CURTISS MANSION INC.
500 DEER RUN
MIAMI SPRINGS, FL. 33166

PROJECT NAME: CURTISS MANSION SITE IMPROVEMENTS

PHASE: CONSTRUCTION DOCUMENTS

DATE: MAY 10, 2013
REVISSION NO.1: JULY 15, 2013
REVISSION NO.2: MARCH 23, 2015
REVISSION NO. 3: JULY 8, 2015
REVISSION NO. 4: FEBRUARY 1, 2016

CURTISS MANSION, INC.

CITY OF MIAMI SPRINGS, FL.

ZAVIER M. GARCIA
CITY MAYOR

RON GORLAND, CITY MANAGER

CITY COUNCIL

MICHAEL WINDREM
GEORGE LOB
JAIME PETRALANDA
BILLY BAIN

DRY RUN PERMIT SUBMITTAL

SCOPE OF WORK:

THIS PERMIT IS ONLY FOR REVISSIONS TO SITE IMPROVEMENTS AS NOTED ON THESE DRAWINGS. REFER TO A-4

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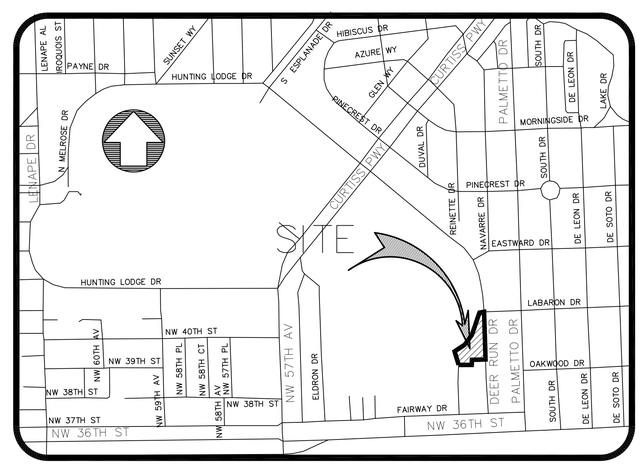

VICINITY MAP

NOT TO SCALE

INDEX OF DRAWINGS

SHEET NO DESCRIPTION

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ELECTRICAL
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TOTAL NO. OF DRAWINGS: 13

ABBREVIATIONS

	AREA
A.B.	ANCHOR BOLT
	ANGLE
A/C	AIR CONDITIONER
A.C.	ALTERNATING CURRENT
ACT	ACOUSTICAL CEILING TILE
ADH	ADHESIVE
AFF	ABOVE FINISH FLOOR
AL	ALUMINUM
ALT	ALTERNATE
APPROX.	APPROXIMATE
ARCH	ARCHITECT, ARCHITECTURE
ASPH	ASPHALT
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS
AVE	AVENUE
AVG	AVERAGE
@	AT
BLDG.	BUILDING
BLKG	BLOCKING
BK	BLOCK
B.M.	BENCH MARK
B.O.B	BOTTOM OF BEAM
BOT	BOTTOM
CBS	CONCRETE BLOCK STRUCTURE
C.L.	CENTER LINE
CEM	CEMENT
COMP	COMPACTED
CONC	CONCRETE
C.J.	CONTROL JOINT
CR	CARD READER
DIA	DIAMETER
DIM	DIMENSION
D.F.	DRINKING FOUNTAIN
DWG	DRAWING
D.S.	DOWN SPOUT
DTL	DETAIL
DW.	DOWN
E.F.	EXHAUST FAN
EQ.	EQUAL
ELEV.	ELEVATION
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WATER HEATER
EXTNG	EXISTING
E.J.	EXPANSION JOINT
EXT	EXTERIOR
PS	PULL STATION
FAB	FABRICATED
F.D.	FLOOR DRAIN
F.E.	FIRE EXTINGUISHER
FIN	FINISH
FIX	FIXTURE
FL	FLOOR
FLUOR	FLUORESCENT
FPSC	
F.R.	FIRE RATE
FSP	FIRE STAND PIPE
FT.	FEET
GA	GAUGE
GALV.	GALVANIZED

G.C.	GENERAL CONTRACTOR
H	FIRE ALARM HORN/STROBE
HB	HOSE BIBB
HDW	HARDWARE
HP	HIGH POINT
HM	HOLLOW METAL
HR	HOSE REEL
HT	HEIGHT
INSUL	INSULATION
JST	JOIST
JT	JOINT
LAV	LAVATORY
MAX	MAXIMUM
M.C.	MEDICINE CABINET
MIN	MINIMUM
M.O.	MASONRY OPENING
MOT	MAINTENANCE OF OPERATIONS AREA TRAFFIC
N	NORTH
NIC	NOT INCLUDED IN CONTRACT
NO.	NUMBER
O.C.	ON CENTER
PB	PUSH BUTTON
PFT	PER FOOT
PL	PLASTER
PROJ.	PROJECT
PW.GL	POLISHED WIRE GLASS
PEJ.	
P.T.	PRESSURE TREATED
REFL. CEIL.	REFLECTED CEILING
RA	RESTING AREAS
REINF.	REINFORCEMENT
SD	SMOKE DETECTOR
RF	ROUGH FINISH
RQ	REQUIRE
SF	SQUARE FEET
SIM	SIMILAR
SPECS	SPECIFICATIONS
STORE	STORE ROOM
STRUCT.	STRUCTURAL, STRUCTURE
T.B.	TIE BEAM
T.D.	TOWEL DISPENSER
TEL	TELEPHONE
TH.	THRESHOLD
THK.	THICK
THICK	THICKNESS
T.O.B.	TOP OF BEAM
TYP	TYPICAL
UL	UNDERWRITERS LABORATORY
UTIL	UTILITY
V	VOLT
W	WATT
W/	WITH
W/O	WITHOUT
WD	WOOD
WP	WATERPROOF
W.W.F.	WELDED WIRE FABRIC
X	TIMES BY
YD	YARD

ARCHITECTURAL SYMBOLS

NORTH ARROW	N
DRAWING TITLE	FLOOR PLAN — SCALE
BUILDING SECTION	A–A / A–0
WALL SECTION	A / A–0
DETAIL SECTION	0 / A–0
DETAIL BLOWUP	0 / A–0
EXT. ELEVATION	A / A–0
INT. ELEVATION	1 / 2 / 3 / 4
REVISION	0
ROOM IDENTIFICATION/ AREA OF WORK IDENTIFICATION	0
DOOR IDENTIFICATION	0
DRAWING IDENTIFICATION	DRAWING NUMBER — NUMBER OF PAGES — A1 OF 9
PARTITION TYPE	1 — 1 HR. / 2 — 2 HRS.
PROVIDED EQUIPMENT	A
COLUMN GRID	1 — A
PROPERTY LINE	
DEMOLITION	
CENTER LINE	℄
FIRE STATION–PULL STATION	F
ELEVATION	EL.+0'–0"

ARCHITECTURAL SYMBOLS

ACOUSTIC INSUL., RIGID	GLASS (ELEVATION)
FILL, GRAVEL	FLASHING
BLOCKING	INSULATION BATT
CAULKING, SEALANT	METAL
CEMENT, GROUT	PLASTER, STUCCO
CONCRETE	PLYWOOD
CONC. BLOCK (HOLLOW)	SAND
CONCRETE PRECAST	STEEL
CONCRETE STRUCTURAL	WATERPROOFING
EARTH	SHIM

LEGEND

	FLUORESCENT FIXTURE 2' X 4'
	FLUORESCENT FIXTURE 2' X 2'
	FLUORESCENT STRIP
	SPRINKLER HEADS
	LIGHT FIX. (WALL MOUNTED)
	EXIT LIGHT
	EXISTING
SD	SMOKE DETECTOR
F	FIRE ALARM AUDIO/VISUAL DEVISE WALL MOUNTED
T	THERMOSTAT
	EMERGENCY LIGHTS
	SPEAKER
H	HEAT DETECTOR
FL	FLASH LIGHT
$	SWITCH
	CEILING DIFFUSERS
	EXHAUST FAN (EF)
	EXISTING TO BE REMOVED
	NEW
	AREA OF WORK
R A	RETURN AIR

GENERAL NOTES:

1. THE G. C. IS FINANCIALLY LIABLE FOR ANY DAMAGES DONE DURING CONSTRUCTION INCLUDING EXISTING LANDSCAPING, HOUSE, PUMP & FENCE.
2. VERIFY EXISTING CONDITIONS, DIMENSIONS, ETC. PRIOR TO DEMOLISHING. CONTACT ARCHITECT OF RECORD OF ANY DISCREPANCIES.
3. THE CONTRACTOR SHALL PROVIDE TEMPORARY BARRICADES, RAMPS, TUNNEL FORMS, DUST PROTECTION, ETC. AS REQUIRED TO ALLOW PEDESTRIAN TRAFFIC.
4. CONTRACTOR SHALL SUBMIT FIVE (5) COPIES OF SHOP DRWGS. IF CONSTRUCTION DIFFERS FROM APPROVED PERMIT PLANS AND/OR AS NOTED ON THE DRAWINGS.
5. ALL ELEMENTS INSTALLED SHALL HAVE MIAMI DADE COUNTY PRODUCT CONTROL APPROVAL.
6. CONTRACTOR SHALL BE FAMILIAR W/SITE CONDITIONS & W/ WORK TO BE DONE. THE DRAWINGS DESCRIBE GENERALLY THE WORK SCOPE AND INTENT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY EXISTING CONDITIONS & TO BE FAMILIAR WITH THE WORK TO BE REFORMED PRIOR TO BIDDING. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR RECORD.
7. CONTRACTOR SHALL COORDINATE WITH UTILITIES AS REQUIRED.
8. FASTENING SHOULD BE DONE AS PER FBC SECTION 2306.1 FASTENING SCHEDULE
9. COORDINATE WITH OWNER THE PHASES OF CONSTRUCTION.

DESIGNED BY: M.I.G.
DRAWN BY:
CHECKED BY: M.I.G.
DATE: 05-10-13
SCALE: AS SHOWN

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NO	DATE	REVISION	BY	APP
2	3-23-15	REVISSION BY OWNER		
3	7-08-15	REVISSION BY FDOT		
4	2-01-16	REVISSION BY FDOT		

SHEET TITLE: ABREVIATIONS & SYMBOLS

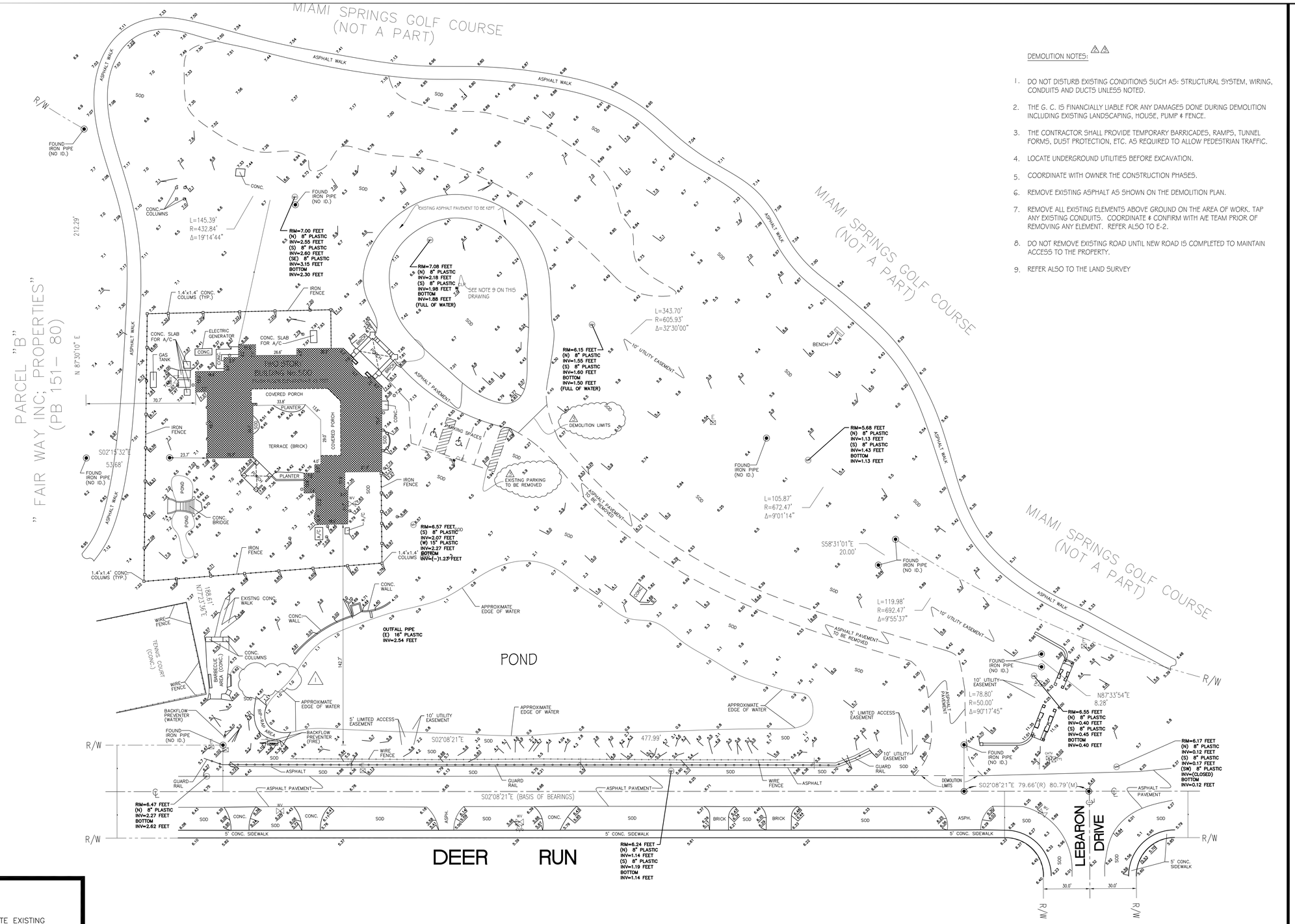
DO NOT SCALE DRAWINGS

PROJECT TITLE:
CURTISS MANSION
SITE IMPROVEMENTS
500 DEER RUN
MIAMI SPRINGS, FL.
FOLIO NO.: 05-3119-025-0010

SUBMITTAL PHASE:
CONSTRUCTION DOCUMENTS

MARIA I. GONZALEZ
AR 13750

SHEET No: A-2



DEMOLITION SITE PLAN SCALE 1"=30'

DEMOLITION NOTES:

1. DO NOT DISTURB EXISTING CONDITIONS SUCH AS: STRUCTURAL SYSTEM, WIRING, CONDUITS AND DUCTS UNLESS NOTED.
2. THE G. C. IS FINANCIALLY LIABLE FOR ANY DAMAGES DONE DURING DEMOLITION INCLUDING EXISTING LANDSCAPING, HOUSE, PUMP & FENCE.
3. THE CONTRACTOR SHALL PROVIDE TEMPORARY BARRICADES, RAMPS, TUNNEL FORMS, DUST PROTECTION, ETC. AS REQUIRED TO ALLOW PEDESTRIAN TRAFFIC.
4. LOCATE UNDERGROUND UTILITIES BEFORE EXCAVATION.
5. COORDINATE WITH OWNER THE CONSTRUCTION PHASES.
6. REMOVE EXISTING ASPHALT AS SHOWN ON THE DEMOLITION PLAN.
7. REMOVE ALL EXISTING ELEMENTS ABOVE GROUND ON THE AREA OF WORK. TAP ANY EXISTING CONDUITS. COORDINATE & CONFIRM WITH A/E TEAM PRIOR OF REMOVING ANY ELEMENT. REFER ALSO TO E-2.
8. DO NOT REMOVE EXISTING ROAD UNTIL NEW ROAD IS COMPLETED TO MAINTAIN ACCESS TO THE PROPERTY.
9. REFER ALSO TO THE LAND SURVEY

LEGEND:

CONTINUOUS LINE DENOTE EXISTING TO BE KEPT

DASHED LINES DENOTE TO BE DEMOLISHED

SOD

DESIGNED BY: M.I.G.
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DATE: 05-10-13
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NO	DATE	REVISION	BY	APP
1	7-8-13	OWNER		
2	3-23-15	REVISSION BY OWNER		
3	7-08-15	REVISSION BY FDOT		
4	2-01-16	RIVISION BY FDOT		

SHEET TITLE: DEMOLITION SITE PLAN

DO NOT SCALE DRAWINGS

PROJECT TITLE: CURTISS MANSION SITE IMPROVEMENTS 500 DEER RUN MIAMI SPRINGS, FL.

