



**PLANNING AND ZONING ADVISORY BOARD AGENDA
ADVISORY/ COMMITTEE BOARD MEETING
Village Hall Council Chambers
226 Cypress Lane
Palm Springs, FL 33461
Tuesday, July 13, 2021
6:30 PM**

Persons who need an accommodation in order to attend or participate in this meeting should contact the Village Clerk at (561) 965-4010 at least three (3) business days prior to the meeting in order to request such assistance.

1. CALL TO ORDER

2. ROLL CALL BOARD MEMBERS

Chairman Johnnie Tieche, Vice Chairman Richard Hughes, Ralph Lashells, James Mandigo, Peter Braun, Kim Gehrman and Larry Saingilus

STAFF

Planning, Zoning and Building Interim Director Iramis Cabrera, Assistant Village Manager Kimberly Glas-Castro, Village Attorney Susan Garrett and Deputy Village Clerk Jane R. Worth

3. PLEDGE OF ALLEGIANCE

4. ADDITIONS, DELETIONS, OR MODIFICATIONS, AND APPROVAL OF AGENDA

5. MINUTES

6. PUBLIC HEARING NOTE: CLERK TO ASCERTAIN IF THERE ARE ANY EX PARTE COMMUNICATIONS TO BE DISCLOSED DURING QUASI JUDICIAL DISCUSSIONS. CLERK TO SWEAR IN WITNESSES FOR TESTIMONY

6.1 Resolution No. 2021-19 - Preliminary Plat - Fontana Townhomes - 4063 Davis Road and 4090 Coconut Road

1. Proposed Resolution No. 2021-19 Preliminary Plat - Fontana Townhomes 4063 Davis Road and 4090 Coconut Road
 2. Proposed Preliminary Plat - Fontana Townhomes
 3. Letter of Compliance with Florida Statutes - Fontana Townhomes - 4063 Davis Road and 4090 Coconut Road - Engenuity Group
 4. Approved Site Plan - Fontana Townhomes
 5. Aerial and Location Maps
- 6.2 PZ&B Order 2021-06 - Minimum Rear Setback Variance (PSV21-11) - 3901 Gulfstream Road
1. PZ&B Order 2021-06 - 3901 Gulfstream Road - Brandx LLC
 2. Exhibit "A" Staff Report
 3. Project Narrative and Justification Statement
 4. Annexation Agreement - Res 2012-14
 5. Site Plan, Landscape Plans, Architectural Plans, Civil Plans and Letters
 6. Color Site Plan and Color Rendering
 7. Quit Claim Deed
 8. Aerial and Location Maps
- 6.3
- Resolution No. 2021-25 - Residential Multi-Family Site Development Plan (SPR21-10) - 3901 Gulfstream Road (*Quasi-Judicial Hearing*)
1. Proposed Resolution No. 2021-25 - Residential Multi-Family Site Development Plan - 3901 Gulfstream Road
 2. Exhibit "A" Staff Report
 3. Site Plan, Landscape Plans, Architectural Plans, Civil Plans and Letters
 4. Color Site Plan and Color Rendering
 5. Project Narrative and Justification Statement
 6. Annexation Agreement - Res. 2012-14
 7. Quit Claim Deed
 8. Aerial and Location Maps

7. ACTIONS AND REPORTS

8. ADJOURNMENT

9. NEXT MEETING - Tuesday, August 10, 2021 @ 6:30 PM

If a person decides to appeal any decision made by this Council with respect to any matter considered at this meeting, he will need a record of the proceeding, and that for such purpose he may need to ensure that verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.



Village of Palm Springs

Executive Brief

AGENDA DATE: July 13, 2021

DEPARTMENT: Planning, Zoning & Building

ITEM 6.1:

Resolution No. 2021-19 - Preliminary Plat - Fontana Townhomes - 4063 Davis Road and 4090 Coconut Road

SUMMARY:

Mr. Jerrod Purser, agent for Meritage Homes of Florida, Inc. ("Applicant"), has filed a preliminary plat to replat a portion of Blocks 9 and 10 of The Palm Beach Farms Co. Plat No.7 (as recorded in Plat Book 5, Page 72 of Public Records of Palm Beach County, Florida). The applicant is proposing to join two (2) parcels into a unified plat, and delineate 59 individual townhouse lots for fee-simple ownership, consistent with the site plan approved by the Village Council (Resolution 2021-03 - May 13, 2021).

The Village's surveyor, Engenuity Group, has reviewed the proposed plat and has determined that it is in compliance with Chapter 177, F.S. - Platting Regulations.

If approved, the preliminary plat will be presented to the Village Council for consideration during their July 29, 2021 meeting.

If approved, the final plat will be recorded in the public records Palm Beach County prior to the sale of any lot and/or prior to issuance of a certificate of occupancy for a new residence.

FISCAL IMPACT:

There is no direct fiscal impact from the proposed preliminary plat.

This property is located within the Palm Springs CRA - Lake Worth District and redevelopment would result in increased TIF revenue.

ATTACHMENTS:

Proposed Resolution No. 2021-19 Preliminary Plat - Fontana Townhomes 4063 Davis Road and 4090 Coconut Road

Proposed Preliminary Plat - Fontana Townhomes

Letter of Compliance with Florida Statutes - Fontana Townhomes - 4063 Davis Road and 4090 Coconut Road - Engenuity Group

Approved Site Plan - Fontana Townhomes

Aerial and Location Maps

RESOLUTION NO. 2021-19

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA, APPROVING/DENYING THE PRELIMINARY PLAT, TO REPLAT A PORTION OF BLOCK 9 AND 10 OF THE PALM BEACH FARMS CO., TO JOIN TWO (2) PARCELS INTO A UNIFIED PLAT, SUBMITTED BY MR. JERROD PURSER, AGENT FOR, MERITAGE HOMES OF FLORIDA, INC., ("APPLICANT"), FOR THE PROPERTY LOCATED AT 4063 DAVIS ROAD AND 4090 COCONUT ROAD, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on July 13, 2021, Jerrod Purser, agent for, Meritage Homes of Florida, Inc., ("Applicant"), requested approval to replat a portion of Block 9 and 10 of the Palm Beach Farms Co., to join two (2) parcels into a unified plat, located at 4063 Davis Road and 4090 Coconut Road; and

WHEREAS, the recommendation of the Planning and Zoning Board has been forwarded to the Village Council for final consideration; and

WHEREAS, the Village Council has heard this matter in public session; has considered the presentation and other evidence presented by the Applicant; has received and considered the recommendations of the Village Staff and Planning and Zoning Board; and has otherwise been fully informed regarding this matter; and

WHEREAS, the preliminary plat conforms/does not conform to the applicable requirements of Chapter 34 of the Village Code;

NOW THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA, as follows:

Section 1. The Village Council of the Village of Palm Springs, Florida, having received and considered the request of the Applicant to replat a portion of Block 9 and 10 of the Palm Beach Farms Co., to join two (2) parcels into a unified plat, located at 4063 Davis Road and 4090 Coconut Road; and the same having been heard in Regular Session on July 29, 2021, and having been otherwise fully apprised of the premises herein, hereby approves the Preliminary Plat, which is incorporated herein by reference.

Resolution No. 2021-19 - Preliminary Plat – Fontana Homes – 4063 Davis Road and 4090 Coconut Road

Section 2. This Resolution shall take effect immediately upon adoption.

Council Member _____ offered the foregoing resolution. Council Member _____ seconded the motion, and upon being put to a vote, the vote was as follows:

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
BEVERLY SMITH, MAYOR	☐	☐	☐
GARY READY, VICE MAYOR	☐	☐	☐
DOUG GUNTHER, MAYOR PRO TEM	☐	☐	☐
PATTI WALLER, COUNCIL MEMBER	☐	☐	☐
JONI BRINKMAN, COUNCIL MEMBER	☐	☐	☐

The Mayor thereupon declared this Resolution duly passed and adopted this _____ day of _____ 2021.

VILLAGE OF PALM SPRINGS, FLORIDA

BY: _____
BEVERLY "BEV" SMITH, MAYOR

ATTEST:

BY: _____
KIMBERLY M. WYNN, VILLAGE CLERK

REVIEWED FOR FORM AND LEGAL SUFFICIENCY
BY: _____
GLEN J. TORCIVIA, VILLAGE ATTORNEY

FONTANA TOWNHOMES

BEING A REPLAT OF A PORTION OF BLOCKS 9 AND 10, THE PALM BEACH FARMS CO. PLAT NO. 7, AS RECORDED IN PLAT BOOK 5, PAGE 72 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST, VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY

OF
CAULFIELD & WHEELER, INC.
SURVEYORS — ENGINEERS — PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 — (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591

DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT MERITAGE HOMES OF FLORIDA, INC., A FLORIDA CORPORATION, OWNER OF THE LANDS SHOWN HEREON AS FONTANA TOWNHOMES, BEING A REPLAT OF A PORTION OF BLOCKS 9 AND 10, THE PALM BEACH FARMS CO. PLAT NO. 7, AS RECORDED IN PLAT BOOK 5, PAGE 72 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST, VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER (N. 1/4) CORNER OF SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST; THENCE S.01°26'31"W., ALONG THE NORTH-SOUTH 1/4 SECTION LINE OF SAID SECTION 30 AND THE CENTERLINE OF DAVIS ROAD, A DISTANCE OF 315.92 FEET; THENCE N.88°03'14"W., ALONG A LINE 30 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF LOT C, BLOCK 9 OF SAID PALM BEACH FARMS CO. PLAT NO. 7, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE S.01°26'31"W., ALONG A LINE 40 FEET WEST OF AND PARALLEL WITH SAID CENTERLINE OF DAVIS ROAD, A DISTANCE OF 230.91 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF LOT D, BLOCK 9 OF SAID PALM BEACH FARMS CO. PLAT NO. 7; THENCE N.88°01'48"W., ALONG SAID SOUTH LINE, A DISTANCE OF 131.84 FEET; THENCE S.01°26'48"W., A DISTANCE OF 81.57 FEET; THENCE N.75°55'18"W., A DISTANCE OF 124.77 FEET; THENCE N.88°01'05"W., A DISTANCE OF 14.32 FEET; THENCE N.75°55'18"W., A DISTANCE OF 23.86 FEET; THENCE N.88°01'05"W., A DISTANCE OF 303.55 FEET TO A POINT OF INTERSECTION WITH A LINE 30 FEET EAST OF AND PARALLEL WITH THE CENTERLINE OF COCONUT ROAD; THENCE N.01°27'04"E. ALONG SAID PARALLEL LINE, A DISTANCE OF 388.32 FEET TO A POINT OF INTERSECTION WITH A LINE 53 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF LOT B, BLOCK 10 OF SAID PALM BEACH FARMS CO. PLAT NO. 7; THENCE S.88°03'57"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 302.32 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID LOT B, BLOCK 10; THENCE S.01°26'48"W. ALONG SAID EAST LINE, A DISTANCE OF 107.39 FEET TO A POINT OF INTERSECTION WITH AFORESAID LINE BEING 30 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF LOT C, BLOCK 9; THENCE S.88°03'14"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 292.33 FEET TO THE POINT OF BEGINNING.

LYING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST, VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA, CONTAINING 195,340 SQUARE FEET/4.4844 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

RESIDENTIAL ACCESS STREETS

TRACT R, AS SHOWN HEREON IS HEREBY RESERVED FOR THE FONTANA TOWNHOMES ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION , ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE FONTANA TOWNHOMES ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION , ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF PALM SPRINGS, FLORIDA.

RECREATIONAL AREA

TRACT F, AS SHOWN HEREON IS HEREBY RESERVED FOR THE FONTANA TOWNHOMES ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION , ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE FONTANA TOWNHOMES ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION , ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF PALM SPRINGS, FLORIDA.

OPEN SPACE TRACTS

TRACTS L1, L2, L3, L4, L5 AND L6, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE FONTANA TOWNHOMES ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION , ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPE, COMMON ACCESS AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF PALM SPRINGS, FLORIDA.

DRAINAGE EASEMENTS

THE DRAINAGE EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE FONTANA TOWNHOMES ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION , ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF PALM SPRINGS, FLORIDA.

THE VILLAGE OF PALM SPRINGS SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, RESIDENTIAL ACCESS STREETS AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

MAIL KIOSK EASEMENT

THE MAIL KIOSK EASEMENT, AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR MAIL KIOSK PURPOSES. THE MAINTENANCE OF ALL IMPROVEMENTS LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE FONTANA TOWNHOMES ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION , ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF PALM SPRINGS, FLORIDA.

GENERAL UTILITY EASEMENTS

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

ALL TRACTS FOR PRIVATE STREET PURPOSES, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO STORMWATER FACILITIES, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES, AS SHOWN HEREON, ARE NONEXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DIVISION PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS _____ DAY OF _____, 2021.

MERITAGE HOMES OF FLORIDA, INC.
A FLORIDA CORPORATION

WITNESS: _____

PRINT NAME _____

WITNESS: _____

PRINT NAME _____

BY: _____

JUSTIN COOK
DIVISION PRESIDENT

MERITAGE HOMES
OF FLORIDA, INC.

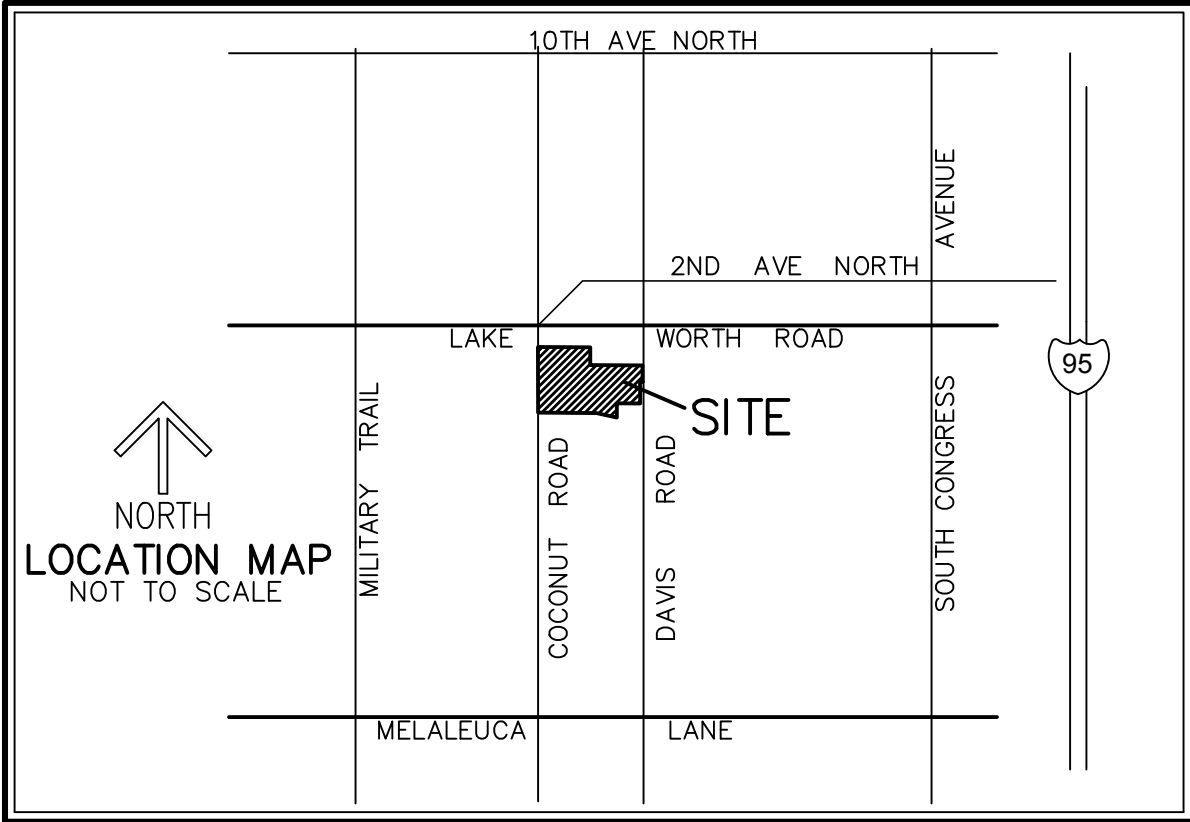
FONTANA TOWNHOMES
ASSOCIATION, INC.

VILLAGE CLERK

REVIEWING
SURVEYOR

COUNTY
ENGINEER

SURVEYOR

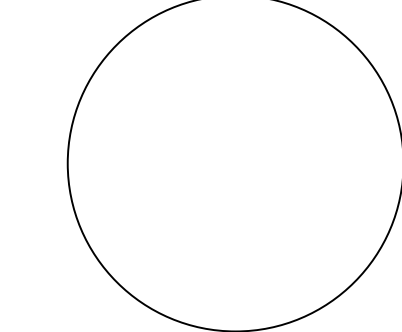


STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 2021 AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ THROUGH _____

JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT
& COMPTROLLER

BY: _____
DEPUTY CLERK

CLERK OF THE CIRCUIT COURT
& COMPTROLLER

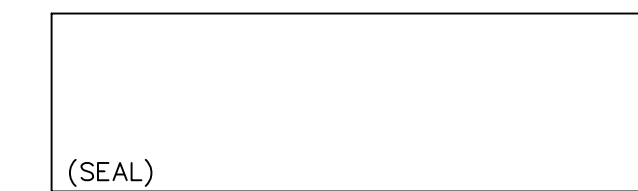


SHEET 1 OF 2

ACKNOWLEDGEMENT:

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2021, BY JUSTIN COOK, AS DIVISION PRESIDENT OF MERITAGE HOMES OF FLORIDA, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS [] PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.



NOTARY PUBLIC

PRINT NAME

MY COMMISSION EXPIRES: _____

COMMISSION NUMBER: _____

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE FONTANA TOWNHOMES ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS _____ DAY OF _____, 2021.

WITNESS: _____

PRINT NAME: _____

FONTANA TOWNHOMES ASSOCIATION, INC.
A FLORIDA NOT FOR PROFIT CORPORATION

WITNESS: _____

PRINT NAME: _____

BY: _____

MARTHA SCHIFFER
PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2021, BY MARTHA SCHIFFER, AS PRESIDENT OF FONTANA TOWNHOMES ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION , ON BEHALF OF THE CORPORATION, WHO IS [] PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.



NOTARY PUBLIC

PRINT NAME

MY COMMISSION EXPIRES: _____

COMMISSION NUMBER: _____

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, DAVID P. BARKER, ESQ., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN MERITAGE HOMES OF FLORIDA, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: _____

DAVID P. BARKER, ESQ.
ATTORNEY-AT-LAW
LICENSED IN FLORIDA

VILLAGE OF PALM SPRINGS APPROVAL

VILLAGE OF PALM SPRINGS
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS _____ DAY OF _____, 2021.

BY: _____
BEV SMITH — VILLAGE MAYOR

ATTEST: _____
KIMBERLY M. WYNN — VILLAGE CLERK

REVIEWING SURVEYOR'S APPROVAL

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081(1) F.S., TO DETERMINE THAT ALL DATA REQUIRED BY CHAPTER 177 F.S. IS SHOWN, WHILE RANDOM CHECKS OF GEOMETRIC DATA REFLECT ITS ADEQUACY, NO REPRESENTATION OF THE FULL VERIFICATION OF SAID DATA IS MADE.

DATE: _____

GARY M. RAYMAN, P.S.M.

LICENSE NO. LS2633
STATE OF FLORIDA

SURVEYOR & MAPPER'S NOTES:

- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT VILLAGE OF PALM SPRINGS CURRENT ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE OF PALM SPRINGS APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S.01°26'31"W. ALONG THE NORTH SOUTH QUARTER SECTION LINE OF SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA AS PUBLISHED BY PALM BEACH COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
- COORDINATES SHOWN HEREON MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY AND ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) IN U.S. SURVEY FEET.
- "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- ALL INSTRUMENTS SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

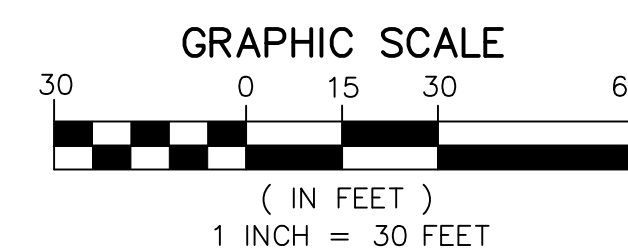
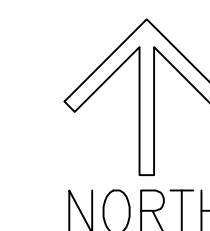
SURVEYOR & MAPPER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE VILLAGE OF PALM SPRINGS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA.

DATED: _____

DAVID P. LINDLEY
PROFESSIONAL LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591

BEING A REPLAT OF A PORTION OF BLOCKS 9 AND 10, THE PALM BEACH FARMS CO. PLAT NO. 7, AS RECORDED IN
PLAT BOOK 5, PAGE 72 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 30,
TOWNSHIP 44 SOUTH, RANGE 43 EAST, VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA



NOTES
COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID
DATUM = NAD 83 (1990 ADJUSTMENT)
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND, UNLESS OTHERWISE NOTED
SCALE FACTOR = 1.000042828
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DIRECTION
NAD 83 (1990 ADJUSTMENT), FLORIDA EAST ZONE.

LEGEND/ABBREVIATIONS:

C = CENTERLINE
 DB = DEED BOOK
 E = EASTING (WHEN USED WITH COORDINATES)
 FND = FOUND
 LWDD = LAKE WORTH DRAINAGE DISTRICT
 N = NORTHING (WHEN USED WITH COORDINATES)
 ORB. OR O.R.B. = OFFICIAL RECORD BOOK
 PBC = PALM BEACH COUNTY
 PG. = PAGE
 (PRAS) = PRIVATE RESIDENTIAL ACCESS STREET
 ●PCP = DENOTES PERMANENT CONTROL POINT
 NAIL AND METAL DISK STAMPED "PCP LB3591"
 ■PRM = DENOTES PERMANENT REFERENCE MONUMENT
 SET 4" x 4" 24" CONCRETE MONUMENT WITH
 ALUMINUM DISK STAMPED "C&W PRM LB3591"
 DENOTES QUARTER SECTION CORNER

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY

CAULFIELD & WHEELER, INC.
SURVEYORS — ENGINEERS — PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 — (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. 1B3591



ENGINEERS SURVEYORS GIS MAPPERS

C. ANDRE RAYMAN, P.S.M.

KEITH B. JACKSON, P.E.

LISA A. TROPEPE, P.E.

ADAM SWANEY, P.E., LEED AP

JENNIFER MALIN, P.S.M.

June 28, 2021

Ms. Iramis Cabrera, Planner
Land Development Department
Village of Palm Springs
226 Cypress Lane
Palm Springs, FL 33461
(Via E-Mail icabrera@vpsfl.org)

**RE: Fontana Townhomes
Fourth Plat Review
Engenuity Group Project No. 6001.04.26**

Dear Ms. Cabrera,

This is the fourth review of this Plat. This review is done for compliance with Chapter 177, Florida Statutes and the Village of Palm Spring's requirements. We offer the following comments:

The recent changes to the plat re "Not for Profit Corporation" and the deletion of (Meritage Homes of Florida, Inc.) and (Property Owners Association) do not alter our opinion of the plat. The plat continues to meet all requirements of Chapter 177, Florida Statutes. We can therefore still recommend that Village approve the plat for recording.

Sincerely,

Gary M. Rayman, P.S.M.
Project Manager

June 25, 2021

To: Iramis Cabrera, Village of Palm Springs Planner

From: Tara Bamber, PE 

**Re: Fontana Townhomes
Plat Approval Letter
Engenuity Group Project No. 6001.106**

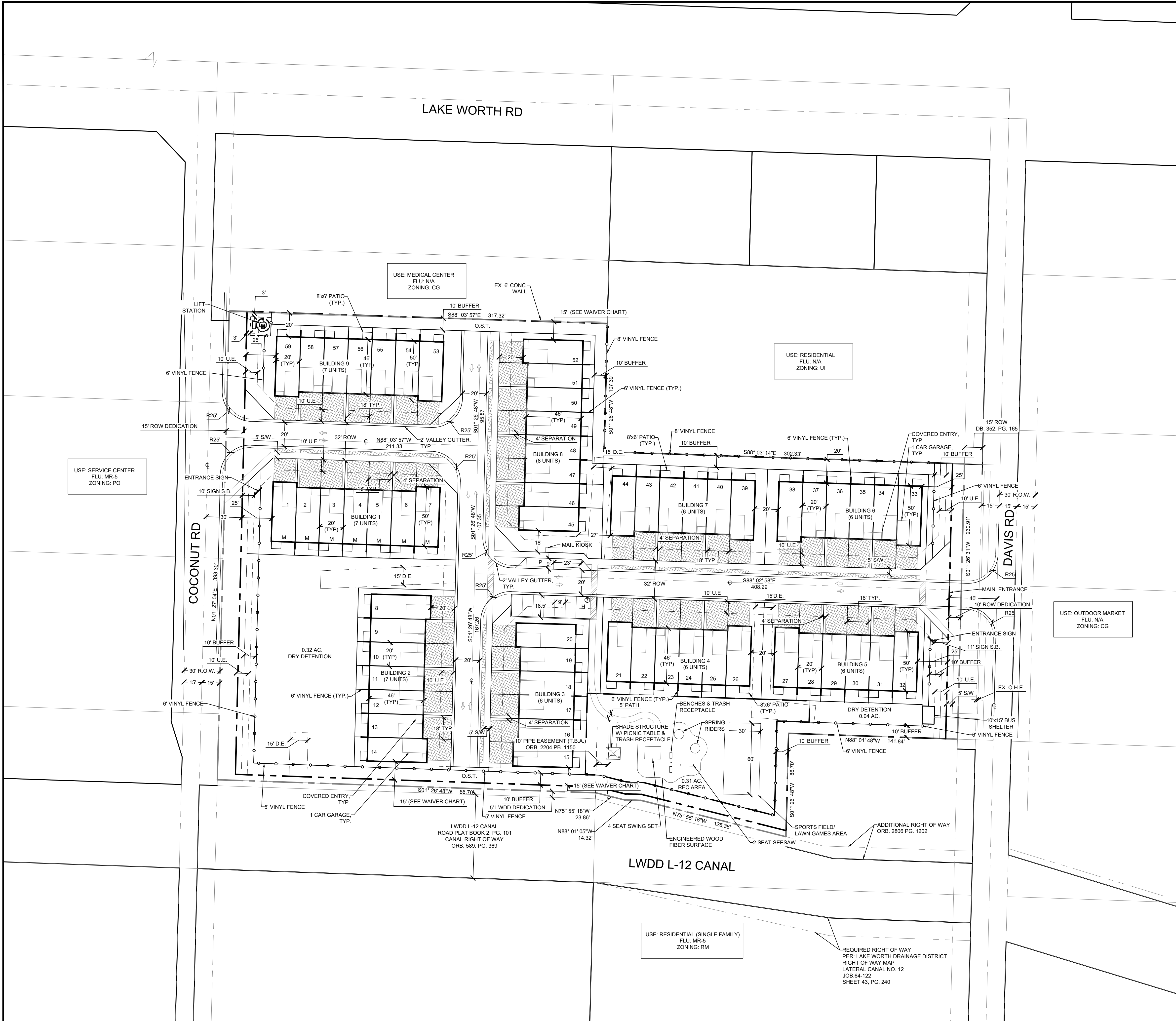
We have received the following through email on 6-24-21:

1. Plat, 2 sheets, by Caulfield & Wheeler, Inc.
2. Plat Modification Cover Letter, 2 sheets, dated 6-23-21, by Meritage Homes.

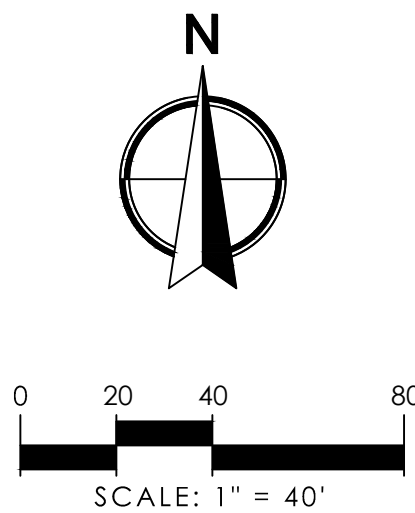
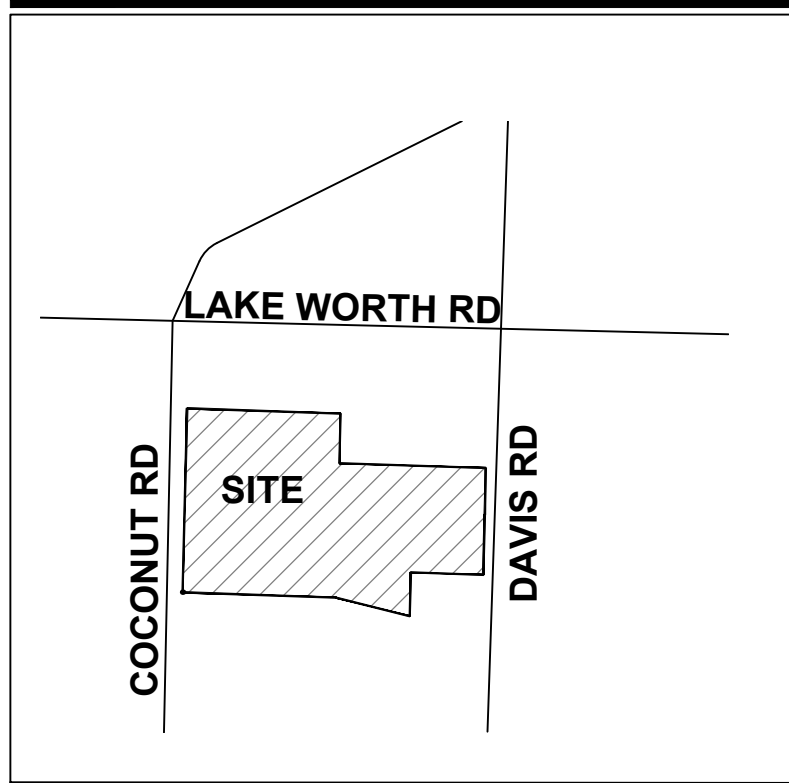
There are no further comments per the revised Plat above. We recommend Plat approval.

If you should have any questions, please give me a call at 561-655-1151.

Cc: Lisa Tropepe, PE



LOCATION MAP



SITE DATA

APPLICATION NAME	FONTANA TOWNHOMES
EXISTING LAND USE DESIGNATION (PBC)	UI
PROPOSED LAND USE DESIGNATION (VILLAGE)	HIGH DENSITY RESIDENTIAL
EXISTING ZONING DISTRICT (PBC)	UI
PROPOSED ZONING DISTRICT (VILLAGE)	RM/PUD
PCN	70-43-44-30-01-009-0040
	70-43-44-30-01-009-0030
EXISTING USE	SINGLE FAMILY/VACANT
PROPOSED USE	TOWNHOME RESIDENTIAL
GROSS SITE AREA	4.73 AC.
NET SITE AREA	4.48 AC.
TOTAL PROPOSED UNITS (TOWNHOME)	59 D.U.
GROSS DENSITY	12.5 D.U./AC.
OPEN SPACE REQUIRED	1.57 AC.(35%)*
OPEN SPACE PROVIDED	1.87 AC.(41%)
PROPOSED PERVIOUS	2.23 AC.(47.1%)
PROPOSED IMPERVIOUS	2.50 AC.(52.9%)
COMMON AMENITY REQUIRED/PROVIDED	0.31 AC.(20% OF OPEN SPACE)
DRY DETENTION AREA	0.36 AC.
TOTAL PARKING REQUIRED	185 SP.
RESIDENTIAL PARKING REQUIRED (2.5 SP/D.U.)	148 SP.
GUEST SPACES REQUIRED (25% OF REQ. SP.)	37 SP.
TOTAL PARKING PROVIDED	185 SP.
GARAGE SPACES	59 SP.
DRIVEWAY SPACES	118 SP.
GUEST SPACES	8 SP.
BUILDING HEIGHT	30' MAX
TRAFFIC ANALYSIS ZONE (TAZ)	362
*CALCULATION BASED ON NET SITE AREA	

PROPERTY DEVELOPMENT REGULATIONS (TOWNHOMES)

ZONING DISTRICT (RM)	MAX BLDG COVER	MIN. SETBACKS			
		FRONT	SIDE INT.	CORNER STREET	REAR
REQUIRED	40%	25'	20'	25'	20'
PROPOSED	24%	20'	15**	N/A	N/A

NOTE: PROPERTY DEVELOPMENT REGULATIONS TAKEN FROM PERIMETER OF DEVELOPMENT.
** SEE WAIVER CHART

WAIVER CHART

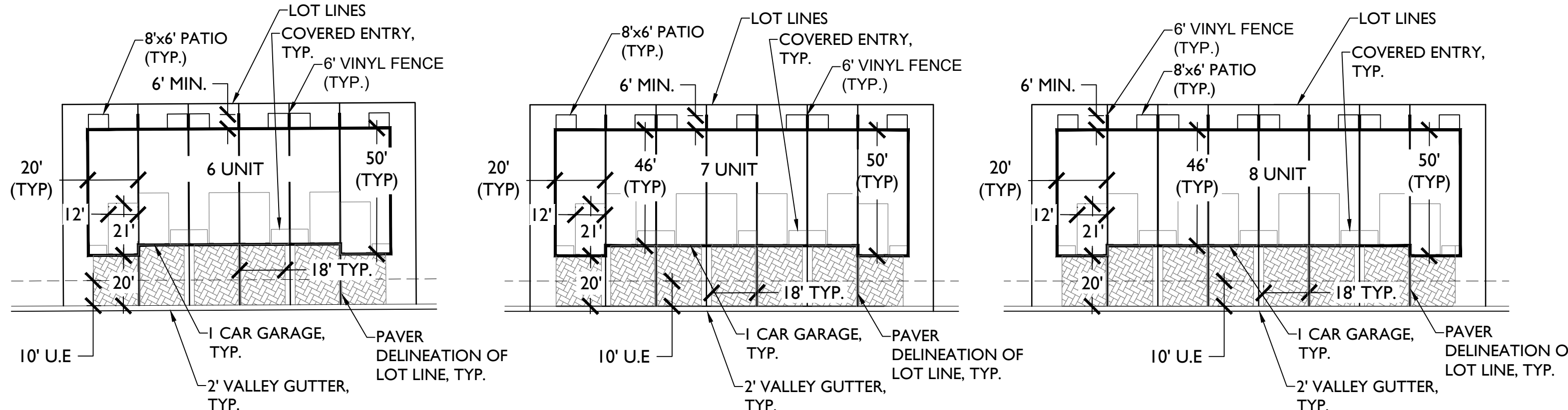
WAIVER SUBJECT	CODE SECTION	REQUIRED	PROPOSED	DEVIATION
PARKING DRIVE AISLE	34-1328	26'	20'	-6'
SIDEWALK	34-1063(a)(1)	SIDEWALK ON BOTH SIDES OF STREET	SIDEWALK ON ONE SIDE OF STREET	SINGLE SIDEWALK
SIDE SETBACK	34-1064(e)(1)(b)	20'	15'	-5'
MIN. LOT AREA	34-766(1)	547,000 SF / 12.55 AC.	205,881 SF / 4.73 AC.	341,119 SF / 7.83 AC.

LEGEND

AC. = ACRES
D.E. = DRAINAGE EASEMENT
DRO = DEVELOPMENT REVIEW OFFICERS
D.U. = DWELLING UNITS
EX. = EXISTING
FLU = FUTURE LAND USE
M = MODEL UNIT
O.H.E. = OVERHANG EASEMENT
O.R.B. = OFFICIAL RECORD BOOK
O.S.T. = OPEN SPACE TRACT
P = POSTAL DELIVERY PARKING
P.B. = PLAT BOOK
PDR = PROPERTY DEVELOPMENT REGULATIONS
PG. = PAGE
R = RADIUS
R.O.W. = RIGHT-OF-WAY
S.B. = SETBACK
S/W = SIDEWALK
S.F. = SQUARE FEET
T.B.A. = TO BE ABANDONED
TYP = TYPICAL
TH = TOWNHOME
U.E. = UTILITY EASEMENT

TYPICAL UNIT DETAILS

SCALE: NTS



ENTRANCE SIGN DETAIL

SCALE: NTS

SIGN REQUIREMENTS:

- MAXIMUM 8' SIGN HEIGHT.

- MAXIMUM 150' SQUARE FEET SIGN AREA

S/S Entry Monument

124"x 48" x 16" Box Monument
& Decorative Trim
Painted 5 Colors (1 Suede)
w/ Stone Veneer Base
Cultured Stone
Profit Terrain Ledgestone - Artic

60"x 18" - 1/2" Acrylic Lettering
Stud Mounted Flush



OPEN SPACE PLAN EXHIBIT

SCALE: NTS

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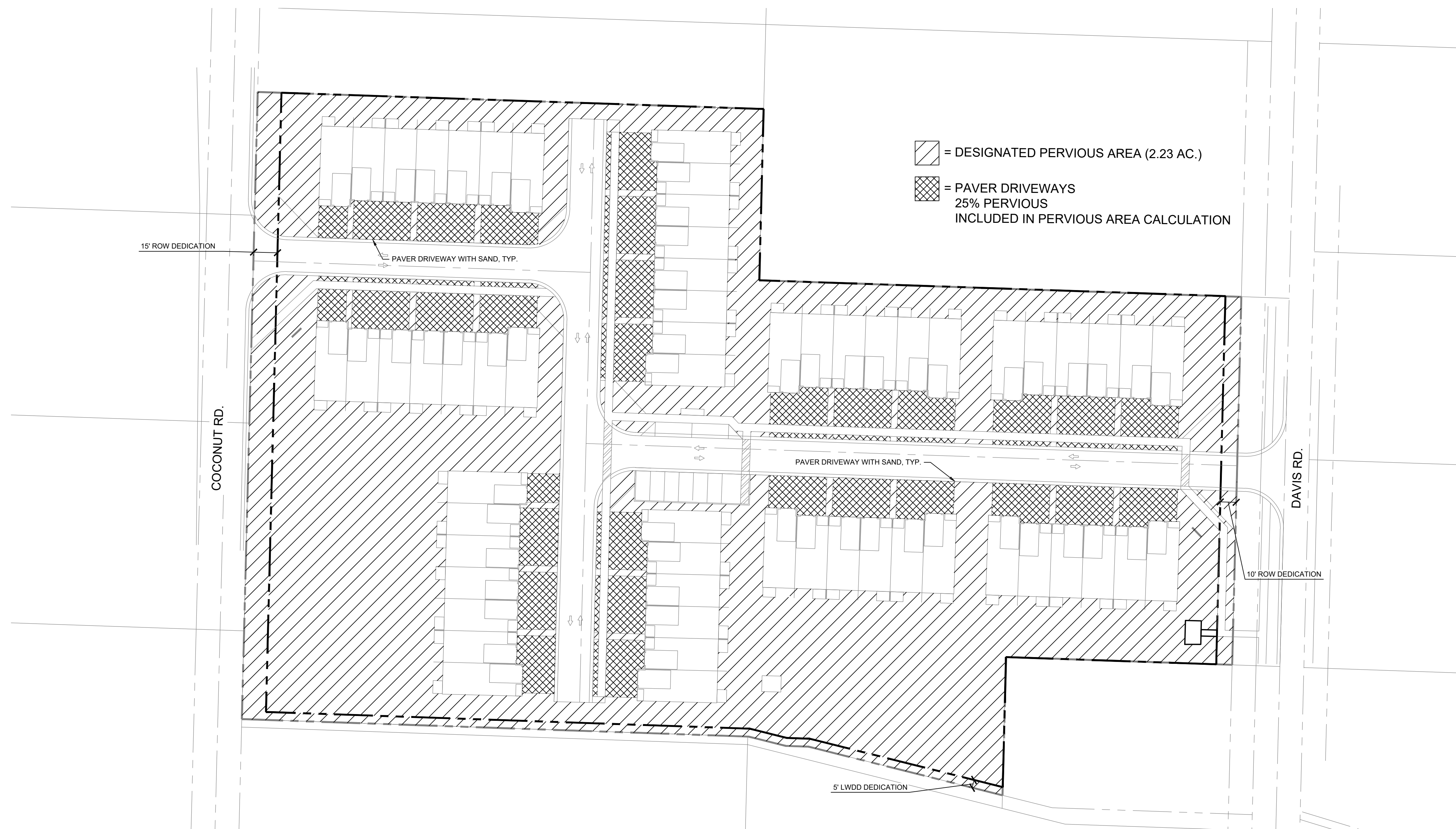
**FONTANA TOWNHOMES
VILLAGE OF PALM SPRINGS
REGULATING PLAN**

SHEET:
RP-1

PERVIOUS / IMPERVIOUS PLAN EXHIBIT

[illegible]

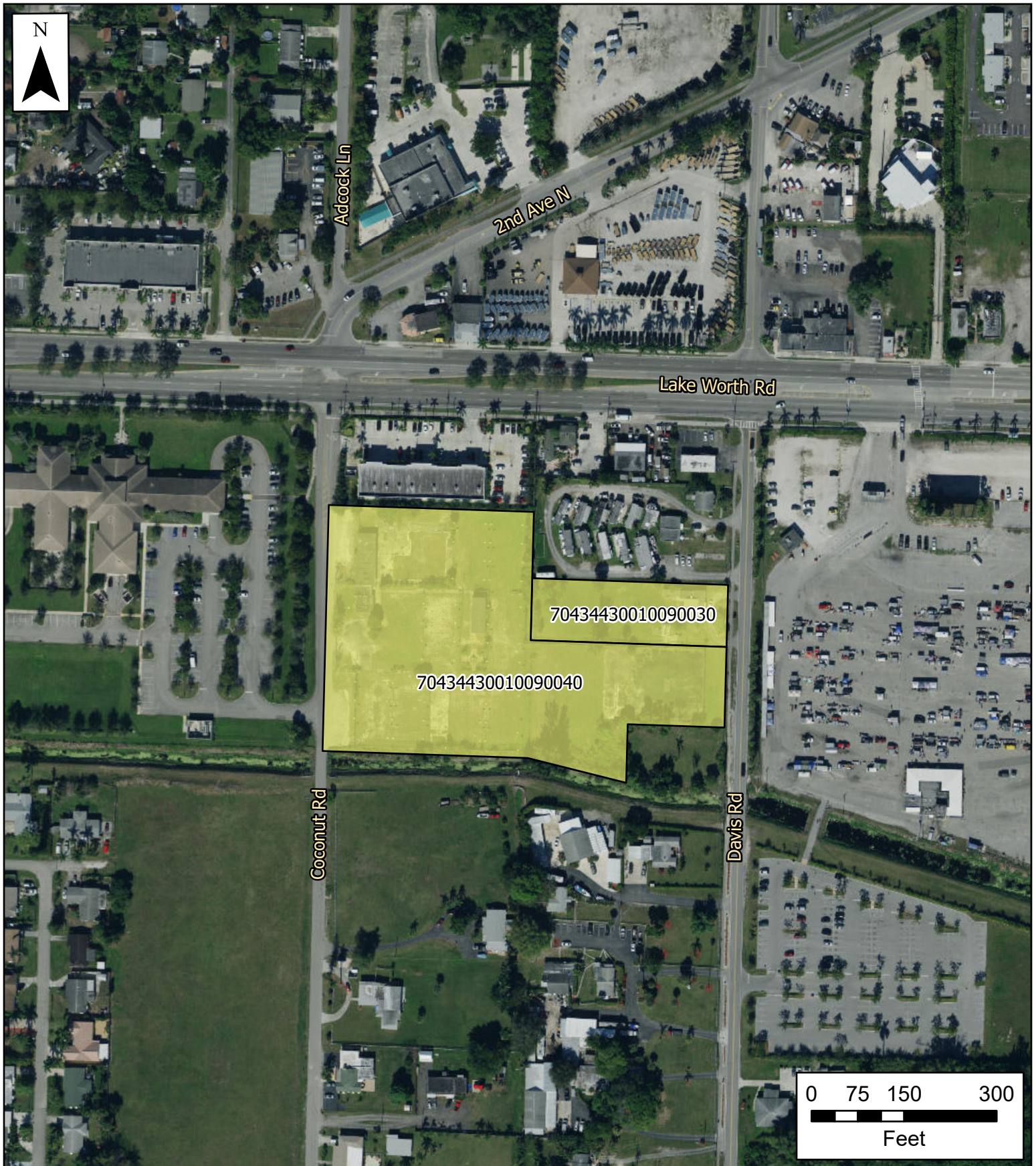
SCALE: NTS

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**FONTANA TOWNHOMES
VILLAGE OF PALM SPRINGS
REGULATING PLAN**

SHEET:
RP-2





Village of Palm Springs

Fontana Townhomes

 Property Boundary

The Data is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the requester. The Village of Palm Springs make no warranties, express or implied, as to the use of the licensed Data. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction and update

Data Source: Property boundary provided by Palm Beach County, World Imagery Basemap provided by ESRI Online Services.



Adcock Ln

2nd Ave N

Lake Worth Rd

70434430010090030

70434430010090040

Coconut Rd

Davis Rd

0 75 150 300
Feet



Village of Palm Springs

Fontana Townhomes

The Data is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the requester. The Village of Palm Springs make no warranties, express or implied, as to the use of the licensed Data. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction and update

Parcels
Property Boundary

Data Source: Parcels provided by Palm Beach County



Village of Palm Springs

Executive Brief

AGENDA DATE: July 13, 2021

DEPARTMENT: Planning, Zoning & Building

ITEM 6.2: PZ&B Order 2021-06 - Minimum Rear Setback Variance (PSV21-11) - 3901 Gulfstream Road

SUMMARY:

Brandon Cabrera, owner of the property is requesting site development plan approval (SPR21-10) for the residential Multi-Family property located at 3901 Gulfstream Road. The applicant is proposing to develop the 1.06 acres site with the construction of four (4) single-story villa style buildings for a total of eight (8) dwelling units. Each building supports one 2-bedroom/2-bathroom unit and one 3-bedroom/3-bathroom units.

Note: Currently, the 1.06 acres property is vacant undeveloped with only one (1) 770 square feet storage/garage building. The property was voluntarily annexed into the Village in 2012 and an annexation agreement (Resolution No. 2012-14) was approved that permits a maximum of 9 dwelling units on the property, subject to site plan approval.

The rental community will have an access driveway via the existing Gulfstream Road right-of-way. Amenities include a tot lot and a walkway to provide internal connectivity within the community. The project provides sidewalk connections from the parking lot to the residences and sufficient parking stalls for the residents and visitors.

Note: The applicant committed to execute a right-of-way deed to dedicate right-of-way 7.5' in width to the Village along Gulfstream Road, for the purposes of accommodating the ultimate desired public road cross-section.

As part of the Site Development Plan requested, the applicant is requesting one variance (PSV21-12) which is subject to the Planning and Zoning Board consideration:

1. (PSV21-11) - Request to a 15' rear setback (10' less)(Provides relief from Section 34-766(8)

that restricts the minimum rear setback to 25')

Note: Based on the property standards within the Residential Multi-Family (RM) zoning district (specifically the minimum lot area requirements) outlined in Village Code Section 34-766(1) and the Residential Low Density Future Land Use category (up to 5.8 du/acre), this proposed 1.06-acre parcel could only support a maximum of 6 dwelling units. Accordingly with the annexation agreement, 9 dwelling units will be permitted.

Planning, Zoning & Building Staff does not object to the variance requested and recommends conditional approval to facilitate the development project proposed for the property, which is subject to a separate agenda item.

FISCAL IMPACT:

The proposed project is expected to have a fiscal impact on the Village as it would enhance the Village's assessed property valuation. Additionally, this project, if approved, would require various Village services that will result in increased expenditures to the Village.

ATTACHMENTS:

PZ&B Order 2021-06 - 3901 Gulfstream Road - Brandx LLC

Exhibit "A" Staff Report

Project Narrative and Justification Statement

Annexation Agreement - Res 2012-14

Site Plan, Landscape Plans, Architectural Plans, Civil Plans and Letters

Color Site Plan and Color Rendering

Quit Claim Deed

Aerial and Location Maps

VILLAGE OF PALM SPRINGS, FLORIDA
PLANNING AND ZONING BOARD

PZ&B Order 2021-06
(PSV21-11)

Brandon Cabrera
AKA Brandx LLC
3901 Gulfstream Road
Palm Springs, FL 33461
Applicant(s)

PCN: 70-43-44-19-11-001-0042

FINAL ORDER

THIS MATTER having come before the Village of Palm Springs Planning and Zoning Board ("The Board") on **July 13, 2021**. The Board, having considered the evidence presented by the parties; and having been fully apprised of the circumstances, makes the following finding of fact and conclusions of law.

FINDINGS OF FACT

1. The Board has jurisdiction over the following variance application PSV21-11.
2. The above Applicant(s) is the owner of the property legally described as: **LAKEWOOD GARDENS PLAT 1 N 1/2 OF TR 4, W 85 FT OF S 1/2 OF TR 4 & S 1/2 OF TR 5 BLK 1**
3. The Applicant has submitted an application for one (1) variance from the Village of Palm Springs, Florida as set forth below:
 - 1) **PSV21-11** - A Variance relief from Section 34-766(8) to allow a 15' rear setback instead of 25' minimum.
4. The Village's Land Development Code Section 34-746 (10) requires the Board to determine that the variance meets the following requirements:
 1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures, or buildings in the same land development district.
 2. The special conditions and circumstances do not result from the actions of the applicant.
 3. Granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures in the same land development district.
 4. Literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same land development district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.
 5. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.
 6. The grant of the variance will be in harmony with the general intent and purpose of this chapter.

PZ&B Order 2021-06 – (PSV21-11 – PSV21-12)

7. Such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
5. The Board has determined that Variance PSV21-11, meets the requirement of Section 34-746(10) of the Land Development Code.
6. The Variance is hereby **GRANTED/DENIED**.

DONE AND ORDERED in Palm Springs, Florida this 13th day of July, 2021.

ATTEST:

Jane Worth, Deputy Village Clerk

Johnnie Tieche, Chairman
Planning and Zoning Board

Copies furnished to:

Brandon Cabrera, AKA Brandx LLC, 3901 Gulfstream Road, Palm Springs, FL 33461

Iramis Cabrera, Planning, Zoning and Building Director, 226 Cypress Lane, Palm Springs, FL 33461

Glen J. Torcivia, Village Attorney, Northpoint Corporate Center, 701 Northpoint Parkway, Suite 209,
West Palm Beach, FL 33407



PLANNING, ZONING & BUILDING STAFF REPORT

SUBJECT: Residential Multi-Family Site Plan with one Variance - 3901 Gulfstream Road

Application Summary			
Applicant / Petitioner	Brandon Cabrera	Submittal Date	9/8/2020
Reference Name	Brandx Villas	Case Number	SPR21-10, PSV21-11
		Parcel Control No	70-43-44-19-11-004-0223
Location	3901 Gulfstream Road	Gross Site Area	±1.06 acres
P&Z Bd Meeting	July 13, 2021	Council Meeting	August 26, 2021
Requests			
Proposed Use(s)	Residential Multi-Family Development Site Plan for construction of 8 residential dwelling units.		
Number of Buildings	4 duplexes structures		
Waivers	PSV21-11: Requesting a variance relief from Sec.34-766(8) to allow a 15' rear setback instead of 25' minimum required.		
Parking			
Code	Required	Provided	Meets Requirement
Total Parking	Total of 25	29 spaces	Yes
Setbacks			
Code	Required Minimum	Proposed	Meets Requirement
Front yard (East)	25'	30'	Yes
Rear yard (West)	25'	15'	*No (variances requested)
Side yard (North & South)	15'	15'	Yes
Note: Existing storage building is considered legally non-conforming in rear and side setback.			
Site Characteristics			
Existing Use	Residential vacant lot	Proposed Use	Residential Multiple-Family
Existing & proposed Zoning	Residential Multiple-Family (RM)	Existing & Future Land Use	Low Density Residential
Surrounding Existing Land Use, Future Land Use, and Zoning			
Direction	Existing Use	Future Land Use	Zoning District
North	Residential single-family residence	Low Density Residential	Residential Multiple-Family (RM)
South	Residential single-family residence And a residential vacant lot	Low Density Residential	Residential Multiple-Family (RM)
East	Residential multifamily units	Low Density Residential	Residential Multiple-Family (RM)
West	Residential single-family residences	Low Density Residential	Residential Multiple-Family (RM)
Recommendation			
Planning, Zoning & Building Staff recommends conditional approval of the Residential Multi-Family Development Site Plan to allow the construction of eight (8) residential dwelling units, finding the applicant's request consistent with the annexation agreement.			



I. Site History

- Ordinance 2012-03: Annexation

The property was voluntarily annexed into the Village of Palm Springs on January 26, 2012 and designated with the Land Development as Residential Multiple-Family zoning district and Future Land Use category of Low Density Residential. At the time of the annexation there was an agreement approved by the Village Council under Resolution 2012-14 to permit a maximum of 9 dwelling units on the property and it also waived the front footage for the sanitary sewer service.

II. Comprehensive Plan Consistency

- The subject property Zoning and Future Land Use designation are Residential Multiple-Family (RM) and Low Density Residential, respectively. The gross acreage of the property ($\pm$ 1.06 acres), allows up to 6 dwelling units at the maximum intensity of the land use category (5.8 dwelling units per acre). The property was annexed into the Village from Palm Beach County and at that time, there was an agreement to permit a maximum of 9 dwelling units on the property. The applicant is proposing 8 dwelling units which is not the maximum utilization of allowances of the property.
- The proposed Site Development Plan is generally consistent with goals, objective and policies of the Village's Comprehensive Plan.

Due to the size and configuration of the subject lot, the following land development regulations are not met.

- Minimum lot size for 8 dwelling units project shall be 1.44 acres, the property is 1.06 acres.
- Minimum rear setback shall be 25', the applicant is proposing 15'.

III. Variances Requested

The applicant is seeking the following variance from the Village Code requirements:

PSV21-11: Requesting a variance relief from Sec.34-766(8) to allow a 15' rear setback instead of 25' minimum required.

The Applicant's full justification to the waivers is attached hereto.

- a. That special condition and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same land development district.

The rear setback of 15' is in harmony with other properties adjacent to the subject property.

- b. That the special conditions and circumstances do not result from the actions of the applicant.

The rear yard setback request is a result of providing extra parking for the units.

- c. That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures in the same land development district.

The granting of this variance will not confer any special privilege.

- d. That literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same land development district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.

The granting of this variance is in harmony with other properties in the same land development district.

- e. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.

The granting of this variance is the minimum variance needed.

- f. That the granting of the variance will be in harmony with the general intent and purpose of this chapter.

The granting of the variance will not only help the project be in harmony with the intent of the chapter, it will exceed other requirements.

- g. That such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Granting this variance will only improve area overall.

Staff generally does not object the applicant's request based on the intent of the applicant to maximize the utilization of the land conforming with the annexation agreement allowances. Additionally, the proposed site plan exceeds some of the minimum requirements for a residential multifamily project including but not limited to open space, parking, lot coverage and common amenity area which is not required to be provided.

IV. Neighborhood Compatibility

- 1) The proposed project is located on the east side of Gulfstream Road between Lake Worth Road and Lakewood Road.
- 2) The property is located within the Gulfstream Road Overlay; however, the Applicant is not utilizing the allowances of the overlay in the proposed site plan.
- 3) A mix of different uses including general retail, restaurants, grocery supermarket, gas stations, professional offices, schools, and child day cares are located within a 1-mile radius.
- 4) Surrounding properties are generally residential uses.

V. Regulatory Issues

- The site plan generally conforms to the property development standards of the Residential Multi-Family Development project, except for the two variances requests.

- 1) The proposed project plan generally meets required site development regulations.
- 2) The applicant is responsible to acquire all applicable permits from all regulatory agencies with jurisdiction over the project site, including but not limited to Palm Beach County and the Village of Palm Springs.
- 3) Civil/Utility plans shall be approved by the Village's Engineer.
- 4) Proposed Site Plan meets the Traffic Performance Standards of Palm Beach County.
- 5) The property owner shall execute a Right-of Way Deed to dedicate right-of-way 7.5' in width to the Village of Palm Springs along Gulfstream Road for roadway purposes (including drainage and sidewalk).
- 6) Proposed development will negatively impact the public-school system. A new SCAD letter shall be obtained with the School District of Palm Beach County.
- 7) The project is located within the flight path of the Palm Beach County Park "Lantana Airport" and will be subject to aircraft noise at varying levels, vibrations, odors, fumes, and other impacts from aircraft operations conducted at above or within the vicinity of Lantana Airport.

VI. Environmental Issues:

There are no environmental (wetlands, floodplains, etc.) issues identified.

VII. Community Outreach/ Notification

- The subject property was posted on July 2, 2021.
- Public Notification letters were mailed to all property owners within 300 feet radius of subject property on June 24, 2021.
- Legal advertisement was published in the paper on July 1, 2021.
- Staff has not received any inquiries or comments as a result of the notices.

VIII. Proposed Development Plan Details

The petitioner's development plans dated received on September 8, 2020 depicts the following:

- Application for a Residential Multi-Family Development Site Plan approval with a variance for the construction of

8 residential dwelling units.

1. Site Plan dated received September 8, 2020 revised and resubmitted on June 14, 2021.
2. Landscape plans dated received September 8, 2020 revised and resubmitted on June 18, 2021.
3. Engineering plans dated received September 8, 2020 revised and resubmitted on June 14, 2021.
4. Architectural plans dated received September 8, 2020 revised and resubmitted on March 24, 2021.
5. Photometric plan dated received on September 8, 2020 revised and resubmitted on March 24, 2021.
6. Boundary survey dated received September 8, 2020.
7. Justification Statement and proposed use.
8. Drainage calculations
9. Traffic Generation Statement.
10. Color rendering.
11. Preliminary Water Management Calculation.
12. Common amenity plan.
13. Open space plan.
14. Colored Site Plan.

IX. Recommendation

The applicant is the owner of the subject property and is requesting approval of the proposed Site Development Plan to develop the ±1.06-acre Residential Multiple-Family property, which is currently a vacant and undeveloped lot. The subject property is proposed to be developed with a residential multifamily development comprised of 8 residential dwelling units within 4 duplexes structures. Each building supports one 2-bedroom/2-bathroom unit and one 3-bedroom/3-bathroom unit. Each dwelling unit will be configured with a kitchen, living room, dining room and each unit will be equipped with washer and dryer. The rental community will have an access driveway via the existing Gulfstream Road right-of-way.

The project provides sidewalk connections from the parking lot to the residences and sufficient parking stalls for the residents and visitors. Amenities include a tot lot and a walkway to provide internal connectivity within the community.

The applicant has committed to execute a Right-of-Way Deed to dedicate right-of-way 7.5' in width to the Village of Palm Springs along Gulfstream Road, for the purposes of accommodating the ultimate desired public road cross-section.

The project generally meets and exceeds some of the minimum requirements for a residential multifamily development as shown on the table below:

Land Development Regulations	Required	Proposed
20 percent of the gross land area for open space	9,283 sf	20,952 sf (45%)
common amenities	Not required	3,249 sf (7%)

Note: Based on the size of the property, compliance with Sec. 34-766 (1), would limit the maximum development on the site to 6 dwelling units and based on the annexation agreement, a maximum of 9 dwelling units would be permitted

Planning, Zoning & Building Staff has conducted a review of the application and found the proposed project to be generally consistent with the land development and zoning regulations and all other portions of the code. Staff supports the Residential Multifamily Development Site Plan with a variance and recommends conditional approval subject to the following forty (40) conditions, along with the voluntary monetary contribution, requested by the School District to mitigate school impacts:

1. Build out date December 31, 2021.
2. A new Traffic Performance Standards (TPS) approval letter shall be obtained with PBC Traffic Division if the project is not completed by December 31, 2021. Said letter shall be provided to the Village at time of received. In any case no building permit shall be issued after the buildout date approved by Palm Beach County on their

TPS letter.

3. The Site Plan expires two years from approval if the proposed improvements are not constructed within that time frame.
4. The Finished Floor Elevation shall be at least 18" above crown of the road.
5. The dedication of 7.5' along the property's eastern perimeter via Right-of-Way Deed to the Village of Palm Springs shall be executed prior to the issuance of the first building permit.
6. The lease restrictions shall prohibit the installation of sheds, the parking of boats, commercial vehicles, or recreational vehicles, or oversized vehicles that do not fit within the typical parking stall (9'x18.5').
7. No parking shall be allowed, under any circumstances, along the drive aisles. Residents and guest parking shall only occur within designated guest parking stalls.
8. Proposed monument sign height shall not exceed 7' and maximum sign area permitted is 65 square feet. A building permit shall be submitted with the Village for review and approval.
9. A Utility/Civil Plan shall be approved by the Village Engineer and the Village Public Service Director at time of permitting.
10. The property is located within the Airport Land Use Noise Zone (ALUNZ) for Palm Beach County Park Airport. The owner shall provide disclosure to all prospective tenants of such structure is located within the Land Use Compatibility Noise Zone and that aircraft noise may be objectionable. In addition to the required disclosure, the Department of Airports recommends sound insulation techniques such as acoustical doors, windows and insulation be included as part of the construction. Review of design techniques would be available through the Department of Airport office.
11. Palm Beach County "Digital Inclusion infrastructure" (broadband antenna and related facilities) shall be accommodated on the property (if location is determined to be desirable for broadband coverage by Palm Beach County or School District of Palm Beach County), and property owner shall voluntarily serve as a program partner (easement/agreement, electric) through the life of the program.
12. Any proposed utility easement shall be recorded at time of civil/utility plan review.
13. Photometric plans shall be approved by the Planning, Zoning and Building Department at time of permitting.
14. Irrigation plans shall be provided at the time of permitting. Non-potable water shall be used for the irrigation system per Village code.
15. Perimeter compatibility treatments along north, west and south sides, specifically 6' privacy fence and landscaping, shall be installed prior to the issuance of the 1st Certificate of Occupancy.
16. Landscape buffers shall only encumbered/overlapped a maximum of 5' by any utility easements. Verify utility and easement locations to ensure that there are no conflicts with landscaping, revise at time of permitting as needed.
17. All electric utilities shall be underground.
18. The property owner shall post a notice of annual boundary school assignments for students from this development. The district will provide an 11' x 17' sign to be posted in a clear and visible location in all sales offices and models with the following:

"NOTICE TO HOMEBUYERS/TENANTS"

"school age children may not be assigned to the public school closest to their residences. School Board policies regarding overcrowding or other boundary policy decisions affect school boundaries. Please contact the Palm Beach School District Boundary Office at (561)434-8100 for the most current school assignment(s)".
19. Any existing or proposed utility box/cabinet that is not screened from view, shall be wrapped with a match design accordingly with the existing/proposed location at time of landscaping inspections.
20. A root barrier shall be provided on trees that are within 12' of utility lines.
21. Landscaped areas shall be irrigated including but not limited to buffer, islands, planter boxes, etc.
22. All mechanical equipment's and above-ground infrastructure shall be screened from view.
23. The construction dumpster shall be only provided by Waste Pro USA who is under franchise Agreement with the Village.
24. The mail pickup and delivery system shall be approved by the United States Postal Service.
25. Provide permits from all applicable permitting agencies, including but not limited to, PBC and Village of Palm Springs at the time of permitting.

26. The property owner shall register an Agent of Record, prior to issuance of a permit, to establish a contact person responsible for compliance with this Development Order, including site plan/landscape plan details and conditions of approval.
27. A copy of the NPDES Notice of Intent for Generic Permit shall be submitted to the PZB Department at time of permitting.
28. A stabilized surface shall be provided at all times during construction for access by emergency vehicles.
29. A pre-construction meeting shall be scheduled with the Village Planning, Zoning & Building Development Department prior to commencement of any construction activity. Permits are required from the Planning, Zoning & Building Department prior to commencing any construction or renovation. The project shall be constructed in accordance with the FBC edition in effect at the time of permitting.
30. A silt barrier shall be installed around the perimeter of the property (within the affected area for the site improvements and new building construction) prior to commencement of any site work or construction activity, and a track pad shall be installed at the construction entrance(s), both of which shall remain through substantial completion.
31. The Applicant may be required to undertake additional security measures, based on the number of complaints or calls for service for incidents at the premises, as determined by the Police Chief. Such additional security measures, as approved by the Police Chief, may include increased on-site security at the operator's sole expense.
32. Any sidewalk broken or damaged during construction shall be replaced by the contractor prior to CO.
33. The Landscaping shall be certified by the Landscape Architect upon completion and prior to Certificate of Occupancy/Certificate of Completion of each improvement area.
34. Absolutely no occupancy, other than construction personnel, is permitted prior to TCO/CO.
35. Photometrics must be certified by an engineer prior to CO.
36. The civil engineer of record shall certify the site construction prior to Certificate of Occupancy.
37. The applicant may be required to provide a resident inspector for structural elements such as concrete pours in accordance with Section 109.1.3 FBC 2010 and F.S. 553.791. Determination shall be made at time of pre-construction conference with Planning Zoning and Building Director.
38. The General Contractor shall be on site during any and all construction activity in accordance with FS 489.1195.
39. The project shall receive approval from all Authorities Having Jurisdiction and submit copies of approvals to the Village of Palm Springs.
40. At the time of CO, the petitioner shall provide the Planning, Zoning and Building Department with electronic copies of as-builts.
41. The School District has requested the Applicant offer a voluntary commitment to make a contribution of \$22,633 to the School District of Palm Beach County prior to issuance of a building permit, based on School Capacity Availability Determination letter issued on June 23, 2021.

3901 Gulfstream Rd Project Statement

We are excited to bring this 8 unit apartment complex to the Village of Palm Springs. We are proposing 4 buildings. Each will have a 2 bedroom, 2 bath and a 3 bedroom, 3 bathroom set up. The interior of the each apartment will have a modern feel with quality materials. This area of Palm Springs is in dire need of improvement and our project meets, and exceeds many requirements to encourage development of this area.

Our apartments are owned and operated in house, and will be kept to our high standards for both the appearance of our properties and for our tenants. Our project will have more parking spaces then are required, and will have a beautiful yet simple kids recreational area that is also not required.

We hope this project is first of many that we can bring to the Village.

Thank you

Sincerely,

Brandon Cabrera

A handwritten signature in black ink, appearing to be 'Brandon Cabrera', with a stylized, flowing script.



Justification Statement

BrandX Villas 3901 Gulfstream Rd Rental Villas Village of Palm Springs, Florida Site Plan Application May 12th, 2021

Introduction

On behalf of the Developer, Gulfstream Rd Holdings LLC ("Owner"), and Brandon Cabrera ("Agent") respectfully requests approval of this application for a Major Site Plan for one (1) property in the Village of Palm Springs. The 1.07 acre subject property (PCN 70-43-44-19-11-001-0042) is currently a vacant undeveloped lot just North of the intersection of Lake Worth Rd and Gulfstream Rd, and is located within the limits of the South Florida Water Management District ("subject property"). Access to the site is directly from Gulfstream Rd.

The subject property is proposed to be developed with 4 Villa Style buildings for 8 units. Each unit is one floor and supports off street parking of 3.625 parking spaces. The proposed site plan indicates a total of 8 rental Villa units. Based on the acreage and the permissible density per the annexation agreement the parcel can support up to 9 dwelling units can be constructed on the property; Resolution 2012-14.

The subject is not requesting any change to the zoning designation (RM) or Comprehensive Plan (Low Density Residential).

Site Plan

This application consists of a Major Site Plan approval with-in a Residential Multi family zoning district. The subject application will be utilizing the specific residential multi-family Land development standards as indicated below.

According to the Village of Palm Springs Code of Ordinances (Section 34-766 Residential Multiple-Family – Certification Standards), an application for Site Plan approval must take the following standards into consideration:

- A. Minimum setbacks for principal structures:
 - a. Front (Street): 25 feet (30 feet provided)
 - b. Side (Interior): 15 feet (15 feet provided)
 - c. Side (Corner): 25 feet (N/A)
 - d. Rear: 25 feet (15 feet provided)

- B. Maximum lot coverage of 40% (25.4% building coverage provided)

Compliance with Performance Standards for Residential Multiple-Family (Sec. 34-766):

a.) Building setbacks or setbacks to respect existing scale and massing of adjacent neighborhoods and promote compatibility.

Response: The proposed development is in compliance with building setbacks on the East, South, and North sides. A waiver is requested for the West setback (10') and is compatible with the residential multifamily uses to the East, West, and North of the subject property. The site is well buffered with abundant landscaping and a six foot high solid wood fence on the South side. Additional trees have been added on the South side of the building to provide screening for the properties to the South.

b.) Adequate vehicular circulation, traffic maintenance and/or operational measures that does not negatively impact existing roadway conditions, including avoidance of dead-end streets and t-style turnarounds.

Response: The proposed site plan is providing 26' for double vehicular drive aisles pursuant to Sec. 34-1328. It is anticipated that the proposed development has adequate vehicular circulation and does not negatively impact existing roadway conditions.

c.) Maximum building height : three stories or 35 feet.

Response: The proposed structures are single story and less than 35 feet in height.

Currently, the subject property supports a Future Land Use Map designation of Low Density Residential and is within the Residential Multi-Family (RM) zoning district. See attached survey for detail of subject property boundary. Below is a summary of surrounding properties:

Adjacent Lands	Uses	FLU	Zoning
Subject Property (Proposed)	Villas	Low Density Residential	RM
North	Multi-Family	Low Density Residential	RM
South	Commercial	-	CG
East	Multi-Family	Medium Density Residential	RM
West	Multi-Family	Medium Density Residential	RM

Existing Conditions

The subject site is located in Township 44S, Range 42E, Section 19 in Palm Beach County, FL.

The site is also located within the limits of the Village of Palm Springs and the SFWMD C-51 Basin and LWDD.

The property is currently a vacant undeveloped area along Gulfstream Rd.

Proposed Conditions

The subject site is proposed to be developed with four (4) single story Villa buildings with a total of 8 units with associated infrastructure including driveways, water, wastewater and storm water management system.

Exfiltration trench and pervious paving are proposed to meet water quality requirements and C-51 compensating storage requirements.

The proposed storm water management system will comply with current governing agencies requirements as dictated by SFWMD, LWDD and PBC Land Development.

Water Quantity

Water Quantity will be provided in accordance with SFWMD criteria in on-site exfiltration trench with a catch basin system.

Elevations on site are entirely above SFWMD C-51 Basin flood plain elevation 12.7 NGVD.

Proposed Land Use

Building/Roof Area = 0.27 acres
Pervious Paving = 0.31 acres
Open Space Area = 0.48 acres
Front Walks/Patios = 0.01 acres
Total Area = 1.07 acre

Variance Chart				
Variance	Code Section	Required	Provided	Variance request
1	Sec. 34-766(8) Property Development Regulations	Setback - Rear - 25' min	15'	To allow for the reduction of 10' in the minimum required distance

Variance Standards:

Requests for variances shall be submitted in writing and shall address the following criteria:

1. That special condition and circumstances exist which are peculiar to the land, structure , or building involved, and which are not applicable to other lands, structures, or buildings in the same land development district.
 - **Variance 1: The rear setback of 15' is in harmony with other properties adjacent to the subject property.**
2. That the special conditions and circumstances do not result from the actions of the applicant.
 - **Variance 1: The rear yard setback request is a result of providing extra parking for the units.**
3. That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures in the same land development district.
 - **Variance 1: The granting of this variance will not confer any special privilege.**
4. That literal interoperation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other proprietes in the same land development district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.
 - **Variance 1: The granting of this variance is in harmony with other properties in the same land development district.**

5. That the variance granted is the minimum variance that make possible the reasonable use of land, building, or structure.
 - **Variance 1: The granting of this variance is the minimum variance needed.**
6. That the granting of the variance will be in harmony with the general intent and purpose of this chapter.
 - **Variance 1: The granting of the variance will not only help the project be in harmony with the intent of the chapter, it will exceed many requirements.**
7. That such variance will not be injurious to the area invoiced or otherwise detrimental to the public welfare.
 - **Variance 1: Granting this variance will only improve area overall.**

Parking:

Required Parking:

Multi Family Dwellings – 2.5 Spaces per Unit @ 8 units = 20 Spaces + 25% of the total required parking = 5 spaces

Total: 25 spaces

Parking Provided: **29 Spaces**

On behalf of Gulfstream Road Holdings LLC and Brandon Cabrera we respectfully request your approval of these applications for a Major Site Plan approval.

BrandX Villas

PROJECT COMPATIBILITY WITH THE NEIGHBORHOOD

The proposed project is compatible with the neighborhood in use, massing, and buffering. Multi-family uses are adjacent to the site on the north, south, west and east.

The building is physically designed as Villas, rather than as an apartment block, to attract families. The site is well buffered with abundant landscaping and a six foot high solid wood fence on the south side. Additional trees have been added on the south side of the building to provide screening for the properties to the south.

Not only is this project compatible with the neighborhood, it will enhance the area that is in much need of enhancement. Which will hopefully inspire other property owners around the area to improve their respective properties as well.

RESOLUTION NO. 2012-14

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA, AUTHORIZING THE MAYOR AND VILLAGE CLERK TO EXECUTE AN AGREEMENT WITH CHAD DRAKE; PRESIDENT OF CHAD DRAKE ENTERPRISES LP, OWNER OF TWO PARCELS OF LAND, TOTALING 1.06 ACRES, LOCATED AT 3905 AND A VACANT PARCEL ON GULFSTREAM ROAD, FOR VOLUNTARY ANNEXATION INTO THE VILLAGE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Village Council deems it in the best interest of the Village to enter into an agreement with Chad Drake, President of Chad Drake Enterprises LP, owners of two parcels of land, totaling 1.06 acres, located at 3905 and a vacant parcel on Gulfstream Road, for the purpose of voluntary annexation into the Village of Palm Springs.

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA:

Section 1. The Village Council of the Village of Palm Springs, Florida hereby agrees to the terms and conditions of that certain Agreement Chad Drake, President of Chad Drake Enterprises LP, owners of two parcels of land, totaling 1.06 acres, located at 3905 and a vacant parcel on Gulfstream Road, which is attached hereto as **Exhibit "A"**, and which is incorporated herein by reference; and further authorizes the Mayor and Village Clerk to execute and deliver said Agreement to Mr. Chad Drake, 772 Muirfield Circle Atlantis, Florida 33462-1231, along with a certified copy of this Resolution.

Section 2. This Resolution shall take effect immediately upon its passage.

Council Member Escalada offered the foregoing resolution. Council Member Brinkman seconded the motion, and upon being put to a vote, the vote was as follows:

Resolution No. 2012-14

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
BEV SMITH, MAYOR	☒	☐	☐
DOUG GUNTHER, VICE MAYOR	☒	☐	☐
JONI BRINKMAN, MAYOR PRO TEM	☒	☐	☐
PATTI WALLER, COUNCIL MEMBER	☒	☐	☐
SERGIO ESCALADA, COUNCIL MEMBER	☒	☐	☐

The Mayor thereupon declared the Resolution duly passed and adopted this 12th day of JANUARY 2012.

VILLAGE OF PALM SPRINGS, FLORIDA

BY: _____

BEV SMITH, MAYOR

ATTEST:

BY: _____

VIRGINIA M. WALTON, VILLAGE CLERK



REVIEWED FOR FORM AND LEGAL SUFFICIENCY

BY: _____

GLEN J. TORCIVIA, VILLAGE ATTORNEY

Prepared by and return to:
Glen Torcivia, Village Attorney
Village of Palm Springs
226 Cypress Lane
Palm Springs, FL 33461

ANNEXATION AGREEMENT

THIS ANNEXATION AGREEMENT is made by and between the **VILLAGE OF PALM SPRINGS, FLORIDA**, a municipal corporation (hereinafter referred to as the "Village"), 226 Cypress Lane, Palm Springs, FL. 33461; and **CHAD DRAKE ENTERPRISES , LP**(hereinafter referred to as the "Petitioner with a mailing address of 772 Muirfield Circle, Atlantis, Florida 33462-1231.

WHEREAS, Petitioner is the fee simple owner of parcels of land located at 3901 Gulfstream Road, Lake Worth, Florida 33461 (HEREINAFTER REFERRED TO AS THE "PROPERTY"); and

WHEREAS, the Property is currently within unincorporated Palm Beach County, Florida, and is reasonably compact and contiguous to the Village's municipal boundaries; and

WHEREAS, the Property meets all the requirements for voluntary annexation set forth in Chapter 171, Florida Statutes, and Petitioner hereby voluntarily petitions the Village to have the Property annexed into the Village; and

WHEREAS, the Village and Petitioner acknowledge that the Property could remain in unincorporated Palm Beach County and continue to be subject to the uses and building intensities permitted by the Palm Beach County Comprehensive Plan and the Unified Land Development Code; and

WHEREAS, the Village and Petitioner recognize the mutual value and benefit of the Property being located within the Village's municipal boundaries; and

WHEREAS, in consideration for such voluntary annexation, the Village is willing to make certain representations regarding the appropriate land use designation and zoning category for the Property and the continued operation of the Property pursuant to the Village's Comprehensive Plan and Land Development Code.

NOW THEREFORE, in consideration of the mutual covenants herein contained and other good and valuable considerations, the sufficiency of which is hereby acknowledged, the parties agree to the above recitals and to the following terms and conditions:

1. REAL PROPERTY. The Property subject to this Annexation Agreement is legally described in **EXHIBIT "A"** which Exhibit is attached hereto and incorporated herein by reference.

2. PETITION FOR VOLUNTARY ANNEXATION AND LANDS COVERED BY AGREEMENT. Subject to the terms of this Annexation Agreement, and the provisions of Section 171.044, Florida Statutes, the Petitioners, constituting each and every person having fee simple interest in the Property, hereby freely and voluntarily petitions the Village for annexation into the Village of Palm Springs, Florida, without the requirement for an election, but subject to the statutory public notice, and ordinance adoption procedures of the Village. The Petitioner agrees not to challenge the status or ability of the Village to annex, or the annexation of the Property or any adjacent lands.

3. FUTURE LAND USE PLAN DESIGNATIONS AND ZONING DISTRICT. The Property is presently designated on the Palm Beach County Future Land Use Map and Official Palm Beach County Zoning Map as follows:

LAND USE	MEDIUM DENSITY RESIDENTIAL-MR/5
ZONING	RM – RESIDENTIAL MULTI-FAMILY

Once annexed, the Village and Petitioner contemplate that the Property will be designated on the Village's Future Land Use Map and Land Development District (Zoning) Map, as follows:

LAND USE	LOW DENSITY RESIDENTIAL – 5.8 DU/ACRE
ZONING	RM – MULTI-FAMILY RESIDENTIAL

Said designation of the Property in the Village's Future Land Use Map and Land Development District (Zoning) Map is subject to the Village's Code of Ordinances and all applicable statutes, policies and procedures required in order to so designate the Property.

4. CHANGE IN LAND USE DESIGNATION AND ZONING OF THE PROPERTY.

Subject to filing the necessary applications and satisfying all Village Comprehensive Plan and Code requirements, Petitioner agrees to initiate, and the Village agrees to process, a small-scale future land use map amendment and rezoning application for the Property consistent with the land use category and zoning designation set forth in Section 3 above. The Village agrees to waive all fees for all advertising requirements in connection with the assignment of a Village land use category and land development district (zoning) designation.

5. SANITARY SEWER SERVICE: The Village agrees to provide sanitary sewer service to the property when it is available. Upon annexation, the 25% sanitary sewer and water surcharge will not be applied to the utility bill. The property will connect to the sanitary sewer system within 90 days after the sewer is complete and ready for connection and notice provided by the Village. In exchange for voluntary annexation, the Village agrees to waive the sanitary sewer front footage fee.

6. USE AND DEVELOPMENT REQUIREMENTS AND ALLOWANCES. The Village agrees to permit the existing garage to remain on the property with a unity of title executed and recorded in favor of the Village of Palm Springs for the Property, as a non-conforming use after the land use is amended as contemplated herein. Furthermore, the Village agrees to permit the development of the property with nine (9) dwelling units provided the project complies with all land development district regulations in effect at the time of application. A site plan application will be required to be submitted to the Village of Palm Springs for review and approval prior to any development.

7. STATUS OF AGREEMENT. The parties agree and acknowledge that this Annexation Agreement is not a "development agreement" as contemplated by Sections 163.3220-163.3243, Florida Statutes, and that the provisions of said sections are not applicable to this Annexation Agreement. The parties acknowledge and agree that no infirmity or defect in the Village's actions described herein shall nullify or otherwise affect the Annexation of the Property into the Village.

7. ALL OTHER CODE AND REQUIREMENTS. All other requirements of the Village's Code of Ordinances, regulations and applicable law shall remain in full force and effect.

8. AGREEMENT TO RUN WITH THE LAND The terms contained herein shall inure to the parties hereto, their assigns and successors.

9. TERMINOLOGY. In this Agreement, the use of the singular shall include the plural, the use of the masculine shall include the neuter, and the use of "officials" shall include appointed and elected officials of the Village and their successors.

10. ENTIRE AGREEMENT. This Annexation Agreement embodies the whole agreement of the parties and there are no promises, terms, conditions or obligations other than those herein contained, and this Annexation Agreement supersedes all previous communications, representations, proposals or agreements, if any. The provisions of this Annexation Agreement fully set forth the Petitioner's obligations and there are no other costs, charges, fees, or expenses for the annexation, land use amendment, or rezoning of the Property. There are no other oral or written promises, conditions, representations, understandings or terms of any kind as conditions of inducement to the execution hereof. Any subsequent conditions, representations, warranties, or agreements shall not be valid or binding upon the parties, unless they are in writing and signed by both parties and executed in the same manner as this Annexation Agreement.

11. SEVERABILITY. In the event that any part, term or provision of this Annexation Agreement is found to be illegal or inoperative by a court of competent jurisdiction, the validity of the remaining portions and provisions shall not be affected, and the rights and

Annexation Agreement

obligations of the parties shall be construed and enforced as if this Annexation Agreement did not contain the particular part, term or provision held to be so invalid.

12. CAPTIONS. Captions in this Agreement are included for convenience only and shall be given no legal effect whatsoever.

13. ATTORNEY'S FEES. In the event any party must enforce this Annexation Agreement through legal proceedings, the prevailing party shall be entitled to reasonable attorney's fees and costs incurred, including those at the appellate level.

14. WAIVER. Failure of a party to enforce or exercise any of its right(s) under this Agreement shall not be deemed a waiver of that parties' right to enforce or exercise said right(s) at any time.

15. PREPARATION. This Agreement shall not be construed more strongly against either party regardless of who was more responsible for its preparation.

16. TIME. Time is of the essence in all respects under this Agreement.

17. EFFECTIVE DATE. This Agreement shall become effective upon final approval by the Village Council.

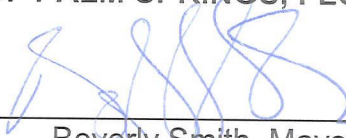
SIGNATURE PAGES TO FOLLOW

Annexation Agreement

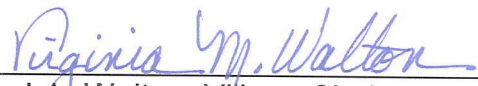
IN WITNESS WHEREOF the parties have hereunto set their hands and seals in lawful execution of this Annexation Agreement.

Date: 1-12-2012

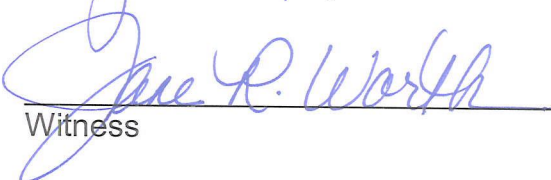
VILLAGE OF PALM SPRINGS, FLORIDA

By: 
Beverly Smith, Mayor

ATTEST:


Virginia Walton, Village Clerk

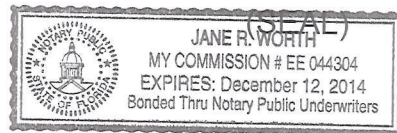



Witness

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 12th day of January, 20 12 by Beverly Smith, who is personally known to me or who has produced _____ as identification.


Notary Public



APPROVED AS TO FORM AND LEGAL SUFFICIENCY


Glen J. Torcivia, Village Attorney

Annexation Agreement

Date: 12/19/11

PETITIONER:

Chad Drake Enterprises LP

By: Charles D. Drake
Charles D. Drake

Witnesses as to Petitioner:

[Signature]
Witness

[Signature]
Witness

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 19 day of December, 20 11 by Charles Drake, who is personally known to me or who has produced _____ as identification.

[Signature]
Notary Public

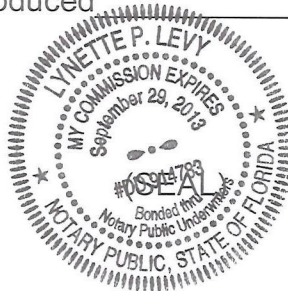


EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

The South ½ of Lot 5, and the North ½ of Lot 4, and the West 85 feet of the South ½ of Lot 4. All in Block 1, LAKEWOOD GARDENS, PLAT NO. 1, as recorded in Plat Book 18, Page 38, in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida



AFFIDAVIT

State of Florida

County of Palm Beach

Before me, this day 12/19/2011, personally appeared Charles Drake who, being duly sworn, deposes and says that;

1. He/She is the fee simple owner of the following described property, to wit:
(Give legal description)

00-43-44-19-11-001-0042

00-43-44-19-11-001-0043

(Attach additional pages if needed)

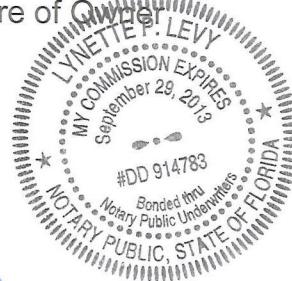
2. He/She desires annexation to the Village of Palm Springs, Florida.
3. He/She has appointed _____
to act as agent in his/her behalf to accomplish the above.
4. He/She affirms and certifies that he/she understands and agrees to comply with the Village of Palm Springs Land Development Code. He/She further certifies that the statements, plans, and all information submitted as a part of this annexation application are true and correct to the best of his/her knowledge. Further, he/she understands that this application and attachments become part of the Official Records of The Village of Palm Springs, Florida, and are not returnable. He/She also understands that the application fees are non-refundable.

Charles D. Drake
Signature of Owner
Affiant

Sworn to and subscribed before me

Lynette P. Levy
Notary Public, State of Florida at Large

My Commission Expires: 9/29/2013



VILLAGE OF PALM SPRINGS

Annexation Agreement



 Chad Drake Enterprises Property

 Pending Annexation

 Village Limits

0 150 300 600 Feet

DATE: 1/9/2012



Item # 17

VILLAGE OF PALM SPRINGS

Annexation Agreement



-  Chad Drake Enterprises Property
-  Pending Annexation
-  Village Limits

0 150 300 600 Feet

DATE: 1/9/2012





Council Agenda

Date: January 12, 2012

Subject: Resolution No. 2012-14, Annexation Agreement for Chad Drake Enterprises, LP Property Located at 3905 Gulfstream Road and Adjacent Vacant Lot on Gulfstream Road

Honorable Mayor
and
Members of the Village Council

As an item for the agenda for the Council Meeting of January 12, 2012 is Resolution 2012-14, an Annexation Agreement for Chad Drake Enterprises, LP, owner of the property located at 3905 Gulfstream Road and the adjacent vacant lot on Gulfstream Road. Mr. Chad Drake, president of the limited partnership, has submitted the request.

The attached Annexation Agreement memorializes those items necessary to guarantee the voluntary annexation of the property. The Agreement permits a maximum of 9 units to be developed on the property subject to site plan approval. It also waives the front footage for the sanitary sewer service.

The Land Development Board will hear the annexation agreement at their January 10, 2012 meeting and their recommendation will be provided at the January 12, 2012 Council Meeting.

It is requested that the Council approve Resolution No. 2012-14.

Respectfully submitted,

Karl E. Umberger
Village Manager

Attachment



Village of Palm Springs

"a great place to call home"

226 Cypress Lane • Palm Springs, Florida 33461-1699
561.965.4010 • Fax 561.965.0899

January 17, 2012

Chad Drake Enterprises, LP
Charles D. Drake
772 Murfield Circle
Atlantis, FL 33462-1231

Re: Voluntary Annexation Agreement

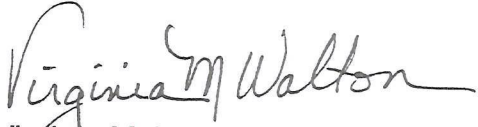
Dear Mr. Drake

At their Regular Council Meeting on January 12, 2012, the Village Council adopted Resolution No. 2012-14, approving the Voluntary Annexation Agreement for two parcels of land, totaling 1.06 acres, located at 3905 and a vacant parcel on Gulfstream Road.

Enclosed are a copy of the signed Resolution No. 2012-14 and a copy of the Agreement for your records.

Should you have any questions, please contact Bette Lowe, Land Development Director, at 965-4016.

Sincerely,


Virginia M. Walton, MMC
Village Clerk

Enclosures

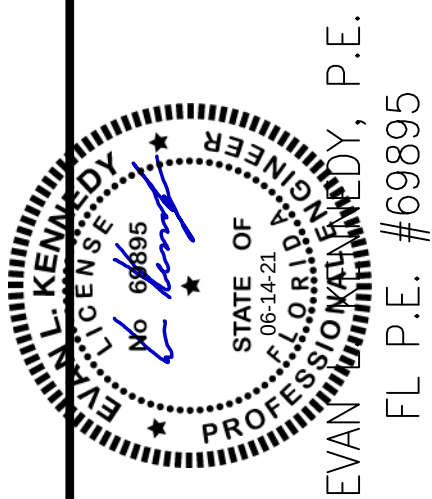
Cc: Bette Lowe, Land Development Director

SURVEY DATUM NAVD 88

CIVIL ENGINEERING PLANS

FOR
3901 GULFSTREAM ROAD
PALM SPRINGS, FL 33461

COVER, TOC,
AND LOCATION MAP
3901 GULFSTREAM ROAD
PALM SPRINGS, FL 33461



KENNEDY
ENGINEERING, LLC
332 SW 7TH TERRACE
BOCA RATON, FL 33486
CA # 29980
PH: (561) 573-1679
EMAIL: evankennedy@gmail.com

	ELK	ELK	ELK	BY
	REVISIONS PER VPS COMMENTS	REVISIONS PER VPS COMMENTS	REVISIONS PER VPS COMMENTS	REVISION DESCRIPTION
3	05-12-21			DATE
2	03-02-21			
1	01-04-21			
NO				

DATE: 05/13/2020
DSGN: E. KENNEDY
DRWN: E. KENNEDY
CHKD: E. KENNEDY
SCALE: N.T.S.

SHEET INDEX

DWG. NO.	DESCRIPTION
1	COVER, TOC, AND LOCATION MAP
2	SPECIFICATIONS
3	SPECIFICATIONS
4	SITE PLAN
5	OPEN SPACE PLAN
6	WATER AND SEWER PLAN
7	SECTIONS/DETAILS
8	SECTIONS/DETAILS
9	SECTIONS/DETAILS
10	SECTIONS/DETAILS
11	SECTIONS/DETAILS
12	SECTIONS/DETAILS
13	SECTIONS/DETAILS
14	RECREATION AREA

NOTE
ARCHITECTURAL PLANS, BUILDING
STRUCTURAL PLANS, SURVEY PLANS,
AND PHOTOMETRIC PLANS ARE NOT
PART OF THIS SUBMITTAL PACKAGE.



PROJECT LOCATION MAP

SCALE: N.T.S.

▲ S19 T44S R43E



FLUSHING, TESTING, AND DISINFECTION

FLUSHING

- A. UPON COMPLETION OF THE PIPE INSTALLATION FOR ANY SERVICE, THE MAINS SHALL BE CANNON FLUSHED TO REMOVE DIRT AND ANY OTHER FOREIGN MATTER BY ACHIEVING A MINIMUM VELOCITY OF 5 FEET PER SECOND ON PIPE SIZES UP TO AND INCLUDING 12-INCHES AND 2.5 FEET PER SECOND ON PIPE GREATER THAN 12-INCHES. THE DURATION OF THE FLUSHING SHALL BE SUFFICIENT TO PROVIDE A MINIMUM FLUSH VOLUME EQUAL TO THREE TIMES THE INTERNAL VOLUME OF THE PIPELINE BEING FLUSHED. TEMPORARY FITTINGS, PIPE, ETC. MAY BE USED TO FACILITATE CANNON FLUSHING.
1. PRIOR TO THE ACTUAL LINE FLUSHING OPERATION, THE CONTRACTOR SHALL NOTIFY THE VILLAGE OF THE INTENDED WATER USE. NO FLUSHING SHALL TAKE PLACE WITHOUT A VILLAGE REPRESENTATIVE PRESENT.
2. FLUSHING WILL NOT BE SCHEDULED UNTIL THE VILLAGE HAS APPROVED PRELIMINARY RECORD DRAWINGS, UNLESS IT IS REQUIRED TO FACILITATE CONSTRUCTION OF WATER MAINS.
3. THE CONTRACTOR SHALL EXERCISE DUE CARE SO AS TO ENSURE THAT THE WATER USED IN FLUSHING DOES NOT CAUSE A NUISANCE OR INFLECT PROPERTY DAMAGE.
- B. POLY-PIGGING (2X) IS REQUIRED FOR ALL WATER MAINS OR FORCE MAINS WHEN REQUESTED BY VILLAGE.
- C. NO EXISTING VALVE SHALL BE OPERATED EXCEPT BY VILLAGE PERSONNEL.

HYDROSTATIC TESTING

WATER MAINS AND FORCE MAINS SHALL BE TESTED IN ACCORDANCE WITH ANSI/AWWA STANDARD C600 LATEST REVISION.

A. HYDROSTATIC TESTS:

1. AFTER A NEW WATER MAIN OR FORCE MAIN HAS BEEN LAID AND BACKFILLED, IT SHALL BE PUMPED TO A PRESSURE OF 150 PSI AND ALL VISIBLE LEAKS STOPPED BY APPROVED METHODS. DURING THE TEST, THE PRESSURE CANNOT DROP MORE THAN 2.5 PSI BELOW THE STARTING PRESSURE POINT.
2. A LEAKAGE TEST SHALL THEN BE CONDUCTED AT THE ABOVE MENTIONED PRESSURE AND NO INSTALLATION WILL BE ACCEPTABLE BY THE VILLAGE UNTIL THE LEAKAGE IS LESS THAN THE NUMBER OF GALLONS PER HOUR AS DETERMINED BY THE FORMULA:
- $$L = (S \times DX \sqrt{P})/148,000$$
- IN WHICH L EQUALS THE ALLOWABLE LEAKAGE IN GALLONS PER HOUR; S IS THE LENGTH OF LINE IN FEET BEING TESTED; D IS THE NOMINAL DIAMETER OF THE PIPE IN INCHES; AND P IS THE AVERAGE TEST PRESSURE DURING THE LEAKAGE TEST IN POUNDS PER SQUARE INCH. THE TEST IS USUALLY MAINTAINED FOR TWO HOURS BUT IT MAY BE CONTINUED FOR ONE ADDITIONAL HOUR IF IT BECOMES APPARENT THAT THE LEAKAGE IS EQUAL TO OR GREATER THAN THE AMOUNT ALLOWABLE. WATER SUPPLIED TO THE MAIN DURING THE TEST TO MAINTAIN THE REQUIRED PRESSURE SHALL BE MEASURED BY A 5/8-INCH METER INSTALLED ON THE DISCHARGE SIDE OF THE TEST PUMP, OR BY PUMPING FROM A CALIBRATED CONTAINER.
3. EACH SECTION OF MAIN BEING TESTED SHALL BE LIMITED TO A MAXIMUM LENGTH OF 1000- FEET. ANY QUESTIONS PERTAINING TO PROCEDURES USED DURING THE TEST SHALL BE DIRECTED TO THE VILLAGE.
4. NO ALLOWABLE LEAKAGE SHALL BE PERMITTED FOR FIRE HYDRANTS.

B. BACTERIOLOGICAL TESTS (CONTRACTOR PAYS TESTING LABORATORY):

1. AFTER THE WATER MAINS HAVE SATISFIED THE LEAKAGE TESTING REQUIREMENTS THEY SHALL BE FLUSHED THROUGH OPENINGS OF THE REQUIRED SIZE AS DETAILED IN ANSI/AWWA STANDARD C651 LATEST REVISION. THE MAIN SHALL THEN BE DISINFECTED IN ACCORDANCE WITH THE PROVISIONS OF THE APPLICABLE SECTIONS OF THE ABOVE NAMED AWWA STANDARD. ON MAIN BREAKS, CUT-INS, ETC. A LIBERAL APPLICATION OF SODIUM HYPOCHLORITE SHALL BE MADE; 50 PPM CHLORINE DURING A 24 HOUR PERIOD.
2. MAINS SHALL NOT BE PUT INTO DOMESTIC SERVICE UNTIL THE NECESSARY BACTERIOLOGICAL SAMPLES HAVE BEEN APPROVED BY THE APPLICABLE REGULATORY AGENCIES.

WATER SERVICE LINES

A. HYDROSTATIC TESTING

1. HYDROSTATIC TESTING OF WATER SERVICE LINES SHALL BE DONE IN CONJUNCTION WITH THE TESTING OF THE LATERAL OR MAIN LINE. NO ADDITIONAL LEAKAGE ALLOWANCE WILL BE MADE FOR SERVICE LINES OR FIRE HYDRANTS.

B. DISINFECTION

1. DISINFECTION OF SERVICE LINES SHALL BE DONE IN CONJUNCTION WITH THE DISINFECTION OF THE LATERAL OR MAIN LINE. SUFFICIENT SAMPLING POINTS SHALL BE TAKEN FROM SERVICE LINE CONNECTIONS TO ASSURE UNIFORM RESULTS THROUGHOUT THE SYSTEM BEING TESTED.

GRAVITY SEWER MAIN TESTING

A. GENERAL

1. THE CONTRACTOR SHALL PERFORM LOW-PRESSURE AIR TESTING, INFILTRATION TESTING, TELEVISION INSPECTED, AND ALIGNMENT AND DEFLECTION TESTING IN THE PRESENCE OF REPRESENTATIVES FROM THE VILLAGE AND DEVELOPERS' ENGINEER-OF-RECORD.
2. TESTING SHALL NOT PROCEED UNTIL FACILITIES HAVE BEEN BACKFILLED AND THE LAYING OF ROADWAY BASE IS COMPLETE.
3. PIPE TESTING SHALL CLOSELY FOLLOW PIPE LAYING. NO MORE THAN 1,000 FEET OF PIPE SHALL REMAIN UNTESTED AT ANY TIME.

B. AIR TESTING

1. LOW-PRESSURE AIR TESTING SHALL BE IN ACCORDANCE WITH ASTM F1417. THE EQUIPMENT USED SHALL BE SPECIFICALLY DESIGNED AND MANUFACTURED FOR TESTING PIPE LINES WITH LOW-PRESSURE AIR AND SHALL BE PROVIDED WITH AN AIR REGULATOR VALVE OR AIR SAFETY VALVE SET TO PREVENT THE AIR PRESSURE IN THE PIPE LINE FROM EXCEEDING 8 PSIG.
2. THE FOLLOWING LOW-PRESSURE AIR TESTING PROCEDURES SHALL BE USED:
- a. ISOLATE EACH SECTION OF THE GRAVITY WASTEWATER MAIN TO BE TESTED BETWEEN MANHOLES USING INFLATABLE AIR PLUGS THAT ARE SECURELY PLACED AT THE ENDS OF THE SECTION OF THE MAIN TO BE TESTED.
- b. INTRODUCE AIR PRESSURE SLOWLY TO APPROXIMATE 4 PSIG.
- c. DETERMINE THE GROUND WATER ELEVATION ABOVE THE SPRING LINE OF THE PIPE. FOR EVERY FOOT OF GROUNDWATER ABOVE THE SPRING LINE OF THE PIPE, INCREASE THE STARTING AIR TEST PRESSURE BY 0.43 PSIG. DO NOT INCREASE THE PRESSURE ABOVE 8 PSIG.
- d. ALLOW THE PRESSURE TO STABILIZE FOR AT LEAST 5 MINUTES. ADJUST THE PRESSURE TO 3.5 PSIG OR INCREASE THE PRESSURE AS DETERMINED ABOVE WHEN GROUNDWATER IS PRESENT.
- e. START THE TEST.
- f. DETERMINE THE TEST DURATION FOR EACH SEWER SECTION WITH A SINGLE PIPE SIZE. SEE TABLE 1, SHEET SPEC-16. DO NOT MAKE ALLOWANCES FOR LATERALS.
- g. RECORD THE DROP IN PRESSURE DURING THE TEST PERIOD. IF THE AIR PRESSURE HAS DROPPED MORE THAN 1.0 PSIG DURING THE TEST PERIOD, THE SECTION OF MAIN BEEN TESTED HAS FAILED. OTHERWISE, THE SECTION OF MAIN BEEN TESTED HAS PASSED.
- h. WHEN A SECTION OF MAIN FALLS THE TEST, THE SOURCE OF THE AIR LEAK SHALL BE DETERMINED, THE APPROPRIATE CORRECTIONS MADE, AND THE PIPE RETESTED.
- i. ALL TESTING RESULTS SHALL BE DOCUMENTED USING THE VILLAGE'S LOW PRESSURE AIR TEST FORM.
3. INFILTRATION: AFTER THE WORK IS COMPLETE, THE SEWERS OR SECTIONS SHALL BE TESTED FOR INFILTRATION. ANY SECTION IN WHICH INFILTRATION OF WATER IS DETECTED WILL BE REJECTED UNTIL CORRECTIVE WORK HAS BEEN PERFORMED. NO INFILTRATION WILL BE ALLOWED FOR ANY ONE TRUNK, MAIN, LATERAL, OR SEGMENT BETWEEN MANHOLES.

TELEVISION INSPECTION REPORT INFORMATION

- A. MANHOLES: THE REPORT AND RECORDING SHALL START WITH ZERO (00+00) STATION NUMBERS AT EACH MANHOLE UPSTREAM AND END WITH THE STATION NUMBER AT THE NEXT DOWNSTREAM MANHOLE. IF AN INSPECTION HAS TO BE CONDUCTED STARTING AT THE DOWNSTREAM MANHOLE, A WRITTEN EXPLANATION MUST BE SUBMITTED TO THE INSPECTOR WITH THE REPORT AND RECORDING.
- B. PIPE LINE: PROVIDE START AND END STATION NUMBERS FOR PIPE MATERIAL CHANGES.
- C. TAPS: EACH TAP SHALL HAVE A STATION NUMBER SHOWN ON THE RECORDING AND COINCIDE WITH THE REPORT AND RECORD DRAWINGS. THE REPORT AND RECORDING SHALL INDICATE THE LOT NUMBER AND/OR ADDRESS THE TAP IS INTENDED TO SERVE.
- D. DEAD-ENDS OR ABANDONMENTS: IF A FUTURE STUB, DEAN-END OR OBSTRUCTION CAUSE (NOT ENDING IN A MANHOLE), OR ABANDONMENT OF VIDEO DUE TO OBSTRUCTION ETC., A STILL IMAGE SHALL BE SHOWN ON THE REPORT AND RECORDING FOR INSPECTION. THE REPORT AND RECORDING SHALL INCLUDE AN

EXPLANATION FOR WHAT IS SHOWN.

- E. EXISTING SEWER SYSTEM: THE EXISTING SEWER SYSTEM MUST BE INSPECTED ANDSHOWN ON THE REPORT. THIS SHALL BE FROM THE TIE IN MANHOLE TO THE NEXT DOWNSTREAM MANHOLE. THE VILLAGE RESERVES THE RIGHT TO REQUEST ADDITIONAL TELEVISION INSPECTION INFORMATION OR REINSERTION TO INSURE AN ACCEPTABLE COMPLETION.

ALIGNMENT AND DEFLECTION

- A. LINES SHALL SHOW FULL CIRCLE OF LIGHT WHEN LAMPED BETWEEN MANHOLES FOR LINE SECTIONS WITH COMPLETE PIPE REPLACEMENT.

1. DEFLECTION TESTING IS REQUIRED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS TO PERMIT STABILIZATION OFTHE SOIL-PIPE SYSTEM. A NINE POINT MANDREL SHALL BE PASSED THROUGH EACH NEW FLEXIBLE PIPE SECTION INSTALLED AFTER FULL BACKFILL HAS BEEN PLACED. THE MAXIMUM PIPE DIAMETER DEFLECTION SHALL NOT EXCEED 5%. A MECHANICAL PULLING DEVISE SHALL NOT BE USED TO CONDUCT DEFLECTION TESTS.

CONSTRUCTION TOLERANCES

- A. THE FOLLOWING ARE THE ALLOWABLE LINE AND GRADE TOLERANCES FOR GRAVITY SEWER INSTALLATION AS IDENTIFIED BY THE AS-BUILT SURVEY AND TELEVISION INSPECTION REPORT. ANY PIPES OR MANHOLES SHALL BE RECONSTRUCTED OR REPLACED TO MEET THE ACCEPTANCE CRITERIA.

PIPE:

1. HORIZONTAL AND VERTICAL ALIGNMENT OF GRAVITY SEWER LINES SHALL NOT VARY FROM DESIGN LINE AND GRADE AN ANY POINT LONG THE PIPE BY MORE THAN 1% OF THE INSIDE DIAMETER OF THE PIPE OR 1/4-INCH, WHICHEVER IS LARGER.
2. THIS TOLERANCE IS ALLOWED FOR TRENCHED GRAVITY SEWER LINES ONLY IF THE DESIGN LINE AND GRADE ARE SUFFICIENT TO PREVENT BACKSLOPE WHEN TOLERANCE LIMITS ARE REACHED.
3. REVERSE SLOPE ON GRAVITY PIPE SHALL NOT BE ALLOWED AT ANY POINT ALONG THE PIPE.

MANHOLES

1. MANHOLE INVERT ELEVATIONS SHALL ADHERE TO THE TOLERANCES LISTED BELOW:

HORIZONTAL SEWER
DEFLECTION ANGLE: MINIMUM INVERT DROP

0 TO 90 DEGREES: AVERAGE SLOPE BETWEEN INLET AND OUTLET PIPES
10 TO 45 DEGREES: 0.05
46 TO 90 DEGREES: 0.10

2. ALL INVERT SLOPES SHALL BE POSITIVELY SLOPING DOWNSTREAM. STANDING WATER CAUSED BY A REVERSE SLOPE SHALL NOT BE ALLOWED.

TESTING BACKFILL

A. COMPACTION AND DENSITIES TESTING

METHODS OF CONTROL AND TESTING OF BACKFILL CONSTRUCTION TO BE EMPLOYED IN THIS WORK ARE:

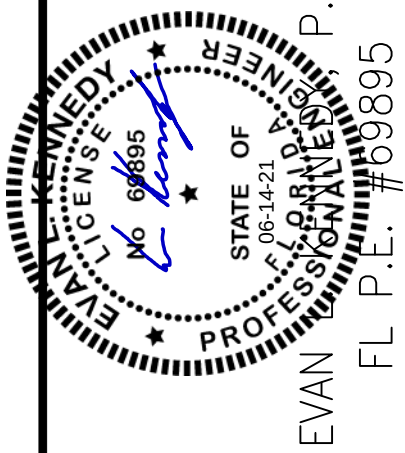
1. MAXIMUM DENSITY OF ALL BACKFILL MATERIAL SHALL BE DETERMINED BY ASSHTO T-180 (ASTM D 1557).
2. LABORATORY AND FIELD DENSITY TESTS, WHICH, IN THE OPINION OF THE VILLAGE ARE NECESSARY TO ESTABLISH COMPLIANCE WITH THE COMPACTION REQUIREMENTS OF THESE SPECIFICATIONS, SHALL BE MADE AT SUCH DEPTHS AND LOCATIONS AS SELECTED BY THE VILLAGE.
3. TRENCH BACKFILL WHICH DOES NOT COMPLY WITH THE SPECIFIED DENSITIES, AS INDICATED BY SUCH TESTS, SHALL BE REWORKED AND RECOMPACTED UNTIL THE REQUIRED COMPACTION IS SECURED, AT NO ADDITIONAL COST TO THE VILLAGE.
4. THE FIRST TEST SHALL BE 12-INCH ABOVE THE TOP OF PIPE OR THE WATER TABLE, AND IN 6-INCH LIFTS THEREAFTER.
- B. BACKFILL TESTING FEES SHALL BE PAID BY CONTRACTOR (TESTING LAB SHALL BE APPROVED BY VILLAGE).

SURVEY DATUM NAVD

Proj.# 19-AC-001

SPECIFICATIONS

3901 GULFSTREAM ROAD
PALM SPRINGS, FL 33461



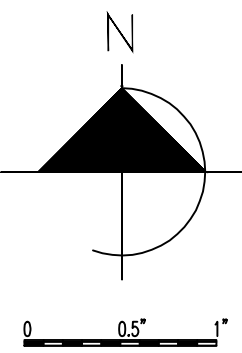
KENNEDY
ENGINEERING, LLC

332 SW 7TH TERRACE
BOCA RATON, FL 33486
CA # 29980
PH: (561) 573-1679
EMAIL: evankennedyllc@gmail.com

	ELK	ELK	ELK	BY
3	05-12-21	REVISIONS PER VPS COMMENTS	REVISIONS PER VPS COMMENTS	REVISIONS PER VPS COMMENTS
2	03-02-21	REVISIONS PER VPS COMMENTS	REVISIONS PER VPS COMMENTS	REVISIONS PER VPS COMMENTS
1	01-04-21	REVISIONS PER VPS COMMENTS	REVISIONS PER VPS COMMENTS	REVISIONS PER VPS COMMENTS
NO	DATE	REVISIONS PER VPS COMMENTS	REVISIONS PER VPS COMMENTS	REVISIONS PER VPS COMMENTS

DATE: 05/13/2020
DSGN: E. KENNEDY
DRWN: E. KENNEDY
CHKD: E. KENNEDY
SCALE: AS NOTED

DWG. No. 3 of 14



GENERAL SYMBOLS LEGEND

- EXISTING ELEVATION
PROPOSED ELEVATION
BOTTOM/TOP OF SWALE
DIRECTION OF FLOW

SURVEY DATUM NAVD 88

PARKING SPACES

MIN. REQUIRED	20
SPACES PROVIDED	29

OPEN SPACE

MIN. OPEN SPACE REQUIRED	0.371 AC (35%)
OPEN SPACE PROVIDED	0.481 AC (45.28%)
MIN. AMENITY AREA REQUIRED	0.0742 AC (20% OF 35% = 7.00%)
AMENITY AREA PROVIDED	0.0746 AC (7.04%)

SITE ZONING IS RM (RESIDENTIAL MULTIFAMILY)
LAND USE DESIGNATION IS LOW DENSITY RESIDENTIAL
NOTE: ALL AREAS ARE IN SQUARE FEET

VARIANCE REQUESTS

REQUEST	CODE REQUIREMENT	PROPOSED
REAR SETBACK	25 FEET	15 FEET
NUMBER OF DWELLING UNITS ON PROPERTY (SEE NOTE)	8 UNITS ON 47,500 SF	8 UNITS ON 46,416 SF

NOTE: ANNEXATION AGREEMENT ALLOWS UP TO 9 DWELLING UNITS ON PROPERTY (RESOLUTION 2012-14)

SETBACKS (SEC. 34-766)	CODE REQUIREMENT	PROPOSED	EXISTING GARAGE
FRONT SETBACK	25 FEET	30 FEET	278 FEET
REAR SETBACK	25 FEET	15 FEET	10.3 FEET (NON-CONFORMING)
SIDE SETBACK	15 FEET	15 FEET	12.6 FEET (NON-CONFORMING)

SITE DATA

ITEM	AREA (SF)	AREA (AC)	PERCENTAGE
TOTAL SITE	46,416	1.06	100%
EXISTING DATA			
EXISTING ROOF AREA	790	0.018	1.7%
EXISTING ASPHALT AND SLABS	0	0	0%
EXISTING PERVIOUS	45,626	1.042	98.3%
EXISTING BUILDING COVERAGE	790	0.018	1.7%
EXISTING IMPERVIOUS AREA	790	0.018	1.7%
PROPOSED DATA			
PROP. BLDG (INCL. EXIST.)	11,774	0.27	25.30%
PROP. ASPH. & SLABS (INCL. EXIST.)	13,698	0.314	29.50%
PROP. REC. AREA (PERV)	3,250	0.075	7.00%
PROP. IMPERVIOUS (TOTAL)	25,472	0.585	54.88%
PROP. BUILDING COVERAGE (TOTAL)	11,774	0.27	25.30%
PROP. PERVIOUS AREA	20,944	0.481	45.28%

COLOR RENDERING SITE PLAN

SCALE: 1" = 20'

LAKE WORTH ROAD

LOT 6
BLOCK 1

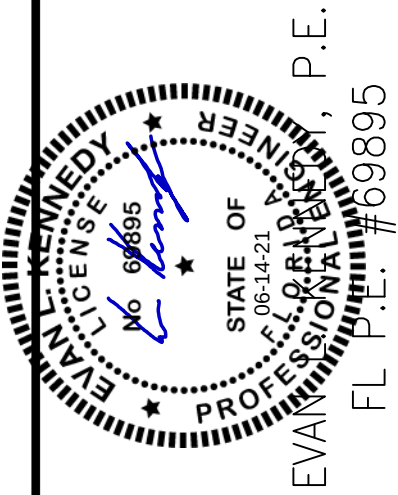
THE NORTH 1/2 OF LOT 5 / BLOCK 1
NOT INCLUDED

LOT 3
BLOCK 1

THE EAST 227.50' OF LOT 4 / BLC
NOT INCLUDED

CATCH BASIN SCHEDULE

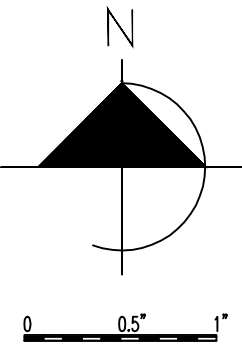
CATCH BASIN #	RIM ELEVATION	INV. ELEVATION	TOP TYPE (US FOUNDRY #, OR EQUAL)
1	17.8	9.0	420 RING AND COVER
2	17.6	9.0	420 RING AND COVER
3	17.6	9.0	420 RING AND COVER
4	16.5	9.0	4160 & 6210 FRAME AND GRATE



332 SW 7TH TERRACE
BOCA RATON, FL 33486
CA # 29980
PH: (561) 573-1679
EMAIL: evankennedy@gmail.com

REVISIONS PER VPS COMMENTS		REVISIONS PER VPS COMMENTS		REVISIONS PER VPS COMMENTS		REVISIONS PER VPS COMMENTS		ADDED OPEN SPACE PLAN		REVISION DESCRIPTION	
5	06-14-21	4	05-12-21	3	03-02-21	2	01-04-21	1	08-18-20	NO	DATE

DATE: 05/13/2020
DSGN: E. KENNEDY
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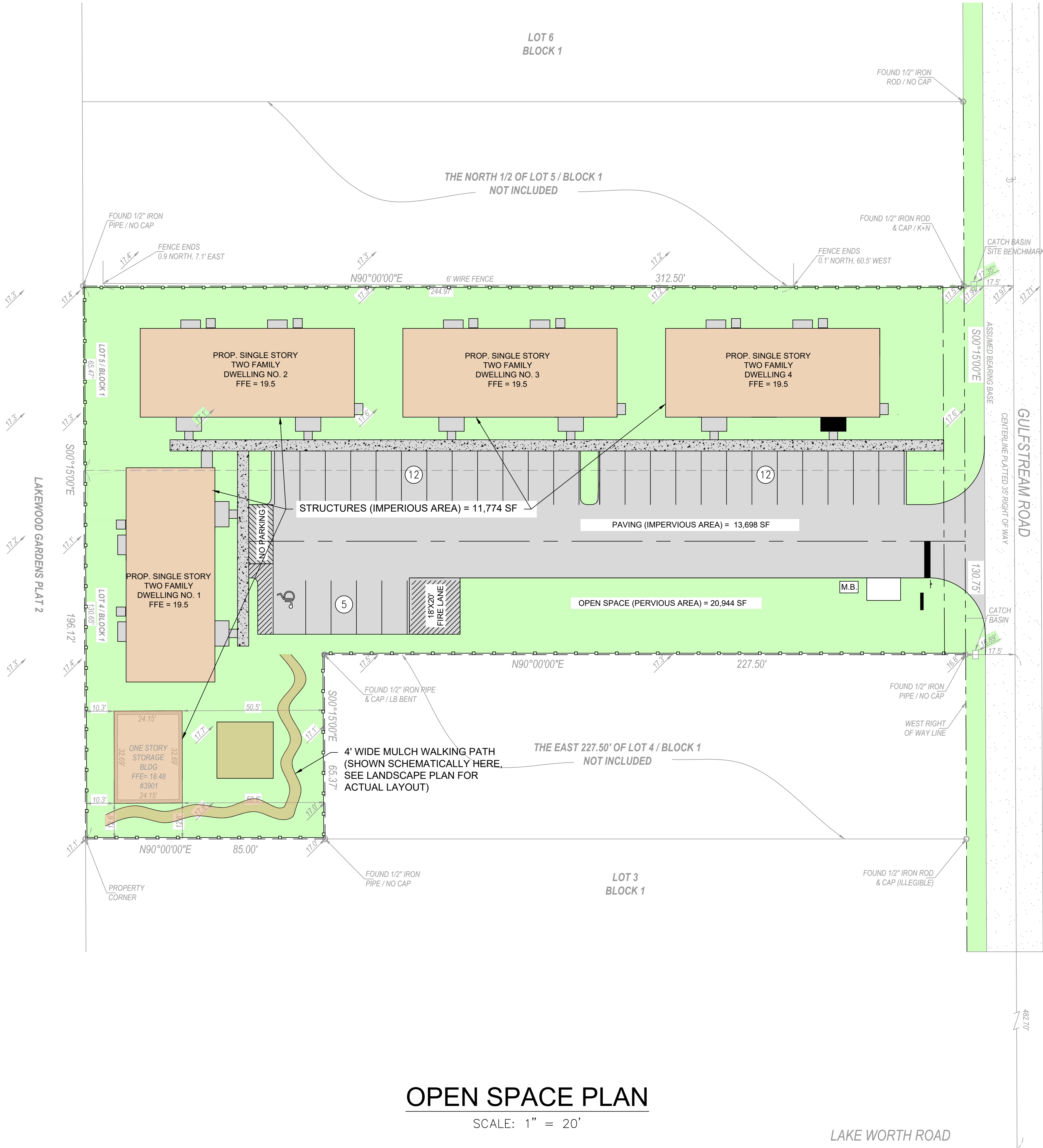


SURVEY DATUM NAVD 88

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SPACES PROVIDED	29

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OPEN SPACE PROVIDED	0.481 AC (45.28%)
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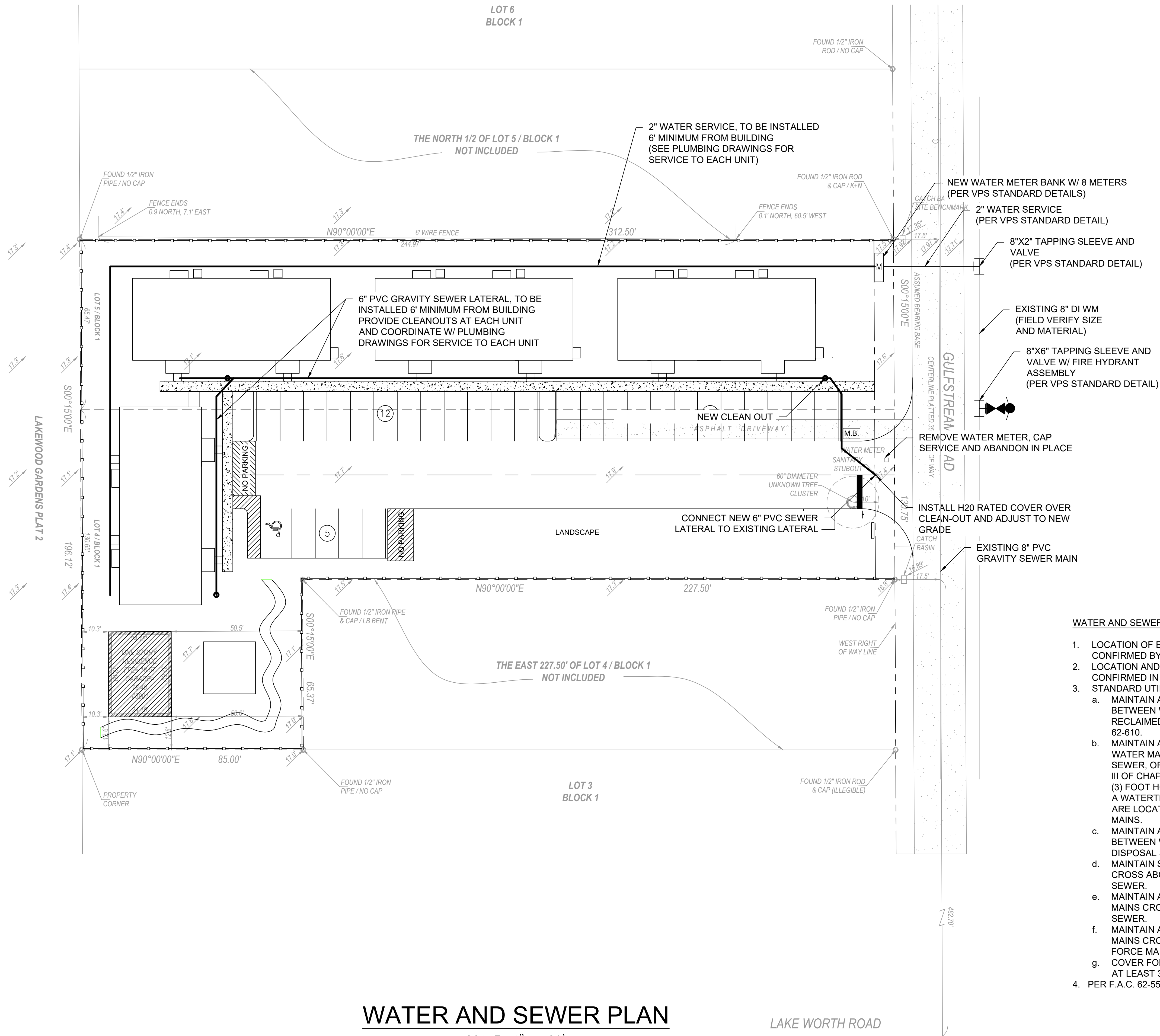
SITE DATA			
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EXISTING DATA			
EXISTING ROOF AREA	790	0.018	1.7%
EXISTING ASPHALT AND SLABS	0	0	0%
EXISTING PERVIOUS	45,626	1.042	98.3%
EXISTING BUILDING COVERAGE	790	0.018	1.7%
EXISTING IMPERVIOUS AREA	790	0.018	1.7%
PROPOSED DATA			
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OPEN SPACE PLAN

SCALE: 1" = 20'

LAKE WORTH ROAD



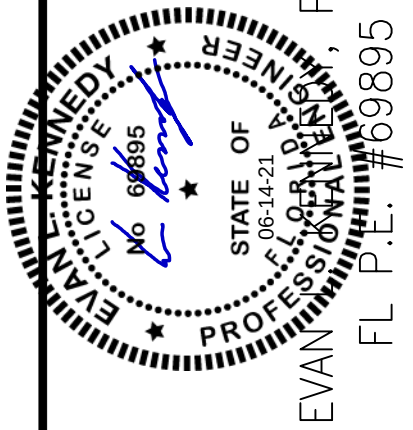
SURVEY DATUM NAVD 88

- WATER AND SEWER NOTES**
- LOCATION OF EXISTING WATER SERVICE AND SEWER SERVICE TO BE CONFIRMED BY CONTRACTOR IN THE FIELD.
 - LOCATION AND ELEVATIONS OF ALL EXISTING UTILITIES TO BE CONFIRMED IN FIELD.
 - STANDARD UTILITY SEPARATION STATEMENT:
 - MAINTAIN A MINIMUM THREE (3) FOOT HORIZONTAL DISTANCE BETWEEN WATER MAINS AND VACUUM SEWER, STORM SEWER, OR RECLAIMED WATER MAINS REGULATED UNDER PART III OF CHAPTER 62-610.
 - MAINTAIN A MINIMUM SIX (6) FOOT HORIZONTAL DISTANCE BETWEEN WATER MAINS AND GRAVITY SEWER, PRESSURE-TYPE SANITARY SEWER, OR RECLAIMED WATER MAINS NOT REGULATED UNDER PART III OF CHAPTER 62-610. THIS DISTANCE CAN BE REDUCED TO THREE (3) FOOT HORIZONTAL DISTANCE WHEN EITHER PIPE IS ENCLOSED IN A WATERTIGHT CASING OR CONCRETE; AND WHEN WATER MAINS ARE LOCATED AT LEAST SIX (6) INCHES ABOVE GRAVITY SEWER MAINS.
 - MAINTAIN A MINIMUM TEN (10) FOOT HORIZONTAL DISTANCE BETWEEN WATER MAINS AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.
 - MAINTAIN SIX (6) INCH VERTICAL SEPARATION WHERE WATER MAINS CROSS ABOVE VACUUM SEWER, GRAVITY SEWER, OR STORM SEWER.
 - MAINTAIN A TWELVE (12) INCH VERTICAL SEPARATION WHERE WATER MAINS CROSS BELOW VACUUM SEWER, GRAVITY SEWER, OR STORM SEWER.
 - MAINTAIN A TWELVE (12) INCH VERTICAL SEPARATION WHERE WATER MAINS CROSS ABOVE OR BELOW PRESSURE-TYPE SANITARY SEWER, FORCE MAIN, OR RECLAIMED WATER MAINS.
 - COVER FOR ALL SEWER LATERALS AND WATER SERVICES SHALL BE AT LEAST 36 INCHES.
 - PER F.A.C. 62-555.320(21)(B)3 ALL WATERMAIN PIPING & FITTINGS

Proj.# 19-AC-001

WATER AND SEWER PLAN

3901 GULFSTREAM ROAD
PALM SPRINGS, FL 33461



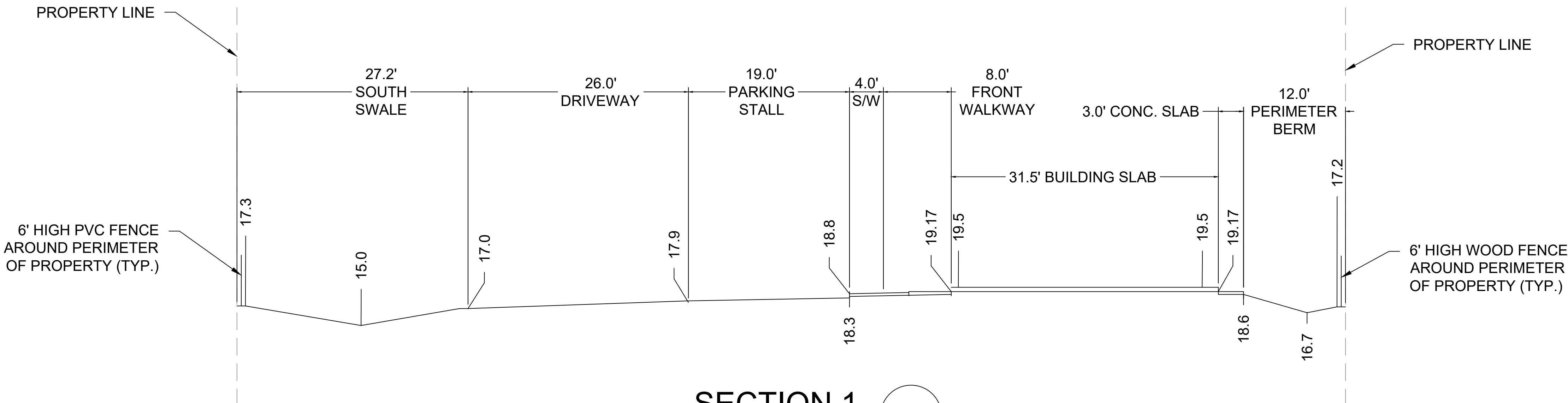
KENNEDY ENGINEERING, LLC
332 SW 7TH TERRACE
BOCA RATON, FL 33486
CA # 29980
PH: (561) 573-1679
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	ELK	ELK	ELK	BY
REVISIONS PER VPS COMMENTS	05-12-21	03-02-21	01-04-21	DATE
REVISIONS PER VPS COMMENTS	3	2	1	NO
REVISIONS PER VPS COMMENTS				
REVISION DESCRIPTION				

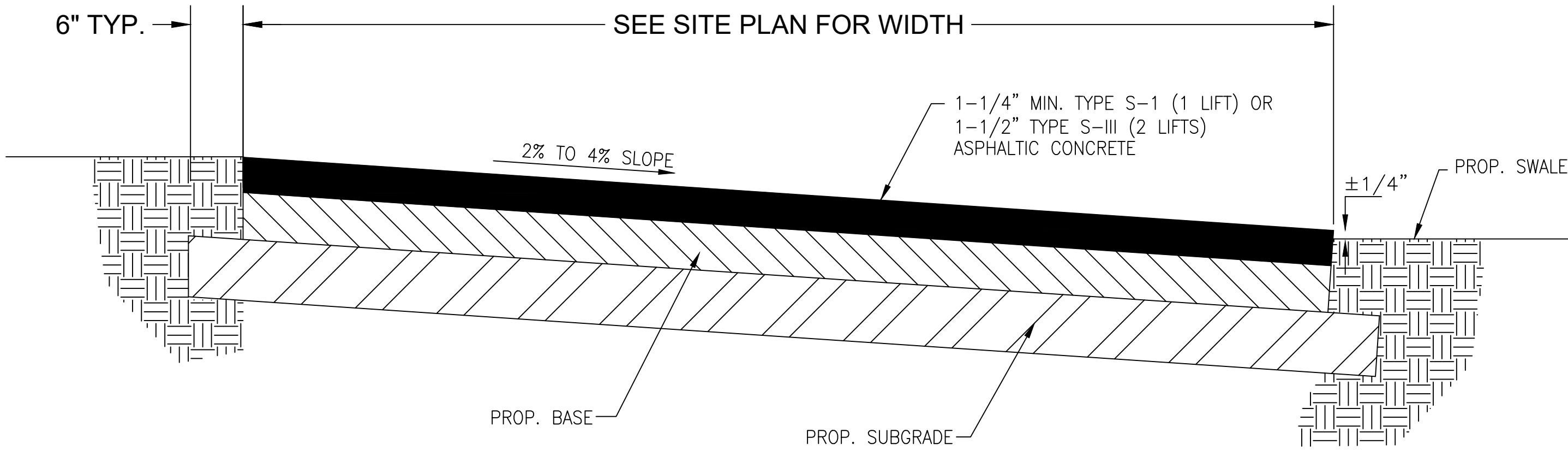
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CHKD: E. KENNEDY
SCALE: AS NOTED

DWG. No. 6 of 14

SURVEY DATUM NAVD 88

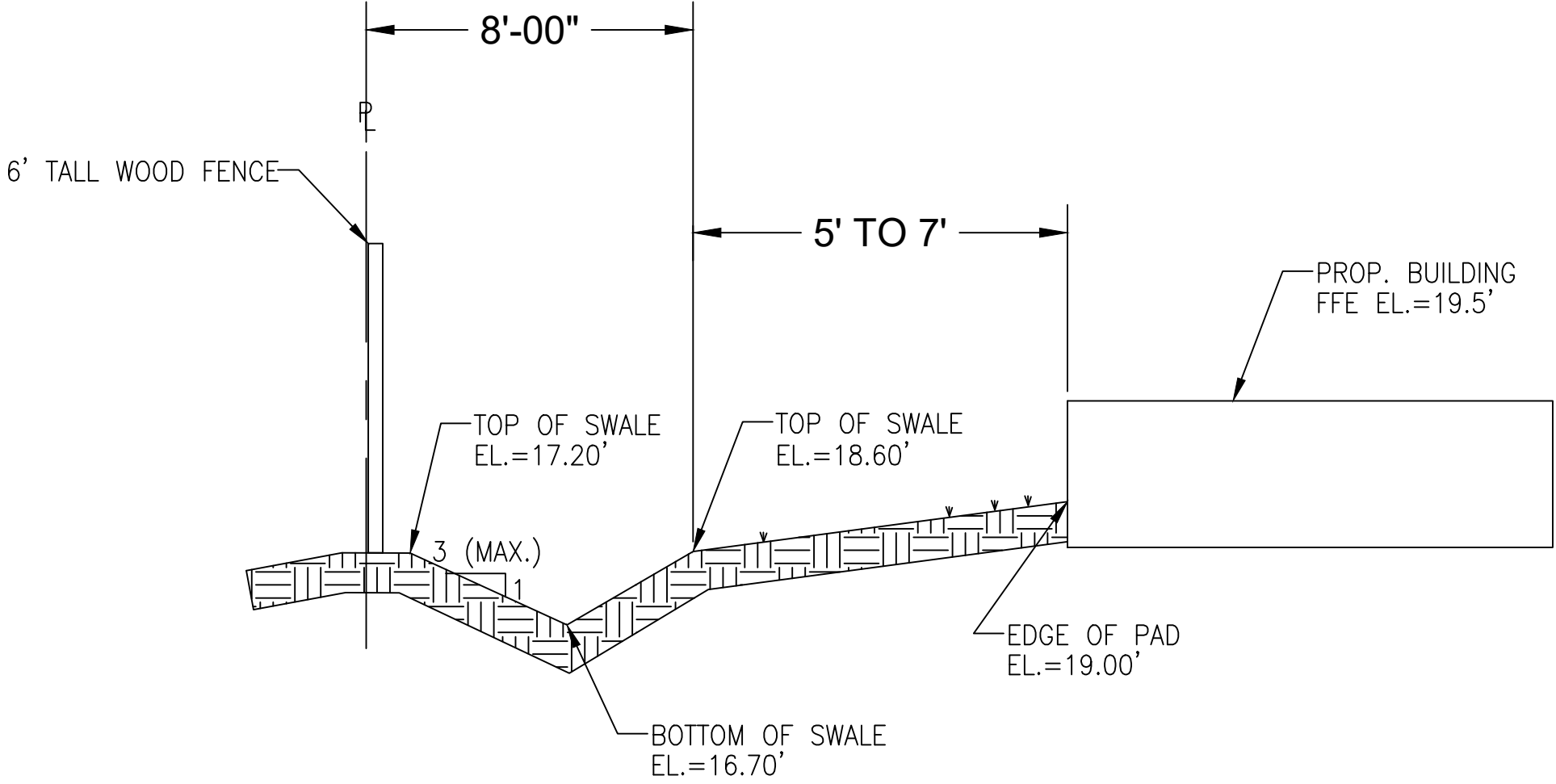


SECTION 1
SCALE: 1-1/2" = 1'-0"



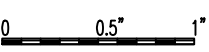
- NOTES:
1. PROPOSED BASE TO BE LIMEROCK AND TO BE 8 INCHES IN THICKENS AS A MINIMUM.
 2. PROPOSED ASPHALTIC CONCRETE TO BE SUPPLIED WITH TACK COAT IF MULTIPLE LIFTS ARE APPLIED.
 3. SUBGRADE TO BE MIN. 12 INCHES IN THICKNESS.
 4. ALL DIMENSIONS HEREIN TO REFER TO FINISHED THICKNESS.
 5. SUBGRADE AND BASE TO BE COMPACTED TO AT LEAST 98% MAXIMUM DENSITY PER AASHTO T-180.
 6. KEY OVERLAY TO MATCH ADJACENT EXIST. PAVEMENT ELEVATIONS.
 7. FEATHER EDGES OF OVERLAY TO MAINTAIN $\pm 1/4$ " AT EXIST. OR PROPOSED GRADES.
 8. CONTRACTOR TO MATCH EXISTING GRADES AT EXISTING ROADS

TYPICAL ROADWAY SECTION
N.T.S.



- NOTES:
1. TOP OF SWALE VARIES DEPENDING ON LOCATION. REFER TO PLANS FOR ELEVATIONS.
 2. SLOPE ON SWALES SHALL BE 3:1 (H:V) AS A MAXIMUM.

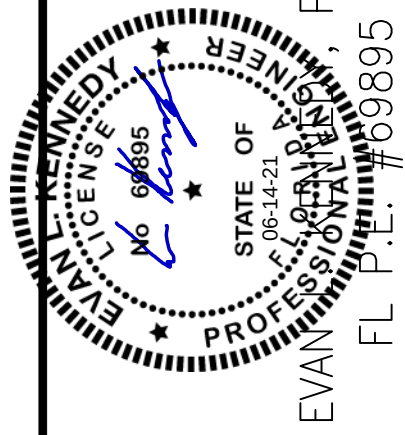
PERIMETER BERM
N.T.S.



Proj.# 19-AC-001

SECTIONS/DETAILS

3901 GULFSTREAM ROAD
PALM SPRINGS, FL 33461

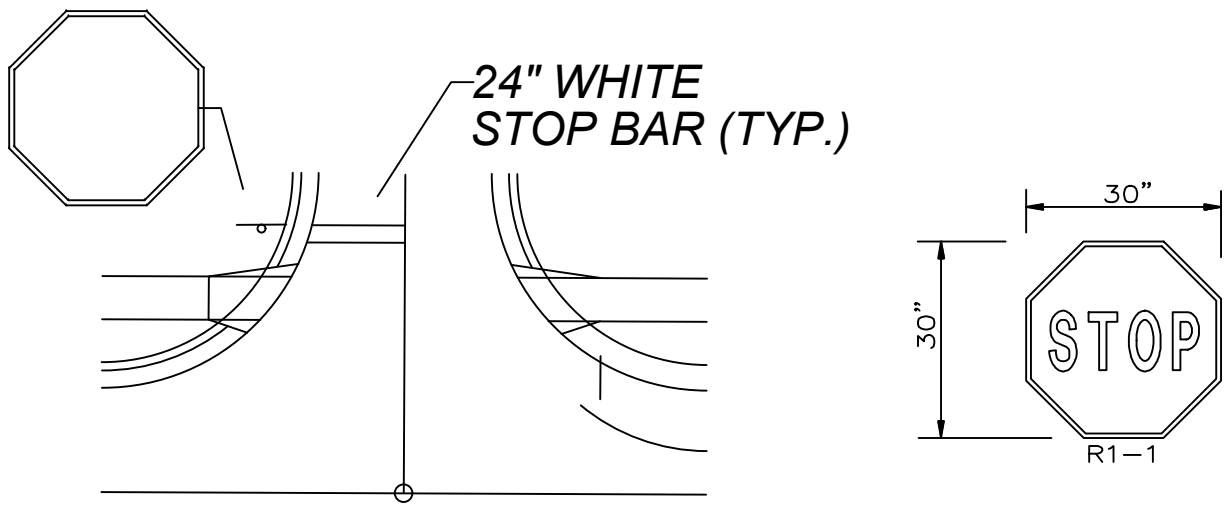


KENNEDY
ENGINEERING, LLC

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BOCA RATON, FL 33486
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REVISIONS PER VPS COMMENTS	ELK	BY
REVISIONS PER VPS COMMENTS	ELK	
REVISION DESCRIPTION		
2	05-12-21	NO
1	01-04-21	DATE

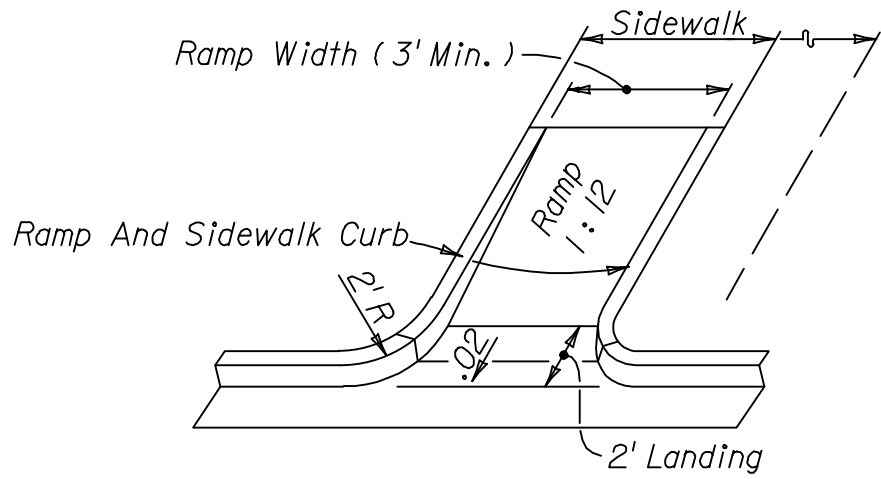
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CHKD: E. KENNEDY
SCALE: AS NOTED



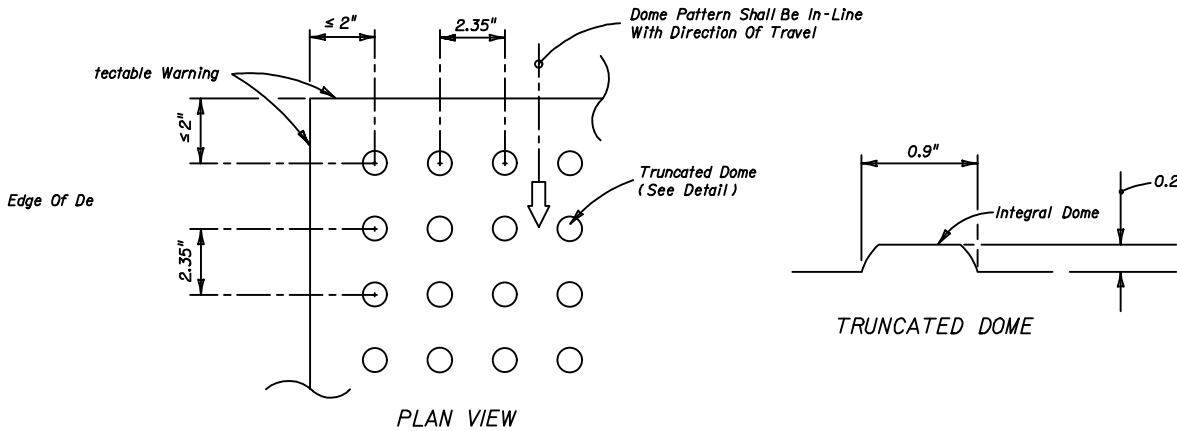
TYPICAL STOP SIGN

TYPICAL INTERSECTION
SIGNING & STRIPING

SIDEWALK RAMPS SHALL REQUIRE CONSTRUCTION OF A "CAST IN PLACE" DETECTABLE WARNING IN ACCORDANCE WITH FDOT INDEX 304.

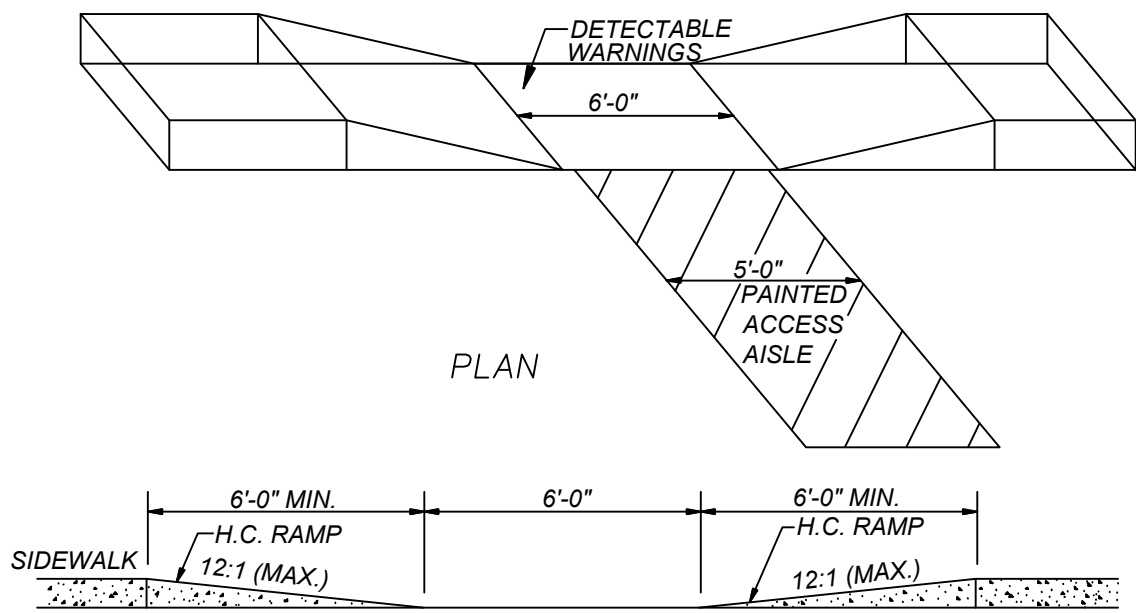


CR 22
FDOT SIDEWALK CURB RAMP

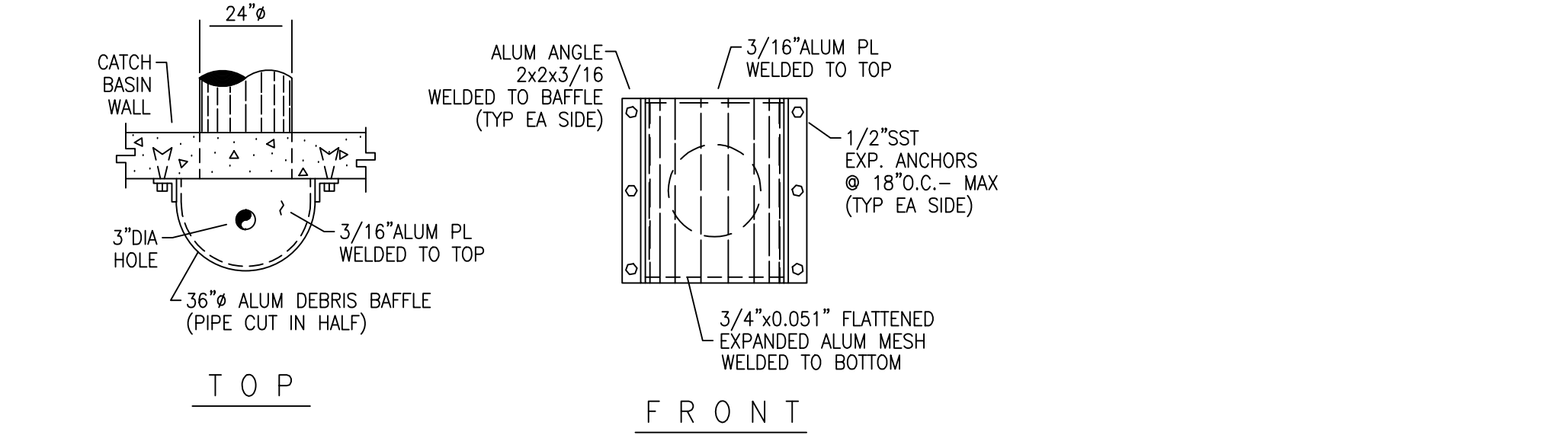


ALL SIDEWALK CURB RAMPS SHALL HAVE "CAST IN PLACE" DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES (610 mm) FROM THE BACK OF CURB IN ACCORDANCE WITH F.D.O.T. INDEX 304.

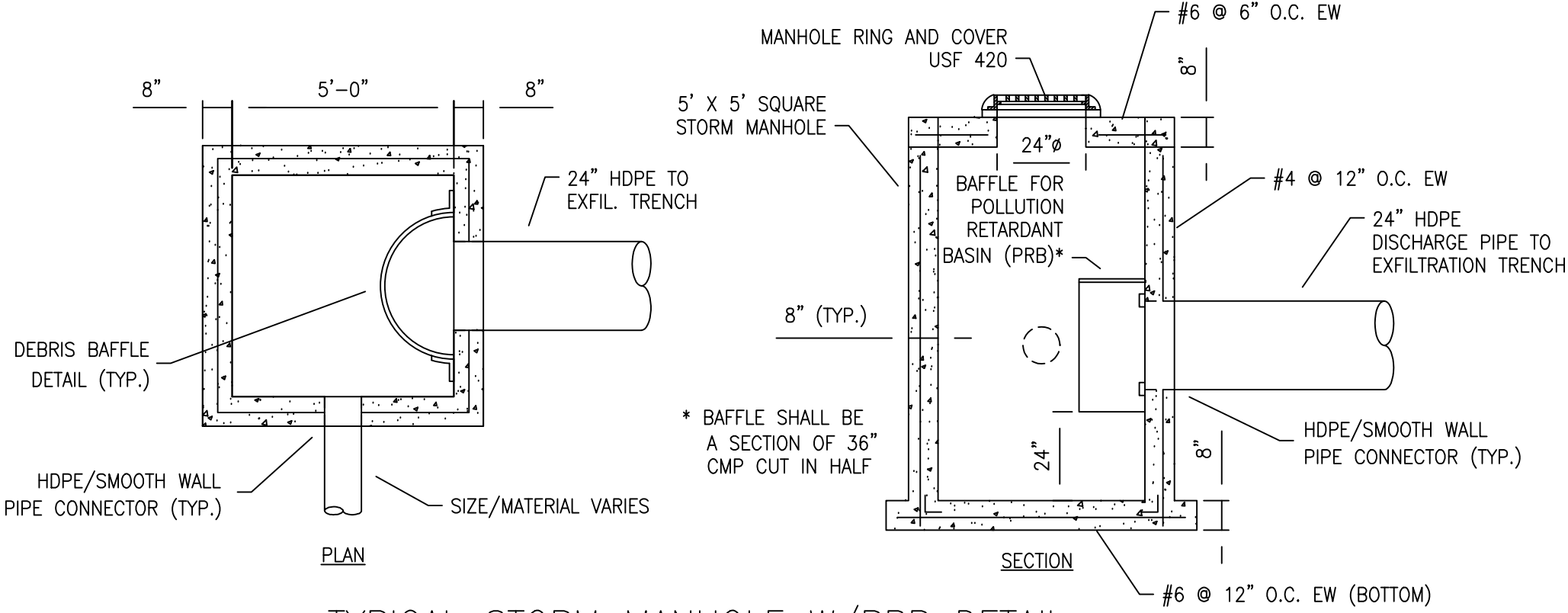
CURB RAMP DETECTABLE WARNING



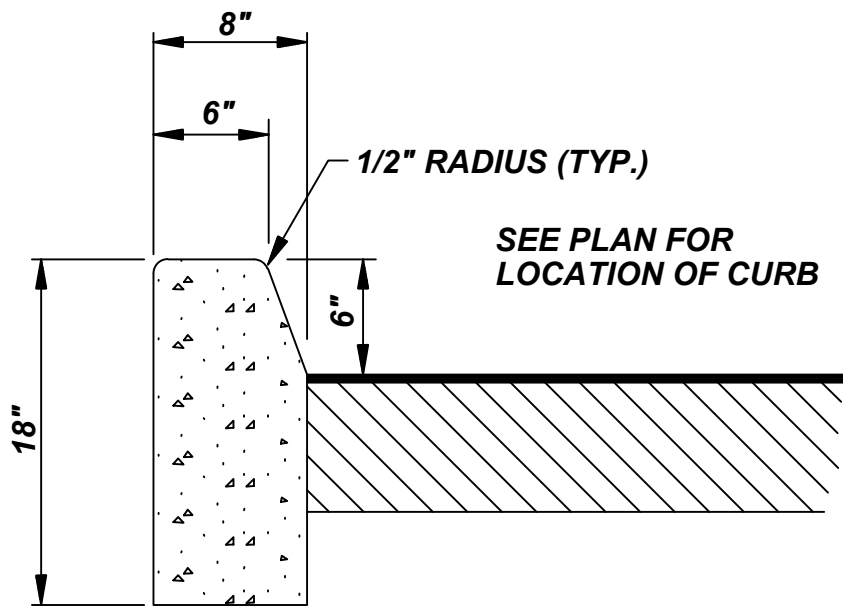
SECTION
HANDICAP RAMP DETAIL



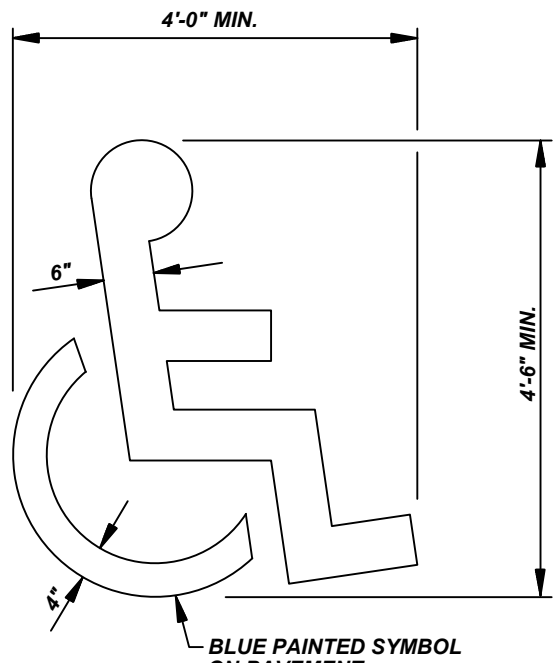
DEBRIS BAFFLE DETAILS



TYPICAL STORM MANHOLE W/PRB DETAIL
N.T.S.

