KINGDOM HALL

300 W 40TH STREET MIAMI BEACH, FL 33140

GENERAL NOTES

1. BOUNDARY, TOPOGRAPHIC, AND UTILITY INFORMATION SHOWN ON PLANS WAS TAKEN FROM A SURVEY PREPARED BY ATLANTIC COAST SURVEYING, INC., LICENSE NO. 5201, DATED MAY 14, 2019.
2. ELEVATIONS SHOWN ON THE PLANS REFER TO NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD29).
3. THE SURVEY BENCHMARK OR CONTROL POINT USED IS MIAMI DADE COUNTY ENGINEERING BENCHMARK D-131, LOCATOR 3234 NE, ELEVATION 8.72'.
4. ACCORDING TO FLOOD INSURANCE RATE MAP NO. 120651 0317L, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), DATED SEPTEMBER 11, 2009, THE SURVEYED PROPERTY SHOWN HEREON LIES WITHIN ENTER HAZARD AREA HERE AND THE FLOOD ELEVATION IS 7.0'; FEET (NGVD29).

GENERAL CONSTRUCTION NOTES

1. REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS TO COORDINATE ALL WORK WITHIN 5 FEET OF THE BUILDING.
2. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE CITY OF MIAMI BEACH AND ALL OTHER GOVERNING AUTHORITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS RELATED TO PROJECT.
3. THE CONTRACTOR SHALL PROPERLY DISPOSE OF ALL UNSATISFACTORY AND/OR WASTE MATERIALS INCLUDING VEGETATION, ROOTS, CONCRETE, AND DEBRIS RELATED TO THE PROJECT IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER PRIOR TO DISPOSING OF ANY SOIL FROM THE SITE TO CONFIRM QUANTITY AND REASON FOR NEEDING TO EXPORT EXCESS SOIL.
4. CONTRACTOR SHALL CONFINE ALL WORK TO THE PROJECT BOUNDARY AND AREAS DIRECTLY ADJOINING THE WORK IN THE PUBLIC RIGHT-OF-WAY. EXISTING PAVEMENTS, CURBS, SIDEWALKS, DRIVEWAYS, LANDSCAPING, FENCES AND OTHER EXISTING IMPROVEMENTS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED IN ACCORDANCE WITH THE CITY OR GOVERNING AUTHORITIES REQUIREMENTS. CONDITION OF THE ROAD AND/OR RIGHT-OF-WAY, DURING AND UPON COMPLETION OF THE JOB, SHALL BE AS GOOD AS THE CONDITION PRIOR TO CONSTRUCTION. CONTRACTOR SHALL PROMPTLY CLEAN MUD, DIRT OR DEBRIS TRACKED ONTO EXISTING STREETS FROM THE PROJECT SITE.
5. CONTRACTOR SHALL VERIFY ALL ELEVATIONS, DIMENSIONS AND CONDITIONS IN THE FIELD BEFORE COMMENCING ANY WORK. CONTRACTOR SHALL REPORT ANY CONFLICTS OR VARIATIONS AND RESOLVE ALL CHANGES WITH THE OWNER PRIOR TO COMMENCING THE WORK.
6. ALL SPECIFICATIONS AND DOCUMENTS REFERRED TO IN THESE PLANS SHALL BE OF THE LATEST REVISION.

CONSTRUCTION NOTICE NOTES

1. CONTRACTOR SHALL NOTIFY THE TOWN, CITY, OR COUNTY AT LEAST 36 HOURS PRIOR TO WORKING IN ANY PUBLIC RIGHT-OF-WAY OR EASEMENTS OR CONNECTING TO STREET, DRAINAGE, WATER OR WASTEWATER FACILITIES.
2. CONTRACTOR SHALL NOTIFY FLORIDA DEPARTMENT OF TRANSPORTATION AT LEAST 36 HOURS PRIOR TO CONNECTING TO ANY STREET. (IF NEEDED)
3. CONTRACTOR SHALL NOTIFY WATER AND SEWER DOUGLAS OFFICE AT LEAST 36 HOURS PRIOR TO CONNECTING TO ANY PUBLIC WATER FACILITY. (IF NEEDED)
4. CONTRACTOR SHALL NOTIFY FLORIDA POWER AND LIGHT AT LEAST 36 HOURS PRIOR TO WORKING IN ANY PUBLIC ELECTRIC FACILITIES. (IF NEEDED)
5. CONTRACTOR SHALL NOTIFY MIAMI DERM HAVING JURISDICTION AT LEAST 36 HOURS PRIOR TO DISTURBING ANY SOIL ON THE SITE. (IF NEEDED)

LIST OF APPROVALS

ZONING STATISTICS AND PARKING SUMMARY

TOTAL PARCEL AREA:	±36,438 SF (±0.84 AC)
ADDRESS:	300 W. 40TH STREET MIAMI BEACH, FL 33140
PARCEL ID #:	02-3227-017-0590
ZONING:	RS-2
CURRENT USE:	440 PLACE OF WORSHIP
PROPOSED USE:	INSTITUTIONAL
PROPOSED IMPERVIOUS COVER:	54.6%

SETBACKS:	REQUIRED	PROPOSED	EXISTING
FRONT:	25'	57.48'	21.80'
SIDE CORNER:	15'	133.81'	37.70'
SIDE INTERIOR:	7.5'	10.14'	5.00'

PROPOSED PARKING: 15 REGULAR SPACES
2 H/C SPACES
TOTAL 17 SPACES

CONTACT INFORMATION

APPLICANT:
NAME: JEHOVAH'S WITNESSES CONGREGATION OF SOUTH MIAMI BEACH, INC.
PHONE:
ADDRESS: 300 W. 40TH STREET MIAMI BEACH, FL 33140

CIVIL ENGINEER:
NAME: TARCISIO NOGUERA, P.E.
PHONE: 954-850-4288
ADDRESS: 19244 NW 24TH COURT PEMBROKE PINES, FL 33029

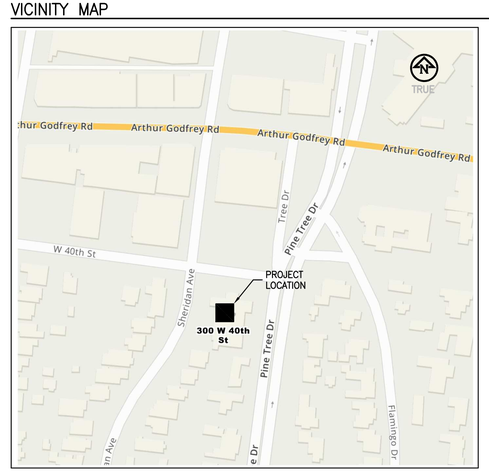
SURVEYOR:
NAME: ATLANTIC COAST SURVEYING, INC.
PHONE: 954-587-2100
ADDRESS: 6129 STIRLING ROAD, SUITE 2 DAVIE, FL 33314

ARCHITECT:
NAME: MARK A. UGOWSKI, AIA
PHONE: 561-452-1399
ADDRESS: 707 BUOY ROAD N. PALM BEACH, FL 33408

LANDSCAPE ARCHITECT:
NAME:
PHONE:
ADDRESS:

GEOTECHNICAL ENGINEER
NAME:
PHONE:
ADDRESS:

VICINITY MAP



DRAWING INDEX 1

C-001	COVER SHEET
V-101	BOUNDARY AND TOPOGRAPHICAL SURVEY
CE101	DEMOLITION & EROSION CONTROL PLAN
CS101	SITE PLAN
CG101	GRADING AND DRAINAGE PLAN
CU101	UTILITY PLAN
L-101	LANDSCAPE PLANTING PLAN
L-102	LANDSCAPE DETAILS
A-101	FLOOR PLAN
A-102	FINISH AND SEATING FLOOR PLAN
A-201	ELEVATIONS
A-202	ELEVATIONS
A-203	SITE CROSS SECTION
ES101	ELECTRICAL SITE PLAN

QUANTITY SUMMARY TABLE

DESCRIPTION	
CAR PAVEMENT AREA	5,558.84 SQ.FT.
PEDESTRIAN PAVEMENT AREA	3,655.97 SQ.FT.
CURB/CURB & GUTTER LENGTH	–
LANDSCAPE QUANTITIES	SEE LANDSCAPE PLAN
UTILITY QUANTITIES	SEE UTILITY PLAN
EARTHWORK VOLUMES (IN PLACE VOLUMES)	CUT: TBD CY, FILL: TBD CY, NET: TBD CY CUT
LIGHTING & WIRING QUANTITIES	SEE ELECTRICAL PLAN
DRAINAGE STRUCTURES	SEE DRAINAGE PLAN
TOPSOIL	TBD CY
UNSUITABLE MATERIAL TO EXPORT	TBD CY

ABBREVIATIONS

AC	ACRES
AHJ	AUTHORITY HAVING JURISDICTION
APPROX	APPROXIMATE
BC	BOTTOM OF CURB
BLDG	BUILDING
BOT	BOTTOM
BOW	BOTTOM OF WALL
CB	CATCH BASIN
CI	CAST IRON OR CURB INLET
CIP	CAST-IN-PLACE
C/L	CENTER LINE
CO	CLEAN OUT
COMM	COMMUNICATIONS
CONC	CONCRETE
CTR	CENTER
CU YD OR CY	CUBIC YARD
D	DEPTH
DBL	DOUBLE
DEG	DEGREES
DEMO	DEMOLITION
DI	DUCTILE IRON
DIA	DIAMETER
DR	DRAIN
DWG	DRAWING
E	EAST OR ELECTRIC
EA	EACH
EL	ELEVATION
ELEC	ELECTRICAL
EM	ELECTRIC METER
EOP	EDGE OF PAVEMENT
EXIST OR E	EXISTING
FD	FLOOR DRAIN OR FOOTING DRAIN
FDTN	FOUNDATION
FF	FINISHED FLOOR
FP	FIRE PROTECTION
FT	FEET
FTG	FOOTING
GAL	GALLON
GM	GAS METER
GND	GROUND
GV	GAS VALVE
HDPE	HIGH-DENSITY POLYETHYLENE
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
IN	INCH
INV	INVERT
L	LENGTH
LF	LINEAR FEET
LPG	LIQUID PROPANE GAS
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MW	MUNICIPAL WATER MAIN
N	NORTH
NPW	NON-POTABLE WATER
OC	ON CENTER
OD	OUTSIDE DIAMETER
OVHD	OVERHEAD
PL	PROPERTY LINE
PSI	POUNDS PER SQUARE INCH
PWR	POWER
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
REF	REFERENCE
REINF	REINFORCED OR REINFORCING
S	SOUTH OR SANITARY
SAN	SANITARY
SCH	SCHEDULE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SPEC	SPECIFICATION
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
SWK	SIDEWALK
TC	TOP OF CURB
TD	TRENCH DRAIN
TYP	TYPICAL
UGND	UNDERGROUND
UTIL	UTILITIES
UP	UTILITY POLE
VOL	VOLUME
W	WEST OR POTABLE WATER OR WIDTH

