

LE PARC AT LAUDERHILL

N.W. 40th AVENUE
LAUDERHILL, FL 33311

BEHAR • FONT

PARTNERS, P. A.
ARCHITECTURE • PLANNING • INTERIORS

CONTACT INFORMATION

OWNER:

LE PARC AT LAUDERHILL, LLC
2665 S. BAYSHORE DRIVE SUITE M-104
COCONUT GROVE, FL 33133
TEL. (305) 856-6400

CIVIL:

GLOBE ENGINEERING, INC.
4839 S.W. 148 AVENUE, SUITE 507
FORT LAUDERDALE, FL 33330
TEL. (954) 316-7628

LANDSCAPE:

GSLA DESIGN, INC.
17670 N.W. 78TH AVENUE, SUITE 214
MIAMI, FL 33015
TEL. (305) 392-1016

ARCHITECT:

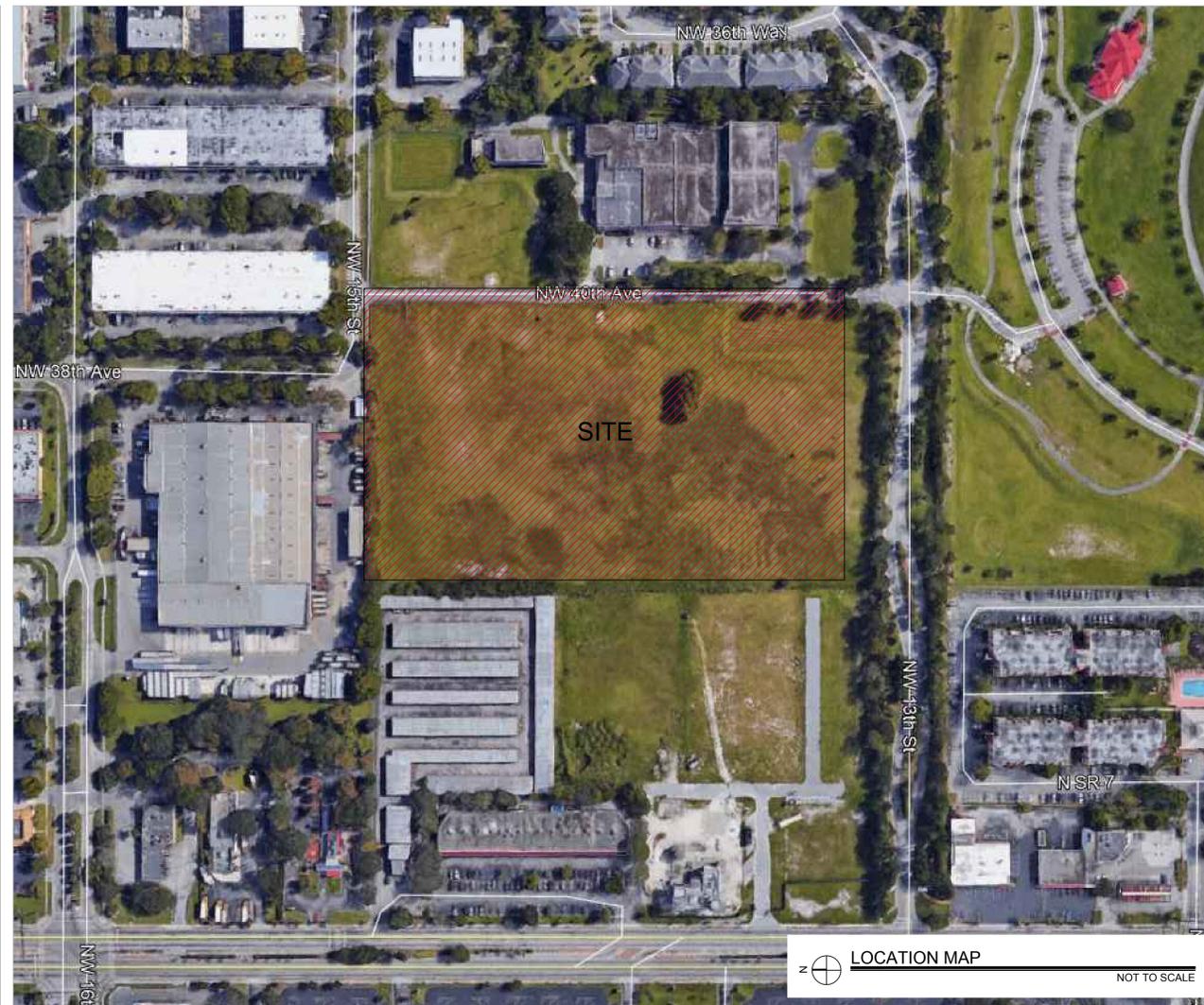
BEHAR FONT & PARTNERS
4533 PONCE DE LEON BOULEVARD
CORAL GABLES, FL 33146
TEL. (305) 740-5442

PROPERTY FOLIO NUMBER

4942 31 34 0010

PROJECT DESCRIPTION

LE PARC AT LAUDERHILL IS A RESIDENTIAL DEVELOPMENT LOCATED IN LAUDERHILL, FL. THE PROJECT CONSISTS IN 2 SEVEN STORY BUILDINGS, 6 THREE STORY BUILDINGS, A CLUBHOUSE, AND A POOL COURTYARD.



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UNIT MATRIX PER BUILDING: LE PARC AT LAUDERHILL

BUILDING A				
FLOOR	ONE BEDROOM	TWO BEDROOMS	THREE BEDROOMS	TOTAL
GROUND	4	4	0	8
2	4	4	0	8
3	4	4	0	8
TOTAL	12	12	0	24

BUILDING B				
FLOOR	ONE BEDROOM	TWO BEDROOMS	THREE BEDROOMS	TOTAL
GROUND	0	8	0	8
2	0	8	0	8
3	0	8	0	8
TOTAL	0	24	0	24

BUILDING C (EAST)				
FLOOR	ONE BEDROOM	TWO BEDROOMS	THREE BEDROOMS	TOTAL
GROUND	5	3	1	9
2	7	5	2	14
3	7	5	2	14
4	7	5	2	14
5	7	5	2	14
6	7	5	2	14
7	7	5	2	14
TOTAL	47	33	13	93

BUILDING C (WEST)				
FLOOR	ONE BEDROOM	TWO BEDROOMS	THREE BEDROOMS	TOTAL
GROUND	5	3	1	9
2	7	5	2	14
3	7	5	2	14
4	7	5	2	14
5	7	5	2	14
6	7	5	2	14
7	7	5	2	14
TOTAL	47	33	13	93

UNIT MATRIX TOTAL: LE PARC AT LAUDERHILL				
BUILDING TYPE	ONE BEDROOM	TWO BEDROOMS	THREE BEDROOMS	TOTAL
A	48	48	0	96
B	0	48	0	48
C EAST	47	33	13	93
C WEST	47	33	13	93
TOTAL	142	162	26	330

UNIT MATRIX

NOT TO SCALE

ZONING INFORMATION: LE PARC AT LAUDERHILL	
PROJECT NAME:	"LE PARC AT LAUDERHILL"
ZONING (PROPOSED):	RM-40 RESIDENTIAL MULTI-FAMILY
PROPERTY ADDRESS:	N.W. 40TH AVENUE, LAUDERHILL, FL 33313 AND N.W. 13th STREET, LAUDERHILL, FL 33313
GROSS LOT AREA (TOTAL)	432,410 SF 9.93 ACRES
NET AFTER DEDICATION (PRIVATE PROPERTY TOTAL)	381,315 SF 8.75 ACRES

DENSITY	ALLOWED / REQUIRED	PROVIDED
MAXIMUM ALLOWED: 40 UNITS PER GROSS ACRE	397.0 UNITS	330 UNITS
(WITH NO INCENTIVES)	(40 UNITS X 9.93 ACRE)	(37 UNITS / ACRES OF NET PROPERTY)

PARKING REQUIRMENTS	REQUIRED	PROVIDED
DWELLING PS RATIO		
RESIDENTIAL 330 units Residential: 1.5/dwelling		469
ON SITE PARKING	495	
OFF SITE PARKING		75
TOTAL DEVELOPMENT PARKING	495	544

MAXIMIM BUILDING HEIGHT	ALLOWED	PROVIDED
TOWNHOMES OR ROWHOUSES	3 STORIES	3 STORIES AND 7 STORIES
RESIDENTIAL BUILDINGS	8 STORIES	

BUILDING COVERAGE	ALLOWED / REQUIRED	PROVIDED
LOT COVERAGE (BUILDINGS ONLY)	SITE PLAN PROCESS	105,157 SF - 27.5%
OPEN SPACE (INCLUDES ON GRADE PARKING, GREEN AREAS, PAVED AREAS, DRY RETENTION AREA, POOL AREA, ETC.)		276,158 SF - 72.5%

SETBACKS	ALLOWED / REQUIRED	PROVIDED
FRONT N.W. 13th STREET	SITE PLAN PROCESS	15'-0"
SIDE STREET N.W. 40th AVE	SITE PLAN PROCESS	5'-0"
SIDE YARD WEST PROPERTY LINE	SITE PLAN PROCESS	20'-0"
REAR YARD N.W. 15th ST AND NORTH PROPERTY LINE	SITE PLAN PROCESS	150'-0"

UNIT SIZES	ALLOWED / REQUIRED	PROVIDED
APARTMENT		
ONE BEDROOM	600 SQFT MINIMUM	716 SQFT
TWO BEDROOMS	800 SQFT MINIMUM	959 SQFT
THREE BEDROOMS	1,000 SQFT MINIMUM	1,160 SQFT

ZONING INFORMATION

NOT TO SCALE



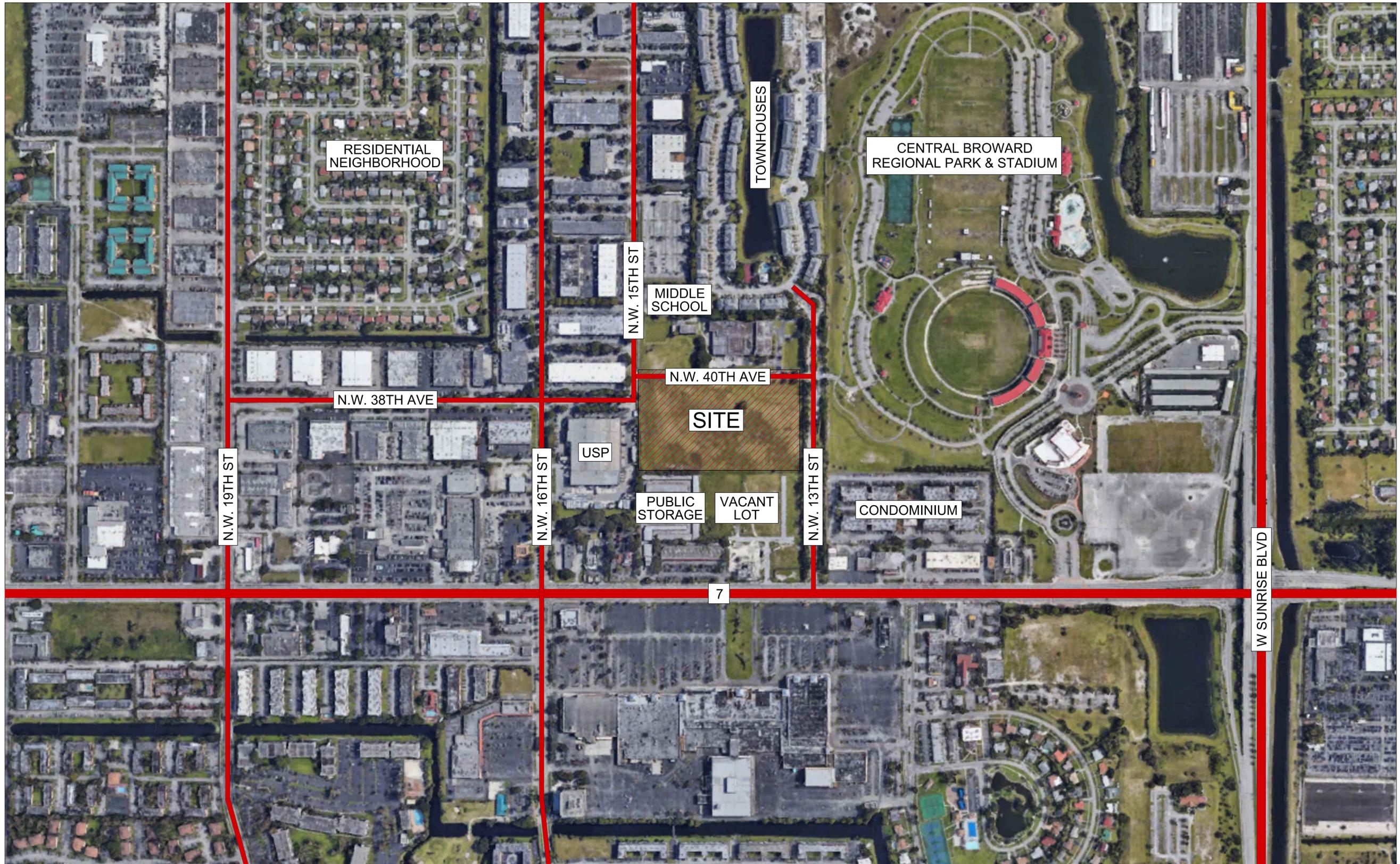
SEAL:

JAVIER FONT AR No. 12547

LE PARC AT LAUDERHILL
N.W. 40 AVENUE
LAUDERHILL, FL 33313

DATE: 10-10-2019
PROJECT NO: 18-077
DRAWING NAME:
SITE PLAN APPROVAL SET
SHEET NO:
G-1

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LE PARC AT LAUDERHILL
 N.W. 40 AVENUE
 LAUDERHILL, FL 33313



LOCATION DIAGRAM

NOT TO SCALE

DATE: 10-10-2019
 PROJECT NO: 18-077
 DRAWING NAME:
 SITE PLAN APPROVAL
 SET
 SHEET NO:

G-2



1



2



3



4



11



12



11



10



9



8



5



6



7

SEAL:

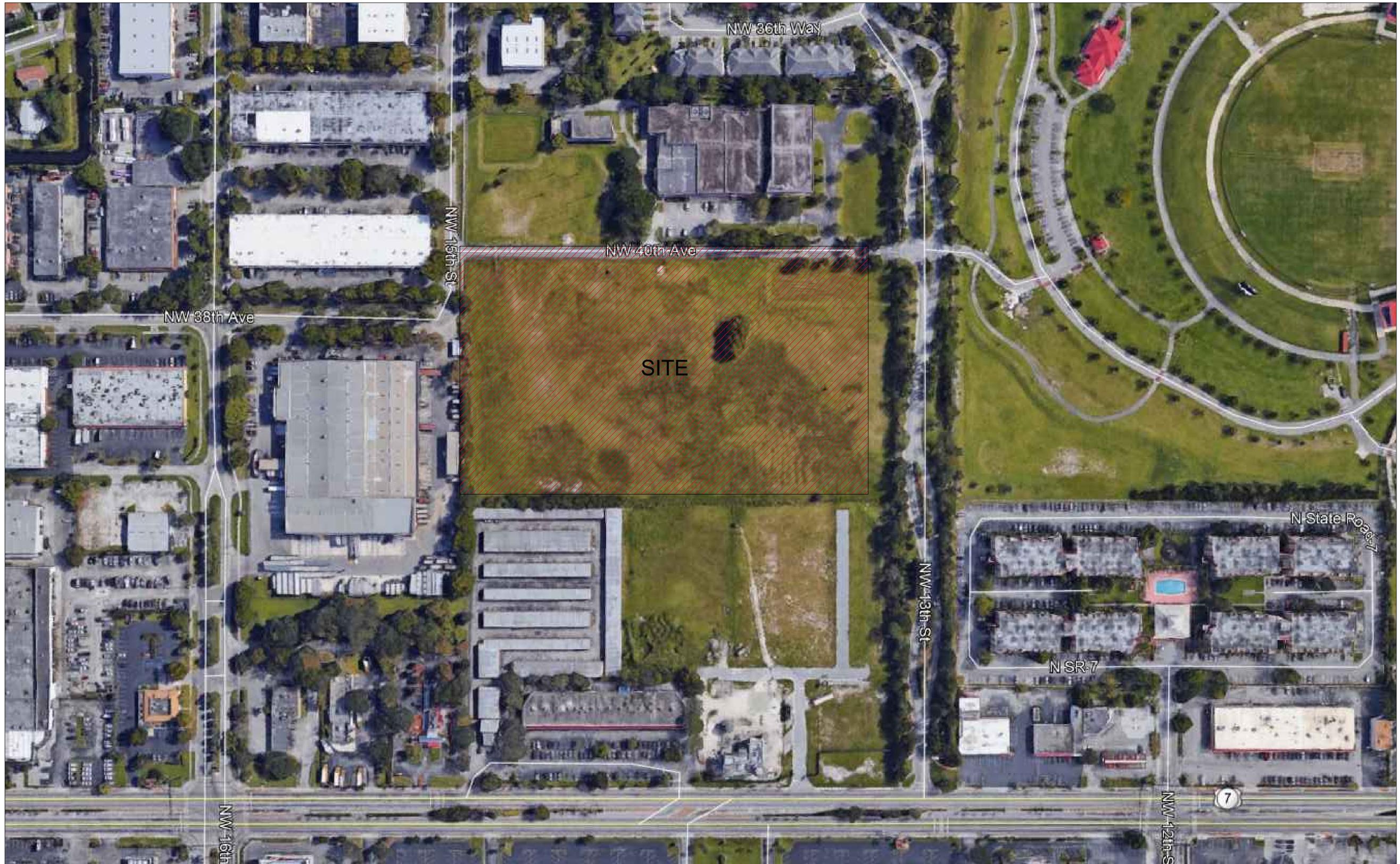
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 SITE

CONTEXT VIEWS

NOT TO SCALE



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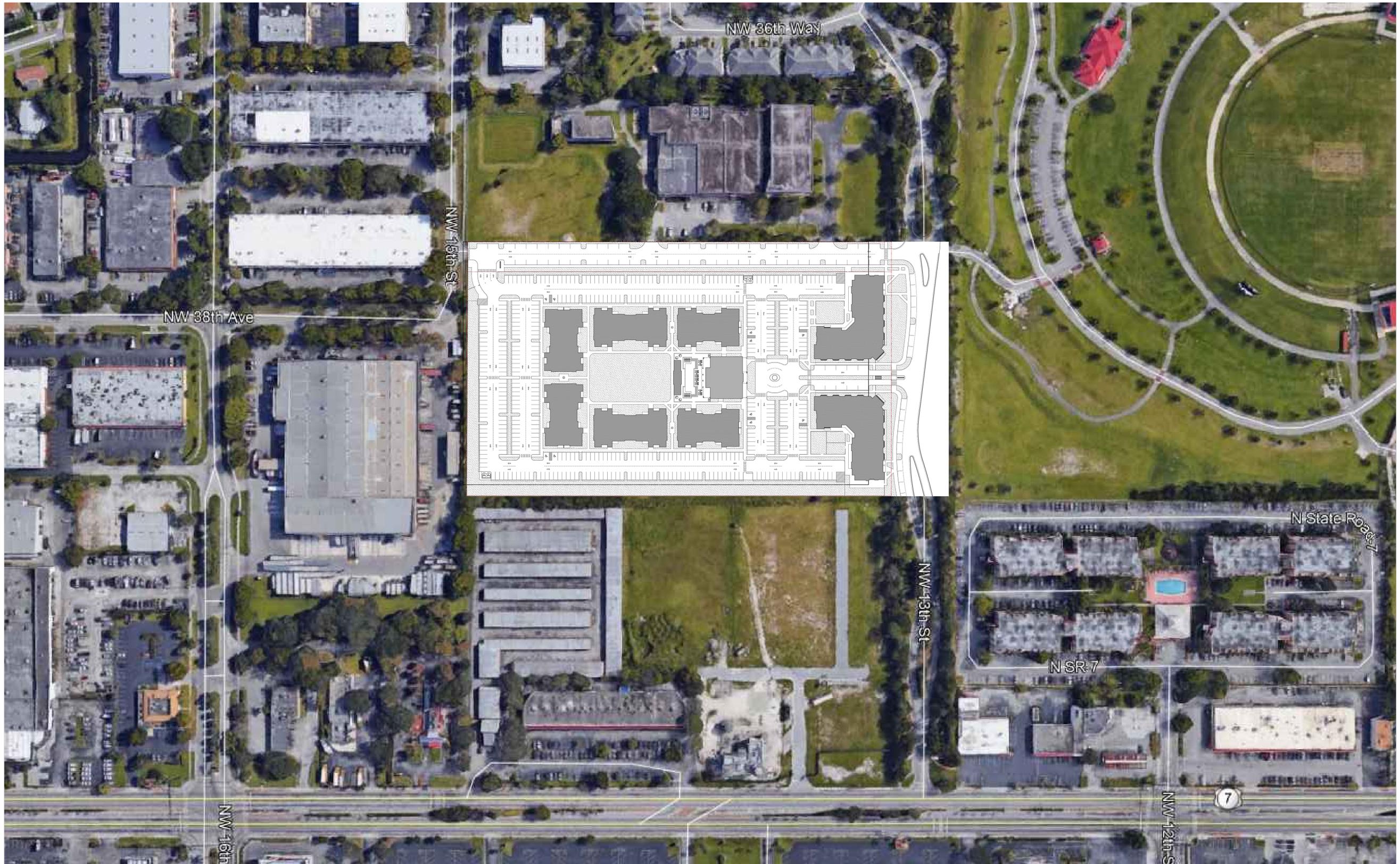


LOCATION MAP

NOT TO SCALE

DATE: 10-10-2019
 PROJECT NO: 18-077
 DRAWING NAME:
 SITE PLAN APPROVAL
 SET
 SHEET NO:

G-4



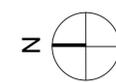
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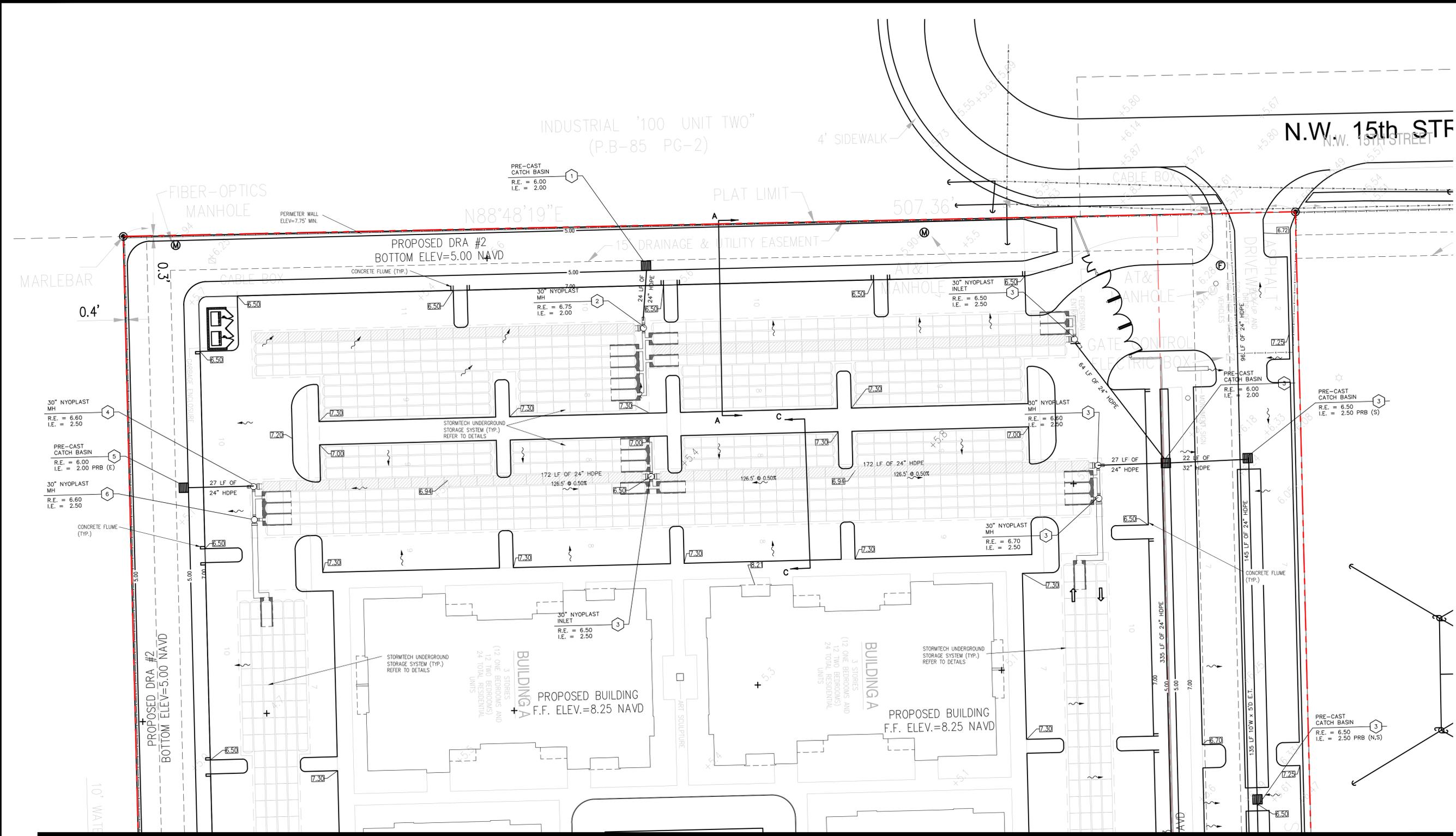


