUMPSTER ENCLOSURE - SHEET A-1.1
- 13 CAR LIFT
- 14 EXISTING WOOD POWER POLE TO REMAIN (TYP.)
- 15 EXISTING CONCRETE POWER & LIGHTING POLE TO BE RELOCATE
- 16 EXISTING SIGN TO BE RELOCATE
- 17 FUTURE ELECTRIC VEHICLE CHARGING STATION
- 18 DEDICATED ELECTRIC VEHICLE SPACE
- 19 ELECTRIC VEHICLE SPACE SIGN
- 20 DETECTABLE WARNING TILE - SEE DETAIL A-1.1
- 21 6 FT HEIGHT PICKET FENCE - SEE DETAIL A-1.1

RAHIMI, RAHIMUDDIN
CIVIL ENGINEER
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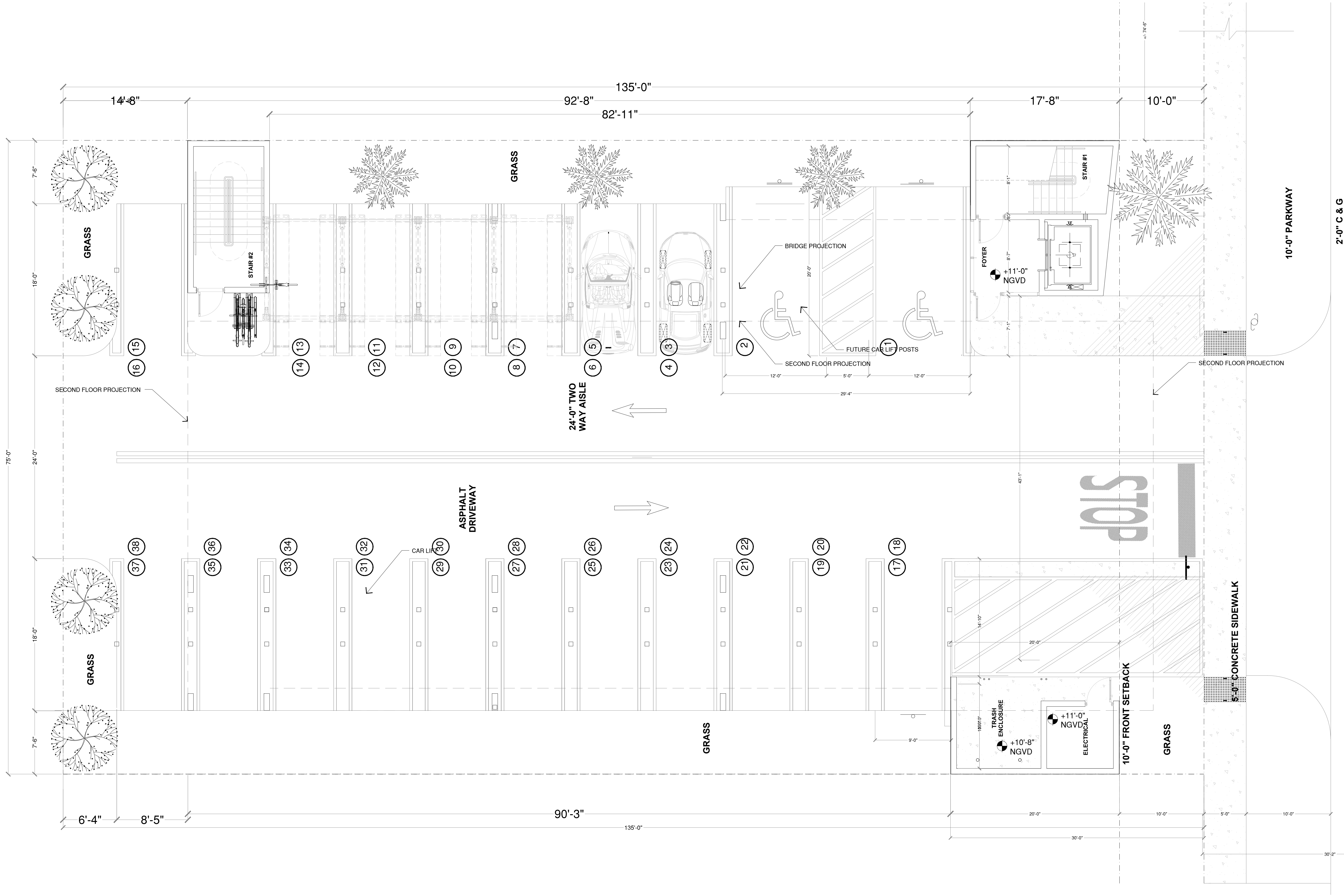
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SHEET TITLE

PAVING &
SIGNAGE PLAN

A-1.2

GROUND FLOOR PLAN
SCALE 3/16" = 1'-0"



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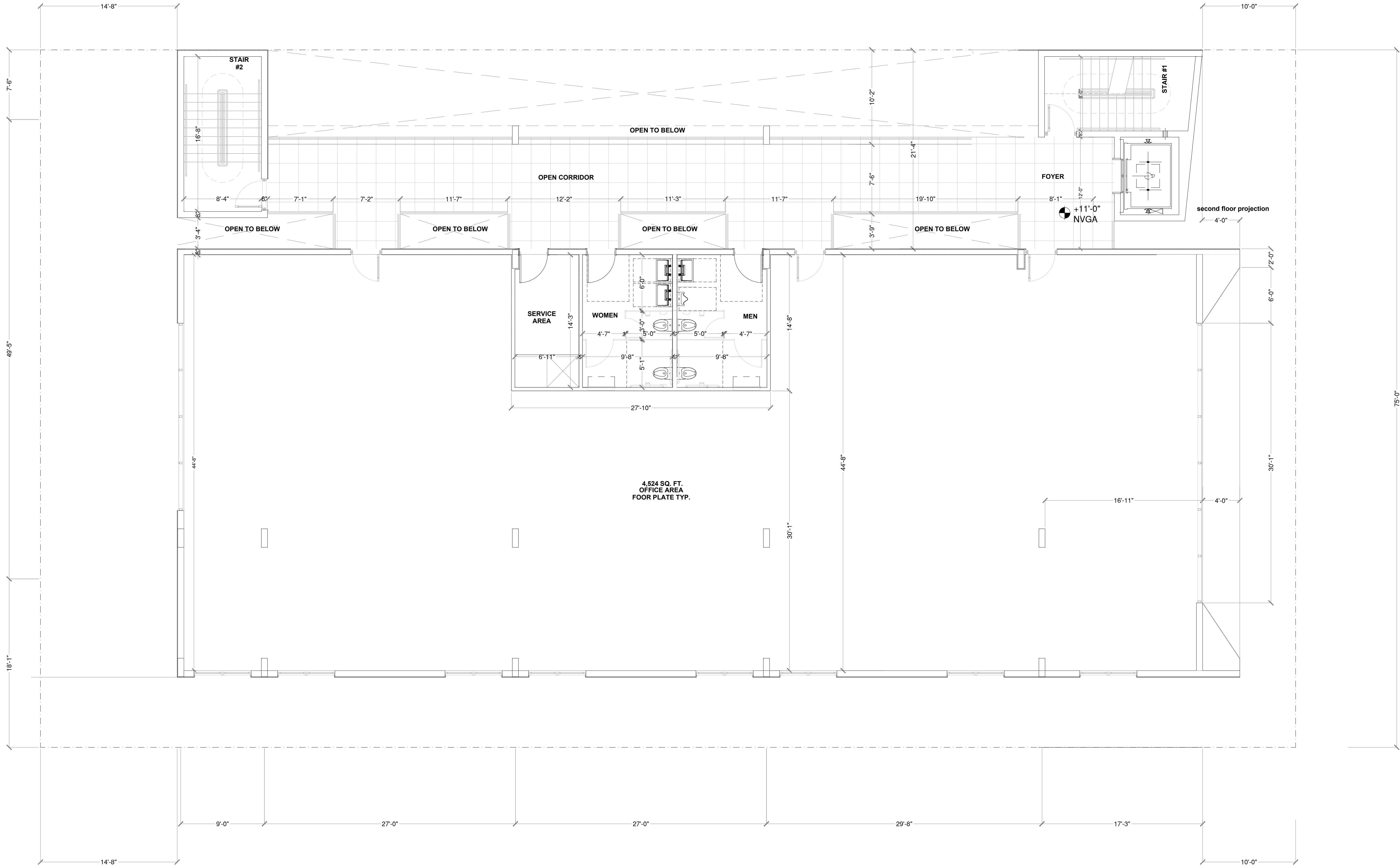
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SHEET TITLE

FLOOR PLANS

A-2.0



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



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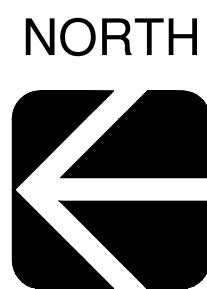
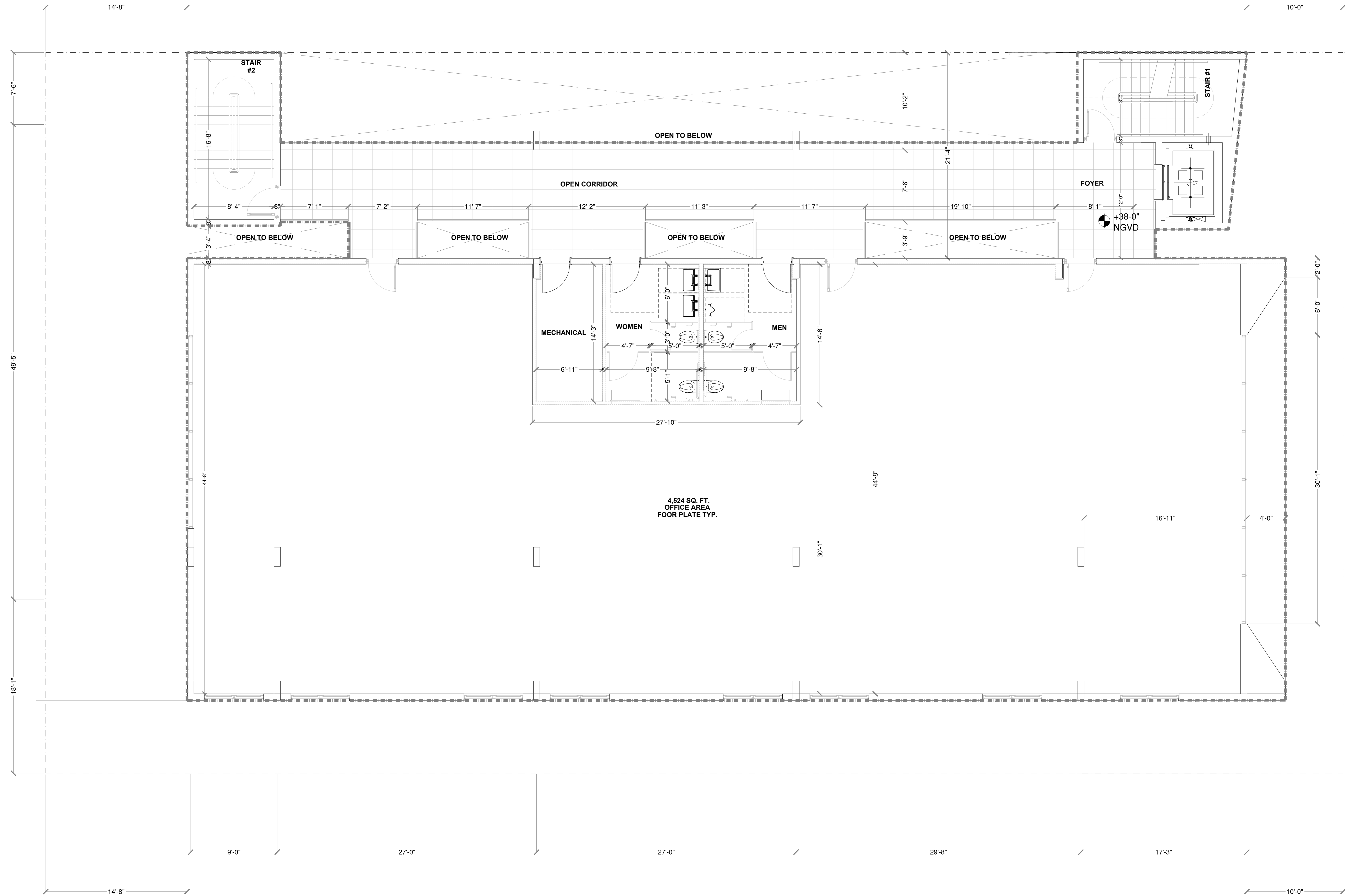
plot date:

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SHEET TITLE

FLOOR PLANS

A-2.1



THIRD FLOOR PLAN
SCALE 3/16" = 1'-0"

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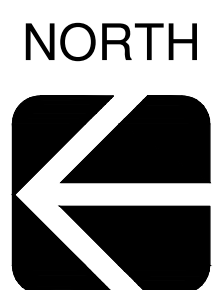
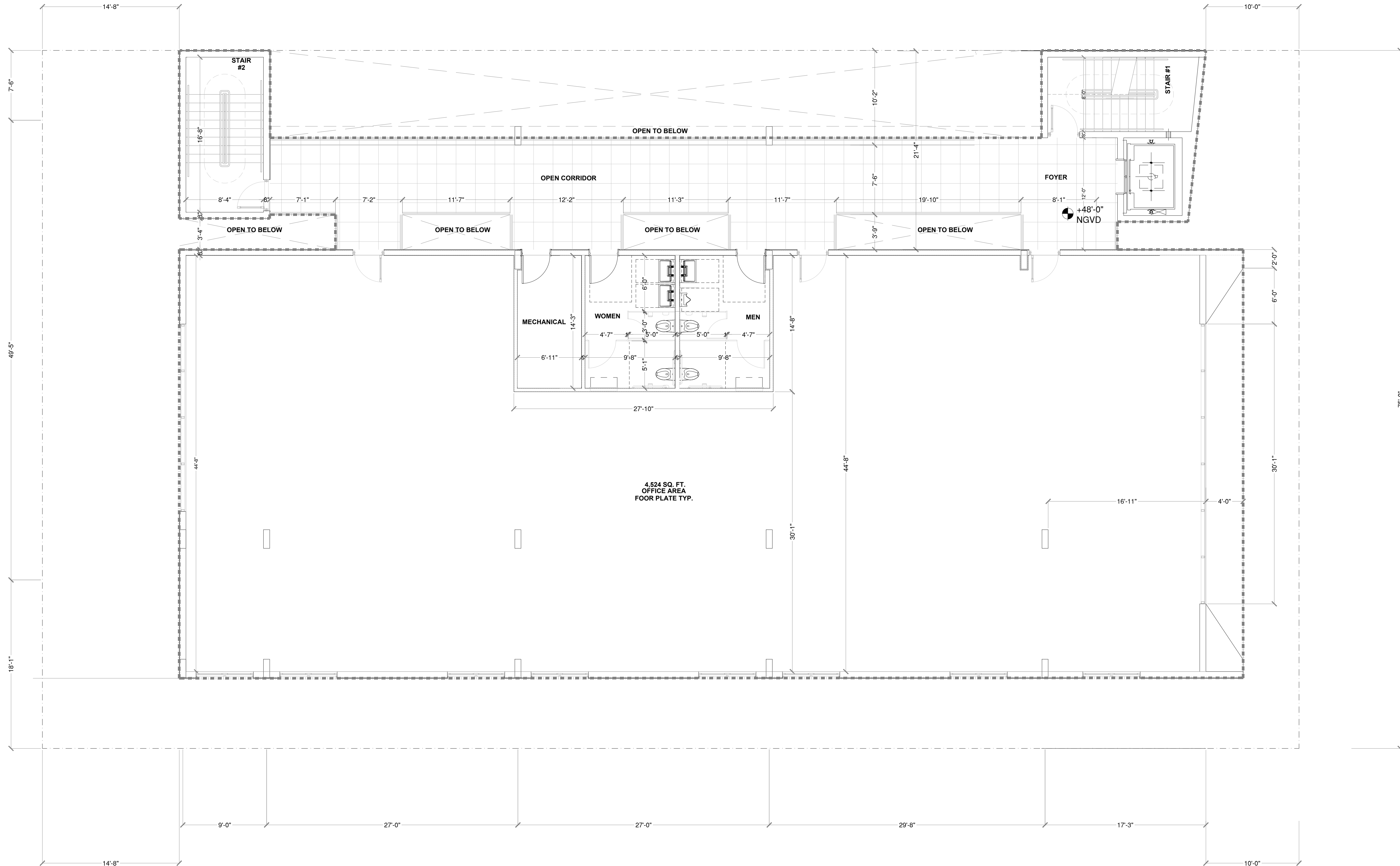
Architect:

JAIME PLANA
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plot date:
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SHEET TITLE

FLOOR PLANS

A-2.2



FOURTH FLOOR PLAN
SCALE 3/16" = 1'-0"