CIVIL

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MARK:	DATE:	DESCRIPTION:
1	16 AUG 21	ZONING RESUBMITTAL
–	28 JUN 21	ZONING SUBMITTAL

OWNER:
JEHOVAH'S WITNESSES
CONG. OF S. MIAMI BEACH
300 W. 40TH STREET
MIAMI BEACH, FL 33140

PROJECT TITLE:
KINGDOM HALL OF JEHOVAH'S WITNESSES
300 W. 40TH STREET
MIAMI BEACH, FL 33140

SHEET TITLE:
COVER SHEET

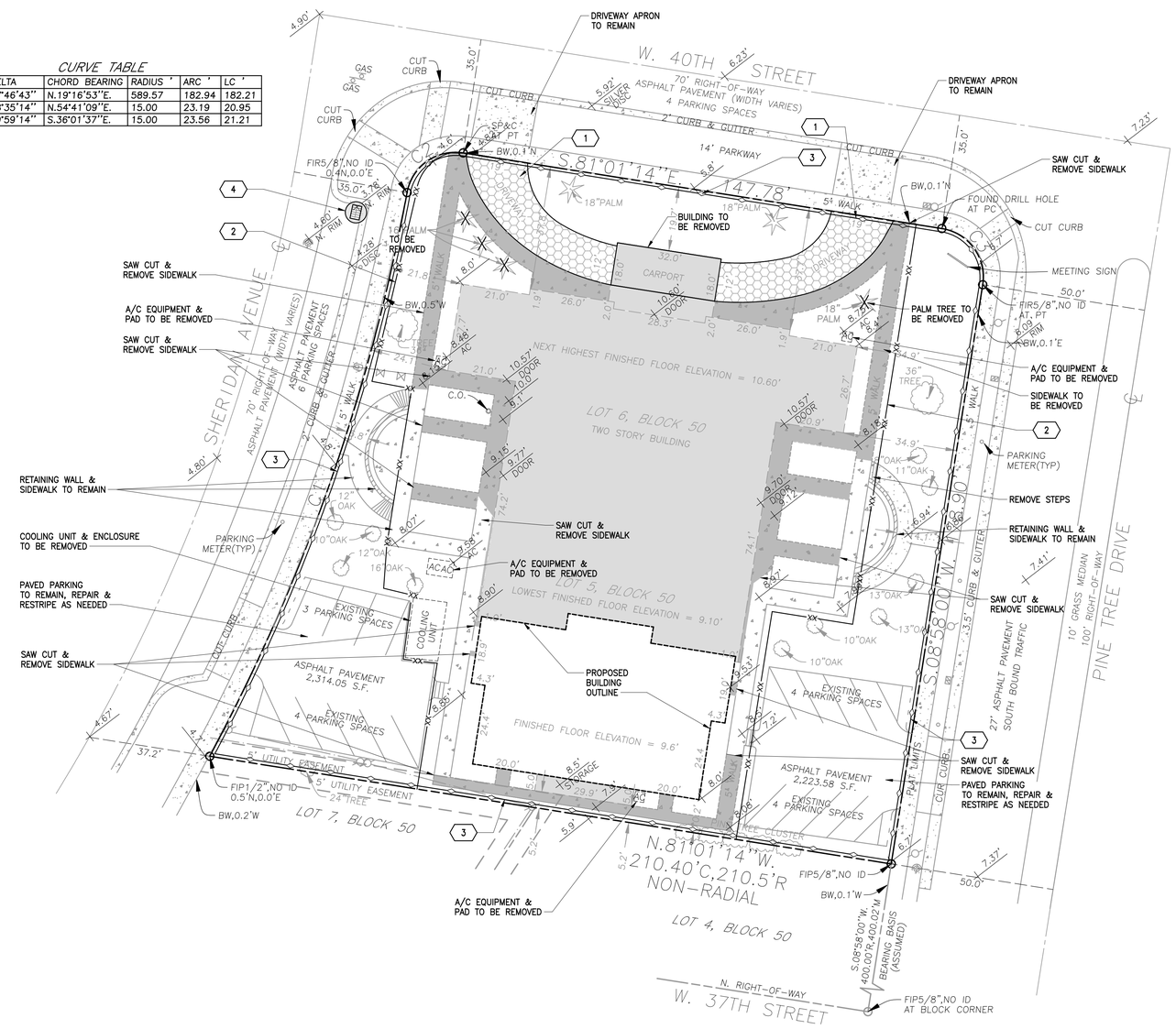
PROJECT No. 18879

SHEET No. C-001

PLOT DATE: 15 Aug 21 PLOTTED BY: kmpdr
DIMSCALE: 1.0000 DSGN\DRFT:
FILE PATH: R:\18879-Ft. Miami Beach 300 W 40th St. 3\2 Concept Design\0.1 Site\SITE SUBMITTAL\0.1 Site\0.1.1 CAD\18879.C-COVERSHEET.dwg

CURVE TABLE

NUMBER	DELTA	CHORD BEARING	RADIUS '	ARC '	LC '
C1	17°46'43"	N.19°16'53"E.	589.57	182.94	182.21
C2	88°35'14"	N.54°41'09"E.	15.00	23.19	20.95
C3	89°59'14"	S.36°01'37"E.	15.00	23.56	21.21



1 PLAN – DEMOLITION & EROSION CONTROL

1"=20'-0" 0 10 20 40 TRUE

SHEET KEYNOTES

1. CONSTRUCTION ENTRANCE. (SEE CLEARING/DEMOLITION NOTE 6.)
2. SILT FENCE.
3. LIMIT OF DISTURBANCE
4. INLET FILTER

SYMBOLS LEGEND

PROPOSED

- SILT FENCE (460 LF)
- LIMIT OF DISTURBANCE
- INLET FILTER
- EXISTING PAVERS

SOIL EROSION INSPECTION NOTES

THE FOLLOWING INSPECTION NOTES SHOULD BE COMPARED WITH AHJ–REQUIRED NOTES. IF THE AHJ HAS NO INSPECTION REQUIREMENTS, AT A MINIMUM, THE FOLLOWING SHOULD BE PROVIDED.

1. INSPECTIONS SHALL BE PERFORMED EITHER ONCE EVERY 7 CALENDAR DAYS OR ONCE EVERY 14 CALENDAR DAYS AND WITHIN 24 HOURS OF A STORM EVENT OF 0.25 INCHES OR GREATER OR THE OCCURRENCE OF RUNOFF FROM SNOWMELT SUFFICIENT TO CAUSE A DISCHARGE.
2. DURING EACH INSPECTION, CONTRACTOR SHALL INSPECT THE FOLLOWING AREAS OF THE SITE:
   - CLEARED, GRADED, OR EXCAVATED AREAS OF THE SITE
   - STORMWATER CONTROLS (E.G. PERIMETER CONTROLS, SEDIMENT BASINS, INLETS, EXIT POINTS, ETC.) AND PRACTICES (E.G. POLLUTION PREVENTION PRACTICES FOR VEHICLES FUELING/MAINTENANCE AND WASHING, STORAGE, HANDLING AND DISPOSAL, ETC.) AT THE SITE.
   - MATERIAL, WASTE, OR BORROW AREAS COVERED BY AN EPA SWPPP OR SOIL EROSION PERMIT AND EQUIPMENT STORAGE MAINTENANCE AREAS
   - AREAS WHERE STORMWATER FLOWS WITHIN THE SITE.
   - STORMWATER DISCHARGE POINTS, AND
   - AREAS WHERE STABILIZATION HAS BEEN IMPLEMENTED.
3. DURING EACH SITE INSPECTION, CONTRACTOR SHALL CHECK:
   - WHETHER STORMWATER CONTROLS OR POLLUTION PREVENTION PRACTICES ARE PROPERLY INSTALLED, REQUIRING CORRECTIVE ACTION, OR WHETHER NEW OR MODIFIED CONTROLS ARE REQUIRED;
   - FOR THE PRESENCE OF CONDITIONS THAT COULD LEAD TO SPILLS, LEAKS, OR OTHER POLLUTANT ACCUMULATIONS AND DISCHARGES;
   - FOR LOCATIONS WHERE NEW OR MODIFIED STORMWATER CONTROLS ARE NECESSARY TO MEET REQUIREMENTS OF EPA SWPPP OR SOIL EROSION PERMIT;
   - WHETHER THERE ARE VISIBLE SIGNS OF EROSION AND SEDIMENT ACCUMULATION AT POINTS OF DISCHARGE AND TO THE CHANNELS AND STREAMBANKS THAT ARE IN THE IMMEDIATE VICINITY OF THE DISCHARGE
   - IF A STORMWATER DISCHARGE IS OCCURRING AT THE TIME OF INSPECTION, WHETHER THERE ARE OBVIOUS VISUAL SIGNS OF POLLUTANT DISCHARGES; AND
   - IF ANY PERMIT VIOLATIONS HAVE OCCURRED ON THE SITE

1 SYMBOLS LEGEND

- EXISTING SIDEWALKS TO BE REMOVED (3,270.51 S.F.)
- EXISTING SIDEWALKS TO REMAIN (2,327.00 S.F.)
- EXISTING BUILDING AREA TO BE REMOVED (9,199.77 S.F.)
- EXISTING PAVERS TO BE REMOVED (1,416.53 S.F.)