LOCATION MAP: SITE PLAN OVERLAY

NOT TO SCALE

DATE: 10-10-2019
PROJECT NO: 18-077
DRAWING NAME:
SITE PLAN APPROVAL
SET
SHEET NO:

G-5



MATCH LINE SEE SHEET C-2

GENERAL NOTES:

1. ALL FENCING EXISTING AND NEW SHALL BE COORDINATED WITH OWNER AND ADJACENT LAND OWNER AS APPROPRIATE PRIOR TO REMOVAL AND OR REPLACEMENT. SEE PLANS BY OTHERS FOR EXACT FENCING LAYOUT.
2. THE LOCATION, SIZE AND MATERIAL OF THE EXISTING FACILITIES/UTILITIES AND TOPOGRAPHY HAVE BEEN RECORDED FOR THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE FACILITIES AND TOPOGRAPHY SHOWN OR NOT SHOWN.
3. CONTRACTOR TO COORDINATE RELOCATION OF EXISTING UTILITIES AND UTILITY POLES AT HIS OWN COST.
4. EXISTING AND PROPOSED GRADES ARE GIVEN, HOWEVER IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE FLOW WITHOUT PONDING TO THE PROPOSED INLETS.
5. VEGETATION, MUCK AND ANY DELETERIOUS MATERIAL UNDER PROPOSED PAVEMENT MUST BE REMOVED AND REPLACED WITH CLEAN FILL MATERIAL, FREE OF STUMPS, LARGE ROOTS OR OTHER MATTER NOT SUITABLE FOR INCLUSION IN ROADWAY FILL.
6. THE ASPHALT SURFACE COURSE SHALL NOT BE PLACED UNTIL AS-BUILT DRAWINGS OF THE LIMEROCK BASE HAVE BEEN SUBMITTED AND APPROVED BY THE ENGINEER-OF-RECORD AND THE CITY ENGINEER OR DESIGNEE.
7. THE FINISHED SURFACE OF THE BASE COURSE AND THAT OF THE WEARING SURFACE SHALL NOT VARY MORE THAN 0.04 FOOT FROM THE APPROVED GRADING PLAN (TEMPLATE) AND ALL AREAS SHALL BE GRADED TO DRAIN. ANY IRREGULARITIES EXCEEDING THIS LIMIT SHALL BE CORRECTED PRIOR TO PAVING.
8. ALL DRAINAGE INLETS SHALL BE PROTECTED FROM SEDIMENT LADEN STORM RUNOFF UNTIL COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.
9. THE CROSS-SLOPE OF ANY HANDICAP PARKING SPACES AND/OR SIDEWALKS SHALL NOT EXCEED 2% IN ANY DIRECTION.
10. FOR PROPOSED SWALES AND DRY RETENTION AREA (D.R.A.): MAXIMUM SIDE SLOPE FROM SIDEWALK TO BOTTOM OF SWALE/D.R.A. = 3:1, AND MAXIMUM SIDE SLOPE FROM PAVEMENT TO BOTTOM OF SWALE/D.R.A. = 3:1
11. THESE CIVIL ENGINEERING PLAN ARE FOR PAVING, STORM DRAINAGE, GRADING, AND RELATED CIVIL ENGINEERING DETAILS ONLY. FOR EXACT LAY-OUT, SETBACKS, ZONING INFORMATION, ETC., SEE PLANS PREPARED BY THE ARCHITECT.
12. ALL CONSTRUCTION AND RESTORATION WORK ON SITE AND WITHIN THE RIGHT OF WAY SHALL COMPLY WITH THE LATEST EDITION OF THE FDOT STANDARD INDEX AND THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
13. DISTURBED RIGHT OF WAY CAUSED BY CONSTRUCTION ACTIVITY TO BE RESTORED BY APPLICANT PER APPLICABLE CITY STANDARDS.
14. WORK PERFORMED IN THE RIGHT OF WAY WILL REQUIRE A BOND, CASHIERS CHECK, LETTER OF CREDIT FROM AN ACCREDITED BANKING INSTITUTION ISSUED TO THE CITY AND RETURNED UPON SUCCESSFUL PROJECT COMPLETION.
15. AN APPROVED NOT PLAN TO BE SUBMITTED TO THE CITY PRIOR TO THE START OF CONSTRUCTION ACTIVITY.
16. ALL HANDICAPPED RAMPS SHALL MEET THE LATEST FDOT INDEX 304 STANDARDS

- SURVEYOR'S ABBREVIATIONS:
- (C) = CALCULATED
 - C.B.S. = CONCRETE BLOCK STRUCTURE
 - C.M.S. = COMMISSIONERS MANUALS BOOK
 - CMH = CONFLICT MANHOLE
 - CNC = CONCRETE
 - D.B. = DEED BOOK
 - F.A. = FIRE HYDRANT
 - FND. = FOUND
 - F.P.L. = FLORIDA POWER & LIGHT
 - I.P. = IRON PIPE
 - I.W. = IRON ROD
 - L.B. = LICENSE BUSINESS
 - L.P. = LICENSE SURVEY
 - (M) = MEASURED
 - M.W. = MEAN HIGH WATER
 - M.N. = MONUMENT
 - O.R.B. = OFFICIAL RECORD BOOK
 - P.L. = PLAT
 - P.B. = PLAT BOOK
 - P.M. = PERMANENT REFERENCE MONUMENT
 - R.O.W. = RIGHT-OF-WAY
 - R.C.P. = REINFORCED CONCRETE PIPE
 - R.P.B. = ROAD PLAT BOOK
 - (S) = SURVEY
 - S.L.P. = STOP LIGHT POLE
 - S.M. = SANDIARY MANHOLE
 - S.T.M. = SOUTHERN BELL TELEPHONE MANHOLE
 - T.P. = TRAFFIC BOX
 - T.L.P. = TRAFFIC LIGHT POLE
 - T.V. = TELEVISION
 - U.S. = UTILITY EASEMENT
 - W.P. = WOOD POLE
 - W.U.P. = WOOD UTILITY POLE
 - W.V. = WATER VALVE

LEGEND:

	PROPOSED SWALE/DRY RETENTION ELEVATION	M.H.	MANHOLE
	PROPERTY LINE	EXIST.	EXISTING
	RIDGE LINE	SAN.	SANITARY
	EXISTING ELEVATION	TC	TOP OF CONCRETE/ TOP OF CURB
	PROPOSED ELEVATION	T.P.	TOP OF PAVEMENT
	DRAINAGE FLOW ARROW	T.O.P.	TOP OF PIPE
	PROPOSED PRE-CAST CATCH BASIN/STORM M.H. AND STRUCTURE NUMBER	C.O.	CLEAN OUT
	DRA	E.T.	EXFILTRATION TRENCH
		I.E.	INVERT ELEVATION
		R.E.	RIM ELEVATION
		W	WIDE
		D	DEEP
		CR#X	CURB RAMP PER FDOT 304

REFER TO SHEET C-9 FOR TYPICAL CROSS-SECTIONS AND PROPOSED ON-SITE PAVING SECTION

ATTENTION IS DIRECTED TO THE FACT THAT THESE PLANS MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

Sunshine
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

Check positive response codes before you dig!

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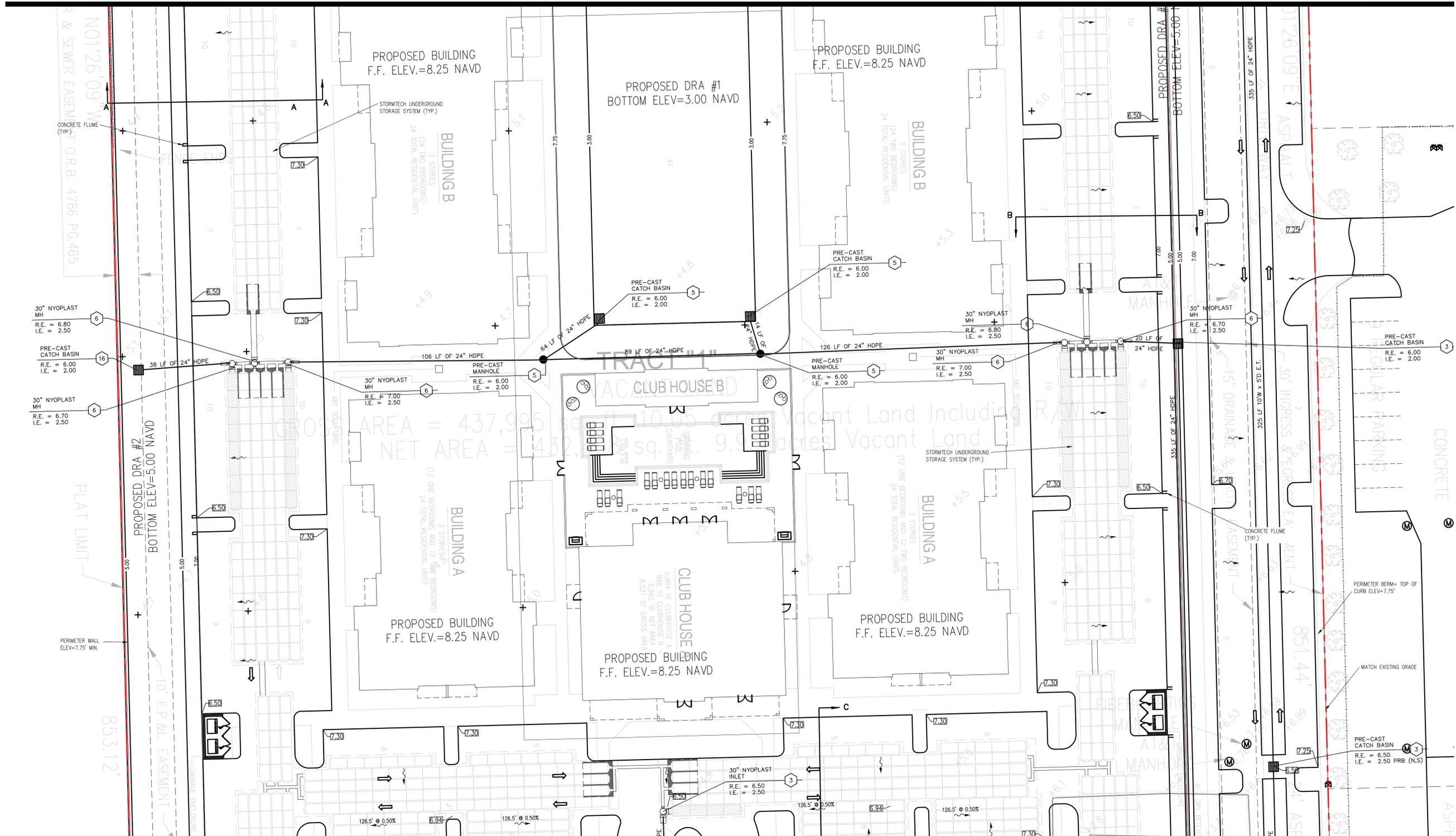
PAVING & DRAINAGE PLAN

Globe Engineering, Inc.
Civil Engineering - Land Planning - Construction Management
4839 SW 148 Avenue, Suite 507
Fort Lauderdale, FL 33330
Phone: 954-316-7628
www.civil-engineer.us

DESIGNED: MP DATE: 10-3-2019
DRAWN: DC PROJECT NO: 2019-013
DRAWING NAME: C- P&D
SHEET NO: C-1
1 OF 16

Certificate of Authorization No. 8604
FLORIDA PE LICENSE # 55892

MATCH LINE SEE SHEET C-1



MATCH LINE SEE SHEET C-3

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 - T.V. = TELEVISION
 - U.P. = UTILITY ERECTION
 - W.P. = WOOD POLE
 - W.U.P. = WOOD UTILITY POLE
 - W.V. = WATER VALVE

LEGEND:

- PROPOSED SWALE/DRY RETENTION ELEVATION
- PROPERTY LINE
- RIDGE LINE
- EXISTING ELEVATION
- PROPOSED ELEVATION
- DRAINAGE FLOW ARROW
- PROPOSED PRE-CAST CATCH BASIN/STORM M.H. AND STRUCTURE NUMBER
- DRA DRY RETENTION AREA
- REFER TO SHEET C-9 FOR TYPICAL CROSS-SECTIONS AND PROPOSED ON-SITE PAVING SECTION
- M.H. MANHOLE
- EXIST. EXISTING
- SAN. SANITARY
- TC TOP OF CONCRETE/ TOP OF CURB
- TP TOP OF PAVEMENT
- T.O.P. TOP OF PIPE
- C.O. CLEAN OUT
- E.T. EXFILTRATION TRENCH
- I.E. INVERT ELEVATION
- R.E. RIM ELEVATION
- W WIDE
- D DEEP
- CR#X CURB RAMP PER FDOT 304

SCALE 1"=20'

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Sunshine

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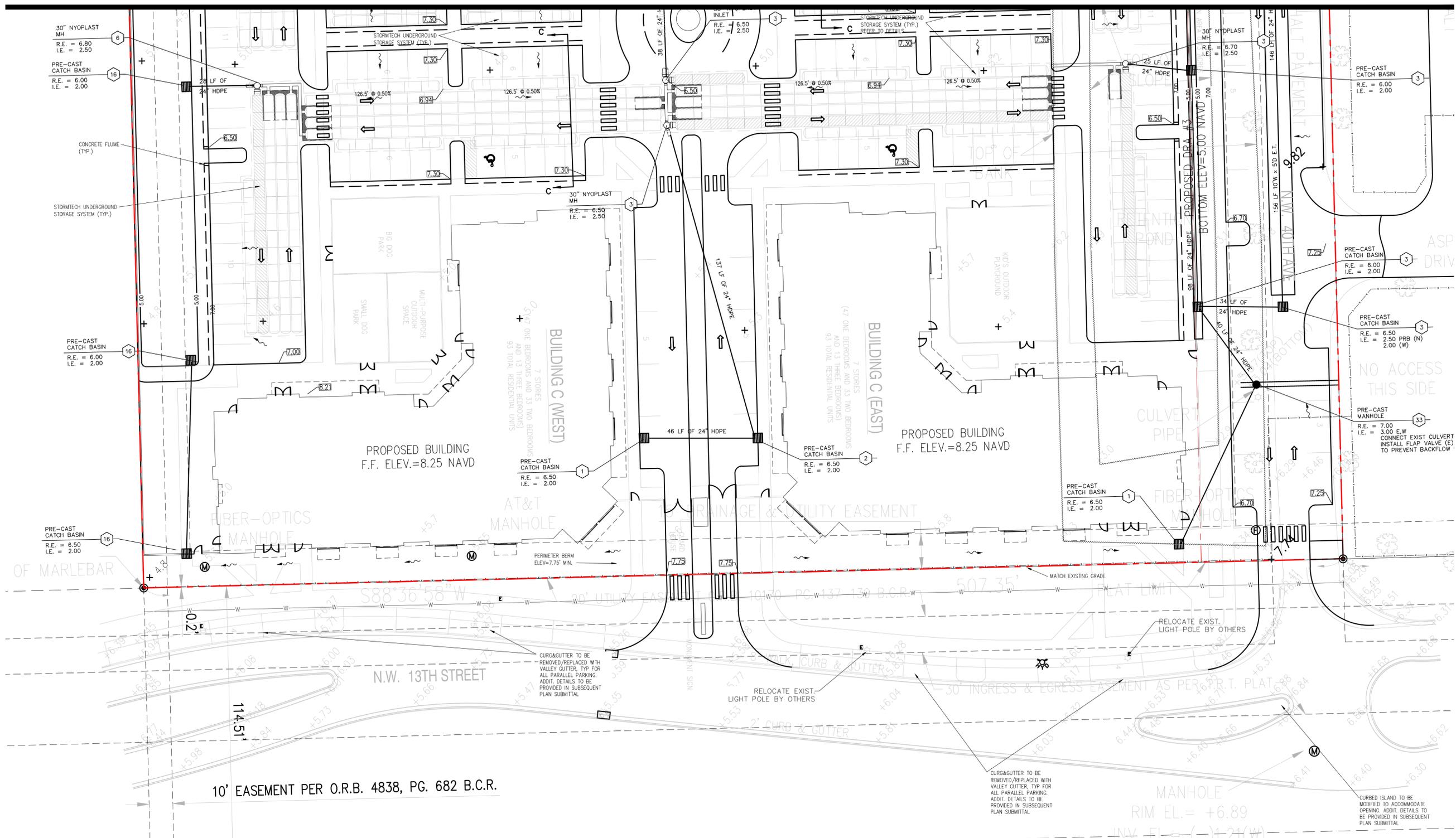
LE PARC AT LAUDERHILL
 NW 40 AVENUE
 LAUDERHILL, FLORIDA 33313
 PAVING & DRAINAGE PLAN

Globe Engineering, Inc.
 Civil Engineering - Land Planning - Construction Management
 4839 SW 148 Avenue, Suite 507
 Fort Lauderdale, FL 33330
 Phone: 954-316-7628
 www.civil-engineer.us

DESIGNED: MP DATE: 10-3-2019
 DRAWN: DC
 PROJECT NO: 2019-013
 DRAWING NAME: C- P&D
 SHEET NO: C-2
 2 OF 16

Certificate of Authorization No. 8604
 MARTIN PILOTE, F.L.C.E.# 55892

MATCH LINE SEE SHEET C-2



GENERAL NOTES:

- ALL FENCING EXISTING AND NEW SHALL BE COORDINATED WITH OWNER AND ADJACENT LAND OWNER AS APPROPRIATE PRIOR TO REMOVAL AND OR REPLACEMENT. SEE PLANS BY OTHERS FOR EXACT FENCING LAYOUT.
- THE LOCATION, SIZE AND MATERIAL OF THE EXISTING FACILITIES/UTILITIES AND TOPOGRAPHY HAVE BEEN RECORDED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE FACILITIES AND TOPOGRAPHY SHOWN OR NOT SHOWN.
- CONTRACTOR TO COORDINATE RELOCATION OF EXISTING UTILITIES AND UTILITY POLES AT HIS OWN COST.
- EXISTING AND PROPOSED GRADES ARE GIVEN, HOWEVER IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE FLOW WITHOUT PONDING TO THE PROPOSED INLETS.
- VEGETATION, MUCK AND ANY DELETERIOUS MATERIAL UNDER PROPOSED PAVEMENT MUST BE REMOVED AND REPLACED WITH CLEAN FILL MATERIAL, FREE OF STUMPS, LARGE ROOTS OR OTHER MATTER NOT SUITABLE FOR INCLUSION IN ROADWAY FILL.
- THE ASPHALT SURFACE COURSE SHALL NOT BE PLACED UNTIL AS-BUILT DRAWINGS OF THE LIMEROCK BASE HAVE BEEN SUBMITTED AND APPROVED BY THE ENGINEER-OF-RECORD AND THE CITY ENGINEER OR DESIGNEE.
- THE FINISHED SURFACE OF THE BASE COURSE AND THAT OF THE WEARING SURFACE SHALL NOT VARY MORE THAN 0.04 FOOT FROM THE APPROVED GRADING PLAN (TEMPLATE) AND ALL AREAS SHALL BE GRADED TO DRAIN. ANY IRREGULARITIES EXCEEDING THIS LIMIT SHALL BE CORRECTED PRIOR TO PAVING.
- ALL DRAINAGE INLETS SHALL BE PROTECTED FROM SEDIMENT LADEN STORM RUNOFF UNTIL COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.
- THE CROSS-SLOPE OF ANY HANDICAP PARKING SPACES AND/OR SIDEWALKS SHALL NOT EXCEED 2% IN ANY DIRECTION.
- FOR PROPOSED SWALES AND DRY RETENTION AREA (D.R.A.): MAXIMUM SIDE SLOPE FROM SIDEWALK TO BOTTOM OF SWALE/D.R.A. = 4:1, AND MAXIMUM SIDE SLOPE FROM PAVEMENT TO BOTTOM OF SWALE/D.R.A. = 3:1
- THESE CIVIL ENGINEERING PLANS ARE FOR PAVING, STORM DRAINAGE, GRADING, AND RELATED CIVIL ENGINEERING DETAILS ONLY. FOR EXACT LAY-OUT, SETBACKS, ZONING INFORMATION, ETC., SEE PLANS PREPARED BY THE ARCHITECT.
- WORK PERFORMED IN THE RIGHT OF WAY WILL REQUIRE A BOND, CASHIERS CHECK, LETTER OF CREDIT FROM AN ACCREDITED BANKING INSTITUTION ISSUED TO THE CITY AND RETURNED UPON SUCCESSFUL PROJECT COMPLETION.
- AN APPROVED MOT PLAN TO BE SUBMITTED TO THE CITY PRIOR TO THE START OF CONSTRUCTION ACTIVITY.
- ALL HANDICAPPED RAMPS SHALL MEET THE LATEST FDOT INDEX 304 STANDARDS

PAVEMENT WITHIN PALM BEACH COUNTY RIGHT OF WAY SHALL BE:
 1" TYPE S-III ASPHALTIC CONCRETE TACK COAT AT 0.05 GAL/SY
 1.5" TYPE S-III ASPHALTIC CONCRETE RC-70 PRIME COAT AT 0.10 GAL/SY
 13.5" BASEROCK (6" MAX LIFTS)
 12" COMPACTED SUBGRADE
 8" ABC-3 MAY BE SUBSTITUTED FOR 13.5" OF BASEROCK
 BOTH BASE AND SUBBASE SHALL BE COMPACTED TO 98% DRY DENSITY PER AASHTO T-180.

SIGNING AND MARKING SPECIAL NOTES:
 1. HANDICAPPED PARKING SPACES TO CONFORM TO FDOT INDEX 17346 SHEET 12.
 2. TYPICAL PARKING SPACES SHALL BE 6" SOLID WHITE STRIPE.
 3. STOPBAR SHALL BE 24" SOLID WHITE THEM'D IN PAVED AREA.