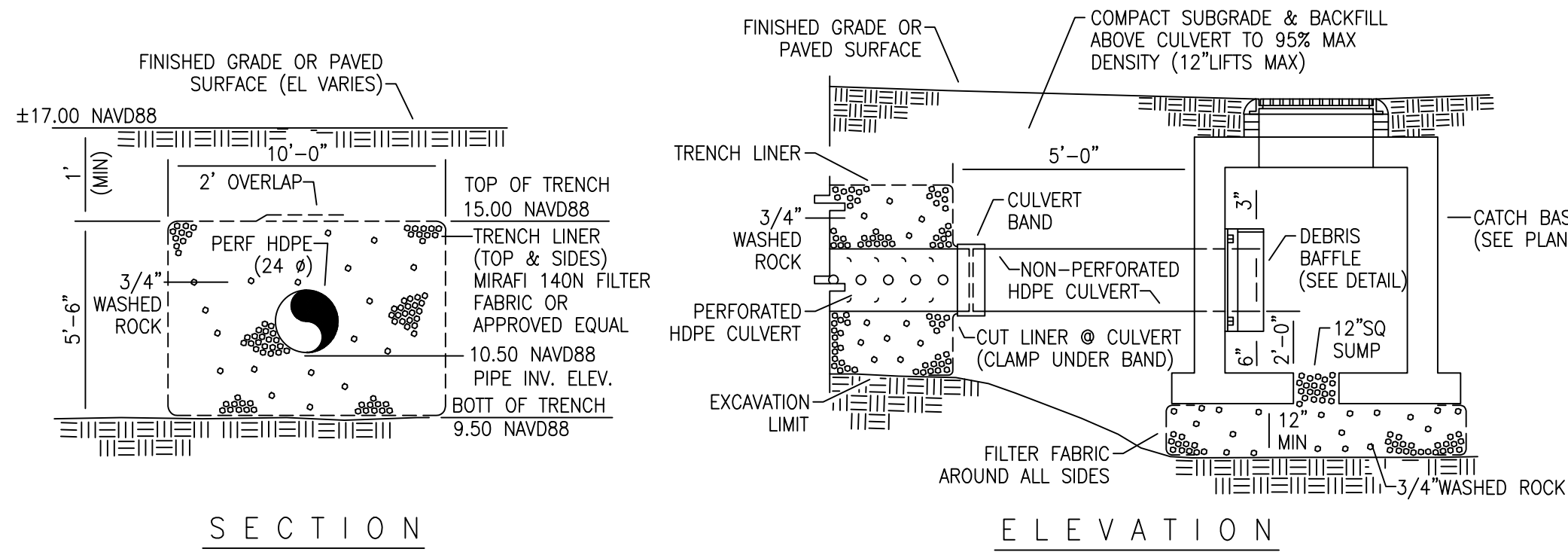


TYPE "D" CURB

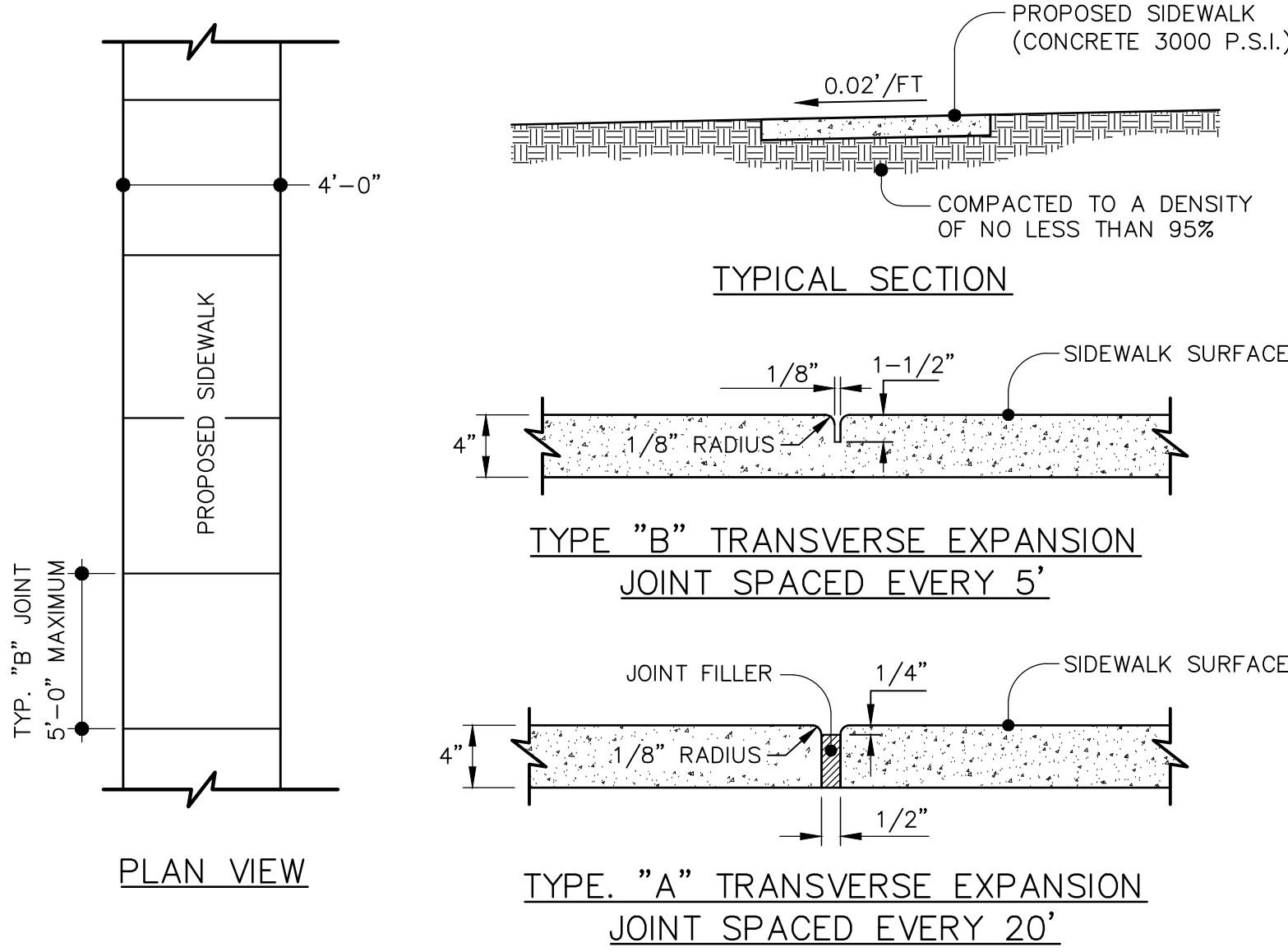


INTERNATIONAL HANDICAP SYMBOL

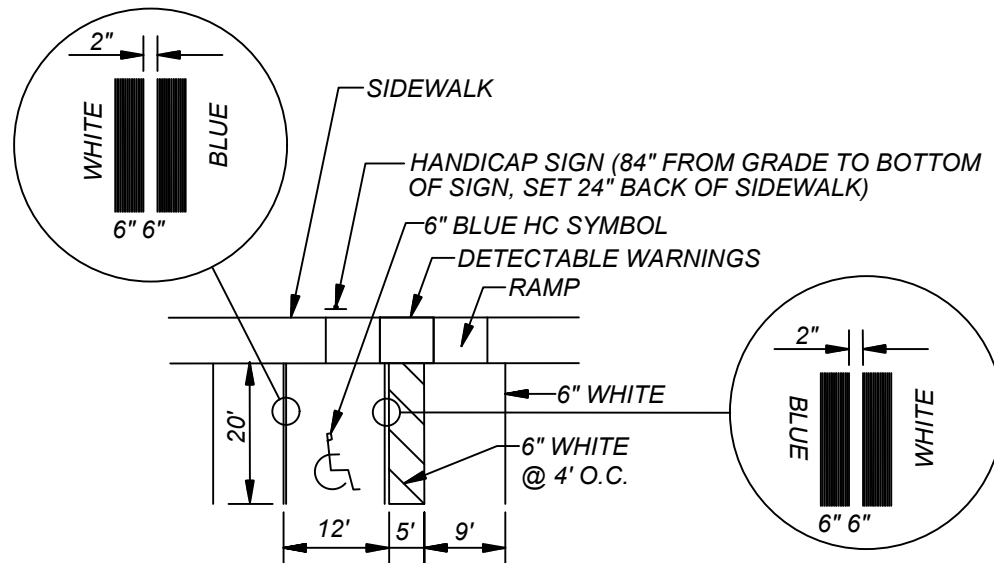
SURVEY DATUM NAVD 88



EXFILTRATION TRENCH DETAILS
N.T.S.



TYPICAL SIDEWALK



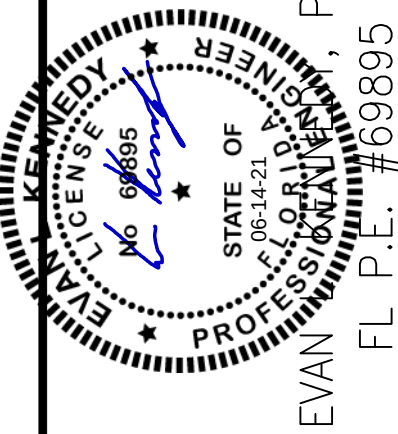
NOTE:
ALL STRIPING SHALL BE THERMOPLASTIC AND 6".
TYPICAL PARKING STRIPING



HANDICAP SIGN

SECTIONS/DETAILS

3901 GULFSTREAM ROAD
PALM SPRINGS, FL 33461



KENNEDY
ENGINEERING, LLC
332 SW 7TH TERRACE
BOCA RATON, FL 33486
CA # 29980
PH: (561) 573-1679
EMAIL: evankennedy@gmail.com

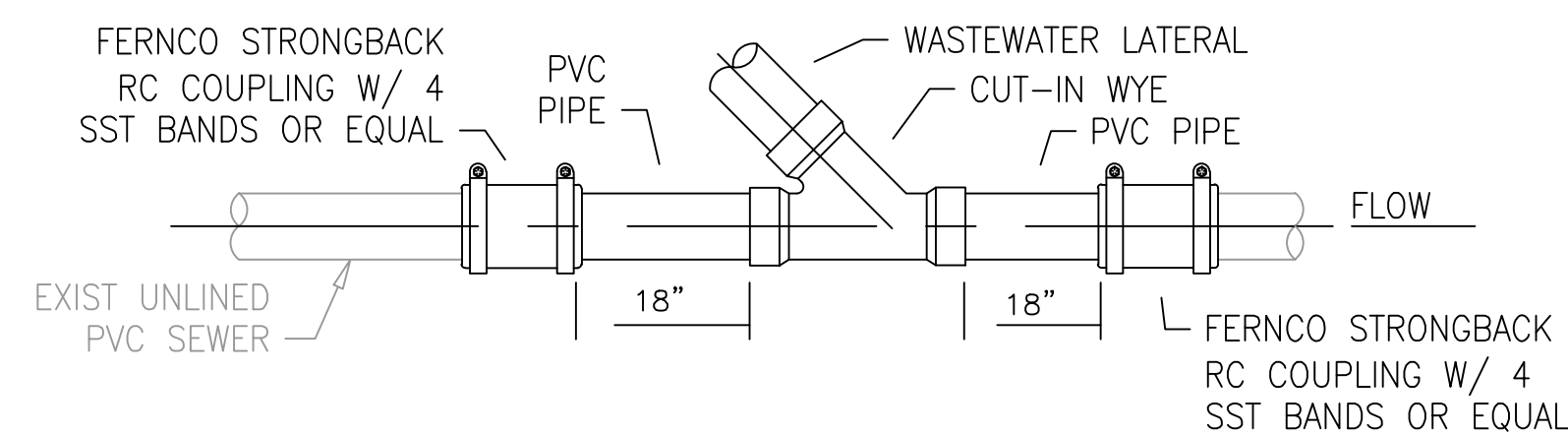
REVISIONS PER VPS COMMENTS	REVISIONS PER VPS COMMENTS	REVISION DESCRIPTION
2	05-12-21	REVISIONS PER VPS COMMENTS
1	01-04-21	REVISIONS PER VPS COMMENTS
NO	DATE	REVISION DESCRIPTION

DATE: 05/13/2020
DSGN: E. KENNEDY
DRWN: E. KENNEDY
CHKD: E. KENNEDY
SCALE: AS NOTED

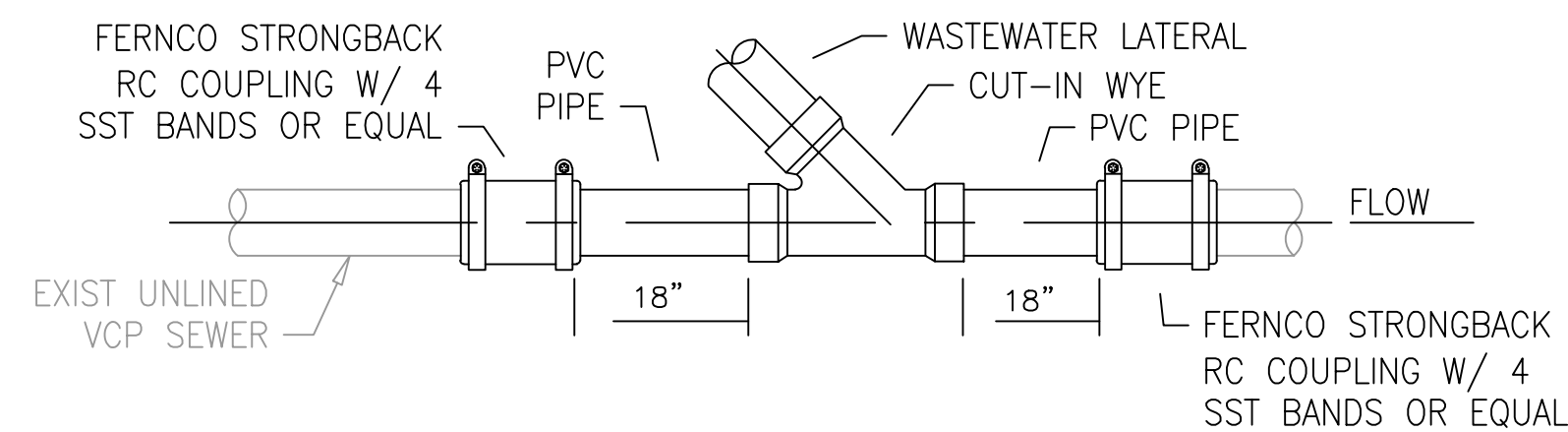


- 302





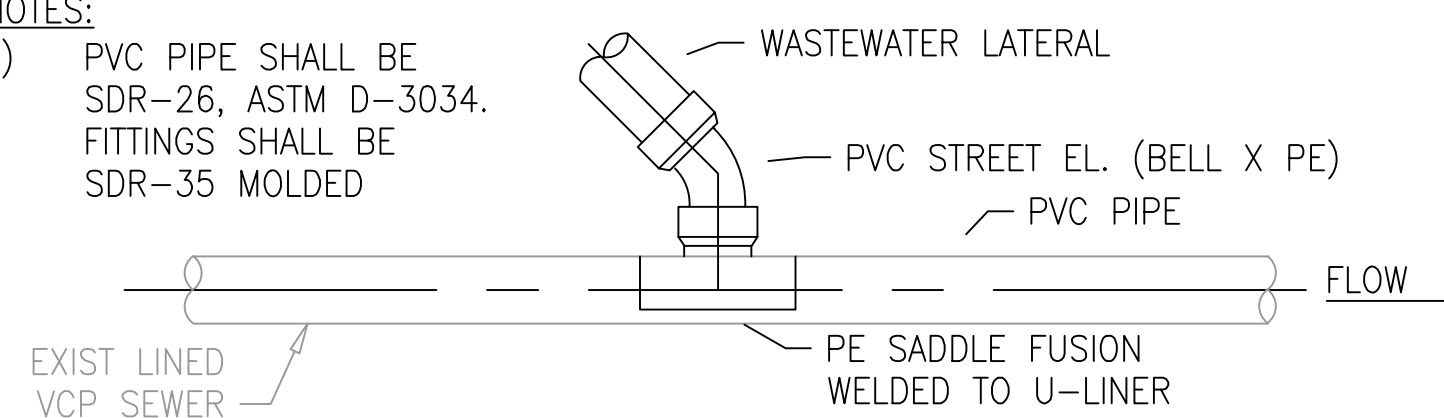
LATERAL CUT-IN (EXISTING UNLINED PVC)



LATERAL CUT-IN (EXISTING UNLINED VCP)

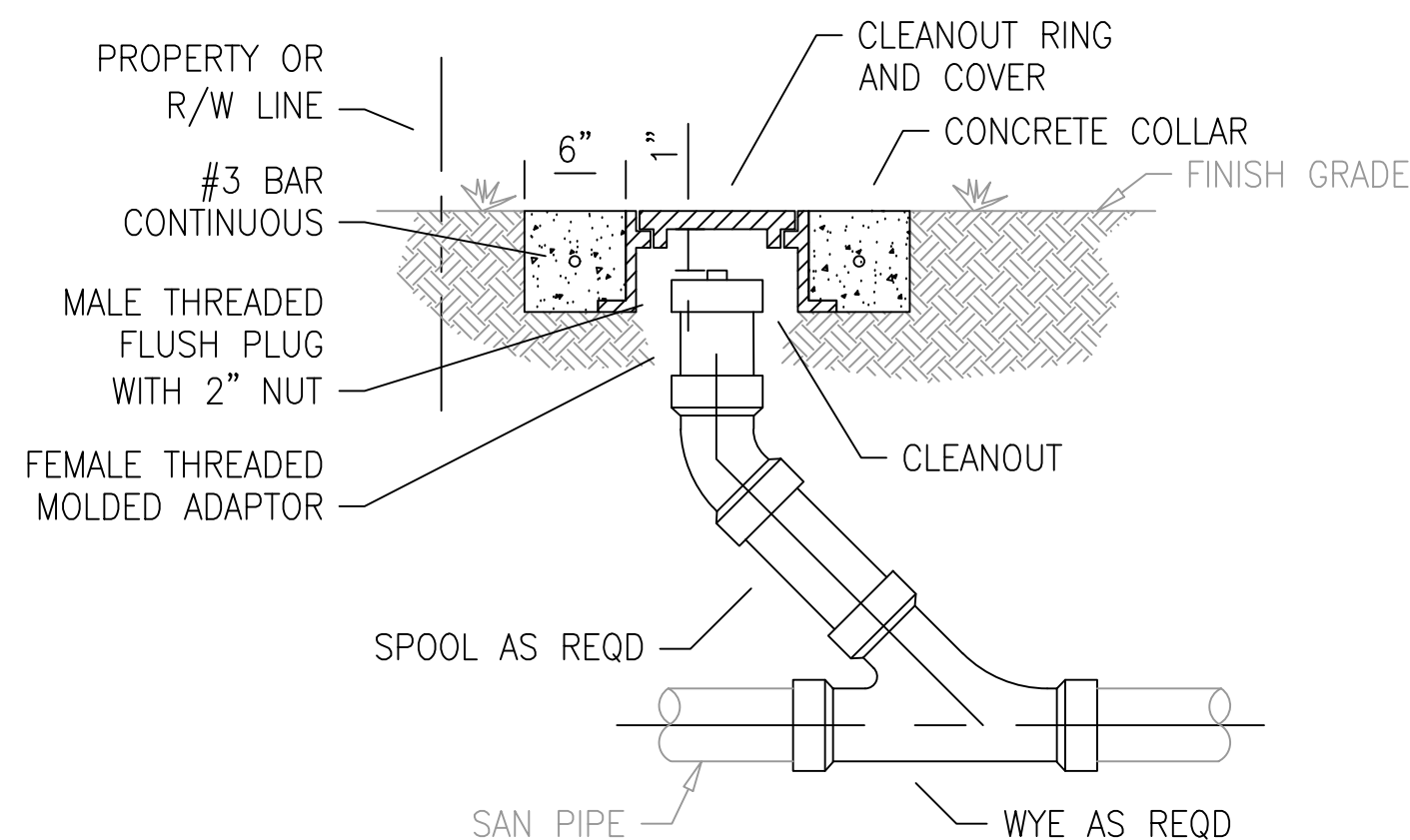
NOTES:

- 1) PVC PIPE SHALL BE
SDR-26, ASTM D-3034.
FITTINGS SHALL BE
SDR-35 MOLDED

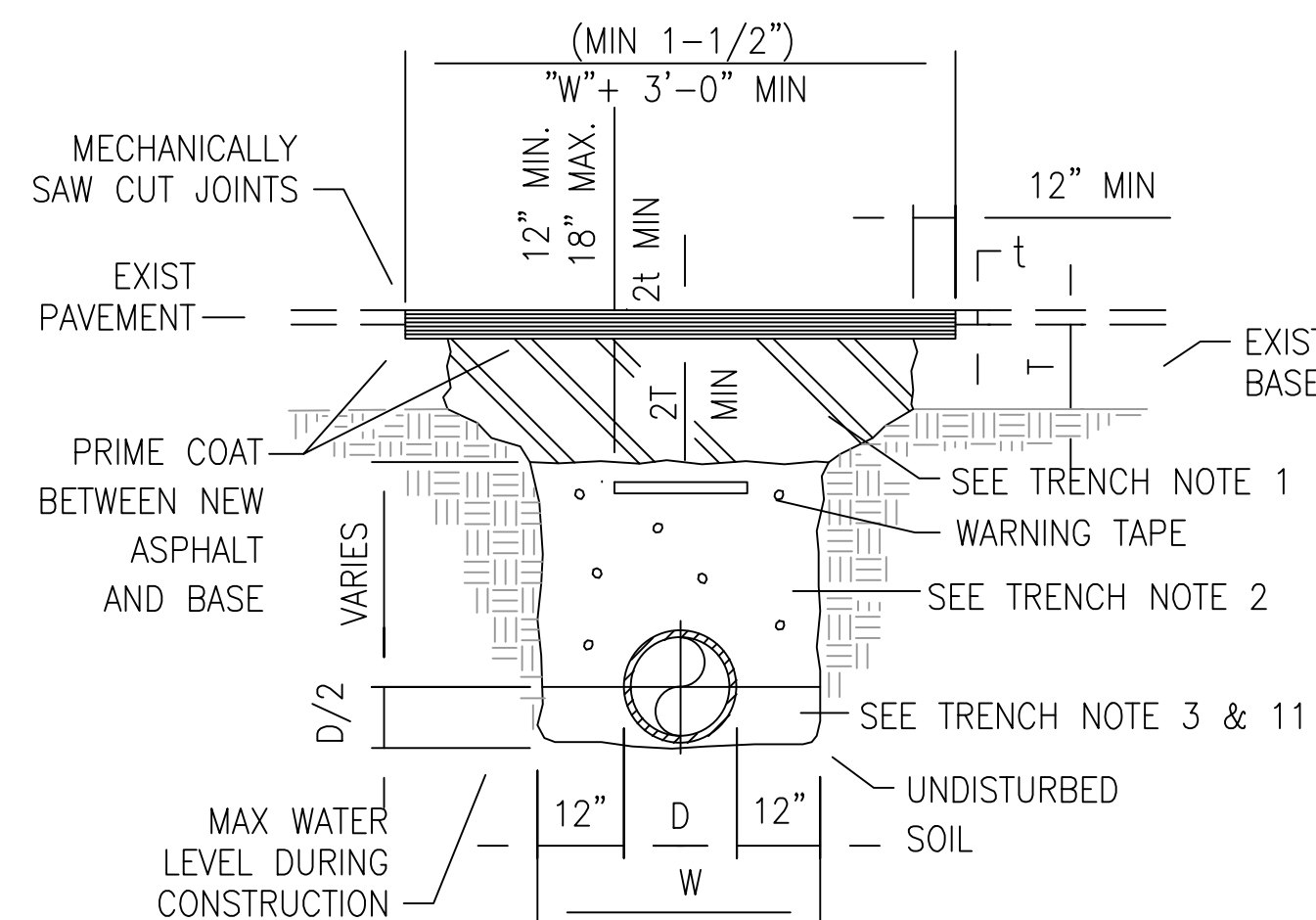


LATERAL SADDLE (EXISTING LINED VCP)

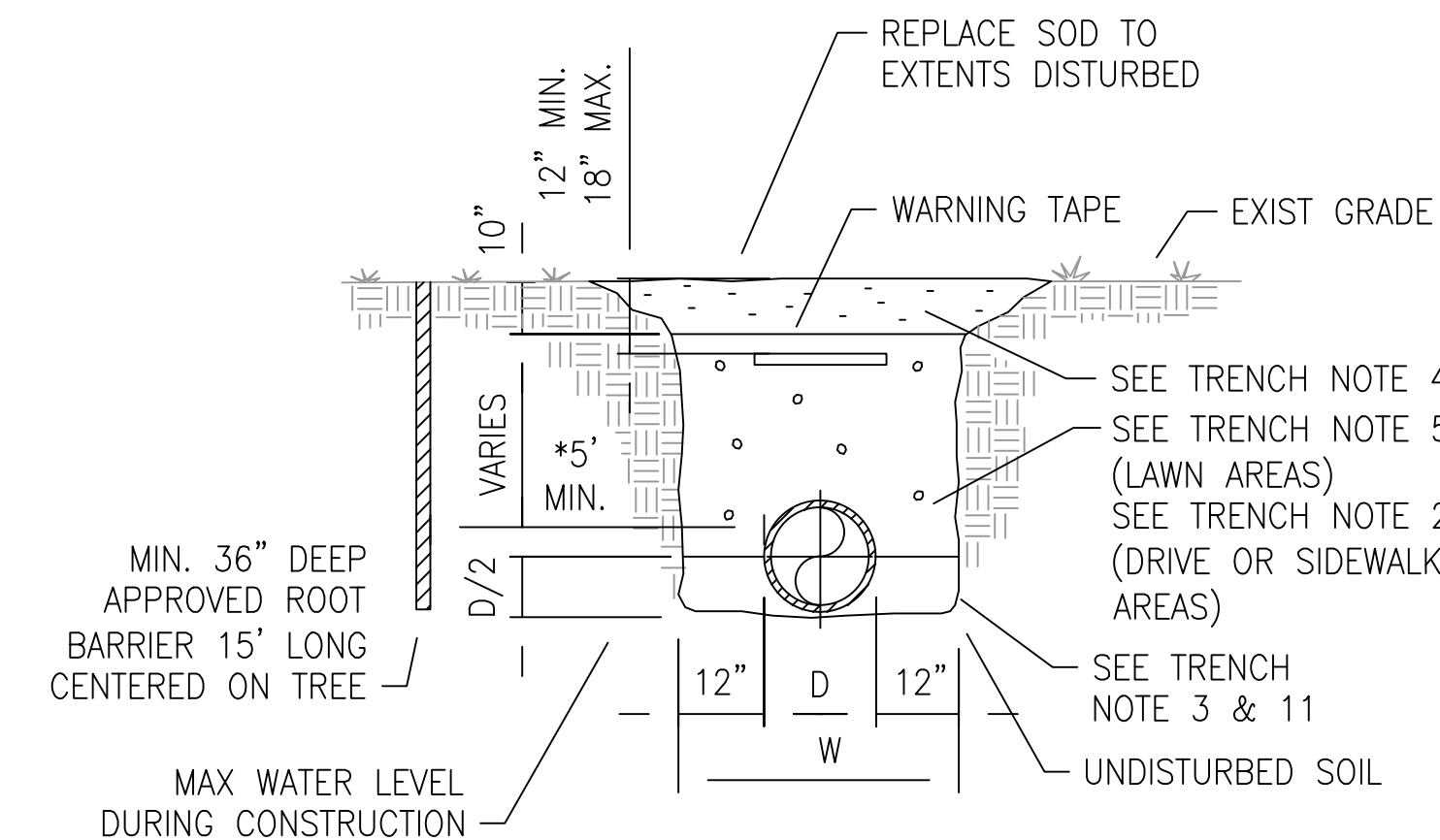
SANITARY SEWER LATERAL CUT-IN



TYPICAL CLEANOUT INSTALLATION



EXISTING PAVED AREAS



NON-PAVED AREAS

NOTES:

1. PREPARE BASE SECTION, SAW CUT EXISTING PAVEMENT AS APPLICABLE. PRIME COAT, TACK COAT AND PLACE ASPHALT PATCH IMMEDIATELY FOLLOWING PIPE INSTALLATION.

BASE MATERIAL SHALL BE TWICE THE THICKNESS OF EXISTING BASE MATERIAL, BUT IN NO CASE BE LESS THAN 12". BASE MATERIAL SHALL BE PLACED IN LIFTS NOT TO EXCEED 8" AND COMPACTED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.

2. FILL PLACED IN 8" LIFTS COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T180.
3. FILL COMPACTED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T180.
4. NATURAL TOP SOIL GRADED TO 1" TO 2" BELOW GRADE WHERE SOD IS REQUIRED.
5. FILL PLACED IN 12" LIFTS (LOOSE MEASURE), COMPACTED TO DENSITY EQUAL TO SURROUNDING MATERIAL BUT NOT LESS THAN 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T180.
6. EXCAVATIONS SHALL BE DEWATERED, WHERE APPLICABLE, TO ENABLE PIPE AND APPURTENANCES TO BE INSTALLED FREE OF WATER.
7. BEDDING AND BACKFILL MATERIAL SHALL BE AS SPECIFIED.
8. LIMEROCK BASE SHALL BE AS SPECIFIED.
9. TYPE S-III OR SP 9.5 ASPHALTIC CONCRETE SHALL BE AS SPECIFIED. PAVEMENT PATCH THICKNESS TO MATCH EXISTING PAVEMENT THICKNESS, BUT IN NO CASE LESS THAN 1-1/2".
10. OUTLINE OF TRENCH EXCAVATION IS FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL TRENCH WIDTH AND SHAPE WILL VARY WITH SOIL CONDITIONS. TRENCH EXCAVATION SHALL BE COMPLETED IN ACCORDANCE WITH THE "FLORIDA TRENCH SAFETY ACT" AND "OSHA TRENCH EXCAVATION STANDARDS".
11. BEDDING MATERIAL FOR TYPICAL GRAVITY PIPE INSTALLATION AND ANY PIPE INSTALLATION WHERE UNSUITABLE TRENCH BOTTOM CONDITIONS ARE FOUND SHALL BE CRUSHED LIMEROCK (MAXIMUM SIZE 3/4"). BEDDING SHALL BE PLACED IN LIFTS NOT TO EXCEED 6" AND COMPACTED TO 98% OF THE MATERIAL'S MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557 (AASHTO T-180).
- *12. ROOT BARRIER IS REQUIRED FOR APPROVED TREE INSTALLATION CLOSER THAN 10 FEET FROM UTILITY FACILITIES.
13. APPROVED MAGNETIC TAPE IS REQUIRED FOR : ALL POTABLE WATER MAINS, FORCE MAINS AND RECLAIMED WATER MAINS. THE TAPE SHALL BE INSTALLED MAX. 24" BELOW FINISHED GRADE.
14. CONTINUOUS 4" WIDE PAINT STRIPING IS REQUIRED FOR DIP/PCCP WATER MAINS (BLUE), DIP SEWER MAINS (GREEN), AND DIP RECLAIMED WATER MAINS (PURPLE).
15. PERMANENT ABOVE GROUND UTILITY MARKER SHALL BE INSTALLED IF REQUIRED BY PROPERTY OWNER GRANTING THE PIPE INSTALLATION PERMIT.

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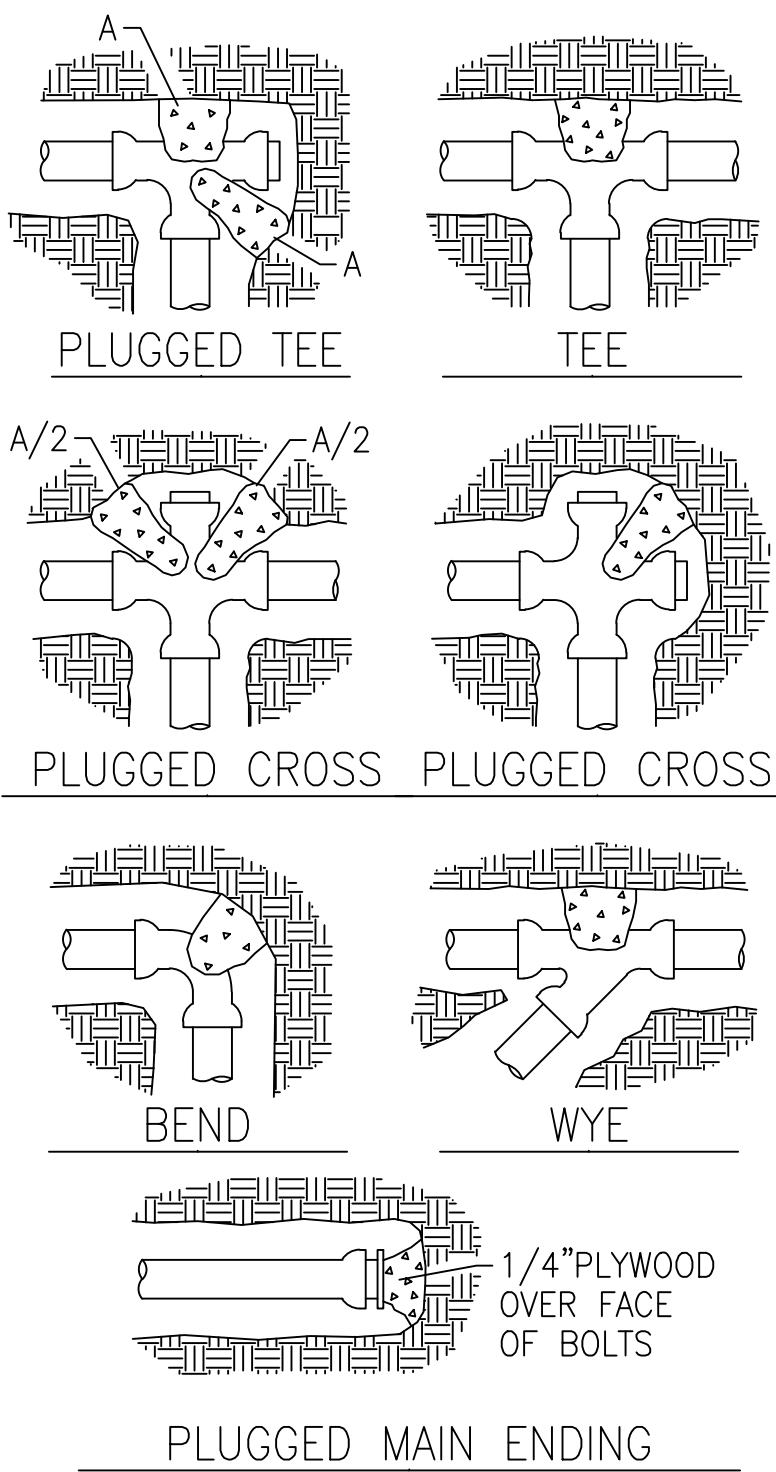
15. PERMANENT ABOVE GROUND UTILITY MARKER SHALL BE INSTALLED IF REQUIRED BY PROPERTY OWNER GRANTING THE PIPE INSTALLATION PERMIT.



2	05-12-21	REVISIONS PER VPS COMMENTS	ELK	
1	01-04-21	REVISIONS PER VPS COMMENTS	ELK	
NO	DATE	REVISION DESCRIPTION	BY	

DATE: 05/13/2020
DSGN: E. KENNEDY
DRWN: E. KENNEDY
CHKD: E. KENNEDY
SCALE: AS NOTED

DWG. No. **1014** of



GALV RESTRAINING RODS (FOR FITTINGS 4"-12" USE #6 RODS EMBEDDED 30") (FOR FITTINGS 14"-16" USE #8 RODS EMBEDDED 36")

FITTING SIZE	B E N D S		
	11-1/4°	22-1/2°	45°
4"	0.2	0.4	1.1
6"	0.4	1.0	2.7
8"	0.6	1.5	4.0
10"	0.9	2.3	6.0
12"	1.3	3.2	8.5
14"	1.8	4.3	11.5
16"	2.3	5.6	14.8

BEARING AREA OF THRUST BLOCKS IN SQ.FT. (HORIZONTAL FITTINGS)							
FITTING SIZE	B E N D S			TEE,WYE PLUG,OR CAP	TEE (PLUGGED RUN		90° BEND OR PLUGGED CROSS
	11-1/4°	22-1/2°	45°		A1	A2	
4"			1.0	1.0	1.9	1.4	1.4
6"		1.0	1.6	2.1	4.3	3.0	3.0
8"	1.0	1.5	2.9	3.8	7.6	5.4	5.3
10"	1.2	2.4	4.6	5.9	11.8	8.4	8.4
12"	1.7	3.4	6.6	8.5	17.0	12.0	12.0
14"	2.3	4.6	8.9	11.5	23.0	16.3	16.3
16"	3.0	6.0	11.6	15.0	30.0	21.3	21.3
18"	3.8	7.6	14.6	19.0	38.0	27.0	27.0
20"	4.7	9.4	18.1	23.5	47.0	33.3	33.3
24"	6.8	13.6	26.2	34.0	68.0	48.0	48.0

(THRUST BLOCKS ALLOWED AT LOCATIONS SHOWN ON DRAWINGS ONLY)
THRUST BLOCK NOTES AND DETAILS

WM01

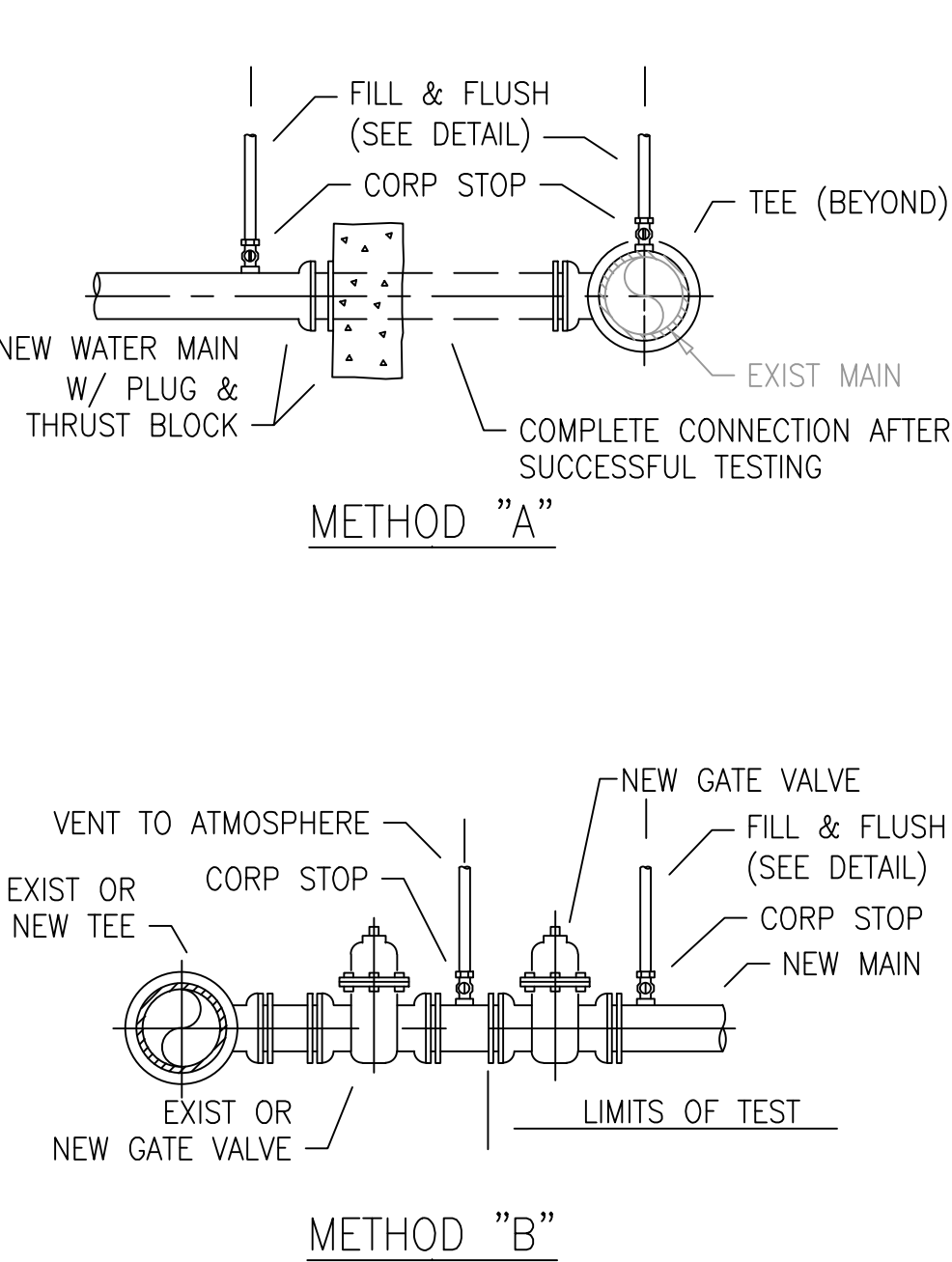
THRUST BLOCK NOTES

- MECHANICAL RESTRAINS ONLY SHALL BE USED AT THE FITTINGS AND VALVES. THRUST BLOCKS SHALL ONLY BE USED IN RARE CASES WHERE MECHANICAL RESTRAINS ARE NOT PRACTICAL WITH APPROVAL FROM THE VILLAGE.
- REQUIRED VOLUMES OR BEARING AREAS INDICATED AT FITTINGS ARE BASED UPON TEST PRESSURES OF 150 PSIG, 2,000 LBS/SF ALLOWABLE SOIL BEARING STRESS AND THE WEIGHT OF CONCRETE EQUAL TO 4050 LBS/CY.
- BEARING AREAS OF THRUST BLOCKS SHALL NOT BE LESS THAN 1.0 SF.
- KEEP CONCRETE CLEAR OF JOINT AND JOINT ACCESSORIES AND WRAP THE FITTING WITH VISQUEEN PRIOR TO PLACING CONCRETE.
- BEARING AREAS, VOLUMES, AND SPECIAL BLOCKING DETAILS SHOWN ON DRAWINGS SHALL TAKE PRECEDENCE OVER THIS STANDARD.
- THRUST BLOCKS FOR VERTICAL BENDS HAVING DOWNWARD RESULTANT THRUSTS SHALL BE THE SAME AS HORIZONTAL BENDS.
- COMPUTE BEARING AREAS FOR HORIZONTAL BEND THRUST BLOCKS AT DIFFERENT TEST PRESSURES AND SOIL BEARING STRESSES WITH THE FOLLOWING EQUATION:
BEARING AREA = (REQUIRED TEST PRESSURE/150 X (2,000/ACTUAL SOIL BEARING STRESS)) X (TABLE VALUE)
- COMPUTE VOLUMES OF CONCRETE FOR VERTICAL BENDS HAVING UPWARD RESULTANT THRUSTS AT DIFFERENT TEST PRESSURES WITH THE FOLLOWING EQUATION:
VOLUME = (REQUIRED TEST PRESSURE/150) X (TABLE VALUE)

		MIN LENGTH TO BE RESTRAINED (FT) PER PIPE DIA.				
FITTING TYPE		4"	6"	8"	10"	12"
90° HORIZ. BEND		15	21	27	32	37
45° HORIZ. BEND		6	9	11	13	15
22-1/2° HORIZ. BEND		3	4	5	6	7
11-1/4° HORIZ. BEND		1	2	3	3	4
45° VERT. OFFSET	UPPER BEND	13	18	24	28	33
	LOWER BEND	7	6	7	9	10
22-1/2° VERT. OFFSET	UPPER BEND	6	9	11	14	16
	LOWER BEND	4	3	3	4	5
PLUG (DEAD END)		31	44	57	69	81
VALVE		31	44	57	69	81
4" x 0" TEE	RUN	5	-	-	-	-
	BRANCH	9	-	-	-	-
6" x 0" TEE	RUN	5	5	-	-	-
	BRANCH	1	21	-	-	-
8" x 0" TEE	RUN	5	5	5	-	-
	BRANCH	1	14	34	-	-
10" x 0" TEE	RUN	5	5	5	5	-
	BRANCH	1	5	28	45	-
12" x 0" TEE	RUN	5	5	5	5	5
	BRANCH	1	1	21	40	57
6" x 0" REDUCER	LARGE SIDE	23	-	-	-	-
	SMALL SIDE	1	1	1	1	1
8" x 0" REDUCER	LARGE SIDE	41	24	-	-	-
	SMALL SIDE	1	1	1	1	1
10" x 0" REDUCER	LARGE SIDE	56	42	23	-	-
	SMALL SIDE	1	1	1	1	1
12" x 0" REDUCER	LARGE SIDE	70	59	43	40	-
	SMALL SIDE	1	1	1	1	1

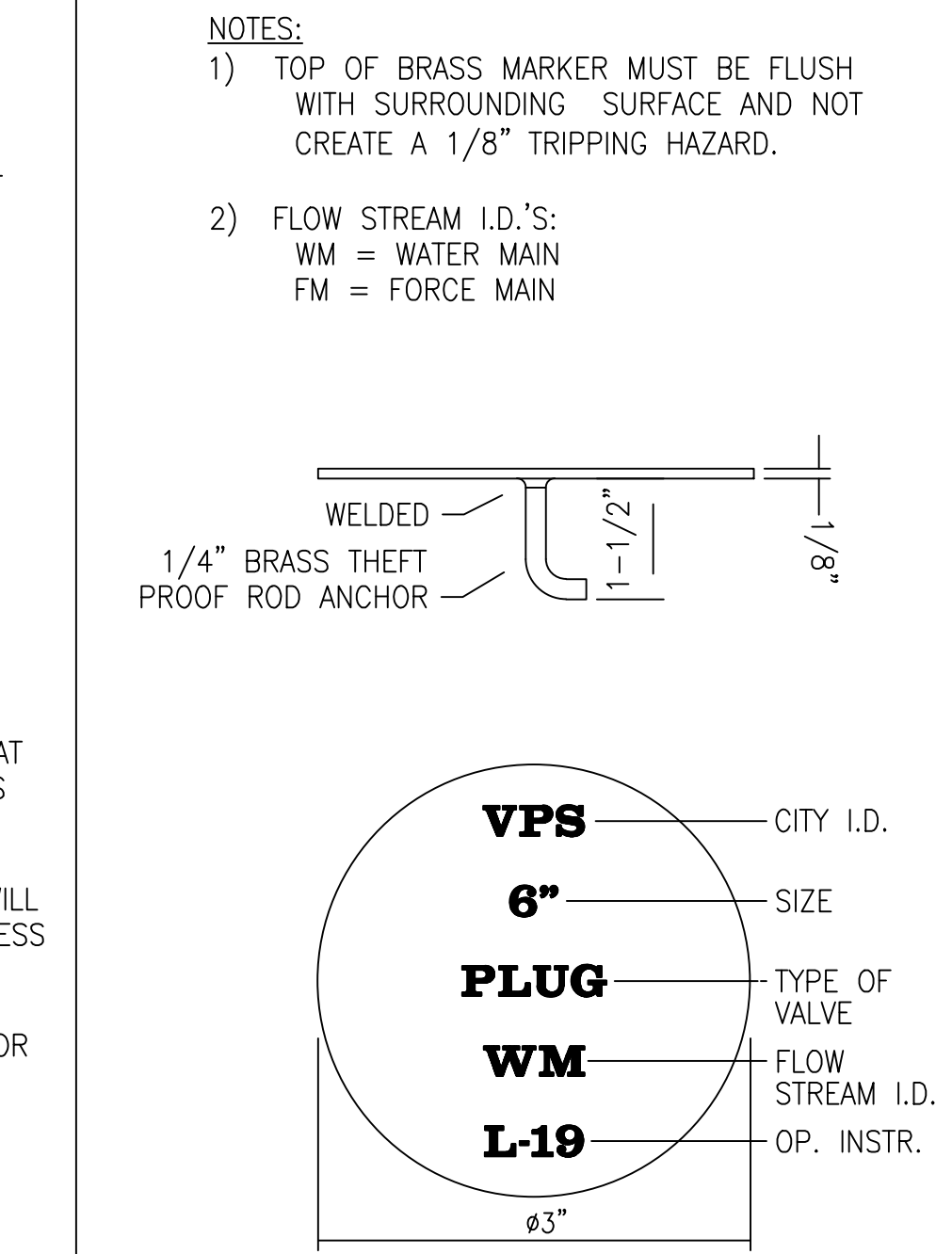
DUCTILE IRON THRUST RESTRAINT TABLE

WM03



- FLUSH / FILL LINE DETAIL
- NOTES:
- REMOVE TEMPORARY CONNECTION AT CORP STOP ON EXIST MAIN AFTER FILLING & FLUSHING NEW LINE.
 - DO NOT REMOVE TEMPORARY CONNECTION AT CORP STOP ON NEW MAIN UNTIL ALL TESTS ARE COMPLETE.
 - METHOD "B" IS PREFERRED METHOD AND WILL BE REQUIRED FOR ALL CONNECTIONS UNLESS EXISTING CONDITIONS DICTATE OTHERWISE.
 - PROVIDE ALL NECESSARY THRUST BLOCKS OR RESTRAINTS.
 - COMPLY WITH PERMIT REQUIREMENTS.

WM04

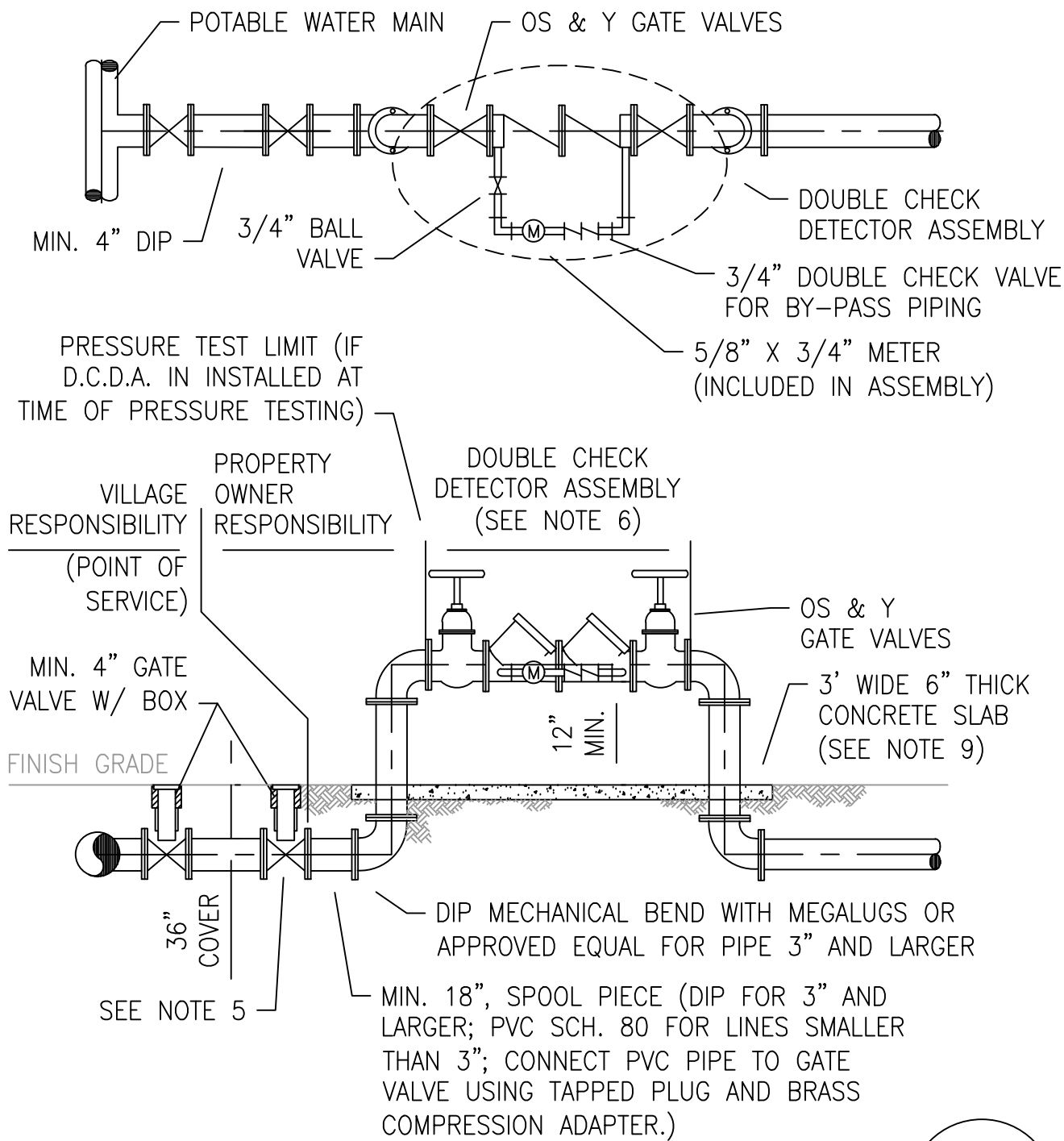


WM05

- NOTES:
- TOP OF BRASS MARKER MUST BE FLUSH WITH SURROUNDING SURFACE AND NOT CREATE A 1/8" TRIPPING HAZARD.
 - FLOW STREAM I.D.'S:
WM = WATER MAIN
FM = FORCE MAIN

VALVE MARKER

SURVEY DATUM NAVD 88



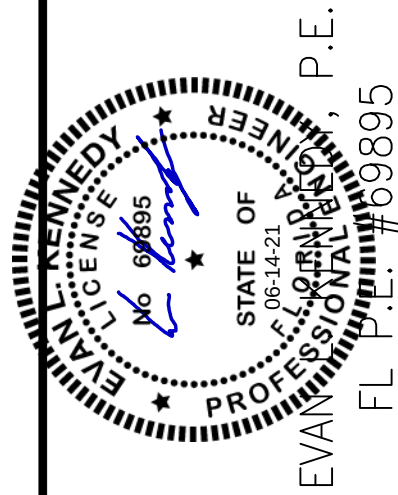
WM02

DOUBLE CHECK DETECTOR ASSEMBLY

Proj.# 19-AC-001

SECTIONS/DETAILS

3901 GULFSTREAM ROAD
PALM SPRINGS, FL 33461

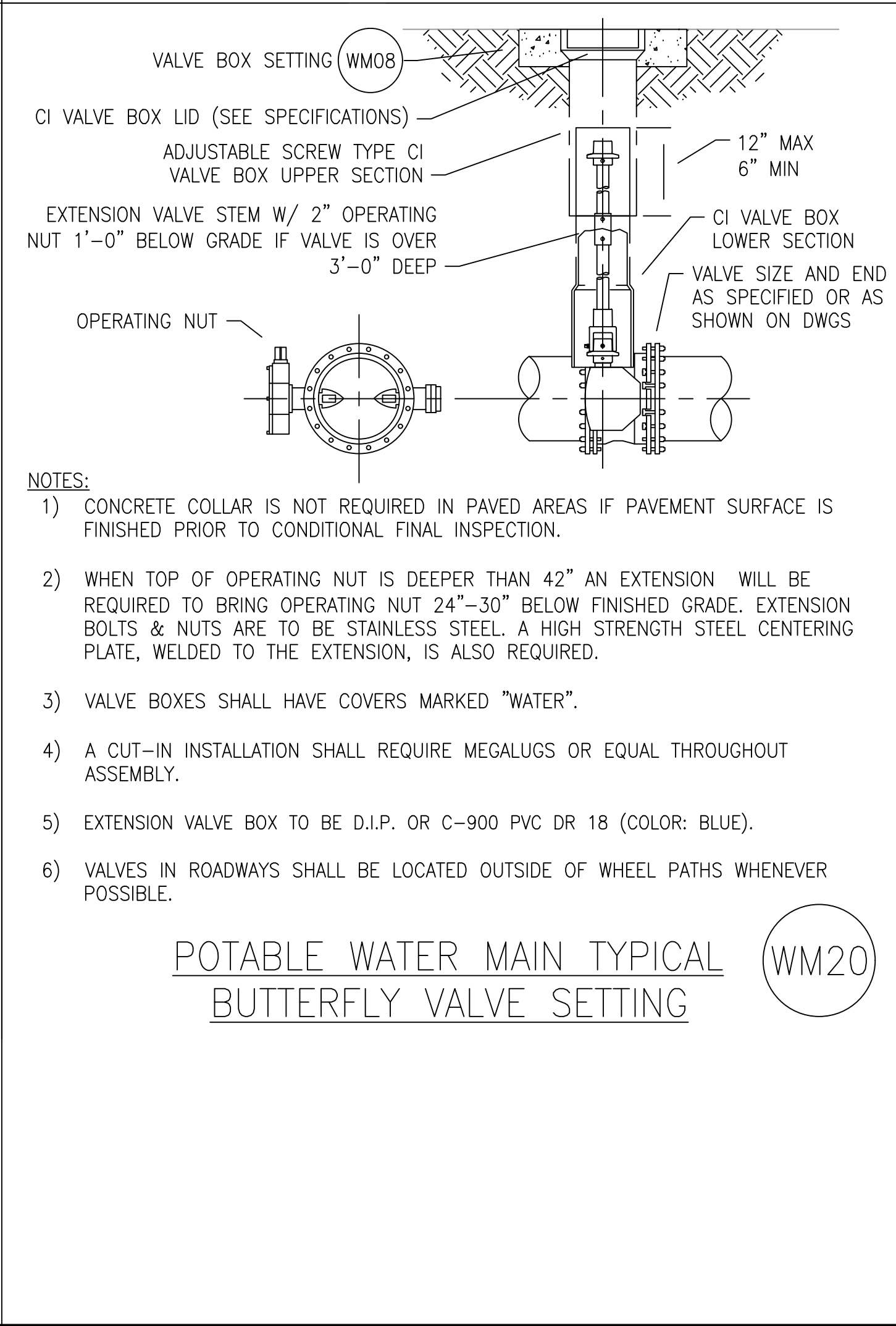
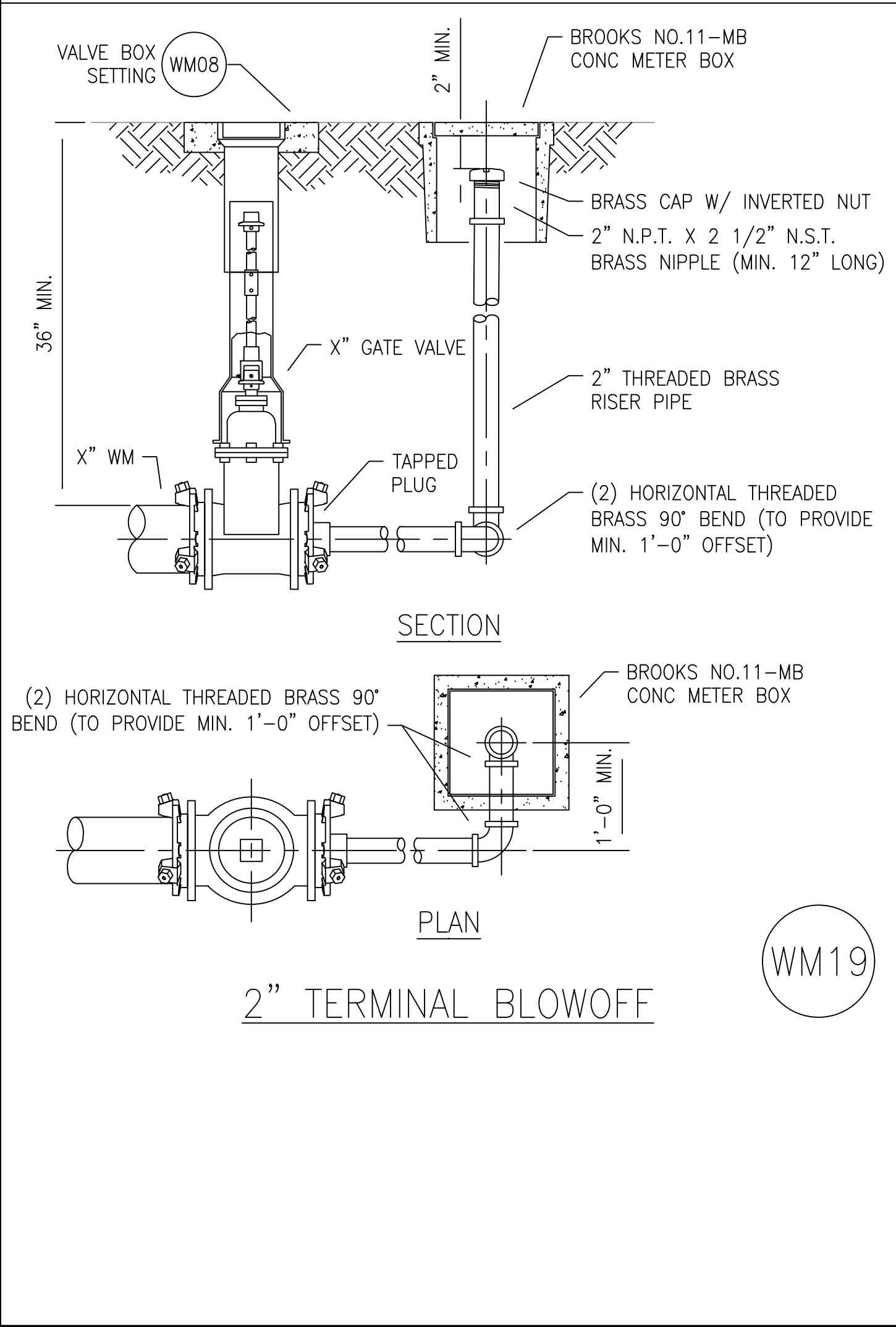
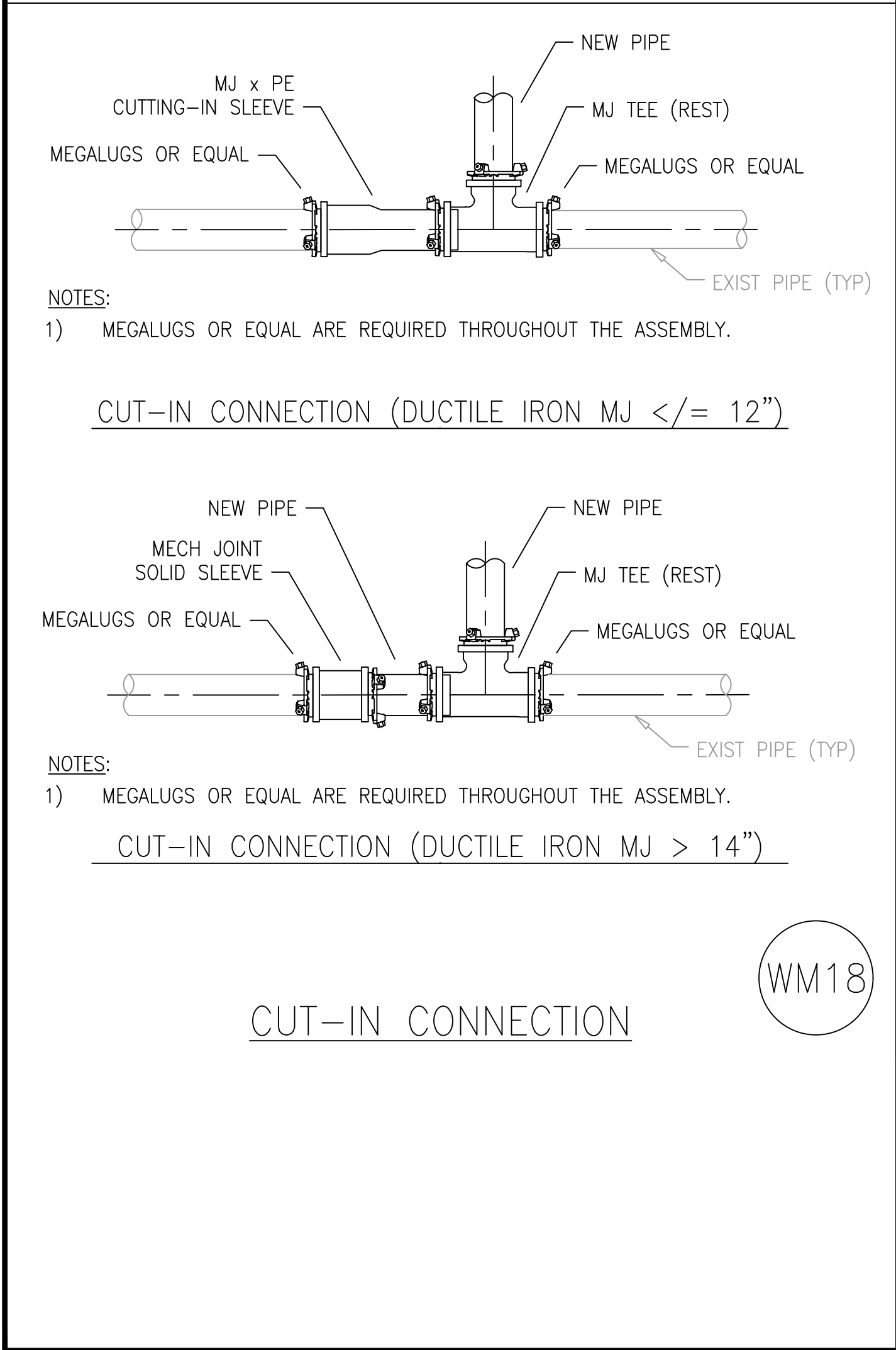
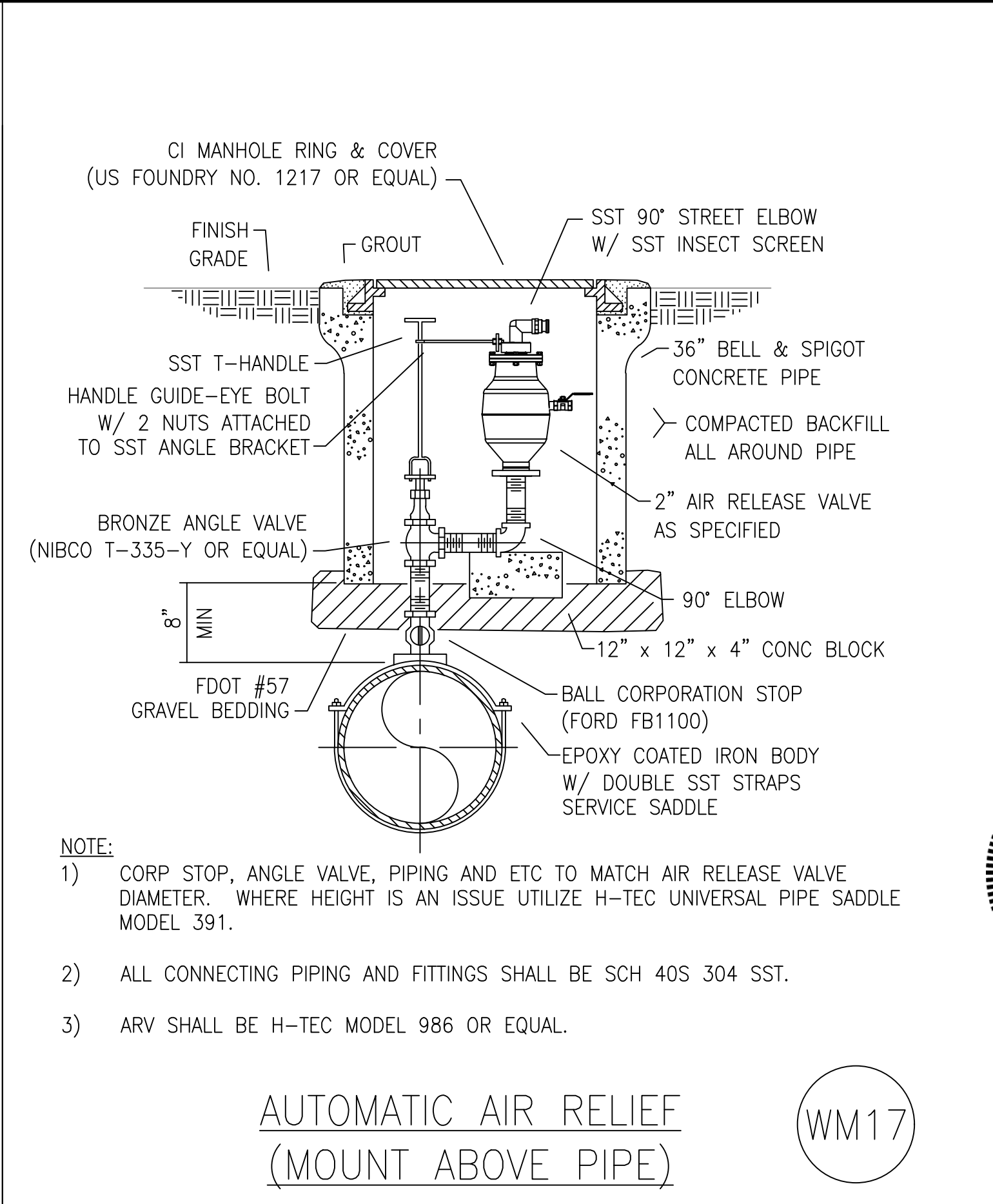
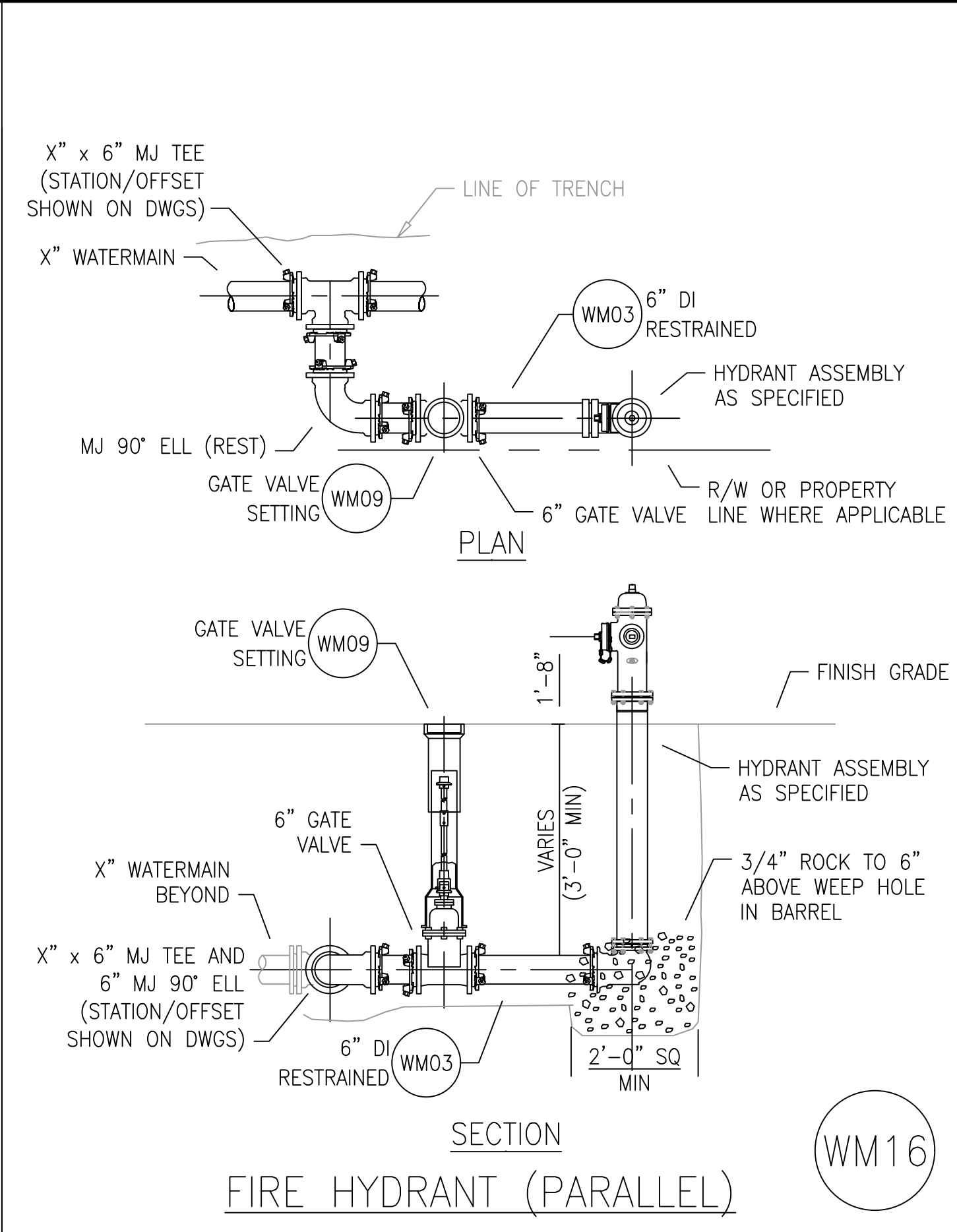
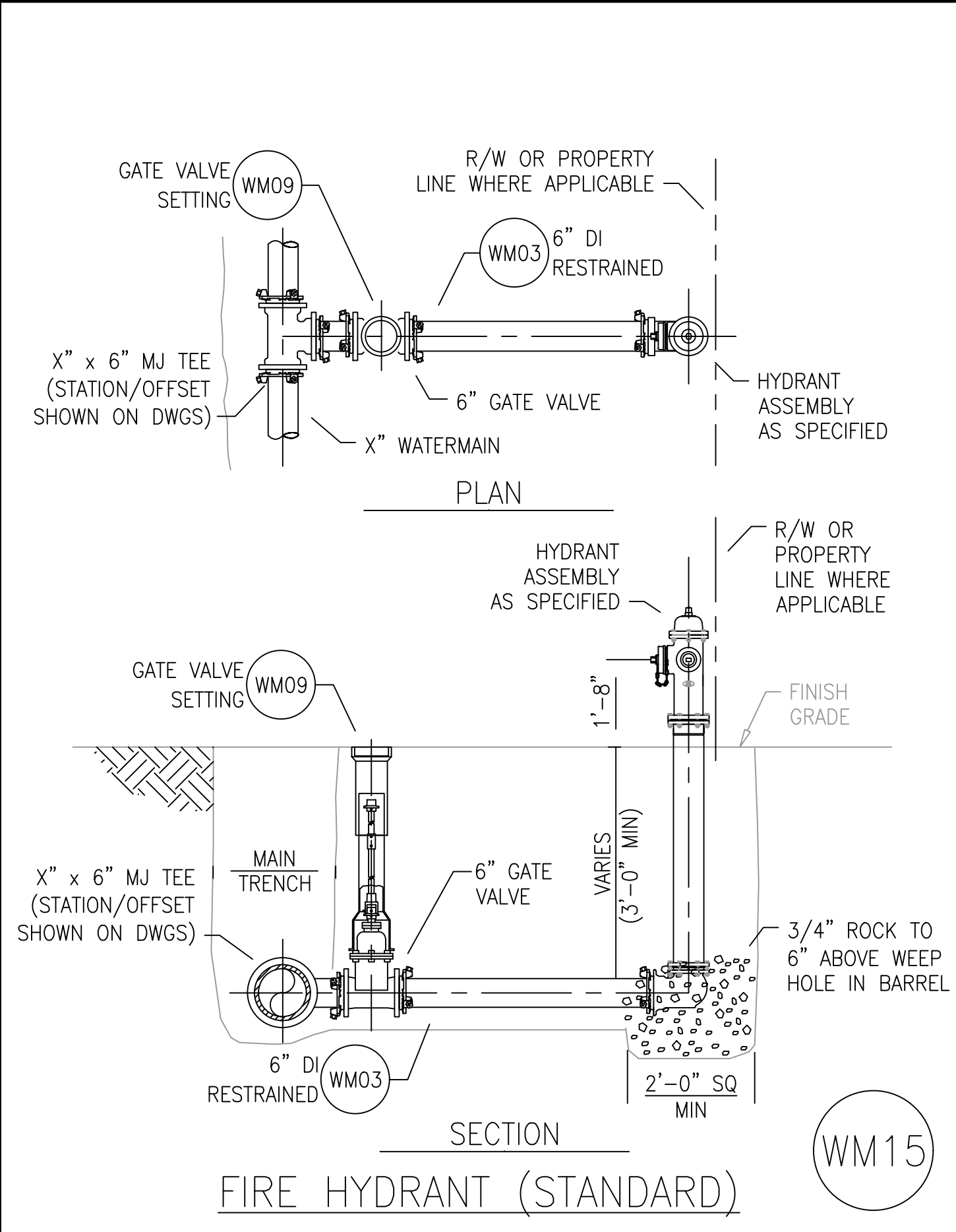
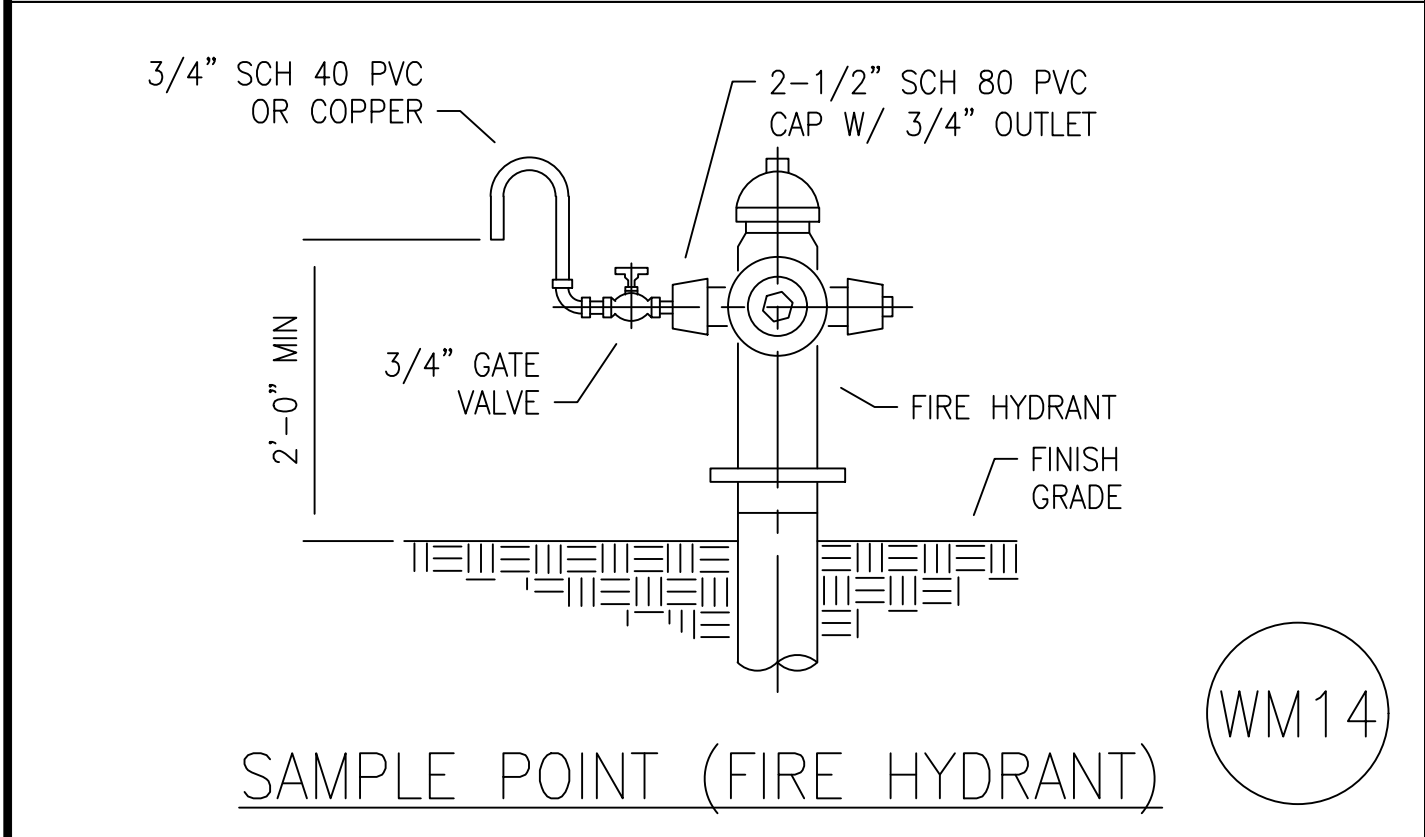
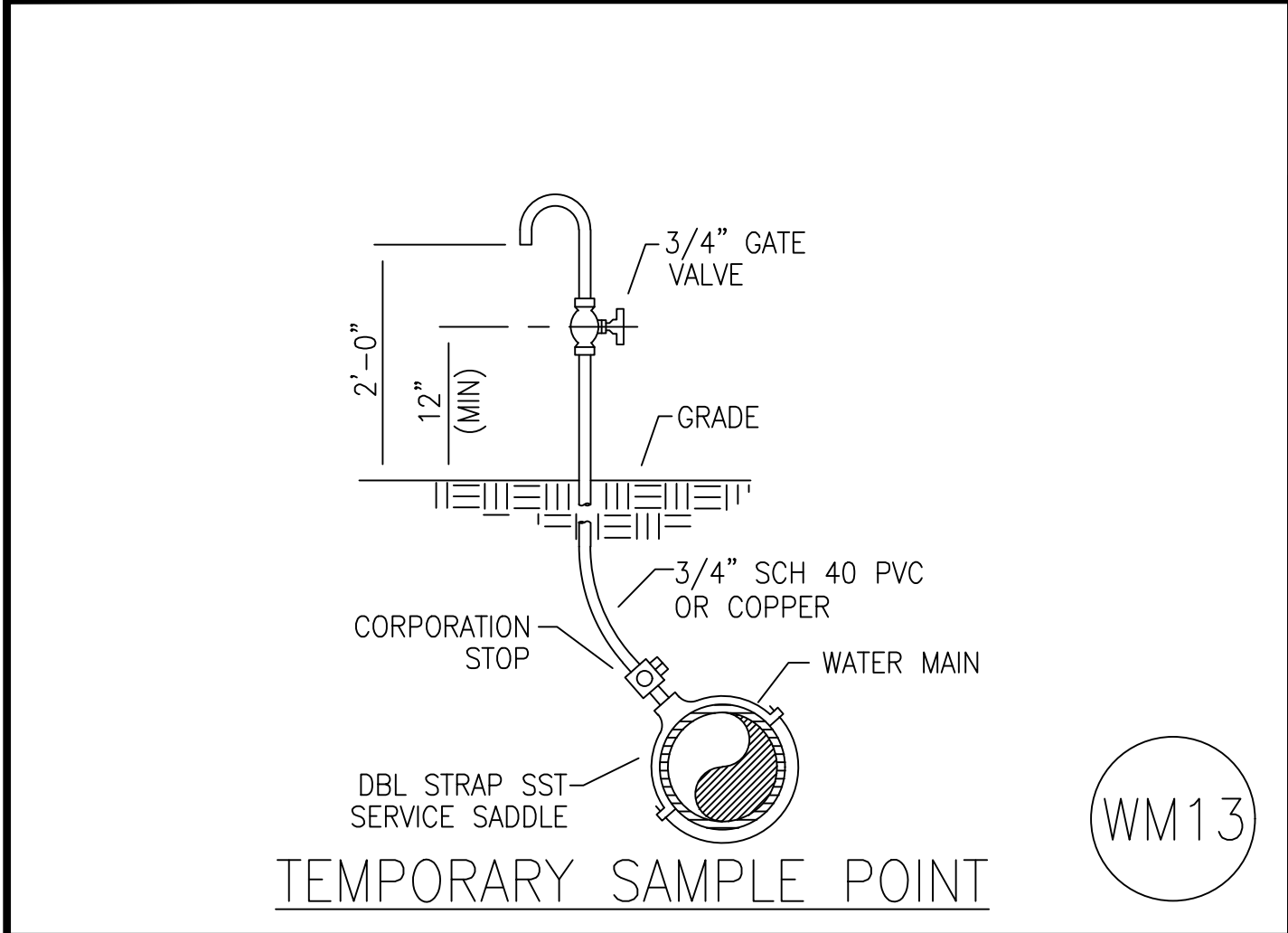


KENNEDY ENGINEERING, LLC
332 SW 7TH TERRACE
BOCA RATON, FL 33486
CA # 29980
PH: (561) 573-1679
EMAIL: evankennedy@gmail.com

	ELK	ELK	BY
	REVISIONS PER VPS COMMENTS	REVISIONS PER VPS COMMENTS	REVISION DESCRIPTION
	05-12-21	01-04-21	DATE
	2	1	NO

DATE: 05/13/2020
DSGN: E. KENNEDY
DRWN: E. KENNEDY
CHKD: E. KENNEDY
SCALE: AS NOTED

DWG. No. 11 of 14



Proj.# 19-AC-001

SECTIONS/DETAILS

3901 GULFSTREAM ROAD
PALM SPRINGS, FL 33461

EVAN KENNEDY, P.E.
FL P.L.# 9895

KENNEDY ENGINEERING, LLC
332 SW 7TH TERRACE
BOCA RATON, FL 33486
CA # 29980
PH: (561) 573-1679
EMAIL: evankennedy@gmail.com

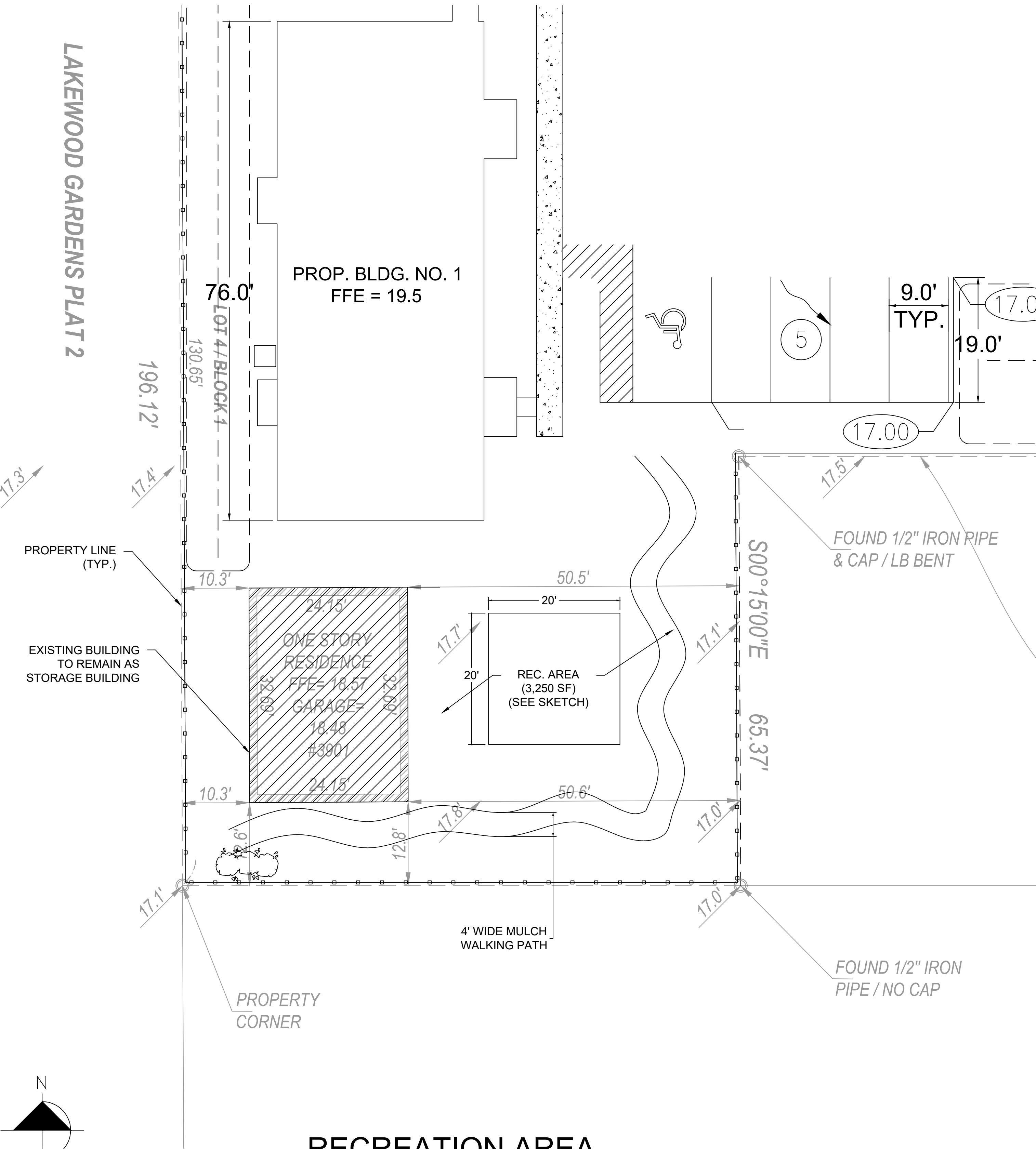
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		REVISIONS PER VPS COMMENTS	REVISIONS PER VPS COMMENTS	REVISION DESCRIPTION
	05-12-21			
	01-04-21			
	NO	DATE		

DATE: 05/13/2020
DSGN: E. KENNEDY
DRWN: E. KENNEDY
CHKD: E. KENNEDY
SCALE: AS NOTED

SURVEY DATUM NAVD 88

DWG. No. 13 of 14

SURVEY DATUM NAVD 88



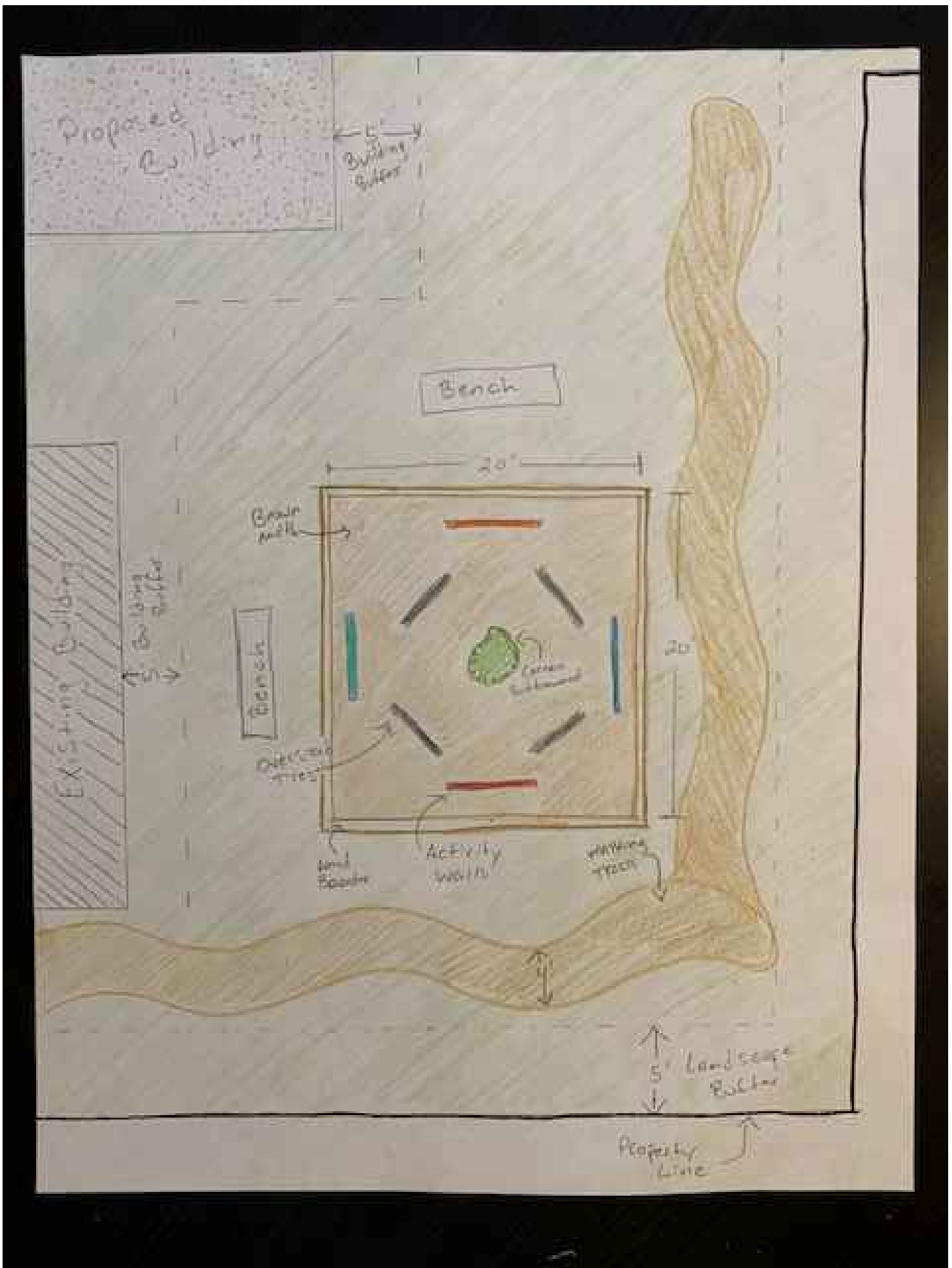
RECREATION AREA
ENLARGEMENT

SCALE: 1" = 10'



RECREATION AREA DETAILS

SCALE: N.T.S.



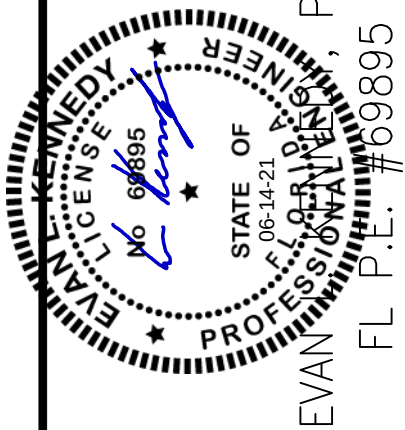
RECREATION AREA SKETCH

SCALE: N.T.S.

Proj. # 19-AC-001

RECREATION AREA

3901 GULFSTREAM ROAD
PALM SPRINGS, FL 33461



KENNEDY
ENGINEERING, LLC

332 SW 7TH TERRACE
BOCA RATON, FL 33486
CA # 29980
PH: (561) 573-1679
EMAIL: evankennedy@gmail.com

			ELK	ELK	BY
		REVISIONS PER VPS COMMENTS			
		REVISIONS PER VPS COMMENTS			
		REVISION DESCRIPTION			
2	05-12-21				
1	01-04-21				
NO	DATE				

DATE: 05/13/2020
DSGN: E. KENNEDY
DRWN: E. KENNEDY
CHKD: E. KENNEDY
SCALE: AS NOTED

DWG. No. 14.14

3901 GULFSTREAM ROAD
PALM SPRINGS, FLORIDA

Revisions	By
12-16-20 per village comments JH	
6-17-21 engineering comments JH	

Drawn
JH

Reviewed
Date
4-23-20

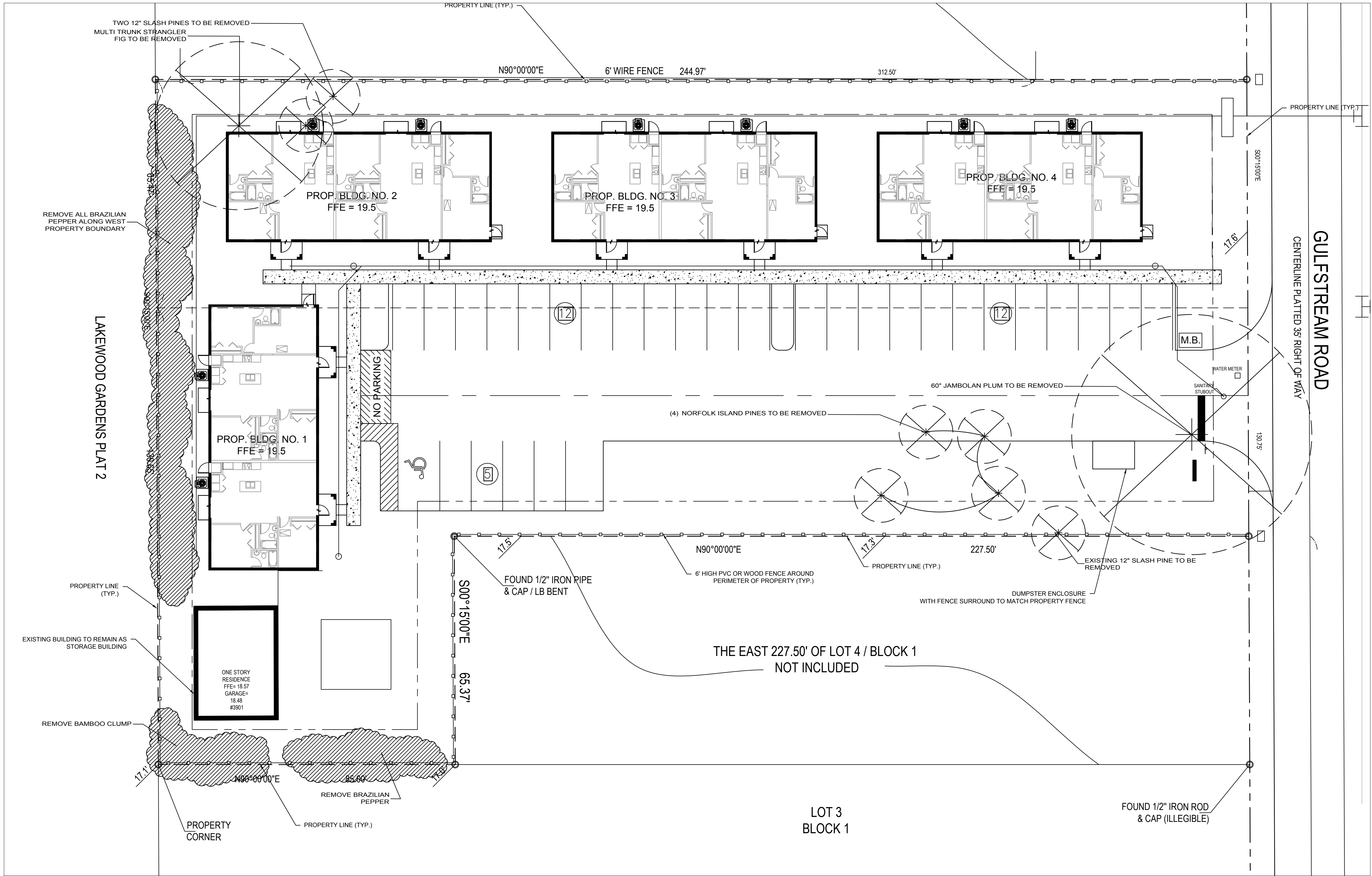
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1/16"=1'-0"

Project No.
20-008



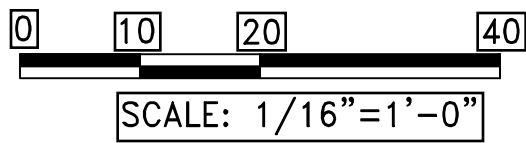
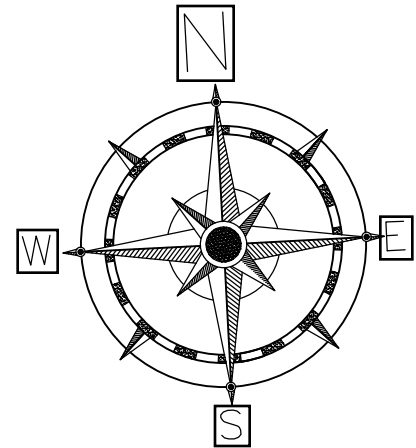
Seal

Sheet No.
LP-1

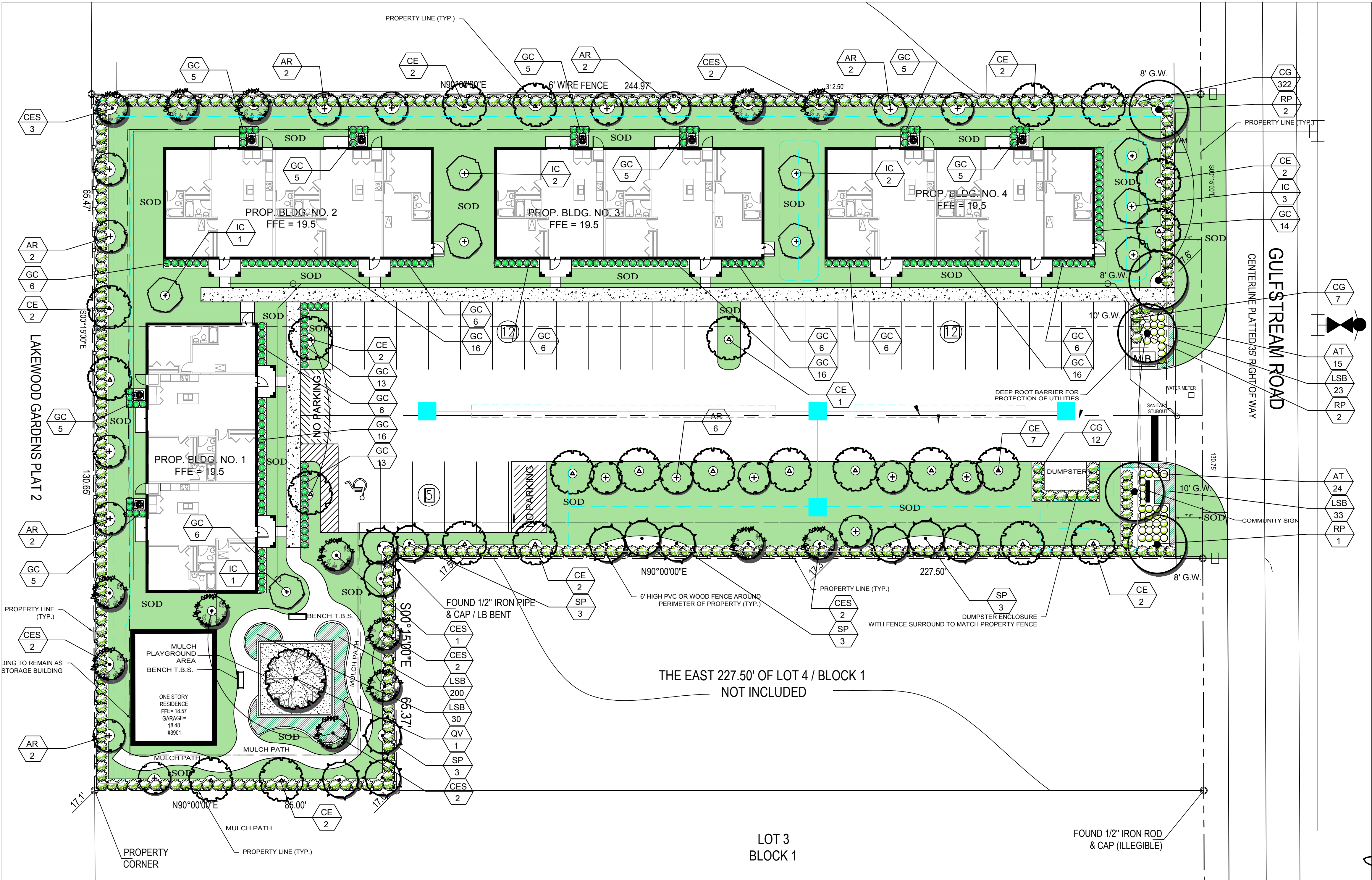


Jeffrey
Houghtaling

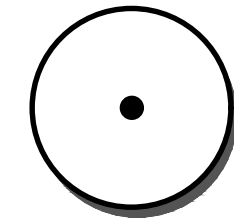
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Houghtaling
Date: 2021.06.17 18:00:35 -0400
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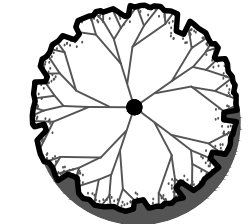
REMOVALS / RELOCATIONS PLAN



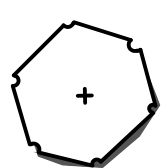
RP--ROYAL PALM



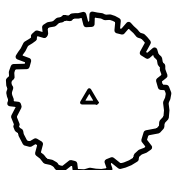
QV--LIVE OAK



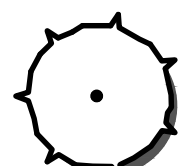
IC--DAHOON HOLLY TREE



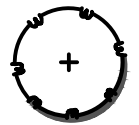
CE--GREEN BUTTONWOOD



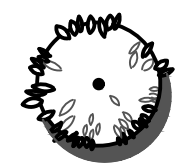
SP--CABBAGE PALMS



AR--RED MAPLE



CES--SILVER BUTTONWOOD



CG--SMALL LEAF CLUSIA



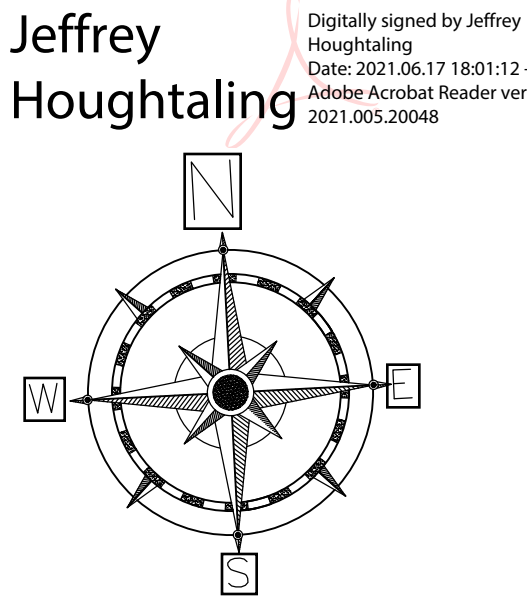
GC--GOLD CAPELLA



AT--TRINETTES

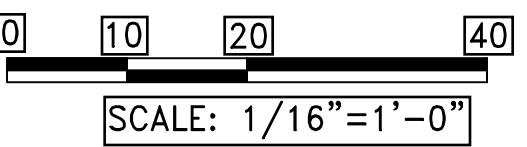


LSB--LIRIOPE SUPER BLUE



Jeffrey
Houghtaling

Digitally signed by Jeffrey
Houghtaling
Date: 2021.06.17 18:01:12 -0400
Adobe Acrobat Reader version:
2021.005.20048



SCALE: 1/16"=1'-0"

LANDSCAPE PLAN (6-17-21)



Jeff A. Houghtaling
Registered Landscape Architect
LA6666783
129 Dayton Road
Lake Worth, FL 33467
ph:(561) 434-1343
e:jeff@jbdesigninc.com
www.jbdesigninc.com
www.Houzz.com

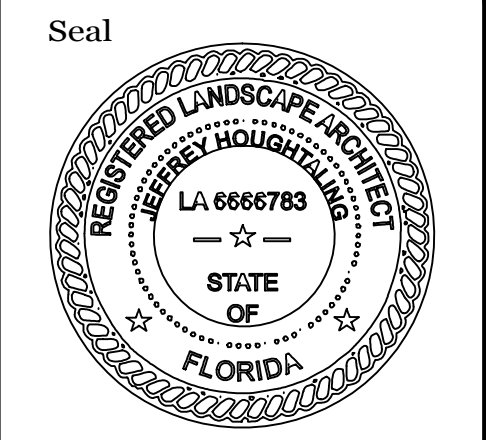
3901 GULFSTREAM ROAD
PALM SPRINGS, FLORIDA

Revisions	By
12-16-20 per village comments JH	JH
6-17-21 engineering comments JH	JH

Drawn JH	Reviewed
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Date 4-23-20	Scale 1/16"=1'-0"
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Project No. 20-008



Sheet No.
LP-2

LANDSCAPE REQUIREMENTS AS PER CHAPTER 34, ARTICLE III--LANDSCAPING

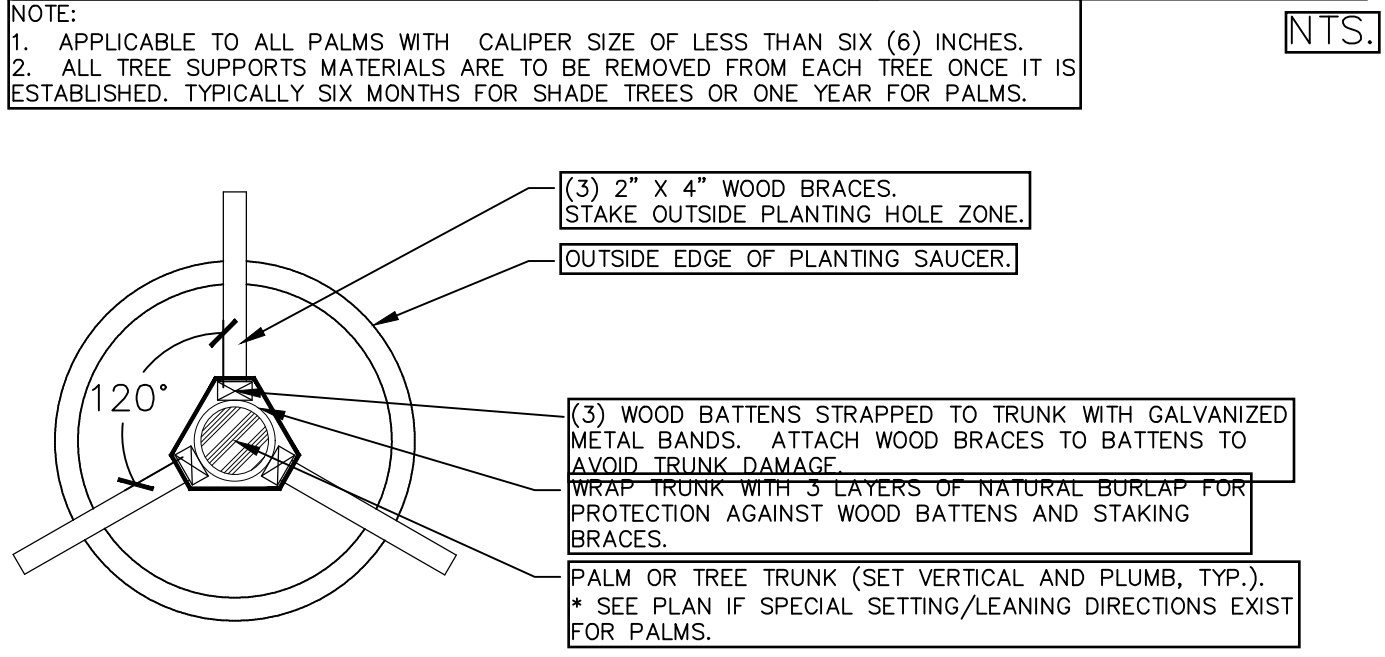
SEC. 34-161 (b)(1)--One tree shall be preserved or planted for every 1,500 sf of parcel.
Lot area= 46,416 SF
Total number of trees required on interior of lot= 31 (NOT INCLUDING PERIMETER BUFFERS)
Total number of trees provided (existing and proposed)=31

SEC. 34-164 (b)--Minimum of 25% of front facade facing street to be planted with shrubs and / or trees
Building Facade facing streets= 107'
Length of planting strip along street facing facade provided= 93' (87%)

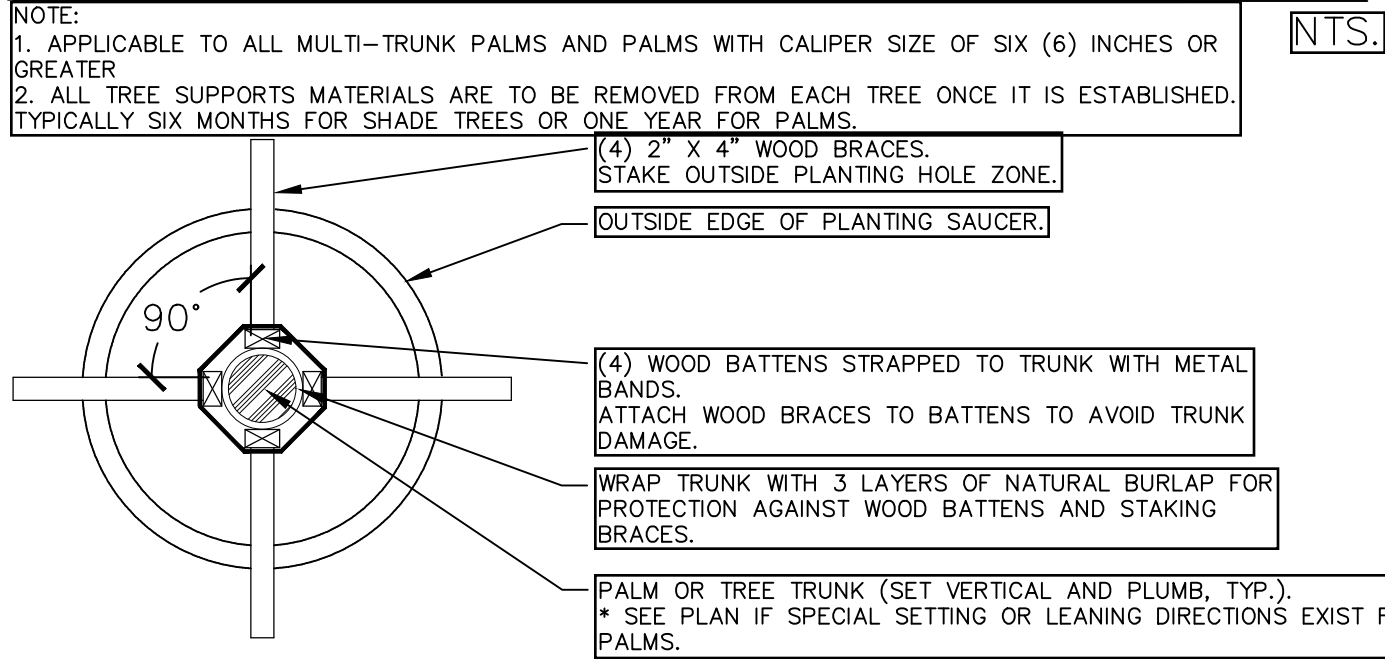
SEC. 34-185 (b)--Minimum of 50% of required trees must be shade trees
Number of shade trees applied to tree requirement= 16
Number of interior shade trees provided= 31

SEC. 34-186--Minimum of 50% of required trees must be native species
Number of native trees provided= (100% of proposed trees are Native)

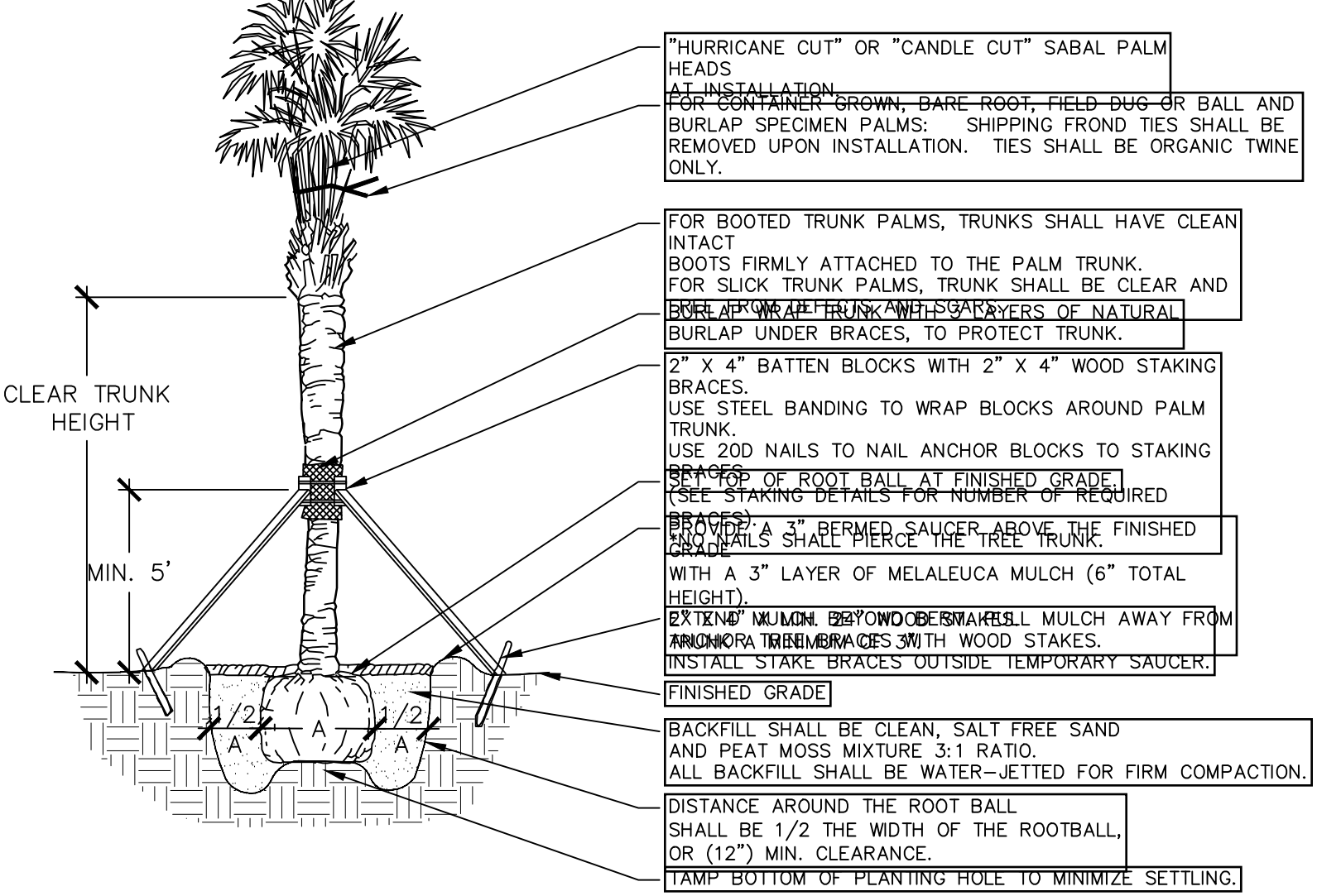
SMALL PALM STAKING PLAN



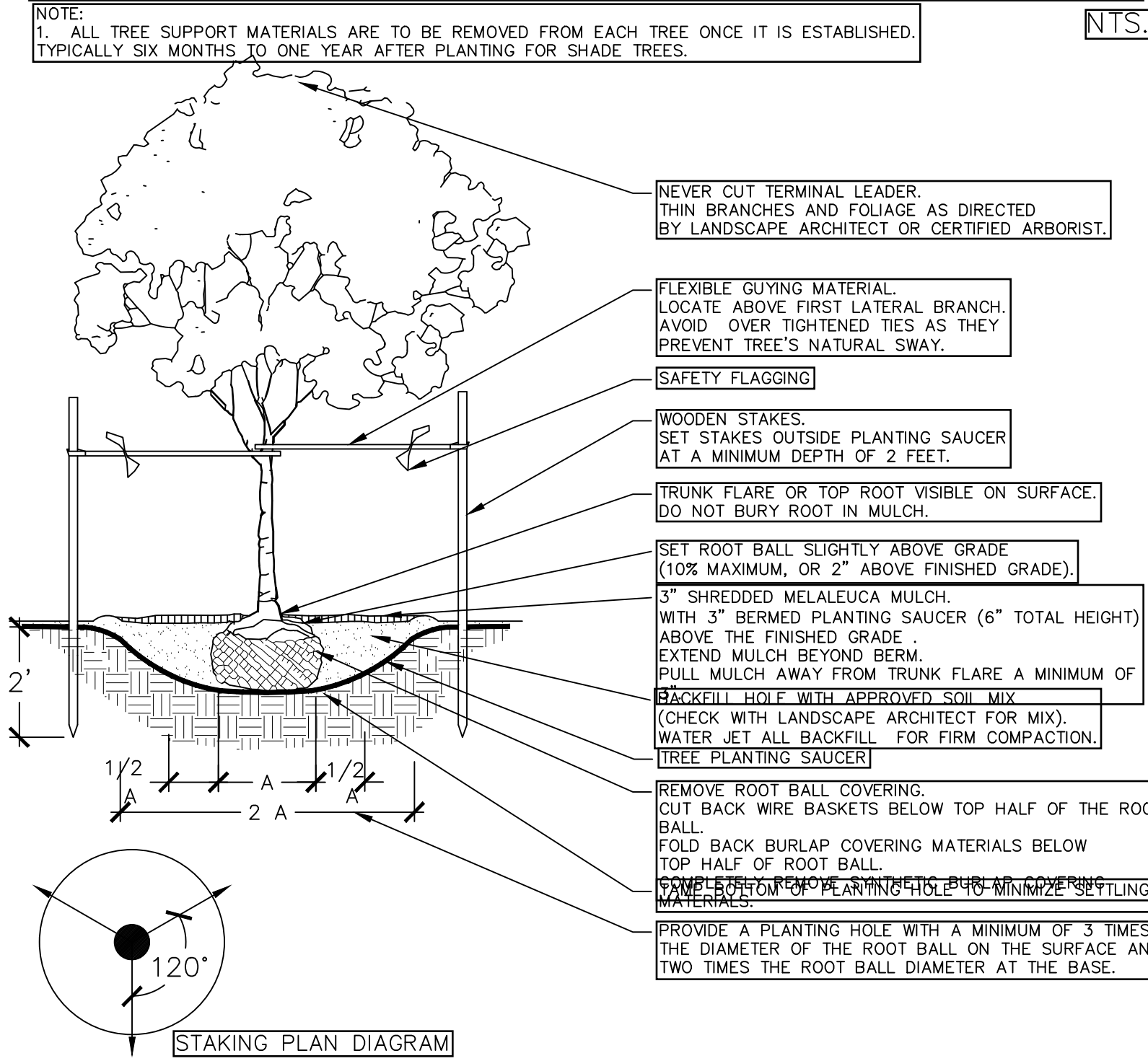
LARGE PALM OR TREE STAKING PLAN



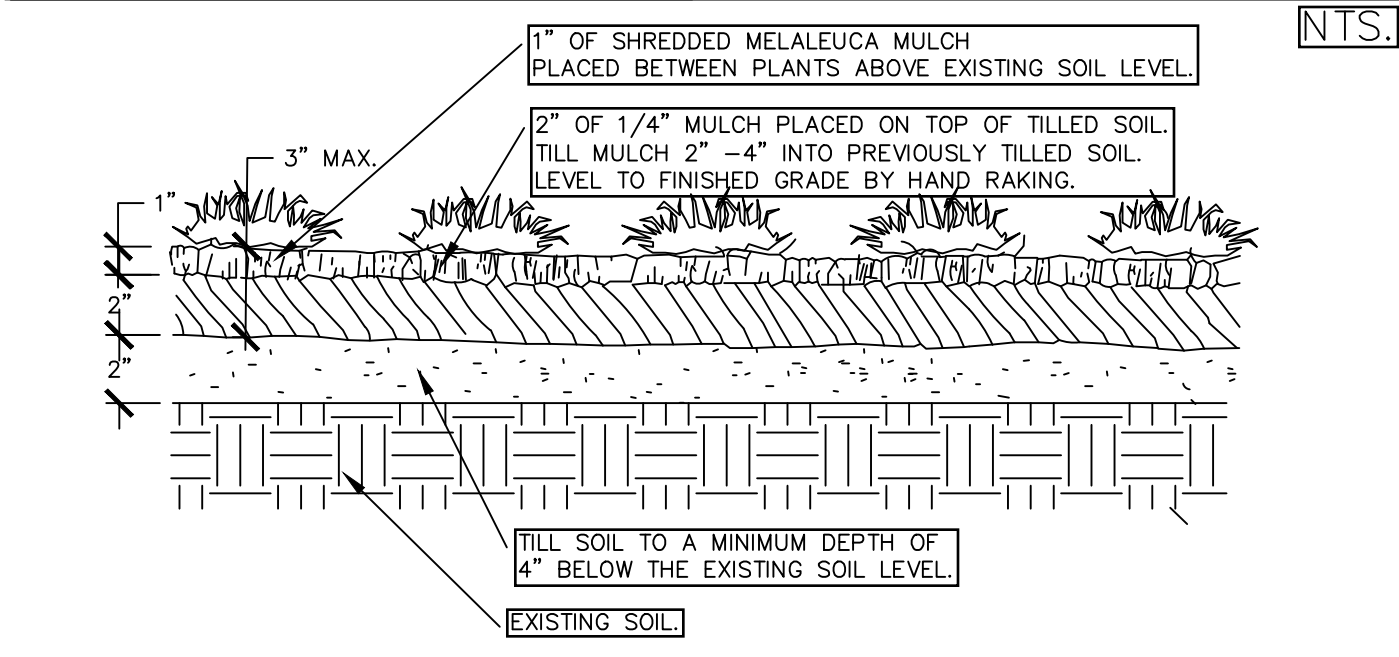
PALM PLANTING DETAIL



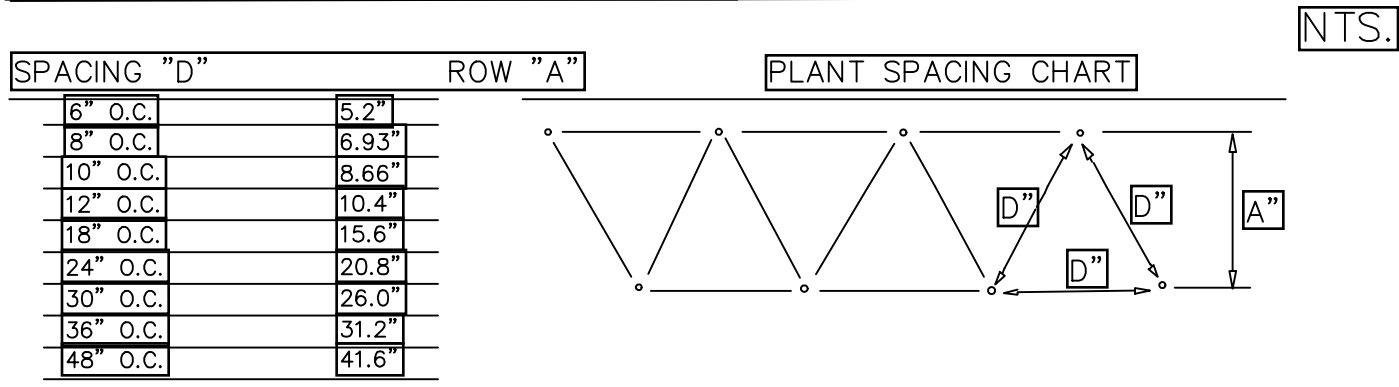
TREE PLANTING DETAIL



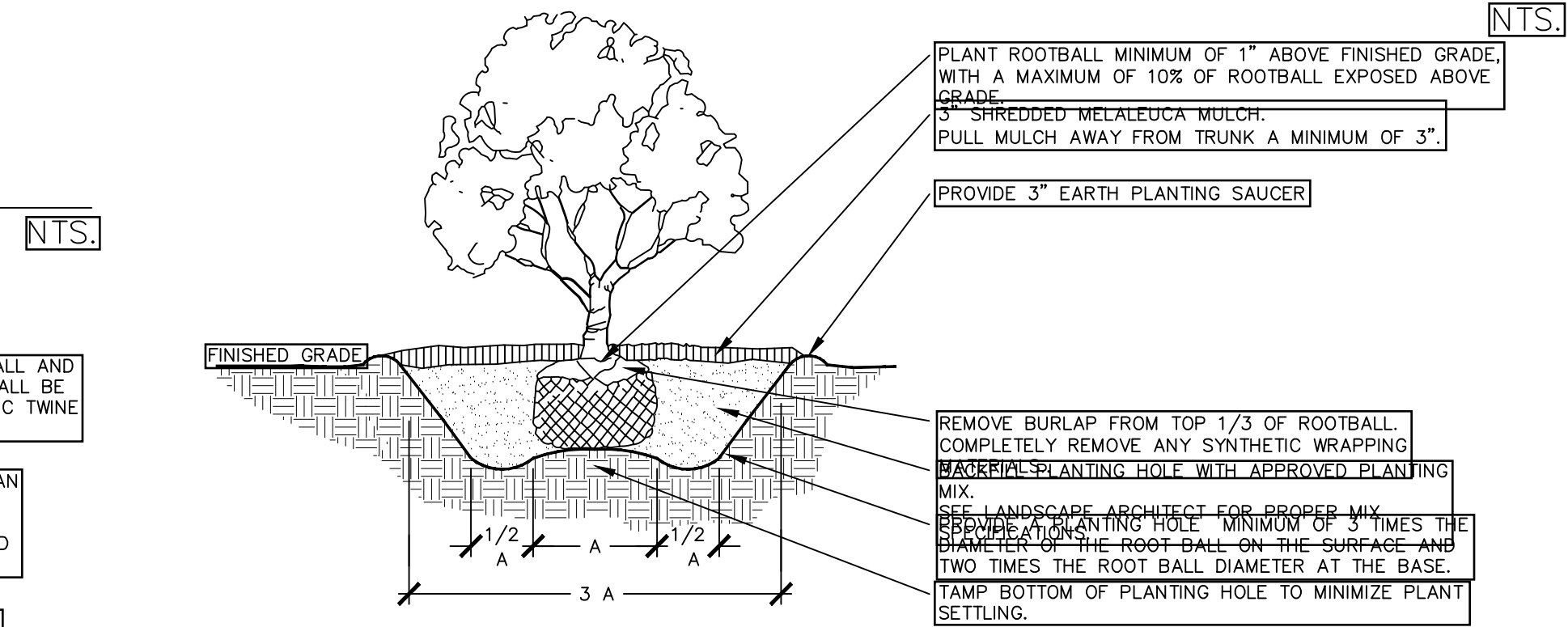
GROUNDCOVER DETAIL



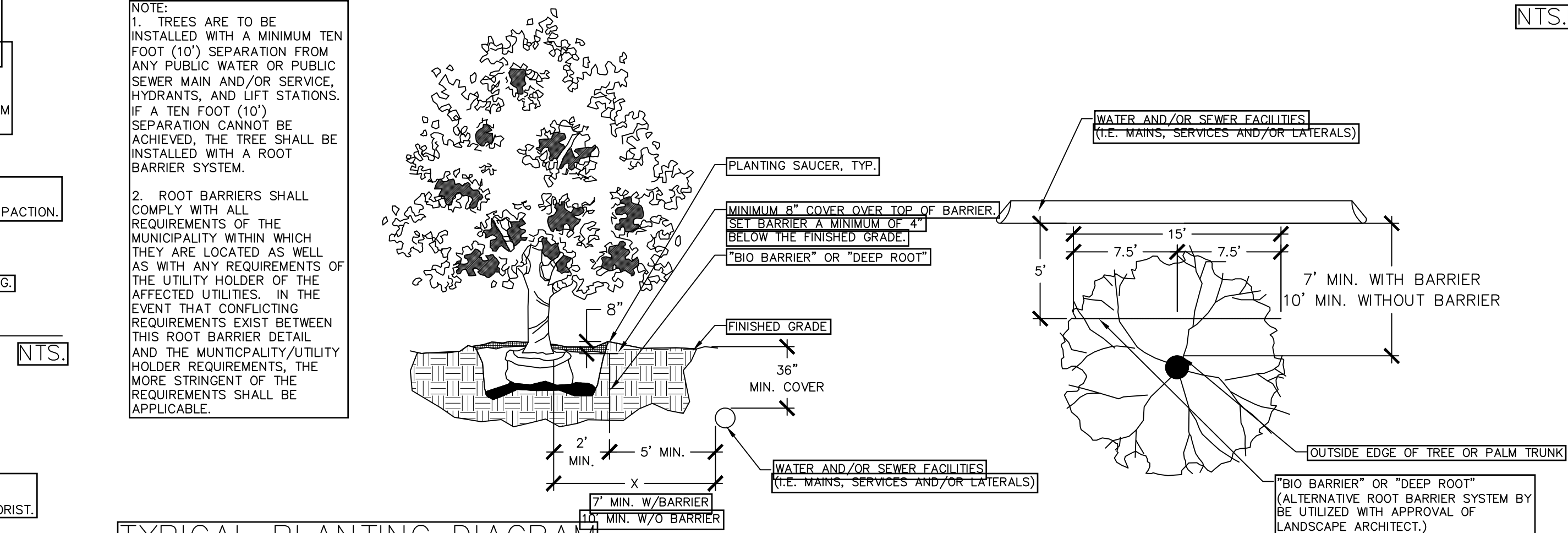
PLANT SPACING DETAIL



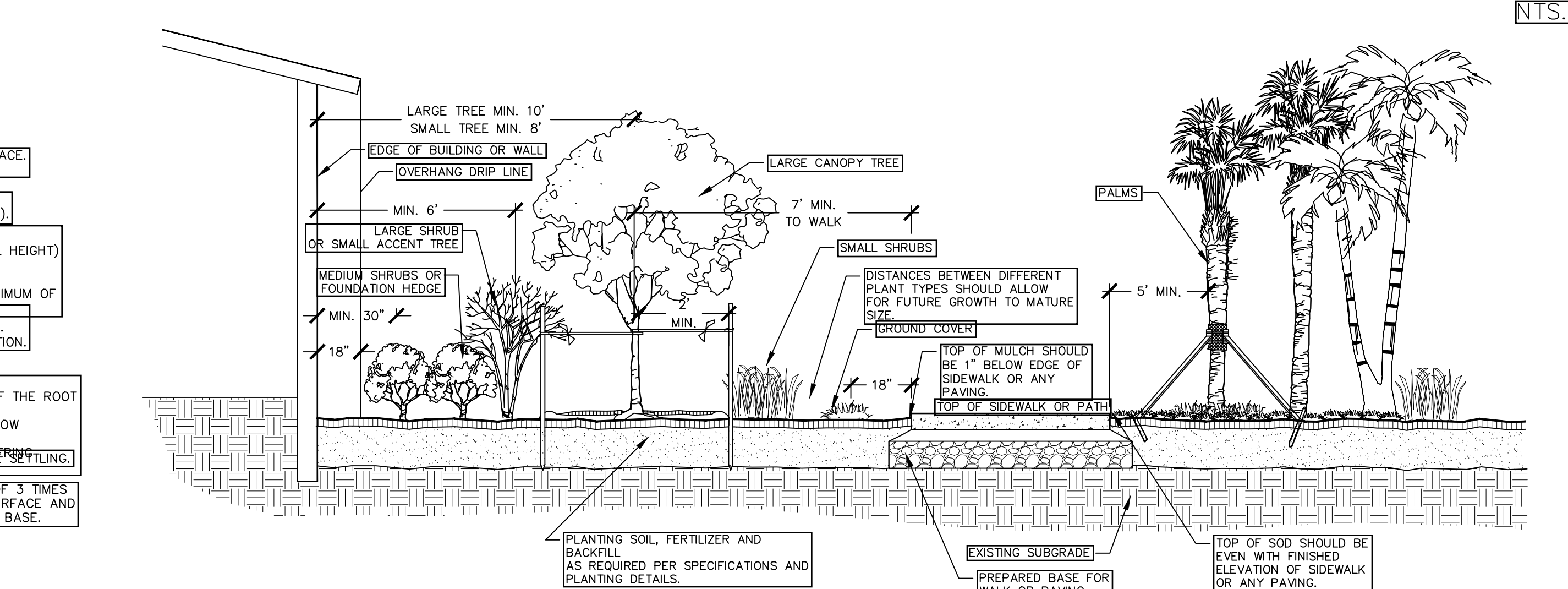
SHRUB PLANTING DETAIL



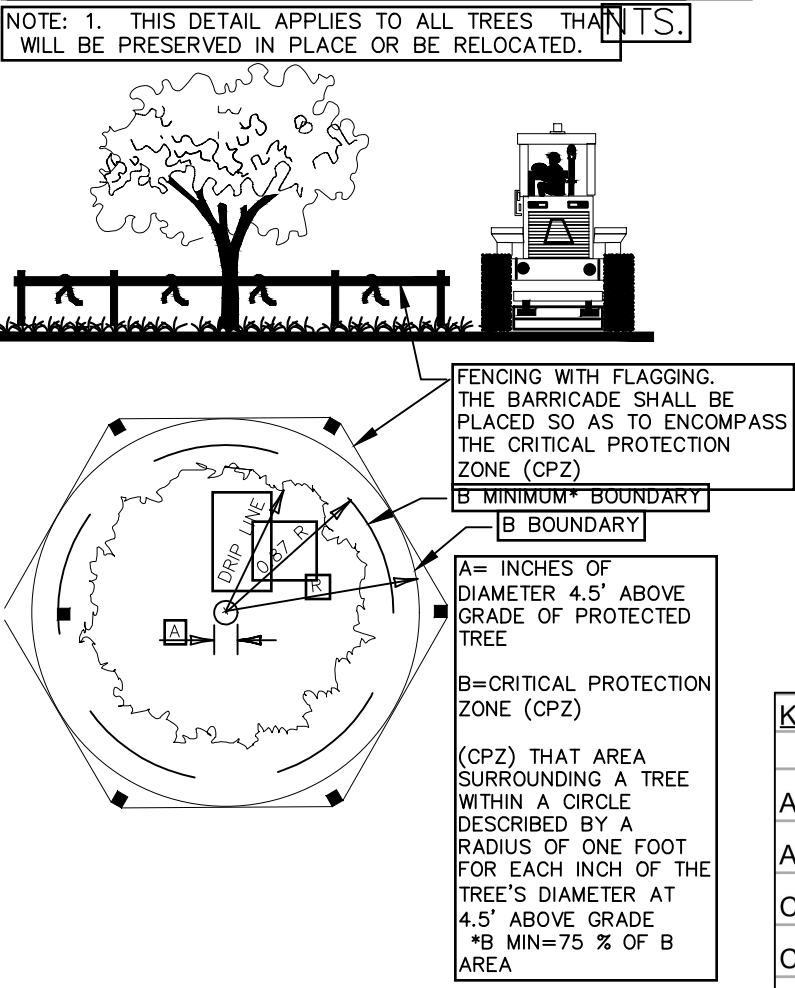
ROOT BARRIER DETAIL



TYPICAL PLANTING DIAGRAM



TREE PROTECTION DETAIL



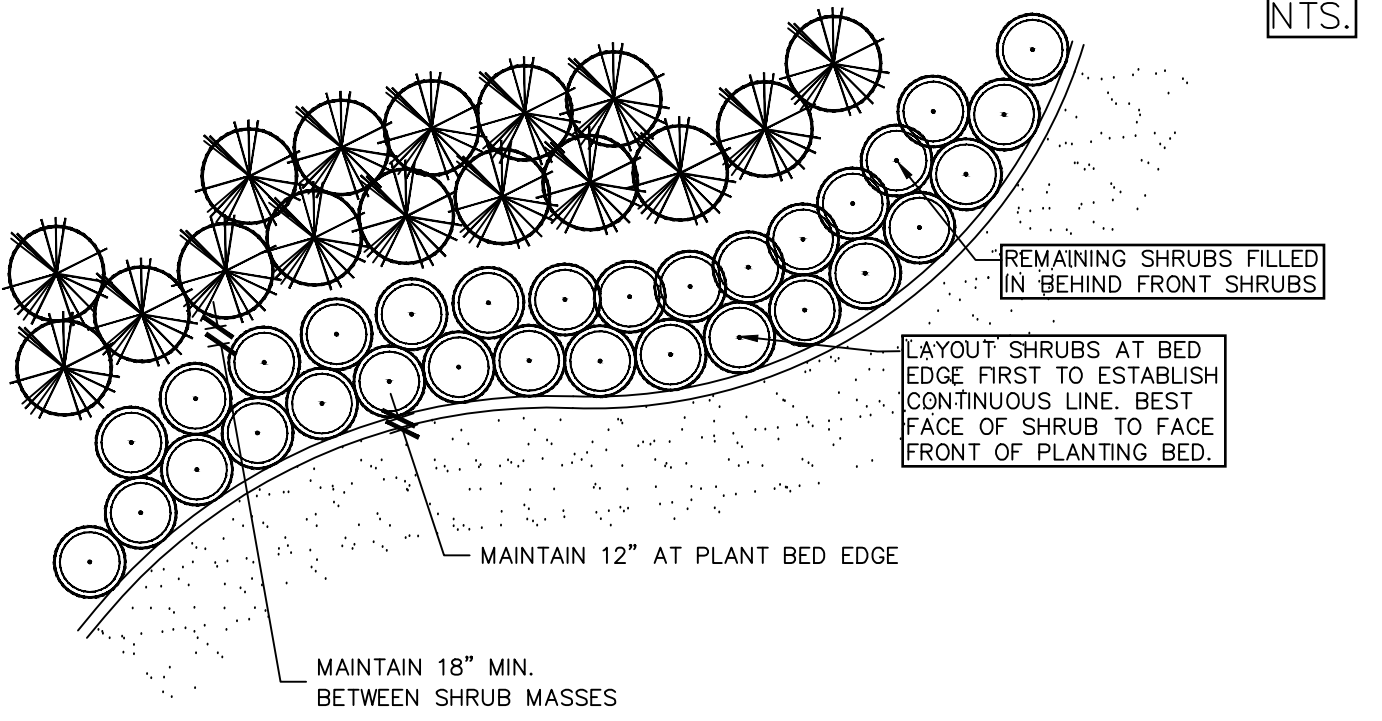
PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
AR	18	Acer rubrum	Red Maple	12' overall height x 6' min. spread/ 2' min. caliper/ 5' clear trunk/ Florida #1 min. (NATIVE)
AT	39	Schefflera arboricola trinette	Trinette	3 gallon, full,dense/ 18"x18'/ 24" on center spacing
CE	24	Conocarpus erectus	Green Buttonwood	12' overall height x 6' min. spread/ 2' min. caliper/ 5' clear trunk/ Florida #1 min. (NATIVE)
CES	14	Conocarpus erectus 'sericeus'	Silver Buttonwood	12' overall height x 6' min. spread/ 2' min. caliper/ 5' clear trunk/ Florida #1 min. (NATIVE)
CG	341	Clusia guttifer	Small Leaf Clusia	15 gallon, full, dense to base/ 48" tall x 40" spread/ 36" on center (DROUGHT TOLERANT)
GC	192	Schefflera arboricola 'Gold Capella'	Gold Capella	3 gallon, full,dense/ 18"x18'/ 24" on center spacing (drought tolerant)
IC	9	Ilex cassine	Dahoon Holly	12' overall height x 6' min. spread/ 2' min. caliper/ 5' clear trunk/ Florida #1 min. (NATIVE)
LSB	286	Liriope "Super Blue"	Super Blue Liriope	1 gallon, full,dense/ 6"x10'/ 12" on center spacing (Non Native and Drought Tolerant)
QV	1	Quercus virginiana	Live Oak	18' overall height x 10' spread/ 5' min. caliper/ 6' c.t./ NATIVE
RP	5	Roystonea elata	Royal Palm	SEE PLAN FOR GREY WOOD HEIGHTS/ full, dense crown/ heavy caliper/ Florida #1
SOD	15,607	St. Augustine		Measurement in square feet (indicates maximum amount of sod needed)
SP	12	Sabal palmetto	Cabbage Palm	12' overall height/ booted trunks/ hurricane cut at time of planting (NATIVE)

LANDSCAPE NOTES:

1. STRUCTURAL ELEMENTS AND HARDSCAPE FEATURES INDICATED ON LANDSCAPE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY. LANDSCAPE PLANS ARE TO BE UTILIZED FOR LOCATION OF LIVING PLANT MATERIAL ONLY. LANDSCAPE PLANS SHOULD NOT BE UTILIZED FOR STAKING AND LAYOUT OR LOCATION OF ANY STRUCTURAL SITE FEATURES INCLUDING BUT NOT LIMITED TO: BUILDINGS, SIGNAGE, PATHWAYS, EASEMENTS, BERMS, WALL, FENCES, UTILITIES OR ROADWAYS.
2. CONTRACTOR SHALL ACQUIRE ALL APPLICABLE FEDERAL, STATE, LOCAL, JURISDICTIONAL OR UTILITY COMPANY PERMITS REQUIRED PRIOR TO REMOVAL, RELOCATION, AND/OR INSTALLATION OF LANDSCAPE MATERIALS INDICATED WITHIN PLAN DOCUMENTS. THE CONTRACTOR SHALL HAVE PERMITS "IN HAND" PRIOR TO STARTING WORK. LANDSCAPE ARCHITECT SHALL BEAR NO RESPONSIBILITY FOR WORK PERFORMED WITHOUT PERMITTED DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CHANGES TO THE WORK, AT NO ADDITIONAL COST TO THE OWNER, AS A RESULT OF UNAUTHORIZED WORK PRIOR TO RECEIPT OF PERMIT.
3. TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. IN THE EVENT OF A CONFLICT, AFFECTED PLANT MATERIAL SHALL BE FIELD ADJUSTED WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT TO AVOID CONFLICTS WITH THE WITH EXISTING AND PROPOSED UTILITIES, LIGHT POLES, DRAINAGE STRUCTURES OR LINES, LAKE MAINTENANCE EASEMENTS OR OTHER AFFECTED SITE FEATURES.
4. ANY PLANTING WITHIN THE SIGHT TRIANGLES SHALL PROVIDE UNOBSTRUCTED VIEWS AT A LEVEL BETWEEN 30" AND 8' ABOVE THE PAVEMENT.
5. ALL UTILITY BOXES/ STRUCTURES TO BE SCREENED ON 3 SIDES W/ APPROVED PLANTING MATERIAL.
6. IRRIGATION IS REQUIRED PROVIDING 100% COVERAGE WITH A MAXIMUM OF 50% OVERLAP, AN AUTOMATIC RAIN SENSOR MUST BE INCLUDED.
7. ALL PLANT MATERIAL TO BE INSTALLED SHALL CONFORM TO FLORIDA POWER AND LIGHT'S (FPL'S) RIGHT TREE RIGHT PLACE GUIDELINES.
8. IN CASE OF DISCREPANCIES PLANS TAKE PRECEDENCE OVER PLANT LIST.
9. LANDSCAPE CONTRACTOR RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES PRIOR TO BIDDING.
10. REMOVAL OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR.
11. RELOCATION OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR. REFER TO SPECIFICATIONS FOR RELOCATION INSTRUCTIONS.

SHRUB AND GROUNDCOVER PLANTING DETAIL



Landscape Planting – Part I, General		
I. Description of Work		
A. Provide all exterior planting as shown on the drawings or inferable therefrom and/or as specified in accordance with the requirements of the Contract Documents. Landscape plans provided indicate the proposed location of living plant material only. Structural elements and hardscape features indicated on the landscape plans are for information purposes only. Landscape plans are not to be utilized for staking and layout or location of any structural site features including but not limited to, buildings, signage, pathways, easements, utilities or roadways.		
B. These specifications include standards necessary for and incidental to the execution and completion of planting as indicated on the prepared drawings and specified herein.		
C. All applicable federal, state and local permits shall be obtained prior to the removal, relocation, or installation of plant materials indicated within the plan documents.		
D. Protection of existing features. During construction, protect all existing trees, shrubs, and other specified vegetation, site features and improvements, structures, and utilities specified herein and/or on submitted drawings. Removal or destruction of existing plantings is prohibited unless specifically authorized by the owner, and with permit as required by associated federal, state and local government agencies.		
II. Applicable Standards		
A. American National Standards for Tree Care Operations, ANSI A300. American National Standards Institute, 11 West 42nd Street, New York, N.Y. 10036.		
B. American Standard for Nursery Stock, ANSI Z60.1. American Nursery and Landscape Association, 1250 Eye Street, NW, Suite 500, Washington, D.C. 20005.		
C. Horticulture Third, The Staff of the L.H. Bailey Hortorium. 1978. MacMillan Publishing Co., New York.		
D. Florida Department of Agriculture "Grades and Standards for Nursery Plants", most recent addition.		
E. National Arborist Association— Pruning Standards for Shade Trees		
III. Qualifications		
A. All standards shall include the latest additions and amendments as of the date of advertisement for bids		
A. Landscape planting and related work shall be performed by a firm with a minimum of five years experience specializing in this type of work. All contractors and their sub-contractors who will be performing any landscape work included in this section of the specification shall be approved by the landscape architect.		
B. Landscape Contractor shall be licensed and shall carry any necessary insurance and shall protect the Landscape Architect and Owner against all liabilities, claims or demands for injuries or damage to any person or property growing out of the performance of the work under this contract. All workers shall be covered by Workman's Compensation Insurance.		
V. Requirements to Regulatory Agencies		
A. Certificates of inspection shall accompany the invoice for each shipment of plants as may be required by law for transportation. File certificates with the landscape architect prior to acceptance of the material. Inspection by federal or state authorities at place of growth does not preclude rejection of the plants at the site.		
V. Submittals		
A. Manufacturer's Data: Submit copies of the manufacturer's and/or source data for all materials specified, including soils, soil amendments and fertilizer materials. Comply with regulations applicable to landscape materials.		
B. Samples: Submit samples of all topsoil, soil mixes, mulches, and organic materials. Samples shall weigh 1 kg (2 lb) and be packaged in plastic bags. Samples shall be typical of the lot of material to be delivered to the site and provide an accurate indication of color, texture, and organic makeup of the material.		
C. Nursery Sources: Submit a list of all nurseries that will supply plants, along with a list of the plants they will provide and the location of the nursery.		
D. Soil Test: Submit soil test analysis report for each sample of topsoil and planting mix from a soil testing laboratory approved by the landscape architect.		
1. Provide a particle size analysis, including the following gradient of mineral content:		
USDA Designation	Size in mm	
Gravel	+2 mm	
Very Coarse Sand	1–2 mm	
Coarse Sand	0.5–1 mm	
Medium Sand	0.25–0.5 mm	
Fine Sand	0.1–0.25 mm	
Very fine sand	0.05–0.1 mm	
Silt	0.002–0.05 mm	
Clay	smaller than 0.002	
2. Provide a chemical analysis, including the following:		
a. pH and buffer pH		
b. Percentage of organic content by oven-dried weight.		
c. Nutrient levels by parts per million, including phosphorus, potassium magnesium, manganese, iron, zinc, and calcium. Nutrient test shall include the testing laboratory recommendations for supplemental additions to the soil based on the requirements of horticultural plants.		
d. Soluble salt by electrical conductivity of a 1:2, soil: water, sample measured in millimho per cm.		
e. Cation exchange capacity (CEC)		
E. Material Testing: Submit the manufacturers particle size analysis, and the pH analysis and provide a description and source location for the content material of all organic materials.		
F. Maintenance Instructions: Prior to the end of maintenance period, Landscape Contractor shall furnish three copies of written maintenance instructions to the Landscape Architect for transmittal to the Owner for maintenance and care of installed plants through their full growing season.		
VI. Utility Verification		
A. The contractor shall contact the local utility companies for verification of the location of all underground utility lines in the area of the work. The contractor shall be responsible for all damage resulting from neglect or failure to comply with this requirement.		
Part 2, Materials		
I. Plants		
A. Plants shall be true to species and variety specified and nursery-grown in accordance with good horticultural practices under climatic conditions similar to those in the locality of the project for at least two years. They shall have been freshly dug.		
1. All plant names and descriptions shall be as defined in Hortus Third.		
2. All plants shall be grown and harvested in accordance with the American Standard for Nursery Stock and Florida Department of Agriculture Grades and Standards for Nursery Plants.		
3. Unless approved by the landscape architect, plants shall have been grown at a latitude not more than 325 km (200 miles) north or south of the latitude of the project, unless the provenance of the plant can be documented to be compatible with the latitude and cold hardiness zone of the planting location.		
B. Unless specifically noted, all plants shall be exceptionally heavy, symmetrical, and so trained or favored in development and appearance as to be unquestionably and outstandingly superior in form, compactness, and symmetry. They shall be sound, healthy, vigorous, well branched, and densely foliated with quick, free of disease and insects, and show healthy, well-developed root systems. They shall be free from physical damage or other conditions that would prevent vigorous growth.		
1. Trees with multiple leaders, unless specified, will be rejected. Trees with a damaged or crooked leader, bark abrasions, unsound, disfiguring knots, insect damage, or cuts of limbs over 20 in. (51/4 in.) in diameter that are not completely closed will be rejected.		
C. Plants shall conform to the measurements specified, except that plants larger than those specified may be used if approved by the landscape architect. Use of larger plants shall not increase the contract price. If larger plants are approved, the root ball shall be increased in proportion to the size of the plant.		
1. Caliper measurements shall be taken on the trunk 150 mm (6 in.) above the natural ground line for trees up to and including 100 mm (4 in.) in caliper, and 300 mm (12 in.) above the natural ground line for trees over 100 mm (4 in.) in caliper. Height and spread dimensions specified refer to the main body of the plant and not from branch tip to branch tip. Plants shall be measured when branches are in their normal position. If a range of sizes is given, no plant shall be less than the minimum size, and no less than 50 percent of the maximum size specified. Measurements specified are minimum sizes acceptable after pruning, where pruning is required. Plants that meet measurements but do not possess a standard relationship between height and spread, according to the Florida Department of Agriculture Grades and Standards for Nursery Plants, shall be rejected.		
D. Substitution of plant material or writing shall be authorized in writing by the landscape architect. If proof is submitted in writing that a plant specified is not obtainable, consideration will be given to the nearest available size or similar variety, with a corresponding adjustment of the contract price.		
E. The plant schedule provided, at the end of this section, or on the drawing, is for the contractor's information only, and no guarantee is expressed or implied that the quantities therein are correct or that the list is complete. The contractor shall ensure that all plant materials shown on the drawings are included in his or her bid.		
F. All plants shall be labeled by plant name. Labels shall be attached securely to all plants, bundles, and containers of plant materials when delivered. Plant labels shall be durable and legible, with information given in weather-resistant ink or embossed process lettering.		
G. Selection and Tagging		
1. Plants shall be subject to inspection for conformity to specification requirements and approval by the landscape architect at their place of growth and upon delivery. Such approval shall not impair the right of inspection and rejection during progress of the work.		
2. A written request for the inspection of plant material at the place of growth shall be submitted to the landscape architect at least ten calendar days prior to digging. This request shall state the place of growth and the quantity of plants to be inspected. The landscape architect may refuse inspection at this time if, in his or her judgment, sufficient quantities of plants are not available for inspection or landscape architect deems inspection is not required.		
3. All field grown deciduous trees shall be marked to indicate the trees north orientation in the nursery. Place a 1-in. diameter spot of white paint onto the north side of the tree trunk within the bottom 12 inches of the trunk.		
H. Anti-Desiccant		
1. Anti-desiccants, if specified, are to be applied to plants in full leaf immediately before digging or as required by the landscape architect.		
2. Anti-desiccants are to be sprayed so that all leaves and branches are covered with a continuous protective film.		
I. Balled and Burlapped (B&B) Plant Materials		
1. Trees designated B&B shall be properly dug with firm, natural balls of soil retaining as many fibrous roots as possible, in sizes and shapes as specified in the Florida Department of Agriculture Grades and Standards for Nursery Plants. Balls shall be firmly wrapped with synthetic, natural, or treated burlap, and/or wire. All synthetic fabric should be removed from the rootball prior to planting. True biodegradable burlap can be left around the root ball. The root collar shall be apparent at surface of ball free with loose, broken, processed, or manufactured root balls will not be accepted, except with special written approval before planting.		
J. Container Plants		
1. Plants grown in containers shall be of appropriate size for the container as specified in the most recent edition of the Florida Department of Agriculture Grades and Standards for Nursery Plants and be free of circling roots on the exterior and interior of the root ball.		
2. Container plants shall have been grown in the container long enough to have established roots throughout the growing medium.		
K. Bareroot and Collected Plants		
1. Plants designated as bareroot or collected plants shall conform to the American Standard for Nursery Stock.		
2. Bareroot material shall not be dug or installed after bud break or before dormancy.		
3. Collected plant material that has not been taken from active nursery operations shall be dug with a root ball spread at least 1/3 greater than nursery grown plants. When specified or approved, shall be in good health, free from disease, insect or weed infestation and shall not be planted before inspection and acceptance at the site. Testing may be required at the discretion of the Landscape Architect and/or the Owner and shall be provided at no additional cost.		
L. Specimen Material: Plant material specified as specimens are to be approved by the Landscape Architect before being brought to the site. Unless otherwise noted on the drawings, these plants shall be Florida Fancy.		
M. Palms		
1. Coconut Palms shall be grown from a certified seed.		
2. All palm species except Sabal palmetto shall have roots adequately wrapped before planting.		
3. Sabal palms shall be installed on site at the earliest opportunity in the construction process.		
All Sabal palms shall be from Palm Beach County or other sandy soils. All Sabal palms shall be Florida Fancy.		
4. For booted trunk palms, trunks shall have clean intact boots firmly attached to the palm trunk. For slick trunk palms, trunk shall be clean and free from defects or damage at the site.		
5. The Contractor shall treat all palms as required to prevent infestation by the palmetto weevil.		
N. Sod		
1. Sod shall be graded #1 or better. Sod shall be loam or muck grown with a firm, full texture and good root development. Sod shall be thick, healthy and free from defects, including but not limited to dead thatch, insects, fungus, diseases and contamination by weeds, other grass varieties or objectionable plant material.		
2. Sod shall be sufficiently thick to insure a dense stand of live grass. Sod shall be live, fresh, and uninjured at the time of planting. Plants dug within 48 hours after harvesting.		
3. Sod area shall be all areas not otherwise identified and shall include the area beyond the property line to the edge of pavement and/or edge of water.		
O. Immediately after harvesting plants, protect from drying and damage until shipped and delivered to the planting site. Rootballs shall be checked regularly and watered sufficiently to maintain root viability.		
P. Transportation and Storage of Plant Material		
1. Branches shall be tied with rope or twine only, and in such a manner that no damage will occur to the bark or branches.		
2. During transportation of plant material, the contractor shall exercise care to prevent injury and drying out of the trees. Should the roots be dried out, large branches broken, balls of earth broken or loosened, or areas of bark torn, the landscape architect may reject the injured tree(s) and order them replaced at no additional cost to the owner. All loads of plants shall be covered at all times with tarpaulin or canvas. Loads that are not protected will be rejected.		
3. All bareroot stock sent from the storage facility shall be adequately covered with wet soil, sawdust, woodchips, moss, peat, straw, hay, or other acceptable moisture-holding medium, and shall be covered with a tarpaulin or canvas. Loads that are not protected in the above manner will be rejected.		
4. Plants must be protected at all times from sun or drying winds. Those that cannot be planted immediately on delivery shall be kept in the shade, well protected with soil, wet mulch, or other acceptable material, and kept well watered. Plants shall not remain unplanted any longer than three days after delivery. Plants shall not be bound with wire or rope at any time so as to damage the bark or break branches. Plants shall be lifted and handled with suitable support of the soil ball to avoid damaging it.		