1 AREA CALCULATIONS EXISTING

SITE:	36,065.00 S.F.	0.83 Ac.	100.0%
BUILDING:	13,277.81 S.F.	0.30 Ac.	36.8%
SIDEWALKS/CONC:	5,597.51 S.F.	0.13 Ac.	15.5%
PAVED PARKING:	4,537.63 S.F.	0.10 Ac.	12.6%
PAVERS:	1,416.53 S.F.	0.03 Ac.	3.9%
TOTAL IMPERVIOUS AREA:	24,829.48 S.F.	0.57 Ac.	68.8%
TOTAL PERVIOUS AREA:	11,235.52 S.F.	0.26 Ac.	31.2%

GENERAL SHEET NOTES

1. REFER TO C–001 COVER SHEET FOR GENERAL NOTES REFERENCING SURVEY INFORMATION, DATUMS, GENERAL PROJECT AND CONSTRUCTION INFORMATION.
2. PLEASE REFER TO EARTHWORK AND UTILITY TRENCH NOTES ON THE GRADING PLAN AS WELL AS FOR SPECIFIC REFERENCE TO THE GEOTECHNICAL REPORT.
3. ALL SOIL TO BE EXPOSED OR STOCKPILED FOR A PERIOD OF GREATER THAN 60 DAYS, AND NOT UNDER ACTIVE CONSTRUCTION SHALL BE TEMPORARILY SEEDED AND HAY MULCHED OR OTHERWISE PROVIDED WITH VEGETATIVE COVER. THIS TEMPORARY COVER SHALL BE MAINTAINED UNTIL SUCH TIME WHEREBY PERMANENT RESTABILIZATION IS ESTABLISHED.
4. SEDIMENT FENCES ARE TO BE PROPERLY TRENCHED AND MAINTAINED UNTIL PERMANENT VEGETATIVE COVER IS ESTABLISHED.
5. ALL EROSION CONTROL DEVICES SHALL BE PERIODICALLY INSPECTED, MAINTAINED AND CORRECTED BY THE CONTRACTOR. ANY DAMAGE INCURRED BY EROSION SHALL BE IMMEDIATELY RECTIFIED.
6. SEDIMENT IN BASINS SHALL BE REMOVED AT REGULAR INTERVALS. THE LAST TWO FEET OF ANY INFILTRATION BASINS SHOULD NOT BE EXCAVATED IF IT WILL BE USED AS A SEDIMENT BASIN. BASIN CONSTRUCTION MUST NOT COMPACT SOILS AT BASIN BOTTOM.
7. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES. DO NOT UTILIZE A FIRE OR GARDEN HOSE TO CLEAN ROADS UNLESS THE RUNOFF IS DIRECTED TO A PROPERLY DESIGNED AND FUNCTIONING SEDIMENT BASIN. ALL PUMP DEWATERING SHALL BE DIRECTED TOWARD A SEDIMENT BASIN.
8. THE MAXIMUM SOIL SLOPES SHALL NOT EXCEED 3:1 UNLESS ADDITIONAL MEASURES ARE TAKEN AND APPROVED.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DEWATERMING METHODS SHALL BE USED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.

CLEARING/DEMOLITION NOTES

1. PRIOR TO ANY SOIL DISTURBANCE OR LAND CLEARING, ALL SOIL EROSION AND SEDIMENT CONTROLS MUST BE IN PLACE.
2. PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN AS INDICATED ON PLANS SHALL BE PROTECTED IN ACCORDANCE WITH LOCAL REGULATIONS. THE CONTRACTOR SHALL MAINTAIN THESE TREES IN GOOD CONDITION.
3. THE CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION, AS NOTED ON THE PLANS.
4. THE CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANIES TO DISCONNECT / RELOCATE THEIR FACILITIES WITHIN THE LIMITS OF CONSTRUCTION PRIOR TO ANY DEMOLITION.
5. REMAINING EARTHWORK THAT RESULTS FROM CLEARING AND GRUBBING OR SITE EXCAVATION IS TO BE UTILIZED ONSITE, PROVIDED THAT THE MATERIAL IS DEEMED SUITABLE FOR CONSTRUCTION BY THE OWNER'S SOIL TESTING COMPANY.
6. EXISTING PAVERS TO REMAIN IN PLACE AS STABILIZED CONSTRUCTION ENTRANCE UNTIL PAVED DRIVEWAY IS INSTALLED.

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

CIVIL

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954–850–4288

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MARK:	DATE:	DESCRIPTION:
1	16 AUG 21	ZONING RESUBMITTAL
–	28 JUN 21	ZONING SUBMITTAL

OWNER:

JEHOVAH'S WITNESSES
CONG. OF S. MIAMI BEACH
300 W. 40TH STREET
MIAMI BEACH, FL 33140

PROJECT TITLE:

KINGDOM HALL OF JEHOVAH'S WITNESSES
300 W. 40TH STREET
MIAMI BEACH, FL 33140

SHEET TITLE:

DEMOLITION & EROSION CONTROL PLAN

PROJECT No. 18879

SHEET No. CE101

PLOT DATE: 15 Aug 21 PLOTTED BY: tempdir
DWG SCALE: 30.00 DSGN\DRFT: AMP
FILE PATH: R:\18879–FL Miami Beach 300 W 40th St. 3\2 Concept Design\0.1 Site\SITE SUBMITTAL\0.1 Site\0.1.1 CAD\18879.CE1\EXISTING_CONDITIONS.dwg
XREF: XREF: XREF: XREF: XREF: XREF: XREF: XREF: XREF: XREF: XREF: XREF:

CURVE TABLE

NUMBER	DELTA	CHORD BEARING	RADIUS '	ARC '	LC '
C1	17°46'43"	N.19°16'53"E.	589.57	182.94	182.21
C2	88°35'14"	N.54°41'09"E.	15.00	23.19	20.95
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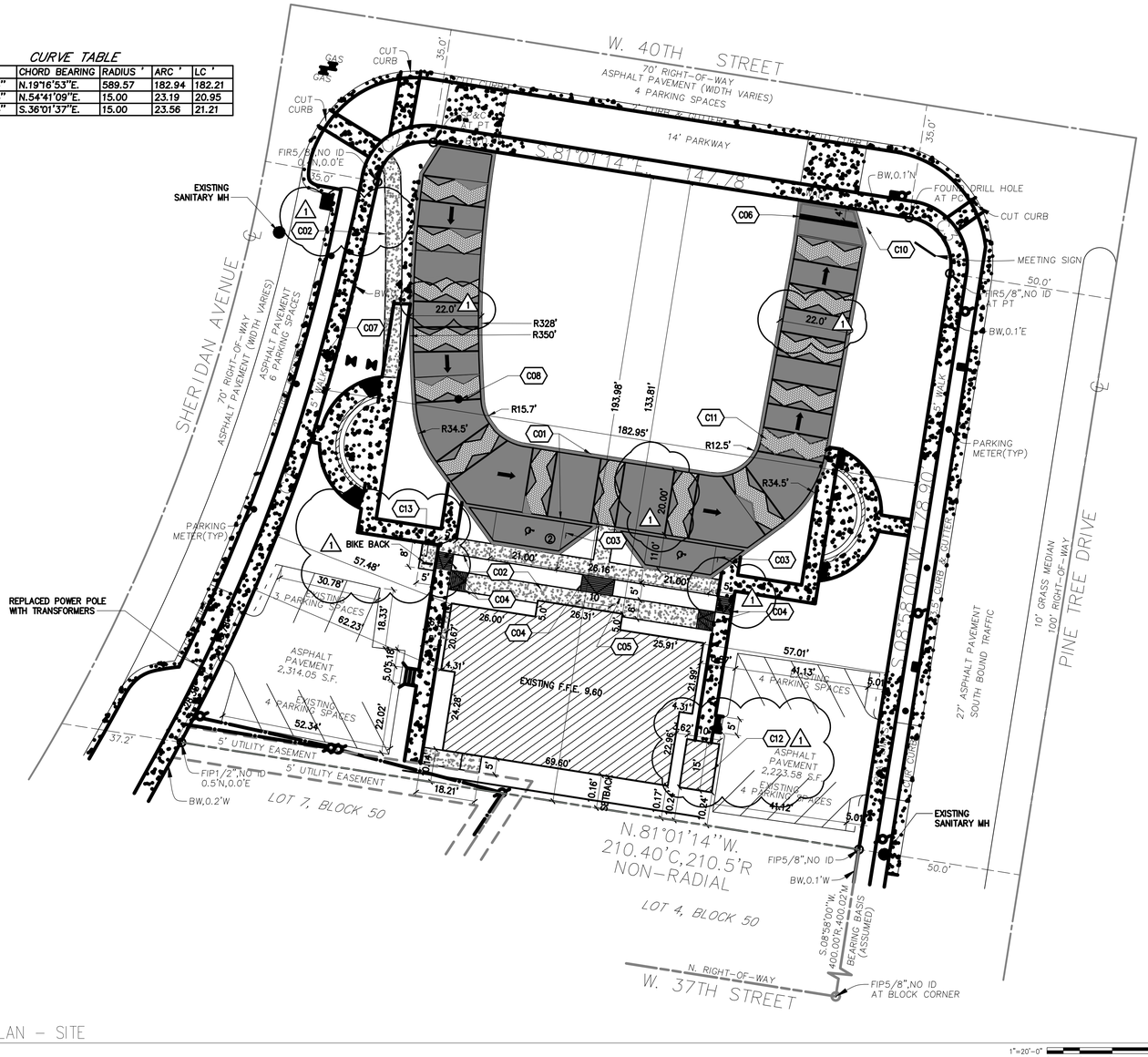