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FLOOR PLANS

A-2.3

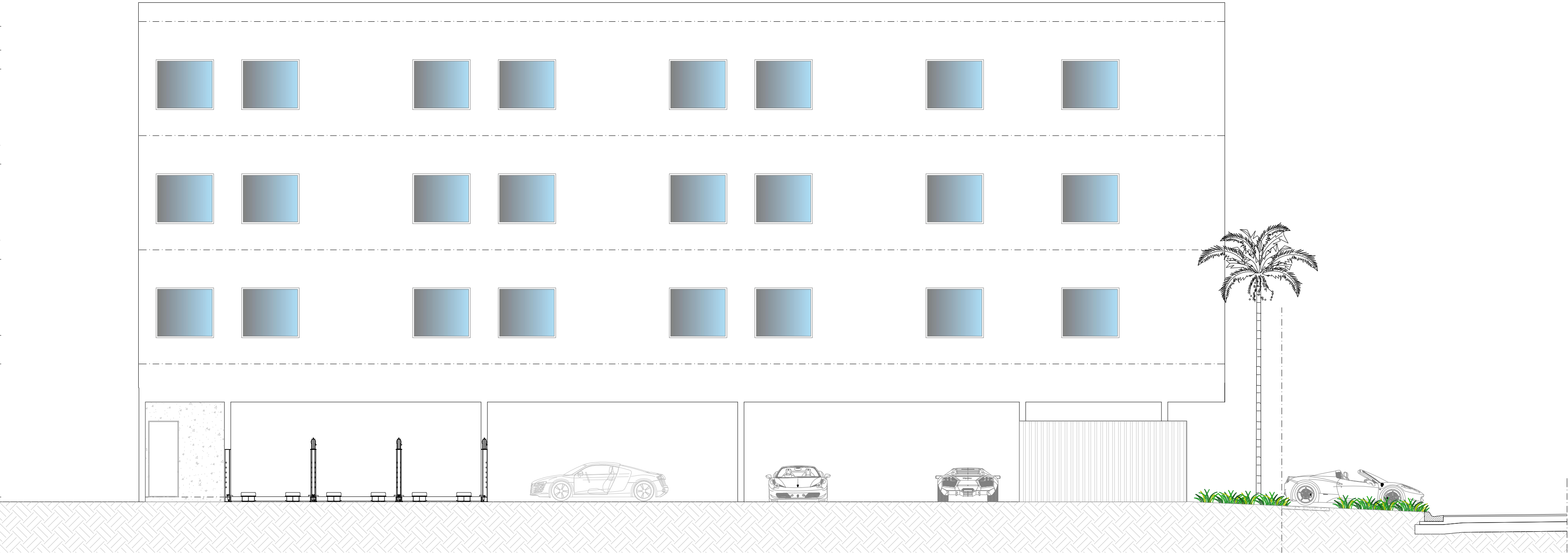
+50'-0"
TOP OF PARAPET
+47'-6"
TOP OF ROOF
+45'-6"
TOP OF LINTEL @ THIRD LEVEL

+37'-6"
TOP OF FOURTH FLOOR SLAB
+35'-6"
TOP OF LINTEL @ THIRD LEVEL

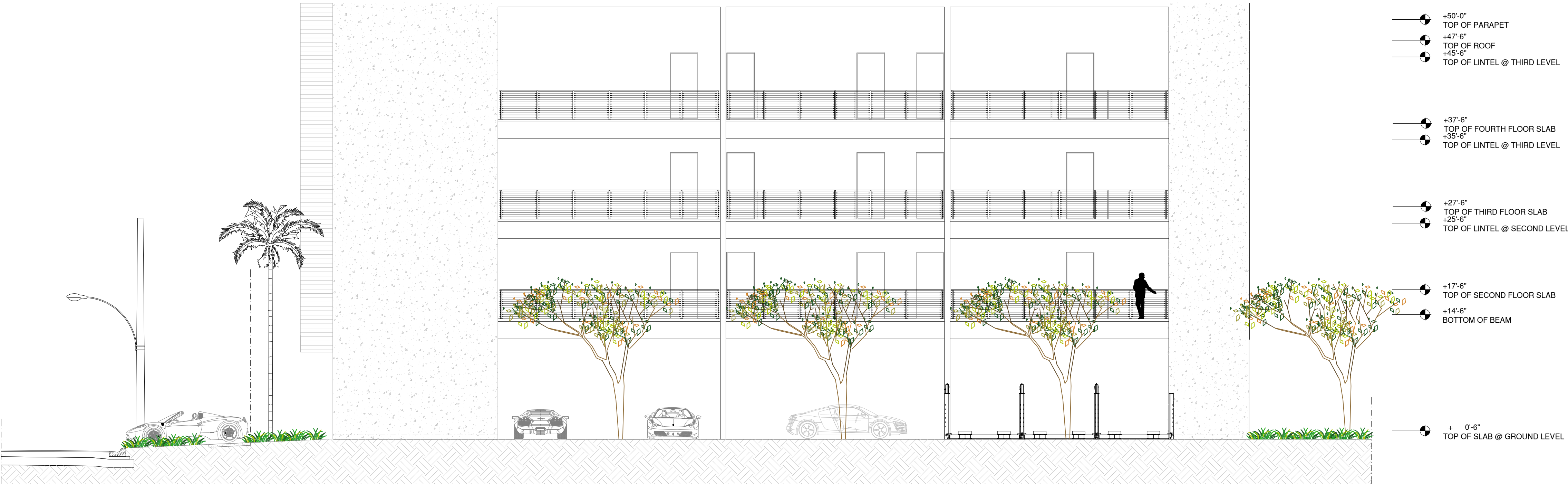
+27'-6"
TOP OF THIRD FLOOR SLAB
+25'-6"
TOP OF LINTEL @ SECOND LEVEL

+17'-6"
TOP OF SECOND FLOOR SLAB
+14'-6"
BOTTOM OF BEAM

+ 0'-6"
TOP OF SLAB @ GROUND LEVEL



WEST ELEVATION



EAST ELEVATION

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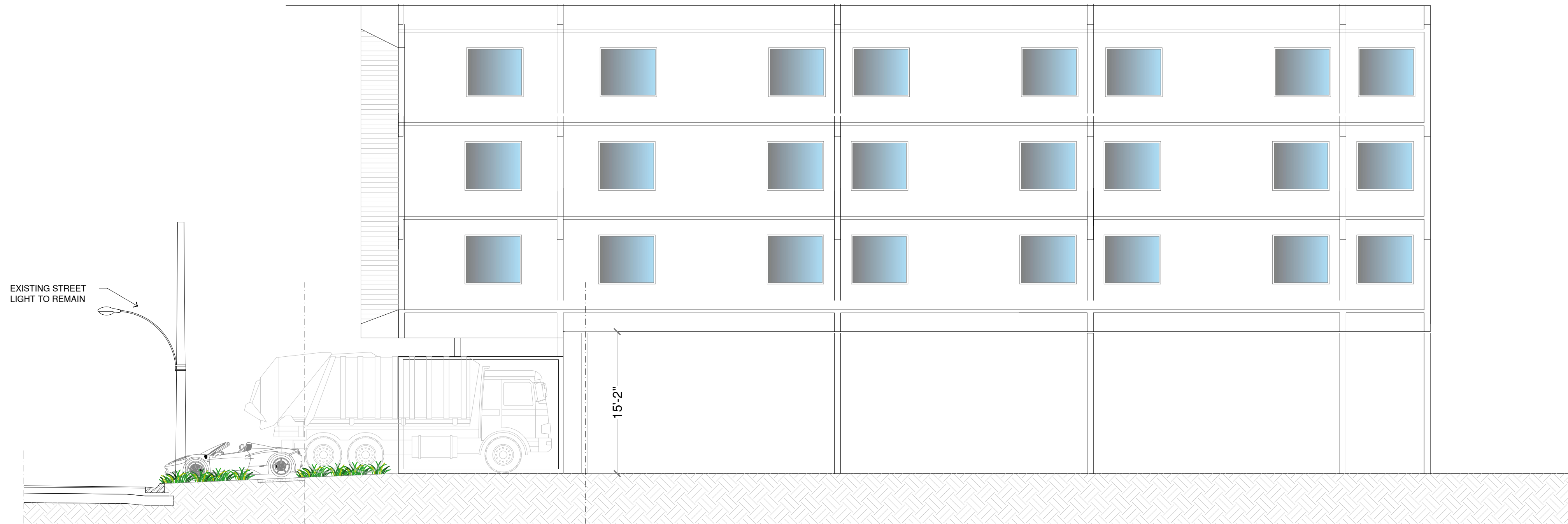
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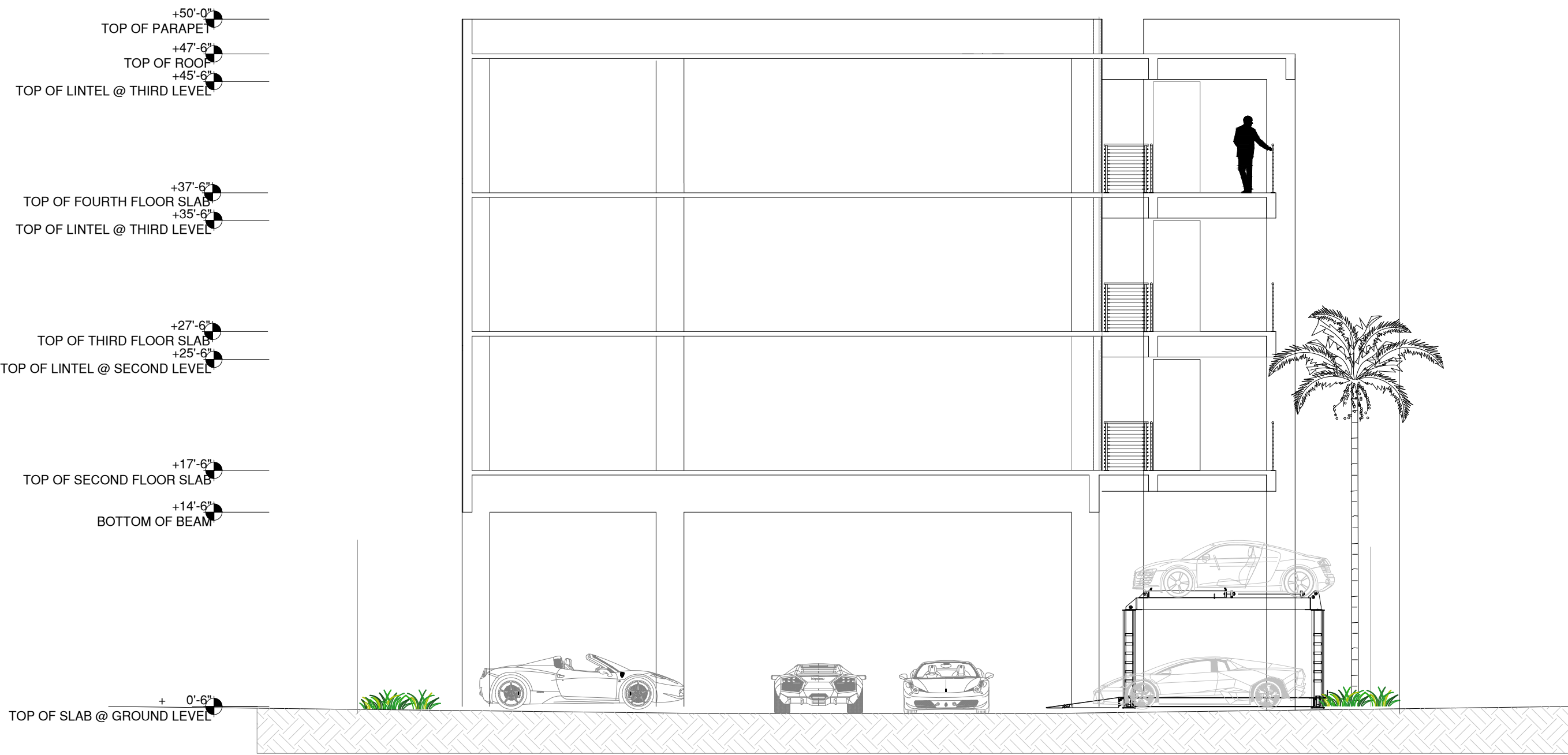
ELEVATIONS

A-4.0



LONGITUDINAL SECTION

- +50'-0" TOP OF PARAPET
- +47'-6" TOP OF ROOF
- +45'-6" TOP OF LINTEL @ THIRD LEVEL
- +37'-6" TOP OF FOURTH FLOOR SLAB
- +35'-6" TOP OF LINTEL @ THIRD LEVEL
- +27'-6" TOP OF THIRD FLOOR SLAB
- +25'-6" TOP OF LINTEL @ SECOND LEVEL
- +17'-6" TOP OF SECOND FLOOR SLAB
- +14'-6" BOTTOM OF BEAM
- + 0'-6" TOP OF SLAB @ GROUND LEVEL



TRANSVERSAL SECTION

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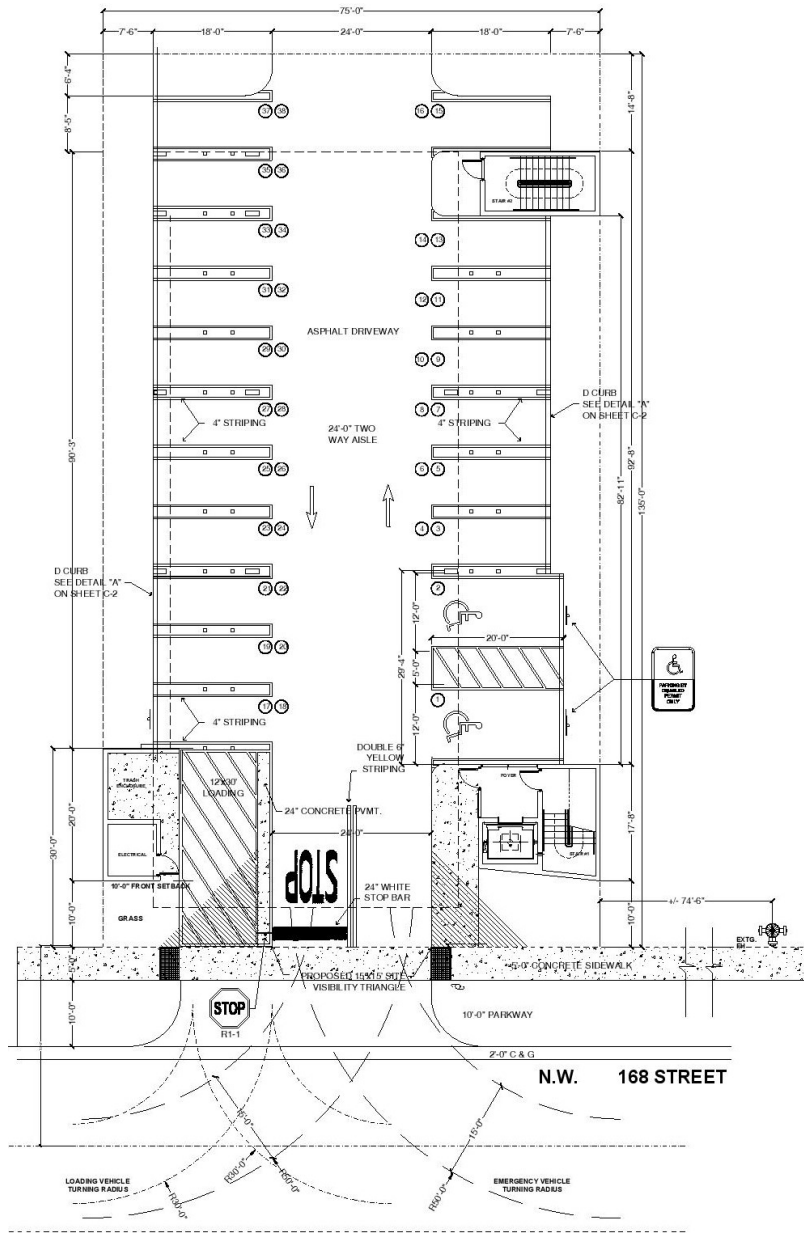
SHEET TITLE

SECTIONS

A-5.0



Digitally signed
by Rahimuddin
Rahimi
Date:
2021.10.07
16:22:31 -04'00'



SYMBOL LEGEND:
 STOP SIGN
 PARKING BY DISABLED PERMIT ONLY

PAVING AND STRIPING PLAN
SCALE 1/8" = 1'-0"



PROJECT NO: B3
DATE: 10/7/21
DRAWN BY: B. J.
CHECKED: R. R.

PROPOSED PAVING & STRIPING
MEDICAL OFFICE BUILDING
11 NW 168 STREET
NORTH MIAMI BEACH, FLORIDA 33169

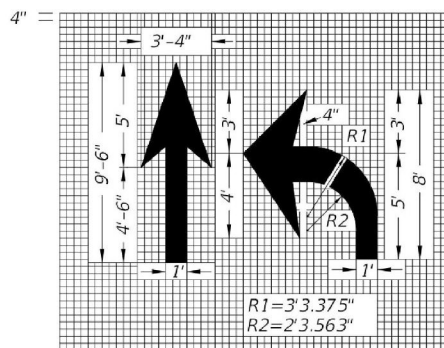
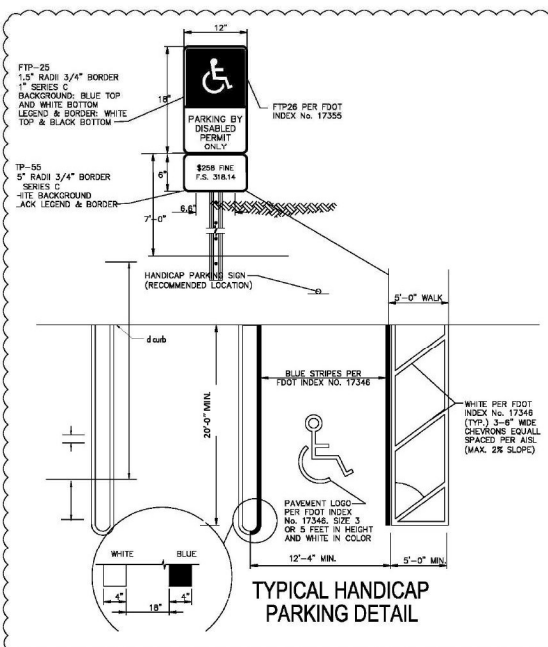
MR ENGINEERING CONSULTANTS INC
STRUCTURAL, CIVIL, GEOTECHNICAL, ENVIRONMENTAL ENGINEERS
CA 9324
10031 PINES BLVD SUITE 225, FERNANDO PINES, FLORIDA 33024
P (754) 736-8335 F (754) 732-9166

REVISIONS:
NO. DATE DESCRIPTION
1 9/16/21 CITY COMMENTS
2
3

RAHIMUDDIN RAHIMI
LICENSE NUMBER
15484
PROFESSIONAL ENGINEER
SEAL, SIGN AND DATE:

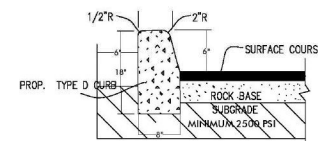
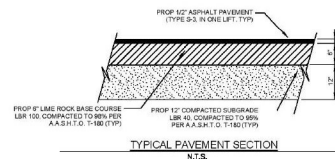
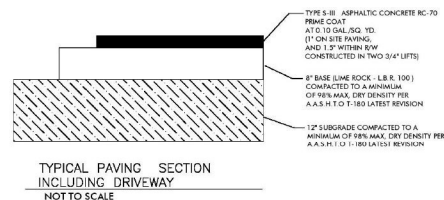
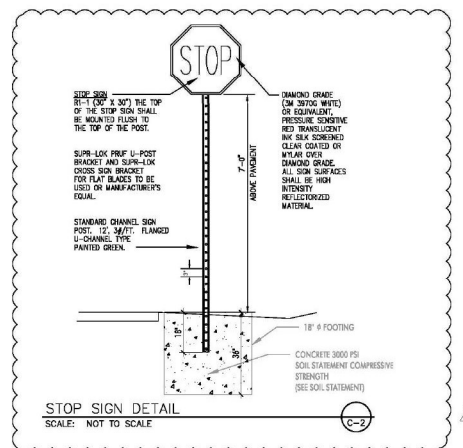
CONNECTION WITH THE PROJECT: NONE OF THE IDEAS
TO ANY PERSON, FIRM, OR CORPORATION OR ANY PART THEREOF,
AND NO PART OF THE PROJECT OR ANY PART THEREOF,
SHALL BE USED IN ANY MANNER OR FOR ANY PURPOSE
OTHER THAN THAT AUTHORIZED BY THE ENGINEER AND
MUST BE NOTIFIED OF ANY VARIATIONS FROM THE ORIGINAL
SCALE MUST BE SUBMITTED TO THE OFFICE FOR APPROVAL BEFORE
PROCEEDING WITH THE PROJECT ON THESE NOTES

DRAWING NO.
C-1

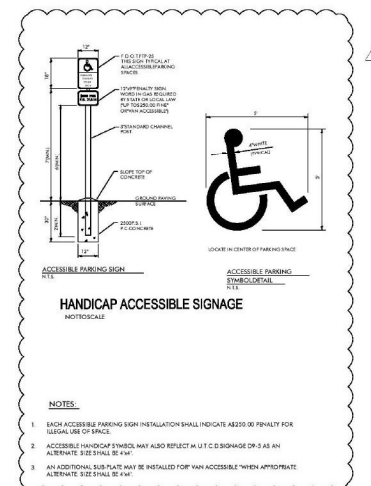


12 s.f. 17 s.f.
Right Turn Arrow To Be Reversed.

NOTE: When arrow and pavement message are used together, the arrow shall be located down stream of the pavement message and shall be separated from the pavement message by a distance of 25' (Base of the arrow to the base of the message). Stop message shall be placed 25' from back of stop line.