Q. Mechanized Tree Spade Requirements	
Trees may be moved and planted with an approved mechanical tree spade. The tree spade shall move trees limited to the maximum size allowed for a similar B&B root-ball diameter according to the American Standard for Nursery Stock or the manufacturer's maximum size recommendation for the tree spade being used, whichever is smaller. The machine shall be approved by the landscape architect prior to use. Trees shall be planted at the designated locations in the manner shown in the plans and in accordance with applicable sections of the specifications.	
II. Materials for Planting	
A. Mulch: Except as otherwise specified, mulch shall be shredded Melaleuca mulch – grade "A". All Melaleuca mulch shall be made entirely from the wood and bark of the Melaleuca quinquinervia tree. It shall not contain more than 10% bark (by volume). Shreds and chips shall not be larger the 3/4" diameter and 1 1/2" in length. Mulch shall be free of weeds, roots, and any other organic or inorganic material other than Melaleuca wood and bark. It shall not contain stones or other foreign material that will prevent its eventual decay. This shall be applied to all planted areas where indicated so that, after installation, the mulch thickness will not be less than 3". Submit sample for approval.	
B. Peat: Peat shall be horticultural peat composed of not less than 60% decomposed organic matter by weight, on an oven dried basis. Peat shall be delivered to the site in a workable condition free from lumps.	
C. Gravel Mulch: Use only where specifically indicated on the plans of the size and type shown. Unless otherwise specified it shall be water-worn, hard durable gravel, washed free of loam, sand, clay and other foreign substances. It shall be a minimum of 3" deep and shall be contained with edging or other approved gravel stop as indicated on the plans. It shall be a maximum of 1 1/2", a minimum of 3/4" and of a readily-available natural gravel color range. Provide geotextile filter fabric below aggregate rock.	
D. Root Barrier: Where specified, root barriers shall be installed on all tree and palm material in accordance with the root barrier detail provided within the plan drawings. Root barriers shall comply with all requirements of the municipality within which they are located as well as with any other applicable requirements of any offered utilities. Root barriers shall be an erosion specifically manufactured for agricultural use, which provides a protective film over plant surfaces. Anti-desiccants shall be delivered in containers of the manufacturer and shall be mixed according to the manufacturer's directions. Submit manufacturer literature for approval.	
III. Materials for Soil Amendment	
A. Pine Bark: Horticultural-grade milled pine bark, with 80 percent of the material by volume sized between 0.1 and 15.0 mm.	
1. Pine bark shall be aged sufficiently to break down all woody material. Pine bark shall be screened.	
2. pH shall range between 4 and 7.0.	
3. Submit manufacturer literature for approval.	
B. Organic Matter: Leaf matter and yard waste composted sufficiently to break down all woody fibers, seeds, and leaf structures, and free of toxic and nonorganic material. Organic matter shall be commercially prepared compost. Submit 0.5 kg (1 lb) sample and suppliers literature for approval.	
C. Course Sand: Course concrete sand, ASTM C-33 Fine Aggregate, with a Fines Modulus Index of 2.75 or greater.	
1. Sands shall be clean, free of lime, shell, and other deleterious materials.	
2. Provide the following particle size distribution:	
Sieve	Percentage Passing
3/8 (9.5 mm)	95–100
No. 4 (4.75 mm)	85–100
No. 8 (2.36 mm)	80–100
No. 16 (1.18 mm)	50–85
No. 30 (0.60 mm)	25–60
No. 60 (0.30 mm)	10–30
No. 100 (0.15 mm)	2–10
D. Lime: shall be ground, pelleted, or pulverized lime manufactured to meet agricultural standards and contain a maximum of 60 percent oxide (i.e. calcium oxide plus magnesium oxide). Submit manufacturer literature for approval.	
E. Sulfur: shall be flowers of sulfur, pelleted or granular sulfur, or iron sulfate. Submit manufacturer literature for approval.	
F. Fertilizer: Agricultural fertilizer of a formula indicated by the soil test. Fertilizers shall be organic, slow-release compositions whenever applicable. Submit manufacturer literature for approval.	
IV. Planting Mix	
A. Planting Mix	
1. Planting Mix for Trees, Shrubs, Groundcovers and vines: Check with landscape architect for appropriate mixture.	
2. Planting Mix for Palms: Mixture of course sand and peat mixed to the following proportion:	
Component	Percent by Volume
Coarse Sand	75%
Peat	25%
B. Planting mix shall be thoroughly mixed, screened, and shredded.	
Prior to beginning the mixing process, submit a 1-kg (2-lb) sample of the proposed mix with soil test results that indicate the mix ratio and the results achieved.	
D. During the mixing process but prior to installing the mix, submit a 1-kg (2-lb) sample for each 200 cubic meters (250 cubic yards) of planting mix, taken randomly from the finished soil mix, with soil test results for approval. In the event that the test results do not meet the required particle size distribution, remix and resubmit a revised planting mix.	
E. Make all amendments of lime/sulfur and fertilizer indicated by the soil test results at the time of mixing.	
F. All mixing shall take place in the contractors yard, using commercial mixing equipment sufficient to thoroughly mix all components.	
G. Protect the planting mix from erosion prior to installation.	
Part 3, Execution	
I. Excavation of Planted Areas	
A. Locations for plants and/or outlines of areas to be planted are to be staked out at the site. Locate and mark all subsurface utility lines. Approval of the stakeout by the landscape architect is required before excavation begins.	
B. Tree, shrub, and groundcover beds are to be excavated to the depth and widths indicated on the landscape plan detail drawings. If the planting area under any tree is initially dug too deep, the soil added to bring it up to the correct level should be thoroughly tamped.	
1. The sides of the excavation of all planting areas shall be sloped at a 45 degree angle up to the top of the excavation.	
2. The bottom of all beds shall slope parallel to the proposed grades or toward any subsurface drain lines within the planting bed. The bottom of the planting bed directly under any tree shall be horizontal such that the tree sits plumb.	
3. Maintain all required angles of repose of adjacent materials as shown on the drawings. Do not excavate compacted subgrades of adjacent pavement or structures.	
4. Subgrade soils shall be separated from the topsoil, removed from the area, and not used as backfill in any planted or lawn area. Excavations shall not be left uncovered or unprotected overnight.	
C. For trees and shrubs planted in individual holes in areas of good soil that is to remain in place and/or to receive amendment in the top 150-mm (6 in.) layer, excavate the hole to the depth of the root ball and to widths shown on the drawing. Slope the sides of the excavation at a 45 degree angle up and away from the bottom of the excavation.	
1. In areas of slowly draining soils, the root ball may be set up to 75 mm (3 in.) or 1/8 of the depth of the root ball above the adjacent soil level.	
2. Save the existing soil to be used as backfill around the tree.	
3. On steep slopes, the depth of the excavation shall be measured at the center of the hole and the excavation dug as shown on the drawings.	
D. Detrimental soil conditions: The landscape architect is to be notified, in writing, of soil conditions encountered, including poor drainage, and other items that the contractor deems detrimental to the growth of plant material. When detrimental conditions are uncovered, planting shall be discontinued until instructions to resolve the conditions are received from the landscape architect.	
E. Obstructions: If rock, underground construction work, utilities, tree roots, or other obstructions are encountered in the excavation of planting areas, alternate locations for any planting shall be determined by the landscape architect.	
II. Installation of Planting Mix	
A. Prior to the installation of the planting mix, install subsurface drains, irrigation main lines, lateral lines, and irrigation risers shown on the drawings.	
B. The landscape architect shall review the preparation of subgrades prior to the installation of planting mix.	
C. Do not proceed with the installation of planting mix until all utility work in the area has been installed.	
D. Protect adjacent walls, walks, and utilities from damage or staining by the soil. Use 12-mm (1/2 in.) plywood and/or plastic sheeting as directed to cover existing concrete, metal, masonry work, and other items as directed during the progress of the work.	
1. Clean up any soil or dirt spilled on any paved surface at the end of each working day.	
2. Any damage to the paving or architectural work caused by the soils installation contractor shall be repaired by the general contractor at the soils installation contractors expense.	
E. Till the subsoil into the bottom layer of topsoil or planting mix.	
1. Loosen the soil of the subgrade to a depth of 50 to 75 mm (2 to 3 in.) with a rototiller or other suitable device.	
2. Spread a layer of the specified topsoil or planting mix 50 mm (2 in.) deep over the subgrade. Thoroughly till the planting mix and the subgrade together.	
3. Immediately install the remaining topsoil or planting mix in accordance with the following specifications. Protect the tilled area from being compacted, subgrade to become the tilled area.	
4. In the event that the tilled area becomes compacted, till the area again prior to installing the planting mix.	
F. Install the remaining topsoil or planting mix in 200- to 250-mm (8- to 10-in.) lifts to the depths and shown on the drawing details. The depths and grades shown on the drawings are the final grades after soil settlement and shrinkage of the organic material. The contractor shall install the soil at a higher level to anticipate this reduction of soil volume, depending on predicted settling properties for each type of soil.	
1. Phase the installation of the soil such that equipment does not have to travel over already-installed topsoil or planting mix.	
2. Compact each lift sufficiently to reduce settling but not enough to prevent the movement of water and feeder roots through the soil. The soil in each lift should feel firm to the foot in all areas and make only slight heel prints. Overcompaction shall be determined by the following field percolation test.	
a. Dig a hole 250 mm (10 in.) in diameter and 250 mm (10 in.) deep.	
b. Fill the hole with water and let it drain completely. Immediately refill the hole with water, and measure the rate of fall in the water level.	
c. In the event that the water drains at a rate less than 25 mm (1 in.) per hour, till the soil to a depth required to break the overcompaction.	
d. The landscape architect shall determine the need for, and the number and location of percolation tests based on observed field conditions of the soil.	
3. Spread the soil and water in layers during installation to allow for satisfactory compaction. Suspend installation operations if the soil becomes wet. Do not place soils on wet subgrade.	
4. Provide adequate equipment to achieve consistent and uniform compaction of the soils. Use the smallest equipment that can reasonably perform the task of spreading and compaction.	
Add lime or sulfur fertilizer and other amendments during soil installation. Spread the amendments over the top layer of soil and till into the top 100 mm (4 in.) of soil. Soil amendments may be added at the same time that organic matter, when required, is added to the top layer of soil.	
5. Protect the planting mix from erosion during installation. Areas that become overcompacted shall be tilled to a depth of 125 mm (6 in.). Uneven or settled areas shall be filled and regraded.	

II. Fine Grading

A. It shall be the responsibility of the Contractor to finish grade (min. 6" below adjacent F.F.E.). Finish grades in planting areas shall be one inch lower than adjacent paving and are to include 3" of mulching. New earthwork shall blend smoothly into the existing earthwork, and grades shall pitch evenly between spot grades. All planted areas must pitch to drain at a minimum of 1/4" per foot. Any discrepancies not allowing this to occur shall be reported to the Landscape Architect prior to continuing work.

B. Fill all dips and remove any bumps in the overall plane of the slope.

1. The tolerance for dips and bumps in lawn areas shall be a 12-mm (1/2 in.) deviation from the plane in 3,000 mm (10 ft).

2. The tolerance for dips and bumps in shrub planting areas shall be a 25-mm (1 in.) deviation from the plane in 3,000 mm (10 ft).

3. All fine grading shall be inspected and approved by the landscape architect prior to planting, mulching, sodding, or seeding.

C. Berming shall not be placed within 10' of any existing tree nor will it be allowed to encroach upon any utility, drainage, or maintenance easement. Berming shall not impede or obstruct any necessary swales needed to drain other areas for the property.

IV. Planting Operations

A. Plants shall be set on flat-tamped or excavated pads at the same relationship to finished grade as they were to the ground from which they were dug, unless otherwise noted on the drawings. Plants must be set plumb and braced in position until topsoil or planting mix has been placed and tamped around the base of the root ball. Improper compacting of the soil around the root ball may result in the tree settling or leaning. Plants shall be set so that they will be at the same depth and so that the root ball does not shift or move laterally one year later.

1. Determine the elevation of the root flare and ensure that it is planted at grade. This may require that the tree be set higher than the grade in the nursery.

2. If the root flare is less than 50 mm (2 in.) below the soil level of the root ball, plant the tree the appropriate level above the grade to set the flare even with the grade. If the flare is more than 50 mm (2 in.) at the center of the root ball the tree shall be rejected.

B. Lift plants only from the bottom of the root balls or with belts or lifting harnesses of sufficient width not to damage the root balls. Do not lift trees by their trunk or use the trunk as a lever in positioning or moving the tree in the planting area.

C. Remove plastic, paper, or fiber pots from containerized plant material. Pull roots out of the root mat. Loosen the potting medium and shake away from the root mat. Immediately after removing the container, install the plant such that the roots do not dry out. Pack planting mix around the exposed roots while planting.

D. The roots of bare-root trees shall be pruned at the time of planting to remove damaged or undesirable roots (those likely to become a detriment to future growth of the root system). Bare-root trees shall have the roots spread to approximate the natural position of the roots and shall be centered in the planting pit. The planting-soil backfill shall be worked firmly into and around the roots, with care taken to fill in completely with no air pockets.

E. Cut ropes or strings from the top of shrub root balls and trees smaller than 3 in. caliper after plant has been set. Remove burlap or cloth burlap and the wire cages from around top of balls. Do not use under 1 in. burlap after plant has been set.

1. Do not immediately remove the ropes and burlap from trees larger than 3 in. caliper. Return to each tree three months after planting and cut all ropes around the trunks and tops of the root balls of these trees.

2. Completely remove any waterproof or water-repellant strings or wrappings from the root ball and trunk before backfilling.

F. Set balled and burlapped trees in the hole with the north marker facing north unless otherwise approved by the landscape architect.

G. Place native soil, topsoil, or planting mix into the area around the tree, tamping lightly to reduce settlement.

1. For plants planted in individual holes in existing soil, add any required soil amendments to the soils, as the material is being backfilled around the plant. Ensure that the amendments are thoroughly mixed into the backfill.

2. For plants planted in large beds of prepared soil, add soil amendments during the soil installation process.

3. Ensure that the backfill immediately around the base of the root ball is tamped with foot pressure sufficient to prevent the root ball from shifting or leaning.

H. Solid soil shall be added with closely abutting joints with a tamped or rolled, even surface. Stagger strips to offset joints in adjacent areas. Bring the sod edge in a neat, clean manner to the edge of all paving and shrub areas. Sod along slopes shall be pegged to hold sod in place along slopes or banks a wood peg acceptable to the Landscape Architect shall be used at no additional cost to the Owner. If, in the opinion of the Landscape Architect, top-dressing is necessary after rolling, clean sand will be evenly applied over the entire surface and thoroughly washed in without additional charge.

I. Thoroughly water all plants immediately after planting. Apply water by hose directly to the root ball and the adjacent soil.

J. Remove all tags, labels, strings, etc. from all plants.

K. Remove any excess soil, debris, and planting material from the job site at the end of each workday.

L. Form watering saucers 100 mm (4 in.) high immediately outside the area of the root ball of each tree as indicated on the drawings.

V. Relocation of Existing Material:

A. Landscape Contractor shall root prune trees which are to be relocated in accordance with approved horticultural practices and the following procedures.

1. Select a healthy tree.

2. Selectively trim the canopy removing dead limbs, cross branching over crowned areas, and lower undesirable limbs. Fertilize and water trees before pruning.

3. Root prune 50% of the root system approximately 18"-2' deep (depending upon species and size). This is done by hand with sharp hand tools or a root pruning saw. The diameter of the root ball to be pruned is 8-12 inches per every one inch of diameter at breast height of the tree.

4. Back fill the existing soil with peat moss to stimulate new root growth of the pruned roots.

5. Water in thoroughly and treat with a mycorrhizae and a low nitrogen fertilizer (so not to burn the pruned roots). Brace trees if deemed necessary.

6. The root pruned tree should be watered every day (especially during warm months of the season), the equivalent of 5 gallons for every DBH of tree per day.

7. Root pruned trees should be let to stand for a minimum of 6 weeks for trees less than 8" DBH and as long as 3 months for larger specimens prior to transplanting.

8. For best health and survivorship, new root growth should be evident on root pruned trees prior to transplanting.

9. Upon transplanting, water should be applied every day as outlined in step 6 for at least one year.

VI. Staking and Guying

A. The Contractor shall stake all trees and palms in accordance with the tree and palm staking details provided within the plan drawings. Alternate methods of guying or staking may be employed with the prior approval of the Landscape Architect.

B. The Contractor shall be responsible for the replacement or adjustment of all trees, palms or shrubs that fall or lean during the guarantee period. The Contractor shall be responsible for any damage caused by the falling or leaning of trees.

C. Stakes and guys shall be installed immediately upon approval or planting, and shall be removed in accordance with the staking details provided within the plan drawings. Any tree that is not stable at the end of the warranty period shall be rejected.

VII. Pruning

A. Plants shall not be heavily pruned at the time of planting. Pruning is required at planting time to correct defects in the tree structure, including removal of injured branches, watersprouts, suckers, and interfering branches. Healthy lower branches and interior small twigs should not be removed except as necessary to clear walks and roads. In no case should more than one-quarter of the branching structure be removed. Retain the shape of the tree.

B. All pruning shall be completed using clean, sharp tools. All cuts shall be clean and smooth, with the bark intact with no rough edges or tears.

C. Pruning of large trees shall be done from a hydraulic man-lift such that it is not necessary to climb the tree.

VIII. Mulching

A. All trees, palms, shrubs, and other plantings will be mulched with mulch previously approved by the landscape architect. The mulch shall be a minimum 3" thick layer over all tree, shrub and ground cover planting areas, unless otherwise specified. All mulch layers shall be of the specified thickness at the time of the final acceptance of the work. Mulch must not be placed within 3 inches of the trunks of trees, palms or shrubs.

B. Place mulch at least 3" in depth in a circle around all trees located in lawn areas. The diameter of the circle shall be 18" in diameter larger than the ball of the plant provided. Mulch must not be placed within 3 inches of the trunks of trees, palms or shrubs.

X. Maintenance of Trees, Shrubs, and Vines

A. Maintenance shall begin immediately after each plant is planted and continue until its acceptance has been confirmed by the Landscape Architect.

B. Maintenance shall consist of pruning, watering, cultivating, weeding, mulching, fertilizing, tightening and repairing guys and stakes, resetting plants to proper grades or upright position, restoring of the planting saucer, and furnishing and applying such sprays or other materials as necessary to keep plantings free of insects and diseases and in vigorous condition.

C. Planting areas and plants shall be protected at all times against trespassing and damage of all kinds for the duration of the maintenance period. The contractor shall be responsible for the replacement or adjustment of all trees, palms or shrubs that fall or lean during the guarantee period. The Contractor shall be responsible for any damage caused by the falling or leaning of trees.

D. Watering: Contractor shall irrigate as required to maintain vigorous and healthy tree growth. Overwatering or flooding shall not be allowed. The contractor shall monitor, adjust, and use existing irrigation facilities, if available, and furnish any additional material, equipment, or water to ensure adequate irrigation. Root balls of all trees and large shrubs shall be spot watered using handheld hoses during the first four weeks after planting.

E. During periods of restricted water usage, all governmental regulations (permanent and temporary) shall be followed. The contractor may have to transport water from ponds or other sources, at no additional expense to the owner when irrigation systems are unavailable.

F. Remove soil ridges from around watering basins prior to end of maintenance period, as directed by Landscape Architect

X. Acceptance

A. The landscape architect shall inspect all work for acceptance upon written request of the contractor. The request shall be received at least ten calendar days before the anticipated date of inspection.

B. Acceptance of plant material shall be for general conformance to specified size, character, and quality and shall not relieve the contractor of the responsibility without the contractor's written request for inspection and no documentation, including correct species.

C. Upon completion and re-inspection of all repairs or renewals necessary in the judgment of the landscape architect, the landscape architect shall certify in writing that the work has been accepted.

XI. Acceptance in Part

A. Work may be accepted in parts when the landscape architect and contractor deem that practice to be in their mutual interest. Approval must be given in writing by the landscape architect to the contractor verifying that the work is to be completed in parts. Acceptance of work in parts shall not waive any other provision of this contract.

XII. Guarantee Period and Replacements

A. The guarantee period for trees and shrubs shall begin at the date of acceptance.

B. The contractor shall guarantee all plant material to be in healthy and flourishing condition for a period of one year from the date of acceptance.

C. When work is accepted in parts, the guarantee periods extend from each of the partial acceptances to the terminal date of the guarantee of the last acceptance. Thus, all guarantee periods terminate at one time.

D. The contractor shall be responsible for the replacement or adjustment of all trees, palms or shrubs that fall or lean during the guarantee period. The Contractor shall be responsible for any damage caused by the falling or leaning of trees.

E. The contractor shall be responsible for the replacement or adjustment of all trees, palms or shrubs that fall or lean during the guarantee period. The Contractor shall be responsible for any damage caused by the falling or leaning of trees.

F. The contractor shall be responsible for the replacement or adjustment of all trees, palms or shrubs that fall or lean during the guarantee period. The Contractor shall be responsible for any damage caused by the falling or leaning of trees.

G. The contractor shall be responsible for the replacement or adjustment of all trees, palms or shrubs that fall or lean during the guarantee period. The Contractor shall be responsible for any damage caused by the falling or leaning of trees.

H. The contractor shall be responsible for the replacement or adjustment of all trees, palms or shrubs that fall or lean during the guarantee period. The Contractor shall be responsible for any damage caused by the falling or leaning of trees.

I. The contractor shall be responsible for the replacement or adjustment of all trees, palms or shrubs that fall or lean during the guarantee period. The Contractor shall be responsible for any damage caused by the falling or leaning of trees.

J. The contractor shall be responsible for the replacement or adjustment of all trees, palms or shrubs that fall or lean during the guarantee period. The Contractor shall be responsible for any damage caused by the falling or leaning of trees.

XIII. Final Inspection and Final Acceptance

A. At the end of the guarantee period and upon written request of the contractor, the landscape architect will inspect all guaranteed work for final acceptance. The request shall be received at least ten calendar days before the anticipated date for final inspection. Upon completion and re-inspection of all repairs or renewals necessary in the judgment of the landscape architect at that time, the landscape architect shall certify, in writing, that the project has received final acceptance.

CONTRACTOR GENERAL CONDITIONS NOTES	
1. RFIS-- CONTRACTOR SHALL SUBMIT RFIS WITH HIS PROPOSED SOLUTION IN A TIMELY MANNER. CONTRACTOR RECOGNIZES THE CONSULTANT SHALL REQUIRE UP TO 5 WORKING DAYS TO RESPOND.	
2. SUBMITTALS AND PRODUCT DATA-- CONTRACTOR SHALL PREPARE A SUBMITTAL SCHEDULE FOR APPROVAL BY THE A/E. CONTRACTOR RECOGNIZES THE CONSULTANT SHALL REQUIRE UP TO 10 WORKING DAYS TO REVIEW SUBMISSIONS. ALL SUBMITTALS, PRODUCT DATA, SHALL BE CLEARLY STAMPED AND INDICATED APPROVED BY THE CONTRACTOR PRIOR TO SUBMISSION TO THE CONSULTANT.	
3. SHOP DRAWINGS-- CONTRACTOR SHALL PREPARE A SHOP DRAWING SCHEDULE FOR APPROVAL BY THE A/E. CONTRACTOR RECOGNIZES THE CONSULTANT SHALL REQUIRE UP TO 10 WORKING DAYS TO REVIEW SHOP DRAWINGS. ALL SHOP DRAWINGS, SHALL BE CLEARLY STAMPED AND INDICATED APPROVED BY THE CONTRACTOR PRIOR TO SUBMISSION TO THE CONSULTANT.	
4. LAYOUT AND COORDINATION DRAWINGS-- CONTRACTOR SHALL PREPARE SCALED COMPREHENSIVE COORDINATED LAYOUT DRAWINGS, PROVIDE SECTIONS, GENERAL ARRANGEMENTS, ELEVATIONS INCLUDING ALL DISCIPLINES FOR HIS PROPOSED LAYOUT AND ROUTING PRIOR TO FABRICATION. SUBMIT TO OWNER AND A/E FOR REVIEW AND GENERAL CONFORMANCE. PROVIDE DRAWINGS THAT DEMONSTRATE VIA COORDINATED ELEMENTS AND SYSTEMS WITH STRUCTURE THAT CLEARLY INDICATE PROPOSED SYSTEMS WILL FIT, FUNCTION AS INTENDED, BE FREE OF INTERFERENCES AND CONFORM TO REQUIRED CODE AND MANUFACTURER WORKING AND MAINTENANCE CLEARANCES.	
5. DEVIATIONS FROM BASIS FOR DESIGN SYSTEMS SHALL BE CLEARLY IDENTIFIED ON ALL SUBMISSIONS.	
6. SUBSTITUTIONS:	
A. CONTRACTOR SHALL PREPARE REQUESTS WITH COMPLETE COORDINATION INFORMATION, INCLUDE ALL CHANGES REQUIRED IN OTHER ELEMENTS OF THE WORK TO ACCOMMODATE THE SUBSTITUTION INCLUDING WORK PERFORMED BY THE OWNER AND THE SEPARATE CONTRACTORS.	
B. PROVIDE COMPLETE SUPPORTING DATA QUALIFYING THE SUBSTITUTION COMPARED TO THE BASIS OF DESIGN SYSTEM. PROVIDE A DETAILED LIST OF ANY VARIANCES, LIGHTING POWER DENSITY (LPD) SPACE BY SPACE CALCULATIONS, SPACE OR ROOM PHOTOMETRICS, PHYSICAL OR SPATIAL LAYOUTS, ELEVATIONS, ETC. TO THE BASIS OF DESIGN.	
C. PROVIDE A STATEMENT INDICATING THE EFFECT THE SUBSTITUTION WILL HAVE ON THE WORK SCHEDULE IN COMPARISON TO THE SCHEDULE WITHOUT APPROVAL OF THE PROPOSED SUBSTITUTION, INCLUDE INFORMATION REGARDING THE EFFECT OF THE PROPOSED SUBSTITUTION ON THE CONTRACT TIME.	
D. PROVIDE CERTIFICATION BY THE CONTRACTOR TO THE EFFECT THAT, IN THE CONTRACTOR'S OPTION, AFTER THOROUGH EVALUATION, THE PROPOSED SUBSTITUTION WILL RESULT IN WORK THAT IN EVERY SIGNIFICANT RESPECT IS EQUAL TO OR BETTER THAN THE WORK REQUIRED BY THE CONTRACT DOCUMENTS AND THAT IT WILL PERFORM ADEQUATELY IN THE APPLICATION INDICATED.	
E. CONSULTANT'S EXPENSES THAT ARE INCURRED DUE TO REVISIONS OR SUBSTITUTIONS REQUESTED BY THE CONTRACTOR OR APPROVED BY THE OWNER SHALL BE COMPENSATED TO THE CONSULTANT BY THE CONTRACTOR.	
7. AS BUILDS-- THE CONTRACTOR SHALL MAINTAIN AND PREPARE A COMPLETE AND ACCURATE SET OF AS BUILDS DURING THE PROJECT AND ISSUE TO THE A/E AND OWNER AT PROJECT CLOSEOUT. DURING THE COURSE OF THE PROJECT, THE CONTRACTOR SHALL DOCUMENT ISSUE SKETCHES OR SCALED DRAWINGS FOR FIELD CHANGES THAT ARE PROPOSED OR MADE WHICH VARY FROM THE BASIS OF DESIGN. CONSULTANT EXPENSES THAT ARE INCURRED DUE TO SERVICES OR REVISIONS REQUIRED BY BUILDING DEPARTMENT, OWNER, CONTRACTOR, MANUFACTURER SHALL BE COMPENSABLE TO THE CONSULTANT BY THE CONTRACTOR.	
8. INSTALLATION, TESTING AND BALANCING, START UP, COMMISSIONING AND PERFORMANCE TROUBLESHOOTING OF SYSTEMS-- CONTRACTOR RECOGNIZES HE IS SOLELY RESPONSIBLE FOR PERFORMANCE AND COMPLETION OF THESE SERVICES AS PART OF THE PROJECT REQUIREMENTS. DURING THE COURSE OF THE PROJECT, THE CONTRACTOR SHALL DOCUMENT THE SERVICES COMPLETED. THE OWNER AND A/E CONSULTANT EXPENSES THAT ARE INCURRED DUE TO SUPPORTING SERVICES OR REVISIONS REQUIRED BY BUILDING DEPARTMENT, OWNER, CONTRACTOR, MANUFACTURER SHALL BE COMPENSABLE TO THE CONSULTANT BY THE CONTRACTOR.	
9. CONTRACTOR/DELEGATED/SUCCESSOR ENGINEER - CONTRACTOR IS ASSIGNED TO PROVIDE DESIGN/BUILD SERVED FOR SELECTED SYSTEMS. CONTRACTOR'S ENGINEER SHALL COMPLY WITH ALL FAC RISK REQUIREMENTS. DELEGATED/SUCCESSOR ENGINEER SHALL SUBMIT SIGNED/SEALED DRAWINGS TO A/E, TO AGENCIES, RESPOND TO ALL RFIS, AGENCY COMMENTS, AND BECOME THE DESIGNATED SYSTEM ENGINEER OF RECORD.	

ELECTRICAL SYMBOL LEGEND		
	10V DUPLEX RECEPTACLE	
	10V SWITCHED RECEPTACLE	
	QUAD-PLEX RECEPTACLE	
	WATER PROOF WITH WR TYPE RECEPTACLE	
	GROUND FAULT CIRCUIT INTERRUPTER	
	RECEPTACLE MOUNTED 12\"/>	
	RECEPTACLE MOUNTED ABOVE COUNTER	
	SPECIAL PURPOSE OUTLET	
	FLOOR RECEPTACLE WITH BRASS COVER PLATE, FLUSH WITH FLOOR	
	CLOCK OUTLET, CONTRACTOR TO COORDINATE SWITCH LOCATION IN FIELD	
	FLOOR RECEPTACLE WITH BRASS COVER PLATE, FLUSH WITH FLOOR 10V SWITCHED RECEPTACLE	
	CEILING RECEPTACLE	
	USB PORT	
	JUNCTION BOX	
	STRUCTURED CABLE WITH BRASS COVER PLATE, FLUSH WITH FLOOR	
	STRUCTURED CABLE	
	TELEPHONE JACK	
	TELEVISION JACK	
	ELECTRICAL METER	
	FUSE DISCONNECT	
	FACTORY INSTALLED DISCONNECT	
	ELECTRICAL CIRCUIT BREAKER	
	ELECTRICAL PANEL	
	LOW VOLTAGE PANEL	
	MAIN DISTRIBUTION PANEL	
	AUTOMATIC TRANSFER SWITCH	
	SWITCH	
	THREE-WAY SWITCH	
	FOUR-WAY SWITCH	
	WALL MOUNTED DIMMER SWITCH	
	JAMB SWITCH	
	MOTOR RATED SWITCH	
	PUSH BUTTON	
	LOW VOLTAGE KEY PAD	
	LOW VOLTAGE NUMBER	

NOTES: ALL SYMBOLS MAY NOT BE USED FOR THIS PROJECT RECEPTABLES ARE TO BE MOUNTED AT 18\"/>

GENERAL DEMOLITION NOTES	
1. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN RELOCATING WIRING DEVICES, EQUIPMENT AND LIGHTING FIXTURES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT OTHER WIRING DEVICES, EQUIPMENT, AND LIGHTING FIXTURES THAT MAY BE CONNECTED ON THE SAME CIRCUIT REMAIN OPERATIONAL AND ACTIVE.	
2. INFORMATION SHOWN ON THESE DOCUMENTS ARE DIAGRAMMATIC IN NATURE. CONTRACTOR TO FIELD VERIFY ELECTRICAL CIRCUIT HOME RUNS TO ALL ELECTRICAL ITEMS SCHEDULED FOR DEMOLITION AND PERFORM THE WORK AS INTENDED AND DEPICTED ON THE DRAWINGS.	
3. UPDATE ALL ELECTRICAL PANEL BOARD DIRECTORIES THAT ARE AFFECTED BY THE DEMOLITION AND/OR RENOVATIONS. DIRECTORIES SHALL BE TYPED.	
4. STORE ITEMS INDICATED TO BE RETURNED TO THE OWNER IN A DRY, CLEAN, AND PROTECTED AREA. NOTIFY OWNER WHEN ITEMS ARE READY TO BE REMOVED.	
5. COORDINATE ANY ALTERATION AND CHANGES TO THE ELECTRICAL SERVICE WITH THE LOCAL UTILITY COMPANY.	
6. PRE SCHEDULE ALL POWER INTERRUPTIONS WITH OWNER. GIVE OWNER 48 HOURS NOTICE PRIOR TO DISCONNECTING POWER TO ANY PORTION OF THE BUILDING AND MAKE ARRANGEMENTS TO MAINTAIN POWER TO ALL CRITICAL EQUIPMENT AS NEEDED AND REQUESTED BY OWNER.	
7. CONTRACTOR IS RESPONSIBLE OF BECOMING FULLY INFORMED AS TO EXISTING CONDITIONS AT THE SITE. NEITHER THE OWNER NOR THE A/E MAKES ANY REPRESENTATION WARRANTY AS TO SITE CONDITIONS.	
8. CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE NATURE AND EXTENT OF THE WORK TO BE PERFORMED AND LOCAL CONDITIONS THAT MAY AFFECT THE WORK.	
9. DUE TO REMOVAL OR CORRECTION TO ANY WALLS OR OTHER CONSTRUCTION NECESSITATING CAPPING OF EXISTING ELECTRICAL WIRING DEVICES OR ANY OTHER ELECTRICAL EQUIPMENT INCLUDING RECONNECT OF SUCH EXISTING ITEMS IS CONSIDERED TO BE PART OF THE WORK UNDER THIS CONTRACT. ALL EXISTING OUTLETS SHOWN TO REMAIN WILL REMAIN ACTIVE. THE REWIRING SHALL BE INCLUDED UNDER THIS CONTRACT WITHOUT ADDITIONAL COST TO OWNER.	
10. ALL WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING CODES: NATIONAL ELECTRICAL CODE (NEC) NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) FLORIDA BUILDING CODE	
11. WHERE CONDUIT IS INACCESSIBLE, REMOVE CONDUCTORS AND CUT BACK CONDUIT FLUSH WITH SLAB OR WALL. PATCH OPENING TO MATCH EXISTING FINISH. WHERE EXISTING WIRING EXTENDS OUTSIDE OF THE AREA BY NATURE OF THE ORIGINAL INSTALLATION, CONTRACTOR SHALL PROTECT EXISTING WIRING AS REQUIRED TO MAINTAIN CONTINUITY OF EXISTING CIRCUITRY SUCH THAT NO EQUIPMENT TO REMAIN IS LEFT WITHOUT SERVICE.	
12. THE CONTRACTOR IS TO GIVE THE OWNER AN OPPORTUNITY TO ACCEPT ANY ELECTRICAL ITEMS THAT WERE REMOVED FOR THEIR USE. SALVAGED MATERIALS AND EQUIPMENT THE OWNER DOES NOT WISH TO KEEP SHALL BECOME THE PROPERTY OF THE CONTRACTOR, AND SHALL BE DISPOSED OF BY THE CONTRACTOR, WITHOUT ADDITIONAL COST TO THE OWNER.	
13. CONTRACTOR SHALL PROVIDE TEMPORARY POWER AND LIGHTING WHERE REQUIRED DURING DEMOLITION AND CONSTRUCTION SCOPE OF WORK.	
14. THE EXISTING CONDITIONS SHOWN ON THESE DRAWINGS ARE TAKEN FROM ORIGINAL DRAWINGS PROVIDED BY THE OWNER AND FIELD INVESTIGATION. THE ACTUAL CONDITIONS MAY VARY. ALL EXISTING CONDITIONS MUST BE VERIFIED PRIOR TO BID. THE CONDITIONS SHOWN ARE INTENDED TO SHOW THE LOCATIONS OF THE EXISTING EQUIPMENT, AND IN NO WAY RELIEVES THE CONTRACTOR FROM PROVIDING ANY AND ALL COORDINATION REQUIRED TO COMPLETE THE NEW WORK. FIELD CONDITIONS SHALL GOVERN.	
15. THE DEMOLITION PLAN IS NOT INCLUSIVE OF ALL ELECTRICAL DEVICES WITHIN THE PROJECT AREA. IT IS INTENDED TO PROVIDE THE CONTRACTOR WITH A GENERAL KNOWLEDGE OF THE EXISTING CONDITIONS WITHIN THE PROJECT AREA. ANY DISCREPANCIES OR CONDITIONS NOT SHOWN ON THIS PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED DEMOLITION WHETHER SHOWN ON THE PLANS OR NOT.	
16. ALL CONDUITS SERVING OTHER SPACES OR FLOORS, THAT RUN THROUGH THE PROJECT AREA SHALL REMAIN ACTIVE DURING CONSTRUCTION, SO AS NOT TO CAUSE ANY DISRUPTION TO THESE OTHER SPACES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL CONDUITS, NEW OR EXISTING WITHIN THE PROJECT AREA ARE PROPERLY SUPPORTED AND PROVIDED WITH BONDING BUSINES IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.	
17. THE CONTRACTOR SHALL PHASE DEMOLITION WORK AS REQUIRED OR DIRECTED BY THE OWNER.	
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR PATCHING ANY DAMAGE WHICH MAY OCCUR DURING DEMOLITION ACTIVITIES. REPAIRS TO BE DONE TO LOCAL CODES OF SURFACES AFFECTED, AND SHALL MATCH IMMEDIATE ADJACENT AREAS IN CONSTRUCTION, MATERIAL, FIRE RATING, FINISH AND COLOR.	
19. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR AND SHALL BE COORDINATED WITH OTHER TRADES.	

ELECTRICAL RENOVATION NOTES	
THE SCOPE OF ELECTRICAL WORK SHALL INCLUDE, BUT IS NOT LIMITED TO THE FOLLOWING:	
1. ELECTRICAL CONTRACTOR SHALL MAKE A THOROUGH SURVEY OF EXISTING CONDITIONS & OF THE ELECTRICAL SYSTEM TO FAMILIARIZE HIMSELF. IN ORDER TO INSTALL THE NEW ELECTRICAL SYSTEM PROPOSED, PRIOR TO BID/CONSTRUCTION, ELECTRICAL CONTRACTOR SHALL IDENTIFY ALL THE BRANCH CIRCUITS SERVED FROM EXISTING PANELS VIA CIRCUIT TRACING AS BUILD.	
2. ALL EQUIPMENT SCHEDULED TO BE REUSED, SHALL BE RECOMMENDED TO LIKE NEW. IF COST TO REPAIR OR RECONDITION EXCEEDS NEW COST, THEN THE EQUIPMENT SHALL BE REPLACED.	
3. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR RECONNECTING ALL ELECTRICAL EQUIPMENT IN ORDER TO HAVE A COMPLETE WORKING JOB, WHETHER OR NOT THE EQUIPMENT IS SHOWN ON NEW ELECTRICAL PLANS.	
4. DUE TO THE NATURE OF THIS PROJECT, THE ELECTRICAL CONTRACTOR MUST CHECK OUT ALL EXISTING CIRCUITS STARTING AT THEIR DISTRIBUTION POINT IN ORDER TO SEE IF THEY ARE STILL LIVE.	
5. WHEN INSTALLING NEW EQUIPMENT, THE ELECTRICAL CONTRACTOR SHOULD USE EXISTING CONDUITS AND AVAILABLE CIRCUITS IF POSSIBLE. ALL REUSED CIRCUIT BREAKERS, OUTLETS, SWITCHES, ETC., SHALL BE INSPECTED AND REPLACED AS NEEDED.	
6. ALL ELECTRICAL EQUIPMENT REMOVED SHALL BE KEPT IN A SECURE AREA UNTIL OWNERS DECIDE WHAT TO DO WITH IT.	
7. ELECTRICAL CONTRACTOR SHALL VERIFY ALL ELECTRICAL REQUIREMENTS FOR ALL EQUIPMENT PRIOR TO INSTALLATION.	
8. ELECTRICAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO BID AND INSTALLATION, INFORM THE ENGINEER OF RECORD OF ANY DISCREPANCY BETWEEN THE DOCUMENTS AND THESE CONDITIONS AND HE SHALL INCLUDE IN HIS BID TO CORRECT THE SAME AS DIRECTED. THE ENGINEER AND THE ARCHITECT ARE NOT RESPONSIBLE FOR ANY ADDITIONAL COSTS RESULTING FROM VERIFIABLE EXISTING CONDITIONS DISCOVERED AFTER THE CONTRACT HAS BEEN AWARDED.	
9. ELECTRICAL CONTRACTOR SHALL KEEP AS-BUILTS AND SUBMIT TO ENGINEER OF RECORD FOR REVIEW. ALL CHANGES SHALL BE FORWARDED A MINIMUM OF 10 WEEKS PRIOR TO FINAL INSPECTION. ANY EXPENSES, SUCH AS REVISIONS OR AS-BUILTS, NECESSARY FOR FINAL C.O. SHALL BE AT THE EXPENSE OF THE OWNER.	
10. ELECTRICIAN SHALL MARK PANEL CIRCUIT NUMBERS AT ALL DEVICES/J-BOXES.	
11. ALL ELECTRICAL PANELS SHALL BE LABELED AND PROVIDED WITH A TYPED, UP TO DATE PANEL SCHEDULE.	

VOLTAGE DROP NOTE	
THE CONTRACTOR, AS PART OF HIS BIDDING AND BIDDING, SHALL INCLUDE ALL LABOR, MATERIAL, EQUIPMENT AND TERMINATIONS, INCLUDING PPL AND UTILITY REQUIREMENTS AND APPROVALS FOR ALL CONDUCTING CORDS AND TERMINATIONS, TO SATISFY THE PROJECT REQUIREMENTS. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND INCLUDE ALL HIS BRANCH CIRCUIT, FEEDER, AND SERVICE CONDUCTOR CONDUITING AND WIRING LENGTHS AND ROUTING BASED ON HIS PROPOSED INSTALLATION MEANS AND METHODS. WIRING LENGTHS, SHOWN AS THE BASIS OF DESIGN LENGTHS, ARE MERELY AN APPROXIMATION BY THE CONSULTANT. THE CONTRACTOR SHALL USE THOSE BASIS OF DESIGN CONDUCTOR LENGTHS AND WIRING SIZES AS THE MINIMUM, NOT LIMITED TO, REQUIREMENTS FOR THE PROJECT BIDDING. THE CONTRACTOR, PRIOR TO BIDDING, SHALL CONFIRM ALL HIS PROPOSED LENGTHS, MAKE ANY AND ALL ADJUSTMENTS AS MAY IMPACT THE ELECTRICAL SYSTEMS AND EQUIPMENT FOR CODE COMPLIANCE AND CONSTRUCTABILITY, AND DOCUMENT ALL PROPOSED CHANGES AND ADJUSTMENTS TO THE ARCHITECT AS PART OF HIS BID RESPONSE. THE CONTRACTOR SHALL SUBMIT COMPLETE SCALED PROPOSED ROUTINGS FOR SERVICES AND FEEDERS, QUANTITIES AND CONDUITING, SECTIONS THRU BUILDING FOR PACKING, DUCT/BANK CROSS SECTIONS FOR CLEARANCES AND COORDINATED AS FREE OF ALL INTERFERENCES, ETC. CONTRACTOR SHALL SUBMIT ALL DOCUMENTATION TO THE ARCHITECT FOR REVIEW NO LATER THAN 3 WEEKS AFTER NOTICE TO PROCEED.	

GENERAL ELECTRICAL NOTES	
1. DO NOT SCALE THE ELECTRICAL DRAWINGS. REFER TO THE ARCHITECTURAL PLAN AND ELEVATIONS FOR EXACT LOCATION OF ALL EQUIPMENT AND CONFORM WITH OWNERS REPRESENTATIVES. CONTRACTOR SHALL REFER TO THE ENTIRE SET OF CONTRACT DOCUMENTS FOR ALL PROJECT COORDINATION.	
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE EDITIONS CURRENTLY ADOPTED BY THE LOCAL AUTHORITIES HAVING JURISDICTION OF THE FOLLOWING: THE NATIONAL ELECTRICAL CODE (NFPA 70), NFPA 72, NFPA 75, THE FIRE PREVENTION CODE INCLUDING NFPA 1 & NFPA 101, NFPA 110, AND THE FBC, AND THE FFPC.	
3. UNLESS OTHERWISE NOTED, ALL CONDUCTORS SHALL BE COPPER, WITH "THIN" INSULATION FOR SIZE #10 AND SMALLER. CONDUCTORS LARGER THAN #10 SHALL HAVE "THIN" INSULATION. ALL CONDUCTORS IN WET LOCATIONS MUST HAVE "THIN" INSULATION. ALL CONDUCTORS #10 AND SMALLER MAY BE SOLID. ALL CONDUCTORS #8 AND LARGER SHALL BE STRANDED. ALL CONDUCTORS MUST COMPLY WITH ARTICLE 310 OF THE NEC.	
A. TYPE MC CABLE, AS CONTRACTOR ALTERNATE BID, CU WITH INTERNAL GROUND, IS ACCEPTABLE FOR USE AS DWELLING UNIT ONLY BRANCH CIRCUIT WIRING FOR 20 AMPS OR LESS AND CONCEALED IN WALLS OR ABOVE SUSPENDED CEILING AND AS APPROVED BY THE AUTHORITY HAVING JURISDICTION FOR THIS CONSTRUCTION CLASSIFICATION.	
B. RESIDENTIAL ONLY - NM-WHOLESALE-SHEATHED CABLE TYPE IS ACCEPTABLE, IF APPROVED BY OWNER, ENGINEER, AND AS APPROVED BY THE AUTHORITY HAVING JURISDICTION FOR THIS CONSTRUCTION CLASSIFICATION.	
4. OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS.	
5. DISCONNECT SWITCHES SHALL BE HP RATED, HEAVY DUTY, QUICK MAKE, QUICK BREAK, WITH ENCLOSURES AS REQUIRED BY EXPOSURE.	
6. THESE PLANS DO NOT SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND MEET ALL REQUIREMENTS NECESSARY FOR ALL EQUIPMENT TO BE IN PLACE IN PROPER WORKING ORDER.	
7. THE ELECTRICAL SYSTEM SHALL BE COMPLETELY AND EFFECTIVELY GROUNDED AS REQUIRED IN ARTICLE 250, NATIONAL ELECTRICAL CODE. THE GROUNDING SYSTEM SHALL BE TESTED AND SHALL BE PROVIDED TO MEASURE A MAXIMUM OF 5 OHMS. PROVIDE A COPY OF THE TEST REPORT TO ENGINEER.	
8. ALL MATERIALS SHALL BE NEW AND SHALL BEAR UL LABELS WHERE APPLICABLE.	
9. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS WORKMANSHIP MANNER. THE COMPLETE SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTABLE BY ENGINEER/ARCHITECT MUST BE A CONDITION OF THE SUBCONTRACTOR.	
10. THE ELECTRICAL INSTALLATION SHALL MEET ALL STANDARD REQUIREMENTS OF POWER, LIGHT COMPANY, TELEPHONE COMPANY, AND BROADBAND PROVIDER.	
11. CIRCUITS SHOWN ON PLANS ARE TO DETERMINE LOAD DATA AND PANEL SIZE. THE CONTRACTOR SHALL PROVIDE CIRCUITS TO SUIT JOB CONDITIONS, BALANCE LOADS ON EACH PHASE.	
12. SEE NOTES ON PLANS FOR OTHER REQUIREMENTS.	
13. FURNISH AND INSTALL LIGHTING FIXTURES AND LAMPS AS CALLED FOR ON PLANS, OR AS SELECTED BY OWNER.	
14. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROCESS OF CONSTRUCTION.	
15. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY PHASE OF THE INSTALLATION WHICH MAY BE DAMAGED.	
16. ALL REQUIRED INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LIABILITY OF PROPERTY DAMAGE FOR THE DURATION OF THE WORK.	
17. CHECK ALL EQUIPMENT FOR PROPER VOLTAGE, PHASE, AND CURRENT BEFORE CONNECTION TO CIRCUITS AND START-UP.	
18. ELECTRICAL CONTRACTOR SHALL CHECK AND VERIFY EQUIPMENT FURNISHED AGAINST THOSE SPECIFIED OR INTENDED AND REUSE BRANCH CIRCUITS AS MAY BE REQUIRED WITH PRIOR APPROVAL OF ENGINEER/ARCHITECT.	
19. ALL SYSTEMS AND ROUGH-IN SHALL BE CONCEALED IN FINISHED AREAS. COORDINATE WITH ARCHITECT.	
20. THE ELECTRICAL PORTION OF THE CONTRACT DOCUMENTS ARE COORDINATED WITH THE BASIS OF DESIGN EQUIPMENT SPECIFIED BY DIVISION 16 AND OTHER DIVISIONS, WHERE THE CONTRACTOR ELECTS TO SUBSTITUTE A PRODUCT IN LIEU OF PROVIDING THE DESIGN BASIS, AND SAID SUBSTITUTION IS ACCEPTED BY THE A/E AND OWNER. THE CONTRACTOR SHALL MAKE ALL CORRECTIONS TO THE ELECTRICAL SYSTEM NECESSARY IN ORDER TO ENSURE A COMPLETE AND OPERATIONAL INSTALLATION OF THE EQUIPMENT AT NO ADDITIONAL COSTS. WHERE THE CONTRACTOR'S DESIGN TO SUBSTITUTE PRODUCTS OR MODIFY DESIGN REQUIRING A/E SERVICES, THE A/E RESERVES THE RIGHT TO REQUEST COMPENSATION FROM THE CONTRACTOR FOR SAID SERVICES.	
21. CONTRACTOR SHALL PROVIDE A CONTROLS TRADE SUBCONTRACTOR TO DESIGN AND INSTALL ALL CONTROLS TO MEET THE PROJECT REQUIREMENTS.	

AIR CONDITIONING EQUIPMENT AND CONTROLS SPECIFICATION

1. ELECTRICAL CONTRACTOR SHALL INSTALL ALL CONTROL, RACEWAY (CONDUIT), WIRE INSTALLATION, CONNECTIONS ETC. IN ACCORDANCE WITH WIRING DIAGRAMS ON AIR EQUIPMENT.
2. A/C / ELECTRICAL PLANS OR DIAGRAMS FURNISHED BY MANUFACTURER OF THE EQUIPMENT.
3. ALL POWER WIRING FOR THE AIR CONDITIONING EQUIPMENT SHALL BE FURNISHED, INSTALLED AND CONNECTED UNDER THIS SECTION OF THE SPECIFICATION.
4. MECHANICAL CONTRACTOR SHALL PROVIDE MOTOR STARTERS FOR ALL AIR CONDITIONING EQUIPMENT.
5. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL CONNECTIONS TO AIR CONDITIONING EQUIPMENT PER MANUFACTURERS SPECIFICATIONS.
6. AIR CONDITIONING EQUIPMENT INCLUDES CONDENSER, COMPRESSOR AND FAN, PAN COIL UNITS, ELECTRICAL STRIP HEATER, THERMOSTAT, ETC.

LOW VOLTAGE LIGHTING CONTROL SYSTEM NOTES	
1. ELECTRICAL CONTRACTOR TO VERIFY IF ANY LIGHTING FIXTURES REQUIRE STEP-DOWN TRANSFORMERS. QUANTITY AND LOCATION OF THE TRANSFORMERS TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONSULT ARCHITECT FOR LOCATIONS PRIOR TO BIDDING. PROVIDE ALL TRANSFORMERS AND INCLUDE IN BID.	
2. ALL LIGHTING FIXTURES AND FANS TO BE SELECTED & LOCATED BY OWNER /ARCHITECT/INTERIOR DESIGNER, UNLESS OTHERWISE NOTED.	
3. ARCHITECT TO SET MOUNTING HEIGHTS FOR ALL FIXTURES WHERE APPLICABLE, UNLESS OTHERWISE NOTED.	
4. CONTRACTOR TO PROVIDE CIRCUIT BREAKERS FOR LV LIGHTING CONTROLS, DIMMER CIRCUITS THAT MANUFACTURER CERTIFIES FOR USE WITH SELECTED LV MANUFACTURED SYSTEM.	

LIGHTING ENERGY CONSERVATION NOTE	
CONTRACTOR/INTERIOR DESIGNER/OWNER TO ENSURE AT LEAST 75% OF ALL INSTALLED LIGHTS ARE HIGH EFFICIENCY LIGHTS PER FBC 2017 CODE.	

SCCR NOTE	
CONTRACTOR AND MANUFACTURER SHALL PROVIDE ALL ELECTRICAL SYSTEMS FOR ALL EQUIPMENT, INCLUDING MECHANICAL AND PUMPING EQUIPMENT WITH INTEGRAL DISCONNECTS, INTEGRAL BREAKERS, INTEGRAL MOTOR STARTERS, VFDs, CHILLER PANELS, PACKAGED UNIT PANELS, ETC., SHALL BE RATED WITH A SHORT CIRCUIT CURRENT RATING AT LEAST EQUAL TO THE IMMEDIATE UPSTREAM ELECTRIC OVERCURRENT PROTECTIVE DEVICE SHORT CIRCUIT RATING.	

ELECTRICAL SHEET INDEX	
SHEET#	DESCRIPTION
EB-1	ELECTRICAL NOTES , LEGEND, & DETAILS
ES11	ELECTRICAL SITE PLAN
EP11	PHOTOMETRIC PLAN

FBC NOTE	
1. CONTRACTOR SHALL COMPLY WITH FBC (C408.2.5.1). PROVIDE OWNER WITH A RECORD SET DRAWING OF COMPLETE INSTALLATION DRAWINGS.	
2. CONTRACTOR SHALL COMPLY WITH FBC (C408.2.5.2). PROVIDE OWNER WITH OPERATIONAL MANUALS AND MAINTENANCE MANUALS.	

CONSTRUCTION ELECTRICAL NOTES	
1. PER THE 20% NEC SECTION 210.12(A) ALL 120V, SINGLE PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN'S, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS, SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.	
ALL 120V, SINGLE PHASE, 15- AND 20-AMPERE RECEPTABLES IN AREAS SPECIFIED ABOVE SHALL BE TAMPER RESISTANT.	
2. ALL SMOKE/CARBON MONOXIDE DETECTORS TO HAVE BATTERY BACK UP AND SIGNAL SIMULTANEOUSLY W/ TEMPORAL SOUND. SMOKE/CARBON MONOXIDE DETECTORS TO BE LOCATED MIN 3'-0" FROM A/B & SUPPLY GRILLS, KITCHENS, BATH ROOMS. ALL SMOKE/CARBON MONOXIDE DETECTORS SHALL BE LOCATED IN THE HIGHEST ELEVATION OF THE CEILING.	
3. ALL LIGHTING FIXTURES AND FANS TO BE SELECTED BY OWNER /ARCHITECT, UNLESS OTHERWISE NOTED.	
4. ARCHITECT TO SET MOUNTING HEIGHTS FOR ALL FIXTURES WHERE APPLICABLE, UNLESS OTHERWISE NOTED.	
5. ALL DIMMER SWITCHES TO BE LUTRON SLIDE BAR WITH PRESET 1 KW MINIMUM.	
6. FOR FLOOR RECEPTABLES, PROVIDE A BRASS COVER PLATE AND FLUSH WITH FLOOR. VERIFY EXACT LOCATION WITH GC/OWNER. PROVIDE 1/2" C UNDER-SLAB FROM WALL. RECEPTABLES TO BE A MAXIMUM 18" FROM WALL.	
7. NM TYPE CABLE MAY BE USED WHERE CONDUIT IS NOT REQUIRED. ALL BRANCH CIRCUITS LISTED IN PANEL SCHEDULED WITH A CONDUIT SIZE INDICATED IS TO BE RUN IN CONDUIT. IF CONDUIT IS NOT UTILIZED, CONTRACTOR SHALL ENSURE SIZING OF NM TYPE CABLE IS PER NEC ARTICLE 334.	
8. MC CABLE MAY BE USED IN LIEU OF RIGID CONDUIT.	
9. PROVIDE GREEN WIRE GROUND TO ALL EXTERIOR FIXTURES AND 1/2" BOXES.	
10. VERIFY EXACT LOCATION AND ELECTRICAL REQUIREMENTS OF ALL AHUs AND CU'S WITH MECHANICAL CONTRACTOR PRIOR TO BID AND CONSTRUCTION.	
11. PROVIDE A LIGHTING FIXTURE WITH RECEPTACLE OUTLET AT ATTIC ACCESS, CONTROLLED BY A SWITCH LOCATED AT THE PASSAGEWAY OPENING OF ATTIC PER FBC 306.3.1.	
12. VERIFY EXACT LOCATIONS OF ALL KITCHEN EQUIPMENT WITH OWNER/ARCHITECT PRIOR TO CONSTRUCTION.	
13. VERIFY ALL ELECTRICAL REQUIREMENTS OF ALL EQUIPMENT WITH MFG SPECS PRIOR TO CONSTRUCTION.	
14. LIGHTING IN CLOTHES CLOSETS MUST COMPLY WITH N.E.C. 410.8(A)/B/C.	
15. VERIFY LOCATION OF ALL POOL/SPA EQUIPMENT. PROVIDE DISCONNECTS FOR POOL PUMP PER N.E.C. 680. POOL CONTRACTOR SHALL PROVIDE ELECTRICAL CONTRACTOR WITH ALL LOADS PRIOR TO INSTALLATION. ELECTRICAL CONTRACTOR TO MAKE ALL CONNECTIONS PER POOL COMPANY DRAWINGS.	
16. AV POWER BY OTHERS. ELECTRICAL CONTRACTOR TO OBTAIN ALL LOADS PRIOR TO INSTALLATION.	
17. DRAPERY WINDOW SHADE POWER LOCATED BY HOME OWNERS, VERIFY MOUNTING & ELECTRICAL REQUIREMENTS WITH MFG SPECS.	
18. VERIFY MOUNTING HEIGHT AND LOCATION OF TV OUTLET AND RECEPTACLE WITH OWNER/INTERIOR DESIGNER PRIOR TO CONSTRUCTION. THE RECEPTACLE SHALL NOT BE LOCATED HIGHER THAN 5'-6" A.F.F. OTHERWISE AN ADDITIONAL RECEPTACLE MUST BE PROVIDED AT A STANDARD HEIGHT TO COMPLY WITH NEC SECTION 210.52.	
19. PROVIDE 1/2" JF BOXES IN OPERATED AND IN FOR WAREHOUSE PUMP. VERIFY ELECTRICAL REQUIREMENTS WITH MFG SPECS.	
20. KEY SWITCH FOR CONTROL OF CHANDLER LIFT. VERIFY LOCATION WITH OWNER/INTERIOR DESIGNER. VERIFY ELECTRICAL REQUIREMENTS WITH MFG SPECS.	

UL LISTING AND NRTL CERTIFICATIONS NOTE	
CONTRACTOR/MANUFACTURER SHALL PROVIDE COMPLETE DOCUMENTATION AND CERTIFICATIONS FOR ANY EQUIPMENT THAT HE PROPOSES WITH A NRTL (NATIONALLY RECOGNIZED TESTING LAB) LISTING AND LABELING EQUIVALENT TO THE BASIS OF DESIGN UL LISTING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM ACCEPTABILITY BY THE LOCAL AHA AND AGENCIES FOR THE NRTL LISTING AND CERTIFICATION FOR THE PRODUCTS HE PROPOSES AND DEMONSTRATE SUCH AS PART OF THE PRODUCT DATA SUBMISSION AND INSTALLATION.	

SCOPE OF WORK	
THE PROJECT CONSISTS OF ELECTRICAL SYSTEMS FOR SITE PLAN APPROVAL OF EXTERIOR LIGHTING SYSTEMS AND PHOTOMETRICS FOR SITE AND LANDSCAPE LIGHTING.	

SEALING NOTE	
SEAL ALL CONDUITS, EXTERNALLY WITH APPROVED SEALANTS PER ARCHITECTS SPECIFICATIONS AND INTERNALLY WITH POLY/WATER FST PER NEC 225.27, 300.50, 300.7A, 505.15(B)-2	

CODE COMPLIANCE	
FLORIDA BUILDING CODE, 4TH EDITION, 2017. NATIONAL ELECTRICAL CODE, 2014.	

REVISION:	
#	DATE DESCRIPTION

PAE CONSULTING

300 LOOK ROAD, SUITE 302
DEERFIELD BEACH, FLORIDA 33441
TEL: (561) 391-9292 FAX: (561) 391-9898
WWW.PAECONSULTING.COM
URBILIA INFANTE, P.E. LICENSE #73122
*STEPHEN F. ROLLIN, P.E. LICENSE #36428
E-MAIL: INFO@PAECONSULTING.COM

Stephen F Rollin

LANDSCAPE PLAN

3901 GULFSTREAM ROAD
PALM SPRINGS, FL 33461

REVISION:	
#	DATE DESCRIPTION

ISSUED FOR PERMIT:
08-03-20

DRAWING TITLE:
ELECTRICAL LEGEND, NOTES, AND DETAILS

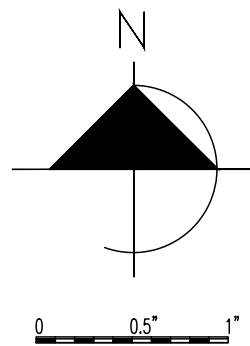
DATE:	08/03/20
SCALE:	AS NOTED
DRAWN BY:	DR
CHECKED BY:	SR
PROJECT NO.	20194

PERMIT SET: 08/03/2020

FIRE SAFETY FLORIDA STATUTES: TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH F.B.C. 2017 SECTION 110.8.4.4 AND CHAPTER 433, FLORIDA STATUTES.

PRIOR TO SUBMITTING HIS BID, THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND INFORM THE ARCHITECT AND THE ENGINEER OF ANY DISCREPANCY BETWEEN THESE CONDITIONS AND THE EXISTING CONDITIONS AND HE SHALL INCLUDE IN HIS BID TO CORRECT THE SAME AS DIRECTED. THE ENGINEER AND THE ARCHITECT, ARE NOT RESPONSIBLE FOR ANY ADDITIONAL COSTS RESULTING FROM VERIFIABLE EXISTING CONDITIONS DISCOVERED AFTER CONTRACT HAS BEEN AWARDED. NO CHANGES SHALL BE MADE TO THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD. ALL CHANGES SHALL BE SUBMITTED FOR REVIEW PRIOR TO INSTALLATION. NOT FOR BID UNTIL PERMIT HAS BEEN ISSUED.

E0.1



FAE

CONSULTING

300 LOOK ROAD, SUITE 302
DEERFIELD BEACH, FLORIDA 33441
TEL: (561) 391-9292, FAX: (561) 391-9898
WWW.FAECONSULTING.COM
URBANA INFRASTRUCTURE, P.E. LICENSE #73122
STEPHEN F. ROLLIN, P.E. LICENSE #36428
E-MAIL: INFO@FAECONSULTING.COM

Stephen F. Rollin

Digitally signed by Stephen F. Rollin
DN: cn=Stephen F. Rollin, o=FAE CONSULTING, ou=FAE CONSULTING, email=info@faeconsulting.com, c=US
Reason: I am the author of this document.
Date: 2020.08.03 15:16:10-05

LANDSCAPE PLAN

3901 GULFSTREAM ROAD
PALM SPRINGS, FL 33461

REVISION:		
#	DATE	DESCRIPTION

ISSUED FOR PERMIT:

08-03-20

DRAWING TITLE:

PHOTOMETRIC PLAN

DATE: 08/03/20

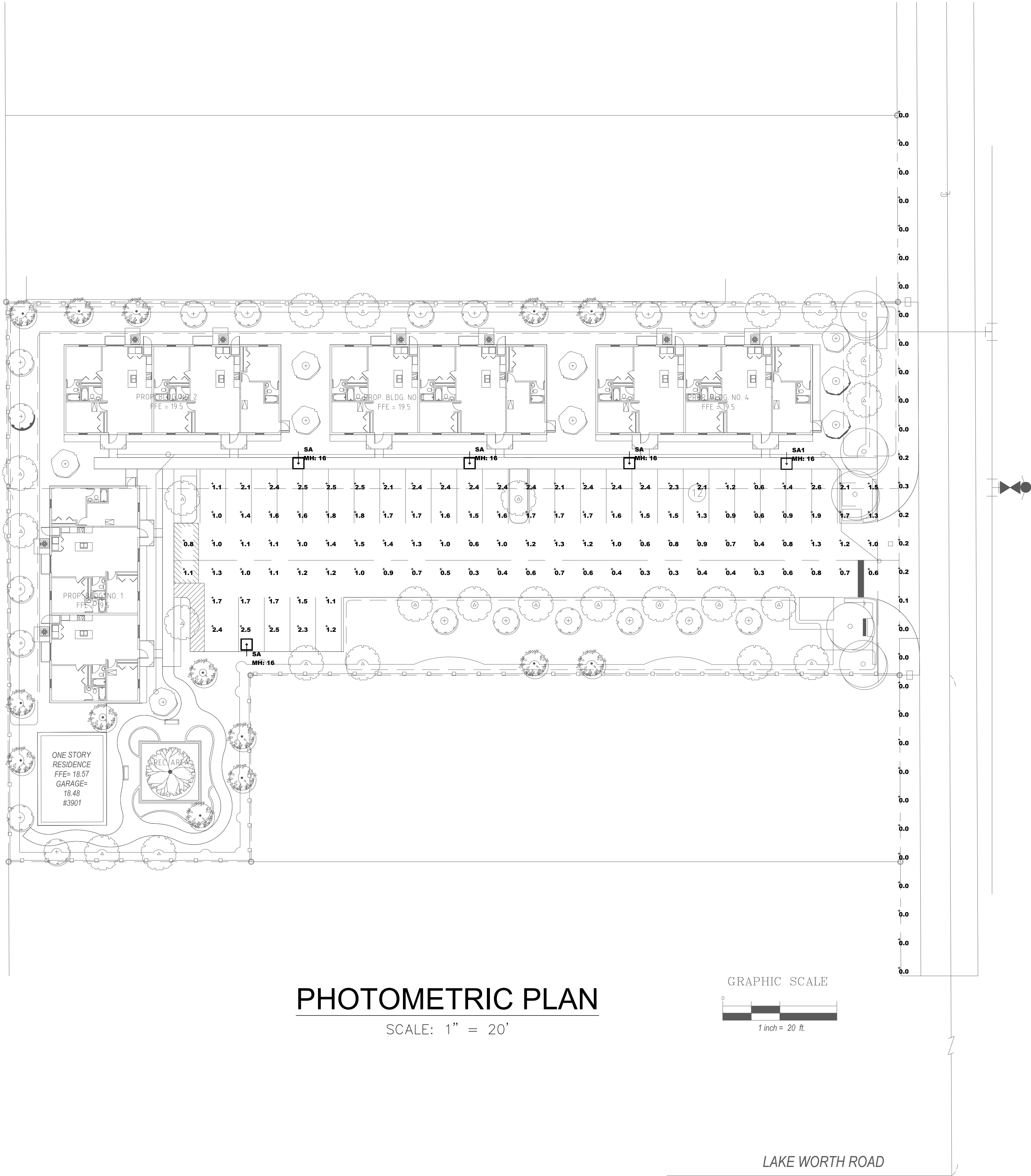
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CHECKED BY: SR

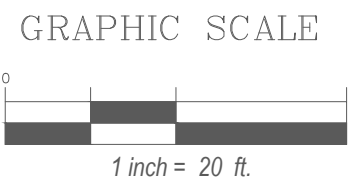
PROJECT NO. 20194

EP1.1



PHOTOMETRIC PLAN

SCALE: 1" = 20'



Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Lum. Watts
SA	4	SA	SINGLE	N.A.	0.950	BEACON VP-S-36L-65-4K7-4W-BC-SWP FIBERGLASS POLE MTD - 16' A.G.	66.5
SA1	1	SA1	SINGLE	10060	0.400	BEACON VPS-36L-80-4K7-LC-SWP-SETAVPS FIBERGLASS POLE MTD - 16' A.G.	80

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
DRIVES & PARKING	Illuminance	Fc	1.37	2.6	0.3	4.57	8.67
GULFSTREAM RD PROPERTY LINE	Illuminance	Fc	0.04	0.3	0.0	N.A.	N.A.

Local Code Requirements (Palm Springs Ord. Section 34.164)							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Multifamily Residential Parking	Illuminance	Fc	-	3.0	0.3	-	10.0
Light Trespass	Illuminance	Fc	-	0.33	-	-	-

PLAN NOTE

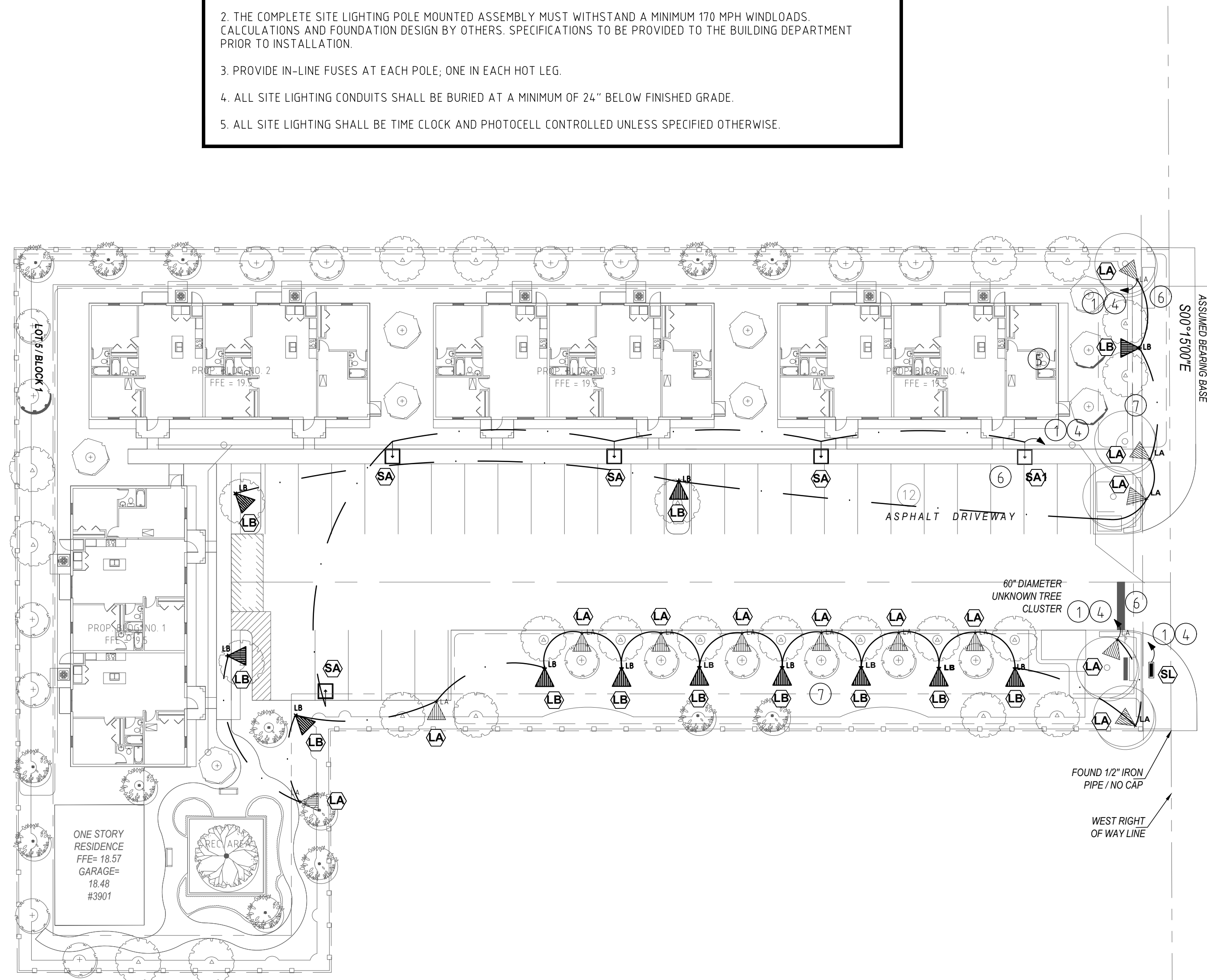
THIS PLAN PROVIDED FOR SITE PLAN REVIEW ONLY.

PERMIT SET: 08/03/2020

FIRE SAFETY FLORIDA STATUTES: TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH F.B.C. 2017 SECTION 110.8.4.4 AND CHAPTER 633, FLORIDA STATUTES.

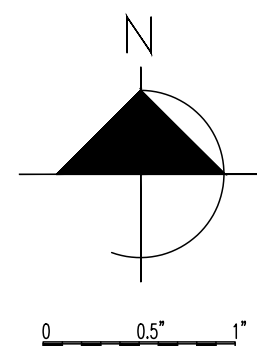
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1. PHOTOMETRICS AND LAYOUT BASED SCHEDULED LUMINAIRES. SEE CONTRACTOR NOTE ON THIS PLAN FOR ADDITIONAL INFORMATION.
2. THE COMPLETE SITE LIGHTING POLE MOUNTED ASSEMBLY MUST WITHSTAND A MINIMUM 170 MPH WINDLOADS. CALCULATION AND FOUNDATION DESIGN BY OTHERS. SPECIFICATIONS TO BE PROVIDED TO THE BUILDING DEPARTMENT PRIOR TO INSTALLATION.
3. PROVIDE IN-LINE FUSES AT EACH POLE, ONE IN EACH HOT LEG.
4. ALL SITE LIGHTING CONDUITS SHALL BE BURIED AT A MINIMUM OF 24" BELOW FINISHED GRADE.
5. ALL SITE LIGHTING SHALL BE TIME CLOCK AND PHOTOCELL CONTROLLED UNLESS SPECIFIED OTHERWISE.



SCALE: 1" = 20'

- ① CONTRACTOR TO WIRE THROUGH TIMECLOCK FOR CONTROL OF LIGHTS/SIGNAGE. SPECIFY TORK #LC200 OR APPROVED EQUAL.
- ② COORDINATE LANDSCAPE BRANCH CIRCUIT LIGHTING WITH SPECIFIED FIXTURE MOUNTING (POLES/BOLLARDS, ETC.). PROVIDE PULL/SPLICE JUNCTION BOXES AS NEEDED PER N.E.C.
- ③ LANDSCAPE LIGHTING BRANCH CIRCUIT CONDUCTORS SHALL BE OVERSIZED TO COMPENSATE FOR VOLTAGE DROP FROM CIRCUIT LENGTHS. MINIMUM CONDUCTOR SIZE SHALL BE #10 THHN CU. SEE VOLTAGE DROP NOTE ON PLAN E01.
- ④ THE BUILDING ELECTRICAL ENGINEER OR DESIGNER SHALL DESIGN THE SOURCE PANEL AND CIRCUITING FOR ALL EXTERIOR LIGHTING FROM THE CLOSEST RESIDENTIAL PANEL.
- ⑤ THE BUILDING ELECTRICAL ENGINEER OR DESIGNER SHALL COORDINATE WITH THE CONTRACTOR FOR ANY SITE LIGHTING CIRCUITING ADJUSTMENTS BASED ON HIS DESIGN AND SOURCE PANEL SELECTION.
- ⑥ THE SITE LIGHTING CONTRACTOR SHALL CONNECT ALL LUMINAIRES AS CIRCUITS INDICATE AND STUB OUT FOR EXTENSION AND CONNECTION BY THE CONTRACTOR AND BUILDING DESIGN ENGINEER TO THEIR PREFERRED RESIDENTIAL PANEL.
- ⑦ LANDSCAPE LIGHTING FIXTURE LOCATIONS AND QUANTITIES MAY CHANGE DUE TO ALTERATIONS IN PLANT LOCATIONS AND QUANTITIES. FIELD VERIFY PRIOR TO INSTALLATION WITH OTHER TRADES.

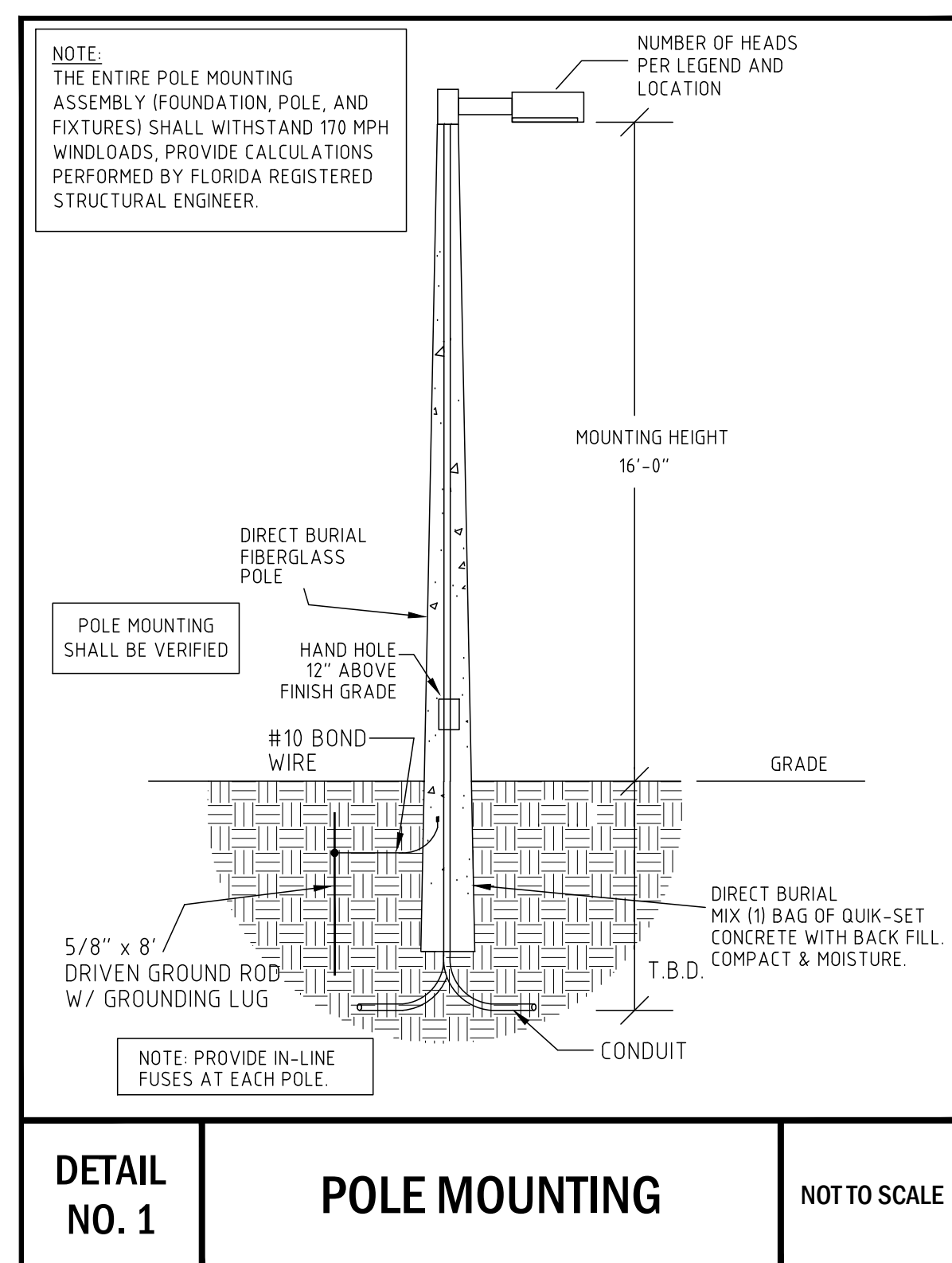


FAE
CONSULTING

300 LOCK ROAD, SUITE 302
DEERFIELD BEACH, FLORIDA 33441
TEL: (561) 881-1999
15611 ST. AUGUSTINE
DEERFIELD BEACH, FLORIDA 33441
URBILIA IAPRTE, P.E. LICENSE #73122
STEPHEN F. ROLLIN, P.E. LICENSE #36428
BENJAMIN J. JADOS P.E. LICENSE #86100
E-MAIL: INFO@FAECONSULTING.COM

Stephen F Rollin

LANDSCAPE PLAN
33901 GULFSTREAM ROAD
PALM SPRINGS, FL 33461



ALL EXTERIOR EQUIPMENT AND LIGHTING SHALL BE U.L. LISTED FOR APPLICATION AND ENVIRONMENT.
(TYPICAL FOR ENTIRE PROJECT)

THE ELECTRICAL CONTRACTOR WILL BE RESPONSIBLE FOR EXPENSES ATTRIBUTED DUE TO THE SUBSTITUTION OF THE SPECIFIED PARKING LOT FIXTURES. THE ELECTRICAL CONTRACTOR WILL ALSO BE RESPONSIBLE FOR PROVIDING AN APPROVED PHOTO-METRIC LAYOUT THAT SATISFIES THE LOCAL LIGHTING CODES AND ORDINANCES DUE TO THE SUBSTITUTION OF THE SPECIFIED PARKING LOT FIXTURES.

THIS PLAN PROVIDED FOR SITE PLAN REVIEW ONLY.

PERMIT SET: 08/03/2020

#	DATE	DESCRIPTION

PROJECT NO. 20194

ES1.1

FIRE SAFETY FLORIDA STATUTES: TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH F.B.C. 2017 SECTION 110.8.4.4 AND CHAPTER 633, FLORIDA STATUTES.

PRIOR TO SUBMITTING HIS BID, THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND INFORM THE ARCHITECT AND THE ENGINEER OF ANY DISCREPANCY BETWEEN THESE DOCUMENTS AND THE EXISTING CONDITIONS AND HE SHALL INCLUDE IN HIS BID TO CORRECT THE SAME AS DIRECTED. THE ENGINEER AND THE ARCHITECT, ARE NOT RESPONSIBLE FOR ANY ADDITIONAL COSTS RESULTING FROM VERIFIABLE EXISTING CONDITIONS DISCOVERED AFTER CONTRACT HAS BEEN AWARDED. NO CHANGES SHALL BE MADE TO THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD. ALL CHANGES SHALL BE SUBMITTED FOR REVIEW PRIOR TO INSTALLATION. NOT FOR BID UNTIL PERMIT HAS BEEN ISSUED.

[illegible]

FBC BUILDING CODE 6th EDITION (2017)
FBC RESIDENTIAL CODE 6th EDITION (2017)
FBC MECHANICAL CODE 6th EDITION (2017)
FBC EXISTING BUILDING CODE 6th EDITION (2017)
NATIONAL ELECTRICAL CODE 2014 EDITION
FBC PLUMBING CODE 5th EDITION (2017)

- Windows indicated with (egress) must be manufactured to conform to the building codes with respect to minimum emergency egress requirements.
- All sliding glass doors and windows at shower or tub shall be tempered glass.
- All glazed openings shall be protected with wind debris impact resistant shutters according to FBC unless such glazing can provide such a resistance.

- Truss manufacturer is responsible for the design and fabrication of trusses, girders and their connections to each other for the gravity loads and wind speed and conditions listed in this sheet. The design and manufacture of metal-plate-connected wood roof and floor trusses shall comply with ANSI/TPI 1, and FBC with emphasis on FBC 2017 SECTION R802.10.
- Trusses and girders shall be designed, signed, and sealed by a Florida registered engineer (Truss engineer)/related by truss manufacturer.
- Wind loads in this package are calculated based on alternate method.
- Truss manufacturer shall notify the Engineer of records prior to completing shop drawing. If any loads exceed those specified in the I package using the same method and conditions (see above section).
- Complete calculations and shop drawings shall be signed and sealed by the Truss engineer and shall be submitted to the engineer-of-record for review. Review by the engineer in records will be for compliance with design concept only. The Engineer of records reserves the right to make design changes as deemed appropriate based on such a review.
- Truss manufacturer shall provide all truss to truss connections and uplift load for individual trusses & girder.
- Truss manufacturer is responsible for the design of bracing for individual truss and girder members to resist lateral buckling under gravity or wind loads, and is responsible for providing a bracing plan of overall floor and roof truss systems.
- The bracing of metal-plate-connected wood trusses shall comply with their appropriate engineered design. In the absence of specific bracing requirements, trusses shall be braced in accordance with the Truss Plate Institute's (TPI) "Handing, Installing, and Bracing Metal Plate Connected Wood Trusses" (HPB-91). Any bracing not shown or the suitability of the truss systems for gravity and lateral loads shall be indicated on shop drawings. For temporary truss bracing refer to TPI's HPB-91 summary sheet.
- The bottom chord Diagonals plates of 45° lateral bracing spaced at 8 to 10 feet, nailed to top of the bottom chord, diagonals plates at 45° to the lateral bracing shall be located at each end.
- Wood trusses shall be braced and erected in accordance with the bracing in the

A. Structural wood and timber framing shall conform to the "timber construction manual" as published by the American Institute of Timber construction.

B. All wood in contact with masonry, concrete, steel or exposed to weather shall be pressure treated.

C. If ACP pressure treated is used—use all stainless steel fasteners and hangers.

D. Provide two x 2 jack studs each side of opening in stud bearing walls unless otherwise noted.

E. Provide bridging, blocking and nailing of framing in accordance with the Florida Building Code unless otherwise noted.

F. Plywood sheathing and decking shall be APA rated for spans and exposure required and as shown on plans.

G. All structural timber shall have the following minimum values unless noted, extreme fiber stress in bending $F_b = 1200$ psi, minimum modulus of elasticity $E = 1,600,000$ psi, minimum horizontal shear stress $F_v = 90$ psi. (southern pine #2 with a maximum moisture content of 19% or equal).

- a. Plywood roof sheathing shall be 1/2" thick, exterior grade, sheathing, with 32/16 APA span rating.
- b. Lay panels, continuous over two or more spans and with face grain perpendicular to primary framing members. End joints shall occur at center of primary framing member with both panels fastened to it. End joints shall be staggered.
- c. Fasten plywood roof sheathing panels to all supporting members using 8d ring shank nails.
- d. Nail spacing shall be 3" o.c. at panel perimeter and 6" o.c. at intermediate supports. For the purpose of nailing, Zone 1 exposure is assumed throughout.
- e. Exterior porch ceiling and soffit 7/8" exterior on high rib lath

w/1 3/4" nailing.

- a. Plywood wall sheathing shall be 1/2" thick, exterior grade, nailing with

- a. Use 3/4" plywood subfloor sheathing with 48/24 APA span rating.
- b. Edges of plywood panels shall be tongue-and-groove and glued or continuously supported by sub-joists.
- c. Lay plywood panels continuous over two or more spans and with face grain perpendicular to the joists. End joints shall occur at center of joist with both panels fastened to joist. End joints shall be staggered. Hold edge of panels 1/2" away from masonry walls.
- d. Fasten plywood subfloor panels to supporting joists (and sub-joists if applicable) with 10d common ring shank nails at 6-inches on center maximum at all supports.

a. Plywood underlayment shall be 1/4" thick, APA underlayment quality.

b. Lay panels smooth side up with face grain perpendicular to joists. Underlayment panel joints shall be offset at least 2-inches from subfloor panel joints.

c. Fasten underlayment panels to subfloor using 3d x 1-1/4" ring-shank nails at 3-inches on center along panel edges (3/8" from edge) and at 6-inches on center in each direction throughout remainder of panel. Space nails so that they do not occur at joists.

GYPSON BOARD PARTITIONS

- Non-rated partitions shall have 1/2" th. Gyp. Bd. On each side of 3.5/8" th. Metal studs at 16" on center and/or 2 x 4 wood studs at 24" on center.
- Fire rated non-bearing partitions shall have 5/8" th. Type "x" gyp. Bd. On each side of 3.5/8" th. (or as indicated on plan) metal studs at 16" on center with r-11 fiberglass insulation between studs.
- Bearing partitions shall have 5/8" th. type "x" gyp. Bd. Each side of 2 x 4 wood studs at 16" on center. Storage areas under stairs shall have 2 layers of 5/8" th. type "x" gyp. Bd. Secured to the walls of the storage area.

-Fill under all slabs shall be clean sand and shall be compacted to a min. of 95% maximum density as per ASTM D-1557. Allowable soil bearing pressure shall be 2500 psf or better. Contractor shall verify these measures.

-Fill under the building shall receive pre-construction soil treatment by the owner for protection against termites.

Soil shall be free from any expansive and collapsing materials.

[illegible]

1. Concrete masonry wall reinforcement shall be dowelled from foundation through filled block cells and noxxed at beam top bars. reinforcement spaces shall be 45" bar diameters. Dowels shall be same size and number as vertical reinf. for horizontal joint reinforcement reinf. for structural notes.
2. All reinforcement walls shall have galvanized steel horizontal joint reinforcement (torsional and/or tension type) of every other course. Extend reinforcement minimum 12" into adjacent columns.
3. For dimensions and location of masonry openings refer to architectural drawings.
3. Unless Otherwise Noted, masonry wall shall be reinf. # 5 @ 48" o.c in grouted cell, at all corners, intersections, end of wall, and at the two sides of each and every opening.

(In masonry blocks or forms)

- 1) At all beam corners and intersections provide 2#5 L- Shaped corner bar with 30" long legs at top and bottom.
- 2) Hook all top bars at ends.
- 3) All top and bottom bars shall be continuous. Where necessary, Lap splice top bars in middle third of span and lap splice bottom bars at supports. Lap splice shall be minimum 36" inches.
- 4) For poured beams in forms, use #3 ties @ 8" o.c. and if necessary use 45° bent reinforcement.

A. Standards: ACI 318-99, ACI 301 and ACI 347.

B. All concrete shall be proportioned to attain a minimum compressive strength of 5000 psi (3500 psi for foundations & slab on ground) at 28 days. Slump shall be maintained to allow for placement of the concrete at the site. Maximum water content shall be 33 gallons per cubic yard. Concrete for stress walls will remain exposed to weather after construction, shall have a 3 to 5 percent air content. All stresses, conduits, block-outs, bolts, plumbing and drains shall be secured in place.

C. All rebar shall be lap welded or lap spliced during concrete placement as required by the design engineer.

D. Sampling: ASTM C172, slump - ASTM C143 and one (1) test per pour, air content - ASTM C31, one set of specimen compressive strength - ASTM C39, one set per 50 cubic yards of concrete, four cylinders per set. Certification from concrete supplier shall be provided.

E. All concrete materials shall comply with the following standards: Portland cement - ASTM C150, water - potable, aggregate - ASTM C686, Concrete supplier shall determine mix design.

F. Place concrete in a continuous operation within planned joints or sections. Do not begin placement until work of other trades affecting concrete is completed.

G. Reinforcing steel shall be installed and tied to the design layout with hand tying and tamping so that concrete is worked around reinforcement and other embedded items and into all parts of the form. Protect concrete from physical damage and repair any damage by patching and curing. Mixing, placing and curing shall begin immediately after concrete is placed. Fresh concrete shall be cured by a minimum mist curing as soon as free water has disappeared from exposed surface. Where possible, keep continuously moist for not less than 72 hours. Cure turned on after 24 hours. Cure shall be maintained until concrete is placed and cured to prevent damage to exposed concrete surfaces. Apply liquid curing - breather compound to tops in true accordance with manufacturers instructions.

H. Forms and bracing shall be suspended, braced and beams shall not be removed before a minimum of 2 weeks.

I. Concrete cover over reinforcement:

- a. 3-inches where cast against earth.
- b. 2-inches for all other locations (u.o.n.).
- c. 1-1/2 to 2-inches at all other locations (u.o.n.).

-Air conditioning contractor shall supply a/c duct layout and shall verify equipment sizes. All cleanout are up to grade. No vent stacks shall pass through roof crickets or valleys. Size and location of cleanouts shall conform to standard plumbing code. Fixture supply sizes shall conform to standard plumbing code

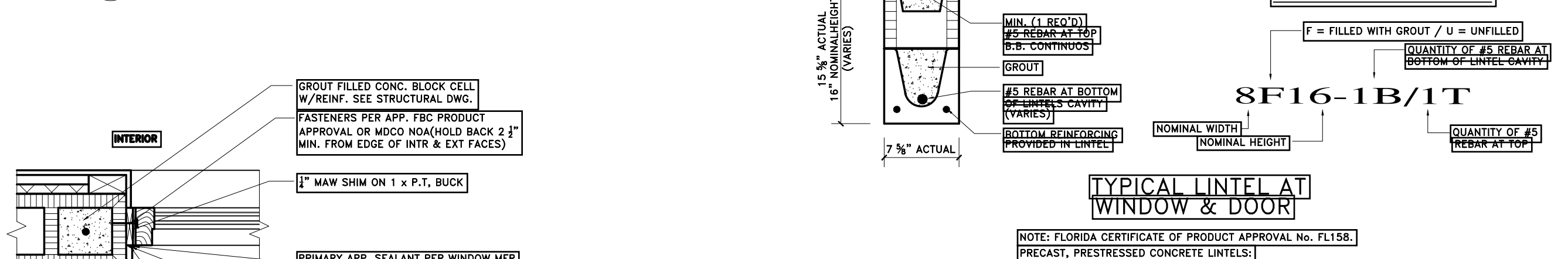
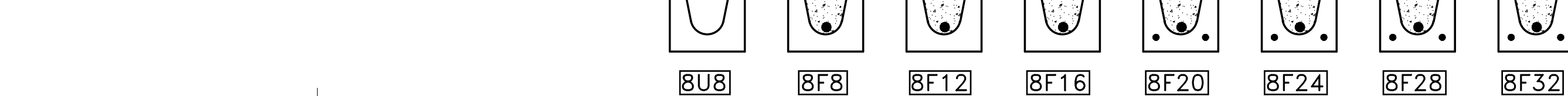
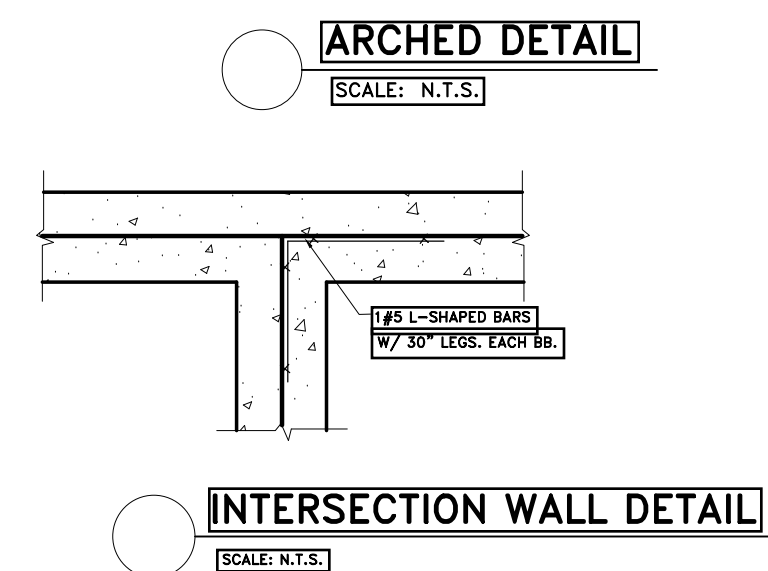
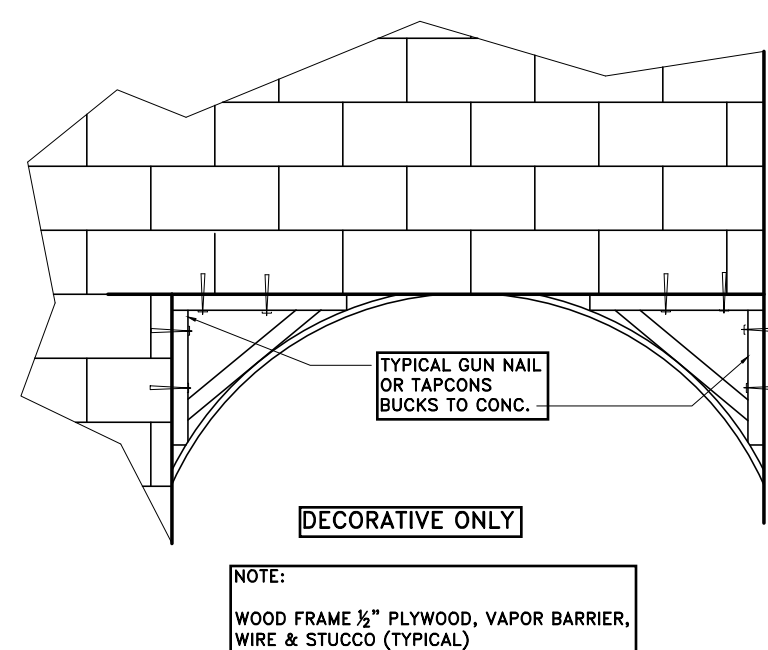
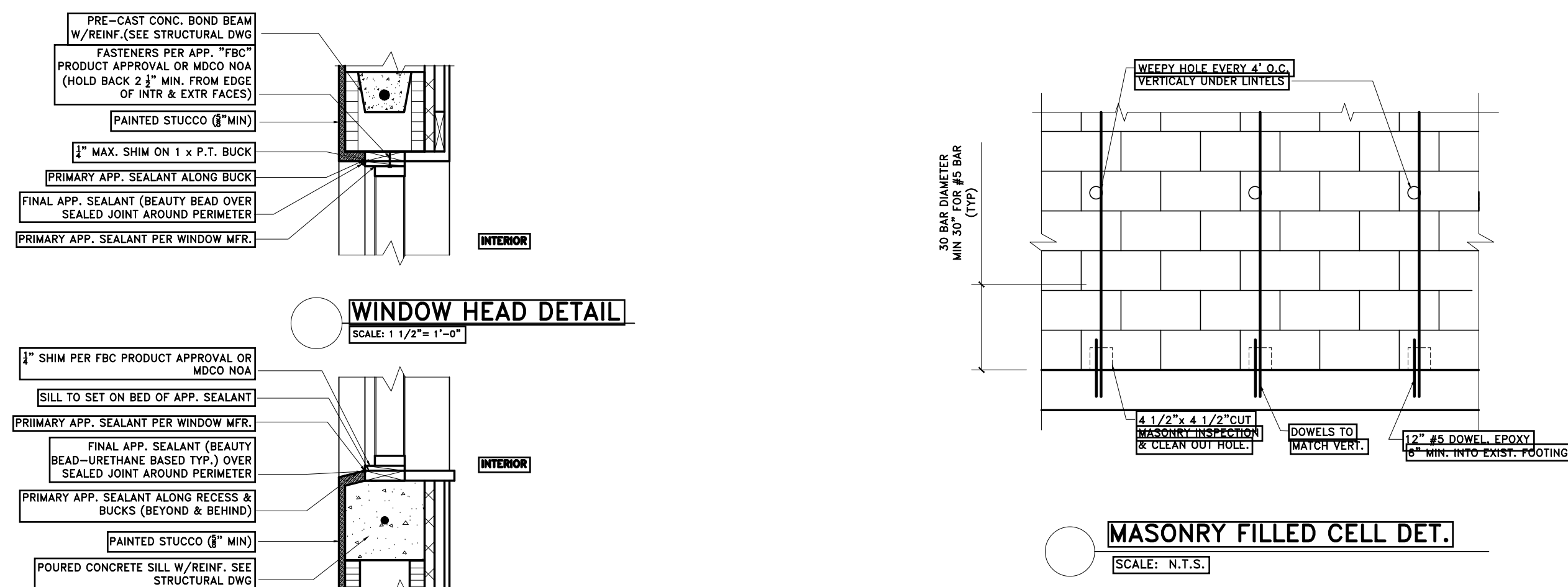
JURISDICTION: PALM BEACH COUNTY
OCCUPANCY CLASS: RESIDENTIAL R-2
TYPE OF CONSTRUCTION: VB
FIRE SPRINKLER SYSTEM: NOT REQUIRED
FIRE ALARM: NOT REQUIRED
FIRE SPRINKLER SYSTEM: NOT REQUIRED
BUILDING CODE: 2017 FLORIDA BUILDING CODE, ASCE 7-10
WIND EXPOSURE CLASSIFICATION: "C"

BUILDING DESIGNED: AS ENCLOSED		
MEAN ROOF HEIGHT: <15 FT		
WIND VELOCITY: Vu165 Vwsd=105		
qhn= 56.57 psf		
Wn= 85		
Kzt= 1.0		
GCp1= 1.8 + / -		
GCp2= 1.04 + / -		
ROOF MATERIAL: ASPHALT SHINGLE		
ROOF DEAD LOAD: 30 PSF		
SOIL LBR LOAD: 20 PSF		
SOIL BEARING CAPACITY: 2500 PSF		
[REVIEWED FOR SHEAR WALL REQUIREMENTS: YES]		
IMPACT PROTECTION: PER PRODUCT APPROVAL WINDOWS AND DOORS IMPACT RATED		
INTERNAL COEFFICIENT= 0.18 + / -		
RISK CATEGORY: II		
END ZONE WIDTH FOR 30 FT FL BUILDING: 3 FT		
COMPONENTS AND CLADDING BUILD PRESSURES		
	WALL	
ZONE	LEEWARD/WINDWARD	
TRIST. AREA 10 SF	1	
ROOF PERIMETER	2	
ROOF CORNER	3	
WALL (INTD)	4	+49.2 -53.3
WALL CORNER	5	+49.2 -53.3

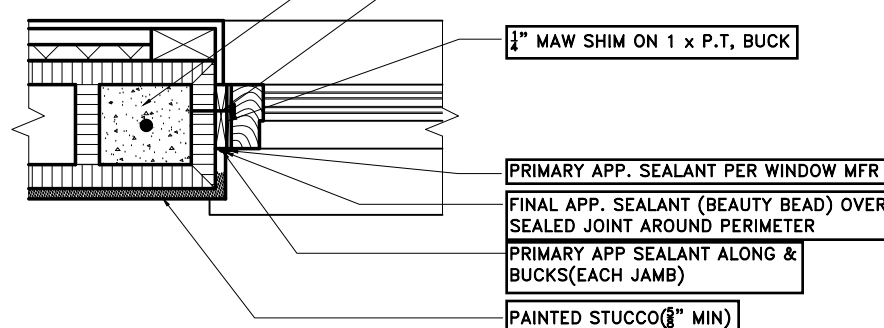
 BUILDING SECTION
 SHEET NUMBER
 WHERE SECTION IS DRAWN
 INTERIOR ELEVATION (UNFOLD)
 ARROWS INDICATE ELEVATIONS
 WINDOWS MARK
 WINDOW MARK (LETTER)
 DOOR MARK
 DOOR MARK (NUMBER)
 (L-X) LINTEL TYPE (NUMBER)
 CODE OF SCOPE OF WORKS
 NUMBER OF REVISION CORNERS TO REVISION REFERENCE
 CONTROL OR DATUM POINT
 DESCRIPTION OF LEVEL IN POINT
 (VIN-L, TOP OF PLATE, TOP OF T.B.
 EX. ORD. MARK
 FINISH FLOOR

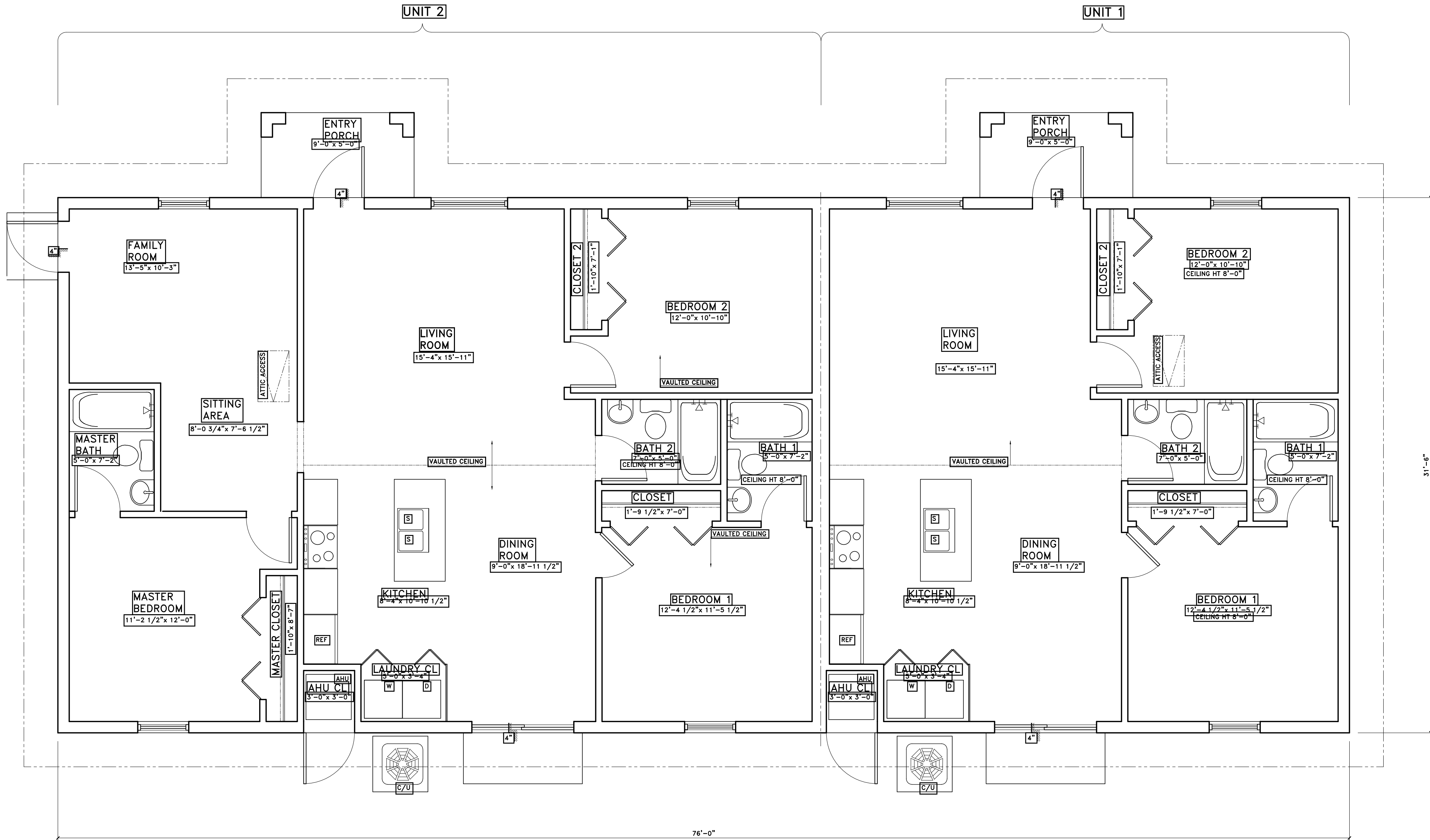
1 NEW DUPLEX IN EMPTY LOT

A1	NOTES & DETAILS.
A2	FLOOR PLAN.
A3	CONSTRUCTION FLOOR PLAN.
A4	ROOF PLAN.
A5	ELEVATIONS.
A6	TYPICAL WALL SECTIONS.
E1	ELECTRICAL FLOOR PLAN & DETAILS.
P1	PLUMBING FLOOR PLAN & DETAILS.
S1	FOUNDATION PLAN & DETAILS.
S2	ROOF PLAN & DETAILS.
M1	MECHANICAL PLAN.



A - PRECAST, PRESTRESSED CONCRETE UNITS TO BE PROVIDED BY CAST-IN-PLACE (OR APPROVED LOCAL) AND INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. SHOROTIPLAST UNITS AS REQUIRED. B - MINIMUM 4" REBAR @ 1' EACH END. C - 12" REINFORCING BARS ON TOP. D - STANDARDS: COMPLY WITH REQUIREMENTS OF PCI SP. 301, ACI 308 AND ACI 308.3. E - REINFORCING BARS: ASTM A63, GRADE 60.	F - PRESTRESSED CONCRETE UNITS A1416. G - DURESS 210 UNCOATED, 7/32" WIRE, LOW RELAXATION STRAND. H - CONCRETE: - 1 - 10% CEMENT ASIM C150, TYPE I OR II - 2 - 1/2" ASIM RATE 1450 - 3 - 1/2" ASIM RATE 1450, ANDRUSOLUS SILICA - 4 - 1/2" ASIM RATE 1450, MAXIMUM 9/16" DIAMETER. - 5 - 1/2" ASIM RATE 1450, MAXIMUM 3/8" DIA. FOR TOPS - 6 - 1/2" ASIM RATE 1450, MAXIMUM 3/8" DIA. FOR TOPS - 7 - 1/2" ASIM RATE 1450, MAXIMUM 3/8" DIA. FOR TOPS - 8 - 1/2" ASIM RATE 1450, MAXIMUM 3/8" DIA. FOR TOPS - 9 - 1/2" ASIM RATE 1450, MAXIMUM 3/8" DIA. FOR TOPS - 10 - 1/2" ASIM RATE 1450, MAXIMUM 3/8" DIA. 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AREAS SCHEDULE		
AREA UNDER/AIR	AREA OUT/AIR	SQFT
AREAS UNIT 1		
PROPOSE HOUSE		980.11
	PROPOSED ENTRY PORCH	45.00
TOTAL AREA UNDER AIR		980.11
TOTAL AREA		1 025.11
AREAS UNIT 2		
PROPOSE HOUSE		1 413.89
	PROPOSED ENTRY PORCH	45.00
TOTAL AREA UNDER AIR		1 413.89
TOTAL AREA		1 458.89

ARCHITECTURAL FLOOR PLAN
SCALE: 1/4" = 1'-0"

NEW DUPLEX FOR BRANDX LLC (MASTER PLAN A)

3901 GULFSTREAM RD
PALM SPRINGS, FL. 33461

BUNKER
ENGINEERING & CONSTRUCTION SERVICE INC.
CA# 26268

120 N FEDERAL HIGHWAY, SUITE 305,
LAKE WORTH, FL, 33460
PH #561-585-5696 -- FAX #561-585-5697

REVISIONS:
△

DATE: 08-29-19

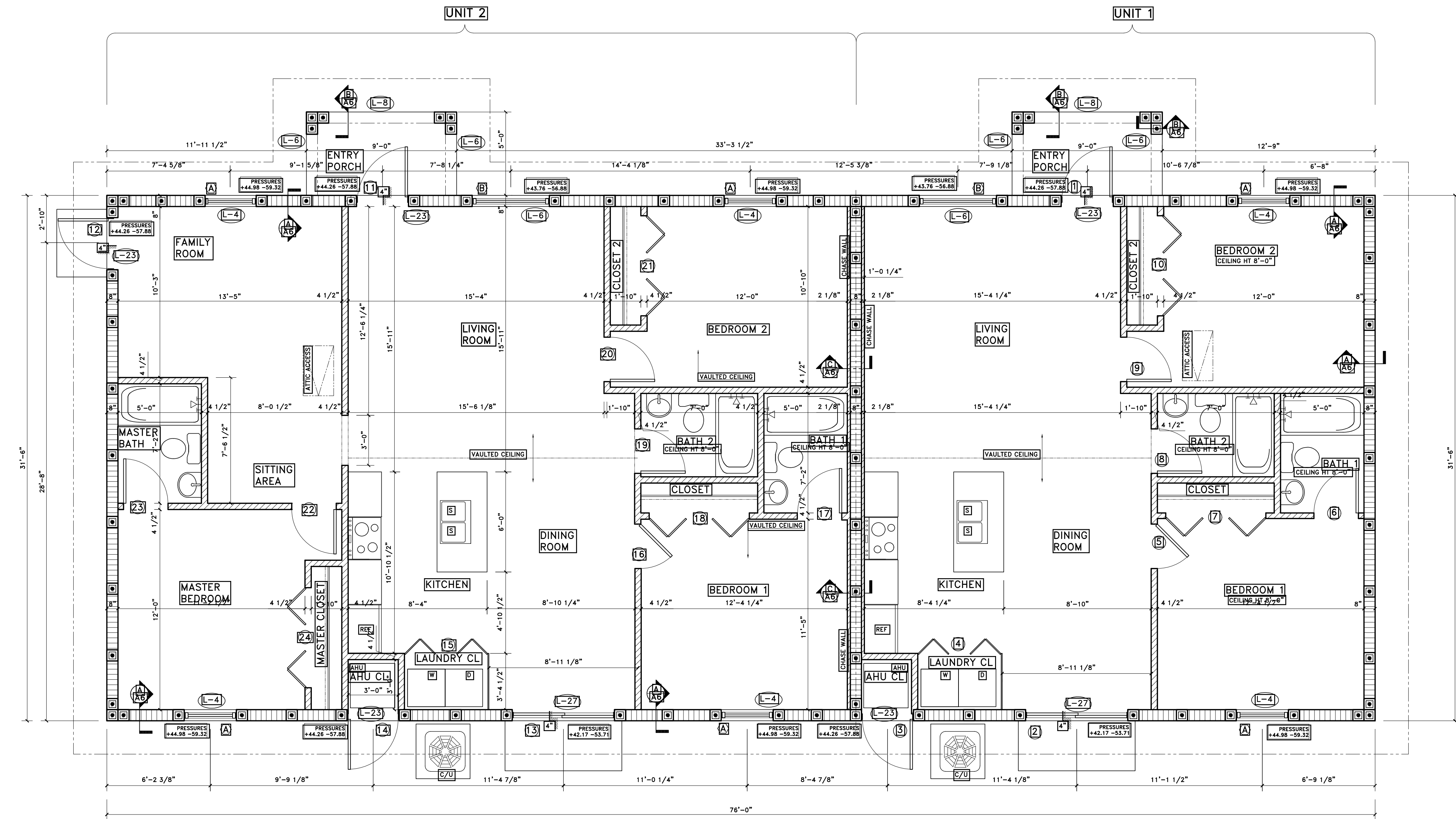
SCALE: AS NOTED

DRAWN BY:

DRAWING No.: A2

SEAL

EDGAR DUENAS, P.E.
FL. REG. ENG. #57831



CONSTRUCTION FLOOR PLAN
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE											
UNIT 1	MK	LOCATION FROM	TO	DOOR		TH.	SERIES AND TYPE	OPERATION	MAT'L.	FRAME MAT'L.	REMARKS
				DOOR W.	DOOR H.						
UNIT 1	1	ENTRY PORCH	LIVING ROOM	3'-0"	6'-8"	1 3/4"	RAISED PANEL	SWINGING	METAL/WOOD	WOOD	
	2	DINING ROOM	REAR PATIO	6'-0"	6'-8"	1 3/4"	FRENCH DOOR	SLIDING	METAL/GLASS	WOOD	
	3	REAR PATIO	A/C CLOSET	3'-0"	6'-8"	1 3/4"	RAISED PANEL	SWINGING	METAL/WOOD	WOOD	
	4	KITCHEN	LAUNDRY CLOSET	(2)2'-6"	6'-8"	1"	LOUVER DOOR	BIFOLD	WOOD	WOOD	CABINET DOORS
	5	DINING ROOM	BEDROOM 1	2'-8"	6'-8"	1 3/4"	RAISED PANEL	SWINGING	WOOD	WOOD	
	6	BEDROOM 1	BATH 1	2'-8"	6'-8"	1 3/4"	RAISED PANEL	SWINGING	WOOD	WOOD	
	7	BEDROOM 1	CLOSET 1	(2)3'-0"	6'-8"	1"	RAISED PANEL	BIFOLD	WOOD	WOOD	
	8	DINING ROOM	BATH 2	2'-8"	6'-8"	1 3/4"	RAISED PANEL	SWINGING	WOOD	WOOD	
	9	LIVING ROOM	BEDROOM 2	2'-8"	6'-8"	1 3/4"	RAISED PANEL	SWINGING	WOOD	WOOD	
	10	BEDROOM 2	CLOSET 2	(2)3'-0"	6'-8"	1"	RAISED PANEL	BIFOLD	WOOD	WOOD	
UNIT 2	11	ENTRY PORCH	LIVING ROOM	3'-0"	6'-8"	1 3/4"	RAISED PANEL	SWINGING	METAL/WOOD	WOOD	
	12	FAMILY ROOM	LATERAL PATIO	3'-0"	6'-8"	1 3/4"	RAISED PANEL	SWINGING	METAL/WOOD	WOOD	
	13	DINING ROOM	REAR PATIO	6'-0"	6'-8"	1 3/4"	FRENCH DOOR	SLIDING	METAL/GLASS	WOOD	
	14	REAR PATIO	A/C CLOSET	3'-0"	6'-8"	1 3/4"	RAISED PANEL	SWINGING	WOOD	WOOD	
	15	DINING ROOM	LAUNDRY CLOSET	(2)2'-6"	6'-8"	1"	LOUVER DOOR	BIFOLD	WOOD	WOOD	CABINET DOORS
	16	DINING ROOM	BEDROOM 1	2'-8"	6'-8"	1 3/4"	RAISED PANEL	SWINGING	WOOD	WOOD	
	17	BEDROOM 1	BATH 1	2'-8"	6'-8"	1 3/4"	RAISED PANEL	SWINGING	WOOD	WOOD	
	18	BEDROOM 1	CLOSET 1	(2)3'-0"	6'-8"	1"	RAISED PANEL	BIFOLD	WOOD	WOOD	
	19	DINING ROOM	BATH 2	2'-8"	6'-8"	1 3/4"	RAISED PANEL	SWINGING	WOOD	WOOD	
	20	DINING ROOM	BEDROOM 2	2'-8"	6'-8"	1 3/4"	RAISED PANEL	SWINGING	WOOD	WOOD	
	21	BEDROOM 2	CLOSET 2	(2)3'-0"	6'-8"	1"	RAISED PANEL	BIFOLD	WOOD	WOOD	
	22	SITTING AREA	MASTER BEDROOM	2'-8"	6'-8"	1 3/4"	RAISED PANEL	SWINGING	WOOD	WOOD	
	23	MASTER BEDROOM	MASTER BATH	2'-8"	6'-8"	1 3/4"	RAISED PANEL	SWINGING	WOOD	WOOD	
	24	MASTER BEDROOM	MASTER CLOSET	(2)3'-0"	6'-8"	1"	RAISED PANEL	BIFOLD	WOOD	WOOD	

WINDOW SCHEDULE											
MK	WINDOW SIZE		MFG	SERIES	OPERATION	FINISH	QTY.	DETAILS			REMARKS
	WIDTH	HEIGHT						JAMB	HEAD	SILL	
UNIT 1											
A	3'-0"	5'-3"			SINGLE HUNG	ALUMINUM/GLASS	2				IMPACT WINDOW
B	4'-6"	5'-3"			SINGLE HUNG	ALUMINUM/GLASS	1				IMPACT WINDOW
UNIT 2											
A	3'-0"	5'-3"			SINGLE HUNG	ALUMINUM/GLASS	4				IMPACT WINDOW
B	4'-6"	5'-3"			SINGLE HUNG	ALUMINUM/GLASS	1				IMPACT WINDOW

NOTE: CONFIRM MASSONRY OPENING W/ WINDOW & DOORS
MANUFACTURER ALSO WHAT TYPE OF WINDOW SEAL
WILL BE USED(CONCRETE POUR OR PRECAST)

NOTES:
THE G.C. SHALL VISIT THE SITE TO VERIFY ALL EXISTING CONDITIONS PRIOR TO DEMOLITION AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
SHORE-UP AND SECURE ALL STRUCTURAL COMPONENTS OF THE AREA TO BE REMOVED OR ALTERED.
REMOVE ALL ABANDONED ELECTRICAL WIRING BACK TO MAIN PANEL OR ACCESSIBLE JUNCTION BOX.

LEGEND:
CMU WALLS (EXTERIORS)
DRY WALL W/2"x4" (INTERIORS)
ELEMENTS ABOVE

AREAS SCHEDULE		
AREA UNDER/AIR	AREA OUT/AIR	SOFT
AREAS UNIT 1		
PROPOSE HOUSE		1044.52
PROPOSED ENTRY PORCH		40.00
TOTAL AREA UNDER AIR		1044.52
TOTAL AREA		1084.52
AREAS UNIT 2		
PROPOSE HOUSE		1480.48
PROPOSED ENTRY PORCH		40.00
TOTAL AREA UNDER AIR		1044.52
TOTAL AREA		1520.48

CAST-CRETE U LINTEL SCHEDULE				
PRECAST & PRESTRESSES				
LINTEL NO.	SIZE	TYPE	ALLOWED GRAVITY	ALLOWED UPLIFT
(L-2)	3'-6"	8F16-1B/1T	6113	3524
(L-3)	4'-0"	8F16-1B/1T	6113	3060
(L-4)	4'-6"	8F16-1B/1T	6113	2707
(L-5)	5'-4"	8F16-1B/1T	5365	2276
(L-6)	5'-10"	8F16-1B/1T	4360	2080
(L-7)	6'-6"	8F16-1B/1T	3480	1868
(L-8)	7'-6"	8F16-1B/1T	2661	1634
(L-9)	9'-4"	8F16-1B/1T	1843	1133
(L-10)	10'-6"	8F16-1B/1T	1533	914
(L-11)	11'-4"	8F16-1B/1T	1366	800
(L-13)	12'-0"	8F16-1B/1T	1254	724
(L-15)	13'-4"	8F16-1B/1T	1075	607
(L-17)	17'-4"	8F24-1B/1T	950	405

CAST-CRETE U LINTEL SCHEDULE				
8" PRECAST W/2" RECESS DOOR				
LINTEL NO.	LENGTH	TYPE	ALLOWED GRAVITY	ALLOWED UPLIFT
(L-22)	4'-4"	BRF18-1B/1T	6639	3056
(L-23)	4'-6"	BRF18-1B/1T	6639	2939
(L-24)	5'-8"	BRF18-1B/1T	6389	2326
(L-27)	7'-6"	BRF18-1B/1T	3776	1765

SEAL

EDGAR DUENAS, P.E.
FL. REG. ENG. #57831

BUNKER
ENGINEERING & CONSTRUCTION SERVICE INC.
CA# 262668

120 N FEDERAL HIGHWAY, SUITE 305,
LAKE WORTH, FL. 33460
PH #561-585-5696 -- FAX #561-585-5697

NEW DUPLEX FOR BRANDX LLC (MASTER PLAN A)
3901 GULFSTREAM RD
PALM SPRINGS, FL. 33461

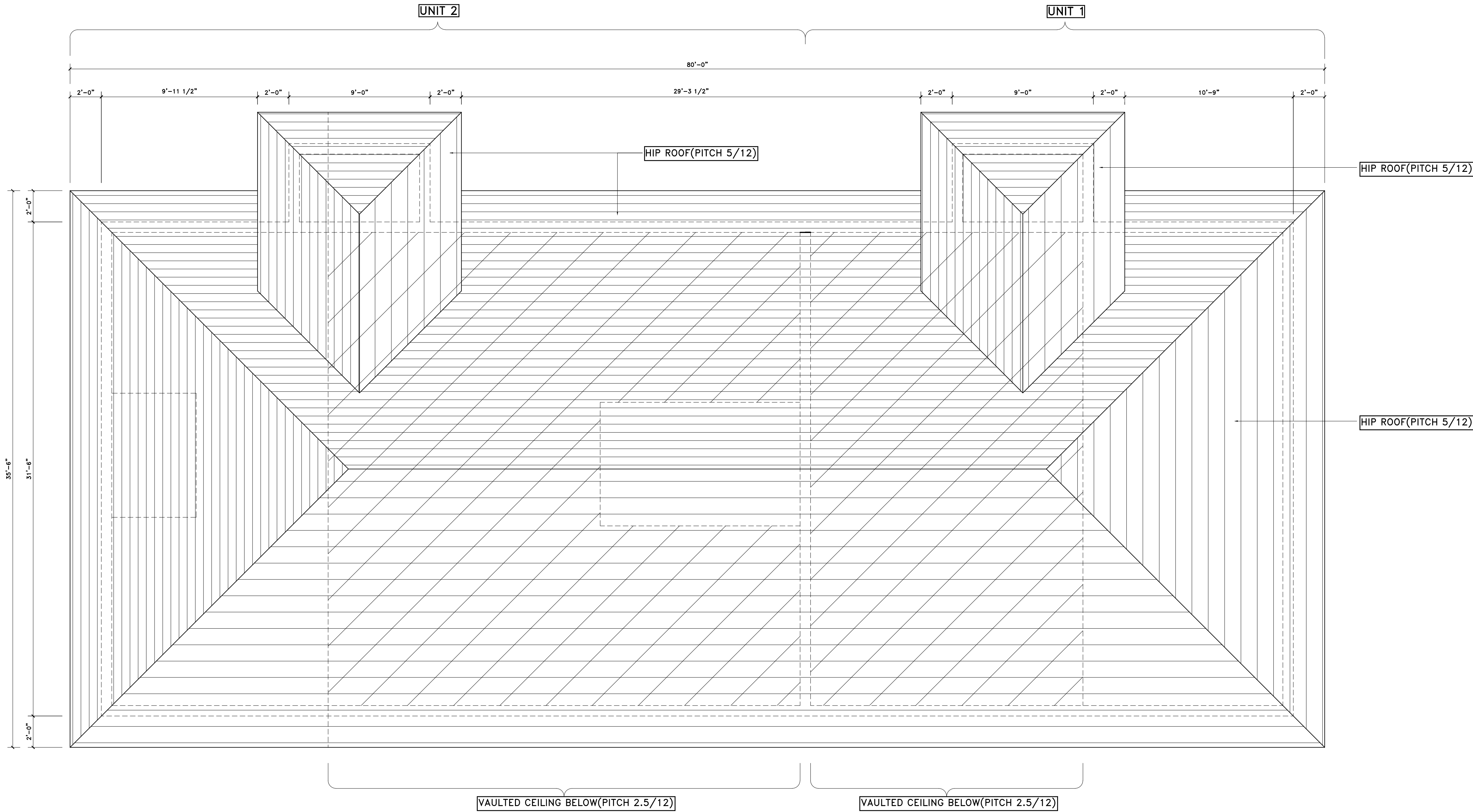
REVISIONS:
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DATE: 08-29-19

SCALE: AS NOTED

DRAWN BY:

DRAWING No.: A3



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

NEW DUPLEX FOR BRANDX LLC (MASTER PLAN A)

3901 GULFSTREAM RD
PALM SPRINGS, FL. 33461

BUNKER
ENGINEERING & CONSTRUCTION SERVICE INC.
CA# 26268

120 N FEDERAL HIGHWAY, SUITE 305
LAKE WORTH, FL, 33460
PH #561-585-5696 -- FAX #561-585-5697

REVISIONS:



DATE: 08-29-19

SCALE: AS NOTED

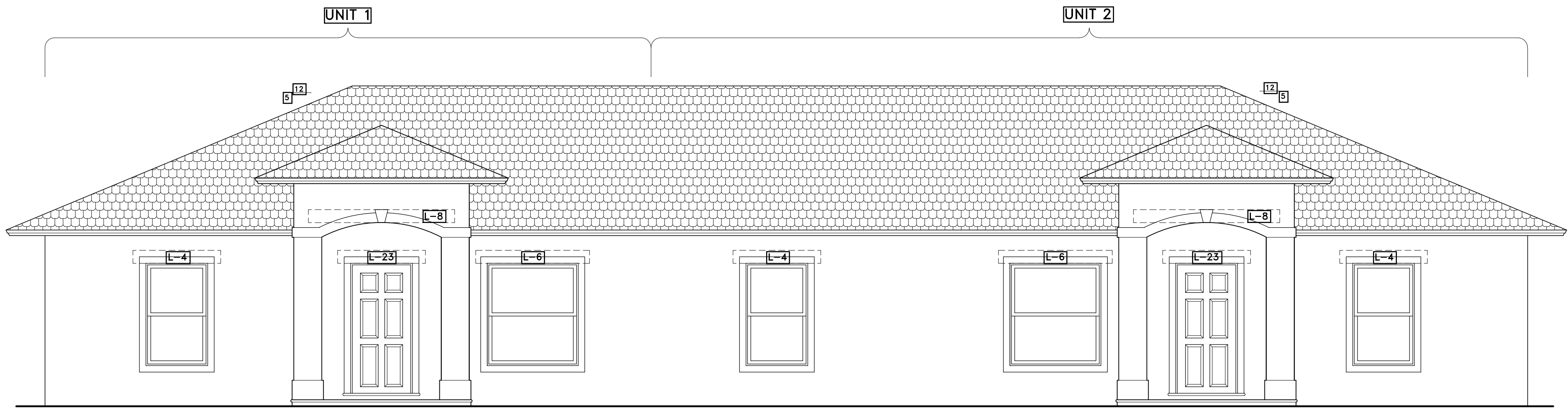
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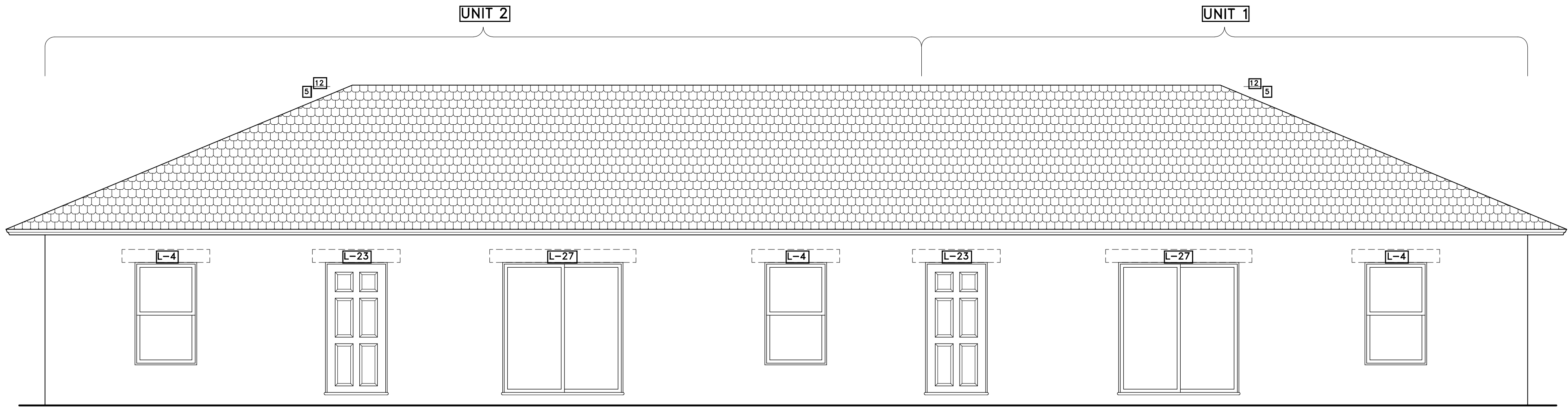
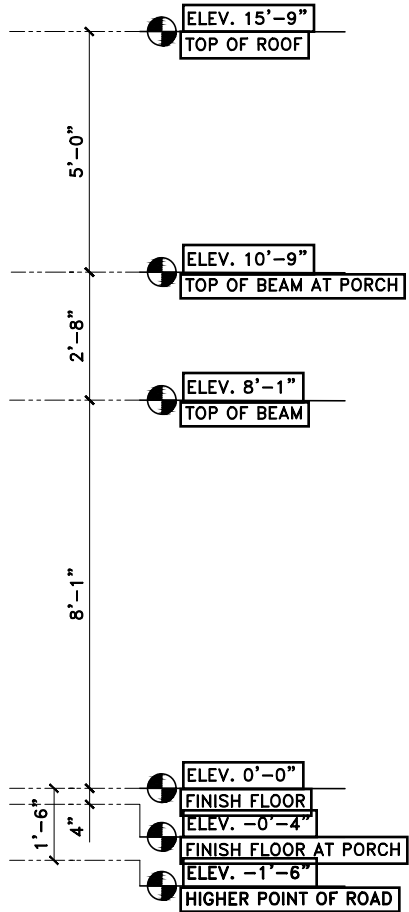
A4

SEAL

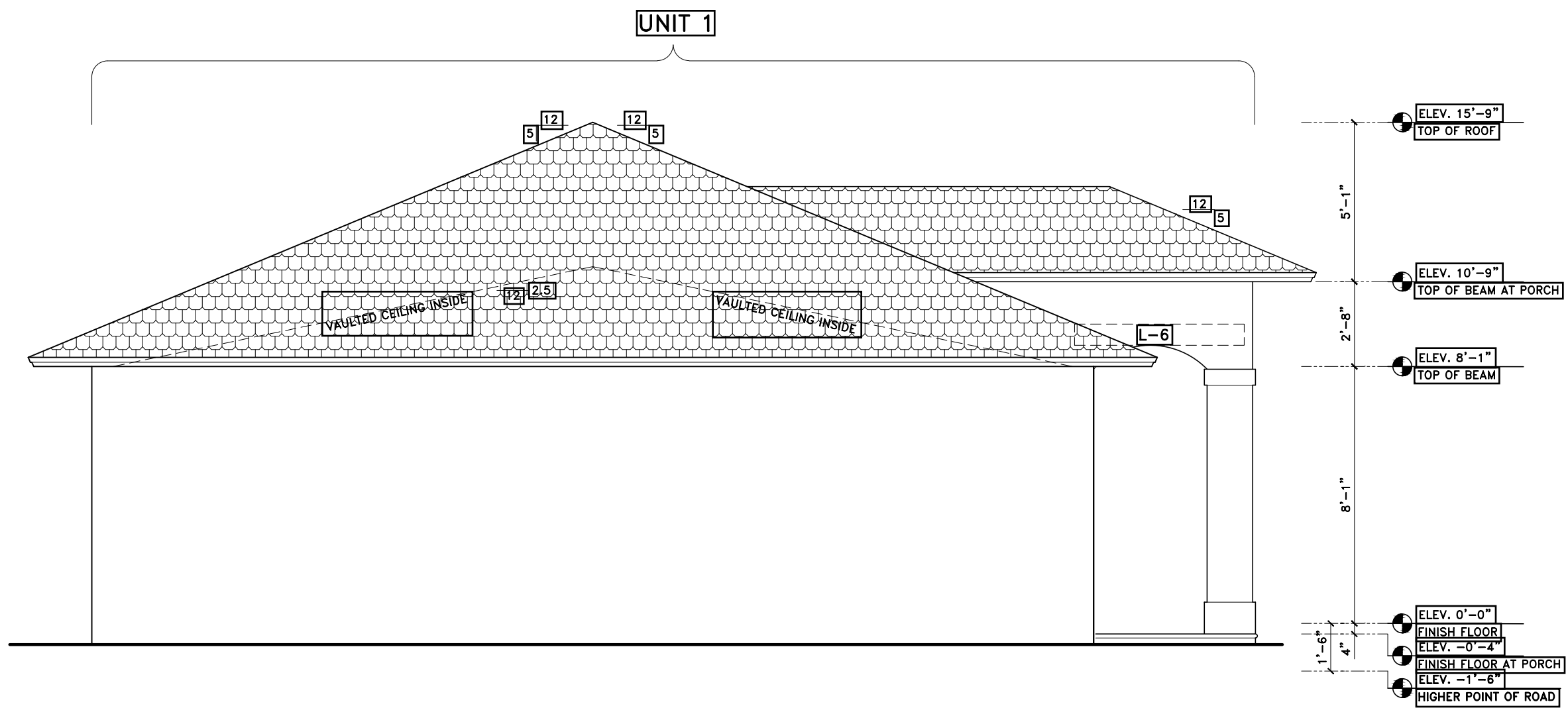
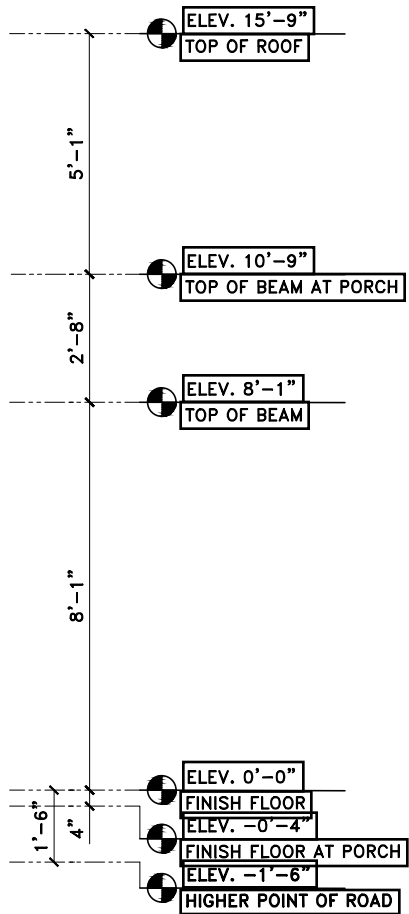
EDGAR DUENAS, P.E.
FL. REG. ENG. #5783



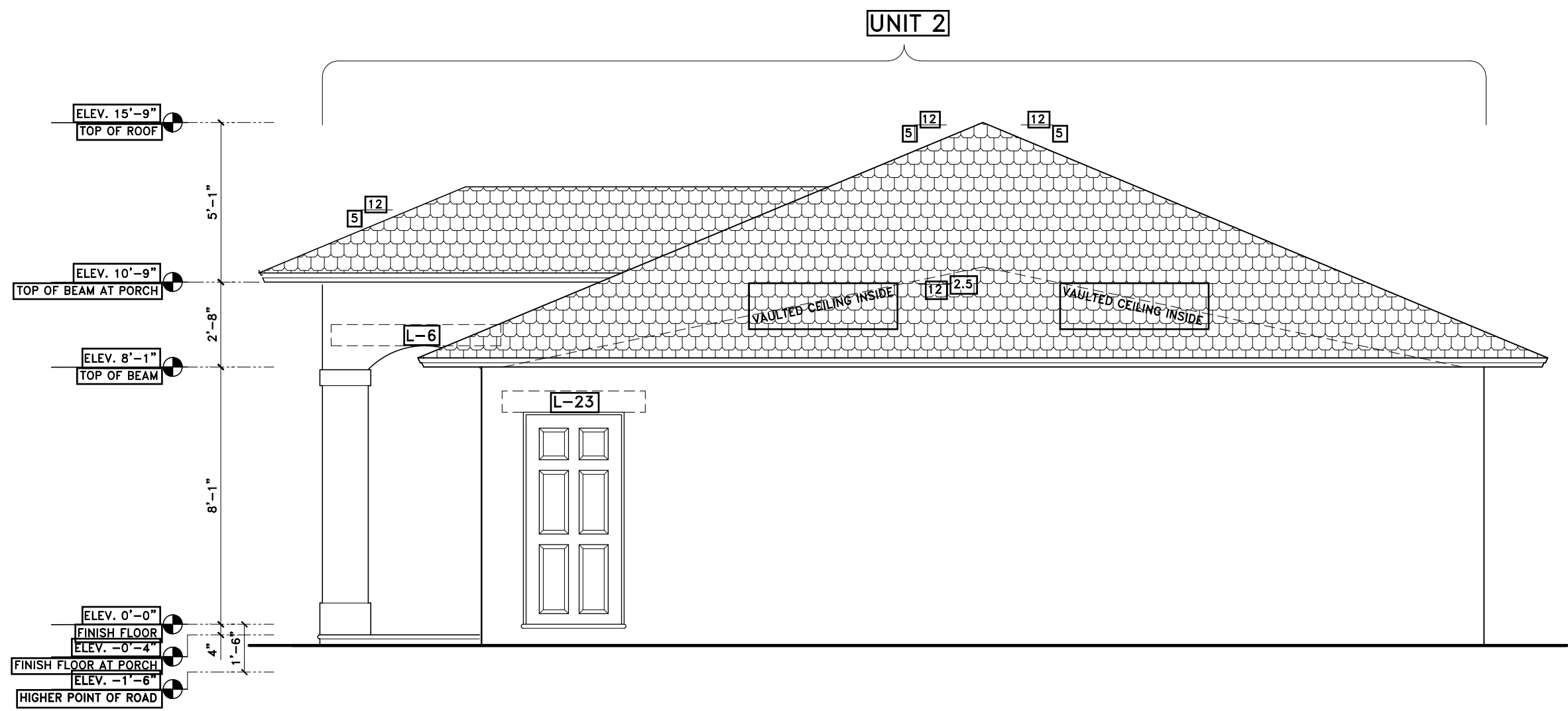
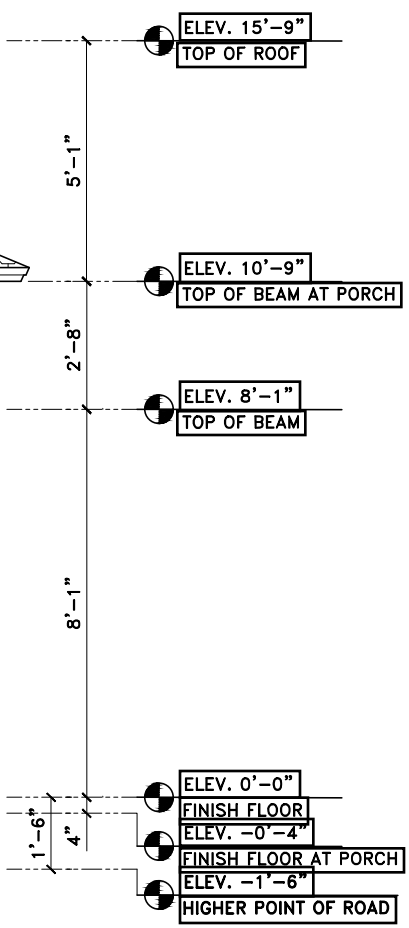
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



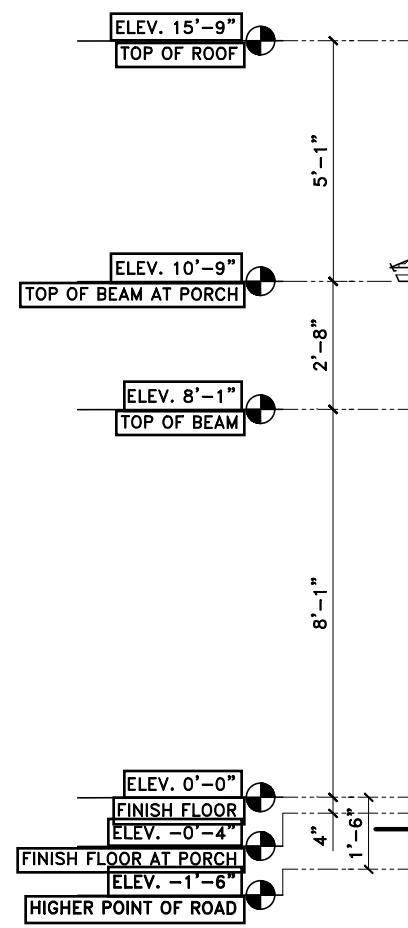
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



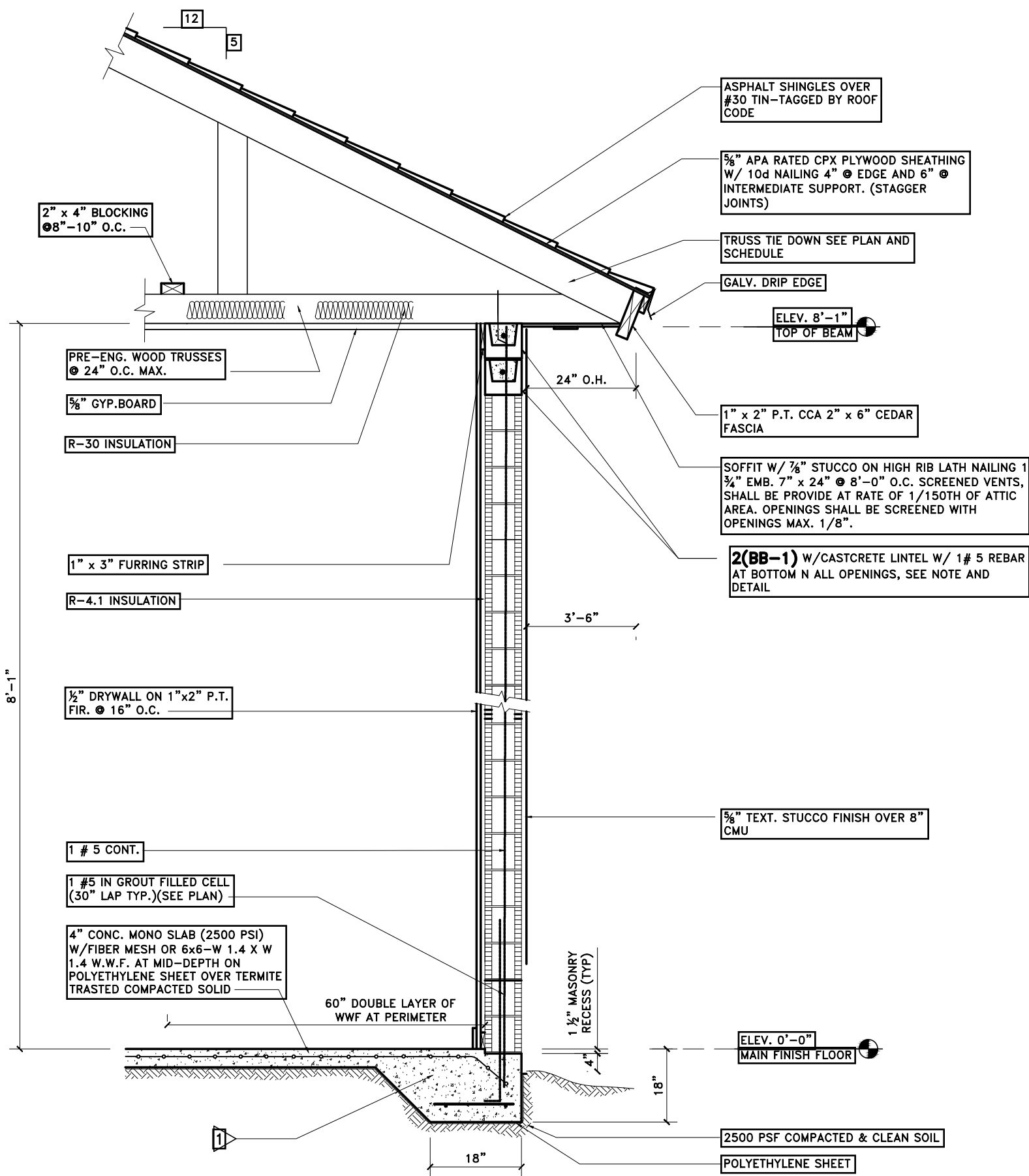
EAST ELEVATION
SCALE: 1/4" = 1'-0"



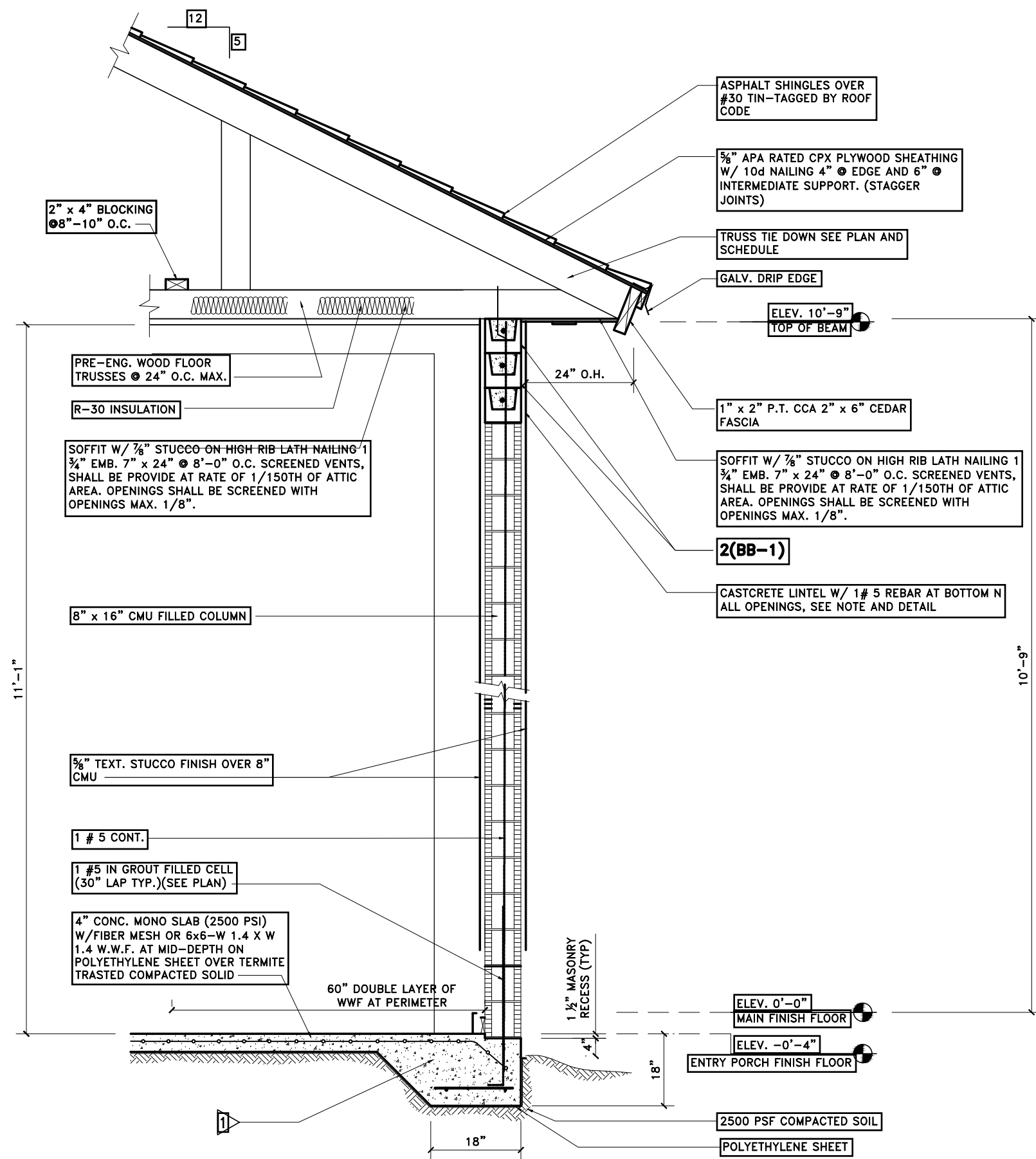
WEST ELEVATION
SCALE: 1/4" = 1'-0"



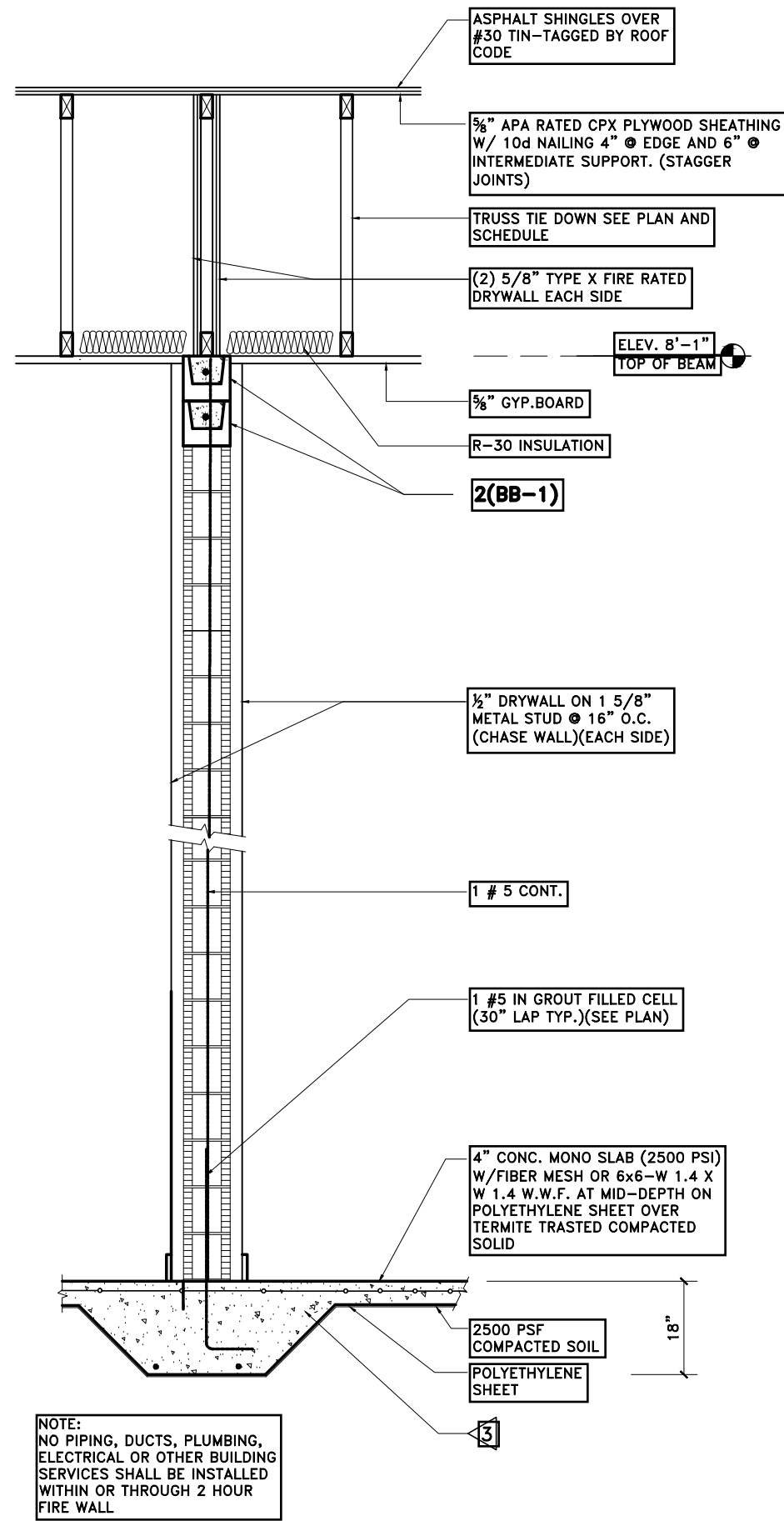
SEAL	BUNKER ENGINEERING & CONSTRUCTION SERVICE INC. CA# 26268		EDGAR DUEÑAS, P.E. FL. REG. ENG. #57831
NEW DUPLEX FOR BRANDX LLC (MASTER PLAN A)			
3901 GULFSTREAM RD			
PALM SPRINGS, FL. 33461			
120 N FEDERAL HIGHWAY, SUITE 305, LAKE WORTH, FL. 33460 PH #561-585-5696 -- FAX #561-585-5697			
REVISIONS:			
△			
DATE:	08-29-19		
SCALE:	AS NOTED		
DRAWN BY:			
DRAWING No.:	A5		



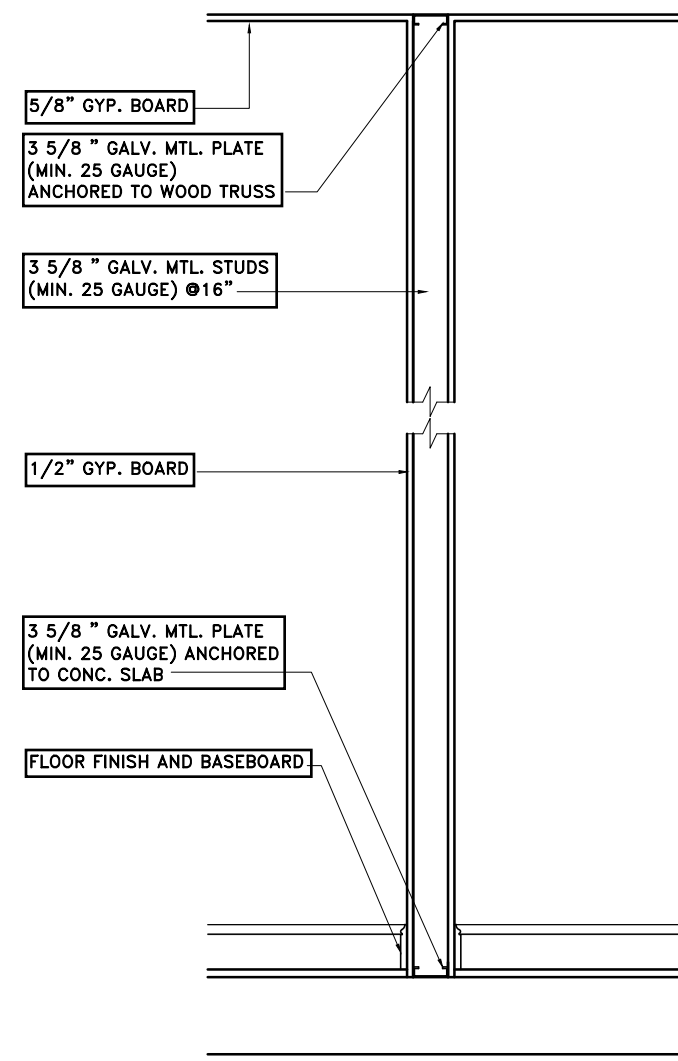
TYPICAL C.M.U. WALL SECTION A
SCALE: N.T.S.