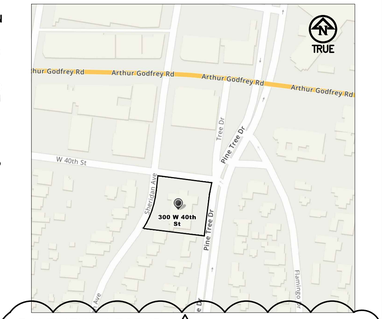
1 PLAN – SITE

1"=20'-0" 0 10 20 40 TRUE

GENERAL SHEET NOTES

1. REFER TO C-001 COVER SHEET FOR GENERAL NOTES REFERENCING SURVEY INFORMATION, DATUMS, GENERAL PROJECT AND CONSTRUCTION INFORMATION.
2. CONTRACTOR SHALL PROVIDE AND INSTALL TRAFFIC CONTROL DEVICES IN CONFORMANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MOST RECENT EDITION AS REVISED) AND AS REQUIRED BY THE CITY OF MIAMI BEACH. DURING CONSTRUCTION WITHIN THE PUBLIC R.O.W. CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL IN THE PROJECT AREA.
3. REQUIRED SIGNAGE AND STRIPING OF FIRE ZONES OR ACCESS LANES SHALL BE AS REQUIRED BY FIRE OFFICIAL.
4. PAINT ALL PARKING STALLS, STOP BARS, CROSSWALKS AND HANDICAP ACCESSIBLE SPACES. ALLOW PAVING TO AGE 30 DAYS BEFORE APPLYING MARKINGS.
5. DIMENSIONS SHOWN ON PLANS ARE TO EDGE OF PAVEMENT OR FACE OF CURB UNLESS OTHERWISE NOTED.
6. SOLID WASTE WILL BE PRIVATELY HANDLED. WASTE ACCUMULATED DAILY IS FROM LITTLE TO NONE AND IS DISPOSED OFF-SITE BY THE PATRONS. NO KITCHENS OR DAY CARE SERVICES WILL BE PART OF THE USE OF THE BUILDING. NO DUMPSTER OR MUNICIPAL SERVICE IS NECESSARY.

LOCATION MAP



SHEET KEYNOTES

C01 STANDARD CONCRETE PAVEMENT. SEE DETAIL 12/C-502
C02 SIDEWALK CONCRETE PAVEMENT. SEE DETAIL 6/C-501
C03 ACCESSIBLE SIGNAGE AND STRIPING PER AHJ STANDARDS. FACE OF SIGN SHALL BE A MINIMUM OF 2' FROM EDGE OF CURB.
C04 HANDICAP RAMP, TYPE 2. SEE DETAIL 10/C-501
C05 5" VERTICAL TURNDOWN SIDEWALK PAVEMENT. SEE DETAIL 15/C-501
C06 24" WIDE TRAFFIC WHITE STRIPING. SEE DETAIL 9/C-501
C07 WATER METER. SEE UTILITY PLAN
C08 SANITARY SEWER CLEANOUT, TYP. SEE UTILITY PLAN
C09 LIGHT POLE W/CONCRETE BASE. SEE ES101 FOR DETAIL
C10 STANDARD STOP SIGN. SEE DETAIL 1/C-501.
C11 CONCRETE PAVERS
C12 10'X15' SHED
C13 4' BENCH

PAVEMENT LEGEND 1

- PROPOSED SIDEWALKS (1,935.76 S.F.)
- EXISTING SIDEWALKS TO REMAIN (2,327.00 S.F.)
- PROPOSED CONCRETE DRIVE (5,068.76 S.F.)
- PROPOSED CONCRETE PAVERS (2,777.29 S.F.)
- EXISTING ASPHALT PAVING (4,537.63 S.F.)

AREA CALCULATIONS– EXISTING 1

SITE:	36,065.08 S.F.	0.84 Ac.	100.0%
BUILDING:	13,277.81 S.F.	0.30 Ac.	36.4%
SIDEWALKS/CONC:	5,597.51 S.F.	0.13 Ac.	15.4%
PAVED PARKING:	4,537.63 S.F.	0.10 Ac.	12.4%
PAVERS:	1,416.53 S.F.	0.03 Ac.	3.9%
TOTAL IMPERVIOUS AREA:	24,829.48 S.F.	0.57 Ac.	68.1%
TOTAL PERVIOUS AREA:	11,608.60 S.F.	0.27 Ac.	31.9%

AREA CALCULATIONS PROPOSED

SITE:	36,065.00 S.F.	0.83 Ac.	100.0%
BUILDING:	3,599.17 S.F.	0.09 Ac.	10.0%
SIDEWALKS/CONC.:	4,378.74 S.F.	0.10 Ac.	12.1%
CONCRETE DRIVEWAY:	4,454.43 S.F.	0.10 Ac.	12.4%
CONCRETE PAVER DRIVEWAY:	2,398.54 S.F.	0.05 Ac.	6.7%
EXISTING PAVED PARKING:	4,430.63 S.F.	0.10 Ac.	12.2%
TOTAL IMPERVIOUS AREA:	19,261.51 S.F.	0.44 Ac.	53.4%
TOTAL PERVIOUS AREA:	16,803.49 S.F.	0.39 Ac.	46.6%

1

PARKING CALCULATIONS

EXISTING TO REMAIN:	15 STALLS
PROPOSED HANDICAP:	2 STALLS
TOTAL PARKING:	17 STALLS

SETBACK CALCULATIONS PER SECTION 142-106

DIRECTION	REQUIRED	EXISTING	PROPOSED	
SIDE-(NORTH) :	*19.4'	19.7'	133.82'	10% WIDTH (193.98)
SIDE-(SOUTH) :	*18.2'	5'	10.16'	10% WIDTH (182.95)
FRONT-(WEST) :	20'	57.78'	57.78'	
REAR-(EAST) :	20'	56.98'	46.3'	

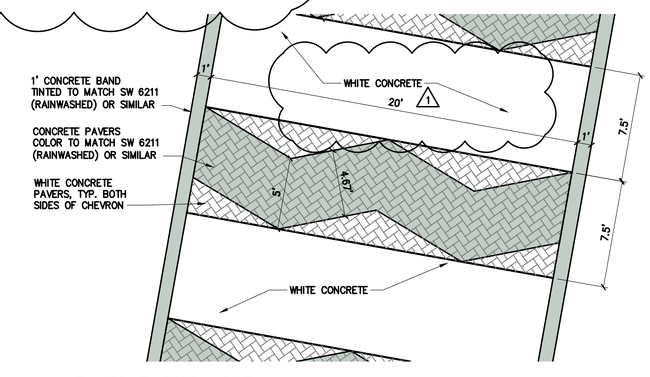
*= 10% WIDTH OR 15' WHICH EVER IS GREATER

SYMBOLS LEGEND

	EXISTING	PROPOSED
PROPERTY BOUNDARY		
BUILDING		
EDGE OF PAVEMENT		
SIGN		
ACCESSIBLE PARKING		
LIGHT POLE (1-LIGHT)		
HYDRANT		
UTILITY POLE		
PARKING SPACE COUNT		

SITE SIGN TABLE

SIGN NO.	DESC	M.U.T.C.D NO./SIZE	QTY	COLOR*
1	STOP	R1-1 30" X 30"	1	LEGEND: RED-RETROFLECTIVE BACKGROUND: WHITE-RETROFLECTIVE
2	RESERVED PARKING	R7-8 12" X 18"	2	LEGEND: GREEN-RETROFLECTIVE BACKGROUND: WHITE-RETROFLECTIVE SYMBOL BACKGROUND: BLUE-RETROFLECTIVE
3	VAN ACCESSIBLE	R7-8A 12" X 6"	1	LEGEND: GREEN-RETROFLECTIVE (OR BLACK) BACKGROUND: WHITE-RETROFLECTIVE



2 PAVER PATTERN DETAIL

1"=5'-0" 0 2.5 5 10 TRUE

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CONSULTANT:

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MARK:	DATE:	DESCRIPTION:
1	16 AUG 21	ZONING RESUBMITTAL
–	28 JUN 21	ZONING SUBMITTAL