TYPICAL CONCRETE CURB DETAIL "A"
SCALE: NOT TO SCALE



Digitally signed
by Rahimuddin
Rahimi
Date: 2021.10.07
16:23:03 -04'00'

RAHIMUDDIN RAHIMI
PROFESSIONAL ENGINEER
LICENSE NUMBER
51484
STATE OF
FLORIDA
SEAL SIGN AND DATE

REVISIONS:	
NO.	DATE: DESCRIPTION
1	9/16/21 CITY COMMENTS
2	
3	

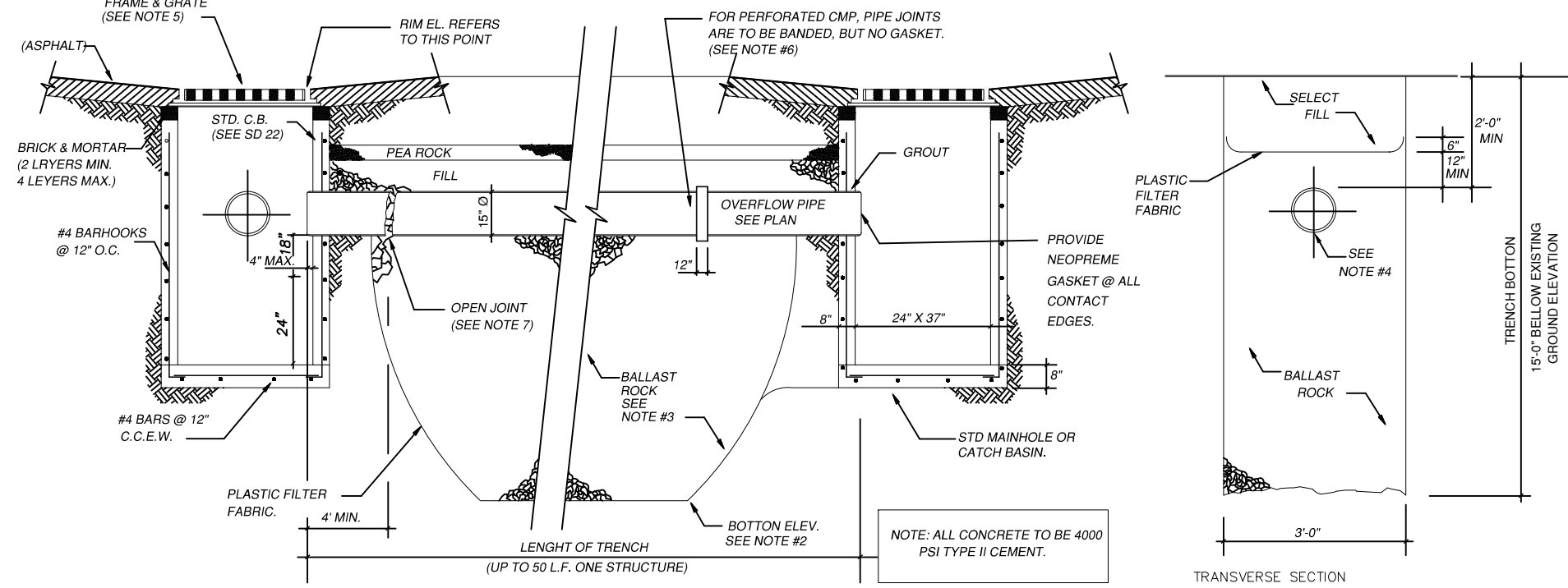
MR ENGINEERING CONSULTANTS INC
STRUCTURAL, CIVIL, GEOTECHNICAL, ENVIRONMENTAL ENGINEERS
CA 9824
10031 PINES BLVD SUITE 237, FLEMING PINES, FLORIDA 33024
P 1954 364-8255 F 1954 1432-9266

PROPOSED PAVING & STRIPING
MEDICAL OFFICE BUILDING
11 NW 148 STREET
NORTH MIAMI BEACH, FLORIDA 33169

PROJECT NO. 83
DATE: 10/7/21
DRAWN BY: B.J.
CHECKED:
R.S.

DRAWING NO.
C-2

FRENCH DRAIN DETAIL



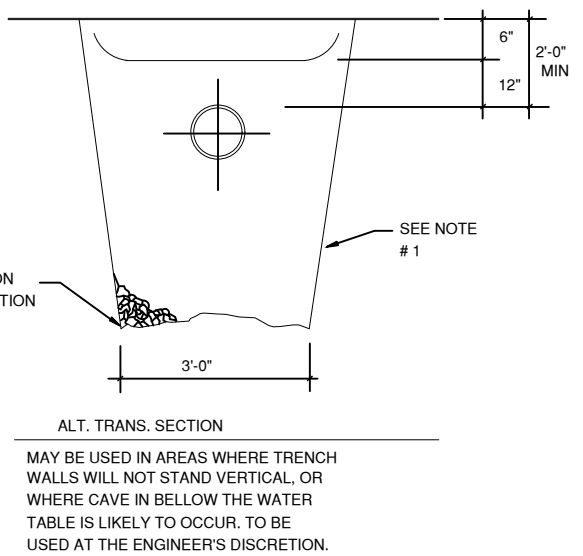
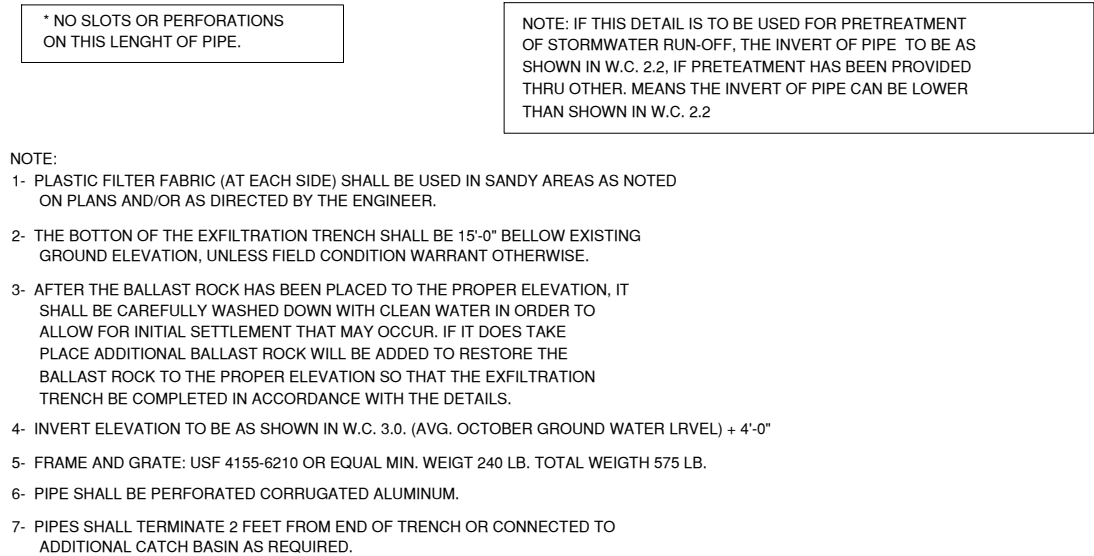
DRAINAGE GENERAL NOTES

1. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW INITIAL SETTLEMENT THAT MAY OCCUR. IF IT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE BALLAST ROCK TO PROPER ELEVATION, SO THAT THE EXPIRATION TRENCH BE COMPLETED IN ACCORDANCE WITH THE DETAILS.
2. PLASTIC FILTER FABRIC SHALL BE NONWOVEN POLYPROPYLENE GEOTEXTILE. PERMITTIVITY SHALL BE GREATER THAN 0.50 SEC-1 AND FLOW RATE GREATER OR EQUAL TO 50 GAL/MIN.
3. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PREVENT CONTAMINATION OF THE TRENCH WITH SAND, SILT, AND FOREIGN MATERIALS.
4. ANY DAMAGE CAUSED WITHIN THE SITE OR TO ADJOINING PROPERTIES DURING CONSTRUCTION MUST BE CORRECTED BY THE GENERAL CONTRACTOR.
5. THE GENERAL CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO SUNSHINE STATE ONE CALL OF FLORIDA, INC. PHONE NUMBER 1-800-454-4779, TWO WORKING DAYS BEFORE DIGGING.
6. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NATURE, SIZE, AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.

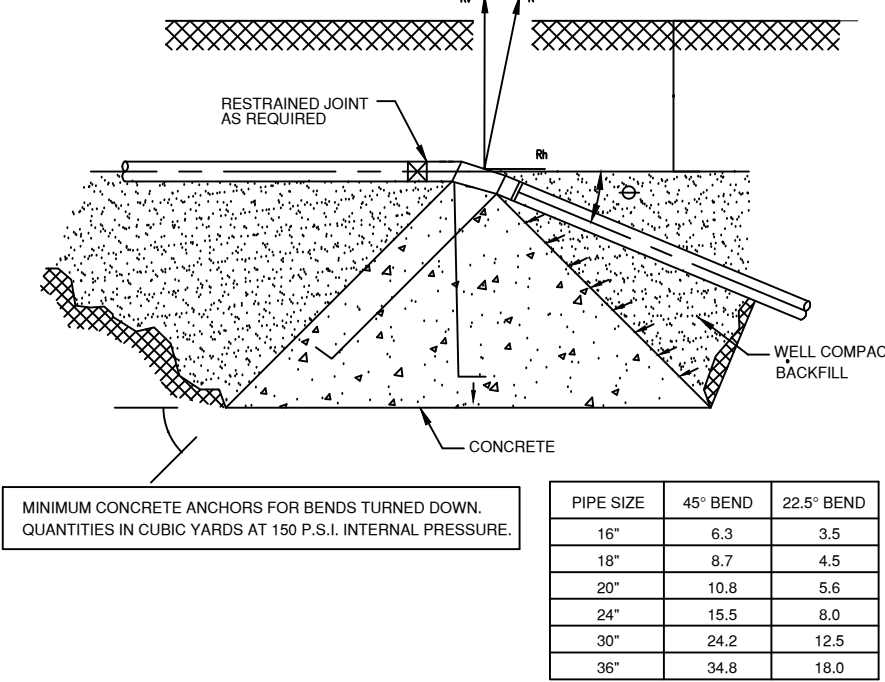
NOTES:

- I. THE FOLLOWING UTILITY COMPANIES SHOULD BE NOTIFIED 48 HOURS IN ADVANCE OF EXCAVATION IN AREA.
- A. FLORIDA POWER AND LIGHT CO.
- B. BELL SOUTHEAST
- C. MIAMI DADE WATER AND SEWER DEPT.
- D. COMCAST
- E. MIAMI-DADE COUNTY PUBLIC WORKS DEPT.
- F. CITY OF NORTH MIAMI BEACH PUBLIC WORKS DEPT.
- G. SUNSHINE STATE ONE CALL OF FLORIDA, INC. ALL MATERIAL SHOULD BE O.P. EXCEPT SERVICES.
- H. IF EVIDENCE OF POTENTIAL CONTAMINATION IS DETECTED DURING EXCAVATION, STOP EXCAVATION WORK AND NOTIFY WASH ENVIRONMENTAL HEALTH AND SAFETY SECTION AT 1-786-552-8279 AND THE CONSTRUCTION CONTRACT MANAGEMENT DIVISION AT 1-786-552-8282. EVIDENCE OF POTENTIAL CONTAMINATION MAY INCLUDE ANY OF THE FOLLOWING: 1. ODOUR OF SOLID WASTE (FERTILISERS, SPILL ON THE GROUNDWATER) 4. STANDED OR SATURATED SOIL (SOIL THAT CONTAINS PRODUCT THAT DRAINS WHEN IT IS HANDLED OR CREATES STREAKS ON EXCAVATION TOOLS) OR FREE FLOATING PRODUCT ON THE GROUNDWATER (OIL, DIESEL, GASOLINE, ETC.). MATERIAL THAT HAS ODOUR, IS STANDED OR IS SATURATED MUST BE SEGREGATED ON AN IMPERMEABLE SURFACE FOR APPROPRIATE FUTURE DISPOSAL.
- I. ALL WATER MAIN PIPE AND FITTINGS INSTALLED UNDER THIS PROJECT MUST BE COLOURED WITH BLUE PAINT AS STATED IN THE FLORIDA ADMINISTRATIVE CODE, SUBPARAGRAPH 62-563.30(2) 1(B) AND AS REQUIRED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION. IF PAINT IS APPLIED DURING INSTALLATION OF THE PIPE, THE PAINT SHALL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ON THE TOP OF THE PIPE.

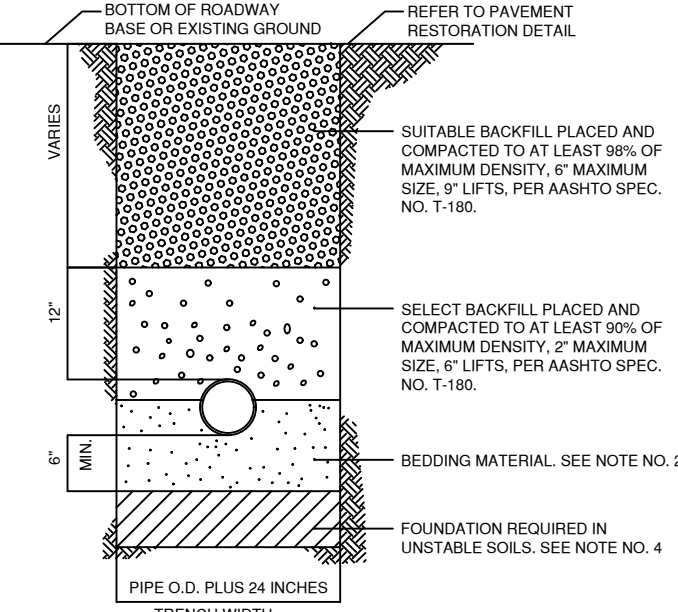
LONGITUDINAL SECTION



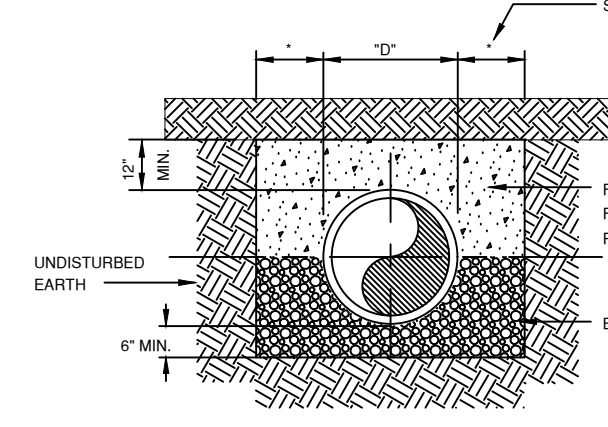
CONCRETE ANCHORS



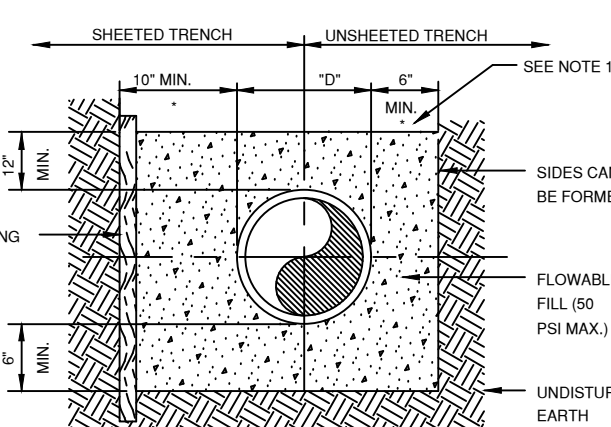
TYPICAL TRENCH BACKFILL



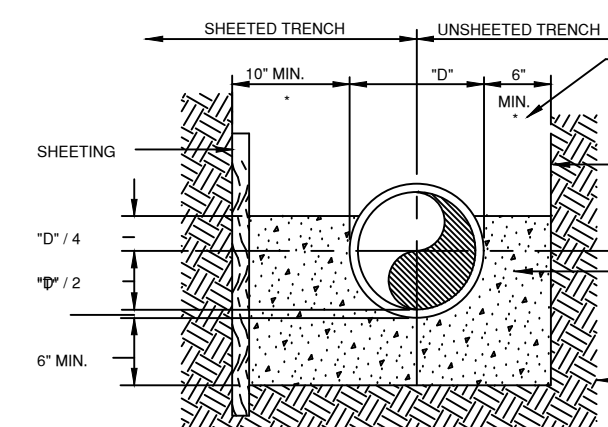
CONCRETE ARCH



FULL ENCASEMENT



CRADLE OR HALF ENCASEMENT



NOTES:

1. QUANTITIES ARE GIVEN FOR CONCRETE ANCHORS IN DRY SOIL.
2. ANCHOR RODS TO BE MINIMUM #4 EPOXY COATED STEEL REINFORCING BAR AND MORTAR COATED AFTER INSTALLATION.
3. QUANTITIES OF CONCRETE ANCHORS TO BE USED BELOW THE GROUND WATER TABLE SHALL BE CALCULATED BY MULTIPLYING ABOVE VALUES WITH 1.75.
4. VERTICAL BENDS TURNED UP SHALL BE ANCHORED WITH THE SAME SIZE ANCHORS AS SPECIFIED FOR HORIZONTAL BENDS.
5. WEIGHT OF PIPE, WATER, WEIGHT OF SOIL ABOVE ANCHORS AND RESTRAINED PIPE LENGTH, MAY BE CONSIDERED TO DECREASE VOLUME OF CONCRETE BLOCK.
6. WHERE FIELD CONDITIONS WARRANT - ANCHORS MAY BE REQUIRED ON 10" TO 12" PIPE.