FOLIO NO.: 05-3119-025-0010

SUBMITTAL PHASE: CONSTRUCTION DOCUMENTS

MARIA I. GONZALEZ
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SHEET No: A-3

NOTES: △3 △4

1. SEE ALSO LANDSCAPE DRAWING

2. FIELD ADJUST NEW ENTRACE WALKWAYS & PARKING

△1 3. THE G. C. IS FINANCIALLY LIABLE FOR ANY DAMAGES DONE DURING CONSTRUCTION INCLUDING EXISTING LANDSCAPING, HOUSE, PUMP AND FENCE.

4. SLOPE ALL WALKWAYS ACCESSIBLE ROUTES 5% MAX. RUNNING SLOPE AND 2% MAX. CROSS SLOPE

5. REFER ALSO TO GENERAL NOTES ON A-2.

6. COMPACT BASE AND SUBSOIL TO 98% FOR ALL HARD SURFACES. SEE CIVIL & LANDSCAPE DRAWINGS.

7. SEE CIVIL DRAWINGS FOR ROAD & PARKING LOCATION.

SCOPE OF WORK: △3

1. REPLACE EXISTING ASPHALT AROUND EXISTING PERIMETER AS REQ. REMOVE EXISTING ASPHALT AND INSTALL NEW ASPHALT DRIVEWAY AND PARKING LOT.
NEW PARKING AREA: 35, 975.00 SQ. FT.
(INCLUDES NEW ROAD)

2. NEW CONC. WALKWAYS AREA:
1,291 SQ. FT.

3. INSTALL NEW LAWN & LANDSCAPE AT THE NEW PARKING AREA ONLY

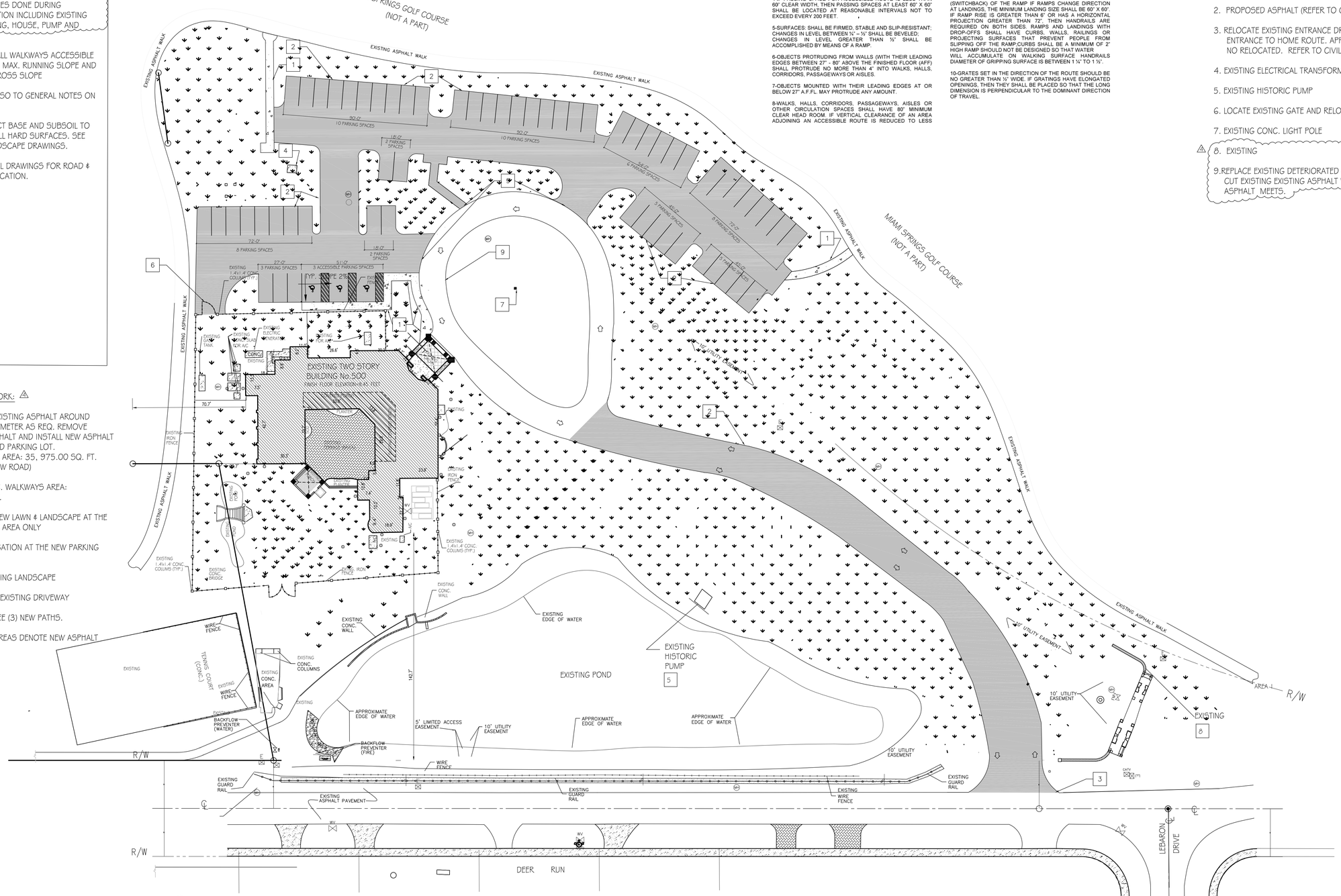
4. NEW IRRIGATION AT THE NEW PARKING ONLY

5. KEEP EXISTING LANDSCAPE

6. RELOCATE EXISTING DRIVEWAY

7. BUILT THREE (3) NEW PATHS.

8. SHADED AREAS DENOTE NEW ASPHALT



PROPOSED SITE PLAN △3 △4

SCALE 1"=30'

GENERAL ACCESSIBILITY NOTES:

1-PARKING SPACES DESIGNATED AS RESERVED FOR PERSONS WITH DISABILITIES SHALL BE IDENTIFIED BY SIGNAGE DEPICTING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.

2-SIGNAGE SHALL BE MOUNTED AT A HEIGHT NOT OBSCURED BY A PARKED VEHICLE.84" ABOVE GROUND TO THE BOTTOM OF THE SIGN. F.B.C.11-4.6

3-MINIMUM CLEAR WIDTH SHALL BE 36".

4-IF PASSING SPACE FOR ACCESSIBLE ROUTE IS LESS THAN 60" CLEAR WIDTH, THEN PASSING SPACES AT LEAST 60" X 60" SHALL BE LOCATED AT REASONABLE INTERVALS NOT TO EXCEED EVERY 200 FEET.

5-SURFACES: SHALL BE FIRMED, STABLE AND SLIP-RESISTANT; CHANGES IN LEVEL BETWEEN ¼" – ½" SHALL BE BEVELED; CHANGES IN LEVEL GREATER THAN ½" SHALL BE ACCOMPLISHED BY MEANS OF A RAMP.

6-OBJECTS PROTRUDING FROM WALLS (WITH THEIR LEADING EDGES BETWEEN 27" - 80" ABOVE THE FINISHED FLOOR (AFF) SHALL PROTRUDE NO MORE THAN 4" INTO WALKS, HALLS, CORRIDORS, PASSAGEWAYS OR AISLES.

7-OBJECTS MOUNTED WITH THEIR LEADING EDGES AT OR BELOW 27" A.F.FL. MAY PROTRUDE ANY AMOUNT.

8-WALKS, HALLS, CORRIDORS, PASSAGEWAYS, AISLES OR OTHER CIRCULATION SPACES SHALL HAVE 80" MINIMUM CLEAR HEAD ROOM. IF VERTICAL CLEARANCE OF AN AREA ADJOINING AN ACCESSIBLE ROUTE IS REDUCED TO LESS THAN 80", A BARRIER TO WARN BLIND OR VISUALLY-IMPAIRED PERSONS SHALL BE PROVIDED.

9-SLOPE OF ROUTE MAY NOT EXCEED 5%; IF SLOPE IS GREATER THAN 5%; A "RAMP"RAMP IS REQUIRED AT LEAST 36" WIDE AND RISES NO MORE THAN 30"-SLOPE OF RAMP SHALL BE NO GREATER THAN 8.33%; CROSS-SLOPE OF RAMP [SLOPE OF RAMP THAT IS PERPENDICULAR TO THE DIRECTION OF TRAVEL] SHALL BE NO GREATER THAN 2%. LANDING AT TOP AND BOTTOM OF RAMP SHOULD BE LEVEL AND AT LEAST AS WIDE AS RAMP AND A MINIMUM OF 60" IN LENGTH; LEVEL LANDINGS SHOULD ALSO OCCUR AT EACH TURN (SWITCHBACK) OF THE RAMP IF RAMPS CHANGE DIRECTION AT LANDINGS. THE MINIMUM LANDING SIZE SHALL BE 60" X 60". IF RAMP RISE IS GREATER THAN 6" OR HAS A HORIZONTAL PROJECTION GREATER THAN 72", THEN HANDRAILS ARE REQUIRED ON BOTH SIDES. RAMPS AND LANDINGS WITH DROP-OFFS SHALL HAVE CURBS, WALLS, RAILINGS OR PROJECTING SURFACES THAT PREVENT PEOPLE FROM SLIPPING OFF THE RAMP.CURBS SHALL BE A MINIMUM OF 2" HIGH RAMP SHOULD NOT BE DESIGNED SO THAT WATER WILL ACCUMULATE ON WALKING SURFACE HANDRAILS DIAMETER OF GRIPPING SURFACE IS BETWEEN 1 ¼" TO 1 ½".

10-GRATES SET IN THE DIRECTION OF THE ROUTE SHOULD BE NO GREATER THAN ½" WIDE. IF GRATINGS HAVE ELONGATED OPENINGS, THEN THEY SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.

△3

KEY NOTES:

1. NEW CONC. WALKWAY WITH TYP. CONTROL JOINTS AT 5'-0" O.C.

2. PROPOSED ASPHALT (REFER TO CIVIL DRAWINGS)

3. RELOCATE EXISTING ENTRANCE DRIVE TO REFLECT HISTORIC ENTRANCE TO HOME ROUTE. APPROACH IS MODIFIED BUT NO RELOCATED. REFER TO CIVIL DRAWINGS.

4. EXISTING ELECTRICAL TRANSFORMER

5. EXISTING HISTORIC PUMP

6. LOCATE EXISTING GATE AND RELOCATE AS REQUIRED

7. EXISTING CONC. LIGHT POLE

△1 8. EXISTING

9. REPLACE EXISTING DETERIORATED ASPHALT AS REQUIRED. CUT EXISTING EXISTING ASPHALT WHERE NEW AND OLD ASPHALT MEETS.

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CHECKED BY: M.I.G.	DATE: 05-10-13
SCALE: AS SHOWN	

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2	3-23-15	REVISSION BY OWNER		
3	7-08-15	REVISSION BY FDOT		
4	2-01-16	REVISSION BY FDOT		

SHEET TITLE: PROPOSE SITE PLAN

DO NOT SCALE DRAWINGS

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SITE IMPROVEMENTS
500 DEER RUN
MIAMI SPRINGS, FL.
FOLIO NO.: 05-3119-025-0010

SUBMITTAL PHASE:
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MARIA I. GONZALEZ
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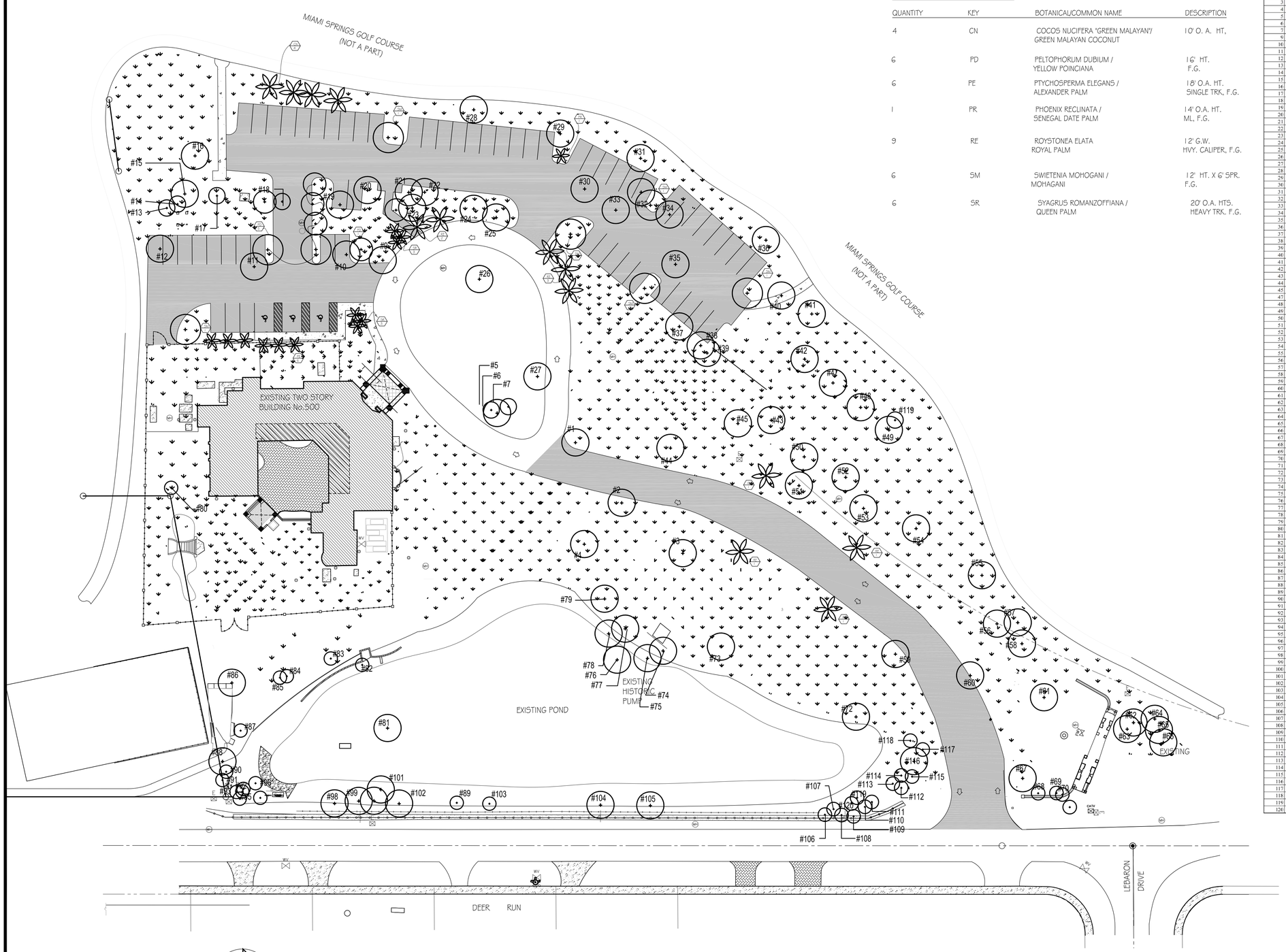
SHEET No: A-4



PROPOSED LANDSCAPE PLAN

SCALE 1"=30'

PROPOSED PLANT LIST: TREES & PALMS

QUANTITY	KEY	BOTANICAL/COMMON NAME	DESCRIPTION
4	CN	COCOS NUCIFERA 'GREEN MALAYAN'/ GREEN MALAYAN COCONUT	10' O. A. HT,
6	PD	PELTOPHORUM DUBIUM / YELLOW POINCIANA	16' HT. F.G.
6	PE	PTYCHOSPERMA ELEGANS / ALEXANDER PALM	18' O.A. HT. SINGLE TRK, F.G.
1	PR	PHOENIX RECLINATA / SENEGAL DATE PALM	14' O.A. HT. ML, F.G.
9	RE	ROYSTONEA ELATA ROYAL PALM	12' G.W. HVY. CALIPER, F.G.
6	SM	SWIETENIA MOHOGANI / MOHAGANI	12' HT. X 6' SPR. F.G.
6	SR	SYAGRUS ROMANZOFFIANA / QUEEN PALM	20' O.A. HTS. HEAVY TRK. F.G.