TYPICAL C.M.U. WALL SECTION B
SCALE: N.T.S.



TYPICAL C.M.U. WALL SECTION C
SCALE: N.T.S.



TYP INTERIOR WALL
SCALE: N.T.S.

NOTES:
THE G.C. SHALL VISIT THE SITE TO VERIFY ALL EXISTING CONDITIONS PRIOR TO DEMOLITION AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
SHORE-UP AND SECURE ALL STRUCTURAL COMPONENTS OF THE AREA TO BE REMOVED OR ALTERED.
REMOVE ALL ABANDONED ELECTRICAL WIRING BACK TO MAIN PANEL OR ACCESSIBLE JUNCTION BOX.

SEAL

EDGAR DUENAS, P.E.
FL. REG. ENG. #57831

BUNKER
ENGINEERING & CONSTRUCTION SERVICE INC.
CA# 26268

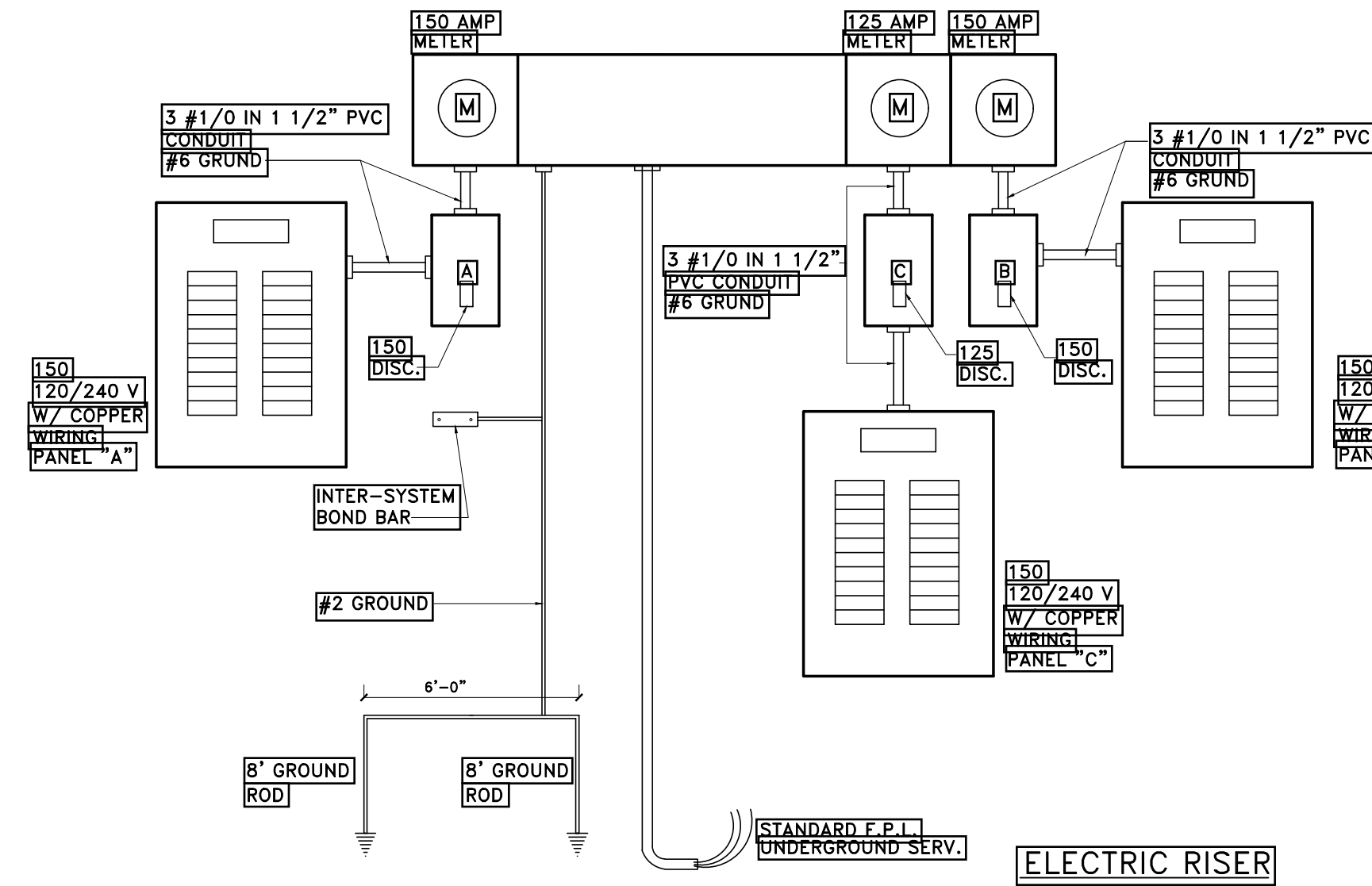
120 N FEDERAL HIGHWAY, SUITE 305,
LAKE WORTH, FL. 33460
PH #561-585-5696 -- FAX #561-585-5697

NEW DUPLEX FOR BRANDX LLC (MASTER PLAN A)
3901 GULFSTREAM RD
PALM SPRINGS, FL. 33461

REVISIONS:
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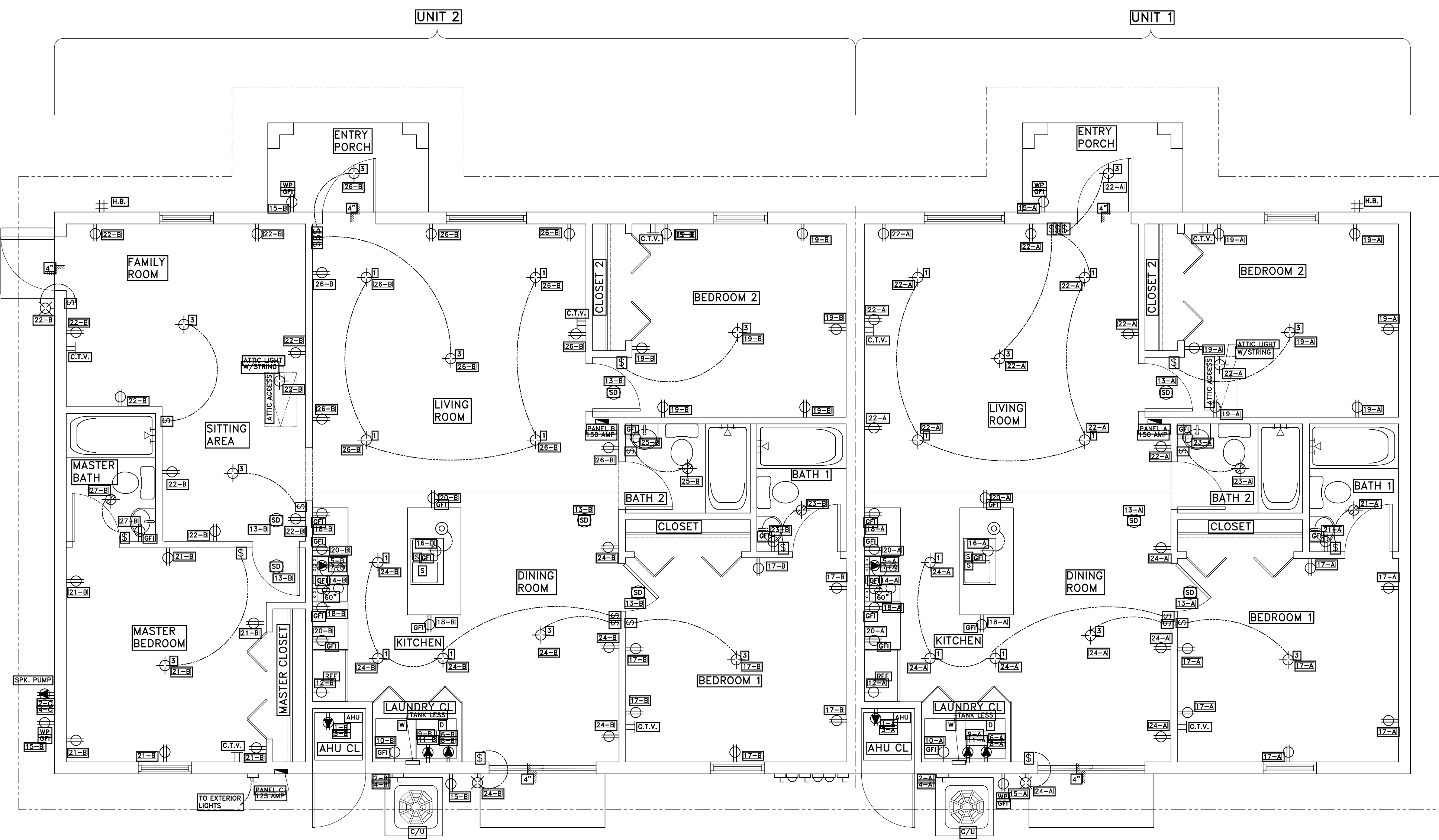
DATE: 08-29-19
SCALE: AS NOTED
DRAWN BY:
DRAWING No.: A6

ELECTRICAL LOAD CALCULATION MAIN PANEL A (UNIT 1)								ELECTRICAL LOAD CALCULATION MAIN PANEL B (UNIT 2)								ELECTRICAL LOAD CALCULATION MAIN PANEL C (GENERAL)							
LOCATION [SEE ELECTRICAL PLAN]				MAIN [150 AMPS]				LOCATION [SEE ELECTRICAL PLAN]				MAIN [150 AMPS]				LOCATION [SEE ELECTRICAL PLAN]				MAIN [125 AMPS]			
MOUNTING [FLUSH]				PANEL (150 AMPS)				MOUNTING [FLUSH]				PANEL (150 AMPS)				MOUNTING [FLUSH]				PANEL (125 AMPS)			
CKT.	POLE TRIP	DESCRIPTION	WIRE SIZE	CKT.	POLE TRIP	DESCRIPTION	WIRE SIZE	CKT.	POLE TRIP	DESCRIPTION	WIRE SIZE	CKT.	POLE TRIP	DESCRIPTION	WIRE SIZE	CKT.	POLE TRIP	DESCRIPTION	WIRE SIZE				
1	2	30	A.H.U.	2	2	30	A/C COMP	1	1	20	EXTERIOR LIGHT	1	1	20	EXTERIOR LIGHT	1	1	20	EXTERIOR LIGHT				
3	2	40	RANGE	6	2	30	DRYER	5	2	40	RANGE	6	2	30	DRYER	5	2	40	RANGE				
7	2	60	WATER HEATER (T/L)	8	2	20	WASHER	9	2	60	WATER HEATER (T/L)	8	2	20	WASHER	9	2	60	WATER HEATER (T/L)				
11	1	15	ARC-FAULT PROTECTED CIRCUITS	12	1	20	REFRIGERATOR	13	1	15	ARC-FAULT PROTECTED CIRCUITS	14	1	20	REFRIGERATOR	15	1	15	ARC-FAULT PROTECTED CIRCUITS				
17	1	20	GFI SMALL APPLIANCE	18	1	20	MICROWAVE	19	1	20	GFI SMALL APPLIANCE	20	1	20	MICROWAVE	21	1	20	GFI SMALL APPLIANCE				
19	1	20	RECEPTACLES	20	1	20	RECEPTACLES	21	1	20	RECEPTACLES	22	1	20	RECEPTACLES	23	1	20	RECEPTACLES				
21	1	15	BATH CIRCUIT	22	1	20	DINING & KITCHEN LIGHT	23	1	15	BATH CIRCUIT	24	1	20	DINING & KITCHEN LIGHT	25	1	15	BATH CIRCUIT				
27	1	15	BATH CIRCUIT	28	1	15	BATH CIRCUIT	29	1	15	BATH CIRCUIT	30	1	15	BATH CIRCUIT	31	1	15	BATH CIRCUIT				
29				30				31				32				33							
LOAD CALCULATION								LOAD CALCULATION								LOAD CALCULATION							
3 WATTS X 1,025.11 SF = 3,075.33 WATTS								3 WATTS X 1,458.89 SF = 2,043.65 WATTS								3 WATTS X 1,458.89 SF = 2,043.65 WATTS							
GENERAL LIGHTING CALCULATIONS								GENERAL LIGHTING CALCULATIONS								GENERAL LIGHTING CALCULATIONS							
5 WATTS X 1,025.11 SF = 5,125.55 WATTS								5 WATTS X 1,458.89 SF = 7,294.45 WATTS								5 WATTS X 1,458.89 SF = 7,294.45 WATTS							
TOTAL CONNECTED LOAD = 34,875.33 WATTS								TOTAL CONNECTED LOAD = 36,176.67 WATTS								TOTAL CONNECTED LOAD = 4,500.00 WATTS							
PROPOSED PANEL 150 AMPS								PROPOSED PANEL 150 AMPS								PROPOSED PANEL 125 AMPS							



ELECTRICAL LEGEND	
[Symbol]	SINGLE POLE SWITCH
[Symbol]	THREE WAY SWITCH
[Symbol]	FOUR WAY SWITCH
[Symbol]	DIMMER SWITCH (STYLE TBS BY OWNER)
[Symbol]	BUTTON SWITCH
[Symbol]	DUPLEX OUTLET
[Symbol]	DUPLEX OUTLET AT OVER HANG
[Symbol]	SPLIT WIRED OUTLET
[Symbol]	APPLIANCE OUTLET
[Symbol]	220 VOLT OUTLET
[Symbol]	COMPUTER DEDICATED OUTLET
[Symbol]	TELEPHONE
[Symbol]	CABLE TELEVISION
[Symbol]	ELECTRICAL PANEL
[Symbol]	UNDER CABINET LIGHTING
[Symbol]	PENDING LIGHT
[Symbol]	SECURITY LIGHTING
[Symbol]	WALL MOUNT LIGHTING (VERIFY EXACT LOCATION WITH OWNER)
[Symbol]	RECESSED LIGHT
[Symbol]	RECESSED WALL WASHER TYPE H-78 EYEBALL
[Symbol]	RECESSED INCANDESCENT W/ PROTECTIVE COVER
[Symbol]	WATERPROOF RECESSED FOR SHOWER & SPA
[Symbol]	LIGHT / FAN COMBO
[Symbol]	4\"/>
[Symbol]	DISCONNECT
[Symbol]	EXHAUST FAN
[Symbol]	AUTOMATIC GARAGE DOOR OPENER
[Symbol]	PHONE DOOR BELL
[Symbol]	SMOKE ALARM
[Symbol]	SMOKE & CARBON MONOXIDE ALARM
[Symbol]	AUTOMATIC GARAGE DOOR OPENER
[Symbol]	HOSE BIB
[Symbol]	ELECT. METER
[Symbol]	ELECTRICAL PANEL
[Symbol]	HOSE BIB
[Symbol]	PADLOCK FAN/LIGHT

AREAS SCHEDULE		
AREA UNDER/AIR	AREA OUT/AIR	SQFT
AREAS UNIT 1		
PROPOSE HOUSE		980.11
PROPOSED ENTRY PORCH		45.00
TOTAL AREA UNDER AIR		980.11
TOTAL AREA		1,025.11
AREAS UNIT 2		
PROPOSE HOUSE		1,413.89
PROPOSED ENTRY PORCH		45.00
TOTAL AREA UNDER AIR		1,413.89
TOTAL AREA		1,458.89



- ELECTRICAL NOTES**
1. THE DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL ARRANGEMENT OF THE ELECTRICAL WORK. ANY DISCREPANCIES ON THE DOCUMENTS SHALL BE CALLED TO ARCHITECTS ATTENTION PRIOR TO COMMENCEMENT OF WORK. DO NOT SCALE ELECTRICAL DRAWINGS.
 2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE AND ALL CODES, REGULATIONS AND RESTRICTIONS HAVING JURISDICTIONS.
 3. DISCONNECT SWITCHES SHALL BE H.P. RATED, HEAVY-DUTY, QUICK-BREAK ENCLOSURES AS REQUIRED EXPOSURE.
 4. OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED LOCATIONS.
 5. ELECTRICAL SYSTEM SHALL BE GROUNDED, PROVIDE PROPER SIZE AND TYPE OF PROTECTION DEVICES TO MATH EQUIPMENT BEING SERVED.
 6. LOAD DATA IS BASED ON INFORMATION GIVEN TO ARCHITECT /ENGINEER AT TIME OF DESIGN. VERIFY ALL EQUIPMENT AND PANEL SIZES PRIOR TO ORDERING.
 7. ALL MATERIALS SHALL BE NEW AND BEAR U.L. AND UNION LABELS, WHERE APPLICABLE.
 8. ALL WORK SHALL BE DONE BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETE SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTABLE TO THE ENGINEER/ARCHITECT.
 9. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH PROGRESS OF CONSTRUCTION.
 10. CONTRACTOR SHALL PROVIDE REQUIRED INSURANCE FOR THE PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
 11. CIRCUITS SHOWN ON PLANS ARE TO DETERMINE LOAD DATA AND PANEL SIZES. THE CONTRACTOR SHALL PROVIDE CIRCUITS AND REQUIRED ROUTING OF CONDUITS TO SUITS JOB CONDITIONS AND BALANCE LOADS.
 12. FURNISH AND INSTALL FIXTURES AS CALLED FOR ON PLANS OR AS SELECTED BY OWNER.
 13. THE ELECTRICAL CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF ALL H.V.A.C. EQUIPMENT AND THEIR GIVEN BY THE MECHANICAL CONTRACTOR BEFORE ROUGHING-IN FOR PROPER POWER AND WIRING CONTROL LAYOUT AND INSTALLATION ANY DISCREPANCIES BETWEEN THE GIVEN AND ACTUAL H.V.A.C. LOADS SHALL BE CORRECTED BEFORE ROUGHING-IN.
 14. GROUND-FAULT CIRCUIT PROTECTION ALL 120 V SINGLE PHASE, 15 AND 20 AMP OUTLETS INSTALLED OUTDOORS, BATHROOMS AND GARAGE SHALL HAVE GROUND-FAULT CIRCUIT INTERRUPTER CIRCUIT BREAKER OR RECEPTACLES.
 15. ALL BREAKERS SHALL HAVE 10,000 A.I.C. MINIMUM U.O.I.
 16. INSTALL FACILITIES FOR TEMPORARY POWER FOR CONSTRUCTION AS REQUIRED.
 17. ELECTRICAL CONTRACTOR SHALL NOTIFY ENGINEER/ARCHITECT IN WRITING OF ANY CONFLICT AND/OR DISCREPANCIES FOUND WITH WORK AS SHOWN, SPECIFIED OR IMPLIED ON THESE PLANS, PRIOR TO PROCEEDING WITH WORK IN QUESTION.
 18. CONTRACTOR SHALL VERIFY EXACT LOCATIONS OF FIXTURES AND OUTLETS AT JOB SITE BEFORE ROUGHING, ALSO MAY SELECT DIFFERENT MANUFACTURER OR FIXTURES WITH EQUAL SPECIFICATIONS.
 19. SMOKE DETECTORS SHALL BE HARD WIRED (110 VOLT TYPE) TO NON-SWITCHABLE KITCHEN OR BATHROOM LIGHTING CIRCUIT AND SHALL NOT BE CONNECTED ONTO THE LOAD SIDE OF A GROUND FAULT CIRCUIT INTERRUPTER.
 20. SMOKE DETECTOR SHALL BE LOCATED ON OR NEAR THE CEILING IN THE IMMEDIATE VICINITY OUTSIDE OF EACH SLEEPING AREA AND EACH BEDROOM.
 21. ADDITIONAL FLOOR LEVEL (STORY) AND BASEMENTS INCLUSIVE, BEDROOM ADDITIONS TO EXISTING DWELLINGS WILL BE SUBJECT TO THE SAME REQUIREMENTS.
 22. SMOKE DETECTOR SHALL BE 110 VOLT TYPE, PROVIDE VISIBLE POWER ON INDICATOR AND A TEST BUTTON WITH BATTERY BACKUP SYSTEM.
 23. MULTIPLE DETECTORS MUST BE INTERCONNECTED.
 24. CONTRACTOR SHALL VERIFY WITH F.P.L. THE LOCATION OF SERVICE AND SHALL LOCATED METER AND PANEL AS REQUIRED.
 25. VERIFY ALL CONDUCTORS AND BREAKERS W/ EQUIPMENT MANUFACTURER'S SPECIFICATIONS.
 26. COORDINATE RACEWAY INSTALLATION WITH OTHER PRIOR TO CONSTRUCTION.
 27. ALL ELECTRICAL SWITCHES SHALL BE 48\"/>

NEW DUPLEX FOR BRANDX LLC (MASTER PLAN A)

3901 GULFSTREAM RD

PALM SPRINGS, FL. 33461

REVISIONS:

DATE: 08-29-19

SCALE: AS NOTED

DRAWN BY:

DRAWING No.: E1

BUNKER ENGINEERING & CONSTRUCTION SERVICE INC.

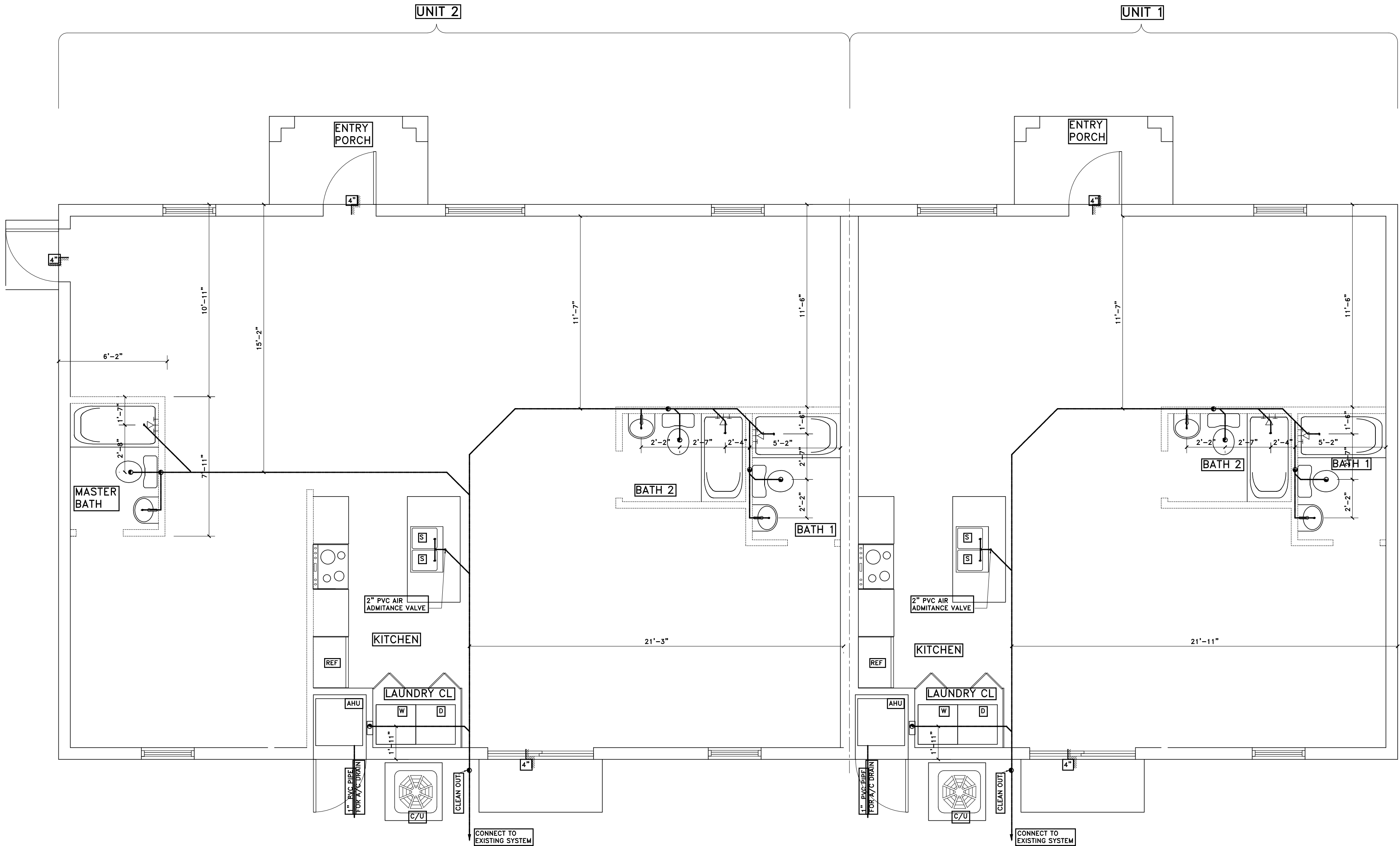
CA# 26268

120 N FEDERAL HIGHWAY, SUITE 305, LAKE WORTH, FL. 33460

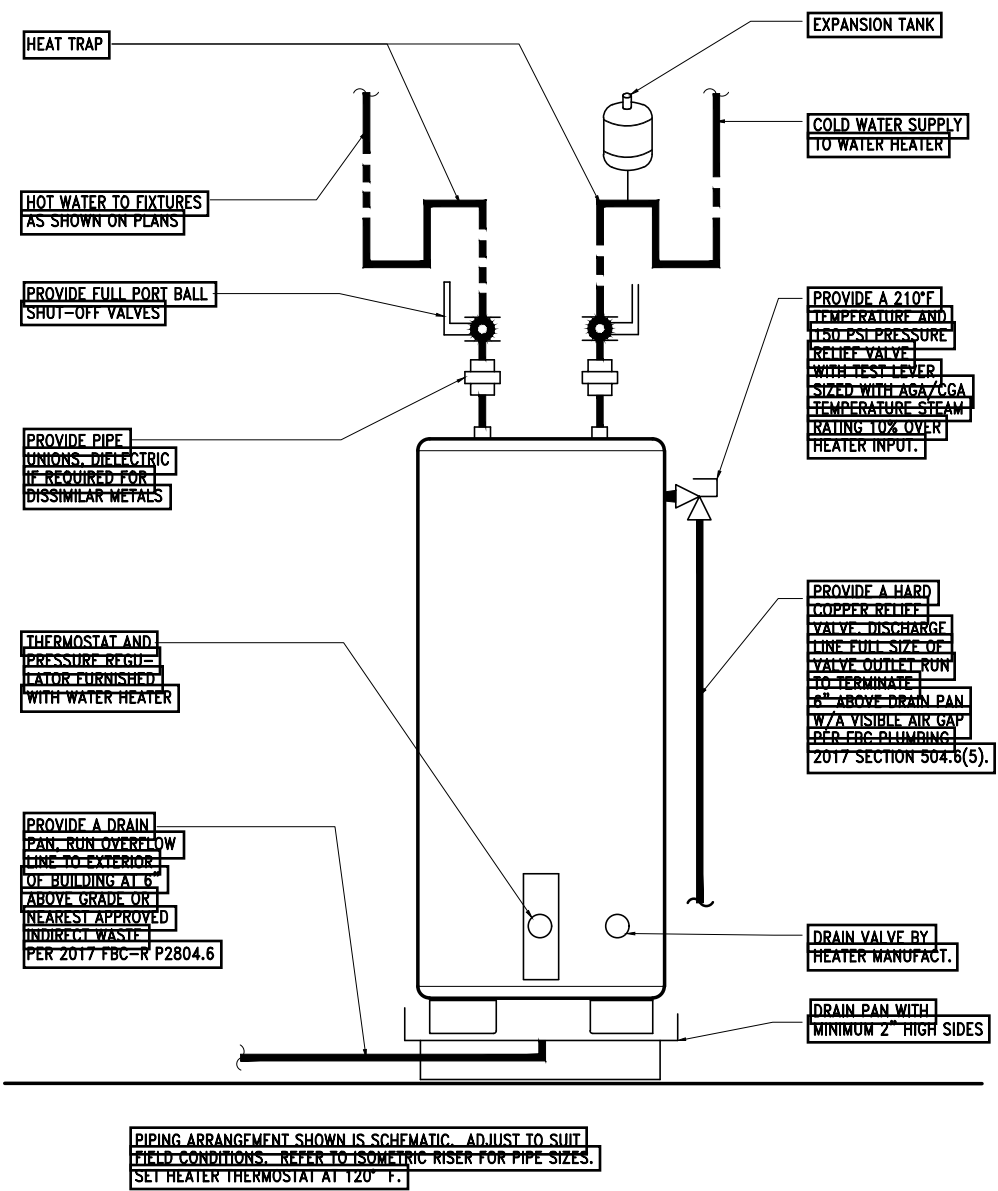
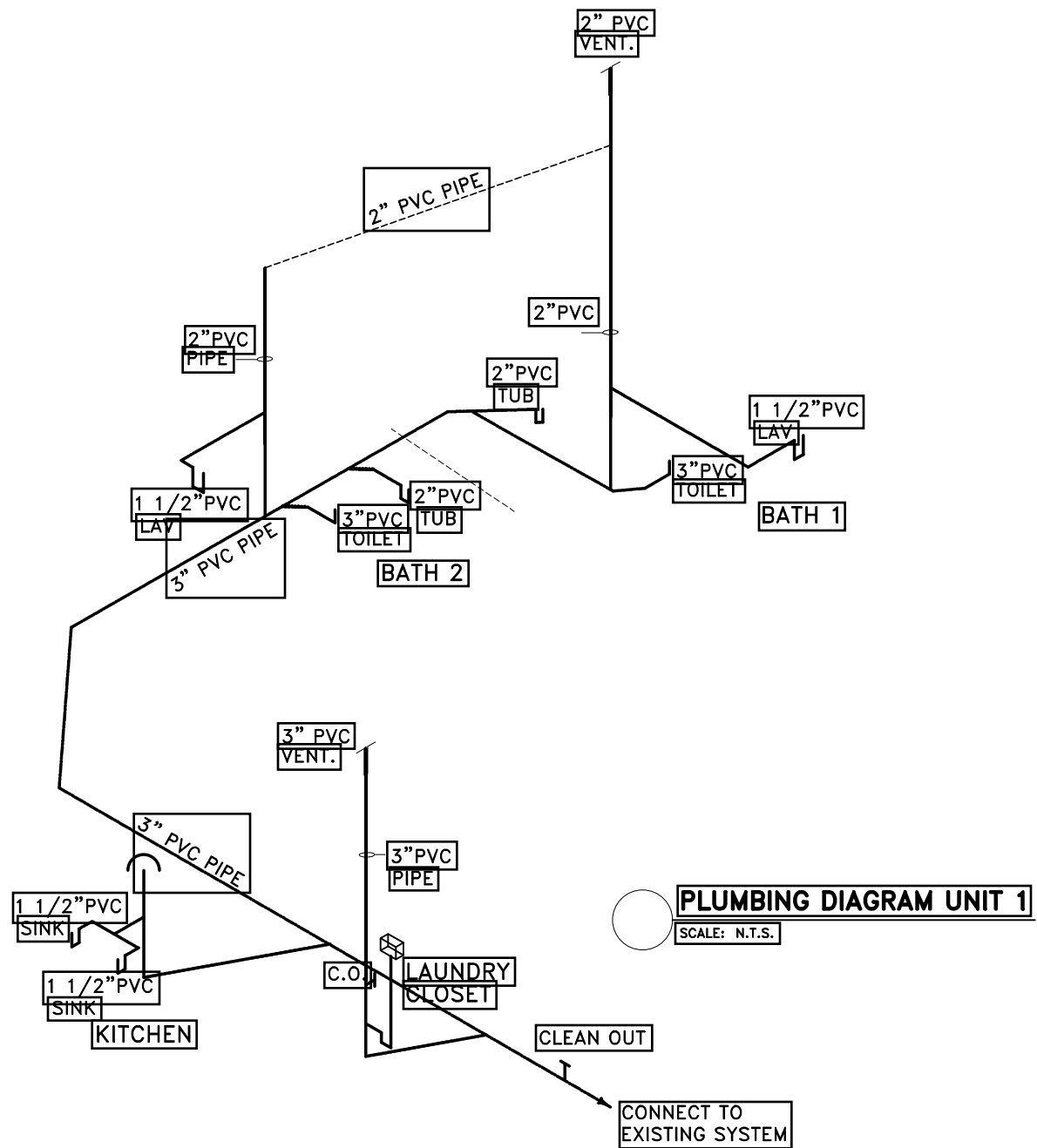
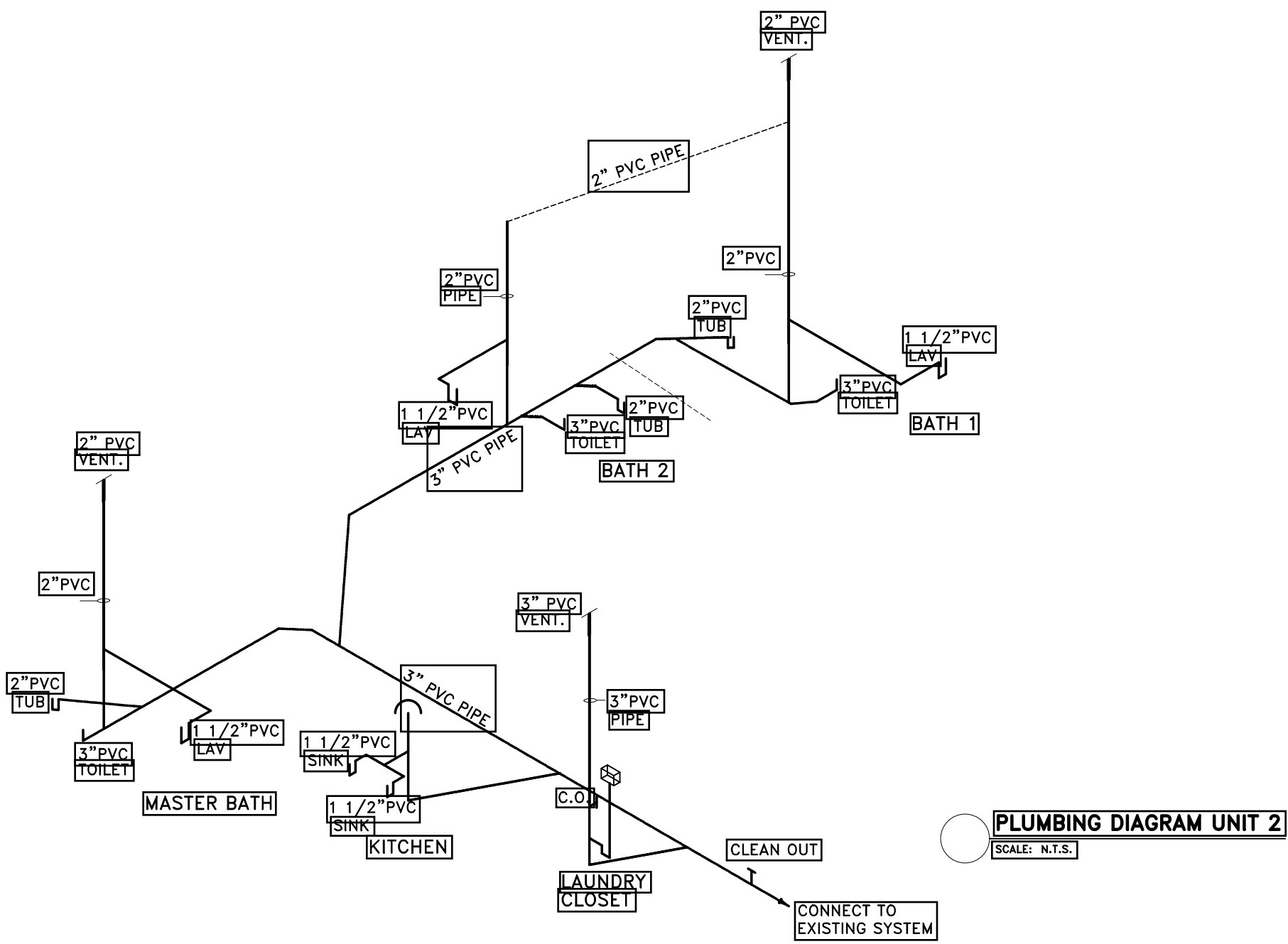
PH #561-585-5696 -- FAX #561-585-5697

EDGAR DUENAS, P.E.

FL. REG. ENG. #57831



PLUMBING FLOOR PLAN
SCALE: 1/4" = 1'-0"



WATER HEATER DETAIL
SCALE: N.T.S.

NOTE:

- PLUMBING IS ACCORDING TO FLORIDA BUILDING CODE PLUMBING 2017 & LOCAL CODE AMENDMENTS.
- GUARANTEE: THE COMPLETED INSTALLATION SHALL BE FULLY GUARANTEED AGAINST DEFECTIVE MATERIALS AND/OR IMPROPER WORKMANSHIP FOR MINIMUM OF ONE YEAR FOR MATERIALS AND LABOR.
- PLUMBING FIXTURES: FIXTURES SHALL BE AS SPECIFIED AND SHALL BE FURNISHED AND INSTALLED BY THIS CONTRACTOR. FIXTURES SHALL BE COMPLETE WITH DRAINS, TRAPS, SUPPLIES AND ANY OTHER ACCESSORY REQUIRED.
- MATERIALS:
 - A- SOIL, WASTE AND VENT, AND STORM: SANITARY PIPE, PVC, SCHEDULE 40.
 - B- DOMESTIC WATER: COPPER PIPE, TYPE L W/ SWEAT WROUGHT COPPER FITTINGS.
 - C- DOMESTIC WATER SUPPLY ASSEMBLY: CHROME FINISH TUBING W/ ANGLE SHUT OFF VALVES.
 - D- PIPING TEST: ALL SANITARY AND DOMESTIC WATER SUPPLY PIPING SHALL BE TESTED FOR LEAKS BEFORE PIPING IS CONCEALED OR CONNECTED TO EQUIPMENT AND PLUMBING FIXTURES.
 - E- DOMESTIC WATER VALVES SHALL BE BRONZE BODY, SWEAT ENDS.
 - F- ALL OUTDOORS CLEAN OUTS SHALL BE TERMINATED UP TO GRADE AND SHALL MARKED.
 - G- CONTRACTOR SHALL COORDINATE EXACT LOCATION OF SANITARY DOMESTIC WATER PIPING BEFORE STARTING ANY WORK.

AREAS SCHEDULE		
AREA	AREA	SQFT
UNDER/AIR	OUT/AIR	
AREAS UNIT 1		
PROPOSE HOUSE	(PROPOSED ENTRY PORCH)	1044.52
TOTAL AREA UNDER AIR		1044.52
TOTAL AREA		1084.52
AREAS UNIT 2		
PROPOSE HOUSE	(PROPOSED ENTRY PORCH)	1480.48
TOTAL AREA UNDER AIR		1044.52
TOTAL AREA		1520.48

NEW DUPLEX FOR BRANDX LLC (MASTER PLAN A)

3901 GULFSTREAM RD
PALM SPRINGS, FL. 33461

REVISIONS:

DATE: 08-29-19

SCALE: AS NOTED

DRAWN BY:

DRAWING No.:

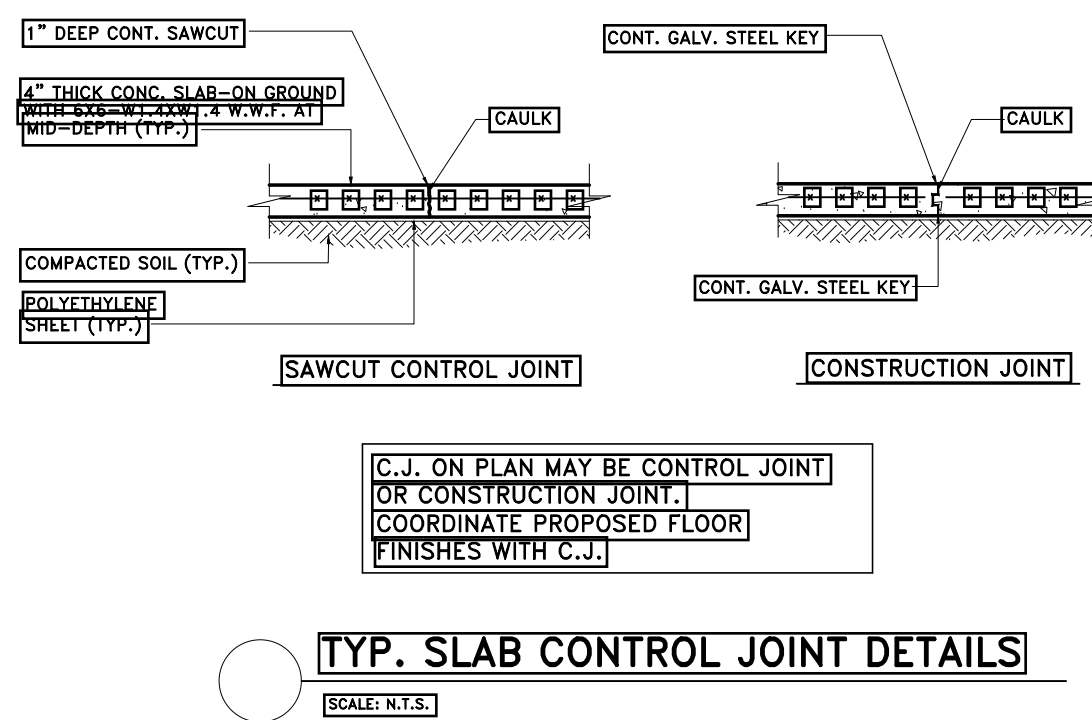
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BUNKER
ENGINEERING & CONSTRUCTION SERVICE INC.
CA# 26268

120 N FEDERAL HIGHWAY, SUITE 305,
LAKE WORTH, FL. 33460
PH #561-585-5696 -- FAX #561-585-5697

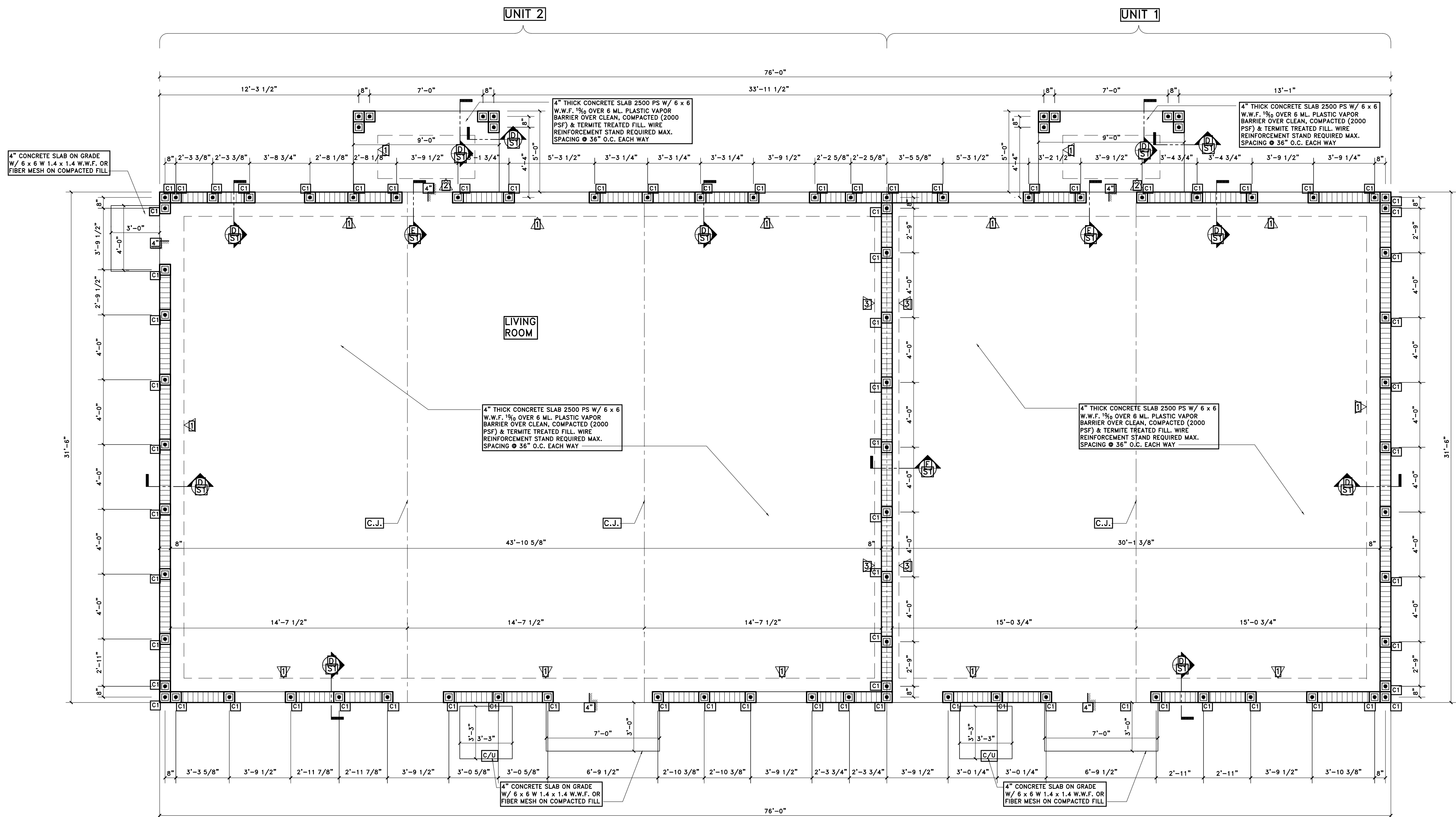
SEAL

EDGAR DUENAS, P.E.
FL. REG. ENG. #57831



COLUMN NOTES:

1. CONCRETE MASONRY WALL REINFORCEMENT SHALL BE DOWELED FROM FOUNDATION THROUGH FILLED BLOCK CELLS AND HOOKED AT BEAM TOP BARS. REINFORCEMENT SIZES SHALL BE 3/8" DIA. DIAMETERS. DOWELS SHALL BE SAME SIZE AND NUMBER AS VERTICAL BARS FOR HORIZONTAL JOINT REINFORCEMENT REFER TO STRUCTURAL NOTES.
2. FOR DIMENSIONS AND LOCATION OF MASONRY OPENINGS REFER TO ARCHITECTURAL DRAWINGS.
3. MASONRY WALL SHALL BE REINF. WITH #5 @ 48" o.c. O.C. IN GROUDED CELL AT ALL CORNER AND INTERSECTIONS. END OF WALL & EAST SIDE OF THE BEARING WALL SHOWN OTHERWISE.



CONCRETE BEAMS SCHEDULE						
MARK	SIZE	REINFORCING				TYPE
		TOP	INT.	BOTT.	TIES	
BB-1	8" x 8"	1 # 5	=	=	=	BOND BEAM

BEAM NOTES:

1. AT ALL BEAM CORNERS AND INTERSECTIONS PROVIDE 2#5 L-SHAPED CORNER BAR WITH 30" LONG LEGS AT TOP AND BOTTOM.
2. HOOK ALL TOP BARS AT ENDS.
3. ALL TOP AND BOTTOM BARS SHALL BE CONTINUOUS. WHERE NECESSARY, LAP SPLICE TOP BARS IN MIDDLE THIRD OF SPAN AND LAP SPLICE BOTTOM BARS AT SUPPORTS. LAP SPLICE SHALL BE MINIMUM 36-INCHES.
4. WOOD TRUSSES SHALL BE BRACED AND ERECTED IN ACCORDANCE WITH THE "TRUSS PLATE INSTITUTE" BRACING WOOD TRUSSES; COMMENTARY AND RECOMMENDATIONS, BWI-76, BRACING IN THE PLAN OF THE WEB MEMBERS:
- a. THE TRUSS MANUFACTURER SHALL PROVIDE AND LOCATE CONTINUOUS LATERAL BRACING FOR EACH TRUSS WEB MEMBER AS REQUIRED.
- b. LATERAL BRACING SHALL BE RESTRAINED BY DIAGONAL BRACING (MIN. 2" THICK NOMINAL LUMBER). THIS BRACING IS TO BE CONTINUOUS.
- c. A MINIMUM OF TWO ROWS OF DIAGONAL BRACING IS REQUIRED. ONE AT EACH VERTICAL WEB MEMBER CLOSEST TO BEARING LOCATIONS.

ROOF NOTES:

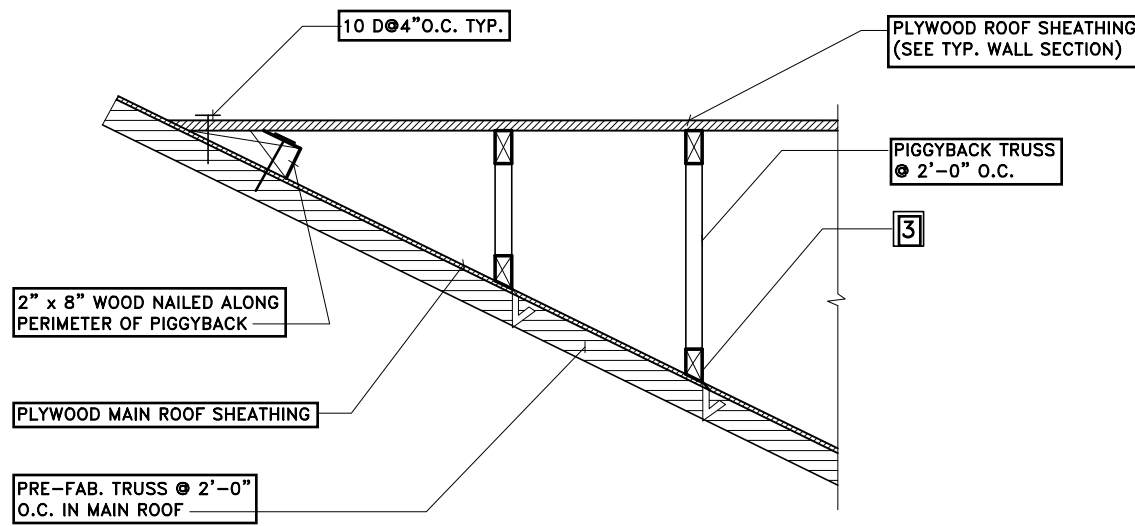
1. REFER TO STRUCTURAL NOTES FOR REQUIRED DESIGN LOAD OF (PRE-FABRICATED ROOF TRUSSES).
2. PERMANENT BRACING FOR THE STABILITY OF THE TRUSS SYSTEMS FOR GRAVITY AND LATERAL LOADS SHALL BE INDICATED ON TRUSS SHOP DRAWINGS. FOR TEMPORARY TRUSS BRACING REFER TO TPI (TRUSS PLATE INSTITUTE) HIB-91 SUMMARY SHEET.
3. TRUSS MANUFACTURER SHALL PROVIDE ALL TRUSS TO TRUSS CONNECTIONS AND UPLIFT LOAD FOR INDIVIDUAL TRUSSES & GIRDER.
4. TRUSS MANUF. SHALL NOTIFY ENGINEER PRIOR TO COMPLETING SHOP DWGS. IF ANY LOADS EXCEED THOSE SPECIFIED OR IF GIRDERS CHANGE LOCATION. THE BOTTOM CHORDS SHALL BE BRACED BY CONTINUOUS LATERAL BRACING SPACED AT 8 TO 10 FEET, NAILED TO TOP OF THE BOTOM CHORD. DIAGONALS PLACES AT 45° TO THE LATERAL BRACES SHALL BE LOCATED AT EACH END.

TRUSS TIE DOWN SCHEDULE						
MARK	ANCHOR TYPE	NAILS TO TRUSS/POST	NAILS TO SLAT	BOLTS	PRODUCT ALLOWABLE	
					UPLIFT / DOWNLOAD	LATERAL LOAD
1	SIMPSON HETA 20	(9)10d x 1 1/2"	=	=	1810	340
2	SIMPSON HETA 20	(22)10d	(1)5/8"	=	3985	=
3	SIMPSON LRS12	(12)10d x 1 1/2"	=	=	775	=

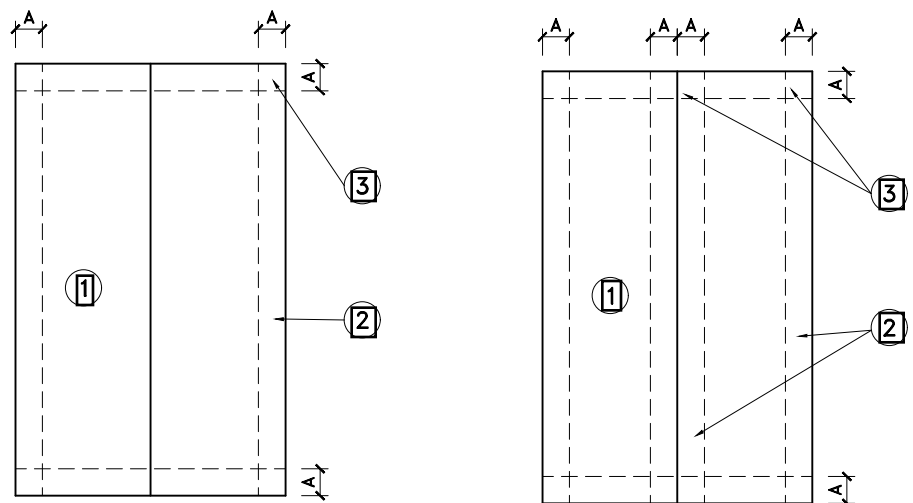
T.B. = THRU-BOLT
N.A.C. = UNLESS NOTED OTHERWISE
LATERAL LOAD NOTE:
UNITS EQUATION WITH LESS RESTRICTIVE LOAD COMBINATION
OF MAXIMUM LATERAL LOAD AND UPLIFT LOAD < 1
FOR MAXIMUM UPLIFT IS USED DOUBLE SIMPSON HETA 20

PLYWOOD SHEATHING NAILING SCHEDULE (WALLS AND ROOF)		
NAIL SIZE	NAIL SPACING	ZONE
8d RING SHANK (*)	4" @ EDGES, 6" @ INTERMEDIATE SUPPORTS	ROOF 3
8d RING SHANK (*)	6" @ EDGES, 6" @ INTERMEDIATE SUPPORTS	ROOF 1 2
10d	4" @ EDGES, 6" @ INTERMEDIATE SUPPORTS	WALL 5
10d	6" @ EDGES, 6" @ INTERMEDIATE SUPPORTS	WALL 4

CORNER DISTANCE, A = 4 FEET ALL CASES



SECTION F
SCALE: N.T.S.

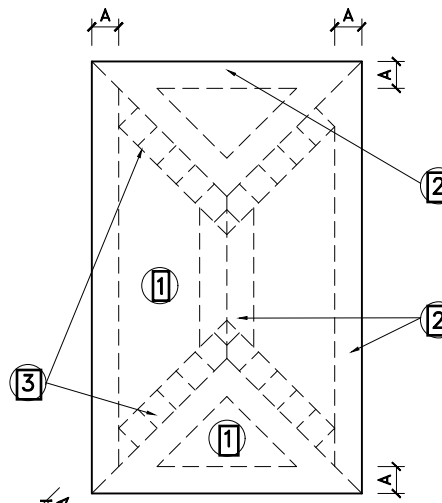


PLAN

ROOF PITCH = 10°

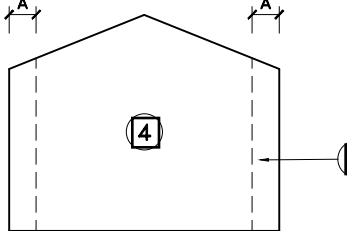
PLAN

GABLE ROOF PITCH > 10°
= 45°

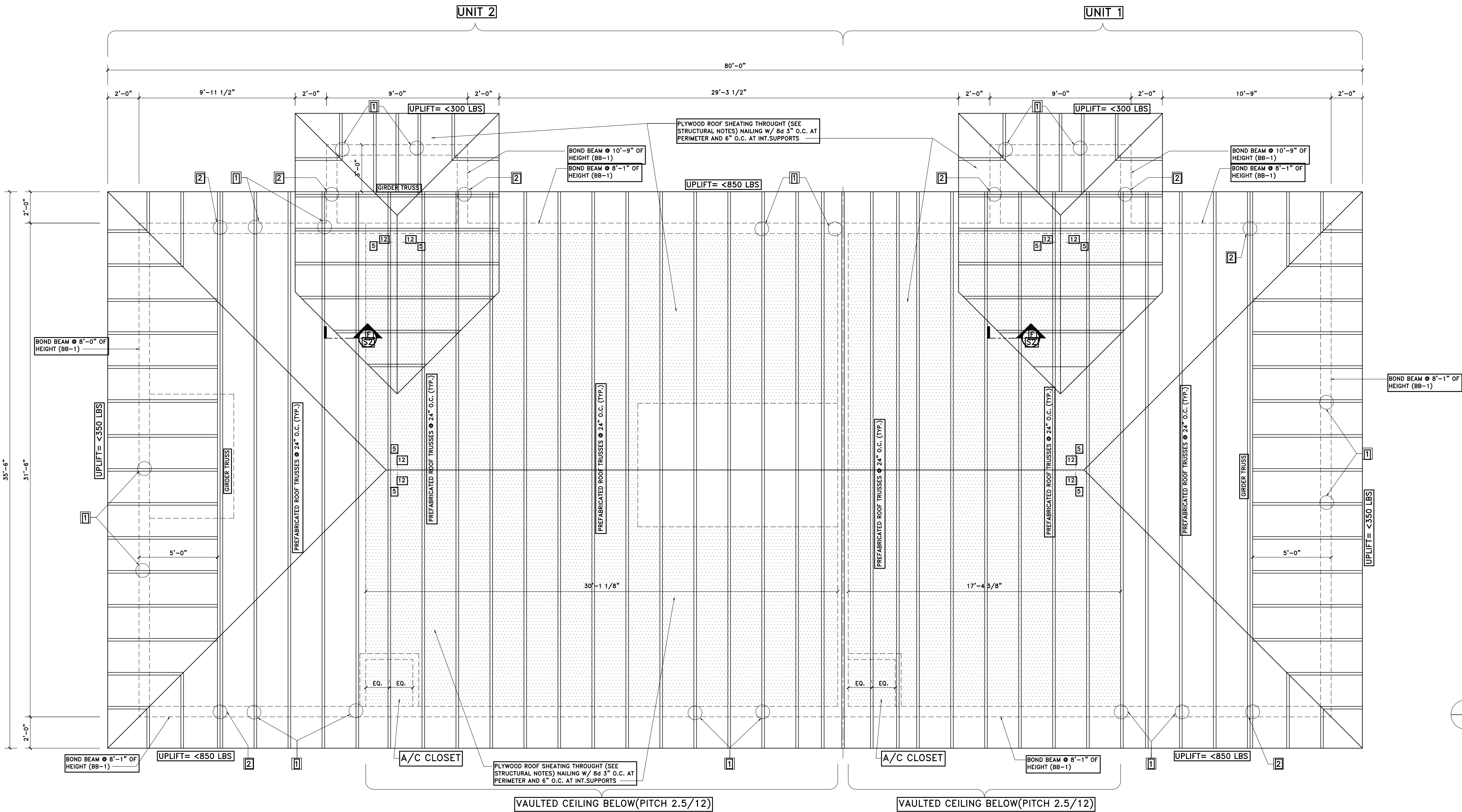


PLAN

HIP ROOF PITCH > 10°
= 45°



ELEVATION



ROOF LAYOUT
SCALE: 1/4" = 1'-0"

NEW DUPLEX FOR BRANDX LLC (MASTER PLAN A)

3901 GULFSTREAM RD

PALM SPRINGS, FL. 33461

BUNKER
ENGINEERING & CONSTRUCTION SERVICE INC.
CA# 26268

120 N FEDERAL HIGHWAY, SUITE 305,
LAKE WORTH, FL. 33460
PH #561-585-5696 -- FAX #561-585-5697

SEAL

EDGAR DUENAS, P.E.
FL. REG. ENG. #57831

REVISIONS:



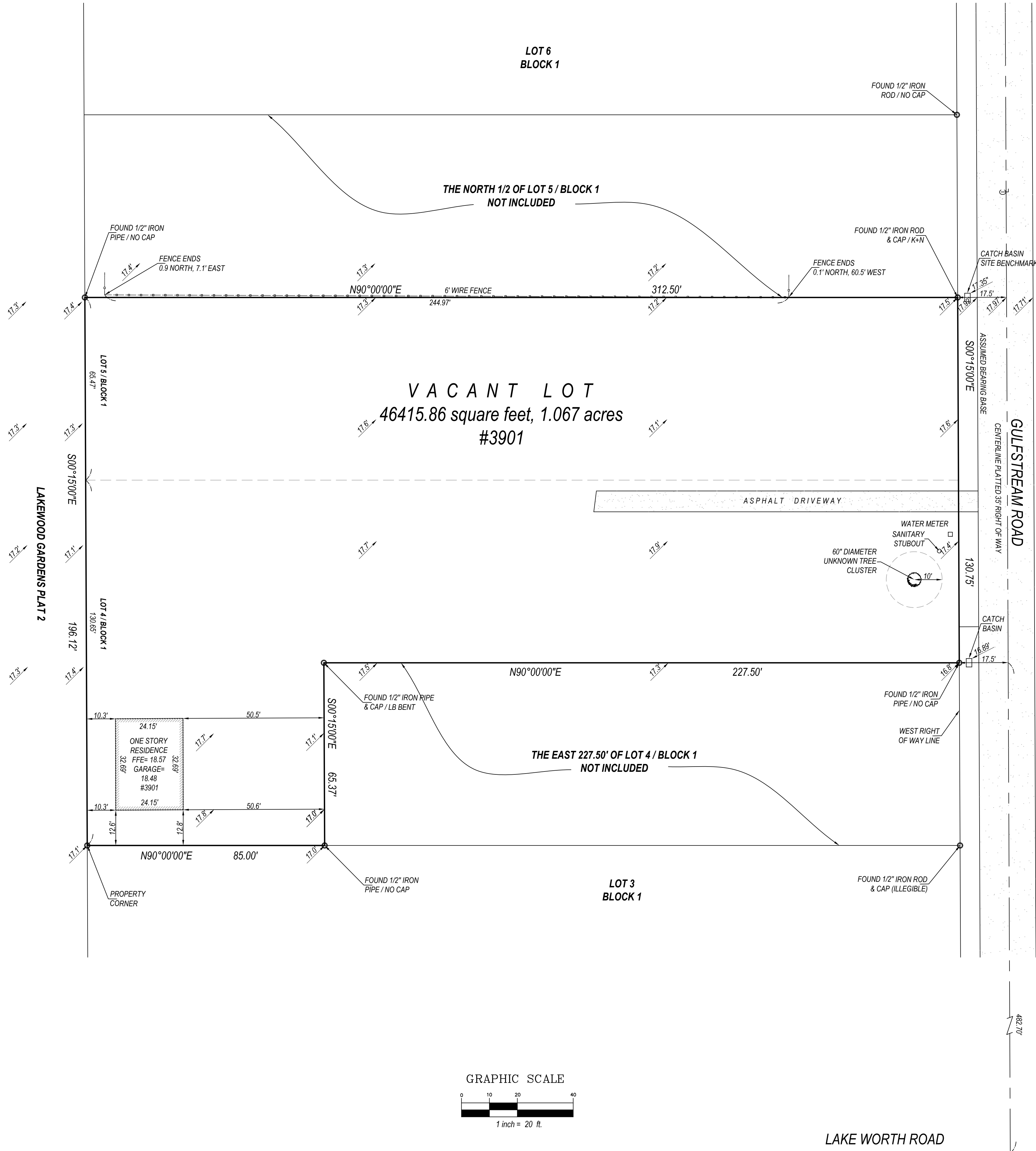
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SCALE: AS NOTED

DRAWN BY:

DRAWING No.:

S2



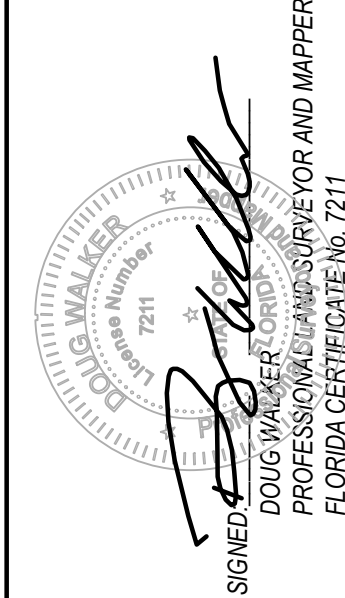
PROPERTY ADDRESS:
3901 GULFSTREAM ROAD
PALM SPRINGS FLORIDA 33461

FLOOD ZONE: "X"
PANEL NO: 12099C 0776F
DATE: OCTOBER 5, 2017

CERTIFIED TO:
1. CHAD DRAKE ENTERPRISES LP

LEGAL DESCRIPTION:
THE SOUTH 1/2 OF LOT 5, AND THE NORTH 1/2 OF LOT 4, AND THE WEST 85 FEET OF THE SOUTH 1/2 OF LOT 4, ALL IN BLOCK 1, LAKEWOOD GARDENS, PLAT NO. 1, AS RECORDED IN PLAT BOOK 18, PAGE 38, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA.

- SURVEYORS' NOTES:**
1. I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE PURSUANT TO FLORIDA STATUTES.
 2. THE SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 3. UNDERGROUND OR OBSCURED IMPROVEMENTS WERE NOT LOCATED.
 4. DIMENSIONS ARE RECORD AND FIELD UNLESS OTHERWISE NOTED.
 5. STATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
 6. THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 8261. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 7. SURVEY SUBJECT TO RESERVATIONS, RESTRICTIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD. (UNLESS A TITLE REVIEW, COMMITMENT REVIEW, OR OWNERSHIP AND ENCUMBRANCE REVIEW IS PRESENT ON THE FACE OF THIS DOCUMENT, THIS SURVEY HAS BEEN COMPLETED IN THE ABSENCE OF A TITLE INSURANCE POLICY).
 8. LOCATION MAP IS GLEANED FROM ONLINE MAPPING SITES AND AND IS ONLY APPROXIMATE.
 9. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.



BOUNDARY AND TOPOGRAPHIC SURVEY

PRINCIPAL MERIDIAN SURVEYING, Inc.
LICENSED BUSINESS No. 8261
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
OFFICE 561-478-7764

19050408	BOUNDARY SURVEY	JPWDM	CD	06-13-19	JOB#	PURPOSE	FIELD	DRAFT	DATE
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Village of Palm Springs

Land Development

226 Cypress Lane • Palm Springs, Florida 33461

(561) 965-4016

Fax (561) 439-4132

June 12, 2017

Chad Drake
Chad Drake Real Estate
519 Forestview Drive
Atlantis, Florida 33462

RE: Zoning Confirmation Letter for:
3901 Gulfstream Road
Parcel Control Numbers: 70-43-44-19-11-001-0042 & 70-43-44-19-11-001-0043

Dear Mr. Drake:

The purpose of this letter is to advise you that the ± 1.06 acre (identified with two (2) parcel control numbers by the Palm Beach County Property Appraiser) located at 3901 Gulfstream Rd ("the Property") has a Future Land Use designation of Low Density Residential, which allows up to 5.8 du/ac. The zoning classification is Residential Multiple-Family ("RM"). Based on the size of the Property, a maximum of six (6) dwelling units is permissible.

The property was annexed into the Village of Palm Springs in January, 2012 and at the time of the annexation there was an agreement approved by the Village Council under Resolution 2012-14 to permit a maximum of 9 dwelling units on the Property, subject to site plan approval.

The maximum utilization of the property to develop 9 dwelling units is subject to compliance with other sections of the Village's Land Development Regulations such as parking, landscape buffers, lot coverage, open space and setbacks. A site plan shall be submitted to the Village for any proposed development plans on the property.

A full copy of Village Land Development Regulations applicable within the RM zoning district are available online at: www.villageofpalmsprings.org.

If you need further assistance, please do not hesitate to contact me.

Sincerely,

Kim Glas-Castro, AICP LEED AP
Land Development Director

Drainage Calculations

**3901 Gulfstream Road
Palm Springs, FL 33461**

Project #: 19-AC-001

May 13, 2020

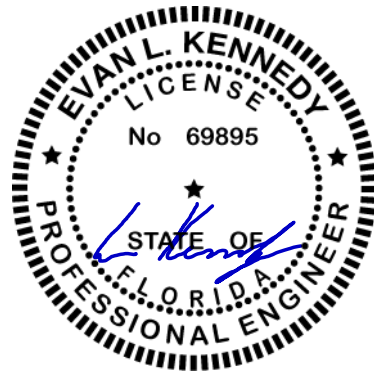
(Revised 01-04-21)

(Revised 03-15-21)

(Revised 05-12-21)

Table of Contents:

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Attachement A	Pages 4-15
Attachement B	Pages 16-17
Attachement C	Pages 18-23
Attachement D	Pages 24-36



06-14-21

Evan L. Kennedy, P.E. 69895
Kennedy Engineering, LLC
332 SW 7th Terrace
Boca Raton, FL 33486
CA # 29980
561-573-1679
evankennedy1@gmail.com

*Design is based on the requirements of the Florida Building Code 2017 Edition, SFWD, LWDD, and Village of Palm Springs

Drainage Report

1. Design Criteria

A pre vs post analysis was performed to determine the different stages of the site for the different storm events required.

The site is located at 3901 Gulfstream Road, Palms Spring, FL 33461. The current size of the lot is 1.06 Acres. It is currently being occupied by a one-storage shed located towards the west side of the property. There a no impervious road on this site. The pre-development calculations are located in Attachment A of this report which shows the existing conditions of the site. Modeling results in CASCADE are also shown in this attachment.

A compensating storage calculation was developed. This was done by comparing the pre-development calculations and modeling results to the ones prepared for the post-development analysis.

The following table shows the storm events used for the analysis of this site:

Table A – Precipitation of Storm Events		
Frequency	Duration 1 day	Duration 3 days
5 Year	8 inches	N/A
10 Year	N/A	11.00 inches
25 Year	11 inches	14.5 inches
100 Year	13 inches	17.0 inches

The water table elevation in this area is controlled by the Lake Worth Drainage District's canal water elevation. Attachment B shows the maintained canal elevation map from LWDD. The canal control elevation for Canal L-11 varies in this segment of the canal. However, it can be assumed that an elevation of 8.50 ft-NGVD29 (7.00 ft-NAVD88) can be maintained by the District most of the year as discussed with LWDD's representatives. Therefore, this water table elevation will be used for the purposes of this report and the analysis of this site. Attachment C shows the results obtained from the percolation test performed at the project site.

2. Pre Development Analysis

The survey of the project site established that the project site perimeter berm is set at an average elevation of 17.00 ft-NAVD88. This data has been considered in the calculations (Attachment A).

The pre-development stage-storage curve and table show that the site has a total capacity of retention of 0.52 AC-ft at this 17.00 ft-NAVD88 stage (existing average berm).

Attachment A shows all the calculations and modeling results for the pre-development analysis for this site.

Table B – Pre Developed Summary of stages and storages		
Frequency	Stage	Storage
5 Year/1 day	16.74 ft-NAVD88	0.44 Ac-ft
25 Year/3 days	17.17 ft-NAVD88	0.70 Ac-ft

100Year/1 day	17.03 ft-NAVD88	0.40 Ac-ft
100Year/3 days	17.36 ft-NAVD88	0.89 Ac-ft

3. Post Development Analysis

The project drawings for this site have been rendered based on the analysis performed for the post-development features proposed for this site. See Attachment D for calculations and modeling results. This attachment shows the calculations performed for the proposed exfiltration trench.

Page 3 of the calculations show the water quality calculations. For the post-development site simulation, a total of **0.09 Ac-ft** will be needed (larger volume between the 1-inch times the total area and the 2.5 inches times the imperviousness on the site). In the stage-storage table in attachment D, it is seen that the post-development dry retention (swales) features will be able to provide enough water quality for the site to comply with the SFWMD Volume 4 requirement.

See Figure 1 where the different proposed swales are depicted and the areas assigned. This figure matches the locations of the swales on sheet 4 of 14, the Color Rendering Site plan of the permit drawings submitted with the application.

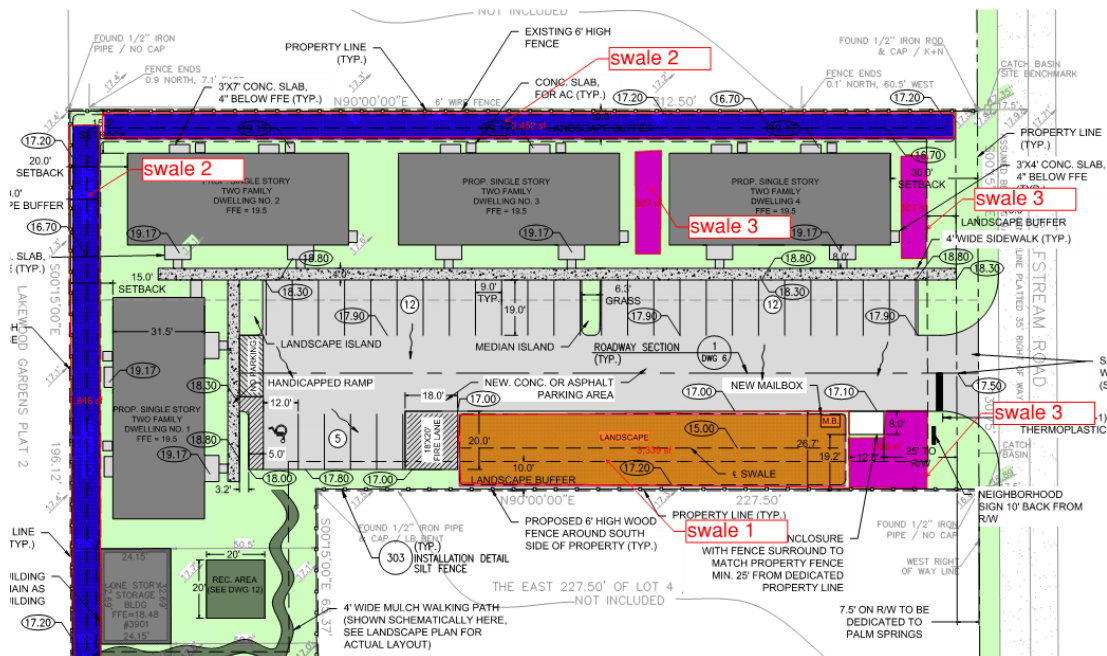


FIGURE 1

Table C shows a summary of the modeling performed for this site.

Table C – Post Developed Summary of stages and storages		
Frequency	Stage	Storage
5 Year/1 day	11.62 ft-NAVD88	0.42 Ac-ft
25 Year/3 days	15.84 ft-NAVD88	0.95 Ac-ft
100 Year/1 day	13.45 ft-NAVD88	0.80 Ac-ft

100 Year/3 days	17.00 ft-NAVD88	1.17 Ac-ft
-----------------	-----------------	------------

4. Summary of findings:

See Table D where a comparison of the pre vs post stages is performed.

Table D – Summary of Stages Pre vs Post		
Frequency	PRE Stage	POST Stage
5 Year/1 day	16.74 ft-NAVD88	11.62 ft-NAVD88
25 Year/3 days	17.17 ft-NAVD88	15.84 ft-NAVD88
100 Year/1 day	17.03 ft-NAVD88	13.45 ft-NAVD88
100 Year/3 days	17.36 ft-NAVD88	17.00 ft-NAVD88

This table shows that all the post-development improvements will not affect surrounding properties. Also, it shows that finished floor elevations will be protected against flooding. Also, the perimeter berm is high enough, and that the site will not be discharged to nearby properties. Lastly, the roads will be protected against flooding.

5. Compensating storage

Per the analysis performed in the predevelopment calculations and modeling, the following values were obtained:

- 100y – 3d runoff = 0.89 ac-ft (from Attachment A)
- 100y flood peak = 0.80 ac-ft (from Table C)
- Difference = 0.09 ac-ft (with the runoff being larger); therefore, the site is an exporter.

Moreover, for the post-development calculations and modeling, the following values were obtained:

- 100y – 3d runoff = 1.17 ac-ft (from Attachment D)
- 100y flood peak = 0.40 ac-ft (from Table B)
- Difference = 0.57 ac-ft (with the runoff being larger); therefore, the site is an exporter.

The total runoff at 17.00 ft-NAVD88 is seen contained in the drawings with the perimeter berm at an elevation of 17.20 ft-NAVD88. Therefore; the site net runoff to an off-site property is zero.

ATTACHMENT A

**PRE DEVELOPED
FLOOD ROUTING CALCULATIONS**

Project Name:

Cabrera Subdivision - 3901 Gulfstream Road
--

Project Number:

19-AC-001

Designed:

DMH

Checked:

ELK

I. Site Data

A. Acreage

1. Total			1.06 ac
2. Impervious			
a. Single family dwelling		0.02	ac
b. N/A		0.00	ac
c. N/A		0.00	ac
d. N/A		0.00	ac
e. N/A		0.00	ac
f. N/A		0.00	ac
g. N/A		0.00	ac
	Subtotal Impervious		0.02 ac
3. Water management			
a. N/A		0.00	ac
	Subtotal Lake		0.00 ac
b. N/A		0.00	ac
c. N/A		0.00	ac
d. N/A		0.00	ac
e. N/A		0.00	ac
f. N/A		0.00	ac
g. N/A		0.00	ac
h. N/A		0.00	ac
i. N/A		0.00	ac
	Subtotal Retention/Detention		0.00 ac
4. Pervious			
a. Open Area		1.04	ac
b. N/A		0.00	ac
c. N/A		0.00	ac
d. N/A		0.00	ac
	Subtotal Pervious		1.04 ac

B. Minimum Elevations

1. Roads and Parking	17.00	ft-NAVD88
2. Finished Floor	19.50	ft-NAVD88

C. Allowable Discharge

1. For the SFWMD Canal	0.00 CSM
2. Allowable Discharge for this Project	0.00 CFS

D. Water Level Elevation

1. Wet Season Water Table	7.00	ft-NAVD88
2. Control Elevation	7.00	ft-NAVD88
3. Receiving Water Body Level	N/A	ft-NAVD88

E. Rainfall Amounts

1. Road crown (5-year/1-day)	8.00	inches
2. Design Storm (25-year) (Based on 72 hour storm)	14.50	inches
3. Finish Floor (100-year) (Based on 72 hour storm)	17.00	inches

**PRE DEVELOPED
FLOOD ROUTING CALCULATIONS**

Project Name: Cabrera Subdivision - 3901 Gulfstream Road
Project Number: 19-AC-001

Designed:
Checked:

DMH
ELK

II. Design Criteria

A. Quality

1. If a wet detention system is proposed, then provide for whichever is greater of:
 - a. The first inch of runoff from the entire site, or
 - b. The amount of 2.5 inches times the percentage of imperviousness.
2. If discharging directly into sensitive receiving waters, then at least 0.5 inch of dry detention or retention pretreatment might have to be provided.
3. A detention system shall be designed to discharge not more 0.5 inch of detained volume per day.

B. Quantity

1. The allowable Peak discharge:
 - a. Allowable discharge 0.00 CFS
(based on the 25-year 72-hour storm event)
 - b. Road crowns and parking areas are desired to be no lower than 17.00 ft-NAVD88
 - c. Finished floors are designed to be no lower than 19.50 ft-NAVD88

**PRE DEVELOPED
FLOOD ROUTING CALCULATIONS**

Project Name: Cabrera Subdivision - 3901 Gulfstream Road
Project Number: 19-AC-001

Designed:	DMH
Checked:	ELK

III. Computations

A. Quality

1. Compute the first inch of runoff from the developed project
= 1 in X total area X (1ft/12in)
= 0.09 ac-ft for the first inch of runoff
2. Compute 2.5 inches times the percentage of imperviousness
 - a. Site area for water quality pervious/impervious calculations only:
= Total project - (water surface + roof)
= 1.04 ac of site area for water quality pervious/impervious
 - b. Impervious area for water quality pervious/impervious calculation only:
= (Site area for water quality pervious/impervious) - Pervious
= 0.00 ac if impervious area for water quality pervious/impervious
 - c. Percentage of imperviousness for water quality:
= (Impervious area for water quality/site area for water quality) 100%
= 0.00 % impervious
 - d. For 2.5 inches times the percentage impervious:
= 2.5 X percent impervious
= 0.00 inches to be treated
 - e. Compute volume required for water quality detention:
= Inches to be treated X (total site - Lake)
= 0.00 ac-ft for the 2.5 inches times the percentage imperviousness
3. Since the 0.09 ac-ft for the first inch of runoff is greater than
0.00 ac-ft for the 2.5 inches times the percentage imperviousness
0.09 ac-ft controls

**PRE DEVELOPED
FLOOD ROUTING CALCULATIONS**

Project Name: Cabrera Subdivision - 3901 Gulfstream Road
Project Number: 19-AC-001

Designed: DMH
Checked: ELK

III. Computations

B. SCS Curve Number

1. The wet season water/control elevation and the control elevation 7.00 ft-NAVD88

2. Average site finished grade

Land use	Area-A (ac)	Grade-G (ft)	A X G
Single family dwelling	0.02	17.50	0.35
N/A	0.00		0.00
N/A	0.00		0.00
N/A	0.00		0.00
N/A	0.00		0.00
N/A	0.00		0.00
N/A	0.00		0.00
N/A	0.00		0.00
N/A	0.00		0.00
N/A	0.00		0.00
N/A	0.00		0.00
N/A	0.00		0.00
N/A	0.00		0.00
N/A	0.00		0.00
N/A	0.00		0.00
Open Area	1.04	16.80	17.47
N/A	0.00		0.00
N/A	0.00		0.00
N/A	0.00		0.00
Total	1.06		17.82
Weighted Site Grade			16.81

ft-NAVD88

3. Average depth to water table will be
= Average site grade - Average water table/control elevation
= 9.81 ft

4. Soil type Depressional

5. From the soil storage calculation sheet, inches of moisture stored under the pervious areas for this type of soil is: 8.18 inches

6. Compute available soil storage
= Storage available X pervious area
= 0.71 ac-ft available soil storage onsite

7. Convert available soil storage to site-wide moisture storage, S
= Available soil storage onsite/site area
= 8.03 inches of site-wide storage, S

6. SCS Curve Number, CN
= 1000/(S+10)
= 55 SCS Curve Number

PRE DEVELOPED SOIL STORAGE CALCULATION

Project Name: Cabrera Subdivision - 3901 Gulfstream Road
Project Number: 19-AC-001

Designed: DMH
Checked: ELK

Depth to Water Table (feet)	Coastal (1)		Flatwoods (2)		Depressional (3)	
	Cumulative Water Storage (inches)	Compacted Water Storage (inches)	Cumulative Water Storage (inches)	Compacted Water Storage (inches)	Cumulative Water Storage (inches)	Compacted Water Storage (inches)
1	0.60	0.45	0.60	0.45	0.60	0.45
2	2.50	1.88	2.50	1.88	2.10	1.58
3	6.60	4.95	5.40	4.05	4.40	3.30
4*	10.90	8.18	9.00	6.75	6.80	5.10

(1) Sandy Soil 0-40" thick with water tables dropping below 40" - St. Lucie series is representative.

(2) Water tables 15"-40" - Immokalee series is representative

(3) Water tables above ground - 15" - Riviera and Pompano series are representative

* 4 feet is the maximum depth of percolation assumed possible in three days for any soil.

A. From the calculation the average depth to the water table is

9.81 ft

B. The Soil Type is

Depressional

C. Assuming 25% compaction

D. Inches of moisture stored under pervious area

Depth to Water Table (feet)	Compacted Water Storage (inches)
5.00	8.18
5.05	8.18
10.00	8.18

PRE DEVELOPED FLOOD ROUTING CALCULATIONS

Project Name: Cabrera Subdivision - 3901 Gulfstream Road
Project Number: 19-AC-001

Designed: DMH
Checked: ELK

III. Computations

C. Project Surface Storage

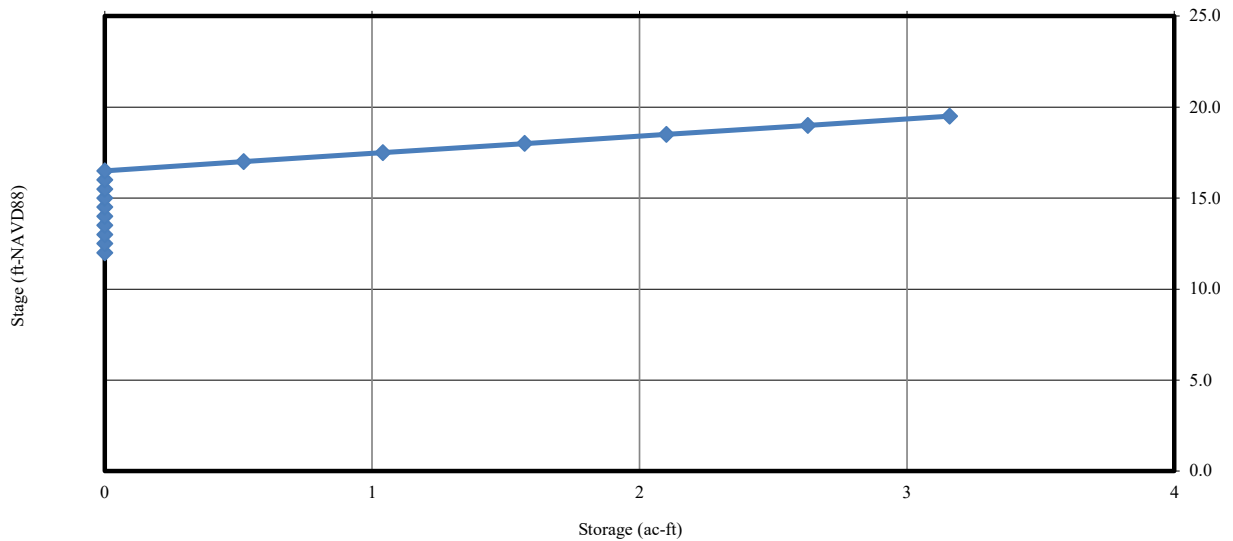
1. Assumptions

Land Use	Start	End	Area
Single family dwelling	17.50	17.50	0.02
N/A			0.00
N/A			0.00
N/A			0.00
N/A			0.00
N/A			0.00
N/A			0.00
N/A			0.00
N/A			0.00
N/A			0.00
N/A			0.00
N/A			0.00
N/A			0.00
N/A			0.00
N/A			0.00
N/A			0.00
Open Area	16.50	17.00	1.04
N/A			0.00
N/A			0.00
N/A			0.00

2. For Stage-Storage curve data, please refer to table attached.

3. Stage-Storage curve.

STAGE-STORAGE CURVE



**PRE DEVELOPED
STAGE - STORAGE CALCULATION**

Project Name: Cabrera Subdivision - 3901 Gulfstream Road
Project Number: 19-AC-001

Designed: DMH
Checked: ELK

Stage-Storage Curve Data

Area (ac)	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.04	0.00	0.00	0.00	Total Storage (Ac-Ft)
Start (ft-NAVD88)	17.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16.50	0.00	0.00	0.00	
End (ft-NAVD88)	17.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17.00	17.00	0.00	0.00	
Difference	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	17.00	0.00	0.00	
Stage (ft-NAVD88)	Single family dwelling	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Open Area	N/A	N/A	N/A	Total Storage (Ac-Ft)
12.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
12.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
13.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
13.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
14.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
14.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
15.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
15.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
16.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
16.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
17.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.52	0.00	0.00	0.00	
17.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.04	0.00	0.00	0.00	1.04
18.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.56	0.00	0.00	0.00	1.57
18.50	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.08	0.00	0.00	0.00	2.10
19.00	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.60	0.00	0.00	0.00	2.63
19.50	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.12	0.00	0.00	0.00	3.16

Project Name: 3901 Gulfstream Road - PRE DEVEL

Reviewer: ELK

Project Number: 002

Period Begin: Jan 01, 2000;0000 hr End: Jan 16, 2000;0000 hr Duration: 360 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: Site 1

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 24 hr

Design Frequency: 5 year

1 Day Rainfall: 8 inches

Area: 1.06 acres

Ground Storage: 8.03 inches

Time of Concentration: 0.08 hours

Initial Stage: 7 ft NAVD88

Stage (ft NAVD88)	Storage (acre-ft)
16.50	0.00
17.00	0.52
17.50	1.04
18.00	1.57
18.50	2.10
19.00	2.63
19.50	3.16

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
-------	-----------	-----------	-----------	-----------

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Site 1	16.74	24.60	7.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Site 1	0.25	0.00	0.00	0.00	0.25	0.00

Project Name: 3901 Gulfstream Road - PRE DEVEL

Reviewer: ELK

Project Number: 002

Period Begin: Jan 01, 2000;0000 hr End: Jan 16, 2000;0000 hr Duration: 360 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: Site 1

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 25 year

3 Day Rainfall: 14.5 inches

Area: 1.06 acres

Ground Storage: 8.03 inches

Time of Concentration: 0.08 hours

Initial Stage: 7 ft NAVD88

Stage (ft NAVD88)	Storage (acre-ft)
16.50	0.00
17.00	0.52
17.50	1.04
18.00	1.57
18.50	2.10
19.00	2.63
19.50	3.16

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
-------	-----------	-----------	-----------	-----------

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Site 1	17.17	72.60	7.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Site 1	0.70	0.00	0.00	0.00	0.70	0.00

Project Name: 3901 Gulfstream Road - PRE DEVEL

Reviewer: ELK

Project Number: 002

Period Begin: Jan 01, 2000;0000 hr End: Jan 16, 2000;0000 hr Duration: 360 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: Site 1

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 24 hr

Design Frequency: 100 year

1 Day Rainfall: 12.5092 inches

Area: 1.06 acres

Ground Storage: 8.03 inches

Time of Concentration: 0.08 hours

Initial Stage: 7 ft NAVD88

Stage (ft NAVD88)	Storage (acre-ft)
16.50	0.00
17.00	0.52
17.50	1.04
18.00	1.57
18.50	2.10
19.00	2.63
19.50	3.16

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
-------	-----------	-----------	-----------	-----------

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Site 1	17.03	24.80	7.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Site 1	0.55	0.00	0.00	0.00	0.55	0.00

Project Name: 3901 Gulfstream Road - PRE DEVEL

Reviewer: ELK

Project Number: 002

Period Begin: Jan 01, 2000;0000 hr End: Jan 16, 2000;0000 hr Duration: 360 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: Site 1

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 100 year

3 Day Rainfall: 17 inches

Area: 1.06 acres

Ground Storage: 8.03 inches

Time of Concentration: 0.08 hours

Initial Stage: 7 ft NAVD88

Stage (ft NAVD88)	Storage (acre-ft)
16.50	0.00
17.00	0.52
17.50	1.04
18.00	1.57
18.50	2.10
19.00	2.63
19.50	3.16

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
-------	-----------	-----------	-----------	-----------

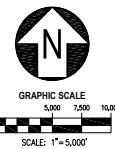
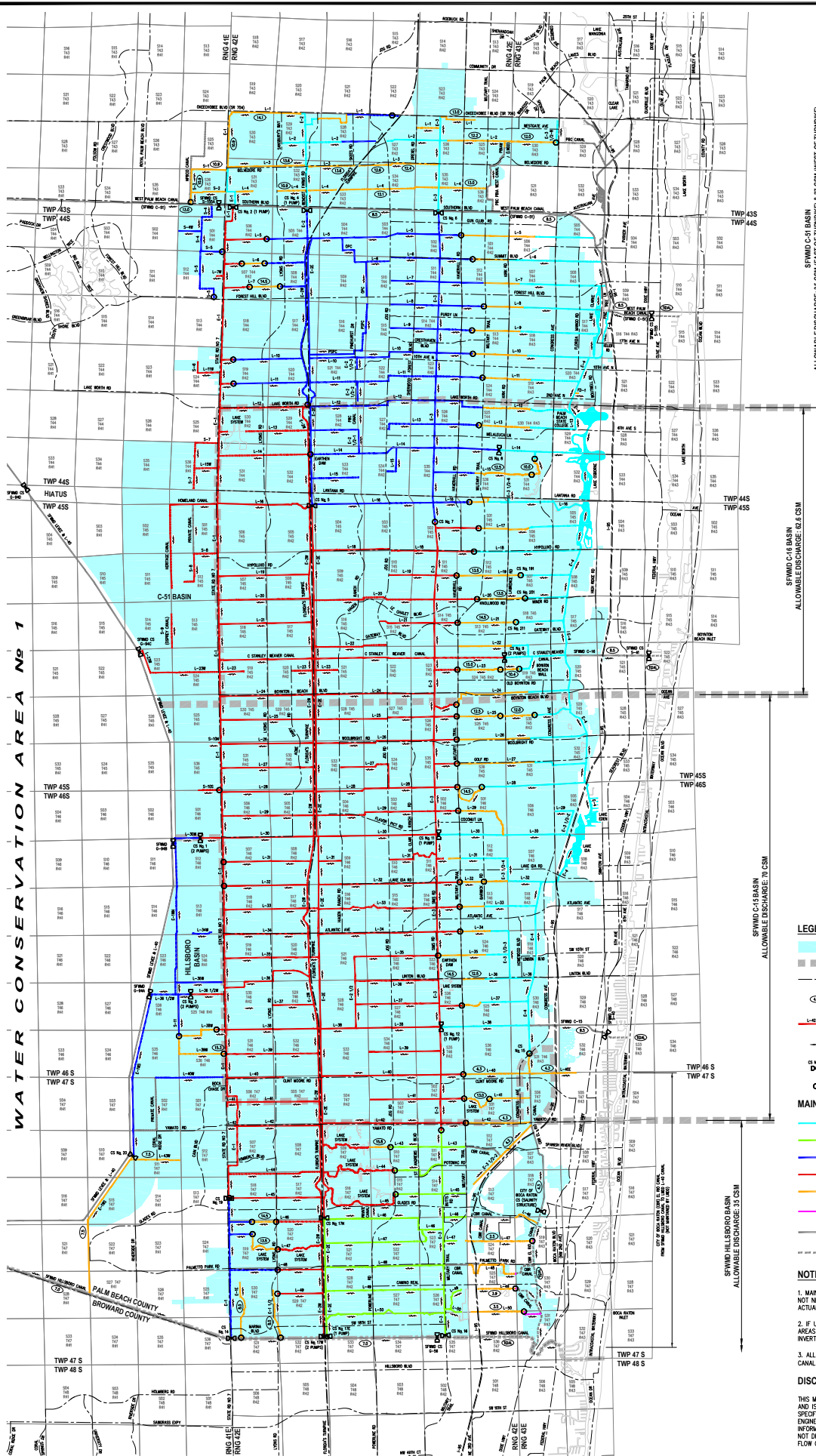
BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Site 1	17.36	72.80	7.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Site 1	0.89	0.00	0.00	0.00	0.89	0.00

ATTACHMENT B



ATLANTIC OCEAN

SFWD C-4 BASIN
ALLOWABLE DISCHARGE: 15 CSM (EAST OF TURNPIKE) & 27 CSM (WEST OF TURNPIKE)

SFWD C-18 BASIN
ALLOWABLE DISCHARGE: 10.8 CSM

SFWD C-18 BASIN
ALLOWABLE DISCHARGE: 70 CSM

SFWD HILLSBORO BASIN
ALLOWABLE DISCHARGE: 35 CSM

TWP 47 S
TWP 48 S

TWP 47 S
TWP 48 S

TWP 47 S
TWP 48 S

TWP 47 S
TWP 48 S

- LEGEND**
- LWD SERVICE AREA
 - BOUNDARY LINE FOR SFWD BASIN AREAS
 - PRINCIPAL ROADWAY
 - Denotes some specific canal maintenance elevations
 - LWD CANAL DESIGNATIONS (UNLESS OTHERWISE NOTED)
 - DIRECTION OF FLOW
 - MAJOR LWD (UNLESS OTHERWISE NOTED) DRAINAGE CONTROL STRUCTURE
 - LWD MINOR CONTROL STRUCTURE
- MAINTAINED CANAL ELEVATIONS:**
- CANAL ELEVATION = 8.5' NGVD (SEE NOTE No. 1)
 - CANAL ELEVATION = 9.3' NGVD (SEE NOTE No. 1)
 - CANAL ELEVATION = 13.0' NGVD (SEE NOTE No. 1)
 - CANAL ELEVATION = 16.0' NGVD (SEE NOTE No. 1)
 - CANAL ELEVATION VARIES (SEE NOTES No. 1 & 2)
 - CANAL ELEVATION IS AFFECTED BY TIDAL CURRENT
 - OTHER CANALS (NOT MAINTAINED BY LWD)
 - OTHER CANALS AFFECTED BY TIDAL CURRENT (NOT MAINTAINED BY LWD)

- NOTES:**
1. MAINTENANCE ELEVATION OF THE CONTROL STRUCTURE AND NOT NECESSARILY THE CANAL WATER SURFACE ELEVATION. ACTUAL WATER ELEVATION IN THE CANAL WILL VARY.
 2. IF UNSPECIFIED, THE MAINTENANCE ELEVATIONS IN THESE AREAS ARE DEPENDENT ON CANAL BOTTOM ELEVATIONS, CULVERT INVERT ELEVATIONS OR GROUNDWATER INTRUSION.
 3. ALL ELEVATIONS ARE SUBJECT TO VERIFICATION BY A CURRENT CANAL CROSS SECTION(S) TO LWD SPECIFICATIONS.
- DISCLAIMER:**
- THIS MAP SHOWS THE MAINTAINED ELEVATIONS OF LWD CANALS AND IS TO BE USED FOR INFORMATIONAL PURPOSES ONLY. FOR SPECIFIC DESIGN REQUIREMENTS, PLEASE CONTACT THE LWD ENGINEERING DEPARTMENT DIRECTLY. CANAL RIGHT-OF-WAY INFORMATION IS NOT SHOWN ON THIS MAP. ALSO, THIS MAP DOES NOT DISTINGUISH CONVEYANCE METHODS BETWEEN OPEN CHANNEL FLOW OR FLOW THROUGH CLOSED CULVERTS.

REVISIONS:		
NO.	DATE:	DESCRIPTION:

**LAKE WORTH DRAINAGE DISTRICT
MAINTAINED CANAL ELEVATIONS MAP**



**LAKE WORTH
DRAINAGE DISTRICT**
13081 MILITARY TRAIL
DELRAY BEACH, FLORIDA 33484-1105
PHONE (561) 737-3835 • FAX (561) 495-9694
WWW.LWDD.NET

MAP INFORMATION:	
SCALE:	1" = 5,000'
UPDATED:	AUGUST 2020
CHECKED BY:	LAKE WORTH DRAINAGE DISTRICT
CAD FILE:	LWD_CANAL_ELEVATIONS.dwg
AERIAL DATE:	N/A

SHEET NO.	1
OF	36
LWD PROJECT NO.	N/A

ATTACHMENT C

April 29, 2021

Mr. Brandon Cabrera
The BrandX Company
279 Arabian Road
Palm Springs, Florida 33461

Subject: Report of Exfiltration Test
Proposed Multi Family Development
3901 Gulfstream Road
Palm Springs, Florida

Dear Mr. Cabrera:

Nutting Engineers of Florida, Inc. has performed an exfiltration test for the proposed drainage improvements at the above referenced location. This report presents a brief description of the field procedures, and the results of the exfiltration test.

One exfiltration test was performed to a depth of six feet below existing grade in accordance with South Florida Water Management District (SFWMD) criteria for 'Usual Open-Hole' conditions.

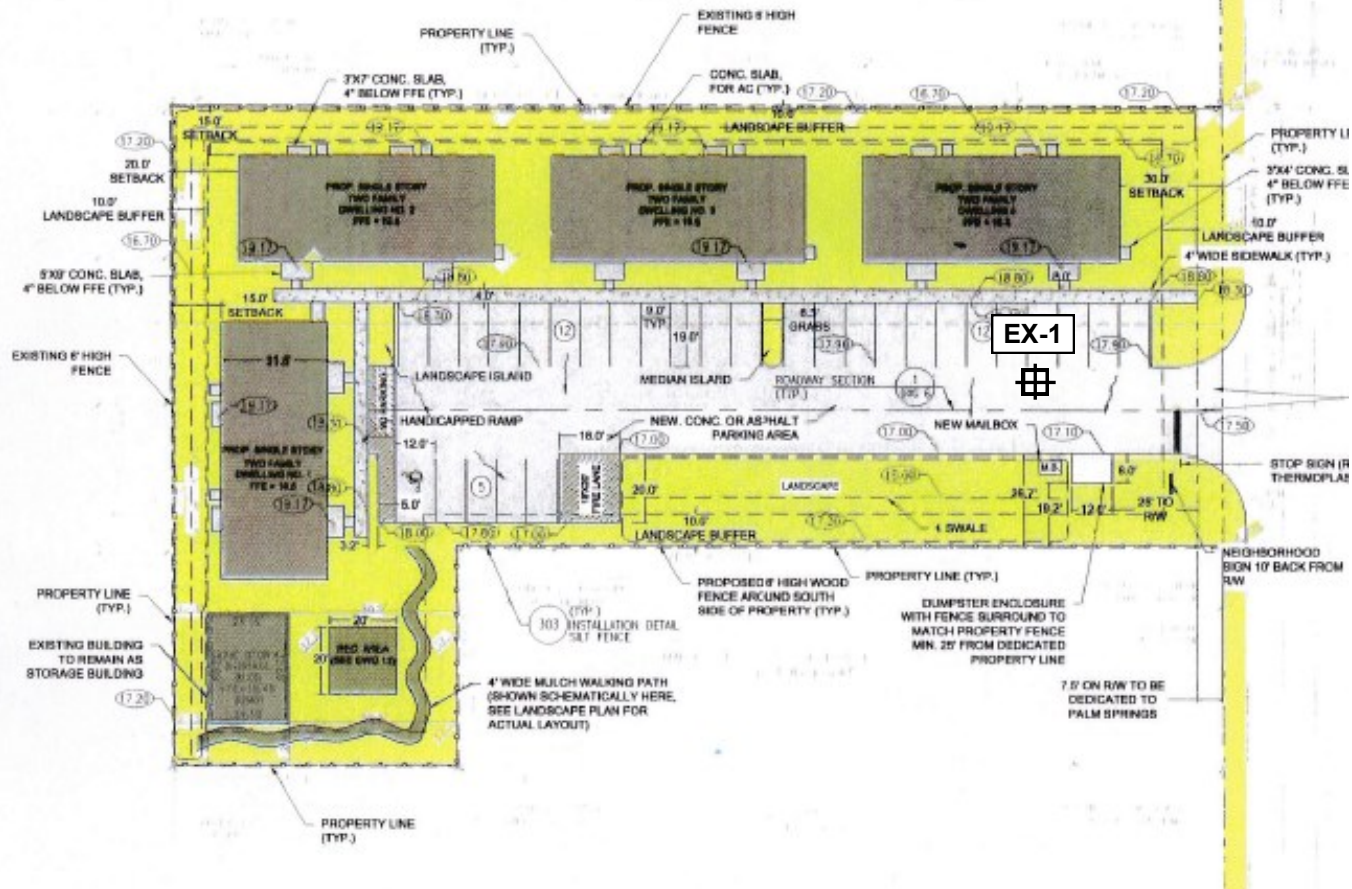
Prior to starting the test, a 6-inch diameter hole was augered to the test depth to determine the depth to groundwater and to examine subgrade soils. After establishing the above parameters, the hole was stabilized by a full-length perforated PVC pipe in accordance with South Florida Water Management District specifications. Water was then pumped into the hole maintaining a constant water level at the ground surface. The stabilized flow rates were recorded in one minute intervals for a total of 10 minutes.

The exfiltration test revealed the hydraulic conductivity ('K'-value) of the soil was 3.78×10^{-4} cubic feet per second per square foot per foot of head. Soil descriptions and flow rates for the test are shown on the attached exfiltration summary sheet. We note that the water table was below a depth of 6 feet at the time of the test. This testing was performed to determine the hydraulic conductivity value only. Soil information shall not be used for other purposes.

We appreciate the opportunity to provide these services for you. Should you have any questions, or if we can be of further assistance, please feel free to contact us.

Respectfully Submitted:
NUTTING ENGINEERS OF FLORIDA, INC.

Christopher E. Gworek, P.E. #69947
Senior Engineer



- LEGEND -
⊕ EXFILTRATION TEST

Report of Exfiltration Test

Client:	The BrandX Company	Order No	18978.10
Project:	Proposed Multi Family Development	Report No	1
Location:	3901 Gulfstream Road	Date:	4/28/21
	Palm Springs, Florida		
Test:	Usual Open Hole Exfiltration Test		
Surface Elevation:	Approx. @ Road Crown	Water table from ground surface:	>6'
Casing Diameter:	6"		
Tube Depth:	6'		

Hydraulic Conductivity (K) = 3.78×10^{-4} cfs/ft²ft.head

EXFIL NO. 1			One Minute Increme	Pump Rate in Gal/Min
Sample Location: <u>Approx. as located on site plan.</u> Material: 0-6" TOPSOIL 6"-1.2' Gray fine SAND 1.2'-6' Lt. brown fine SAND			1	5.0
			2	5.0
			3	5.0
			4	5.0
			5	5.0
			6	5.0
			7	5.0
			8	5.0
			9	5.0
			10	5.0

LIMITATIONS OF LIABILITY

WARRANTY

We warrant that the services performed by Nutting Engineers of Florida, Inc. are conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession in our area currently practicing under similar conditions at the time our services were performed. **No other warranties, expressed or implied, are made.** While the services of Nutting Engineers of Florida, Inc. are a valuable and integral part of the design and construction teams, we do not warrant, guarantee or insure the quality, completeness, or satisfactory performance of designs, construction plans, specifications we have not prepared, nor the ultimate performance of building site materials or assembly/construction.

SUBSURFACE EXPLORATION

Subsurface exploration is normally accomplished by test borings; test pits are sometimes employed. The method of determining the boring location and the surface elevation at the boring is noted in the report. This information is represented in the soil boring logs and/or a drawing. The location and elevation of the borings should be considered accurate only to the degree inherent with the method used and may be approximate.

The soil boring log includes sampling information, description of the materials recovered, approximate depths of boundaries between soil and rock strata as encountered and immediate depth to water data. The log represents conditions recorded specifically at the location where and when the boring was made. Site conditions may vary through time as will subsurface conditions. The boundaries between different soil strata as encountered are indicated at specific depths; however, these depths are in fact approximate and dependent upon the frequency of sampling, nature and consistency of the respective strata. Substantial variation between soil borings may commonly exist in subsurface conditions. Water level readings are made at the time and under conditions stated on the boring logs. Water levels change with time, precipitation, canal level, local well drawdown and other factors. Water level data provided on soil boring logs shall not be relied upon for groundwater based design or construction considerations.

LABORATORY AND FIELD TESTS

Tests are performed in *general* accordance with specific ASTM Standards unless otherwise indicated. All criteria included in a given ASTM Standard are not always required and performed. Each test boring report indicates the measurements and data developed at each specific test location.

ANALYSIS AND RECOMMENDATIONS

The geotechnical report is prepared primarily to aid in the design of site work and structural foundations. Although the information in the report is expected to be sufficient for these purposes, it shall not be utilized to determine the cost of construction nor to stand alone as a construction specification. Contractors shall verify subsurface conditions as may be appropriate prior to undertaking subsurface work.

Report recommendations are based primarily on data from test borings made at the locations shown on the test boring reports. Soil variations commonly exist between boring locations. Such variations may not become evident until construction. Test pits sometimes provide valuable supplemental information that derived from soil borings. If variations are then noted, the geotechnical engineer shall be contacted in writing immediately so that field conditions can be examined and recommendations revised if necessary.

The geotechnical report states our understanding as to the location, dimensions and structural features proposed for the site. **Any significant changes of the site improvements or site conditions must be communicated in writing to the geotechnical engineer immediately** so that the geotechnical analysis, conclusions, and recommendations can be reviewed and appropriately adjusted as necessary.

CONSTRUCTION OBSERVATION

Construction observation and testing is an important element of geotechnical services. The geotechnical engineer's field representative (G.E.F.R.) is the "owner's representative" observing the work of the contractor, performing tests and reporting data from such tests and observations. **The geotechnical engineer's field representative does not direct the contractor's construction means, methods, operations or personnel.** The G.E.F.R. does not interfere with the relationship between the owner and the contractor and, except as an observer, does not become a substitute owner on site. The G.E.F.R. is responsible for his/her safety, but has no responsibility for the safety of other personnel at the site. The G.E.F.R. is an important member of a team whose responsibility is to observe and test the work being done and report to the owner whether that work is being carried out in general conformance with the plans and specifications. The enclosed report may be relied upon solely by the named client.

SOIL AND ROCK CLASSIFICATION CRITERIA

SAND/SILT

N-VALUE (bpf)	RELATIVE DENSITY
0 – 4	Very Loose
5 – 10	Loose
11 – 29	Medium
30 – 49	Dense
>50	Very dense
100	Refusal

CLAY/SILTY CLAY

N-VALUE (bpf)	UNCONFINED COMP. STRENGTH (tsf)	CONSISTENCY
<2	<0.25	v. Soft
2 – 4	0.25 – 0.50	Soft
5 – 8	0.50 – 1.00	Medium
9 – 15	1.00 – 2.00	Stiff
16 – 30	2.00 – 4.00	v. Stiff
>30	>4.00	Hard

ROCK

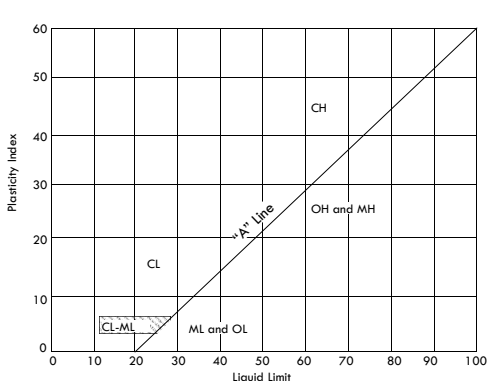
N-VALUE (bpf)	RELATIVE HARDNESS	ROCK CHARACTERISTICS
$N \geq 100$	Hard to v. hard	Local rock formations vary in hardness from soft to very hard within short vertical and horizontal distances and often contain vertical solution holes of 3 to 36 inch diameter to varying depths and horizontal solution features. Rock may be brittle to split spoon impact, but more resistant to excavation.
$25 \leq N \leq 100$	Medium hard to hard	
$5 \leq N \leq 25$	Soft to medium hard	

PARTICLE SIZE

Boulder	>12 in.
Cobble	3 to 12 in.
Gravel	4.76 mm to 3 in.
Sand	0.074 mm to 4.76 mm
Silt	0.005 mm to 0.074 mm
Clay	<0.005 mm

DESCRIPTION MODIFIERS

0 – 5%	Slight trace
6 – 10%	Trace
11 – 20%	Little
21 – 35%	Some
>35%	And

Major Divisions		Group Symbols	Typical names	Laboratory classification criteria	
Coarse-grained soils (More than half of material is larger than No. 200 sieve size)	Gravels (More than half of coarse fraction is larger than No. 4 sieve size)	Clean gravels (Little or no fines)	GW	$C_u = \frac{D_{60}}{D_{10}}$ greater than 4; $C_z = \frac{(D_{30})^2}{D_{10} \times D_{60}}$ between 1 and 3	
			GP	Not meeting all gradation requirements for GW	
		Gravels with fines (Appreciable amount of fines)	GW* d u	Atterberg limits below "A" line or P.I. less than 4	
			GC	Atterberg limits above "A" line with P.I. greater than 7	
	Sands (More than half of coarse fraction is smaller than No. 4 sieve size)	Clean sands (Little or no fines)	SW	$C_u = \frac{D_{60}}{D_{10}}$ greater than 6; $C_z = \frac{(D_{30})^2}{D_{10} \times D_{60}}$ between 1 and 3	
			SP	Not meeting all gradation requirements for SW	
		Sands with fines (Appreciable amount of fines)	SM* d u	Atterberg limits below "A" line or P.I. less than 4	
			SC	Atterberg limits above "A" line with P.I. more than 7	
Fine-grained soils (More than half of material is smaller than No. 200 sieve size)	Silts and clays (Liquid limit less than 50)	ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity	 Plasticity Index Liquid Limit Plasticity Chart	
		CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy, clays, silty clays, lean clays		
		OL	Organic silts and organic silty clays of low plasticity		
	Silts and clays (Liquid limit greater than 50)	MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts		
		CH	Inorganic clays or high plasticity, fat clays		
		OH	Organic clays of medium to high plasticity, organic silts		
	Highly organic soils	PT	Peat and other highly organic soils		

ATTACHMENT D

**POST DEVELOPED
FLOOD ROUTING CALCULATIONS**

Project Name: **Cabrera Subdivision - 3901 Gulfstream Road**
Project Number: **19-AC-001**

Designed: **DMH**
Checked: **ELK**

I. Site Data

A. Acreage

1. Total	1.06 ac
2. Impervious	
a. Single Story Buildings	0.27 ac
b. Parking Lots and Roads	0.26 ac
c. Sidewalks and Small Features of Concrete	0.05 ac
d. N/A	0.00 ac
e. N/A	0.00 ac
f. N/A	0.00 ac
g. N/A	0.00 ac
Subtotal Impervious	0.58 ac
3. Water management	
a. N/A	0.00 ac
Subtotal Lake	0.00 ac
b. N/A	0.00 ac
c. N/A	0.00 ac
d. N/A	0.00 ac
e. N/A	0.00 ac
f. N/A	0.00 ac
g. N/A	0.00 ac
h. N/A	0.00 ac
i. N/A	0.00 ac
Subtotal Retention/Detention	0.00 ac
4. Pervious	
a. Landscape	0.26 ac
b. Swale 1	0.10 ac
c. Swale 2	0.09 ac
d. Swale 3	0.03 ac
Subtotal Pervious	0.48 ac

B. Minimum Elevations

1. Roads and Parking	17.00 ft-NAVD88
2. Finished Floor	19.50 ft-NAVD88

C. Allowable Discharge

1. For the SFWMD Canal	0.00 CSM
2. Allowable Discharge for this Project	0.00 CFS

D. Water Level Elevation

1. Wet Season Water Table	7.00 ft-NAVD88
2. Control Elevation	7.00 ft-NAVD88
3. Receiving Water Body Level	N/A ft-NAVD88

E. Rainfall Amounts

1. Road crown (5-year/1-day)	8.00 inches
2. Design Storm (25-year) (Based on 72 hour storm)	14.50 inches
3. Finish Floor (100-year) (Based on 72 hour storm)	17.00 inches

**POST DEVELOPED
FLOOD ROUTING CALCULATIONS**

Project Name: Cabrera Subdivision - 3901 Gulfstream Road
Project Number: 19-AC-001

Designed:
Checked:

DMH
ELK

II. Design Criteria

A. Quality

1. If a wet detention system is proposed, then provide for whichever is greater of:
 - a. The first inch of runoff from the entire site, or
 - b. The amount of 2.5 inches times the percentage of imperviousness.
2. If discharging directly into sensitive receiving waters, then at least 0.5 inch of dry detention or retention pretreatment might have to be provided.
3. A detention system shall be designed to discharge not more 0.5 inch of detained volume per day.

B. Quantity

1. The allowable Peak discharge:
 - a. Allowable discharge 0.00 CFS
(based on the 25-year 72-hour storm event)
 - b. Road crowns and parking areas are desired to be no lower than 17.00 ft-NAVD88
 - c. Finished floors are designed to be no lower than 19.50 ft-NAVD88

**POST DEVELOPED
FLOOD ROUTING CALCULATIONS**

Project Name: Cabrera Subdivision - 3901 Gulfstream Road
Project Number: 19-AC-001

Designed:	DMH
Checked:	ELK

III. Computations

A. Quality

1. Compute the first inch of runoff from the developed project
= 1 in X total area X (1ft/12in)
= 0.09 ac-ft for the first inch of runoff
2. Compute 2.5 inches times the percentage of imperviousness
 - a. Site area for water quality pervious/impervious calculations only:
= Total project - (water surface + roof)
= 0.79 ac of site area for water quality pervious/impervious
 - b. Impervious area for water quality pervious/impervious calculation only:
= (Site area for water quality pervious/impervious) - Pervious
= 0.31 ac if impervious area for water quality pervious/impervious
 - c. Percentage of imperviousness for water quality:
= (Impervious area for water quality/site area for water quality) 100%
= 39.24 % impervious
 - d. For 2.5 inches times the percentage impervious:
= 2.5 X percent impervious
= 0.98 inches to be treated
 - e. Compute volume required for water quality detention:
= Inches to be treated X (total site - Lake)
= 0.09 ac-ft for the 2.5 inches times the percentage imperviousness
3. Since the 0.09 ac-ft for the first inch of runoff is greater than
0.09 ac-ft for the 2.5 inches times the percentage imperviousness
0.09 ac-ft controls

**POST DEVELOPED
FLOOD ROUTING CALCULATIONS**

Project Name: Cabrera Subdivision - 3901 Gulfstream Road
Project Number: 19-AC-001

Designed: DMH
Checked: ELK

III. Computations

B. SCS Curve Number

1. The wet season water/control elevation and the control elevation 7.00 ft-NGVD29

2. Average site finished grade

Land use	Area-A (ac)	Grade-G (ft)	A X G
Single Story Buildings	0.27	19.50	5.27
Parking Lots and Roads	0.26	17.60	4.58
Sidewalks and Small Features of Concrete	0.05	18.80	0.94
N/A	0.00		0.00
N/A	0.00		0.00
N/A	0.00		0.00
N/A	0.00		0.00
N/A	0.00		0.00
N/A	0.00		0.00
N/A	0.00		0.00
N/A	0.00		0.00
N/A	0.00		0.00
N/A	0.00		0.00
N/A	0.00		0.00
N/A	0.00		0.00
Landscape	0.26	18.00	4.68
Swale 1	0.10	15.00	1.50
Swale 2	0.09	16.00	1.44
Swale 3	0.03	15.50	0.47
Total	1.06		18.87
Weighted Site Grade			17.80

ft-NAVD88

3. Average depth to water table will be
= Average site grade - Average water table/control elevation
= 10.80 ft

4. Soil type Depressional

5. From the soil storage calculation sheet, inches of moisture stored under the pervious areas for this type of soil is: 8.18 inches

6. Compute available soil storage
= Storage available X pervious area
= 0.33 ac-ft available soil storage onsite

7. Convert available soil storage to site-wide moisture storage, S
= Available soil storage onsite/site area
= 3.70 inches of site-wide storage, S

6. SCS Curve Number, CN
= 1000/(S+10)
= 73 SCS Curve Number

POST DEVELOPED SOIL STORAGE CALCULATION

Project Name: Cabrera Subdivision - 3901 Gulfstream Road
Project Number: 19-AC-001

Designed: DMH
Checked: ELK

Depth to Water Table (feet)	Coastal (1)		Flatwoods (2)		Depressional (3)	
	Cumulative Water Storage (inches)	Compacted Water Storage (inches)	Cumulative Water Storage (inches)	Compacted Water Storage (inches)	Cumulative Water Storage (inches)	Compacted Water Storage (inches)
1	0.60	0.45	0.60	0.45	0.60	0.45
2	2.50	1.88	2.50	1.88	2.10	1.58
3	6.60	4.95	5.40	4.05	4.40	3.30
4*	10.90	8.18	9.00	6.75	6.80	5.10

(1) Sandy Soil 0-40" thick with water tables dropping below 40" - St. Lucie series is representative.

(2) Water tables 15"-40" - Immokalee series is representative

(3) Water tables above ground - 15" - Riviera and Pompano series are representative

* 4 feet is the maximum depth of percolation assumed possible in three days for any soil.

A. From the calculation the average depth to the water table is

10.80 ft

B. The Soil Type is

Depressional

C. Assuming 25% compaction

D. Inches of moisture stored under pervious area

Depth to Water Table (feet)	Compacted Water Storage (inches)
4.00	8.18
10.80	8.18
12.00	8.18

POST DEVELOPED FLOOD ROUTING CALCULATIONS

Project Name: Cabrera Subdivision - 3901 Gulfstream Road
Project Number: 19-AC-001

Designed: DMH
Checked: ELK

III. Computations

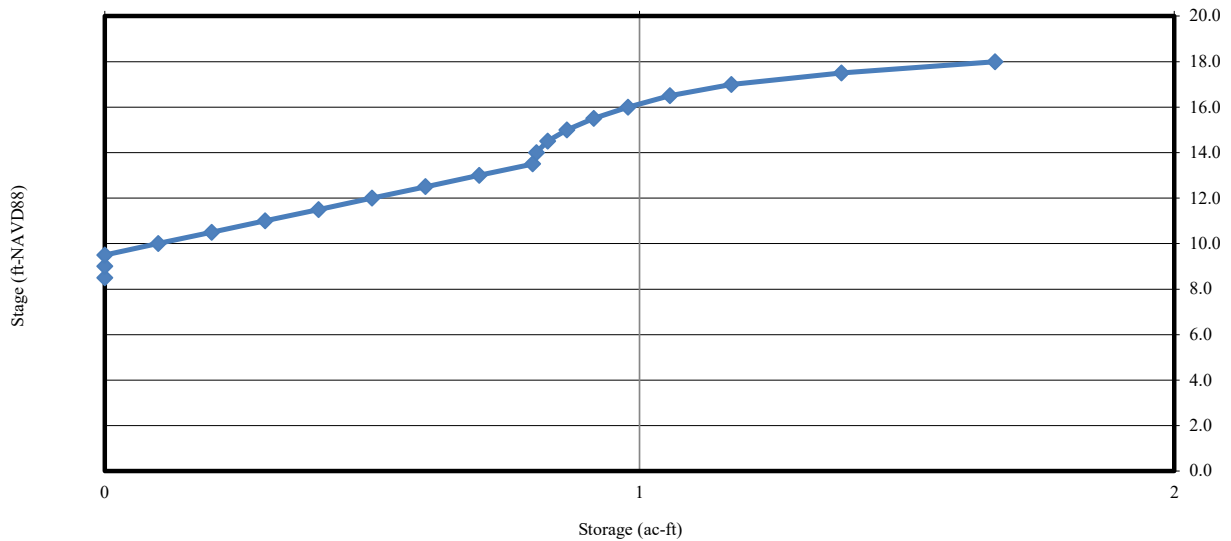
C. Project Surface Storage

1. Assumptions

Land Use	Start	End	Area
Single Story Buildings	19.50	19.50	0.27
Parking Lots and Roads	17.30	18.50	0.26
Sidewalks and Small Features of Concrete	18.80	19.50	0.05
N/A			0.00
N/A			0.00
N/A			0.00
N/A			0.00
N/A			0.00
N/A			0.00
N/A			0.00
N/A			0.00
N/A			0.00
N/A			0.00
N/A			0.00
N/A			0.00
Landscape	17.20	19.00	0.26
Swale 1	13.50	17.00	0.10
Swale 2	16.70	18.50	0.09
Swale 3	16.70	18.50	0.03

- For Stage-Storage curve data, please refer to table attached.
- Stage-Storage curve.

STAGE-STORAGE CURVE



**POST DEVELOPED
STAGE - STORAGE CALCULATION**

Project Name: Cabrera Subdivision - 3901 Gulfstream Road
Project Number: 19-AC-001

Designed:
Checked:

DMH
ELK

Stage-Storage Curve Data

Area (ac)	0.27	0.26	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.26	0.10	0.09	0.03	0.00	Total Storage (Ac-Ft)
Start (ft-NAVD88)	19.50	17.30	18.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17.20	13.50	16.70	16.70	10.00	
End (ft-NAVD88)	19.50	18.50	19.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19.00	17.00	17.20	17.20	14.00	
Difference	0.00	1.20	0.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.80	3.50	0.50	0.50	0.50	
Stage (ft-NAVD88)	Single Story Buildings	Parking Lots and Roads	Sidewalks and Small Features of Concrete	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Landscape	Swale 1	Swale 2	Swale 3	Exfil. Trench		Total Storage (Ac-Ft)
8.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
9.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
9.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
10.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.10	
10.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.20	
11.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.30	
11.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.40	
12.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	
12.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.60	
13.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.70	
13.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.80	
14.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.80	
14.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.00	0.00	0.00	0.80	
15.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.06	0.00	0.00	0.00	0.80	
15.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.11	0.00	0.00	0.00	0.80	
16.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.18	0.00	0.00	0.00	0.80	
16.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.26	0.00	0.00	0.00	0.80	
17.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.35	0.02	0.01	0.00	0.80	
17.50	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.40	0.12	0.04	0.00	0.80	
18.00	0.00	0.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.09	0.45	0.16	0.05	0.00	0.80	
18.50	0.00	0.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.24	0.50	0.21	0.07	0.00	0.80	
19.00	0.00	0.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.47	0.55	0.25	0.08	0.00	0.80	
19.50	0.00	0.57	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.60	0.60	0.30	0.10	0.00	0.80	

Exfiltration Trench for Water Quality and Storage
3901 Gulfstream Road
Project Number: 19-A-001

Length of Exfiltration Trench Required:

$$L = \frac{V}{K(HW + 2HD_u - D_u^2 + 2HD_s) + 1.39 \times 10^{-4} W D_u}$$

Exfiltration Trench Data:

<i>V = Volume treated (acre-inches)</i>	9.00
<i>W = Trench width (feet)</i>	10.00
<i>K = Hydraulic conductivity (cfs/ft²-ft. head)</i>	3.78E-04
<i>H = Depth to water table (feet)</i>	8.50
<i>D_u = Non-saturated trench depth (feet)</i>	5.50
<i>D_s = Saturated trench depth (feet)</i>	0.00
<i>L = Length of trench required (feet)</i>	141.32
<i>L = Length of trench provided (feet)</i>	150.00
<i>V_e = Equivalent Volume provided (acre-inches)</i>	9.55
<i>V_e = Equivalent Volume provided (acre-ft)</i>	0.80

Project Name: 3901 Gulfstream Road

Reviewer: ELK

Project Number: 002

Period Begin: Jan 01, 2000;0000 hr End: Jan 16, 2000;0000 hr Duration: 360 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: Site 1

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 24 hr

Design Frequency: 5 year

1 Day Rainfall: 8 inches

Area: 1.06 acres

Ground Storage: 3.7 inches

Time of Concentration: 0.08 hours

Initial Stage: 7 ft NAVD88

Stage (ft NAVD88)	Storage (acre-ft)
9.50	0.00
10.00	0.10
10.50	0.20
11.00	0.30
11.50	0.40
12.00	0.50
12.50	0.60
13.00	0.70
13.50	0.80
14.00	0.81
14.50	0.83
15.00	0.86
15.50	0.91
16.00	0.98
16.50	1.06
17.00	1.17
17.50	1.38
18.00	1.66
18.50	2.13
19.00	2.60
19.50	3.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
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BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Site 1	11.62	24.80	7.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Site 1	0.42	0.00	0.00	0.00	0.42	0.00

Project Name: 3901 Gulfstream Road

Reviewer: ELK

Project Number: 002

Period Begin: Jan 01, 2000;0000 hr End: Jan 16, 2000;0000 hr Duration: 360 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: Site 1

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 25 year

3 Day Rainfall: 14.5 inches

Area: 1.06 acres

Ground Storage: 3.7 inches

Time of Concentration: 0.08 hours

Initial Stage: 7 ft NAVD88

Stage (ft NAVD88)	Storage (acre-ft)
9.50	0.00
10.00	0.10
10.50	0.20
11.00	0.30
11.50	0.40
12.00	0.50
12.50	0.60
13.00	0.70
13.50	0.80
14.00	0.81
14.50	0.83
15.00	0.86
15.50	0.91
16.00	0.98
16.50	1.06
17.00	1.17
17.50	1.38
18.00	1.66
18.50	2.13
19.00	2.60
19.50	3.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
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BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Site 1	15.84	73.00	7.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Site 1	0.96	0.00	0.00	0.00	0.96	0.00

Project Name: 3901 Gulfstream Road

Reviewer: ELK

Project Number: 002

Period Begin: Jan 01, 2000;0000 hr End: Jan 16, 2000;0000 hr Duration: 360 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: Site 1

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 24 hr

Design Frequency: 100 year

1 Day Rainfall: 12.5092 inches

Area: 1.06 acres

Ground Storage: 3.7 inches

Time of Concentration: 0.08 hours

Initial Stage: 7 ft NAVD88

Stage (ft NAVD88)	Storage (acre-ft)
9.50	0.00
10.00	0.10
10.50	0.20
11.00	0.30
11.50	0.40
12.00	0.50
12.50	0.60
13.00	0.70
13.50	0.80
14.00	0.81
14.50	0.83
15.00	0.86
15.50	0.91
16.00	0.98
16.50	1.06
17.00	1.17
17.50	1.38
18.00	1.66
18.50	2.13
19.00	2.60
19.50	3.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
-------	-----------	-----------	-----------	-----------

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Site 1	13.45	24.80	7.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Site 1	0.79	0.00	0.00	0.00	0.79	0.00

Project Name: 3901 Gulfstream Road

Reviewer: ELK

Project Number: 002

Period Begin: Jan 01, 2000;0000 hr End: Jan 16, 2000;0000 hr Duration: 360 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: Site 1

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 100 year

3 Day Rainfall: 17 inches

Area: 1.06 acres

Ground Storage: 3.7 inches

Time of Concentration: 0.08 hours

Initial Stage: 7 ft NAVD88

Stage (ft NAVD88)	Storage (acre-ft)
9.50	0.00
10.00	0.10
10.50	0.20
11.00	0.30
11.50	0.40
12.00	0.50
12.50	0.60
13.00	0.70
13.50	0.80
14.00	0.81
14.50	0.83
15.00	0.86
15.50	0.91
16.00	0.98
16.50	1.06
17.00	1.17
17.50	1.38
18.00	1.66
18.50	2.13
19.00	2.60
19.50	3.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
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BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Site 1	17.00	73.00	7.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Site 1	1.17	0.00	0.00	0.00	1.17	0.00

SKETCH AND DESCRIPTION

THIS IS NOT A SURVEY

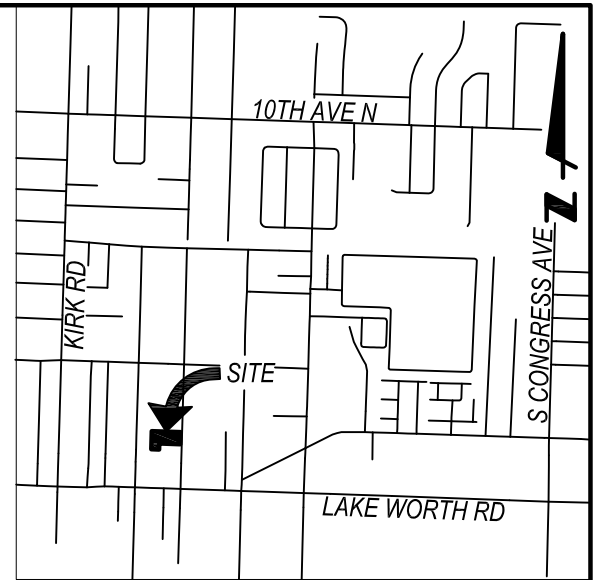
SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST,
PALM BEACH COUNTY, FLORIDA**LEGAL DESCRIPTION :**

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF LOTS 4 AND 5, BLOCK 1, LAKEWOOD GARDENS, PLAT NO. 1, AS RECORDED IN PLAT BOOK 18, PAGE 38, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID LOT 4, BLOCK 1; THENCE SOUTH 90 DEGREE, 00 MINUTES AND 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTH HALF 7.50 FEET; THENCE NORTH 00 DEGREES, 15 MINUTES AND 00 SECONDS WEST LEAVING SAID SOUTH LINE AND PARALLEL WITH THE WEST RIGHT-OF-WAY OF GULFSTREAM ROAD 130.75 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID LOT 5, BLOCK 1; THENCE NORTH 90 DEGREES, 00 MINUTES AND 00 SECONDS EAST ALONG SAID NORTH LINE 7.50 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF; THENCE SOUTH 00 DEGREES, 15 MINUTES AND 00 SECONDS WEST LEAVING SAID NORTH LINE AND ALONG THE WEST RIGHT-OF-WAY OF GULFSTREAM ROAD 130.75 FEET TO THE POINT OF BEGINNING, CONTAINING 458,573 SQUARE FEET±.

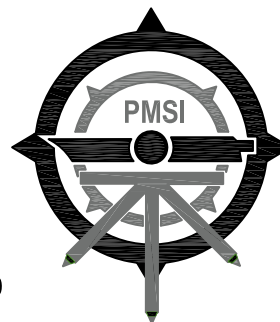
SURVEYORS' NOTES:

1. THIS SKETCH AND DESCRIPTION MEETS STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.050-.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTES.
2. THIS SKETCH AND DESCRIPTION AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR VERIFIED ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 8261.
4. THIS SKETCH AND DESCRIPTION HAVE BEEN PREPARED WITHOUT A REVIEW OF THE TITLE POLICY OR OWNERSHIP AND ENCUMBRANCE REPORT; AND IT IS POSSIBLE THAT THERE ARE EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY.

VICINITY SKETCH
NOT TO SCALE

10-13-20

DATE

PROFESSIONAL LAND SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 7211**PRINCIPAL
MERIDIAN
SURVEYING INC.**4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
PHONE 833.478.7764 / FAX 561.478.1094
WWW.PMSURVEYING.NETS19050408 SKETCH AND LEGAL
JOB# PURPOSE

FIELD

DW
DRAFT10-13-20
DATE

SKETCH AND DESCRIPTION

THIS IS NOT A SURVEY

ASSUMED BEARING BASE

$N90^{\circ}00'00''E$

7.50'

NORTH LINE SOUTH 1/2 LOT 5

17.5'

NORTHEAST CORNER
S 1/2 LOT 5, BLOCK 1
FOUND 1/2" IRON ROD
& CAP / K+N

130.75'

130.75'

981 SQUARE FEET±

LOT 5
LOT 4

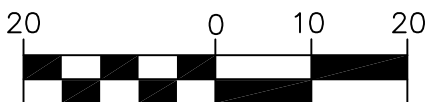
$N00^{\circ}15'00''W$

$S00^{\circ}15'00''E$

GULFSTREAM ROAD

CENTERLINE PLATTED 35' RIGHT OF WAY
PLAT BOOK 18, PAGE 38

GRAPHIC SCALE



1 INCH = 20 FT.

POINT OF BEGINNING

SOUTHEAST CORNER

N 1/2 LOT 4, BLOCK 1

FOUND 1/2" IRON
PIPE / NO CAP

SOUTH LINE NORTH 1/2 LOT 4

17.5'

$S90^{\circ}00'00''W$

7.50'

WEST RIGHT
OF WAY LINE

(G) = GRID
(P) = PLAT



**PRINCIPAL
MERIDIAN
SURVEYING INC.**

4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
PHONE 833.478.7764 / FAX 561.478.1094
WWW.PMSURVEYING.NET

SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST

PALM BEACH COUNTY FLORIDA

JOB#19050408



C. ANDRE RAYMAN, P.S.M.

KEITH B. JACKSON, P.E.

LISA A. TROPEPE, P.E.

ADAM SWANEY, P.E., LEED AP

JENNIFER MALIN, P.S.M.

June 18, 2021

To: Iramis Cabrera, Village of Palm Springs Planner

From: Tara Bamber, PE 

**Re: 3901 Gulfstream Road
Site Plan Approval Letter
Engenuity Group Project No. 6001.89**

We have received the following on 6-14-21 through WeTransfer:

1. Landscape Plan, 4 sheets (LP-1 - LP-4), revised 6-17-21, by LBD Design, Inc.

We recommend Site Plan approval with the following condition:

1. We have verified the drainage system is sufficient but the calculations will need to be updated at time of Civil/Utility permitting including, but not limited to, stage storage elevations.
2. Additional comments shall be asked regarding the Civil Plans at time of Civil/Utility Plan permitting.

If you should have any questions, please give me a call at 561-655-1151.

Cc: Lisa Tropepe, PE
Chad Girard, PE
Ed Horton



Village of Palm Springs
Land Development Department
226 Cypress Lane, Palm Springs, FL 33461
(561) 965-4016 Fax (561) 439-4132

LETTER OF TRANSMITTAL

To: Chad Girard/Ed Horton
Tom Ceccarelli/Frank Castro
Pedro Segovia

Date: 3/22/2021

RE: 3901 Gulfstream Rd- PUD Site Plan - to construct 4 duplex structures

3rd submittal

Attached are:

x Prints

☐ Report

☐ Other

☐ Reproducibles

☐ Specifications

☐ Correspondence

☐ Applications

COPIES	DATE	DESCRIPTION
1	1/8/2021	Site Plan Package/Civil Plans

Transmitted:

☐ For Approval

☐ For Revisions

☐ Other

☐ As Requested

☐ For Your Use

xxxx For Review and Comment

REMARKS:

Upon review, please forward any comments regarding the attached materials to me. Should you have any questions regarding the attached materials, do not hesitate to contact me at (561) 434-5090 or icabrera@vpsfl.org. Thank you for your assistance.

Signed: Iramis Cabrera

** Follow PZB recommendations. No additional comments*

[Signature]

04/13/21



THE SCHOOL DISTRICT OF
PALM BEACH COUNTY, FL

KRISTIN K. GARRISON, AICP
DIRECTOR

WANDA F. PAUL
CHIEF OPERATING OFFICER

PLANNING AND INTERGOVERNMENTAL RELATIONS
3300 FOREST HILL BOULEVARD, SUITE B-102
WEST PALM BEACH, FL 33406

PHONE: 561-434-8020 / FAX: 561-434-8815
WWW.PALMBEACHSCHOOLS.ORG/PLANNING

SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

Application	Submittal Date	06/23/2021		
	SCAD No.	20052701D - D. O.		
	FLU /Rezoning/D.O. No.	Not Provided – Village of Palm Springs		
	PCN No.	70-43-44-19-11-001-0042 / 3901 Gulfstream Road		
	Development Name	3901 Gulfstream Road		
	Owner/Agent Name	Brandx LLC / Brandon Cabrera		
	SAC No.	200B		
	Proposed Unit No. & Type	8 Multi-Family Units		
Impact Review		Palm Springs Elementary School	LC Swain Middle School	John I. Leonard High School
	New Students Generated	1	1	1
	Capacity Available	-37	-139	-655
	Utilization Percentage	104%	110%	121%
School District Staff's Recommendation	Based on the findings and evaluation of the proposed development, there will be negative impact on the public school system. Therefore, if the proposed development is approved by the Village Council, School District staff recommends the following condition to mitigate such impact. In order to address the school capacity deficiency generated by this proposed development at the District Elementary, Middle and High school level, the property owner shall contribute a total of \$22,633 to the School District of Palm Beach County prior to the issuance of first building permit. This school capacity contribution is intended to supplement the required school impact fee (impact fee credit has already been applied). Please note that the school impact fee credit is calculated based on the Net Impact Cost per Student, as calculated in the County's latest Impact Fee Ordinance, which was adopted on April 16, 2019.			
Validation Period	1) This determination is valid from 06/30/2021 to 06/29/2022 or the expiration date of the site-specific development order approved during the validation period. 2) A copy of the approved D.O. must be submitted to the School District Planning Dept. prior to 06/29/2022 or this determination will expire automatically on 06/29/2022.			
Notice	1) The SCAD letter under case#20052701D expired on 05/27/2021. 2) School age children may not necessarily be assigned to the public school closest to their residences. Students in Palm Beach County are assigned annually to schools under the authority of the School Board and by direction of the Superintendent, public school attendance zones are subject to change.			

Joyce Cai

School District Representative Signature

Joyce C. Cai, Senior Planner

Print Name & Title

June 30, 2021

Date

joyce.cai@palmbeachschools.org

Email Address

CC: Iramis Cabrera, Planner, Village of Palm Springs
Joyell Shaw, PIR Manager, School District of Palm Beach County



**Department of Engineering
and Public Works**

P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbcgov.com



**Palm Beach County
Board of County
Commissioners**

Dave Kerner, Mayor

Robert S. Weinroth, Vice Mayor

Maria G. Marino

Gregg K. Weiss

Maria Sachs

Melissa McKinlay

Mack Bernard

County Administrator

Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*

December 15, 2020

Scott P. Israelson, P.E., PTOE
Traffic Impact Group, LLC
2180 West SR 434, Suite 6000
Longwood, FL 32779

**RE: 3901 Gulfstream Road
Project #: 201111
Traffic Performance Standards Review**

Dear Mr. Israelson:

The Palm Beach County Traffic Division has reviewed the **3901 Gulfstream Road** Traffic Impact Statement, revised December 8, 2020, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:	Palm Springs
Location:	West side of Gulfstream Rd, about 500 feet north of Lake Worth Rd
PCN:	70-43-44-19-11-001-0042
Access:	Access driveway connection onto Gulfstream Rd <u>(As used in the study and is NOT necessarily an approval by the County through this TPS letter)</u>
Existing Uses:	One Single Family Home
Proposed Uses:	Redevelop the site with: Low-rise Multi-Family Residential = 8 DU
New Daily Trips:	59
New Peak Hour Trips:	4 (1/3) AM; 5 (3/2) PM
Build-out:	December 31, 2021

Based on our review, the Traffic Division has determined the proposed development generates less than 20 peak hour trips and therefore, meets the PBC Traffic Performance Standards.

Please note the receipt of a Traffic Performance Standards (TPS) approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

No building permits are to be issued by the Village after the build-out date specified above. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an



Scott P. Israelson, P.E., PTOE
December 15, 2020
Page 2

application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 561-684-4030 or email QBari@pbcgov.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "Hanane Akif".

Hanane Akif, E.I. on behalf of
Quazi Bari, P.E., PTOE
Manager – Growth Management
Traffic Division

QB:HA:rb

ec: Addressee

Kim Glas-Castro, Director, Land Development Department, Village of Palm Springs
Hanane Akif, E.I., Project Coordinator II, Traffic Division
Steve Bohovsky, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\HA\MUNICIPALITIES\APPROVALS\2020\201111 - 3901 GULFSTREAM ROAD.DOCXN



Village of Palm Springs

PUBLIC SERVICE DEPARTMENT

226 Cypress Lane, Palm Springs FL 33461

February 4, 2021

Iramis Cabrera

Planning Zoning and Building Director

RE: 3901 Gulfstream Road

The Public Service Department has the following comments regarding the development plans for the above referenced project:

1. The developer is required to pay the attached utility fees.
2. The plans indicate 9 meters. Per the developer, there are only going to be 8 meters.
3. The developer shall provide the utility department individual addresses and parcel numbers per unit or building.
4. Cleanouts are required every 100' per the Florida Building Code.
5. A water service will be required from each meter to the unit it serves.
6. Show service lines to the individual units for water and sewer.
7. No landscaping within 6' of the meter bank.

Sincerely,

Chad Girard, P.E.

Assistant Public Service Director

VILLAGE OF PALM SPRINGS PUBLIC UTILITIES DEPARTMENT



Date: 1/22/21

Service Address: 3901 Gulfstream Rd

Phone: _____

Fax: _____

Contact Person: _____

Phone: _____

Billing Name: _____

Phone: _____

Billing Address: _____

	1	2	W	PCN
Number of Units:		8	8	70-43-44-19-11-001-0042
Number of Meters:			8	
Meter Size:			5/8	

Fees and Charges				Amount
Meter Connection				\$ 5,200.00
Water Capital Contribution				17,760.00
Sewer Capital Contribution	2			21,200.00
Sewer Capital Contribution	1			-
Deposit				1,360.00
Admin Charge on Deposit				280.00
Service Charge				360.00
Permit Fee				20.00
Water Front Footage	20.5	x	190.93	3,914.07
Sewer Front Footage	28	x	190.93	5,346.04
Total Fees & Charges				55,440.11

*** Cash Price**
\$ 55,440.11

NOTE: Quotation subject to change

Fees valid as of December 1, 2020

Nov - 2020

3901 Gulfstream Road

Good morning Iramis,

LWDD has no objection to the certification of this petition. It is located north of the L-12 Canal and is not adjacent.

Thank you.

Anne H. Perry

Anne Perry | Right-of-Way Specialist

Lake Worth Drainage District | 13081 Military Trail | Delray Beach, Florida 33484

Direct Line | 561.819.5577 | Main Line 561.498. 5363 | Fax | 561.495.9694



Please consider the environment before printing this email.

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

3-26-2021

No comments

Wesley Jolin, IAAI-CFI[®]
Fire Safety Specialist
Palm Beach County Fire Rescue
wjolin@pbcgov.org
561.233.2695
2300 North Jog Road: Suite 1E-40
West Palm Beach FL 33411

3-26-2021

Iramis:

Good afternoon and happy Friday. I hope all is well. Due to the low number of residential units, the School District will not request a school bus shelter for this project. If the applicant has not already done so, please have the applicant contact Joyce Cai to discuss the required School Capacity Availability Determination application.

Thank you for the opportunity to review the proposal.

Michael C. Owens
Senior Planner, Planning & Intergovernmental Relations
Division of Facilities Management

3-26-2021

Good afternoon Iramis,

The USPS concurs with the new location.

Sincerely,

Nikki Rudershausen

United States Postal Service

South Florida District

Delivery Programs

Growth Management Coordinator

2200 NW 72ND AVE STE 222

Miami, FL 33152-9321

Direct Line 305-470-0553

Fax Line 305-470-0554

3901 Gulfstream Rd – PUD Site Plan

Good morning,

I have no issues with the plan just keep in mind the dumpster can't be any larger than a 4yd on wheels.