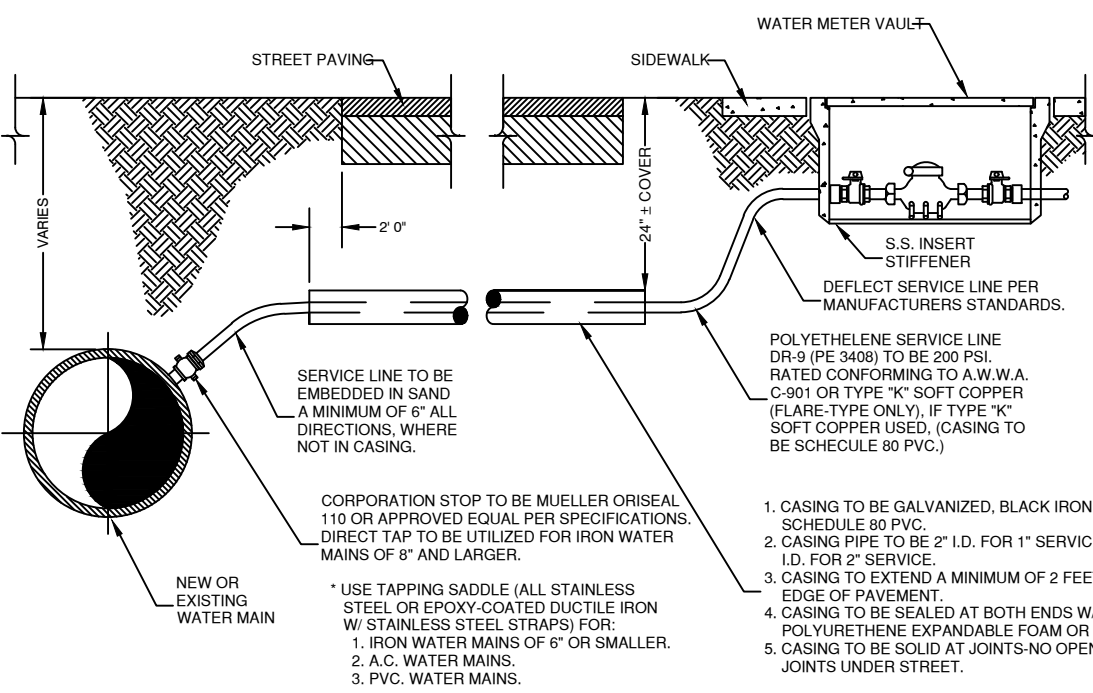
NOTES:

1. FOR EXCAVATION AND BACKFILL AROUND MANHOLES, APPURTENANCES, OR IN WATER, REFER TO PROVISIONS WITHIN THE SPECIFICATIONS.
2. UNLESS OTHERWISE SPECIFIED, BEDDING MATERIAL SHALL CONSIST OF SELECT BACKFILL MATERIAL, 2" MAX. SIZE, OR WASHED AND GRADED LIMEROCK (L-76), COMPACTED TO AT LEAST 90% OF MAX. DENSITY, 6" LIFTS, PER AASHTO SPEC. NO. 1-180.
3. WHERE REQUIRED, SHEETING AND SHORING SHALL BE IN ACCORDANCE WITH SPECIFICATION.
4. WHERE UNSTABLE SOILS ARE ENCOUNTERED, INCLUDING PEAT, MUCK OR OTHER ORGANIC SOILS, ELASTIC SILT, AND CLAYS, A FOUNDATION IS REQUIRED, COMPACTED TO AT LEAST 90% OF MAX. DENSITY, 6" LIFTS, PER AASHTO SPEC. NO. 1-180. FOUNDATION MATERIAL SHALL BE SELECT BACKFILL MATERIAL, 2" MAXIMUM SIZE, 6" LIFTS. EXTEND EXCAVATION UNTIL A SUITABLE MATERIAL IS FOUND.
5. IN A LOW PRESSURE SEWER SYSTEM USE SAND OR 1/4" RICE ROCK FOR SELECT BEDDING AND 1/2" SELECT BACKFILL MATERIAL AS SHOWN ABOVE. **MINIMUM 36" OF COVER.**

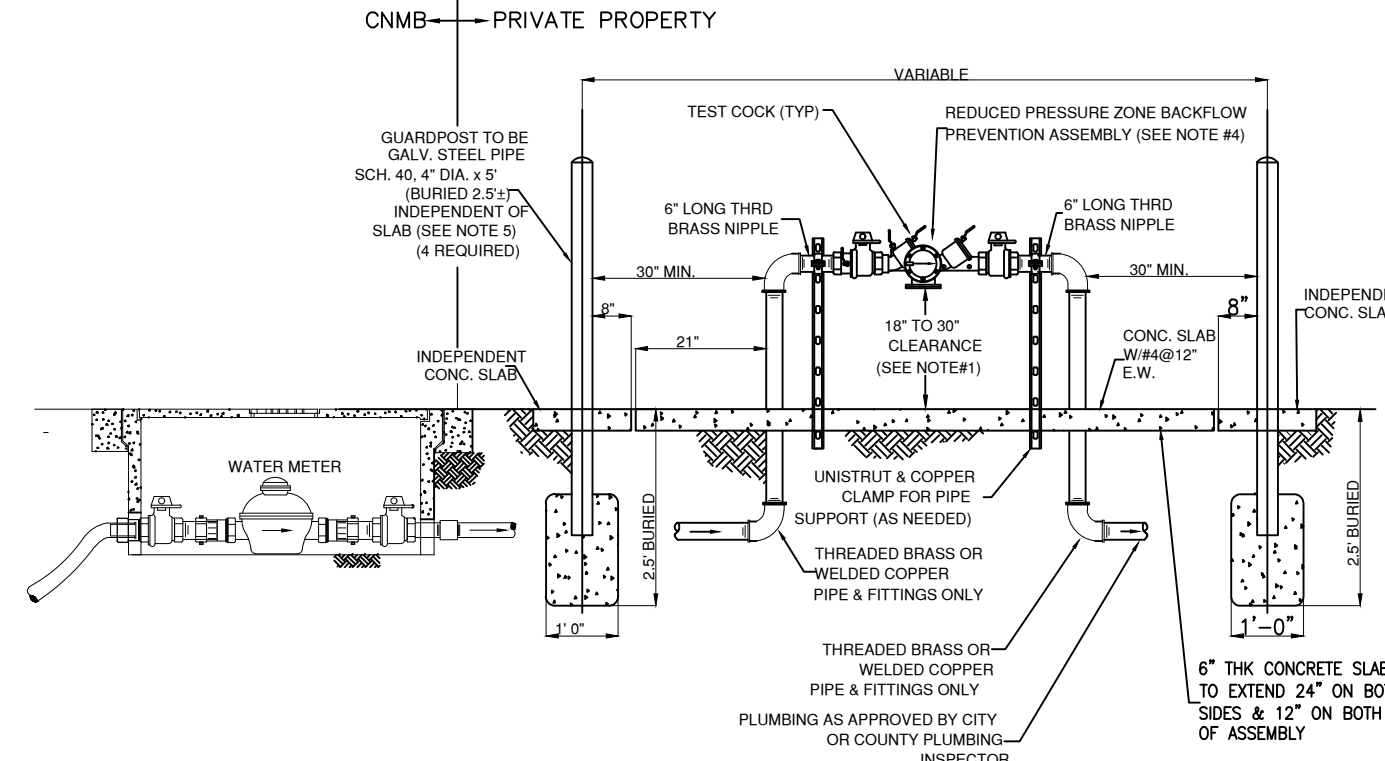
NOTES:

1. 12" MIN. FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX. FOR PIPE DIA. 24" AND OVER.
2. 12" REFERS TO THE DIAMETER OF THE PIPE.
3. 12" REFERS TO THE THICKNESS OF THE PIPE.
4. USE OF CONCRETE ARCH HALF ENCASEMENT OR FULL ENCASEMENT TO BE DETERMINED IN THE FIELD AS DIRECTED BY THE CITY.
5. REFER TO SECTION 2.1.8 OF THE UTILITY AND ENGINEERING STANDARDS MANUAL FOR SHEETING AND BRACING IN EXCAVATIONS.

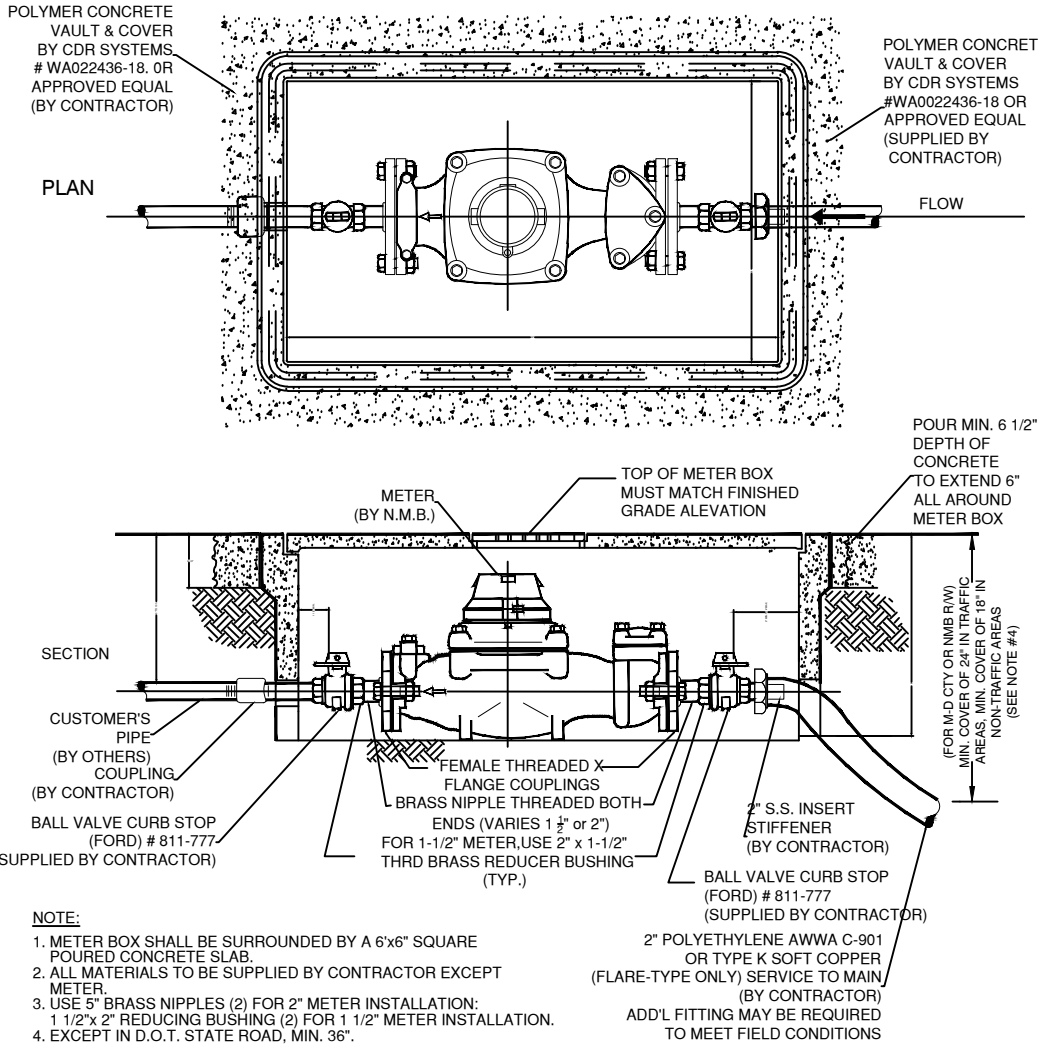
TYPICAL WATER SERVICE CONNECTION



TYPICAL 3/4" TO 2" REDUCED PRESSURE BACKFLOW ASSEMBLY INSTALLATION



TYPICAL 1 1/2" & 2" SERVICE & METER INSTALLATION



REQUIREMENTS PER DEPARTMENT OF HEALTH

WATER MAIN HORIZONTAL SEPARATIONS

1. Separations shall be measured outside edge to outside edge.
2. Between water mains and, storm sewers, storm water force mains, or reclaimed water lines, SHALL be 3 ft. minimum.
3. Between water mains and vacuum type sewer preferably 10 ft. and at least 3 ft. minimum.
4. Gravity or pressure sanitary sewers, wastewater force mains or reclaimed water preferably 10 ft. and at least 6 ft. MAY be reduced to 3 ft. Where bottom of water main is at least 6 inches above top of sewer.
5. 100 ft. or any part of on-site sewer treatment or disposal system.

WATER MAIN VERTICAL SEPARATIONS

1. Separations between water mains and gravity sewer, vacuum type sewer, or storm sewers to be preferably 12 inches, or at least 6 inches above, or at least 12 inches if below.
2. Pressure sanitary sewer, wastewater or storm water force main, or reclaimed water, at least 12 inches above or below.

TRENCH PROTECTION

Trench excavation protection shall be accomplished as required by the provisions of Part 1608, Subpart F, Excavations, Trenching and Shoring of the Occupational Safety and Health Administration Standards and Interpretations.

PLANA INTERNATIONAL

JAIME PLANA
ARCHITECT

1053 SW 12th STREET
BOCA RATON, FLORIDA 33486
PHONE: (561) 447-5344 e-MAIL: jplana@aol.com

CONSTRUKOMUSA

346 CONSERVATION DRIVE
WESTON, FLORIDA 33327
PHONE: (854) 989-0085 e-FAX: (866) 610-4414
E-MAIL: construkomusa@hotmail.com

Project Name and Address:
PROPOSED SITE PLAN FOR
MEDICAL OFFICE BUILDING
11 NW 168 STREET
NORTH MIAMI BEACH, FLORIDA 33169
Client Name
FV GOLDEN GROUP, LLC
FOLIO # 07-2113-007-0480

PROJECT NO.
DRAWN BY:
FOLIO # 07-2113-007-0480

CAD FILE: 12-10-2020

MARK	DATE	DESCRIPTION
A.B.		AS-BUILT
R.A.P.		REVISION AFTER PERMIT
B.D.C.		BUILDING DEPT. COMMENTS
C.C.		COORDINATION CHANGES
P.S.		PERMIT SET
D.D.		DESIGN DEVELOPMENT
P.H.		PUBLIC HEARING

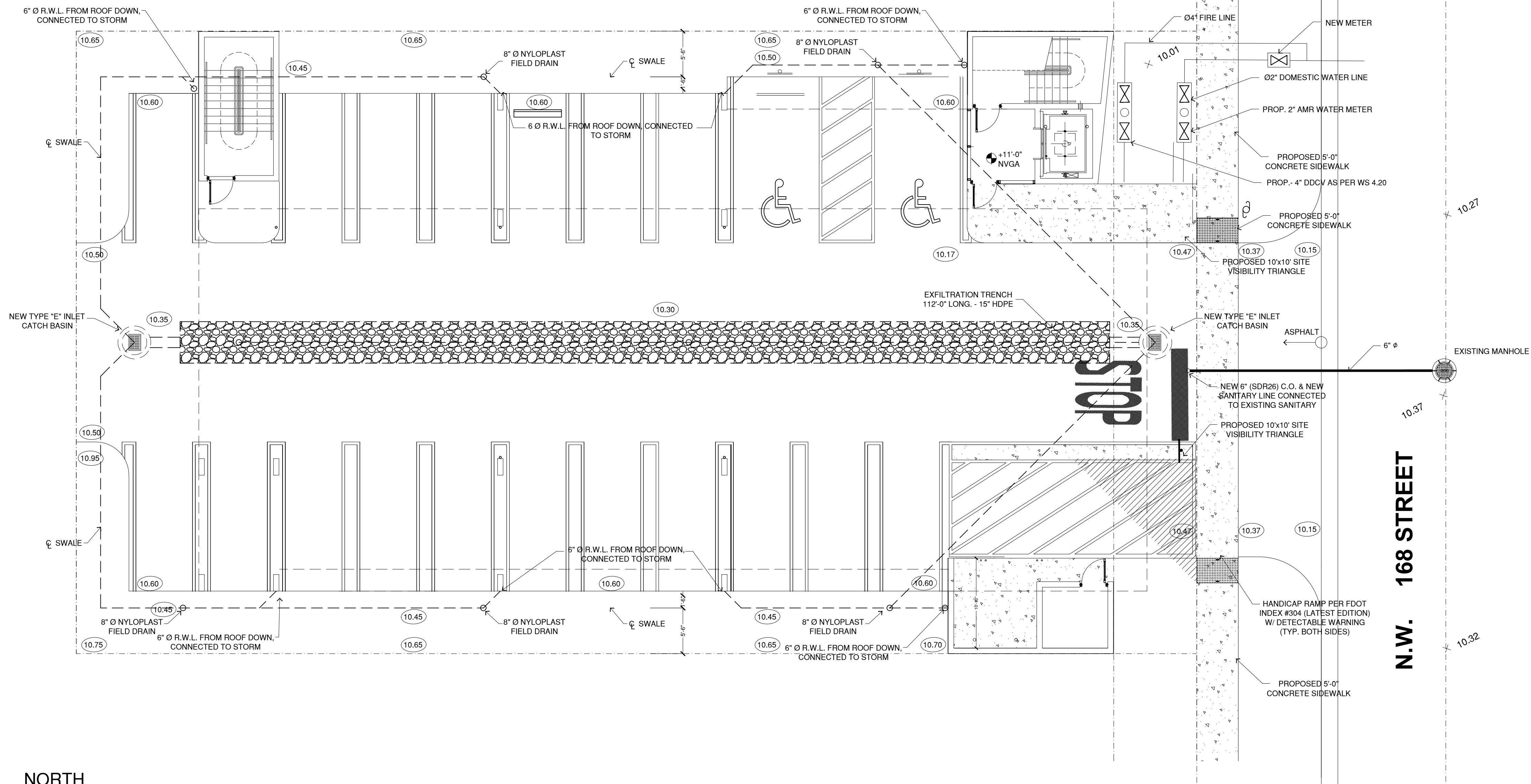
Architect:

JAIME PLANA
SEAL

plot date:
12-10-2020
SHEET TITLE

ENGINEERING
DETAILS

C-2.0



DRAINAGE PLAN
SCALE 1/8" - 1'-0"



PLANA INTERNATIONAL
JAIME PLANA
ARCHITECT
FLORIDA LICENSE AR 9769

1053 SW 12th STREET
BOCA RATON, FLORIDA 33486
PHONE: (561) 447-8344 e-MAIL: arcrplan@aol.com

CONSTRUKOMUSA
346 CONSERVATION DRIVE
WESTON, FLORIDA 33327
PHONE: (854) 989-6085 e-MAIL: construkomusa@hotmail.com

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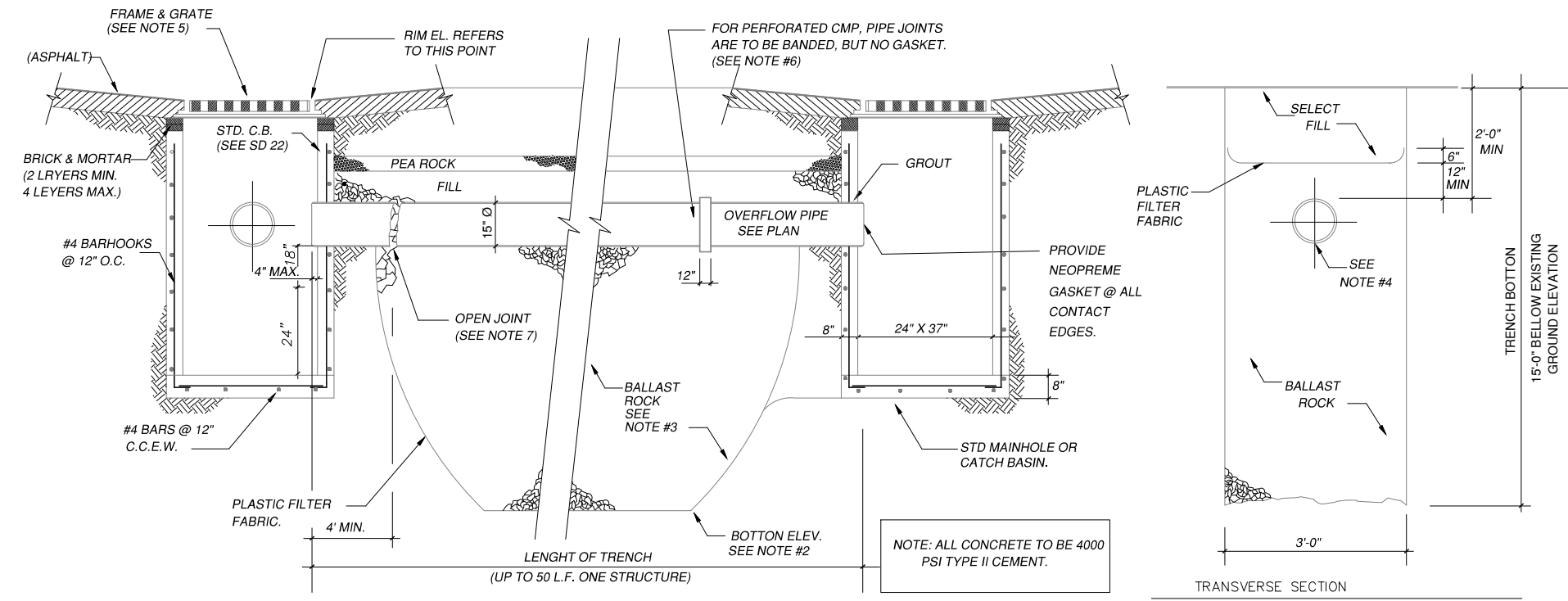
Architect:

JAIME PLANA
SEAL

plot date:
12-10-2020
SHEET TITLE

DRAINAGE
PLAN
D-1.0

FRENCH DRAIN DETAIL



1. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW INITIAL SETTLEMENT THAT MAY OCCUR. IF IT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE BALLAST ROCK TO PROPER ELEVATION, SO THAT THE EXFILTRATION TRENCH BE COMPLETED IN ACCORDANCE WITH THE DETAILS.