The Curtiss Mansion - Existing Tree Disposition

Tree #	Canopy Diameter (Ft.)	DBH (In.)	Height (Ft.)	Common Name	Scientific Name	Disposition
1	20	24	85	Royal Palm	*Royvionea elata*	REMAIN
2	20	24	85	Royal Palm	*Royvionea elata*	↓
3	20	24	85	Royal Palm	*Royvionea elata*	↓
4	20	24	85	Royal Palm	*Royvionea elata*	↓
5	12	--	15	Cabbage Palm	*Sabal palmeto*	↓
6	20	24	85	Royal Palm	*Royvionea elata*	↓
7	12	--	15	Cabbage Palm	*Sabal palmeto*	↓
9	20	24	85	Royal Palm	*Royvionea elata*	↓
10	20	22	75	Royal Palm	*Royvionea elata*	REMOVE
11	20	20	50	Royal Palm	*Royvionea elata*	↓
12	50	--	40	Mango	*Mangifera indica*	↓
13	8	9	25	Queen Palm	*Syagrus romanzoffiana*	REMAIN
14	8	9	25	Queen Palm	*Syagrus romanzoffiana*	↓
15	20	20	30	Umbrella Tree	*Schefflera arboricola*	↓
16	50	32	50	Royal Poinciana	*Delonix regia*	↓
17	5	--	12	Christmas Palm	*Veitchia merrillii*	↓
18	5	--	12	Christmas Palm	*Veitchia merrillii*	↓
19	50	25	50	Ficus Tree	*Ficus spp.*	↓
20	20	24	75	Royal Palm	*Royvionea elata*	↓
21	20	22	60	Royal Palm	*Royvionea elata*	↓
22	20	22	70	Royal Palm	*Royvionea elata*	↓
23	30	22	40	White Sapote	*Casimoa edulis ilava*	↓
24	30	36	85	DH. Royal Palm	*Royvionea elata*	↓
25	30	34	85	DH. Royal Palm	*Royvionea elata*	↓
26	20	24	85	Royal Palm	*Royvionea elata*	↓
27	20	24	85	Royal Palm	*Royvionea elata*	↓
28	40	26	50	Live Oak	*Quercus virginiana*	↓
29	50	26	50	Ficus Tree	*Ficus spp.*	↓
30	40	16	40	Golden Shower	*Cassia fistula*	REMOVE
31	50	37	50	Ficus Tree	*Ficus spp.*	REMAIN
32	50	34	60	Ficus Tree	*Ficus spp.*	REMOVE
33	50	38	60	Ficus Tree	*Ficus spp.*	↓
34	50	36	50	Ficus Tree	*Ficus spp.*	↓
35	50	64	50	Ficus Tree	*Ficus spp.*	↓
36	50	32	60	Ficus Tree	*Ficus spp.*	REMAIN
37	36	30	70	Trpl. Royal Palm	*Royvionea elata*	↓
38	20	18	60	Royal Palm	*Royvionea elata*	↓
39	20	16	50	Royal Palm	*Royvionea elata*	↓
40	50	36	50	Ficus Tree	*Ficus spp.*	↓
41	50	26	40	Ficus Tree	*Ficus spp.*	↓
42	50	36	60	Ficus Tree	*Ficus spp.*	↓
43	30	22	40	Ficus Tree	*Ficus spp.*	↓
44	12	16	22	Cabbage Palm	*Sabal palmeto*	↓
45	18	16	80	Washingtonia Palm	*Washingtonia robusta*	↓
47	50	35	60	Ficus Tree	*Ficus spp.*	↓
48	50	26	60	Ficus Tree	*Ficus spp.*	↓
49	50	36	60	Ficus Tree	*Ficus spp.*	↓
50	40	24	50	Ficus Tree	*Ficus spp.*	↓
51	18	16	80	Washingtonia Palm	*Washingtonia robusta*	↓
52	50	84	60	Ficus Tree	*Ficus spp.*	↓
53	50	34	60	Ficus Tree	*Ficus spp.*	↓
54	50	36	60	Ficus Tree	*Ficus spp.*	↓
55	50	72	60	Ficus Tree	*Ficus spp.*	↓
56	15	2	12	Silver Buttonwood	*Conocarpus erectus 'Sericeus'*	↓
57	15	2	12	Silver Buttonwood	*Conocarpus erectus 'Sericeus'*	↓
58	15	2	12	Silver Buttonwood	*Conocarpus erectus 'Sericeus'*	↓
59	20	20	50	Royal Palm	*Royvionea elata*	↓
60	20	20	50	Royal Palm	*Royvionea elata*	↓
61	20	20	50	Royal Palm	*Royvionea elata*	↓
62	12	18	30	Ficus Tree	*Ficus spp.*	↓
63	12	40	30	Ficus Tree	*Ficus spp.*	↓
64	12	22	30	Ficus Tree	*Ficus spp.*	↓
65	12	12	30	Ficus Tree	*Ficus spp.*	↓
66	12	12	30	Ficus Tree	*Ficus spp.*	↓
67			25	White Bird of Paradise	*Strelitzia nicolai*	↓
68	12	2	20	Montgomery Palm	*Veitchia montgomeryana*	↓
69	12	2	20	Montgomery Palm	*Veitchia montgomeryana*	↓
70	12	2	20	Montgomery Palm	*Veitchia montgomeryana*	↓
71	16	16	15	Montgomery Palm	*Veitchia montgomeryana*	↓
72	20	24	85	Royal Palm	*Royvionea elata*	↓
73	20	24	85	Royal Palm	*Royvionea elata*	↓
74	15	--	22	Umbrella Tree	*Schefflera arboricola*	↓
75	20	20	45	Royal Palm	*Royvionea elata*	↓
76	16	--	20	Australian Pine	*Casuarina equisetifolia*	↓
77	15	--	22	Umbrella Tree	*Schefflera arboricola*	↓
78	20	20	45	Royal Palm	*Royvionea elata*	↓
79	20	20	45	Canary Island Date Palm	*Phoenix canariensis*	↓
80	18	16	70	Washingtonia Palm	*Washingtonia robusta*	↓
81	10	18	25	Royal Palm	*Royvionea elata*	↓
82	10	18	25	Royal Palm	*Royvionea elata*	↓
83	4	--	15	Areca Palm	*Dypsis lutescens*	↓
84	20	--	20	Areca Palm	*Dypsis lutescens*	↓
85	7	--	10	Florida Bamboo	*Phyllostachys meyeri*	↓
86	50	96	40	Ficus Tree	*Ficus spp.*	↓
87	12	2	20	Montgomery Palm	*Veitchia montgomeryana*	↓
88	50	96	50	Ficus Tree	*Ficus spp.*	↓
89	10'		15	Areca Palm	*Dypsis lutescens*	↓
90	20	18	30	Royal Palm	*Royvionea elata*	↓
91	20	18	30	Royal Palm	*Royvionea elata*	↓
92	20	12	18	Royal Palm	*Royvionea elata*	↓
93	20	18	35	Royal Palm	*Royvionea elata*	↓
94	20	18	35	Royal Palm	*Royvionea elata*	↓
95	20	18	35	Royal Palm	*Royvionea elata*	↓
96	20	24	25	Royal Palm	*Royvionea elata*	↓
97	20	24	50	Royal Palm	*Royvionea elata*	↓
98	10	--	20	Song of Jamaica	*Picomale reflexa*	↓
99	10	6	22	Clusia Tree	*Clusia rosea*	↓
100	10	4	15	Bottle Brush	*Callistemon spp.*	↓
101	15	8	20	Golden Shower	*Cassia fistula*	↓
102	6	--	20	False Aralia	*Schefflera exaginissima*	↓
103	12	--	5	Areca Palm	*Dypsis lutescens*	↓
104	12	2	12	Gumbo Limbo	*Bursera simaruba*	↓
105	30	12	40	Ficus Tree	*Ficus spp.*	↓
106	12	2	12	Montgomery Palm	*Veitchia montgomeryana*	↓
107	12	2	30	Montgomery Palm	*Veitchia montgomeryana*	↓
108	12	2	30	Montgomery Palm	*Veitchia montgomeryana*	↓
109	12	2	30	Montgomery Palm	*Veitchia montgomeryana*	↓
110	12	2	30	Montgomery Palm	*Veitchia montgomeryana*	↓
111	12	2	30	Montgomery Palm	*Veitchia montgomeryana*	↓
112	12	6	30	Trpl. Montgomery Palm	*Veitchia montgomeryana*	↓
113	12	6	30	Montgomery Palm	*Veitchia montgomeryana*	↓
114	12	6	25	Trpl. Montgomery Palm	*Veitchia montgomeryana*	↓
115	12	6	25	Trpl. Montgomery Palm	*Veitchia montgomeryana*	↓
116	45	12	65	Ficus Tree	*Ficus spp.*	↓
117	18	2	30	Trpl. Montgomery Palm	*Veitchia montgomeryana*	↓
118	12	2	25	Montgomery Palm	*Veitchia montgomeryana*	↓
119	12	2	30	Montgomery Palm	*Veitchia montgomeryana*	↓
120	12	2	30	Montgomery Palm	*Veitchia montgomeryana*	↓

DESIGNED BY: M.I.G.
DRAWN BY:
CHECKED BY: M.I.G.
DATE: 05-10-13
SCALE: AS SHOWN

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NO	DATE	REVISION	BY	APP
2	3-23-15	REVISSION BY OWNER		
3	7-08-15	REVISSION BY FDOT		

SHEET TITLE: PROPOSE LANDSCAPE PLAN

DO NOT SCALE DRAWINGS

PROJECT TITLE:
CURTISS MANSION
SITE IMPROVEMENTS
500 DEER RUN
MIAMI SPRINGS, FL.

FOLIO NO.: 05-3119-025-0010

SUBMITTAL PHASE:
CONSTRUCTION DOCUMENTS

MARIA I. GONZALEZ
AR 13750

SHEET No: A-5

INDEX OF SHEETS

C-1.0	COVER SHEET
C-2.0	GEOMETRY PLAN
C-3.0	PAVING, GRADING AND DRAINAGE PLAN
C-4.0	PAVEMENT MARKING & SIGNING PLAN
C-5.0	DRAINAGE DETAILS
C-6.0	DRAINAGE DETAILS

TRENCH SAFETY ACT

1. TRENCHING: PROVIDE PROPERLY EXECUTED "TRENCH SAFETY ACT" STATEMENT (2 COPIES): FOR ALL EXCAVATIONS THAT EXCEED FIVE (5) FEET IN DEPTH FROM THE EXISTING SURFACE ELEVATION, THE CONTRACTOR MUST ASSURE THAT ALL PROVISIONS OF THE FLORIDA STATE BILL CS/SB 2626, THE 1990 "TRENCH SAFETY ACT" SHALL BE MET. THE BIDDER MUST IDENTIFY THE METHOD OR METHODS OF COMPLIANCE WITH THE "TRENCH SAFETY ACT". THE BIDDER MUST IDENTIFY THE COST TO COMPLY WITH THESE STANDARDS; EITHER ON A COST PER LINEAR FOOT OF TRENCH EXCAVATION AND/OR A COST PER SQUARE FOOT OF SHORING USED. NO SEPARATE PAYMENT WILL BE MADE FOR THESE ITEMS, BUT THEY MUST BE IDENTIFIED IN THE/THIS PROPOSAL/CERTIFICATE OF COMPLIANCE – TRENCH SAFETY ACT.

CONTRACTOR'S STATEMENT:

A. THE CURRENT TRENCH SAFETY STANDARDS IN EFFECT ARE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIONS (OSHA) EXCAVATING SAFETY STANDARDS 29 C.F.R. PART 1926.650 SUBPART P.

"WE WILL USE":

[ ] SLOPING – [ ] SHORING – [ ] TRENCH BOX – [ ] OTHER METHODS (SPECIFY WHICH) TO COMPLY WITH THE 1990 "TRENCH SAFETY ACT".

B. THE COST OF COMPLIANCE WITH THIS TRENCH SAFETY ACT IS INCLUDED AS PART OF THE LUMP SUM OR UNIT PRICE PROPOSALS CONTAINED IN THE BID PACKAGE.

C. THE COST OF COMPLYING WITH THIS REQUIREMENT IS:

1) COST PER LIN. FT. OF TRENCH EXCAVATION $________

2) COST PER SQ. FT. OF SHORING USED $________

CONTRACTOR:____________________ DATE:__________

NOTES:

1. ALL EXISTING UTILITIES BEING REMOVED AND/OR RELOCATED MUST REMAIN ACTIVE AND IN SERVICE, UNTIL SUCH TIME WHEN NEW REPLACING UTILITIES HAVE BEEN INSTALLED, IN SERVICE, ACCEPTED BY THE DEPARTMENT AND ALL RELATED SERVICES FROM THE EXISTING MAINS HAVE BEEN TRANSFERRED TO THE NEW ONES, BY M-DWASD FORCES AT OWNER'S EXPENSE AS APPLICABLE.