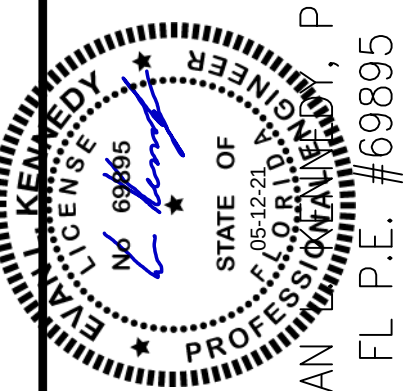
Chris Schulle

Division Manager

Office # 561-688-8912

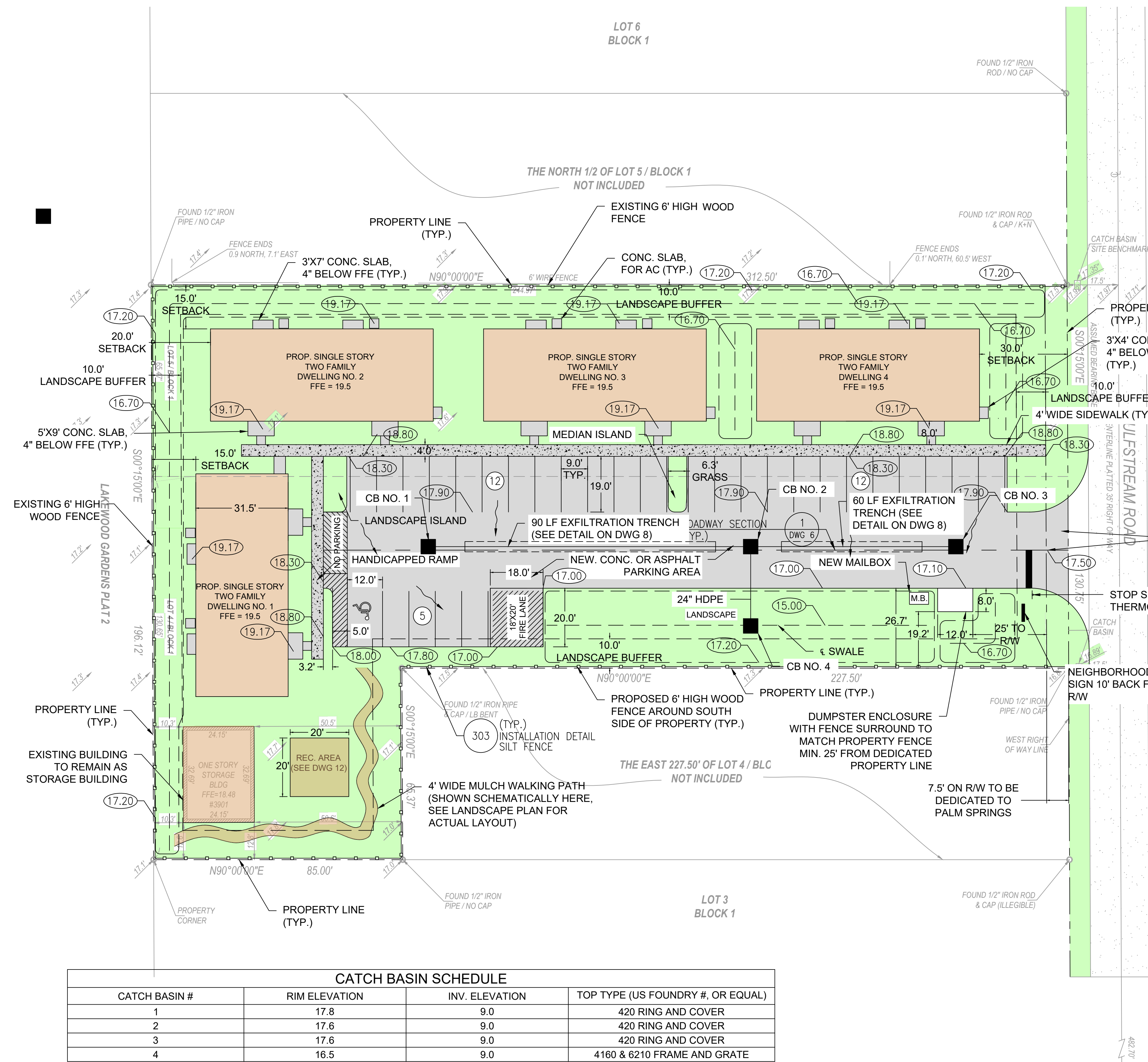
Fax # 561-688-8914

Cell # 772-216-4876



ELK	ELK	ELK	ELK	BY
REVISIONS PER VPS COMMENTS	REVISIONS PER VPS COMMENTS	REVISIONS PER VPS COMMENTS	ADDED COLOR RENDERING	REVISION DESCRIPTION
4 05-12-21	3 03-02-21	2 01-04-21	1 07-27-20	NO DATE

DATE: 05/13/2020
DSGN: E. KENNEDY
DRWN: E. KENNEDY
CHKD: E. KENNEDY
SCALE: AS NOTED



- GENERAL SYMBOLS LEGEND
- EXISTING ELEVATION
 - PROPOSED ELEVATION
 - BOTTOM/TOP OF SWALE
 - DIRECTION OF FLOW

SURVEY DATUM NAVD 88

PARKING SPACES	
MIN. REQUIRED	20
SPACES PROVIDED	29

OPEN SPACE	
MIN. OPEN SPACE REQUIRED	0.371 AC (20%)
OPEN SPACE PROVIDED	0.481 AC (45.28%)
AMENITY AREA PROVIDED	0.0746 AC (7.04%)

VARIANCE REQUESTS		
REQUEST	CODE REQUIREMENT	PROPOSED
REAR SETBACK	25 FEET	15 FEET
NUMBER OF DWELLING UNITS ON PROPERTY (SEE NOTE)	8 UNITS ON 47,500 SF	8 UNITS ON 46,416 SF

NOTE: ANNEXATION AGREEMENT ALLOWS UP TO 9 DWELLING UNITS ON PROPERTY (RESOLUTION 2012-14)

SETBACKS (SEC. 34-766)	CODE REQUIREMENT	PROPOSED	EXISTING GARAGE
FRONT SETBACK	25 FEET	30 FEET	278 FEET
REAR SETBACK	25 FEET	15 FEET	10.3 FEET (NON-CONFORMING)
SIDE SETBACK	15 FEET	15 FEET	12.6 FEET (NON-CONFORMING)

SITE DATA			
ITEM	AREA (SF)	AREA (AC)	PERCENTAGE
TOTAL SITE	46,416	1.06	100%
EXISTING DATA			
EXISTING ROOF AREA	790	0.018	1.7%
EXISTING ASPHALT AND SLABS	0	0	0%
EXISTING IMPERVIOUS	45,626	1.042	98.3%
EXISTING BUILDING COVERAGE	790	0.018	1.7%
EXISTING PERVIOUS AREA	790	0.018	1.7%
PROPOSED DATA			
PROP. BLDG (INCL. EXIST.)	11,774	0.27	25.30%
PROP. ASPH. & SLABS (INCL. EXIST.)	13,698	0.314	29.50%
PROP. REC. AREA (PERV)	3,250	0.075	7.00%
PROP. IMPERVIOUS (TOTAL)	25,472	0.585	54.88%
PROP. BUILDING COVERAGE (TOTAL)	11,774	0.27	25.30%
PROP. PERVIOUS AREA	20,944	0.481	45.28%

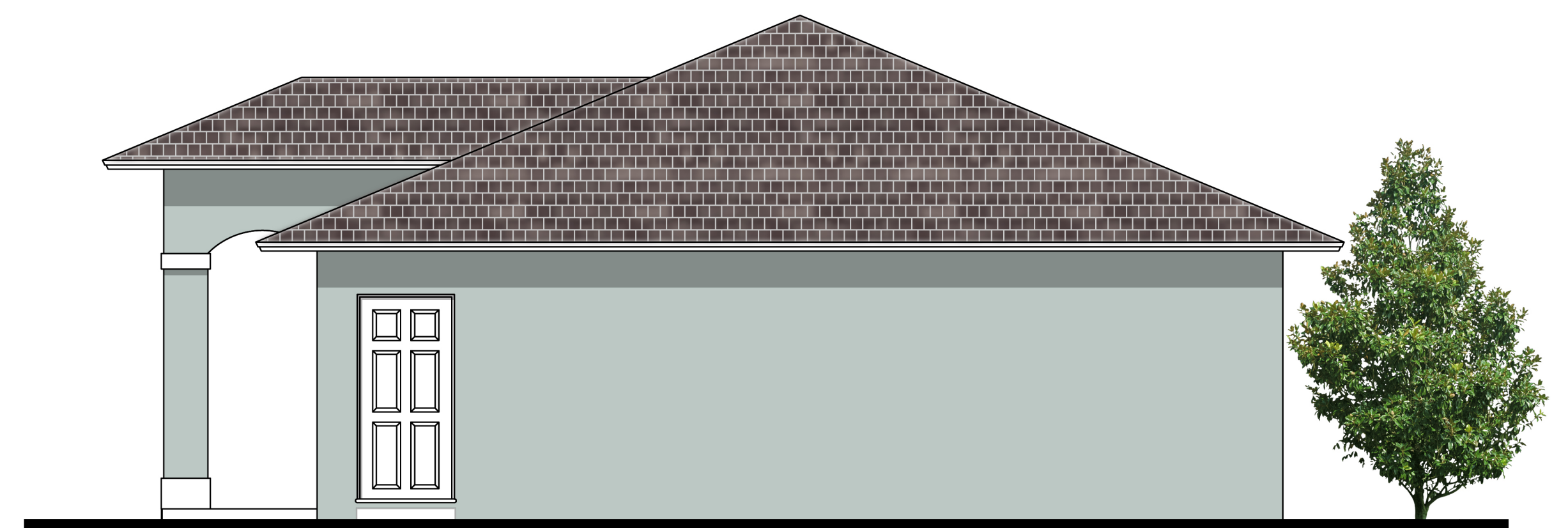
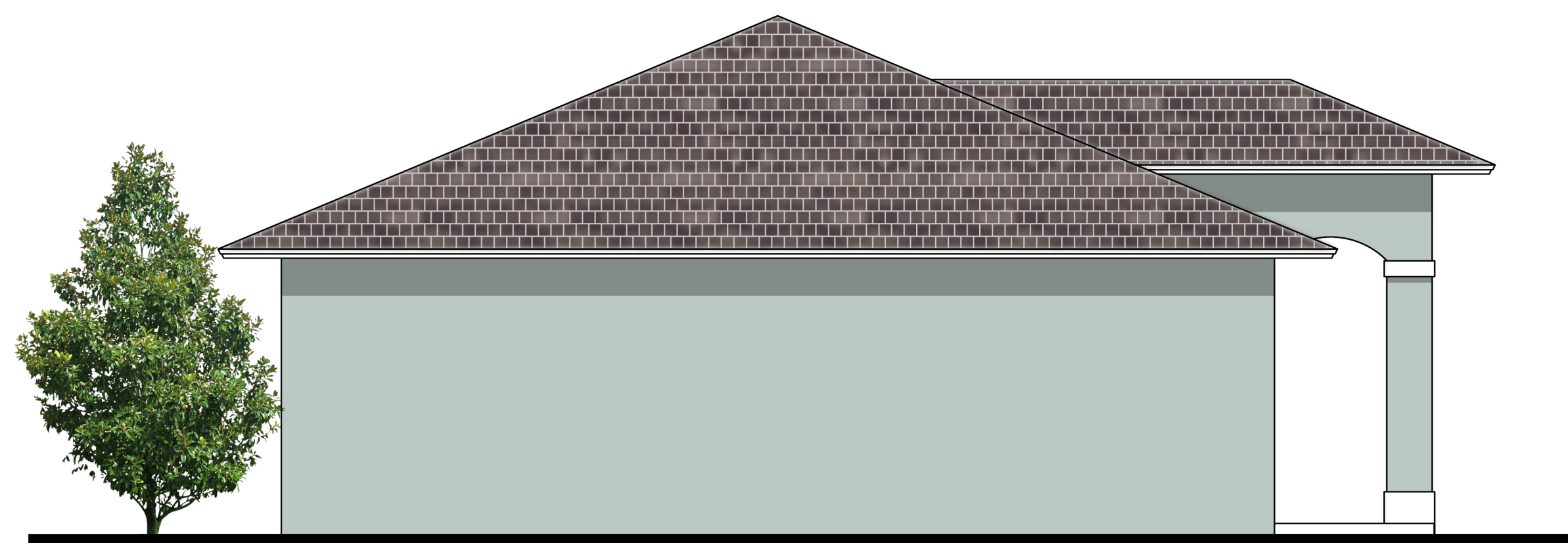
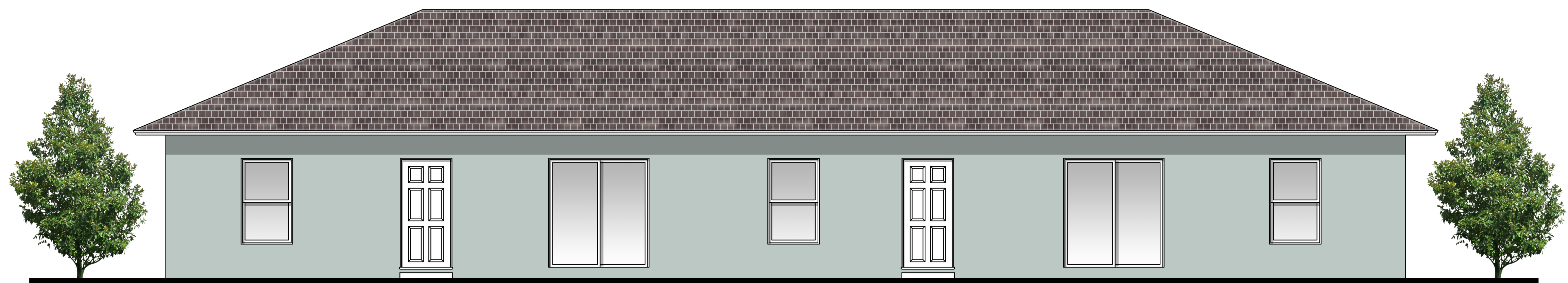
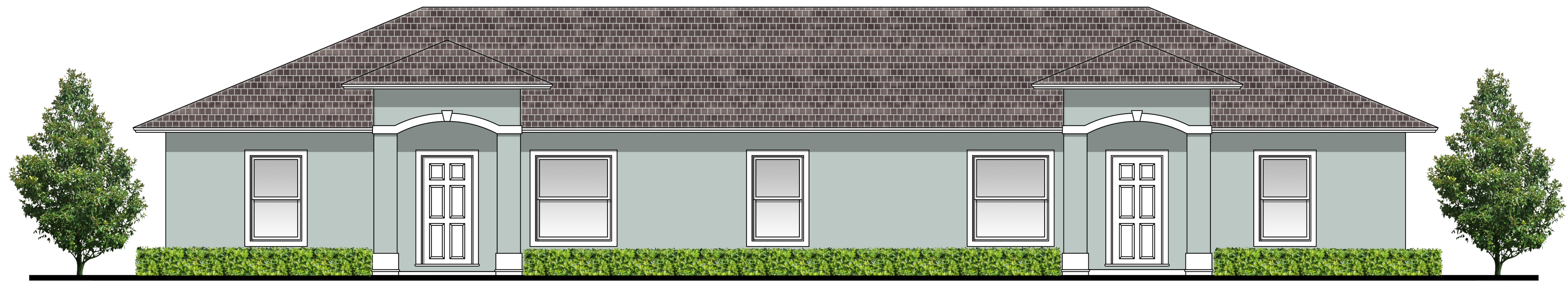
COLOR RENDERING SITE PLAN

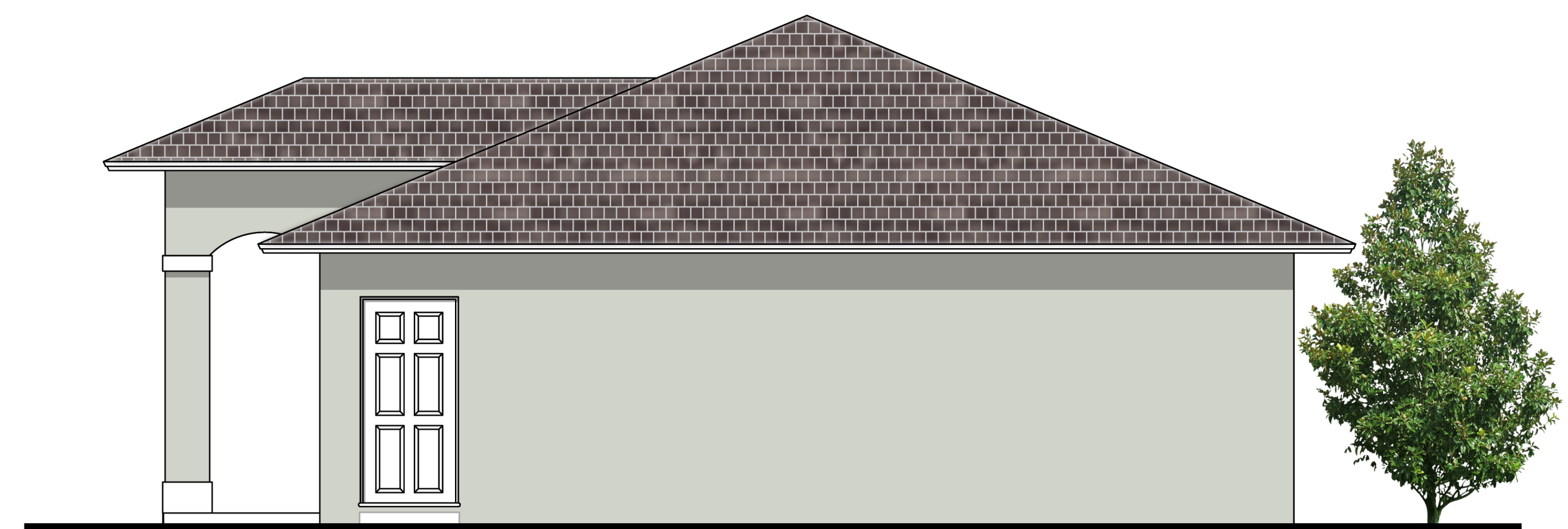
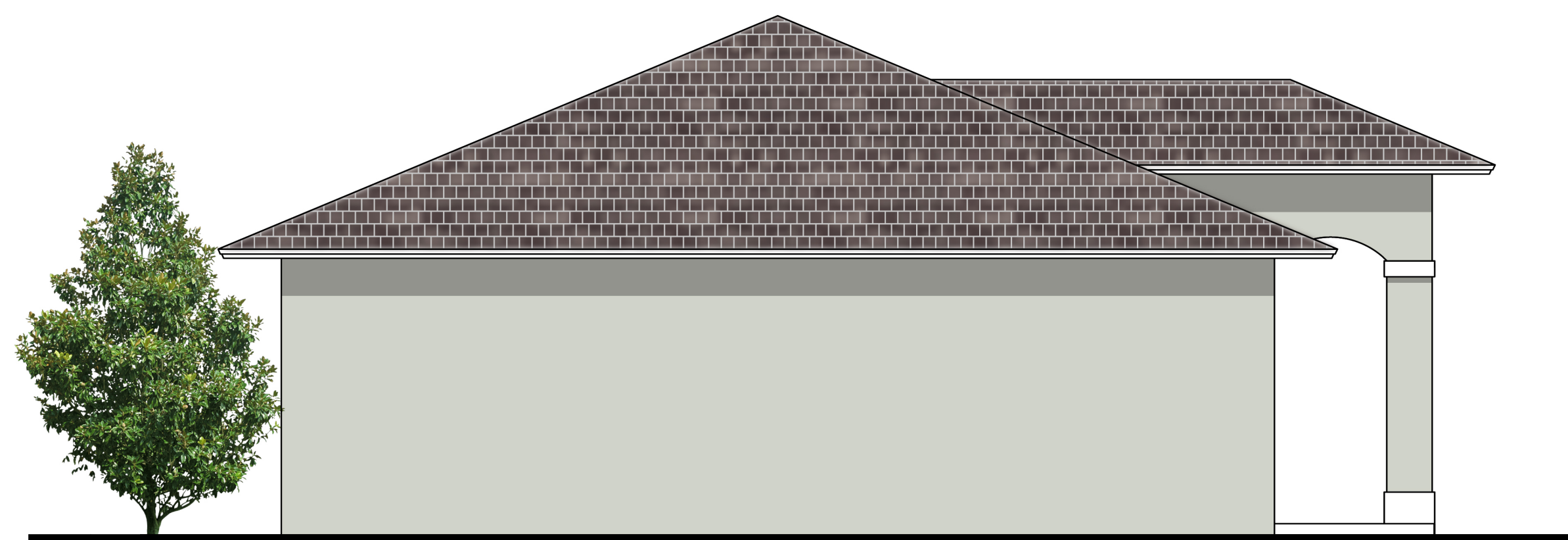
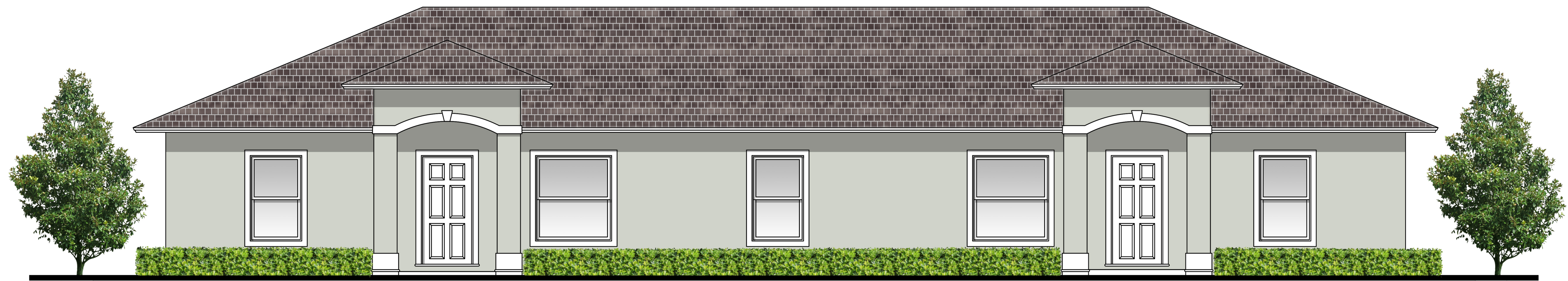
SCALE: 1" = 20'

LAKE WORTH ROAD



BRANDX
VILLAS





Record and Return To
Brandon Cabrera
279 Arabian Road
Palm Springs, FL 33461

PCN: 70-43-44-19-11-001-0042

NOTE TO CLERK; THIS DEED REPRESENTS A CONVEYANCE OF UNENCUMBERED PROPERTY BETWEEN GRANTOR AND ITS WHOLLY OWNED GRANTEE, ABSENT OF ANY EXCHANGE OF VALUE, IS WITHOUT CONSIDERATION OR A PURCHASER AND THEREFORE IT IS NOT SUBJECT TO THE DOCUMENTARY STAMP TAX

Space above this line for recording data

QUIT CLAIM DEED

THIS INDENTURE, made this 6th day of May, 2020, between **BrandX, LLC**, a Florida Limited Liability Company, hereinafter called "**Grantor**", and **Gulfstream Road Holdings, LLC**, a Florida Limited Liability Company, whose post office address is: 279 Arabian Road, Palm Springs, FL 33461, hereinafter called "**Grantee**",

WITNESSETH that said Grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt of whereof is hereby acknowledged, has granted, bargained and sold Grantee, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in **Palm Beach County, Florida**, to wit:

The South ½ of Lot 5, and the North ½ of Lot 4, and the West 85 feet of the South ½ of Lot 4, Block 1, Lakewood Gardens Plat No. 1, according to the Plat thereof as recorded in Plat Book 18, page 38, of the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida.

The transfer of this property has been done without the benefit of a title search.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantors, either in law or equity, to the only property use, benefit and behalf of the said second party forever.

IN WITNESS WHEREOF, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(Print Name)

Enedina Jackson

(Print Name)

Rick Espinoza

BrandX, LLC

Brandon Cabrera, its managing member

STATE OF FLORIDA)

COUNTY OF PALM BEACH)

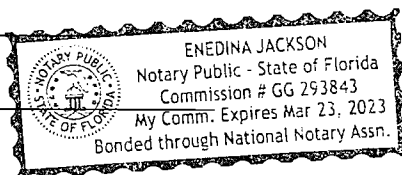
THE FOREGOING instrument was acknowledged before me by means of ☒ physical presence of ☐ online notarization on this 6 of May, 2020 by Brandon Cabrera, managing member of BrandX, LLC, a Florida limited liability company on behalf of the company.

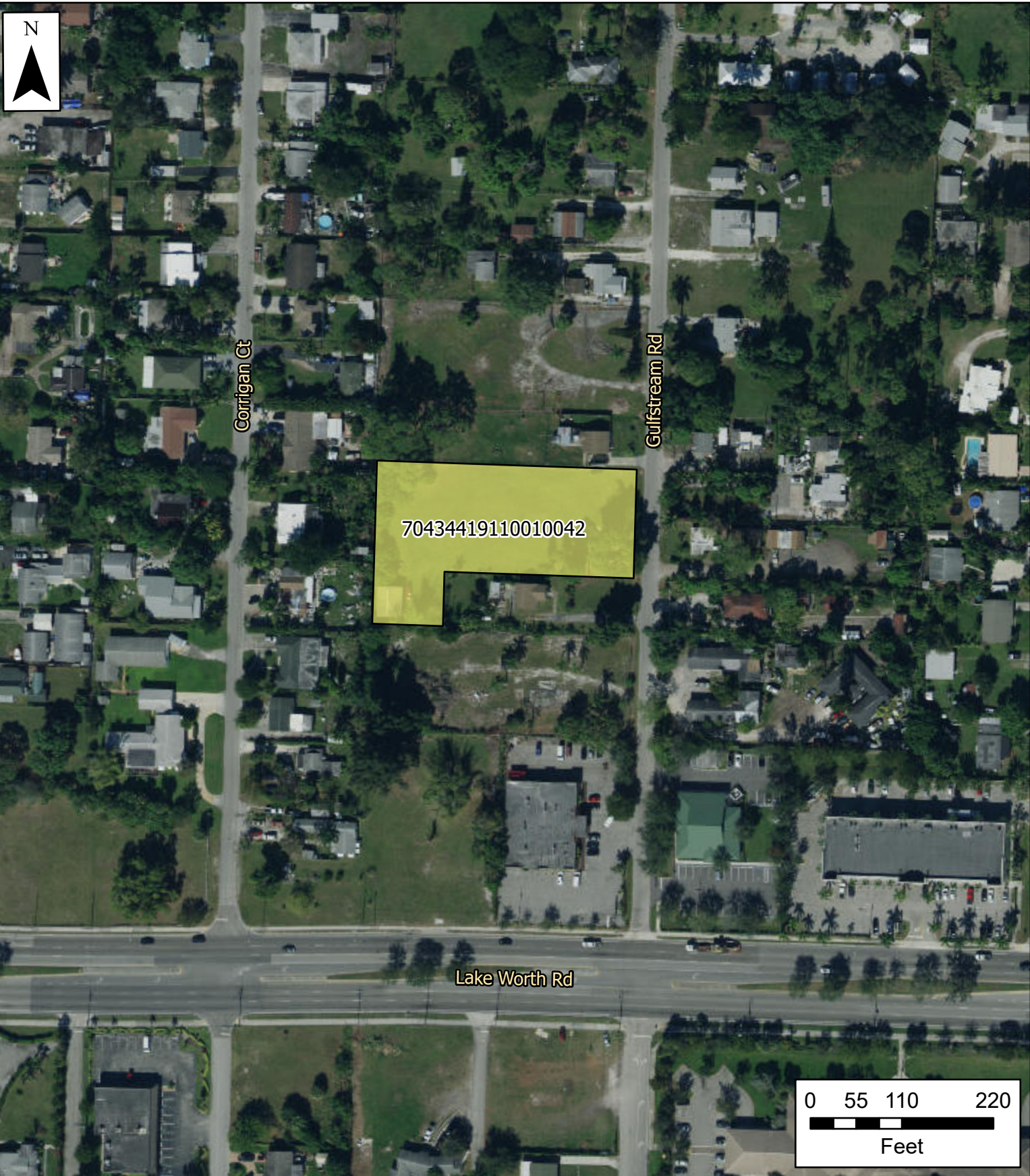
Personally known: ☒

OR Produced identification:

Type of Identification:

Enedina Jackson
NOTARY PUBLIC-STATE OF FLORIDA
My commission expires:





Village of Palm Springs

3901 Gulfstream Rd

 Property Boundary

The Data is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for use rests solely on the requester. The Village of Palm Springs make no warranties, express or implied, as to the use of the licensed Data. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction and update

Data Source: Project boundary provided by Palm Beach County, World Imagery Basemap provided by ESRI Online Services.

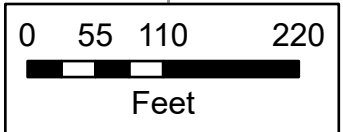


Corrigan Ct

Gulfstream Rd

70434419110010042

Lake Worth Rd



Village of Palm Springs

3901 Gulfstream Rd

 Property Boundary

The Data is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the requester. The Village of Palm Springs make no warranties, express or implied, as to the use of the licensed Data. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction and update

Data Source: Project boundary provided by Palm Beach County, World Imagery Basemap provided by ESRI Online Services.



Village of Palm Springs

Executive Brief

AGENDA DATE: July 13, 2021

DEPARTMENT: Planning, Zoning & Building

ITEM 6.3:

Resolution No. 2021-25 - Residential Multi-Family Site Development Plan (SPR21-10) - 3901 Gulfstream Road (*Quasi-Judicial Hearing*)

SUMMARY:

Brandon Cabrera, owner of the property is requesting site development plan approval (SPR21-10) for the Residential Multi-Family property located at 3901 Gulfstream Road. The applicant is proposing to develop the 1.06 acres site with the construction of four (4) single-story villa-style buildings for a total of eight (8) dwelling units. Each building supports one 2 bedroom/2 bathroom unit and one 3 bedroom/3 bathroom unit.

Note: Currently, the 1.06 acres property is vacant undeveloped with only one (1) 770 square feet storage/garage building. The property was voluntarily annexed into the Village in 2012 with an annexation agreement (Resolution No. 2012-14) to permit a maximum of 9 dwelling units on the property, subject to site plan approval.

The rental community will have an access driveway via the existing Gulfstream Road right-of-way. Amenities include a tot lot and a walkway to provide internal connectivity within the community. The project provides sidewalk connections from the parking lot to the residences and sufficient parking stalls for the residents and visitors.

Note: The applicant has committed to execute a right-of-way deed to dedicate right-of-way 7.5' in width to the Village along Gulfstream Road, for the purposes of accommodating the ultimate desired public road cross-section.

The applicant is concurrently requesting one variance (PSV21-12) from the Village Code which will be considered by the Planning & Zoning Board under a separate Development Order.

Note: Based on the property standards within the Residential Multi-Family (RM) zoning district (specifically the minimum lot area requirements) outlined in Village Code Section 34-766(1) and the Residential Low Density Future Land Use category (up to 5.8 du/acre), this proposed 1.06-acre parcel could only support a maximum of 6 dwelling units. Pursuant to the annexation agreement, 9 dwelling units will be permitted. Note: The Annexation Agreement also waives sanitary sewer front footage fees.

Planning, Zoning & Building Staff does not object to the Residential Multi-Family Development Site Plan with one (1) variance and recommends conditional approval of the proposed development subject to the conditions listed on the Staff Report.

FISCAL IMPACT:

The proposed project is expected to have a fiscal impact on the Village as it would enhance the Village's assessed property valuation. Additionally, this project, if approved, would require various Village services that will result in increased expenditures to the Village.

ATTACHMENTS:

Proposed Resolution No. 2021-25 - Residential Multi-Family Site Development Plan - 3901
Gulfstream Road
Exhibit "A" Staff Report
Site Plan, Landscape Plans, Architectural Plans, Civil Plans and Letters
Color Site Plan and Color Rendering
Project Narrative and Justification Statement
Annexation Agreement - Res. 2012-14
Quit Claim Deed
Aerial and Location Maps

RESOLUTION NO. 2021-25

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA, (APPROVING/DENYING) WITH CONDITIONS, A REQUEST FROM MR. BRANDON CABRERA FROM BRANDx LLC, OWNER OF THE PROPERTY (“APPLICANT”) FOR A RESIDENTIAL MULTI-FAMILY SITE DEVELOPMENT PLAN (SPR21-10). THE PROPOSED SITE DEVELOPMENT PLAN INCLUDES EIGHT (8) RESIDENTIAL DWELLING UNITS, WITHIN FOUR (4) DUPLEX STRUCTURES, LOCATED AT 3901 GULFSTREAM ROAD, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Mr. Brandon Cabrera from Brandx LLC, owner of the property (“Applicant”) is requesting a Residential Multi-Family Site Development Plan (SPR21-10) for a Site Development Plan. The proposed project is 1.06 acres, located at 3901 Gulfstream Road; and

WHEREAS, the Planning & Zoning Board (“Board”) considered the Residential Multi-Family Site Plan Amendment (SPR21-10) during their July 13, 2021, meeting and in light of the applicable legal criteria set forth in Chapter 34 of the Palm Springs Code and the sworn testimony and other evidence presented at public hearing, and the Board recommended approval of the application; and

WHEREAS, the Village Council and Planning & Zoning Board has heard this matter in public session; has considered the presentation and other evidence presented by the Applicant; has received and considered the recommendations of the Village Staff; and has otherwise been fully informed regarding this matter.

NOW THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA:

Section 1. The Village Council having received and considered the request of Mr. Brandon Cabrera from Brandx LLC, owner of the property (“Applicant”), for approval of a Residential Multi-Family Site Development Plan (SPR21-10) determines as follows:

_____ Having been otherwise fully apprised of the premises herein, the Village Council hereby adopts the findings of the Board and approves the said application as revised, with the staff report conditions attached hereto as Exhibit “A”, and which is incorporated herein by reference.

OR

____ Having been otherwise fully apprised of the premises herein, the Village Council hereby rejects the Board findings and denies the application, and have NOT been demonstrated to be in harmony with the purpose, objectives, and performance standards of this subdivision based upon the criteria set forth in Palm Springs Code Section 34-1063(c), for the following reason(s):

Notwithstanding any exceptions, conditions or other approvals granted herein, the applicant must conform to all other applicable codes, ordinances, and laws whether stated herein or not.

Section 2. This Resolution shall take effect immediately upon adoption.

Council Member _____ offered the foregoing resolution. Council Member
was as follows:

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
BEV SMITH, MAYOR	☐	☐	☐
GARY READY, VICE MAYOR	☐	☐	☐
DOUG GUNTHER, MAYOR PRO TEM	☐	☐	☐
PATTI WALLER, COUNCIL MEMBER	☐	☐	☐
JONI BRINKMAN, COUNCIL MEMBER	☐	☐	☐

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____ 2021.

VILLAGE OF PALM SPRINGS, FLORIDA

BY: _____
BEV SMITH, MAYOR

ATTEST:

BY: _____
KIMBERLY M. WYNN, VILLAGE CLERK

REVIEWED FOR FORM AND LEGAL SUFFICIENCY

BY: _____
GLENN J. TORCIVIA, VILLAGE ATTORNEY



PLANNING, ZONING & BUILDING STAFF REPORT

SUBJECT: Residential Multi-Family Site Plan with one Variance - 3901 Gulfstream Road

Application Summary			
Applicant / Petitioner	Brandon Cabrera	Submittal Date	9/8/2020
Reference Name	Brandx Villas	Case Number	SPR21-10, PSV21-11
		Parcel Control No	70-43-44-19-11-004-0223
Location	3901 Gulfstream Road	Gross Site Area	±1.06 acres
P&Z Bd Meeting	July 13, 2021	Council Meeting	August 26, 2021
Requests			
Proposed Use(s)	Residential Multi-Family Development Site Plan for construction of 8 residential dwelling units.		
Number of Buildings	4 duplexes structures		
Waivers	PSV21-11: Requesting a variance relief from Sec.34-766(8) to allow a 15' rear setback instead of 25' minimum required.		
Parking			
Code	Required	Provided	Meets Requirement
Total Parking	Total of 25	29 spaces	Yes
Setbacks			
Code	Required Minimum	Proposed	Meets Requirement
Front yard (East)	25'	30'	Yes
Rear yard (West)	25'	15'	*No (variances requested)
Side yard (North & South)	15'	15'	Yes
Note: Existing storage building is considered legally non-conforming in rear and side setback.			
Site Characteristics			
Existing Use	Residential vacant lot	Proposed Use	Residential Multiple-Family
Existing & proposed Zoning	Residential Multiple-Family (RM)	Existing & Future Land Use	Low Density Residential
Surrounding Existing Land Use, Future Land Use, and Zoning			
Direction	Existing Use	Future Land Use	Zoning District
North	Residential single-family residence	Low Density Residential	Residential Multiple-Family (RM)
South	Residential single-family residence And a residential vacant lot	Low Density Residential	Residential Multiple-Family (RM)
East	Residential multifamily units	Low Density Residential	Residential Multiple-Family (RM)
West	Residential single-family residences	Low Density Residential	Residential Multiple-Family (RM)
Recommendation			
Planning, Zoning & Building Staff recommends conditional approval of the Residential Multi-Family Development Site Plan to allow the construction of eight (8) residential dwelling units, finding the applicant's request consistent with the annexation agreement.			



I. Site History

- Ordinance 2012-03: Annexation

The property was voluntarily annexed into the Village of Palm Springs on January 26, 2012 and designated with the Land Development as Residential Multiple-Family zoning district and Future Land Use category of Low Density Residential. At the time of the annexation there was an agreement approved by the Village Council under Resolution 2012-14 to permit a maximum of 9 dwelling units on the property and it also waived the front footage for the sanitary sewer service.

II. Comprehensive Plan Consistency

- The subject property Zoning and Future Land Use designation are Residential Multiple-Family (RM) and Low Density Residential, respectively. The gross acreage of the property ($\pm$ 1.06 acres), allows up to 6 dwelling units at the maximum intensity of the land use category (5.8 dwelling units per acre). The property was annexed into the Village from Palm Beach County and at that time, there was an agreement to permit a maximum of 9 dwelling units on the property. The applicant is proposing 8 dwelling units which is not the maximum utilization of allowances of the property.
- The proposed Site Development Plan is generally consistent with goals, objective and policies of the Village's Comprehensive Plan.

Due to the size and configuration of the subject lot, the following land development regulations are not met.

- Minimum lot size for 8 dwelling units project shall be 1.44 acres, the property is 1.06 acres.
- Minimum rear setback shall be 25', the applicant is proposing 15'.

III. Variances Requested

The applicant is seeking the following variance from the Village Code requirements:

PSV21-11: Requesting a variance relief from Sec.34-766(8) to allow a 15' rear setback instead of 25' minimum required.

The Applicant's full justification to the waivers is attached hereto.

- a. That special condition and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same land development district.

The rear setback of 15' is in harmony with other properties adjacent to the subject property.

- b. That the special conditions and circumstances do not result from the actions of the applicant.

The rear yard setback request is a result of providing extra parking for the units.

- c. That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures in the same land development district.

The granting of this variance will not confer any special privilege.

- d. That literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same land development district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.

The granting of this variance is in harmony with other properties in the same land development district.

- e. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.

The granting of this variance is the minimum variance needed.

- f. That the granting of the variance will be in harmony with the general intent and purpose of this chapter.

The granting of the variance will not only help the project be in harmony with the intent of the chapter, it will exceed other requirements.

- g. That such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Granting this variance will only improve area overall.

Staff generally does not object the applicant's request based on the intent of the applicant to maximize the utilization of the land conforming with the annexation agreement allowances. Additionally, the proposed site plan exceeds some of the minimum requirements for a residential multifamily project including but not limited to open space, parking, lot coverage and common amenity area which is not required to be provided.

IV. Neighborhood Compatibility

- 1) The proposed project is located on the east side of Gulfstream Road between Lake Worth Road and Lakewood Road.
- 2) The property is located within the Gulfstream Road Overlay; however, the Applicant is not utilizing the allowances of the overlay in the proposed site plan.
- 3) A mix of different uses including general retail, restaurants, grocery supermarket, gas stations, professional offices, schools, and child day cares are located within a 1-mile radius.
- 4) Surrounding properties are generally residential uses.

V. Regulatory Issues

- The site plan generally conforms to the property development standards of the Residential Multi-Family Development project, except for the two variances requests.

- 1) The proposed project plan generally meets required site development regulations.
- 2) The applicant is responsible to acquire all applicable permits from all regulatory agencies with jurisdiction over the project site, including but not limited to Palm Beach County and the Village of Palm Springs.
- 3) Civil/Utility plans shall be approved by the Village's Engineer.
- 4) Proposed Site Plan meets the Traffic Performance Standards of Palm Beach County.
- 5) The property owner shall execute a Right-of Way Deed to dedicate right-of-way 7.5' in width to the Village of Palm Springs along Gulfstream Road for roadway purposes (including drainage and sidewalk).
- 6) Proposed development will negatively impact the public-school system. A new SCAD letter shall be obtained with the School District of Palm Beach County.
- 7) The project is located within the flight path of the Palm Beach County Park "Lantana Airport" and will be subject to aircraft noise at varying levels, vibrations, odors, fumes, and other impacts from aircraft operations conducted at above or within the vicinity of Lantana Airport.

VI. Environmental Issues:

There are no environmental (wetlands, floodplains, etc.) issues identified.

VII. Community Outreach/ Notification

- The subject property was posted on July 2, 2021.
- Public Notification letters were mailed to all property owners within 300 feet radius of subject property on June 24, 2021.
- Legal advertisement was published in the paper on July 1, 2021.
- Staff has not received any inquiries or comments as a result of the notices.

VIII. Proposed Development Plan Details

The petitioner's development plans dated received on September 8, 2020 depicts the following:

- Application for a Residential Multi-Family Development Site Plan approval with a variance for the construction of

8 residential dwelling units.

1. Site Plan dated received September 8, 2020 revised and resubmitted on June 14, 2021.
2. Landscape plans dated received September 8, 2020 revised and resubmitted on June 18, 2021.
3. Engineering plans dated received September 8, 2020 revised and resubmitted on June 14, 2021.
4. Architectural plans dated received September 8, 2020 revised and resubmitted on March 24, 2021.
5. Photometric plan dated received on September 8, 2020 revised and resubmitted on March 24, 2021.
6. Boundary survey dated received September 8, 2020.
7. Justification Statement and proposed use.
8. Drainage calculations
9. Traffic Generation Statement.
10. Color rendering.
11. Preliminary Water Management Calculation.
12. Common amenity plan.
13. Open space plan.
14. Colored Site Plan.

IX. Recommendation

The applicant is the owner of the subject property and is requesting approval of the proposed Site Development Plan to develop the ±1.06-acre Residential Multiple-Family property, which is currently a vacant and undeveloped lot. The subject property is proposed to be developed with a residential multifamily development comprised of 8 residential dwelling units within 4 duplexes structures. Each building supports one 2-bedroom/2-bathroom unit and one 3-bedroom/3-bathroom unit. Each dwelling unit will be configured with a kitchen, living room, dining room and each unit will be equipped with washer and dryer. The rental community will have an access driveway via the existing Gulfstream Road right-of-way.

The project provides sidewalk connections from the parking lot to the residences and sufficient parking stalls for the residents and visitors. Amenities include a tot lot and a walkway to provide internal connectivity within the community.

The applicant has committed to execute a Right-of-Way Deed to dedicate right-of-way 7.5' in width to the Village of Palm Springs along Gulfstream Road, for the purposes of accommodating the ultimate desired public road cross-section.

The project generally meets and exceeds some of the minimum requirements for a residential multifamily development as shown on the table below:

Land Development Regulations	Required	Proposed
20 percent of the gross land area for open space	9,283 sf	20,952 sf (45%)
common amenities	Not required	3,249 sf (7%)

Note: Based on the size of the property, compliance with Sec. 34-766 (1), would limit the maximum development on the site to 6 dwelling units and based on the annexation agreement, a maximum of 9 dwelling units would be permitted

Planning, Zoning & Building Staff has conducted a review of the application and found the proposed project to be generally consistent with the land development and zoning regulations and all other portions of the code. Staff supports the Residential Multifamily Development Site Plan with a variance and recommends conditional approval subject to the following forty (40) conditions, along with the voluntary monetary contribution, requested by the School District to mitigate school impacts:

1. Build out date December 31, 2021.
2. A new Traffic Performance Standards (TPS) approval letter shall be obtained with PBC Traffic Division if the project is not completed by December 31, 2021. Said letter shall be provided to the Village at time of received. In any case no building permit shall be issued after the buildout date approved by Palm Beach County on their

TPS letter.

3. The Site Plan expires two years from approval if the proposed improvements are not constructed within that time frame.
4. The Finished Floor Elevation shall be at least 18" above crown of the road.
5. The dedication of 7.5' along the property's eastern perimeter via Right-of-Way Deed to the Village of Palm Springs shall be executed prior to the issuance of the first building permit.
6. The lease restrictions shall prohibit the installation of sheds, the parking of boats, commercial vehicles, or recreational vehicles, or oversized vehicles that do not fit within the typical parking stall (9'x18.5').
7. No parking shall be allowed, under any circumstances, along the drive aisles. Residents and guest parking shall only occur within designated guest parking stalls.
8. Proposed monument sign height shall not exceed 7' and maximum sign area permitted is 65 square feet. A building permit shall be submitted with the Village for review and approval.
9. A Utility/Civil Plan shall be approved by the Village Engineer and the Village Public Service Director at time of permitting.
10. The property is located within the Airport Land Use Noise Zone (ALUNZ) for Palm Beach County Park Airport. The owner shall provide disclosure to all prospective tenants of such structure is located within the Land Use Compatibility Noise Zone and that aircraft noise may be objectionable. In addition to the required disclosure, the Department of Airports recommends sound insulation techniques such as acoustical doors, windows and insulation be included as part of the construction. Review of design techniques would be available through the Department of Airport office.
11. Palm Beach County "Digital Inclusion infrastructure" (broadband antenna and related facilities) shall be accommodated on the property (if location is determined to be desirable for broadband coverage by Palm Beach County or School District of Palm Beach County), and property owner shall voluntarily serve as a program partner (easement/agreement, electric) through the life of the program.
12. Any proposed utility easement shall be recorded at time of civil/utility plan review.
13. Photometric plans shall be approved by the Planning, Zoning and Building Department at time of permitting.
14. Irrigation plans shall be provided at the time of permitting. Non-potable water shall be used for the irrigation system per Village code.
15. Perimeter compatibility treatments along north, west and south sides, specifically 6' privacy fence and landscaping, shall be installed prior to the issuance of the 1st Certificate of Occupancy.
16. Landscape buffers shall only encumbered/overlapped a maximum of 5' by any utility easements. Verify utility and easement locations to ensure that there are no conflicts with landscaping, revise at time of permitting as needed.
17. All electric utilities shall be underground.
18. The property owner shall post a notice of annual boundary school assignments for students from this development. The district will provide an 11' x 17' sign to be posted in a clear and visible location in all sales offices and models with the following:

"NOTICE TO HOMEBUYERS/TENANTS"

"school age children may not be assigned to the public school closest to their residences. School Board policies regarding overcrowding or other boundary policy decisions affect school boundaries. Please contact the Palm Beach School District Boundary Office at (561)434-8100 for the most current school assignment(s)".
19. Any existing or proposed utility box/cabinet that is not screened from view, shall be wrapped with a match design accordingly with the existing/proposed location at time of landscaping inspections.
20. A root barrier shall be provided on trees that are within 12' of utility lines.
21. Landscaped areas shall be irrigated including but not limited to buffer, islands, planter boxes, etc.
22. All mechanical equipment's and above-ground infrastructure shall be screened from view.
23. The construction dumpster shall be only provided by Waste Pro USA who is under franchise Agreement with the Village.
24. The mail pickup and delivery system shall be approved by the United States Postal Service.
25. Provide permits from all applicable permitting agencies, including but not limited to, PBC and Village of Palm Springs at the time of permitting.

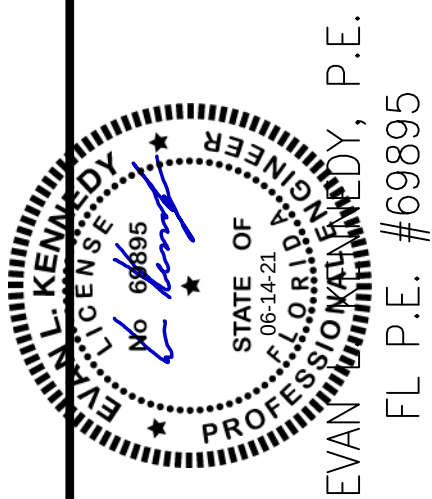
26. The property owner shall register an Agent of Record, prior to issuance of a permit, to establish a contact person responsible for compliance with this Development Order, including site plan/landscape plan details and conditions of approval.
27. A copy of the NPDES Notice of Intent for Generic Permit shall be submitted to the PZB Department at time of permitting.
28. A stabilized surface shall be provided at all times during construction for access by emergency vehicles.
29. A pre-construction meeting shall be scheduled with the Village Planning, Zoning & Building Development Department prior to commencement of any construction activity. Permits are required from the Planning, Zoning & Building Department prior to commencing any construction or renovation. The project shall be constructed in accordance with the FBC edition in effect at the time of permitting.
30. A silt barrier shall be installed around the perimeter of the property (within the affected area for the site improvements and new building construction) prior to commencement of any site work or construction activity, and a track pad shall be installed at the construction entrance(s), both of which shall remain through substantial completion.
31. The Applicant may be required to undertake additional security measures, based on the number of complaints or calls for service for incidents at the premises, as determined by the Police Chief. Such additional security measures, as approved by the Police Chief, may include increased on-site security at the operator's sole expense.
32. Any sidewalk broken or damaged during construction shall be replaced by the contractor prior to CO.
33. The Landscaping shall be certified by the Landscape Architect upon completion and prior to Certificate of Occupancy/Certificate of Completion of each improvement area.
34. Absolutely no occupancy, other than construction personnel, is permitted prior to TCO/CO.
35. Photometrics must be certified by an engineer prior to CO.
36. The civil engineer of record shall certify the site construction prior to Certificate of Occupancy.
37. The applicant may be required to provide a resident inspector for structural elements such as concrete pours in accordance with Section 109.1.3 FBC 2010 and F.S. 553.791. Determination shall be made at time of pre-construction conference with Planning Zoning and Building Director.
38. The General Contractor shall be on site during any and all construction activity in accordance with FS 489.1195.
39. The project shall receive approval from all Authorities Having Jurisdiction and submit copies of approvals to the Village of Palm Springs.
40. At the time of CO, the petitioner shall provide the Planning, Zoning and Building Department with electronic copies of as-builts.
41. The School District has requested the Applicant offer a voluntary commitment to make a contribution of \$22,633 to the School District of Palm Beach County prior to issuance of a building permit, based on School Capacity Availability Determination letter issued on June 23, 2021.

SURVEY DATUM NAVD 88

CIVIL ENGINEERING PLANS

FOR
3901 GULFSTREAM ROAD
PALM SPRINGS, FL 33461

COVER, TOC,
AND LOCATION MAP
3901 GULFSTREAM ROAD
PALM SPRINGS, FL 33461



KENNEDY
ENGINEERING, LLC
332 SW 7TH TERRACE
BOCA RATON, FL 33486
CA # 29980
PH: (561) 573-1679
EMAIL: evankennedy@gmail.com

	ELK	ELK	ELK	BY
	REVISIONS PER VPS COMMENTS	REVISIONS PER VPS COMMENTS	REVISIONS PER VPS COMMENTS	REVISION DESCRIPTION
3	05-12-21			DATE
2	03-02-21			
1	01-04-21			
NO				

DATE: 05/13/2020
DSGN: E. KENNEDY
DRWN: E. KENNEDY
CHKD: E. KENNEDY
SCALE: N.T.S.

SHEET INDEX

DWG. NO.	DESCRIPTION
1	COVER, TOC, AND LOCATION MAP
2	SPECIFICATIONS
3	SPECIFICATIONS
4	SITE PLAN
5	OPEN SPACE PLAN
6	WATER AND SEWER PLAN
7	SECTIONS/DETAILS
8	SECTIONS/DETAILS
9	SECTIONS/DETAILS
10	SECTIONS/DETAILS
11	SECTIONS/DETAILS
12	SECTIONS/DETAILS
13	SECTIONS/DETAILS
14	RECREATION AREA

NOTE
ARCHITECTURAL PLANS, BUILDING
STRUCTURAL PLANS, SURVEY PLANS,
AND PHOTOMETRIC PLANS ARE NOT
PART OF THIS SUBMITTAL PACKAGE.



PROJECT LOCATION MAP

SCALE: N.T.S.

▲ S19 T44S R43E



GENERAL NOTES

- SURVEY DATA WAS OBTAINED FROM THE SITE SURVEY PREPARED BY PRINCIPAL MERIDIAN SURVEYING, INC.
- ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF:
 - FLORIDA BUILDING CODE, 6TH EDITION (2017).
 - PALM BEACH COUNTY ENVIRONMENTAL PROTECTION DEPARTMENT.
 - FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP).
 - LAKE WORTH DRAINAGE DISTRICT (LWDD - DRAINAGE).
 - SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD).
 - VILLAGE OF PALM SPRINGS (VPS)
- THE CONTRACTOR SHALL OBTAIN THE SERVICES OF A UTILITY LOCATION SERVICE SUCH AS "SUNSHINE STATE ONE CALL OF FLA, INC." AT (800) 432-4770 AT LEAST 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION.
- PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION AND MATERIAL OF ALL EXISTING UTILITIES WITHIN THE AREAS OF CONSTRUCTION.
- EXISTING LOCATIONS SHOWN ON THESE DRAWINGS ARE APPROXIMATE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING UTILITIES SHOWN OR FOR ANY UTILITIES NOT SHOWN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING UTILITIES FOR WHICH HE FAILS TO REQUEST LOCATIONS FROM THE UTILITY OWNER. HE IS RESPONSIBLE AS WELL FOR DAMAGE TO ANY EXISTING UTILITIES WHICH ARE PROPERLY LOCATED.

CLEAN-UP

- DURING CONSTRUCTION THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER. UPON FINAL CLEAN UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH.
- WHERE MATERIAL OR DEBRIS HAS WASHED OR FLOWED INTO OR BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTORS OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING PROGRESS OF THE WORK AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.

PROJECT RECORD DOCUMENTS

- THE CONTRACTOR SHALL MAINTAIN ACCURATE AND COMPLETE RECORDS OF WORK ITEMS COMPLETED.

RESTORATION

- CONTRACTOR SHALL REMOVE AND LAWFULLY DISPOSE OF ALL DEBRIS RESULTING FROM WORK.
- ALL UNPAVED AREAS DISTURBED BY CONSTRUCTION ACTIVITIES, STORAGE, OR OTHER CONTRACT ACTIVITY SHALL BE SODDED AS SPECIFIED HEREIN.
- EXISTING LANDSCAPING DAMAGED BY WORK SHALL BE REPLACED IN KIND.

RESTORATION MATERIALS

- SOD SHALL BE OF FIRM TEXTURE HAVING A COMPACTED GROWTH AND GOOD ROOT DEVELOPMENT. SOD IS CONTAIN NO WEEDS OR UNDESIRABLE NATIVE GRASSES AND BE FREE FROM FUNGUS, VERMIN AND DISEASES. SOD TO BE NOT LESS THAN TWO (2) YEARS OLD. PROVIDE SOD CAPABLE OF GROWTH AND DEVELOPMENT WHEN PLANTED (VIALBE, NOT DORMANT). SOD SHALL BE SAINT AUGUSTINE IN KIND.
- ASPHALT
 - MATERIALS FOR LIMEROCK BASE SHALL BE AS SPECIFIED IN SECTION 911 OF THE STANDARD SPECIFICATIONS (FDOT).
 - PRIME COAT MATERIAL SHALL BE RC-70 LIQUID ASPHALT APPLIED TO THE PAVEMENT BASE AT A UNIFORM RATE OF 0.25 GALLONS PER SQUARE YARD. SAND COVER SHALL BE APPLIED OVER PRIME COAT IF TRAFFIC WILL BE USING AREA BEFORE FINAL PAVING IS LAID.
- TACT COAT MATERIAL SHALL BE AS SPECIFIED IN SECTION 300-2.3 OF THE STANDARD SPECIFICATIONS (FDOT).
- TYPE S-III ASPHALTIC CONCRETE CONFORMING TO ALL APPLICABLE REQUIREMENTS OF SECTIONS 320, 330 AND 333 OF THE STANDARD SPECIFICATIONS (FDOT).

STORM SEWER SYSTEM

- SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE
 - PIPE SHALL BE HIGH DENSITY POLYETHYLENE CORRUGATED PIPE WITH AN INTEGRALLY FORMED SMOOTH WATERWAY. SIZES 4-36 INCH SHALL HAVE A FULL CIRCULAR CROSS-SECTION, WITH AN OUTER CORRUGATED PIPE WALL AND AN ESSENTIALLY SMOOTH INNER WALL (WATERWAY). CORRUGATIONS FOR THESE SIZES MAY BE EITHER ANNULAR OR SPIRAL. ALL SIZES SHALL CONFORM TO THE AASHTO CLASSIFICATION TYPE "S" (WHICH DESCRIBES PIPE WITH A SMOOTH WATERWAY).
 - PIPE SHALL COMPLY WITH THE REQUIREMENTS FOR TEST METHODS, DIMENSIONS, AND MARKINGS FOUND IN AASHTO DESIGNATIONS M252 AND 294. PIPE AND FITTINGS SHALL BE MADE FROM VIRGIN PE COMPOUNDS WHICH CONFORM WITH THE REQUIREMENTS OF CELL CLASS 324420C AS DEFINED AND DESCRIBED IN ASTM D3350.
 - PIPE SHALL BE AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC. OR EQUAL.
- SMOOTH INTERIOR CORRUGATED PERFORATED POLYETHYLENE PIPE
 - PIPE SHALL COMPLY WITH ALL THE SPECIFICATIONS MENTIONED ABOVE. PIPE PERFORATIONS SHALL BE ALL THROUGHOUT THE CIRCUMFERENCE OF THE PIPE.
- CONCRETE
 - SLAB ON GRADE, THRUST BLOCKS, SIDEWALKS AND MISCELLANEOUS CAST-IN-PLACE:
 - 28 DAY COMPRESSIVE STRENGTH: 3000 P.S.I.
 - MINIMUM CEMENT CONTENT: 5 1/2 BAGS PER CUBIC YARD.
- PRECAST CONCRETE
 - 28 DAY COMPRESSIVE STRENGTH: 4000 P.S.I., MINIMUM, OR AS ILLUSTRATED ON THE DRAWINGS. STRENGTHS NOTED ON THE DRAWINGS TAKE PRECEDENCE OVER HEREIN SPECIFIED AMOUNTS.
 - MINIMUM CEMENT CONTENT: 4000 P.S.I.: 6 BAGS PER CUBIC YARD.

STORM SEWER SYSTEM

- FLOWABLE FILL (FOR PIPE ABANDONMENT)
 - CEMENT: 50 TO 100 LBS/C.Y.
 - FINE AGGREGATE: 2750 LBS/C.Y.
 - WATER: 500 LBS/ C.Y. (MAXIMUM)
- QUICK SETTING GROUT
 - QUICK SETTING GROUT SHALL BE A HIGH STRENGTH, NON-STAINING GROUT REVIEWED BY THE ENGINEER PRIOR TO USE. IT SHALL REACH AN INITIAL SET WITHIN 90 MINUTES AT 70 DEGREES F (21 DEGREES C) AND SHALL REACH MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI (17MPa) WITHIN 24 HOURS. SHRINKAGE SHALL BE LESS THAN 0.1 PERCENT WHEN TESTED, USING THE TEST PROCEDURES OF ASTM C 596. THE GROUT SHALL BE MIXED, HANDLED, AND PLACED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
- REINFORCING STEEL
 - ASTM A615 "STANDARD SPECIFICATION FOR DEFORMED AND PLAIN BILLET-STEEL BARS FOR CONCRETE REINFORCEMENT".
 - GRADE: 60
 - MINIMUM YIELD STRENGTH: 60,000 P.S.I.
 - SIZES SHALL BE AS INDICATED ON THE DRAWINGS.
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
- PRECAST CONCRETE STORM SEWER CATCH BASIN
 - PRECAST REINFORCED CONCRETE STRUCTURES (TYPE C) SHALL CONFORM TO ASTM C 478 EXCEPT THAT THE MINIMUM WALL THICKNESS SHALL BE 8-INCHES. CONCRETE FOR THE BASE SLAB, (IF NOT PRECAST), AND CASTING ASSEMBLY SHALL BE AS SPECIFIED HEREIN. STRUCTURES SHALL CONSIST OF A BASE UNIT, RISER UNITS WITH NECESSARY OPENINGS FOR STORM SEWER PIPE, AND CONCENTRIC CONES, ECCENTRIC CONES OR FLAT LIDS PROVIDING SUPPORT FOR THE CASTING ASSEMBLIES.
- EXTERIOR OF NEW PRECAST CONCRETE
 - SURFACE PREPARATION: ALL CURING OILS, FORM OILS, LAITENCE, SOLUBLE SALTS AND LOOSE CONCRETE MUST BE REMOVED. CONCRETE MUST BE DRY AND THOROUGHLY CLEAN BEFORE COATING.
 - SURFACE PROFILE: ICRI CSP1
 - PRIME COAT: NONE REQUIRED.
 - TOP COAT: TWO (2) COATS POLYAMIDE COAL TAR EPOXY AT 8.0 MILS DFT PER COAT.
 - MFT: 16 MILS DFT FOR TWO (2) COAT SYSTEM. ALLOW MINIMUM 24 HOUR DRYING TIME BETWEEN COATS.
 - COLOR: FIRST COAT - RED, SECOND COAT - BLACK
 - FILTER FABRIC AND DRAINAGE GRAVEL: MATERIALS SHALL BE AS SPECIFIED ON DRAWINGS.

EROSION CONTROL NOTES

- EROSION CONTROL SHALL BE AS PROVIDED BY THE METHODOLOGY PROVIDED IN THE DRAWINGS. DETAILS FOR SILT FENCE AND INLET FILTER AS PROVIDED IN THE DETAIL SHEETS.
- ADDITIONAL NOTES FOR EROSION CONTROL ARE PROVIDED IN THE DETAILS SHEETS.

GENERAL NOTES AND SPECIFICATIONS

PRE-CONSTRUCTION ACTIVITIES

- A PRE-CONSTRUCTION CONFERENCE WITH THE VILLAGE, ENGINEER OF RECORD, AND CONTRACTOR SHALL BE HELD PRIOR TO BEGINNING OF UTILITY CONSTRUCTION.
- SHOP DRAWINGS SHALL BE SUBMITTED AND APPROVED BY THE VILLAGE AND ENGINEER OF RECORD PRIOR TO UTILITY CONSTRUCTION INCLUDING: PRE-CONSTRUCTION VIDEO AND ALL MATERIALS BEING USED IN THE PROJECT.

INSPECTIONS

- THE CONTRACTOR SHALL NOTIFY THE VILLAGE OF PALM SPRINGS AND THE ENGINEER OF RECORD AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION AND PRIOR TO ANY REQUIRED INSPECTION OF THE CONSTRUCTED UTILITY IMPROVEMENT.
- THE CONTRACTOR SHALL NOTIFY THE VILLAGE OF PALM SPRINGS AND THE ENGINEER OF RECORD NO LATER THAN 48 HOURS PRIOR TO MAKING CONNECTIONS TO EXISTING SYSTEMS.

SHOP DRAWINGS

- PRIOR TO UTILITY CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND REVIEWED/APPROVED BY THE ENGINEER OF RECORD INCLUDING BUT NOT LIMITED TO: PRE-CONSTRUCTION VIDEO, VALVES, FIRE HYDRANTS, TAPPING SLEEVES AND VALVES, CORPORATION STOPS, PIPING MATERIALS AND FITTINGS, MANHOLES AND MISCELLANEOUS ACCESSORIES, AS APPLICABLE.

MAINTENANCE OF TRAFFIC

- TRAFFIC REGULATION

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFE MAINTENANCE OF PEDESTRIAN AND VEHICULAR TRAFFIC AT ALL TIMES DURING THE DURATION OF THE PROJECT.
- MAINTENANCE OF TRAFFIC IN THE PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FDOT STANDARD INDEX 600 SERIES, AND PALM BEACH COUNTY ENGINEERING – TRAFFIC.
- ALL OPEN TRENCHES AND EXCAVATIONS ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.
- NO TRENCHES OR EXCAVATIONS NEAR WALKWAYS OR IN ROADWAYS OR THEIR SHOULDERS SHALL BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT EXPRESS PERMISSION OF THE VILLAGE OF PALM SPRINGS OR PALM BEACH COUNTY ENGINEERING DEPARTMENT.

PROJECT CLOSE-OUT

- CLEANING UP

- DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER. UPON FINAL CLEAN UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH.
- THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED BY THE ENGINEER, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY THE WORK, EQUIPMENT, EMPLOYEES OR THOSE OF SUBCONTRACTORS TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS. TO THIS END, CONTRACTOR SHALL DO AS REQUIRED ALL NECESSARY ROADWAY OR DRIVEWAY, SIDEWALK, AND LANDSCAPE WORK. SUITABLE MATERIALS AND METHODS SHALL BE USED FOR SUCH RESTORATION.
- WHERE MATERIAL OR DEBRIS HAS WASHED OR FLOWED INTO OR BEEN PLACED IN WATER COURSES, DITCHES, SWALES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING PROGRESS OF THE WORK AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.

GENERAL

- ALL CONSTRUCTION MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH VILLAGE DESIGN CRITERIA, SPECIFICATIONS, AND CONSTRUCTION STANDARDS.
- THE CONTRACTOR SHALL COMPLY WITH ALL CONDITIONS AND REQUIREMENTS OF ALL PERMITS OBTAINED FOR THE PROJECT.
- THE CONTRACTOR SHALL OBTAIN THE SERVICES OF A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF FLORIDA FOR LAYOUT.

- ALL MATERIALS, COATINGS, AND CHEMICALS THAT CONTACT DRINKING WATER SHALL BE IN CONFORMANCE WITH ANSI/NSF STANDARD 61.

REFERENCE DATA

- ALL ELEVATIONS SHALL BE REFERENCE TO NORTH AMERICAN VERTICAL DATUM (NAVD) 1988.

EXISTING CONDITIONS

- LOCATIONS, ELEVATIONS DIMENSIONS, AND MATERIAL OF EXISTING UTILITIES ARE BASED ON THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE DRAWINGS BUT ARE NOT PURPORTED TO BE ABSOLUTELY CORRECT. THERE MAY BE OTHER UTILITIES IN THE PROJECT AREA. THE CONTRACTOR SHALL VERIFY, PRIOR TO CONSTRUCTION, THE LOCATIONS, ELEVATIONS, DIMENSIONS, AND MATERIAL OF EXISTING UTILITIES (WETHER OR NOT SHOWN ON THE DRAWINGS) AFFECTING HIS WORK.

UTILITY COORDINATION

- THE CONTRACTOR SHALL NOTIFY ALL UTILITIES NEAR THE PROJECT AREA AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE NOTIFYING "SUNSHINE STATE ONE CALL OF FLORIDA" AT LEAST 48 HOURS PRIOR TO ANY DIGGING WORK TO HAVE ALL KNOWN UTILITIES LOCATED.
- THE CONTRACTOR SHALL PRESERVE AND MAINTAIN EXISTING UTILITIES STRUCTURES, AND OTHER FEATURES WITHIN THE PROJECT AREA. ANY DAMAGE SHALL BE REPAIRED BY AND AT THE EXPENSE OF THE CONTRACTOR TO THE SATISFACTION OF THE DISTRICT.

VERTICAL SEPARATION

- FOR WATER MAINS CROSSING SEWERS, A MINIMUM OF 18-INCHES SHALL BE MAINTAINED FROM THE OUTSIDE OF WATER MAIN TO THE OUTSIDE OF SEWER MAIN. AT THE CROSSING, ONE FULL LENGTH OF WATER MAIN SHALL BE LAID IN SUCH A WAY THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER MAIN AS POSSIBLE.
- FOR WATER MAINS CROSSING STORM SEWERS AND RECLAIMED WATER MAINS, A MINIMUM OF 12-INCHES SHALL BE MAINTAINED FROM THE OUTSIDE OF WATER MAIN TO THE OUTSIDE OF STORM SEWER RECLAIMED WATER MAIN. AT THE CROSSING, ONE FULL LENGTH OF WATER MAIN SHALL BE LAID IN SUCH A WAY THAT BOTH JOINTS WILL BE AS FAR FROM THE STORM SEWER OR RECLAIMED WATER MAIN AS POSSIBLE.
- SANITARY SEWERS, FORCE MAINS, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHEREVER POSSIBLE.
- WHERE IS NOT PRACTICAL TO MEET THESE PARAMETERS, SPECIFIC REQUIREMENTS FROM REGULATORY AGENCIES MUST BE FOLLOWED WITH PRIOR APPROVAL FROM THE VILLAGE.

DEWATERING AND EROSION CONTROL

- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A DEWATERING PERMIT THROUGH THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT, SHOULD DEWATERING ACTIVITIES BE REQUIRED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION, INSTALLATION MAINTENANCE AND SATISFACTORY OPERATION OF EROSION AND SEDIMENT CONTROL DEVICES/SYSTEMS IN ACCORDANCE WITH SFWMD REQUIREMENTS.
- ANY DISCHARGE FOR DEWATERING ACTIVITIES SHALL BE FLITTERED AND CONVEYED TO A SEDIMENTATION BASIN IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLID TO OUTFALLS.
- THE CONTRACTOR SHALL REMOVE THE DEWATERING, EROSION CONTROL, AND SEDIMENT CONTROL DEVICES/SYSTEMS AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN THE AREAS HAVE BEEN STABILIZED.

WASTEWATER COLLECTION SYSTEM

SANITARY COLLECTION PIPE (STANDARD SERVICE)

- PROVIDE POLYVINYL CHLORIDE PIPE CONFORMING TO THE REQUIREMENTS OF ASTM D 3034, LATEST REVISION. CLASS SDR 35 OR SDR26 SHALL BE USED ACCORDING TO DEPTH. MATERIAL FOR PVC PIPE SHALL CONFORM TO THE REQUIREMENTS OF ASTM D 1784, LATEST REVISION, FOR CLASS 12454-B OR 12454-C AS DEFINED THEREIN.
- JOINTS OF PVC SANITARY SEWER COLLECTION PIPES AND FITTINGS SHALL BE ACCOMPLISHED BY A FACTORY FABRICATED, CONTINUOUS, FLEXIBLE RUBBER COMPRESSION RING OR GASKET PERMANENTLY ATTACHED TO THE BELL OF THE PIPE OR FITTING. JOINTS SHALL MEET THE REQUIREMENTS OF ASTM D 3212, LATEST REVISION AND ASTM F 477, LATEST REVISION.
- ALL FITTINGS FOR PVC SANITARY SEWER COLLECTION PIPE SHALL CONFORM TO THE REQUIREMENTS OF ASTM D 3034, LATEST REVISION. THE RING GROOVE AND GASKET RING SHALL BE COMPATIBLE WITH PVC PIPE ENDS.
- PIPE SHALL BE GREEN AND MARKED "SANITARY".
- SANITARY SEWER COLLECTION PIPE AND FITTINGS SHALL BE AS MANUFACTURED BY JM EAGLE, DIAMOND PLASTICS, NORTH AMERICAN PIPE, OR EQUAL.

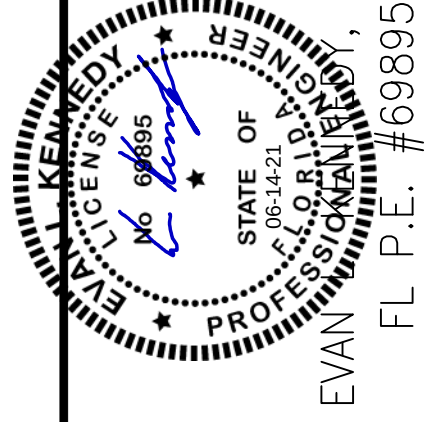
LATERAL CONNECTION COMPONENTS (NEW)

- LATERAL PIPE AND FITTINGS SHALL BE PVC PIPE ASTM D3034, CLASS SDR35 SANITARY COLLECTION PIPE (STANDARD SERVICE) AS SPECIFIED HEREIN.

Proj.# 19-AC-001

SPECIFICATIONS

3901 GULFSTREAM ROAD
PALM SPRINGS, FL 33461



EVAN KENNEDY, P.E.
FL P.E. #69895



332 SW 7TH TERRACE
BOCA RATON, FL 33486
CA # 29980
PH: (561) 573-1679
EMAIL: evankennedy@gmail.com

	ELK	ELK	ELK	BY
	REVISIONS PER VPS COMMENTS	REVISIONS PER VPS COMMENTS	REVISIONS PER VPS COMMENTS	REVISION DESCRIPTION
05-12-21				
03-02-21				
01-04-21				
NO	DATE			

DATE: 05/13/2020
DSGN: E. KENNEDY
DRWN: E. KENNEDY
CHKD: E. KENNEDY
SCALE: AS NOTED

FLUSHING, TESTING, AND DISINFECTION

FLUSHING

- A. UPON COMPLETION OF THE PIPE INSTALLATION FOR ANY SERVICE, THE MAINS SHALL BE CANNON FLUSHED TO REMOVE DIRT AND ANY OTHER FOREIGN MATTER BY ACHIEVING A MINIMUM VELOCITY OF 5 FEET PER SECOND ON PIPE SIZES UP TO AND INCLUDING 12-INCHES AND 2.5 FEET PER SECOND ON PIPE GREATER THAN 12-INCHES. THE DURATION OF THE FLUSHING SHALL BE SUFFICIENT TO PROVIDE A MINIMUM FLUSH VOLUME EQUAL TO THREE TIMES THE INTERNAL VOLUME OF THE PIPELINE BEING FLUSHED. TEMPORARY FITTINGS, PIPE, ETC. MAY BE USED TO FACILITATE CANNON FLUSHING.
1. PRIOR TO THE ACTUAL LINE FLUSHING OPERATION, THE CONTRACTOR SHALL NOTIFY THE VILLAGE OF THE INTENDED WATER USE. NO FLUSHING SHALL TAKE PLACE WITHOUT A VILLAGE REPRESENTATIVE PRESENT.
2. FLUSHING WILL NOT BE SCHEDULED UNTIL THE VILLAGE HAS APPROVED PRELIMINARY RECORD DRAWINGS, UNLESS IT IS REQUIRED TO FACILITATE CONSTRUCTION OF WATER MAINS.
3. THE CONTRACTOR SHALL EXERCISE DUE CARE SO AS TO ENSURE THAT THE WATER USED IN FLUSHING DOES NOT CAUSE A NUISANCE OR INFLECT PROPERTY DAMAGE.
- B. POLY-PIGGING (2X) IS REQUIRED FOR ALL WATER MAINS OR FORCE MAINS WHEN REQUESTED BY VILLAGE.
- C. NO EXISTING VALVE SHALL BE OPERATED EXCEPT BY VILLAGE PERSONNEL.

HYDROSTATIC TESTING

WATER MAINS AND FORCE MAINS SHALL BE TESTED IN ACCORDANCE WITH ANSI/AWWA STANDARD C600 LATEST REVISION.

A. HYDROSTATIC TESTS:

1. AFTER A NEW WATER MAIN OR FORCE MAIN HAS BEEN LAID AND BACKFILLED, IT SHALL BE PUMPED TO A PRESSURE OF 150 PSI AND ALL VISIBLE LEAKS STOPPED BY APPROVED METHODS. DURING THE TEST, THE PRESSURE CANNOT DROP MORE THAN 2.5 PSI BELOW THE STARTING PRESSURE POINT.
2. A LEAKAGE TEST SHALL THEN BE CONDUCTED AT THE ABOVE MENTIONED PRESSURE AND NO INSTALLATION WILL BE ACCEPTABLE BY THE VILLAGE UNTIL THE LEAKAGE IS LESS THAN THE NUMBER OF GALLONS PER HOUR AS DETERMINED BY THE FORMULA:
- $$L = (S \times DX \sqrt{P})/148,000$$
- IN WHICH L EQUALS THE ALLOWABLE LEAKAGE IN GALLONS PER HOUR; S IS THE LENGTH OF LINE IN FEET BEING TESTED; D IS THE NOMINAL DIAMETER OF THE PIPE IN INCHES; AND P IS THE AVERAGE TEST PRESSURE DURING THE LEAKAGE TEST IN POUNDS PER SQUARE INCH. THE TEST IS USUALLY MAINTAINED FOR TWO HOURS BUT IT MAY BE CONTINUED FOR ONE ADDITIONAL HOUR IF IT BECOMES APPARENT THAT THE LEAKAGE IS EQUAL TO OR GREATER THAN THE AMOUNT ALLOWABLE. WATER SUPPLIED TO THE MAIN DURING THE TEST TO MAINTAIN THE REQUIRED PRESSURE SHALL BE MEASURED BY A 5/8-INCH METER INSTALLED ON THE DISCHARGE SIDE OF THE TEST PUMP, OR BY PUMPING FROM A CALIBRATED CONTAINER.
3. EACH SECTION OF MAIN BEING TESTED SHALL BE LIMITED TO A MAXIMUM LENGTH OF 1000- FEET. ANY QUESTIONS PERTAINING TO PROCEDURES USED DURING THE TEST SHALL BE DIRECTED TO THE VILLAGE.
4. NO ALLOWABLE LEAKAGE SHALL BE PERMITTED FOR FIRE HYDRANTS.

B. BACTERIOLOGICAL TESTS (CONTRACTOR PAYS TESTING LABORATORY):

1. AFTER THE WATER MAINS HAVE SATISFIED THE LEAKAGE TESTING REQUIREMENTS THEY SHALL BE FLUSHED THROUGH OPENINGS OF THE REQUIRED SIZE AS DETAILED IN ANSI/AWWA STANDARD C651 LATEST REVISION. THE MAIN SHALL THEN BE DISINFECTED IN ACCORDANCE WITH THE PROVISIONS OF THE APPLICABLE SECTIONS OF THE ABOVE NAMED AWWA STANDARD. ON MAIN BREAKS, CUT-INS, ETC. A LIBERAL APPLICATION OF SODIUM HYPOCHLORITE SHALL BE MADE; 50 PPM CHLORINE DURING A 24 HOUR PERIOD.
2. MAINS SHALL NOT BE PUT INTO DOMESTIC SERVICE UNTIL THE NECESSARY BACTERIOLOGICAL SAMPLES HAVE BEEN APPROVED BY THE APPLICABLE REGULATORY AGENCIES.

WATER SERVICE LINES

A. HYDROSTATIC TESTING

1. HYDROSTATIC TESTING OF WATER SERVICE LINES SHALL BE DONE IN CONJUNCTION WITH THE TESTING OF THE LATERAL OR MAIN LINE. NO ADDITIONAL LEAKAGE ALLOWANCE WILL BE MADE FOR SERVICE LINES OR FIRE HYDRANTS.

B. DISINFECTION

1. DISINFECTION OF SERVICE LINES SHALL BE DONE IN CONJUNCTION WITH THE DISINFECTION OF THE LATERAL OR MAIN LINE. SUFFICIENT SAMPLING POINTS SHALL BE TAKEN FROM SERVICE LINE CONNECTIONS TO ASSURE UNIFORM RESULTS THROUGHOUT THE SYSTEM BEING TESTED.

GRAVITY SEWER MAIN TESTING

A. GENERAL

1. THE CONTRACTOR SHALL PERFORM LOW-PRESSURE AIR TESTING, INFILTRATION TESTING, TELEVISION INSPECTED, AND ALIGNMENT AND DEFLECTION TESTING IN THE PRESENCE OF REPRESENTATIVES FROM THE VILLAGE AND DEVELOPERS' ENGINEER-OF-RECORD.
2. TESTING SHALL NOT PROCEED UNTIL FACILITIES HAVE BEEN BACKFILLED AND THE LAYING OF ROADWAY BASE IS COMPLETE.
3. PIPE TESTING SHALL CLOSELY FOLLOW PIPE LAYING. NO MORE THAN 1,000 FEET OF PIPE SHALL REMAIN UNTESTED AT ANY TIME.

B. AIR TESTING

1. LOW-PRESSURE AIR TESTING SHALL BE IN ACCORDANCE WITH ASTM F1417. THE EQUIPMENT USED SHALL BE SPECIFICALLY DESIGNED AND MANUFACTURED FOR TESTING PIPE LINES WITH LOW-PRESSURE AIR AND SHALL BE PROVIDED WITH AN AIR REGULATOR VALVE OR AIR SAFETY VALVE SET TO PREVENT THE AIR PRESSURE IN THE PIPE LINE FROM EXCEEDING 8 PSIG.
2. THE FOLLOWING LOW-PRESSURE AIR TESTING PROCEDURES SHALL BE USED:
- a. ISOLATE EACH SECTION OF THE GRAVITY WASTEWATER MAIN TO BE TESTED BETWEEN MANHOLES USING INFLATABLE AIR PLUGS THAT ARE SECURELY PLACED AT THE ENDS OF THE SECTION OF THE MAIN TO BE TESTED.
- b. INTRODUCE AIR PRESSURE SLOWLY TO APPROXIMATE 4 PSIG.
- c. DETERMINE THE GROUND WATER ELEVATION ABOVE THE SPRING LINE OF THE PIPE. FOR EVERY FOOT OF GROUNDWATER ABOVE THE SPRING LINE OF THE PIPE, INCREASE THE STARTING AIR TEST PRESSURE BY 0.43 PSIG. DO NOT INCREASE THE PRESSURE ABOVE 8 PSIG.
- d. ALLOW THE PRESSURE TO STABILIZE FOR AT LEAST 5 MINUTES. ADJUST THE PRESSURE TO 3.5 PSIG OR INCREASE THE PRESSURE AS DETERMINED ABOVE WHEN GROUNDWATER IS PRESENT.
- e. START THE TEST.
- f. DETERMINE THE TEST DURATION FOR EACH SEWER SECTION WITH A SINGLE PIPE SIZE. SEE TABLE 1, SHEET SPEC-16. DO NOT MAKE ALLOWANCES FOR LATERALS.
- g. RECORD THE DROP IN PRESSURE DURING THE TEST PERIOD. IF THE AIR PRESSURE HAS DROPPED MORE THAN 1.0 PSIG DURING THE TEST PERIOD, THE SECTION OF MAIN BEEN TESTED HAS FAILED. OTHERWISE, THE SECTION OF MAIN BEEN TESTED HAS PASSED.
- h. WHEN A SECTION OF MAIN FALLS THE TEST, THE SOURCE OF THE AIR LEAK SHALL BE DETERMINED, THE APPROPRIATE CORRECTIONS MADE, AND THE PIPE RETESTED.
- i. ALL TESTING RESULTS SHALL BE DOCUMENTED USING THE VILLAGE'S LOW PRESSURE AIR TEST FORM.
3. INFILTRATION: AFTER THE WORK IS COMPLETE, THE SEWERS OR SECTIONS SHALL BE TESTED FOR INFILTRATION. ANY SECTION IN WHICH INFILTRATION OF WATER IS DETECTED WILL BE REJECTED UNTIL CORRECTIVE WORK HAS BEEN PERFORMED. NO INFILTRATION WILL BE ALLOWED FOR ANY ONE TRUNK, MAIN, LATERAL, OR SEGMENT BETWEEN MANHOLES.

TELEVISION INSPECTION REPORT INFORMATION

- A. MANHOLES: THE REPORT AND RECORDING SHALL START WITH ZERO (00+00) STATION NUMBERS AT EACH MANHOLE UPSTREAM AND END WITH THE STATION NUMBER AT THE NEXT DOWNSTREAM MANHOLE. IF AN INSPECTION HAS TO BE CONDUCTED STARTING AT THE DOWNSTREAM MANHOLE, A WRITTEN EXPLANATION MUST BE SUBMITTED TO THE INSPECTOR WITH THE REPORT AND RECORDING.
- B. PIPE LINE: PROVIDE START AND END STATION NUMBERS FOR PIPE MATERIAL CHANGES.
- C. TAPS: EACH TAP SHALL HAVE A STATION NUMBER SHOWN ON THE RECORDING AND COINCIDE WITH THE REPORT AND RECORD DRAWINGS. THE REPORT AND RECORDING SHALL INDICATE THE LOT NUMBER AND/OR ADDRESS THE TAP IS INTENDED TO SERVE.
- D. DEAD-ENDS OR ABANDONMENTS: IF A FUTURE STUB, DEAN-END OR OBSTRUCTION CAUSE (NOT ENDING IN A MANHOLE), OR ABANDONMENT OF VIDEO DUE TO OBSTRUCTION ETC., A STILL IMAGE SHALL BE SHOWN ON THE REPORT AND RECORDING FOR INSPECTION. THE REPORT AND RECORDING SHALL INCLUDE AN

EXPLANATION FOR WHAT IS SHOWN.

- E. EXISTING SEWER SYSTEM: THE EXISTING SEWER SYSTEM MUST BE INSPECTED ANDSHOWN ON THE REPORT. THIS SHALL BE FROM THE TIE IN MANHOLE TO THE NEXT DOWNSTREAM MANHOLE. THE VILLAGE RESERVES THE RIGHT TO REQUEST ADDITIONAL TELEVISION INSPECTION INFORMATION OR REINSERTION TO INSURE AN ACCEPTABLE COMPLETION.

ALIGNMENT AND DEFLECTION

- A. LINES SHALL SHOW FULL CIRCLE OF LIGHT WHEN LAMPED BETWEEN MANHOLES FOR LINE SECTIONS WITH COMPLETE PIPE REPLACEMENT.

1. DEFLECTION TESTING IS REQUIRED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS TO PERMIT STABILIZATION OFTHE SOIL-PIPE SYSTEM. A NINE POINT MANDREL SHALL BE PASSED THROUGH EACH NEW FLEXIBLE PIPE SECTION INSTALLED AFTER FULL BACKFILL HAS BEEN PLACED. THE MAXIMUM PIPE DIAMETER DEFLECTION SHALL NOT EXCEED 5%. A MECHANICAL PULLING DEVISE SHALL NOT BE USED TO CONDUCT DEFLECTION TESTS.

CONSTRUCTION TOLERANCES

- A. THE FOLLOWING ARE THE ALLOWABLE LINE AND GRADE TOLERANCES FOR GRAVITY SEWER INSTALLATION AS IDENTIFIED BY THE AS-BUILT SURVEY AND TELEVISION INSPECTION REPORT. ANY PIPES OR MANHOLES SHALL BE RECONSTRUCTED OR REPLACED TO MEET THE ACCEPTANCE CRITERIA.

PIPE:

1. HORIZONTAL AND VERTICAL ALIGNMENT OF GRAVITY SEWER LINES SHALL NOT VARY FROM DESIGN LINE AND GRADE AN ANY POINT LONG THE PIPE BY MORE THAN 1% OF THE INSIDE DIAMETER OF THE PIPE OR 1/4-INCH, WHICHEVER IS LARGER.
2. THIS TOLERANCE IS ALLOWED FOR TRENCHED GRAVITY SEWER LINES ONLY IF THE DESIGN LINE AND GRADE ARE SUFFICIENT TO PREVENT BACKSLOPE WHEN TOLERANCE LIMITS ARE REACHED.
3. REVERSE SLOPE ON GRAVITY PIPE SHALL NOT BE ALLOWED AT ANY POINT ALONG THE PIPE.

MANHOLES

1. MANHOLE INVERT ELEVATIONS SHALL ADHERE TO THE TOLERANCES LISTED BELOW:

HORIZONTAL SEWER
DEFLECTION ANGLE: MINIMUM INVERT DROP

0 TO 90 DEGREES: AVERAGE SLOPE BETWEEN INLET AND OUTLET PIPES
10 TO 45 DEGREES: 0.05
46 TO 90 DEGREES: 0.10

2. ALL INVERT SLOPES SHALL BE POSITIVELY SLOPING DOWNSTREAM. STANDING WATER CAUSED BY A REVERSE SLOPE SHALL NOT BE ALLOWED.

TESTING BACKFILL

A. COMPACTION AND DENSITIES TESTING

METHODS OF CONTROL AND TESTING OF BACKFILL CONSTRUCTION TO BE EMPLOYED IN THIS WORK ARE:

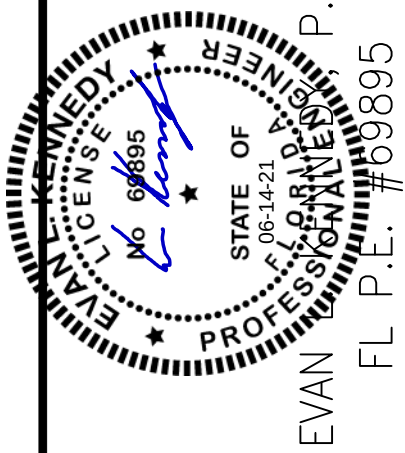
1. MAXIMUM DENSITY OF ALL BACKFILL MATERIAL SHALL BE DETERMINED BY ASSHTO T-180 (ASTM D 1557).
2. LABORATORY AND FIELD DENSITY TESTS, WHICH, IN THE OPINION OF THE VILLAGE ARE NECESSARY TO ESTABLISH COMPLIANCE WITH THE COMPACTION REQUIREMENTS OF THESE SPECIFICATIONS, SHALL BE MADE AT SUCH DEPTHS AND LOCATIONS AS SELECTED BY THE VILLAGE.
3. TRENCH BACKFILL WHICH DOES NOT COMPLY WITH THE SPECIFIED DENSITIES, AS INDICATED BY SUCH TESTS, SHALL BE REWORKED AND RECOMPACTED UNTIL THE REQUIRED COMPACTION IS SECURED, AT NO ADDITIONAL COST TO THE VILLAGE.
4. THE FIRST TEST SHALL BE 12-INCH ABOVE THE TOP OF PIPE OR THE WATER TABLE, AND IN 6-INCH LIFTS THEREAFTER.
- B. BACKFILL TESTING FEES SHALL BE PAID BY CONTRACTOR (TESTING LAB SHALL BE APPROVED BY VILLAGE).

SURVEY DATUM NAVD

Proj.# 19-AC-001

SPECIFICATIONS

3901 GULFSTREAM ROAD
PALM SPRINGS, FL 33461



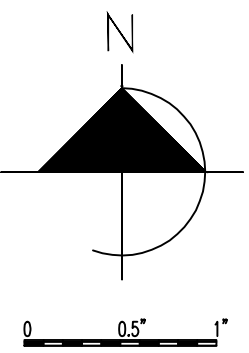
KENNEDY
ENGINEERING, LLC

332 SW 7TH TERRACE
BOCA RATON, FL 33486
CA # 29980
PH: (561) 573-1679
EMAIL: evankennedyllc@gmail.com

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	REVISIONS PER VPS COMMENTS				
	REVISIONS PER VPS COMMENTS				
	REVISIONS PER VPS COMMENTS				
	REVISION DESCRIPTION				

DATE: 05/13/2020
DSGN: E. KENNEDY
DRWN: E. KENNEDY
CHKD: E. KENNEDY
SCALE: AS NOTED

DWG. No. 3 of 14



GENERAL SYMBOLS LEGEND

- EXISTING ELEVATION
PROPOSED ELEVATION
BOTTOM/TOP OF SWALE
DIRECTION OF FLOW

SURVEY DATUM NAVD 88

PARKING SPACES

MIN. REQUIRED	20
SPACES PROVIDED	29

OPEN SPACE

MIN. OPEN SPACE REQUIRED	0.371 AC (35%)
OPEN SPACE PROVIDED	0.481 AC (45.28%)
MIN. AMENITY AREA REQUIRED	0.0742 AC (20% OF 35% = 7.00%)
AMENITY AREA PROVIDED	0.0746 AC (7.04%)

SITE ZONING IS RM (RESIDENTIAL MULTIFAMILY)
LAND USE DESIGNATION IS LOW DENSITY RESIDENTIAL
NOTE: ALL AREAS ARE IN SQUARE FEET

VARIANCE REQUESTS

REQUEST	CODE REQUIREMENT	PROPOSED
REAR SETBACK	25 FEET	15 FEET
NUMBER OF DWELLING UNITS ON PROPERTY (SEE NOTE)	8 UNITS ON 47,500 SF	8 UNITS ON 46,416 SF

NOTE: ANNEXATION AGREEMENT ALLOWS UP TO 9 DWELLING UNITS ON PROPERTY (RESOLUTION 2012-14)

SETBACKS (SEC. 34-766)	CODE REQUIREMENT	PROPOSED	EXISTING GARAGE
FRONT SETBACK	25 FEET	30 FEET	278 FEET
REAR SETBACK	25 FEET	15 FEET	10.3 FEET (NON-CONFORMING)
SIDE SETBACK	15 FEET	15 FEET	12.6 FEET (NON-CONFORMING)

SITE DATA

ITEM	AREA (SF)	AREA (AC)	PERCENTAGE
TOTAL SITE	46,416	1.06	100%
EXISTING DATA			
EXISTING ROOF AREA	790	0.018	1.7%
EXISTING ASPHALT AND SLABS	0	0	0%
EXISTING PERVIOUS	45,626	1.042	98.3%
EXISTING BUILDING COVERAGE	790	0.018	1.7%
EXISTING IMPERVIOUS AREA	790	0.018	1.7%
PROPOSED DATA			
PROP. BLDG (INCL. EXIST.)	11,774	0.27	25.30%
PROP. ASPH. & SLABS (INCL. EXIST.)	13,698	0.314	29.50%
PROP. REC. AREA (PERV)	3,250	0.075	7.00%
PROP. IMPERVIOUS (TOTAL)	25,472	0.585	54.88%
PROP. BUILDING COVERAGE (TOTAL)	11,774	0.27	25.30%
PROP. PERVIOUS AREA	20,944	0.481	45.28%

COLOR RENDERING SITE PLAN

SCALE: 1" = 20'

LAKE WORTH ROAD

LOT 6
BLOCK 1

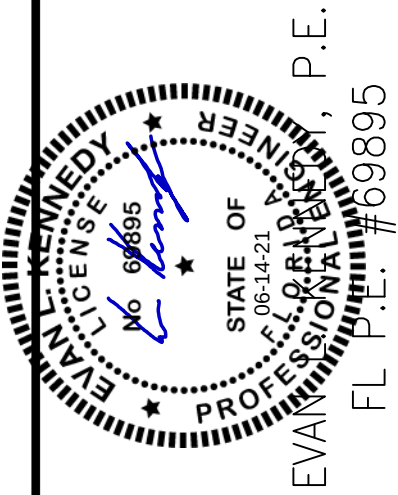
THE NORTH 1/2 OF LOT 5 / BLOCK 1
NOT INCLUDED

LOT 3
BLOCK 1

THE EAST 227.50' OF LOT 4 / BLC
NOT INCLUDED

CATCH BASIN SCHEDULE

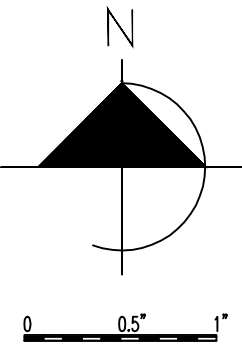
CATCH BASIN #	RIM ELEVATION	INV. ELEVATION	TOP TYPE (US FOUNDRY #, OR EQUAL)
1	17.8	9.0	420 RING AND COVER
2	17.6	9.0	420 RING AND COVER
3	17.6	9.0	420 RING AND COVER
4	16.5	9.0	4160 & 6210 FRAME AND GRATE



332 SW 7TH TERRACE
BOCA RATON, FL 33486
CA # 29980
PH: (561) 573-1679
EMAIL: evankennedy@gmail.com

REVISIONS PER VPS COMMENTS		REVISIONS PER VPS COMMENTS		REVISIONS PER VPS COMMENTS		REVISIONS PER VPS COMMENTS		ADDED OPEN SPACE PLAN		REVISION DESCRIPTION	
5	06-14-21	4	05-12-21	3	03-02-21	2	01-04-21	1	08-18-20	NO	DATE

DATE: 05/13/2020
DSGN: E. KENNEDY
DRWN: E. KENNEDY
CHKD: E. KENNEDY
SCALE: AS NOTED

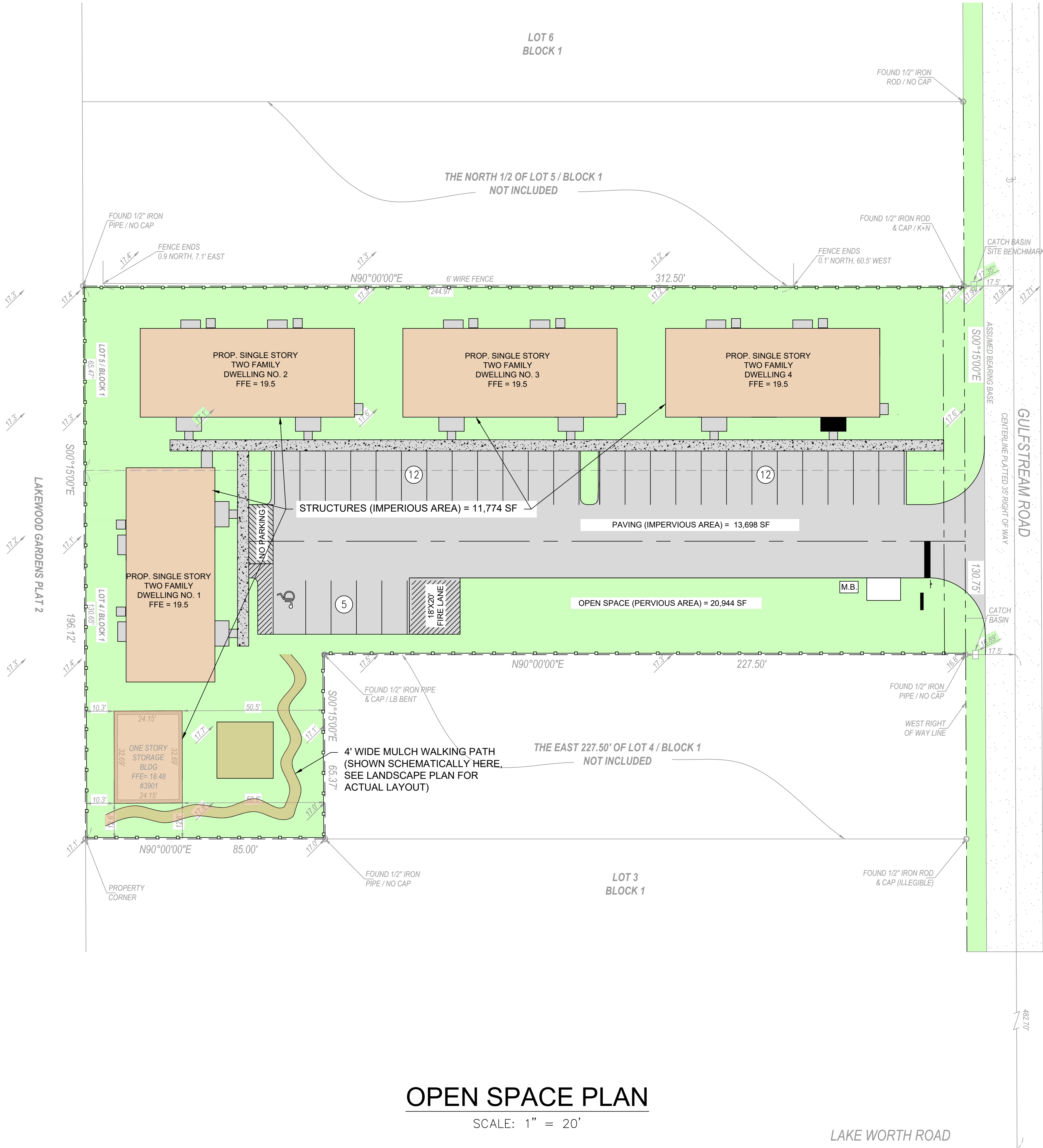


SURVEY DATUM NAVD 88

PARKING SPACES	
MIN. REQUIRED	20
SPACES PROVIDED	29

OPEN SPACE	
MIN. OPEN SPACE REQUIRED	0.371 AC (35%)
OPEN SPACE PROVIDED	0.481 AC (45.28%)
MIN. AMENITY AREA REQUIRED	0.0742 AC (20% OF 35% = 7.00%)
AMENITY AREA PROVIDED	0.0746 AC (7.04%)

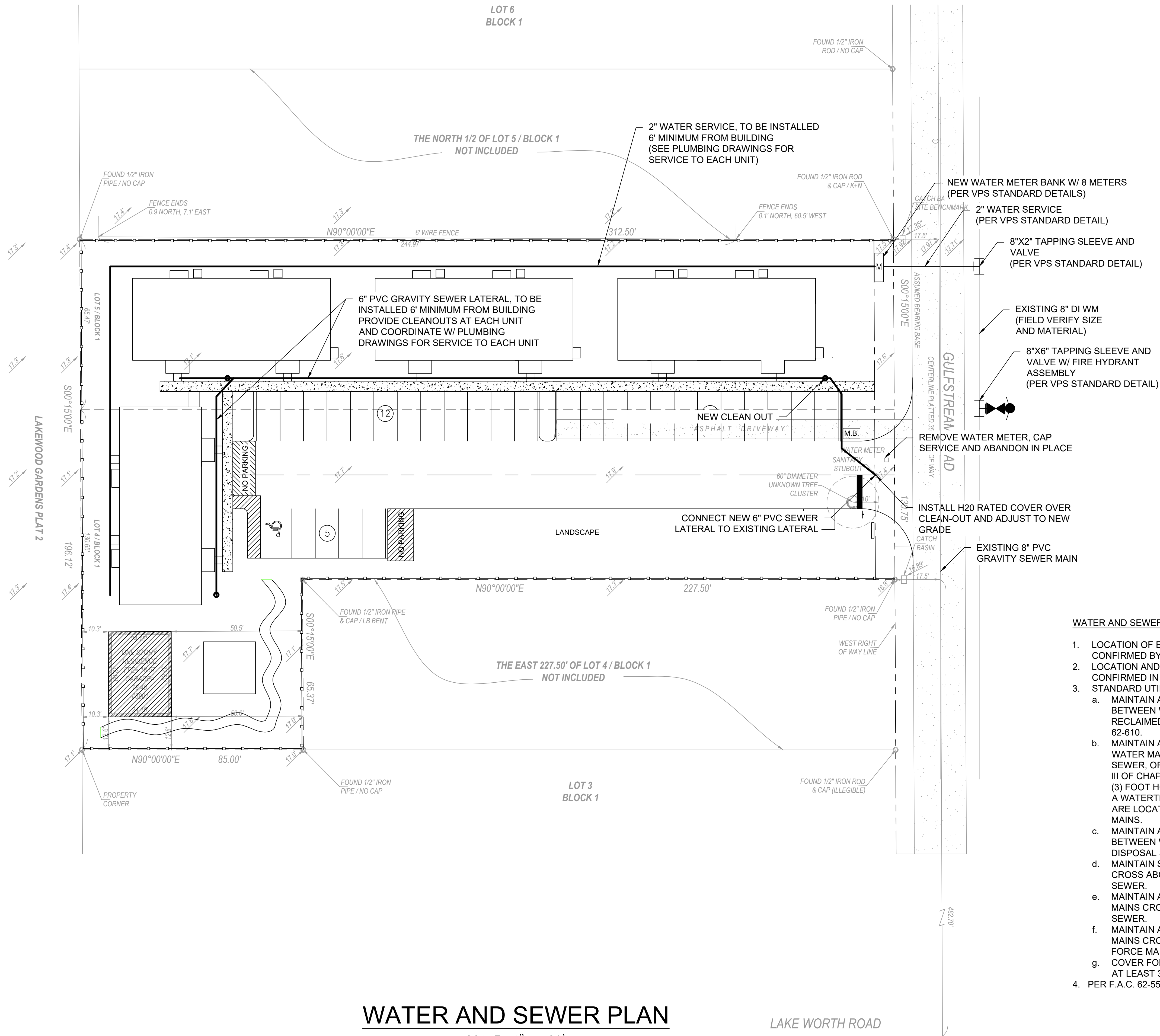
SITE DATA			
ITEM	AREA (SF)	AREA (AC)	PERCENTAGE
TOTAL SITE	46,416	1.06	100%
EXISTING DATA			
EXISTING ROOF AREA	790	0.018	1.7%
EXISTING ASPHALT AND SLABS	0	0	0%
EXISTING PERVIOUS	45,626	1.042	98.3%
EXISTING BUILDING COVERAGE	790	0.018	1.7%
EXISTING IMPERVIOUS AREA	790	0.018	1.7%
PROPOSED DATA			
PROP. BLDG (INCL. EXIST.)	11,774	0.27	25.30%
PROP. ASPH. & SLABS (INCL. EXIST.)	13,698	0.314	29.50%
PROP. REC. AREA (PERV)	3,250	0.075	7.00%
PROP. IMPERVIOUS (TOTAL)	25,472	0.585	54.88%
PROP. BUILDING COVERAGE (TOTAL)	11,774	0.27	25.30%
PROP. PERVIOUS AREA	20,944	0.481	45.28%



OPEN SPACE PLAN

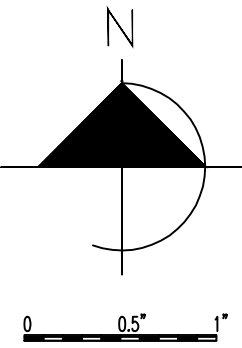
SCALE: 1" = 20'

LAKE WORTH ROAD



SURVEY DATUM NAVD 88

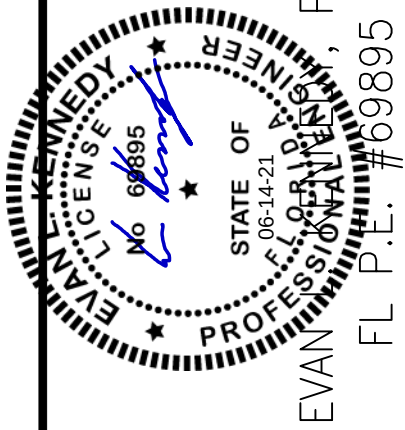
- WATER AND SEWER NOTES**
- LOCATION OF EXISTING WATER SERVICE AND SEWER SERVICE TO BE CONFIRMED BY CONTRACTOR IN THE FIELD.
 - LOCATION AND ELEVATIONS OF ALL EXISTING UTILITIES TO BE CONFIRMED IN FIELD.
 - STANDARD UTILITY SEPARATION STATEMENT:
 - MAINTAIN A MINIMUM THREE (3) FOOT HORIZONTAL DISTANCE BETWEEN WATER MAINS AND VACUUM SEWER, STORM SEWER, OR RECLAIMED WATER MAINS REGULATED UNDER PART III OF CHAPTER 62-610.
 - MAINTAIN A MINIMUM SIX (6) FOOT HORIZONTAL DISTANCE BETWEEN WATER MAINS AND GRAVITY SEWER, PRESSURE-TYPE SANITARY SEWER, OR RECLAIMED WATER MAINS NOT REGULATED UNDER PART III OF CHAPTER 62-610. THIS DISTANCE CAN BE REDUCED TO THREE (3) FOOT HORIZONTAL DISTANCE WHEN EITHER PIPE IS ENCLOSED IN A WATERTIGHT CASING OR CONCRETE; AND WHEN WATER MAINS ARE LOCATED AT LEAST SIX (6) INCHES ABOVE GRAVITY SEWER MAINS.
 - MAINTAIN A MINIMUM TEN (10) FOOT HORIZONTAL DISTANCE BETWEEN WATER MAINS AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.
 - MAINTAIN SIX (6) INCH VERTICAL SEPARATION WHERE WATER MAINS CROSS ABOVE VACUUM SEWER, GRAVITY SEWER, OR STORM SEWER.
 - MAINTAIN A TWELVE (12) INCH VERTICAL SEPARATION WHERE WATER MAINS CROSS BELOW VACUUM SEWER, GRAVITY SEWER, OR STORM SEWER.
 - MAINTAIN A TWELVE (12) INCH VERTICAL SEPARATION WHERE WATER MAINS CROSS ABOVE OR BELOW PRESSURE-TYPE SANITARY SEWER, FORCE MAIN, OR RECLAIMED WATER MAINS.
 - COVER FOR ALL SEWER LATERALS AND WATER SERVICES SHALL BE AT LEAST 36 INCHES.
 - PER F.A.C. 62-555.320(21)(B)3 ALL WATERMAIN PIPING & FITTINGS



Proj.# 19-AC-001

WATER AND SEWER PLAN

3901 GULFSTREAM ROAD
PALM SPRINGS, FL 33461



KENNEDY ENGINEERING, LLC

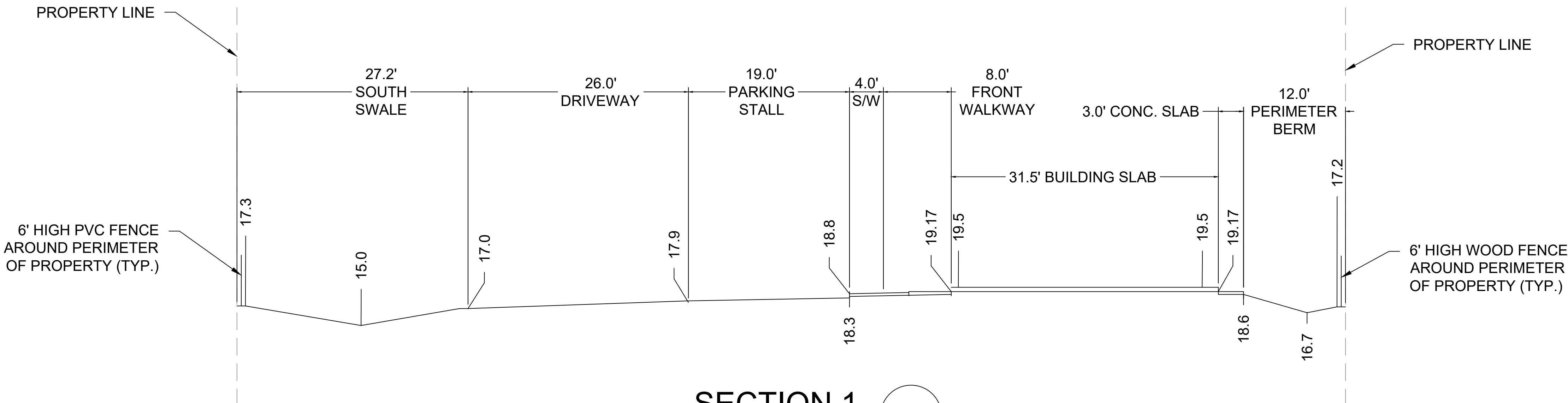
332 SW 7TH TERRACE
BOCA RATON, FL 33486
CA # 29980
PH: (561) 573-1679
EMAIL: evankennedy@gmail.com

	ELK	ELK	ELK	BY
REVISIONS PER VPS COMMENTS				
REVISIONS PER VPS COMMENTS				
REVISIONS PER VPS COMMENTS				
REVISION DESCRIPTION				
3	05-12-21			DATE
2	03-02-21			
1	01-04-21			
NO				

DATE: 05/13/2020
DSGN: E. KENNEDY
DRWN: E. KENNEDY
CHKD: E. KENNEDY
SCALE: AS NOTED

DWG. No. 6 of 14

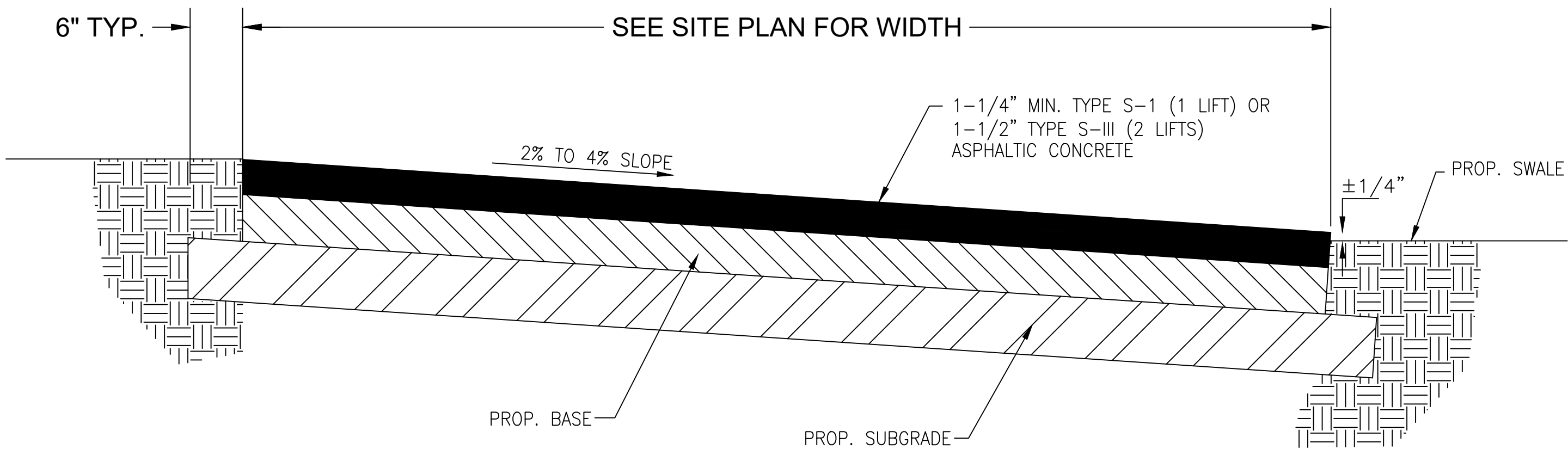
SURVEY DATUM NAVD 88



SECTION 1

SCALE: 1-1/2" = 1'-0"

1

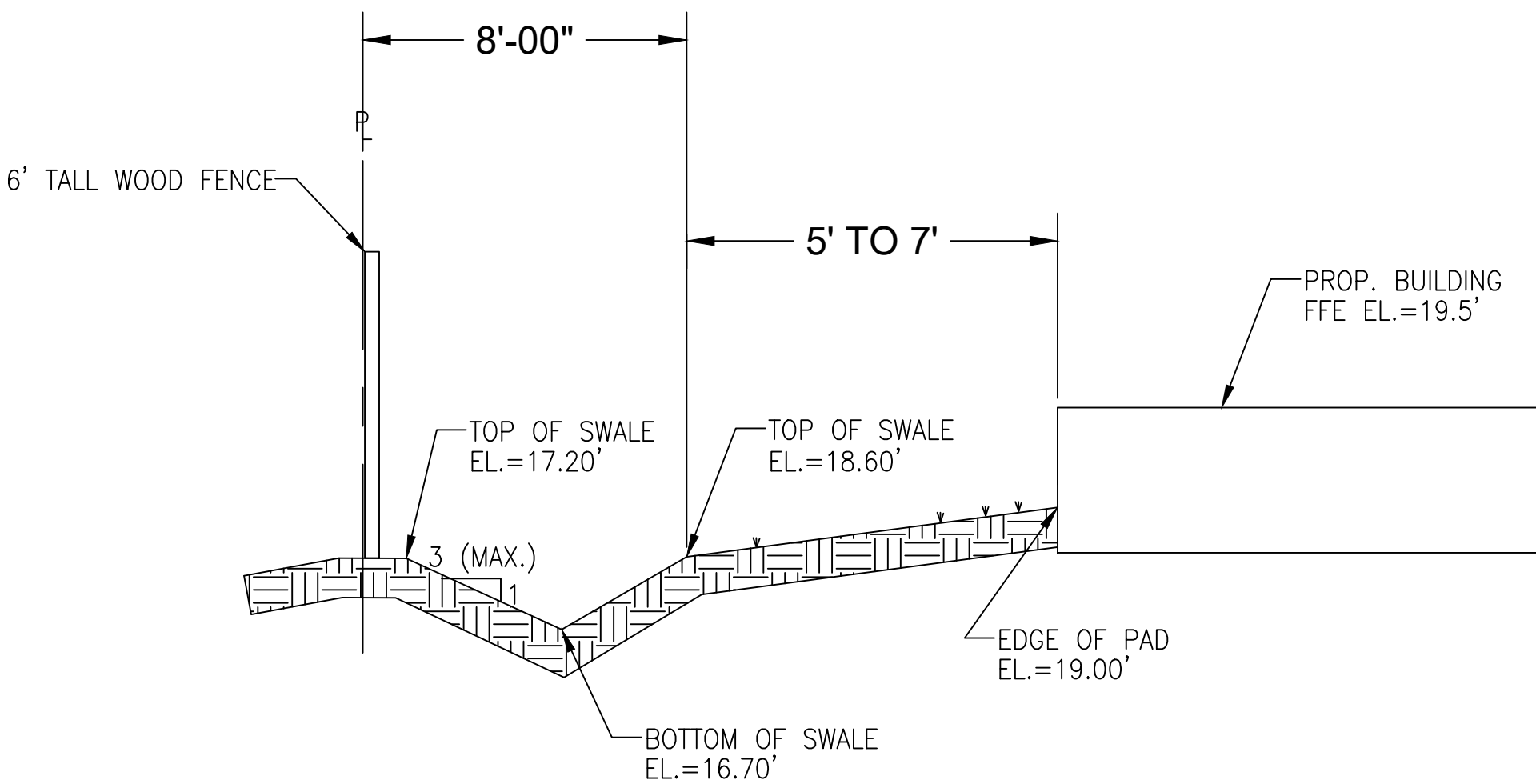


NOTES:

1. PROPOSED BASE TO BE LIMEROCK AND TO BE 8 INCHES IN THICKENS AS A MINIMUM.
2. PROPOSED ASPHALTIC CONCRETE TO BE SUPPLIED WITH TACK COAT IF MULTIPLE LIFTS ARE APPLIED.
3. SUBGRADE TO BE MIN. 12 INCHES IN THICKNESS.
4. ALL DIMENSIONS HEREIN TO REFER TO FINISHED THICKNESS.
5. SUBGRADE AND BASE TO BE COMPACTED TO AT LEAST 98% MAXIMUM DENSITY PER AASHTO T-180.
6. KEY OVERLAY TO MATCH ADJACENT EXIST. PAVEMENT ELEVATIONS.
7. FEATHER EDGES OF OVERLAY TO MAINTAIN $\pm 1/4$ " AT EXIST. OR PROPOSED GRADES.
8. CONTRACTOR TO MATCH EXISTING GRADES AT EXISTING ROADS

TYPICAL ROADWAY SECTION
N.T.S.

2



NOTES:

1. TOP OF SWALE VARIES DEPENDING ON LOCATION. REFER TO PLANS FOR ELEVATIONS.
2. SLOPE ON SWALES SHALL BE 3:1 (H:V) AS A MAXIMUM.

PERIMETER BERM
N.T.S.

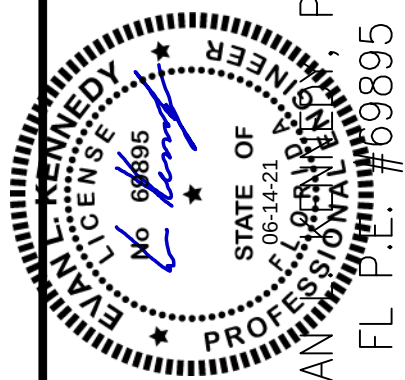
3

0 0.5" 1"

Proj.# 19-AC-001

SECTIONS/DETAILS

3901 GULFSTREAM ROAD
PALM SPRINGS, FL 33461



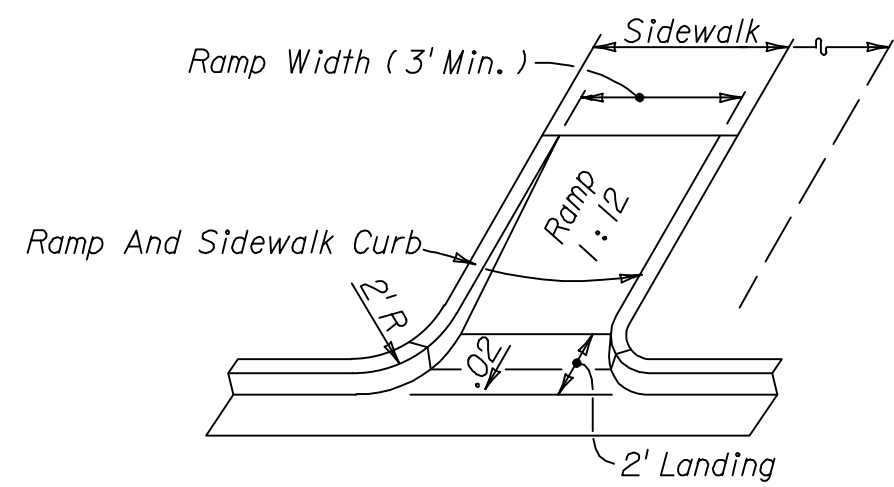
KENNEDY
ENGINEERING, LLC

332 SW 7TH TERRACE
BOCA RATON, FL 33486
CA # 29980
PH: (561) 573-1679
EMAIL: evankennedy@gmail.com

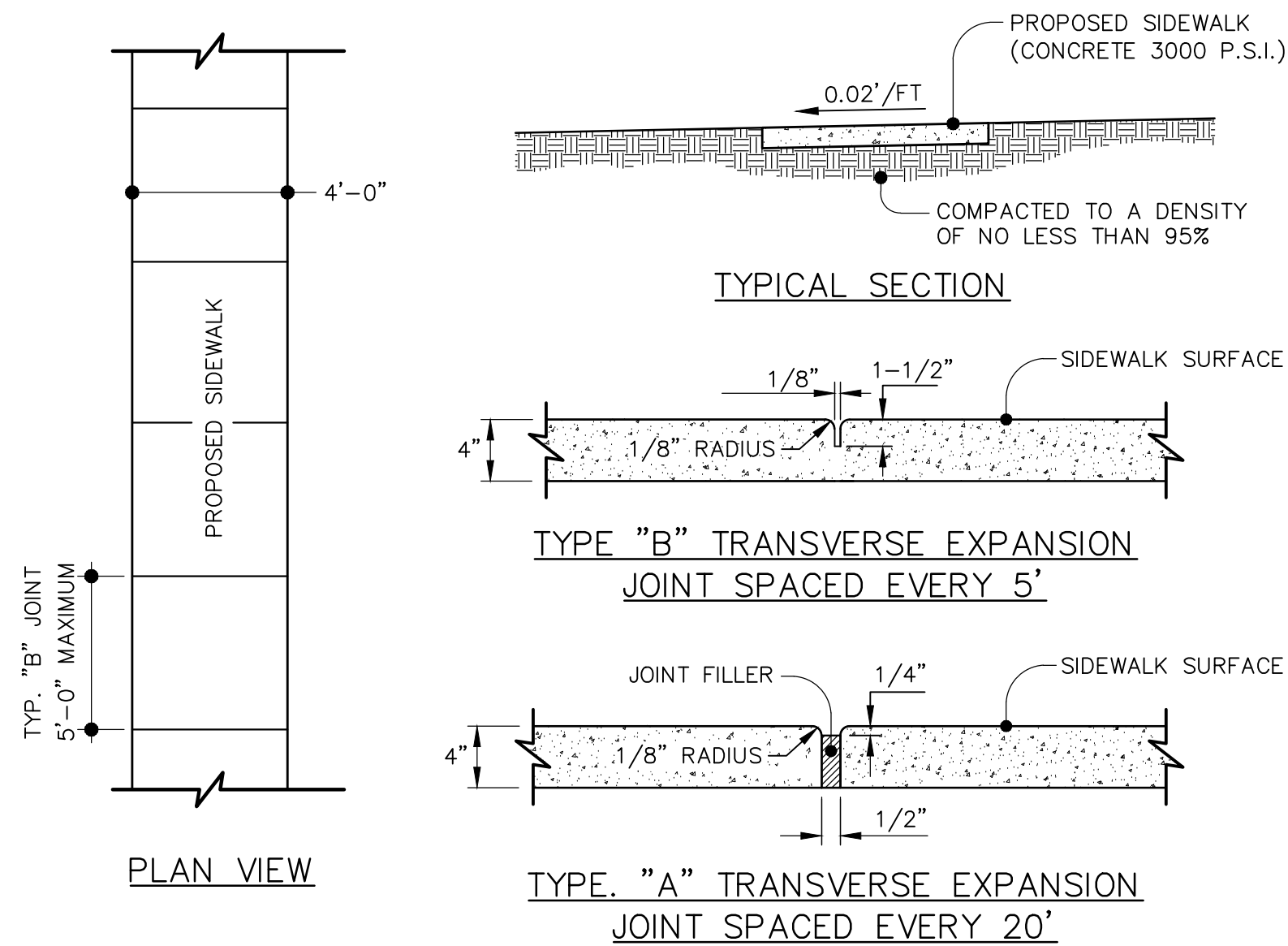
		ELK	ELK	BY
		REVISIONS PER VPS COMMENTS	REVISIONS PER VPS COMMENTS	REVISION DESCRIPTION
2	05-12-21			
1	01-04-21			
	NO			

DATE: 05/13/2020
DSGN: E. KENNEDY
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CHKD: E. KENNEDY
SCALE: AS NOTED

DWG. No. 7 of 14



FDOT SIDEWALK CURB RAMP



TYPICAL SIDEWALK



SURVEY DATUM NAVD 88

Proj.# 19-AC-001

SECTIONS/DETAILS

3901 GULFSTREAM ROAD
PALM SPRINGS, FL 33461



EVAN YOUNG, P.E.
E.P.#69895

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ENGINEERING, LLC
332 SW 7TH TERRACE

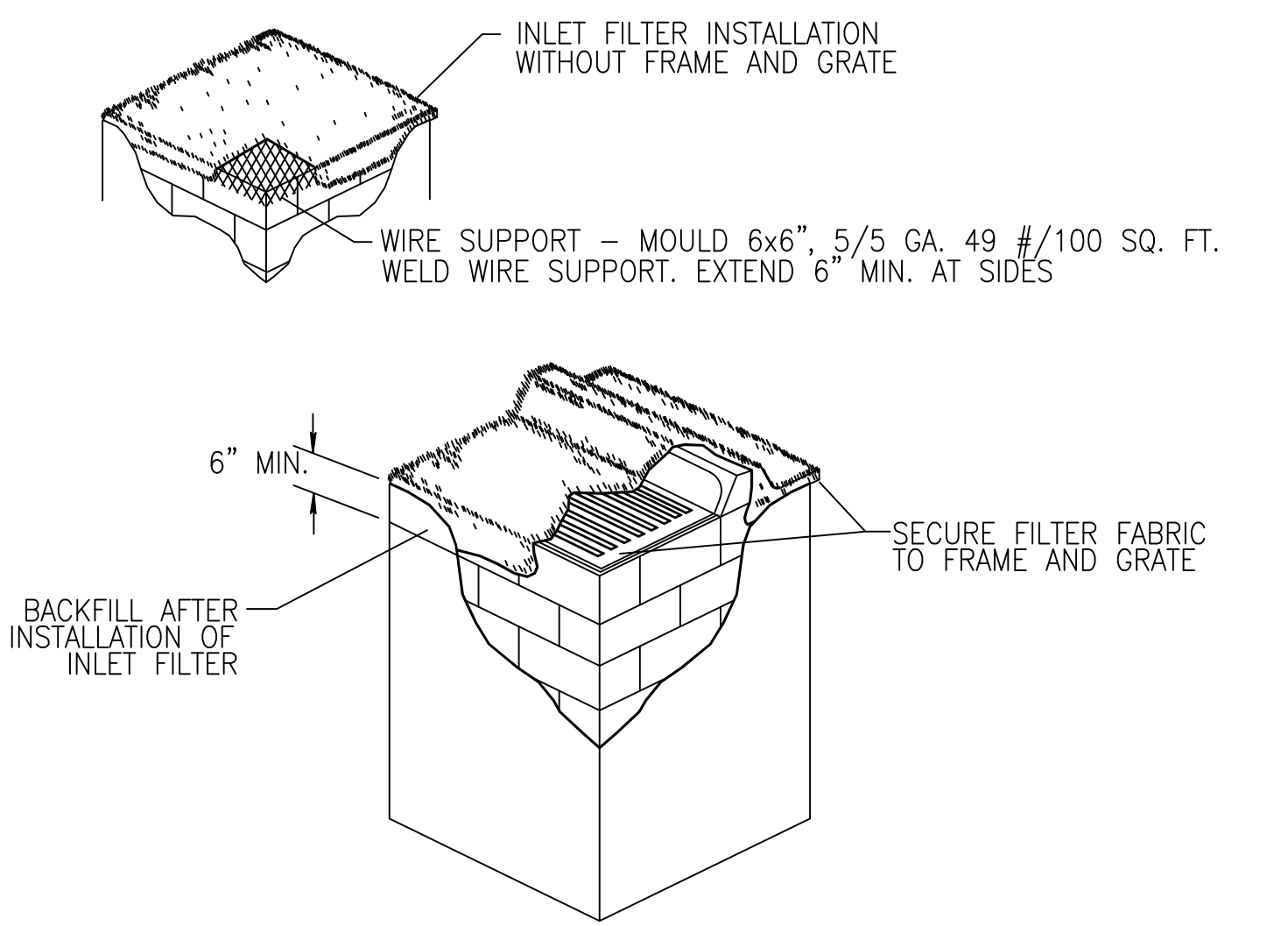
3332 SW 7TH TERRACE
BOCA RATON, FL 33486
CA # 29980
PH: (561) 573-1679
EMAIL: evankennedy1@gmail.com

EMAIL: evankennedy1@gmail.com

2	05-12-21	REVISIONS PER VPS COMMENTS	ELK
1	01-04-21	REVISIONS PER VPS COMMENTS	ELK
NO	DATE	REVISION DESCRIPTION	BY

DATE: 05/13/2020
DSGN: E. KENNEDY
DRWN: E. KENNEDY
CHKD: E. KENNEDY
SCALE: AS NOTED

DWG. No. **8** of **14**



NOTES:

1. CONTRACTOR IS TO CLEAN INLET FILTER AFTER EVERY STORM.
2. CONTRACTOR TO REMOVE FABRIC JUST PRIOR TO PAVING.

A SEDIMENT TRAP WILL BE EXCAVATED BEHIND THE CURB AT THE INLET. THE BASIN SHALL BE AT LEAST 12 TO 14 INCHES IN DEPTH, APPROXIMATELY 36 INCHES IN WIDTH, AND APPROXIMATELY 7 TO 10 FEET IN LENGTH PARALLEL TO THE CURB.

STORM WATER WILL REACH THE SEDIMENT TRAP VIA CURB CUTS ADJACENT TO EACH SIDE OF THE INLET STRUCTURE. THESE OPENINGS SHALL BE AT LEAST 12 INCHES IN LENGTH. STORM WATER MAY ALSO REACH THE BASIN VIA OVERLAND FLOW LAND AREA BEHIND THE CURB. THE CURB CUTS SHALL BE REPAIRED WHEN THE SEDIMENT TRAP IS REMOVED.

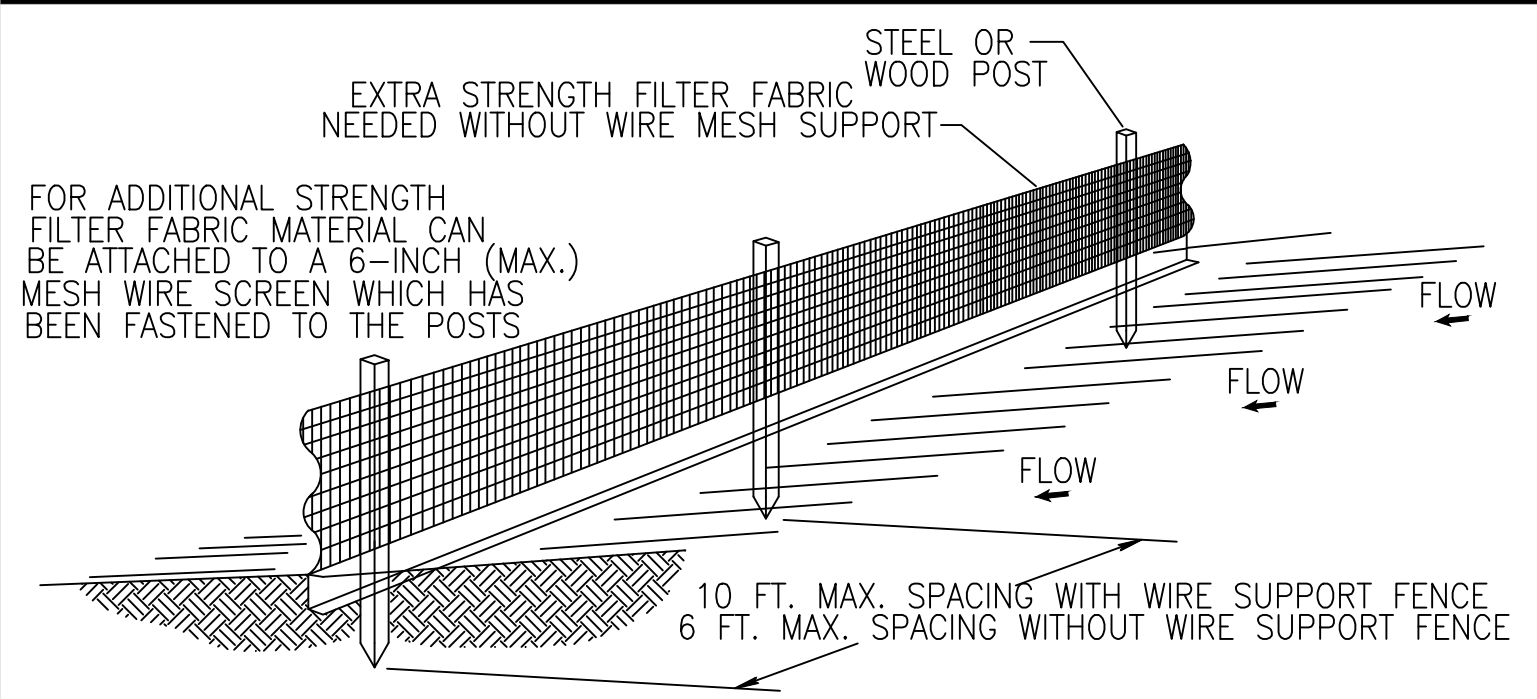
INLET FILTER DETAIL
N.T.S.

301

1. THE INTENT OF EROSION CONTROL MEASURES INDICATED GRAPHICALLY ON PLANS IS TO PROVIDE A BARRIER TO CONTAIN SILT AND SEDIMENT ON THE PROJECT SITE. THIS REPRESENTATION IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE TEST OF EROSION CONTROL EFFECTIVENESS IS NOT TO BE DETERMINED BY ADHERENCE TO THE REPRESENT SET FORTH ON THE DRAWINGS AND SPECIFICATIONS, BUT BY MEETING THE REGULATIONS SET FORTH BY THE AUTHORITY HAVING JURSDICTION OVER WATER QUALITY CONTROL AND OTHER SEDIMENTATION RESTRICTION REQUIREMENTS IN THE REGION.
2. APPROVED EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CLEARING GRADING, EXCAVATION, FILLING, OR OTHER LAND DISTURBANCE ACTIVITIES, EXCEPT THOSE OPERATIONS NEEDED TO INSTALL SUCH MEASURES.
3. INSPECTION OF ALL EROSION CONTROL MEASURES SHALL BE CONDUCTED WEEKLY, OR AFTER EACH RAINFALL EVENT. REPAIR, AND/OR REPLACEMENT OF SUCH MEASURES SHALL BE MADE PROMPTLY, AS NEEDED.
4. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
5. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED IF DEEMED NECESSARY BY ONSITE INSPECTION.
6. FAILURE TO PROPERLY INSTALL AND MAINTAIN EROSION CONTROL PRACTICES SHALL RESULT IN CONSTRUCTION BEING HALTED.
7. DRAINAGE INLETS SHALL BE PROTECTED BY FILTER AND GRADED ROCK AS PER INLET PROTECTION DETAIL.
8. ANY ACCESS ROUTES TO SITE SHALL BE BASED WITH CRUSHED STONE, WHERE PRACTICAL.
9. EROSION CONTROL MEASURES ARE TO BE MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
10. WHENEVER FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED.
11. ALL WORK IS TO BE IN COMPLIANCE WITH THE RULES AND REGULATIONS SET FORTH BY THE STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION.
12. DISCHARGE FROM DEWATERING OPERATIONS SHALL BE RETAINED ONSITE IN A CONTAINMENT AREA.

EROSION CONTROL NOTES
N.T.S.

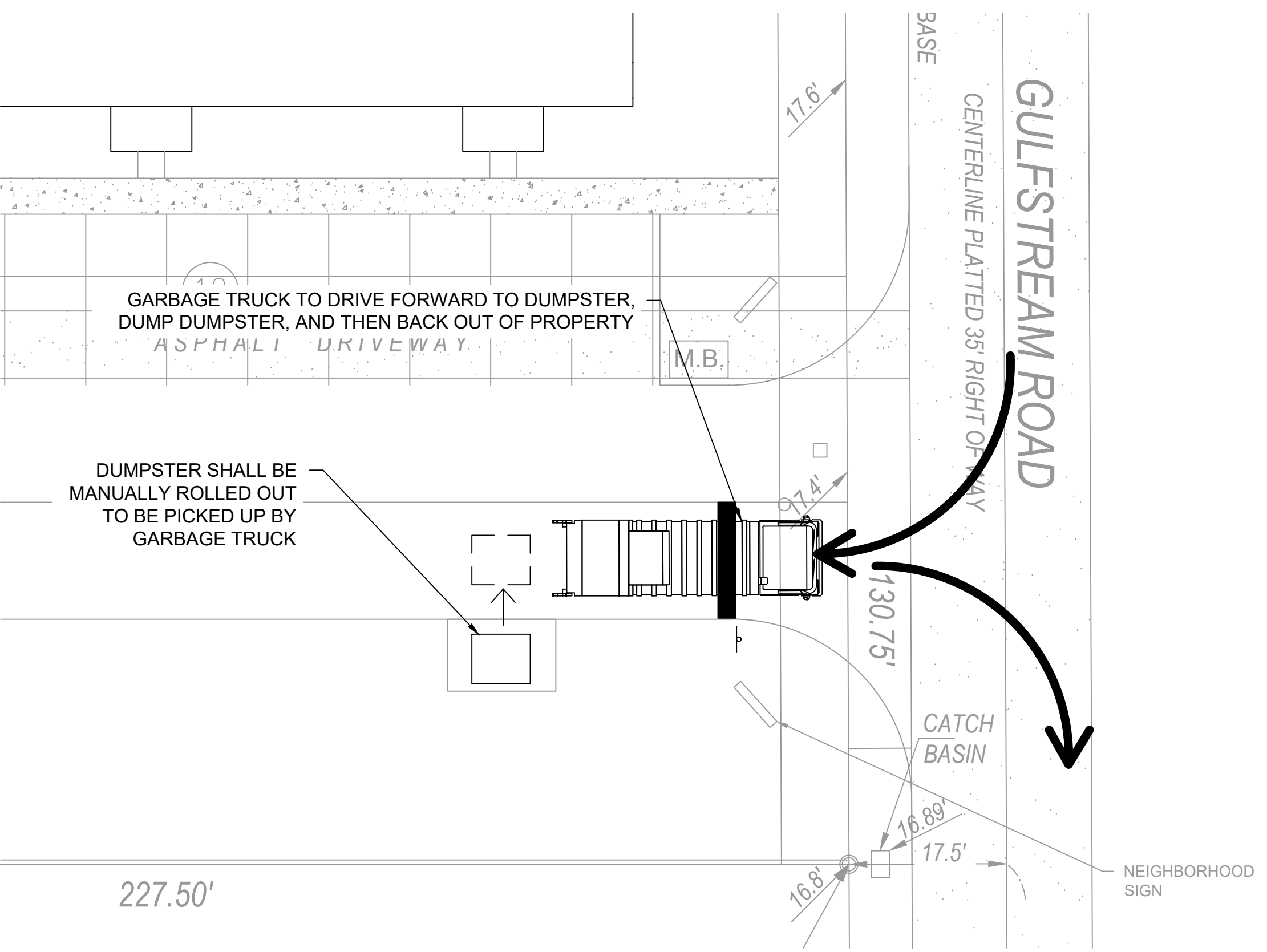
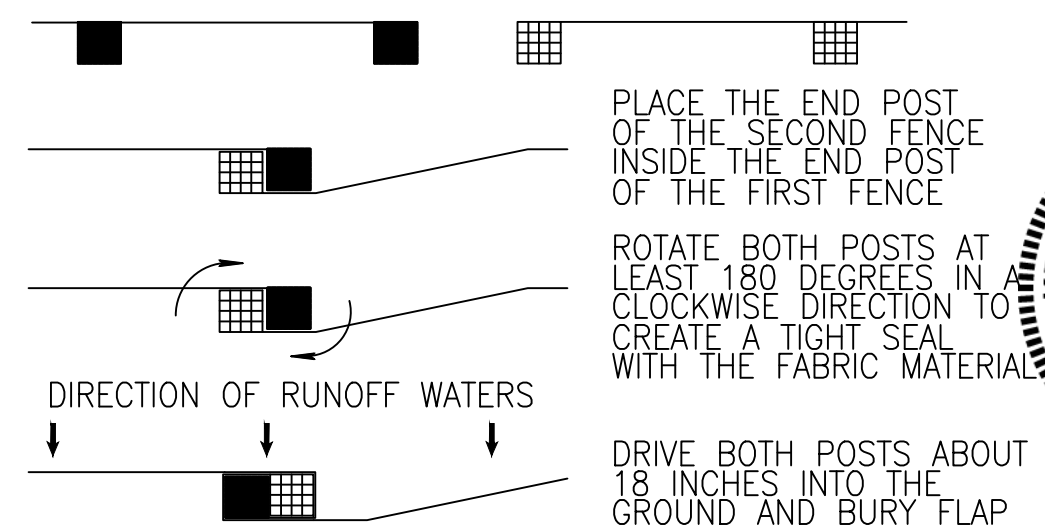
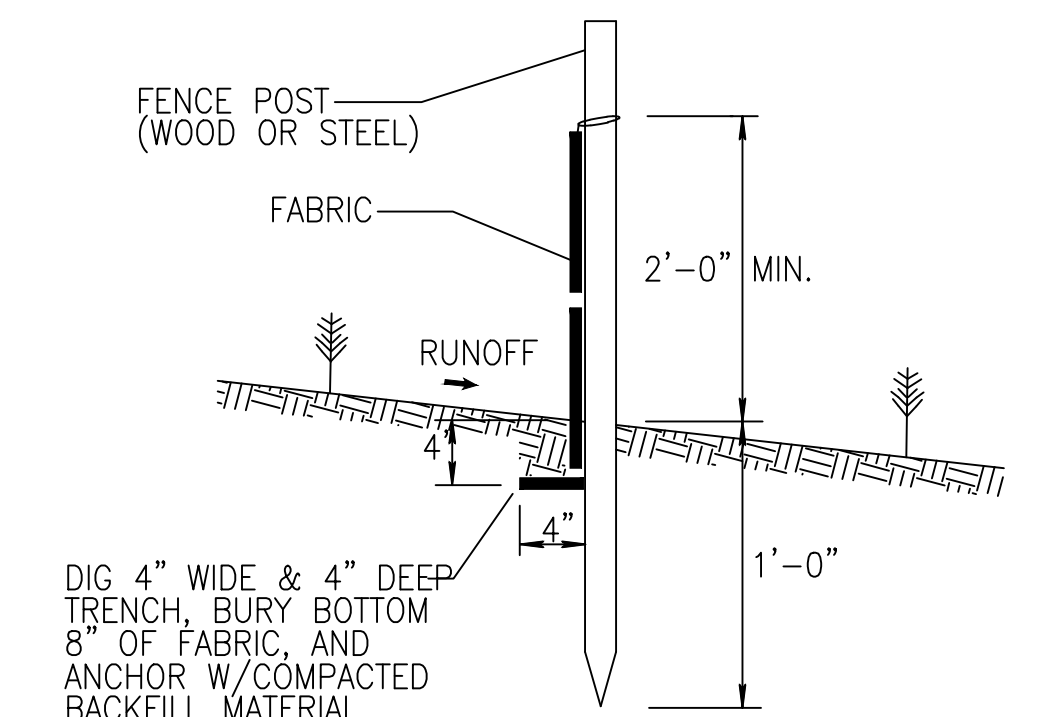
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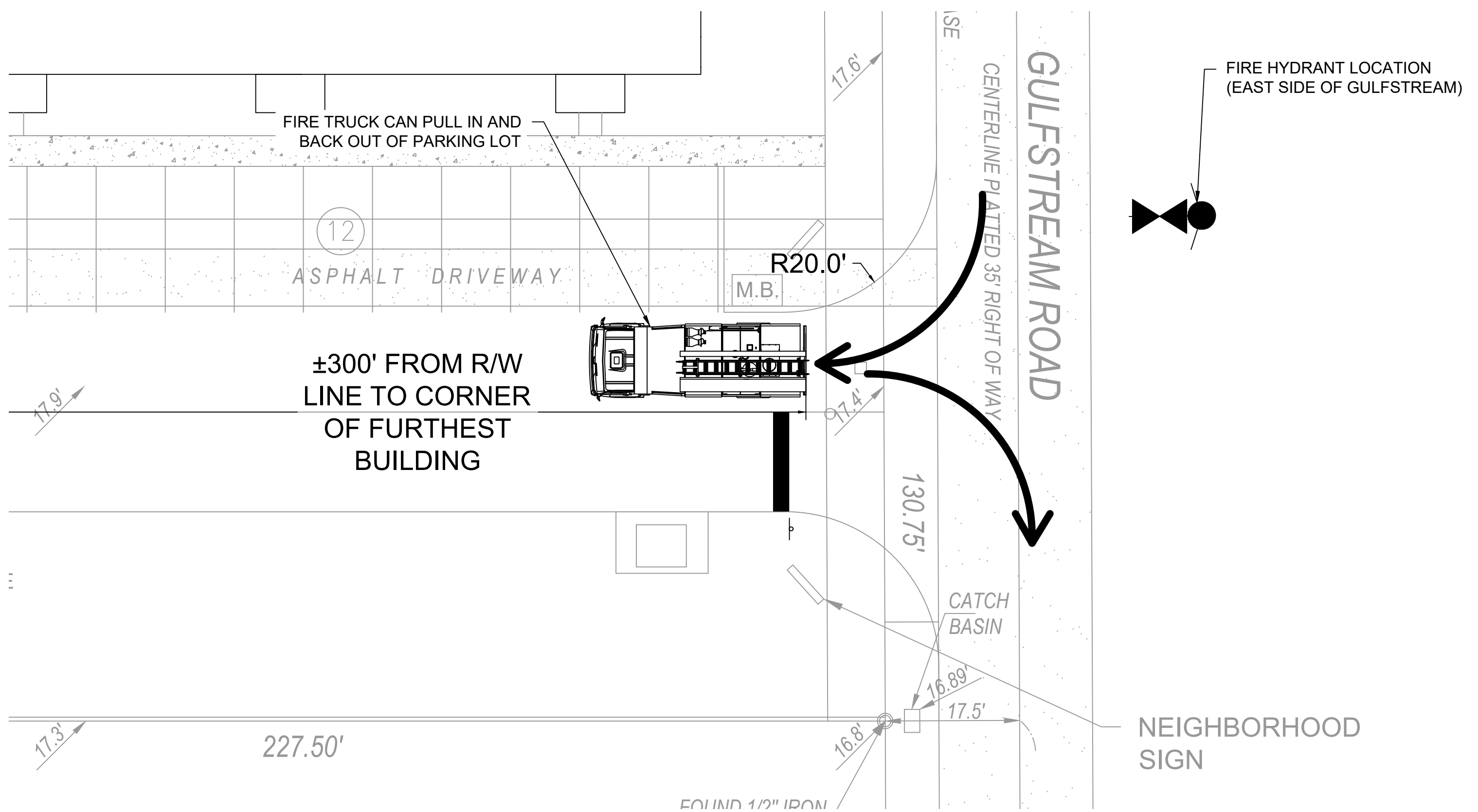
- NOTES:
1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (90 CM).
 2. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS.
 3. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET (3 M) APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 12 INCHES (30 CM). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET (1.8 M).
 4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES (10 CM) WIDE AND 4 INCHES (10 CM) DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
 5. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH (25 MM) LONG, TIE WIRES, OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES (5 CM) AND SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
 6. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES (20 CM) OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
 7. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
 8. ALL PROJECTS REQUIRE SUBMITTAL OF POLLUTION PREVENTION PLAN (PPP).
 9. ALL PROJECTS 1 AC. OR MORE MUST SUBMIT NOTICE OF INTENT (NOI) TO FDEP.

SILT FENCE INSTALLATION
N.T.S.

303



GARBAGE TRUCK ROUTE PLAN
SCALE: N.T.S.

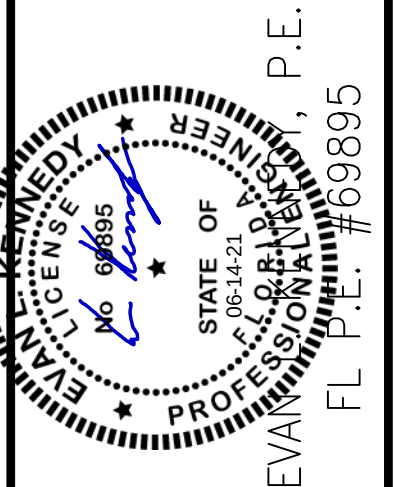


FIRE TRUCK TURN AROUND PLAN
SCALE: N.T.S.

SURVEY DATUM NAVD 88

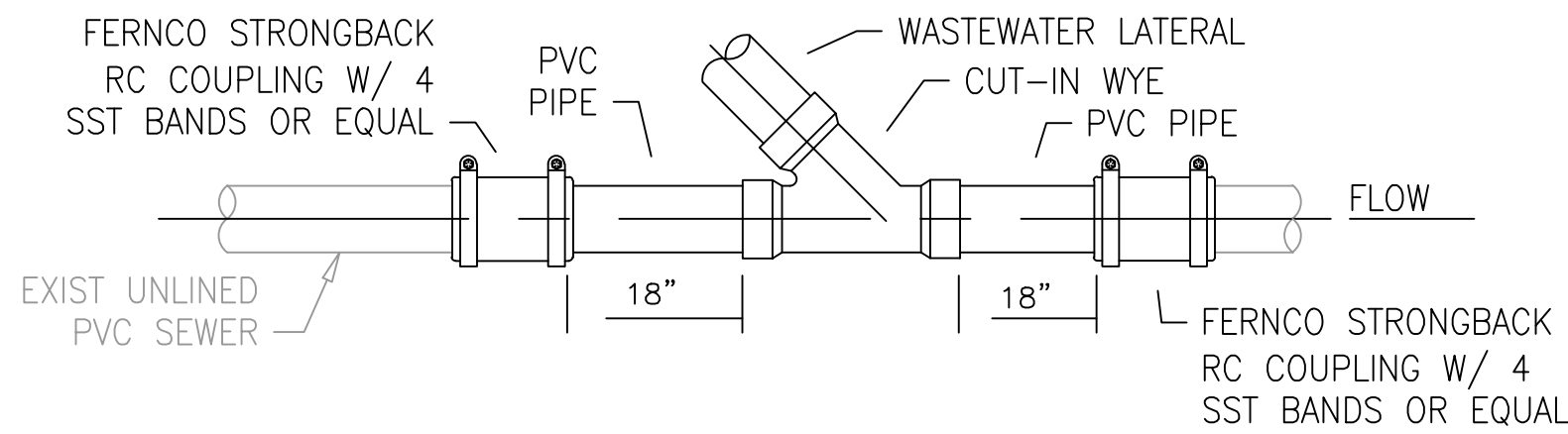
SECTIONS/DETAILS

3901 GULFSTREAM ROAD
PALM SPRINGS, FL 33461

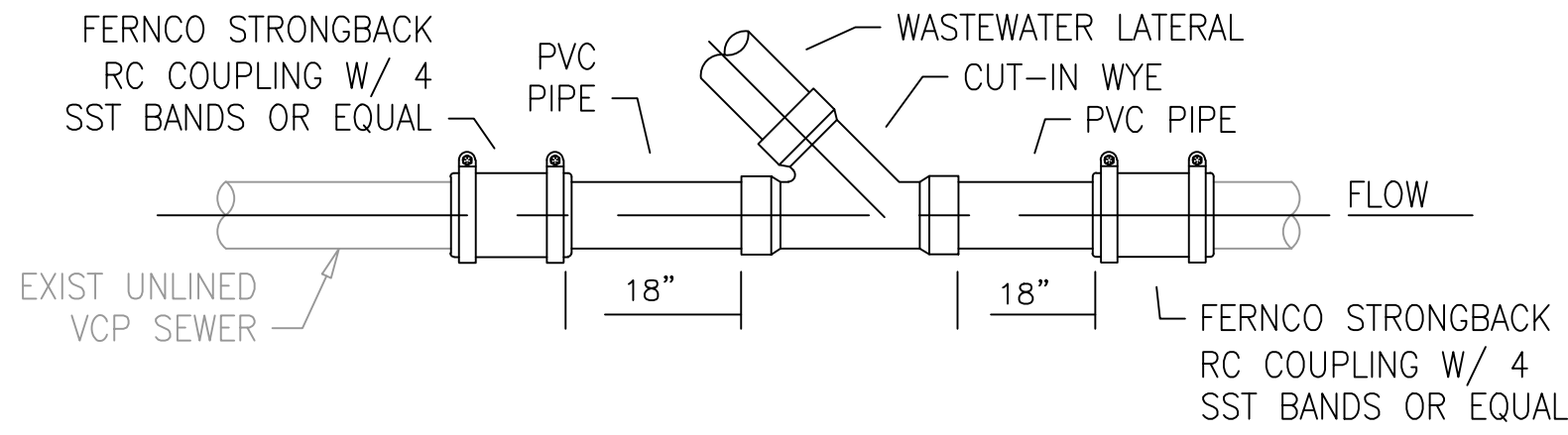


KENNEDY ENGINEERING, LLC
332 SW 7TH TERRACE
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NO	DATE	REVISION DESCRIPTION	BY
2	05-12-21	REVISIONS PER VPS COMMENTS	ELK
1	01-04-21	REVISIONS PER VPS COMMENTS	ELK
NO			



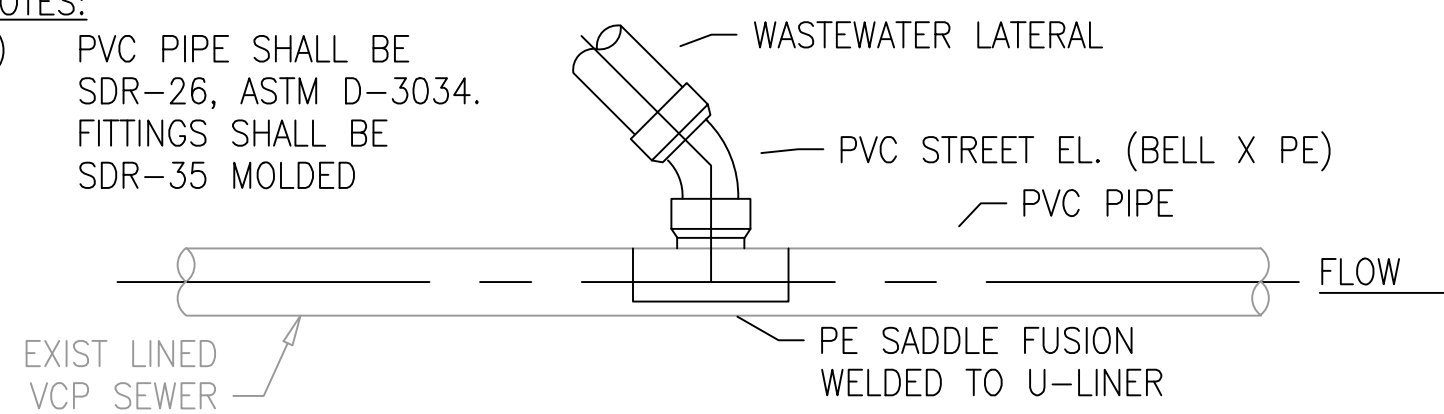
LATERAL CUT-IN (EXISTING UNLINED PVC)



LATERAL CUT-IN (EXISTING UNLINED VCP)

NOTES:

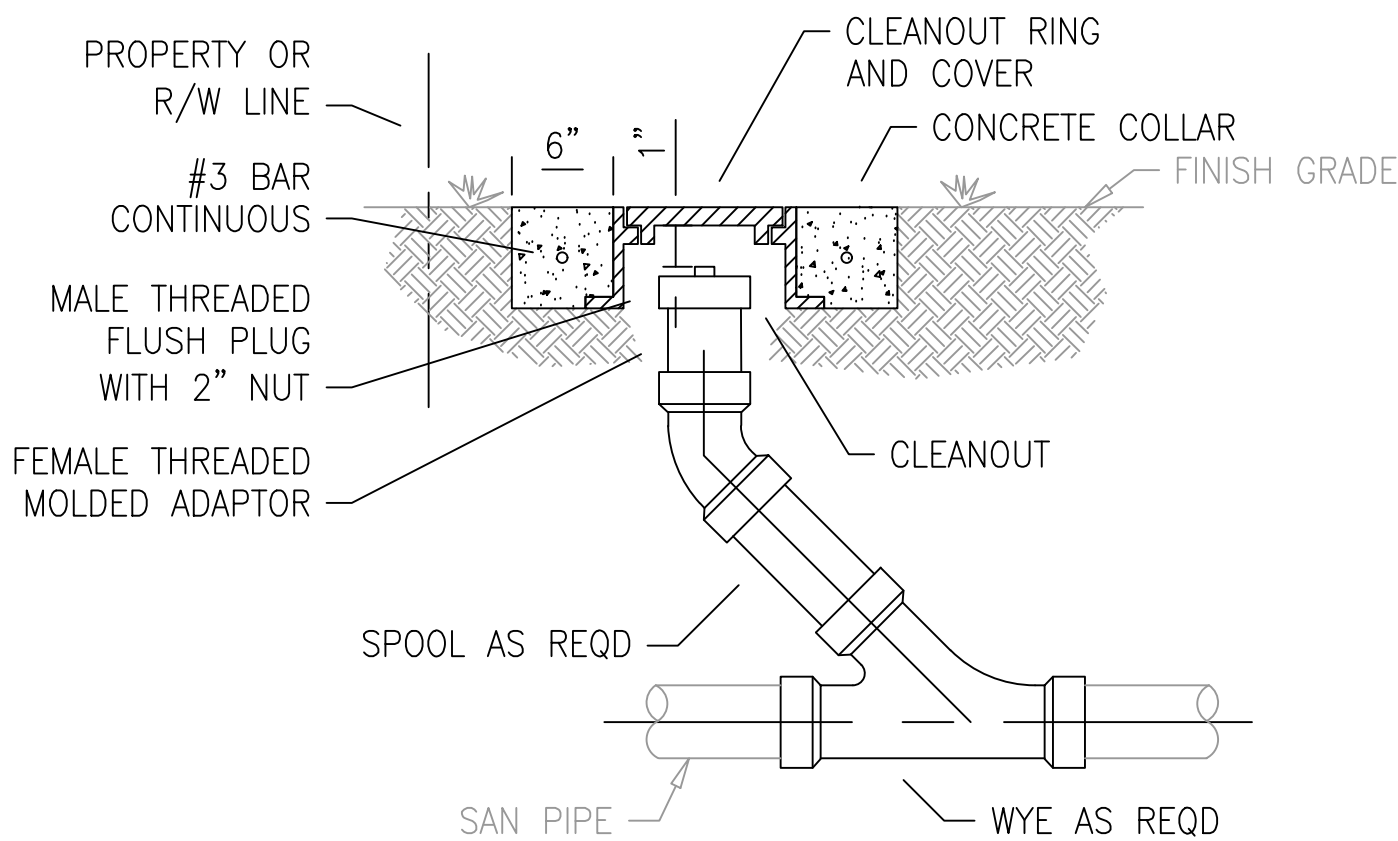
- 1) PVC PIPE SHALL BE SDR-26, ASTM D-3034. FITTINGS SHALL BE SDR-35 MOLDED



LATERAL SADDLE (EXISTING LINED VCP)

SANITARY SEWER LATERAL CUT-IN

SAN11

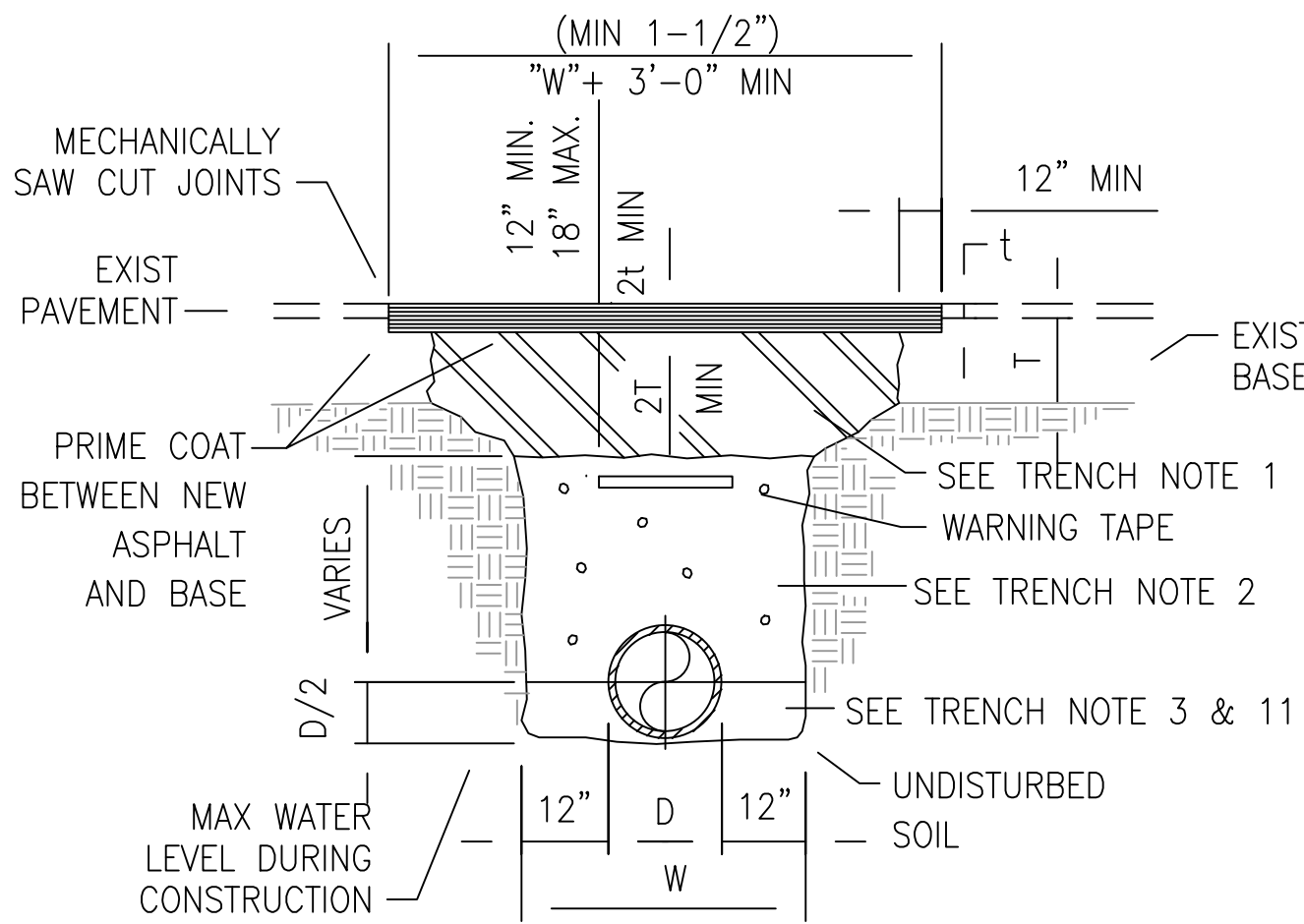


NOTES:

- 1) CLEANOUTS TO BE LOCATED IN GRASS AREA WHENEVER POSSIBLE, MIN. 3' FROM EDGE OF PAVEMENT, BACK OF CURB, EDGE OF DRIVEWAY, LIGHT POLES, TRANSFORMERS, OR POWER POLES.
- 2) CLEANOUTS SHALL NOT BE INSTALLED IN TRAFFIC LANES OR AREAS UNDER HEAVY TRAFFIC LOADS.
- 3) THE COVER TO BE MARKED "S".
- 4) CLEANOUTS TO BE INSTALLED PRIOR TO WATER METER RELEASE.
- 5) THE DEVELOPER/PROPERTY OWNER OR ASSIGNEE SHALL BE RESPONSIBLE FOR CLEANOUT INSTALLATION PRIOR TO WATER METER INSTALLATION AS SPECIFIED BY THE VILLAGE.
- 6) ALONG STREETS WITH ADJACENT NON-EXCLUSIVE UTILITY EASEMENTS, THE CLEANOUTS ENDING VILLAGE MAINTENANCE RESPONSIBILITY SHALL BE INSTALLED MIN. 12", MAX. 18" INTO THE EASEMENT.