2. PLASTIC FILTER FABRIC SHALL BE NONWOVEN MONOPOLYMER POLYPROPYLENE GEOTEXTILE. PERMITTIVITY SHALL BE GREATER THAN 0.50 SEC-1 AND FLOW RATE GREATER OR EQUAL TO 50 GAL/MIN.

3. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PREVENT CONTAMINATION OF THE TRENCH WITH SAND, SILT, AND FOREIGN MATERIALS.

4. ANY DAMAGE CAUSED WITHIN THE SITE OR TO ADJOINING PROPERTIES DURING CONSTRUCTION MUST BE CORRECTED BY THE GENERAL CONTRACTOR.

5. THE GENERAL CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO SUNSHINE STATE ONE CALL OF FLORIDA, INC. PHONE NUMBER 1-800-454-4778, TWO WORKING DAYS BEFORE DIGGING.

6. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NATURE, SIZE, AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.

NOTES:

1. THE FOLLOWING UTILITY COMPANIES SHOULD BE NOTIFIED 48 HOURS IN ADVANCE OF EXCAVATION IN AREA:

A. FLORIDA POWER AND LIGHT CO.

B. BELL SOUTHEAST

C. MIAMI DADE WATER AND SEWER DEPT.

D. COMCAST

E. MIAMI-DADE COUNTY PUBLIC WORKS DEPT.

F. CITY OF NORTH MIAMI BEACH PUBLIC WORKS DEPT.

G. SUNSHINE STATE ONE CALL OF FLORIDA, INC. ALL MATERIAL SHOULD BE O.P. EXCEPT SERVICES.

H. IF EVIDENCE OF POTENTIAL CONTAMINATION IS DETECTED DURING EXCAVATION, STOP EXCAVATION WORK AND NOTIFY WASH ENVIRONMENTAL HEALTH AND SAFETY SECTION AT 1-786-252-8272 AND THE CONSTRUCTION CONTRACT MANAGEMENT DIVISION AT 1-786-252-8252. EVIDENCE OF POTENTIAL CONTAMINATION MAY INCLUDE ANY OF THE FOLLOWING: 1. OILS & SOLID WASTE (OILS & SPILLS ON THE GROUNDWATER) 4. STAINED OR SATURATED SOIL (SOIL THAT CONTAINS PRODUCT THAT DRAINS WHEN IT IS HANDLED OR CREATES STREAKS ON EXCAVATION TOOLS) OR FREE FLOATING PRODUCT ON THE GROUNDWATER (OIL, DIESEL, GASOLINE, ETC.). MATERIAL THAT HAS OIL, IS STAINED OR IS SATURATED MUST BE SEGREGATED ON AN IMPERMEABLE SURFACE FOR APPROPRIATE FUTURE DISPOSAL.

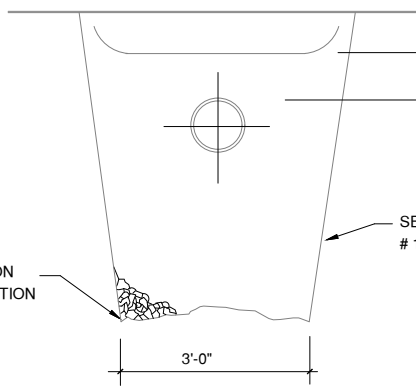
5. ALL WATER MAIN PIPE AND FITTINGS INSTALLED UNDER THIS PROJECT MUST BE COLORED WITH BLUE PAINT AS STATED IN THE FLORIDA ADMINISTRATIVE CODE, SUBPARAGRAPH 62-363.30(2) 1(B) AND AS REQUIRED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION. IF PAINT IS APPLIED DURING INSTALLATION OF THE PIPE, THE PAINT SHALL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ON THE TOP OF THE PIPE.

LONGITUDINAL SECTION

* NO SLOTS OR PERFORATIONS ON THIS LENGTH OF PIPE

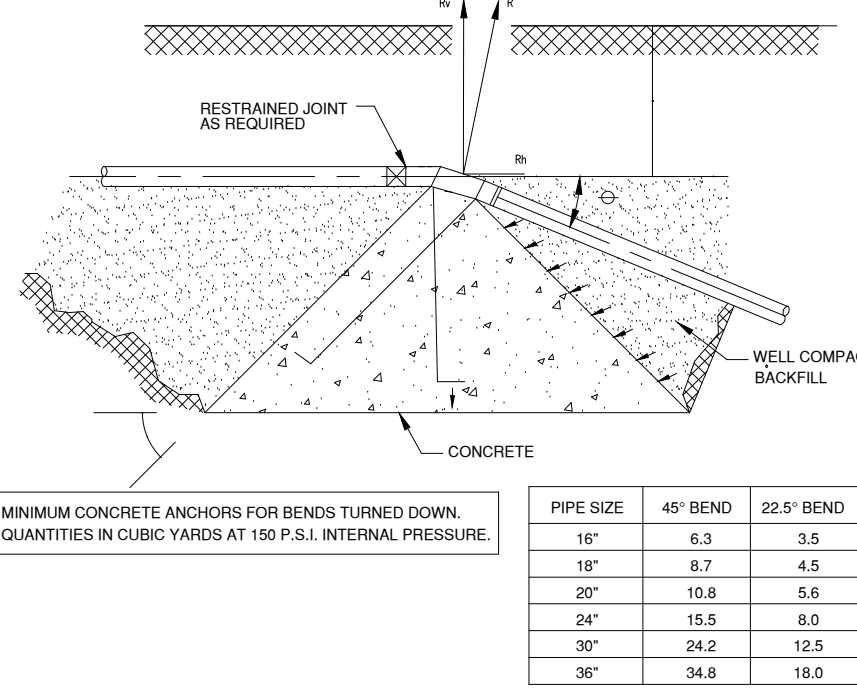
NOTE: IF THIS DETAIL IS TO BE USED FOR PRETREATMENT OF STORMWATER RUN-OFF, THE INVERT OF PIPE TO BE AS SHOWN IN W.C. 2.2. IF PRETREATMENT HAS BEEN PROVIDED THRU OTHER MEANS THE INVERT OF PIPE CAN BE LOWER THAN SHOWN IN W.C. 2.2

1. PLASTIC FILTER FABRIC (AT EACH SIDE) SHALL BE USED IN SANDY AREAS AS NOTED ON PLANS AND/OR AS DIRECTED BY THE ENGINEER.
2. THE BOTTOM OF THE EXFILTRATION TRENCH SHALL BE 15'-0" BELOW EXISTING GROUND ELEVATION, UNLESS FIELD CONDITION WARRANT OTHERWISE.
3. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION, IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF IT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE BALLAST ROCK TO THE PROPER ELEVATION SO THAT THE EXFILTRATION TRENCH BE COMPLETED IN ACCORDANCE WITH THE DETAILS.
4. INVERT ELEVATION TO BE AS SHOWN IN W.C. 3.0. (AVG. OCTOBER GROUND WATER LEVEL) + 4'-0"
5. FRAME AND GRATE: USF 1455-8210 OR EQUAL MIN. WEIGHT 240 LB. TOTAL WEIGHT 575 LB.
6. PIPE SHALL BE PERFORATED CORRUGATED ALUMINUM.
7. PIPES SHALL TERMINATE 3 FEET FROM END OF TRENCH OR CONNECTED TO ADDITIONAL CATCH BASIN AS REQUIRED.

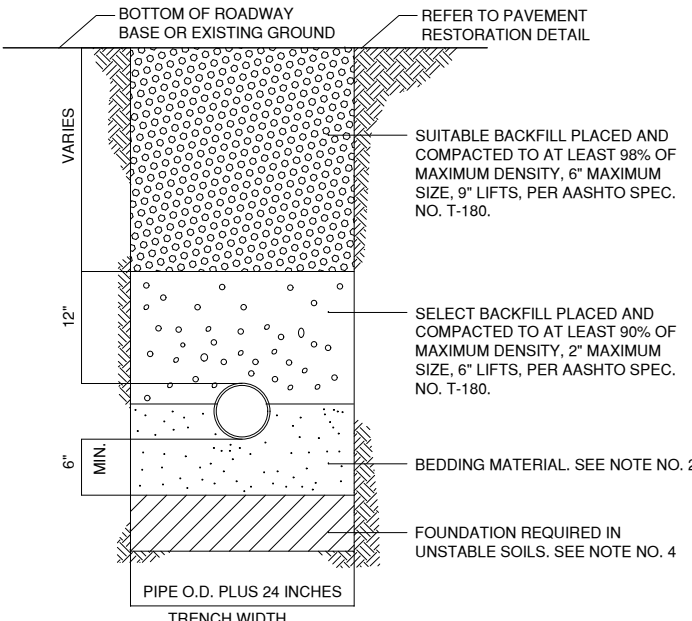


ALT. TRANS. SECTION
MAY BE USED IN AREAS WHERE TRENCH WALLS WILL NOT STAND VERTICAL OR WHERE CAVE IN BELOW THE WATER TABLE LINES Y TO OCCUR. TO BE USED AT THE ENGINEER'S DISCRETION.

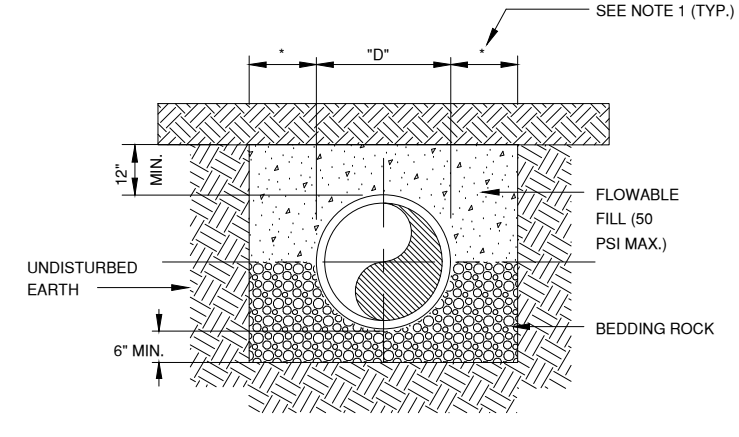
CONCRETE ANCHORS



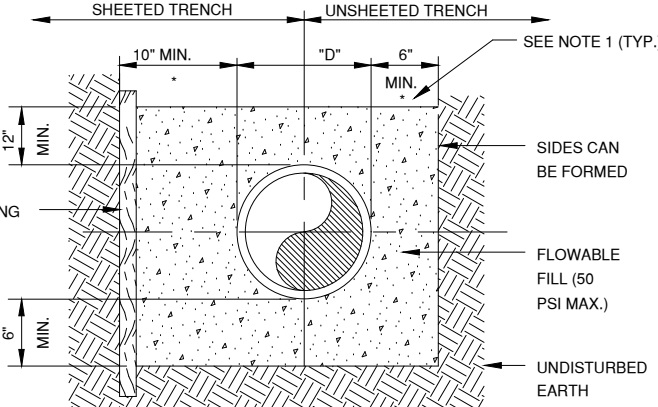
TYPICAL TRENCH BACKFILL



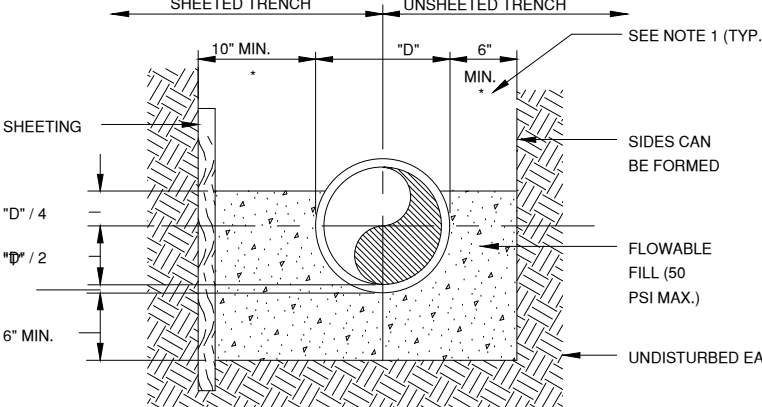
CONCRETE ARCH



FULL ENCASEMENT



CRADLE OR HALF ENCASEMENT



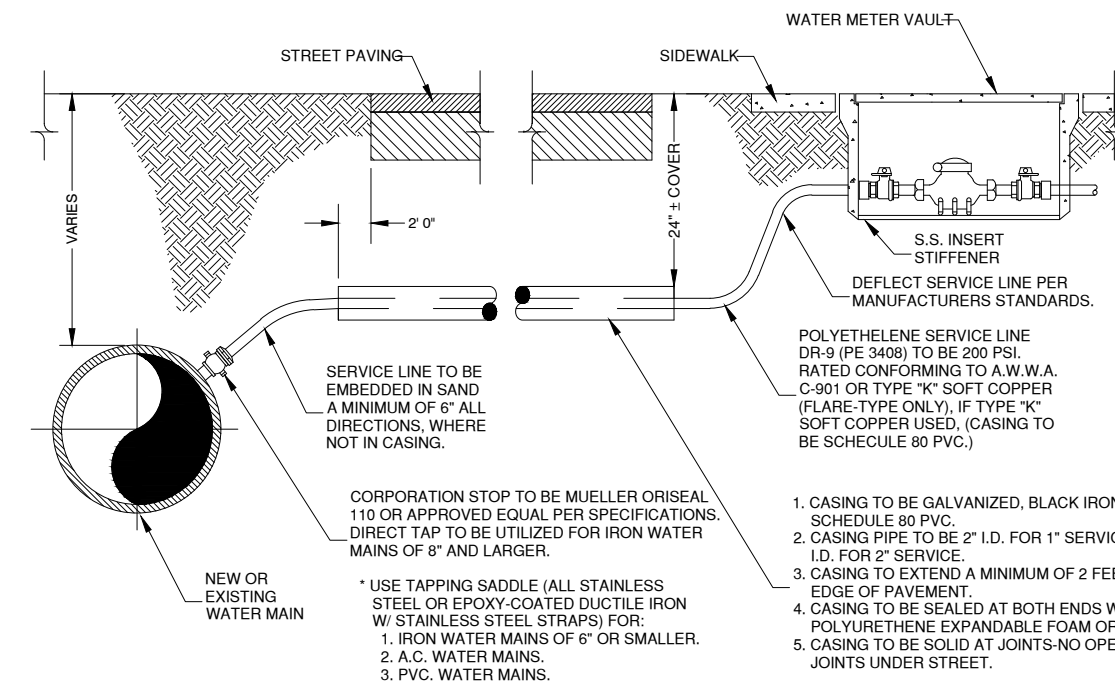
- NOTES:
1. QUANTITIES ARE GIVEN FOR CONCRETE ANCHORS IN DRY SOIL.
 2. ANCHOR RODS TO BE MINIMUM #4 EPOXY COATED STEEL REINFORCING BAR AND MORTAR COATED AFTER INSTALLATION.
 3. QUANTITIES OF CONCRETE ANCHORS TO BE USED BELOW GROUND WATER TABLE SHALL BE CALCULATED BY MULTIPLYING ABOVE VALUES WITH 1.75.
 4. VERTICAL BENDS TURNED UP SHALL BE ANCHORED WITH THE SAME SIZE ANCHORS AS SPECIFIED FOR HORIZONTAL BENDS.
 5. WEIGHT OF PIPE, WATER, WEIGHT OF SOIL ABOVE ANCHORS AND RESTRAINED PIPE LENGTH, MAY BE CONSIDERED TO DECREASE VOLUME OF CONCRETE BLOCK.
 6. WHERE FIELD CONDITIONS WARRANT - ANCHORS MAY BE REQUIRED ON 10" TO 12" PIPE.

PIPE SIZE	45° BEND	22.5° BEND
18"	6.3	3.8
20"	8.7	4.5
24"	10.8	5.6
30"	15.5	8.0
36"	24.2	12.5
48"	34.9	18.0

- NOTES:
1. FOR EXCAVATION AND BACKFILL AROUND MANHOLES, APPURTENANCES, OR IN WATER, REFER TO PROVISIONS WITHIN THE SPECIFICATIONS.
 2. UNLESS OTHERWISE SPECIFIED, BEDDING MATERIAL SHALL CONSIST OF SELECT BACKFILL MATERIAL 2" MAX. SIZE OR WASHED AND GRADED LIMEROCK (D87, 7.61) COMPACTED TO AT LEAST 90% OF MAX. DENSITY, 6" LIFTS, PER AASHTO SPEC. NO. 1-180.
 3. WHERE REQUIRED, SHEETING AND SHORING SHALL BE IN ACCORDANCE WITH SPECIFICATION.
 4. WHERE UNSTABLE SOILS ARE ENCOUNTERED, INCLUDING PEAT, MUCK OR OTHER ORGANIC SOILS, ELASTIC SILT, AND CLAYS, A FOUNDATION IS REQUIRED, COMPACTED TO AT LEAST 90% OF MAX. DENSITY, 6" LIFTS, PER AASHTO SPEC. NO. 1-180. FOUNDATION MATERIAL SHALL BE SELECT BACKFILL MATERIAL 2" MAXIMUM SIZE, 6" LIFTS, EXTEND EXCAVATION UNTIL A SUITABLE MATERIAL IS FOUND.
 5. IN A LOW PRESSURE SEWER SYSTEM USE SAND OR 1/4" RICE ROCK FOR SELECT BEDDING, AND 12" SELECT BACKFILL MATERIAL AS SHOWN ABOVE. MINIMUM 36" OF COVER.

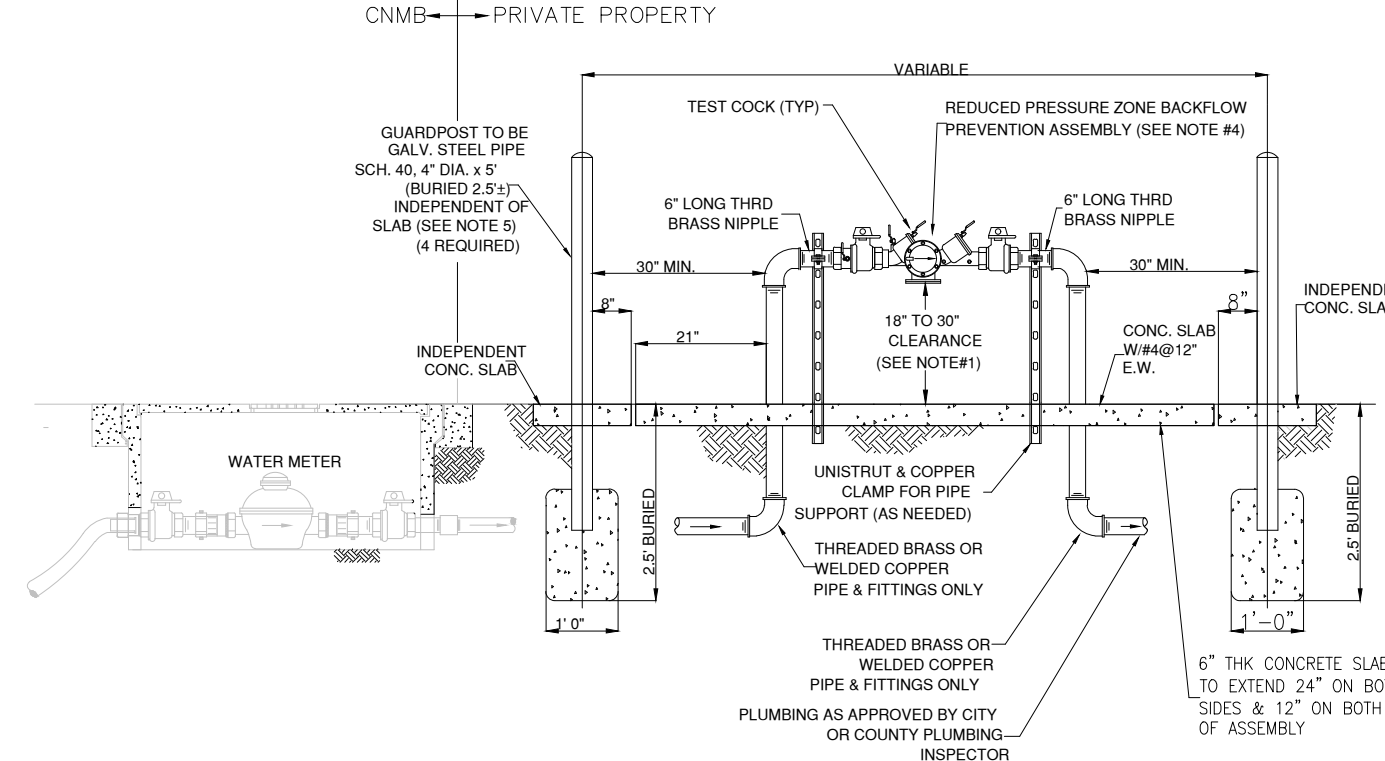
- NOTES:
1. 12" MAX. FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX. FOR PIPE DIA. 24" AND OVER.
 2. 12" REFERS TO THE SAME END OF THE PIPE.
 3. 12" REFERS TO THE THICKNESS OF THE PIPE.
 4. USE OF CONCRETE ARCH HALF ENCASEMENT OR FULL ENCASEMENT TO BE DETERMINED IN THE FIELD AS DIRECTED BY THE CITY.
 5. REFER TO SECTION 2.1.8 OF THE UTILITY AND ENGINEERING STANDARDS MANUAL FOR SHEETING AND BRACING IN EXCAVATIONS.