2. ALL WATER AND/OR SEWER FACILITIES LOCATED IN PRIVATE PROPERTY SHALL BE REMOVED AFTER ALL INSTALLED SERVICES FROM THEM HAVE BEEN TRANSFERRED TO THE ALREADY INSTALLED AND IN SERVICE NEW MAINS. ANY ASSOCIATED EXCLUSIVE EASEMENTS SHALL BE CLOSED AND VACATED PRIOR TO THE REMOVAL OF THE EXISTING WATER AND/OR SEWER FACILITIES.

SITE DATA

FLOOD ZONE FIRM MAP PANEL No. = 12086C0291L
ZONE "X" & ZONE "AH", DATED: 09-11-2009
BASE FLOOD ELEVATION = (+) 7.0 NGVD (ZONE AH)
WATER TABLE ELEVATION OCT. H.W. = (+) 1.0 NGVD
FLOOD CRITERIA ELEVATION = (+) 6.2 NGVD

UNDERGROUND DIGGING NOTE:

CONTRACTOR SHALL USE EXTREME CAUTION WHEN EXCAVATING.
CONTRACTOR SHALL REMAIN 2 FEET AWAY FROM THE LOCATED MARKS WITH THE MACHINERY. IF IT'S NECESSARY TO EXCAVATE WITHIN THE 2 FOOT TOLERANCE ZONE, CONTRACTOR MUST HAND DIG, SOFT DIG, OR USE NON-INVASIVE MEANS TO EXPOSE AND PROTECT THE EXISTING FACILITIES AS REQUIRED BY LAW.

GENERAL NOTES:

1. VERTICAL CONTROL POINTS AND ALL ELEVATIONS ARE BASED ON 1929 NGVD DATUM.

2. THE CONTRACTOR SHALL CONFIRM ALL HORIZONTAL AND VERTICAL CONTROL POINTS PRIOR TO USE. THE CONTRACTOR SHALL CONFIRM ALIGNMENT AND ELEVATIONS OF ADJACENT WORK PRIOR TO BEGINNING CONSTRUCTION. ALL DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE OWNER'S ATTENTION.

3. ALL EXISTING UTILITIES SHALL REMAIN IN SERVICE, UNLESS OTHERWISE NOTED.

4. USE EXTREME CAUTION NEAR ALL UTILITIES, CABLES, CONDUITS, AND MANHOLES. CONTRACTOR TO PROVIDE PROTECTION DURING CONSTRUCTION TO ASSURE SERVICE AT ALL TIMES. CONTRACTOR SHALL COORDINATE ALL SCHEDULES WITH FIELD REPRESENTATIVE PRIOR TO WORKING AROUND UTILITIES.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH CURRENT SITE CONDITIONS AND SHALL REPORT ANY DISCREPANCIES ON THE PLANS TO THE ENGINEER PRIOR TO COMMENCING WORK.

6. ALL CONSTRUCTION LAYOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING THE WORK LIMIT LINES AS SHOWN ON THE PLANS AND SHALL WORK WITHIN THE LIMITS AND DIMENSIONS SHOWN. ALL PAVEMENT DIMENSIONS ARE TO THE EDGE OF PAVEMENT. ANY DEVIATION FROM THE PLANS SHALL REQUIRE WRITTEN APPROVAL FROM THE ENGINEER PRIOR TO EXECUTING WORK.

7. GRADING SHALL CONSIST OF ALL EXCAVATION, BACKFILLING, SHAPING AND SLOPING NECESSARY FOR THE CONSTRUCTION, PREPARATION AND COMPLETION OF ALL WORK AND OTHER AREAS, ALL IN ACCORDANCE WITH THE LAYOUT AND GRADES SHOWN ON THESE DRAWINGS. SAWCUT ALL PAVEMENT EDGES WHERE EXISTING PAVEMENT IS TO REMAIN.

8. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING AND RESTORING ALL EXISTING UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTING ALL DISTURBED EXISTING MANHOLE COVERS, VALVE BOXES, BLOW-OFF RISERS, ETC. TO NEW ELEVATIONS, AS REQUIRED, WHETHER SPECIFICALLY SHOWN ON DRAWINGS OR NOT.

9. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED WORK, PRIOR TO THE START OF ANY CONSTRUCTION, TO ARRANGE FOR PHYSICAL LOCATION AND ELEVATION OF ALL UNDERGROUND IMPROVEMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE UTILITY COMPANY SUFFICIENT NOTICE TO SCHEDULE ANY RELOCATION OF THEIR UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPORT OF ANY UTILITY THAT MAY BE IN CONFLICT WITH OR ENDANGERED BY THE PROPOSED WORK.

10. ALL OVERHEAD OR SURFACE STRUCTURES AND UTILITIES ENCOUNTERED ARE TO BE CAREFULLY PROTECTED FROM DAMAGE OR DISPLACEMENT. ALL DAMAGE TO SUCH STRUCTURES SHALL BE COMPLETELY REPAIRED WITHIN THE TIME FRAME OF THE CONSTRUCTION. THE OWNER RESERVES THE RIGHT TO REMEDY SUCH DAMAGE BY ORDERING OUTSIDE PARTIES TO MAKE SUCH REPAIRS AT THE EXPENSE OF THE CONTRACTOR.

11. THE CONTRACTOR MAY STORE EQUIPMENT AND MATERIALS WITHIN THE LIMITS OF THE SITE. THE CONTRACTOR SHALL MAINTAIN THESE AREAS IN A CLEAN AND ORDERLY CONDITION SO AS NOT TO CAUSE A NUISANCE IN THE AREA. THE CONTRACTOR SHALL RESTORE THE STORAGE AREA TO ITS ORIGINAL OR BETTER CONDITION, WITH ALL ITS APPURTENANCES, IN KIND, TO THE SATISFACTION OF THE ENGINEER AND OWNER.

12. COMPLETE "AS-BUILT" INFORMATION RELATIVE TO LOCATION, SIZE AND DEPTH OF THE PROPOSED PIPES, STRUCTURES, AND OTHER IMPROVEMENTS SHALL BE ACCURATELY RECORDED. THIS INFORMATION SHALL BE SUBMITTED TO THE ENGINEER AS A CADD FILE AND AS A DRAWING SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA AT THE CONTRACTOR'S EXPENSE.

13. THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON EXISTING UTILITY PLANS. NO SUBSURFACE VERIFICATION OF THE UTILITIES WAS MADE. SOME UTILITIES MAY NOT BE REFLECTED IN THESE PLANS. BEFORE EXCAVATION OR CONSTRUCTION, CONTACT THE SUNSHINE ONE CALL SERVICE #811 AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION. SUBSURFACE CASINGS, DUCT BANKS, FOOTINGS FOUNDATIONS, AND OTHER SUBSURFACE FEATURES ARE NOT LOCATED OR SHOWN HEREON ARE TO BE VERIFIED BY CONTRACTOR BEFORE COMMENCING ANY WORK.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY AND MAKING THE REPAIRS OF EXISTING PAVEMENT, SIDEWALKS, PIPES, CONDUITS, CURBS, CABLES, ETC., WHETHER OR NOT SHOWN ON THE PLANS, DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATIONS AND/OR THOSE OF HIS SUBCONTRACTORS, AND SHALL RESTORE THEM PROMPTLY TO THE ORIGINAL CONDITIONS OR BETTER AT NO ADDITIONAL EXPENSE TO THE OWNER. CONTRACTOR SHALL REPORT ANY DAMAGED SIDEWALK, DRIVEWAY, ETC., PRIOR TO BEGINNING WORK IN ANY AREA.

15. EXISTING WATER METERS, UTILITY POLES & GUY WIRES AND OTHER UTILITIES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE REMOVED OR RELOCATED UNLESS OTHERWISE NOTED.

16. ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES, ORDINANCES, CITY OF MIAMI SPRINGS STANDARDS AND DETAILS, MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER), ENVIRONMENTAL RESOURCES MANAGEMENT SECTION STANDARDS AND DETAILS, FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS AND DETAILS, AND MIAMI-DADE COUNTY STANDARDS AND DETAILS.

TRAFFIC CONTROL GENERAL NOTES

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR PERFORMING WORK ON A PUBLIC STREET TO INSTALL AND MAINTAIN THE TRAFFIC CONTROL DEVICES AS PER FDOT DESIGN STANDARDS MANUAL, INDEX 600, AS WELL AS ANY ADDITIONAL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED TO INSURE THE SAFE MOVEMENT OF TRAFFIC AND PEDESTRIAN THROUGH AND AROUND THE WORK AREA AND PROVIDE MAXIMUM PROTECTION AND SAFETY TO CONSTRUCTION PERSONNEL.

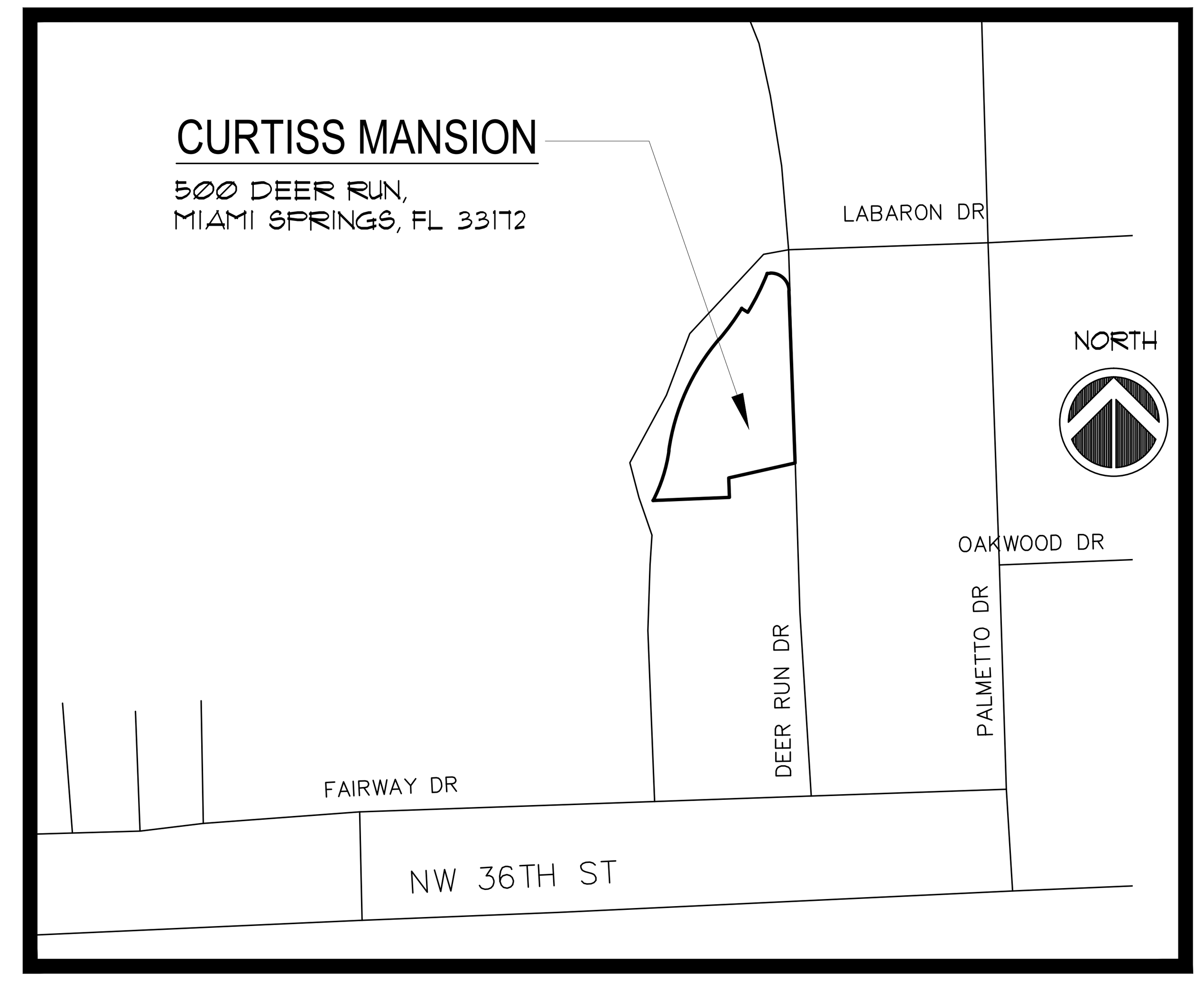
2. ALL TRAFFIC CONTROL DEVICES, STRIPES, MARKINGS, SIGNS, AND RAISED PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

3. ALL TRAFFIC CONTROL DEVICES SHALL BE KEPT IN THEIR PROPER POSITION AT ALL TIMES AND SHALL BE REPAIRED, REPLACED, OR CLEANED AS NECESSARY TO PRESERVE THEIR APPEARANCE AND CONTINUITY.

4. ALL TEMPORARY TRAFFIC CONTROL DEVICES SHALL BE REMOVED FOLLOWING COMPLETION OF EACH CONSTRUCTION STAGE AND THE PERMANENT TRAFFIC CONTROL DEVICES SHALL BE RESTORED BY THE CONTRACTOR UPON COMPLETION OF PROJECT.

5. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE AMERICAN DISABILITY ACT AS RELATED TO PEDESTRIAN ACCESS AND SHALL MAINTAIN PEDESTRIAN ACCESS AT ALL TIMES PER ADA REQUIREMENTS.

6. CONTRACTOR SHALL COVER OR REMOVE ALL CONFLICTING REGULATORY AND ADVISORY SIGNS.



LOCATION MAP

SCALE: 1" = 300'

LEGAL DESCRIPTION

Tract "A" of "FAIRWAY INC. PROPERTIES", according to the plat thereof as recorded in Plat Book 151, Page 80, of the Public Records of Miami-Dade County, Florida.

Property Address: 500 Deer Run, Miami Springs, Florida 33166

Folio No.: 05-3119-025-0010

Always call 811 two full business days before you dig

Sunshine811.com

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY: That this plan was prepared under my direction and to the best of my knowledge and belief complies with the intent of the "MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS, AND HIGHWAYS", as adopted by the State of Florida Legislature, Chapter 72-328 F.S.