TYPICAL CLEANOUT INSTALLATION

SAN 10



EXISTING PAVED AREAS

NOTES:

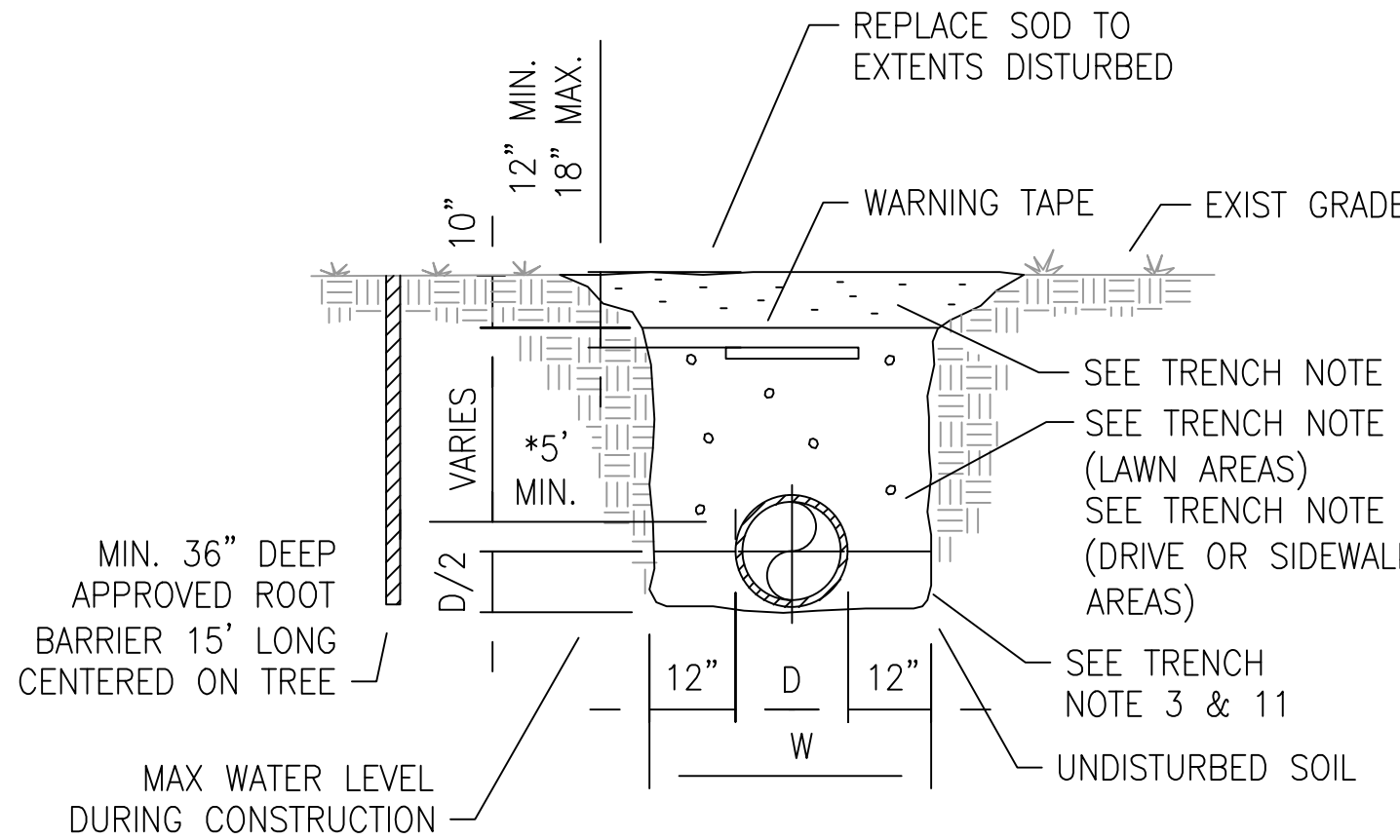
1. PREPARE BASE SECTION, SAW CUT EXISTING PAVEMENT AS APPLICABLE. PRIME COAT, TACK COAT AND PLACE ASPHALT PATCH IMMEDIATELY FOLLOWING PIPE INSTALLATION.

BASE MATERIAL SHALL BE TWICE THE THICKNESS OF EXISTING BASE MATERIAL, BUT IN NO CASE BE LESS THAN 12". BASE MATERIAL SHALL BE PLACED IN LIFTS NOT TO EXCEED 8" AND COMPACTED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.

2. FILL PLACED IN 8" LIFTS COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T180.
3. FILL COMPACTED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T180.
4. NATURAL TOP SOIL GRADED TO 1" TO 2" BELOW GRADE WHERE SOD IS REQUIRED.
5. FILL PLACED IN 12" LIFTS (LOOSE MEASURE), COMPACTED TO DENSITY EQUAL TO SURROUNDING MATERIAL BUT NOT LESS THAN 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T180.
6. EXCAVATIONS SHALL BE DEWATERED, WHERE APPLICABLE, TO ENABLE PIPE AND APPURTENANCES TO BE INSTALLED FREE OF WATER.
7. BEDDING AND BACKFILL MATERIAL SHALL BE AS SPECIFIED.
8. LIMEROCK BASE SHALL BE AS SPECIFIED.
9. TYPE S-III OR SP 9.5 ASPHALTIC CONCRETE SHALL BE AS SPECIFIED. PAVEMENT PATCH THICKNESS TO MATCH EXISTING PAVEMENT THICKNESS, BUT IN NO CASE LESS THAN 1-1/2".
10. OUTLINE OF TRENCH EXCAVATION IS FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL TRENCH WIDTH AND SHAPE WILL VARY WITH SOIL CONDITIONS. TRENCH EXCAVATION SHALL BE COMPLETED IN ACCORDANCE WITH THE "FLORIDA TRENCH SAFETY ACT" AND "OSHA TRENCH EXCAVATION STANDARDS".
11. BEDDING MATERIAL FOR TYPICAL GRAVITY PIPE INSTALLATION AND ANY PIPE INSTALLATION WHERE UNSUITABLE TRENCH BOTTOM CONDITIONS ARE FOUND SHALL BE CRUSHED LIMEROCK (MAXIMUM SIZE 3/4"). BEDDING SHALL BE PLACED IN LIFTS NOT TO EXCEED 6" AND COMPACTED TO 98% OF THE MATERIAL'S MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557 (AASHTO T-180).
- *12. ROOT BARRIER IS REQUIRED FOR APPROVED TREE INSTALLATION CLOSER THAN 10 FEET FROM UTILITY FACILITIES.
13. APPROVED MAGNETIC TAPE IS REQUIRED FOR : ALL POTABLE WATER MAINS, FORCE MAINS AND RECLAIMED WATER MAINS. THE TAPE SHALL BE INSTALLED MAX. 24" BELOW FINISHED GRADE.
14. CONTINUOUS 4" WIDE PAINT STRIPING IS REQUIRED FOR DIP/PCCP WATER MAINS (BLUE), DIP SEWER MAINS (GREEN), AND DIP RECLAIMED WATER MAINS (PURPLE).
15. PERMANENT ABOVE GROUND UTILITY MARKER SHALL BE INSTALLED IF REQUIRED BY PROPERTY OWNER GRANTING THE PIPE INSTALLATION PERMIT.

TYPICAL UTILITY TRENCH BACKFILL AND BEDDING

SURVEY DATUM NAVD 88

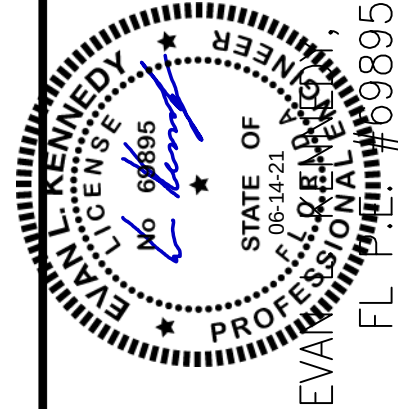


NON-PAVED AREAS

Proj. # 19-AC-001

SECTIONS/DETAILS

3901 GULFSTREAM ROAD
PALM SPRINGS, FL 33461



KENNEDY
ENGINEERING, LLC

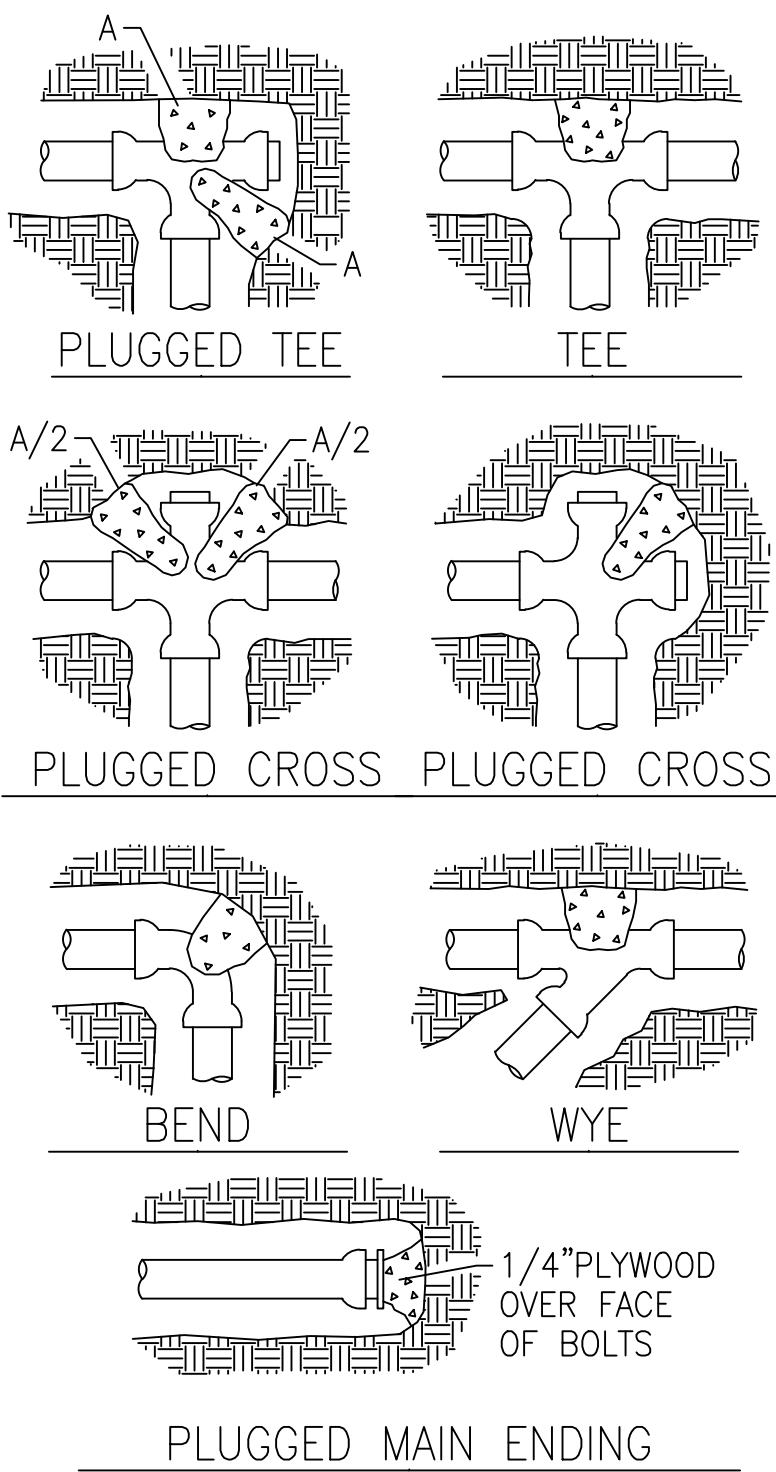
332 SW 7TH TERRACE
BOCA RATON, FL 33486
CA # 29980
PH: (561) 573-1679
EMAIL: evankennedy@gmail.com

		ELK	ELK	BY
		REVISIONS PER VPS COMMENTS	REVISIONS PER VPS COMMENTS	REVISION DESCRIPTION
	05-12-21			
	01-04-21			
	NO			DATE

DATE: 05/13/2020
DSGN: E. KENNEDY
DRWN: E. KENNEDY
CHKD: E. KENNEDY
SCALE: AS NOTED

DWG. No. 10 of 14

G01



BEARING AREA OF THRUST BLOCKS IN SQ.FT. (HORIZONTAL FITTINGS)							
FITTING SIZE	B E N D S			TEE,WYE PLUG,OR CAP	TEE (PLUGGED RUN		90 BEND OR PLUGGED CROSS
	11-1/4°	22-1/2°	45°		A1	A2	
4"			1.0	1.0	1.9	1.4	1.4
6"		1.0	1.6	2.1	4.3	3.0	3.0
8"	1.0	1.5	2.9	3.8	7.6	5.4	5.3
10"	1.2	2.4	4.6	5.9	11.8	8.4	8.4
12"	1.7	3.4	6.6	8.5	17.0	12.0	12.0
14"	2.3	4.6	8.9	11.5	23.0	16.3	16.3
16"	3.0	6.0	11.6	15.0	30.0	21.3	21.3
18"	3.8	7.6	14.6	19.0	38.0	27.0	27.0
20"	4.7	9.4	18.1	23.5	47.0	33.3	33.3
24"	6.8	13.6	26.2	34.0	68.0	48.0	48.0

(THRUST BLOCKS ALLOWED AT LOCATIONS SHOWN ON DRAWINGS ONLY)
THRUST BLOCK NOTES AND DETAILS

WM01

		MIN LENGTH TO BE RESTRAINED (FT) PER PIPE DIA.				
FITTING TYPE		4"	6"	8"	10"	12"
90° HORIZ. BEND		15	21	27	32	37
45° HORIZ. BEND		6	9	11	13	15
22-1/2° HORIZ. BEND		3	4	5	6	7
11-1/4° HORIZ. BEND		1	2	3	3	4
45° VERT. OFFSET	UPPER BEND	13	18	24	28	33
	LOWER BEND	7	6	7	9	10
22-1/2° VERT. OFFSET	UPPER BEND	6	9	11	14	16
	LOWER BEND	4	3	3	4	5
PLUG (DEAD END)		31	44	57	69	81
VALVE		31	44	57	69	81
4" x 0" TEE	RUN	5	-	-	-	-
	BRANCH	9	-	-	-	-
6" x 0" TEE	RUN	5	5	-	-	-
	BRANCH	1	21	-	-	-
8" x 0" TEE	RUN	5	5	5	-	-
	BRANCH	1	14	34	-	-
10" x 0" TEE	RUN	5	5	5	5	-
	BRANCH	1	5	28	45	-
12" x 0" TEE	RUN	5	5	5	5	5
	BRANCH	1	1	21	40	57
6" x 0" REDUCER	LARGE SIDE	23	-	-	-	-
	SMALL SIDE	11	-	-	-	-
8" x 0" REDUCER	LARGE SIDE	41	24	-	-	-
	SMALL SIDE	21	12	-	-	-
10" x 0" REDUCER	LARGE SIDE	56	42	23	-	-
	SMALL SIDE	28	21	12	-	-
12" x 0" REDUCER	LARGE SIDE	70	59	43	40	-
	SMALL SIDE	35	29	21	20	-

DUCTILE IRON THRUST RESTRAINT TABLE

WM03

THRUST BLOCK NOTES

- MECHANICAL RESTRAINS ONLY SHALL BE USED AT THE FITTINGS AND VALVES. THRUST BLOCKS SHALL ONLY BE USED IN RARE CASES WHERE MECHANICAL RESTRAINS ARE NOT PRACTICAL WITH APPROVAL FROM THE VILLAGE.
- REQUIRED VOLUMES OR BEARING AREAS INDICATED AT FITTINGS ARE BASED UPON TEST PRESSURES OF 150 PSIG, 2,000 LBS/SF ALLOWABLE SOIL BEARING STRESS AND THE WEIGHT OF CONCRETE EQUAL TO 4050 LBS/CY.
- BEARING AREAS OF THRUST BLOCKS SHALL NOT BE LESS THAN 1.0 SF.
- KEEP CONCRETE CLEAR OF JOINT AND JOINT ACCESSORIES AND WRAP THE FITTING WITH VISQUEEN PRIOR TO PLACING CONCRETE.
- BEARING AREAS, VOLUMES, AND SPECIAL BLOCKING DETAILS SHOWN ON DRAWINGS SHALL TAKE PRECEDENCE OVER THIS STANDARD.
- THRUST BLOCKS FOR VERTICAL BENDS HAVING DOWNWARD RESULTANT THRUSTS SHALL BE THE SAME AS HORIZONTAL BENDS.
- COMPUTE BEARING AREAS FOR HORIZONTAL BEND THRUST BLOCKS AT DIFFERENT TEST PRESSURES AND SOIL BEARING STRESSES WITH THE FOLLOWING EQUATION:
BEARING AREA = (REQUIRED TEST PRESSURE/150 X (2,000/ACTUAL SOIL BEARING STRESS)) X (TABLE VALUE)
- COMPUTE VOLUMES OF CONCRETE FOR VERTICAL BENDS HAVING UPWARD RESULTANT THRUSTS AT DIFFERENT TEST PRESSURES WITH THE FOLLOWING EQUATION:
VOLUME = (REQUIRED TEST PRESSURE/150) X (TABLE VALUE)

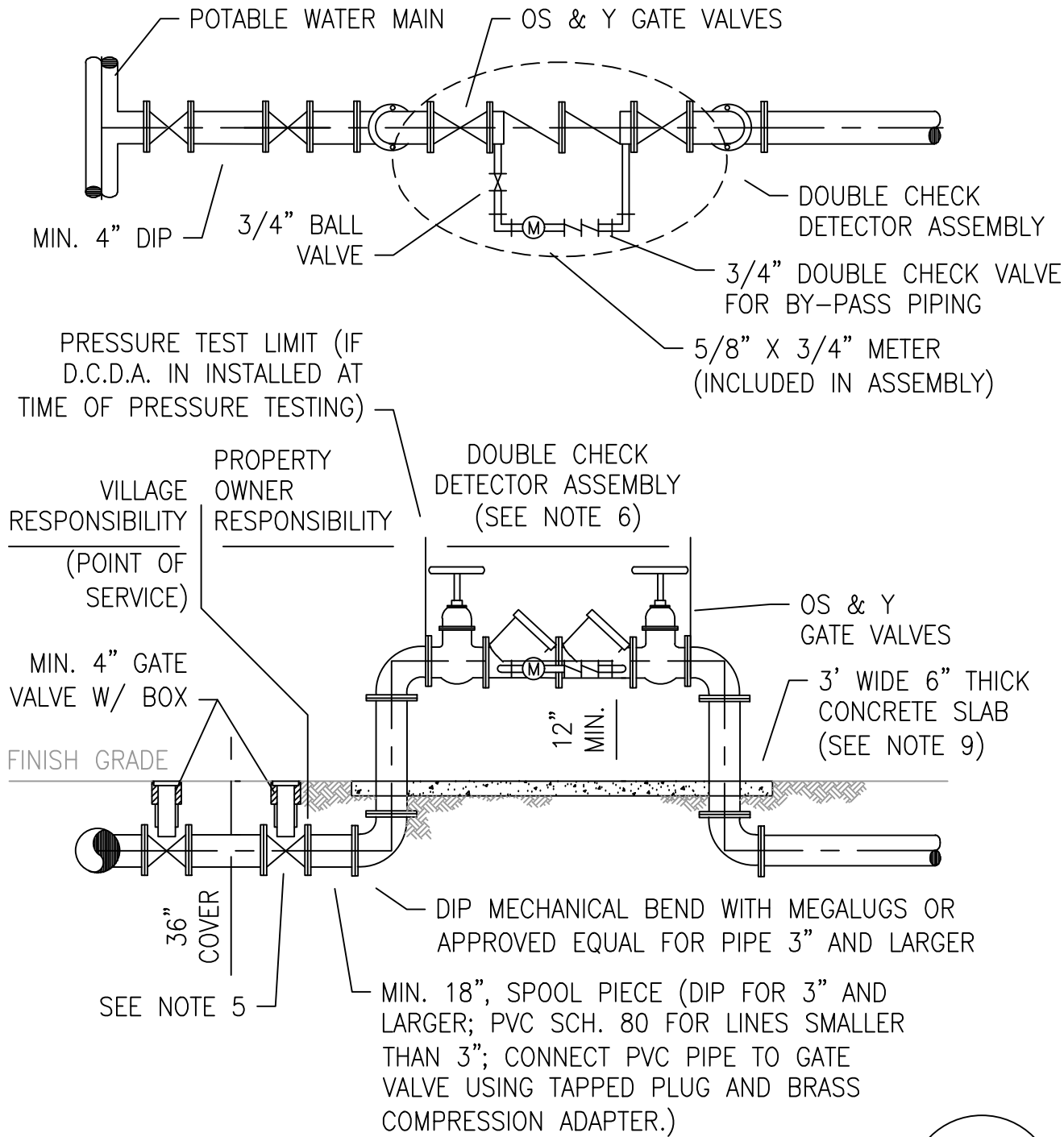
WM01

N O T E S

- RESTRAINT INFORMATION FOR DUCTILE IRON PIPE INSTALLATION.
- MINIMUM LENGTH TO BE RESTRAINED BASED ON MINIMUM 2'-6" OF COVER, MAXIMUM TEST PRESSURE OF 150 PSI, AND A SAFETY FACTOR OF 2. NOTIFY ENGINEER OF ANY DISCREPANCY THAT REQUIRES CLARIFICATION.
- MINIMUM NUMBER OF JOINTS TO BE RESTRAINED SHALL BE ALL JOINTS WITHIN MINIMUM LENGTH GIVEN BY TABLE.
- MINIMUM LENGTH TO BE RESTRAINED IS MEASURED IN FEET FROM FITTING OR VALVE.
- ALL JOINTS BETWEEN UPPER AND LOWER OFFSET BENDS SHALL BE RESTRAINED.
- ALL JOINTS BETWEEN LOWER BENDS OF CONFLICT CROSSINGS SHALL BE RESTRAINED.
- RESTRAINED LENGTHS FOR REDUCERS ARE ON LARGE DIAMETER SIDE.
- RUN RESTRAINT FOR TEES IS UPSTREAM AND DOWNSTREAM.
- RESTRAINT LENGTHS FOR VALVES ARE REQUIRED UPSTREAM AND DOWNSTREAM.
- NOTIFY THE ENGINEER IF ATTACHED LENGTH OF PIPE IN EACH DIRECTION ALONG THE RUN OF THE TEE IS SIGNIFICANTLY GREATER THAN 5.0' (LENGTH SHALL NOT BE LESS THAN 5.0'). THE MINIMUM LENGTH OF A BRANCH OF A TEE TO BE RESTRAINED AS SHOWN IN THE ABOVE TABLE IS CALCULATED ASSUMING THE LENGTH OF ATTACHED PIPE ALONG THE RUN OF TEE IN EACH DIRECTION IS 5.0'.
- JOINT RESTRAINTS SHALL BE AS SPECIFIED.
- COMPUTE LENGTHS TO BE RESTRAINED AT TEST PRESSURES OTHER THAN 150PSI WITH THE FOLLOWING EQUATION:
LENGTH = (REQUIRED TEST PRESSURE/150) X (TABLE VALUE)
- IF DEPTH OF COVER IS LESS THAN 2'-6" RESTRAIN ALL JOINTS PER SPECIFICATIONS.

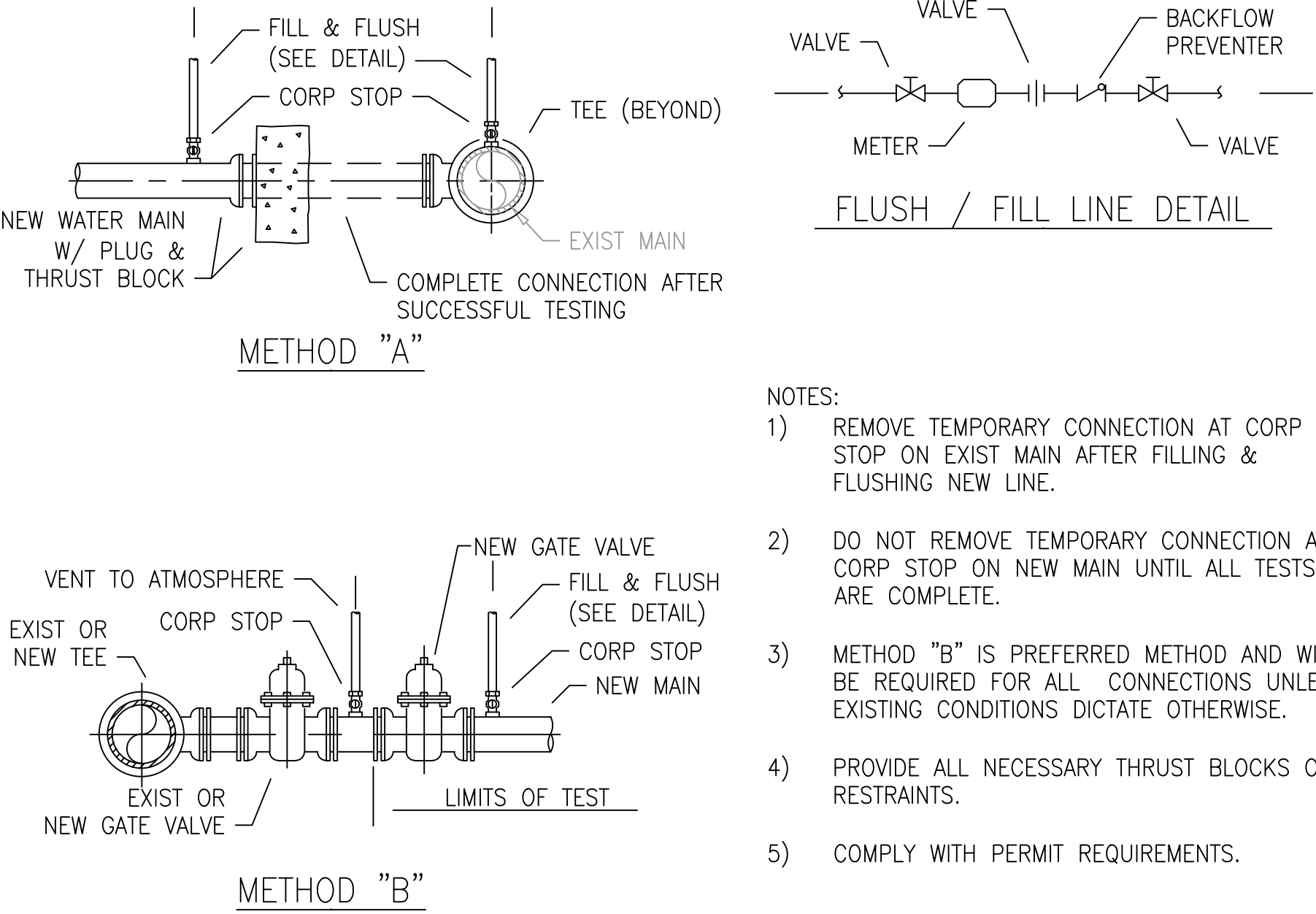
WM03

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DOUBLE CHECK DETECTOR ASSEMBLY

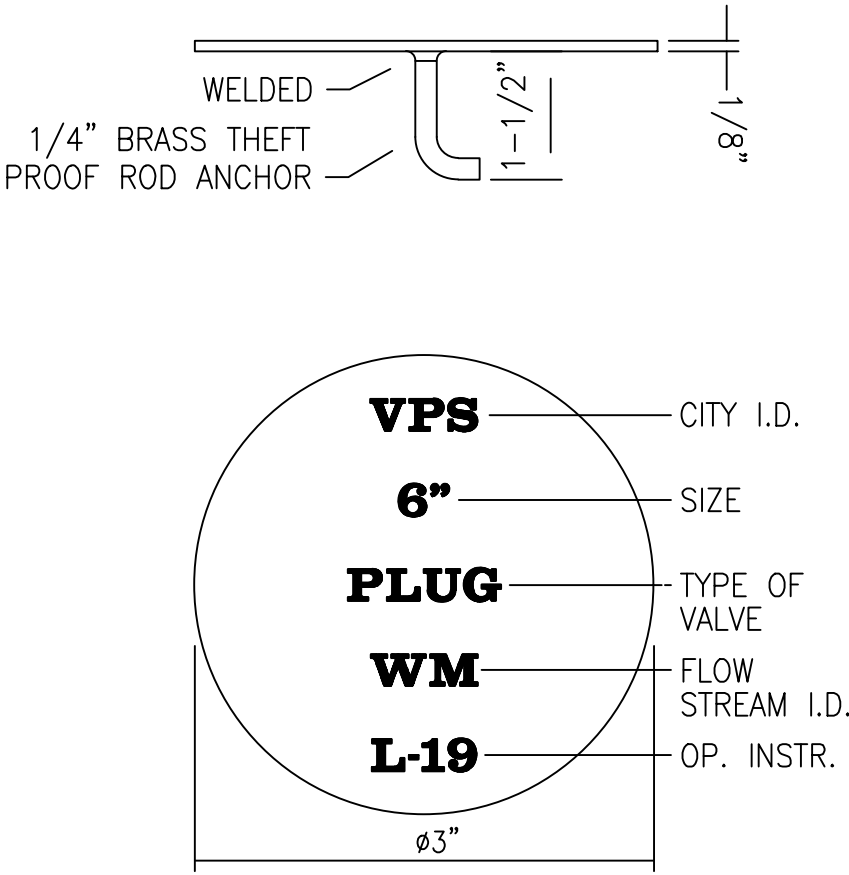
WM02



- NOTES:
- REMOVE TEMPORARY CONNECTION AT CORP STOP ON EXIST MAIN AFTER FILLING & FLUSHING NEW LINE.
 - DO NOT REMOVE TEMPORARY CONNECTION AT CORP STOP ON NEW MAIN UNTIL ALL TESTS ARE COMPLETE.
 - METHOD "B" IS PREFERRED METHOD AND WILL BE REQUIRED FOR ALL CONNECTIONS UNLESS EXISTING CONDITIONS DICTATE OTHERWISE.
 - PROVIDE ALL NECESSARY THRUST BLOCKS OR RESTRAINTS.
 - COMPLY WITH PERMIT REQUIREMENTS.

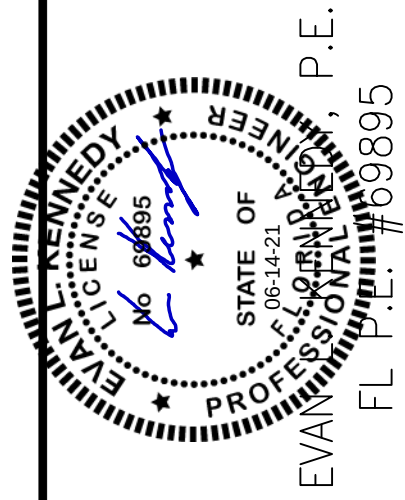
WM04

- NOTES:
- TOP OF BRASS MARKER MUST BE FLUSH WITH SURROUNDING SURFACE AND NOT CREATE A 1/8" TRIPPING HAZARD.
 - FLOW STREAM I.D.'S:
WM = WATER MAIN
FM = FORCE MAIN



VALVE MARKER

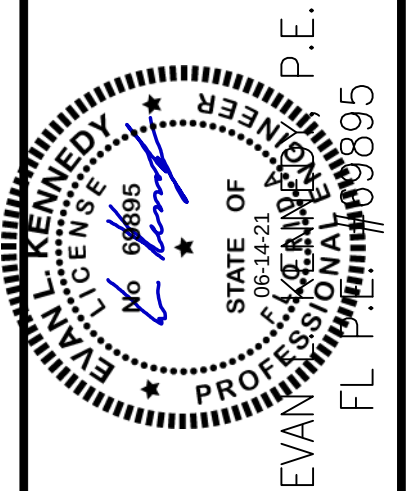
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		ELK	ELK	BY
		REVISIONS PER VPS COMMENTS	REVISIONS PER VPS COMMENTS	REVISION DESCRIPTION
		05-12-21	01-04-21	DATE
	2		1	NO

SECTIONS/DETAILS

3901 GULFSTREAM ROAD
PALM SPRINGS, FL 33461



KENNEDY
ENGINEERING, LLC
332 SW 7TH TERRACE

BOCA RATON, FL 33486
CA # 29980
PH: (561) 573-1679
EMAIL: evankennedy1@gmail.com

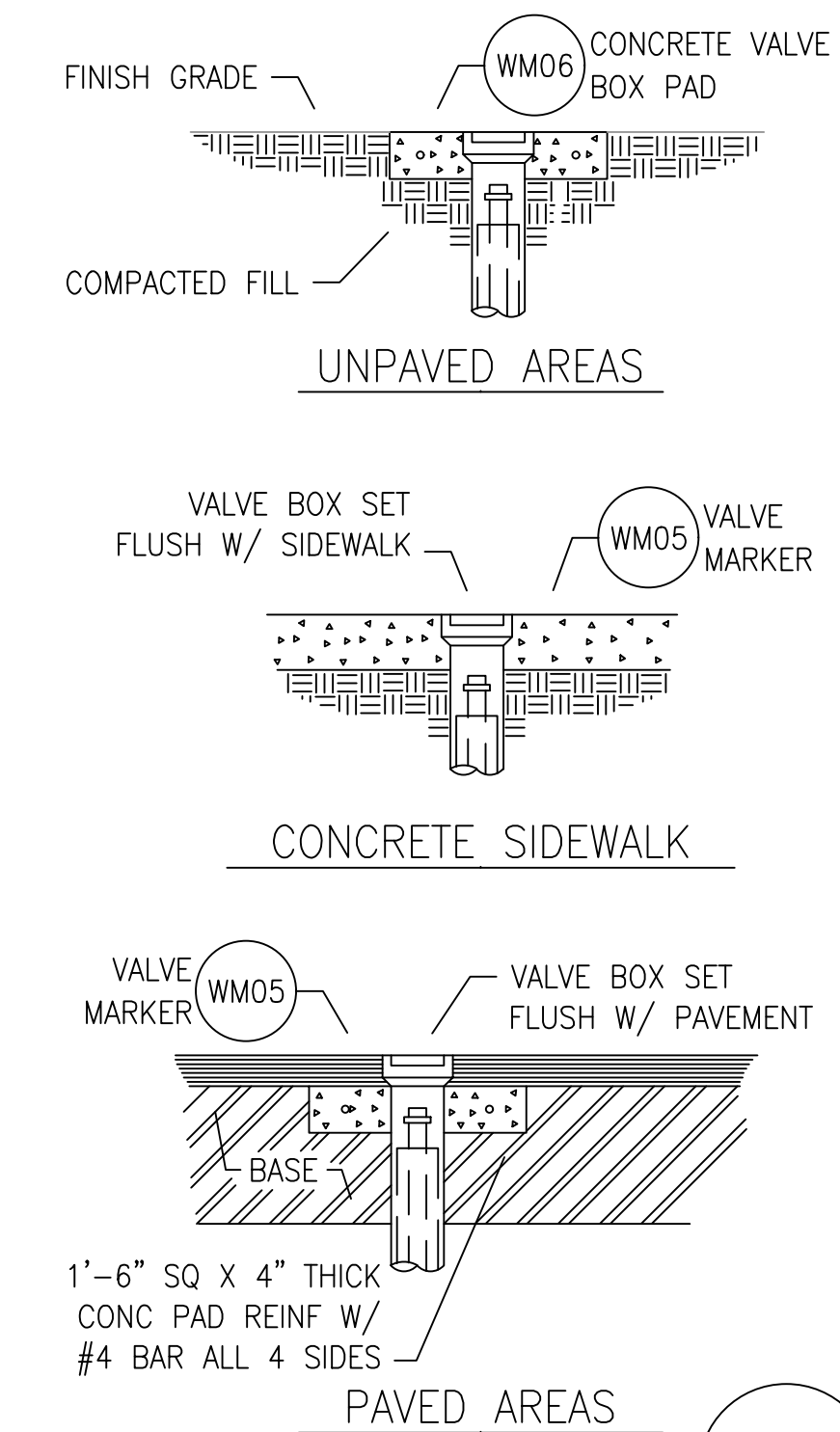
EMAIL: evankennedy1@gmail.com

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1	01-04-21	REVISIONS PER VPS COMMENTS	ELK	
NO	DATE	REVISION DESCRIPTION	BY	

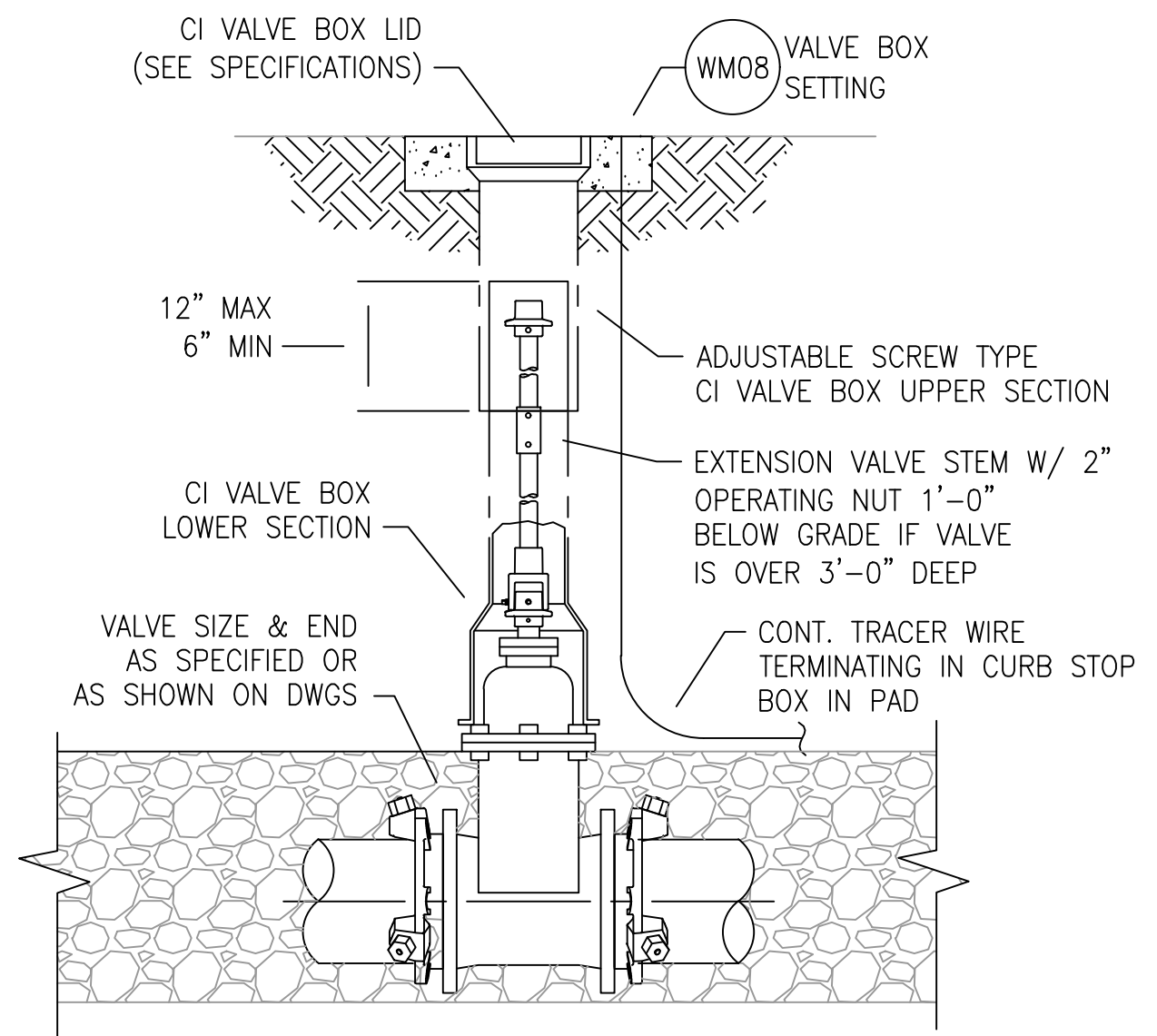
DATE: 05/13/2020
DSGN: E. KENNEDY
DRWN: E. KENNEDY
CHKD: E. KENNEDY
SCALE: AS NOTED

DWG. No. **12** of **14**

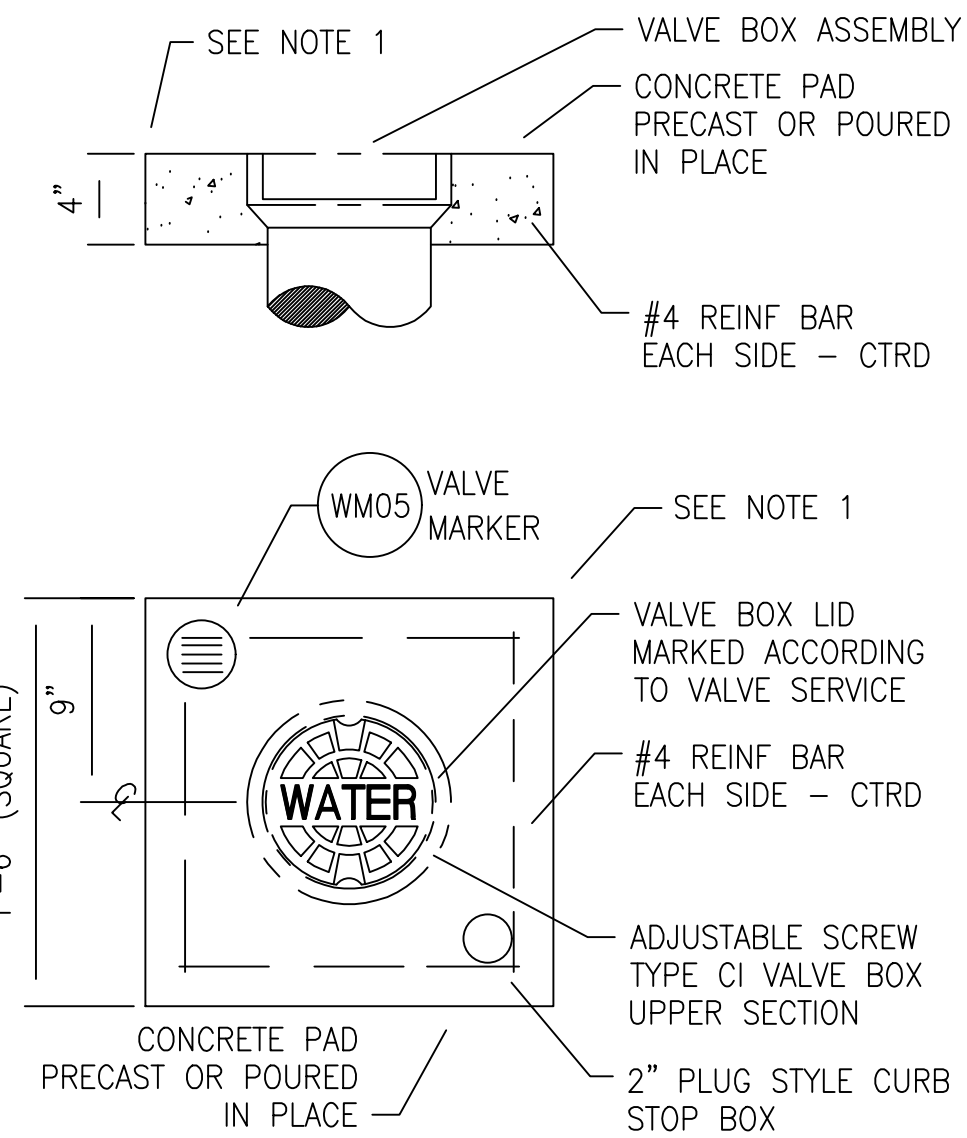
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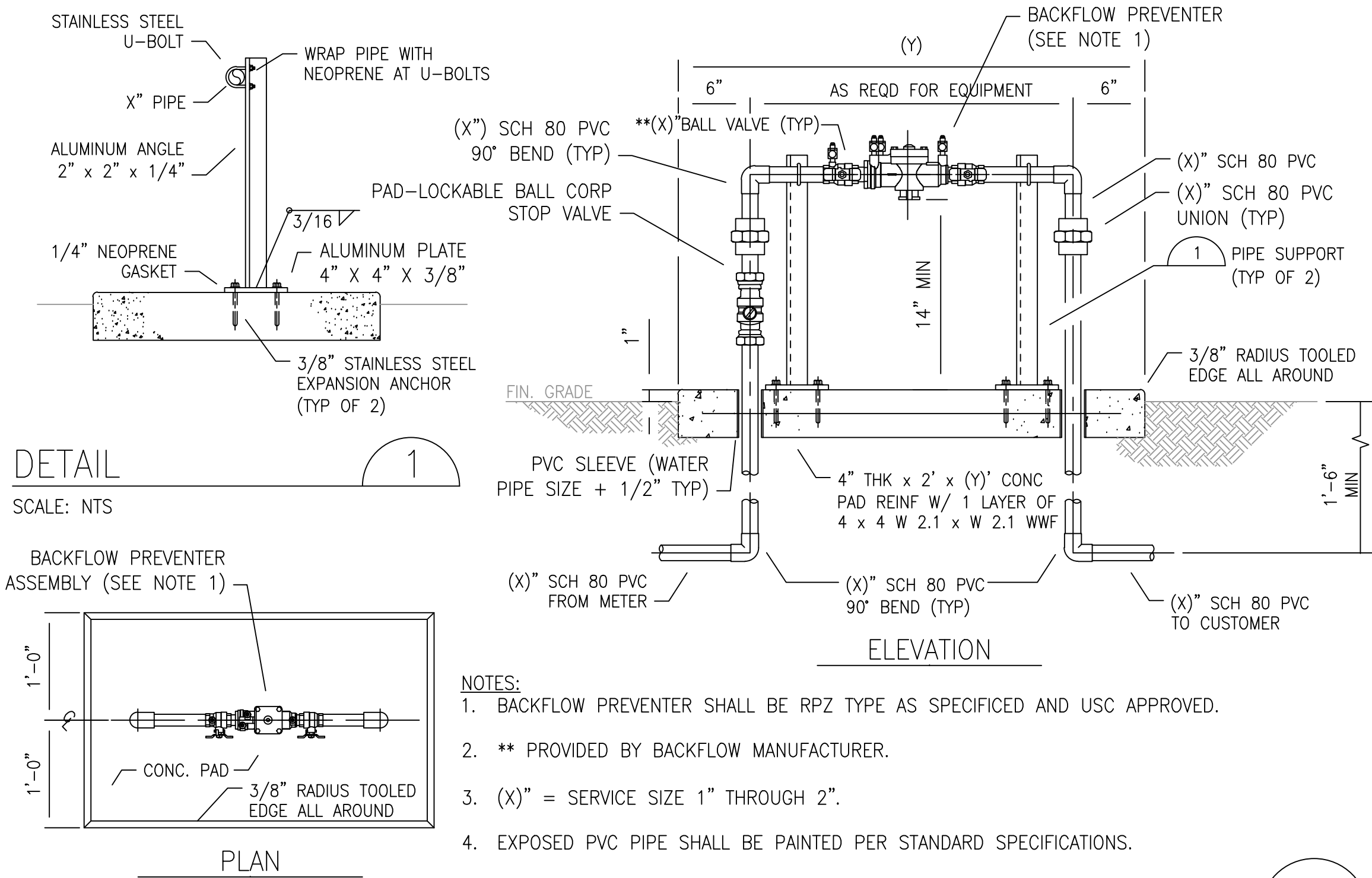
VALVE BOX SETTINGS



GATE VALVE SETTING



CONCRETE VALVE BOX PAD

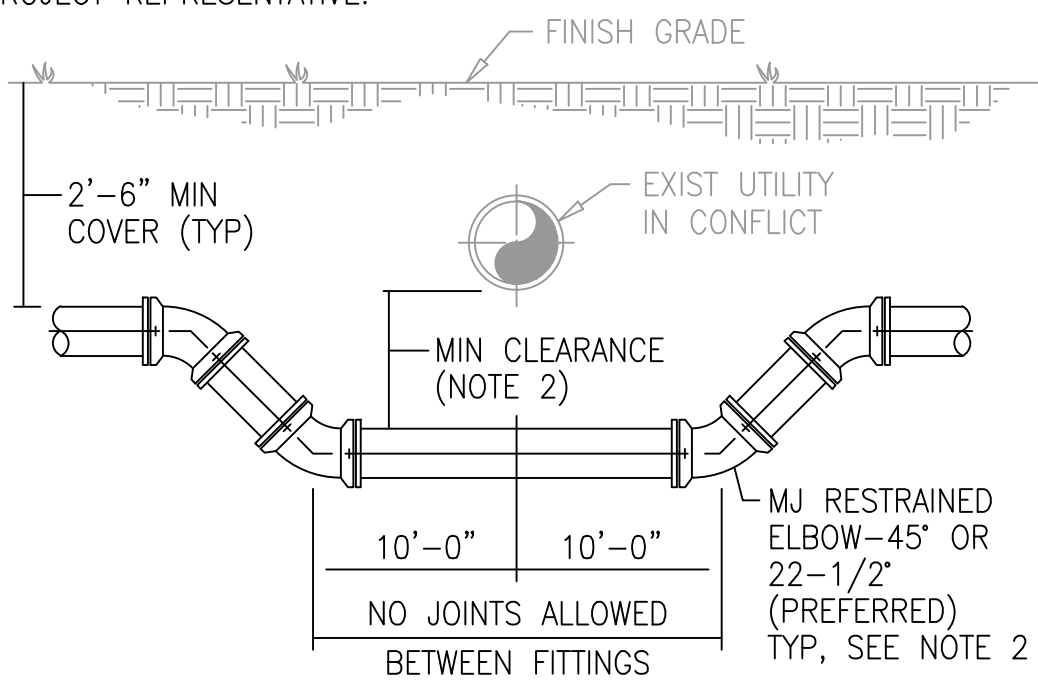


BACKFLOW PREVENTER 1" - 2"(R.P.Z. TYPE)

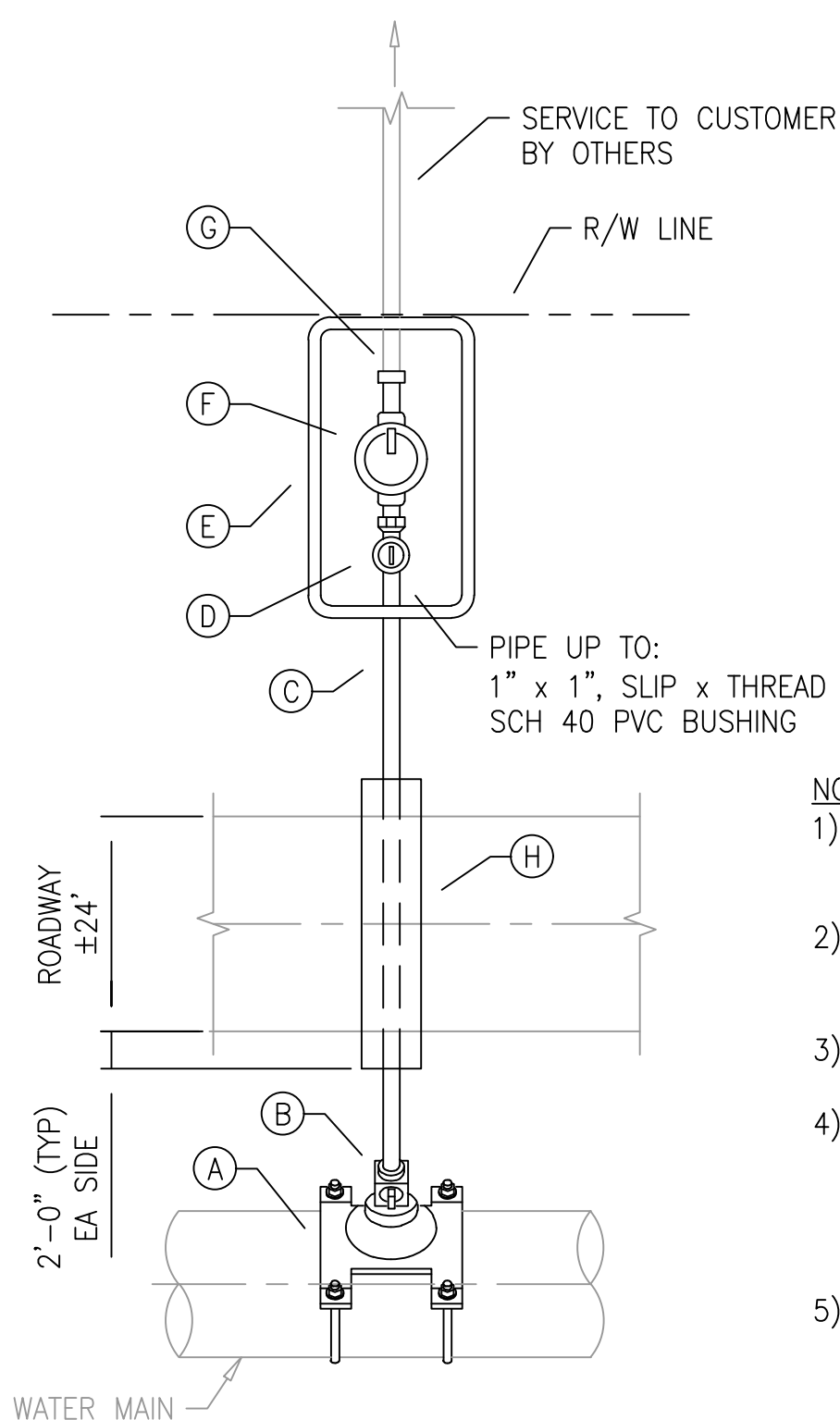
NOTES

- 1) WHERE POSSIBLE AND MINIMUM COVER CAN BE MAINTAINED, WATER MAIN SHALL CROSS OVER CONFLICT UTILITY AS PER STANDARD SEPARATION STATEMENT.
- 2) MINIMUM CLEARANCES SHALL BE AS FOLLOWS :

<u>EXISTING UTILITY</u>	<u>MINIMUM CLEARANCE</u>
SANITARY SEWER OR FORCE MAIN	18"
STORM SEWER	18"
OTHER UTILITIES	6"
- 3) ALL JOINTS OF CROSSING SHALL BE RESTRAINED INCLUDING ALL PIPE JOINTS UPSTREAM AND DOWNSTREAM OF UPPER BENDS AS PER DETAIL WWO3
- 4) PIPE JOINTS MAY BE DEFLECTED AS AN ALTERNATIVE TO FITTINGS AT CONTRACTORS DISCRETION. DO NOT EXCEED PIPE MANUFACTURERS SPECIFIED MAXIMUM DEFLECTION.
- 5) DETAIL MAY BE MODIFIED IN FIELD WHERE TWO (2) OR MORE UTILITY CONFLICTS ARE IN CLOSE PROXIMITY WITH EACH OTHER. COORDINATE IN FIELD WITH RESIDENT PROJECT REPRESENTATIVE.



UTILITY CROSSING



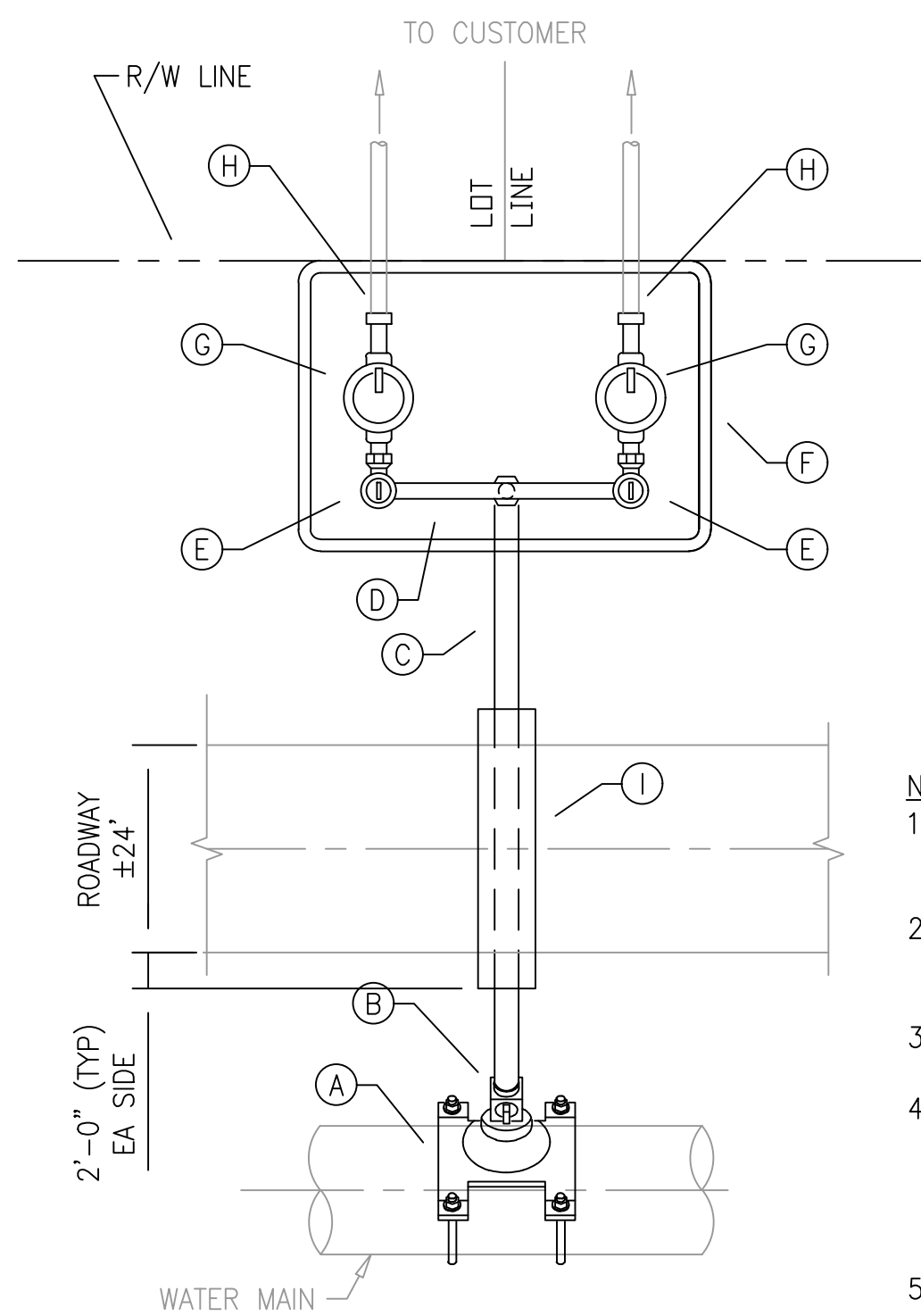
TYPICAL SINGLE WATER SERVICE

LEGEND

- (A) MAIN X 1" CC TAP DOUBLE BALE SERVICE SADDLE, SMITH BLAIR 313
- (B) 1" CORPORATION STOP, FORD F1000-4-Q-NL
- (C) 1" AWWA C901, SDR9, PE 4710, BLUE POLY PIPE, 250 PSI
- (D) KEYED METER STOP 5/8" CTS COMPRESSION X 5/8", FORD BA43-242W
- (E) NDS SINGLE 12" STANDARD BOX, #D1200 B/O W/ SINGLE PLASTIC LID AND CAST IRON READER # D1200
- (F) 5/8" MASTER METER
(PROVIDED/INSTALLED BY VILLAGE)
- (G) 5/8" x 3/4" METER TAIL AND 3/4" SCH 40 PVC FEMALE ADAPTER. (PROVIDED/INSTALLED BY VILLAGE)
- (H) 3" SCH 40 PVC CASING, PVC CASING REQ FOR ALL SERVICES INSTALLED IN PAVED AREAS. MINIMUM LENGTH OF CASING SHALL BE WIDTH OF PAVEMENT + 2' ON EACH END.

NOTES:

- 1) LOCATION OF WATER SERVICES SHALL BE DETERMINED IN THE FIELD BY OWNER OR RESIDENT PROJECT REPRESENTATIVE.
- 2) SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE 18" CENTERS (MIN).
- 3) MINIMUM COVER FOR SERVICE LINES SHALL BE 2'-0".
- 4) ALL BRASS COMPONENTS THAT COME IN CONTACT WITH POTABLE WATER SHALL MEET NSF/ANSI STANDARD 61, ANNEX G AND/OR NSF/ANSI STANDARD 372 AS APPLICABLE. BRASS ALLOY SHALL NOT CONTAIN MORE THAN 0.25% LEAD BY WEIGHT.
- 5) WATER SERVICE ARE NOT TO BE INSTALLED UNDER DRIVEWAYS OR SIDEWALKS.



TYPICAL DOUBLE WATER SERVICE

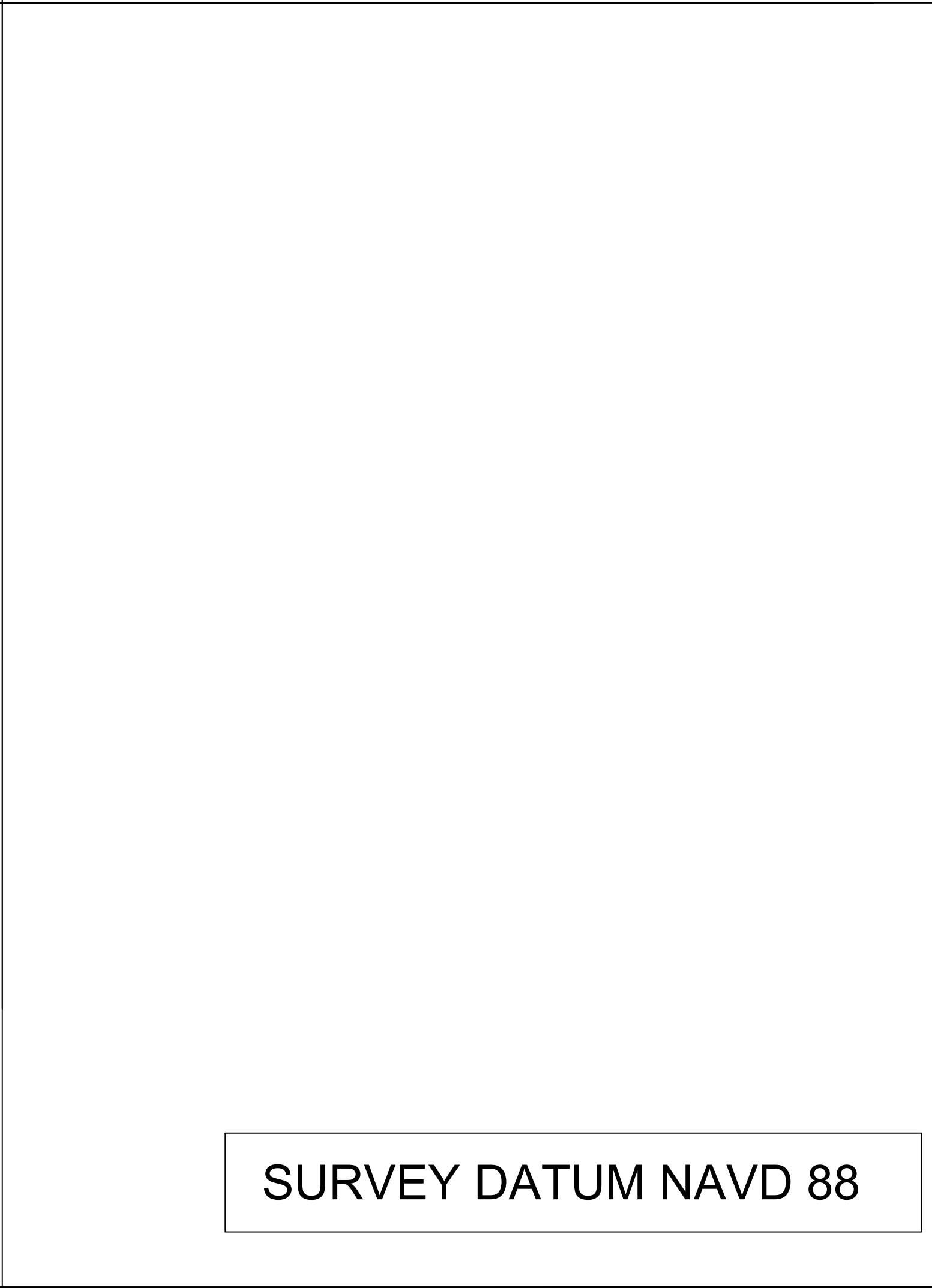
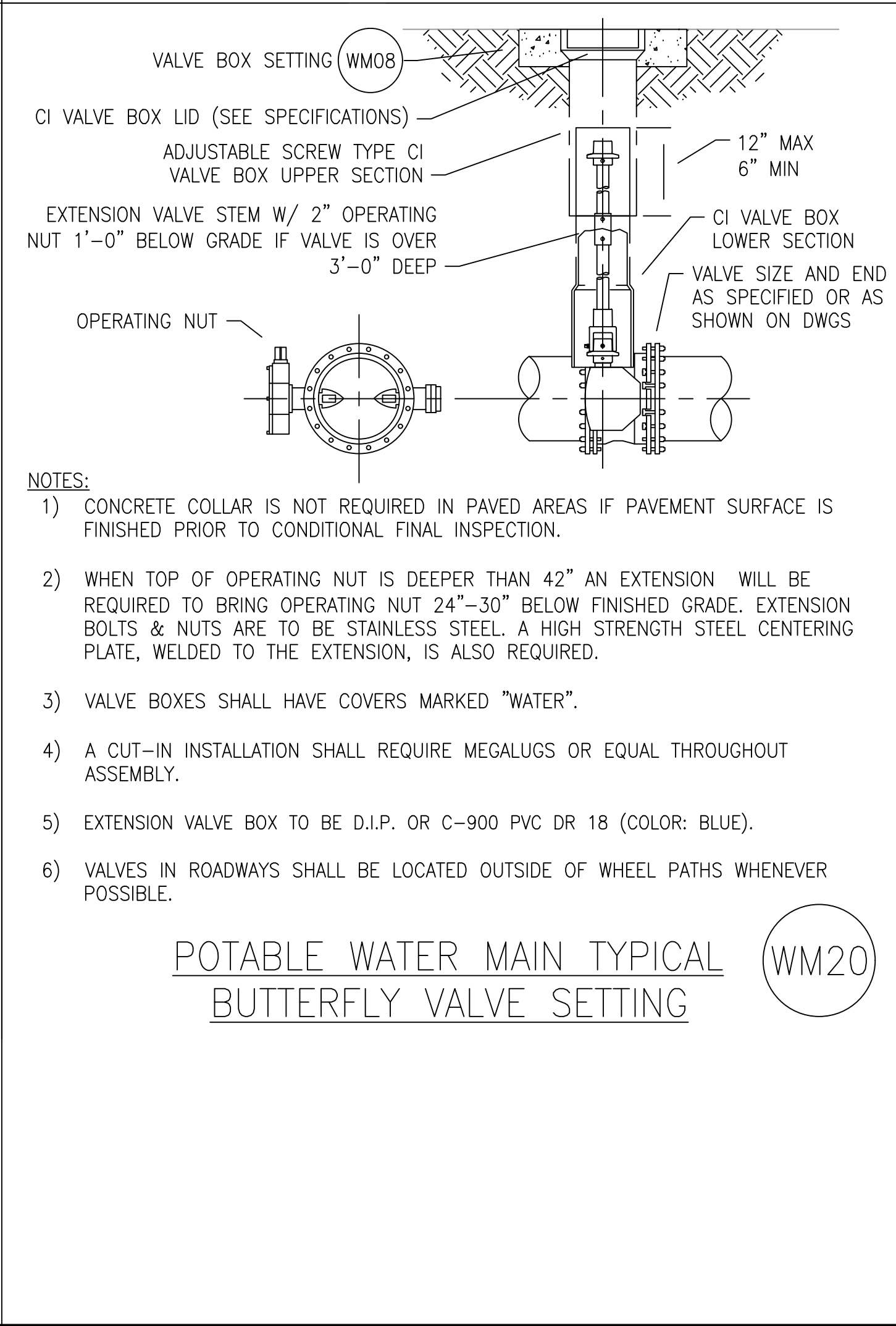
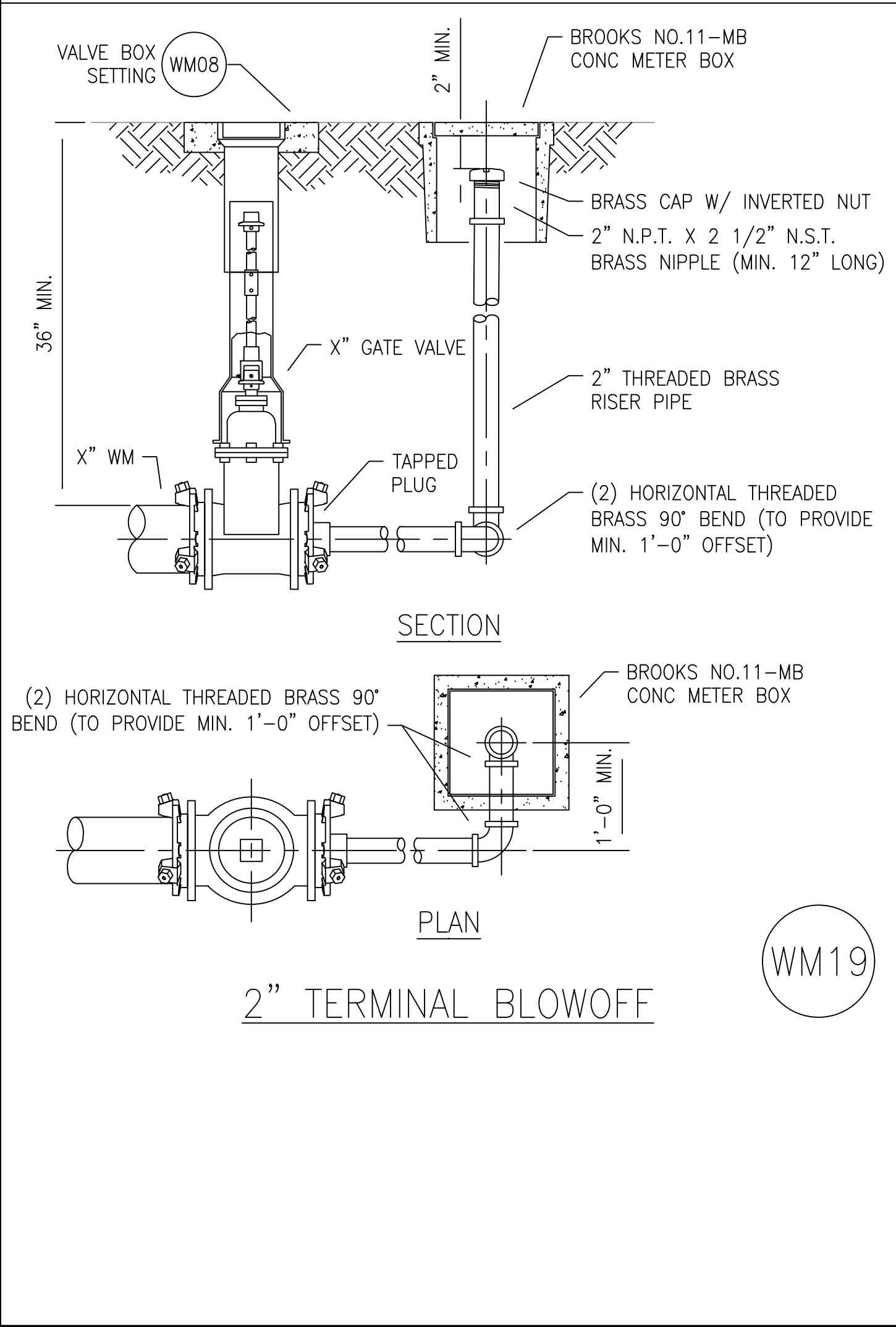
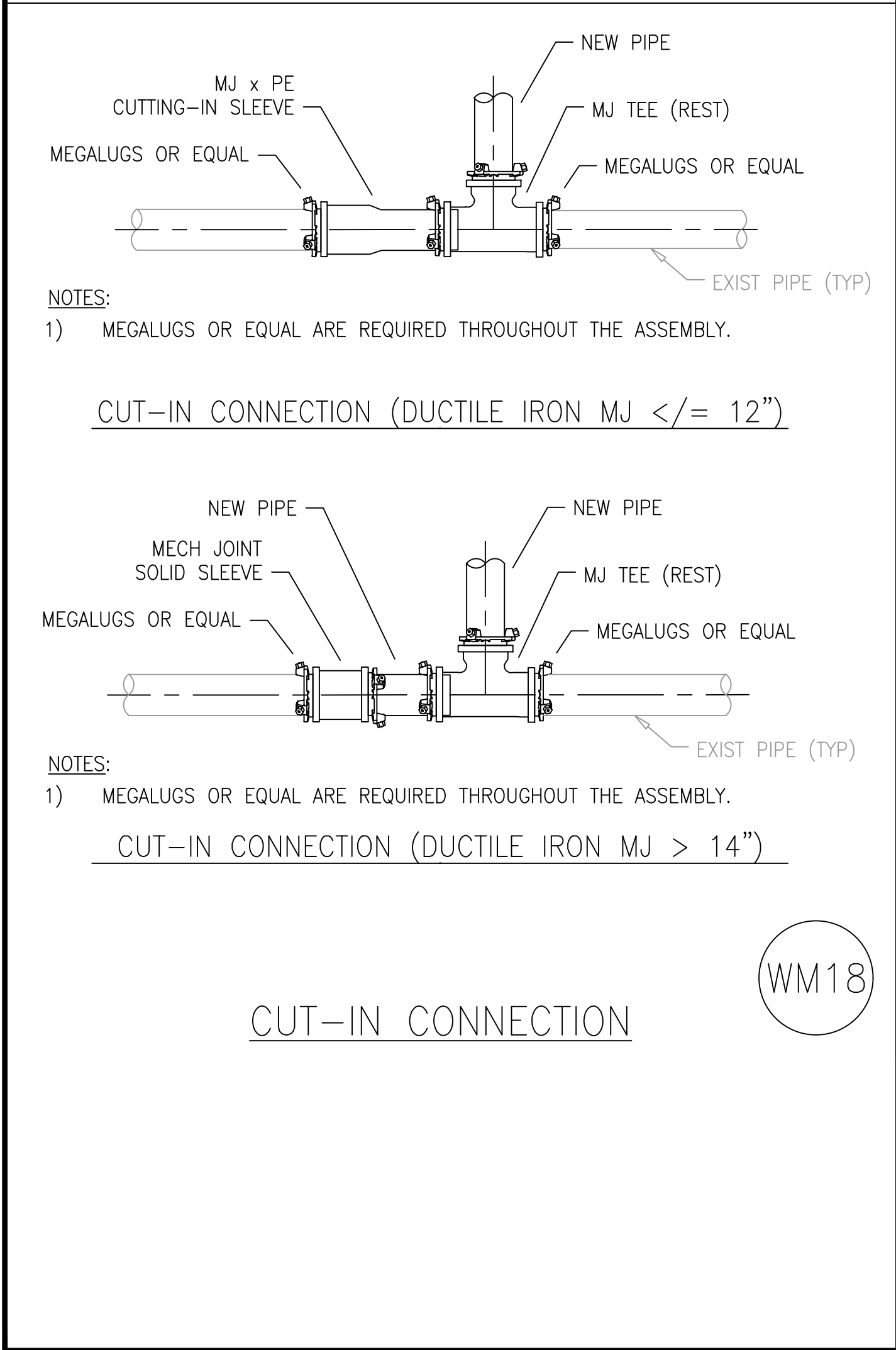
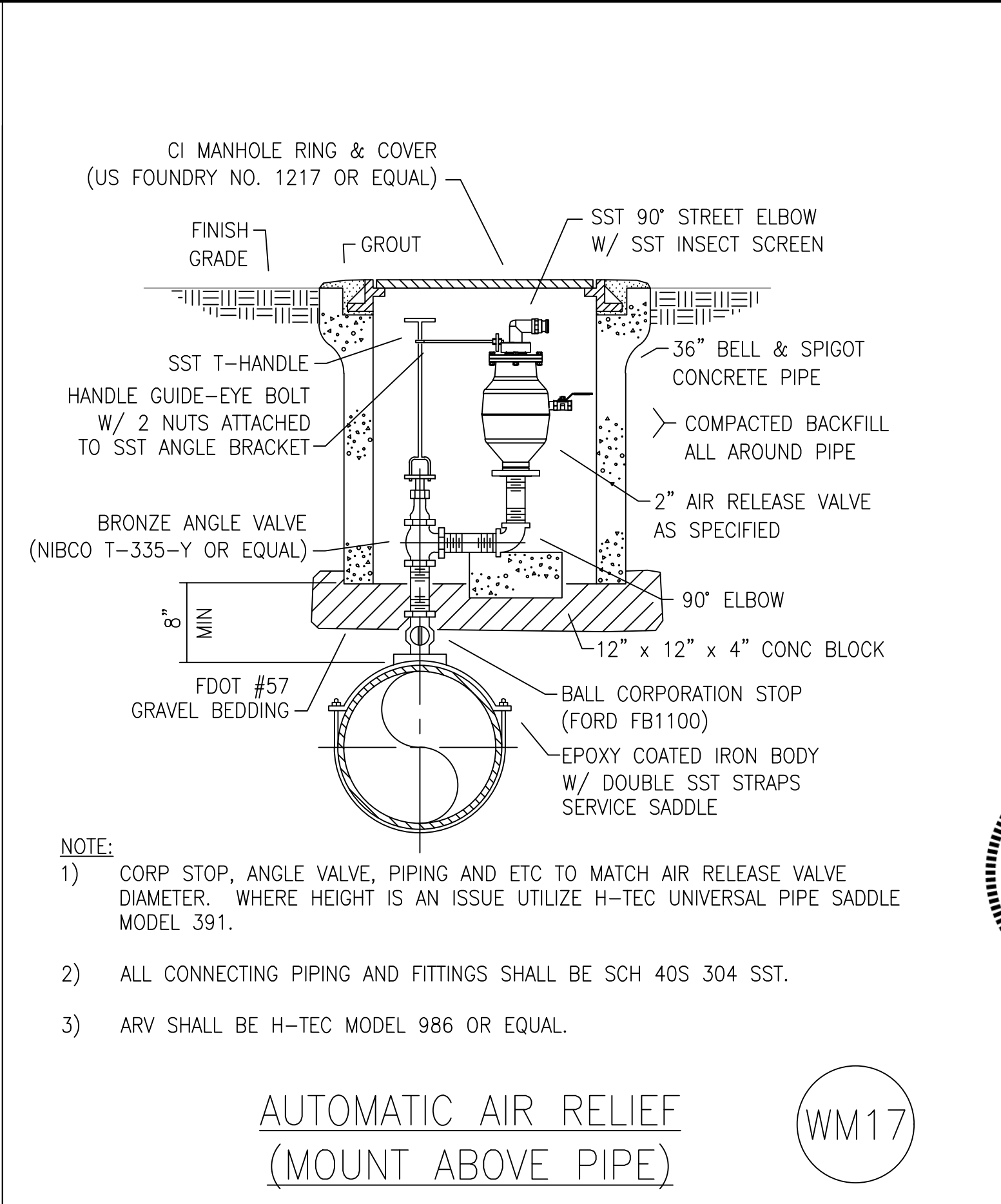
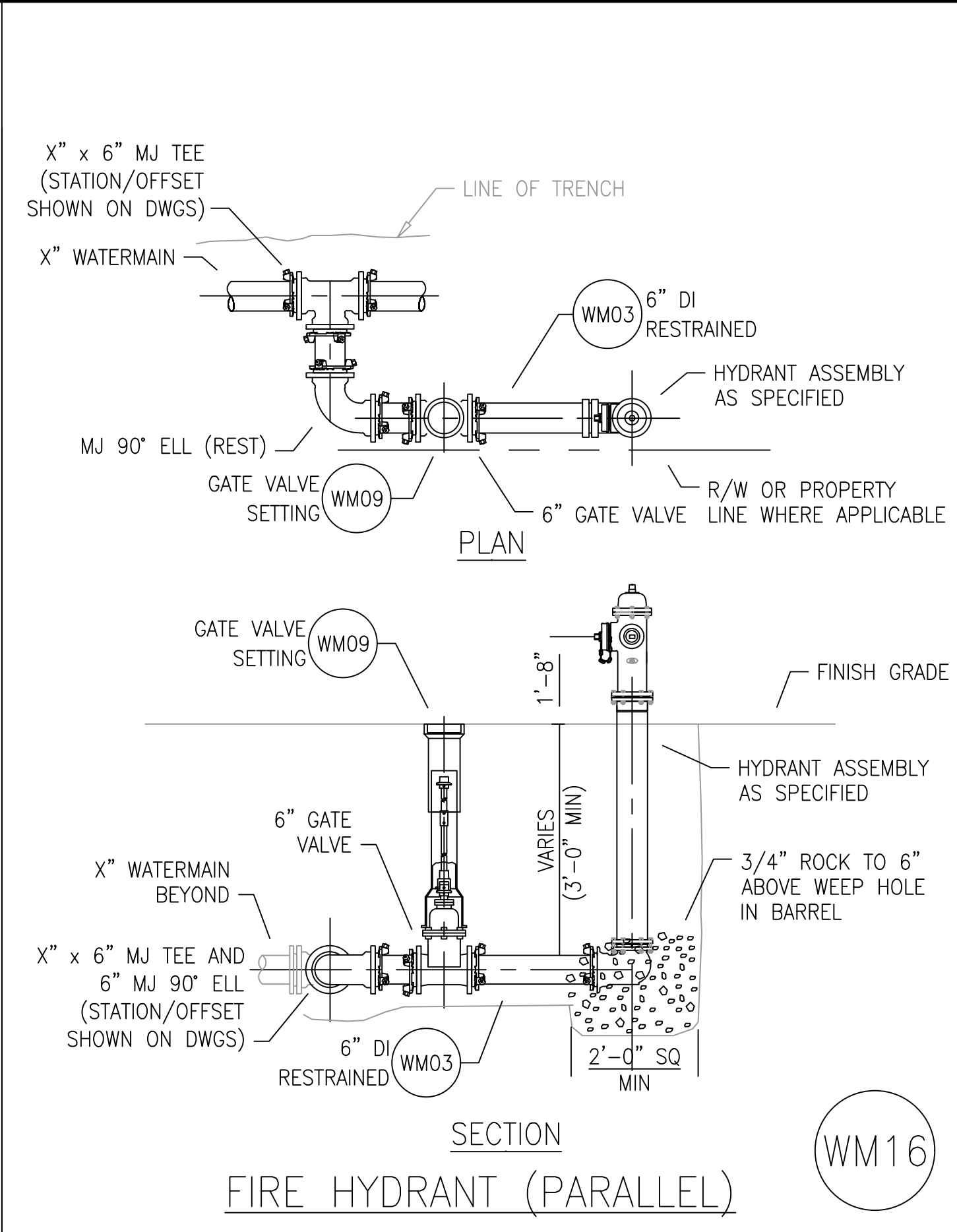
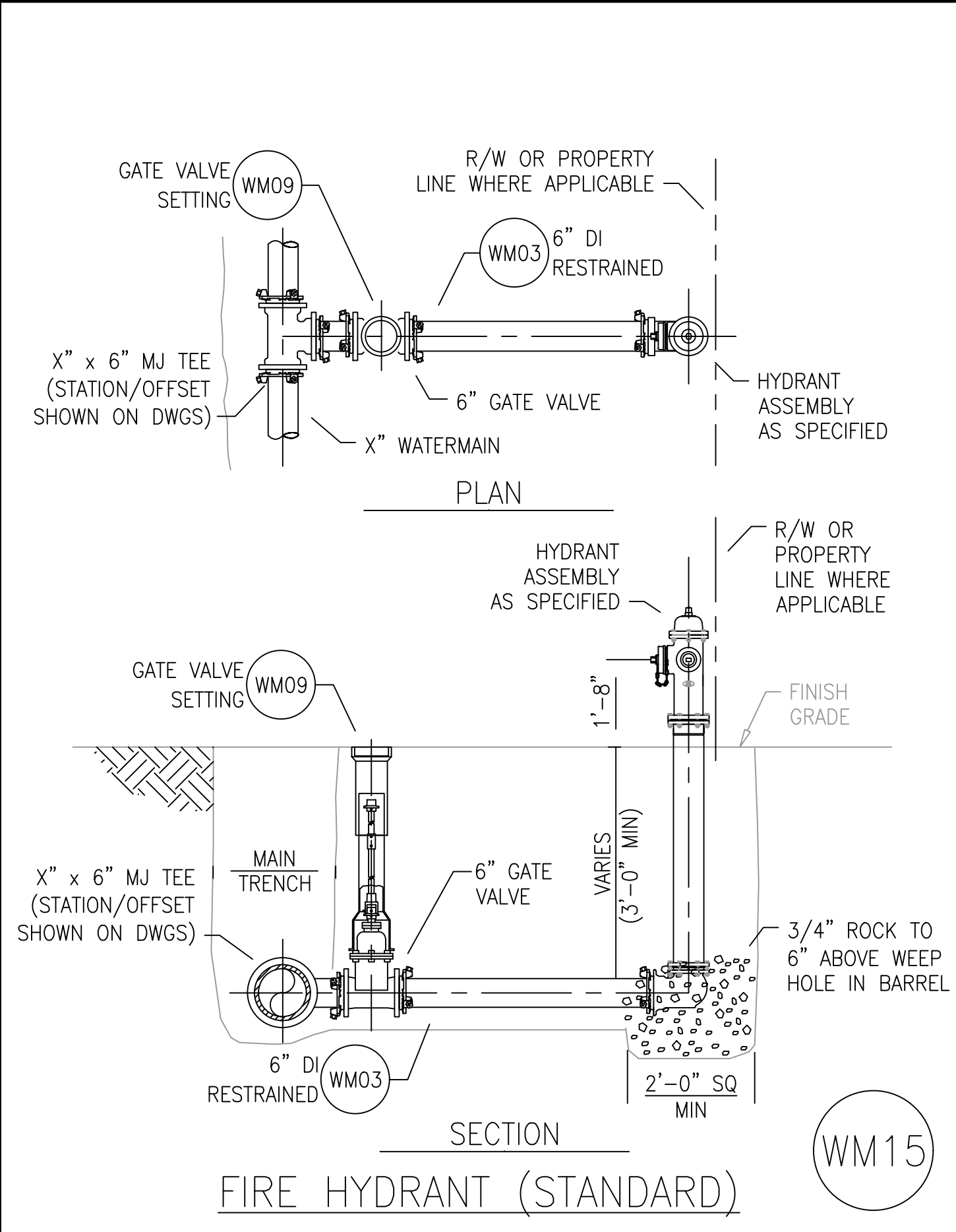
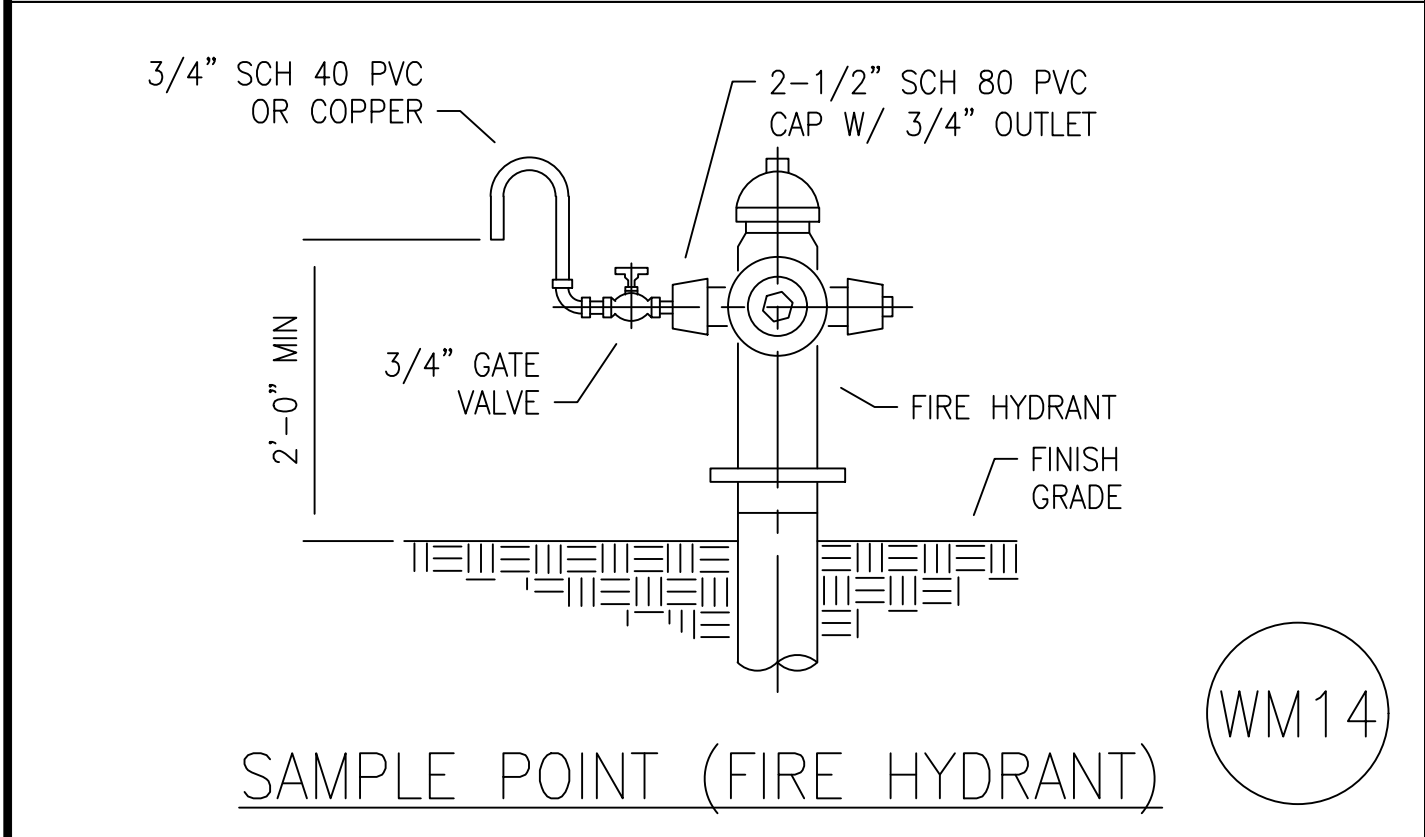
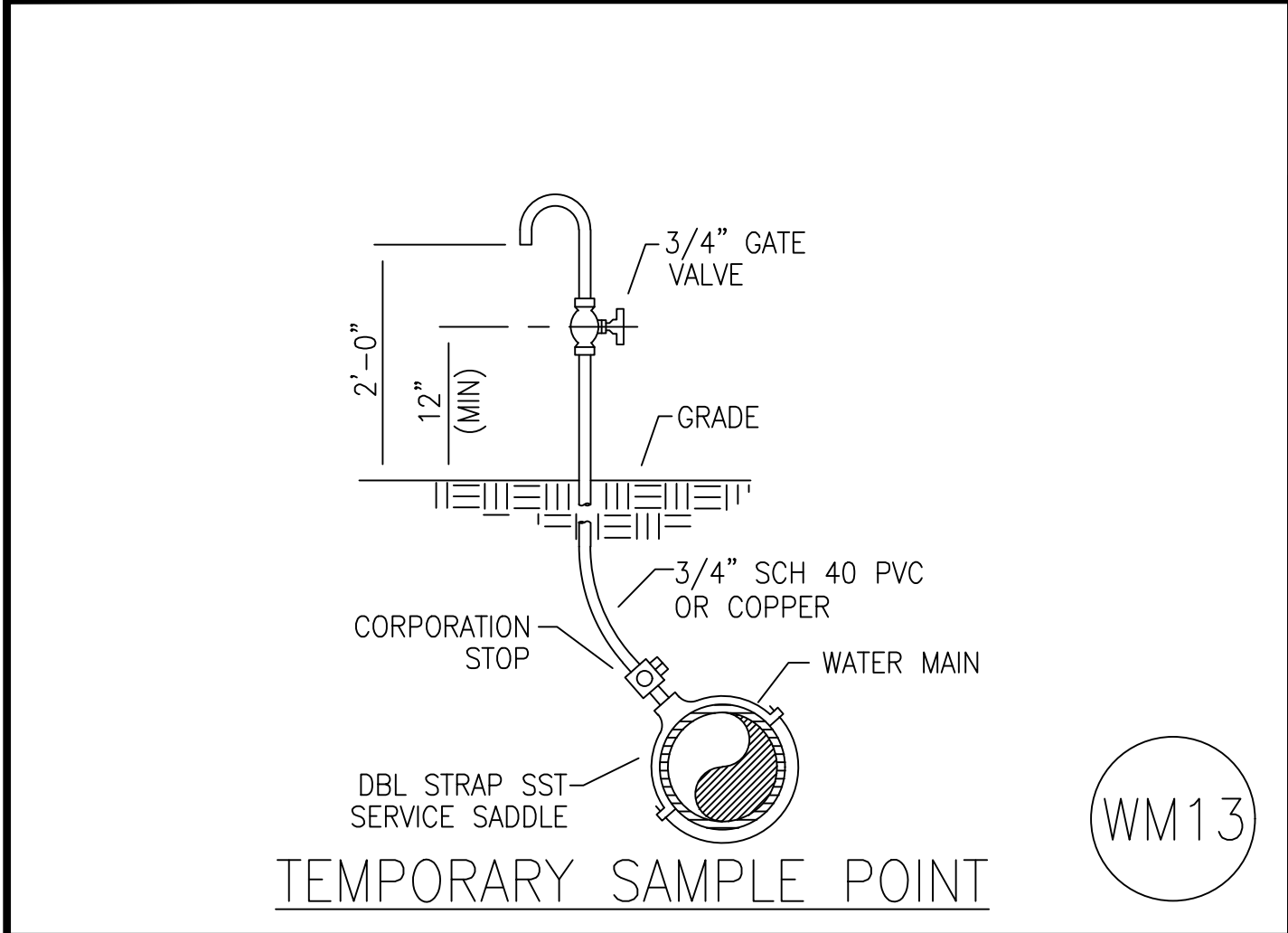
LEGEND

- (A) MAIN X 1" CC TAP DOUBLE BALE SERVICE SADDLE,
SMITH BLAIR 313
- (B) 1" CORPORATION STOP, FORD F1000-4-Q-NL
- (C) 1" AWWA C901, SDR9, PE 4710, BLUE POLY PIPE, 250 PSI
- (D) 1" U-BRANCH CONNECTOR CTS COMPRESSION INLET
MNPT OUTLET, FORD U48-43-NL
- (E) 5/8" x 3/4" ANGLE CORP STOP, FORD #AV-13-332W-NL
- (F) CARSON DUAL 12" BODY PLASTIC 012-12, BLACK W/
CARSON FLUSH COVER DUAL LID CAST IRON READER #012-6
- (G) 5/8" MASTER METER
(PROVIDED/INSTALLED BY VILLAGE)
- (H) 5/8" x 3/4" METER TAIL AND 3/4" SCH 40 PVC
FEMALE ADAPTER. (PROVIDED/INSTALLED BY VILLAGE)
- (I) 3" SCH 40 PVC CASING, PVC CASING REQ FOR ALL
SERVICES INSTALLED IN PAVED AREAS. MINIMUM
LENGTH OF CASING SHALL BE WIDTH OF PAVEMENT +
2' ON EACH END.

NOTES:

- 1) LOCATION OF WATER SERVICES SHALL BE DETERMINED IN THE FIELD BY OWNER OR RESIDENT PROJECT REPRESENTATIVE.
- 2) SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE 18" CENTERS (MIN).
- 3) MINIMUM COVER FOR SERVICE LINES SHALL BE 2'-0".
- 4) ALL BRASS COMPONENTS THAT COME IN CONTACT WITH POTABLE WATER SHALL MEET NSF/ANSI STANDARD 61, ANNEX G AND/OR NSF/ANSI STANDARD 372 AS APPLICABLE. BRASS ALLOY SHALL NOT CONTAIN MORE THAN 0.25% LEAD BY WEIGHT.
- 5) WATER SERVICE ARE NOT TO BE INSTALLED UNDER DRIVEWAYS OR SIDEWALKS.





Proj.# 19-AC-001

SECTIONS/DETAILS

3901 GULFSTREAM ROAD
PALM SPRINGS, FL 33461

EVAN KENNEDY
P.E.
FL P.L.#09895

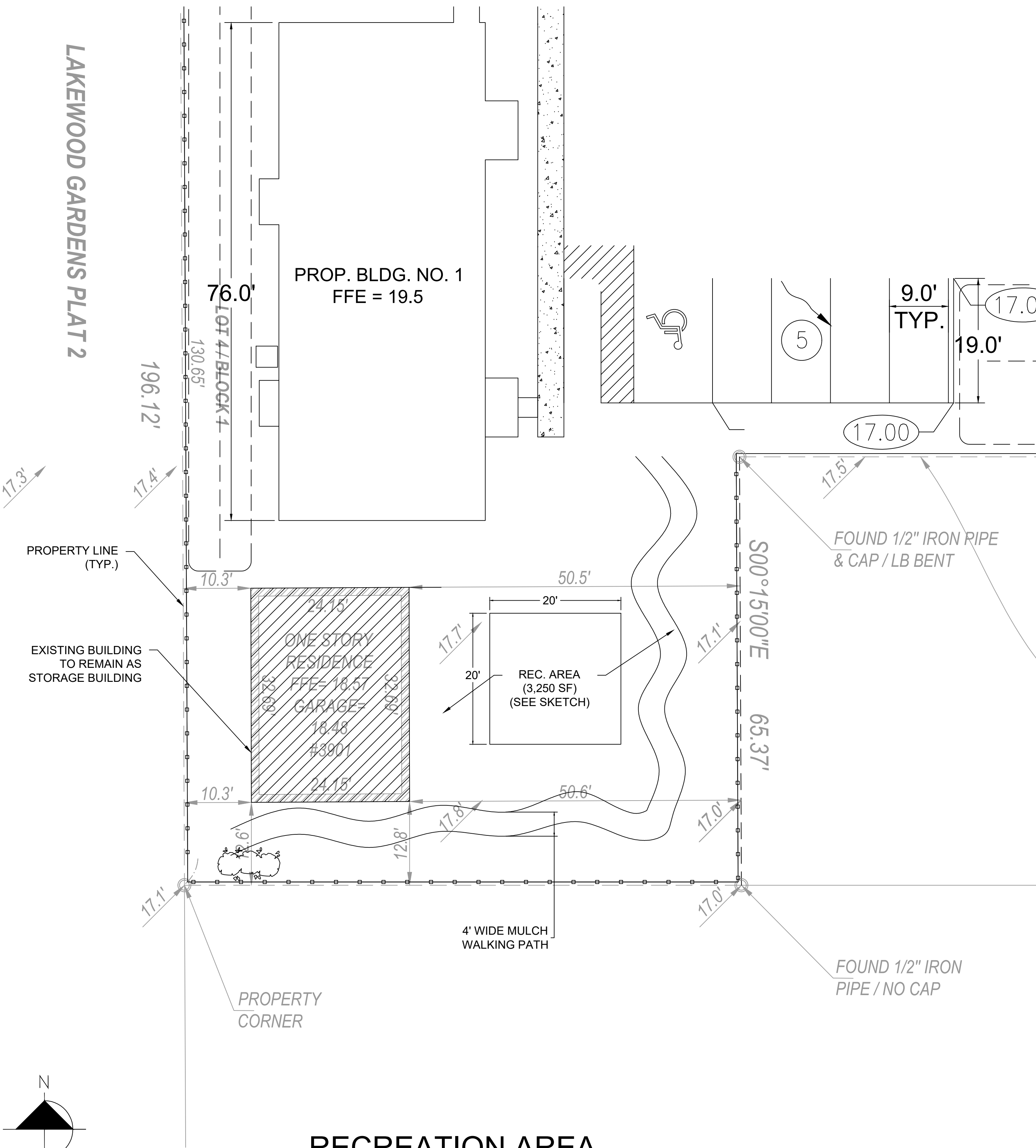
EVAN KENNEDY
ENGINEERING, LLC
332 SW 7TH TERRACE
BOCA RATON, FL 33486
CA # 29980
PH: (561) 573-1679
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		REVISIONS PER VPS COMMENTS	REVISIONS PER VPS COMMENTS	REVISION DESCRIPTION
2	05-12-21			
1	01-04-21			
NO	DATE			

DATE: 05/13/2020
DSGN: E. KENNEDY
DRWN: E. KENNEDY
CHKD: E. KENNEDY
SCALE: AS NOTED

DWG. No. 13 of 14

SURVEY DATUM NAVD 88



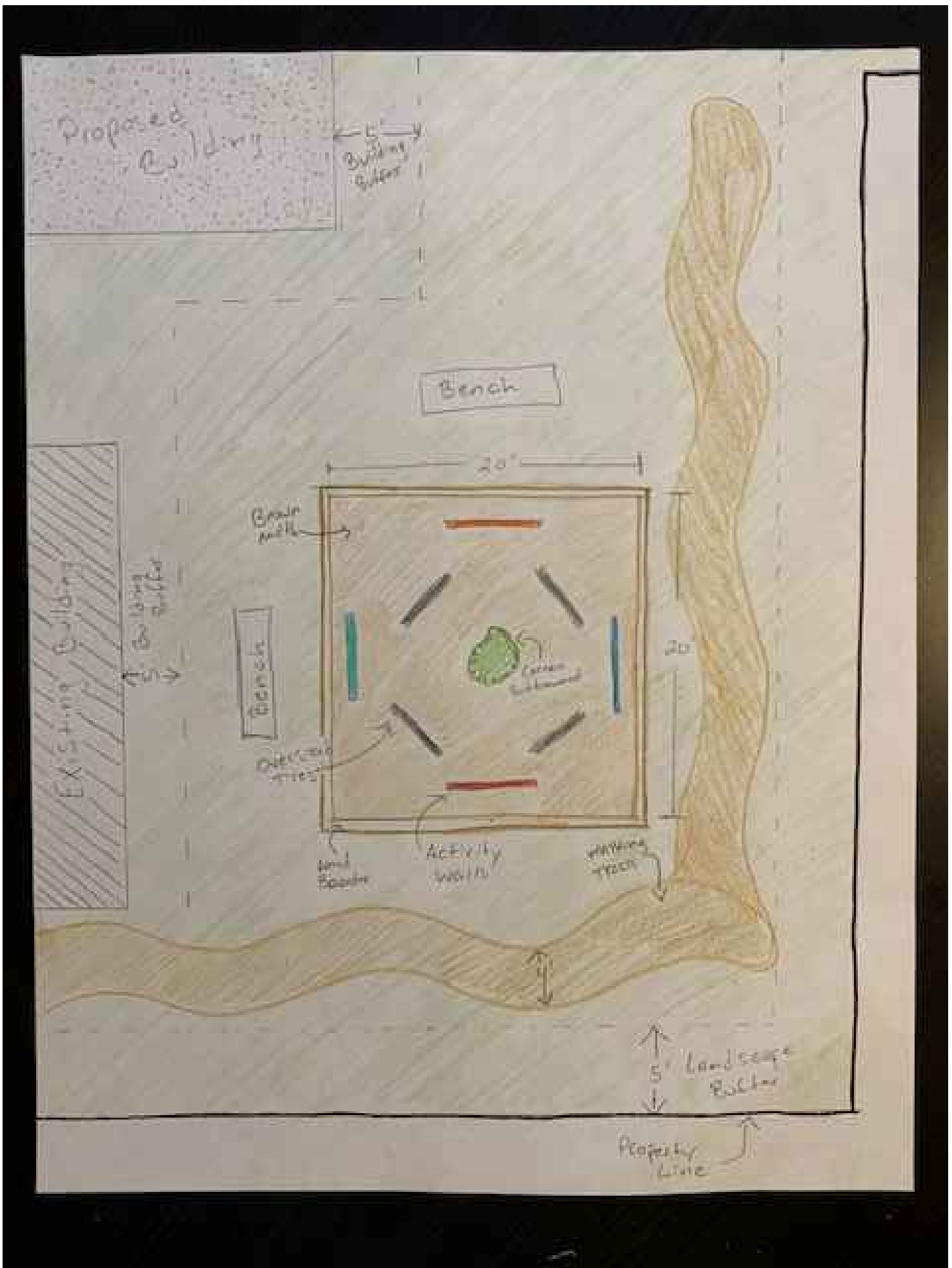
RECREATION AREA
ENLARGEMENT

SCALE: 1" = 10'



RECREATION AREA DETAILS

SCALE: N.T.S.



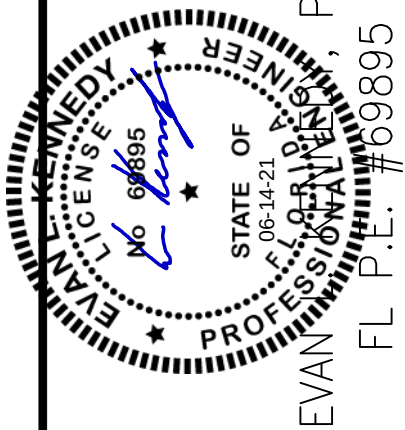
RECREATION AREA SKETCH

SCALE: N.T.S.

Proj.# 19-AC-001

RECREATION AREA

3901 GULFSTREAM ROAD
PALM SPRINGS, FL 33461



KENNEDY
ENGINEERING, LLC

332 SW 7TH TERRACE
BOCA RATON, FL 33486
CA # 29980
PH: (561) 573-1679
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DSGN: E. KENNEDY
DRWN: E. KENNEDY
CHKD: E. KENNEDY
SCALE: AS NOTED

DWG. No. 14.14

3901 GULFSTREAM ROAD
PALM SPRINGS, FLORIDA

Revisions	By
12-16-20 per village comments JH	
6-17-21 engineering comments JH	

Drawn
JH

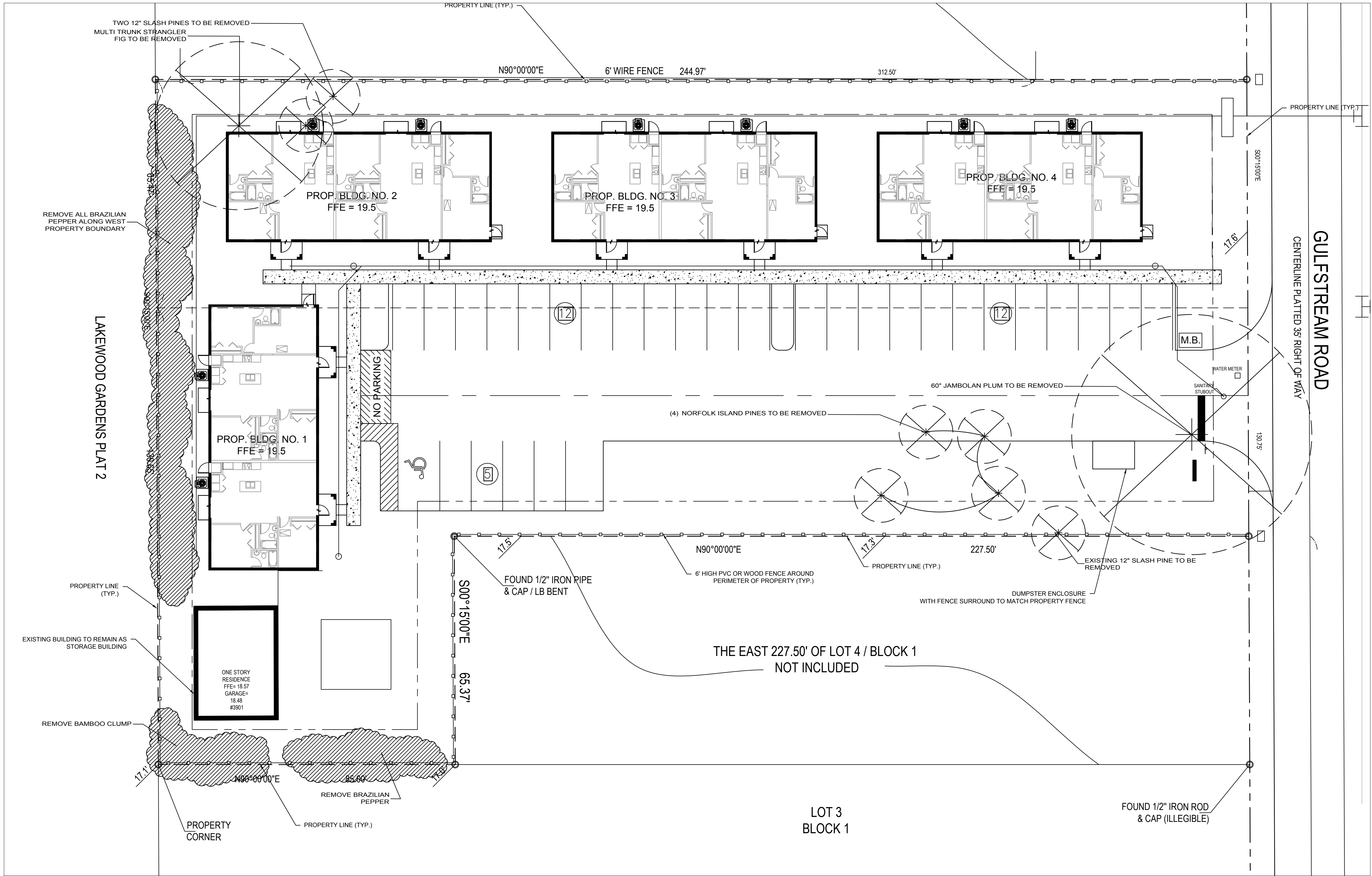
Reviewed
Date
4-23-20

Scale
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Project No.
20-008

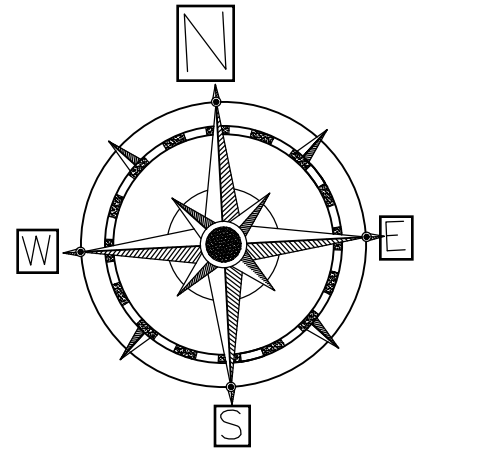


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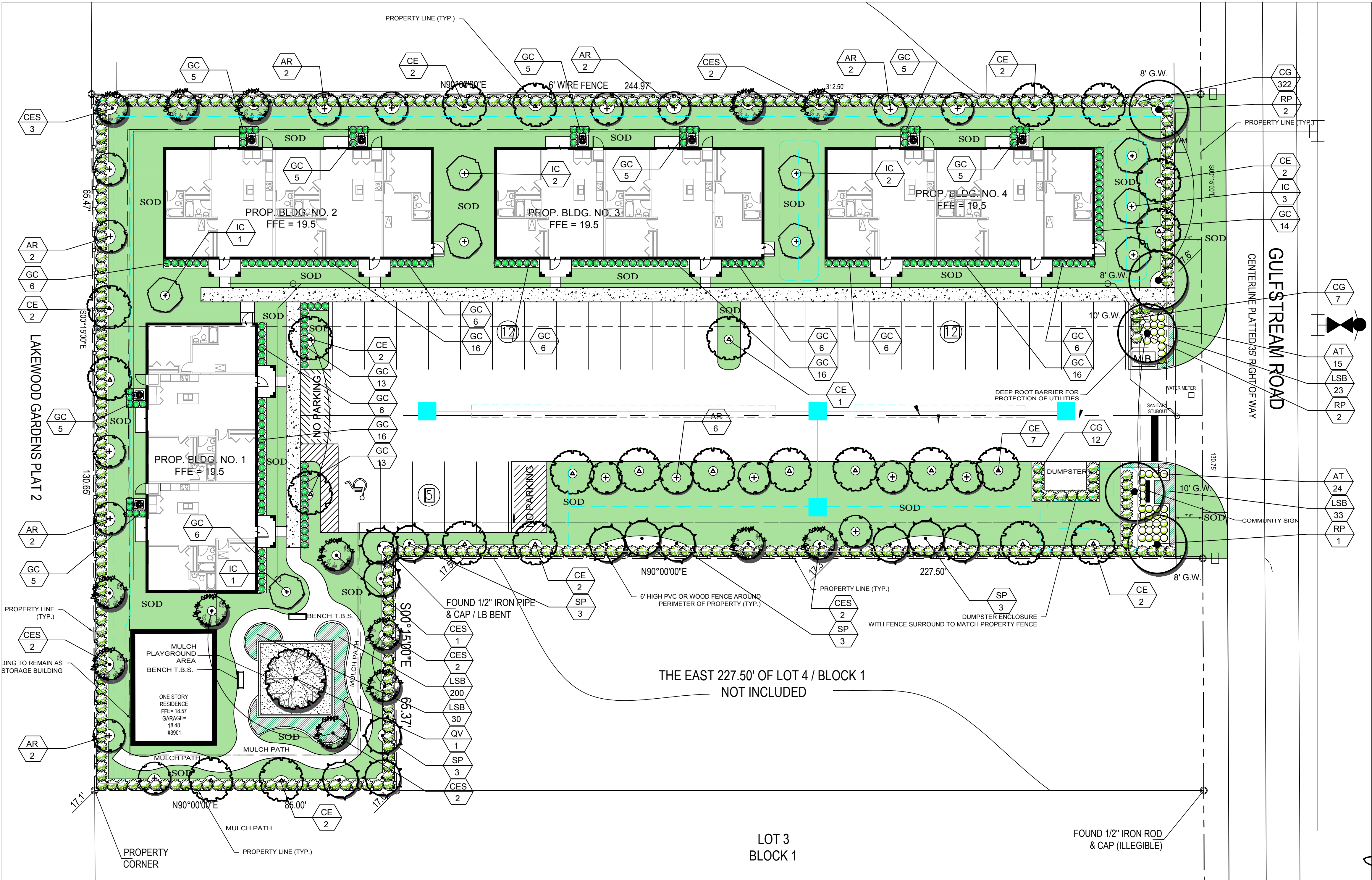
Jeffrey
Houghtaling

Digitally signed by Jeffrey
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2021.005.20048

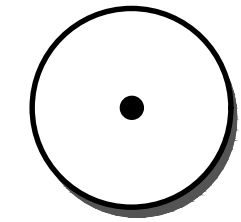


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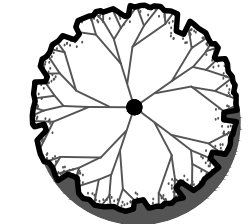
REMOVALS / RELOCATIONS PLAN



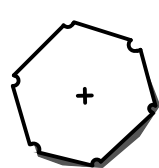
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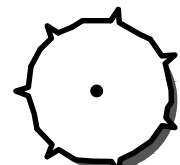
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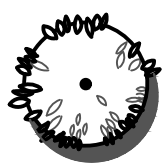
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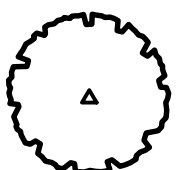
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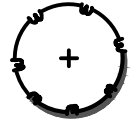
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CE--GREEN BUTTONWOOD



AR--RED MAPLE



CG--SMALL LEAF CLUSIA



GC--GOLD CAPELLA



AT--TRINETTES

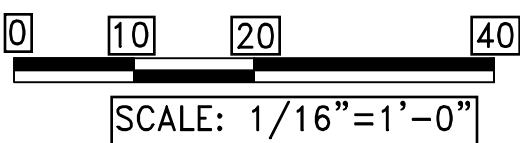
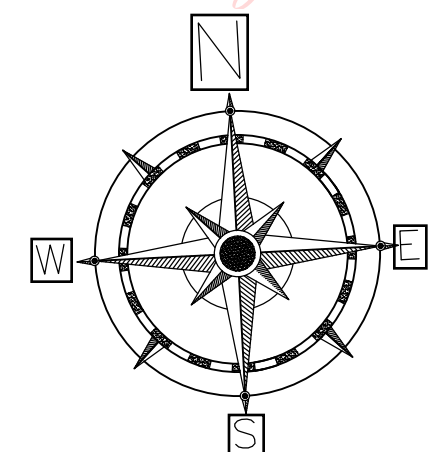


LSB--LIRIOPE SUPER BLUE



Jeffrey
Houghtaling

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2021.005.20048



SCALE: 1/16"=1'-0"

LANDSCAPE PLAN (6-17-21)

LANDSCAPE REQUIREMENTS AS PER CHAPTER 34, ARTICLE III--LANDSCAPING

SEC. 34-161 (b)(1)--One tree shall be preserved or planted for every 1,500 sf of parcel.
Lot area= 46,416 SF
Total number of trees required on interior of lot= 31 (NOT INCLUDING PERIMETER BUFFERS)
Total number of trees provided (existing and proposed)=31

SEC. 34-164 (b)--Minimum of 25% of front facade facing street to be planted with shrubs and / or trees
Building Facade facing streets= 107'
Length of planting strip along street facing facade provided= 93' (87%)
SEC. 34-185 (b)--Minimum of 50% of required trees must be shade trees
Number of shade trees applied to tree requirement= 16
Number of interior shade trees provided= 31
SEC. 34-186--Minimum of 50% of required trees must be native species
Number of native trees provided= (100% of proposed trees are Native)

Jeffrey A. Houghtaling
Registered Landscape Architect
LA6666783
129 Dayton Road
Lake Worth, FL 33467
ph:(561) 434-1343
e:jeff@jbdesigninc.com
www.jbdesigninc.com
www.Houzz.com

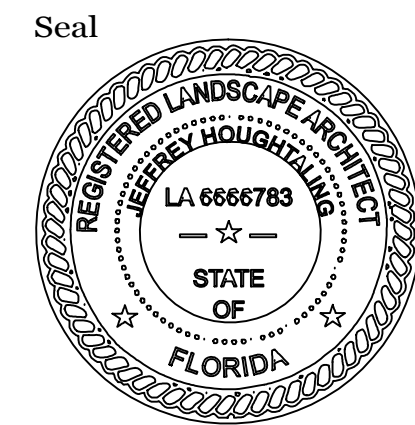
3901 GULFSTREAM ROAD
PALM SPRINGS, FLORIDA

Revisions By
12-16-20 per village comments JH
6-17-21 engineering comments JH

Drawn JH Reviewed

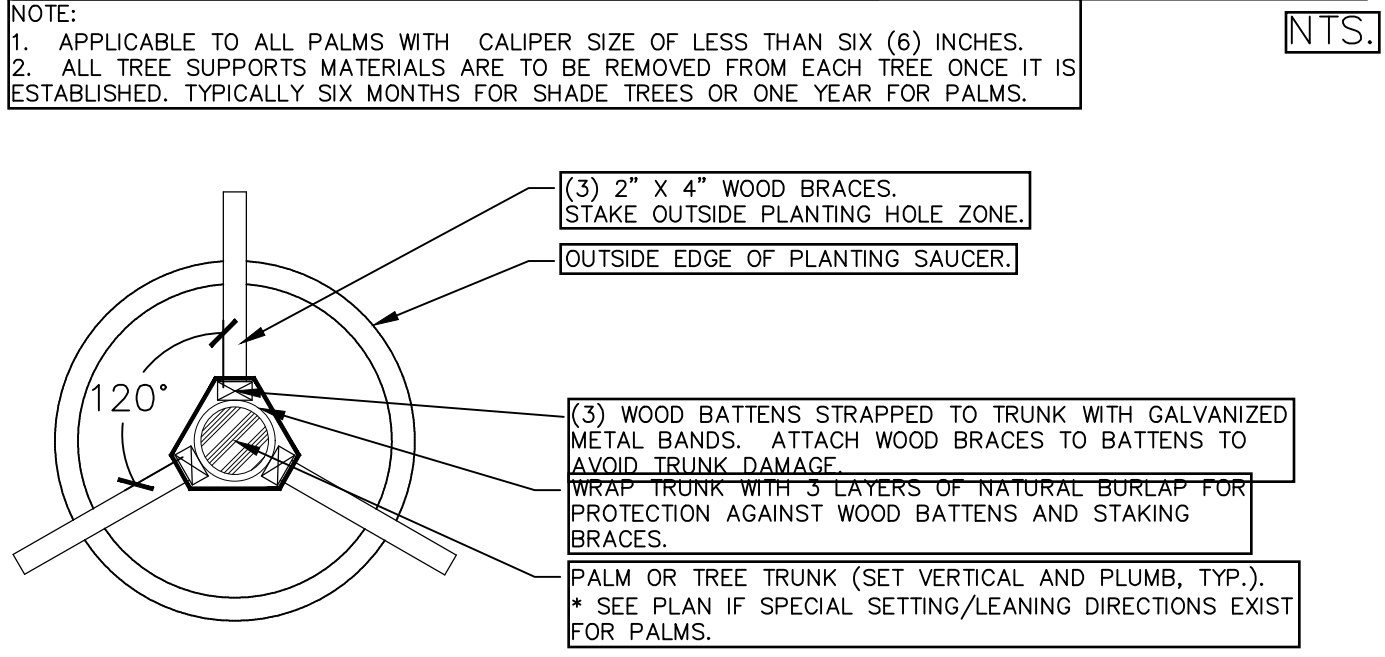
Date 4-23-20 Scale 1/16"=1'-0"

Project No.
20-008

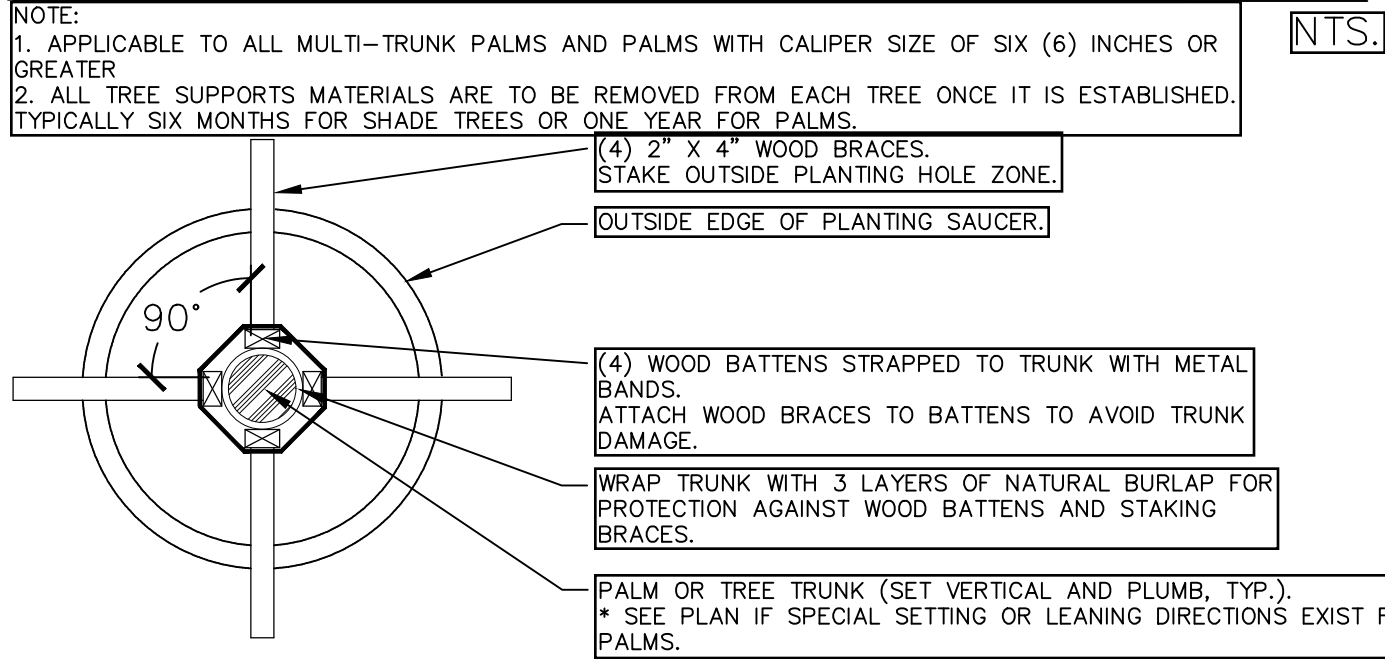


Sheet No.
LP-2

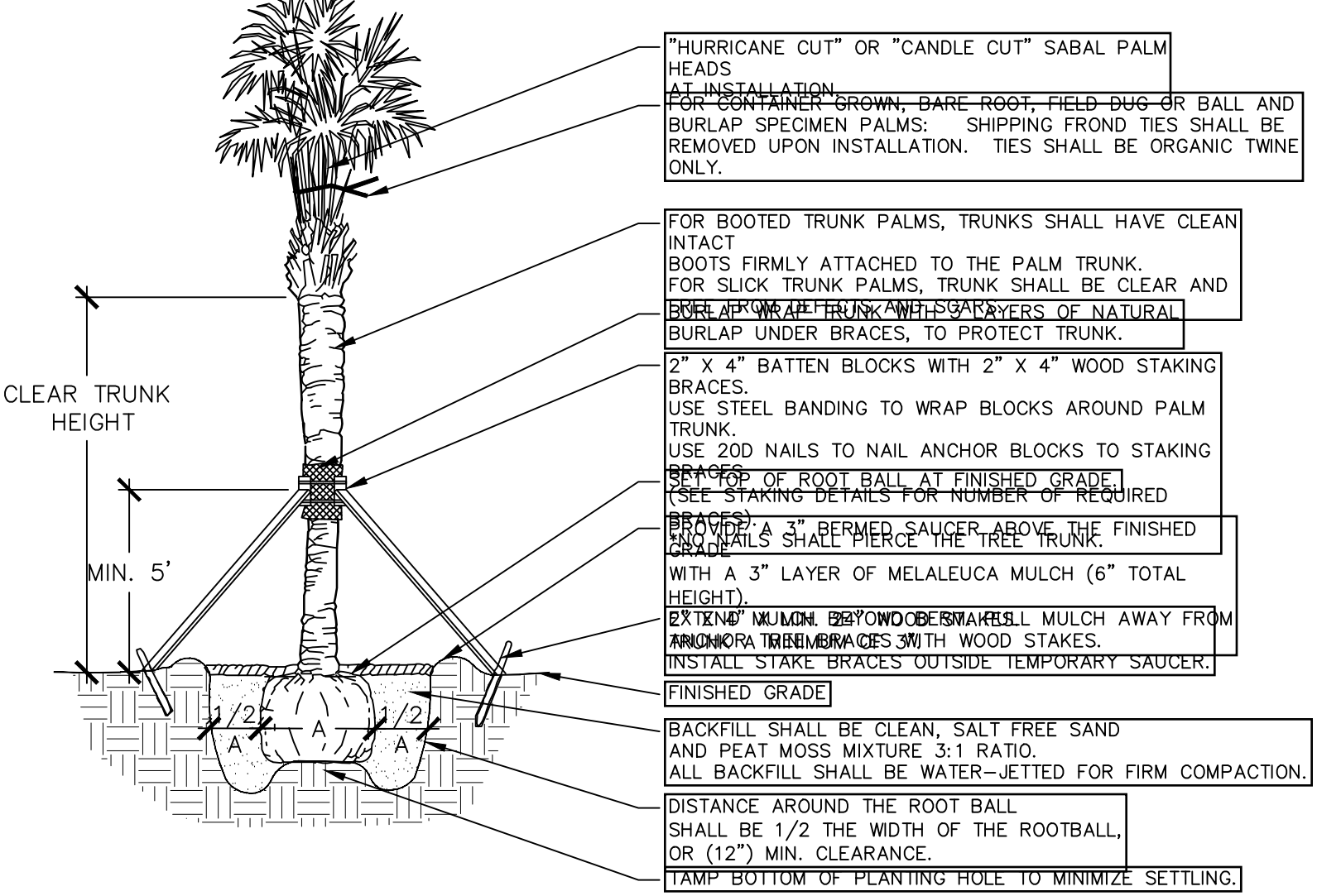
SMALL PALM STAKING PLAN



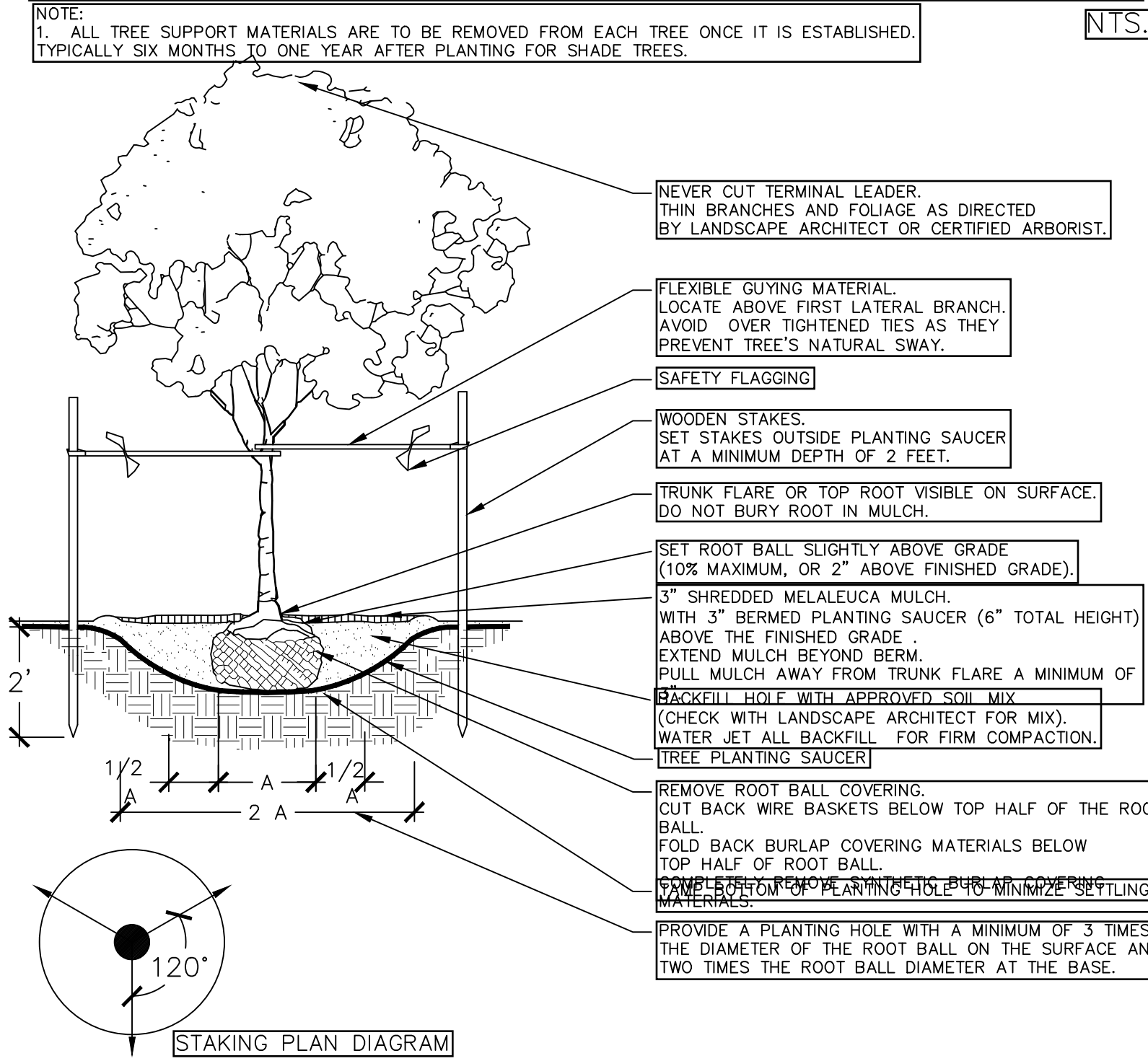
LARGE PALM OR TREE STAKING PLAN



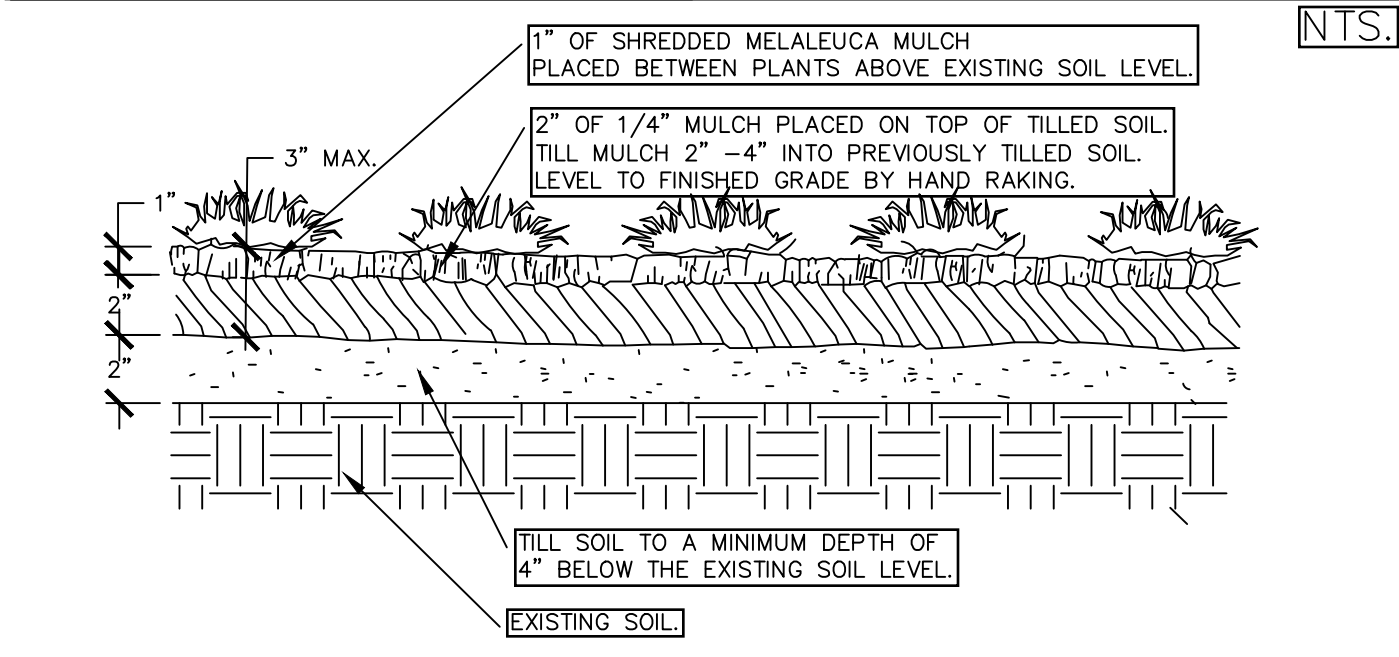
PALM PLANTING DETAIL



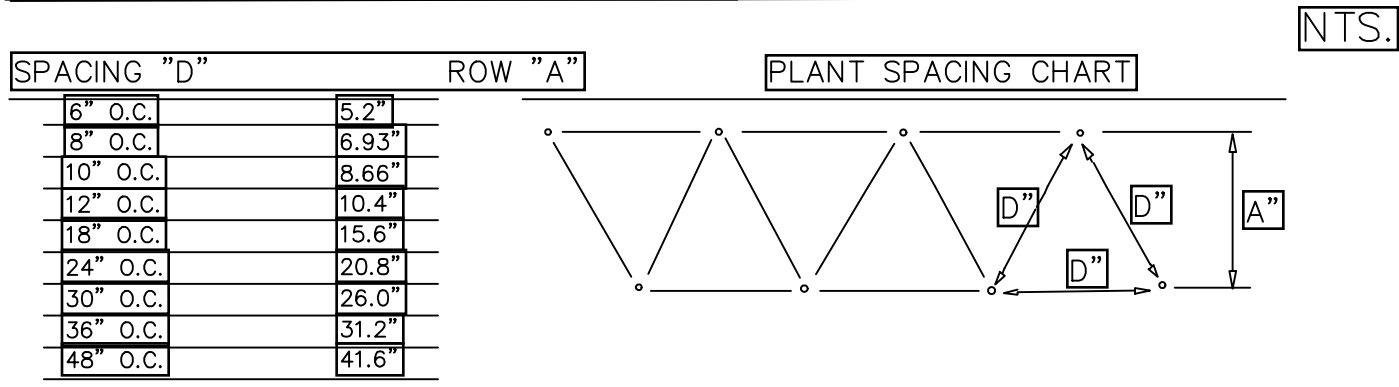
TREE PLANTING DETAIL



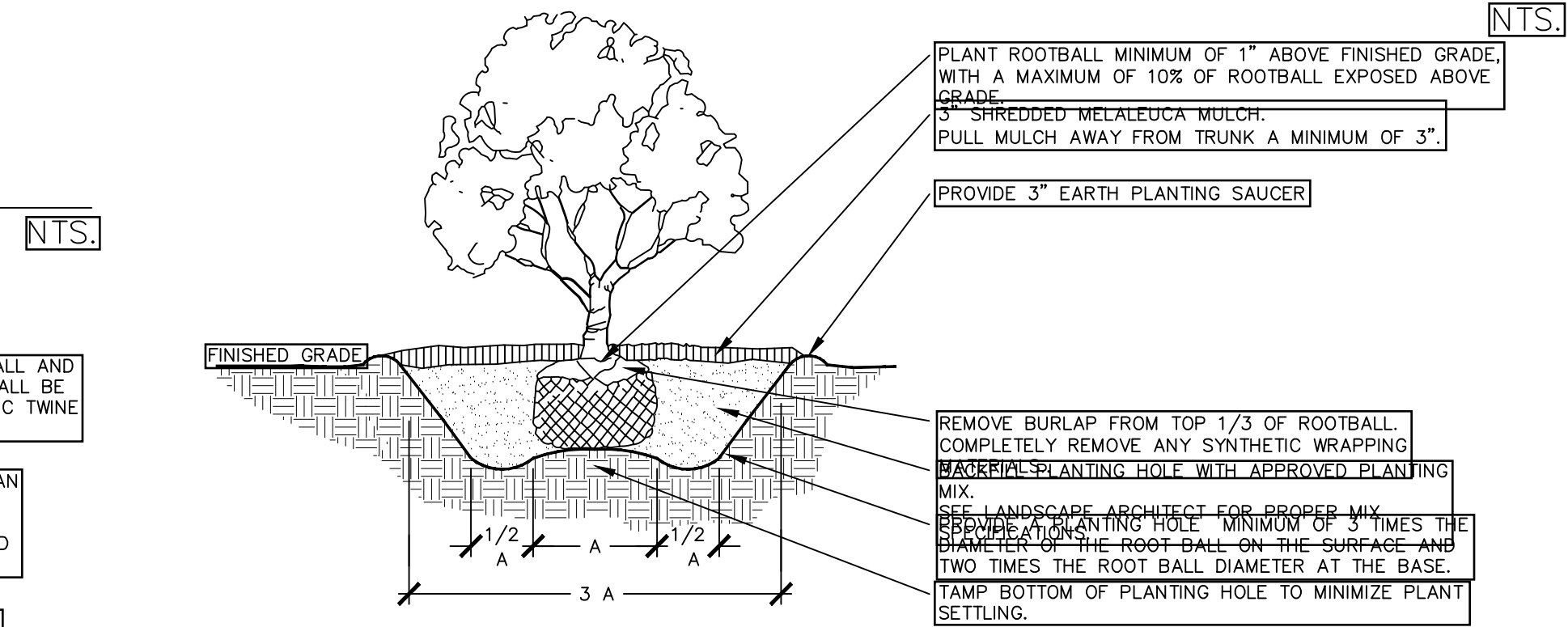
GROUNDCOVER DETAIL



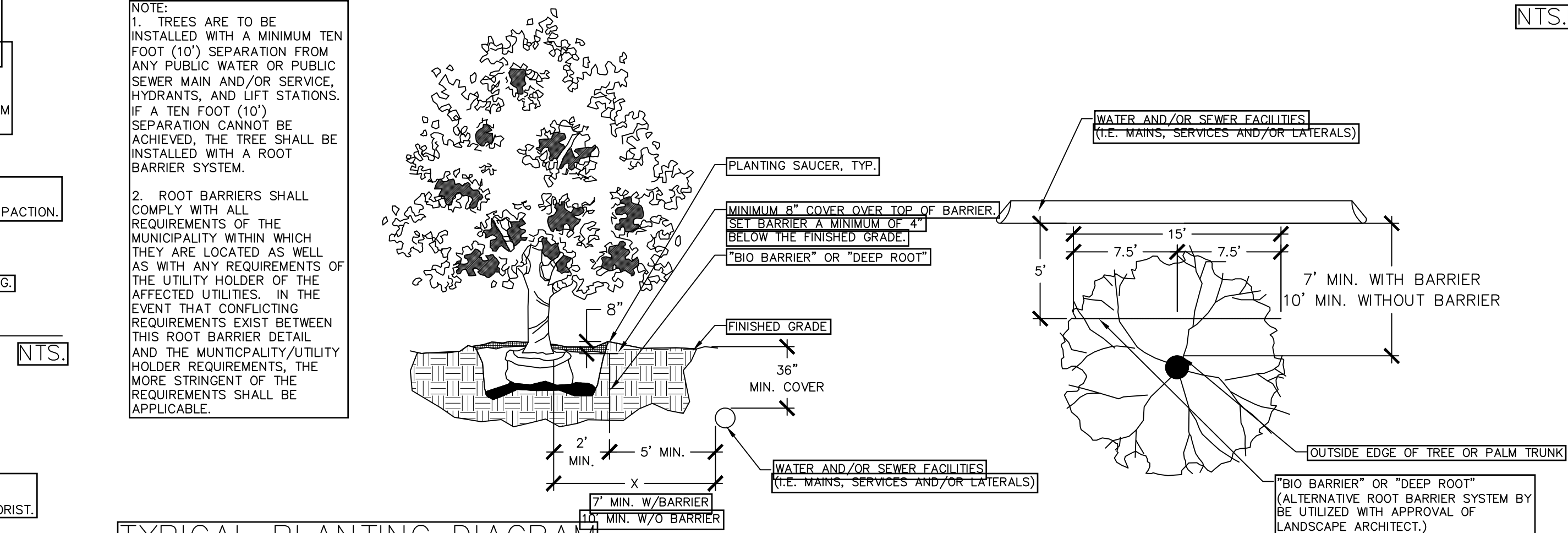
PLANT SPACING DETAIL



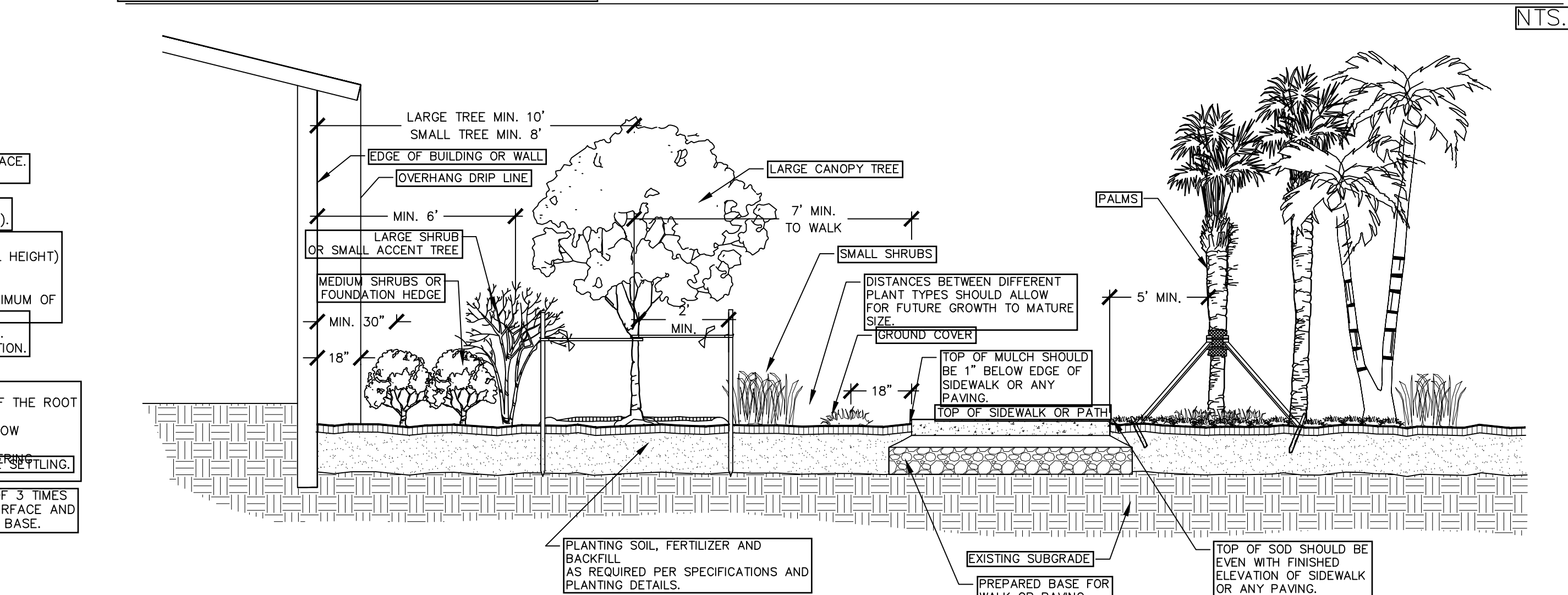
SHRUB PLANTING DETAIL



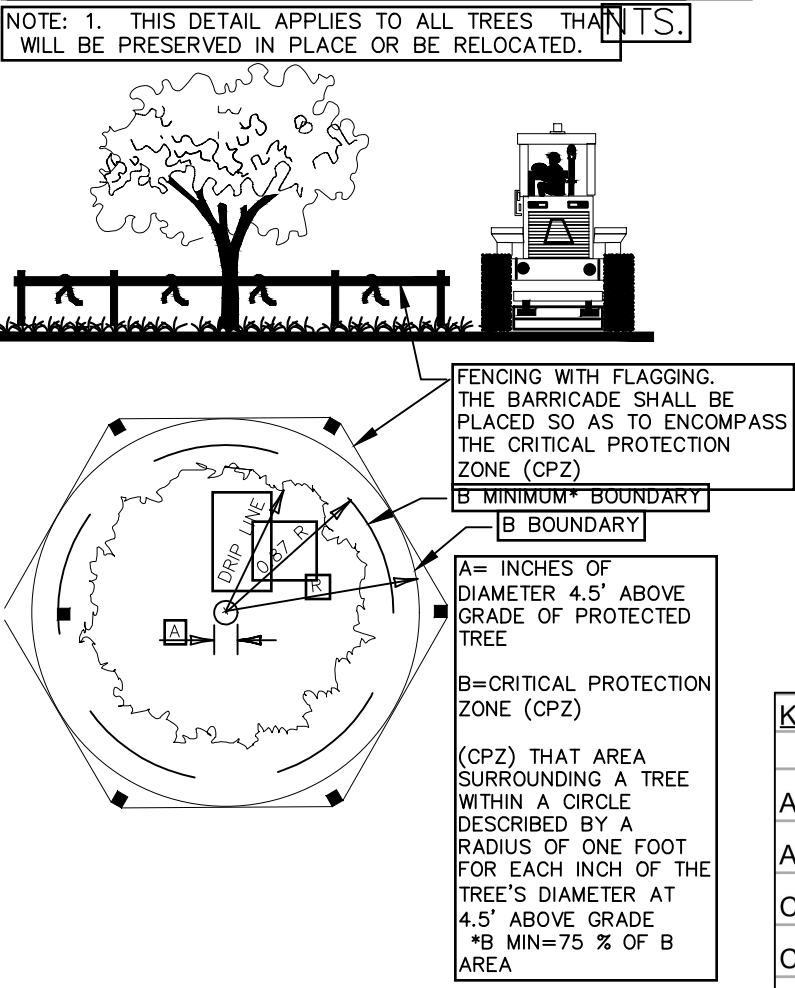
ROOT BARRIER DETAIL



TYPICAL PLANTING DIAGRAM



TREE PROTECTION DETAIL



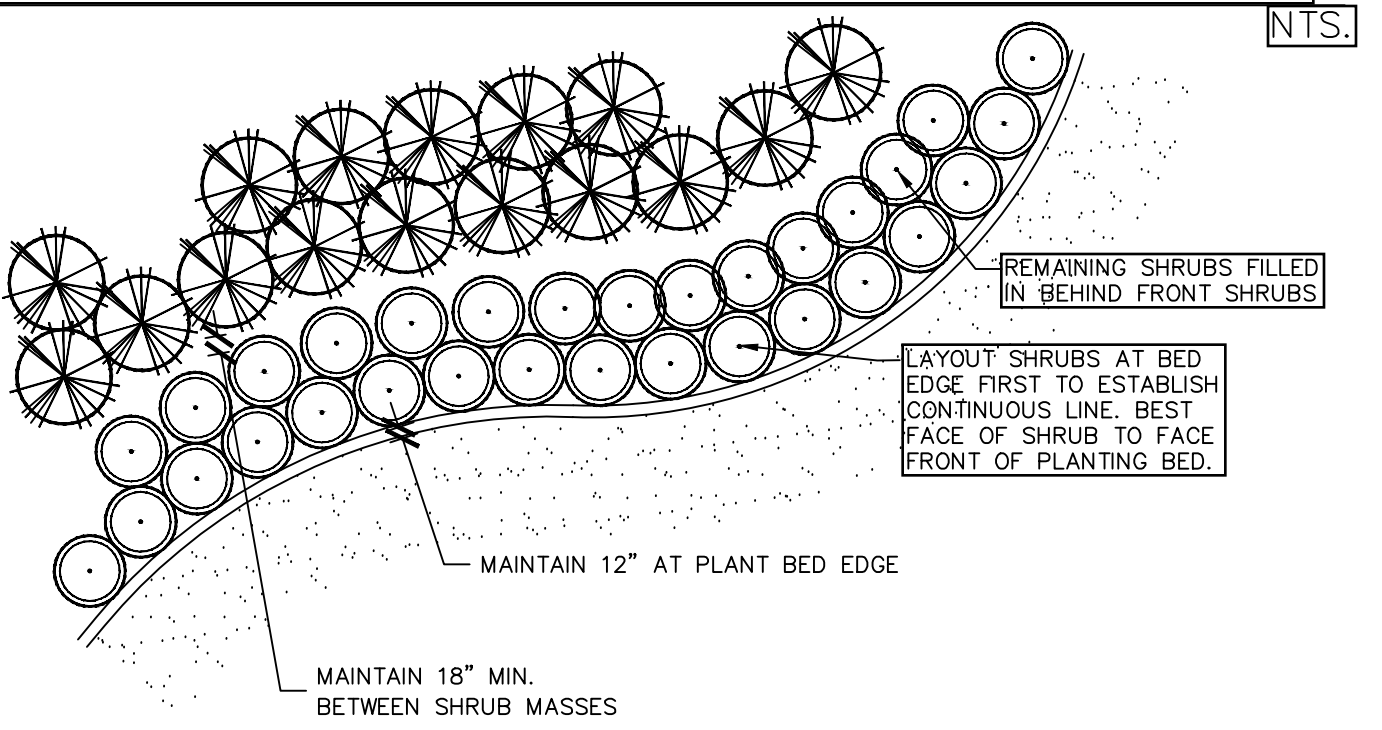
PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
AR	18	Acer rubrum	Red Maple	12' overall height x 6' min. spread/ 2' min. caliper/ 5' clear trunk/ Florida #1 min. (NATIVE)
AT	39	Schefflera arboricola trinette	Trinette	3 gallon, full,dense/ 18"x18'/ 24" on center spacing
CE	24	Conocarpus erectus	Green Buttonwood	12' overall height x 6' min. spread/ 2' min. caliper/ 5' clear trunk/ Florida #1 min. (NATIVE)
CES	14	Conocarpus erectus 'sericeus'	Silver Buttonwood	12' overall height x 6' min. spread/ 2' min. caliper/ 5' clear trunk/ Florida #1 min. (NATIVE)
CG	341	Clusia guttifer	Small Leaf Clusia	15 gallon, full, dense to base/ 48" tall x 40" spread/ 36" on center (DROUGHT TOLERANT)
GC	192	Schefflera arboricola 'Gold Capella'	Gold Capella	3 gallon, full,dense/ 18"x18'/ 24" on center spacing (drought tolerant)
IC	9	Ilex cassine	Dahoon Holly	12' overall height x 6' min. spread/ 2' min. caliper/ 5' clear trunk/ Florida #1 min. (NATIVE)
LSB	286	Liriope "Super Blue"	Super Blue Liriope	1 gallon, full,dense/ 6"x10'/ 12" on center spacing (Non Native and Drought Tolerant)
QV	1	Quercus virginiana	Live Oak	18' overall height x 10' spread/ 5' min. caliper/ 6' c.t./ NATIVE
RP	5	Roystonea elata	Royal Palm	SEE PLAN FOR GREY WOOD HEIGHTS/ full, dense crown/ heavy caliper/ Florida #1
SOD	15,607	St. Augustine		Measurement in square feet (indicates maximum amount of sod needed)
SP	12	Sabal palmetto	Cabbage Palm	12' overall height/ booted trunks/ hurricane cut at time of planting (NATIVE)

LANDSCAPE NOTES:

1. STRUCTURAL ELEMENTS AND HARDSCAPE FEATURES INDICATED ON LANDSCAPE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY. LANDSCAPE PLANS ARE TO BE UTILIZED FOR LOCATION OF LIVING PLANT MATERIAL ONLY. LANDSCAPE PLANS SHOULD NOT BE UTILIZED FOR STAKING AND LAYOUT OR LOCATION OF ANY STRUCTURAL SITE FEATURES INCLUDING BUT NOT LIMITED TO: BUILDINGS, SIGNAGE, PATHWAYS, EASEMENTS, BERMS, WALL, FENCES, UTILITIES OR ROADWAYS.
2. CONTRACTOR SHALL ACQUIRE ALL APPLICABLE FEDERAL, STATE, LOCAL, JURISDICTIONAL OR UTILITY COMPANY PERMITS REQUIRED PRIOR TO REMOVAL, RELOCATION, AND/OR INSTALLATION OF LANDSCAPE MATERIALS INDICATED WITHIN PLAN DOCUMENTS. THE CONTRACTOR SHALL HAVE PERMITS "IN HAND" PRIOR TO STARTING WORK. LANDSCAPE ARCHITECT SHALL BEAR NO RESPONSIBILITY FOR WORK PERFORMED WITHOUT PERMITTED DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CHANGES TO THE WORK, AT NO ADDITIONAL COST TO THE OWNER, AS A RESULT OF UNAUTHORIZED WORK PRIOR TO RECEIPT OF PERMIT.
3. TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. IN THE EVENT OF A CONFLICT, AFFECTED PLANT MATERIAL SHALL BE FIELD ADJUSTED WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT TO AVOID CONFLICTS WITH THE WITH EXISTING AND PROPOSED UTILITIES, LIGHT POLES, DRAINAGE STRUCTURES OR LINES, LAKE MAINTENANCE EASEMENTS OR OTHER AFFECTED SITE FEATURES.
4. ANY PLANTING WITHIN THE SIGHT TRIANGLES SHALL PROVIDE UNOBSTRUCTED VIEWS AT A LEVEL BETWEEN 30" AND 8' ABOVE THE PAVEMENT.
5. ALL UTILITY BOXES/ STRUCTURES TO BE SCREENED ON 3 SIDES W/ APPROVED PLANTING MATERIAL.
6. IRRIGATION IS REQUIRED PROVIDING 100% COVERAGE WITH A MAXIMUM OF 50% OVERLAP, AN AUTOMATIC RAIN SENSOR MUST BE INCLUDED.
7. ALL PLANT MATERIAL TO BE INSTALLED SHALL CONFORM TO FLORIDA POWER AND LIGHT'S (FPL'S) RIGHT TREE RIGHT PLACE GUIDELINES.
8. IN CASE OF DISCREPANCIES PLANS TAKE PRECEDENCE OVER PLANT LIST.
9. LANDSCAPE CONTRACTOR RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES PRIOR TO BIDDING.
10. REMOVAL OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR.
11. RELOCATION OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR. REFER TO SPECIFICATIONS FOR RELOCATION INSTRUCTIONS.