- SURVYOR'S ABBREVIATIONS:
- (C) = CALCULATED
 - C.B.S. = CONCRETE BLOCK STRUCTURE
 - C.M.S. = COMMISSIONERS MANUALS BOOK
 - CMH = CONFLICT MANHOLE
 - CONC = CONCRETE
 - D.B. = DEED BOOK
 - F.A. = FIRE HYDRANT
 - F.P.D. = FLORIDA POWER & LIGHT
 - F.P.L. = F.P.L.
 - I.P. = IRON PIPE
 - IN = INLET
 - I.R. = IRON ROD
 - L.B. = LICENSE BUSINESS
 - L.P. = LICENSE SURVEY
 - M = MEASURED
 - M = MANHOLE
 - M.H.W. = MEAN HIGH WATER
 - MON = MONUMENT
 - O.R.B. = OFFICIAL RECORD BOOK
 - P.L. = PLAT BOOK
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 - P.M.A. = PERMANENT REFERENCE MONUMENT
 - R.O.W. = RIGHT-OF-WAY
 - R.C.P. = REINFORCED CONCRETE PIPE
 - R.P.B. = ROAD PLAT BOOK
 - S = SURVEY
 - S.P. = STOP LIGHT POLE
 - S.M. = SANITARY MANHOLE
 - S.M.M. = SOUTHERN BELL TELEPHONE MANHOLE
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 - T.L.P. = TRAFFIC LIGHT POLE
 - T.V. = TELEVISION
 - U.S. = UTILITY EASEMENT
 - WP = WOOD POLE
 - W.U.P. = WOOD UTILITY POLE
 - WV = WATER VALVE

LEGEND:

	PROPOSED SWALE/DRY RETENTION ELEVATION	M.H.	MANHOLE
	PROPERTY LINE	EXIST.	EXISTING
	RIDGE LINE	SAN.	SANITARY
	EXISTING ELEVATION	TC	TOP OF CONCRETE/ TOP OF CURB
	PROPOSED ELEVATION	TP	TOP OF PAVEMENT
	DRAINAGE FLOW ARROW	T.O.P.	TOP OF PIPE
	PROPOSED PRE-CAST CATCH BASIN/STORM D.R.A. AND STRUCTURE NUMBER	C.O.	CLEAN OUT
	D.R.A.	E.T.	EXFILTRATION TRENCH
		I.E.	INVERT ELEVATION
		R.E.	RIM ELEVATION
		W	WIDE
		D	DEEP
		CR#X	CURB RAMP PER FDOT 304

REFER TO SHEET C-9 FOR TYPICAL CROSS-SECTIONS AND PROPOSED ON-SITE PAVING SPECIFICATIONS



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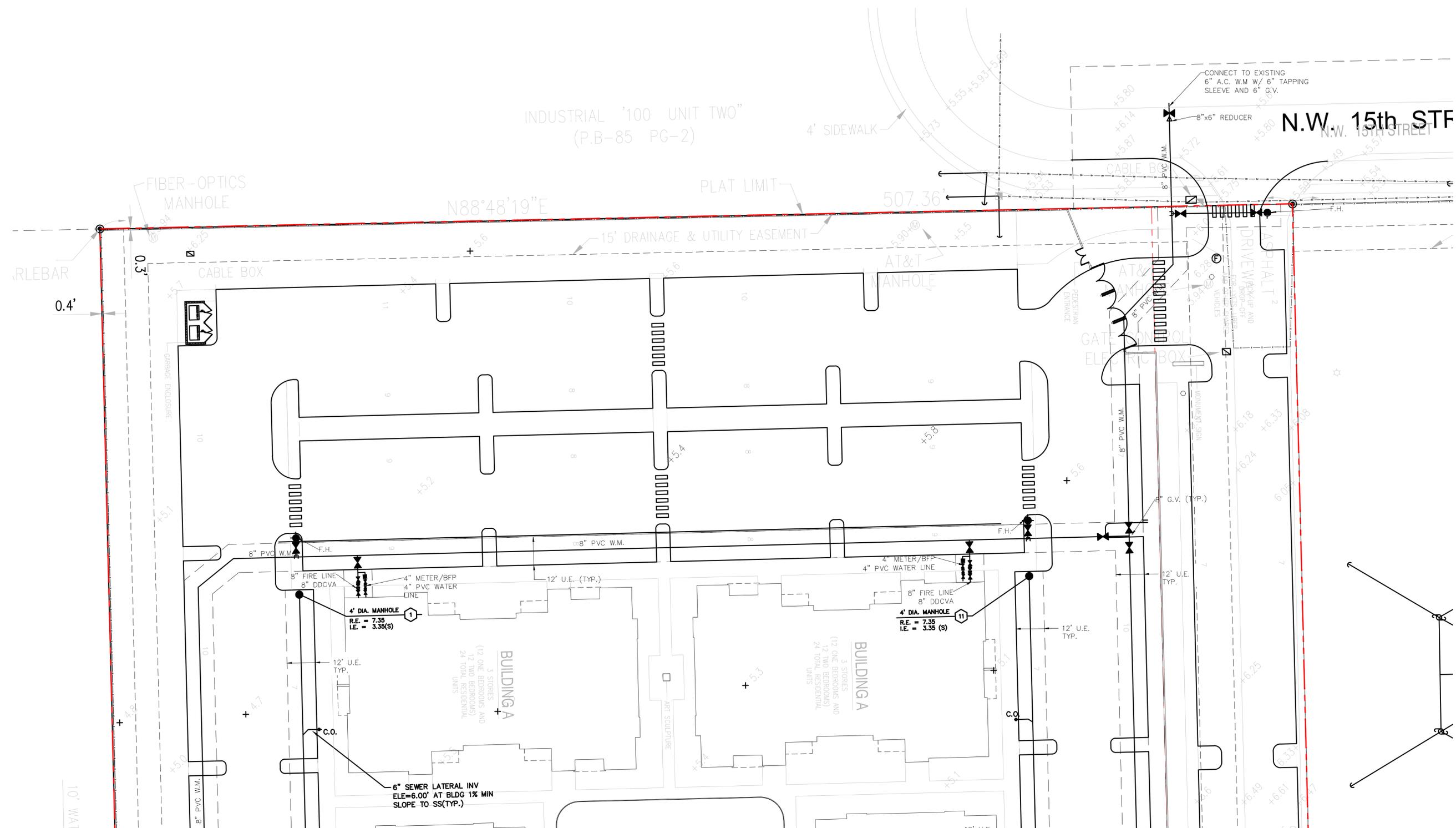
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PROJECT NO: 2019-013
 DRAWN: DC
 DATE: 10-3-2019
 DRAWING NAME: C- P&D
 SHEET NO: C-3
 OF 16

DESIGNER: MP
 DATE:
 PROJECT NO:
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 DATE: 10-3-2019
 DRAWING NAME:
 C- P&D
 SHEET NO:
 C-3
 OF 16

Certificate of Authorization No. 8604
 MARTIN PILOTE, F.L.C.E. # 55992

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MATCH LINE SEE SHEET C-5

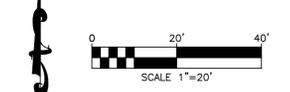
- NOTES:
- CONTRACTOR TO VERIFY EXISTING AND PROPOSED ELEVATIONS, EXISTING AND PROPOSED ELEVATIONS OF SEWER INVERTS AND SLOPES, CONFLICTS, ETC., AND REPORT ANY DISCREPANCIES TO THE ENGINEER, PRIOR TO THE START OF CONSTRUCTION.
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 - ALL WATER METERS SHALL HAVE A BACKFLOW PREVENTOR AS SIZED BY MEP MEETING CITY SPECIFICATIONS
 - ALL SEWER SERVICE SHALL BE 6" MINIMUM
 - ALL VALVES SHOWN SHALL BE GATE VALVES UNLESS OTHERWISE NOTED.
 - ALL BACKFLOW PREVENTION DEVICES TO BE CERTIFIED PRIOR TO ISSUANCE OF FINAL CO.
 - AT ALL WATERMAIN CROSSINGS CONTRACTOR SHALL INSTALL 20LF OF DIP CENTERED OVER THE CROSSING.
 - PROVIDE 36" OF COVER FOR PVC MAINS, AND 30" OF COVER FOR DIP MAINS

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 INV. = INVERT
 I.R. = IRON ROD
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 R.P.B. = ROAD PLAT BOOK
 (S) = SURVEY
 S.P. = STOP SIGN
 S.M. = SANDY MANHOLE
 S.M.H. = SOUTHERN BELL TELEPHONE MANHOLE
 S.M.W. = STORM MANHOLE
 T.B. = TRAFFIC BOX
 T.L.P. = TRAFFIC LIGHT POLE
 U.L. = UTILITY LOCATION
 U.L. = UTILITY LOCATION
 W.P. = WOOD POLE
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LEGEND:

	PROPOSED SWALE/DRY RETENTION ELEVATION	M.H.	MANHOLE
	PROPERTY LINE	EXIST.	EXISTING
	RIDGE LINE	SAN.	SANITARY
	EXISTING ELEVATION	TC	TOP OF CONCRETE/TOP OF CURB
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	DRAINAGE FLOW ARROW	T.O.P.	TOP OF PIPE
	PROPOSED PRE-CAST CATCH BASIN/STORM M.H. AND STRUCTURE NUMBER	C.O.	CLEAN OUT
	DRY RETENTION AREA	E.T.	EXFILTRATION TRENCH
	PROPOSED GATE VALVE	I.E.	INVERT ELEVATION
	APPROXIMATE LIMITS OF DIP FOR WATERMAIN OR SANITARY SEWER	R.E.	RIM ELEVATION
		W	WIDE
		D	DEEP



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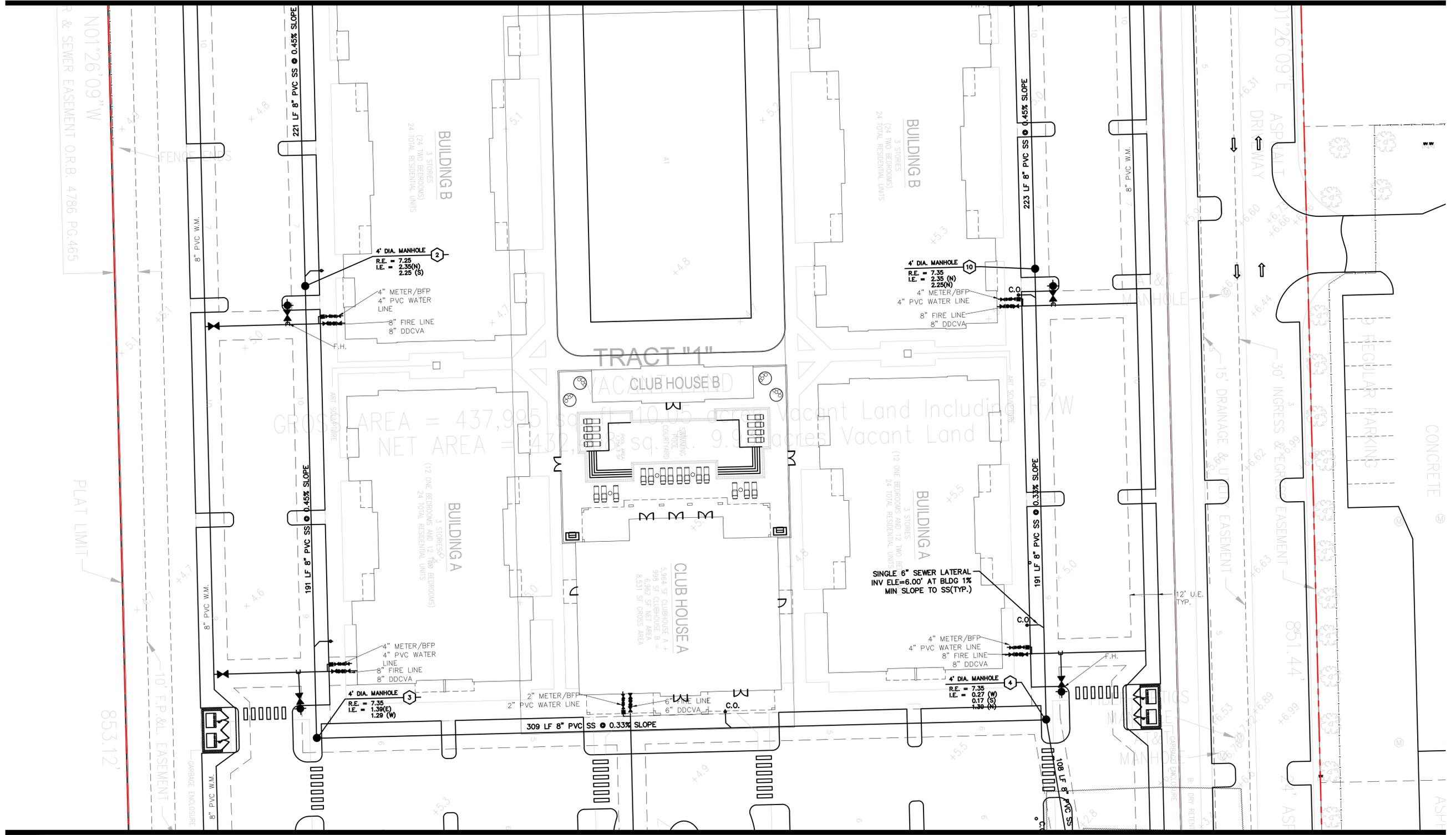
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LE PARC AT LAUDERHILL NW 40 AVENUE LAUDERHILL, FLORIDA 33313 WATER AND SEWER PLAN	
Globe Engineering, Inc. Civil Engineering - Land Planning - Construction Management 4839 SW 148 Avenue, Suite 507 Fort Lauderdale, FL 33330 Phone: 954-316-7628 www.civil-engineer.us	Certificate of Authorization No. 8604 MARTIN PILOTE FLORIDA PE LICENCE # 55992
DESIGNED: MP DRAWN: DC PROJECT NO: 2019-013 DRAWING NAME: C- WS SHEET NO: C-4 4 OF 16	DATE: 10-3-2019 DATE: DATE: NO. OF REVISIONS: NO. OF REVISIONS: NO. OF REVISIONS: NO. OF REVISIONS:

MATCH LINE SEE SHEET C-4



MATCH LINE SEE SHEET C-6

- NOTES:
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 W.V. = WATER VALVE

LEGEND:

	PROPOSED SWALE/DRY RETENTION ELEVATION		M.H. MANHOLE
	PROPERTY LINE		EXIST. EXISTING
	RIDGE LINE		SAN. SANITARY
	EXISTING ELEVATION		TC TOP OF CONCRETE/TOP OF CURB
	PROPOSED ELEVATION		TP TOP OF PAVEMENT
	DRAINAGE FLOW ARROW		T.O.P. TOP OF PIPE
	PROPOSED PRE-CAST CATCH BASIN/STORM M.H. AND STRUCTURE NUMBER		C.O. CLEAN OUT
	DRY RETENTION AREA		E.T. INFILTRATION TRENCH
	PROPOSED GATE VALVE		I.E. INVERT ELEVATION
	APPROXIMATE LIMITS OF DIP FOR WATERMAIN OR SANITARY SEWER		R.E. RIM ELEVATION
			W WIDE
			D DEEP



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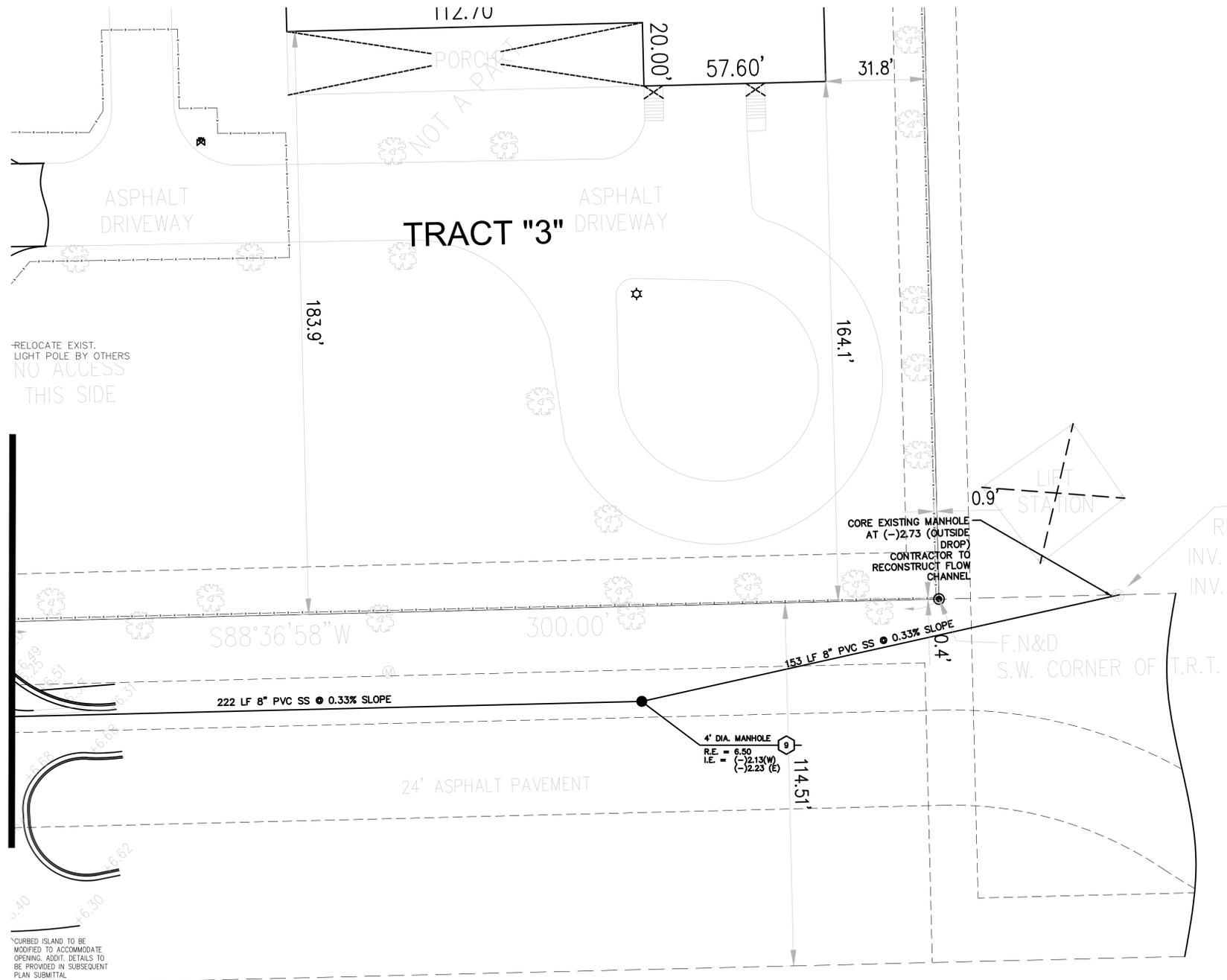
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DESIGNED: MP DRAWN: DC PROJECT NO: 2019-013 DRAWING NAME: C- WS SHEET NO: C-5 5 OF 16	DATE: 10-3-2019

FOR CONTINUATION OF SANITARY
SEWER SEE SHEET C-6



RELOCATE EXIST.
LIGHT POLE BY OTHERS
NO ACCESS
THIS SIDE

CURBED ISLAND TO BE
MODIFIED TO ACCOMMODATE
OPENING. ADDIT. DETAILS TO
BE PROVIDED IN SUBSEQUENT
PLAN SUBMITTAL

NOTES:

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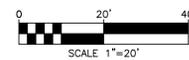
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- C.M.C. = CONCRETE
- D.B. = DEED BOOK
- F.I.L. = FIRE HYDRANT
- F.N.D. = FOUND
- F.P. = FLORIDA POWER & LIGHT
- I.V. = INVERT
- L.E. = LICENSE BUSINESS
- L.P. = LICENSE SURVEY
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LEGEND:

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	EXISTING ELEVATION	TC	TOP OF CONCRETE/TOP OF CURB
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	DRAINAGE FLOW ARROW	T.O.P.	TOP OF PIPE
	PROPOSED PRE-CAST CATCH BASIN/STORM M.H. AND STRUCTURE NUMBER	C.O.	CLEAN OUT
	DRY RETENTION AREA	E.T.	EXFILTRATION TRENCH
	PROPOSED GATE VALVE	I.E.	INVERT ELEVATION
	APPROXIMATE LIMITS OF DIP FOR WATERMAIN OR SANITARY SEWER	R.E.	RIM ELEVATION
		W	WIDE
		D	DEEP

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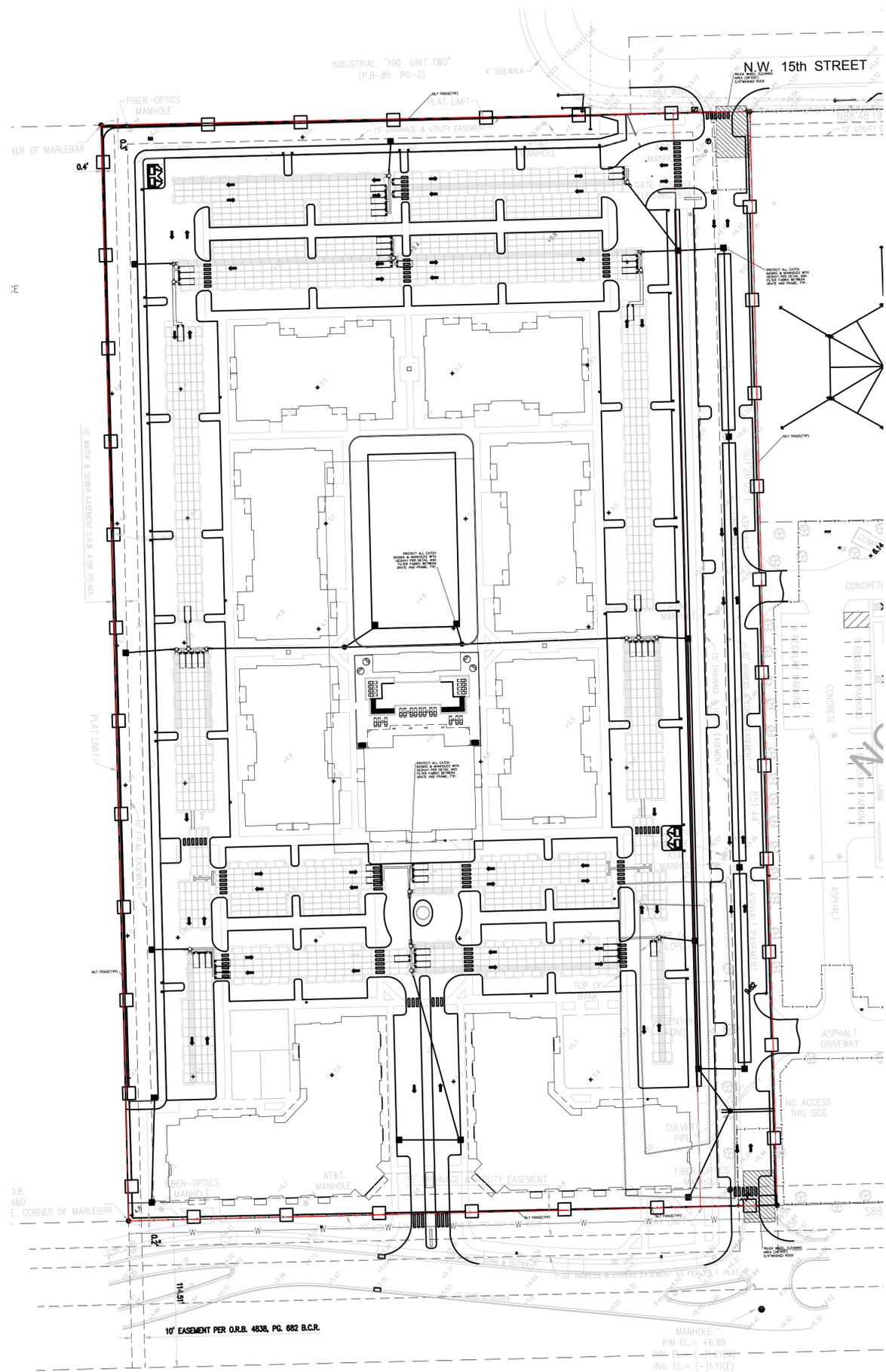
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DESIGNED: MP	DATE:
DRAWN: DC	10-3-2019
PROJECT NO:	2019-013
DRAWING NAME:	C- WS
SHEET NO:	C-7
	7 OF 16

Certificate of Authorization No. 8604

MARTIN PILOTE # 55992
FLORIDA PE LICENCE # 55992



LEGEND:

- SILT FENCE
- TRUCK WHEEL CLEANING AREA

REFER TO DETAIL SHEET C-9 FOR ADDITIONAL PPP DETAILS

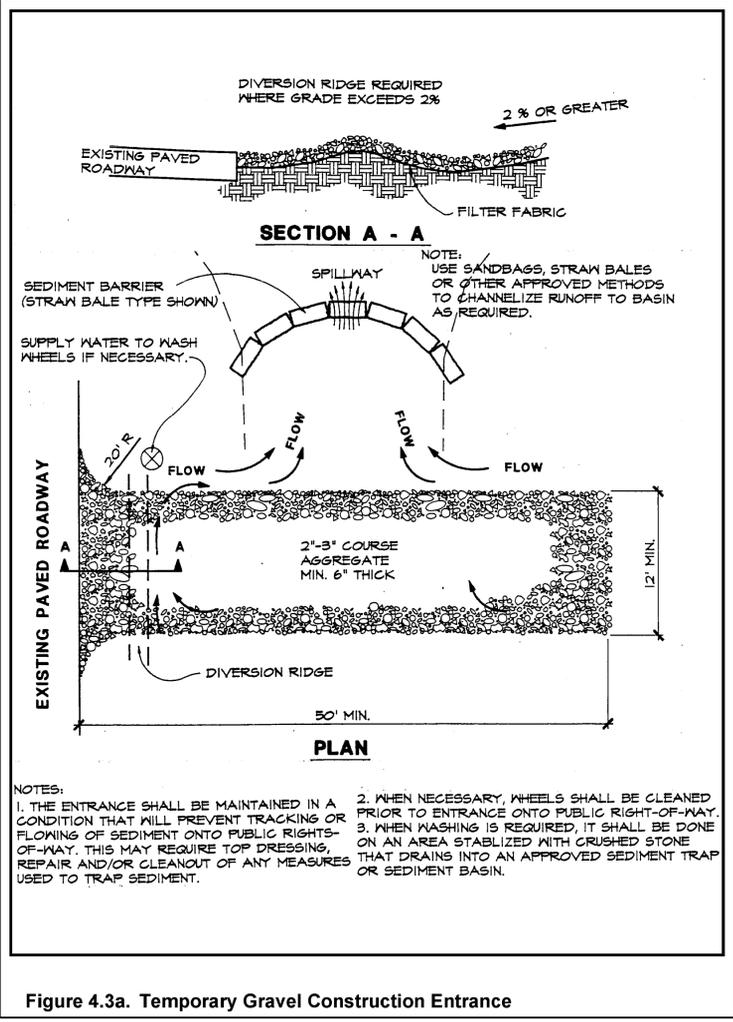
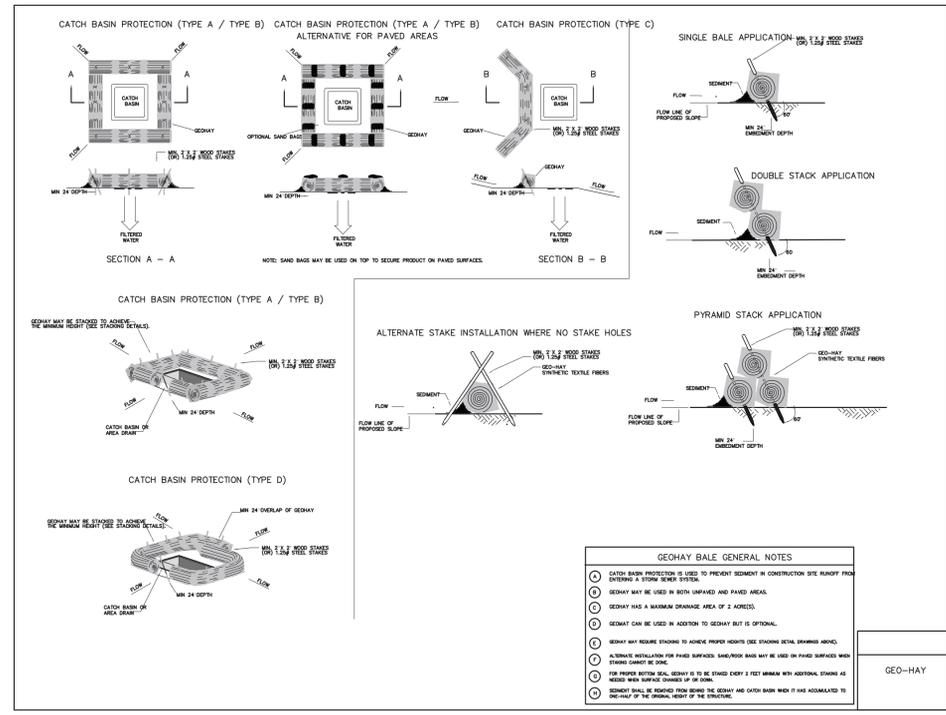
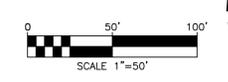
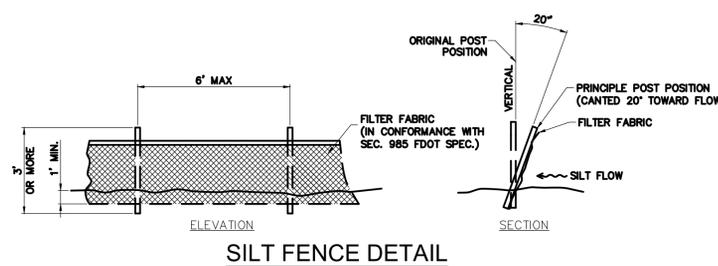


Figure 4.3a. Temporary Gravel Construction Entrance

- NOTES TO OWNER AND/OR CONTRACTOR:**
1. THE CITY AND THE STATE HAVE AN ORDINANCE CONCERNING EROSION AND SEDIMENT CONTROL ON CONSTRUCTION SITES. ALL PROPOSED CONSTRUCTION SITES ARE REQUIRED TO SUBMIT AN EROSION AND SEDIMENTATION CONTROL/SWPPP PLAN INCORPORATING BEST MANAGEMENT PRACTICES (BMP) WHEN GETTING A BUILDING PERMIT. ALL SITES MAY BE PERIODICALLY INSPECTED BY THE CITY AND/OR STATE AND IF BMP ARE NOT IN PLACE, FINES WILL BE IMPOSED UPON THE OWNER AND/OR CONTRACTOR.
 2. AT EACH CATCH BASIN/MANHOLE (M.H.), PLACE FILTER FABRIC BETWEEN GRATE/M.H. COVER AND FRAME TO PREVENT SEDIMENT ENTERING THE DRAINAGE SYSTEM.
 3. THE MINIMUM BMP SHOWN ON THIS SHEET MAY NEED TO BE MODIFIED AND/OR INCREASED BY THE OWNER/CONTRACTOR TO COMPLY WITH CITY AND/OR STATE REQUIREMENTS. THE OWNER AND/OR CONTRACTOR SHALL TAKE ANY ACTION NECESSARY TO PREVENT ANY SEDIMENTATION RUNOFF OFF-SITE.
 4. THE OWNER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE DAY TO DAY MANAGEMENT OF THE BMP FOR THIS PROJECT.
 5. THERE ARE SIGNIFICANT PENALTIES FOR NOT IMPLEMENTING A SWPPP AND/OR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.
 6. TOP TIPS FOR THE OWNER AND/OR CONTRACTOR TO AVOID NPDES PHASE II FINES FROM THE FDP:
 - A. SUBMIT A NOTICE OF INTENT TO THE FDP BEFORE STARTING WORK.
 - B. OBTAIN AN NPDES PERMIT FROM THE FDP BEFORE STARTING WORK.
 - C. PREPARE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) BEFORE STARTING WORK.
 - D. KEEP A SIGNED COPY OF YOUR SWPPP ON SITE AND UPDATE IT REGULARLY.
 - E. IMPLEMENT ALL PARTS OF YOUR SWPPP THROUGHOUT THE PROJECT.
 - F. PROPERLY TRAIN ALL INVOLVED CONTRACTORS.
 - G. CORRECTLY INSTALL AND MAINTAIN BEST MANAGEMENT PRACTICES.
 - H. INSPECTIONS AND INSPECTION REPORTS MUST OCCUR AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM EVENT THAT IS 0.50 INCHES OR GREATER.
 - I. PERFORM TIMELY INSPECTIONS AND CORRECT PROBLEMS WITHIN 24 HOURS.
 - J. MAINTAIN COMPLETE RECORDS OF ALL SWPPP ACTIVITIES.
 - K. NEVER DISCHARGE SEDIMENT AND/OR MUDDY WATER OR OTHER POLLUTANTS FROM THE SITE.
 7. RE-APPLY FOR COVERAGE EVERY FIVE YEARS (IF THE CONSTRUCTION ACTIVITY EXTENDS BEYOND A 5-YEAR PERIOD) OR SUBMIT AN N.O.T. (NOTICE OF TERMINATION) TO THE FDP TO TERMINATE COVERAGE.
 - A. THE PERMITTEE SHALL RETAIN COPIES OF STORMWATER POLLUTION PLANS AND ALL REPORTS REQUIRED BY THIS PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT, FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED. THIS PERIOD MAY BE EXTENDED BY REQUEST OF THE FDP AT ANY TIME.
 - B. THE PERMITTEE SHALL RETAIN A COPY OF THE STORMWATER POLLUTION PREVENTION PLAN REQUIRED BY THIS PERMIT AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.



ATTENTION IS DIRECTED TO THE FACT THAT THESE PLANS MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

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LE PARC AT LAUDERHILL NW 40 AVENUE LAUDERHILL, FLORIDA 33313		DESCRIPTION REVISIONS NO. DATE
STORMWATER POLLUTION PREVENTION PLAN		
Globe Engineering, Inc. Civil Engineering - Land Planning - Construction Management 4839 SW 148 Avenue, Suite 507 Fort Lauderdale, FL 33330 Phone: 954-316-7628 www.civil-engineer.us		Certificate of Authorization No. 8604 MARTIN PILOTE FLORIDA PE LICENCE # 55992
DESIGNED: MP DRAWN: DC	DATE: 10-3-2019	
PROJECT NO: 2019-013		
DRAWING NAME: C- SWPPP		
SHEET NO: C-8 8 OF 16		

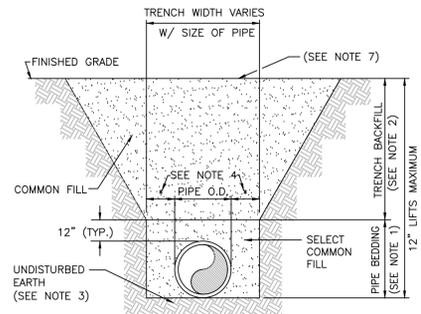
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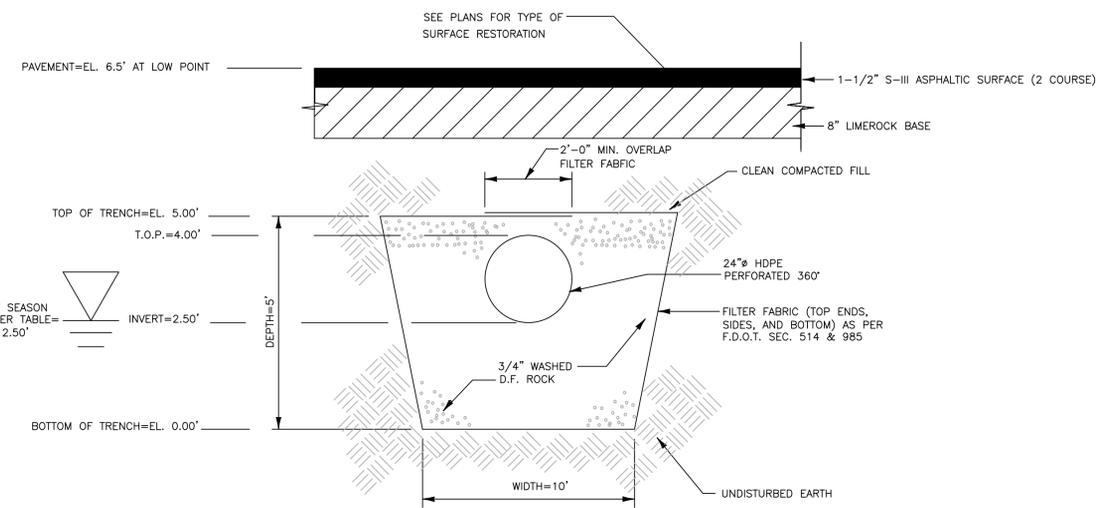
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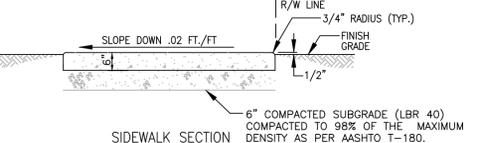
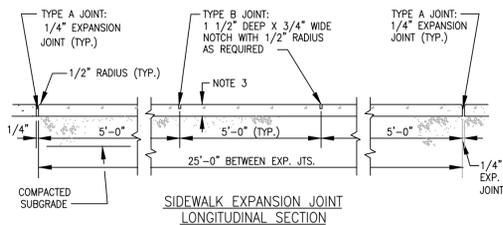
- NOTES:
- PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
 - TRENCH BACKFILL: COMMON FILL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
 - PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE A BEDDING AND TRENCHING DETAIL MAY BE REQUIRED AS DIRECTED BY THE CITY.
 - (*) 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
 - WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
 - ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
 - SEE PLAN FOR TYPE SURFACE RESTORATION

BEDDING AND TRENCHING DETAIL
N.T.S.



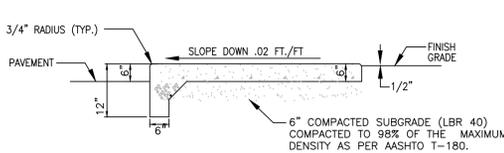
TYPICAL EXFILTRATION TRENCH SECTION
N.T.S.

1. BASED ON EXISTING SOIL CONDITIONS TRENCH BOX OR OTHER SHORING METHOD MAY BE REQUIRED

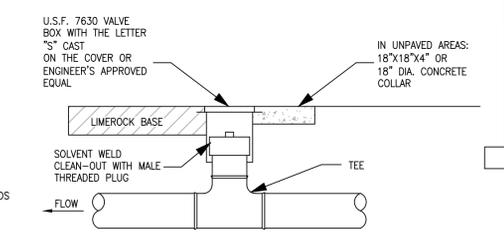


- NOTES:
- CONCRETE TO BE CLASS 1, 3,000 P.S.I.
 - USE OF REINFORCED CEMENT IS PROHIBITED
 - 6" THICK SIDEWALK THROUGHOUT (TYP.), PER CITY STANDARDS
 - SIDEWALK SLOPES SHALL MEET THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
 - CONSTRUCT EXPANSION JOINTS AT SPACINGS SHOWN ABOVE; AT POINT OF CURVATURE; AT ADJOINING STRUCTURES; AND, AT THE END OF DAYS WORK.

SIDEWALK DETAIL
N.T.S.

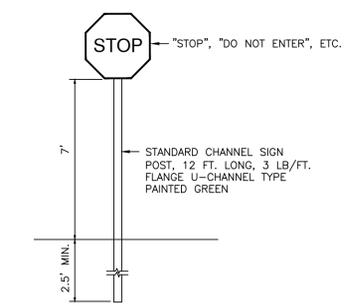


SIDEWALK SECTION WITH THICKENED EDGE, ON PRIVATE PROPERTY
N.T.S.



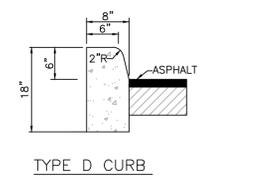
SANITARY SEWER CLEAN-OUT DETAIL ON PRIVATE PROPERTY
N.T.S.

- NOTES:
- ROUGH IN RISER TO 1 FOOT ABOVE FINISHED GRADE AND CAP CUT BACK TO FINISHED GRADE UPON COMPLETING THE PROJECT.
 - ALL CLEANOUTS SHALL BE TWO-WAY CLEANOUTS



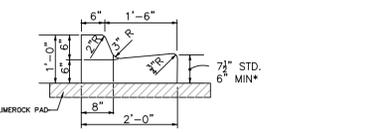
SIGN DETAIL
N.T.S.

- NOTES:
- STOP SIGN SHALL BE HIGH INTENSITY, 30" X 30"
 - THIS DETAIL SHALL NOT BE USED FOR STOP SIGN AT LAKE WORTH ROAD. CONTRACTOR SHALL FOLLOW FDOT INDEX 11860 AND 17302 FOR TYPICAL SIGN IN FDOT RIGHT OF WAY.

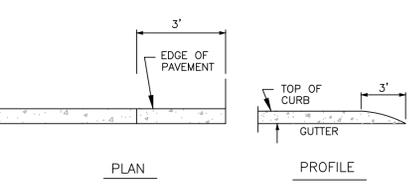


CURB AND GUTTER DETAIL
N.T.S.

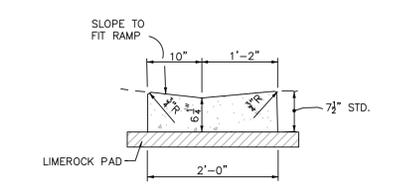
- NOTES:
- CONTRACTION JOINTS SHALL BE AS PER FDOT INDEX 300
 - EXPANSION JOINTS SHALL BE AS PER SECTION 520 OF THE FDOT STANDARD SPECIFICATIONS



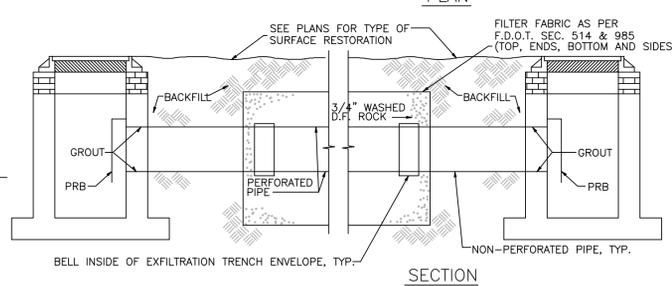
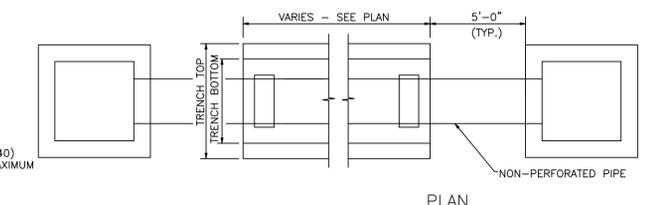
CONCRETE CURB AND GUTTER DETAIL TYPE F
N.T.S.



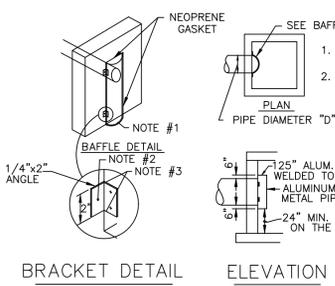
STANDARD CURB ENDING DETAIL
N.T.S.



DROP CURB
N.T.S.
NOTE: TO BE PAID FOR AS PARENT CURB.



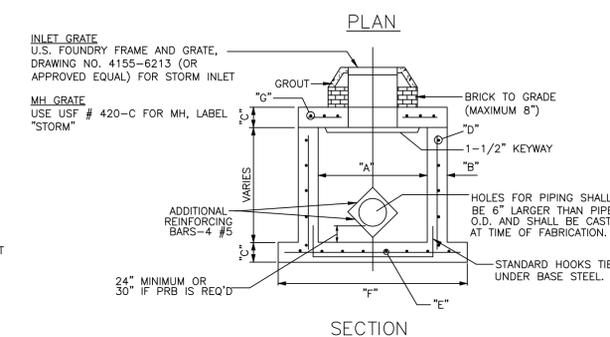
TYPICAL EXFILTRATION TRENCH
N.T.S.



POLLUTION RETARDANT BAFFLE
N.T.S.

- NOTES:
- CONTRACTOR TO VERIFY THAT BAFFLE WILL FIT STRUCTURE I.D.
 - BAFFLE REQUIRED AT CATCH BASIN CONNECTED DIRECTLY TO PROPOSED DRAINFIELD.
 - PROVIDE NEOPRENE GASKET ON SIDES AND TOP.
 - PROVIDE SHOP DRAWINGS PRIOR TO ORDERING.

TABLE 1	
D	BAFFLE DIA.
12"	15"
12"	18"
18"	24"
24"	30"
30"	36"
36"	42"



"A"	"B"	"C"	"D"	"E"	"F"	"G"
4' X 4'	8"	8"	#5@12"CCEW	#5@12"CCEW	7'-4" Ø	#5@8"CCEW

PRECAST CATCH BASIN - TYPE "C"
N.T.S.

- NOTES:
- REINFORCING STEEL TO BE PER ASTM C-478
 - GRADE 40 STEEL OR GREATER
 - CONTRACTOR SHALL FOLLOW FDOT INDEX 200, 201 AND 232 FOR STRUCTURE #17, 18, AND 19
 - GROUT INSIDE STRUCTURE BETWEEN TOP SLAB AND WALLS INCLUDING ALL BRICK WORK.

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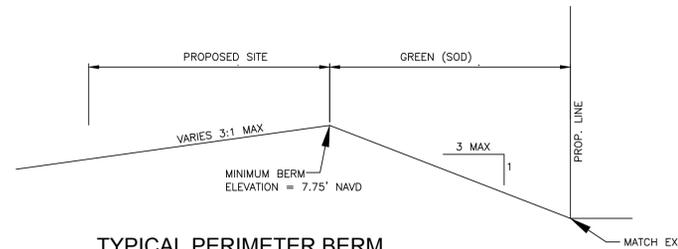
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DESIGNED: MP	DATE:
DRAWN: DC	10-3-2019
PROJECT NO:	2019-013
DRAWING NAME:	C- DETAILS
SHEET NO:	C-9
	9 OF 16

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CIVIL ENGINEERING DETAILS

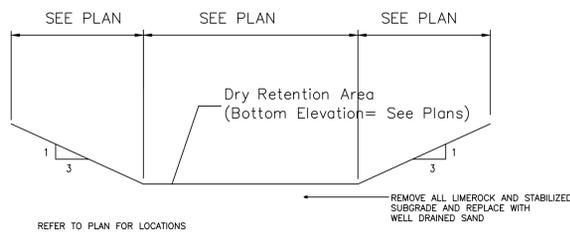
Globe Engineering, Inc.
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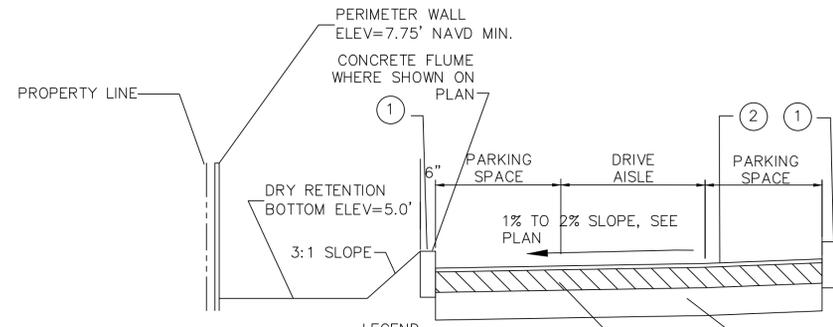


TYPICAL PERIMETER BERM

NOTES:
1. IF PERIMETER GRADES ARE NOT AT OR ABOVE THE 25YEAR-3DAY STAGE THEN CONTRACTOR SHALL BUILD PERIMETER BERM AS SHOWN

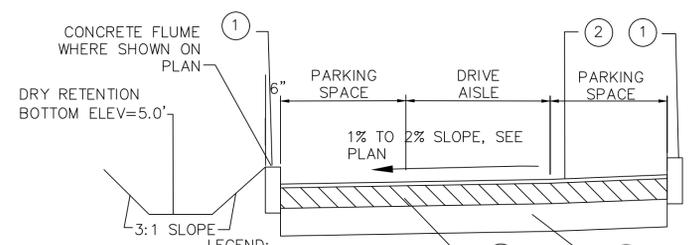


DRY RETENTION AREA CROSS SECTION
N.T.S.



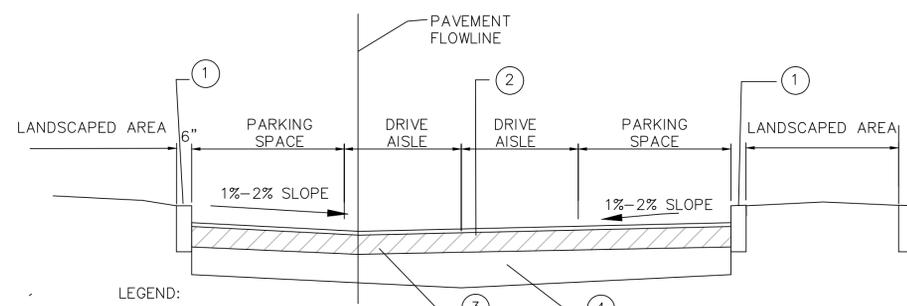
TYPICAL SECTION A-A
N.T.S.

- LEGEND:
- ① TYPE "D" CURB, 6" HIGH
 - ② 1-1/2" TYPE S-III ASPHALT, OVER TACK COAT, IN 2 LIFTS
 - ③ 8" LIMEROCK BASE, PRIMED, COMPACTED TO A MINIMUM OF 98% OF MAX. DENSITY, PER AASHTO T-180, MIN. LBR 100.
 - ④ 12" SUBGRADE, COMPACTED TO A MINIMUM OF 98% OF MAX. DENSITY, PER AASHTO T-180. MIN. LBR 40.