TYPICAL WATER SERVICE CONNECTION



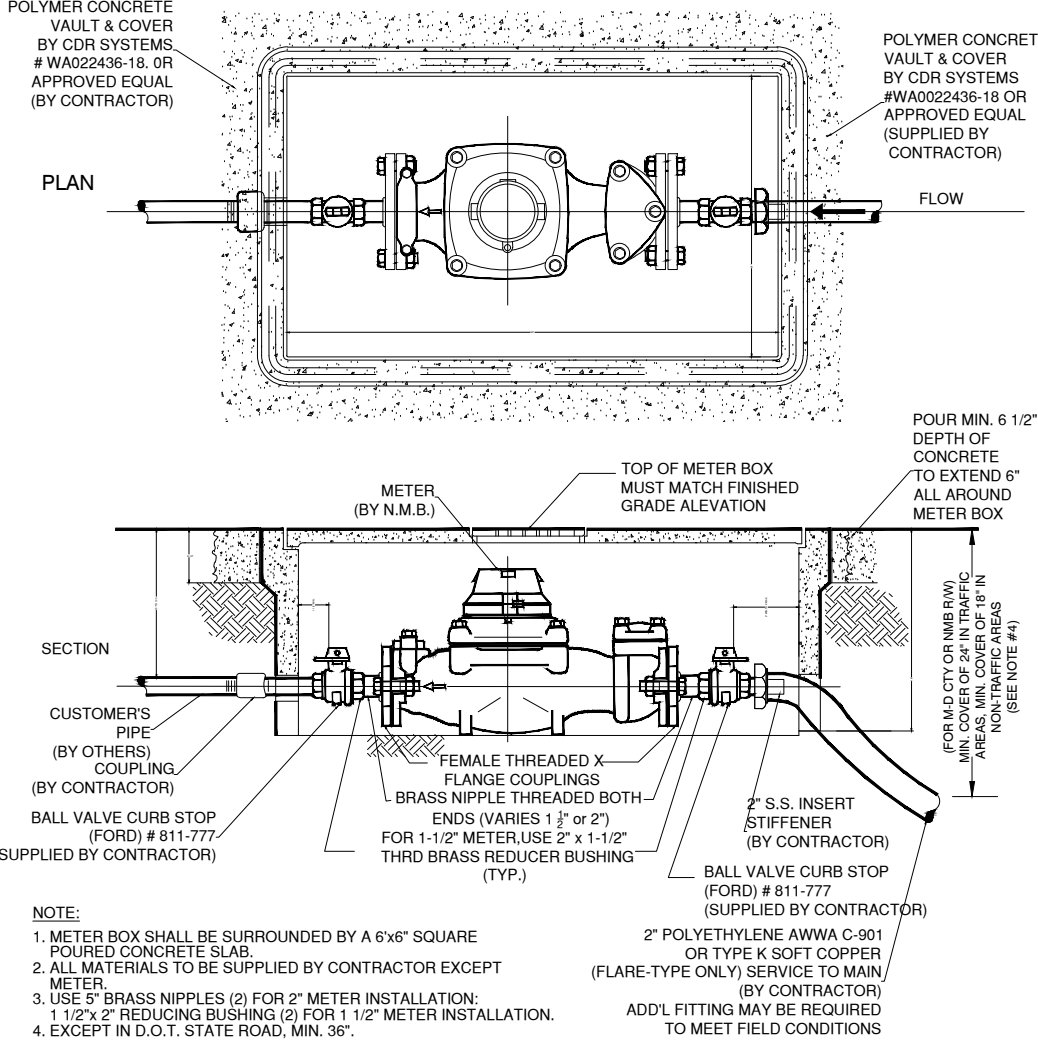
- NOTE:
1. POLYETHYLENE SERVICE LINE TO BE CONTINUOUS FROM CORPORATION STOP TO METER. NO COUPLINGS ARE PERMITTED.
 2. METER ON CORNERED PIPE AND/OR TURNED CORNER SHALL BE REJECTED.
 3. SERVICE LINES SHALL BE 2' COVER IN STATE D.O.T. RIGHTS-OF-WAY CONTINUOUSLY TO METER BOX (SEE DETAIL NO. MM-4).
 4. SERVICES SHALL HAVE 2' COVER IN TRAFFIC AREA AND 18" COVER IN NON-TRAFFIC AREA (CITY M&D MIAMI-DADE CITY RIGHTS-OF-WAY).
 5. WRAP NON-METALLIC SERVICE LINE WITH 10 GAUGE COPPER WIRE OR METALLIC DETECTOR TAPE.

TYPICAL 3/4" TO 2" REDUCED PRESSURE BACKFLOW ASSEMBLY INSTALLATION



- NOTE:
1. THE ASSEMBLY MUST BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCE OF 18" MINIMUM TO 30" MAXIMUM, FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
 2. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE ON THE APPROVED LIST OF FOUNDATION FOR CROSS CONNECTION AND HYDRAULIC RESEARCH CENTER OF THE UNIVERSITY OF SOUTHERN CALIFORNIA. CONTRACTOR TO PROVIDE MANUFACTURERS CERTIFICATION OF U.S.C. APPROVAL.
 3. ALL BACKFLOW PREVENTION ASSEMBLIES 3" AND SMALLER SHALL BE FACTORY ASSEMBLED INCLUDING SHUT OFF VALVE AS REQUIRED BY U.S.C. FOUNDATION FOR CROSS CONNECTION CONTROL STANDARDS, ON DEVICES.
 4. BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION APPROVED BY CITY OF NORTH MIAMI BEACH PUBLIC UTILITIES.
 5. LOCATIONS INSIDE BUILDING OR WITH OTHERWISE RESTRICTED ACCESS WILL NOT BE APPROVED.
 6. GUARDPOSTS OR PROTECTIVE ENCLOSURE MAY BE REQUIRED DEPENDING ON SITE CONDITIONS.
 7. INSTALL PIPE SUPPORTS AS NEEDED.
 8. ALL PIPE AND FITTINGS 2" AND SMALLER SHALL BE BRASS OR COPPER.
 9. ALL EXPOSED METALLIC THREADS SHALL BE PAINTED WITH BITUMASTIC PAINT. ALL OUTLETS SHALL BE PLUGGED WITH BRASS.

TYPICAL 1 1/2" & 2" SERVICE & METER INSTALLATION



- NOTE:
1. METER BOX SHALL BE SUPPLEMENTED BY A 4" SQUARE POLYURETHANE CONCRETE SLAB.
 2. ALL MATERIALS TO BE SUPPLIED BY CONTRACTOR EXCEPT METER.
 3. 1/2" & 2" BRASS NIPPLES (2) FOR 2" METER INSTALLATION.
 4. EXCEPT IN D.O.T. STATE ROAD MIN. 30"

REQUIREMENTS PER DEPARTMENT OF HEALTH

WATER MAIN HORIZONTAL SEPARATIONS

1. Separations shall be measured outside edge to outside edge.
2. Between water mains and, storm sewers, storm water force mains, or reclaimed water lines, SHALL be 3 ft. minimum.
3. Between water mains and vacuum type sewer preferably 10 ft. and at least 3 ft. minimum.
4. Gravity or pressure sanitary sewers, wastewater force mains or reclaimed water preferably 10 ft. and at least 6 ft. MAY be reduced to 3 ft. Where bottom of water main is at least 6 inches above top of sewer.
5. 100 ft. or any part of on-site sewer treatment or disposal system.

WATER MAIN VERTICAL SEPARATIONS

1. Separations between water mains and gravity sewer, vacuum type sewer, or storm sewers to be preferably 12 inches, or at least 6 inches above, or at least 12 inches below.
2. Pressure sanitary sewer, wastewater or storm water force main, or reclaimed water, at least 12 inches above or below.

*Note: Center 1 - full length of water main pipe at crossings, alternatively arrange pipes so joints are at least 3 feet from joints in vacuum, storm or storm force mains.

At least 6 feet from joints in gravity of pressure sewers, wastewater force mains or reclaimed water.

TRENCH PROTECTION

Trench excavation protection shall be accomplished as required by the provisions of Part 1608, Subpart F, Excavations, Trenching and Shoring of the Occupational Safety and Health Administration Standards and Interpretations.

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Project Name and Address:
PROPOSED SITE PLAN FOR
MEDICAL OFFICE BUILDING
11 NW 168 STREET
NORTH MIAMI BEACH, FLORIDA 33169
Client Name
FV GOLDEN GROUP, LLC
FOLIO # 07-2113-007-0480

PROJECT No.

DRAWN BY:

FOLIO # 07-2113-007-0480

CAD FILE: 12-10-2020

MARK DATE DESCRIPTION

A.B.	AS-BUILT
R.A.P.	REVISION AFTER PERMIT
B.D.C.	BUILDING DEPT. COMMENTS
C.C.	COORDINATION CHANGES
P.S.	PERMIT SET
D.D.	DESIGN DEVELOPMENT
P.H.	PUBLIC HEARING

Architect

JAIME PLANA
SEAL

plot date:

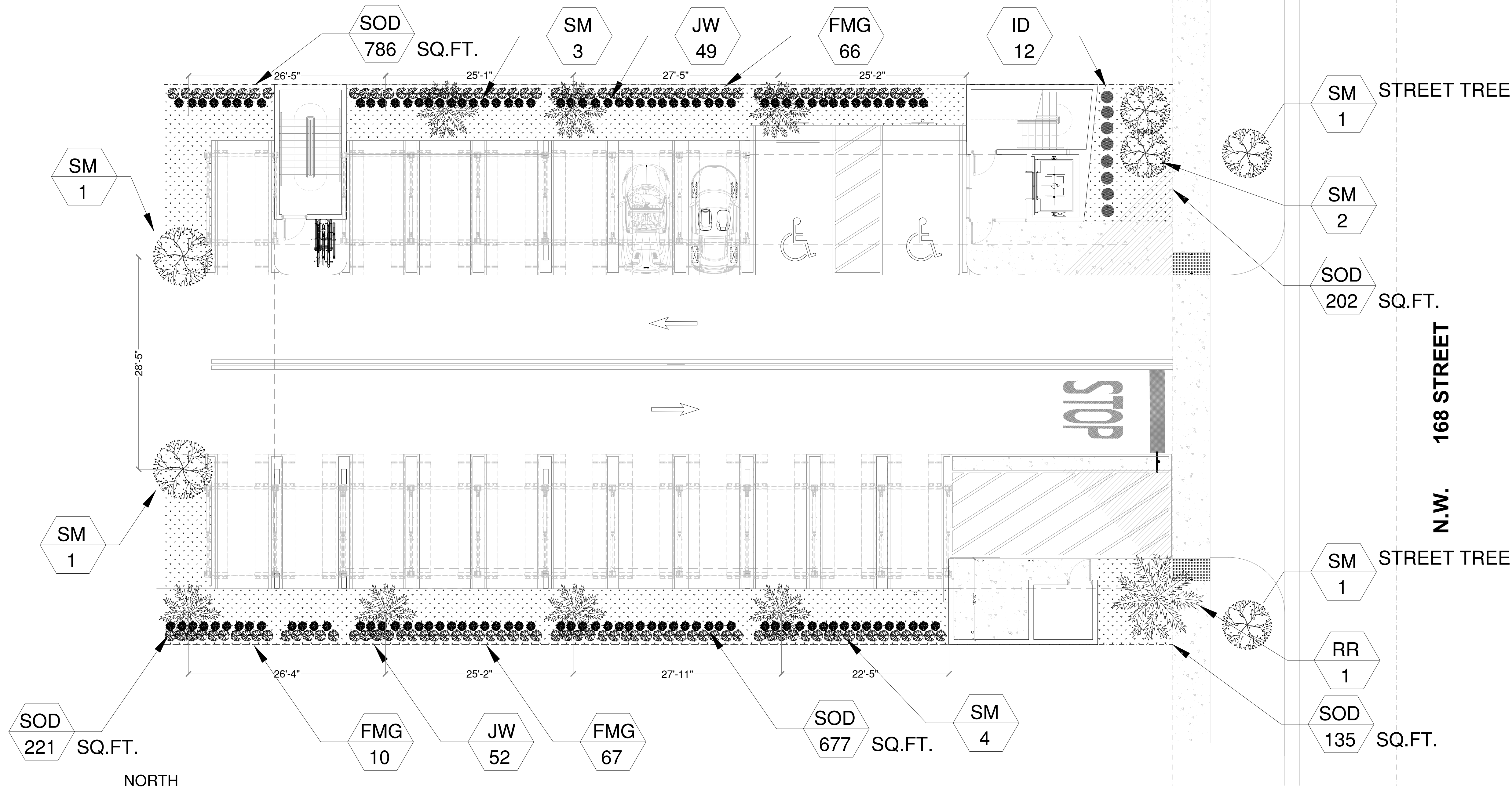
12-10-2020

SHEET TITLE

ENGINEERING
DETAILS

C-2.0

LANDSCAPE
EXISTING
L-1.0



LANDSCAPE PLAN
SCALE 1/8" - 1'-0"

LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER.
- CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF AND AVOID AND PROTECT UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.
- TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANTING SOIL SHALL BE 50:50 TOPSOIL:SAND MIX, FREE OF CLAY, STONES, ROCKS OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR ALL LANDSCAPE AREAS.

SODDED-LAWN AREAS:
2" DEPTH PLANTING SOIL SPREAD IN PLACE - THROUGHOUT.
GROUND COVER PLANTING BEDS:
6" DEPTH PLANTING SOIL SPREAD IN PLACE - THROUGHOUT.
SHRUB AND HEDGE PLANTING AREAS:
12" DEPTH PLANTING SOIL SPREAD IN PLACE - THROUGHOUT.
TREES, PALMS, SPECIMEN PLANT MATERIAL:
24" DEPTH PLANTING SOIL SPREAD IN PLACE -OR- TO THE DEPTH OF THE ROOTBALL OR CONTAINER, WHICHEVER IS GREATEST, THROUGHOUT.

LANDSCAPE ISLANDS AND BUILDING FOUNDATIONS:
EXCAVATE AND REMOVE ALL LIMESTONE, ROCKS, DEBRIS, ETC., TO A DEPTH OF 12" AND BACKFILL W/ 50:50 TOPSOIL:SAND MIX. BUILDING FOUNDATIONS SHALL BE THE SAME FOR A WIDTH OF 36" FROM THE BUILDING BASE.

- THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2" OF FINAL GRADES. THIS SHALL INCLUDE A 2" APPLICATION OF 50:50 TOPSOIL:SAND MIX FOR ALL LANDSCAPE AND AREAS TO BE SODDED.
- THE LANDSCAPE CONTRACTOR SHALL CALCULATE AND SUBMIT AN ITEMIZED PRICE FOR THE 2" APPLICATION OF 50:50 MIX FOR ALL SOD AREAS AS A REFERENCE IN THE CASE THAT THERE WOULD BE A DISCREPANCY BETWEEN SITE AND LANDSCAPE CONTRACTORS AND NOTIFY THE SITE CONTRACTOR OR PROJECT SUPERINTENDENT AS TO THIS DISCREPANCY. IT WILL THEN BE DETERMINED WHICH PARTY WILL PROVIDE THIS 2" TOPSOIL:SAND SOIL APPLICATION AND SUBSEQUENT PAYMENT.
- OTHER PLANTING SOIL MIXES TO BE ADDED, I.E., FOR TREES, PALMS, SPECIMEN PLANTS, SHRUBS, AND GROUNDCOVERS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND BE INCLUSIVE WITH THE LANDSCAPE BID.
5. CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL.
6. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 3" WITH AN APPROVED RECYCLED MULCH BY THE PRESIDING GOVERNING AGENCY. NO HEAVY METALS, I.E. ARSENIC, ETC. ARE TO BE CONTAINED IN THE MULCH, THE CONTRACTOR SHALL PROVIDE CERTIFICATION OR PROOF THAT ALL MULCH IS FREE OF HEAVY METALS OR SIMILAR ENVIRONMENTAL CONTAMINANTS.
7. SOD SHALL BE ARGENTINE "BAHIA" OR ST. AUGUSTINE "FLORATAM" AS SHOWN ON PLAN, STRONGLY ROOTED, FREE FROM WEED, FUNGUS, INSECTS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLANS OR AS DIRECTED. CONTRACTOR SHALL BE PAID BY THE TOTAL SODDED AREA X THE UNIT PRICE SUBMITTED (FIELD VERIFIED).
8. SOD SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AS DEFINED BY FDOT. SOD SHALL CARRY A 5-MONTH WARRANTY.
9. ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS SHALL CARRY A 1-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.

10. ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN & GROWERS ASSOCIATION (FNGA). THERE SHALL BE ONE FINAL INSPECTION FOR APPROVAL BY THE PRESIDING GOVERNING AGENCY. CONTRACTOR SHALL INSURE THAT THE PLANS, DETAILS, SPECIFICATIONS AND NOTES HAVE BEEN ADHERED TO AND THAT THE LANDSCAPE AND IRRIGATION INSTALLATION IS COMPLIANT TO ALL ITEMS AS DIRECTED ON THE PLANS PRIOR TO SCHEDULING OF THE FINAL INSPECTION.
11. THE PLANT LIST IS INTENDED ONLY AS AN AID TO BIDDING. ANY DISCREPANCIES FOUND BETWEEN THE QUANTITIES ON THE PLAN AND PLANT LIST THE QUANTITIES ON THE PLAN SHALL BE HELD VALID.
12. IRRIGATION SHALL PROVIDED FOR A 100% COVERAGE W/ A 100% OVERLAP AUTOMATIC SYSTEM W/ RAIN MOISTURE SENSOR AS PER FLORIDA XERISCAPE LAW REQUIREMENTS. NO OVERSPRAY SHALL FALL ONTO PAVED SURFACES. ALL GUIDELINES AS OUTLINED BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) SHALL BE STRICTLY ADHERED.
13. EXISTING IRRIGATION SYSTEM (IF APPLICABLE) SHALL BE RETROFITTED TO COMPLY WITH THOSE SPECIFICATIONS AS OUTLINED ABOVE.
14. CONTRACTOR SHALL PROVIDE A WATER TRUCK DURING PLANTING TO INSURE PROPER WATERING-IN DURING INSTALLATION AND WILL BE RESPONSIBLE FOR CONTINUAL WATERING UNTIL FINAL ACCEPTANCE BY THE OWNER.
15. ALL TREES AND PLANT MATERIAL TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. CONTRACTOR SHALL INSTALL PROTECTIVE BARRIERS SUCH AS "TENAX" ORANGE SAFETY FENCING OR SIMILAR, TO BE INSTALLED AT THE BEGINNING OF THE PROJECT. BARRIERS SHALL BE LOCATED TO INCLUDE THE DRIP LINE OF THE TREES, PALMS AND PLANT MATERIAL. THE CONTRACTOR SHALL TAKE EXTRA CAUTION TO PREVENT ANY DAMAGE TO THE TRUNK, ROOT ZONES AND GRADE.
16. EXISTING TREES TO REMAIN SHALL BE TRIMMED PER ANSI-300 STANDARDS. SUPERVISION OF THE TRIMMING SHALL BE PERFORMED BY A CERTIFIED ARBORIST TO INSURE QUALITY WORK.
17. REMOVAL OF ANY TREES OR PALMS WILL REQUIRE A WRITTEN "TREE REMOVAL PERMIT" FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL. NON-NATIVE TREES CLASSIFIED AS "NUISANCE" TREES MAY BE EXEMPT FROM THE PERMIT.