SHRUB AND GROUNDCOVER PLANTING DETAIL



Landscape Planting – Part I. General		
I. Description of Work		
A. Provide all exterior planting as shown on the drawings or inferable therefrom and/or as specified in accordance with the requirements of the Contract Documents. Landscape plans provided indicate the proposed location of living plant material only. Structural elements and hardscape features indicated on the landscape plans are for information purposes only. Landscape plans are not to be utilized for staking and layout or location of any structural site features including but not limited to, buildings, signage, pathways, easements, utilities or roadways.		
B. These specifications include standards necessary for and incidental to the execution and completion of planting as indicated on the prepared drawings and specified herein.		
C. All applicable federal, state and local permits shall be obtained prior to the removal, relocation, or installation of plant materials indicated within the plan documents.		
D. Protection of existing features. During construction, protect all existing trees, shrubs, and other specified vegetation, site features and improvements, structures, and utilities specified herein and/or on submitted drawings. Removal or destruction of existing plantings is prohibited unless specifically authorized by the owner, and with permit as required by associated federal, state and local government agencies.		
II. Applicable Standards		
A. American National Standards for Tree Care Operations, ANSI A300. American National Standards Institute, 11 West 42nd Street, New York, N.Y. 10036.		
B. American Standard for Nursery Stock, ANSI Z60.1. American Nursery and Landscape Association, 1250 Eye Street, NW, Suite 500, Washington, D.C. 20005.		
C. Horticulture Third, The Staff of the L.H. Bailey Hortorium. 1978. MacMillan Publishing Co., New York.		
D. Florida Department of Agriculture "Grades and Standards for Nursery Plants", most recent addition.		
E. National Arborist Association— Pruning Standards for Shade Trees		
III. Qualifications		
A. All standards shall include the latest additions and amendments as of the date of advertisement for bids		
A. Landscape planting and related work shall be performed by a firm with a minimum of five years experience specializing in this type of work. All contractors and their sub-contractors who will be performing any landscape work included in this section of the specification shall be approved by the landscape architect.		
B. Landscape Contractor shall be licensed and shall carry any necessary insurance and shall protect the Landscape Architect and Owner against all liabilities, claims or demands for injuries or damage to any person or property growing out of the performance of the work under this contract. All workers shall be covered by Workman's Compensation Insurance.		
V. Requirements to Regulatory Agencies		
A. Certificates of inspection shall accompany the invoice for each shipment of plants as may be required by law for transportation. File certificates with the landscape architect prior to acceptance of the material. Inspection by federal or state authorities at place of growth does not preclude rejection of the plants at the site.		
V. Submittals		
A. Manufacturer's Data: Submit copies of the manufacturer's and/or source data for all materials specified, including soils, soil amendments and fertilizer materials. Comply with regulations applicable to landscape materials.		
B. Samples: Submit samples of all topsoil, soil mixes, mulches, and organic materials. Samples shall weigh 1 kg (2 lb) and be packaged in plastic bags. Samples shall be typical of the lot of material to be delivered to the site and provide an accurate indication of color, texture, and organic makeup of the material.		
C. Nursery Sources: Submit a list of all nurseries that will supply plants, along with a list of the plants they will provide and the location of the nursery.		
D. Soil Test: Submit soil test analysis report for each sample of topsoil and planting mix from a soil testing laboratory approved by the landscape architect.		
1. Provide a particle size analysis, including the following gradient of mineral content:		
USDA Designation		
Gravel	+2 mm	Size in mm
Very Coarse Sand	1–2 mm	
Coarse Sand	0.5–1 mm	
Medium Sand	0.25–0.5 mm	
Fine Sand	0.1–0.25 mm	
Very fine sand	0.05–0.1 mm	
Silt	0.002–0.05 mm	
Clay	smaller than 0.002	
2. Provide a chemical analysis, including the following:		
a. pH and buffer pH		
b. Percentage of organic content by oven-dried weight.		
c. Nutrient levels by parts per million, including phosphorus, potassium magnesium, manganese, iron, zinc, and calcium. Nutrient test shall include the testing laboratory recommendations for supplemental additions to the soil based on the requirements of horticultural plants.		
d. Soluble salt by electrical conductivity of a 1:2, soil: water, sample measured in millimho per cm.		
e. Cation exchange capacity (CEC)		
E. Material Testing: Submit the manufacturers particle size analysis, and the pH analysis and provide a description and source location for the content material of all organic materials.		
F. Maintenance Instructions: Prior to the end of maintenance period, Landscape Contractor shall furnish three copies of written maintenance instructions to the Landscape Architect for transmittal to the Owner for maintenance and care of installed plants through their full growing season.		
VI. Utility Verification		
A. The contractor shall contact the local utility companies for verification of the location of all underground utility lines in the area of the work. The contractor shall be responsible for all damage resulting from neglect or failure to comply with this requirement.		
Part 2. Materials		
I. Plants		
A. Plants shall be true to species and variety specified and nursery-grown in accordance with good horticultural practices under climatic conditions similar to those in the locality of the project for at least two years. They shall have been freshly dug.		
1. All plant names and descriptions shall be as defined in Hortus Third.		
2. All plants shall be grown and harvested in accordance with the American Standard for Nursery Stock and Florida Department of Agriculture Grades and Standards for Nursery Plants.		
3. Unless approved by the landscape architect, plants shall have been grown at a latitude not more than 325 km (200 miles) north or south of the latitude of the project, unless the provenance of the plant can be documented to be compatible with the latitude and cold hardiness zone of the planting location.		
B. Unless specifically noted, all plants shall be exceptionally heavy, symmetrical, and so trained or favored in development and appearance as to be unquestionably and outstandingly superior in form, compactness, and symmetry. They shall be sound, healthy, vigorous, well branched, and densely foliated with quick freedom of disease and insects, and show healthy, well-developed root systems. They shall be free from physical damage or other conditions that would prevent vigorous growth.		
1. Trees with multiple leaders, unless specified, will be rejected. Trees with a damaged or crooked leader, bark abrasions, unsound, disfiguring knots, insect damage, or cuts of limbs over 20 mm (3/4 in.) in diameter that are not completely closed will be rejected.		
C. Plants shall conform to the measurements specified, except that plants larger than those specified may be used if approved by the landscape architect. Use of larger plants shall not increase the contract price. If larger plants are approved, the root ball shall be increased in proportion to the size of the plant.		
1. Caliper measurements shall be taken on the trunk 150 mm (6 in.) above the natural ground line for trees up to and including 100 mm (4 in.) in caliper, and 300 mm (12 in.) above the natural ground line for trees over 100 mm (4 in.) in caliper. Height and spread dimensions specified refer to the main body of the plant and not from branch tip to branch tip. Plants shall be measured when branches are in their normal position. If a range of sizes is given, no plant shall be less than the minimum size, and no less than 50 percent of the maximum size specified. Measurements specified are minimum sizes acceptable after pruning, where pruning is required. Plants that meet measurements but do not possess a standard relationship between height and spread, according to the Florida Department of Agriculture Grades and Standards for Nursery Plants, shall be rejected.		
D. Substitution of plant material or writing shall be authorized in writing by the landscape architect. If proof is submitted in writing that a plant specified is not obtainable, consideration will be given to the nearest available size or similar variety, with a corresponding adjustment of the contract price.		
E. The plant schedule provided, at the end of this section, or on the drawing, is for the contractor's information only, and no guarantee is expressed or implied that the quantities therein are correct or that the list is complete. The contractor shall ensure that all plant materials shown on the drawings are included in his or her bid.		
F. All plants shall be labeled by plant name. Labels shall be attached securely to all plants, bundles, and containers of plant materials when delivered. Plant labels shall be durable and legible, with information given in weather-resistant ink or embossed process lettering.		
G. Selection and Tagging		
1. Plants shall be subject to inspection for conformity to specification requirements and approval by the landscape architect at their place of growth and upon delivery. Such approval shall not impair the right of inspection and rejection during progress of the work.		
2. A written request for the inspection of plant material shall be submitted to the landscape architect at least ten calendar days prior to digging. This request shall state the place of growth and the quantity of plants to be inspected. The landscape architect may refuse inspection at this time if, in his or her judgment, sufficient quantities of plants are not available for inspection or landscape architect deems inspection is not required.		
3. All field grown deciduous trees shall be marked to indicate the trees north orientation in the nursery. Place a 1-in. diameter spot of white paint onto the north side of the tree trunk within the bottom 12 inches of the trunk.		
H. Anti-Desiccant		
1. Anti-desiccants, if specified, are to be applied to plants in full leaf immediately before digging or as required by the landscape architect.		
2. Anti-desiccants are to be sprayed so that all leaves and branches are covered with a continuous protective film.		
I. Balled and Burlapped (B&B) Plant Materials		
1. Trees designated B&B shall be properly dug with firm, natural balls of soil retaining as many fibrous roots as possible, in sizes and shapes as specified in the Florida Department of Agriculture Grades and Standards for Nursery Plants. Balls shall be firmly wrapped with synthetic, natural, or treated burlap, and/or wire. All synthetic fabric should be removed from the rootball prior to planting. True biodegradable burlap can be left around the root ball. The root collar shall be apparent at surface of ball free with loose, broken, processed, or manufactured root balls will not be accepted, except with special written approval before planting.		
J. Container Plants		
1. Plants grown in containers shall be of appropriate size for the container as specified in the most recent edition of the Florida Department of Agriculture Grades and Standards for Nursery Plants and be free of circling roots on the exterior and interior of the root ball.		
2. Container plants shall have been grown in the container long enough to have established roots throughout the growing medium.		
K. Bareroot and Collected Plants		
1. Plants designated as bareroot or collected plants shall conform to the American Standard for Nursery Stock.		
2. Bareroot material shall not be dug or installed after bud break or before dormancy.		
3. Collected plant material that has not been taken from active nursery operations shall be dug with a root ball spread at least 1/3 greater than nursery grown plants. When specified or approved, shall be in good health, free from disease, insect or weed infestation and shall not be planted before inspection and acceptance at the site. Testing may be required at the discretion of the Landscape Architect and/or the Owner and shall be provided at no additional cost.		
L. Specimen Material: Plant material specified as specimens are to be approved by the Landscape Architect before being brought to the site. Unless otherwise noted on the drawings, these plants shall be Florida Fanny.		
M. Palms		
1. Coconut Palms shall be grown from a certified seed.		
2. All palm species except Sabal palmetto shall have roots adequately wrapped before planting.		
3. Sabal palms shall be installed on site at the earliest opportunity in the construction process.		
All Sabal palms shall be from Palm Beach County or other sandy soils. All Sabal palms shall be Florida Fanny.		
4. For booted trunk palms, trunks shall have clean intact boots firmly attached to the palm trunk. For slick trunk palms, trunk shall be clean and free from defects or damage at the site.		
5. The Contractor shall treat all palms as required to prevent infestation by the palmetto weevil.		
N. Sod		
1. Sod shall be graded #1 or better. Sod shall be loam or muck grown with a firm, full texture and good root development. Sod shall be thick, healthy and free from defects, including but not limited to dead thatch, insects, fungus, diseases and contamination by weeds, other grass varieties or objectionable plant material.		
2. Sod shall be sufficiently thick to insure a dense stand of live grass. Sod shall be live, fresh, and uninjured at the time of planting. Plants dug within 48 hours after harvesting.		
3. Sod area shall be all areas not otherwise identified and shall include the area beyond the property line to the edge of pavement and/or edge of water.		
O. Immediately after harvesting plants, protect from drying and damage until shipped and delivered to the planting site. Rootballs shall be checked regularly and watered sufficiently to maintain root viability.		
P. Transportation and Storage of Plant Material		
1. Branches shall be tied with rope or twine only, and in such a manner that no damage will occur to the bark or branches.		
2. During transportation of plant material, the contractor shall exercise care to prevent injury and drying out of the trees. Should the roots be dried out, large branches broken, balls of earth broken or loosened, or areas of bark torn, the landscape architect may reject the injured tree(s) and order them replaced at no additional cost to the owner. All loads of plants shall be covered at all times with tarpaulin or canvas. Loads that are not protected will be rejected.		
3. All bareroot stock sent from the storage facility shall be adequately covered with wet soil, sawdust, woodchips, moss, peat, straw, hay, or other acceptable moisture-holding medium, and shall be covered with a tarpaulin or canvas. Loads that are not protected in the above manner will be rejected.		
4. Plants must be protected at all times from sun or drying winds. Those that cannot be planted immediately on delivery shall be kept in the shade, well protected with soil, wet mulch, or other acceptable material, and kept well watered. Plants shall not remain unplanted any longer than three days after delivery. Plants shall not be bound with wire or rope at any time so as to damage the bark or break branches. Plants shall be lifted and handled with suitable support of the soil ball to avoid damaging it.		

Q. Mechanized Tree Spade Requirements		
Trees may be moved and planted with an approved mechanical tree spade. The tree spade shall move trees limited to the maximum size allowed for a similar B&B root-ball diameter according to the American Standard for Nursery Stock or the manufacturer's maximum size recommendation for the tree spade being used, whichever is smaller. The machine shall be approved by the landscape architect prior to use. Trees shall be planted at the designated locations in the manner shown in the plans and in accordance with applicable sections of the specifications.		
II. Materials for Planting		
A. Mulch: Except as otherwise specified, mulch shall be shredded Melaleuca mulch – grade "A". All Melaleuca mulch shall be made entirely from the wood and bark of the Melaleuca quinquinervia tree. It shall not contain more than 10% bark (by volume). Shreds and chips shall not be larger the 3/4" diameter and 1 1/2" in length. Mulch shall be free of weeds, roots, and any other organic or inorganic material other than Melaleuca wood and bark. It shall not contain stones or other foreign material that will prevent its eventual decay. This shall be applied to all planted areas where indicated so that, after installation, the mulch thickness will not be less than 3". Submit sample for approval.		
B. Peat: Peat be horticultural peat composed of not less than 60% decomposed organic matter by weight, on an oven dried basis. Peat shall be delivered to the site in a workable condition free from lumps.		
C. Gravel Mulch: Use only where specifically indicated on the plans of the size and type shown. Unless otherwise specified it shall be water-worn, hard durable gravel, washed free of loam, sand, clay and other foreign substances. It shall be a minimum of 3" deep and shall be contained with edging or other approved gravel stop as indicated on the plans. It shall be a maximum of 1 1/2", a minimum of 3/4" and of a readily-available natural gravel color range. Provide geotextile filter fabric below aggregate rock.		
D. Root Barrier: Where specified, root barriers shall be installed on all tree and palm material in accordance with the root barrier detail provided within the plan drawings. Root barriers shall comply with all requirements of the municipality within which they are located as well as with any other applicable requirements of any offered utilities. The barrier shall be an erosion specifically manufactured for use on planter surfaces. Anti-desiccants shall be delivered in containers of the manufacturer and shall be mixed according to the manufacturer's directions. Submit manufacturer literature for approval.		
III. Materials for Soil Amendment		
A. Pine Bark: Horticultural-grade milled pine bark, with 80 percent of the material by volume sized between 0.1 and 15.0 mm.		
1. Pine bark shall be aged sufficiently to break down all woody material. Pine bark shall be screened.		
2. pH shall range between 4 and 7.0.		
3. Submit manufacturer literature for approval.		
B. Organic Matter: Leaf matter and yard waste composted sufficiently to break down all woody fibers, seeds, and leaf structures, and free of toxic and nonorganic material. Organic matter shall be commercially prepared compost. Submit 0.5 kg (1 lb) sample and suppliers literature for approval.		
C. Course Sand: Course concrete sand, ASTM C-33 Fine Aggregate, with a Fines Modulus Index of 2.75 or greater.		
1. Sands shall be clean and free of limestone, shale and silt particles.		
2. Provide the following particle size distribution:		
Sieve	Percentage Passing	
3/8 (9.5 mm)	95–100	
No. 4 (4.75 mm)	85–100	
No. 8 (2.36 mm)	80–100	
No. 16 (1.18 mm)	50–85	
No. 30 (0.60 mm)	25–60	
No. 60 (0.30 mm)	10–30	
No. 100 (0.15 mm)	2–10	
D. Lime: Shall be ground, pelleted, or pulverized lime manufactured to meet agricultural standards and contain a maximum of 60 percent oxide (i.e. calcium oxide plus magnesium oxide). Submit manufacturer literature for approval.		
E. Sulfur: Shall be flowers of sulfur, pelleted or granular sulfur, or iron sulfate. Submit manufacturer literature for approval.		
F. Fertilizer: Agricultural fertilizer of a formula indicated by the soil test. Fertilizers shall be organic, slow-release compositions whenever applicable. Submit manufacturer literature for approval.		
IV. Planting Mix		
A. Planting Mix		
1. Planting Mix for Trees, Shrubs, Groundcovers and vines: Check with landscape architect for appropriate mixture.		
2. Planting Mix for Palms: Mixture of course sand and peat mixed to the following proportion:		
Component	Percent by Volume	
Coarse Sand	75%	
Peat	25%	
B. Planting mix shall be thoroughly mixed, screened, and shredded.		
Prior to beginning the mixing process, submit a 1-kg (2-lb) sample of the proposed mix with soil test results that indicate the mix ratio and the results achieved.		
D. During the mixing process but prior to installing the mix, submit a 1-kg (2-lb) sample for each 200 cubic meters (250 cubic yards) of planting mix, taken randomly from the finished soil mix, with soil test results for approval. In the event that the test results do not meet the required particle size distribution, remix and resubmit a revised planting mix.		
E. Make all amendments of lime/sulfur and fertilizer indicated by the soil test results at the time of mixing.		
F. All mixing shall take place in the contractors yard, using commercial mixing equipment sufficient to thoroughly mix all components.		
G. Protect the planting mix from erosion prior to installation.		
Part 3. Execution		
I. Excavation of Planted Areas		
A. Locations for plants and/or outlines of areas to be planted are to be staked out at the site. Locate and mark all subsurface utility lines. Approval of the stakeout by the landscape architect is required before excavation begins.		
B. Tree, shrub, and groundcover beds are to be excavated to the depth and widths indicated on the landscape plan detail drawings. If the planting area under any tree is initially dug too deep, the soil added to bring it up to the correct level should be thoroughly tamped.		
1. The sides of the excavation of all planting areas shall be sloped at a 45 degree angle up to the top of the excavation.		
2. The bottom of all beds shall be sloped parallel to the proposed grades or toward any subsurface drain lines within the planting bed. The bottom of the planting bed directly under any tree shall be horizontal such that the tree sits plumb.		
3. Maintain all required angles of repose of adjacent materials as shown on the drawings. Do not excavate compacted subgrades of adjacent pavement or structures.		
4. Subgrade soils shall be separated from the topsoil, removed from the area, and not used as backfill in any planted or lawn area. Excavations shall not be left uncovered or unprotected overnight.		
C. For trees and shrubs planted in individual holes in areas of good soil that is to remain in place and/or to receive amendment in the top 150-mm (6 in.) layer, excavate the hole to the depth of the root ball and to widths shown on the drawing. Slope the sides of the excavation at a 45 degree angle up and away from the bottom of the excavation.		
1. In areas of slowly draining soils, the root ball may be set up to 75 mm (3 in.) or 1/8 of the depth of the root ball above the adjacent soil level.		
2. Save the existing soil to be used as backfill around the tree.		
3. On steep slopes, the depth of the excavation shall be measured at the center of the hole and the excavation dug as shown on the drawings.		
D. Detrimental soil conditions: The landscape architect is to be notified, in writing, of soil conditions encountered, including poor drainage, and other items that the contractor deems detrimental to the growth of plant material. When detrimental conditions are uncovered, planting shall be discontinued until instructions to resolve the conditions are received from the landscape architect.		
E. Obstructions: If rock, underground construction work, utilities, tree roots, or other obstructions are encountered in the excavation of planting areas, alternate locations for any planting shall be determined by the landscape architect.		
II. Installation of Planting Mix		
A. Prior to the installation of the planting mix, install subsurface drains, irrigation main lines, lateral lines, and irrigation risers shown on the drawings.		
B. The landscape architect shall review the preparation of subgrades prior to the installation of planting mix.		
C. Do not proceed with the installation of planting mix until all utility work in the area has been installed.		
D. Protect adjacent walls, walks, and utilities from damage or staining by the soil. Use 12-mm (1/2 in.) plywood and/or plastic sheeting as directed to cover existing concrete, metal, masonry work, and other items as directed during the progress of the work.		
1. Clean up any soil or dirt spilled on any paved surface at the end of each working day.		
2. Any damage to the paving or architectural work caused by the soils installation contractor shall be repaired by the general contractor at the soils installation contractors expense.		
E. Till the subsoil into the bottom layer of topsoil or planting mix.		
1. Loosen the soil of the subgrade to a depth of 50 to 75 mm (2 to 3 in.) with a rototiller or other suitable device.		
2. Spread a layer of the specified topsoil or planting mix 50 mm (2 in.) deep over the subgrade. Thoroughly till the planting mix and the subgrade together.		
3. Immediately install the remaining topsoil or planting mix in accordance with the following specifications. Protect the tilled area from being compacted, subgrade to become the tilled area. NOT use the tilled area as a subgrade.		
4. In the event that the tilled area becomes compacted, till the area again prior to installing the planting mix.		
F. Install the remaining topsoil or planting mix in 200- to 250-mm (8- to 10-in.) lifts to the depths and shown on the drawing details. The depths and grades shown on the drawings are the final grades after soil settlement and shrinkage of the organic material. The contractor shall install the soil at a higher level to anticipate this reduction of soil volume, depending on predicted settling properties for each type of soil.		
1. Phase the installation of the soil such that equipment does not have to travel over already-installed topsoil or planting mix.		
2. Compact each lift sufficiently to reduce settling but not enough to prevent the movement of water and feeder roots through the soil. The soil in each lift should feel firm to the foot in all areas and make only slight heel prints. Overcompaction shall be determined by the following field percolation test.		
a. Dig a hole 250 mm (10 in.) in diameter and 250 mm (10 in.) deep.		
b. Fill the hole with water and let it drain completely. Immediately refill the hole with water, and measure the rate of fall in the water level.		
c. In the event that the water drains at a rate less than 25 mm (1 in.) per hour, till the soil to a depth required to break the overcompaction.		
d. The landscape architect shall determine the need for, and the number and location of percolation tests based on observed field conditions of the soil.		
3. Spread the soil and water in layers during installation to allow for satisfactory compaction. Suspend installation operations if the soil becomes wet. Do not place soils on wet subgrade.		
4. Provide adequate equipment to achieve consistent and uniform compaction of the soils. Use the smallest equipment that can reasonably perform the task of spreading and compaction.		
Add lime or sulfur fertilizer and other amendments during soil installation. Spread the amendments over the top layer of soil and till into the top 100 mm (4 in.) of soil. Soil amendments may be added at the same time that organic matter, when required, is added to the top layer of soil.		
5. Protect the planting mix from erosion during installation. Areas that become overcompacted shall be tilled to a depth of 125 mm (6 in.). Uneven or settled areas shall be filled and regraded.		

III. Fine Grading

A. It shall be the responsibility of the Contractor to finish grade (min. 6" below adjacent F.F.E.). Finish grades in planting areas shall be one inch lower than adjacent paving and are to include 3" of mulching. New earthwork shall blend smoothly into the existing earthwork, and grades shall pitch evenly between spot grades. All planted areas must pitch to drain at a minimum of 1/4" per foot. Any discrepancies not allowing this to occur shall be reported to the Landscape Architect prior to continuing work.

B. Fill all dips and remove any bumps in the overall plane of the slope.

1. The tolerance for dips and bumps in lawn areas shall be a 12-mm (1/2 in.) deviation from the plane in 3,000 mm (10 ft).

2. The tolerance for dips and bumps in shrub planting areas shall be a 25-mm (1 in.) deviation from the plane in 3,000 mm (10 ft).

3. All fine grading shall be inspected and approved by the landscape architect prior to planting, mulching, sodding, or seeding.

C. Berming shall not be placed within 10' of any existing tree nor will it be allowed to encroach upon any utility, drainage, or maintenance easement. Berming shall not impede or obstruct any necessary swales needed to drain other areas for the property.

IV. Planting Operations

A. Plants shall be set on flat-tamped or excavated pads at the same relationship to finished grade as they were to the ground from which they were dug, unless otherwise noted on the drawings. Plants must be set plumb and braced in position until topsoil or planting mix has been placed and tamped around the base of the root ball. Improper compacting of the soil around the root ball may result in the tree settling or leaning. Plants shall be set so that they will be at the same depth and so that the root ball does not shift or move laterally one year later.

1. Determine the elevation of the root flare and ensure that it is planted at grade. This may require that the tree be set higher than the grade in the nursery.

2. If the root flare is less than 50 mm (2 in.) below the soil level of the root ball, plant the tree the appropriate level above the grade to set the flare even with the grade. If the flare is more than 50 mm (2 in.) at the center of the root ball the tree shall be rejected.

B. Lift plants only from the bottom of the root balls or with belts or lifting harnesses of sufficient width not to damage the root balls. Do not lift trees by their trunk or use the trunk as a lever in positioning or moving the tree in the planting area.

C. Remove plastic, paper, or fiber pots from containerized plant material. Pull roots out of the root mat. Loosen the potting medium and shake away from the root mat. Immediately after removing the container, install the plant such that the roots do not dry out. Pack planting mix around the exposed roots while planting.

D. The roots of bare-root trees shall be pruned at the time of planting to remove damaged or undesirable roots (those likely to become a detriment to future growth of the root system). Bare-root trees shall have the roots spread to approximate the natural position of the roots and shall be centered in the planting pit. The planting-soil backfill shall be worked firmly into and around the roots, with care taken to mix around the exposed roots while planting.

E. Cut ropes or strings from the top of shrub root balls and trees smaller than 3 in. caliper after plant has been set. Remove burlap or cloth wrapping and any wire baskets from around top half of balls. Do not turn under and bury portions of burlap at top of ball.

1. Do not immediately remove the ropes and burlap from trees larger than 3 in. caliper. Return to each tree three months after planting and cut all ropes around the trunks and tops of the root balls of these trees.

2. Completely remove any waterproof or water-repellant strings or wrappings from the root ball and trunk before backfilling.

F. Set balled and burlapped trees in the hole with the north marker facing north unless otherwise approved by the landscape architect.

G. Plants at the soil level shall be planted in the hole with the planting mix into the area around the tree, tamping lightly to reduce settlement.

1. For plants planted in individual holes in existing soil, add any required soil amendments to the soils, as the material is being backfilled around the plant. Ensure that the amendments are thoroughly mixed into the backfill.

2. For plants planted in large beds of prepared soil, add soil amendments during the soil installation process.

3. Ensure that the backfill immediately around the base of the root ball is tamped with foot pressure sufficient to prevent the root ball from shifting or leaning.

H. Solid soil shall be added with closely abutting joints with a tamped or rolled, even surface. Stagger strips to offset joints in adjacent areas. Bring the sod edge in a neat, clean manner to the edge of all paving and shrub areas. Sod along slopes shall be pegged to hold sod in place along slopes or banks a wood peg acceptable to the Landscape Architect shall be used at no additional cost to the Owner. If, in the opinion of the Landscape Architect, top-dressing is necessary after rolling, clean sand will be evenly applied over the entire surface and thoroughly washed in without additional charge.

I. Thoroughly water all plants immediately after planting. Apply water by hose directly to the root ball and the adjacent soil.

J. Remove all tags, labels, strings, etc. from all plants.

K. Remove any excess soil, debris, and planting material from the job site at the end of each workday.

L. Form watering saucers 100 mm (4 in.) high immediately outside the area of the root ball of each tree as indicated on the drawings.

V. Relocation of Existing Material:

A. Landscape Contractor shall root prune trees which are to be relocated in accordance with approved horticultural practices and the following procedures.

1. Select a healthy tree.

2. Selectively trim the canopy removing dead limbs, cross branching over crowned areas, and lower undesirable limbs. Fertilize and water trees before pruning.

3. Root prune 50% of the root system approximately 18"-2' deep (depending upon species and size). This is done by hand with sharp hand tools or a root pruning saw. The diameter of the root ball to be pruned is 8-12 inches per every one inch of diameter at breast height of the tree.

4. Back fill the existing soil with peat moss to stimulate new root growth of the pruned roots.

5. Water in thoroughly and treat with a mycorrhizae and a low nitrogen fertilizer (so not to burn the pruned roots). Brace trees if deemed necessary.

6. The root pruned tree should be watered every day (especially during warm months of the season), the equivalent of 5 gallons for every DBH of tree per day.

7. Root pruned trees should be let to stand for a minimum of 6 weeks for trees less than 8" DBH and as long as 3 months for larger specimens prior to transplanting.

8. For best health and survivorship, new root growth should be evident on root pruned trees prior to transplanting.

9. Upon transplanting, water should be applied every day as outlined in step 6 for at least one year.

VI. Staking and Guying

A. The Contractor shall stake all trees and palms in accordance with the tree and palm staking details provided within the plan drawings. Alternate methods of guying or staking may be employed with the prior approval of the Landscape Architect.

B. The Contractor shall be responsible for the replacement or adjustment of all trees, palms or shrubs that fall or lean during the guarantee period. The Contractor shall be responsible for any damage caused by the falling or leaning of trees.

C. Stakes and guys shall be installed immediately upon approval or planting, and shall be removed in accordance with the staking details provided within the plan drawings. Any tree that is not stable at the end of the warranty period shall be rejected.

VII. Pruning

A. Plants shall not be heavily pruned at the time of planting. Pruning is required at planting time to correct defects in the tree structure, including removal of injured branches, watersprouts, suckers, and interfering branches. Healthy lower branches and interior small twigs should not be removed except as necessary to clear walks and roads. In no case should more than one-quarter of the branching structure be removed. Retain the shape of the crown.

B. All pruning shall be completed using clean, sharp tools. All cuts shall be clean and smooth, with the bark intact with no rough edges or tears.

C. Pruning of large trees shall be done from a hydraulic man-lift such that it is not necessary to climb the tree.

VIII. Mulching

A. All trees, palms, shrubs, and other plantings will be mulched with mulch previously approved by the landscape architect. The mulch shall be a minimum 3" thick layer over all tree, shrub and ground cover planting areas, unless otherwise specified. All mulch layers shall be of the specified thickness at the time of the final acceptance of the work. Mulch must not be placed within 3 inches of the trunks of trees, palms or shrubs.

B. Place mulch at least 3" in depth in a circle around all trees located in lawn areas. The diameter of the circle shall be 18" in diameter larger than the ball of the plant provided. Mulch must not be placed within 3 inches of the trunks of trees, palms or shrubs.

IX. Maintenance of Trees, Shrubs, and Vines

A. Maintenance shall begin immediately after each plant is planted and continue until its acceptance has been confirmed by the Landscape Architect.

B. Maintenance shall consist of pruning, watering, cultivating, weeding, mulching, fertilizing, tightening and repairing guys and stakes, resetting plants to proper grades or upright position, restoring of the planting saucer, and furnishing and applying such sprays or other materials as necessary to keep plantings free of insects and diseases and in vigorous condition.

C. Planting areas and plants shall be protected at all times against trespassing and damage of all kinds for the duration of the maintenance period. The contractor shall be responsible for the replacement or adjustment of all trees, palms or shrubs that fall or lean during the guarantee period. The Contractor shall be responsible for any damage caused by the falling or leaning of trees.

D. Watering: Contractor shall irrigate as required to maintain vigorous and healthy tree growth. Overwatering or flooding shall not be allowed. The contractor shall monitor, adjust, and use existing irrigation facilities, if available, and furnish any additional material, equipment, or water to ensure adequate irrigation. Root balls of all trees and large shrubs shall be spot watered using handheld hoses during the first four weeks after planting.

E. During periods of restricted water usage, all governmental regulations (permanent and temporary) shall be followed. The contractor may have to transport water from ponds or other sources, at no additional expense to the owner when irrigation systems are unavailable.

F. Remove soil ridges from around watering basins prior to end of maintenance period, as directed by Landscape Architect

X. Acceptance

A. The landscape architect shall inspect all work for acceptance upon written request of the contractor. The request shall be received at least ten calendar days before the anticipated date of inspection.

B. Acceptance of plant material shall be for general conformance to specified size, character, and quality and shall not relieve the contractor of the responsibility without the contractor's request for inspection or cost of replacement, including correct specification.

C. Upon completion and re-inspection of all repairs or renewals necessary in the judgment of the landscape architect, the landscape architect shall certify in writing that the work has been accepted.

XI. Acceptance in Part

A. Work may be accepted in parts when the landscape architect and contractor deem that practice to be in their mutual interest. Approval must be given in writing by the landscape architect to the contractor verifying that the work is to be completed in parts. Acceptance of work in parts shall not waive any other provision of this contract.

XII. Guarantee Period and Replacements

A. The guarantee period for trees and shrubs shall begin at the date of acceptance.

B. The contractor shall guarantee all plant material to be in healthy and flourishing condition for a period of one year from the date of acceptance.

C. When work is accepted in parts, the guarantee periods extend from each of the partial acceptances to the terminal date of the guarantee of the last acceptance. Thus, all guarantee periods terminate at one time.

D. The contractor shall be responsible for the replacement or adjustment of all trees, palms or shrubs that fall or lean during the guarantee period. The Contractor shall be responsible for any damage caused by the falling or leaning of trees.

E. The contractor shall be responsible for the replacement or adjustment of all trees, palms or shrubs that fall or lean during the guarantee period. The Contractor shall be responsible for any damage caused by the falling or leaning of trees.

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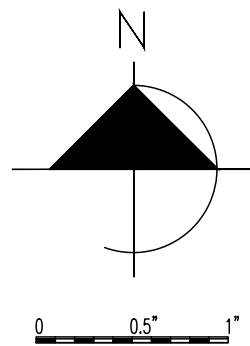
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J. The contractor shall be responsible for the replacement or adjustment of all trees, palms or shrubs that fall or lean during the guarantee period. The Contractor shall be responsible for any damage caused by the falling or leaning of trees.

XIII. Final Inspection and Final Acceptance

A. At the end of the guarantee period and upon written request of the contractor, the landscape architect will inspect all guaranteed work for final acceptance. The request shall be received at least ten calendar days before the anticipated date for final inspection. Upon completion and re-inspection of all repairs or renewals necessary in the judgment of the landscape architect at that time, the landscape architect shall certify, in writing, that the project has received final acceptance.



FAE

CONSULTING

300 LOOK ROAD, SUITE 302
DEERFIELD BEACH, FLORIDA 33441
TEL: (561) 391-9292, FAX: (561) 391-9898
WWW.FAECONSULTING.COM
URBANA INFRASTRUCTURE, P.E. LICENSE #73122
STEPHEN F. ROLLIN, P.E. LICENSE #36428
E-MAIL: INFO@FAECONSULTING.COM

Stephen F. Rollin

Digitally signed by Stephen F. Rollin
DN: cn=Stephen F. Rollin, o=FAE CONSULTING, ou=FAE CONSULTING, email=info@faeconsulting.com, c=US
Reason: I am the author of this document.
Date: 2020.08.03 15:16:10-00

LANDSCAPE PLAN

3901 GULFSTREAM ROAD
PALM SPRINGS, FL 33461

REVISION:		
#	DATE	DESCRIPTION

ISSUED FOR PERMIT:

08-03-20

DRAWING TITLE:

PHOTOMETRIC PLAN

DATE: 08/03/20

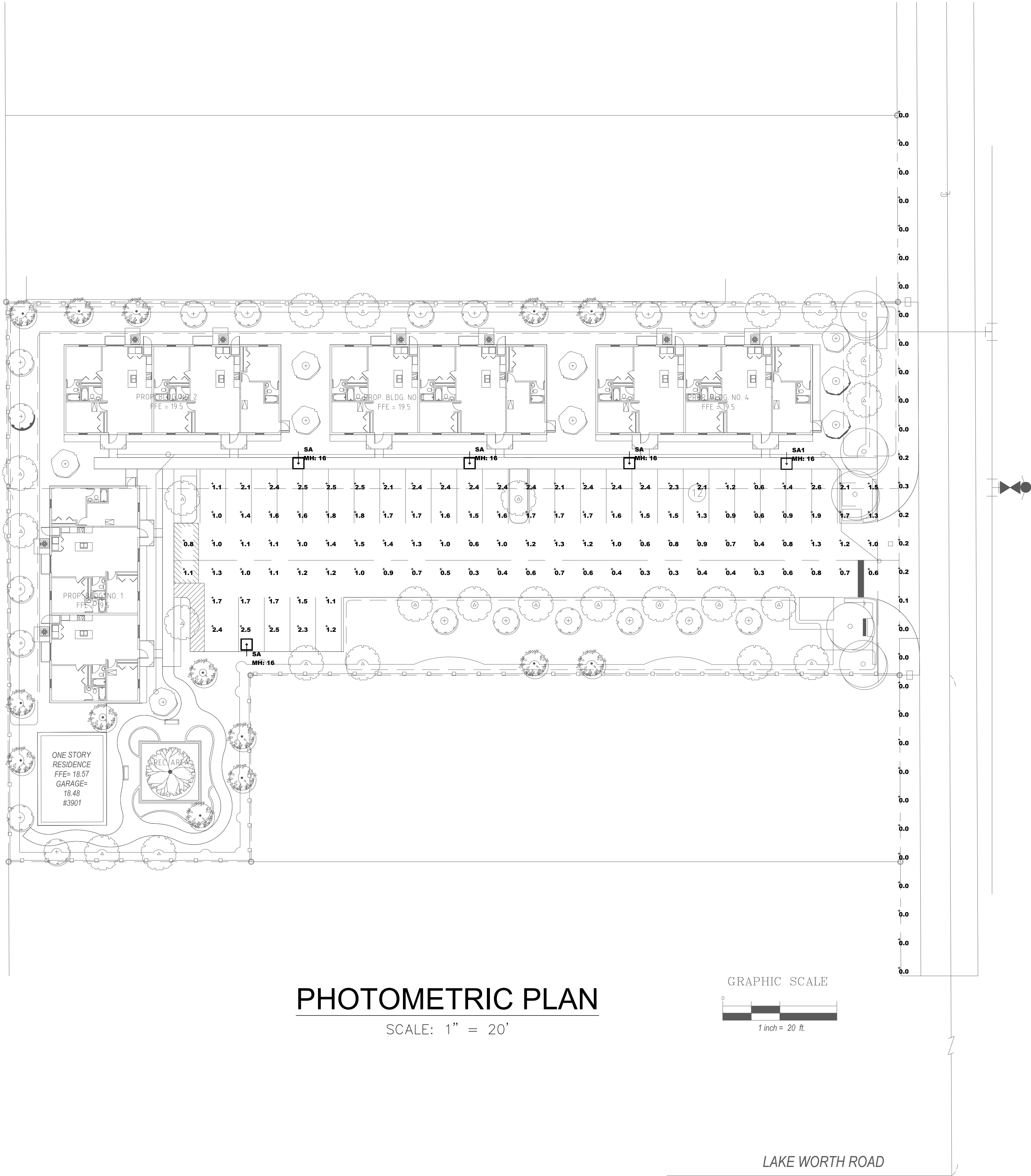
SCALE: 1" = 20'-0"

DRAWN BY: DR

CHECKED BY: SR

PROJECT NO. 20194

EP1.1



Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Lum. Watts
SA	4	SA	SINGLE	N.A.	0.950	BEACON VP-S-36L-65-4K7-4W-BC-SWP FIBERGLASS POLE MTD - 16' A.G.	66.5
SA1	1	SA1	SINGLE	10060	0.400	BEACON VPS-36L-80-4K7-LC-SWP-SETAVPS FIBERGLASS POLE MTD - 16' A.G.	80

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
DRIVES & PARKING	Illuminance	Fc	1.37	2.6	0.3	4.57	8.67
GULFSTREAM RD PROPERTY LINE	Illuminance	Fc	0.04	0.3	0.0	N.A.	N.A.

Local Code Requirements (Palm Springs Ord. Section 34.164)							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Multifamily Residential Parking	Illuminance	Fc	-	3.0	0.3	-	10.0
Light Trespass	Illuminance	Fc	-	0.33	-	-	-

PLAN NOTE

THIS PLAN PROVIDED FOR SITE PLAN REVIEW ONLY.

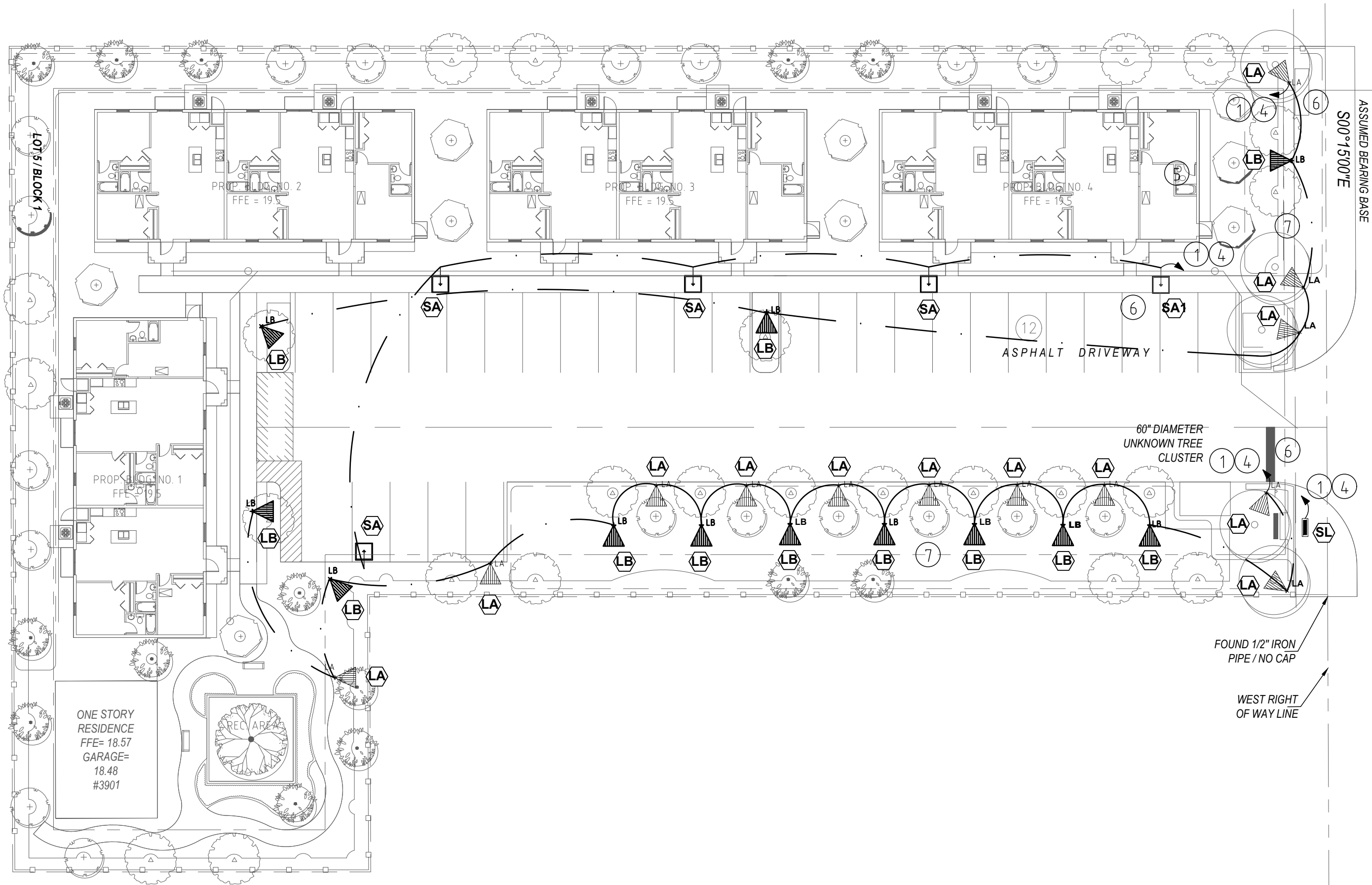
PERMIT SET: 08/03/2020

FIRE SAFETY FLORIDA STATUTES: TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH F.B.C. 2017 SECTION 110.8.4.4 AND CHAPTER 633, FLORIDA STATUTES.

PRIOR TO SUBMITTING HIS BID, THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND INFORM THE ARCHITECT AND THE ENGINEER OF ANY DISCREPANCY BETWEEN THESE DOCUMENTS AND THE EXISTING CONDITIONS AND HE SHALL INCLUDE IN HIS BID TO CORRECT THE SAME AS DIRECTED. THE ENGINEER AND THE ARCHITECT, ARE NOT RESPONSIBLE FOR ANY ADDITIONAL COSTS RESULTING FROM VERIFIABLE EXISTING CONDITIONS DISCOVERED AFTER CONTRACT HAS BEEN AWARDED. NO CHANGES SHALL BE MADE TO THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD. ALL CHANGES SHALL BE SUBMITTED FOR REVIEW PRIOR TO INSTALLATION. NOT FOR BID UNTIL PERMIT HAS BEEN ISSUED.

SITE LIGHTING NOTES:

1. PHOTOMETRICS AND LAYOUT BASED SCHEDULED LUMINAIRES. SEE CONTRACTOR NOTE ON THIS PLAN FOR ADDITIONAL INFORMATION.
2. THE COMPLETE SITE LIGHTING POLE MOUNTED ASSEMBLY MUST WITHSTAND A MINIMUM 170 MPH WINDLOADS. CALCULATIONS AND FOUNDATION DESIGN BY OTHERS. SPECIFICATIONS TO BE PROVIDED TO THE BUILDING DEPARTMENT PRIOR TO INSTALLATION.
3. PROVIDE IN-LINE FUSES AT EACH POLE; ONE IN EACH HOT LEG.
4. ALL SITE LIGHTING CONDUITS SHALL BE BURIED AT A MINIMUM OF 24" BELOW FINISHED GRADE.
5. ALL SITE LIGHTING SHALL BE TIME CLOCK AND PHOTOCELL CONTROLLED UNLESS SPECIFIED OTHERWISE.



ELECTRICAL SITE PLAN

SCALE: 1" = 20'

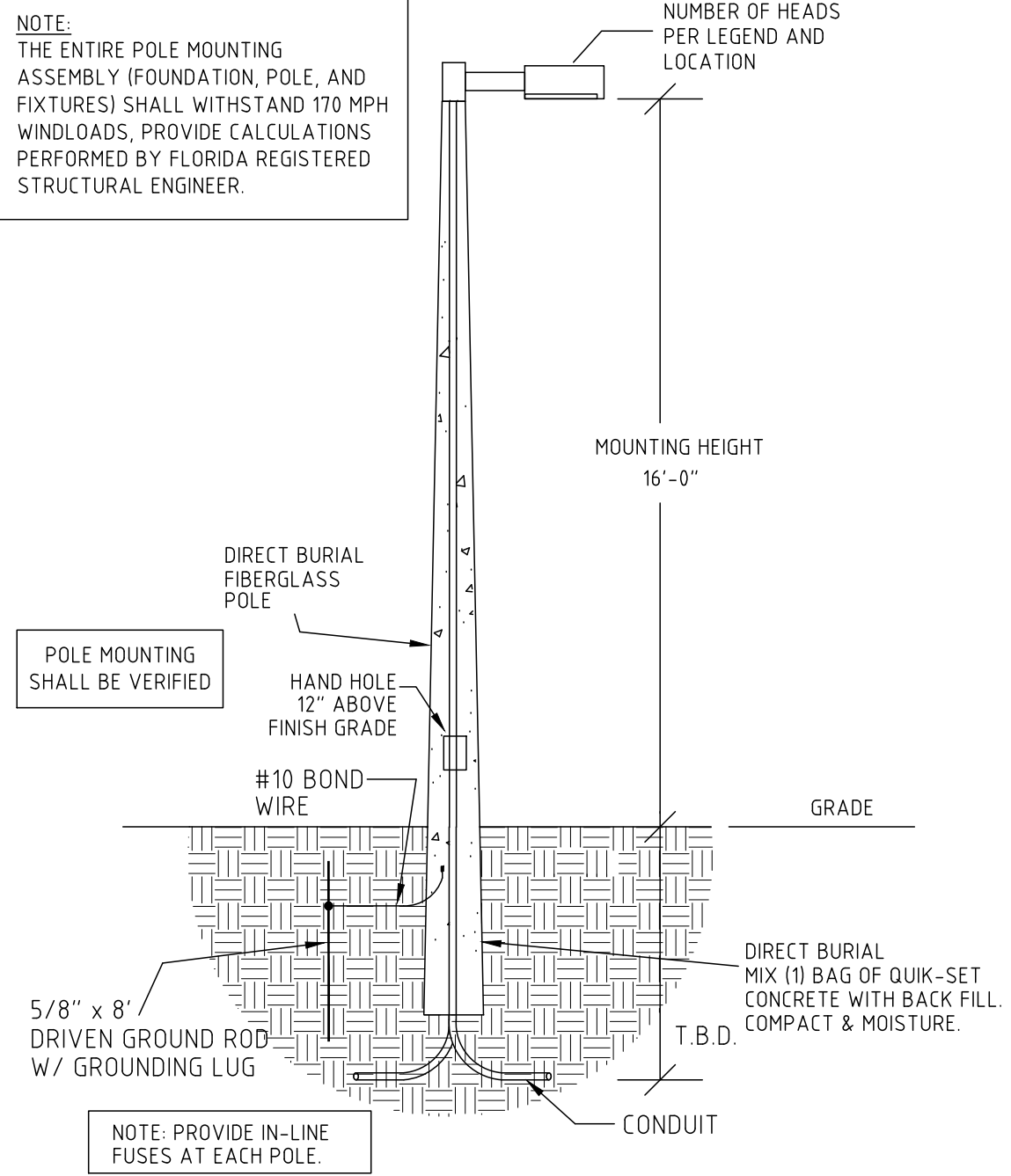
SITE & LANDSCAPE LIGHTING SCHEDULE

Area Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
SA	4	SA	SINGLE	N.A.	0.950	BEACON VP-S-36L-65-4K7-4W-BC-SWP FIBERGLASS POLE MTD - 16' A.G.
SA1	1	SA1	SINGLE	10060	0.400	BEACON VPS-36L-80-4K7-LC-SWP-SETAVPS FIBERGLASS POLE MTD - 16' A.G.

Landscape Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
LA	8	LA	SINGLE	N.A.	0.900	HOLM dCrest-13-K30-SP-BZ GRADE MTD.
LB	10	LB	SINGLE	N.A.	0.900	HOLM dCrest-10-K30-WF-BZ GRADE MTD
SL	1	SL	SINGLE	N.A.	0.900	KIM 43480P70-32L-4KUV-DB GRADE MTD.

ELECTRICAL SITE PLAN KEY NOTES

1. CONTRACTOR TO WIRE THROUGH TIMECLOCK FOR CONTROL OF LIGHTS/SIGNAGE. SPECIFY TORK #LC200 OR APPROVED EQUAL.
2. COORDINATE LANDSCAPE BRANCH CIRCUIT LIGHTING WITH SPECIFIED FIXTURE MOUNTING (POLES/BOLLARDS, ETC.). PROVIDE PULL/SPLICE JUNCTION BOXES AS NEEDED PER N.E.C.
3. LANDSCAPE LIGHTING BRANCH CIRCUIT CONDUCTORS SHALL BE OVSIZED TO COMPENSATE FOR VOLTAGE DROP FROM CIRCUIT LENGTHS, MINIMUM CONDUCTOR SIZE SHALL BE #10 THHN CU. SEE VOLTAGE DROP NOTE ON PLAN E01.
4. THE BUILDING ELECTRICAL ENGINEER OR DESIGNER SHALL DESIGN THE SOURCE PANEL AND CIRCUITING FOR ALL EXTERIOR LIGHTING FROM THE CLOSEST RESIDENTIAL PANEL.
5. THE BUILDING ELECTRICAL ENGINEER OR DESIGNER SHALL COORDINATE WITH THE CONTRACTOR FOR ANY SITE LIGHTING CIRCUITING ADJUSTMENTS BASED ON HIS DESIGN AND SOURCE PANEL SELECTION.
6. THE SITE LIGHTING CONTRACTOR SHALL CONNECT ALL LUMINAIRES AS CIRCUITS INDICATE AND STUB OUT FOR EXTENSION AND CONNECTION BY THE CONTRACTOR AND BUILDING DESIGN ENGINEER TO THEIR PREFERRED RESIDENTIAL PANEL.
7. LANDSCAPE LIGHTING FIXTURE LOCATIONS AND QUANTITIES MAY CHANGE DUE TO ALTERATIONS IN PLANT LOCATIONS AND QUANTITIES. FIELD VERIFY PRIOR TO INSTALLATION WITH OTHER TRADES.



DETAIL NO. 1

POLE MOUNTING

NOT TO SCALE

EXTERIOR EQUIPMENT/ LIGHTING NOTE

ALL EXTERIOR EQUIPMENT AND LIGHTING SHALL BE U.L. LISTED FOR APPLICATION AND ENVIRONMENT. (TYPICAL FOR ENTIRE PROJECT)

NOTE TO CONTRACTOR:

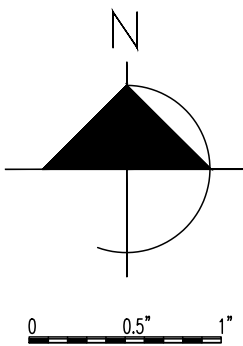
THR ELECTRICAL CONTRACTOR WILL BE RESPONSIBLE FOR EXPENSES ATTRIBUTED DUE TO THE SUBSTITUTION OF THE SPECIFIED PARKING LOT FIXTURES. THE ELECTRICAL CONTRACTOR WILL ALSO BE RESPONSIBLE FOR PROVIDING AN APPROVED PHOTO-METRIC LAYOUT THAT SATISFIES THE LOCAL LIGHTING CODES AND ORDINANCES DUE TO THE SUBSTITUTION OF THE SPECIFIED PARKING LOT FIXTURES.

SITE PLAN NOTE

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FAE CONSULTING

300 LODK ROAD, SUITE 302
DEERFIELD BEACH, FLORIDA 33441
TEL: (561) 391-9292 FAX: (561) 391-9898
WWW.FAECONSULTING.COM
STEPHEN F. ROLLIN, P.E. LICENSE #73122
*STEPHEN F. ROLLIN, P.E. LICENSE #36428
*STEPHEN F. ROLLIN, P.E. LICENSE #86100
EMAIL: INFO@FAECONSULTING.COM

Stephen F Rollin

Design prepared by Stephen F. Rollin
Checked by Stephen F. Rollin
Reviewed by Stephen F. Rollin
Approved by Stephen F. Rollin
Date: 08/03/2020
Scale: 1" = 20'-0"

LANDSCAPE PLAN

3901 GULFSTREAM ROAD
PALM SPRINGS, FL 33461

REVISION:

#	DATE	DESCRIPTION

ISSUED FOR PERMIT:

08-03-20

DRAWING TITLE:

ELECTRICAL SITE PLAN

DATE: 08/03/20

SCALE: 1" = 20'-0"

DRAWN BY: DR

CHECKED BY: SR

PROJECT NO. 20194

PERMIT SET: 08/03/2020

ES1.1

- [illegible]

- FBC BUILDING CODE 6th EDITION (2017)
FBC RESIDENTIAL CODE 6th EDITION (2017)
FBC MECHANICAL CODE 6th EDITION (2017)
FBC EXISTING BUILDING CODE 6th EDITION (2017)
NATIONAL ELECTRICAL CODE 2014 EDITION
FBC PLUMBING CODE 5th EDITION (2017)

- Windows indicated with (egress) must be manufactured to conform to the building codes with respect to minimum emergency egress requirements.
- All sliding glass doors and windows at shower or tub shall be tempered glass.
- All glazed openings shall be protected with wind debris impact resistant shutters according to FBC unless such glazing can provide such a resistance.

- Truss manufacturer is responsible for the design and fabrication of trusses, girders and their connections to each other for the gravity loads and wind speed and conditions listed in this sheet. The design and manufacture of a metal-plate-connected wood roof and floor trusses shall comply with ANSI/TPI 1, and FBC with emphasis on FBC 2017 SECTION R802.10.
- Trusses and girders shall be designed, sized, and sealed by a Florida registered engineer (Truss engineer)/trained by truss manufacturer
- Wind loads in this package are calculated based on alternate method.
- Truss manufacturer shall notify the Engineer of records prior to completing shop drawing. If any loads exceed those specified in the I/E package using the same method as if a new design location.
- Complete calculations and shop drawings shall be signed and sealed by the Truss engineer and shall be submitted to the engineer-of-record for review. Review by the engineer in records will be for compliance with design concept only. The Engineer of records reserves the right to make design changes as deemed appropriate based on such a review.
- Truss manufacturer shall provide all loads to truss connections and uplift load for Individual trusses & girder.
- Truss manufacturer is responsible for the design of bracing for individual truss or girder members to resist lateral buckling under gravity or wind loads, and is responsible for providing a bracing plan of overall floor and roof truss systems.
- The bracing of metal-plate-connected wood trusses shall comply with the engineering code and the design of the absence of specific bracing requirements, trusses shall be braced in accordance with the Truss Plate Institute's (TPI)
- "Holding, Installing, and Bracing Metal Plate Connected Wood Trusses" HIB-81,
- "Permanent bracing for the stability of the truss systems for gravity and lateral loads shall be indicated on truss shop drawings. For temporary truss bracing refer to TPI's HIB-81 summary sheet).
- The bottom chord diagonals places at 45° lateral bracing placed at 8 to 10 feet, nailed to top of the bottom chord, diagonals places at 45° to the lateral braces shall be located at each end.
- Wood trusses shall be braced and erected in accordance with the bracing in the

- A. Structural wood and timber framing shall conform to the "Timber construction manual" as published by the American Institute of Timber construction.
- B. All wood in contact with masonry, concrete, steel or exposed to weather shall be pressure treated.
- C. If ACD pressure treated is used-use all stainless steel fasteners and hangers.
- D. Provide two x 2 Jack studs each side of opening in stud bearing walls unless otherwise noted.
- E. Provide bridging, blocking and nailing of framing in accordance with the Florida Building Code unless otherwise noted.
- F. Plywood sheathing and decking shall be APA rated for spans and exposure required and as shown on plans.
- G. All structural lumber shall be of the following minimum values unless noted, extreme fiber stress in bending $F_b = 1200$ psi, minimum modulus of elasticity $E = 1,600,000$ psi, minimum horizontal shear stress $F_v = 90$ psi. (southern pine #2 with a maximum moisture content of 19% or equal).

- a. Plywood roof sheathing shall be 1/2" x 36", exterior grade, sheathing, with 32/16 APA span rating.
 - b. Lay panels, continuous over two or more spans and with face grain perpendicular to primary framing members. End joints shall occur at center of primary framing member with both panels fastened to it. End joints shall be staggered.
 - c. Fasten plywood roof sheathing panels to all supporting members using 8d ring shank nails.
 - d. Nail spacing shall be 3' o.c. at panel perimeter and 6' o.c. at intermediate supports. For the purpose of nailing, Zone 1 exposure is assumed throughout.
 - e. Exterior porch ceiling and soffit 7/8" stucco on high rib lath
- w/1 3/4" nailing.
- f. Plywood wall sheathing shall be 1/2" x 36", exterior grade, nailing with

3. Use 3/4" plywood subfloor sheathing with 48/24 APA span rating.
4. Edges of plywood panels shall be tongue-and-groove and glued or continuously supported by sub-joists.
5. Lay plywood panels continuous over two or more spans and with face grain perpendicular to the joists. End joints shall occur at center of joist with both panels fastened to joist. End joints shall be staggered. Hold edge of panels 1/2" away from masonry walls.
6. Fasten plywood subfloor panels to supporting joists (and sub-joists if applicable) with 10d common ring shank nails at 6-inches on center maximum at all supports.

- a. Plywood underlayment shall be 1/4" thick, APA underlayment quality.
- b. Lay panels smooth side up with face grain perpendicular to joists. Underlayment panel joints shall be offset at least 2-inches from subfloor panel joints.
- c. Fasten underlayment panels to subfloor using 3d x 1-1/4" ring-shank nails at 3-inches on center along panel edges (3/8" from edge) and at 6-inches on center in each direction throughout remainder of panel. Space nails so that they do not occur at joists.

- GYPSUM BOARD PARTITIONS**
 Non-rated partitions shall have 1/2" h.s. gyp. Bd. on each side of 1/5" h.s. metal studs spaced @ 16" o.c. wood studs @ 24" o.c. center.
 Fire-rated non-bearing partitions shall have 5/8" h.s. gyp. Bd. on each side of 1/2" h.s. (or as indicated on plan) metal studs @ 16" on center with 1" thick gypsum core.
 Storage lockers shall have 1/2" h.s. gyp. Bd. Each side of 2" x 4" wood studs @ 16" on center. Storage areas under stairs shall have 2 layers of 5/8" h.s. gyp. Bd. secured to the walls of the storage area.
- GYPSUM BOARD CEILINGS**
 Storage ceilings shall have 5/8" h.s. "x" gyp. Bd. wood frames of 24" h.s. metal channel.
 Ceilings are to be wood roof trusses @ 24" on center shall be 5/8" h.s. 1" x 3 wood ceiling joists.
 Ceilings offed to wood roof trusses shall be 1/2" h.s. gyp. Bd. on 1" x 3 wood framing @ 16" on center.
 Storage areas under stairs shall have 2 layers of 5/8" h.s. "x" gyp. Bd. secured to the underside of the stair.

- Fill under all slabs shall be clean sand and shall be compacted to a min. of 95% maximum density as per ASTM D-1557. Allowable soil bearing pressure shall be 2500 psf or better. Contractor shall verify these measures.
- Fill under the building shall receive pre-construction soil treatment by the owner for protection against termites.
- Soil shall be free from any expansive and collapsing materials.

- | |
|---|
| <p>A. Masonry design has been performed in accordance with inspected values as per masonry design manual.</p> |
| <p>Concrete masonry construction will comply with section 2122 of the FBC, ASTM C476, ACI 308.4R-91S, NCMA.</p> |
| <p>B. Materials listed on drawings will conform with the following standards: Block – ASTM C90-75
Grout – ASTM C476-91
Mortar – ASTM C270-91</p> |
| <p>C. Work will be clean and orderly, grout – ASTM C476-91</p> |
| <p>D. Lay out and mark masonry work in accordance with the course at corners and intersections. Use special shop drawings when required.</p> |
| <p>E. Combine and mix mortar carefully, use water and aggregates for five minutes before use. Do not use water to clean masonry.</p> |
| <p>F. Migrate with water as required for workability. Do not use mortar which has begun to set nor if more than 2 hours have elapsed after initial mixing. Do not use mortar which is more than 2 hours old.</p> |
| <p>G. Work in accordance with the following: 1. Work in accordance with the schedule in place.</p> |
| <p>H. Mix grout to have a slump of 8" to 10" at time of placing. Compressive strength of grout shall be 3000 psi minimum according to the test results of ASTM C476.</p> |
| <p>I. Vertical joints to be grouted shall have vertical alignment sufficient to maintain a true, unobstructed continuous joint of not less than 3/8" minimum. Vertical joints and grouted cells shall be fully bedded in mortar. Vertical reinforcement shall have 3/8" minimum clearance from the masonry.</p> |
| <p>J. Vertical joints to be grouted shall be grouting 8" o maximum.</p> |
| <p>K. Clean out openings shall be provided at the bottom of grouted cells of each lift. Clean cells shall be sealed after cleaning and inspection and before grouting.</p> |
| <p>L. Masonry shall be laid in accordance with the following: 1. Lay out and mark masonry work in accordance with the course at corners and intersections.</p> |
| <p>M. Beams and lintels, unless otherwise shown, shall have 8" minimum bearing at each end.</p> |
| <p>N. Work in accordance with the following: 1. Work in accordance with the schedule in place.</p> |
| <p>O. Grouting operation and unit support masonry beams as required before starting grouting operation and unit support has reached its design strength. Rigid or vibrator may be used.</p> |
| <p>P. Reinforced concrete panel strength shall be $f'm = 1,500$ psi, and shall be verified by tests in accordance with section 2122.2 of the FBC.</p> |
| <p>Q. Reinforcement shall be installed in accordance with the following: 1. Lay out and mark masonry work in accordance with the course at corners and intersections.</p> |
| <p>R. Sills: Unless otherwise framed in concrete, provide 4" x 8" concrete (formed or band-beam) blocks with 1/2" mid-depth of all cells. Extend reinforcement minimum 12" into masonry on each side. Equivalent cast-in-place sills are acceptable (submit shop drawings).</p> |

- 1) Concrete masonry wall reinforcement shall be dowelled from foundation through
 6" x 6" blocks ends and hooked at beam top bars. reinforcement splices shall be 45°
 bar diameters. Dowels shall be same size and number as vertical reinf. for
 horizontal joint reinforcement reinf. to structural notes.
- 2) All reinforced "M" walls shall have grouted steel horizontal joint reinforcement
 (rebar, min. #3, 10d max) at every other course. Extend reinforcement minimum
 12" into adjacent wall column.
- 3) For dimensions and location of masonry openings refer to architectural drawings.
- 3) Unless otherwise noted, masonry wall shall be reinf. #3 @ 48" o.c in grouted
 cell, at all corners, intersections, end of wall, and at the two sides of each and
 every opening.

- (In masonry blocks or forms)
- 1) At all beam corners and intersections provide 2#5 L- Shaped corner bar with 30" long legs at top and bottom.
 - 2) Hook all top bars at ends.
 - 3) All top and bottom bars shall be continuous. Where necessary, Lap splice top bars in middle third of span and lap splice bottom bars at supports. Lap splice shall be minimum 36" inches.
 - 4) For poured beams in forms, use #3 ties @ 8" o.c. and if necessary use 45° bent reinforcement.

- A. Standards: ACI 318-99, ACI 301 and ACI 347.
- B. All concrete shall be proportioned to attain a minimum compressive strength of 5000 psi (3500 psi for foundation & slab on ground) at 28 days. Slump shall be maintained to allow for placement of the concrete at the site. Maximum water content shall be 33 gallons per cubic yard. Concrete for stress walls will remain exposed to weather after construction, shall have a 3 to 5 percent air content.
- C. All sleeves, conduits, block-outs, bolts, punching and drains shall be secured in place.
- D. Vibration/Cure shall ensure 95% sampling and testing during concrete placement as required by the project engineer.
- E. Sampling: ASTM C172, slump - ASTM C143 and air content per ACI 308, air content - ASTM C-31, one set of specimen compressive strength - ASTM C39, one set per 50 cu yds of concrete material, four cylinders per set. Certification from concrete supplier shall be provided.
- F. Concrete materials shall comply with the following standards: Portland cement - ASTM C-150, water concrete mixture - ASTM C-94A. Concrete supplier shall determine the mix design.
- G. Place concrete in a continuous operation within planned joints or sections. Do not begin placement until work of other trades affecting concrete is completed.
- H. Reinforcing steel shall be installed and tied to the rebar using proper lapping, bending and tamping so that concrete is worked around reinforcement and other embedded items and into all parts of the form. Protect concrete from physical damage and repair any damage by patching and tamping. Place concrete in a continuous operation, begin initial curing as soon as free water has disappeared from exposed surface. Where possible, keep continuously moist for not less than 72 hours. Cure turned on after 72 hours. The curing compound shall be applied in accordance as required to prevent damage to exposed concrete surfaces. Apply liquid curing - breather compound to tops in full accordance with manufacturers instructions.
- I. Forms and bracing shall be suspended below beams and beams shall not be removed before a minimum of 2 weeks.
- J. Concrete cover over reinforcement:
- 1. 3-inches where cast against earth.
 - 2. 2-inches for all other locations (u.o.n.).
 - 3. 1-1/2 inches at all other locations (u.o.n.).

- Air conditioning contractor shall supply a/c duct layout and shall verify equipment sizes. All cleanout are up to grade. No vent stacks shall pass through roof crickets or valleys. Size and location of cleanouts shall conform to standard plumbing code. Fixture supply sizes shall conform to standard plumbing code

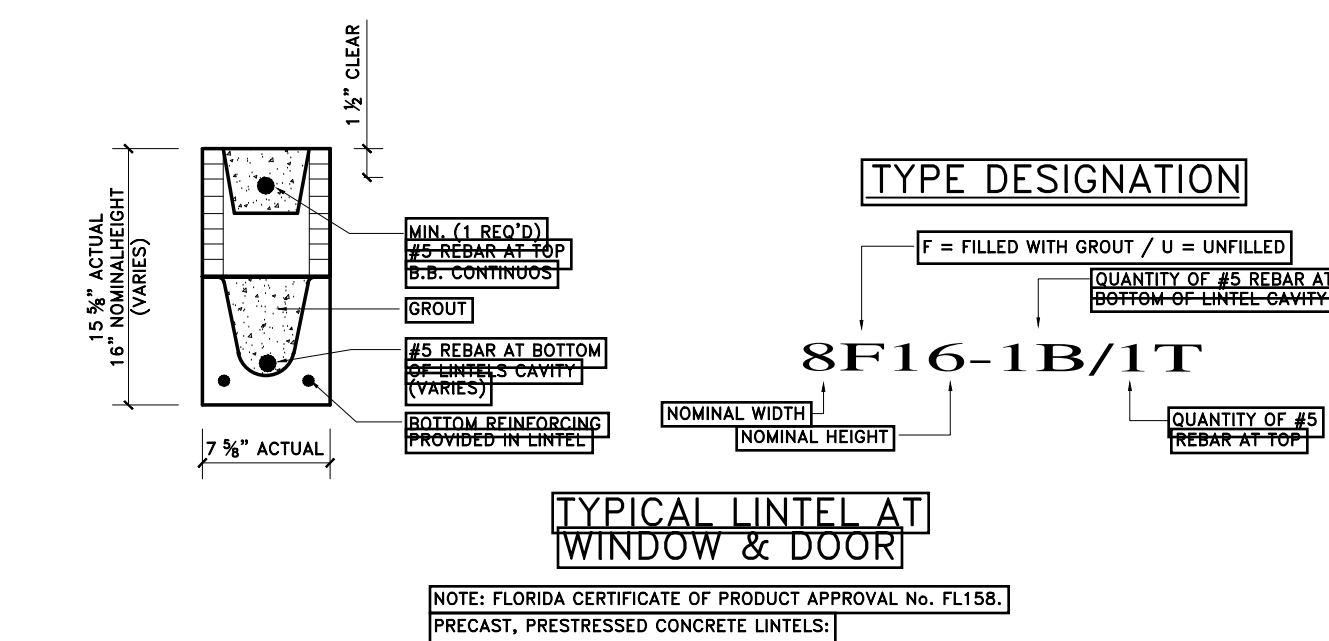
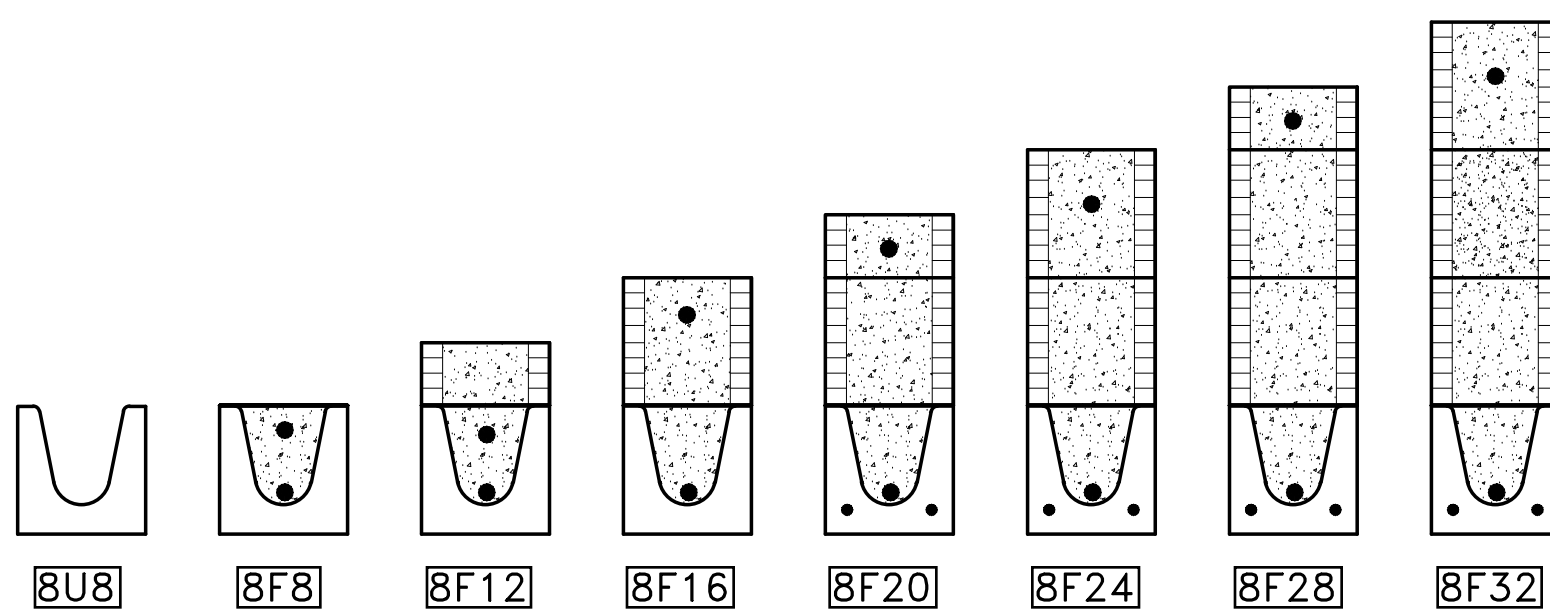
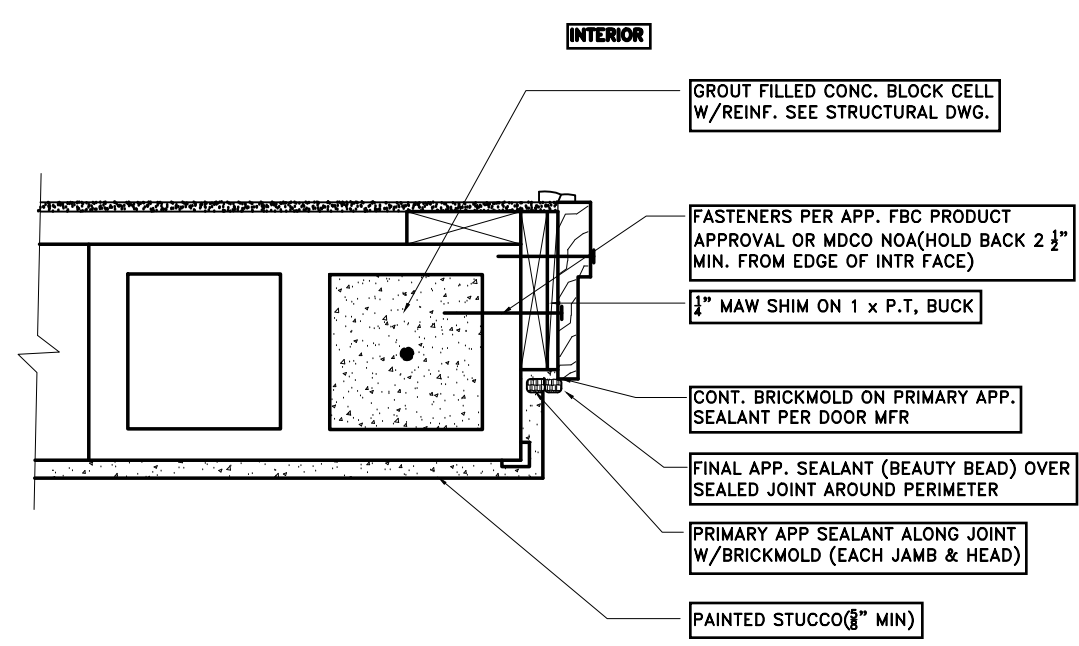
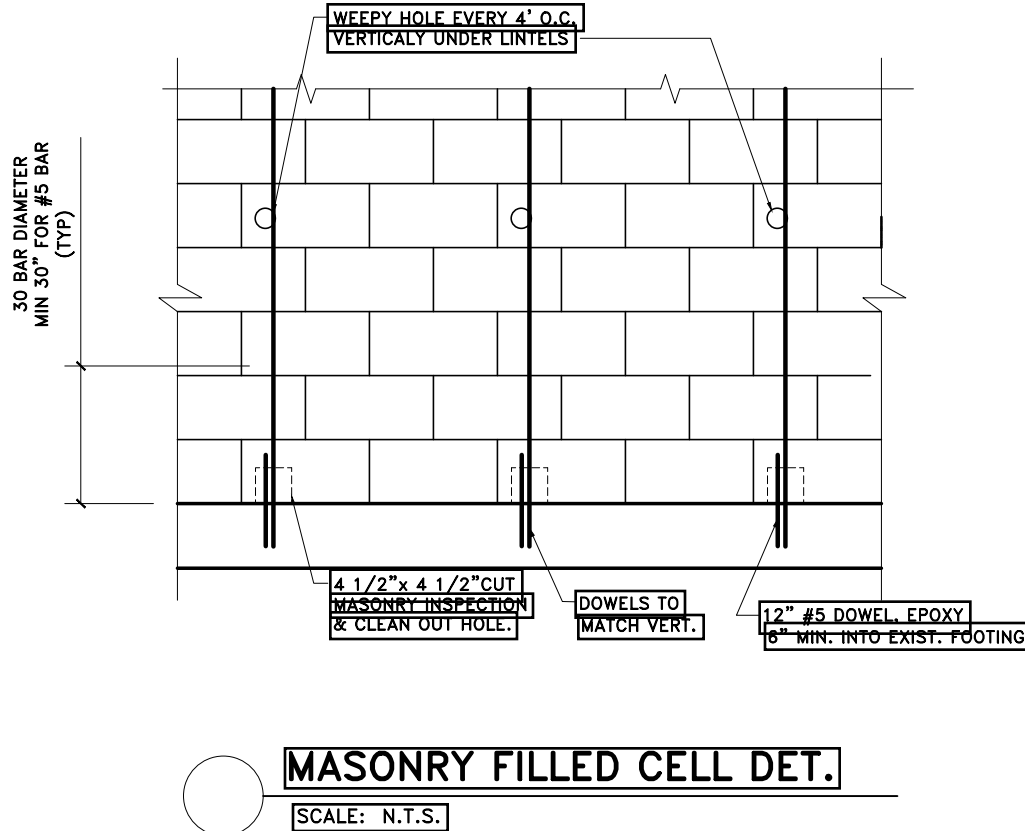
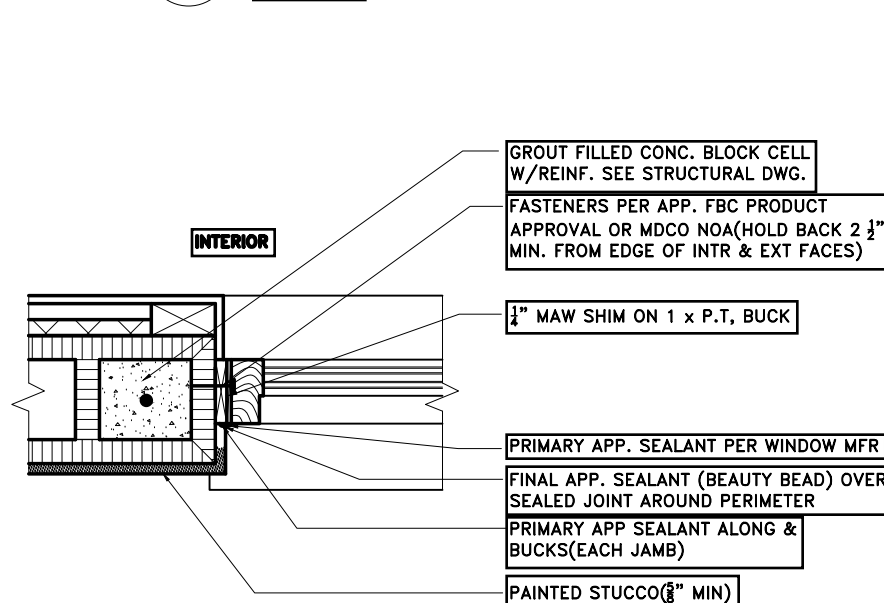
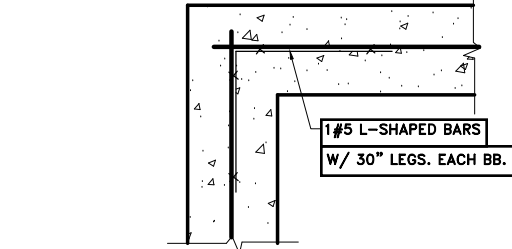
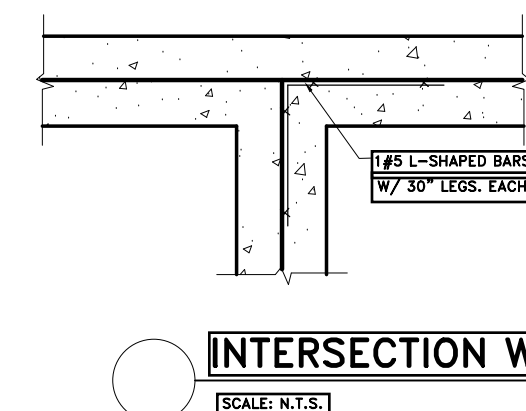
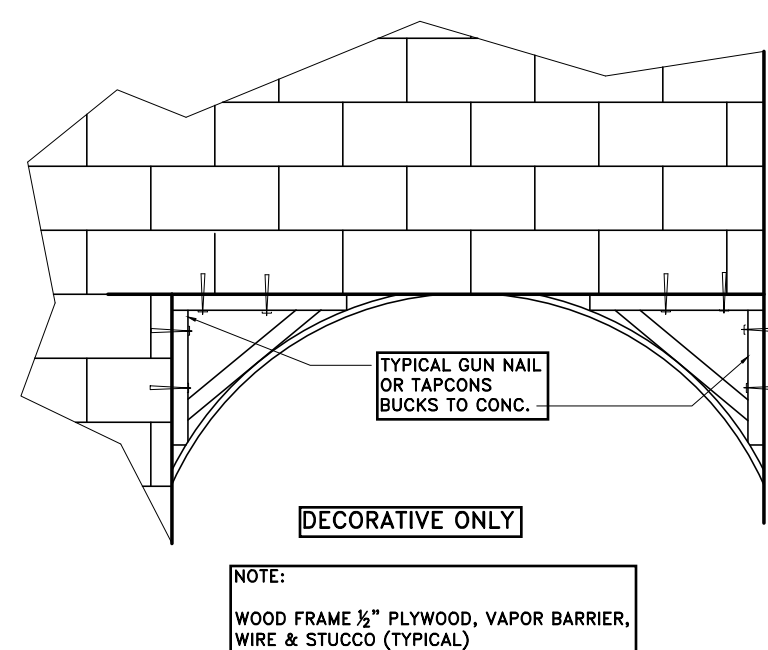
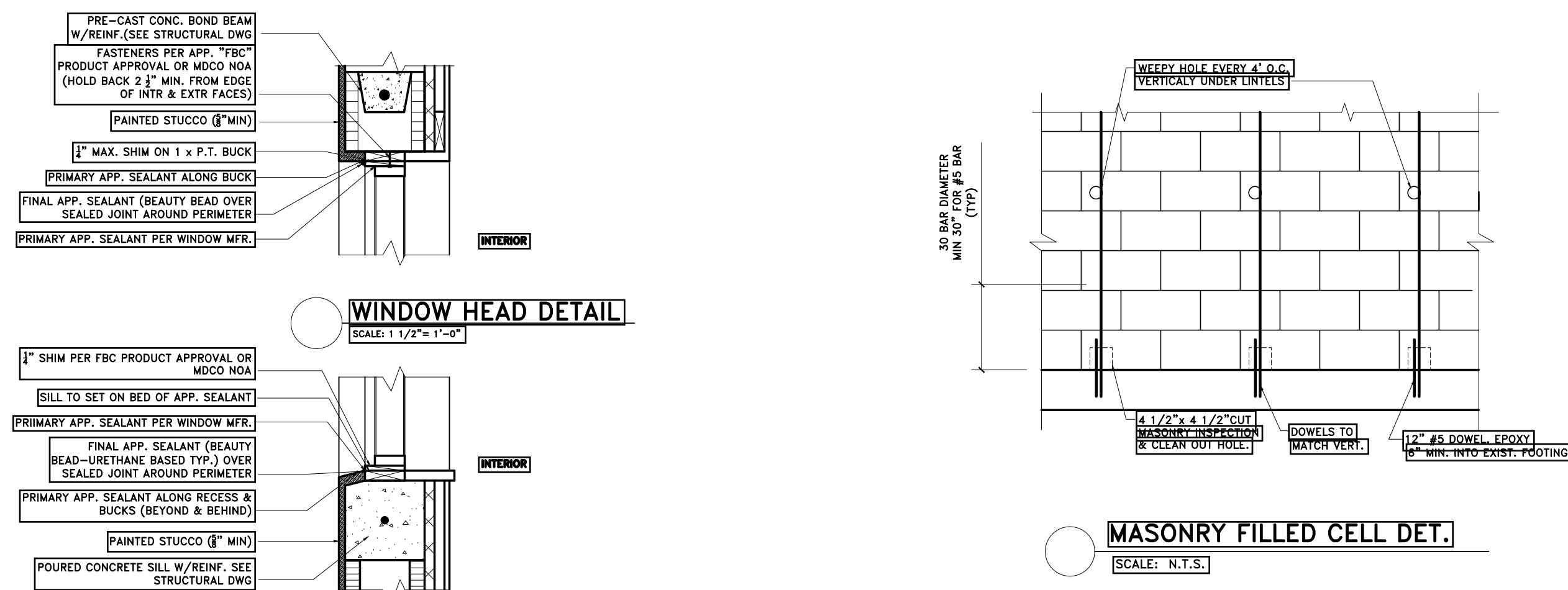
- JURISDICTION: PALM BEACH COUNTY
OCCUPANCY CLASS: RESIDENTIAL R-2
TYPE OF CONSTRUCTION: VB
FIRE SPRINKLER SYSTEM: NOT REQUIRED
FIRE ALARM: NOT REQUIRED
FIRE SPRINKLER SYSTEM: NOT REQUIRED
BUILDING CODE: 2017 FLORIDA BUILDING CODE, ASCE 7-10
WIND EXPOSURE CLASSIFICATION: "C"

BUILDING DESIGNED AS ENCLOSED	
MEAN ROOF HEIGHT: <15 FT	
WIND VELOCITY: $V_{ult}=165$ $V_{asd}=105$	
$q_h=56.57$ psf	
$G+C=85$	
$K_z=1.0$	
$GCF=18 \text{ +/-}$	
$GCFF=1.0$, 1.4	
ROOF MATERIAL: ASPHALT SHINGLE	
ROOF DEAD LOAD: 20 PSF	
ROOF LIVE LOAD: 20 PSF	
SOIL BEARING CAPACITY: 2500 PSF	
REVIEWED FOR SHEAR WALL REQUIREMENTS: YES	
IMPACT PROTECTION: PER PRODUCT APPROVAL WINDOWS AND DOORS IMPACT RATED	
INTERNAL COEFFICIENT= 0.18 +/-	
RISK CATEGORY: II	
ZONE WIDTH FOR 30 FT L BUILDING: 3 FT	
COMPONENTS AND CLADDING DESIGN WIND PRESSURES	
	WALL
ZONE	LEAWARD/WINDWARD
TRIST. AREA 10 SF	1
ROOF FEMIER	2
ROOF CORNER	2
WALL INFILTR	+ 49.2 -55.3
WALL CORNER	+ 9 -15.3
DESIGN PRESSURES FOR OPENINGS (IN PSF)	
WITHIN 3 FT FROM CORNERS: SEE CONSTRUCTION FLOOR PLAN	
GREATER THAN 3 FT FROM CORNERS: SEE CONSTRUCTION FLOOR PLAN	
GARAGE DOORS: SEE CONSTRUCTION FLOOR PLAN	
INSULATION: FLOOR: NOT APPLICABLE	
WALLS: R=4	
ROOF: R=30 MIN	
ROOF SHEATING PLAN IF REQUIRED: 8" D RING SHANK NAILSAT 4" EDGE AND 6" FIELD	
WALL SHEATING: 5/8" EXTERIOR GRADE PLYWOOD W/ 8" RING SHANK NAILS @ 4"	

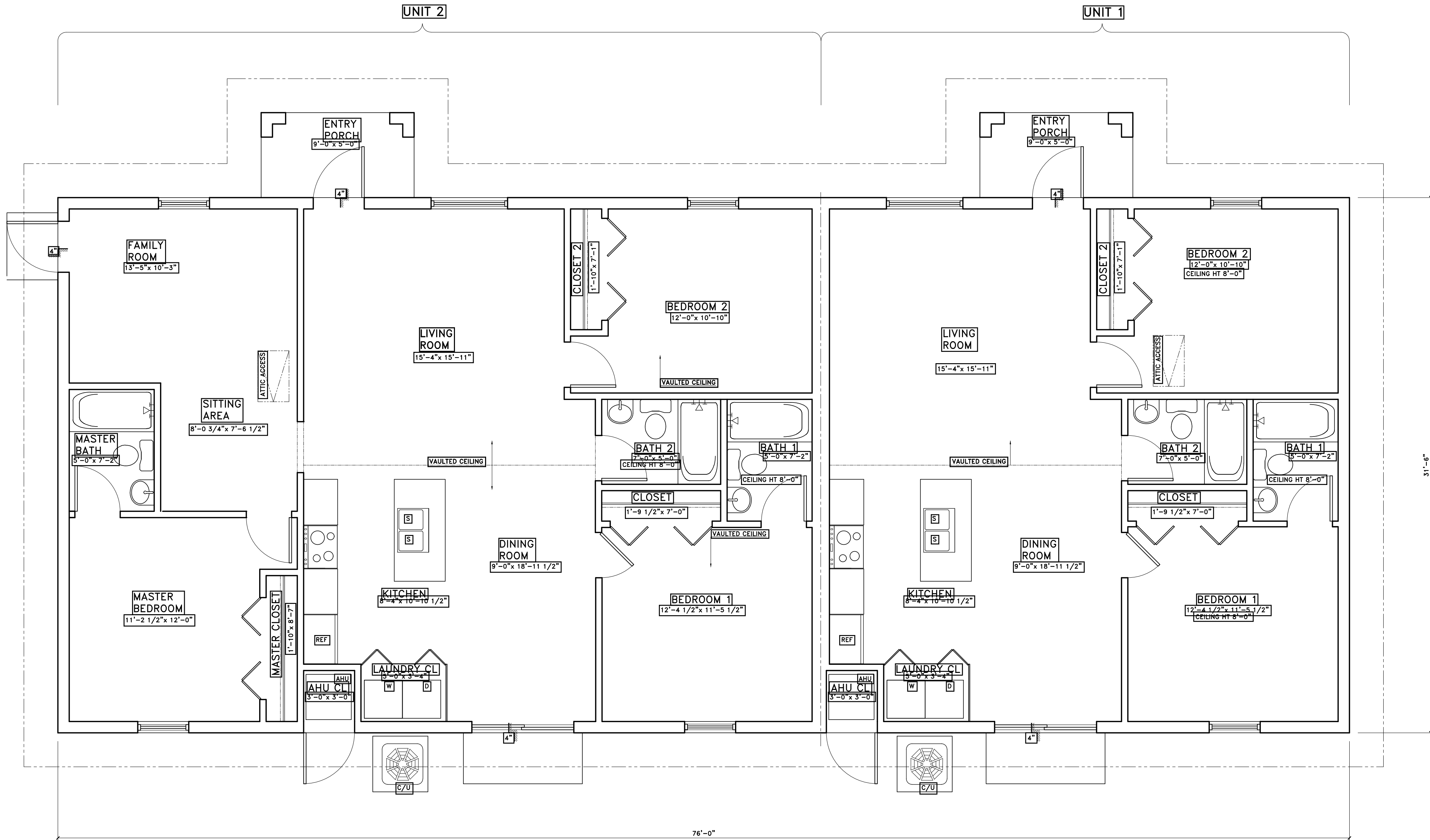
-
- Legend for architectural symbols and codes:
- BUILDING SECTION
 - SHEET NUMBER
 - WHERE SECTION IS DRAWN
 - INTERIOR ELEVATION (UNFOLD)
 - ARROWS INDICATE ELEVATIONS
 - WINDOWS TYPE
 - WINDOW MARK (LETTER)
 - DOOR TYPE
 - DOOR MARK (NUMBER)
 - LINTEL TYPE (NUMBER)
 - CODE OF SCOPE OF WORKS
 - NUMBER OF REVISION CORRECT TO REVISION REFERENCE
 - EX. ORD. MARK
 - FINISH FLOOR
 - CONTROL OR DATUM POINT
 - DESCRIPTION OF LEVEL IN POINT
- FINISH FLOOR
- CONTROL OR DATUM POINT
- DESCRIPTION OF LEVEL IN POINT
- (FIN. LTR., TOP OF PLATE, TOP OF T.B.)

- 1 NEW DUPLEX IN EMPTY LOT

- | | |
|----|----------------------------------|
| A1 | NOTES & DETAILS. |
| A2 | FLOOR PLAN. |
| A3 | CONSTRUCTION FLOOR PLAN. |
| A4 | ROOF PLAN. |
| A5 | ELEVATIONS. |
| A6 | TYPICAL WALL SECTIONS. |
| E1 | ELECTRICAL FLOOR PLAN & DETAILS. |
| P1 | PLUMBING FLOOR PLAN & DETAILS. |
| S1 | FOUNDATION PLAN & DETAILS. |
| S2 | ROOF PLAN & DETAILS. |
| M1 | MECHANICAL PLAN. |



- | | |
|--|---|
| A - PRECAST, PRESTRESSED CONCRETE UNITS TO BE PROVIDED BY CAST-IN-PLACE (OR APPROVED LOCAL) AND INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. SHOROTI TYPICAL UNITS AS REQUIRED. | F - PRESTRESSED CONCRETE UNITS A1416. |
| B - MINIMUM #4 REBAR @ 1' EACH END. | G - DUREX 270; UNCOATED; 7/32" WIRE; LOW RELAXATION STRAND. |
| C - #12 REINFORCING BARS ON TOP. | H - CONCRETE: |
| D - STANDARDS COMPLY WITH REQUIREMENTS OF PCI SP. 308, ACI 308 AND ACI 309. | I - CONCRETE ASTM C150, TYPE I OR II. |
| E - REINFORCING BARS: ASTM A615, GRADE 60. | J - #4 ASTIM RATE L45E. |
| | K - #12 ASTIM RATE L45E. |
| | L - AGGREGATES: ASTM C625, MAXIMUM 9/16" DIAMETER. |
| | M - FINISHES: MINIMUM 3,000 PSI AT 28 DAYS FOR PRECAST UNITS AND MINIMUM 2,000 PSI FOR PRESTRESSED UNITS. |
| | N - GROUT STRENGTH: MINIMUM 3,000 PSI. |



AREAS SCHEDULE		
AREA UNDER/AIR	AREA OUT/AIR	SQFT
AREAS UNIT 1		
PROPOSE HOUSE		980.11
	PROPOSED ENTRY PORCH	45.00
TOTAL AREA UNDER AIR		980.11
TOTAL AREA		1 025.11
AREAS UNIT 2		
PROPOSE HOUSE		1 413.89
	PROPOSED ENTRY PORCH	45.00
TOTAL AREA UNDER AIR		1 413.89
TOTAL AREA		1 458.89

ARCHITECTURAL FLOOR PLAN
SCALE: 1/4" = 1'-0"

NEW DUPLEX FOR BRANDX LLC (MASTER PLAN A)

3901 GULFSTREAM RD
PALM SPRINGS, FL. 33461

BUNKER
ENGINEERING & CONSTRUCTION SERVICE INC.
CA# 26268

120 N FEDERAL HIGHWAY, SUITE 305,
LAKE WORTH, FL, 33460
PH #561-585-5696 -- FAX #561-585-5697

REVISIONS:

DATE: 08-29-19

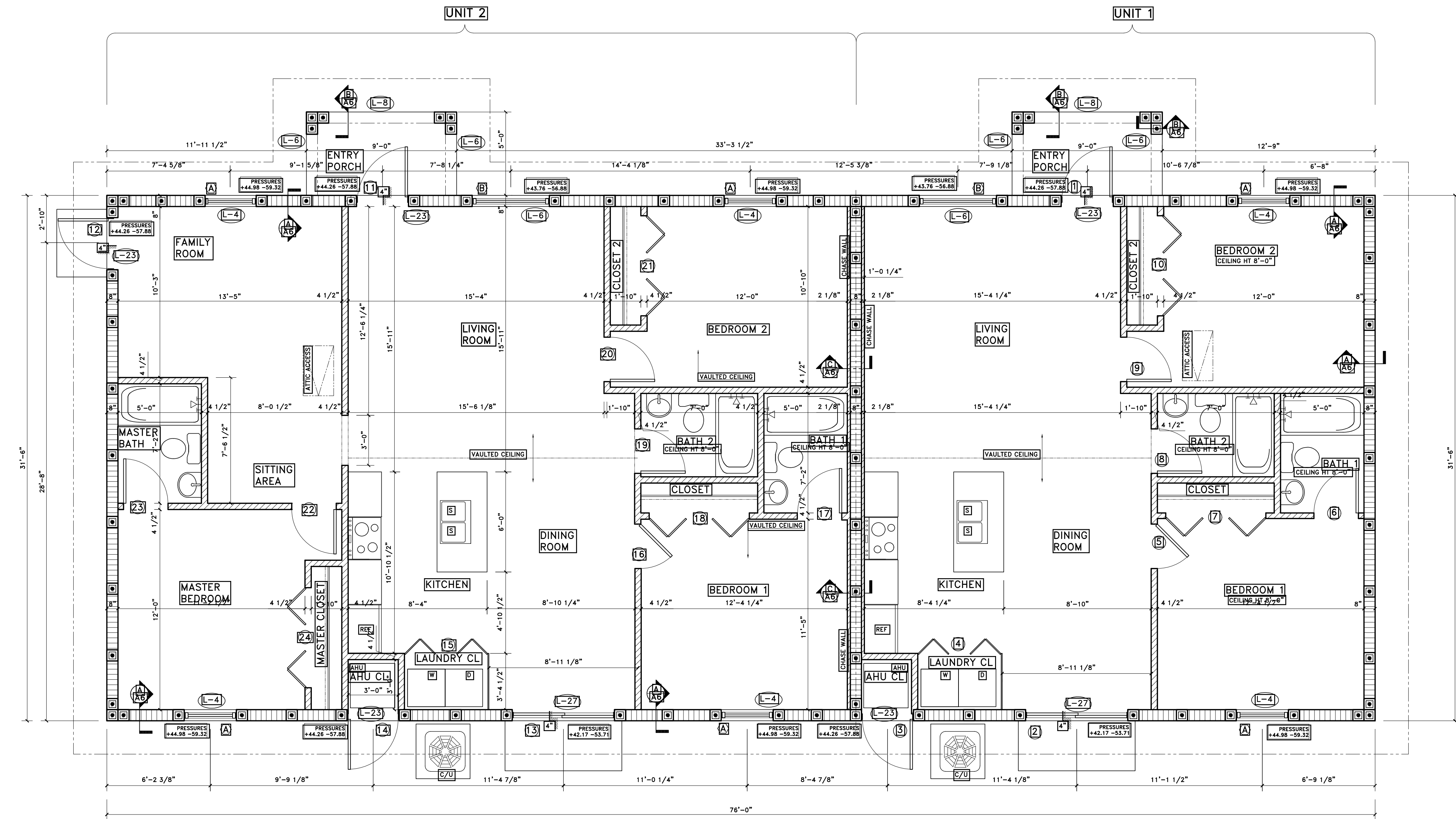
SCALE: AS NOTED

DRAWN BY:

DRAWING No.: A2

SEAL

EDGAR DUENAS, P.E.
FL. REG. ENG. #57831



CONSTRUCTION FLOOR PLAN
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE											
UNIT	NO.	LOCATION FROM	TO	DOOR	DOOR W.	DOOR H.	TH.	SERIES AND TYPE	OPERATION	MAT'L.	REMARKS
UNIT 1	1	ENTRY PORCH	LIVING ROOM	3'-0"	6'-8"	1 3/4"		RAISED PANEL	SWINGING	METAL/WOOD	
	2	DINING ROOM	REAR PATIO	6'-0"	6'-8"	1 3/4"		FRENCH DOOR	SLIDING	METAL/GLASS	
	3	REAR PATIO	A/C CLOSET	3'-0"	6'-8"	1 3/4"		RAISED PANEL	SWINGING	METAL/WOOD	
	4	KITCHEN	LAUNDRY CLOSET	(2)2'-6"	6'-8"	1"		LOUVER DOOR	BIFOLD	WOOD	CABINET DOORS
	5	DINING ROOM	BEDROOM 1	2'-8"	6'-8"	1 3/4"		RAISED PANEL	SWINGING	WOOD	
	6	BEDROOM 1	BATH 1	2'-8"	6'-8"	1 3/4"		RAISED PANEL	SWINGING	WOOD	
	7	BEDROOM 1	CLOSET 1	(2)3'-0"	6'-8"	1"		RAISED PANEL	BIFOLD	WOOD	
	8	DINING ROOM	BATH 2	2'-8"	6'-8"	1 3/4"		RAISED PANEL	SWINGING	WOOD	
	9	LIVING ROOM	BEDROOM 2	2'-8"	6'-8"	1 3/4"		RAISED PANEL	SWINGING	WOOD	
	10	BEDROOM 2	CLOSET 2	(2)3'-0"	6'-8"	1"		RAISED PANEL	BIFOLD	WOOD	
UNIT 2	11	ENTRY PORCH	LIVING ROOM	3'-0"	6'-8"	1 3/4"		RAISED PANEL	SWINGING	METAL/WOOD	
	12	FAMILY ROOM	LATERAL PATIO	3'-0"	6'-8"	1 3/4"		RAISED PANEL	SWINGING	METAL/WOOD	
	13	DINING ROOM	REAR PATIO	6'-0"	6'-8"	1 3/4"		FRENCH DOOR	SLIDING	METAL/GLASS	
	14	REAR PATIO	A/C CLOSET	3'-0"	6'-8"	1 3/4"		RAISED PANEL	SWINGING	WOOD	
	15	DINING ROOM	LAUNDRY CLOSET	(2)2'-6"	6'-8"	1"		LOUVER DOOR	BIFOLD	WOOD	CABINET DOORS
	16	DINING ROOM	BEDROOM 1	2'-8"	6'-8"	1 3/4"		RAISED PANEL	SWINGING	WOOD	
	17	BEDROOM 1	BATH 1	2'-8"	6'-8"	1 3/4"		RAISED PANEL	SWINGING	WOOD	
	18	BEDROOM 1	CLOSET 1	(2)3'-0"	6'-8"	1"		RAISED PANEL	BIFOLD	WOOD	
	19	DINING ROOM	BATH 2	2'-8"	6'-8"	1 3/4"		RAISED PANEL	SWINGING	WOOD	
	20	DINING ROOM	BEDROOM 2	2'-8"	6'-8"	1 3/4"		RAISED PANEL	SWINGING	WOOD	
	21	BEDROOM 2	CLOSET 2	(2)3'-0"	6'-8"	1"		RAISED PANEL	BIFOLD	WOOD	
	22	SITTING AREA	MASTER BEDROOM	2'-8"	6'-8"	1 3/4"		RAISED PANEL	SWINGING	WOOD	
	23	MASTER BEDROOM	MASTER BATH	2'-8"	6'-8"	1 3/4"		RAISED PANEL	SWINGING	WOOD	
	24	MASTER BEDROOM	MASTER CLOSET	(2)3'-0"	6'-8"	1"		RAISED PANEL	BIFOLD	WOOD	

WINDOW SCHEDULE											
UNIT	NO.	WINDOW SIZE	WIDTH	HEIGHT	MFG	SERIES	OPERATION	FINISH	QTY.	DETAILS	REMARKS
UNIT 1	A	3'-0"	5'-3"				SINGLE HUNG	ALUMINUM/GLASS	2		IMPACT WINDOW
	B	4'-6"	5'-3"				SINGLE HUNG	ALUMINUM/GLASS	1		IMPACT WINDOW
UNIT 2	A	3'-0"	5'-3"				SINGLE HUNG	ALUMINUM/GLASS	4		IMPACT WINDOW
	B	4'-6"	5'-3"				SINGLE HUNG	ALUMINUM/GLASS	1		IMPACT WINDOW

NOTE: CONFIRM MASSONRY OPENING W/ WINDOW & DOORS
MANUFACTURER ALSO WHAT TYPE OF WINDOW SEAL
WILL BE USED (CONCRETE POUR OR PRECAST)

NOTES:
THE G.C. SHALL VISIT THE SITE TO VERIFY ALL EXISTING CONDITIONS
PRIOR TO DEMOLITION AND REPORT ANY DISCREPANCIES
TO THE ARCHITECT.
SHORE-UP AND SECURE ALL STRUCTURAL COMPONENTS
OF THE AREA TO BE REMOVED OR ALTERED.
REMOVE ALL ABANDONED ELECTRICAL WIRING BACK TO MAIN PANEL
OR ACCESSIBLE JUNCTION BOX.

LEGEND:

CMU WALLS (EXTERIORS)
DRY WALL W/2"x4" (INTERIORS)
ELEMENTS ABOVE

AREAS SCHEDULE		
AREA	UNDER/AIR	SOFT
AREAS UNIT 1		
PROPOSE HOUSE		1044.52
PROPOSED ENTRY PORCH		40.00
TOTAL AREA UNDER AIR		1044.52
TOTAL AREA		1084.52
AREAS UNIT 2		
PROPOSE HOUSE		1480.48
PROPOSED ENTRY PORCH		40.00
TOTAL AREA UNDER AIR		1044.52
TOTAL AREA		1520.48

CAST-CRETE U LINTEL SCHEDULE				
PRECAST & PRESTRESSES				
LINTEL NO.	SIZE	TYPE	ALLOWED GRAVITY	ALLOWED UPLIFT
(L-2)	3'-6"	8F16-1B/1T	6113	3524
(L-3)	4'-0"	8F16-1B/1T	6113	3060
(L-4)	4'-6"	8F16-1B/1T	6113	2707
(L-5)	5'-4"	8F16-1B/1T	5365	2276
(L-6)	5'-10"	8F16-1B/1T	4360	2080
(L-7)	6'-6"	8F16-1B/1T	3480	1868
(L-8)	7'-6"	8F16-1B/1T	2661	1634
(L-9)	9'-4"	8F16-1B/1T	1843	1133
(L-10)	10'-6"	8F16-1B/1T	1533	914
(L-11)	11'-4"	8F16-1B/1T	1366	800
(L-13)	12'-0"	8F16-1B/1T	1254	724
(L-15)	13'-4"	8F16-1B/1T	1075	607
(L-17)	17'-4"	8F24-1B/1T	950	405

CAST-CRETE U LINTEL SCHEDULE				
8" PRECAST W/2" RECESS DOOR				
LINTEL NO.	LENGTH	TYPE	ALLOWED GRAVITY	ALLOWED UPLIFT
(L-22)	4'-4"	BRF18-1B/1T	6639	3056
(L-23)	4'-6"	BRF18-1B/1T	6639	2939
(L-24)	5'-8"	BRF18-1B/1T	6389	2326
(L-27)	7'-6"	BRF18-1B/1T	3776	1765

SEAL

EDGAR DUENAS, P.E.
FL. REG. ENG. #5783

BUNKER
ENGINEERING & CONSTRUCTION SERVICE INC.
CA# 26268

120 N FEDERAL HIGHWAY, SUITE 305,
LAKE WORTH, FL. 33460
PH #561-585-5696 -- FAX #561-585-5697

NEW DUPLEX FOR BRANDX LLC (MASTER PLAN A)
3901 GULFSTREAM RD
PALM SPRINGS, FL. 33461

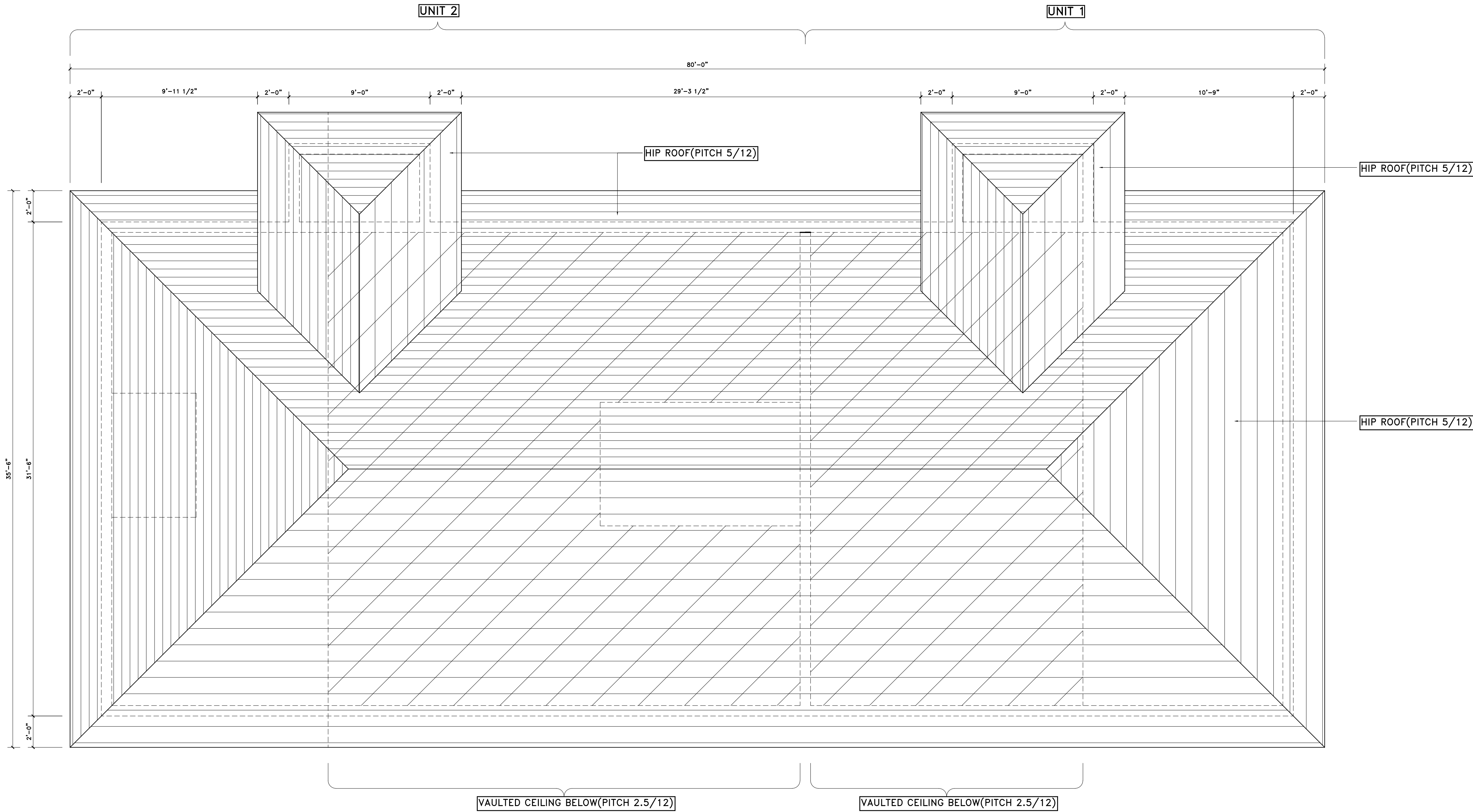
REVISIONS:
△

DATE: 08-29-19

SCALE: AS NOTED

DRAWN BY:

DRAWING No.: A3



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

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PALM SPRINGS, FL. 33461

REVISIONS:

△

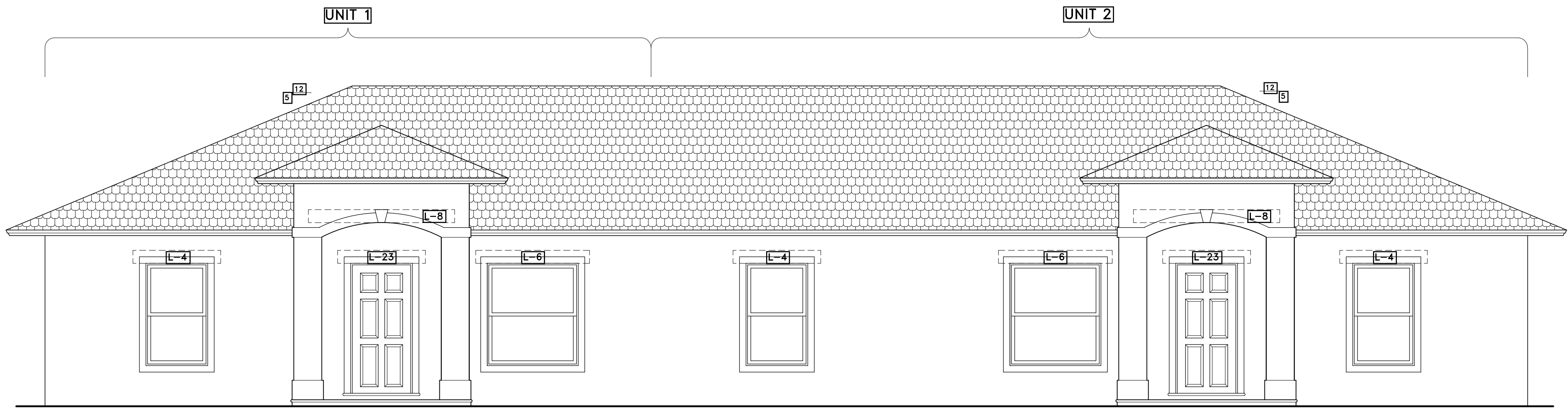
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SCALE: AS NOTED

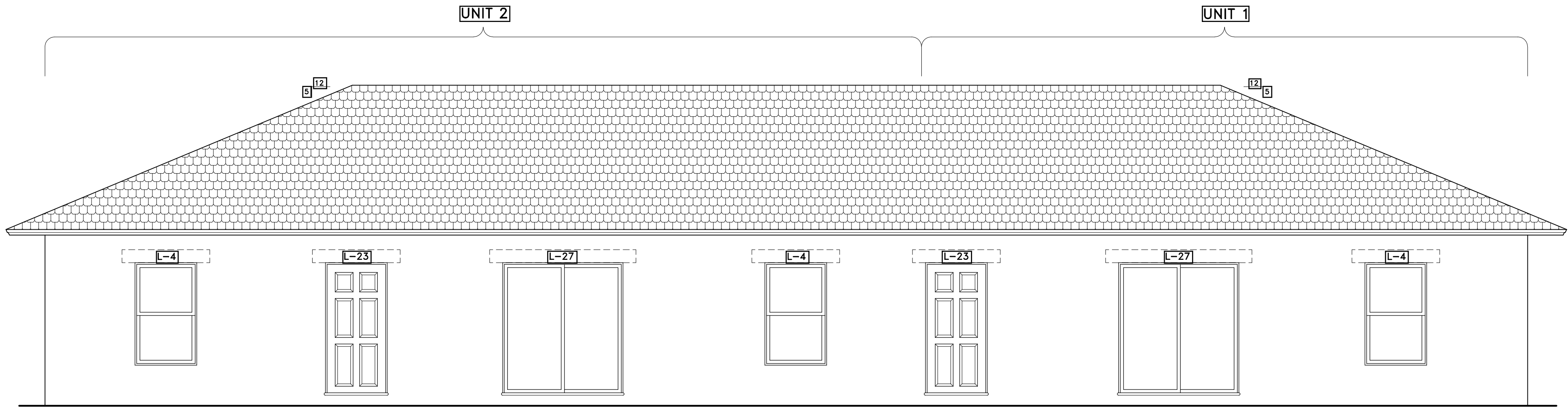
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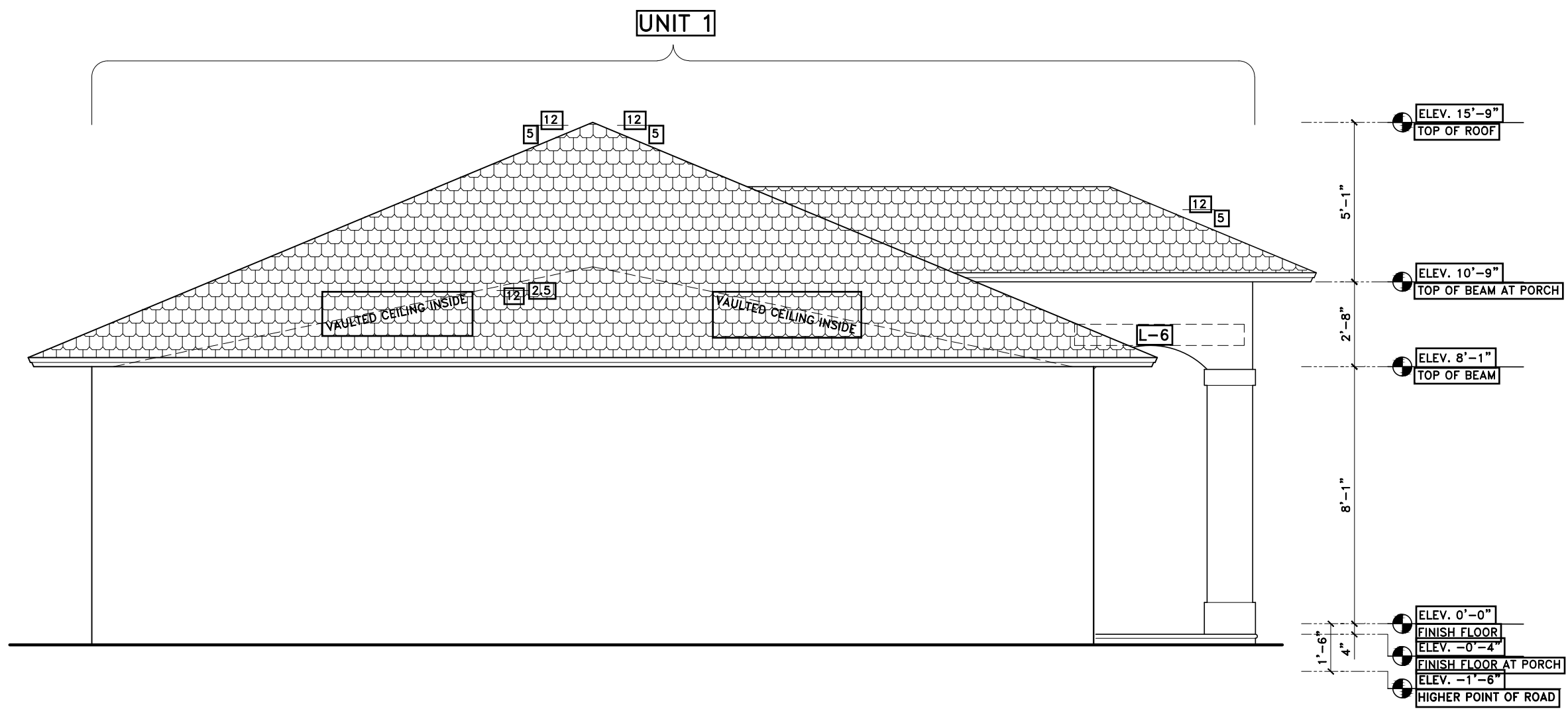
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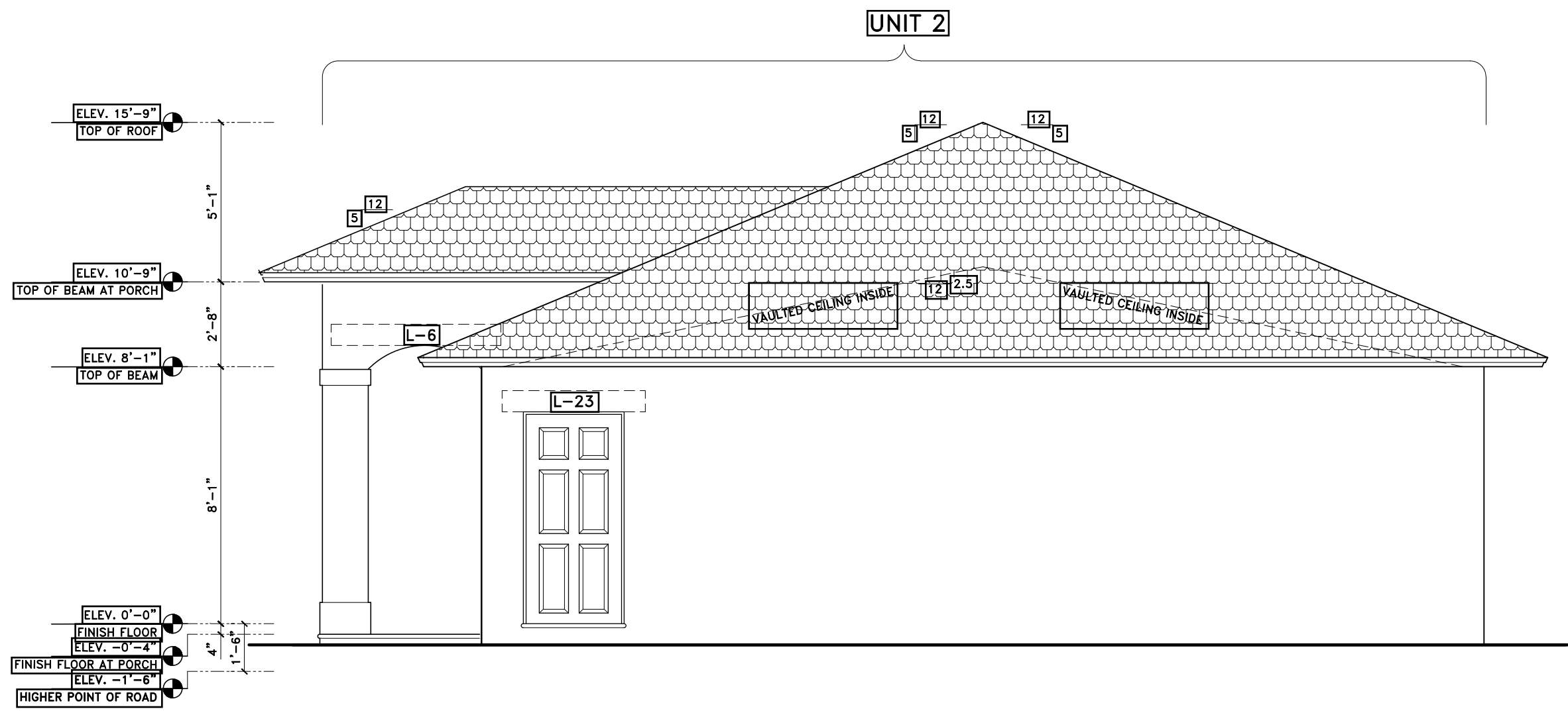
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"

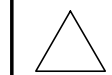
SEAL

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NEW DUPLEX FOR BRANDX LLC (MASTER PLAN A)
3901 GULFSTREAM RD
PALM SPRINGS, FL. 33461

REVISIONS:



DATE: 08-29-19

SCALE: AS NOTED

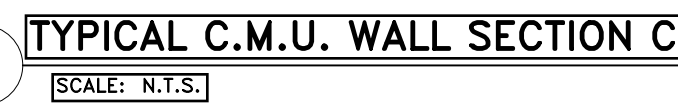
DRAWN BY:

DRAWING No.:

A5

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THE G.C. SHALL VISIT THE SITE TO VERIFY ALL EXISTING CONDITIONS PRIOR TO DEMOLITION AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
SHORE-UP AND SECURE ALL STRUCTURAL COMPONENTS OF THE AREA TO BE REMOVED OR ALTERED.
REMOVE ALL ABANDONED ELECTRICAL WIRING BACK TO MAIN PANEL OR ACCESSIBLE JUNCTION BOX.



NEW DUPLEX FOR BRANDX LLC (MASTER PLAN A)

PALM SPRINGS, FL. 33461

FL. REG. ENG. #57831

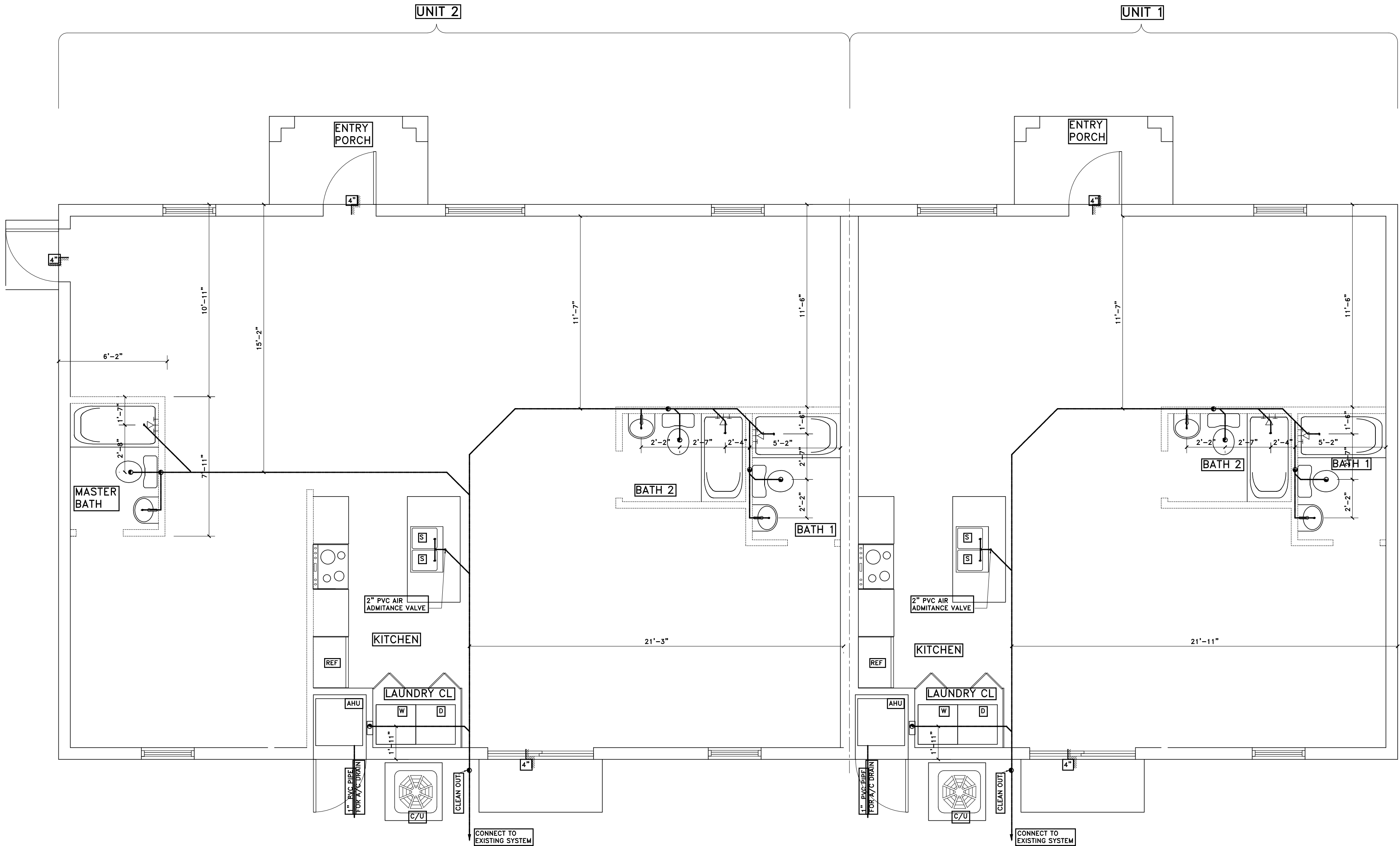
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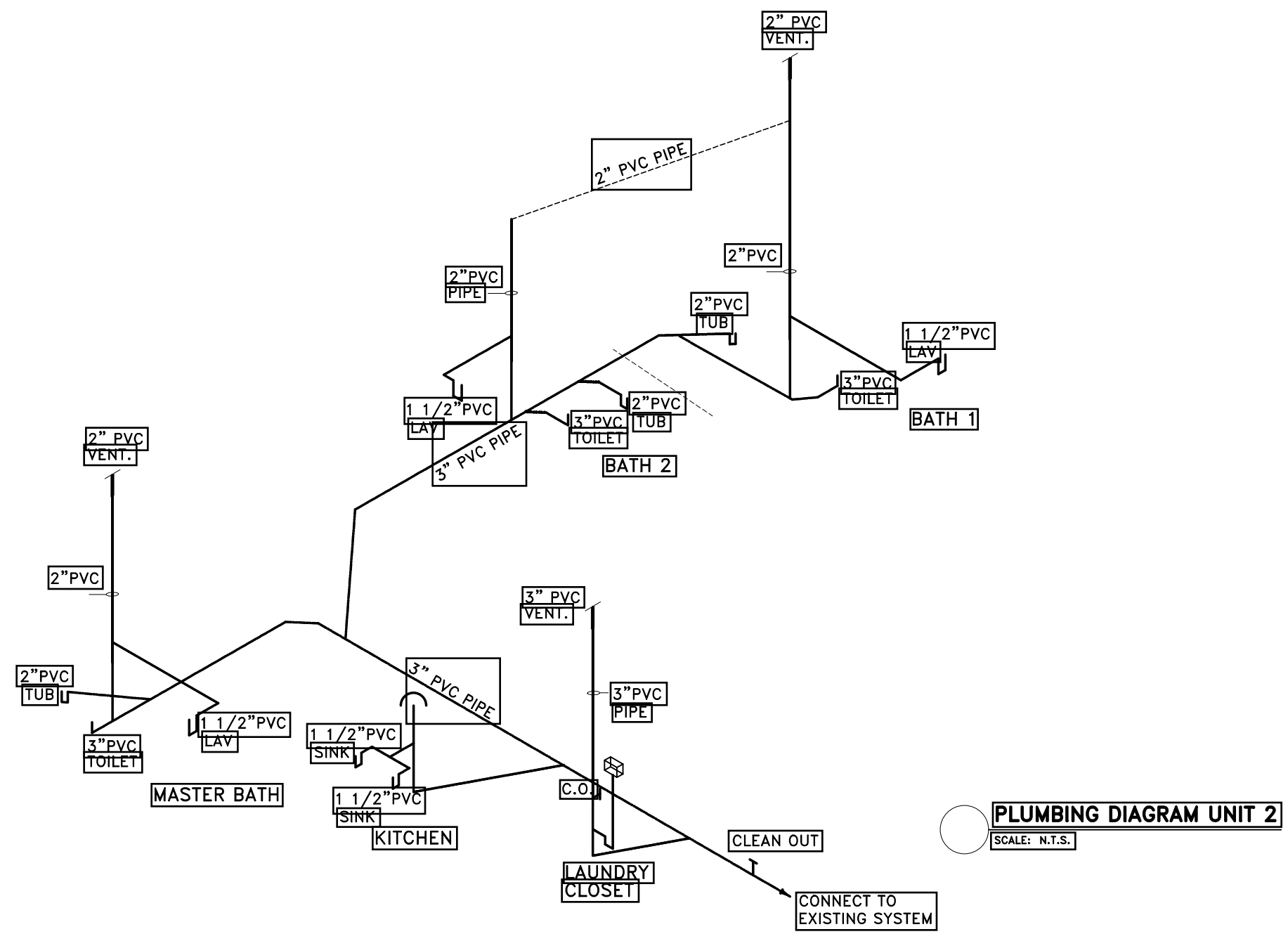
A 6

ELECTRICAL LOAD CALCULATION MAIN PANEL A (UNIT 1)								ELECTRICAL LOAD CALCULATION MAIN PANEL B (UNIT 2)								ELECTRICAL LOAD CALCULATION MAIN PANEL C (GENERAL)										
[LOCATION] [SEE ELECTRICAL PLAN]				[MAIN] [150 AMPS]				[LOCATION] [SEE ELECTRICAL PLAN]				[MAIN] [150 AMPS]				[LOCATION] [SEE ELECTRICAL PLAN]				[MAIN] [125 AMPS]						
[MOUNTING] [FLUSH]				[PANEL (150 AMPS)]				[MOUNTING] [FLUSH]				[PANEL (150 AMPS)]				[MOUNTING] [FLUSH]				[PANEL (125 AMPS)]						
CKT.	POLE TRIP	DESCRIPTION	WIRE SIZE	CKT.	POLE TRIP	DESCRIPTION	WIRE SIZE	CKT.	POLE TRIP	DESCRIPTION	WIRE SIZE	CKT.	POLE TRIP	DESCRIPTION	WIRE SIZE	CKT.	POLE TRIP	DESCRIPTION	WIRE SIZE	CKT.	POLE TRIP	DESCRIPTION	WIRE SIZE			
1	2	30	A.H.U.	8	2	30	A/C COMP	10	2	30	A.H.U.	8	2	30	A/C COMP	10	1	1	20	EXTERIOR LIGHT	12	2	30	SPK. PUMP	12	
3	2	40	RANGE	8	2	30	DRYER	10	2	40	RANGE	8	2	30	DRYER	10	3	1	20	EXTERIOR LIGHT	12	2	30			
5	2	60	WATER HEATER (T/L)	8	10	20	WASHER	12	2	60	WATER HEATER (T/L)	8	10	20	WASHER	12	5	1	20							
7	2	80	REFRIGERATOR	10	12	20	REFRIGERATOR	12	2	80	REFRIGERATOR	10	12	20	REFRIGERATOR	12	7	1	20							
9	2	100	MICROWAVE	12	13	15	MICROWAVE	12	2	100	MICROWAVE	12	13	15	MICROWAVE	12	9	1	20							
11	2	120	DISPOSAL	14	15	20	DISPOSAL	12	2	120	DISPOSAL	14	15	20	DISPOSAL	12	11	1	20							
13	2	140	GFI RECEPTACLES	16	17	15	GFI RECEPTACLES	12	2	140	GFI RECEPTACLES	16	17	15	GFI RECEPTACLES	12	13	1	20							
15	2	160	GFI RECEPTACLES	18	19	15	GFI RECEPTACLES	12	2	160	GFI RECEPTACLES	18	19	15	GFI RECEPTACLES	12	15	1	20							
17	2	180	GFI RECEPTACLES	20	21	15	GFI RECEPTACLES	12	2	180	GFI RECEPTACLES	20	21	15	GFI RECEPTACLES	12	17	1	20							
19	2	200	GFI RECEPTACLES	22	23	15	GFI RECEPTACLES	12	2	200	GFI RECEPTACLES	22	23	15	GFI RECEPTACLES	12	19	1	20							
21	2	220	GFI RECEPTACLES	24	25	15	GFI RECEPTACLES	12	2	220	GFI RECEPTACLES	24	25	15	GFI RECEPTACLES	12	21	1	20							
23	2	240	GFI RECEPTACLES	26	27	15	GFI RECEPTACLES	12	2	240	GFI RECEPTACLES	26	27	15	GFI RECEPTACLES	12	23	1	20							
25	2	260	GFI RECEPTACLES	28	29	15	GFI RECEPTACLES	12	2	260	GFI RECEPTACLES	28	29	15	GFI RECEPTACLES	12	25	1	20							
27	2	280	GFI RECEPTACLES	30						27	2	280	GFI RECEPTACLES	30												
29	2	300	GFI RECEPTACLES							29	2	300	GFI RECEPTACLES													

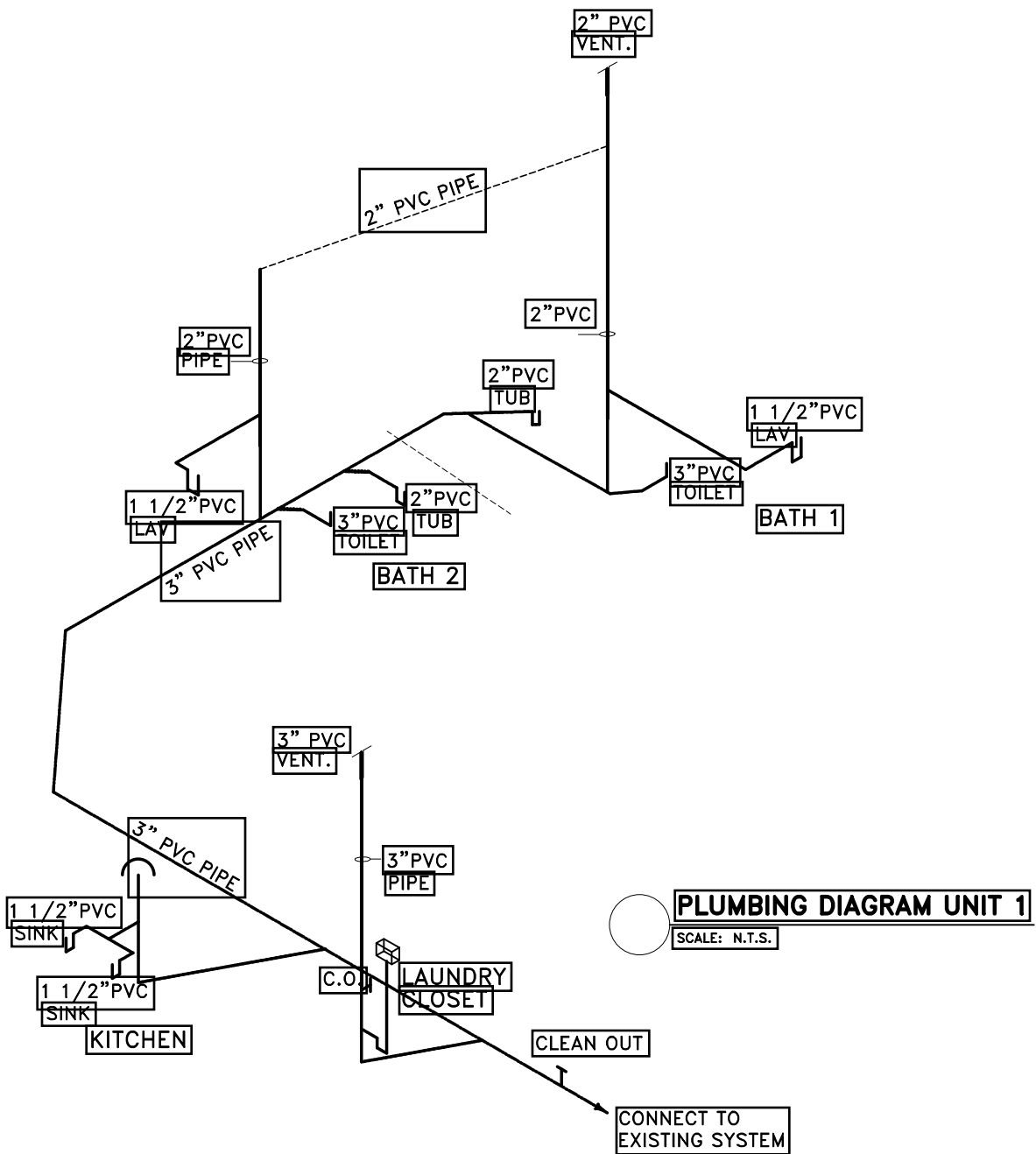
[LOAD CALCULATION]				[LOAD CALCULATION]				[LOAD CALCULATION]			
5 WATTS X 1,025.11 SF = 5,125.58 WATTS				5 WATTS X 1,458.89 SF = 7,294.45 WATTS				5 WATTS X 1,458.89 SF = 7,294.45 WATTS			
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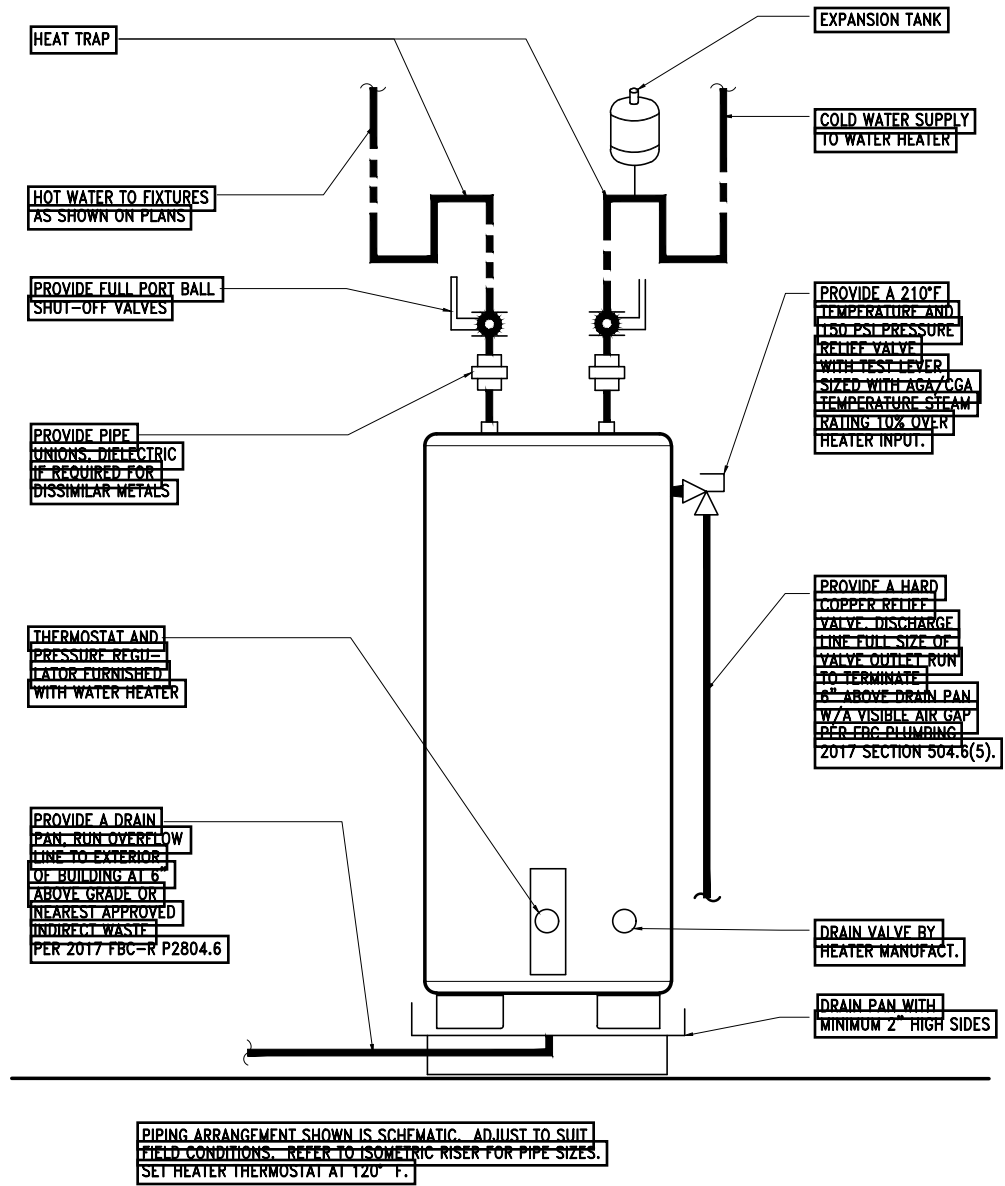
PLUMBING FLOOR PLAN
SCALE: 1/4" = 1'-0"



PLUMBING DIAGRAM UNIT 2
SCALE: N.T.S.



PLUMBING DIAGRAM UNIT 1
SCALE: N.T.S.



WATER HEATER DETAIL
SCALE: N.T.S.

NOTE:

- PLUMBING IS ACCORDING TO FLORIDA BUILDING CODE PLUMBING 2017 & LOCAL CODE AMENDMENTS.
- GUARANTEE: THE COMPLETED INSTALLATION SHALL BE FULLY GUARANTEED AGAINST DEFECTIVE MATERIALS AND/OR IMPROPER WORKMANSHIP FOR MINIMUM OF ONE YEAR FOR MATERIALS AND LABOR.
- PLUMBING FIXTURES: FIXTURES SHALL BE AS SPECIFIED AND SHALL BE FURNISHED AND INSTALLED BY THIS CONTRACTOR. FIXTURES SHALL BE COMPLETE WITH DRAINS, TRAPS, SUPPLIES AND ANY OTHER ACCESSORY REQUIRED.
- MATERIALS:
 - A- SOIL, WASTE AND VENT, AND STORM: SANITARY PIPE, PVC, SCHEDULE 40.
 - B- DOMESTIC WATER: COPPER PIPE, TYPE L W/ SWEAT WROUGHT COPPER FITTINGS.
 - TYPE "M" IN CONCEALED SPACES IS ACCEPTABLE. ISOLATE PIPING FROM CONCRETE W/ INSULATING MATERIAL.
 - C- DOMESTIC WATER SUPPLY ASSEMBLY: CHROME FINISH TUBING W/ ANGLE SHUT OFF VALVES.
 - D- PIPING TEST: ALL SANITARY AND DOMESTIC WATER SUPPLY PIPING SHALL BE TESTED FOR LEAKS BEFORE PIPING IS CONCEALED OR CONNECTED TO EQUIPMENT AND PLUMBING FIXTURES.
 - E- DOMESTIC WATER VALVES SHALL BE BRONZE BODY, SWEAT ENDS.
 - F- ALL OUTDOORS CLEAN OUTS SHALL BE TERMINATED UP TO GRADE AND SHALL MARKED.
 - G- CONTRACTOR SHALL COORDINATE EXACT LOCATION OF SANITARY DOMESTIC WATER PIPING BEFORE STARTING ANY WORK.