TYPICAL SECTION B-B
N.T.S.

- LEGEND:
- ① TYPE "D" CURB, 6" HIGH
 - ② 1-1/2" TYPE S-III ASPHALT, OVER TACK COAT, IN 2 LIFTS
 - ③ 8" LIMEROCK BASE, PRIMED, COMPACTED TO A MINIMUM OF 98% OF MAX. DENSITY, PER AASHTO T-180, MIN. LBR 100.
 - ④ 12" SUBGRADE, COMPACTED TO A MINIMUM OF 98% OF MAX. DENSITY, PER AASHTO T-180. MIN. LBR 40.



TYPICAL SECTION C-C
N.T.S.

- LEGEND:
- ① TYPE "D" CURB, 6" HIGH
 - ② 1-1/2" TYPE S-III ASPHALT, OVER TACK COAT, IN 2 LIFTS
 - ③ 8" LIMEROCK BASE, PRIMED, COMPACTED TO A MINIMUM OF 98% OF MAX. DENSITY, PER AASHTO T-180, MIN. LBR 100.
 - ④ 12" SUBGRADE, COMPACTED TO A MINIMUM OF 98% OF MAX. DENSITY, PER AASHTO T-180. MIN. LBR 40.

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DESIGNED: MP	DATE:
DRAWN: DC	10-3-2019
PROJECT NO:	2019-013
DRAWING NAME:	C- DETAILS
SHEET NO:	C-10
	10 OF 16

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PROJECT INFORMATION	
ENGINEERED BY:	JOSEPH HURT
PRODUCT MANAGER:	561-658-8039 JOSEPH.HURT@ADS-PIPE.COM
ADS SALES REP.:	TIM TEAHAN 561-246-5480 TIM.TEAHAN@ADS-PIPE.COM
PROJECT NO.:	S150025



ADVANCED DRAINAGE SYSTEMS, INC.



LE PARC AT LAUDERHILL LAUDERHILL, FL

SC-740 STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH SC-740.
- CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESSIONS.
- CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 550 LBS/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
 - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
 - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
 - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-740 SYSTEM

- STORMTECH SC-740 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
 - STONES/HOOTER LOCATED OFF THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4-2" (20-50 mm).
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

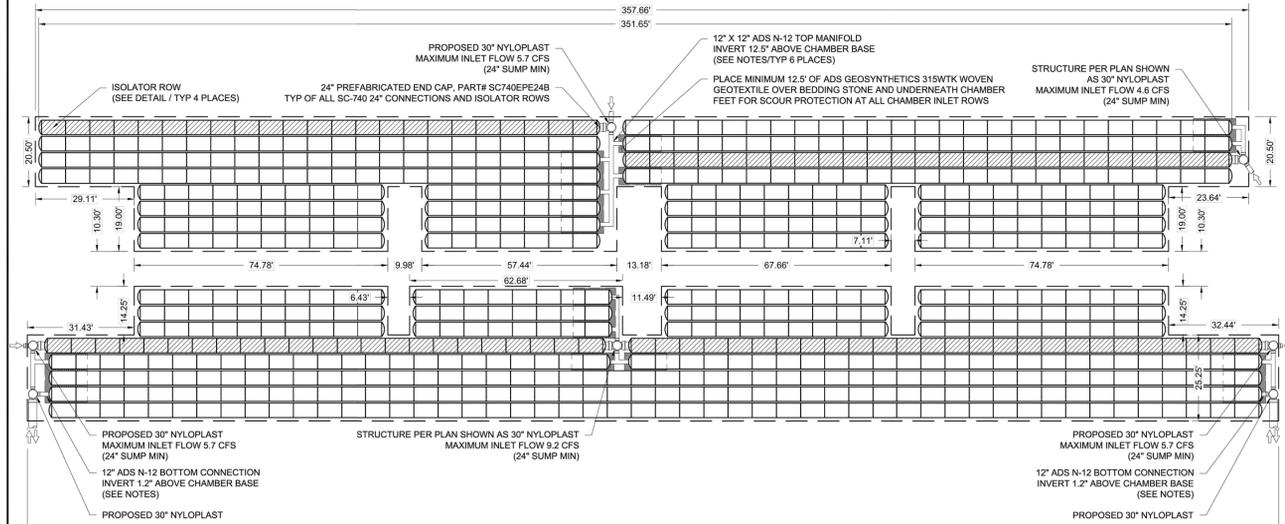
- STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
 - THE USE OF CONSTRUCTION EQUIPMENT OVER SC-740 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER Tired LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
 - FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.
- USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.
- CONTACT STORMTECH AT 1-888-892-2894 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

PROPOSED LAYOUT (ALL BEDS) (CONTINUED TO SHEET 6)	
1949	STORMTECH SC-740 CHAMBERS
278	STORMTECH SC-740 END CAPS
6	STONE ABOVE (in)
6	STONE BELOW (in)
40	% STONE VOID
135107	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (ABOVE ELEV. 2.50)
70108	SYSTEM AREA (ft ²)
6020	SYSTEM PERIMETER (ft)

PROPOSED ELEVATIONS	
13.00	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED)
7.00	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC)
6.50	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC)
6.50	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT)
6.50	MINIMUM ALLOWABLE GRADE (TOP OF RIGID PAVEMENT)
5.50	TOP OF STONE
5.00	TOP OF SC-740 CHAMBER
3.54	12" TOP MANIFOLD INVERT
2.80	12" BOTTOM MANIFOLD/CONNECTION INVERT
2.51	24" BOTTOM MANIFOLD/CONNECTION INVERT
2.51	24" ISOLATOR ROW CONNECTION INVERT
2.50	BOTTOM OF SC-740 CHAMBER
2.00	BOTTOM OF STONE

NOTES

- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH SHEET #7 FOR MANIFOLD SIZING GUIDANCE.
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LE PARC AT LAUDERHILL
LAUDERHILL, FL

DATE: 9/18/19 DRAWN: SMAC
PROJECT #: S150025 CHECKED: KJL

DESCRIPTION: 70 AVENUE ROAD, SUITE 1100, HILLIARD, OH 43026
660-526-8188 (888)892-2894 WWW.STORMTECH.COM
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4680 TRUENAN BLVD
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ADS
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2 SHEET OF 9

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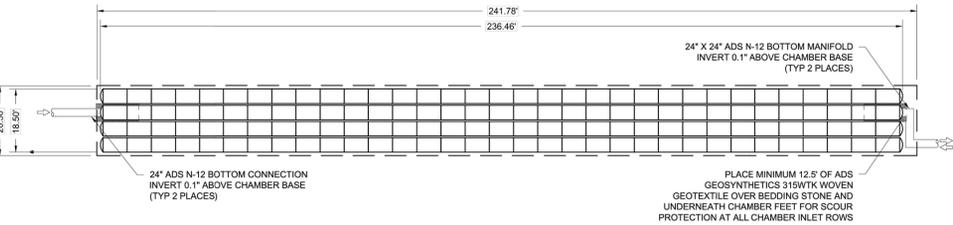
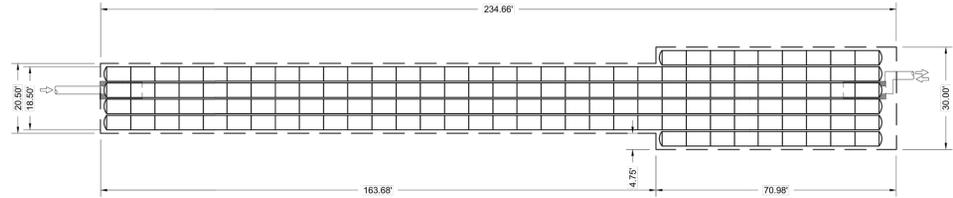
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DRAWING NAME:
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11 OF 16

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LAUDERHILL, FLORIDA 33313
CIVIL ENGINEERING DETAILS

Globe Engineering, Inc.
Civil Engineering - Land Planning - Construction Management
4839 SW 148 Avenue, Suite 507
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Phone: 954-316-7628
www.civil-engineer.us
Certificate of Authorization No. 8604
MARTIN PILOTE, FLORIDA PE LICENCE # 55992

NO.	DATE	DESCRIPTION	REVISIONS



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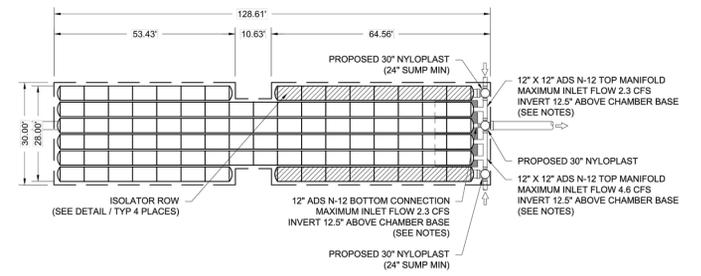
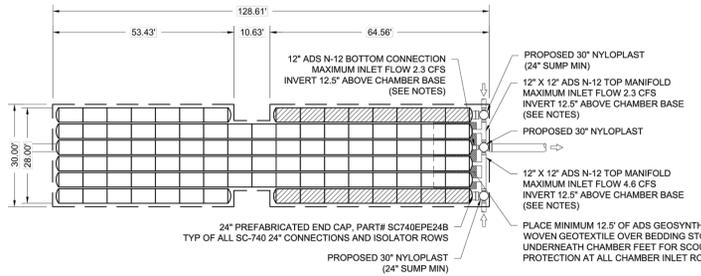
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HILLIARD, OH 43026

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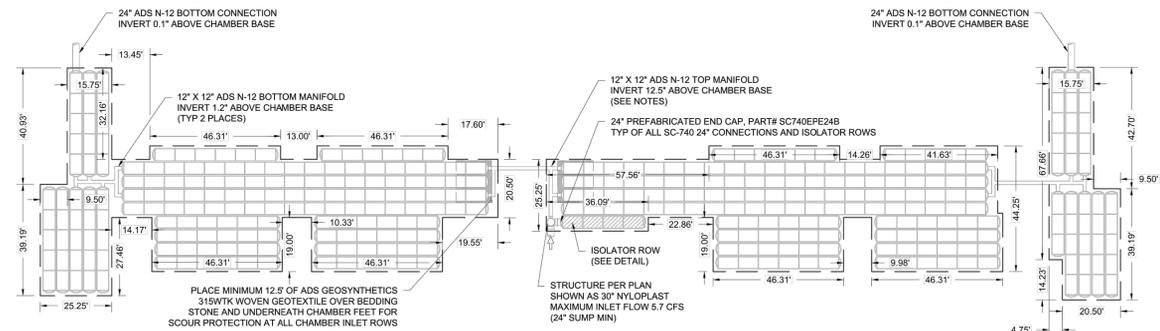
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MARTIN PILOTE
FLORIDA PE LICENCE # 55992



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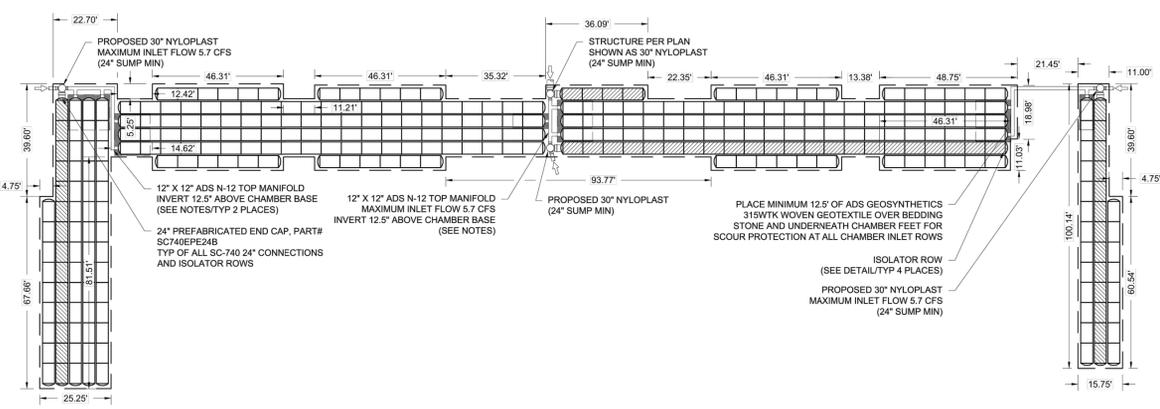
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880-584-9181 880-584-2084 WWW.STORMTECH.COM

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ADVANCED GEOTECHNICAL SYSTEMS, INC.

67' 0" 30' 0" 60'

5 SHEET OF 9



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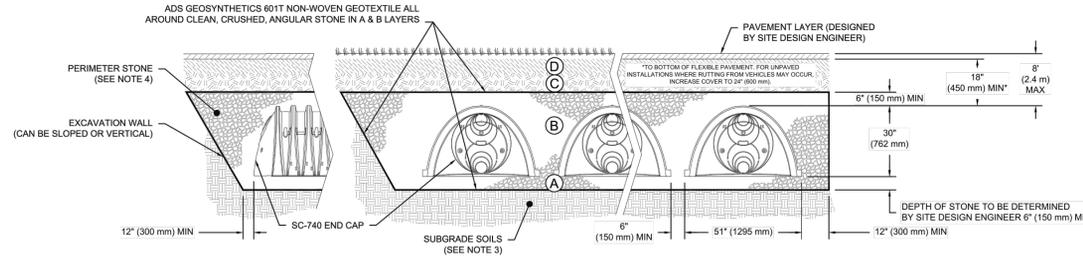
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MARTIN PILOTE
FLORIDA PE LICENCE # 55992

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'C' LAYER.	AASHTO M145' A-1, A-2-4, A-3 OR AASHTO M43' 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN), DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43' 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43' 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

- PLEASE NOTE:
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
 - STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
 - WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
 - ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:

- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LBS-IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

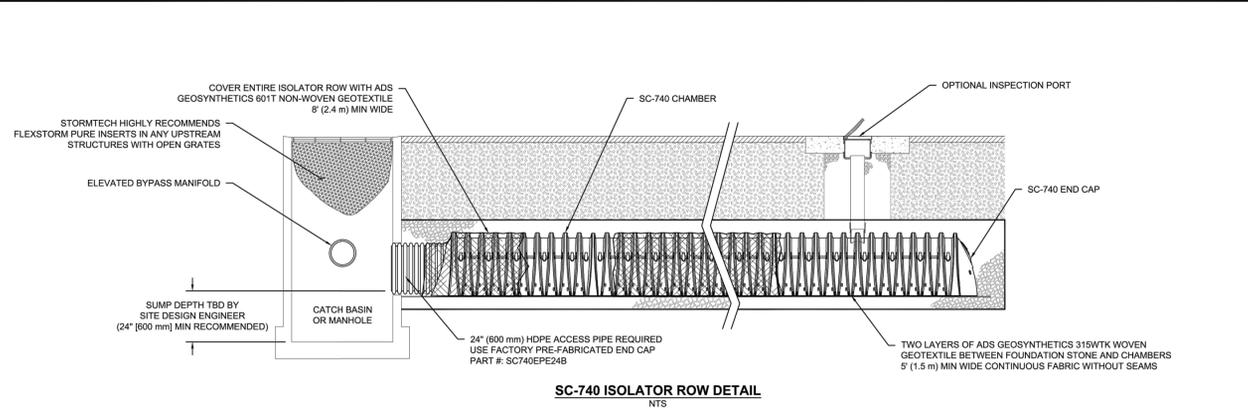
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7 SHEET OF 9



INSPECTION & MAINTENANCE

- STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- INSPECTION PORTS (IF PRESENT)
 - REMOVE/OPEN LID ON NYLOPLAST IN-LINE DRAIN
 - REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
 - USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
 - LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
 - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
 - ALL ISOLATOR ROWS
 - REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW USING A FLASHLIGHT. INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
 - MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
 - FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
 - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
 - APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
 - VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

LE PARC AT LAUDERHILL
LAUDERHILL, FL

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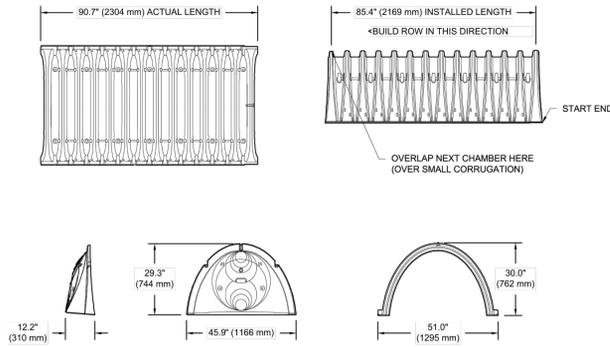
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FLORIDA PE LICENCE

Certificate of Authorization No. 8604

SC-740 TECHNICAL SPECIFICATION
NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	51.0' X 30.0' X 85.4'	(1295 mm X 762 mm X 2169 mm)
CHAMBER STORAGE	45.9 CUBIC FEET	(1.30 m ³)
MINIMUM INSTALLED STORAGE*	74.9 CUBIC FEET	(2.12 m ³)
WEIGHT	75.0 lbs.	(33.6 kg)

*ASSUMES 6" (152 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS

PRE-FAB STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
PRE-CORED END CAPS END WITH "PC"

PART #	STUB	A	B	C
SC740EPE06T / SC740EPE06TPC	6" (150 mm)	10.9" (277 mm)	18.5" (470 mm)	---
SC740EPE06B / SC740EPE06BPC	---	---	---	0.5" (13 mm)
SC740EPE08T / SC740EPE08TPC	8" (200 mm)	12.2" (310 mm)	16.5" (419 mm)	---
SC740EPE08B / SC740EPE08BPC	---	---	---	0.6" (15 mm)
SC740EPE10T / SC740EPE10TPC	10" (250 mm)	13.4" (340 mm)	14.5" (368 mm)	---
SC740EPE10B / SC740EPE10BPC	---	---	---	0.7" (18 mm)
SC740EPE12T / SC740EPE12TPC	12" (300 mm)	14.7" (373 mm)	12.5" (318 mm)	---
SC740EPE12B / SC740EPE12BPC	---	---	---	1.2" (30 mm)
SC740EPE15T / SC740EPE15TPC	15" (375 mm)	18.4" (467 mm)	9.0" (229 mm)	---
SC740EPE15B / SC740EPE15BPC	---	---	---	1.3" (33 mm)
SC740EPE18T / SC740EPE18TPC	18" (450 mm)	19.7" (500 mm)	5.0" (127 mm)	---
SC740EPE18B / SC740EPE18BPC	---	---	---	1.6" (41 mm)
SC740EPE24B*	24" (600 mm)	18.5" (470 mm)	---	0.1" (3 mm)

ALL STUBS, EXCEPT FOR THE SC740EPE24B ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2894.

* FOR THE SC740EPE24B THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL.

LE PARC AT LAUDERHILL
LAUDERHILL, FL
DATE: 9-18-19 DRAWN: SMAC
PROJECT #: S190025 CHECKED: ALJ

NO.	DATE	DESCRIPTION

Stormtech
4640 TRUHEMAN BLVD
HILLIARD, OH 43026
www.stormtech.com

SDS
4640 TRUHEMAN BLVD
HILLIARD, OH 43026
www.sdsinc.com

9 SHEET OF 9

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Sunshine 811
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
Check positive response codes before you dig!

**-NOT FOR CONSTRUCTION-NOT FOR BID-
FOR SITE PLAN SUBMITTAL/ DRC REVIEW ONLY
SUBJECT TO GOVERNMENTAL AGENCIES APPROVAL**

NO.	DATE	DESCRIPTION

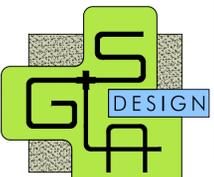
LE PARC AT LAUDERHILL
NW 40 AVENUE
LAUDERHILL, FLORIDA 33313
CIVIL ENGINEERING DETAILS

Globe Engineering, Inc.
Civil Engineering - Land Planning - Construction Management
4839 SW 148 Avenue, Suite 507
Fort Lauderdale, FL 33330
www.civil-engineer.us

DESIGNED: MP	DATE:
DRAWN: DC	10-3-2019
PROJECT NO:	2019-013
DRAWING NAME:	C- DETAILS
SHEET NO:	C-15
OF	15 OF 16

MARTIN PILOTE
FLORIDA PE LICENCE # 55992

Certificate of Authorization No. 8604



GARDNER + SEMLER
LANDSCAPE ARCHITECTURE
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17670 NW 78th AVE., SUITE 214
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CORP. ID # 0000266

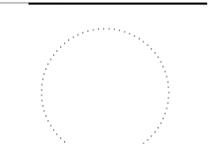
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LE PARC AT LAUDERHILL

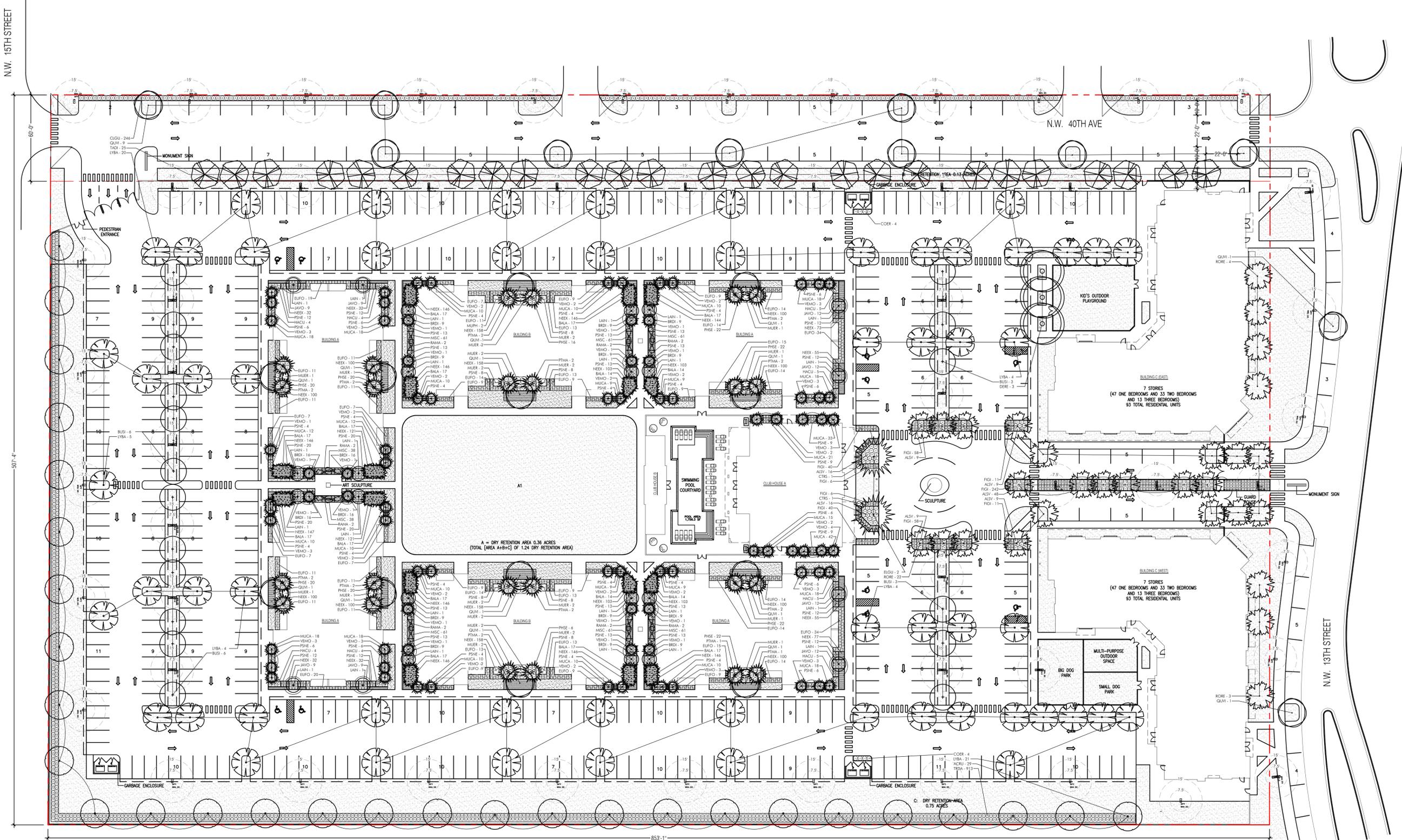
N.W. 40th Avenue
Lauderhill, FL 33313

REV.	
TITLE	

PLANTING PLAN



Ken Gardner
Karl Semler
DATE 10.04.2019
SCALE as noted
SHEET LA1.01



PLANTING PLAN

SCALE: 1/32" = 1'-0"

LANDSCAPE SPECIFICATIONS
PART 1 - GENERAL

- 1.1 **SCOPE**
A. Contractor shall provide all labor, materials, equipment, supervision, and related work necessary to complete the landscape work in accordance with the intent of the landscape plans, schedules and these specifications. The extent of work is shown on the drawings which are a part of this document.
- 1.2 **CONTRACTOR QUALIFICATIONS**
A. Landscape installation work to be performed by a Contractor Certified by the Florida Nurserymen, Growers and Landscape Association (FNGLA) as a Certified Landscape Contractor. Any pruning to be supervised by an Arborist, certified by the International Society of Arboriculture (ISA) and licensed in Miami-Dade County.
- 1.3 **INVESTIGATION OF UTILITIES**
A. Prior to beginning work, the Contractor shall be responsible to locate existing underground utilities. Check with all utility companies and Sunshine State, call (811).
- 1.4 **SUBSTITUTIONS**
A. Only materials specified will be accepted, unless approved in writing by the Landscape Architect in advance.
- 1.5 **PLANT SIZES**
A. All plant sizes shall be equal or exceed the minimum sizes as specified in the plant list. When plant sizes are specified as a range of size, installed materials shall average the mean of the range specified. Plants shall be measured following pruning, with branches in normal position. All necessary pruning shall be done at the time of planting.