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CAD FILE: 12-10-2020

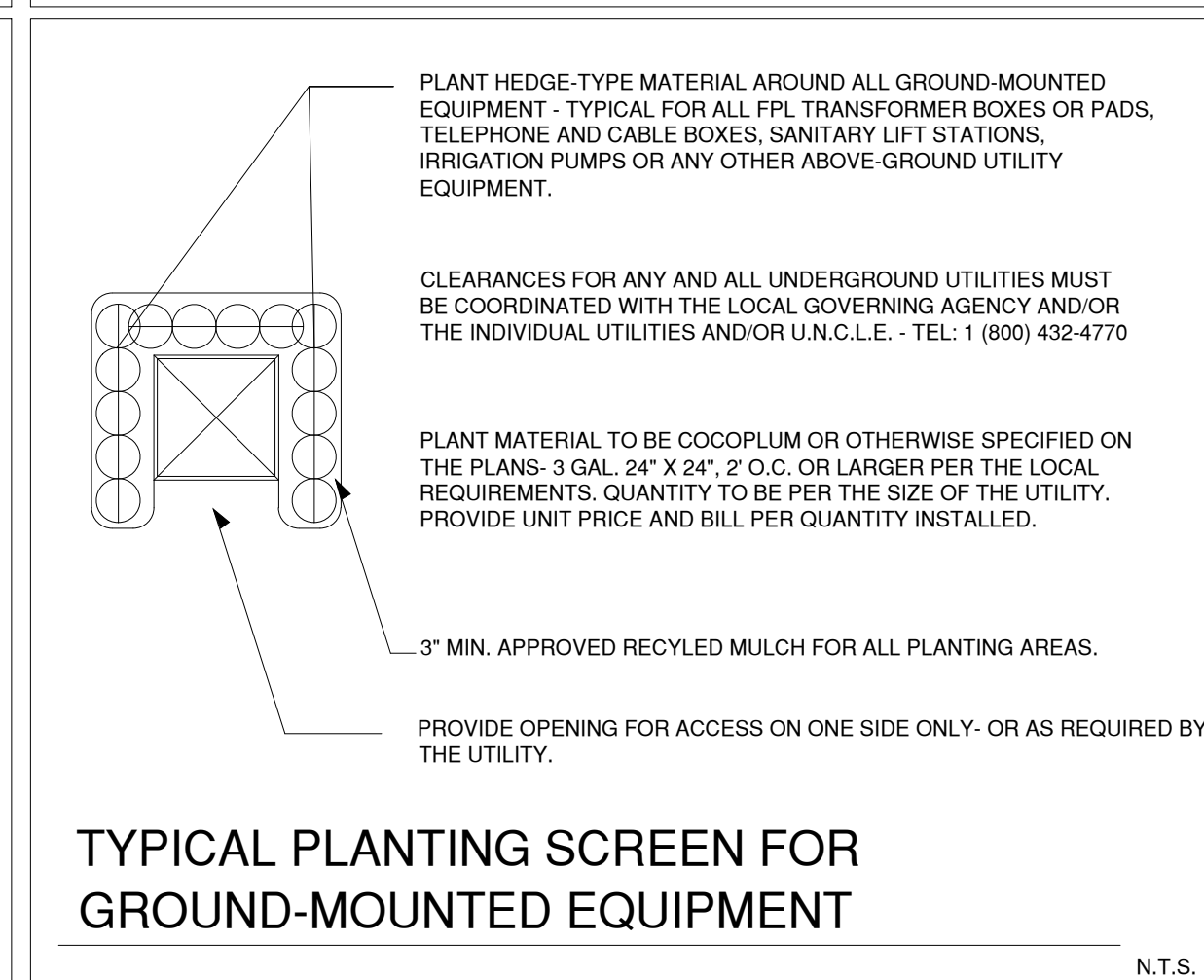
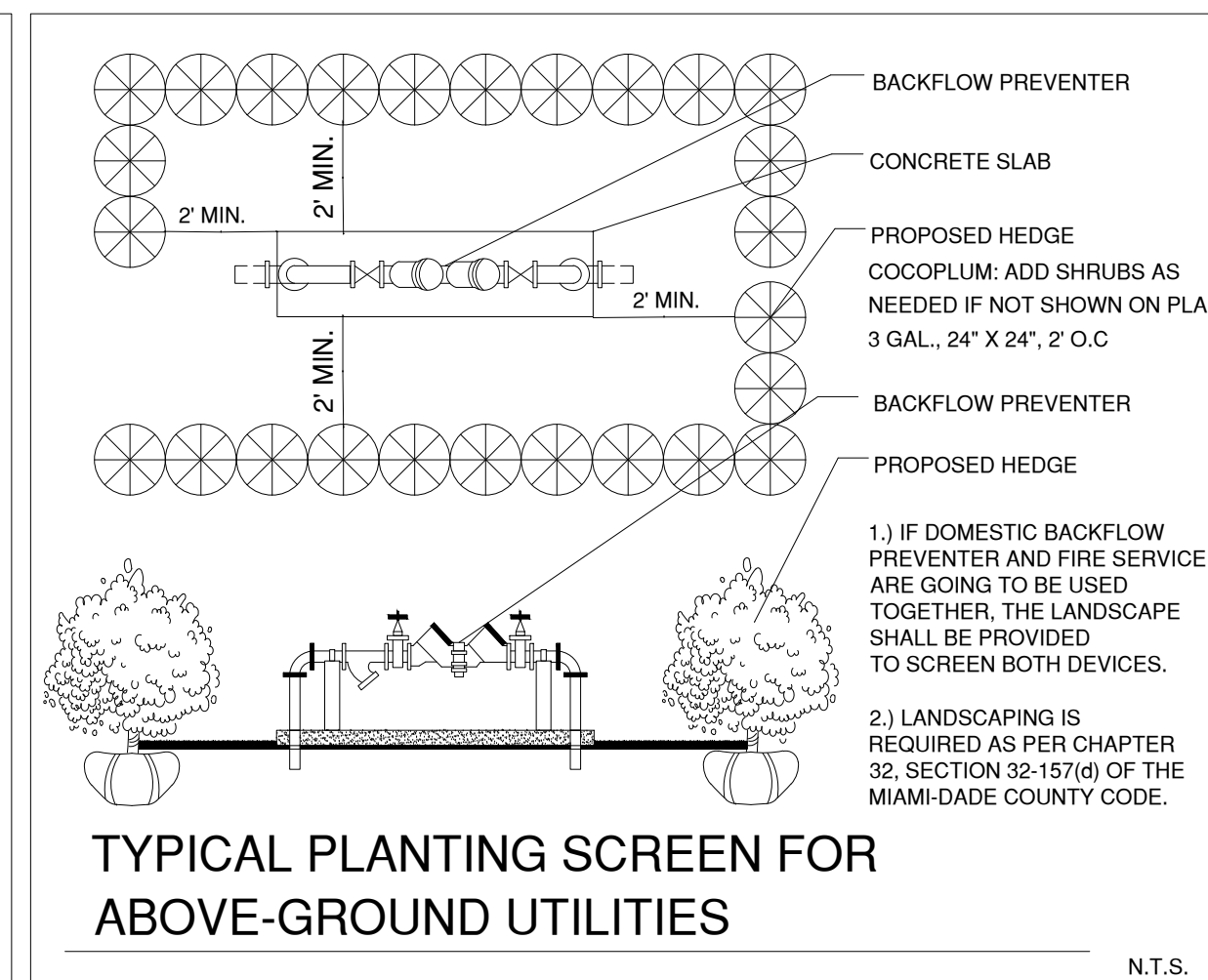
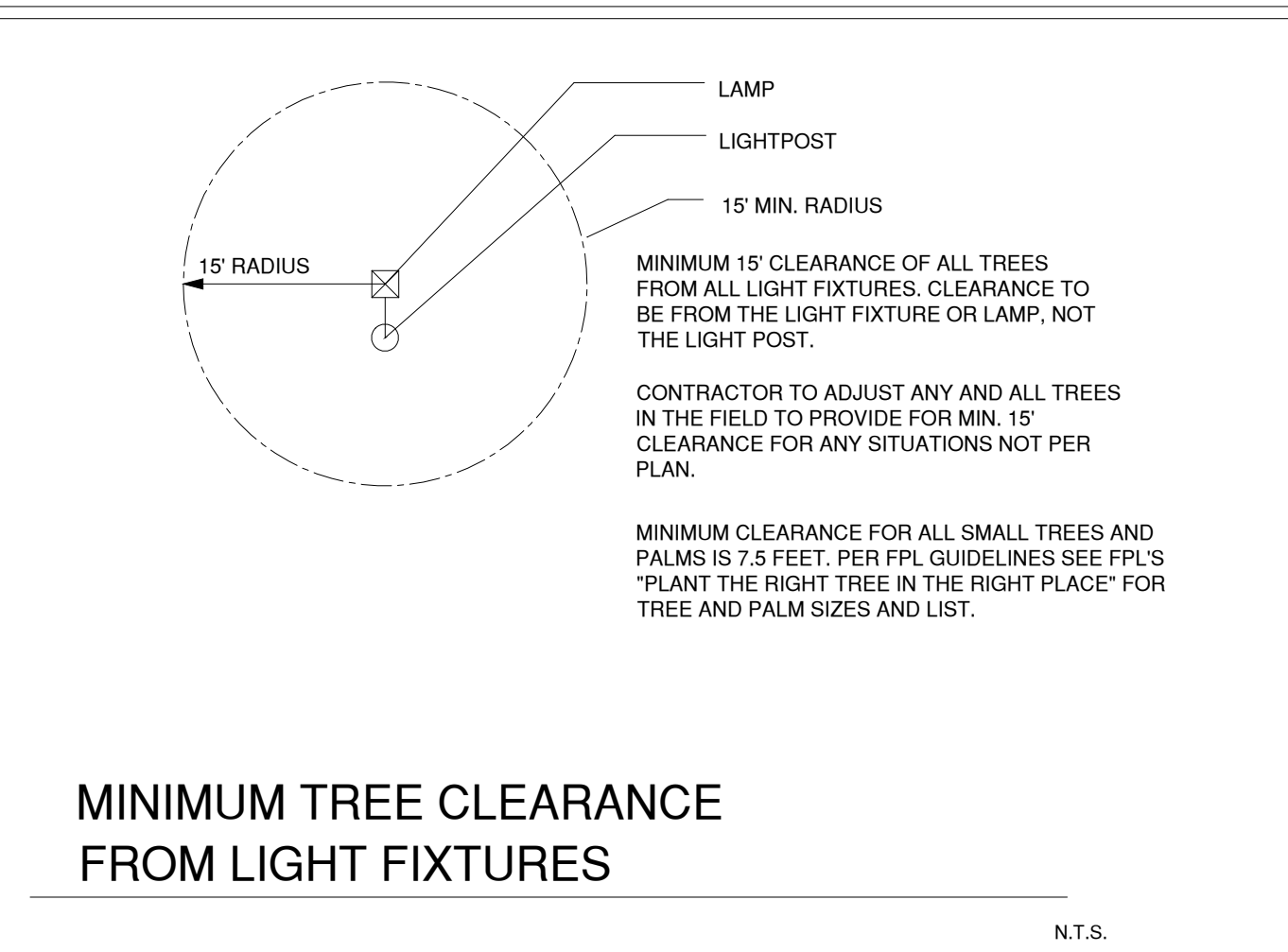
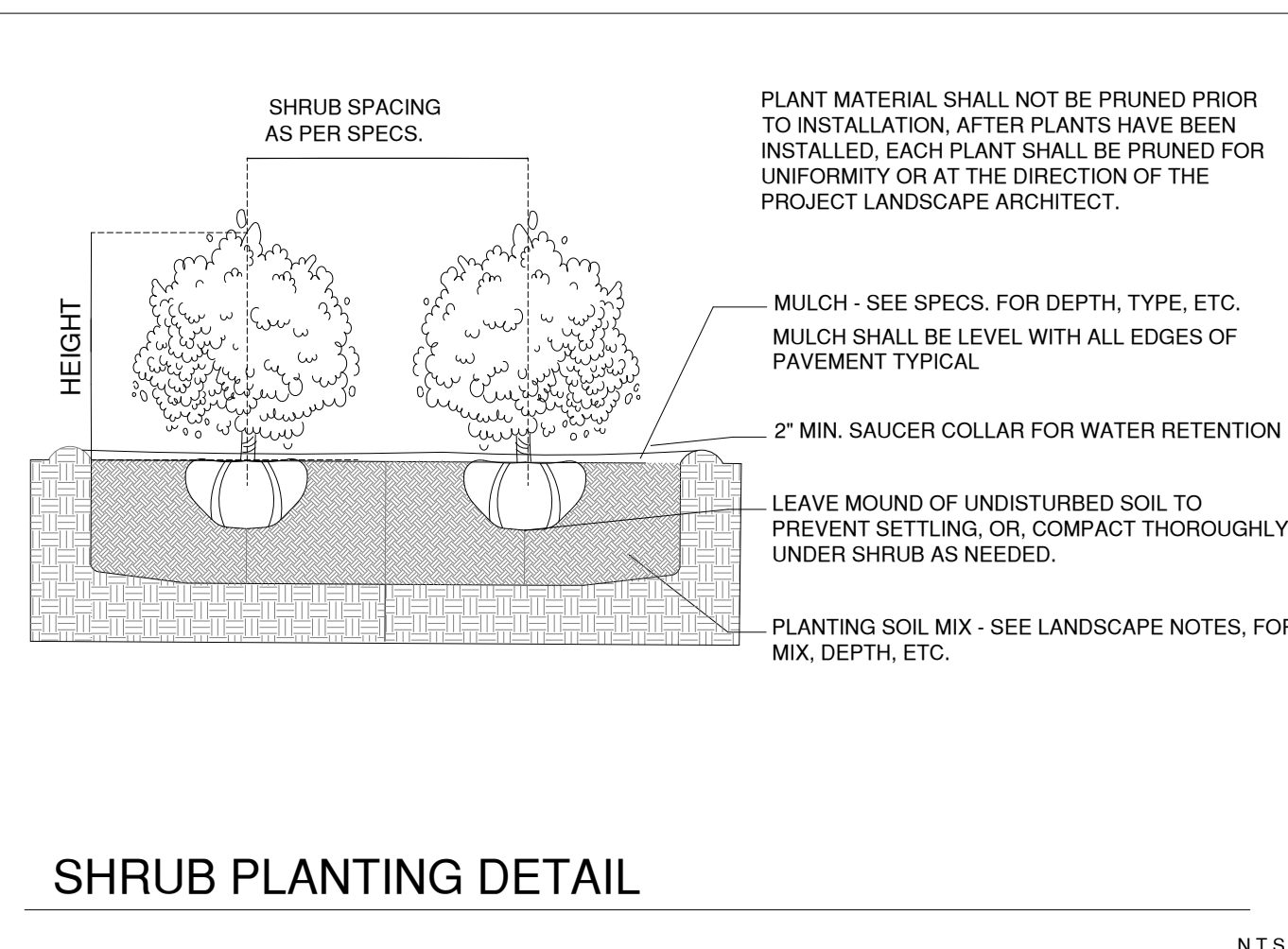
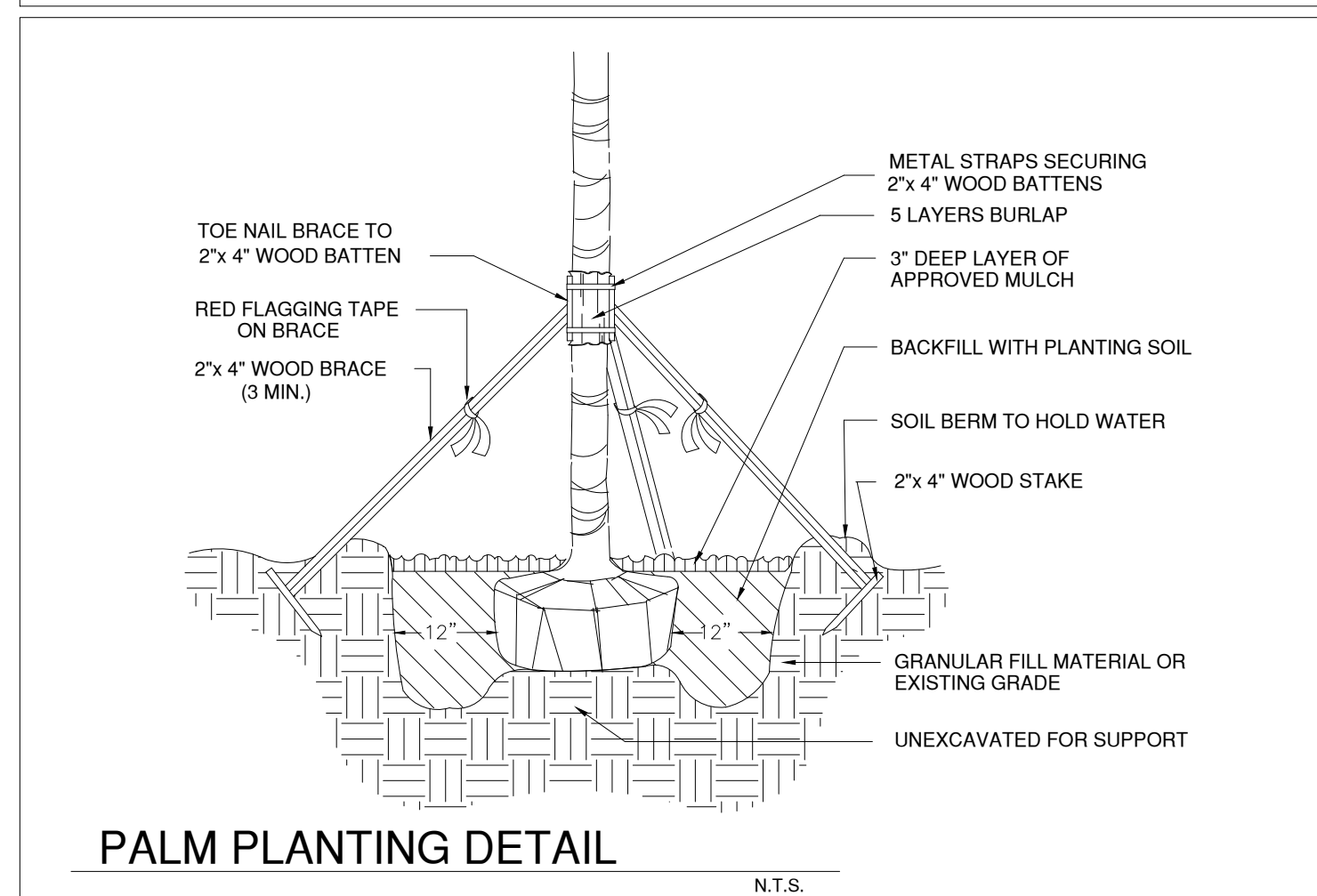
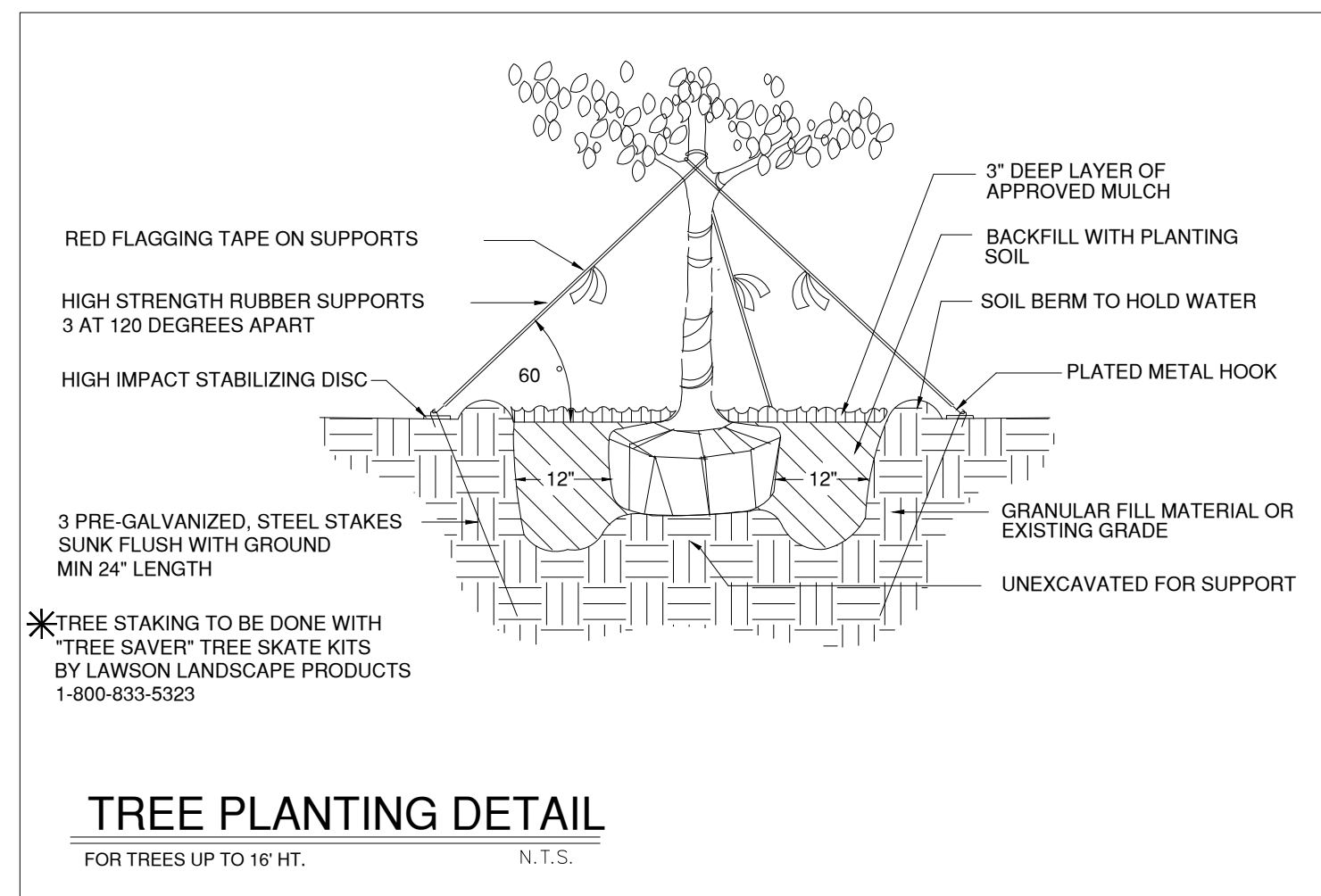
MARK	DATE	DESCRIPTION
A.B.	AS-BUILT	
R.A.P.	REVISION AFTER PERMIT	
B.D.C.	BUILDING DEPT. COMMENTS	
C.C.	COORDINATION CHANGES	
P.S.	PERMIT SET	
D.D.	DESIGN DEVELOPMENT	
P.H.	PUBLIC HEARING	