AREAS SCHEDULE		
AREA	AREA	SQFT
UNDER/AIR	OUT/AIR	
AREAS UNIT 1		
PROPOSE HOUSE		1044.52
	PROPOSED ENTRY PORCH	40.00
TOTAL AREA UNDER AIR		1044.52
TOTAL AREA		1084.52
AREAS UNIT 2		
PROPOSE HOUSE		1480.48
	PROPOSED ENTRY PORCH	40.00
TOTAL AREA UNDER AIR		1044.52
TOTAL AREA		1520.48

NEW DUPLEX FOR BRANDX LLC (MASTER PLAN A)

3901 GULFSTREAM RD
PALM SPRINGS, FL. 33461

REVISIONS:



DATE: 08-29-19

SCALE: AS NOTED

DRAWN BY:

DRAWING No.:

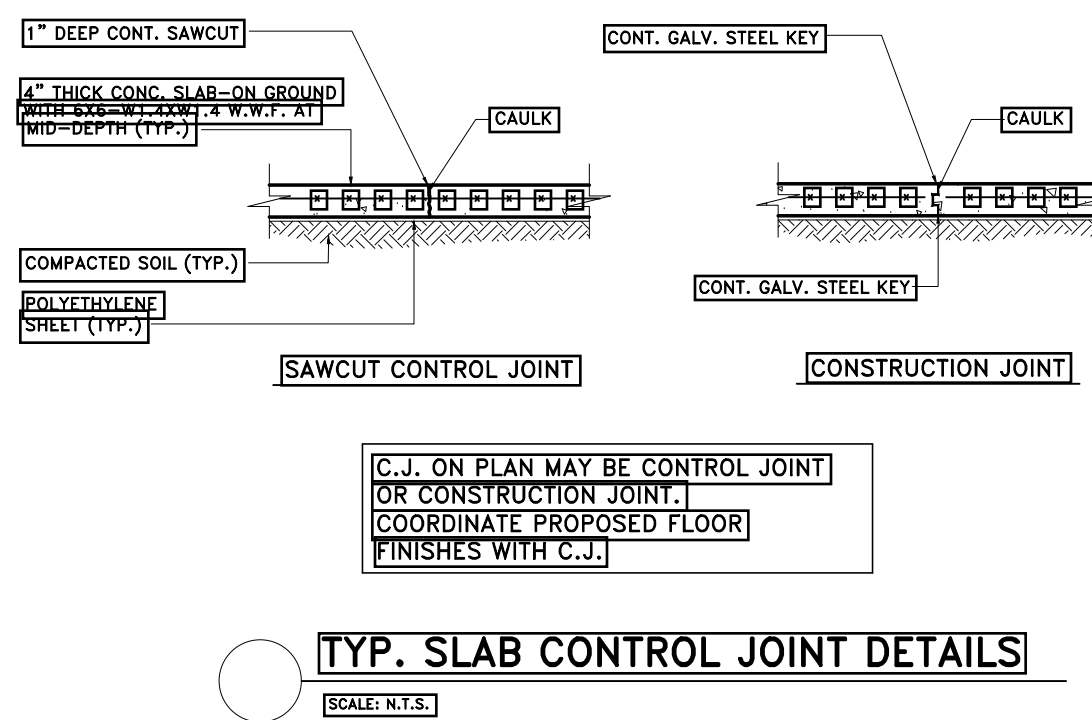
P1

SEAL

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EDGAR DUENAS, P.E.
FL. REG. ENG. #57831



COLUMN NOTES:

1. CONCRETE MASONRY WALL REINFORCEMENT SHALL BE DOWELED FROM FOUNDATION THROUGH FILLED BLOCK CELLS AND HOOKED AT BEAM TOP BARS. REINFORCEMENT STICKS SHALL BE 30 BAR DIAMETERS. WALLS SHALL BE SAME SIZE AND NUMBER SIZE VERTICAL REINFORCING FOR HORIZONTAL JOINT REINFORCEMENT REFER TO STRUCTURAL NOTES.
2. FOR DIMENSIONS AND LOCATION OF MASONRY OPENINGS REFER TO ARCHITECTURAL DRAWINGS.
3. MASONRY WALL SHALL BE REINF. WITH #5 @ 48" o.c. o.c. IN GROUDED CELL AT ALL CORNERS AND INTERSECTIONS. END OF WALL & EAST SIDE OF CONCRETE SHALL BE SHOWN OTHERWISE.



CONCRETE BEAMS SCHEDULE						
MARK	SIZE	REINFORCING				TYPE
		TOP	INT.	BOTT.	TIES	
BB-1	8" x 8"	1 # 5	=	=	=	BOND BEAM

BEAM NOTES:

1. AT ALL BEAM CORNERS AND INTERSECTIONS PROVIDE 2#5 L-SHAPED CORNER BAR WITH 30" LONG LEGS AT TOP AND BOTTOM.
2. HOOK ALL TOP BARS AT ENDS.
3. ALL TOP AND BOTTOM BARS SHALL BE CONTINUOUS. WHERE NECESSARY, LAP SPLICE TOP BARS IN MIDDLE THIRD OF SPAN AND LAP SPLICE BOTTOM BARS AT SUPPORTS. LAP SPLICE SHALL BE MINIMUM 36-INCHES.
4. WOOD TRUSSES SHALL BE BRACED AND ERECTED IN ACCORDANCE WITH THE "TRUSS PLATE INSTITUTE" BRACING WOOD TRUSSES; COMMENTARY AND RECOMMENDATIONS, BWI-76, BRACING IN THE PLAN OF THE WEB MEMBERS:
- a. THE TRUSS MANUFACTURER SHALL PROVIDE AND LOCATE CONTINUOUS LATERAL BRACING FOR EACH TRUSS WEB MEMBER AS REQUIRED.
- b. LATERAL BRACING SHALL BE RESTRAINED BY DIAGONAL BRACING (MIN. 2" THICK NOMINAL LUMBER). THIS BRACING IS TO BE CONTINUOUS.
- c. A MINIMUM OF TWO ROWS OF DIAGONAL BRACING IS REQUIRED. ONE AT EACH VERTICAL WEB MEMBER CLOSEST TO BEARING LOCATIONS.

ROOF NOTES:

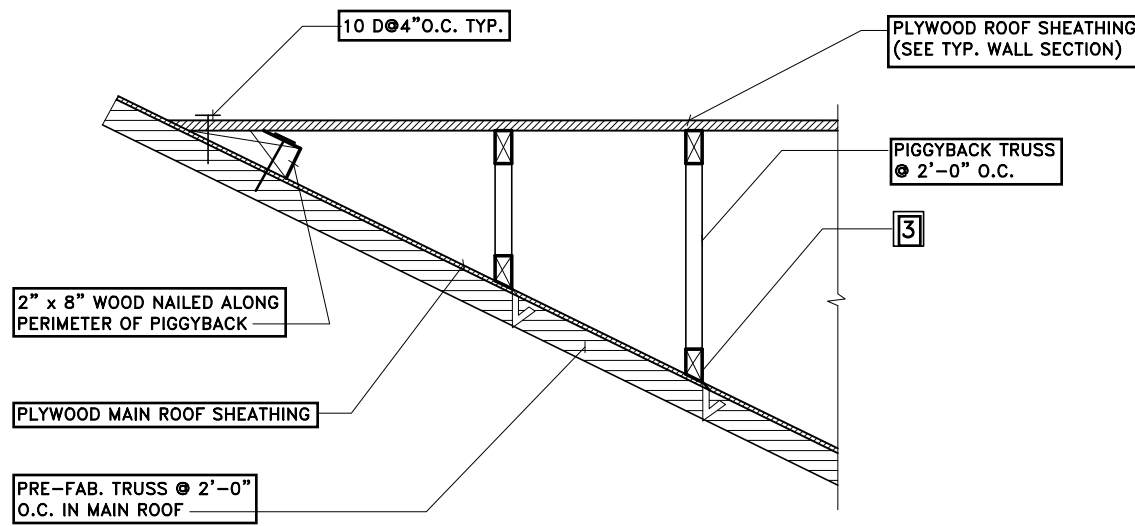
1. REFER TO STRUCTURAL NOTES FOR REQUIRED DESIGN LOAD OF PRE-FABRICATED ROOF TRUSSES.
2. PERMANENT BRACING FOR THE STABILITY OF THE TRUSS SYSTEMS FOR GRAVITY AND LATERAL LOADS SHALL BE INDICATED ON TRUSS SHOP DRAWINGS. FOR TEMPORARY TRUSS BRACING REFER TO TPI (TRUSS PLATE INSTITUTE) HIB-91 SUMMARY SHEET.
3. TRUSS MANUFACTURER SHALL PROVIDE ALL TRUSS TO TRUSS CONNECTIONS AND UPLIFT LOAD FOR INDIVIDUAL TRUSSES & GIRDER.
4. TRUSS MANUF. SHALL NOTIFY ENGINEER PRIOR TO COMPLETING SHOP DWGS. IF ANY LOADS EXCEED THOSE SPECIFIED OR IF GIRDERS CHANGE LOCATION. THE BOTTOM CHORDS SHALL BE BRACED BY CONTINUOUS LATERAL BRACING SPACED AT 8 TO 10 FEET, NAILED TO TOP OF THE BOTOM CHORD. DIAGONALS PLACES AT 45° TO THE LATERAL BRACES SHALL BE LOCATED AT EACH END.

TRUSS TIE DOWN SCHEDULE						
MARK	ANCHOR TYPE	NAILS TO TRUSS/POST	NAILS TO SLAT	BOLTS	PRODUCT ALLOWABLE	
					UPLIFT / DOWNLOAD	LATERAL LOAD
1	SIMPSON HETA 20	(9)10d x 1 1/2"	=	=	1810	340
2	SIMPSON HETA 20	(22)10d	(1)5/8"	=	3965	=
3	SIMPSON LHS12	(12)10d x 1 1/2"	=	=	775	=

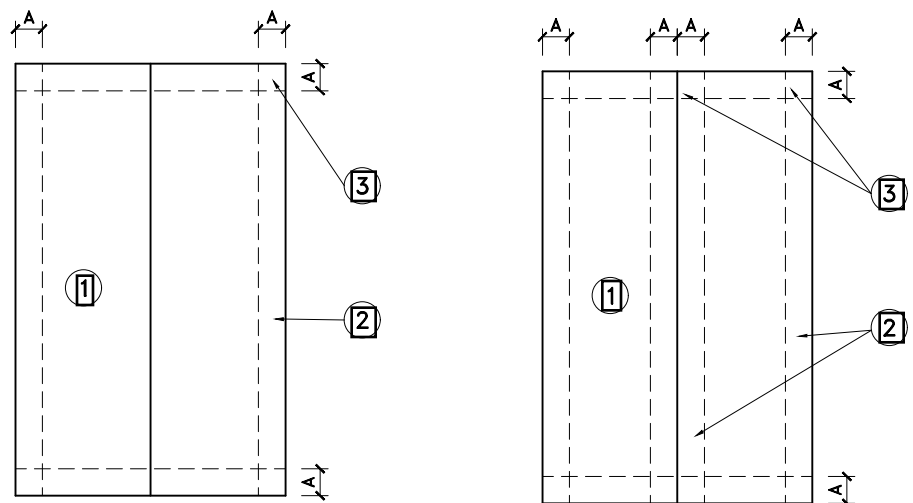
T.B. = THRU-BOLT
W.L.C. = UNLESS NOTED OTHERWISE
LATERAL LOAD NOTE:
UNITS EQUATION WITH LESS RESTRICTIVE LOAD COMBINATION
OF MAXIMUM LATERAL LOAD AND UPLIFT LOAD < 1
FOR MAXIMUM UPLIFT IS USED DOUBLE SIMPSON HETA 20

PLYWOOD SHEATHING NAILING SCHEDULE (WALLS AND ROOF)		
NAIL SIZE	NAIL SPACING	ZONE
8d RING SHANK (*)	4" @ EDGES, 6" @ INTERMEDIATE SUPPORTS	ROOF 3
8d RING SHANK (*)	6" @ EDGES, 6" @ INTERMEDIATE SUPPORTS	ROOF 1 2
10d	4" @ EDGES, 6" @ INTERMEDIATE SUPPORTS	WALL 5
10d	6" @ EDGES, 6" @ INTERMEDIATE SUPPORTS	WALL 4

CORNER DISTANCE, A = 4 FEET ALL CASES



SECTION F
SCALE: N.T.S.

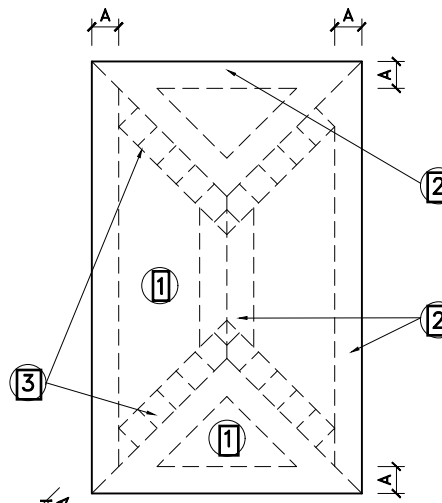


PLAN

ROOF $\theta = 10^\circ$

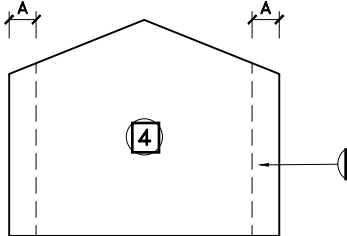
PLAN

GABLE ROOF $\theta > 10^\circ$
= 45

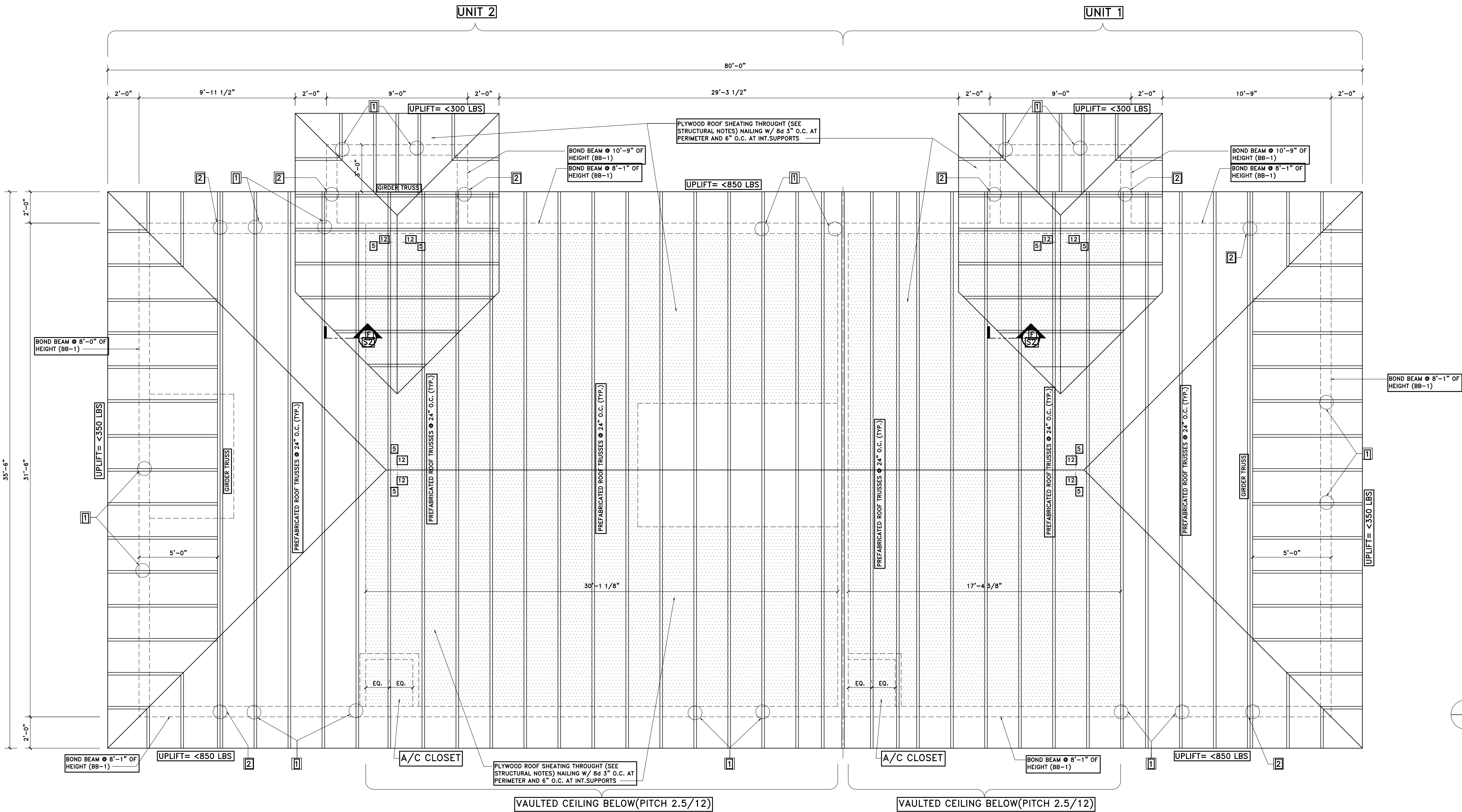


PLAN

HIP ROOF $\theta > 10^\circ$
= 45



ELEVATION



ROOF LAYOUT
SCALE: 1/4" = 1'-0"

NEW DUPLEX FOR BRANDX LLC (MASTER PLAN A)

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PALM SPRINGS, FL. 33461

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SEAL

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FL. REG. ENG. #57831

REVISIONS:



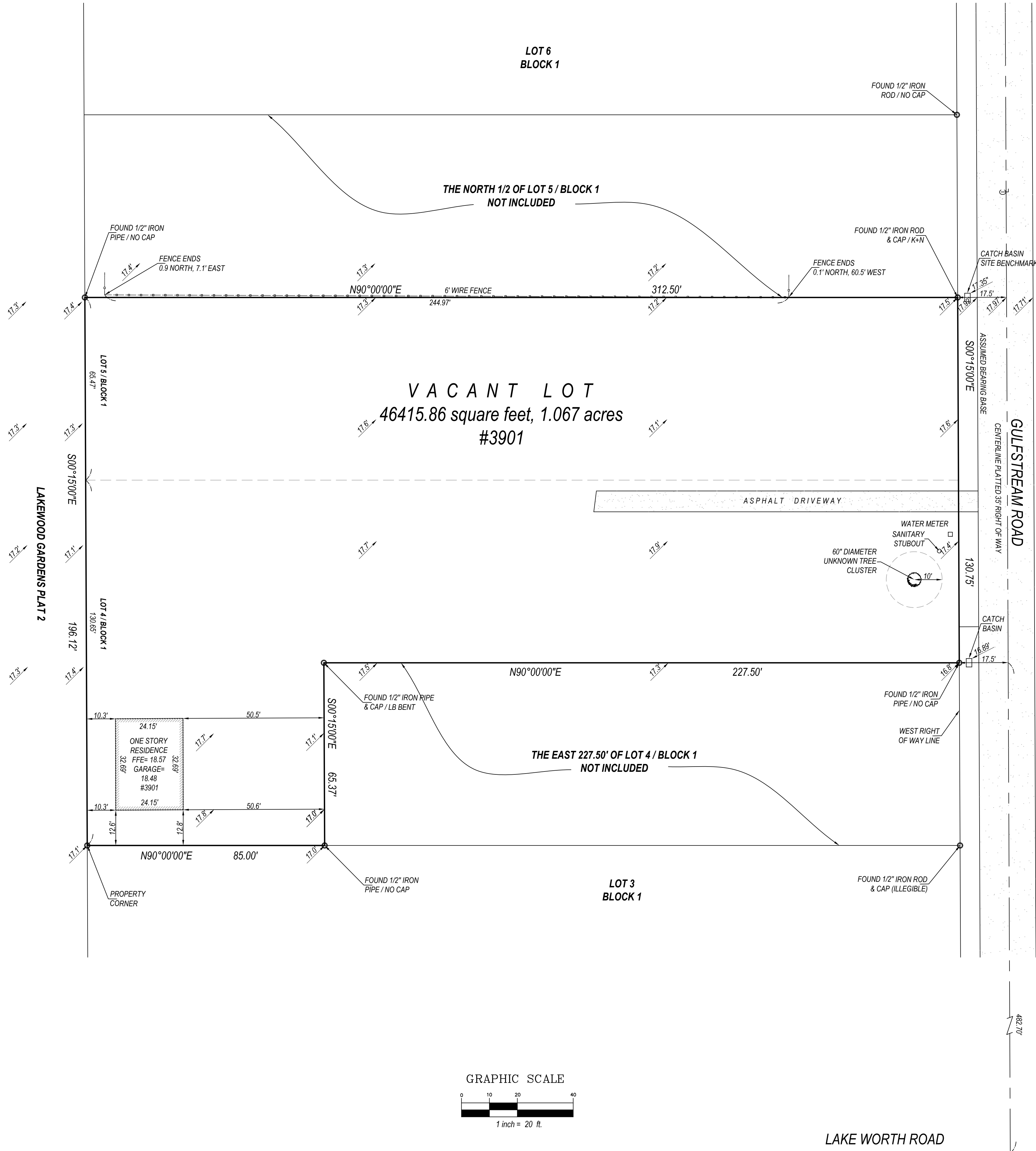
DATE: 08-29-19

SCALE: AS NOTED

DRAWN BY:

DRAWING No.:

S2



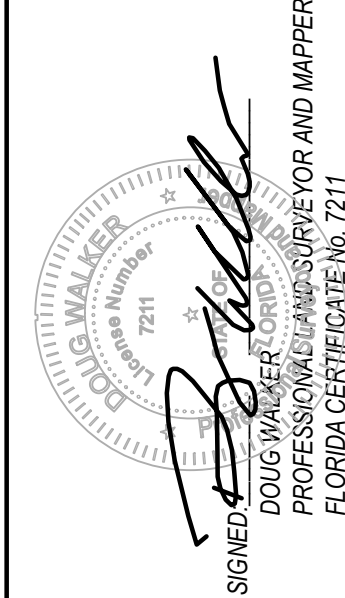
PROPERTY ADDRESS:
3901 GULFSTREAM ROAD
PALM SPRINGS FLORIDA 33461

FLOOD ZONE: "X"
PANEL NO: 12099C 0776F
DATE: OCTOBER 5, 2017

CERTIFIED TO:
1. CHAD DRAKE ENTERPRISES LP

LEGAL DESCRIPTION:
THE SOUTH 1/2 OF LOT 5, AND THE NORTH 1/2 OF LOT 4, AND THE WEST 85 FEET OF THE SOUTH 1/2 OF LOT 4, ALL IN BLOCK 1, LAKEWOOD GARDENS, PLAT NO. 1, AS RECORDED IN PLAT BOOK 18, PAGE 38, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA.

- SURVEYORS' NOTES:**
1. I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE PURSUANT TO FLORIDA STATUTES.
 2. THE SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 3. UNDERGROUND OR OBSCURED IMPROVEMENTS WERE NOT LOCATED.
 4. DIMENSIONS ARE RECORD AND FIELD UNLESS OTHERWISE NOTED.
 5. STATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
 6. THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 8261. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 8. SURVEY SUBJECT TO RESERVATIONS, RESTRICTIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD. (UNLESS A TITLE REVIEW, COMMITMENT REVIEW, OR OWNERSHIP AND ENCUMBRANCE REVIEW IS PRESENT ON THE FACE OF THIS DOCUMENT, THIS SURVEY HAS BEEN COMPLETED IN THE ABSENCE OF A TITLE INSURANCE POLICY).
 9. LOCATION MAP IS GLEANED FROM ONLINE MAPPING SITES AND AND IS ONLY APPROXIMATE.
 10. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.



BOUNDARY AND TOPOGRAPHIC SURVEY

PRINCIPAL MERIDIAN SURVEYING, Inc.
LICENSED BUSINESS No. 8261
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
OFFICE 561-478-7764



Village of Palm Springs

Land Development

226 Cypress Lane • Palm Springs, Florida 33461

(561) 965-4016

Fax (561) 439-4132

June 12, 2017

Chad Drake
Chad Drake Real Estate
519 Forestview Drive
Atlantis, Florida 33462

RE: Zoning Confirmation Letter for:
3901 Gulfstream Road
Parcel Control Numbers: 70-43-44-19-11-001-0042 & 70-43-44-19-11-001-0043

Dear Mr. Drake:

The purpose of this letter is to advise you that the ± 1.06 acre (identified with two (2) parcel control numbers by the Palm Beach County Property Appraiser) located at 3901 Gulfstream Rd ("the Property") has a Future Land Use designation of Low Density Residential, which allows up to 5.8 du/ac. The zoning classification is Residential Multiple-Family ("RM"). Based on the size of the Property, a maximum of six (6) dwelling units is permissible.

The property was annexed into the Village of Palm Springs in January, 2012 and at the time of the annexation there was an agreement approved by the Village Council under Resolution 2012-14 to permit a maximum of 9 dwelling units on the Property, subject to site plan approval.

The maximum utilization of the property to develop 9 dwelling units is subject to compliance with other sections of the Village's Land Development Regulations such as parking, landscape buffers, lot coverage, open space and setbacks. A site plan shall be submitted to the Village for any proposed development plans on the property.

A full copy of Village Land Development Regulations applicable within the RM zoning district are available online at: www.villageofpalmsprings.org.

If you need further assistance, please do not hesitate to contact me.

Sincerely,

Kim Glas-Castro, AICP LEED AP
Land Development Director

Drainage Calculations

**3901 Gulfstream Road
Palm Springs, FL 33461**

Project #: 19-AC-001

May 13, 2020

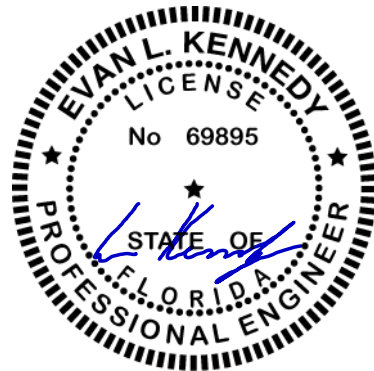
(Revised 01-04-21)

(Revised 03-15-21)

(Revised 05-12-21)

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Attachement A	Pages 4-15
Attachement B	Pages 16-17
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Attachement D	Pages 24-36



06-14-21

Evan L. Kennedy, P.E. 69895
Kennedy Engineering, LLC
332 SW 7th Terrace
Boca Raton, FL 33486
CA # 29980
561-573-1679
evankennedy1@gmail.com

*Design is based on the requirements of the Florida Building Code 2017 Edition, SFWD, LWDD, and Village of Palm Springs

Drainage Report

1. Design Criteria

A pre vs post analysis was performed to determine the different stages of the site for the different storm events required.

The site is located at 3901 Gulfstream Road, Palms Spring, FL 33461. The current size of the lot is 1.06 Acres. It is currently being occupied by a one-storage shed located towards the west side of the property. There a no impervious road on this site. The pre-development calculations are located in Attachment A of this report which shows the existing conditions of the site. Modeling results in CASCADE are also shown in this attachment.

A compensating storage calculation was developed. This was done by comparing the pre-development calculations and modeling results to the ones prepared for the post-development analysis.

The following table shows the storm events used for the analysis of this site:

Table A – Precipitation of Storm Events		
Frequency	Duration 1 day	Duration 3 days
5 Year	8 inches	N/A
10 Year	N/A	11.00 inches
25 Year	11 inches	14.5 inches
100 Year	13 inches	17.0 inches

The water table elevation in this area is controlled by the Lake Worth Drainage District's canal water elevation. Attachment B shows the maintained canal elevation map from LWDD. The canal control elevation for Canal L-11 varies in this segment of the canal. However, it can be assumed that an elevation of 8.50 ft-NGVD29 (7.00 ft-NAVD88) can be maintained by the District most of the year as discussed with LWDD's representatives. Therefore, this water table elevation will be used for the purposes of this report and the analysis of this site. Attachment C shows the results obtained from the percolation test performed at the project site.

2. Pre Development Analysis

The survey of the project site established that the project site perimeter berm is set at an average elevation of 17.00 ft-NAVD88. This data has been considered in the calculations (Attachment A).

The pre-development stage-storage curve and table show that the site has a total capacity of retention of 0.52 AC-ft at this 17.00 ft-NAVD88 stage (existing average berm).

Attachment A shows all the calculations and modeling results for the pre-development analysis for this site.

Table B – Pre Developed Summary of stages and storages		
Frequency	Stage	Storage
5 Year/1 day	16.74 ft-NAVD88	0.44 Ac-ft
25 Year/3 days	17.17 ft-NAVD88	0.70 Ac-ft

100Year/1 day	17.03 ft-NAVD88	0.40 Ac-ft
100Year/3 days	17.36 ft-NAVD88	0.89 Ac-ft

3. Post Development Analysis

The project drawings for this site have been rendered based on the analysis performed for the post-development features proposed for this site. See Attachment D for calculations and modeling results. This attachment shows the calculations performed for the proposed exfiltration trench.

Page 3 of the calculations show the water quality calculations. For the post-development site simulation, a total of **0.09 Ac-ft** will be needed (larger volume between the 1-inch times the total area and the 2.5 inches times the imperviousness on the site). In the stage-storage table in attachment D, it is seen that the post-development dry retention (swales) features will be able to provide enough water quality for the site to comply with the SFWMD Volume 4 requirement.

See Figure 1 where the different proposed swales are depicted and the areas assigned. This figure matches the locations of the swales on sheet 4 of 14, the Color Rendering Site plan of the permit drawings submitted with the application.

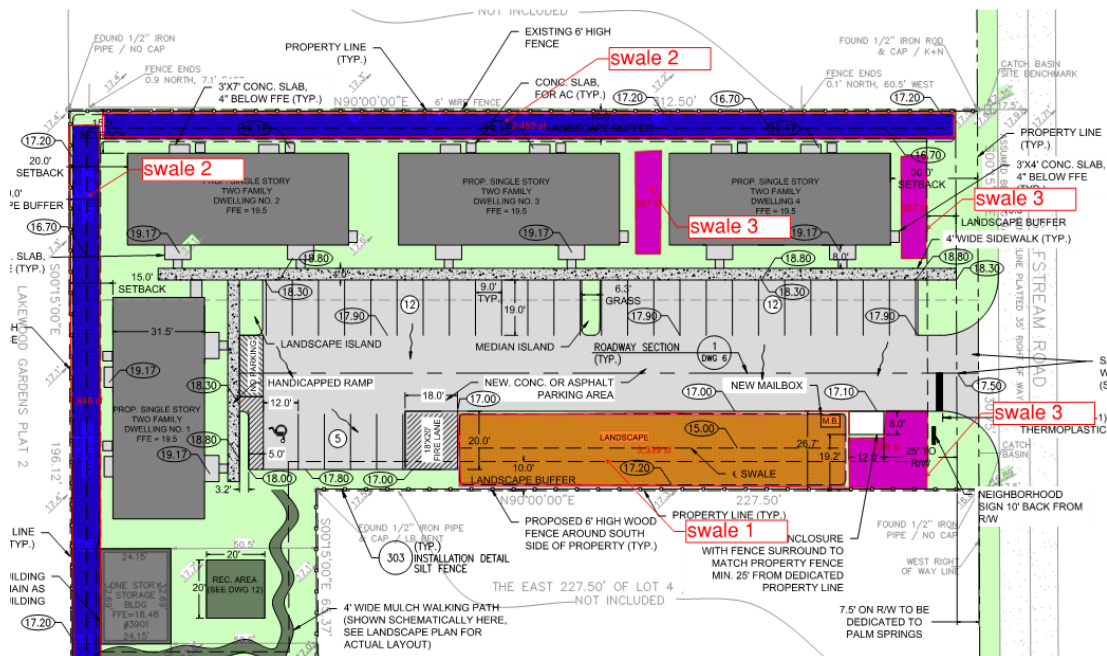


FIGURE 1

Table C shows a summary of the modeling performed for this site.

Table C – Post Developed Summary of stages and storages		
Frequency	Stage	Storage
5 Year/1 day	11.62 ft-NAVD88	0.42 Ac-ft
25 Year/3 days	15.84 ft-NAVD88	0.95 Ac-ft
100 Year/1 day	13.45 ft-NAVD88	0.80 Ac-ft

100 Year/3 days	17.00 ft-NAVD88	1.17 Ac-ft
-----------------	-----------------	------------

4. Summary of findings:

See Table D where a comparison of the pre vs post stages is performed.

Table D – Summary of Stages Pre vs Post		
Frequency	PRE Stage	POST Stage
5 Year/1 day	16.74 ft-NAVD88	11.62 ft-NAVD88
25 Year/3 days	17.17 ft-NAVD88	15.84 ft-NAVD88
100 Year/1 day	17.03 ft-NAVD88	13.45 ft-NAVD88
100 Year/3 days	17.36 ft-NAVD88	17.00 ft-NAVD88

This table shows that all the post-development improvements will not affect surrounding properties. Also, it shows that finished floor elevations will be protected against flooding. Also, the perimeter berm is high enough, and that the site will not be discharged to nearby properties. Lastly, the roads will be protected against flooding.

5. Compensating storage

Per the analysis performed in the predevelopment calculations and modeling, the following values were obtained:

- 100y – 3d runoff = 0.89 ac-ft (from Attachment A)
- 100y flood peak = 0.80 ac-ft (from Table C)
- Difference = 0.09 ac-ft (with the runoff being larger); therefore, the site is an exporter.

Moreover, for the post-development calculations and modeling, the following values were obtained:

- 100y – 3d runoff = 1.17 ac-ft (from Attachment D)
- 100y flood peak = 0.40 ac-ft (from Table B)
- Difference = 0.57 ac-ft (with the runoff being larger); therefore, the site is an exporter.

The total runoff at 17.00 ft-NAVD88 is seen contained in the drawings with the perimeter berm at an elevation of 17.20 ft-NAVD88. Therefore; the site net runoff to an off-site property is zero.

ATTACHMENT A

PRE DEVELOPED FLOOD ROUTING CALCULATIONS

Project Name: Cabrera Subdivision - 3901 Gulfstream Road
 Project Number: 19-AC-001

Designed: DMH
 Checked: ELK

I. Site Data

A. Acreage

1. Total		1.06 ac
2. Impervious		
a. Single family dwelling	0.02	ac
b. N/A	0.00	ac
c. N/A	0.00	ac
d. N/A	0.00	ac
e. N/A	0.00	ac
f. N/A	0.00	ac
g. N/A	0.00	ac
	Subtotal Impervious	0.02 ac
3. Water management		
a. N/A	0.00	ac
	Subtotal Lake	0.00 ac
b. N/A	0.00	ac
c. N/A	0.00	ac
d. N/A	0.00	ac
e. N/A	0.00	ac
f. N/A	0.00	ac
g. N/A	0.00	ac
h. N/A	0.00	ac
i. N/A	0.00	ac
	Subtotal Retention/Detention	0.00 ac
4. Pervious		
a. Open Area	1.04	ac
b. N/A	0.00	ac
c. N/A	0.00	ac
d. N/A	0.00	ac
	Subtotal Pervious	1.04 ac

B. Minimum Elevations

1. Roads and Parking	17.00	ft-NAVD88
2. Finished Floor	19.50	ft-NAVD88

C. Allowable Discharge

1. For the SFWMD Canal	0.00 CSM
2. Allowable Discharge for this Project	0.00 CFS

D. Water Level Elevation

1. Wet Season Water Table	7.00	ft-NAVD88
2. Control Elevation	7.00	ft-NAVD88
3. Receiving Water Body Level	N/A	ft-NAVD88

E. Rainfall Amounts

1. Road crown (5-year/1-day)	8.00	inches
2. Design Storm (25-year) (Based on 72 hour storm)	14.50	inches
3. Finish Floor (100-year) (Based on 72 hour storm)	17.00	inches

**PRE DEVELOPED
FLOOD ROUTING CALCULATIONS**

Project Name: Cabrera Subdivision - 3901 Gulfstream Road
Project Number: 19-AC-001

Designed:
Checked:

DMH
ELK

II. Design Criteria

A. Quality

1. If a wet detention system is proposed, then provide for whichever is greater of:
 - a. The first inch of runoff from the entire site, or
 - b. The amount of 2.5 inches times the percentage of imperviousness.
2. If discharging directly into sensitive receiving waters, then at least 0.5 inch of dry detention or retention pretreatment might have to be provided.
3. A detention system shall be designed to discharge not more 0.5 inch of detained volume per day.

B. Quantity

1. The allowable Peak discharge:
 - a. Allowable discharge 0.00 CFS
(based on the 25-year 72-hour storm event)
 - b. Road crowns and parking areas are desired to be no lower than 17.00 ft-NAVD88
 - c. Finished floors are designed to be no lower than 19.50 ft-NAVD88

**PRE DEVELOPED
FLOOD ROUTING CALCULATIONS**

Project Name: Cabrera Subdivision - 3901 Gulfstream Road
Project Number: 19-AC-001

Designed:	DMH
Checked:	ELK

III. Computations

A. Quality

1. Compute the first inch of runoff from the developed project
= 1 in X total area X (1ft/12in)
= 0.09 ac-ft for the first inch of runoff
2. Compute 2.5 inches times the percentage of imperviousness
 - a. Site area for water quality pervious/impervious calculations only:
= Total project - (water surface + roof)
= 1.04 ac of site area for water quality pervious/impervious
 - b. Impervious area for water quality pervious/impervious calculation only:
= (Site area for water quality pervious/impervious) - Pervious
= 0.00 ac if impervious area for water quality pervious/impervious
 - c. Percentage of imperviousness for water quality:
= (Impervious area for water quality/site area for water quality) 100%
= 0.00 % impervious
 - d. For 2.5 inches times the percentage impervious:
= 2.5 X percent impervious
= 0.00 inches to be treated
 - e. Compute volume required for water quality detention:
= Inches to be treated X (total site - Lake)
= 0.00 ac-ft for the 2.5 inches times the percentage imperviousness
3. Since the 0.09 ac-ft for the first inch of runoff is greater than
0.00 ac-ft for the 2.5 inches times the percentage imperviousness
0.09 ac-ft controls

**PRE DEVELOPED
FLOOD ROUTING CALCULATIONS**

Project Name: Cabrera Subdivision - 3901 Gulfstream Road
Project Number: 19-AC-001

Designed: DMH
Checked: ELK

III. Computations

B. SCS Curve Number

1. The wet season water/control elevation and the control elevation 7.00 ft-NAVD88

2. Average site finished grade

Land use	Area-A (ac)	Grade-G (ft)	A X G
Single family dwelling	0.02	17.50	0.35
N/A	0.00		0.00
N/A	0.00		0.00
N/A	0.00		0.00
N/A	0.00		0.00
N/A	0.00		0.00
N/A	0.00		0.00
N/A	0.00		0.00
N/A	0.00		0.00
N/A	0.00		0.00
N/A	0.00		0.00
N/A	0.00		0.00
N/A	0.00		0.00
N/A	0.00		0.00
Open Area	1.04	16.80	17.47
N/A	0.00		0.00
N/A	0.00		0.00
N/A	0.00		0.00
Total	1.06		17.82
Weighted Site Grade			16.81

ft-NAVD88

3. Average depth to water table will be
= Average site grade - Average water table/control elevation
= 9.81 ft

4. Soil type Depressional

5. From the soil storage calculation sheet, inches of moisture stored under the pervious areas for this type of soil is: 8.18 inches

6. Compute available soil storage
= Storage available X pervious area
= 0.71 ac-ft available soil storage onsite

7. Convert available soil storage to site-wide moisture storage, S
= Available soil storage onsite/site area
= 8.03 inches of site-wide storage, S

6. SCS Curve Number, CN
= $1000/(S+10)$
= 55 SCS Curve Number

PRE DEVELOPED SOIL STORAGE CALCULATION

Project Name: Cabrera Subdivision - 3901 Gulfstream Road
Project Number: 19-AC-001

Designed: DMH
Checked: ELK

Depth to Water Table (feet)	Coastal (1)		Flatwoods (2)		Depressional (3)	
	Cumulative Water Storage (inches)	Compacted Water Storage (inches)	Cumulative Water Storage (inches)	Compacted Water Storage (inches)	Cumulative Water Storage (inches)	Compacted Water Storage (inches)
1	0.60	0.45	0.60	0.45	0.60	0.45
2	2.50	1.88	2.50	1.88	2.10	1.58
3	6.60	4.95	5.40	4.05	4.40	3.30
4*	10.90	8.18	9.00	6.75	6.80	5.10

(1) Sandy Soil 0-40" thick with water tables dropping below 40" - St. Lucie series is representative.

(2) Water tables 15"-40" - Immokalee series is representative

(3) Water tables above ground - 15" - Riviera and Pompano series are representative

* 4 feet is the maximum depth of percolation assumed possible in three days for any soil.

A. From the calculation the average depth to the water table is

9.81 ft

B. The Soil Type is

Depressional

C. Assuming 25% compaction

D. Inches of moisture stored under pervious area

Depth to Water Table (feet)	Compacted Water Storage (inches)
5.00	8.18
5.05	8.18
10.00	8.18

PRE DEVELOPED FLOOD ROUTING CALCULATIONS

Project Name: Cabrera Subdivision - 3901 Gulfstream Road
Project Number: 19-AC-001

Designed: DMH
Checked: ELK

III. Computations

C. Project Surface Storage

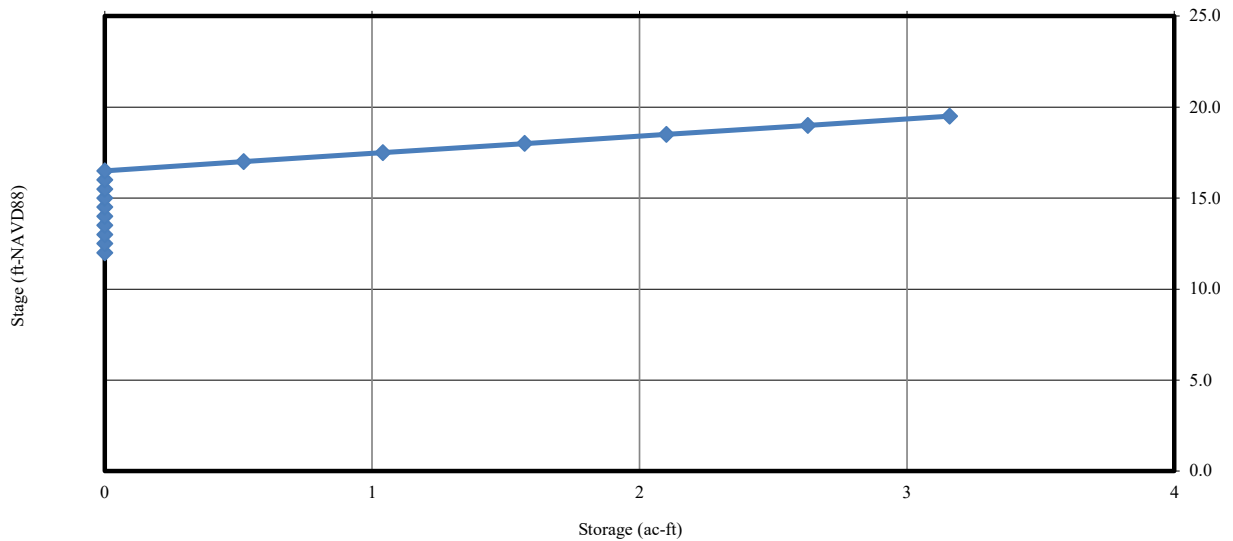
1. Assumptions

Land Use	Start	End	Area
Single family dwelling	17.50	17.50	0.02
N/A			0.00
N/A			0.00
N/A			0.00
N/A			0.00
N/A			0.00
N/A			0.00
N/A			0.00
N/A			0.00
N/A			0.00
N/A			0.00
N/A			0.00
N/A			0.00
N/A			0.00
N/A			0.00
N/A			0.00
Open Area	16.50	17.00	1.04
N/A			0.00
N/A			0.00
N/A			0.00

2. For Stage-Storage curve data, please refer to table attached.

3. Stage-Storage curve.

STAGE-STORAGE CURVE



**PRE DEVELOPED
STAGE - STORAGE CALCULATION**

Project Name: Cabrera Subdivision - 3901 Gulfstream Road
Project Number: 19-AC-001

Designed: DMH
Checked: ELK

Stage-Storage Curve Data

Area (ac)	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.04	0.00	0.00	0.00	Total Storage (Ac-Ft)
Start (ft-NAVD88)	17.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16.50	0.00	0.00	0.00	
End (ft-NAVD88)	17.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17.00	17.00	0.00	0.00	
Difference	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	17.00	0.00	0.00	
Stage (ft-NAVD88)	Single family dwelling	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Open Area	N/A	N/A	N/A	Total Storage (Ac-Ft)
12.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
12.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
13.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
13.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
14.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
14.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
15.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
15.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
16.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
16.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
17.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.52	0.00	0.00	0.00	
17.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.04	0.00	0.00	0.00	1.04
18.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.56	0.00	0.00	0.00	1.57
18.50	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.08	0.00	0.00	0.00	2.10
19.00	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.60	0.00	0.00	0.00	2.63
19.50	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.12	0.00	0.00	0.00	3.16

Project Name: 3901 Gulfstream Road - PRE DEVEL

Reviewer: ELK

Project Number: 002

Period Begin: Jan 01, 2000;0000 hr End: Jan 16, 2000;0000 hr Duration: 360 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: Site 1

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 24 hr

Design Frequency: 5 year

1 Day Rainfall: 8 inches

Area: 1.06 acres

Ground Storage: 8.03 inches

Time of Concentration: 0.08 hours

Initial Stage: 7 ft NAVD88

Stage (ft NAVD88)	Storage (acre-ft)
16.50	0.00
17.00	0.52
17.50	1.04
18.00	1.57
18.50	2.10
19.00	2.63
19.50	3.16

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
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BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Site 1	16.74	24.60	7.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Site 1	0.25	0.00	0.00	0.00	0.25	0.00

Project Name: 3901 Gulfstream Road - PRE DEVEL

Reviewer: ELK

Project Number: 002

Period Begin: Jan 01, 2000;0000 hr End: Jan 16, 2000;0000 hr Duration: 360 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: Site 1

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 25 year

3 Day Rainfall: 14.5 inches

Area: 1.06 acres

Ground Storage: 8.03 inches

Time of Concentration: 0.08 hours

Initial Stage: 7 ft NAVD88

Stage (ft NAVD88)	Storage (acre-ft)
16.50	0.00
17.00	0.52
17.50	1.04
18.00	1.57
18.50	2.10
19.00	2.63
19.50	3.16

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
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BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Site 1	17.17	72.60	7.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Site 1	0.70	0.00	0.00	0.00	0.70	0.00

Project Name: 3901 Gulfstream Road - PRE DEVEL

Reviewer: ELK

Project Number: 002

Period Begin: Jan 01, 2000;0000 hr End: Jan 16, 2000;0000 hr Duration: 360 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: Site 1

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 24 hr

Design Frequency: 100 year

1 Day Rainfall: 12.5092 inches

Area: 1.06 acres

Ground Storage: 8.03 inches

Time of Concentration: 0.08 hours

Initial Stage: 7 ft NAVD88

Stage (ft NAVD88)	Storage (acre-ft)
16.50	0.00
17.00	0.52
17.50	1.04
18.00	1.57
18.50	2.10
19.00	2.63
19.50	3.16

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
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BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Site 1	17.03	24.80	7.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Site 1	0.55	0.00	0.00	0.00	0.55	0.00

Project Name: 3901 Gulfstream Road - PRE DEVEL

Reviewer: ELK

Project Number: 002

Period Begin: Jan 01, 2000;0000 hr End: Jan 16, 2000;0000 hr Duration: 360 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: Site 1

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 100 year

3 Day Rainfall: 17 inches

Area: 1.06 acres

Ground Storage: 8.03 inches

Time of Concentration: 0.08 hours

Initial Stage: 7 ft NAVD88

Stage (ft NAVD88)	Storage (acre-ft)
16.50	0.00
17.00	0.52
17.50	1.04
18.00	1.57
18.50	2.10
19.00	2.63
19.50	3.16

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
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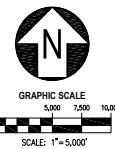
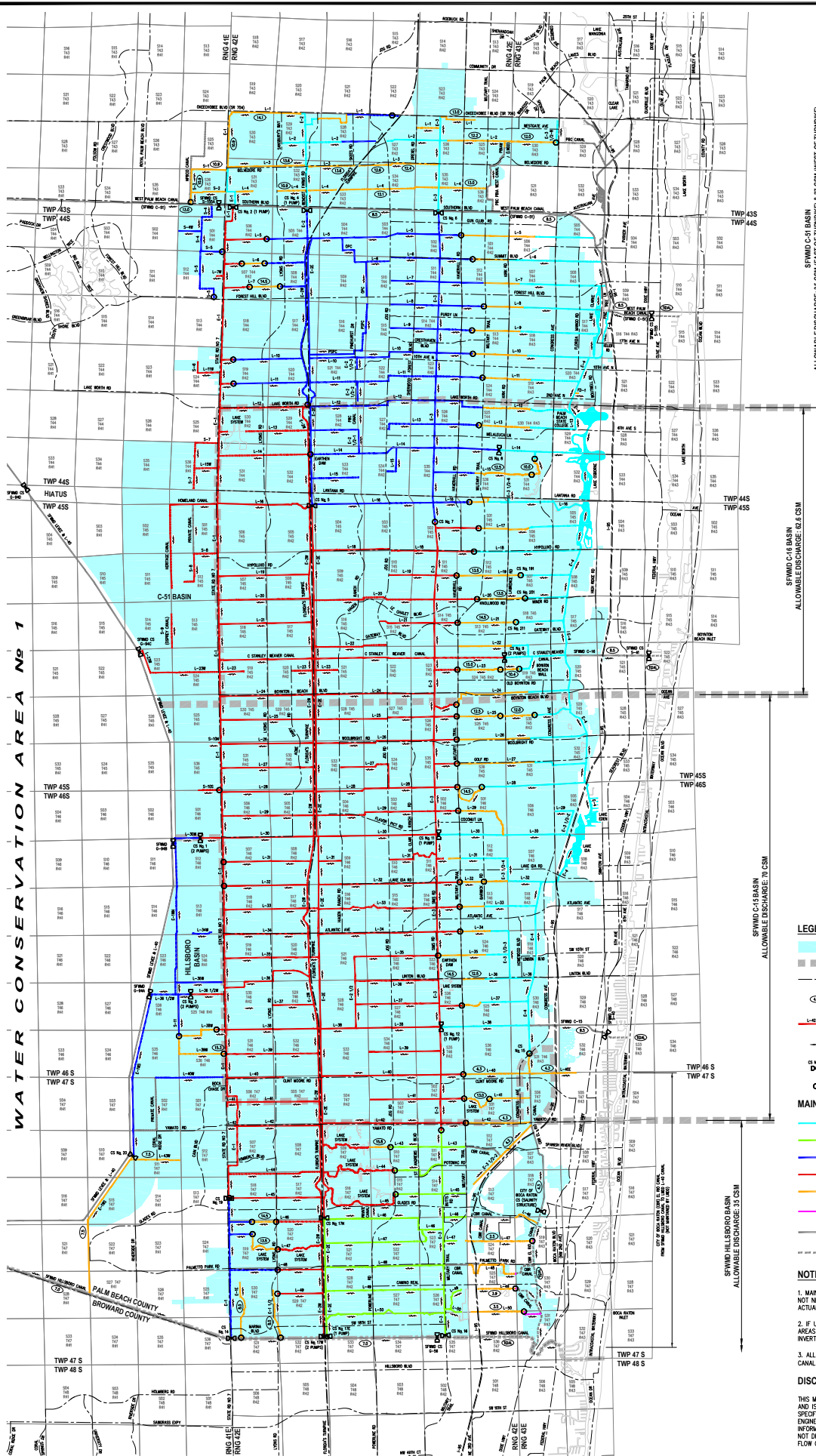
BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Site 1	17.36	72.80	7.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Site 1	0.89	0.00	0.00	0.00	0.89	0.00

ATTACHMENT B



ATLANTIC OCEAN

SFWD C-4 BASIN
ALLOWABLE DISCHARGE: 15 CSM (EAST OF TURNPIKE) & 27 CSM (WEST OF TURNPIKE)

SFWD C-18 BASIN
ALLOWABLE DISCHARGE: 10.8 CSM

SFWD C-18 BASIN
ALLOWABLE DISCHARGE: 70 CSM

SFWD HILLSBORO BASIN
ALLOWABLE DISCHARGE: 35 CSM

TWP 47 S
TWP 48 S

RING 41E
RING 42E

LAKE WORTH DRAINAGE DISTRICT

LAKE WORTH DRAINAGE DISTRICT

LAKE WORTH DRAINAGE DISTRICT

- LEGEND**
- LWD SERVICE AREA
 - BOUNDARY LINE FOR SFWD BASIN AREAS
 - PRINCIPAL ROADWAY
 - Denotes some specific canal maintenance elevations
 - LWD CANAL DESIGNATIONS (UNLESS OTHERWISE NOTED)
 - DIRECTION OF FLOW
 - MAJOR LWD (UNLESS OTHERWISE NOTED) DRAINAGE CONTROL STRUCTURE
 - LWD MINOR CONTROL STRUCTURE
- MAINTAINED CANAL ELEVATIONS:**
- CANAL ELEVATION = 8.5' NGVD (SEE NOTE No. 1)
 - CANAL ELEVATION = 9.3' NGVD (SEE NOTE No. 1)
 - CANAL ELEVATION = 13.0' NGVD (SEE NOTE No. 1)
 - CANAL ELEVATION = 16.0' NGVD (SEE NOTE No. 1)
 - CANAL ELEVATION VARIES (SEE NOTES No. 1 & 2)
 - CANAL ELEVATION IS AFFECTED BY TIDAL CURRENT
 - OTHER CANALS (NOT MAINTAINED BY LWD)
 - OTHER CANALS AFFECTED BY TIDAL CURRENT (NOT MAINTAINED BY LWD)

- NOTES:**
1. MAINTENANCE ELEVATION OF THE CONTROL STRUCTURE AND NOT NECESSARILY THE CANAL WATER SURFACE ELEVATION. ACTUAL WATER ELEVATION IN THE CANAL WILL VARY.
 2. IF UNSPECIFIED, THE MAINTENANCE ELEVATIONS IN THESE AREAS ARE DEPENDENT ON CANAL BOTTOM ELEVATIONS, CULVERT INVERT ELEVATIONS OR GROUNDWATER INTRUSION.
 3. ALL ELEVATIONS ARE SUBJECT TO VERIFICATION BY A CURRENT CANAL CROSS SECTION(S) TO LWD SPECIFICATIONS.

DISCLAIMER:

THIS MAP SHOWS THE MAINTAINED ELEVATIONS OF LWD CANALS AND IS TO BE USED FOR INFORMATIONAL PURPOSES ONLY. FOR SPECIFIC DESIGN REQUIREMENTS, PLEASE CONTACT THE LWD ENGINEERING DEPARTMENT DIRECTLY. CANAL RIGHT-OF-WAY INFORMATION IS NOT SHOWN ON THIS MAP. ALSO, THIS MAP DOES NOT DISTINGUISH CONVEYANCE METHODS BETWEEN OPEN CHANNEL FLOW OR FLOW THROUGH CLOSED CULVERTS.

REVISIONS:		
NO.	DATE	DESCRIPTION

**LAKE WORTH DRAINAGE DISTRICT
MAINTAINED CANAL ELEVATIONS MAP**



LAKE WORTH DRAINAGE DISTRICT
13081 MILITARY TRAIL
DELRAY BEACH, FLORIDA 33484-1105
PHONE (561) 737-3835 • FAX (561) 495-9694
WWW.LWDD.NET

MAP INFORMATION:	
SCALE:	1" = 5,000'
UPDATED BY:	AUGUST 2020
CHECKED BY:	LAKE WORTH DRAINAGE DISTRICT
CAD FILE:	LWD_CANAL_ELEVATIONS.dwg
AERIAL DATE:	N/A

SHEET NO.	1
OF	36
LWD PROJECT NO.	N/A

ATTACHMENT C

April 29, 2021

Mr. Brandon Cabrera
The BrandX Company
279 Arabian Road
Palm Springs, Florida 33461

Subject: Report of Exfiltration Test
Proposed Multi Family Development
3901 Gulfstream Road
Palm Springs, Florida

Dear Mr. Cabrera:

Nutting Engineers of Florida, Inc. has performed an exfiltration test for the proposed drainage improvements at the above referenced location. This report presents a brief description of the field procedures, and the results of the exfiltration test.

One exfiltration test was performed to a depth of six feet below existing grade in accordance with South Florida Water Management District (SFWMD) criteria for 'Usual Open-Hole' conditions.

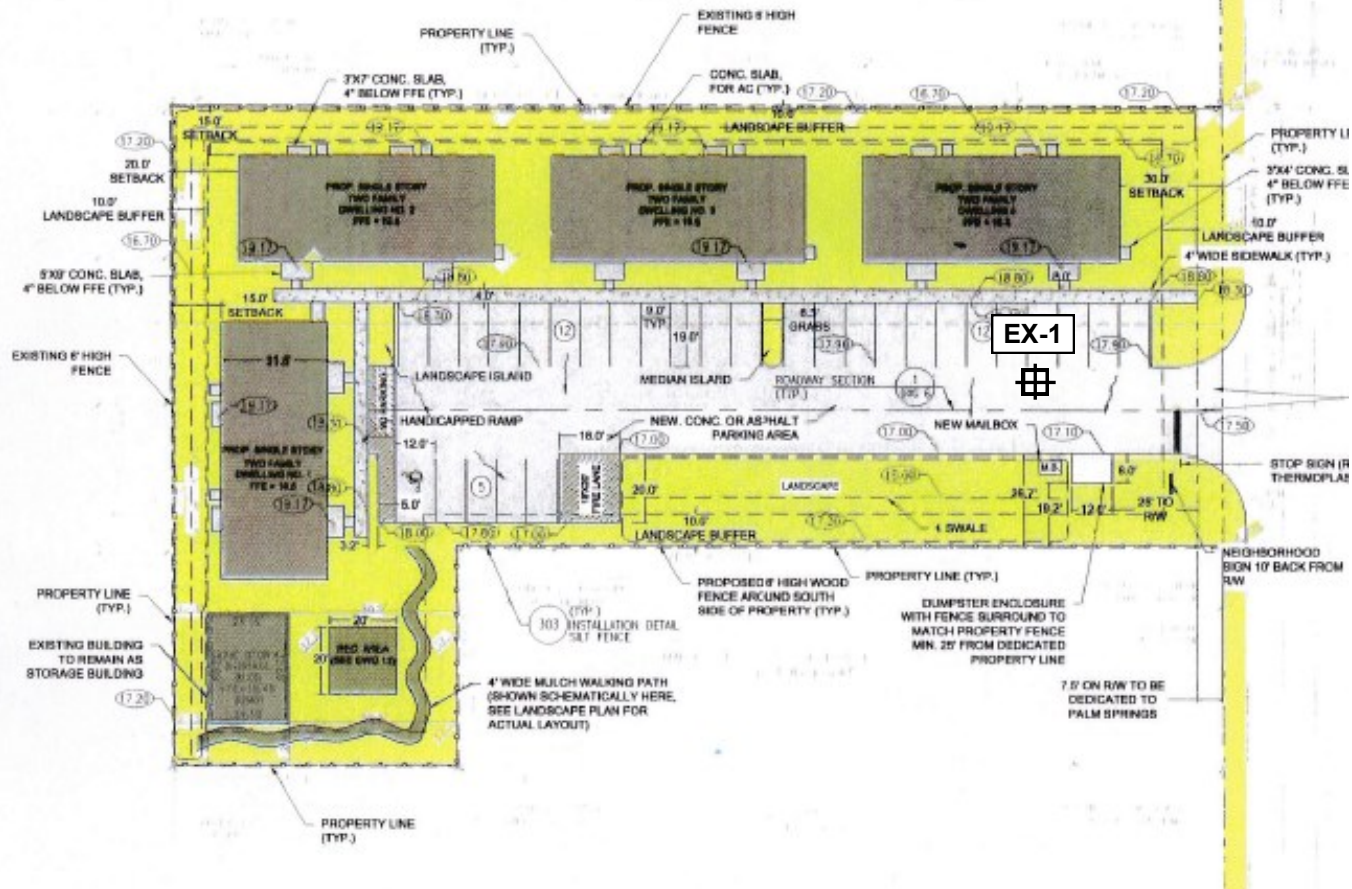
Prior to starting the test, a 6-inch diameter hole was augered to the test depth to determine the depth to groundwater and to examine subgrade soils. After establishing the above parameters, the hole was stabilized by a full-length perforated PVC pipe in accordance with South Florida Water Management District specifications. Water was then pumped into the hole maintaining a constant water level at the ground surface. The stabilized flow rates were recorded in one minute intervals for a total of 10 minutes.

The exfiltration test revealed the hydraulic conductivity ('K'-value) of the soil was 3.78×10^{-4} cubic feet per second per square foot per foot of head. Soil descriptions and flow rates for the test are shown on the attached exfiltration summary sheet. We note that the water table was below a depth of 6 feet at the time of the test. This testing was performed to determine the hydraulic conductivity value only. Soil information shall not be used for other purposes.

We appreciate the opportunity to provide these services for you. Should you have any questions, or if we can be of further assistance, please feel free to contact us.

Respectfully Submitted:
NUTTING ENGINEERS OF FLORIDA, INC.

Christopher E. Gworek, P.E. #69947
Senior Engineer



- LEGEND -
⊕ EXFILTRATION TEST

Report of Exfiltration Test

Client:	The BrandX Company	Order No	18978.10
Project:	Proposed Multi Family Development	Report No	1
Location:	3901 Gulfstream Road	Date:	4/28/21
	Palm Springs, Florida		
Test:	Usual Open Hole Exfiltration Test		
Surface Elevation:	Approx. @ Road Crown	Water table from ground surface:	>6'
Casing Diameter:	6"		
Tube Depth:	6'		

Hydraulic Conductivity (K) = 3.78×10^{-4} cfs/ft²ft.head

EXFIL NO. 1			One Minute Increme	Pump Rate in Gal/Min
Sample Location: <u>Approx. as located on site plan.</u> Material: 0-6" TOPSOIL 6"-1.2' Gray fine SAND 1.2'-6' Lt. brown fine SAND			1	5.0
			2	5.0
			3	5.0
			4	5.0
			5	5.0
			6	5.0
			7	5.0
			8	5.0
			9	5.0
			10	5.0

LIMITATIONS OF LIABILITY

WARRANTY

We warrant that the services performed by Nutting Engineers of Florida, Inc. are conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession in our area currently practicing under similar conditions at the time our services were performed. **No other warranties, expressed or implied, are made.** While the services of Nutting Engineers of Florida, Inc. are a valuable and integral part of the design and construction teams, we do not warrant, guarantee or insure the quality, completeness, or satisfactory performance of designs, construction plans, specifications we have not prepared, nor the ultimate performance of building site materials or assembly/construction.

SUBSURFACE EXPLORATION

Subsurface exploration is normally accomplished by test borings; test pits are sometimes employed. The method of determining the boring location and the surface elevation at the boring is noted in the report. This information is represented in the soil boring logs and/or a drawing. The location and elevation of the borings should be considered accurate only to the degree inherent with the method used and may be approximate.

The soil boring log includes sampling information, description of the materials recovered, approximate depths of boundaries between soil and rock strata as encountered and immediate depth to water data. The log represents conditions recorded specifically at the location where and when the boring was made. Site conditions may vary through time as will subsurface conditions. The boundaries between different soil strata as encountered are indicated at specific depths; however, these depths are in fact approximate and dependent upon the frequency of sampling, nature and consistency of the respective strata. Substantial variation between soil borings may commonly exist in subsurface conditions. Water level readings are made at the time and under conditions stated on the boring logs. Water levels change with time, precipitation, canal level, local well drawdown and other factors. Water level data provided on soil boring logs shall not be relied upon for groundwater based design or construction considerations.

LABORATORY AND FIELD TESTS

Tests are performed in *general* accordance with specific ASTM Standards unless otherwise indicated. All criteria included in a given ASTM Standard are not always required and performed. Each test boring report indicates the measurements and data developed at each specific test location.

ANALYSIS AND RECOMMENDATIONS

The geotechnical report is prepared primarily to aid in the design of site work and structural foundations. Although the information in the report is expected to be sufficient for these purposes, it shall not be utilized to determine the cost of construction nor to stand alone as a construction specification. Contractors shall verify subsurface conditions as may be appropriate prior to undertaking subsurface work.

Report recommendations are based primarily on data from test borings made at the locations shown on the test boring reports. Soil variations commonly exist between boring locations. Such variations may not become evident until construction. Test pits sometimes provide valuable supplemental information that derived from soil borings. If variations are then noted, the geotechnical engineer shall be contacted in writing immediately so that field conditions can be examined and recommendations revised if necessary.

The geotechnical report states our understanding as to the location, dimensions and structural features proposed for the site. **Any significant changes of the site improvements or site conditions must be communicated in writing to the geotechnical engineer immediately** so that the geotechnical analysis, conclusions, and recommendations can be reviewed and appropriately adjusted as necessary.

CONSTRUCTION OBSERVATION

Construction observation and testing is an important element of geotechnical services. The geotechnical engineer's field representative (G.E.F.R.) is the "owner's representative" observing the work of the contractor, performing tests and reporting data from such tests and observations. **The geotechnical engineer's field representative does not direct the contractor's construction means, methods, operations or personnel.** The G.E.F.R. does not interfere with the relationship between the owner and the contractor and, except as an observer, does not become a substitute owner on site. The G.E.F.R. is responsible for his/her safety, but has no responsibility for the safety of other personnel at the site. The G.E.F.R. is an important member of a team whose responsibility is to observe and test the work being done and report to the owner whether that work is being carried out in general conformance with the plans and specifications. The enclosed report may be relied upon solely by the named client.

SOIL AND ROCK CLASSIFICATION CRITERIA

SAND/SILT

N-VALUE (bpf)	RELATIVE DENSITY
0 – 4	Very Loose
5 – 10	Loose
11 – 29	Medium
30 – 49	Dense
>50	Very dense
100	Refusal

CLAY/SILTY CLAY

N-VALUE (bpf)	UNCONFINED COMP. STRENGTH (tsf)	CONSISTENCY
<2	<0.25	v. Soft
2 – 4	0.25 – 0.50	Soft
5 – 8	0.50 – 1.00	Medium
9 – 15	1.00 – 2.00	Stiff
16 – 30	2.00 – 4.00	v. Stiff
>30	>4.00	Hard

ROCK

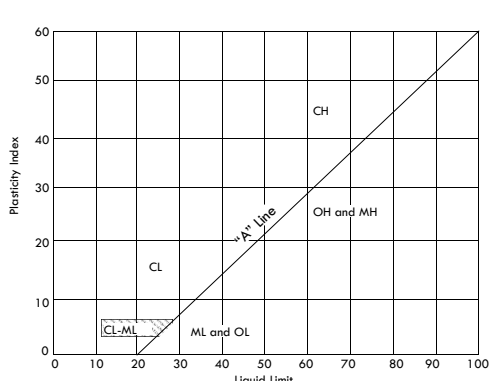
N-VALUE (bpf)	RELATIVE HARDNESS	ROCK CHARACTERISTICS
$N \geq 100$	Hard to v. hard	Local rock formations vary in hardness from soft to very hard within short vertical and horizontal distances and often contain vertical solution holes of 3 to 36 inch diameter to varying depths and horizontal solution features. Rock may be brittle to split spoon impact, but more resistant to excavation.
$25 \leq N \leq 100$	Medium hard to hard	
$5 \leq N \leq 25$	Soft to medium hard	

PARTICLE SIZE

Boulder	>12 in.
Cobble	3 to 12 in.
Gravel	4.76 mm to 3 in.
Sand	0.074 mm to 4.76 mm
Silt	0.005 mm to 0.074 mm
Clay	<0.005 mm

DESCRIPTION MODIFIERS

0 – 5%	Slight trace
6 – 10%	Trace
11 – 20%	Little
21 – 35%	Some
>35%	And

Major Divisions			Group Symbols	Typical names	Laboratory classification criteria		
Coarse-grained soils (More than half of material is larger than No. 200 sieve size)	Gravels (More than half of coarse fraction is larger than No. 4 sieve size)	Clean gravels (Little or no fines)	GW	Well-graded gavels, gravel-sand mixtures, little or no fines	$C_u = \frac{D_{60}}{D_{10}}$ greater than 4; $C_z = \frac{(D_{30})^2}{D_{10} \times D_{60}}$ between 1 and 3		
			GP	Poorly graded gravels, gravel-sand mixtures, little or no fines	Not meeting all gradation requirements for GW		
		Gravels with fines (Appreciable amount of fines)	GW*	d u	Silty gravels, gravel-sand-silt mixtures	Atterberg limits below "A" line or P.I. less than 4	Above "A" line with P.I. between 4 and 7 are <i>borderline</i> cases requiring use of dual symbols.
			GC	Clayey gravels, gravel-sand-clay mixtures	Atterberg limits above "A" line with P.I. greater than 7		
	Sands (More than half of coarse fraction is smaller than No. 4 sieve size)	Clean sands (Little or no fines)	SW	Well-graded sands, gravelly sands, little or no fines	$C_u = \frac{D_{60}}{D_{10}}$ greater than 6; $C_z = \frac{(D_{30})^2}{D_{10} \times D_{60}}$ between 1 and 3		
			SP	Poorly graded sands, gravelly sands, little or no fines	Not meeting all gradation requirements for SW		
		Sands with fines (Appreciable amount of fines)	SM*	d u	Silty sands, sand-silt mixtures	Atterberg limits below "A" line or P.I. less than 4	Limits plotting in hatched zone with P.I. between 4 and 7 are <i>borderline</i> cases requiring use of dual system.
			SC	Clayey sands, sand-clay mixtures	Atterberg limits above "A" line with P.I. more than 7		
			Determine percentages of sand and gravel from grain-size curve. Depending on percentage of fines (fraction smaller than No. 200 sieve size), coarse-grained soils are classified as follows: Less than five percent.....GW, GP, SW, SP More than 12 percent.....GW, GC, SW, SC 5 to 12 percent..... <i>Borderline</i> cases requiring dual systems**				
							
Plasticity Chart							

ATTACHMENT D

**POST DEVELOPED
FLOOD ROUTING CALCULATIONS**

Project Name: **Cabrera Subdivision - 3901 Gulfstream Road**
Project Number: **19-AC-001**

Designed: **DMH**
Checked: **ELK**

I. Site Data

A. Acreage

1. Total	1.06 ac
2. Impervious	
a. Single Story Buildings	0.27 ac
b. Parking Lots and Roads	0.26 ac
c. Sidewalks and Small Features of Concrete	0.05 ac
d. N/A	0.00 ac
e. N/A	0.00 ac
f. N/A	0.00 ac
g. N/A	0.00 ac
Subtotal Impervious	0.58 ac
3. Water management	
a. N/A	0.00 ac
Subtotal Lake	0.00 ac
b. N/A	0.00 ac
c. N/A	0.00 ac
d. N/A	0.00 ac
e. N/A	0.00 ac
f. N/A	0.00 ac
g. N/A	0.00 ac
h. N/A	0.00 ac
i. N/A	0.00 ac
Subtotal Retention/Detention	0.00 ac
4. Pervious	
a. Landscape	0.26 ac
b. Swale 1	0.10 ac
c. Swale 2	0.09 ac
d. Swale 3	0.03 ac
Subtotal Pervious	0.48 ac

B. Minimum Elevations

1. Roads and Parking	17.00 ft-NAVD88
2. Finished Floor	19.50 ft-NAVD88

C. Allowable Discharge

1. For the SFWMD Canal	0.00 CSM
2. Allowable Discharge for this Project	0.00 CFS

D. Water Level Elevation

1. Wet Season Water Table	7.00 ft-NAVD88
2. Control Elevation	7.00 ft-NAVD88
3. Receiving Water Body Level	N/A ft-NAVD88

E. Rainfall Amounts

1. Road crown (5-year/1-day)	8.00 inches
2. Design Storm (25-year) (Based on 72 hour storm)	14.50 inches
3. Finish Floor (100-year) (Based on 72 hour storm)	17.00 inches

**POST DEVELOPED
FLOOD ROUTING CALCULATIONS**

Project Name: Cabrera Subdivision - 3901 Gulfstream Road
Project Number: 19-AC-001

Designed:
Checked:

DMH
ELK

II. Design Criteria

A. Quality

1. If a wet detention system is proposed, then provide for whichever is greater of:
 - a. The first inch of runoff from the entire site, or
 - b. The amount of 2.5 inches times the percentage of imperviousness.
2. If discharging directly into sensitive receiving waters, then at least 0.5 inch of dry detention or retention pretreatment might have to be provided.
3. A detention system shall be designed to discharge not more 0.5 inch of detained volume per day.

B. Quantity

1. The allowable Peak discharge:
 - a. Allowable discharge 0.00 CFS
(based on the 25-year 72-hour storm event)
 - b. Road crowns and parking areas are desired to be no lower than 17.00 ft-NAVD88
 - c. Finished floors are designed to be no lower than 19.50 ft-NAVD88

**POST DEVELOPED
FLOOD ROUTING CALCULATIONS**

Project Name: Cabrera Subdivision - 3901 Gulfstream Road
Project Number: 19-AC-001

Designed:	DMH
Checked:	ELK

III. Computations

A. Quality

1. Compute the first inch of runoff from the developed project
= 1 in X total area X (1ft/12in)
= 0.09 ac-ft for the first inch of runoff
2. Compute 2.5 inches times the percentage of imperviousness
 - a. Site area for water quality pervious/impervious calculations only:
= Total project - (water surface + roof)
= 0.79 ac of site area for water quality pervious/impervious
 - b. Impervious area for water quality pervious/impervious calculation only:
= (Site area for water quality pervious/impervious) - Pervious
= 0.31 ac if impervious area for water quality pervious/impervious
 - c. Percentage of imperviousness for water quality:
= (Impervious area for water quality/site area for water quality) 100%
= 39.24 % impervious
 - d. For 2.5 inches times the percentage impervious:
= 2.5 X percent impervious
= 0.98 inches to be treated
 - e. Compute volume required for water quality detention:
= Inches to be treated X (total site - Lake)
= 0.09 ac-ft for the 2.5 inches times the percentage imperviousness
3. Since the 0.09 ac-ft for the first inch of runoff is greater than
0.09 ac-ft for the 2.5 inches times the percentage imperviousness
0.09 ac-ft controls

**POST DEVELOPED
FLOOD ROUTING CALCULATIONS**

Project Name: Cabrera Subdivision - 3901 Gulfstream Road
Project Number: 19-AC-001

Designed: DMH
Checked: ELK

III. Computations

B. SCS Curve Number

1. The wet season water/control elevation and the control elevation 7.00 ft-NGVD29

2. Average site finished grade

Land use	Area-A (ac)	Grade-G (ft)	A X G
Single Story Buildings	0.27	19.50	5.27
Parking Lots and Roads	0.26	17.60	4.58
Sidewalks and Small Features of Concrete	0.05	18.80	0.94
N/A	0.00		0.00
N/A	0.00		0.00
N/A	0.00		0.00
N/A	0.00		0.00
N/A	0.00		0.00
N/A	0.00		0.00
N/A	0.00		0.00
N/A	0.00		0.00
N/A	0.00		0.00
N/A	0.00		0.00
N/A	0.00		0.00
N/A	0.00		0.00
Landscape	0.26	18.00	4.68
Swale 1	0.10	15.00	1.50
Swale 2	0.09	16.00	1.44
Swale 3	0.03	15.50	0.47
Total	1.06		18.87
Weighted Site Grade			17.80

ft-NAVD88

3. Average depth to water table will be
= Average site grade - Average water table/control elevation
= 10.80 ft

4. Soil type Depressional

5. From the soil storage calculation sheet, inches of moisture stored under the pervious areas for this type of soil is: 8.18 inches

6. Compute available soil storage
= Storage available X pervious area
= 0.33 ac-ft available soil storage onsite

7. Convert available soil storage to site-wide moisture storage, S
= Available soil storage onsite/site area
= 3.70 inches of site-wide storage, S

6. SCS Curve Number, CN
= 1000/(S+10)
= 73 SCS Curve Number

POST DEVELOPED SOIL STORAGE CALCULATION

Project Name: Cabrera Subdivision - 3901 Gulfstream Road
Project Number: 19-AC-001

Designed: DMH
Checked: ELK

Depth to Water Table (feet)	Coastal (1)		Flatwoods (2)		Depressional (3)	
	Cumulative Water Storage (inches)	Compacted Water Storage (inches)	Cumulative Water Storage (inches)	Compacted Water Storage (inches)	Cumulative Water Storage (inches)	Compacted Water Storage (inches)
1	0.60	0.45	0.60	0.45	0.60	0.45
2	2.50	1.88	2.50	1.88	2.10	1.58
3	6.60	4.95	5.40	4.05	4.40	3.30
4*	10.90	8.18	9.00	6.75	6.80	5.10

(1) Sandy Soil 0-40" thick with water tables dropping below 40" - St. Lucie series is representative.

(2) Water tables 15"-40" - Immokalee series is representative

(3) Water tables above ground - 15" - Riviera and Pompano series are representative

* 4 feet is the maximum depth of percolation assumed possible in three days for any soil.

A. From the calculation the average depth to the water table is

10.80 ft

B. The Soil Type is

Depressional

C. Assuming 25% compaction

D. Inches of moisture stored under pervious area

Depth to Water Table (feet)	Compacted Water Storage (inches)
4.00	8.18
10.80	8.18
12.00	8.18

POST DEVELOPED FLOOD ROUTING CALCULATIONS

Project Name: Cabrera Subdivision - 3901 Gulfstream Road
Project Number: 19-AC-001

Designed: DMH
Checked: ELK

III. Computations

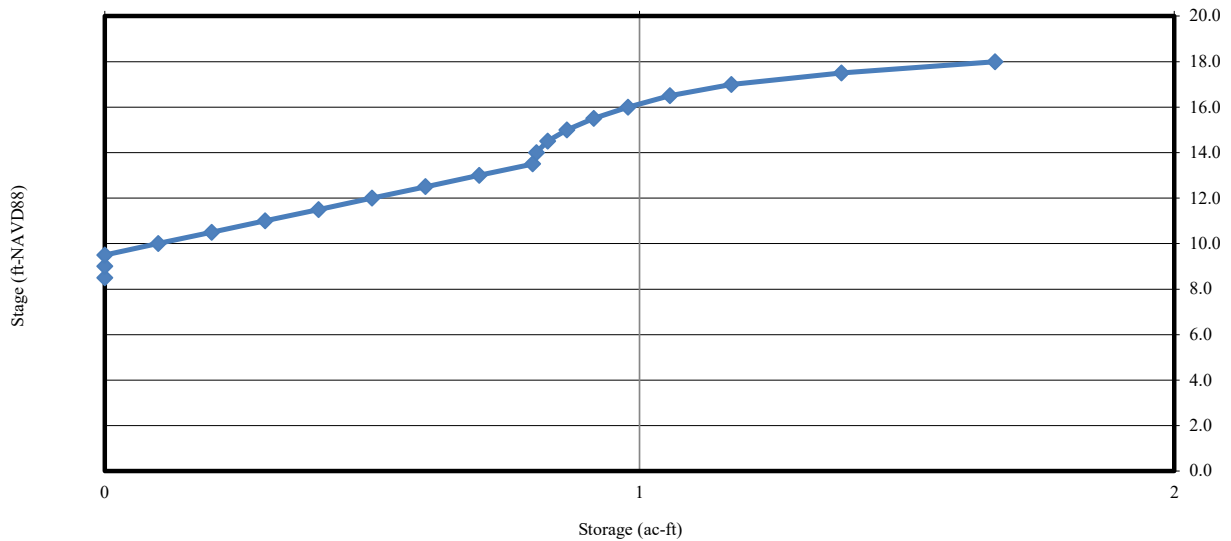
C. Project Surface Storage

1. Assumptions

Land Use	Start	End	Area
Single Story Buildings	19.50	19.50	0.27
Parking Lots and Roads	17.30	18.50	0.26
Sidewalks and Small Features of Concrete	18.80	19.50	0.05
N/A			0.00
N/A			0.00
N/A			0.00
N/A			0.00
N/A			0.00
N/A			0.00
N/A			0.00
N/A			0.00
N/A			0.00
N/A			0.00
N/A			0.00
N/A			0.00
Landscape	17.20	19.00	0.26
Swale 1	13.50	17.00	0.10
Swale 2	16.70	18.50	0.09
Swale 3	16.70	18.50	0.03

- For Stage-Storage curve data, please refer to table attached.
- Stage-Storage curve.

STAGE-STORAGE CURVE



**POST DEVELOPED
STAGE - STORAGE CALCULATION**

Project Name: Cabrera Subdivision - 3901 Gulfstream Road
Project Number: 19-AC-001

Designed:
Checked:

DMH
ELK

Stage-Storage Curve Data

Area (ac)	0.27	0.26	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.26	0.10	0.09	0.03	0.00	Total Storage (Ac-Ft)
Start (ft-NAVD88)	19.50	17.30	18.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17.20	13.50	16.70	16.70	10.00	
End (ft-NAVD88)	19.50	18.50	19.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19.00	17.00	17.20	17.20	14.00	
Difference	0.00	1.20	0.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.80	3.50	0.50	0.50	0.50	
Stage (ft-NAVD88)	Single Story Buildings	Parking Lots and Roads	Sidewalks and Small Features of Concrete	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Landscape	Swale 1	Swale 2	Swale 3	Exfil. Trench		Total Storage (Ac-Ft)
8.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
9.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
9.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
10.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.10	
10.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.20	
11.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.30	
11.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.40	
12.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	
12.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.60	
13.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.70	
13.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.80	
14.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.80	
14.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.00	0.00	0.00	0.80	
15.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.06	0.00	0.00	0.00	0.80	
15.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.11	0.00	0.00	0.00	0.80	
16.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.18	0.00	0.00	0.00	0.80	
16.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.26	0.00	0.00	0.00	0.80	
17.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.35	0.02	0.01	0.00	0.80	
17.50	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.40	0.12	0.04	0.00	0.80	
18.00	0.00	0.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.09	0.45	0.16	0.05	0.00	0.80	
18.50	0.00	0.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.24	0.50	0.21	0.07	0.00	0.80	
19.00	0.00	0.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.47	0.55	0.25	0.08	0.00	0.80	
19.50	0.00	0.57	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.60	0.60	0.30	0.10	0.00	0.80	

Exfiltration Trench for Water Quality and Storage
3901 Gulfstream Road
Project Number: 19-A-001

Length of Exfiltration Trench Required:

$$L = \frac{V}{K(HW + 2HD_u - D_u^2 + 2HD_s) + 1.39 \times 10^{-4} WD_u}$$

Exfiltration Trench Data:

<i>V = Volume treated (acre-inches)</i>	9.00
<i>W = Trench width (feet)</i>	10.00
<i>K = Hydraulic conductivity (cfs/ft²-ft. head)</i>	3.78E-04
<i>H = Depth to water table (feet)</i>	8.50
<i>D_u = Non-saturated trench depth (feet)</i>	5.50
<i>D_s = Saturated trench depth (feet)</i>	0.00
<i>L = Length of trench required (feet)</i>	141.32
<i>L = Length of trench provided (feet)</i>	150.00
<i>V_e = Equivalent Volume provided (acre-inches)</i>	9.55
<i>V_e = Equivalent Volume provided (acre-ft)</i>	0.80

Project Name: 3901 Gulfstream Road

Reviewer: ELK

Project Number: 002

Period Begin: Jan 01, 2000;0000 hr End: Jan 16, 2000;0000 hr Duration: 360 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: Site 1

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 24 hr

Design Frequency: 5 year

1 Day Rainfall: 8 inches

Area: 1.06 acres

Ground Storage: 3.7 inches

Time of Concentration: 0.08 hours

Initial Stage: 7 ft NAVD88

Stage (ft NAVD88)	Storage (acre-ft)
9.50	0.00
10.00	0.10
10.50	0.20
11.00	0.30
11.50	0.40
12.00	0.50
12.50	0.60
13.00	0.70
13.50	0.80
14.00	0.81
14.50	0.83
15.00	0.86
15.50	0.91
16.00	0.98
16.50	1.06
17.00	1.17
17.50	1.38
18.00	1.66
18.50	2.13
19.00	2.60
19.50	3.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
-------	-----------	-----------	-----------	-----------

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Site 1	11.62	24.80	7.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Site 1	0.42	0.00	0.00	0.00	0.42	0.00

Project Name: 3901 Gulfstream Road

Reviewer: ELK

Project Number: 002

Period Begin: Jan 01, 2000;0000 hr End: Jan 16, 2000;0000 hr Duration: 360 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: Site 1

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 25 year

3 Day Rainfall: 14.5 inches

Area: 1.06 acres

Ground Storage: 3.7 inches

Time of Concentration: 0.08 hours

Initial Stage: 7 ft NAVD88

Stage (ft NAVD88)	Storage (acre-ft)
9.50	0.00
10.00	0.10
10.50	0.20
11.00	0.30
11.50	0.40
12.00	0.50
12.50	0.60
13.00	0.70
13.50	0.80
14.00	0.81
14.50	0.83
15.00	0.86
15.50	0.91
16.00	0.98
16.50	1.06
17.00	1.17
17.50	1.38
18.00	1.66
18.50	2.13
19.00	2.60
19.50	3.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
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BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Site 1	15.84	73.00	7.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Site 1	0.96	0.00	0.00	0.00	0.96	0.00

Project Name: 3901 Gulfstream Road

Reviewer: ELK

Project Number: 002

Period Begin: Jan 01, 2000;0000 hr End: Jan 16, 2000;0000 hr Duration: 360 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: Site 1

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 24 hr

Design Frequency: 100 year

1 Day Rainfall: 12.5092 inches

Area: 1.06 acres

Ground Storage: 3.7 inches

Time of Concentration: 0.08 hours

Initial Stage: 7 ft NAVD88

Stage (ft NAVD88)	Storage (acre-ft)
9.50	0.00
10.00	0.10
10.50	0.20
11.00	0.30
11.50	0.40
12.00	0.50
12.50	0.60
13.00	0.70
13.50	0.80
14.00	0.81
14.50	0.83
15.00	0.86
15.50	0.91
16.00	0.98
16.50	1.06
17.00	1.17
17.50	1.38
18.00	1.66
18.50	2.13
19.00	2.60
19.50	3.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
-------	-----------	-----------	-----------	-----------

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Site 1	13.45	24.80	7.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Site 1	0.79	0.00	0.00	0.00	0.79	0.00

Project Name: 3901 Gulfstream Road

Reviewer: ELK

Project Number: 002

Period Begin: Jan 01, 2000;0000 hr End: Jan 16, 2000;0000 hr Duration: 360 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: Site 1

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 100 year

3 Day Rainfall: 17 inches

Area: 1.06 acres

Ground Storage: 3.7 inches

Time of Concentration: 0.08 hours

Initial Stage: 7 ft NAVD88

Stage (ft NAVD88)	Storage (acre-ft)
9.50	0.00
10.00	0.10
10.50	0.20
11.00	0.30
11.50	0.40
12.00	0.50
12.50	0.60
13.00	0.70
13.50	0.80
14.00	0.81
14.50	0.83
15.00	0.86
15.50	0.91
16.00	0.98
16.50	1.06
17.00	1.17
17.50	1.38
18.00	1.66
18.50	2.13
19.00	2.60
19.50	3.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
-------	-----------	-----------	-----------	-----------

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Site 1	17.00	73.00	7.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Site 1	1.17	0.00	0.00	0.00	1.17	0.00

SKETCH AND DESCRIPTION

THIS IS NOT A SURVEY

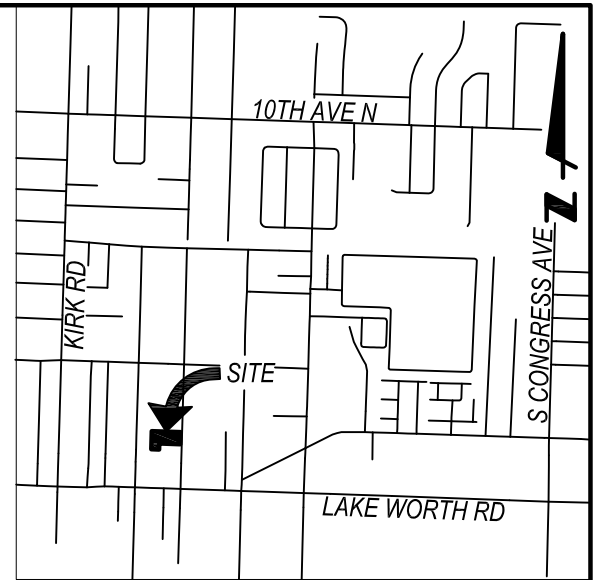
SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST,
PALM BEACH COUNTY, FLORIDA**LEGAL DESCRIPTION :**

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF LOTS 4 AND 5, BLOCK 1, LAKEWOOD GARDENS, PLAT NO. 1, AS RECORDED IN PLAT BOOK 18, PAGE 38, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID LOT 4, BLOCK 1; THENCE SOUTH 90 DEGREE, 00 MINUTES AND 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTH HALF 7.50 FEET; THENCE NORTH 00 DEGREES, 15 MINUTES AND 00 SECONDS WEST LEAVING SAID SOUTH LINE AND PARALLEL WITH THE WEST RIGHT-OF-WAY OF GULFSTREAM ROAD 130.75 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID LOT 5, BLOCK 1; THENCE NORTH 90 DEGREES, 00 MINUTES AND 00 SECONDS EAST ALONG SAID NORTH LINE 7.50 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF; THENCE SOUTH 00 DEGREES, 15 MINUTES AND 00 SECONDS WEST LEAVING SAID NORTH LINE AND ALONG THE WEST RIGHT-OF-WAY OF GULFSTREAM ROAD 130.75 FEET TO THE POINT OF BEGINNING, CONTAINING 458,573 SQUARE FEET±.

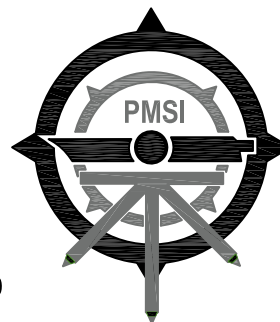
SURVEYORS' NOTES:

1. THIS SKETCH AND DESCRIPTION MEETS STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.050-.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTES.
2. THIS SKETCH AND DESCRIPTION AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR VERIFIED ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 8261.
4. THIS SKETCH AND DESCRIPTION HAVE BEEN PREPARED WITHOUT A REVIEW OF THE TITLE POLICY OR OWNERSHIP AND ENCUMBRANCE REPORT; AND IT IS POSSIBLE THAT THERE ARE EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY.

VICINITY SKETCH
NOT TO SCALE

10-13-20

DATE

PROFESSIONAL LAND SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 7211**PRINCIPAL
MERIDIAN
SURVEYING INC.**4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
PHONE 833.478.7764 / FAX 561.478.1094
WWW.PMSURVEYING.NETS19050408 SKETCH AND LEGAL
JOB# PURPOSE

FIELD

DW
DRAFT10-13-20
DATE

SKETCH AND DESCRIPTION

THIS IS NOT A SURVEY

ASSUMED BEARING BASE

$N90^{\circ}00'00''E$

7.50'

NORTH LINE SOUTH 1/2 LOT 5

17.5'

NORTHEAST CORNER
S 1/2 LOT 5, BLOCK 1
FOUND 1/2" IRON ROD
& CAP / K+N

130.75'

130.75'

LOT 5
LOT 4

981 SQUARE FEET±

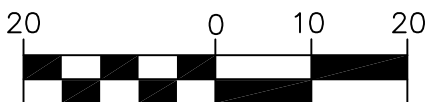
$N00^{\circ}15'00''W$

$S00^{\circ}15'00''E$

GULFSTREAM ROAD

CENTERLINE PLATTED 35' RIGHT OF WAY
PLAT BOOK 18, PAGE 38

GRAPHIC SCALE



1 INCH = 20 FT.

POINT OF BEGINNING

SOUTHEAST CORNER

N 1/2 LOT 4, BLOCK 1

FOUND 1/2" IRON
PIPE / NO CAP

SOUTH LINE NORTH 1/2 LOT 4

17.5'

$S90^{\circ}00'00''W$

7.50'

WEST RIGHT
OF WAY LINE

(G) = GRID
(P) = PLAT



**PRINCIPAL
MERIDIAN
SURVEYING INC.**

4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
PHONE 833.478.7764 / FAX 561.478.1094
WWW.PMSURVEYING.NET

SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST

PALM BEACH COUNTY FLORIDA

JOB#19050408



ENGINEERS SURVEYORS GIS MAPPERS

C. ANDRE RAYMAN, P.S.M.

KEITH B. JACKSON, P.E.

LISA A. TROPEPE, P.E.

ADAM SWANEY, P.E., LEED AP

JENNIFER MALIN, P.S.M.

June 18, 2021

To: Iramis Cabrera, Village of Palm Springs Planner

From: Tara Bamber, PE 

**Re: 3901 Gulfstream Road
Site Plan Approval Letter
Engenuity Group Project No. 6001.89**

We have received the following on 6-14-21 through WeTransfer:

1. Landscape Plan, 4 sheets (LP-1 - LP-4), revised 6-17-21, by LBD Design, Inc.

We recommend Site Plan approval with the following condition:

1. We have verified the drainage system is sufficient but the calculations will need to be updated at time of Civil/Utility permitting including, but not limited to, stage storage elevations.
2. Additional comments shall be asked regarding the Civil Plans at time of Civil/Utility Plan permitting.

If you should have any questions, please give me a call at 561-655-1151.

Cc: Lisa Tropepe, PE
Chad Girard, PE
Ed Horton



Village of Palm Springs
Land Development Department
226 Cypress Lane, Palm Springs, FL 33461
(561) 965-4016 Fax (561) 439-4132

LETTER OF TRANSMITTAL

To: Chad Girard/Ed Horton
Tom Ceccarelli/Frank Castro
Pedro Segovia

Date: 3/22/2021

RE: 3901 Gulfstream Rd- PUD Site Plan - to construct 4 duplex structures

3rd submittal

Attached are:

x Prints

☐ Report

☐ Other

☐ Reproducibles

☐ Specifications

☐ Correspondence

☐ Applications

COPIES	DATE	DESCRIPTION
1	1/8/2021	Site Plan Package/Civil Plans

Transmitted:

☐ For Approval

☐ For Revisions

☐ Other

☐ As Requested

☐ For Your Use

xxxx For Review and Comment

REMARKS:

Upon review, please forward any comments regarding the attached materials to me.. Should you have any questions regarding the attached materials, do not hesitate to contact me at (561) 434-5090 or icabrera@vpsfl.org Thank you for your assistance.

Signed: Iramis Cabrera

** Follow PZB recommendations. No additional comments*

[Signature]

04/12/21



THE SCHOOL DISTRICT OF
PALM BEACH COUNTY, FL

PLANNING AND INTERGOVERNMENTAL RELATIONS
3300 FOREST HILL BOULEVARD, SUITE B-102
WEST PALM BEACH, FL 33406

PHONE: 561-434-8020 / FAX: 561-434-8815
WWW.PALMBEACHSCHOOLS.ORG/PLANNING

KRISTIN K. GARRISON, AICP
DIRECTOR

WANDA F. PAUL
CHIEF OPERATING OFFICER

SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

Application	Submittal Date	06/23/2021		
	SCAD No.	20052701D - D. O.		
	FLU /Rezoning/D.O. No.	Not Provided – Village of Palm Springs		
	PCN No.	70-43-44-19-11-001-0042 / 3901 Gulfstream Road		
	Development Name	3901 Gulfstream Road		
	Owner/Agent Name	Brandx LLC / Brandon Cabrera		
	SAC No.	200B		
	Proposed Unit No. & Type	8 Multi-Family Units		
Impact Review		Palm Springs Elementary School	LC Swain Middle School	John I. Leonard High School
	New Students Generated	1	1	1
	Capacity Available	-37	-139	-655
	Utilization Percentage	104%	110%	121%
School District Staff's Recommendation	Based on the findings and evaluation of the proposed development, there will be negative impact on the public school system. Therefore, if the proposed development is approved by the Village Council, School District staff recommends the following condition to mitigate such impact. In order to address the school capacity deficiency generated by this proposed development at the District Elementary, Middle and High school level, the property owner shall contribute a total of \$22,633 to the School District of Palm Beach County prior to the issuance of first building permit. This school capacity contribution is intended to supplement the required school impact fee (impact fee credit has already been applied). Please note that the school impact fee credit is calculated based on the Net Impact Cost per Student, as calculated in the County's latest Impact Fee Ordinance, which was adopted on April 16, 2019.			
Validation Period	1) This determination is valid from 06/30/2021 to 06/29/2022 or the expiration date of the site-specific development order approved during the validation period. 2) A copy of the approved D.O. must be submitted to the School District Planning Dept. prior to 06/29/2022 or this determination will expire automatically on 06/29/2022.			
Notice	1) The SCAD letter under case#20052701D expired on 05/27/2021. 2) School age children may not necessarily be assigned to the public school closest to their residences. Students in Palm Beach County are assigned annually to schools under the authority of the School Board and by direction of the Superintendent, public school attendance zones are subject to change.			

Joyce Cai

School District Representative Signature

Joyce C. Cai, Senior Planner

Print Name & Title

June 30, 2021

Date

joyce.cai@palmbeachschools.org

Email Address

CC: Iramis Cabrera, Planner, Village of Palm Springs
Joyell Shaw, PIR Manager, School District of Palm Beach County



**Department of Engineering
and Public Works**

P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbcgov.com



**Palm Beach County
Board of County
Commissioners**

Dave Kerner, Mayor

Robert S. Weinroth, Vice Mayor

Maria G. Marino

Gregg K. Weiss

Maria Sachs

Melissa McKinlay

Mack Bernard

County Administrator

Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*

December 15, 2020

Scott P. Israelson, P.E., PTOE
Traffic Impact Group, LLC
2180 West SR 434, Suite 6000
Longwood, FL 32779

**RE: 3901 Gulfstream Road
Project #: 201111
Traffic Performance Standards Review**

Dear Mr. Israelson:

The Palm Beach County Traffic Division has reviewed the **3901 Gulfstream Road** Traffic Impact Statement, revised December 8, 2020, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:	Palm Springs
Location:	West side of Gulfstream Rd, about 500 feet north of Lake Worth Rd
PCN:	70-43-44-19-11-001-0042
Access:	Access driveway connection onto Gulfstream Rd <u>(As used in the study and is NOT necessarily an approval by the County through this TPS letter)</u>
Existing Uses:	One Single Family Home
Proposed Uses:	Redevelop the site with: Low-rise Multi-Family Residential = 8 DU
New Daily Trips:	59
New Peak Hour Trips:	4 (1/3) AM; 5 (3/2) PM
Build-out:	December 31, 2021

Based on our review, the Traffic Division has determined the proposed development generates less than 20 peak hour trips and therefore, meets the PBC Traffic Performance Standards.

Please note the receipt of a Traffic Performance Standards (TPS) approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

No building permits are to be issued by the Village after the build-out date specified above. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an



Scott P. Israelson, P.E., PTOE
December 15, 2020
Page 2

application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 561-684-4030 or email QBari@pbcgov.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "Hanane Akif".

Hanane Akif, E.I. on behalf of
Quazi Bari, P.E., PTOE
Manager – Growth Management
Traffic Division

QB:HA:rb

ec: Addressee

Kim Glas-Castro, Director, Land Development Department, Village of Palm Springs
Hanane Akif, E.I., Project Coordinator II, Traffic Division
Steve Bohovsky, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\HA\MUNICIPALITIES\APPROVALS\2020\201111 - 3901 GULFSTREAM ROAD.DOCXN



Village of Palm Springs

PUBLIC SERVICE DEPARTMENT

226 Cypress Lane, Palm Springs FL 33461

February 4, 2021

Iramis Cabrera

Planning Zoning and Building Director

RE: 3901 Gulfstream Road

The Public Service Department has the following comments regarding the development plans for the above referenced project:

1. The developer is required to pay the attached utility fees.
2. The plans indicate 9 meters. Per the developer, there are only going to be 8 meters.
3. The developer shall provide the utility department individual addresses and parcel numbers per unit or building.
4. Cleanouts are required every 100' per the Florida Building Code.
5. A water service will be required from each meter to the unit it serves.
6. Show service lines to the individual units for water and sewer.
7. No landscaping within 6' of the meter bank.

Sincerely,

Chad Girard, P.E.

Assistant Public Service Director

VILLAGE OF PALM SPRINGS PUBLIC UTILITIES DEPARTMENT



Date: 1/22/21

Service Address: 3901 Gulfstream Rd

Contact Person: _____

Billing Name: _____

Billing Address: _____

Phone: _____

Fax: _____

Phone: _____

Phone: _____

	1	2	W	PCN
Number of Units:		8	8	70-43-44-19-11-001-0042
Number of Meters:			8	
Meter Size:			5/8	

Fees and Charges				Amount
Meter Connection				\$ 5,200.00
Water Capital Contribution				17,760.00
Sewer Capital Contribution	2			21,200.00
Sewer Capital Contribution	1			-
Deposit				1,360.00
Admin Charge on Deposit				280.00
Service Charge				360.00
Permit Fee				20.00
Water Front Footage	20.5	x	190.93	3,914.07
Sewer Front Footage	28	x	190.93	5,346.04
Total Fees & Charges				55,440.11

*** Cash Price**
\$ 55,440.11

NOTE: Quotation subject to change

Fees valid as of December 1, 2020

Nov - 2020

3901 Gulfstream Road

Good morning Iramis,

LWDD has no objection to the certification of this petition. It is located north of the L-12 Canal and is not adjacent.

Thank you.

Anne H. Perry

Anne Perry | Right-of-Way Specialist

Lake Worth Drainage District | 13081 Military Trail | Delray Beach, Florida 33484

Direct Line | 561.819.5577 | Main Line 561.498. 5363 | Fax | 561.495.9694



Please consider the environment before printing this email.

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

3-26-2021

No comments

Wesley Jolin, IAAI-CFI®
Fire Safety Specialist
Palm Beach County Fire Rescue
wjolin@pbcgov.org
561.233.2695
2300 North Jog Road: Suite 1E-40
West Palm Beach FL 33411

3-26-2021

Iramis:

Good afternoon and happy Friday. I hope all is well. Due to the low number of residential units, the School District will not request a school bus shelter for this project. If the applicant has not already done so, please have the applicant contact Joyce Cai to discuss the required School Capacity Availability Determination application.

Thank you for the opportunity to review the proposal.

Michael C. Owens
Senior Planner, Planning & Intergovernmental Relations
Division of Facilities Management

3-26-2021

Good afternoon Iramis,

The USPS concurs with the new location.

Sincerely,

Nikki Rudershausen

United States Postal Service

South Florida District

Delivery Programs

Growth Management Coordinator

2200 NW 72ND AVE STE 222

Miami, FL 33152-9321

Direct Line 305-470-0553

Fax Line 305-470-0554

3901 Gulfstream Rd – PUD Site Plan

Good morning,

I have no issues with the plan just keep in mind the dumpster can't be any larger than a 4yd on wheels.

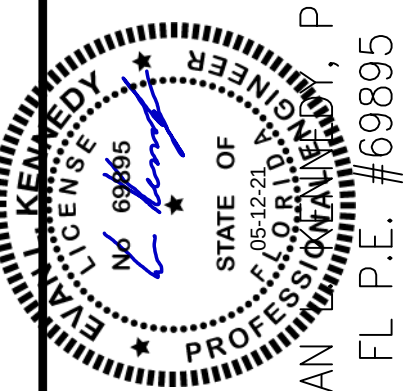
Chris Schulle

Division Manager

Office # 561-688-8912

Fax # 561-688-8914

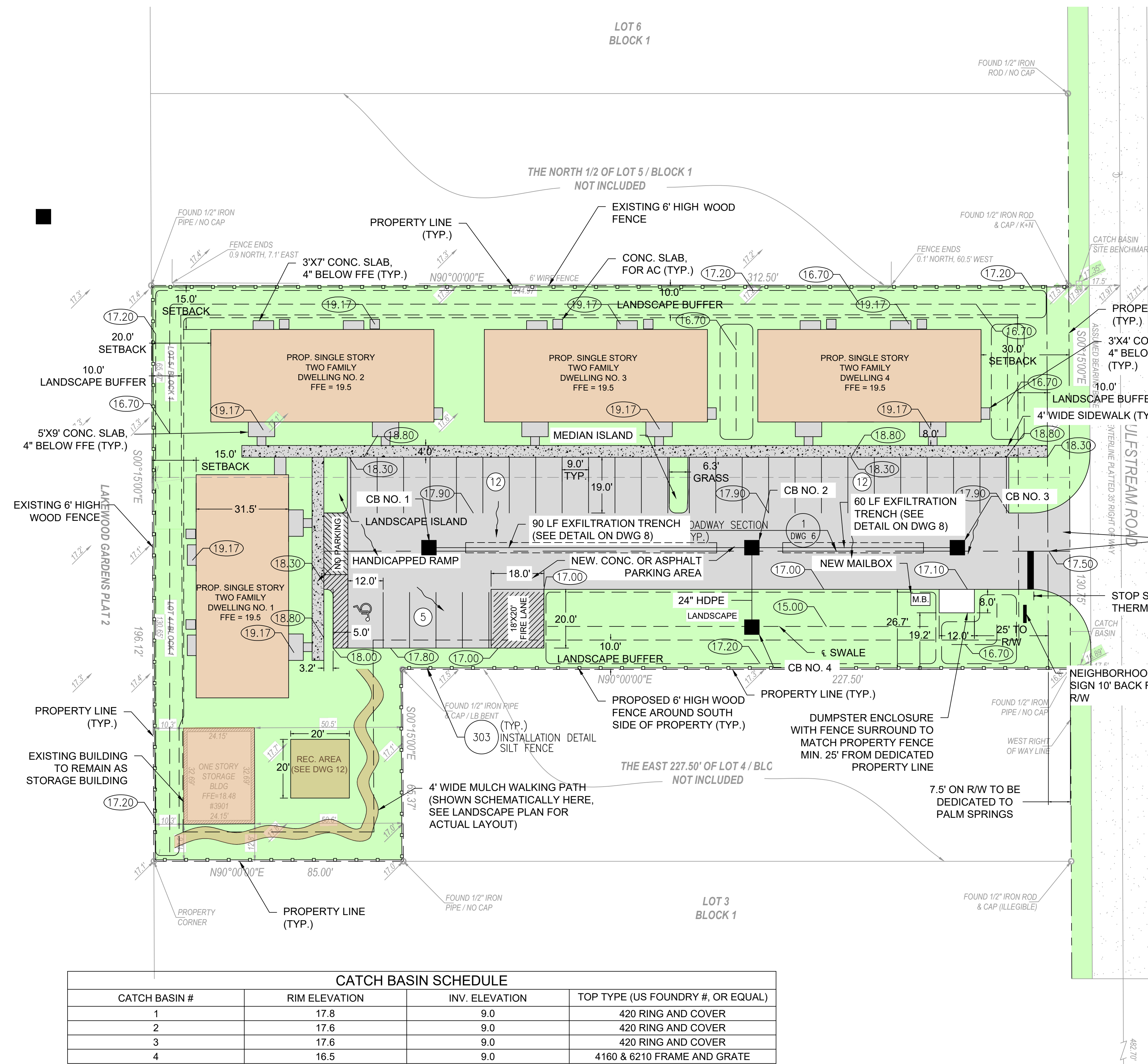
Cell # 772-216-4876



EVAN KENNEDY, P.E.
FL P.E. #69895
EMAIL: evankennedy@gmail.com

4	05-12-21	REVISIONS PER VPS COMMENTS	ELK
3	03-02-21	REVISIONS PER VPS COMMENTS	ELK
2	01-04-21	REVISIONS PER VPS COMMENTS	ELK
1	07-27-20	ADDED COLOR RENDERING	ELK
NO	DATE	REVISION DESCRIPTION	BY

DATE: 05/13/2020
DSGN: E. KENNEDY
DRWN: E. KENNEDY
CHKD: E. KENNEDY
SCALE: AS NOTED



GENERAL SYMBOLS LEGEND

- EXISTING ELEVATION
- PROPOSED ELEVATION
- BOTTOM/TOP OF SWALE
- DIRECTION OF FLOW

SURVEY DATUM NAVD 88

PARKING SPACES	
MIN. REQUIRED	20
SPACES PROVIDED	29

OPEN SPACE	
MIN. OPEN SPACE REQUIRED	0.371 AC (20%)
OPEN SPACE PROVIDED	0.481 AC (45.28%)
AMENITY AREA PROVIDED	0.0746 AC (7.04%)

VARIANCE REQUESTS		
REQUEST	CODE REQUIREMENT	PROPOSED
REAR SETBACK	25 FEET	15 FEET
NUMBER OF DWELLING UNITS ON PROPERTY (SEE NOTE)	8 UNITS ON 47,500 SF	8 UNITS ON 46,416 SF

NOTE: ANNEXATION AGREEMENT ALLOWS UP TO 9 DWELLING UNITS ON PROPERTY (RESOLUTION 2012-14)

SETBACKS (SEC. 34-766)	CODE REQUIREMENT	PROPOSED	EXISTING GARAGE
FRONT SETBACK	25 FEET	30 FEET	278 FEET
REAR SETBACK	25 FEET	15 FEET	10.3 FEET (NON-CONFORMING)
SIDE SETBACK	15 FEET	15 FEET	12.6 FEET (NON-CONFORMING)

SITE DATA			
ITEM	AREA (SF)	AREA (AC)	PERCENTAGE
TOTAL SITE	46,416	1.06	100%
EXISTING DATA			
EXISTING ROOF AREA	790	0.018	1.7%
EXISTING ASPHALT AND SLABS	0	0	0%
EXISTING IMPERVIOUS	45,626	1.042	98.3%
EXISTING BUILDING COVERAGE	790	0.018	1.7%
EXISTING PERVIOUS AREA	790	0.018	1.7%
PROPOSED DATA			
PROP. BLDG (INCL. EXIST.)	11,774	0.27	25.30%
PROP. ASPH. & SLABS (INCL. EXIST.)	13,698	0.314	29.50%
PROP. REC. AREA (PERV)	3,250	0.075	7.00%
PROP. IMPERVIOUS (TOTAL)	25,472	0.585	54.88%
PROP. BUILDING COVERAGE (TOTAL)	11,774	0.27	25.30%
PROP. PERVIOUS AREA	20,944	0.481	45.28%

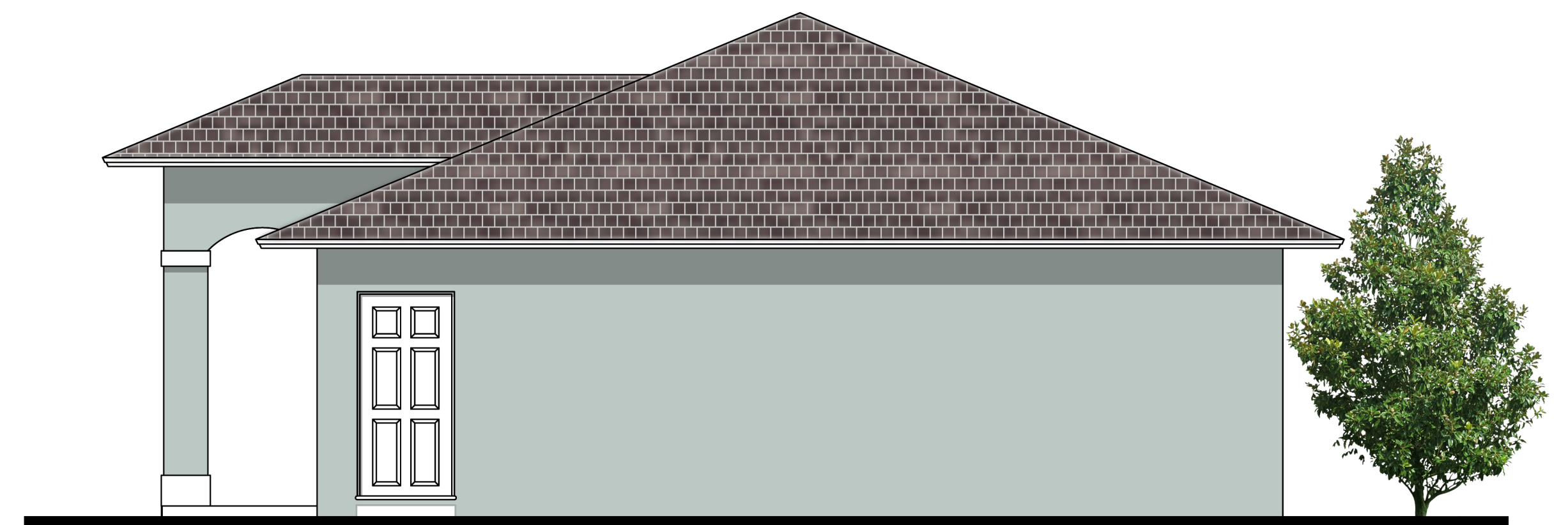
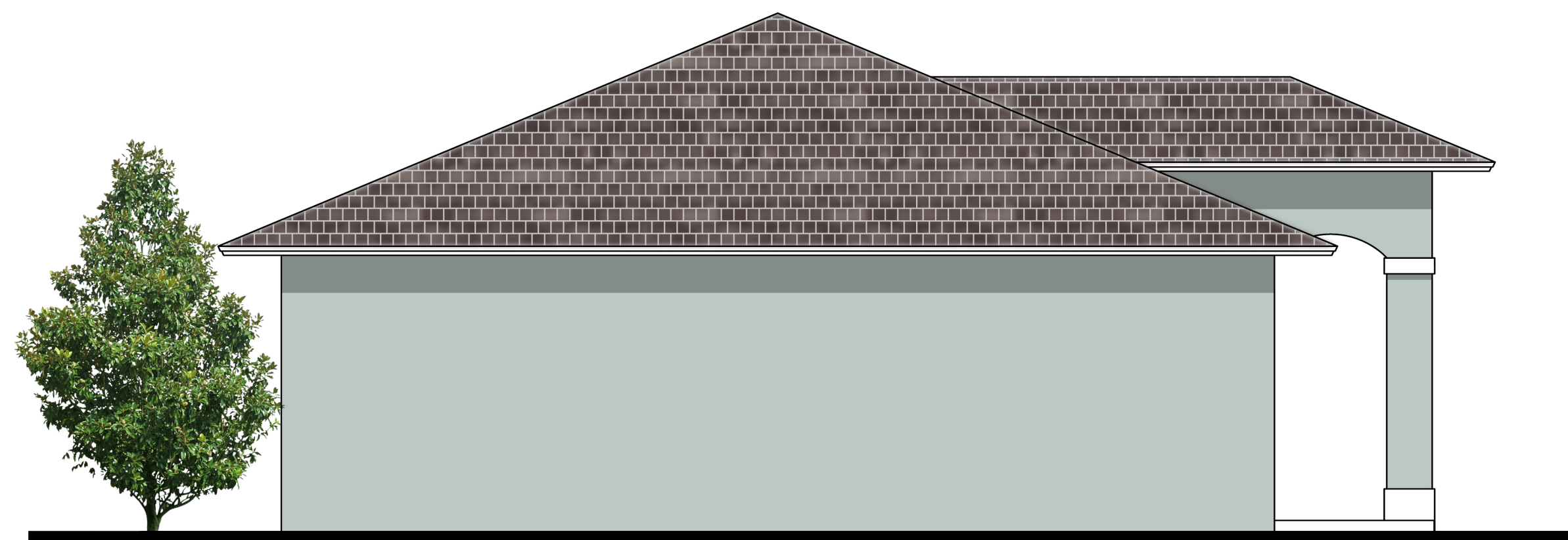
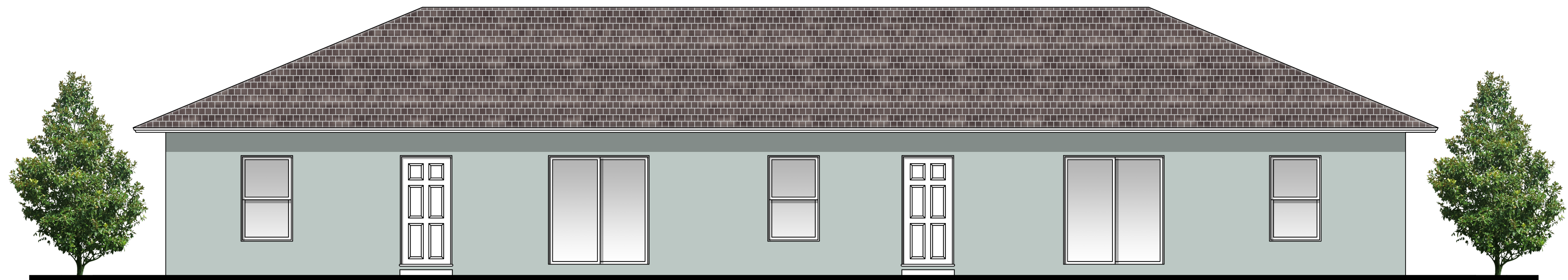
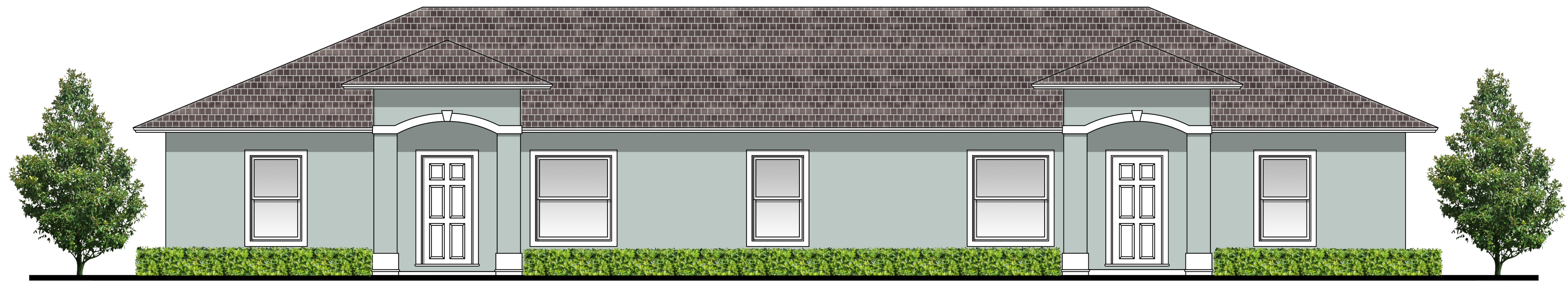
COLOR RENDERING SITE PLAN

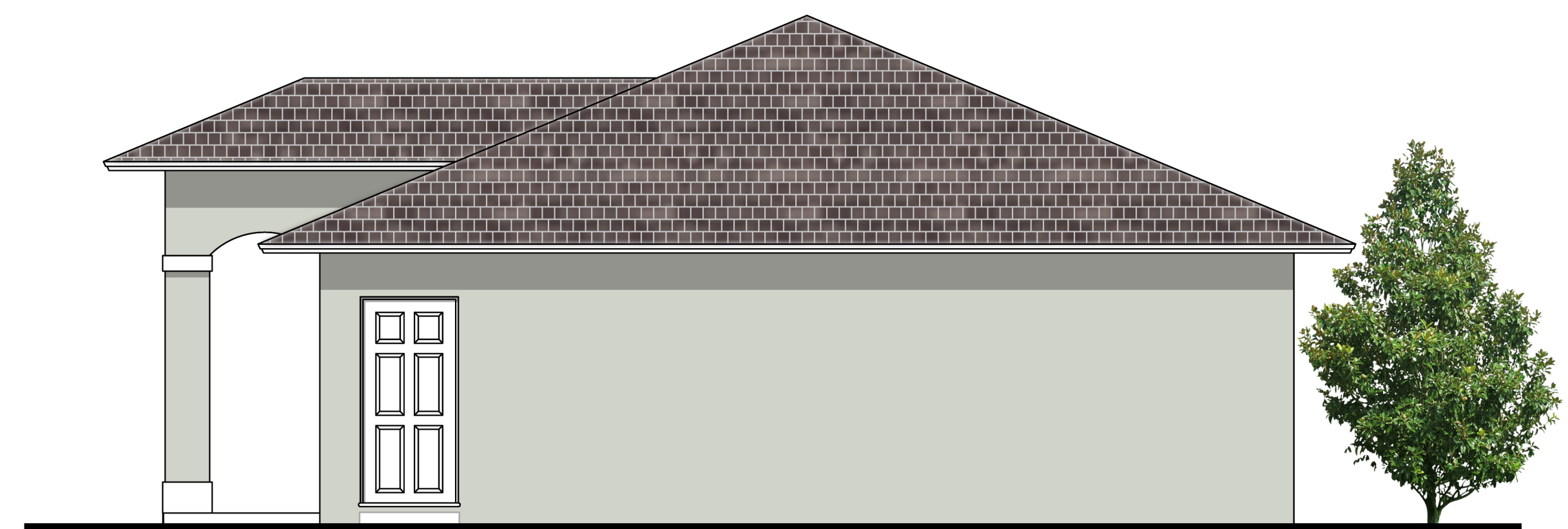
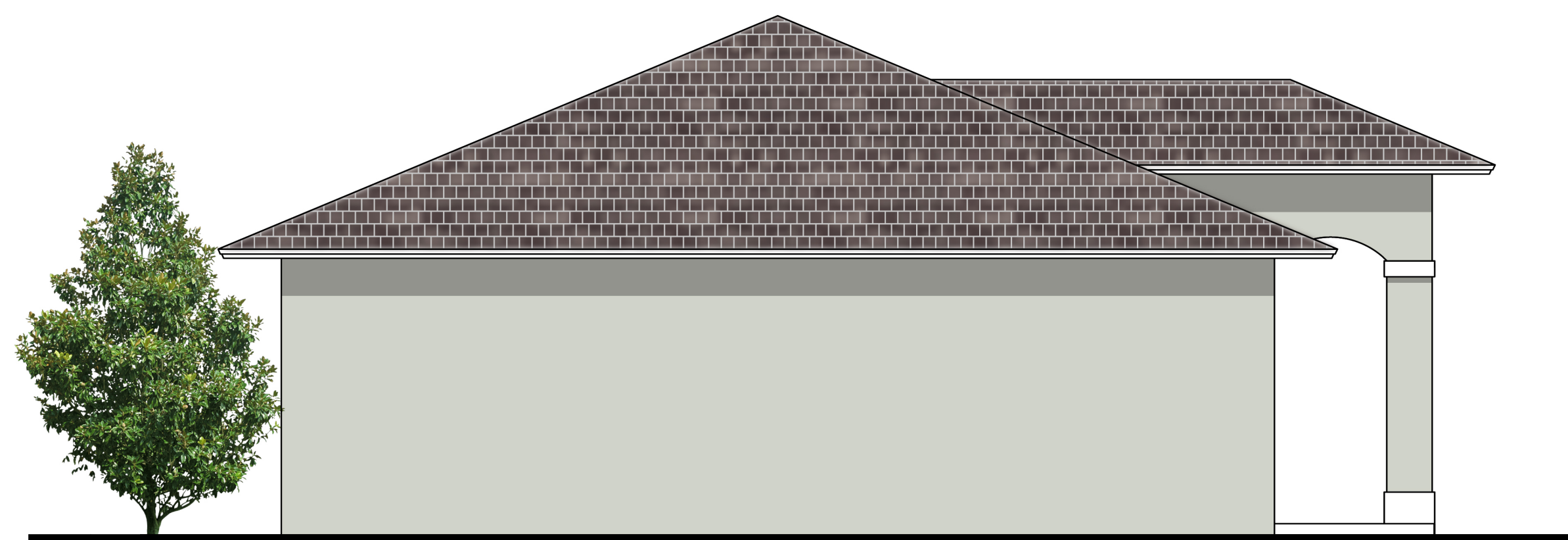
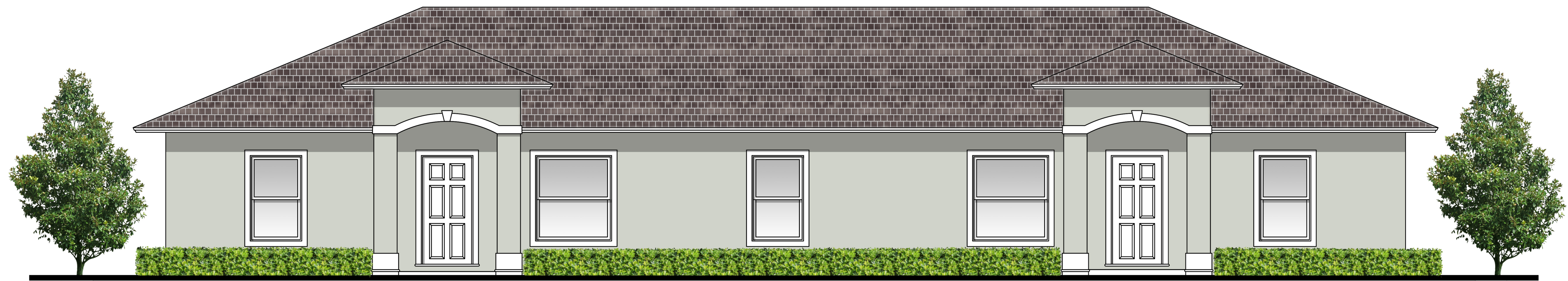
SCALE: 1" = 20'

LAKE WORTH ROAD



BRANDX
VILLAS





3901 Gulfstream Rd Project Statement

We are excited to bring this 8 unit apartment complex to the Village of Palm Springs. We are proposing 4 buildings. Each will have a 2 bedroom, 2 bath and a 3 bedroom, 3 bathroom set up. The interior of the each apartment will have a modern feel with quality materials. This area of Palm Springs is in dire need of improvement and our project meets, and exceeds many requirements to encourage development of this area.

Our apartments are owned and operated in house, and will be kept to our high standards for both the appearance of our properties and for our tenants. Our project will have more parking spaces then are required, and will have a beautiful yet simple kids recreational area that is also not required.

We hope this project is first of many that we can bring to the Village.

Thank you

Sincerely,

Brandon Cabrera

A handwritten signature in black ink, appearing to be 'Brandon Cabrera', written in a cursive style.



Justification Statement

BrandX Villas 3901 Gulfstream Rd Rental Villas Village of Palm Springs, Florida Site Plan Application May 12th, 2021

Introduction

On behalf of the Developer, Gulfstream Rd Holdings LLC ("Owner"), and Brandon Cabrera ("Agent") respectfully requests approval of this application for a Major Site Plan for one (1) property in the Village of Palm Springs. The 1.07 acre subject property (PCN 70-43-44-19-11-001-0042) is currently a vacant undeveloped lot just North of the intersection of Lake Worth Rd and Gulfstream Rd, and is located within the limits of the South Florida Water Management District ("subject property"). Access to the site is directly from Gulfstream Rd.

The subject property is proposed to be developed with 4 Villa Style buildings for 8 units. Each unit is one floor and supports off street parking of 3.625 parking spaces. The proposed site plan indicates a total of 8 rental Villa units. Based on the acreage and the permissible density per the annexation agreement the parcel can support up to 9 dwelling units can be constructed on the property; Resolution 2012-14.

The subject is not requesting any change to the zoning designation (RM) or Comprehensive Plan (Low Density Residential).

Site Plan

This application consists of a Major Site Plan approval with-in a Residential Multi family zoning district. The subject application will be utilizing the specific residential multi-family Land development standards as indicated below.

According to the Village of Palm Springs Code of Ordinances (Section 34-766 Residential Multiple-Family – Certification Standards), an application for Site Plan approval must take the following standards into consideration:

- A. Minimum setbacks for principal structures:
 - a. Front (Street): 25 feet (30 feet provided)
 - b. Side (Interior): 15 feet (15 feet provided)
 - c. Side (Corner): 25 feet (N/A)
 - d. Rear: 25 feet (15 feet provided)

- B. Maximum lot coverage of 40% (25.4% building coverage provided)

Compliance with Performance Standards for Residential Multiple-Family (Sec. 34-766):

a.) Building setbacks or setbacks to respect existing scale and massing of adjacent neighborhoods and promote compatibility.

Response: The proposed development is in compliance with building setbacks on the East, South, and North sides. A waiver is requested for the West setback (10') and is compatible with the residential multifamily uses to the East, West, and North of the subject property. The site is well buffered with abundant landscaping and a six foot high solid wood fence on the South side. Additional trees have been added on the South side of the building to provide screening for the properties to the South.

b.) Adequate vehicular circulation, traffic maintenance and/or operational measures that does not negatively impact existing roadway conditions, including avoidance of dead-end streets and t-style turnarounds.

Response: The proposed site plan is providing 26' for double vehicular drive aisles pursuant to Sec. 34-1328. It is anticipated that the proposed development has adequate vehicular circulation and does not negatively impact existing roadway conditions.

c.) Maximum building height : three stories or 35 feet.

Response: The proposed structures are single story and less than 35 feet in height.

Currently, the subject property supports a Future Land Use Map designation of Low Density Residential and is within the Residential Multi-Family (RM) zoning district. See attached survey for detail of subject property boundary. Below is a summary of surrounding properties:

Adjacent Lands	Uses	FLU	Zoning
Subject Property (Proposed)	Villas	Low Density Residential	RM
North	Multi-Family	Low Density Residential	RM
South	Commercial	-	CG
East	Multi-Family	Medium Density Residential	RM
West	Multi-Family	Medium Density Residential	RM

Existing Conditions

The subject site is located in Township 44S, Range 42E, Section 19 in Palm Beach County, FL.

The site is also located within the limits of the Village of Palm Springs and the SFWMD C-51 Basin and LWDD.

The property is currently a vacant undeveloped area along Gulfstream Rd.

Proposed Conditions

The subject site is proposed to be developed with four (4) single story Villa buildings with a total of 8 units with associated infrastructure including driveways, water, wastewater and storm water management system.

Exfiltration trench and pervious paving are proposed to meet water quality requirements and C-51 compensating storage requirements.

The proposed storm water management system will comply with current governing agencies requirements as dictated by SFWMD, LWDD and PBC Land Development.

Water Quantity

Water Quantity will be provided in accordance with SFWMD criteria in on-site exfiltration trench with a catch basin system.

Elevations on site are entirely above SFWMD C-51 Basin flood plain elevation 12.7 NGVD.

Proposed Land Use

Building/Roof Area = 0.27 acres
Pervious Paving = 0.31 acres
Open Space Area = 0.48 acres
Front Walks/Patios = 0.01 acres
Total Area = 1.07 acre

Variance Chart				
Variance	Code Section	Required	Provided	Variance request
1	Sec. 34-766(8) Property Development Regulations	Setback - Rear - 25' min	15'	To allow for the reduction of 10' in the minimum required distance

Variance Standards:

Requests for variances shall be submitted in writing and shall address the following criteria:

1. That special condition and circumstances exist which are peculiar to the land, structure , or building involved, and which are not applicable to other lands, structures, or buildings in the same land development district.
 - **Variance 1: The rear setback of 15' is in harmony with other properties adjacent to the subject property.**
2. That the special conditions and circumstances do not result from the actions of the applicant.
 - **Variance 1: The rear yard setback request is a result of providing extra parking for the units.**
3. That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures in the same land development district.
 - **Variance 1: The granting of this variance will not confer any special privilege.**
4. That literal interoperation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other proprietes in the same land development district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.
 - **Variance 1: The granting of this variance is in harmony with other properties in the same land development district.**

5. That the variance granted is the minimum variance that make possible the reasonable use of land, building, or structure.
 - **Variance 1: The granting of this variance is the minimum variance needed.**
6. That the granting of the variance will be in harmony with the general intent and purpose of this chapter.
 - **Variance 1: The granting of the variance will not only help the project be in harmony with the intent of the chapter, it will exceed many requirements.**
7. That such variance will not be injurious to the area invoiced or otherwise detrimental to the public welfare.
 - **Variance 1: Granting this variance will only improve area overall.**

Parking:

Required Parking:

Multi Family Dwellings – 2.5 Spaces per Unit @ 8 units = 20 Spaces + 25% of the total required parking = 5 spaces

Total: 25 spaces

Parking Provided: **29 Spaces**

On behalf of Gulfstream Road Holdings LLC and Brandon Cabrera we respectfully request your approval of these applications for a Major Site Plan approval.

BrandX Villas

PROJECT COMPATIBILITY WITH THE NEIGHBORHOOD

The proposed project is compatible with the neighborhood in use, massing, and buffering. Multi-family uses are adjacent to the site on the north, south, west and east.

The building is physically designed as Villas, rather than as an apartment block, to attract families. The site is well buffered with abundant landscaping and a six foot high solid wood fence on the south side. Additional trees have been added on the south side of the building to provide screening for the properties to the south.

Not only is this project compatible with the neighborhood, it will enhance the area that is in much need of enhancement. Which will hopefully inspire other property owners around the area to improve their respective properties as well.

RESOLUTION NO. 2012-14

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA, AUTHORIZING THE MAYOR AND VILLAGE CLERK TO EXECUTE AN AGREEMENT WITH CHAD DRAKE; PRESIDENT OF CHAD DRAKE ENTERPRISES LP, OWNER OF TWO PARCELS OF LAND, TOTALING 1.06 ACRES, LOCATED AT 3905 AND A VACANT PARCEL ON GULFSTREAM ROAD, FOR VOLUNTARY ANNEXATION INTO THE VILLAGE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Village Council deems it in the best interest of the Village to enter into an agreement with Chad Drake, President of Chad Drake Enterprises LP, owners of two parcels of land, totaling 1.06 acres, located at 3905 and a vacant parcel on Gulfstream Road, for the purpose of voluntary annexation into the Village of Palm Springs.

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA:

Section 1. The Village Council of the Village of Palm Springs, Florida hereby agrees to the terms and conditions of that certain Agreement Chad Drake, President of Chad Drake Enterprises LP, owners of two parcels of land, totaling 1.06 acres, located at 3905 and a vacant parcel on Gulfstream Road, which is attached hereto as **Exhibit "A"**, and which is incorporated herein by reference; and further authorizes the Mayor and Village Clerk to execute and deliver said Agreement to Mr. Chad Drake, 772 Muirfield Circle Atlantis, Florida 33462-1231, along with a certified copy of this Resolution.

Section 2. This Resolution shall take effect immediately upon its passage.

Council Member Escalada offered the foregoing resolution. Council Member Brinkman seconded the motion, and upon being put to a vote, the vote was as follows:

Resolution No. 2012-14

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
BEV SMITH, MAYOR	☒	☐	☐
DOUG GUNTHER, VICE MAYOR	☒	☐	☐
JONI BRINKMAN, MAYOR PRO TEM	☒	☐	☐
PATTI WALLER, COUNCIL MEMBER	☒	☐	☐
SERGIO ESCALADA, COUNCIL MEMBER	☒	☐	☐

The Mayor thereupon declared the Resolution duly passed and adopted this 12th day of JANUARY 2012.

VILLAGE OF PALM SPRINGS, FLORIDA

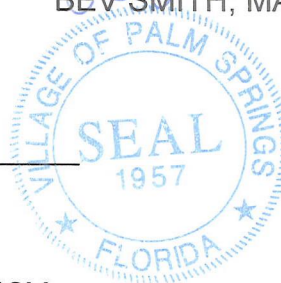
BY: _____

BEV SMITH, MAYOR

ATTEST:

BY: _____

VIRGINIA M. WALTON, VILLAGE CLERK



REVIEWED FOR FORM AND LEGAL SUFFICIENCY

BY: _____

GLEN J. TORCIVIA, VILLAGE ATTORNEY

Prepared by and return to:
Glen Torcivia, Village Attorney
Village of Palm Springs
226 Cypress Lane
Palm Springs, FL 33461

ANNEXATION AGREEMENT

THIS ANNEXATION AGREEMENT is made by and between the **VILLAGE OF PALM SPRINGS, FLORIDA**, a municipal corporation (hereinafter referred to as the "Village"), 226 Cypress Lane, Palm Springs, FL. 33461; and **CHAD DRAKE ENTERPRISES , LP**(hereinafter referred to as the "Petitioner with a mailing address of 772 Muirfield Circle, Atlantis, Florida 33462-1231.

WHEREAS, Petitioner is the fee simple owner of parcels of land located at 3901 Gulfstream Road, Lake Worth, Florida 33461 (HEREINAFTER REFERRED TO AS THE "PROPERTY"); and

WHEREAS, the Property is currently within unincorporated Palm Beach County, Florida, and is reasonably compact and contiguous to the Village's municipal boundaries; and

WHEREAS, the Property meets all the requirements for voluntary annexation set forth in Chapter 171, Florida Statutes, and Petitioner hereby voluntarily petitions the Village to have the Property annexed into the Village; and

WHEREAS, the Village and Petitioner acknowledge that the Property could remain in unincorporated Palm Beach County and continue to be subject to the uses and building intensities permitted by the Palm Beach County Comprehensive Plan and the Unified Land Development Code; and

WHEREAS, the Village and Petitioner recognize the mutual value and benefit of the Property being located within the Village's municipal boundaries; and

WHEREAS, in consideration for such voluntary annexation, the Village is willing to make certain representations regarding the appropriate land use designation and zoning category for the Property and the continued operation of the Property pursuant to the Village's Comprehensive Plan and Land Development Code.

NOW THEREFORE, in consideration of the mutual covenants herein contained and other good and valuable considerations, the sufficiency of which is hereby acknowledged, the parties agree to the above recitals and to the following terms and conditions:

1. REAL PROPERTY. The Property subject to this Annexation Agreement is legally described in **EXHIBIT "A"** which Exhibit is attached hereto and incorporated herein by reference.

2. PETITION FOR VOLUNTARY ANNEXATION AND LANDS COVERED BY AGREEMENT. Subject to the terms of this Annexation Agreement, and the provisions of Section 171.044, Florida Statutes, the Petitioners, constituting each and every person having fee simple interest in the Property, hereby freely and voluntarily petitions the Village for annexation into the Village of Palm Springs, Florida, without the requirement for an election, but subject to the statutory public notice, and ordinance adoption procedures of the Village. The Petitioner agrees not to challenge the status or ability of the Village to annex, or the annexation of the Property or any adjacent lands.

3. FUTURE LAND USE PLAN DESIGNATIONS AND ZONING DISTRICT. The Property is presently designated on the Palm Beach County Future Land Use Map and Official Palm Beach County Zoning Map as follows:

LAND USE	MEDIUM DENSITY RESIDENTIAL-MR/5
ZONING	RM – RESIDENTIAL MULTI-FAMILY

Once annexed, the Village and Petitioner contemplate that the Property will be designated on the Village's Future Land Use Map and Land Development District (Zoning) Map, as follows:

LAND USE	LOW DENSITY RESIDENTIAL – 5.8 DU/ACRE
ZONING	RM – MULTI-FAMILY RESIDENTIAL

Said designation of the Property in the Village's Future Land Use Map and Land Development District (Zoning) Map is subject to the Village's Code of Ordinances and all applicable statutes, policies and procedures required in order to so designate the Property.

4. CHANGE IN LAND USE DESIGNATION AND ZONING OF THE PROPERTY.

Subject to filing the necessary applications and satisfying all Village Comprehensive Plan and Code requirements, Petitioner agrees to initiate, and the Village agrees to process, a small-scale future land use map amendment and rezoning application for the Property consistent with the land use category and zoning designation set forth in Section 3 above. The Village agrees to waive all fees for all advertising requirements in connection with the assignment of a Village land use category and land development district (zoning) designation.

5. SANITARY SEWER SERVICE: The Village agrees to provide sanitary sewer service to the property when it is available. Upon annexation, the 25% sanitary sewer and water surcharge will not be applied to the utility bill. The property will connect to the sanitary sewer system within 90 days after the sewer is complete and ready for connection and notice provided by the Village. In exchange for voluntary annexation, the Village agrees to waive the sanitary sewer front footage fee.

6. USE AND DEVELOPMENT REQUIREMENTS AND ALLOWANCES. The Village agrees to permit the existing garage to remain on the property with a unity of title executed and recorded in favor of the Village of Palm Springs for the Property, as a non-conforming use after the land use is amended as contemplated herein. Furthermore, the Village agrees to permit the development of the property with nine (9) dwelling units provided the project complies with all land development district regulations in effect at the time of application. A site plan application will be required to be submitted to the Village of Palm Springs for review and approval prior to any development.

7. STATUS OF AGREEMENT. The parties agree and acknowledge that this Annexation Agreement is not a "development agreement" as contemplated by Sections 163.3220-163.3243, Florida Statutes, and that the provisions of said sections are not applicable to this Annexation Agreement. The parties acknowledge and agree that no infirmity or defect in the Village's actions described herein shall nullify or otherwise affect the Annexation of the Property into the Village.

7. ALL OTHER CODE AND REQUIREMENTS. All other requirements of the Village's Code of Ordinances, regulations and applicable law shall remain in full force and effect.

8. AGREEMENT TO RUN WITH THE LAND The terms contained herein shall inure to the parties hereto, their assigns and successors.

9. TERMINOLOGY. In this Agreement, the use of the singular shall include the plural, the use of the masculine shall include the neuter, and the use of "officials" shall include appointed and elected officials of the Village and their successors.

10. ENTIRE AGREEMENT. This Annexation Agreement embodies the whole agreement of the parties and there are no promises, terms, conditions or obligations other than those herein contained, and this Annexation Agreement supersedes all previous communications, representations, proposals or agreements, if any. The provisions of this Annexation Agreement fully set forth the Petitioner's obligations and there are no other costs, charges, fees, or expenses for the annexation, land use amendment, or rezoning of the Property. There are no other oral or written promises, conditions, representations, understandings or terms of any kind as conditions of inducement to the execution hereof. Any subsequent conditions, representations, warranties, or agreements shall not be valid or binding upon the parties, unless they are in writing and signed by both parties and executed in the same manner as this Annexation Agreement.

11. SEVERABILITY. In the event that any part, term or provision of this Annexation Agreement is found to be illegal or inoperative by a court of competent jurisdiction, the validity of the remaining portions and provisions shall not be affected, and the rights and

Annexation Agreement

obligations of the parties shall be construed and enforced as if this Annexation Agreement did not contain the particular part, term or provision held to be so invalid.

12. CAPTIONS. Captions in this Agreement are included for convenience only and shall be given no legal effect whatsoever.

13. ATTORNEY'S FEES. In the event any party must enforce this Annexation Agreement through legal proceedings, the prevailing party shall be entitled to reasonable attorney's fees and costs incurred, including those at the appellate level.

14. WAIVER. Failure of a party to enforce or exercise any of its right(s) under this Agreement shall not be deemed a waiver of that parties' right to enforce or exercise said right(s) at any time.

15. PREPARATION. This Agreement shall not be construed more strongly against either party regardless of who was more responsible for its preparation.

16. TIME. Time is of the essence in all respects under this Agreement.

17. EFFECTIVE DATE. This Agreement shall become effective upon final approval by the Village Council.

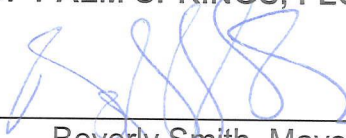
SIGNATURE PAGES TO FOLLOW

Annexation Agreement

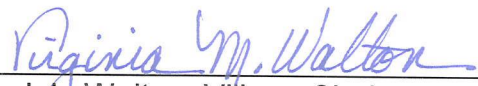
IN WITNESS WHEREOF the parties have hereunto set their hands and seals in lawful execution of this Annexation Agreement.

Date: 1-12-2012

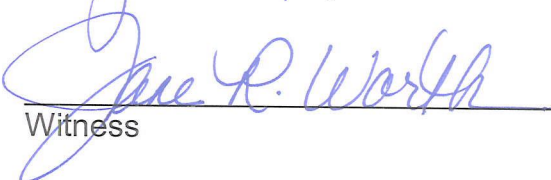
VILLAGE OF PALM SPRINGS, FLORIDA

By: 
Beverly Smith, Mayor

ATTEST:


Virginia Walton, Village Clerk

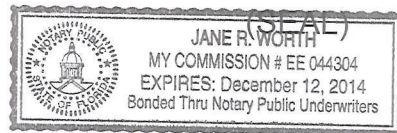



Witness

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 12th day of January, 20 12 by Beverly Smith, who is personally known to me or who has produced _____ as identification.


Notary Public



APPROVED AS TO FORM AND LEGAL SUFFICIENCY


Glen J. Torcivia, Village Attorney

Annexation Agreement

Date: 12/19/11

PETITIONER:

Chad Drake Enterprises LP

By: Charles D. Drake
Charles D. Drake

Witnesses as to Petitioner:

[Signature]
Witness

[Signature]
Witness

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 19 day of December, 20 11 by Charles Drake, who is personally known to me or who has produced _____ as identification.

[Signature]
Notary Public

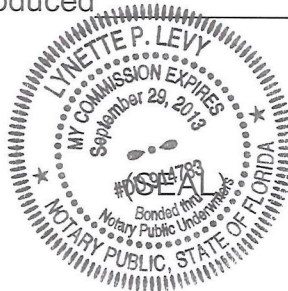


EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

The South ½ of Lot 5, and the North ½ of Lot 4, and the West 85 feet of the South ½ of Lot 4. All in Block 1, LAKEWOOD GARDENS, PLAT NO. 1, as recorded in Plat Book 18, Page 38, in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida



AFFIDAVIT

State of Florida

County of Palm Beach

Before me, this day 12/19/2011, personally appeared Charles Drake who, being duly sworn, deposes and says that;

1. He/She is the fee simple owner of the following described property, to wit:
(Give legal description)

00-43-44-19-11-001-0042

00-43-44-19-11-001-0043

(Attach additional pages if needed)

2. He/She desires annexation to the Village of Palm Springs, Florida.
3. He/She has appointed _____
to act as agent in his/her behalf to accomplish the above.
4. He/She affirms and certifies that he/she understands and agrees to comply with the Village of Palm Springs Land Development Code. He/She further certifies that the statements, plans, and all information submitted as a part of this annexation application are true and correct to the best of his/her knowledge. Further, he/she understands that this application and attachments become part of the Official Records of The Village of Palm Springs, Florida, and are not returnable. He/She also understands that the application fees are non-refundable.

Charles D. Drake
Signature of Owner
Affiant

Sworn to and subscribed before me

Lynette P. Levy
Notary Public, State of Florida at Large

My Commission Expires: 9/29/2013



VILLAGE OF PALM SPRINGS

Annexation Agreement



 Chad Drake Enterprises Property

 Pending Annexation

 Village Limits

0 150 300 600 Feet

DATE: 1/9/2012



Item # 17

VILLAGE OF PALM SPRINGS

Annexation Agreement



-  Chad Drake Enterprises Property
-  Pending Annexation
-  Village Limits

0 150 300 600 Feet

DATE: 1/9/2012





Council Agenda

Date: January 12, 2012

Subject: Resolution No. 2012-14, Annexation Agreement for Chad Drake Enterprises, LP Property Located at 3905 Gulfstream Road and Adjacent Vacant Lot on Gulfstream Road

Honorable Mayor
and
Members of the Village Council

As an item for the agenda for the Council Meeting of January 12, 2012 is Resolution 2012-14, an Annexation Agreement for Chad Drake Enterprises, LP, owner of the property located at 3905 Gulfstream Road and the adjacent vacant lot on Gulfstream Road. Mr. Chad Drake, president of the limited partnership, has submitted the request.

The attached Annexation Agreement memorializes those items necessary to guarantee the voluntary annexation of the property. The Agreement permits a maximum of 9 units to be developed on the property subject to site plan approval. It also waives the front footage for the sanitary sewer service.

The Land Development Board will hear the annexation agreement at their January 10, 2012 meeting and their recommendation will be provided at the January 12, 2012 Council Meeting.

It is requested that the Council approve Resolution No. 2012-14.

Respectfully submitted,

Karl E. Umberger
Village Manager

Attachment



Village of Palm Springs

"a great place to call home"

226 Cypress Lane • Palm Springs, Florida 33461-1699
561.965.4010 • Fax 561.965.0899

January 17, 2012

Chad Drake Enterprises, LP
Charles D. Drake
772 Murfield Circle
Atlantis, FL 33462-1231

Re: Voluntary Annexation Agreement

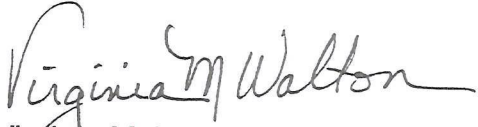
Dear Mr. Drake

At their Regular Council Meeting on January 12, 2012, the Village Council adopted Resolution No. 2012-14, approving the Voluntary Annexation Agreement for two parcels of land, totaling 1.06 acres, located at 3905 and a vacant parcel on Gulfstream Road.

Enclosed are a copy of the signed Resolution No. 2012-14 and a copy of the Agreement for your records.

Should you have any questions, please contact Bette Lowe, Land Development Director, at 965-4016.

Sincerely,


Virginia M. Walton, MMC
Village Clerk

Enclosures

Cc: Bette Lowe, Land Development Director

Record and Return To
Brandon Cabrera
279 Arabian Road
Palm Springs, FL 33461

PCN: 70-43-44-19-11-001-0042

NOTE TO CLERK; THIS DEED REPRESENTS A CONVEYANCE OF UNENCUMBERED PROPERTY BETWEEN GRANTOR AND ITS WHOLLY OWNED GRANTEE, ABSENT OF ANY EXCHANGE OF VALUE, IS WITHOUT CONSIDERATION OR A PURCHASER AND THEREFORE IT IS NOT SUBJECT TO THE DOCUMENTARY STAMP TAX

Space above this line for recording data

QUIT CLAIM DEED

THIS INDENTURE, made this 6th day of May, 2020, between **BrandX, LLC**, a Florida Limited Liability Company, hereinafter called "**Grantor**", and **Gulfstream Road Holdings, LLC**, a Florida Limited Liability Company, whose post office address is: 279 Arabian Road, Palm Springs, FL 33461, hereinafter called "**Grantee**",

WITNESSETH that said Grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt of whereof is hereby acknowledged, has granted, bargained and sold Grantee, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in **Palm Beach County, Florida**, to wit:

The South ½ of Lot 5, and the North ½ of Lot 4, and the West 85 feet of the South ½ of Lot 4, Block 1, Lakewood Gardens Plat No. 1, according to the Plat thereof as recorded in Plat Book 18, page 38, of the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida.

The transfer of this property has been done without the benefit of a title search.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantors, either in law or equity, to the only property use, benefit and behalf of the said second party forever.

IN WITNESS WHEREOF, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(Print Name)

Enedina Jackson

(Print Name)

Rick Espino

BrandX, LLC

Brandon Cabrera, its managing member

STATE OF FLORIDA)

COUNTY OF PALM BEACH)

THE FOREGOING instrument was acknowledged before me by means of ☒ physical presence of
[] online notarization on this 6 of May, 2020 by Brandon Cabrera, managing member of BrandX,
LLC, a Florida limited liability company on behalf of the company.

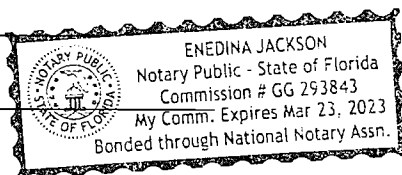
Personally known: ☒

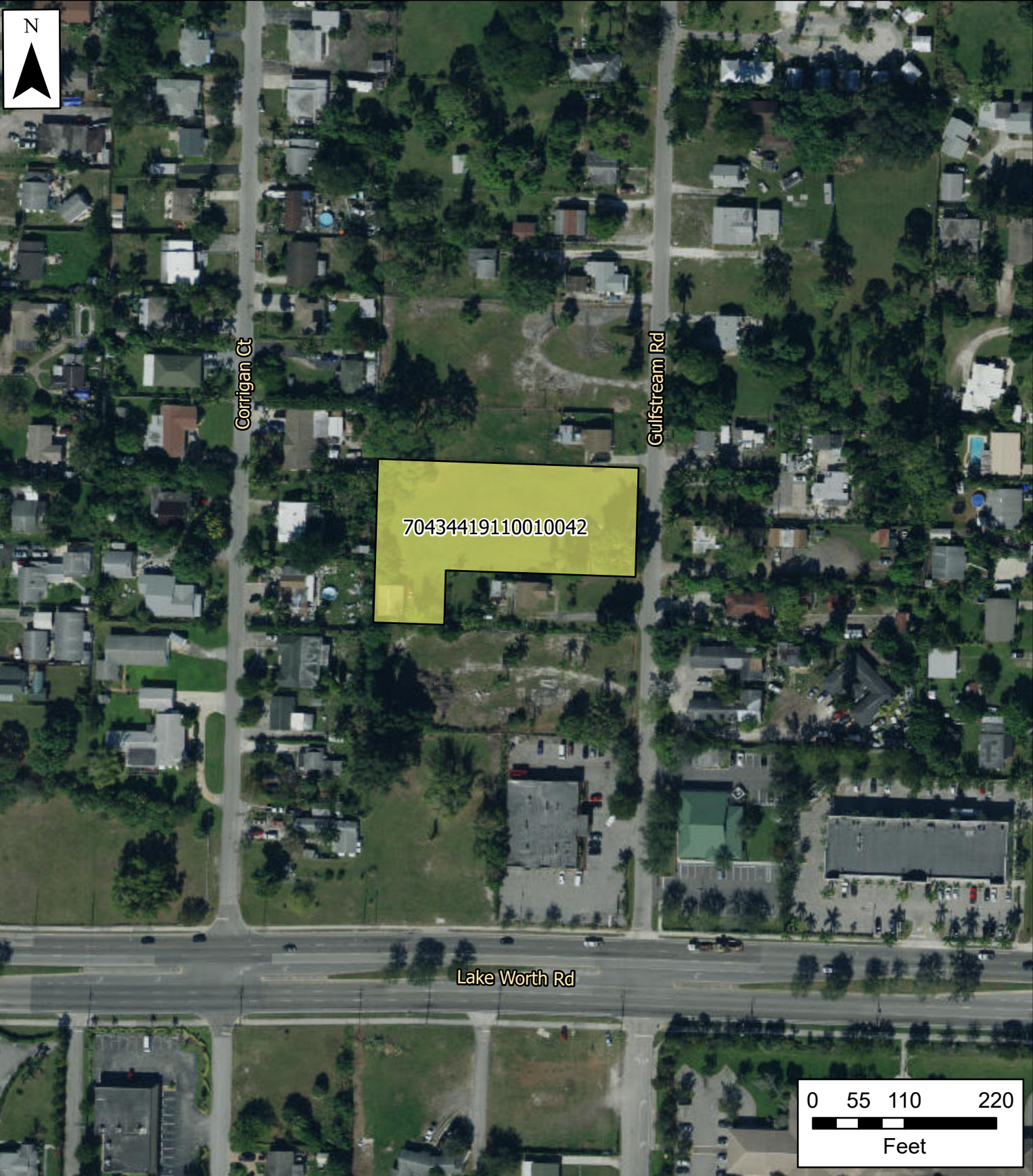
OR Produced identification:

Type of Identification: _____

Enedina Jackson
NOTARY PUBLIC-STATE OF FLORIDA

My commission expires:





Village of Palm Springs

3901 Gulfstream Rd

 Property Boundary

The Data is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for use rests solely on the requester. The Village of Palm Springs make no warranties, express or implied, as to the use of the licensed Data. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction and update

Data Source: Project boundary provided by Palm Beach County, World Imagery Basemap provided by ESRI Online Services.

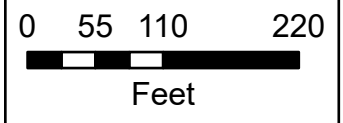


Corrigan Ct

Gulfstream Rd

70434419110010042

Lake Worth Rd



Village of Palm Springs

3901 Gulfstream Rd

 Property Boundary

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