OWNER:
JEHOVAH'S WITNESSES
CONG. OF S. MIAMI BEACH
300 W. 40TH STREET
MIAMI BEACH, FL 33140

PROJECT TITLE:
KINGDOM HALL OF JEHOVAH'S WITNESSES
300 W. 40TH STREET
MIAMI BEACH, FL 33140

SHEET TITLE:
SITE PLAN

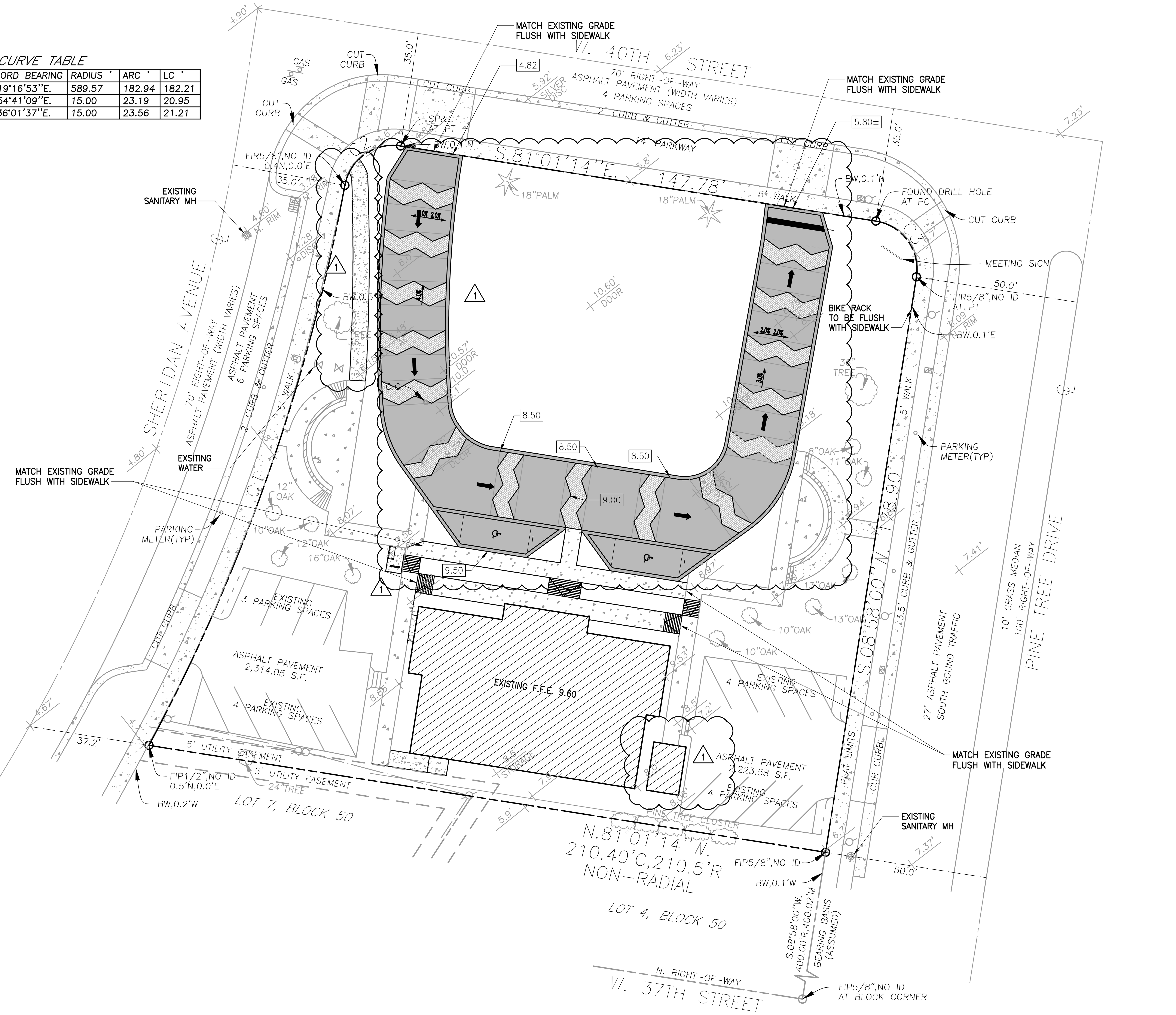
PROJECT No.
18879

SHEET No.
CS101

PLOT DATE: 16 Aug 21 PLOTTED BY: Owner
DIMSCALE: 30.00 DSGN\DRFT: KMP
FILE PATH: G:_LDC\40th st-pinetree miami beach\18879.CS101_SITE_PLAN(1).dwg

CURVE TABLE

NUMBER	DELTA	CHORD BEARING	RADIUS '	ARC '	LC '
C1	17°46'43"	N.19°16'53"E.	589.57	182.94	182.21
C2	88°35'14"	N.54°41'09"E.	15.00	23.19	20.95
C3	89°59'14"	S.36°01'37"E.	15.00	23.56	21.21



① PLAN – GRADING

1"=20'-0" 0 10 20 40 TRUE N

GENERAL GRADING NOTES

1. REFER TO C-001 COVER SHEET FOR GENERAL NOTES REFERENCING SURVEY INFORMATION, DATUMS, GENERAL PROJECT AND CONSTRUCTION INFORMATION
2. CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AT ALL TIMES DURING CONSTRUCTION OF THE PROJECT.
3. YARD AREAS, SIDEWALKS AND PAVEMENT SHALL BE GRADED TO DRAIN AWAY FROM THE BUILDINGS. FINISHED SURFACES SUCH AS ALL PAVING, SIDEWALKS AND RAMPS IN ACCESSIBLE AREAS SHALL CONFORM TO FLORIDA ACCESSIBILITY STANDARDS, FLORIDA BUILDING CODE 2020, 7TH EDITION. ACCESSIBLE ROUTES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ARCHITECTURAL DRAWINGS AND WITH THE FOLLOWING:
   PARKING AND LOADING AREAS – MAXIMUM SLOPE OF 1:50 (2%) IN ALL DIRECTIONS IN ACCESSIBLE PARKING SPACES AND AISLES.
   ACCESSIBLE ROUTES – MAXIMUM SLOPE OF 1:20 (5%) IN THE DIRECTION OF TRAVEL. MAXIMUM CROSS SLOPE OF 1:50 (2%).
   BUILDING ENTRANCES AND EXITS – AT ALL LOCATIONS 5'X5' (MINIMUM) ACCESSIBLE, CONCRETE WALK WITH A MAXIMUM SLOPE OF 1:50 (2%) IN ALL DIRECTIONS.
4. CONTRACTOR SHALL GRADE THE SITE TO MATCH EXISTING GROUND AT THE LIMITS OF THE PROJECT SITE. ALL DRAINAGE ENTERING THE PROJECT AREA SHALL BE INTERCEPTED IN THE FINAL GRADING. TRANSITIONS TO EXISTING GROUND THAT ARE DIFFERENT FROM THE PLANS SHALL BE COORDINATED PRIOR TO FINAL GRADING. LAWN AREAS TO BE MOWED SHOULD NOT EXCEED A SLOPE OF 4:1.
5. ALL AREAS WITHIN THE PROJECT SITE SHALL BE GRADED TO DRAIN TO ON-SITE STORM SEWERS OR TO THE PUBLIC R.O.W. THE DEVELOPMENT SHALL NOT HAVE ANY ADVERSE IMPACTS TO SURROUNDING PROPERTIES.

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MIAMI BEACH, FL 33140

PROJECT TITLE:
KINGDOM HALL OF JEHOVAH'S WITNESSES
300 W. 40TH STREET
MIAMI BEACH, FL 33140

SHEET TITLE:
GRADING PLAN

PROJECT No. 18879

SHEET No. CG101

PLOT DATE: 15 Aug 21 PLOTTED BY: kmpdr
DIMSCALE: 30.00 DSGN\DRFT: KMP
FILE PATH: R:\18879-FL Miami Beach 300 W 40th St. 3\2 Concept Design\0.1 Site\SITE SUBMITTAL\0.1 Site\0.1.1 CAD\18879.CG101-GRADING_PLAN.dwg

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XREF: XREF: XREF: XREF: XREF: XREF:
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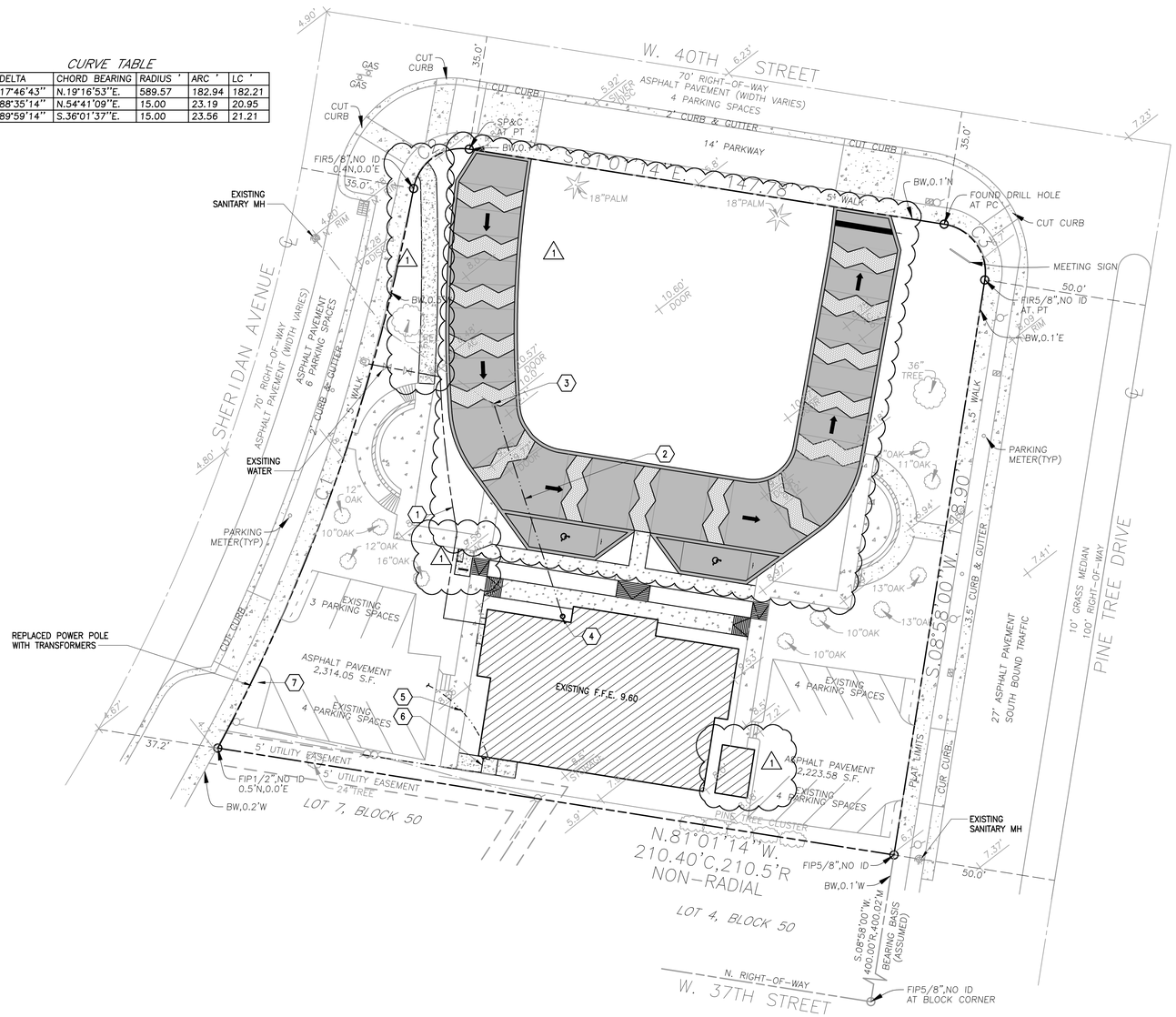

1 PLAN – UTILITY

LIST OF CONTACTS FOR UTILITY COMPANIES

1. WATER
   WATER AND SEWER DOUGLAS OFFICE
   3071 SW 38TH AVE.
   MIAMI, FL 33146
2. SEWER
   WATER AND SEWER DOUGLAS OFFICE
   3071 SW 38TH AVE.
   MIAMI, FL 33146
3. ELECTRIC
   FLORIDA POWER AND LIGHT
   200 W FLAGLER ST.
   MIAMI, FL 33134