- 1.6 **PLANT QUALITY**
A. All plant material shall be equal to or better than Florida No. 1 as classified by "Grades and Standards for Nursery Plants" by the Division of Plant Industry, Florida Department of Agriculture. They shall have a growth habit that is normal for the species; healthy, vigorous, free from insects, disease and injury.
- B. The Owner or Landscape Architect reserves the right to refuse any plant material which does not conform to the intent of the written specifications or design.
- C. **CIRCLING ROOTS FOUND ON CONTAINER-GROWN MATERIAL WILL NOT BE ACCEPTED UNLESS REMEDIAL ROOT PRUNING, APPROVED BY THE LANDSCAPE ARCHITECT IS DONE BEFORE PLANTING.**
- 1.7 **PLANT QUANTITY**
A. The plant quantities shown on the plant list are to be used only as an aid to bidders. In the case of discrepancy between the plant list and the plan, the quantity on the plan shall override the plant list.
- 1.8 **UNIT PRICES**
A. The successful bidder shall furnish to the Owner and the Landscape Architect, a unit price breakdown for all materials. The Owner may, at his discretion, add to or delete from the materials utilizing the unit price breakdown submitted to and accepted by the Owner.

- 1.9 **SUBMITTALS**
A. Fertilizer: The Contractor shall submit to the Owner and Landscape Architect documentation that all the fertilizer used for the project is of the analysis specified and placed at the rates specified in section 2.2 FERTILIZER.
- B. Planting soil: The Contractor shall submit a sample of the planting soil (approximately 1 cu. Ft.) for approval by the Landscape Architect prior to delivery to the site.
- 1.10 **CLEAN-UP & MAINTENANCE OF TRAFFIC**
A. Follow procedures in FDOT Index 600 for maintenance of traffic during construction.
- B. At the end of each work day, the Contractor shall remove debris and shall barricade the un-filled holes in a manner appropriate in the path of pedestrians and motorists.
- C. Upon completion of the work or any major portion of the work or as directed by the Landscape Architect, all debris and surplus material from his work shall be removed from the job site.

- 1.11 **MAINTENANCE PRIOR TO ACCEPTANCE**
A. The Contractor is responsible to maintain the plantings until they are accepted under the provisions of 1.12 "ACCEPTANCE OF INSTALLATION".
1. Plants: Begin maintenance immediately following the final plant installation operation for each plant and continue until all plant installation is complete and accepted. Maintenance shall include watering all plants, weeding, mulching, pest and disease control, tightening and repairing of guys, repair of braces, removal of dead growth, resetting of plants to proper grade or up-right position, restoration of plant saucer, litter pick-up in plant beds and other necessary operations to assure specified minimum grade of Florida No. 1.
2. Turf Areas: Begin maintenance of turf immediately following the placement of sod and continue until sod installation is complete and accepted. Maintenance shall include but not be limited to, watering, leveling, mowing, weeding and pest control and disease control and other necessary operations as determined by the Landscape Architect and good nursery practice.
3. Re-setting or straightening trees and palms: The Contractor shall re-set and/or straighten trees and palms as required at no additional cost to the Owner unless caused by sustained winds of 75 mph or more. Then, the costs of the operations may be charged to the owner. Re-set trees within 48 hours.

- 1.12 **ACCEPTANCE OF INSTALLATION**
A. Inspection: Inspection of the work, to determine completion of contract work, exclusive of the possible replacement of plants and turf, will be made by the Landscape Architect at the conclusion of the maintenance period. Written notice requesting such an inspection and submitted by the Contractor at least ten (10) days prior to the anticipated date.
- 1.13 **GUARANTEE**
A. Guarantees all plants for a period of one year (CCD). Guarantee shall commence from the date of written acceptance. Plant material which is on the site and scheduled to be relocated is not covered by the guarantee except in the case of Contractor's negligence or work that has been done in an unworkman-like manner. The Contractor is not responsible for loss due to acts of god, (i.e.) sustained winds of 75 mph or more, floods, frost, lightning, vandalism or theft.

- 1.14 **REPLACEMENT**
A. Replacement shall be made during the guarantee period as directed by the Landscape Architect within ten (10) days from time of notification. For all replacement plant material, the guarantee period shall extend for an additional forty-five (45) days beyond the original guarantee period. The Contractor shall be responsible to provide water to the replacement plants in sufficient quantity to aid in their establishment. At the end of the guarantee period, inspection will be made by the Landscape Architect, upon written notice requesting such an inspection and submitted by the Contractor at least five (5) days before the anticipated date. Replacement plants must meet the requirements of Florida No. 1 at time of inspection. Remove from the site all plants that are dead or in a state of unsatisfactory growth, as determined by the Landscape Architect. Replace these and any plants missing due to the Contractor's negligence as soon as conditions permit.

1. Materials and Operations: All replacement plants shall be of the same kind and size as indicated on the plant list. The Contractor shall supply and plant the plants as specified under planting operations.
2. Cost of Replacements: A sum sufficient to cover the estimated cost of possible replacements, including material and labor will be retained by the Owner and paid to the Contractor after all replacements have been satisfactorily made and approved by the Landscape Architect.
- PART 2 - MATERIALS**
- 2.1 **PLANTING SOIL**
A. Planting soil for trees, shrubs and ground covers shall be of the composition noted on the plans, measured by volume.
- B. Soil for Sodded Areas: shall be coarse lawn sand.
- 2.2 **FERTILIZER**
A. Fertilizer for trees, palms, shrubs, and groundcovers shall be as follows: LESCO Palm Special 13.3-1.3 or equal, Sulfur coated with iron and other minor elements and maximum of 2% chlorine, or brand with equal analysis. The fertilizer shall be uniform in composition, dry and free flowing and shall be delivered to the site in the original unopened containers, bearing the manufacturer's guaranteed analysis. Fertilizer for sod and seeded areas shall be 8-6-8, 50% organically derived nitrogen, or equal.
- 2.3 **WATER**
A. The Contractor shall provide potable water on site, available from the start of planting. The Contractor is responsible to ascertain the location and accessibility of the water source. The Contractor is responsible to provide the means of distribution (i.e. water truck, hoses, etc.) for distribution of water to the planting areas.
- 2.4 **MULCH**
A. Mulch shall be shredded Maleleuca Mulch (Florimulch) as manufactured by Forestry Resources, Inc., or equal.
- 2.5 **ROOT BARRIER MATERIAL**
A. Root barrier material shall be 24" deep polypropylene panels by DeepRoot or approved equal.
- B. Install per details in the plans.

PART 3 - INSTALLATION PROCEDURES

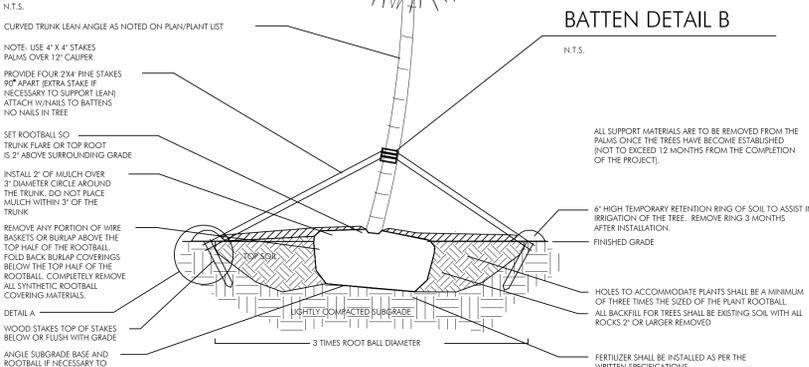
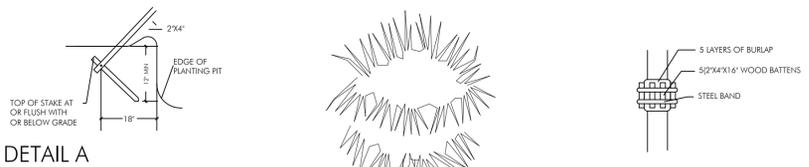
- 3.1 **LAYOUT**
A. Verify location of all underground utilities and obstructions prior to excavation.
- 3.2 **HERBICIDE TREATMENT**
A. In all areas infested with weed and/or grass growth, a systemic herbicide shall be applied per manufacturer's rates. When it has been established where work will be done, the systemic herbicide shall be applied in accordance with manufacturer's labeling to kill all noxious growth. Contractor shall schedule his work to allow more than one application to obtain at least 95% kill of undesirable growth. If necessary, Contractor shall conduct a test to establish suitability of product and applicator to be used on this project, prior to execution of the full application.
- 3.3 **PLANT FIT EXCAVATION AND BACKFILLING**
A. Trees: See the Planting and Bracing Details and notes.
- B. All planting holes shall be hand dug where machine dug holes may adversely affect utilities or improvements.
- C. Shrubs and Groundcover: Shrubs and groundcover shall be planted in a soil bed as described in the notes and details. Space shrubs and provide setback from curb and pavements as shown in the plans.
- D. Watering of field-grown plants: Thoroughly puddle in water to remove any air pockets in the plant hole.
- 3.4 **WATERING**
A. The Contractor is responsible to provide the water for all new plants and transplants and means of distribution (i.e. hand watering or water truck) during the maintenance period and extending into the period after acceptance until the full schedule as listed below is complete. Water for trees and other large field grown plants shall be supplemented by hand or water truck, in addition to the irrigation system, (if one is provided). Contractor can adjust watering schedule during heavy rain season upon approval of the Landscape Architect.

- AMOUNT OF WATER PER APPLICATION
For trees up to 5 inch caliper - 5 gallons
From 5 to 8 inch caliper - 25 gallons
9 inch and up caliper - 50 gallons
- FREQUENCY OF WATER
Daily for the first week
3 times per week for weeks 2 - 5
2 times per week for weeks 6 - 8
1 time per week for weeks 9 - 12
- B. Water in plants by thoroughly soaking of the entire root ball immediately after planting. For large trees and shrubs, add water while backfilling hole to eliminate any air pockets in the soil around the root ball.
- C. Water shrubs, sod and groundcover a minimum of once daily for a week or until an irrigation system is fully operational. If no irrigation system is to be installed, the Contractor shall be responsible for watering the shrub, sod, and groundcover for the time specified above, after installation of each section of the planting installed.

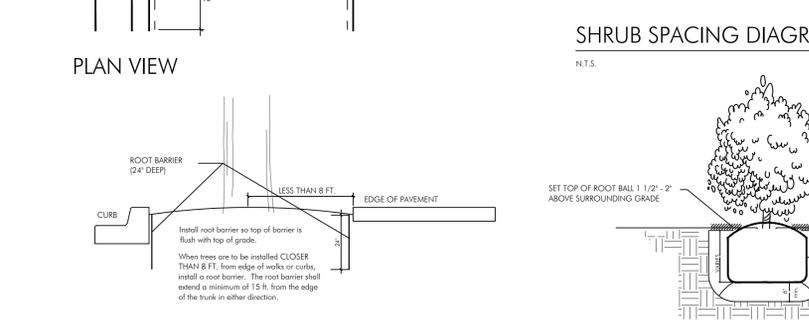
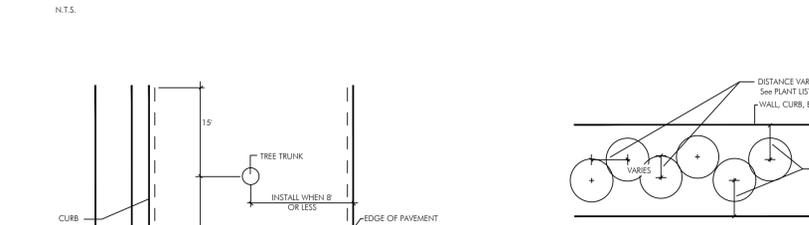
- 3.5 **FERTILIZING**
A. Add fertilizer on top of the surface of shrubs beds and tree and palms root balls two (2) months after installation, depth measured after setting, unless otherwise specified in the plans. Provide 36" diameter bed of mulch, measured from outer edge of the trunk, for all trees and palms planted in sod areas. Keep mulch away from contact with the trunk. Create a 6" high ring of mulch at the outer edge of tree and palm holes.
1. Trees and Large Shrubs: One (1) pound per inch of trunk diameter, spread evenly over the root ball area.
2. Shrubs: One half (1/2) handfull per shrub, spread evenly over the root ball area.
3. Groundcover: Twelve (12) pounds per 100 sq. ft. of bed area.
4. Sod: Twelve (12) pounds per 1,000 sq. ft. Wash fertilizer off blades immediately after spreading.

- 3.6 **MULCHING**
A. Spread mulch two (2) inches thick uniformly over the entire surface of shrubs and groundcover beds, depth measured after setting, unless otherwise specified in the plans. Provide 36" diameter bed of mulch, measured from outer edge of the trunk, for all trees and palms planted in sod areas. Keep mulch away from contact with the trunk. Create a 6" high ring of mulch at the outer edge of tree and palm holes.
- 3.7 **GUYING AND BRACING**
A. See the details bound herewith or made part of the plans.
- 3.8 **SODDING**
A. Provide a blanket of lawn sand as described in the notes in these plans. Prior to planting, remove stones, sticks, etc. from the sub-soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.
- B. Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes. The sod shall be rolled with a 500 pound hand roller immediately after placing.
- C. Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" from trees, measured from the edge of plant or tree trunk.
- D. Sod shall be watered immediately after installation to uniformly wet the soil to at least two inches below the bottom of sod strips.
- E. Apply fertilizer to the sod as specified in Section 3.5.
- F. Excavate and remove excess soil so top of sod is flush w/top of curb or adjacent pavement, or adjacent existing sod.

- 3.9 **PLANT BED PREPARATION NOTES**
1. In all areas where new sod and shrub and groundcover massing are to be planted, kill all existing weeds by treating with Round-up prior to beginning soil preparation.
2. In all shrub and groundcover beds, prepare soil as described for either condition, over the entire area to be planted:
- Condition A:
If any compacted road base or asphalt or rocky soil is encountered, remove compacted material entirely to allow an 18" depth of planting soil per plant list unless otherwise stated. Backfill the entire area of the shrub and groundcover beds with 18" planting soil (as specified in Plans) to within 2 inches of the adjacent pavement or top of curb. Remove all debris and rocks and pebbles larger than 2 inches in size and level the grade before planting.
- Condition B:
Where no compacted soil is encountered, thoroughly mix 6 inches of planting soil per plant list into the existing soil to a depth of 18 inches unless otherwise stated. If required, excavate and remove the existing soil to lower the grade, so that the prepared mix is finished to a minimum of 2 inches below top of curb or adjacent walkway. Remove all debris and rocks and pebbles larger than 2 inches in size and level the grade before planting.
- For all sod areas, spread a 2" deep layer of lawn sand prior to sodding. Remove all debris and rocks and pebbles larger than 2 inches in size and level the grade before sodding. Remove, if required, existing soil so that top of sod is flush with and adjacent top of curb or pavement.
- For Trees and shrubs larger than 7 gallon, Add Diehard® transplant inoculant supplied by Horticultural Alliance, Inc. (800-628-6373) or equal. Mix into top 8-10 inches of planting hole, making sure it is contact with the root ball. Add at a rate specified by manufacturer (typically 4oz. per 1 inches of trunk caliper or 7 gallon can).
- SPACING OF PLANTS (SEE PLANT SPACING DETAIL)
1. Plants shall be planted sufficiently away from edges of pavements or curbs, to allow for growth toward the edges of the bed.
- PROTECTION OF PLANTS
1. The Contractor shall be responsible to protect existing trees and shrubs in and adjacent to the area of work. Erect barriers as necessary to keep equipment and materials, any toxic material, away from the canopy drip line of trees and shrubs. DO NOT PILE SOIL OR DEBRIS AGAINST TREE TRUNKS OR DEPOSIT NOXIOUS BUILDING SUPPLIES OR CHEMICALS WITHIN THE DRIP LINE.



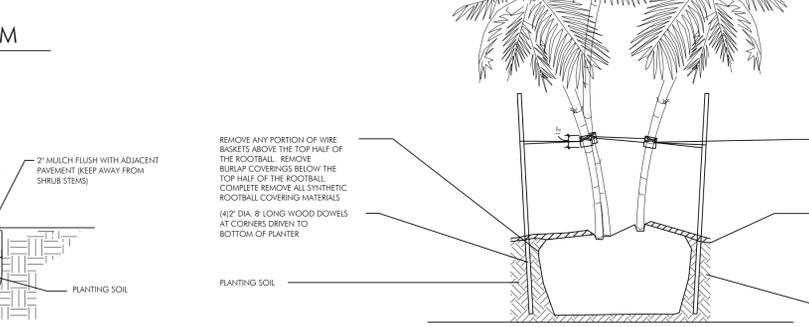
PLANTING & BRACING DETAIL FOR LEANING/CROOKED PALMS



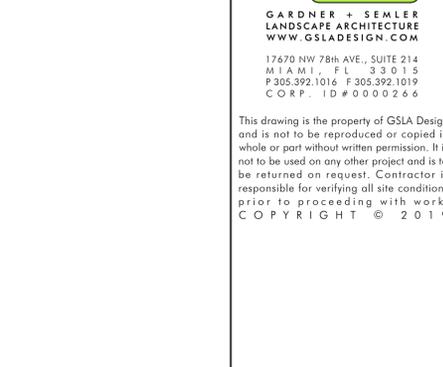
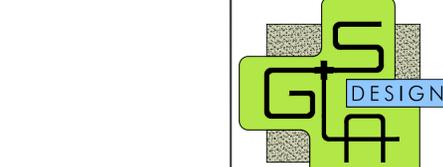
SHRUB INSTALLATION DETAIL



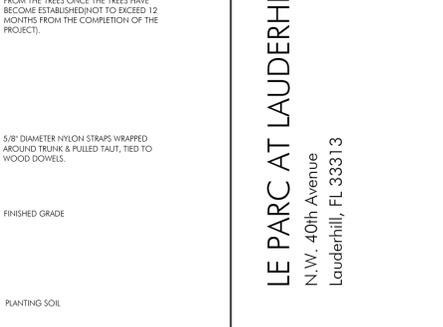
PLANTING & BRACING DETAIL UNDER 3 1/2" CALIPER



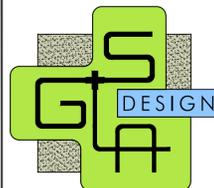
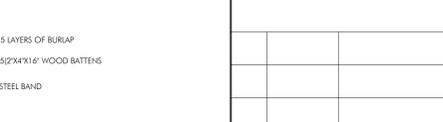
SHRUB INSTALLATION DETAIL



PLANTING & BRACING DETAIL OVER 3 1/2" CALIPER



SHRUB INSTALLATION DETAIL



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LE PARC AT LAUDERHILL
N.W. 40th Avenue
Lauderhill, FL 33313

REV.	DATE	DESCRIPTION

TITLE
PLANTING SPECIFICATIONS AND DETAILS

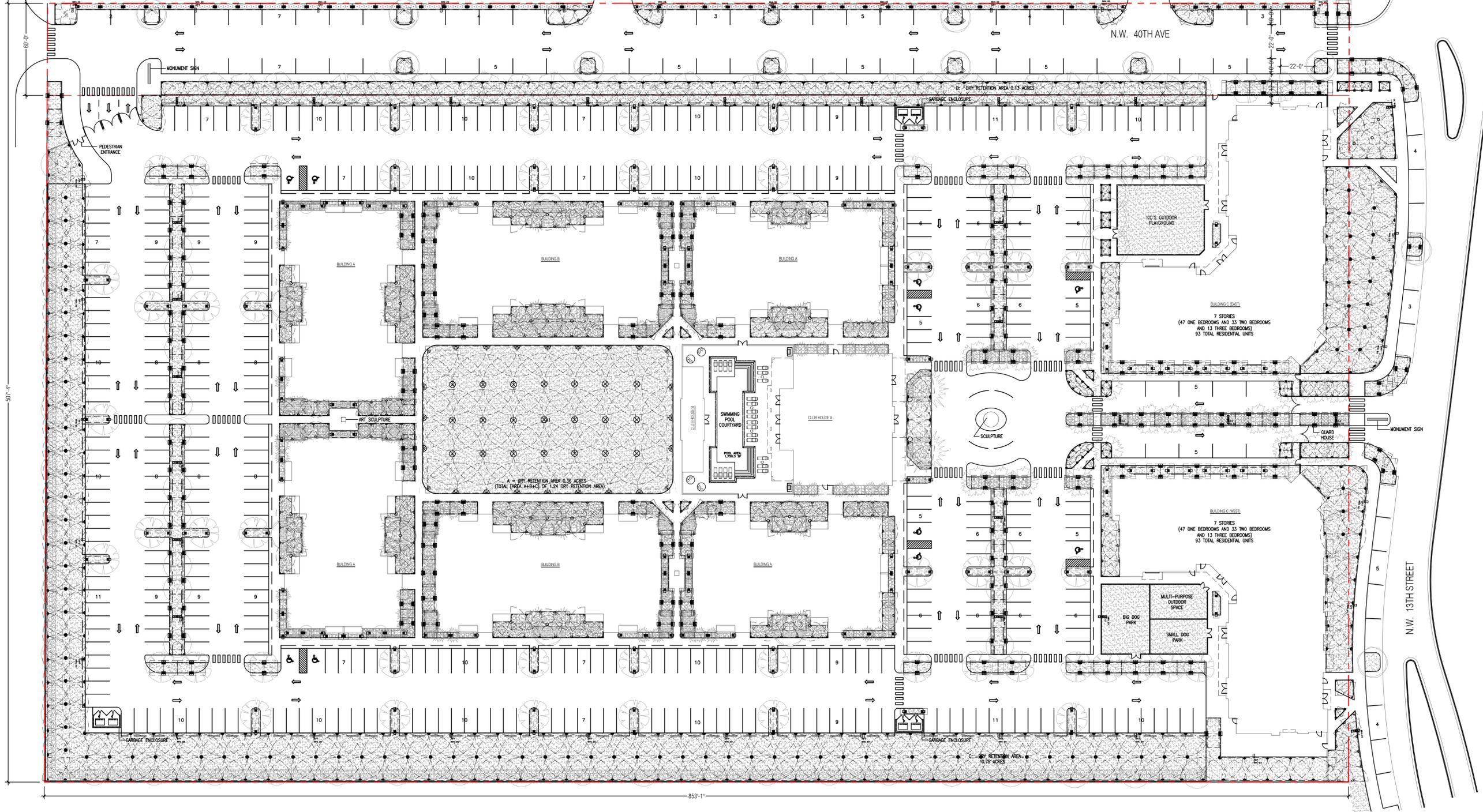
Ken Gardner Kohli Senior	FLA # 1569 FLA # 6667205
DATE	10.04.2019
SCALE	as noted
SHEET	LA1.03



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 WWW.GSLADDESIGN.COM
 17670 NW 78th AVE., SUITE 214
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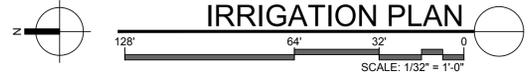
N.W. 15TH STREET