Architect:

JAIME PLANA
SEAL

plot date:
12-10-2020
SHEET TITLE

LANDSCAPE
L-2.0



PLANA INTERNATIONAL

JAIME PLANA
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Client Name
FV GOLDEN GROUP, LLC

PROJECT No.
DRAWN BY:
FOLIO #: 07-2113-007-048

CAD FILE: 12-10-2020

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R.A.P.		REVISION AFTER PERMIT
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C.C.		COORDINATION CHANGES
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P.H.		PUBLIC HEARING

Architect:

JAIME PLANA
SEAL

plot date:

12-10-2020

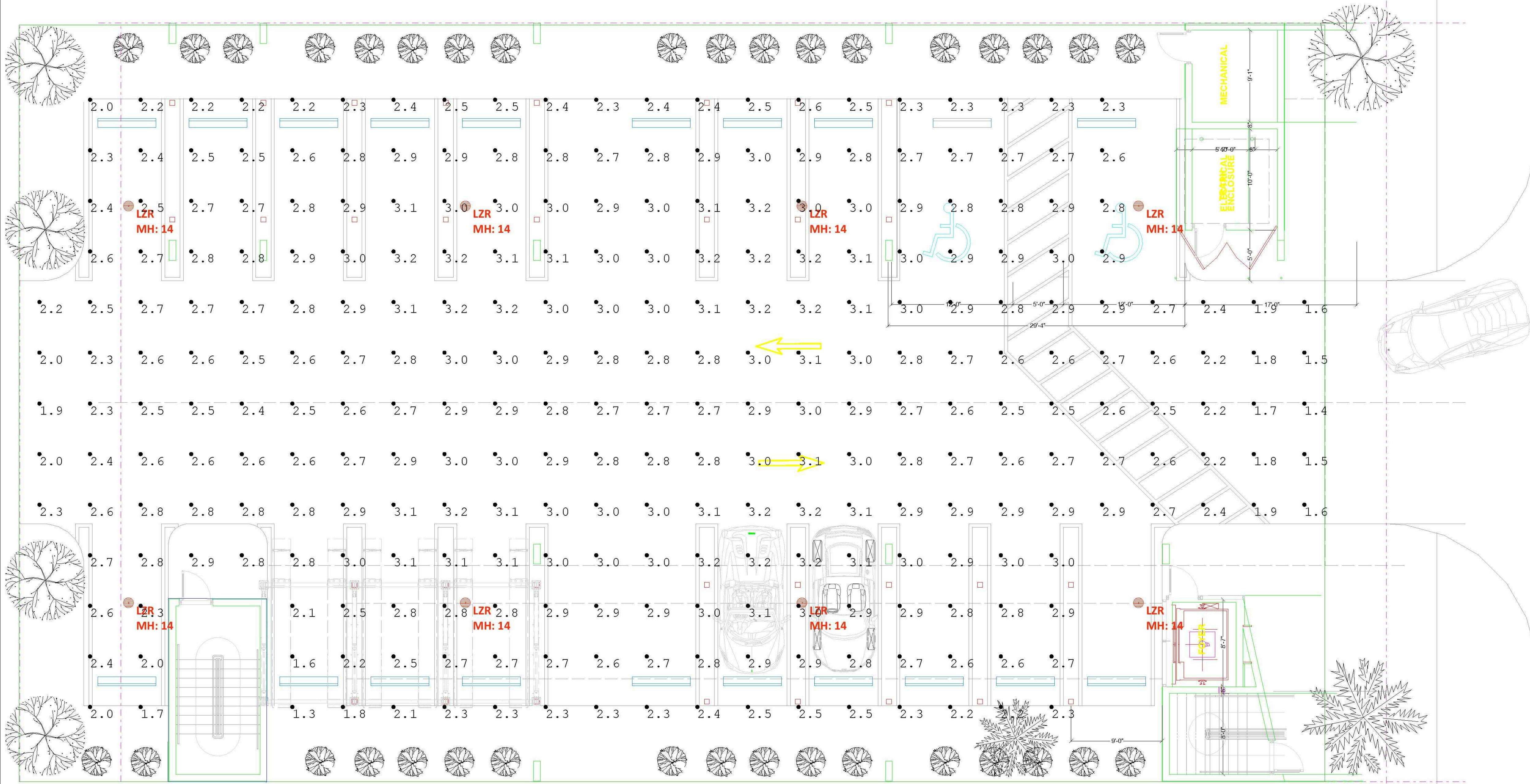
SHEET TITLE

LANDSCAPE
DETAILS

L-3.0

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	8	LZR	SINGLE	4686.5	0.950	LUMINOSO LZR 40W Y 50K 5M



Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking_Floor	Illuminance	Fc	2.68	3.2	1.3	2.06	2.46

NOTE: ALL REQUIRED ILLUMINATION SHALL BE CONTROLLED BY AUTOMATIC DEVICES
AS PER SECTION 24-93 (G)(4)



ADDRESS
9840 NW 77TH AVE.
HIALEAH GARDENS, FL 33016

CONTACTS
(305) 823-2803
INFO@LEDAREUS.COM

DATE
4/28/2021

PROJECT NAME

MEDICAL OFFICE

N.E. 168 STREET

PLANA INTERNATIONAL

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Architect:

JAIME PLANA
SEAL

REVISIONS

1	6
2	7
3	8
4	9
5	10

PAGE

1

OF 1

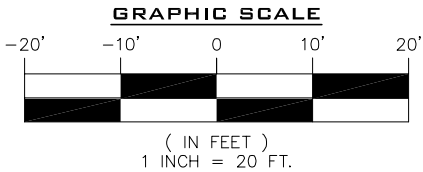
plot date:

12-10-2020

SHEET TITLE

PHOTOMETRIC
PLAN

PH-01



LEGAL DESCRIPTION:

LOTS 29, 30 & 31, BLOCK 6, OF "OLETA TERRACE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, AT PAGE 117, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

FOLIO NO. 07-2113-007-0480

11 NW 168TH STREET,
NORTH MIAMI BEACH, FL 33169-6027

AREA OF PROPERTY: 10,125 SQUARE FEET AND/OR
0.232 ACRES MORE OR LESS.

CERTIFIED TO:

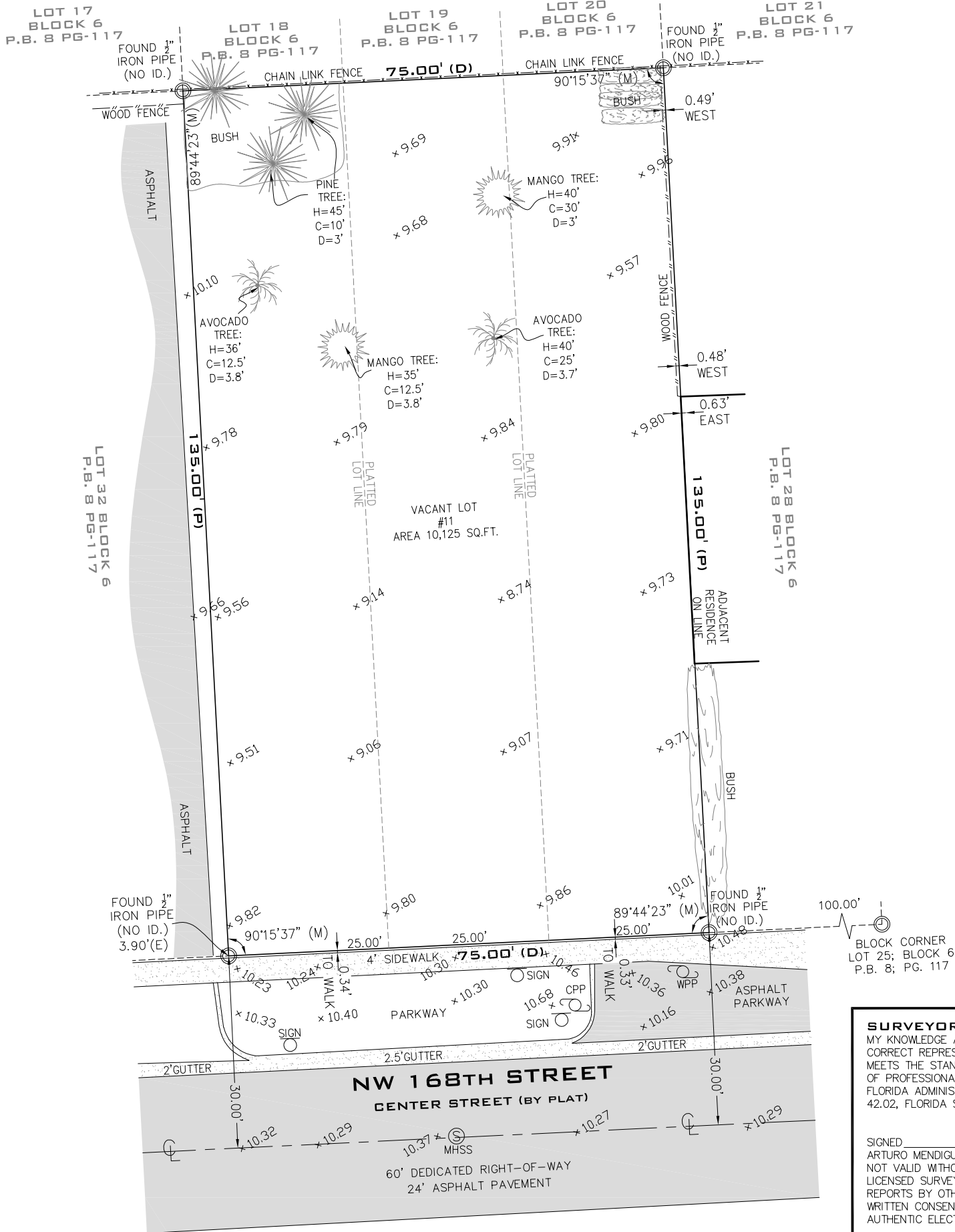
THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.

-FV GOLDEN GROUP LLC.

SURVEYOR'S NOTES:

- 1.) THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION: PROVIDED BY CLIENT.
- 2.) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED.
- 3.) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS BOUNDARY SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HIS COUNTY, EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
- 4.) ACCURACY: THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN FLORIDA MINIMUM TECHNICAL STANDARDS (5J-17.51FAC), IS "RESIDENTIAL".THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- 5.) FOUNDATIONS AND/OR FOOTINGS THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE PARCEL HEREIN DESCRIBED ARE NOT SHOWN.
- 6.) TYPE OF SURVEY: BOUNDARY SURVEY
- 7.) ELEVATIONS SHOWN HEREON ARE BASED ON TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.29)
- 8.) ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD U.S. FOOT
- 9.) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
- 10.) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON, CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
- 11.) ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 12.) THE WRITTEN CONSENT OF LANDMARK SURVEYING & ASSOCIATES, INC. UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 13.) ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
- 14.) WALL TIES ARE TO THE FACE OF THE WALL.
- 15.) FENCE OWNERSHIP NOT DETERMINED.
- 16.) BASIS OF BEARINGS REFERENCED TO LINE NOTED AS B.B.
- 17.) BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD.
- 18.) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- 19.) THE SOURCES OF DATA, USED FOR THE PREPARATION OF THIS BOUNDARY SURVEY IS "OLETA TERRACE" RECORDED IN PLAT BOOK 8, AT PAGE 117.
- 20.) THIS MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF ONE INCH EQUALS 20 FEET OR SMALLER.

MAP OF BOUNDARY SURVEY



LOCATION MAP

SECTION 12, TOWNSHIP 52 SOUTH, RANGE 41 EAST
LYING AND BEING IN DADE COUNTY FLORIDA
(NOT TO SCALE)



LB No. 7633

PROFESSIONAL SURVEYORS AND MAPPERS

1435 S.W. 87th AVENUE, SUITE "20"

MIAMI, FL 33174

PHONE: (305) 556-4002 FAX: (305) 556-4003

WWW.LMSURVEYING.COM

EMAIL-REQUEST@LMSURVEYING.COM

ABBREVIATIONS AND LEGEND:

- | | |
|--------|--------------------------------------|
| AC | =DENOTES AIR CONDITIONING UNIT |
| B.B. | =DENOTES BASIS OF BEARINGS |
| ASPH. | =DENOTES ASPHALT |
| ℙ | =DENOTES PROPERTY LINE |
| B.M. | =DENOTES BENCH MARK |
| C.B.S. | =DENOTES CONCRETE BLOCK STUCCO |
| CONC. | =DENOTES CONCRETE |
| L.P | =DENOTES LIGHT POLE |
| CB | =DENOTES CATCH BASIN |
| ℄ | =DENOTES CENTERLINE |
| ℄ | =DENOTES MONUMENT LINE |
| L.M.E. | =DENOTES LAKE & MAINTENANCE EASEMENT |
| D.E. | =DENOTES DRAINAGE EASEMENT |
| D.H. | =DENOTES DRILL HOLE |
| (M) | =DENOTES MEASURE |
| (R) | =DENOTES RECORD |
| WPP | =DENOTES WOOD POWER POLE |
| U.E. | =DENOTES UTILITY EASEMENT |
| P.B. | =DENOTES PLAT BOOK |
| PG. | =DENOTES PAGE |
| P.C.P. | =DENOTES PERMANENT CONTROL POINT |
| P.O.B. | =DENOTES POINT OF BEGINNING |
| TYP. | =DENOTES TYPICAL |
| M.H.W. | =DENOTES MEAN HIGH WATER LINE |
| --- | =DENOTES WOOD FENCE |
| -x- | =DENOTES CHAIN LINK FENCE |
| ○ | =DENOTES IRON FENCE |

- | | |
|------|-----------------------------------|
| ○ | =DENOTES FOUND IRON PIPE (NO ID.) |
| △ | =DENOTES FOUND NAIL AND DISC |
| ▬ | =DENOTES ASPHALT PAVEMENT |
| ▬ | =DENOTES BRICK |
| ▬ | =DENOTES CONCRETE PAD |
| X.XX | =DENOTES ELEVATIONS |

ALL BEARINGS AND DISTANCES SHOWN
HEREON ARE RECORD AND MEASURED
UNLESS OTHERWISE NOTED.

MAP OF BOUNDARY SURVEY

FLOOD ZONE:		X
ELEVATION:		N/A
COMMUNITY:		120656
PANEL:		12086C0137
DATE OF FIRM:		09-11-2009
SUFFIX:		L
ORIGINAL FIELD WORK SURVEY DATE		02-02-2021
BENCH MARK:		N/A
ELEVATION:		N/A
DATE	DRAWN BY	SCALE
02-02-2021	J.FEE	1"=20'
REVISION / UPDATE OF SURVEY		
DATE		DESCRIPTION
N/A		N/A
JOB No.		
2102.0011		

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS "MAP OF BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THAT IT MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 THROUGH 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, PURSUANT TO CHAPTER 42.02, FLORIDA STATUTE.

SIGNED _____ FOR THE FIRM
ARTURO MENDIGUTIA, P.S.M. P.S.M. No. 5844-STATE OF FLORIDA
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR
REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT
WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES AND/OR NOT VALID WITHOUT AN
AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.