⬡ SHEET KEYNOTES

1. 1½" SCH 40 PE WATER LINE CONNECTION
2. 68 LF 6" SDR–35 PVC @ 1.0%
3. SEWER TAP CONNECTION, EXISTING CLEANOUT INVERT ELEVATION 6.60±, REPLACE CAP WITH BRASS TRAFFIC RATED CAP
4. 6" SANITARY SEWER CLEANOUT, INVERT ELEVATION 7.54, SEE DETAILS 5 AND 6, SHEET C–502
5. ¾" ELECTRICAL CONDUIT FOR LIGHTING CIRCUITS. SEE ES101 FOR CONDUIT LAYOUT
6. 2" ELECTRICAL CONDUIT FROM METER
7. TRANSFORMER AT POWER POLE
8. LIGHT POLE ON CONCRETE BASE. SEE ES101 FOR DETAIL AND POLE HEIGHT

UTILITY SUMMARY TABLE	
DESCRIPTION	LENGTH
WATER	
1–1/2" WATER LINE	110 FT.
SANITARY SEWER	
6" PVC	68 FT.
ELECTRICAL CONDUIT	
SEE ES101	

GENERAL UTILITY NOTES

1. REFER TO C–001 COVER SHEET FOR GENERAL NOTES REFERENCING SURVEY INFORMATION, DATUMS, GENERAL PROJECT AND CONSTRUCTION INFORMATION
2. CONTRACTOR IS NOTIFIED THAT EXISTING UTILITIES ARE PRESENT AND UTILITY INFORMATION SHOWN ON THE PLANS HAVE BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OF COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION.
3. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES WITHIN PROJECT LIMITS TO PREVENT DAMAGE OR IDENTIFY IF ADJUSTMENTS ARE NEEDED. CONTRACTOR SHALL NOTIFY ALL UTILITIES RELATED TO THE PROJECT AT LEAST 3 DAYS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOT PROCEED WITH WORK IN AREAS WHERE UTILITIES HAVE NOT BEEN LOCATED AND MARKED BY UTILITY COMPANIES. FOR UTILITY MARKOUT, CALL 811.
4. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTION, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO CONFIRM EXISTING INVERTS, MATERIALS AND SIZES, SUCH THAT CONFLICTS MAY BE AVOIDED.
5. CONTRACTOR MUST VERIFY ALL EXISTING WATER, SEWER, AND STORMWATER INFRASTRUCTURE WITHIN THE PROPERTY AND PUBLIC RIGHT–OF–WAY BEFORE ORDERING STRUCTURES OR CONNECTING TO EXISTING LINES. CONFIRMATION MUST INCLUDE ALL HORIZONTAL AND VERTICAL LOCATIONS.
6. UNLESS OTHERWISE NOTED, MAINTAIN 6 INCHES OF VERTICAL CLEARANCE (MINIMUM) AT CROSSINGS BETWEEN ALL UNDERGROUND CONDUITS.
7. REFER TO ELECTRICAL SITE PLAN FOR ELECTRICAL CONDUIT SPECIFICATIONS

WATER UTILITY NOTES

1. WATER CONSTRUCTION NOTES SHALL APPLY TO THE ON–SITE, DOMESTIC FROM FIVE FEET OUTSIDE THE BUILDING TO THE METER OR SERVICE CONNECTION.
2. ALL WATER LINE CONSTRUCTION AND TESTING SHALL CONFORM TO THE REQUIREMENTS OF WASAD.
3. SEPARATION DISTANCES FOR ALL WATER MAIN AND SANITARY SEWER MAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS, WASAD (LATEST PRINTING).
4. ALL WATER LINES SHALL BE CONSTRUCTED ABOVE SANITARY SEWERS AT ALL CROSSINGS. ALL WATER LINES SHALL BE CONSTRUCTED WITH A MINIMUM OF 36" FROM SEWER LINES. WHEN POTABLE WATER LINES PASS UNDERNEATH SEWER LINES, AN EIGHTEEN–FOOT LONG, CONTINUOUS JOINT OF WATER LINE SHALL BE CENTERED AT ALL CROSSINGS WITH SANITARY SEWERS.
5. SPECIFICATIONS:
   DOMESTIC WATER SERVICE:
   3/4" TO 2" – USE PEX TUBING IN ACCORDANCE WITH ASTM F876 AND F877.
6. THE CONTRACTOR SHALL NOT OPERATE ANY VALVES OR PRESSURE TEST AGAINST ANY COUNTY/CITY INSTALLED VALVES OR FITTINGS.

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SHEET TITLE:
UTILITY PLAN

PROJECT No. 18879

SHEET No. CU101

PLOT DATE: 15 Aug 21 PLOTTED BY: kmpdr
DIMSCALE: 30.00 DSGN\DRFT: KMP
FILE PATH: R:\18879–FL Miami Beach 300 W 40th St. 3\2 Concept Design\0.1 Site\SITE SUBMITTAL\0.1 Site\0.1.1 CAD\18879.CU101UTILITY_PLAN.dwg
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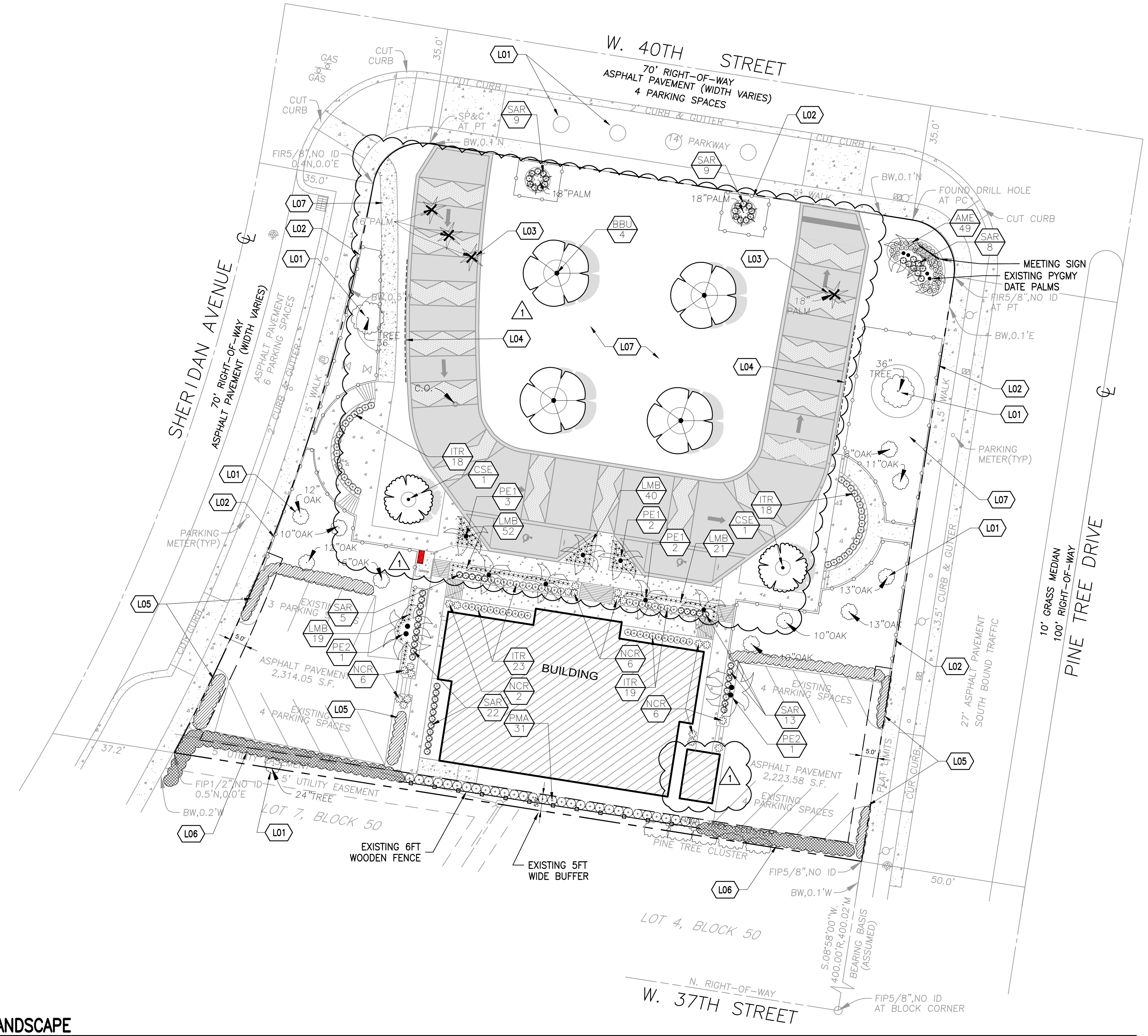
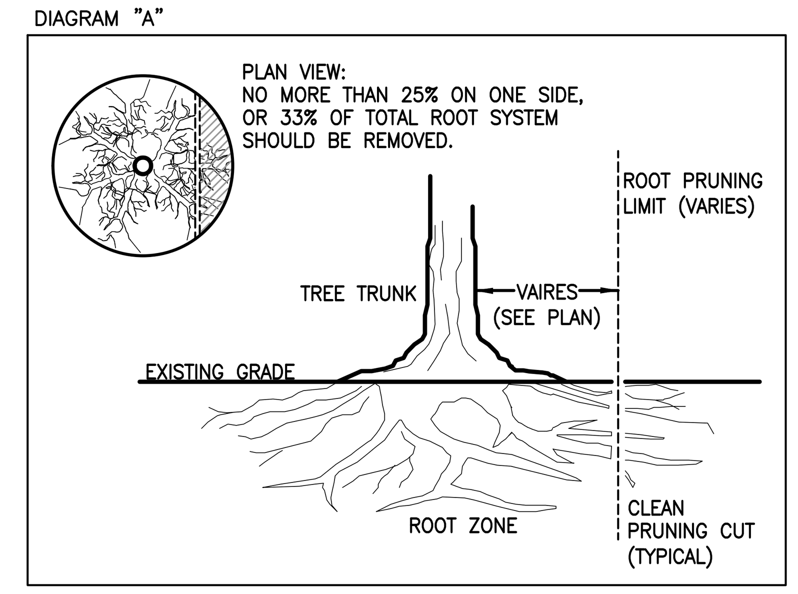