DESIGNED BY: J.R.A.
DRAWN BY: N.V./N.A.
CHECKED BY: J.R.A.
DATE: 05-10-13
SCALE: AS SHOWN

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NO	DATE	REVISION	BY	APP
2	3-23-15	REVISION BY OWNER		

SHEET TITLE: COVER SHEET

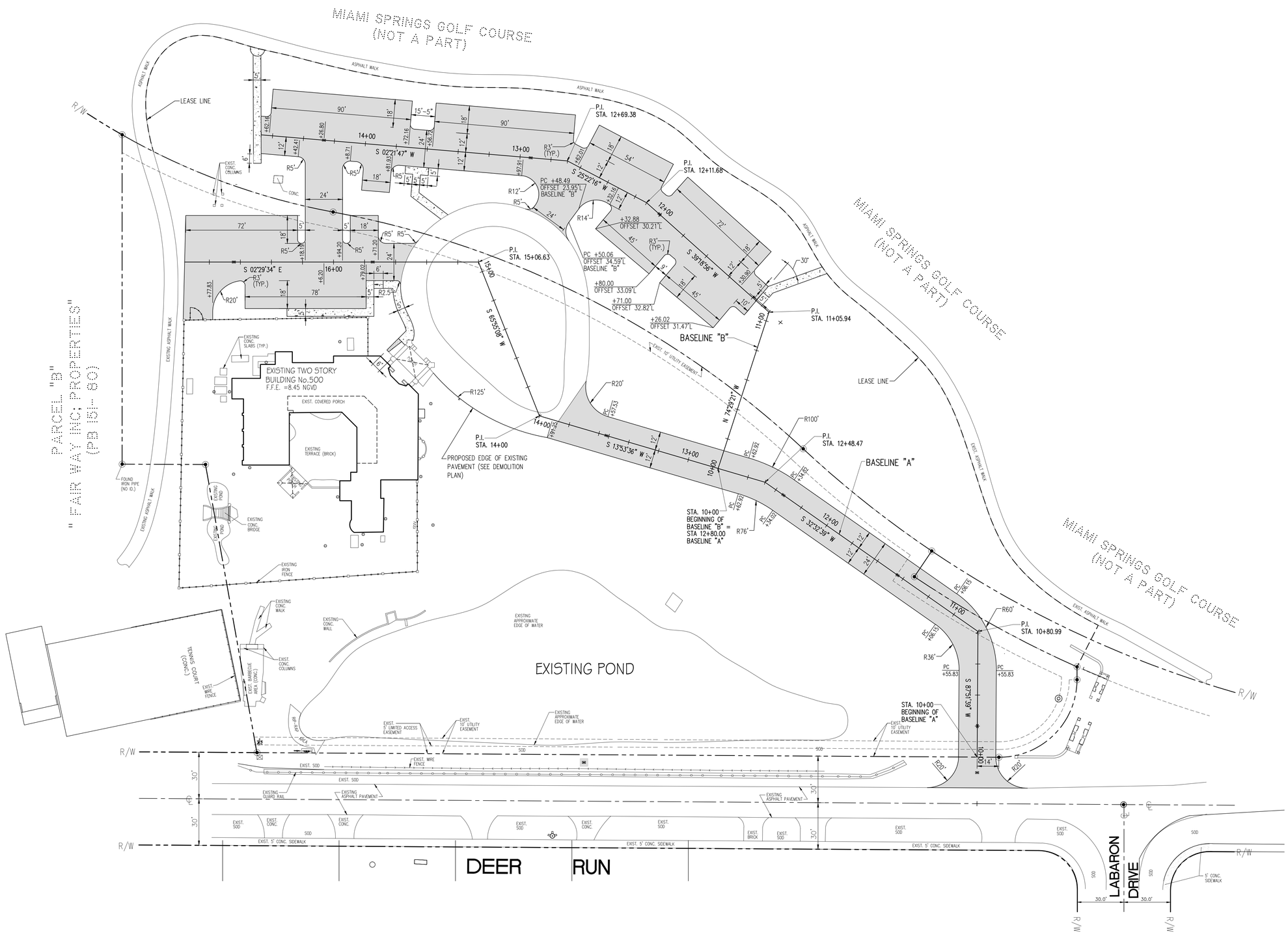
DO NOT SCALE DRAWINGS

PROJECT TITLE:
CURTISS MANSION
SITE IMPROVEMENT
500 DEER RUN
MIAMI SPRINGS, FL.
FOLIO NO.: 05-3119-025-0010

SUBMITTAL PHASE:
CONSTRUCTION DOCUMENTS

Jorge R. Avino, P.E., P.S.M.
FL P.E. No. 22207
FL P.S.M. No. 4996

SHEET No: C-1.0



NORTH

GEOMETRY PLAN

SCALE : 1" = 30'

Always call 811 two full business days before you dig

Sunshine811.com

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY: That this plan was prepared under my direction and to the best of my knowledge and belief complies with the intent of the "MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS, AND HIGHWAYS", as adopted by the State of Florida Legislature, Chapter 72-328 F.S.

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CHECKED BY: J.R.A.
DATE: 05-10-13
SCALE: AS SHOWN

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NO	DATE	REVISION	BY	APP
2	3-23-15	REVISSION BY OWNER		

SHEET TITLE: GEOMETRY PLAN

DO NOT SCALE DRAWINGS

PROJECT TITLE: CURTISS MANSION SITE IMPROVEMENT 500 DEER RUN MIAMI SPRINGS, FL.

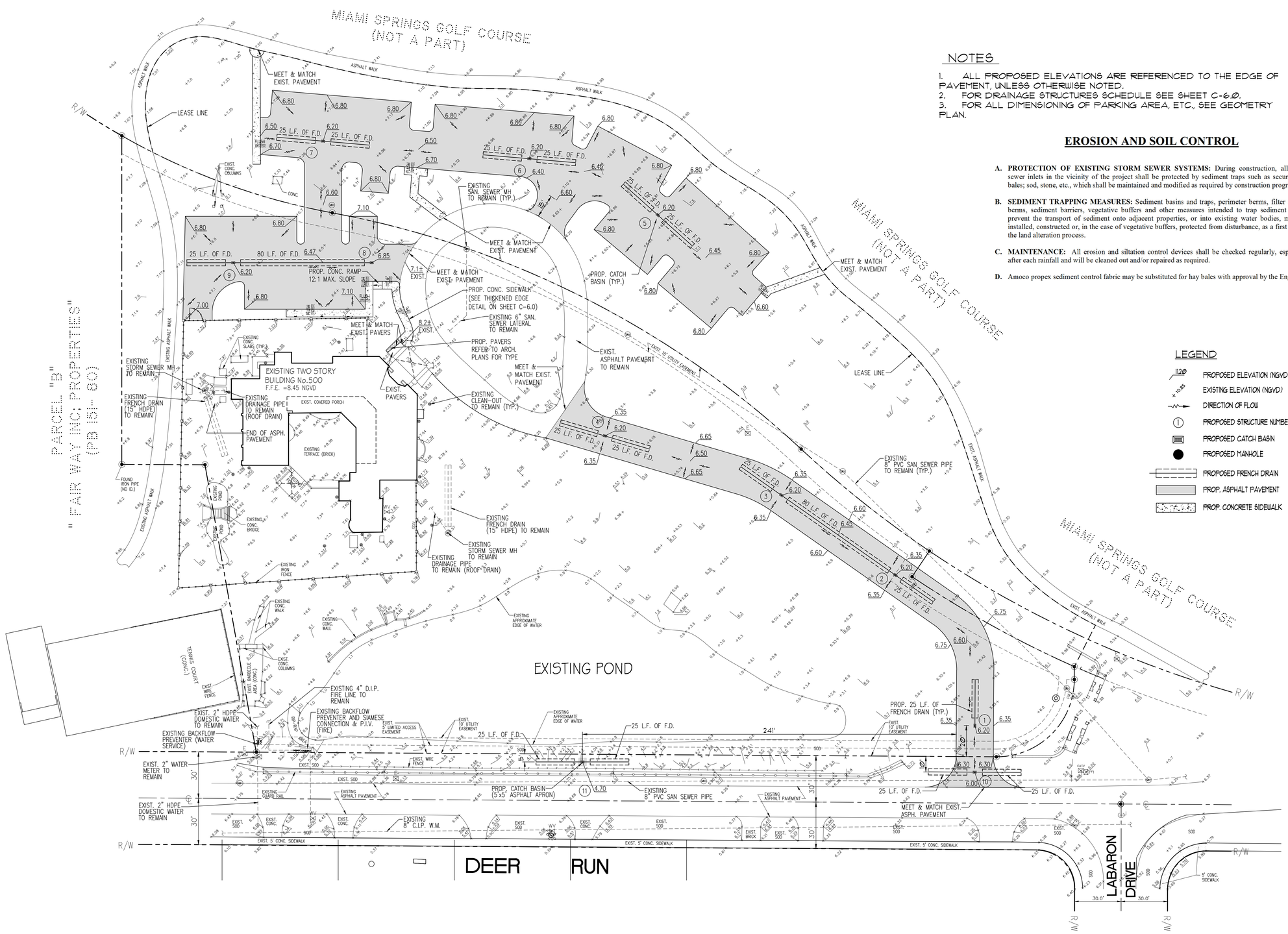
FOLIO NO.: 05-3119-025-0010

SUBMITTAL PHASE:

CONSTRUCTION DOCUMENTS

Jorge R. Avino, P.E., P.S.M.
FL P.E. No. 22207
FL P.S.M. No. 4996

SHEET No: C-2.0



NOTES

1. ALL PROPOSED ELEVATIONS ARE REFERENCED TO THE EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
2. FOR DRAINAGE STRUCTURES SCHEDULE SEE SHEET C-6.0.
3. FOR ALL DIMENSIONING OF PARKING AREA, ETC., SEE GEOMETRY PLAN.

EROSION AND SOIL CONTROL

A. PROTECTION OF EXISTING STORM SEWER SYSTEMS: During construction, all storm sewer inlets in the vicinity of the project shall be protected by sediment traps such as secured hay bales; sod, stone, etc., which shall be maintained and modified as required by construction progress.

B. SEDIMENT TRAPPING MEASURES: Sediment basins and traps, perimeter berms, filter fences, berms, sediment barriers, vegetative buffers and other measures intended to trap sediment and/or prevent the transport of sediment onto adjacent properties, or into existing water bodies, must be installed, constructed or, in the case of vegetative buffers, protected from disturbance, as a first step in the land alteration process.

C. MAINTENANCE: All erosion and siltation control devices shall be checked regularly, especially after each rainfall and will be cleaned out and/or repaired as required.

D. Amoco propex sediment control fabric may be substituted for hay bales with approval by the Engineer.

LEGEND

- 11.20 — PROPOSED ELEVATION (NGVD)
- × 10.85 — EXISTING ELEVATION (NGVD)
- DIRECTION OF FLOW
- (1) — PROPOSED STRUCTURE NUMBER
- PROPOSED CATCH BASIN
- PROPOSED MANHOLE
- PROPOSED FRENCH DRAIN
- PROP. ASPHALT PAVEMENT
- PROP. CONCRETE SIDEWALK

NORTH

PAVING, GRADING & DRAINAGE PLAN

SCALE : 1" = 30'

Always call 811 two full business days before you dig

Sunshine811.com

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY: That this plan was prepared under my direction and to the best of my knowledge and belief complies with the intent of the "MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS", as adopted by the State of Florida Legislature, Chapter 72-328 F.S.

DESIGNED BY:	J.R.A.
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DATE:	05-10-13
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NO	DATE	REVISION	BY	APP
2	3-23-15	REVISSION BY OWNER		

SHEET TITLE: PAVING, GRADING AND DRAINAGE PLAN

DO NOT SCALE DRAWINGS

PROJECT TITLE: CURTISS MANSION SITE IMPROVEMENT 500 DEER RUN MIAMI SPRINGS, FL.

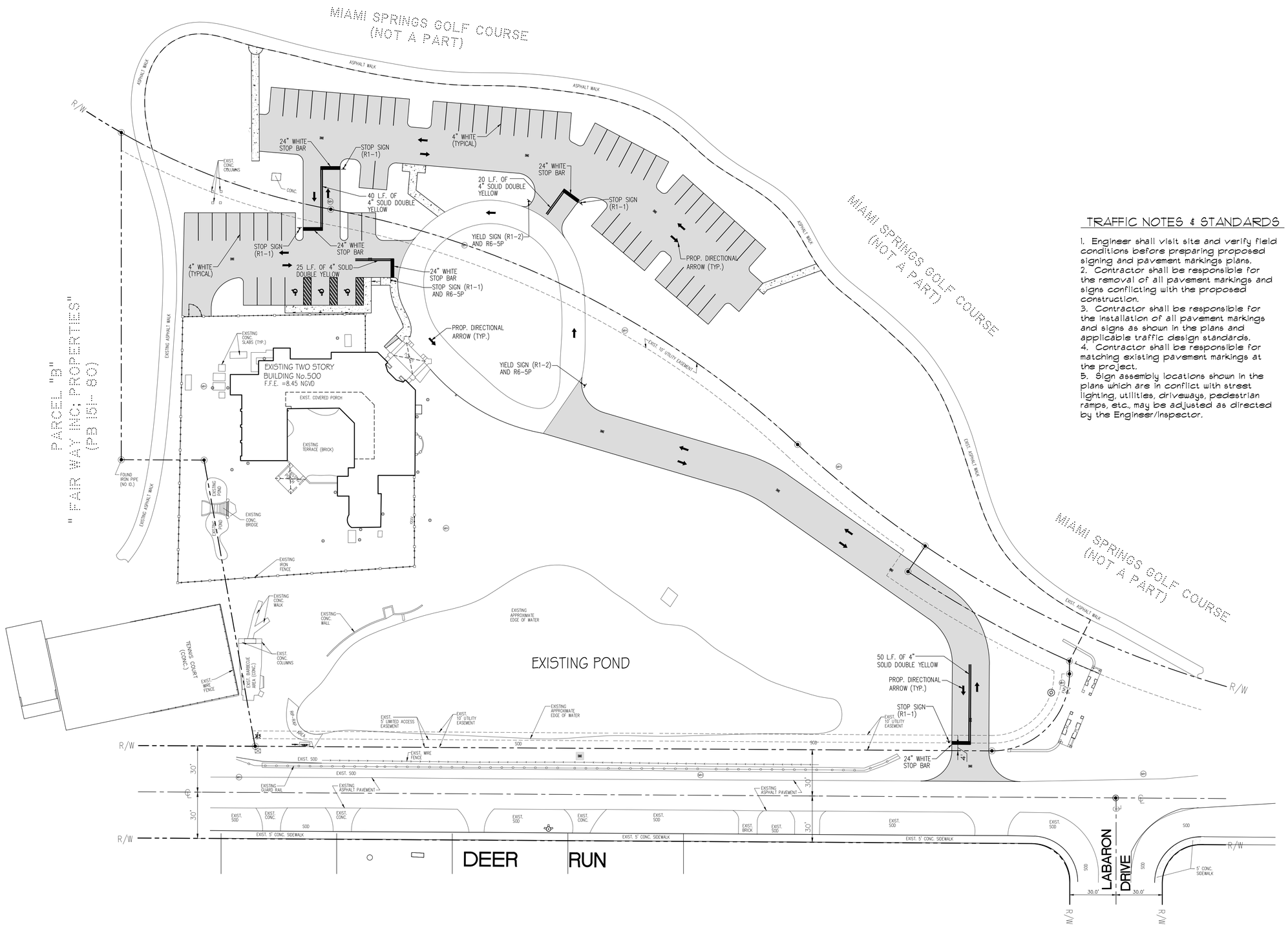
FOLIO NO.: 05-3119-025-0010

SUBMITTAL PHASE:

CONSTRUCTION DOCUMENTS

Jorge R. Avino, P.E., P.S.M.
FL P.E. No. 22207
FL P.S.M. No. 4996

SHEET No: C-3.0



TRAFFIC NOTES & STANDARDS

1. Engineer shall visit site and verify field conditions before preparing proposed signing and pavement markings plans.
2. Contractor shall be responsible for the removal of all pavement markings and signs conflicting with the proposed construction.
3. Contractor shall be responsible for the installation of all pavement markings and signs as shown in the plans and applicable traffic design standards.
4. Contractor shall be responsible for matching existing pavement markings at the project.
5. Sign assembly locations shown in the plans which are in conflict with street lighting, utilities, driveways, pedestrian ramps, etc., may be adjusted as directed by the Engineer/Inspector.