LE PARC AT LAUDERHILL
 N.W. 40th Avenue
 Lauderhill, FL 33313

REV.	
TITLE	IRRIGATION PLAN

Ken Gardner Karl Semler	FLA #1569 FLA #667205
DATE	10.04.2019
SCALE	as noted
SHEET	LA1.04



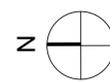
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LE PARC AT LAUDERHILL

N.W. 40 AVENUE
 LAUDERHILL, FL 33313



SITE PLAN

1/32" = 1'-0"

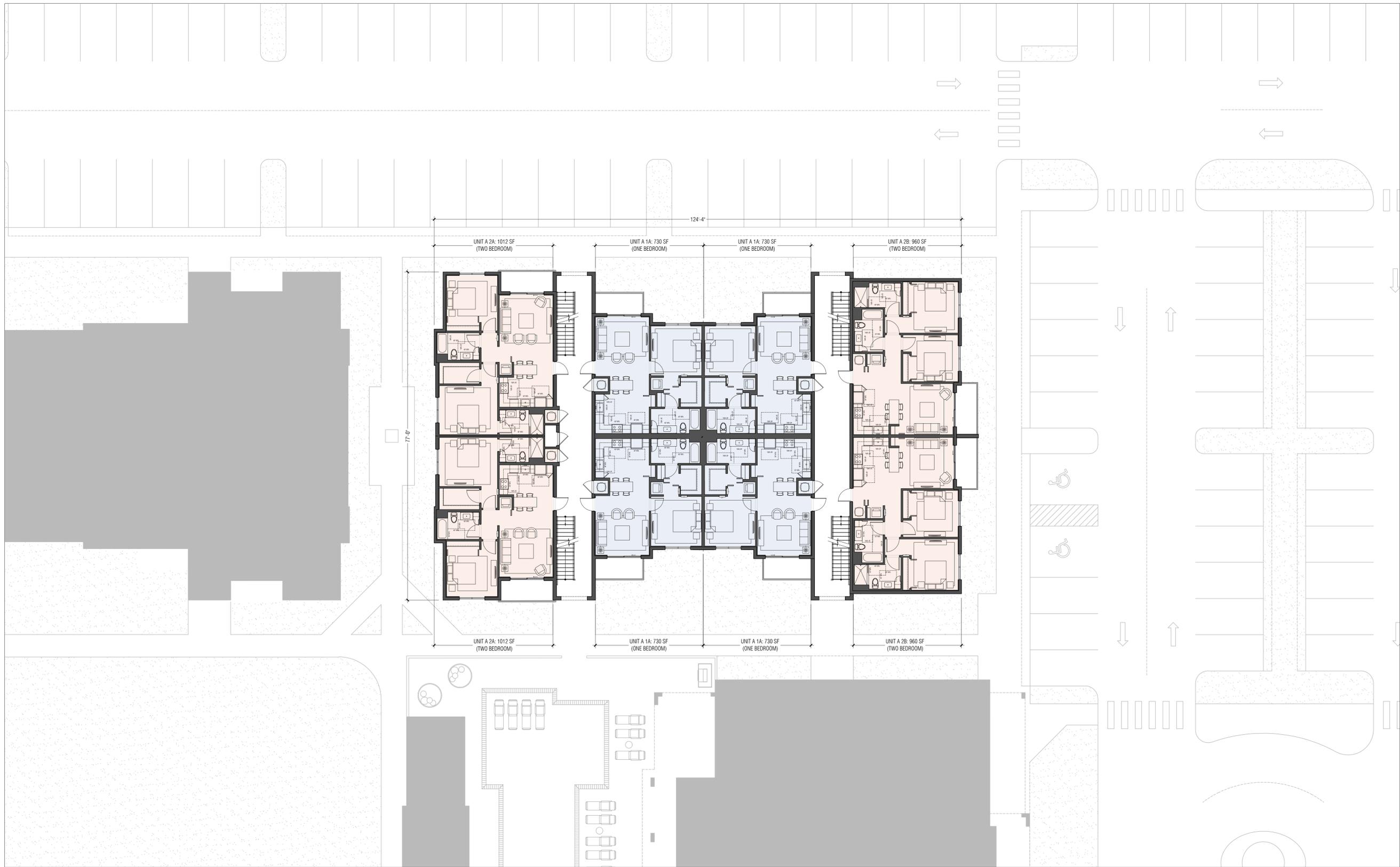
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 SET
 SHEET NO:

SP-1

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LE PARC AT LAUDERHILL
 N.W. 40 AVENUE
 LAUDERHILL, FL 33313



ONE BEDROOM TWO BEDROOMS

BUILDING A	12	ONE BEDROOM
	12	TWO BEDROOMS
	0	THREE BEDROOMS
TOTAL UNITS:	24	x 4 BUILDINGS = 96 UNITS (48 ONE BEDROOM AND 48 TWO BEDROOMS)

TYPICAL FLOOR PLAN: BUILDING A

3/32" = 1'-0"

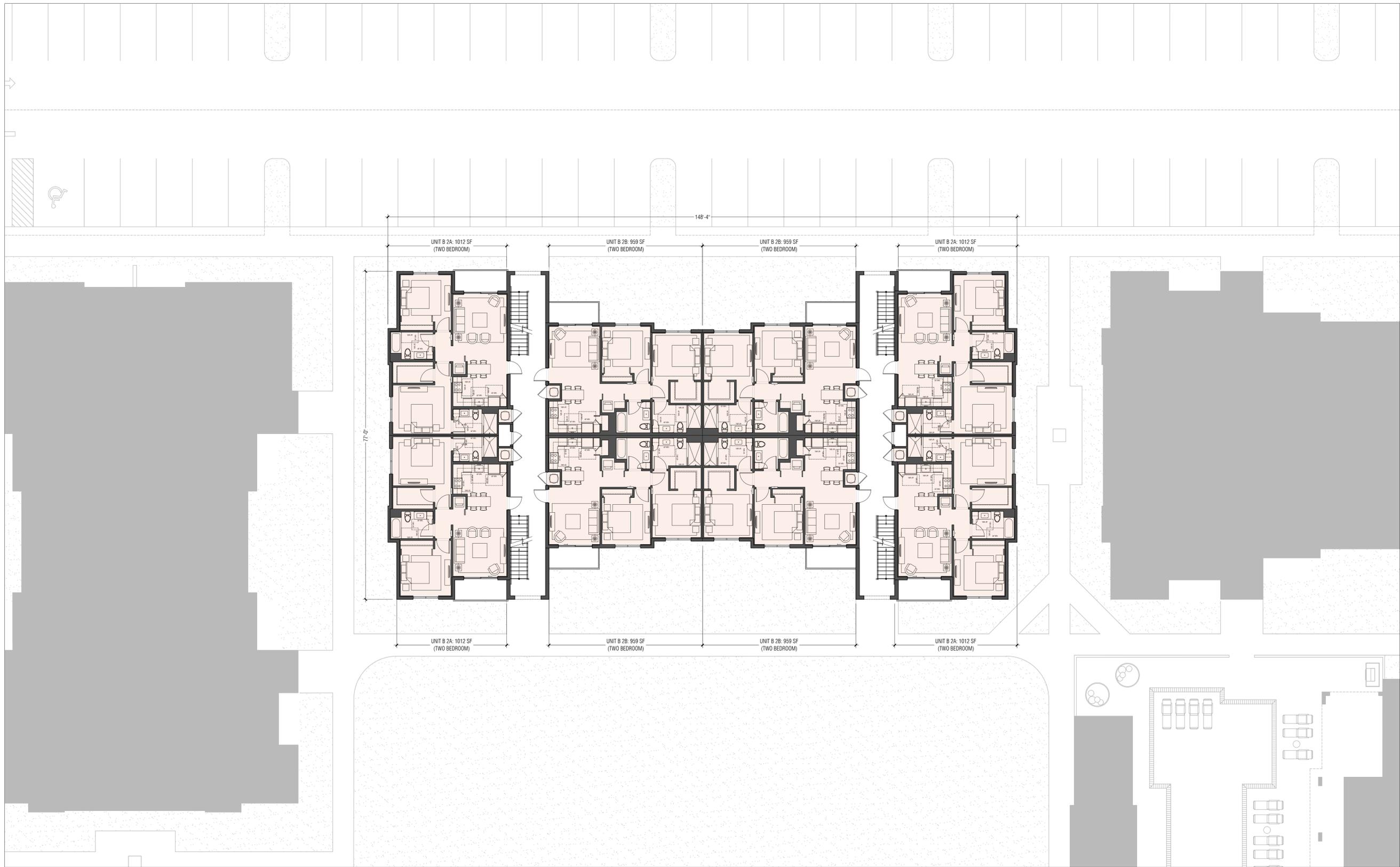
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 SHEET NO:

A-1

SEAL:

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LE PARC AT LAUDERHILL
 N.W. 40 AVENUE
 LAUDERHILL, FL 33313



ONE BEDROOM TWO BEDROOMS

BUILDING A	0	ONE BEDROOM
	24	TWO BEDROOMS
	0	THREE BEDROOMS
TOTAL UNITS:	24	x 2 BUILDINGS = 48 UNITS (TWO BEDROOMS)

TYPICAL FLOOR PLAN: BUILDING B

3/32" = 1'-0"

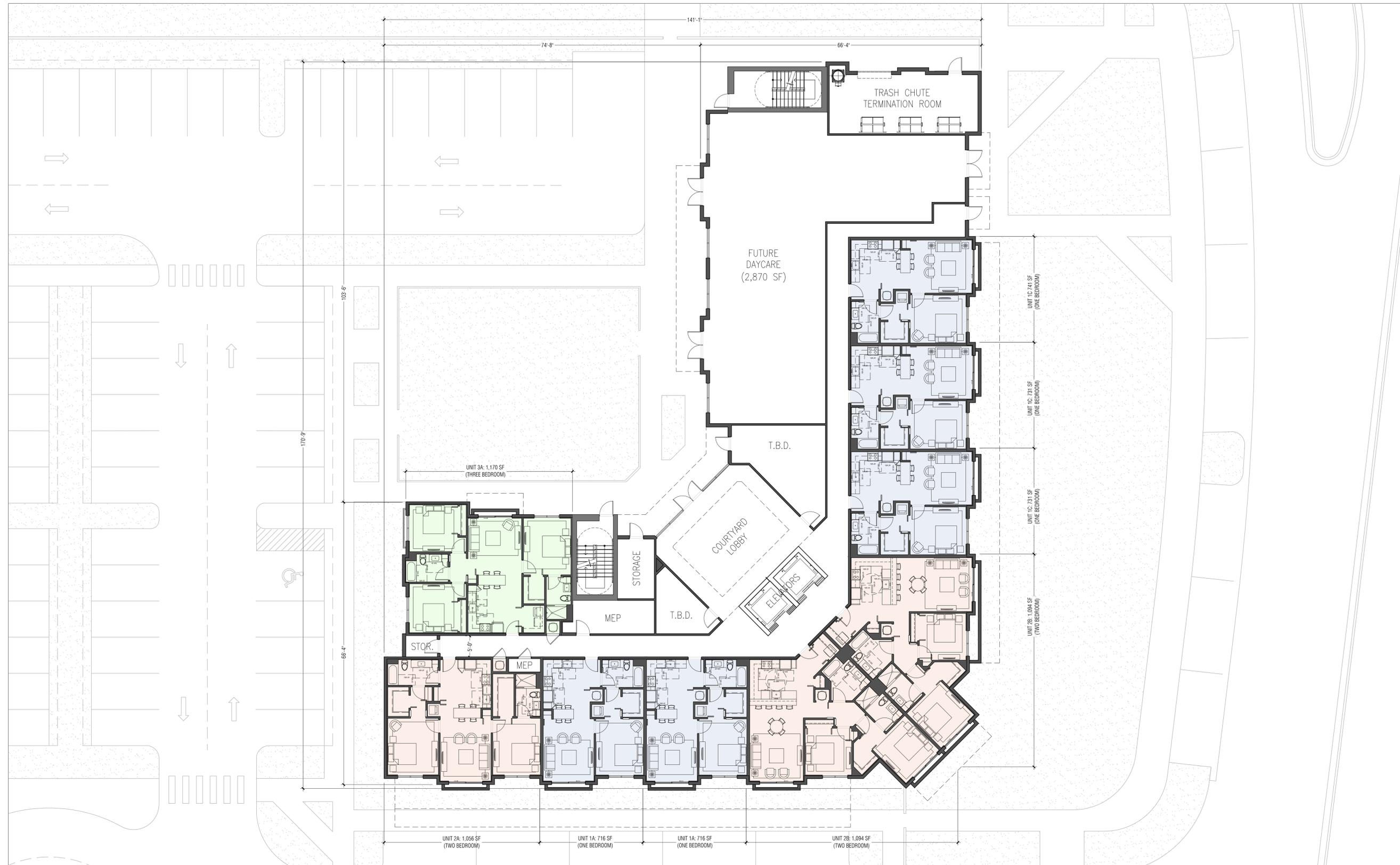
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 PROJECT NO: 18-077
 DRAWING NAME:
 SITE PLAN APPROVAL
 SET
 SHEET NO:

A-2

SEAL:

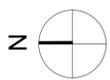
JAVIER FONT AR No. 12547

LE PARC AT LAUDERHILL
 N.W. 40 AVENUE
 LAUDERHILL, FL 33313



ONE BEDROOM
 TWO BEDROOMS
 THREE BEDROOMS

BUILDING C	47	ONE BEDROOM
	33	TWO BEDROOMS
	13	THREE BEDROOMS
TOTAL UNITS:	93	



FLOOR PLAN: BUILDING C (EAST): GROUND FLOOR

3/32" = 1'-0"

DATE: 10-10-2019
 PROJECT NO: 18-077
 DRAWING NAME:
 SITE PLAN APPROVAL
 SET
 SHEET NO:

A-3.1.1

SEAL:

JAVIER FONT AR No. 12547

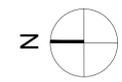
LE PARC AT LAUDERHILL
 N.W. 40 AVENUE
 LAUDERHILL, FL 33313

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ONE BEDROOM TWO BEDROOMS THREE BEDROOMS

BUILDING C	47	ONE BEDROOM
	33	TWO BEDROOMS
	13	THREE BEDROOMS
TOTAL UNITS:	93	



FLOOR PLAN: BUILDING C (EAST): TYPICAL UPPER FLOOR

3/32" = 1'-0"

DATE: 10-10-2019
 PROJECT NO: 18-077
 DRAWING NAME:
 SITE PLAN APPROVAL
 SET
 SHEET NO:
A-3.1.2

SEAL:

JAVIER FONT AR No. 12547

LE PARC AT LAUDERHILL
 N.W. 40 AVENUE
 LAUDERHILL, FL 33313



ONE BEDROOM TWO BEDROOMS THREE BEDROOMS

BUILDING C	47	ONE BEDROOM
	33	TWO BEDROOMS
	13	THREE BEDROOMS
TOTAL UNITS:	93	



FLOOR PLAN: BUILDING C (WEST): GROUND FLOOR

3/32" = 1'-0"

DATE: 10-10-2019
 PROJECT NO: 18-077
 DRAWING NAME:
 SITE PLAN APPROVAL
 SET
 SHEET NO:

A-3.2.1

SEAL:

JAVIER FONT AR No. 12547

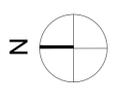
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 LAUDERHILL, FL 33313

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ONE BEDROOM
 TWO BEDROOMS
 THREE BEDROOMS

BUILDING C	47	ONE BEDROOM
	33	TWO BEDROOMS
	13	THREE BEDROOMS
TOTAL UNITS:	93	



FLOOR PLAN: BUILDING C (WEST): TYPICAL UPPER FLOOR

3/32" = 1'-0"

DATE: 10-10-2019
 PROJECT NO: 18-077
 DRAWING NAME:
 SITE PLAN APPROVAL
 SET
 SHEET NO:

A-3.2.2

SEAL:

JAVIER FONT AR No. 12547



LONG ELEVATION



BALCONY SIDE ELEVATION



SIDE SHORT ELEVATION

ELEVATIONS: BUILDING A

3/32" = 1'-0"

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 N.W. 40 AVENUE
 LAUDERHILL, FL 33313

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DATE: 10-10-2019
 PROJECT NO: 18-077
 DRAWING NAME:
 SITE PLAN APPROVAL
 SET
 SHEET NO:

A-4

SEAL:

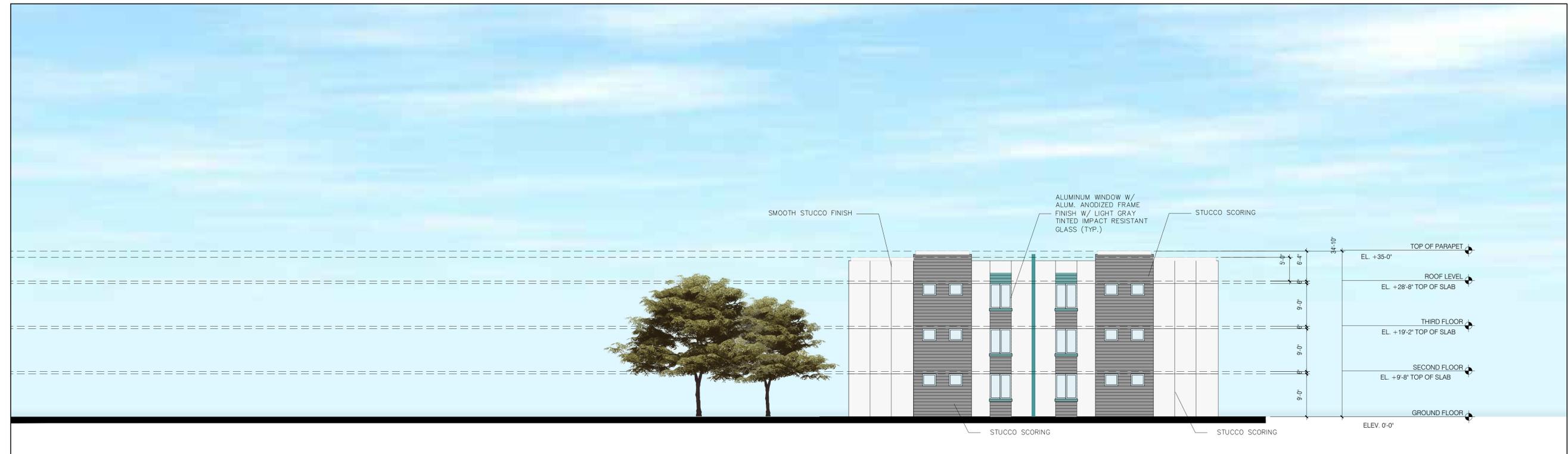
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LE PARC AT LAUDERHILL
 N.W. 40 AVENUE
 LAUDERHILL, FL 33313



LONG ELEVATION



SHORT ELEVATION

ELEVATIONS: BUILDING A

3/32" = 1'-0"

DATE: 10-10-2019
 PROJECT NO: 18-077
 DRAWING NAME:
 SITE PLAN APPROVAL
 SET
 SHEET NO:

A-5

SEAL:

JAVIER FONT AR No. 12547

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SOUTH ELEVATION



NORTH ELEVATION

ELEVATIONS: BUILDING C EAST AND WEST

3/32" = 1'-0"

DATE: 10-10-2019
 PROJECT NO: 18-077
 DRAWING NAME:
 SITE PLAN APPROVAL
 SET
 SHEET NO:

A-6.1

SEAL:

JAVIER FONT AR No. 12547

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EAST ELEVATION (BUILDING C WEST) AND EAST ELEVATION (BUILDING C EAST)



WEST ELEVATION (BUILDING C WEST) AND EAST ELEVATION (BUILDING C EAST)

ELEVATIONS: BUILDING C EAST AND WEST

3/32" = 1'-0"

DATE: 10-10-2019
 PROJECT NO: 18-077
 DRAWING NAME:
 SITE PLAN APPROVAL
 SET
 SHEET NO:

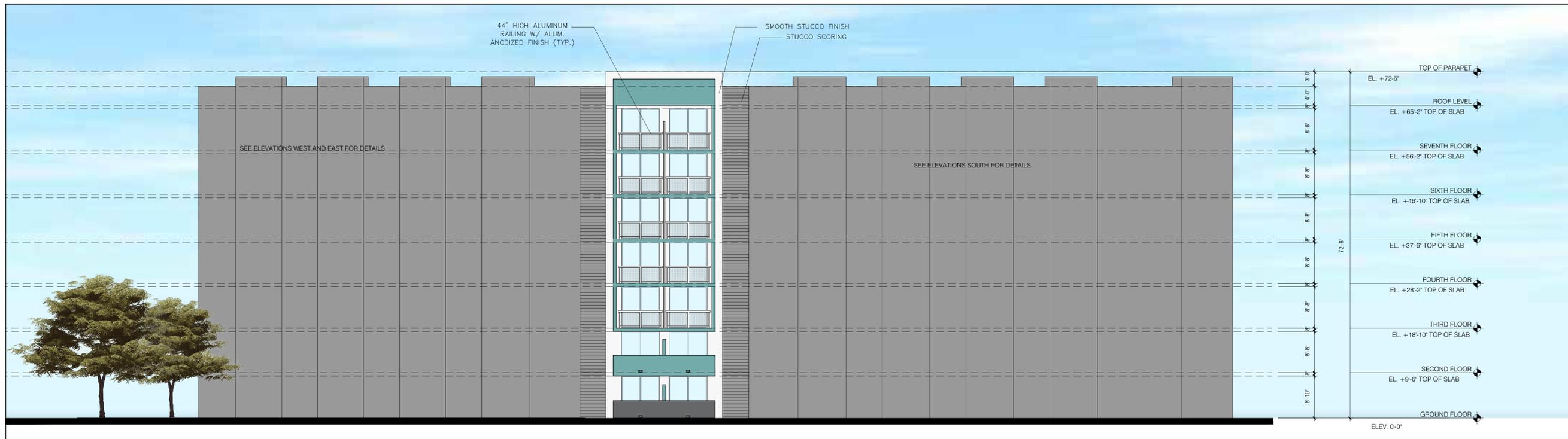
A-6.2

SEAL:

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 N.W. 40 AVENUE
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SOUTHEAST ELEVATION (BUILDING C WEST) AND SOUTHWEST ELEVATION (BUILDING C EAST)



NORTHWEST ELEVATION (BUILDING C WEST) AND NORTHEAST ELEVATION (BUILDING C EAST)

ELEVATIONS: BUILDING C EAST AND WEST

3/32" = 1'-0"

DATE: 10-10-2019
 PROJECT NO: 18-077
 DRAWING NAME:
 SITE PLAN APPROVAL
 SET
 SHEET NO:

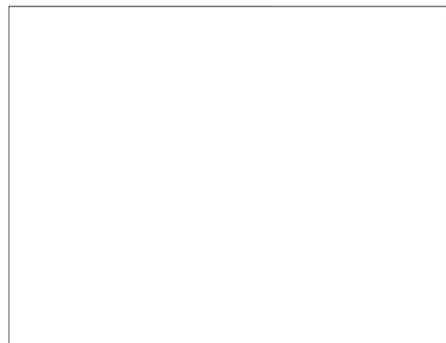
A-6.3

SEAL:

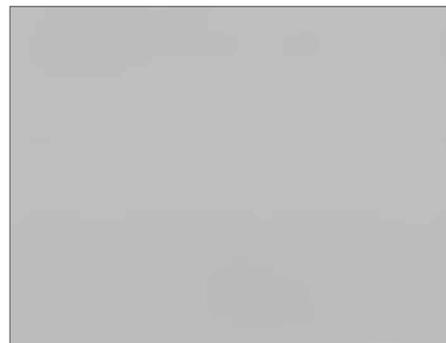
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LE PARC AT LAUDERHILL
 N.W. 40 AVENUE
 LAUDERHILL, FL 33313