1 PLAN - LANDSCAPE

ROOT PRUNING NOTES

1. ALL ROOT PRUNING SHALL BE OVERSEEN AND APPROVED BY A CERTIFIED ARBORIST, PRIOR TO THE PRE-CONSTRUCTION SITE INSPECTION. EACH TREE HAS A DIFFERENT ROOT SYSTEM AND REQUIRES ARBORISTS INDIVIDUAL ANALYSIS AND TREATMENT.
3. THE ARBORIST SHALL INSPECT THE TREES NOTED AND MAKE THE FINAL DETERMINATION FOR ALLOWABLE DISTANCES FROM THE EXISTING TREES MAIN TRUNK OR ROOT CROWN, AND AMOUNT OF ROOTS TO BE REMOVED -BASED ON TREE SIZE/HEALTH.
4. ROOT PRUNING MUST MEET ALL ANSI A300 STANDARDS, MUST BE CLEAN, SEVERED CUTS (NOT JAGGED, FRAYED, ETC.) TO AVOID FURTHER ROOT DAMAGE (SEE DIAGRAM A).
6. ROOT PRUNING MUST BE PERFORMED PRIOR TO ANY CONSTRUCTION EXCAVATION, GRADING OR OTHER ACTIVITIES, TO AVOID TEARING OR BREAKING ROOTS FURTHER THAN THE RECOMMENDED ROOT PRUNING LIMITS.
7. EQUIPMENT SPECIFICALLY DESIGNED FOR ROOT PRUNING OPERATIONS SHALL BE USED SUCH AS VERMEER 50TX ROOT PRUNING MACHINE, DOSKO ROOT PRUNER, OR APPROVED EQUAL EQUIPMENT. SELECTIVE PRUNING OF INDIVIDUAL ROOTS MAY BE DONE WITH HAND-SAWS OR CHAIN SAWS WITH CARBIDE BLADES.
8. BACKFILL THE EXCAVATION AS SOON AS POSSIBLE AND WATER THE SOIL AROUND ROOTS TO AVOID LEAVING AIR POCKETS. DO NOT ADD FERTILIZERS UNTIL IMPROVED TREE GROWTH IS NOTICED, GENERALLY AFTER 6 TO 8 WEEKS DURING A GROWING SEASON. SOIL TESTING WILL BETTER DETERMINE IF SOIL DEFICIENCIES EXIST AND ADDITIONAL AMENDMENTS MAY BE NEEDED.
9. WATER FREQUENTLY UNTIL THE TREE BECOMES WELL ESTABLISHED. SEVERE ROOT PRUNING WILL REQUIRE 6 MONTHS TO A YEAR FOR A TREE TO FULLY RECOVER.

DIAGRAM "A"



SHEET KEYNOTES

- L01 EXISTING TREES TO REMAIN
- L02 TREE PROTECTION BARRICADES - AT EXISTING LIMITS RE: NOTES/DETAIL THIS SHEET
- L03 TREE TO BE REMOVED
- L04 TREE ROOT PRUNING LINE & ROOT BARRIER INSTALL RE: NOTES/DETAILS THIS SHEET
- L05 EXISTING LANDSCAPE/BUFFER TO REMAIN HEDGES AT 3FT HEIGHT
- L06 EXISTING LANDSCAPE/BUFFER TO REMAIN HEDGES AT 6FT HEIGHT
- L07 OPEN SPACE/TURF (TYPICAL)

LANDSCAPE CALCULATIONS

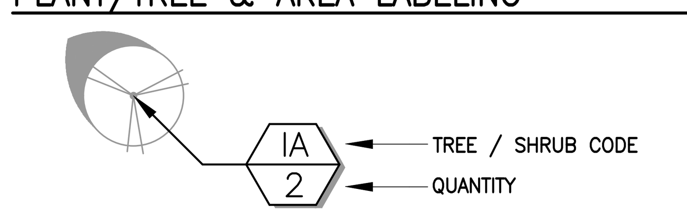
OPEN SPACE REQUIREMENT: 20%

TOTAL SITE AREA:	36,065.00 sf	0.83 Ac.	100.0%
TOTAL IMPERVIOUS AREAS:	19,261.51 sf	0.44 Ac.	53.4%
TOTAL OPEN SPACE PROVIDED:	16,803.49 sf	0.39 Ac.	46.6%

TREES REQUIRED PER ACRE: 22

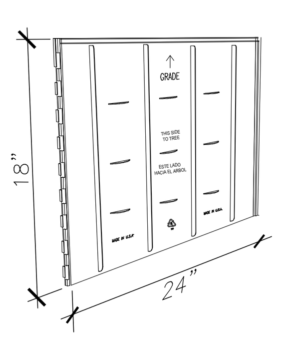
TOTAL TREES REQUIRED: (0.83Ac X 22 = 18.26)	19
TOTAL EXISTING TREES:	15
TOTAL NEW TREES PROVIDED:	4