NORTH

PAVEMENT MARKING & SIGNING PLAN

SCALE : 1" = 30'

Always call 811 two full business days before you dig

Sunshine811.com

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY: That this plan was prepared under my direction and to the best of my knowledge and belief complies with the intent of the "MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS, AND HIGHWAYS", as adopted by the State of Florida Legislature, Chapter 72-328 F.S.

DESIGNED BY:	J.R.A.
DRAWN BY:	N.V./N.A.
CHECKED BY:	J.R.A.
DATE:	05-10-13
SCALE:	AS SHOWN

IDEAL ARCHITECTURAL DESIGN, P.A.
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JRAVINO@AVINOASSOCIATES.COM

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MEP ENGINEERS
1150 NW 72nd AVE, S-451
MIAMI, FLORIDA 33126
(305) 513-9665
EMAIL: GUIRO 58@AOL.COM

NO	DATE	REVISION	BY	APP
2	3-23-15	REVISSION BY OWNER		

SHEET TITLE: PAVEMENT MARKING AND SIGNING PLAN

DO NOT SCALE DRAWINGS

PROJECT TITLE: CURTISS MANSION SITE IMPROVEMENT 500 DEER RUN MIAMI SPRINGS, FL.

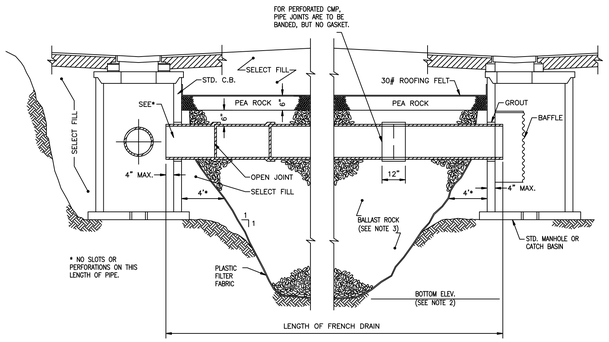
FOLIO NO.: 05-3119-025-0010

SUBMITTAL PHASE:

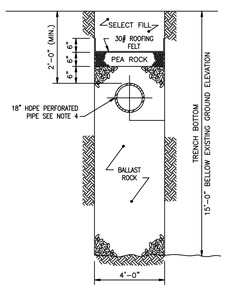
CONSTRUCTION DOCUMENTS

Jorge R. Avino, P.E., P.S.M.
FL P.E. No. 22207
FL P.S.M. No. 4996

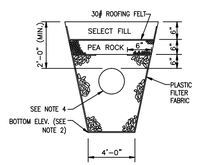
SHEET No: C-4.0



LONGITUDINAL SECTION



TRANSVERSE SECTION



ALTERNATE TRANSVERSE SECTION

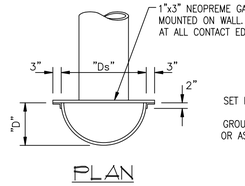
MAY BE USED IN AREAS WHERE TRENCH WALLS WILL NOT STAND VERTICAL, OR WHERE CAVE IN BELOW THE WATER TABLE IS LIKELY TO OCCUR. TO BE USED AT THE ENGINEER'S DISCRETION.

NOTES:

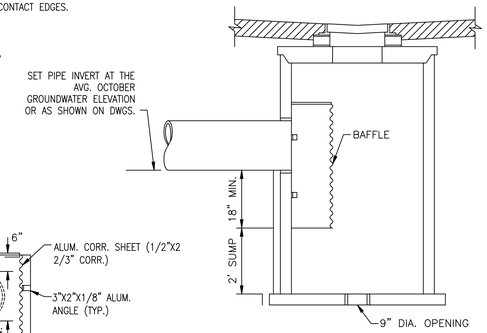
1. PLASTIC FILTER FABRIC (AT EACH SIDE, TOP AND BOTTOM) SHALL BE USED AS NOTED ON PLANS AND/OR AS DIRECTED BY THE ENGINEER.
2. THE BOTTOM OF THE EXFILTRATION TRENCH SHALL BE 15'-0" BELOW EXISTING GROUND ELEVATION, UNLESS FIELD CONDITIONS WARRANT OTHERWISE.
3. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION, IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF IT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE BALLAST ROCK TO THE PROPER ELEVATION SO THAT THE EXFILTRATION TRENCH WILL BE COMPLETED IN ACCORDANCE WITH THE DETAILS.
4. FOR INVERT ELEVATIONS, SEE SHEET C-6.0
5. SEE SHEET 2 OF 3 OF SD 1.1 IN THE MIAMI-DADE COUNTY PUBLIC WORKS MANUAL. ALSO, ALL PIPES SHALL BE 18" HDPE UNLESS OTHERWISE NOTED.

EXFILTRATION TRENCH DETAIL

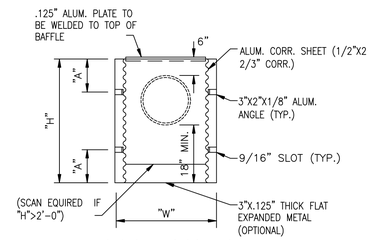
NOT TO SCALE



PLAN



SECTION

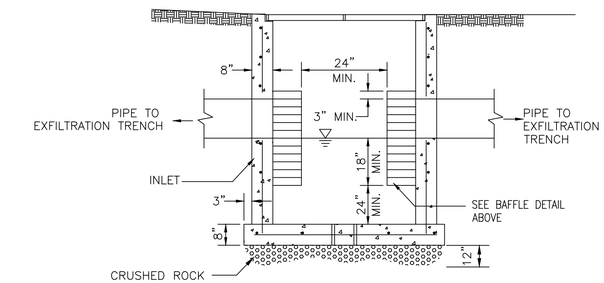


ELEVATION

DADE COUNTY STANDARD DEBRIS/POLLUTION RETARDANT BAFFLES							
PIPE DIAMETER	BAFFLE DIAMETER	GAUGE	HEIGHT	WIDTH	DEPTH	EAR DIAMETER	PERCENT OF PIPE
	(Ds)		(H)	(W)	(D)	(A)	AREA
15"	21"	16	42"	28"	11.0"	11"	97.1%
18"	30"	16	45"	37"	15.5"	12"	137.1%

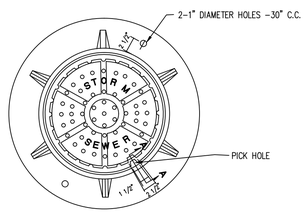
BAFFLE DETAIL

NOT TO SCALE

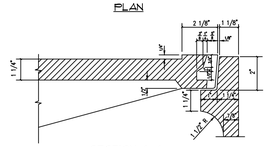


TYPICAL INLET DETAIL WITH EXFILTRATION TRENCH BOTH SIDES

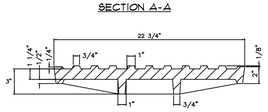
NOT TO SCALE



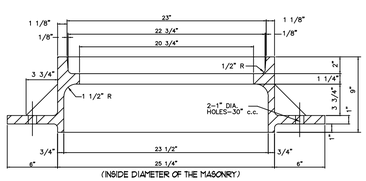
PLAN



SECTION A-A



COVER SECTION



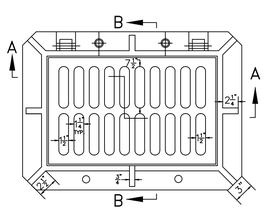
FRAME SECTION

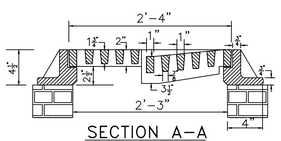
ACCESS MANHOLE FRAME AND COVER

GENERAL NOTES

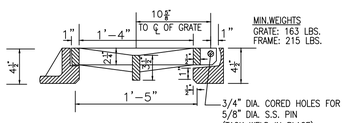
1. CIRCULAR STRUCTURES (Alternate 'A') MAY BE CONSTRUCTED OF CONCRETE OR BRICK, BUT RECTANGULAR STRUCTURES (Alternate 'B') SHALL BE CONSTRUCTED OF CONCRETE ONLY. THE CONCRETE MAY BE CAST-IN-PLACE OR PRECAST.
2. WALL REINFORCEMENT AND THICKNESS ARE FOR EITHER CAST-IN-PLACE OR PRECAST CONCRETE EXCEPT THAT FOR PRECAST CIRCULAR UNITS ASTM Specification C-76, Table III, FOR B WALL REINFORCED CONCRETE PIPE OR PRECAST CIRCULAR UNITS IN ACCORDANCE WITH ASTM Specification C-478 WILL BE ACCEPTABLE. TOP AND FLOOR SLAB THICKNESS AND REINFORCEMENT ARE FOR ALL TYPES OF CONSTRUCTION.
3. PRECAST TOP AND/OR FLOOR SLABS MAY BE OF THE SAME CONCRETE AS SPECIFIED IN ASTM Specifications C-478 FOR PRECAST CIRCULAR UNITS.
4. SMOOTH FLOW CHANNELS COMPOSED OF CONCRETE, OR BRICK AND MORTAR, SHALL BE CONSTRUCTED IN THE BOTTOMS OF ALL STRUCTURES TO A DEPTH EQUAL TO HALF THE DIAMETER OF THE LARGEST PIPE.
5. CORNER FILLETS SHOWN FOR RECTANGULAR STRUCTURES ARE NECESSARY ONLY WHEN STRUCTURES ARE USED IN CONJUNCTION WITH CIRCULAR TOPS.
6. STRUCTURES SHALL BE SECURED TO INLET THROATS, RISERS OR MANHOLE TOPS WITH A MINIMUM OF 6-No. 4 BARS 12" LONG, OR AS SHOWN ON SHEET 2.
7. ANY INLET, MANHOLE OR JUNCTION BOX MAY BE USED IN CONJUNCTION WITH ANY INLET THROAT OR MANHOLE TOP.
8. MORTAR USED TO SEAL THE PIPE IN THE WALLS OT THE PRECAST UNITS SHALL BE OF SUCH A MIX THAT SHRINKAGE WILL NOT CAUSE LEAKAGE INTO OR OUT OF THE UNITS. MAXIMUM OPENING FOR PIPE SHALL BE MAX. REQUIRED O.D. + 6".
9. BRICK MASONRY CONSTRUCTION SHALL BE PLASTERED WITH 1/2" THICK MORTAR INSIDE AND OUTSIDE.
10. CONCRETE PROTECTION FOR REINFORCEMENT IN CAST-IN-PLACE OR

PRECAST CONCRETE SHALL BE IN ACCORDANCE WITH CHAPTER 7, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-71)"





SECTION A-A

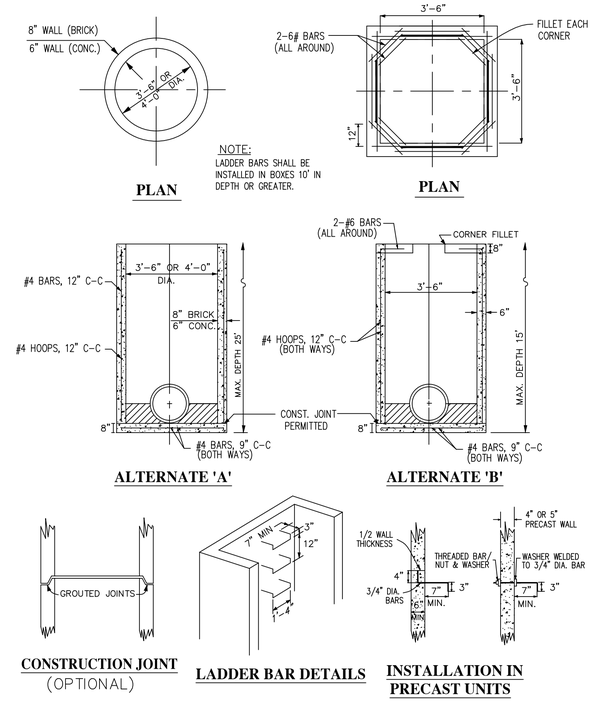


SECTION B-B

S.S. STAINLESS STEEL

FRAME AND HINGE GRATE

SCALE: NOT TO SCALE



INLET, MANHOLE, AND JUNCTION BOX (TYPE P)

NOT TO SCALE

DRAINAGE DETAILS

SCALE : N.T.S.

DESIGNED BY: J.R.A.
DRAWN BY: N.V./N.A.
CHECKED BY: J.R.A.
DATE: 05-10-13
SCALE: AS SHOWN

IDEAL ARCHITECTURAL DESIGN, P.A.
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MIAMI, FLORIDA 33126
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NO	DATE	REVISION	BY	APP
2	3-23-15	REVISION BY OWNER		

SHEET TITLE: DRAINAGE DETAILS

DO NOT SCALE DRAWINGS

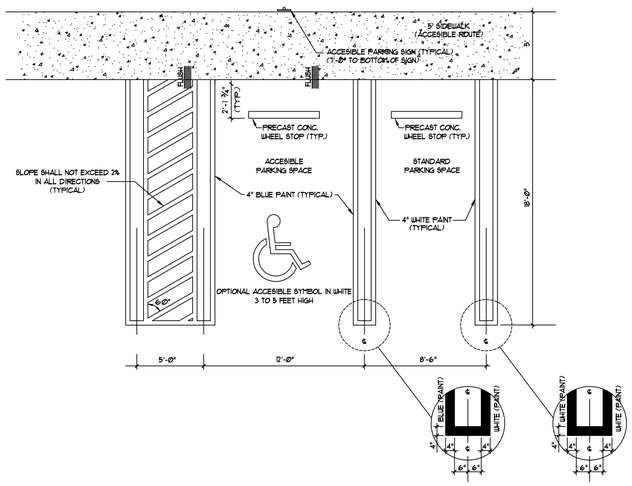
PROJECT TITLE: CURTISS MANSION SITE IMPROVEMENT 500 DEER RUN MIAMI SPRINGS, FL.