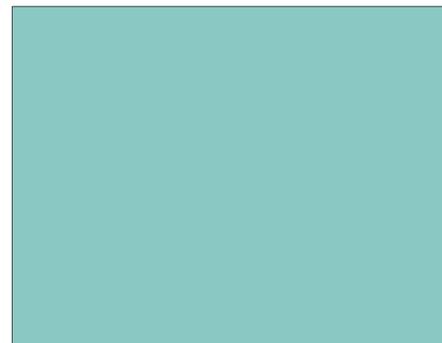
1. Paint Color: white



2. Paint Color: light grey



3. Paint Color: medium grey



4. Paint Color: pastel teal



5. Stucco scoring/treatment



6. Clear glass



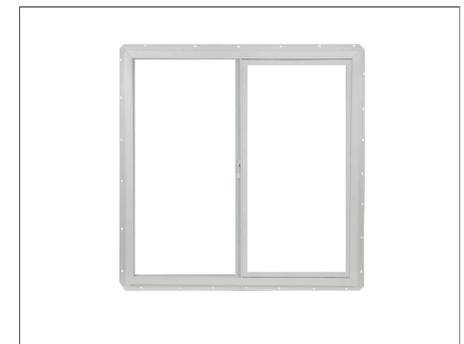
7. Square steel mesh balconies



8. Impact resistant storefront system with clear laminated glass



9. Impact resistant aluminum sliding glass doors



10. Impact resistance aluminum sliding glass window

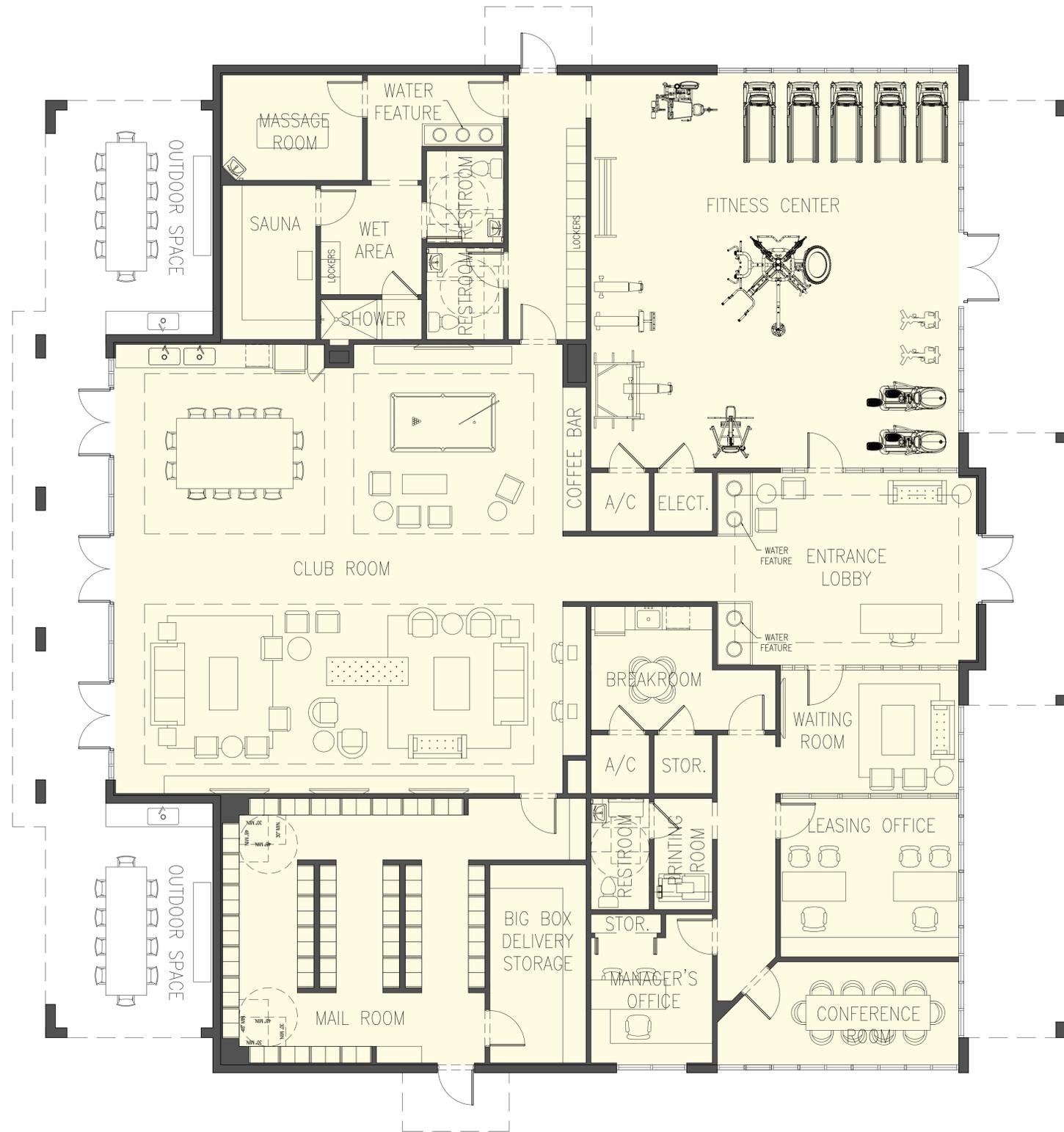
MATERIALS BOARD

3/32" = 1'-0"

NOTE: OTHER BUILDINGS AND FACADES FOLLOW THE SAME MATERIAL SELECTION

DATE: 10-10-2019
 PROJECT NO: 18-077
 DRAWING NAME:
 SITE PLAN APPROVAL
 SET
 SHEET NO:

A-7



SEAL:

JAVIER FONT AR No. 12547

LE PARC AT LAUDERHILL
 N.W. 40 AVENUE
 LAUDERHILL, FL 33313

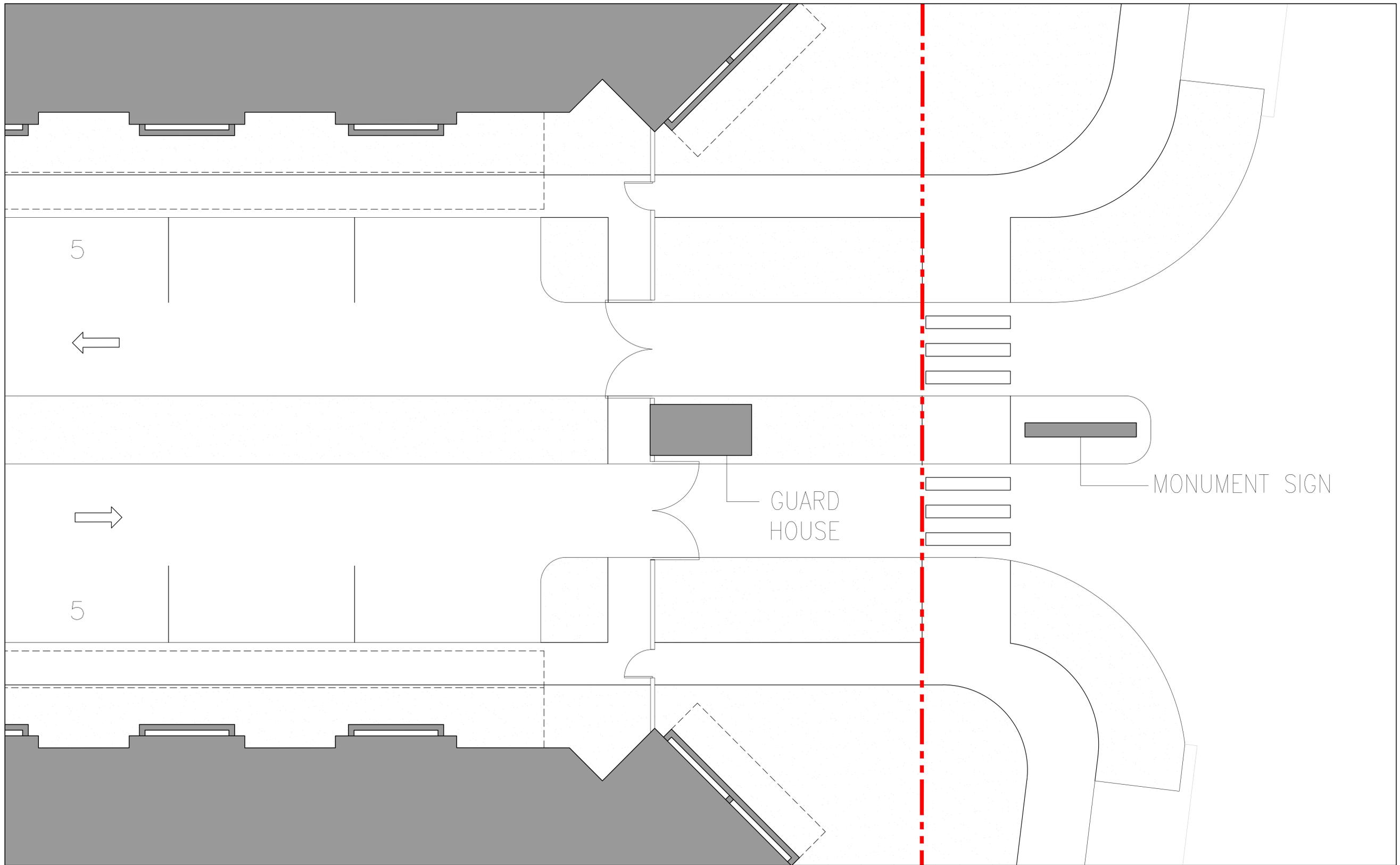
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CLUB HOUSE: FLOOR PLAN

3/16" = 1'-0"

NOTE: FLOOR PLAN IS NOT FINALIZED AND DESIGN IS SUBJECT TO CHANGE.

DATE: 10-10-2019
 PROJECT NO: 18-077
 DRAWING NAME:
 SITE PLAN APPROVAL
 SET
 SHEET NO:
A-8

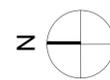


SEAL:

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GUARD HOUSE: SITE CONDITION

1/8" = 1'-0"

DATE: 10-10-2019
 PROJECT NO: 18-077
 DRAWING NAME:
 SITE PLAN APPROVAL
 SET
 SHEET NO:

A-9



A - CLUB ROOM



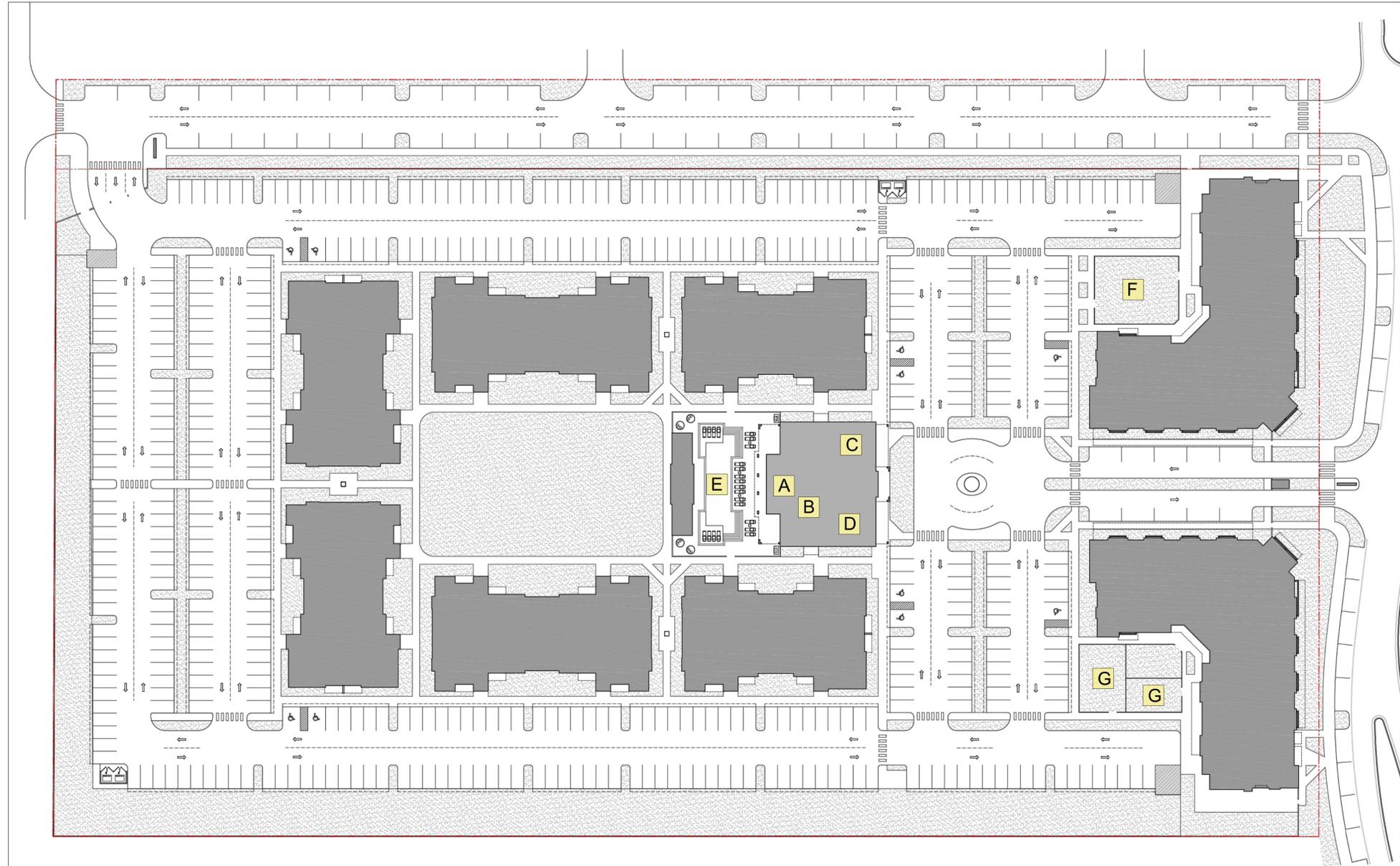
B - BUSINESS CENTER



C - FITNESS CENTER



D - LEASING OFFICE



E - SWIMMING POOL



F - CHILDREN'S OUTDOOR PLAYGROUND AREA



G - SMALL AND BIG DOG PARKS

SEAL:

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AMENITIES: SHEET 1

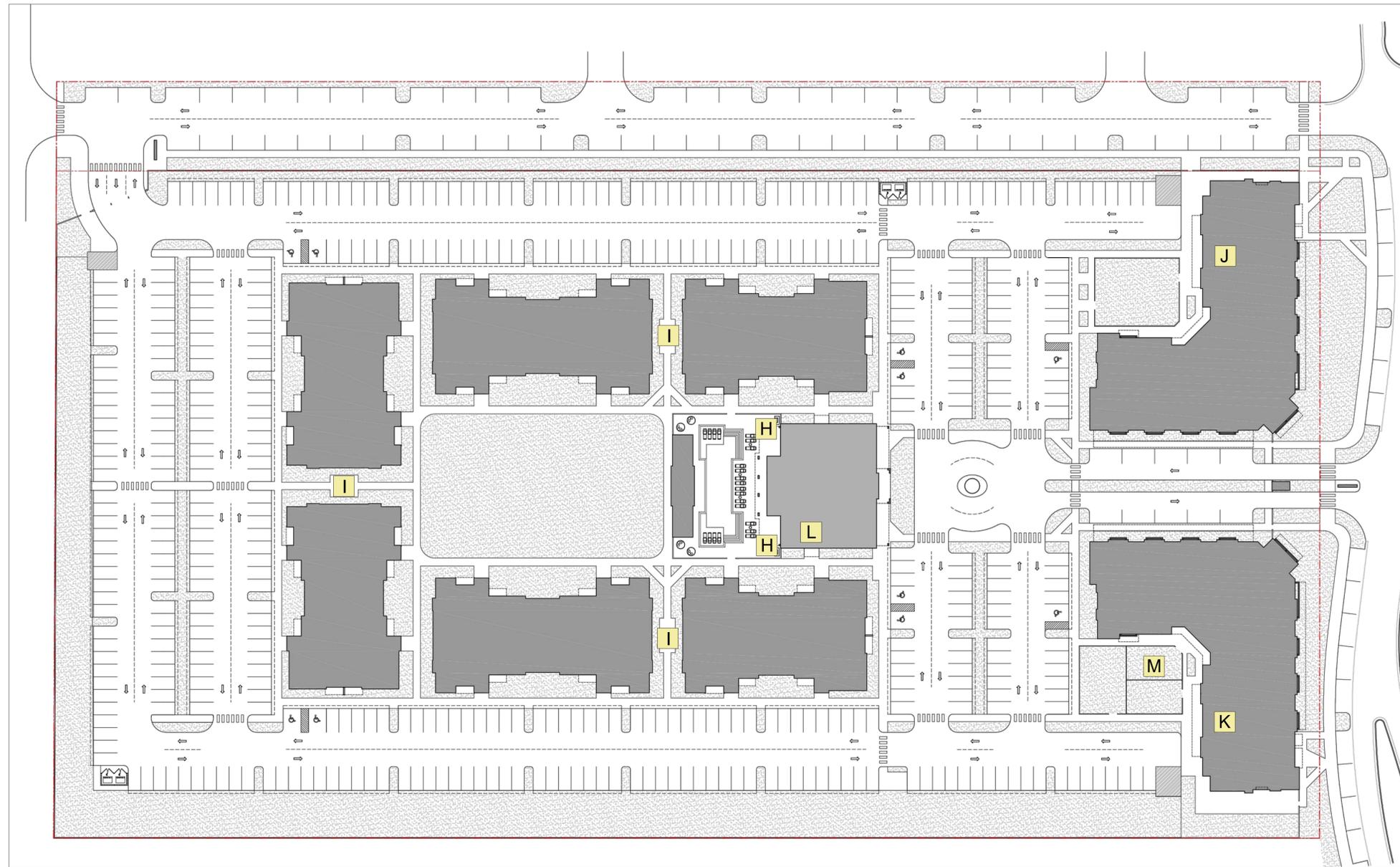
NOT TO SCALE

DATE: 10-10-2019
 PROJECT NO: 18-077
 DRAWING NAME:
 SITE PLAN APPROVAL
 SET
 SHEET NO:

A-10.1

SEAL:

JAVIER FONT AR No. 12547



H - BARBECUE



I - SCULPTURE GARDENS



J - FUTURE DAYCARE



K - RESIDENTIAL STORAGE ROOMS



L - MAIL ROOM



M - MULTI-PURPOSE OUTDOOR AREA

AMENITIES: SHEET 2

NOT TO SCALE

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DATE: 10-10-2019
 PROJECT NO: 18-077
 DRAWING NAME:
 SITE PLAN APPROVAL
 SET
 SHEET NO:

A-10.2



BEHAR · FONT

PARTNERS, P.A.
ARCHITECTURE · PLANNING · INTERIORS

4533 PONCE DE LEON BOULEVARD
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TEL: (305) 740-5442 FAX: (305) 740-5443
CERTIFICATION No. AA2451

ATLANTA, GEORGIA · NEW HAVEN, CONNECTICUT

SEAL:

JAVIER FONT AR No. 12547

LE PARC AT LAUDERHILL

N.W. 40 AVENUE
LAUDERHILL, FL 33313

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RENDERING 1: MAIN ENTRANCE DRIVE

NOT TO SCALE

DATE: 10-10-2019
PROJECT NO: 18-077
DRAWING NAME:
SITE PLAN APPROVAL
SET
SHEET NO:

R-1



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ARCHITECTURE · PLANNING · INTERIORS

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CERTIFICATION No. AA2451

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RENDERING 2: AERIAL VIEW

NOT TO SCALE

DATE: 10-10-2019
PROJECT NO: 18-077
DRAWING NAME:
SITE PLAN APPROVAL
SET
SHEET NO:

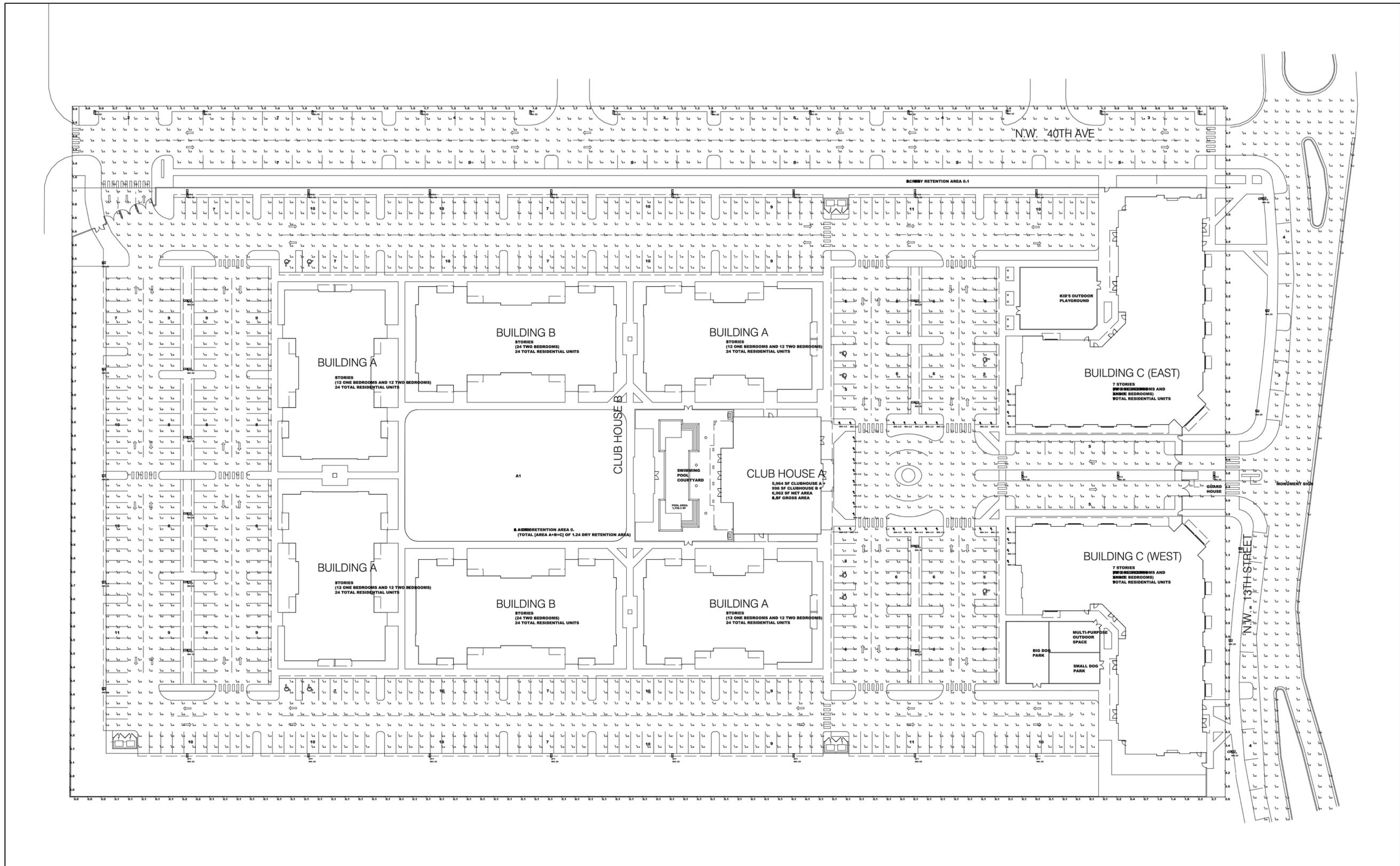
R-2

SEAL:

JAVIER FONT AR No. 12547

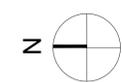
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 LAUDERHILL, FL 33313



Symbol	Qty	Label	Manufacturer	Description	Luminaire Lumens	LF	Luminaire Watts	Assembly Watts
⊙	14	A	U.S. ARCHITECTURAL LIGHTING	ROAD WALKER DR	1700	0.000	26.4	26.4
⊙	9	B	U.S. ARCHITECTURAL LIGHTING	WALKER PLUS BOLLARD 1000MM HX 100MM DIA	10700	0.000	271.4	284.4
⊙	20	B1	U.S. ARCHITECTURAL LIGHTING	WALKER PLUS BOLLARD 1000MM HX 100MM DIA	10700	0.000	282.4	295.4
⊙	20	B2	U.S. ARCHITECTURAL LIGHTING	WALKER PLUS BOLLARD 1000MM HX 100MM DIA	10700	0.000	282.4	295.4

Label	CalcType	Mins	Avg	Max	Min	Max
NW 13th STREET	Distance	Fv	5.75	6.4	6.1	27.30
NW 40th AVE	Distance	Fv	5.24	7.7	1.7	5.30
PARKING & DRIVE	Distance	Fv	4.85	6.7	1.1	5.80
PROPERTY LINE	Distance	Fv	1.07	1.4	0.2	N.A.



PHOTOMETRICS

NOT TO SCALE

DATE: 10-10-2019
 PROJECT NO: 18-077
 DRAWING NAME:
 SITE PLAN APPROVAL
 SET
 SHEET NO:

E-1