FOLIO NO: 05-3119-025-0010

SUBMITTAL PHASE: CONSTRUCTION DOCUMENTS

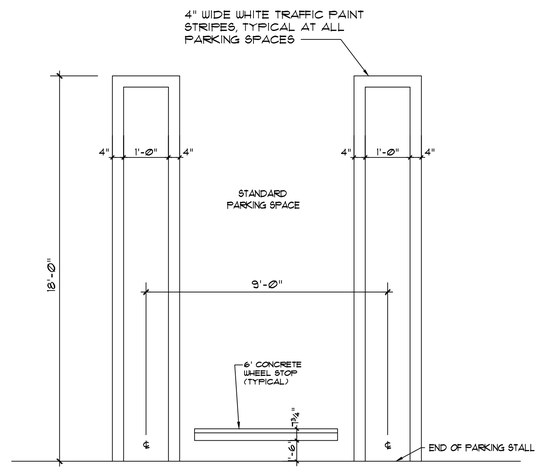
Jorge R. Avino, P.E., P.S.M.
FL P.E. No. 22207
FL P.S.M. No. 4996

SHEET No: C-5.0



STANDARD ACCESSIBLE PARKING STALL DETAIL

NOT TO SCALE



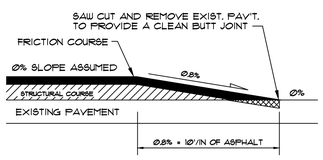
STANDARD PARKING STALL DETAIL

NOT TO SCALE

DRAINAGE STRUCTURE SCHEDULE

STRUCT. No.	STATION	RIM ELEV.	PIPE INVERT ELEV.				BOTTOM ELEV.
			N	S	E	W	
CB-1*	STA 10+20.00 ("A")	6.20				2.00	-1.50
CB-2*	STA 11+44.22 ("A")	6.20			2.00	2.00	-1.50
CB-3*	STA 12+34.02 ("A")	6.20			2.00	2.00	-1.50
CB-4*	STA 13+54.99 ("A")	6.20	2.00	2.00			-1.50
CB-5*	STA 12+00.54 ("B")	6.20			2.00	2.00	-1.50
CB-6*	STA 12+93.12 ("B")	6.20	2.00	2.00			-1.50
CB-7*	STA 14+26.80 ("B")	6.20	2.00	2.00			-1.50
CB-8*	STA 15+74.79 ("A")	6.85	2.00	2.00			-1.50
CB-9*	STA 16+64.21 ("A")	6.20	2.00	2.00			-1.50
CB-10*	SEE PLAN	6.00	2.00	2.00			-1.50
CB-11*	SEE PLAN	4.70	1.00	1.00			-2.50

* BAFFLE REQUIRED



FEATHERING DETAIL

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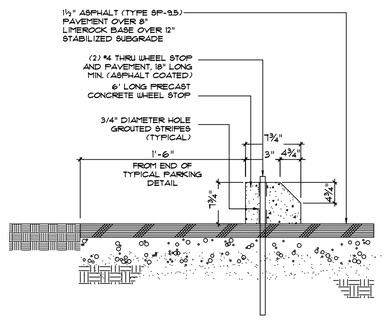
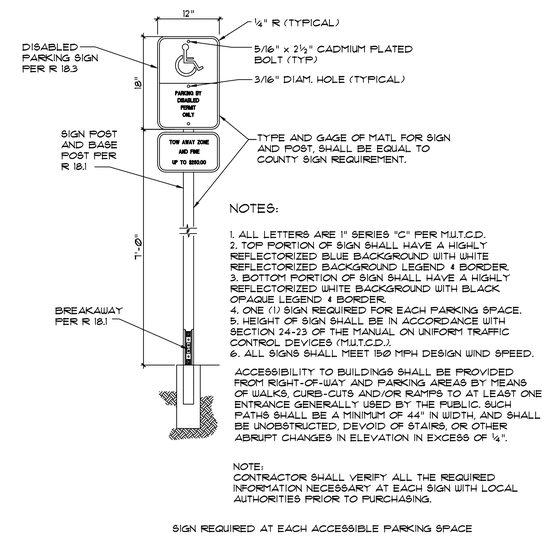


TYPICAL WHEEL STOP DETAIL

NOT TO SCALE



NOTES:

1. ALL LETTERS ARE 1" SERIES "C" PER M.U.T.C.D.
2. TOP PORTION OF SIGN SHALL HAVE A HIGHLY REFLECTORIZED BLUE BACKGROUND WITH WHITE REFLECTORIZED BACKGROUND LEGEND & BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A HIGHLY REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND & BORDER.
4. ONE (1) SIGN REQUIRED FOR EACH PARKING SPACE.
5. HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24-23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
6. ALL SIGNS SHALL MEET 150 MPH DESIGN WIND SPEED.

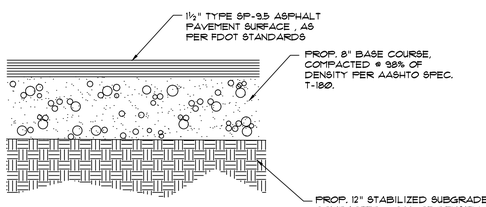
ACCESSIBILITY TO BUILDINGS SHALL BE PROVIDED FROM RIGHT-OF-WAY AND PARKING AREAS BY MEANS OF WALKS, CURB-CUTS AND/OR RAMPS TO AT LEAST ONE ENTRANCE GENERALLY USED BY THE PUBLIC. SUCH PATHS SHALL BE A MINIMUM OF 44" IN WIDTH, AND SHALL BE UNOBSTRUCTED, DEVOID OF STAIRS, OR OTHER ABRUPT CHANGES IN ELEVATION IN EXCESS OF ¼".

NOTE:
CONTRACTOR SHALL VERIFY ALL THE REQUIRED INFORMATION NECESSARY AT EACH SIGN WITH LOCAL AUTHORITIES PRIOR TO PURCHASING.

SIGN REQUIRED AT EACH ACCESSIBLE PARKING SPACE

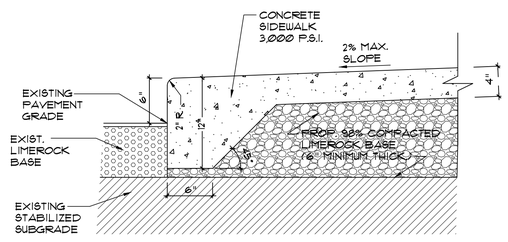
ACCESSIBLE PARKING SPACE SIGN DETAIL

NOT TO SCALE



TYPICAL PAVEMENT DETAIL

NOT TO SCALE



CONCRETE SIDEWALK THICKENED EDGE DETAIL

NOT TO SCALE

DRAINAGE DETAILS

SCALE : N.T.S.

DESIGNED BY: J.R.A.
DRAWN BY: N.V./N.A.
CHECKED BY: J.R.A.
DATE: 05-10-13
SCALE: AS SHOWN

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NO	DATE	REVISION	BY	APP
2	3-23-15	REVISION BY OWNER		

SHEET TITLE: DRAINAGE DETAILS

DO NOT SCALE DRAWINGS

PROJECT TITLE:
CURTISS MANSION
SITE IMPROVEMENT
500 DEER RUN
MIAMI SPRINGS, FL.

FOLIO NO.: 05-3119-025-0010

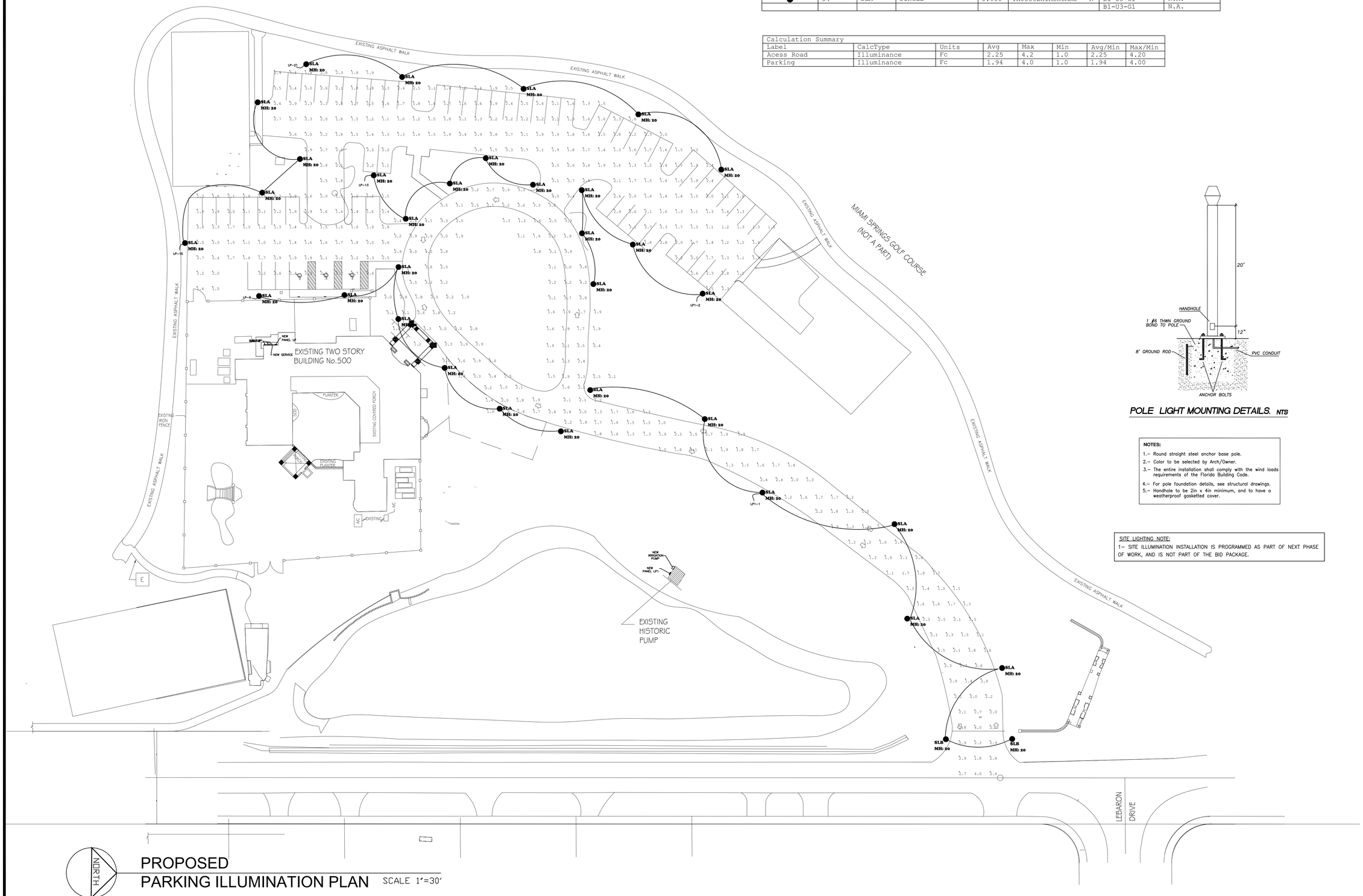
SUBMITTAL PHASE:
CONSTRUCTION DOCUMENTS

Jorge R. Avino, P.E., P.S.M.
FL P.E. No. 22207
FL P.S.M. No. 4996

SHEET No: C-6.0

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Description	BUG Rating	Lumens/Lamp
●	34	SLA	SINGLE	0.900	TX0380BN1A3NCANS - R	B1-U3-G1	N.A.
						B1-U3-G1	N.A.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Acess Road	Illuminance	Fc	2.25	4.2	1.0	2.25	4.20
Parking	Illuminance	Fc	1.94	4.0	1.0	1.94	4.00



PROPOSED
PARKING ILLUMINATION PLAN SCALE 1"=30'

POLE LIGHT MOUNTING DETAILS. NTS

NOTES:

1.– Round straight steel anchor base pole.
2.– Color to be selected by Arch/Owner.
3.– The entire installation shall comply with the wind loads requirements of the Florida Building Code.
4.– For pole foundation details, see structural drawings.
5.– Handhole to be 2in x 4in minimum, and to have a weatherproof gasketted cover.

SITE LIGHTING NOTE:
1– SITE ILLUMINATION INSTALLATION IS PROGRAMMED AS PART OF NEXT PHASE OF WORK, AND IS NOT PART OF THE BID PACKAGE.

DESIGNED BY:
DRAWN BY:
CHECKED BY: D.G.
DATE: 5-26-2015
SCALE: AS SHOWN

IDEAL ARCHITECTURAL DESIGN, P.A.
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AVINO AND ASSOCIATES, INC.
CIVIL ENGINEERS
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PH: (305) 266-8822
EMAIL: INFO@AVINOANDASSOCIATES.COM

NO	DATE	REVISION	BY	APP

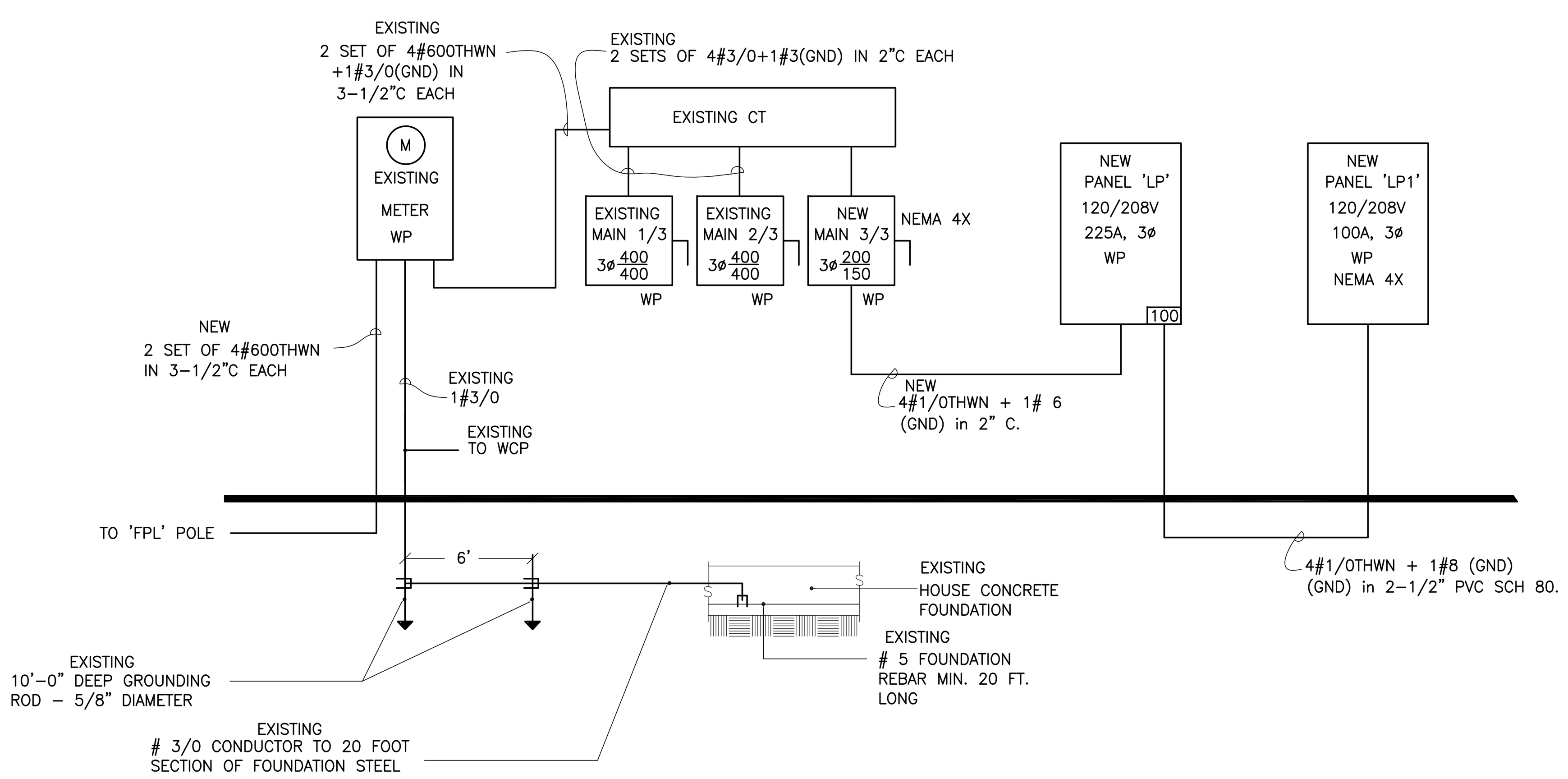
SHEET TITLE:

DO NOT SCALE DRAWINGS

PROJECT TITLE:
CURTISS MANSION
SITE IMPROVEMENT
500 DEER RUN
MIAMI SPRINGS, FL.
FOLIO NO.: 05-3119-025-0010

SUBMITTAL PHASE:
CONSTRUCTION DOCUMENTS

SHEET No: E-1



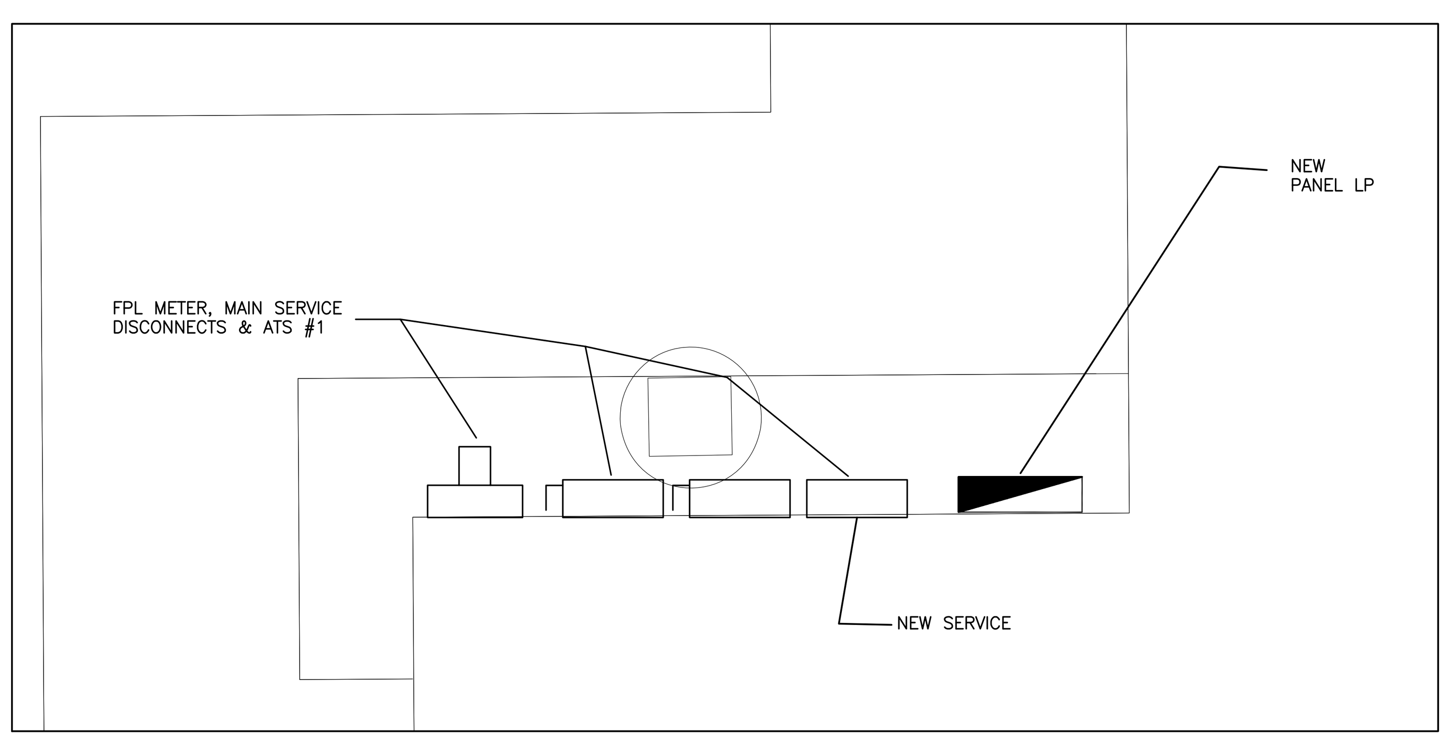
ELECTRICAL RISER

N.T.S.

BUILDING LOAD CALCULATION:	
EXISTING MAIN 1/3	333.54 AMPS
EXISTING MAIN 2/3	273.72 AMPS
NEW MAIN 3/3	50.00 AMPS
TOTAL	657.26 AMPS

LEGEND

- GFI DUPLEX RECEPTACLE
- ELECTRIC PANEL
- J-BOX
- WP WEATHER PROOF



ELECTRICAL WALL DETAIL

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

NEW PANEL "LP"

SERVICE: 3PH, 4W, 60HZ
VOLTAGE: 120 / 208 V.
A.I.C. :

TYPE: SIMENS
MOD:
MAIN BUS: 200 AMP
MAINS: LUGS ONLY

DEMAND LOAD VA	NO DEM. LOAD VA	CONDUIT	WIRE SIZE	TRIP AMP	POLES	LOAD DESCRIPTION AND REMARKS	CKT NO.	PHASE A	PHASE B	PHASE C	CKT NO.	LOAD DESCRIPTION AND REMARKS	POLES	TRIP AMP	WIRE SIZE	CONDUIT	NO DEM. LOAD VA	DEMAND LOAD VA
0				20	1-	SPARE	- 1	X			2 -	SPARE	-1	20			1104	0
0				20	1-	SPARE	- 3		X		4 -	SPARE	-1	20			1104	
				20	1-	SPARE	- 5			X	6 -	SPARE	-1	20			1104	
				20	1-	SPARE	- 7	X			8 -	SPARE	-1	20			732	
	600	3/4	10	20	1-	PARKING LIGHT (T)	- 9		X		10-	SPARE	-1	20			360	
	600	3/4	10	20	1-	PARKING LIGHT (T)	-11			X	12-	SPARE	-1	20			200	
	500	3/4	10	20	1-	PARKING LIGHT (T)	-13	X			14-	SPARE	-1	20			700	
	400	3/4	10	20	1-	PARKING LIGHT (T)	-15		X		16-	SUBPANEL 'LP1'	-3	100	1/0	2	3403	
				20	1-	SPARE	-17			X	18-						3403	
				20	1-	SPARE	-19	X			20-						3403	
0					1-	SPACE	-21		X		22-	SPACE	-1					
0					1-	SPACE	-23			X	24-	SPACE	-1					
0					1-	SPACE	-25	X			26-	SPACE	-1					
0					1-	SPACE	-27		X		28-	SPACE	-1					
0					1-	SPACE	-29			X	30-	SPACE	-1					
0	2100	= SUB - TOTALS					D.F. = 0.50								SUB - TOTALS =		15513	0

0 VA : TOTAL DEMAND LOAD (2)	LOAD PER PHASE	
17613 VA : TOTAL NO DEMAND LOAD	6439 VA PHASE "A"	TOTAL PANEL AMPS = VA / VOLT = 50 AMP
525 VA : 25% CONTINOUS LIGHT	5867 VA PHASE "B"	1. PROVIDE GROUNDING BAR KIT
0 VA : 25% LARGEST MOTOR	5307 VA PHASE "C"	2. APPLYING DEMAND AS PER NEC TABLE 220-44.
18138 TOTAL LOAD		

NEW PANEL "LP1"

SERVICE: 3PH, 4W, 60HZ
VOLTAGE: 120 / 208 V.
A.I.C. :

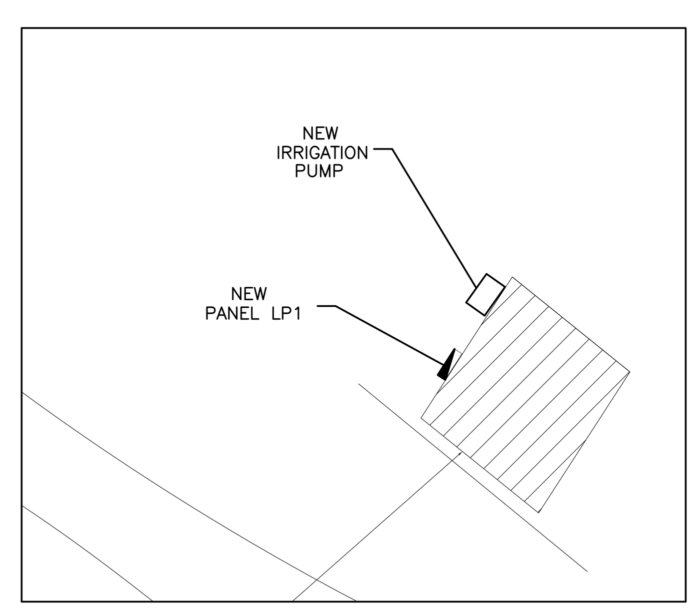
TYPE: SIMENS
MOD:
MAIN BUS: 200 AMP
MAINS: LUGS ONLY

DEMAND LOAD VA	NO DEM. LOAD VA	CONDUIT	WIRE SIZE	TRIP AMP	POLES	LOAD DESCRIPTION AND REMARKS	CKT NO.	PHASE A	PHASE B	PHASE C	CKT NO.	LOAD DESCRIPTION AND REMARKS	POLES	TRIP AMP	WIRE SIZE	CONDUIT	NO DEM. LOAD VA	DEMAND LOAD VA
0	800	1/2	12	20	1-	PARKING LIGHT [T]	- 1	X			2 -	PARKING LIGHT [T]	-1	20	12	1/2	600	0
0				20	1-	SPARE	- 3		X		4 -	SPARE	-1	20				
	1200	1	10	30	3-	IRRIGATION PUMP	- 5			X	6 -	SPARE	-1	20				
	1200						- 7	X			8 -	SPARE	-1	20				
	1200						- 9		X		10-	SPARE	-1	20				
	1200	1	10	30	3-	FOUNTAING	-11			X	12-	SPARE	-1	20				
	1200						-13	X			14-	SPACE	-1					
	1200						-15		X		16-	SPACE	-1					
				20	1-	SPARE	-17			X	18-	SPACE	-1					
				20	1-	SPARE	-19	X			20-	SPACE	-1					
0				20	1-	SPARE	-21		X		22-	SPACE	-1					0
0	360	1/2	12	20	1-	IRRIGATION CONTROLLER	-23			X	24-	SPACE	-1					0
0	8360	= SUB - TOTALS					D.F. = 0.50								SUB - TOTALS =		600	0

0 VA : TOTAL DEMAND LOAD (2)	LOAD PER PHASE	
8960 VA : TOTAL NO DEMAND LOAD	3800 VA PHASE "A"	[T] VIA TIMER TOTAL PANEL AMPS = VA / VOLT = 28 AMP
350 VA : 25% CONTINOUS LIGHT	2400 VA PHASE "B"	1. PROVIDE GROUNDING BAR KIT
900 VA : 25% LARGEST MOTOR	2760 VA PHASE "C"	2. APPLYING DEMAND AS PER NEC TABLE 220-44.
10210 TOTAL LOAD		

LIGHTING NOTE:

1- PROVIDE TIMER FOR LANDSCAPE LIGHT AND PARKING LOT LIGHT



PANEL LP1 LOCATION DETAIL

SCALE: 1/8"=1'-0"

ELECTRICAL SPECIFICATIONS

PART 1- GENERAL

A.- Overall Installation: The installation shall comply with the Latest edition of Electrical Code (NEC), the Florida Building Code (FBC), and any other applicable Federal, State and Local codes.

B.- Conductor Calculations: Conductor calculations are based on 75 °C.

1. General: The General and Special Conditions and Requirements of the Contract and Specifications as well as plans and specifications of other disciplines and trades shall be a part of the work hereby specified. These specifications and accompanying plans are intended to provide for the complete furnishing and installation of the electrical systems. To provide means to furnish and install.

2. Compliance: Workmanship, materials and installation shall be in strict accordance with the applicable edition of the NEC,NFPA,NEMA,ASTM, OSHA, HRS health agencies, and other applicable national, state, and local codes and pertaining regulations established by the ruling authority having jurisdiction.
Contractors shall also meet the requirements of other standards where such requirements are more strict than those standards cited above.

3. Workmanship: All work shall be performed by contractors licensed in their respective discipline. Work shall be done in a first class manner, fully operative, and to the acceptance of the Architect and the Engineers. Contractor shall provide for all necessary labor and material required for the completion of the work including but not limited to related work such as connection of existing systems, excavations and back filling.

4. Materials: Contractor shall provide all new materials of American manufacture, bearing the Underwriter's Laboratory (UL) label as applicable. Materials shall be new, suitable for the application and above standard quality normally used for the purpose as called for on plans. Supplemental materials, products and components necessary to comply with the intent of the Contract drawings and/or specifications, but not noted or specified on these sections, shall be provided by the Contractor as required for the completion of the work at no additional cost to the Owner. Contractor shall be responsible for provisions and coordination of delivery of materials.
Equipment marred during shipment or installation shall be touched up and refinished to factory finish, replaced where not acceptable.

5.- Permits and Insurance: Contractor shall secure and pay for all permits, fees, taxes, inspections, tests, fines and other items as required for the installation of the complete electrical systems as outlined herein and shown on plans.
Contractor shall provide all required insurance for protection against public liability and property damage for the duration of the work.

6.- Existing conditions: Before bidding, the contractor shall visit the job site and ascertain all existing conditions which will affect his work. Failure to do so will not be accepted as a reason for requesting extra pay where the existing conditions result in extra materials or labor Any existing conditions found by the Contractor which will adversely affect the work shall be immediately be brought to the attention of the Architect/Engineer. Correction of any defects shall be completely without additional charge and shall include replacements or repair of any other phase of the installation which may have been damaged thereby.

7.- Plans: Drawings are basically diagrams intended to depict approximately equipment locations and arrangements, not to show every minor detail. Plans shall not be scaled to determine exact location and dimensions.

8.- Interference: The Contractor shall coordinate his work with other trades so that interference with existing conditions, conduits, piping, equipment, architectural and structural members be avoided.

9.- Substitutions: Products and materials called out by trade name and/or catalog numbers establish a standard of quality, appearance, performance and dimension. Contractors shall base his proposal on those items as they shall be considered as a standard basis of bidding. Requests for substitution shall be submitted in writing to the Architect/Engineer, demonstrating that product is of comparable and basic design, construction, standards and warranties, dimensions to fit without change, and does not cause extra work to other trades. Contractor shall be responsible for providing equality of substitution: Architect/Engineer will, under no circumstances, be required to prove such item is or is not of equal quality to the specified item. Architect/Engineer expenses incurred due to Contractor's requested revisions or substitutions shall be paid by the Contractor.

10.-Record Drawings: Maintain a complete set of prints for indicating all changes. Use colored pens to mark changes at the time of execution and deliver the set to the Architect/Engineer upon completion. Contractor shall stamp "As Built" on prints and plans, date and sign in ink.

11.-The Contractor shall, and hereby does, warrant all labor and material free from defects for a period of one (1) year from the date of acceptance or beneficial use by the owner, whichever is earlier and shall, upon notification during this period promptly repair or replace any defective items or material or equipment at no cost to the owner.

DESIGNED BY:
DRAWN BY: Y.G.
CHECKED BY: D.G.
DATE: 5-26-2015
SCALE: AS SHOWN

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NO	DATE	REVISION	BY	APP

DO NOT SCALE DRAWINGS

SHEET TITLE:

PROJECT TITLE:
CURTISS MANSION
SITE IMPROVEMENT
500 DEER RUN
MIAMI SPRINGS, FL.
FOLIO NO.: 05-3119-025-0010

SUBMITTAL PHASE:
CONSTRUCTION DOCUMENTS

SHEET No: E-2