PLANT/TREE & AREA LABELING



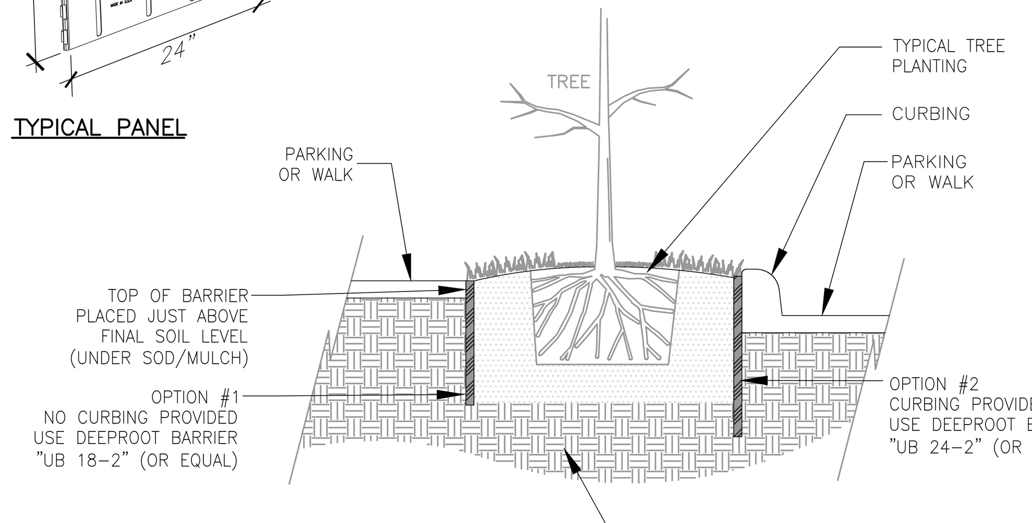
GENERAL SITE & LANDCAPE NOTES

1. SITE NOTES:
   - A. REFER TO CIVIL DEMO PLAN FOR ANY TREE REMOVALS. AND CIVIL SITE PLANS AND NOTES FOR ALL DETAILED INFORMATION REGARDING SURVEY, EXISTING AND PROPOSED UTILITIES, GENERAL PROJECT, AND SITE CONSTRUCTION INFORMATION.
   - B. EXISTING TREES WITHIN AND ADJACENT TO THE LIMITS OF CONSTRUCTION AND SPECIFIED TO REMAIN ARE TO BE PROTECTED THROUGHOUT CONSTRUCTION PER LOCAL REGULATORY AGENCY REGULATIONS. SO THAT NO DAMAGE WILL BE CAUSED BY OPERATION OF EQUIPMENT, STOCKPILING OF MATERIALS, COMPACTION OF ROOT ZONE, DRIVING OR PARKING WITHIN DRIPLINE OF TREES, OR THE SPILLAGE OF DELETERIOUS CHEMICALS, OILS, DIESEL, ETC. WITHIN THE DRIPLINE OF TREES.
   - C. THE CONTRACTOR SHALL BE FULLY ACQUAINTED WITH THE RELATED PAVING, SITE GRADING, WATER SUPPLY, ELECTRICAL SUPPLY, AND OTHER UTILITIES TO PREVENT ANY MISUNDERSTANDING AND TO FACILITATE A TROUBLE FREE INSTALLATION. CALL THE SUNSHINE STATE ONE CALL 811 PRIOR TO ANY CONSTRUCTION FOR UTILITY COORDINATION. IN ADDITION, NOTIFY THE OWNER'S REPRESENTATIVE A MINIMUM OF 72 HOURS IN ADVANCE OF CONSTRUCTION TO IDENTIFY UTILITY LINE LOCATIONS.
   - D. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGES TO EXISTING FACILITIES THAT MAY RESULT FROM WORK PERFORMED BY THE CONTRACTOR.
   - E. IF THE WORK PERFORMED UNDER THIS CONTRACT WILL INTERFACE WITH OTHER WORK BEING PERFORMED BY OTHER CONTRACTORS. IT WILL BE REQUIRED FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE ACTIVITIES WITH OTHER CONTRACTORS AND THEIR SUBCONTRACTORS IN ORDER TO AVOID CONFLICTS.
   - F. PRIOR TO ANY PLANTING THE CONTRACTOR SHALL ENSURE NO ROAD/ASPHALT BASE, OR OVERLY COMPACTED SUB-GRADE IS PRESENT IN PARKING AREA ISLANDS (SUCH AS HARD PAN LAYER). IF NECESSARY ANY SUCH AREAS SHALL BE EXCAVATED TO REMOVE HARD PAN, CONSTRUCTION DEBRIS, OR UNSUITABLE SOIL, AND PROPER PLANTING SOIL BE PROVIDED AT A DEPTH APPROPRIATE FOR THE SPECIFIED PLANTINGS NOTED ON THESE PLANS.
   - G. ALL LANDSCAPE AREAS TO BE CLEARED OF ROCKS, STUMPS, TRASH AND OTHER UNSIGHTLY DEBRIS. ALL FINE GRADED AREAS SHOULD BE HAND RAKED SMOOTH ELIMINATING ANY CLUMPS AND UNEVEN SURFACES PRIOR TO PLANTING OR MULCHING.
   - H. THE CONTRACTOR SHALL ENSURE PROPER SURFACE DRAINAGE AND PERCOLATION OF ALL LANDSCAPE PLANTING BEDS, AND PARKING AREA LANDSCAPE ISLANDS. THE FINAL GRADE PROVIDED SHALL ENSURE POSITIVE DRAINAGE AWAY FROM PLANTING BEDS, AWAY FROM BUILDING STRUCTURES, AND INTO TURF AREAS, PONDS, PARKING OR OTHER ON-SITE AREAS DESIGNATED AS DRAINAGE WAYS.
   - I. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL STAKING OF TREES BASED ON SITE CONDITIONS, TO PROVIDE FOR THE STABILITY OF THE TREE AND MATERIALS AND TO PROTECT THE HEALTH AND SAFETY OF THE PUBLIC/PROPERTY.
2. PLANTING NOTES:
   - A. PLANT MATERIALS USED TO MEET THE REQUIREMENTS OF THIS PLAN MUST MEET THE STANDARDS FOR FLORIDA NO. 1 OR BETTER, AS SET OUT IN GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II, DEPARTMENT OF AGRICULTURAL, STATE OF FLORIDA (AS AMENDED). ROOT BALL SIZES ON ALL TRANSPLANTED PLANT MATERIALS MUST ALSO MEET THESE STANDARDS. REFER TO PLANT LIST FOR ANY FURTHER QUALITY SPECIFICATIONS.
   - B. PLANTING OF ALL TREES AND SHRUBS SHALL BE IN ACCORDANCE WITH THE FLORIDA NURSERYMEN'S AND GROWER'S ASSOCIATION APPROVED PRACTICES. WITH THE PREFERENCE GIVEN TO ANY GRAPHIC DETAILS PROVIDED WITHIN THESE PLANS.
   - C. ALL PLANTINGS SHOULD BE PLACED TO AVOID CONFLICTS WITH UNDERGROUND, ABOVEGROUND, EXISTING AND PROPOSED UTILITIES. AS WELL AS ANY SIGNAGE, PEDESTRIAN TRAFFIC, VIEW CORRIDORS AROUND PARKING AREAS AND ISLANDS. TAKING SPECIAL NOTE OF SIGHT VIEW TRIANGLES WHERE DRIVEWAYS MEET PUBLIC ROADWAYS. FOLLOWING THE LOCAL CODE, OR FDOT INDEX 546, WHICHEVER PROVES TO BE MORE RESTRICTIVE OF PLANTINGS.
   - D. NO PLANTINGS OR IRRIGATION SHOULD BE PLACED DIRECTLY AGAINST BUILDINGS. IN ORDER TO AVOID ANY MOISTURE ISSUES, THIS SHOULD BE COORDINATED CLOSELY WITH THE IRRIGATION CONTRACTOR TO MAINTAIN DESIRED CLEARANCE AS SPECIFIED ON THESE PLANTING PLANS.
   - E. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED.
   - F. ALL FENCE OR GUIDE RAIL INSTALLATIONS SHALL BE COMPLETED PRIOR TO STARTING ANY LANDSCAPE PLANTING, LAWN, GRASSES OR IRRIGATION WORK.
   - G. NO SUBSTITUTIONS SHALL BE MADE WITHOUT THE WRITTEN PERMISSION OF THE OWNER/REPRESENTATIVE, AND/OR LOCAL JURISDICTION (AS APPLICABLE) PRIOR TO INSTALLATION OF SUCH MATERIALS.
   - H. IN THE EVENT DISCREPANCIES ARE NOTED BETWEEN THE MATERIALS LIST AND THE ACTUAL NUMBER OF PLANTS SHOWN ON THE PLANS, THE GRAPHIC PLANS SHALL CONTROL. PLEASE NOTIFY OWNER/REPRESENTATIVE IMMEDIATELY WHEN DISCREPANCIES ARE DISCOVERED.
   - I. ALL PLANTING BEDS AND TREE RINGS SHALL RECEIVE A MINIMUM OF 3-INCHES OR ORGANIC MULCH. FINAL GRADE OF MULCH SHALL MEET ANY HARDSCAPE, CURBING, SIDEWALKS, OR TURF AREAS AT 1-2 INCHES BELOW FINAL GRADE.
   - J. ALL OTHER EXPOSED GROUND SURFACES THAT ARE NOT PAVED WITHIN THE LIMIT OF DISTURBANCE LINE AND THAT ARE NOT COVERED BY LANDSCAPE PLANTING OR SEEDING/TURF AS SPECIFIED, SHALL BE COVERED BY A ORGANIC MULCH THAT WILL PREVENT SOIL EROSION AND THE RELEASE OF DUST.
   - K. A HORTICULTURAL SOIL ANALYSIS SHALL MADE FOR ANY NEW LANDSCAPE AREAS, TO ENSURE THE P.H. AND NUTRIENTS ARE SUFFICIENT FOR THE PLANTS SELECTED FOR USE ON THIS PLANTING PLAN. USING A LOCAL UF/IFAS EXTENSION OFFICE, OR OTHER DEPENDABLE SOIL TESTING LABORATORY. RESULTS SHALL BE SUBMITTED TO OWNER/REPRESENTATIVE, AND SOIL AMENDMENTS ADJUSTMENTS MADE BASED ON THE LAB RECOMMENDATIONS FOR LONG TERM PLANT HEALTH AND VITALITY.
   - L. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR AS REQUIRED BY SITE AND WEATHER CONDITIONS TO MAINTAIN VIGOROUS AND HEALTHY PLANT GROWTH. CONTRACTOR MAY NEED TO ADJUST QUANTITY AND FREQUENCY OF WATERING TO ENSURE PROPER ESTABLISHMENT.
   - M. NEW PLANT MATERIAL SHALL BE GUARANTEED TO BE ALIVE AND IN VIGOROUS GROWING CONDITION FOR A PERIOD OF TWO YEARS FOLLOWING ACCEPTANCE BY THE OWNER.



TYPICAL PANEL

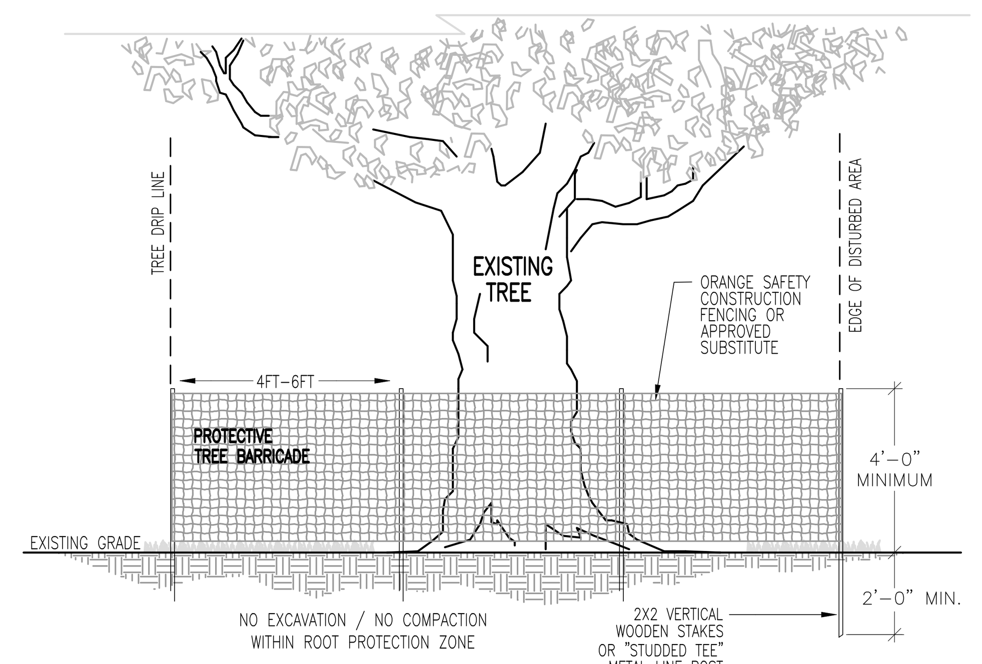
NOTE:
1. ROOT BARRIERS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS. THE VERTICAL ROOT DEFLECTING RIBS ON THE PANEL MUST FACE INWARD, TOWARD THE TREE TO WORK PROPERLY.
2. WHERE NOTED FOR EXISTING TREES, PROPER ROOT PRUNING PRACTICES (SEE NOTES THIS SHEET) SHOULD BE PERFORMED PRIOR TO FINAL INSTALLATION OF THE ROOT BARRIERS.



SECTION VIEW

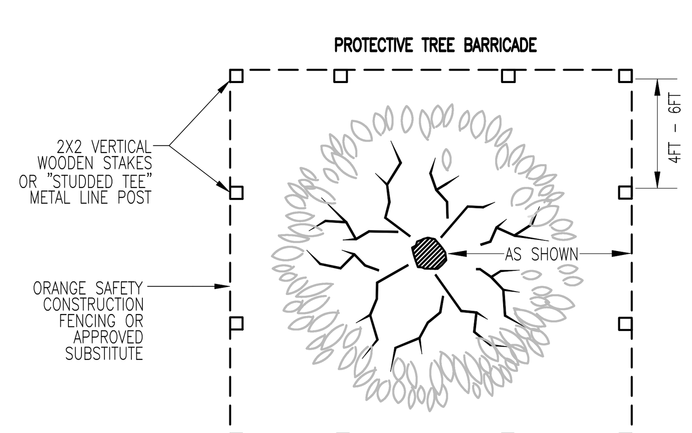
2 DETAIL - ROOT BARRIER INSTALLATION (TYP)

NOT TO SCALE



SECTION VIEW

BARRICADE NOTES:
1. IT IS CRITICAL TO EXISTING TREE SURVIVAL TO PROVIDE PROTECTION DURING CONSTRUCTION. THIS DETAIL CAN BE USED AROUND ONE OR MORE TREES AND WILL PROVIDE PROTECTION FROM CONSTRUCTION AND EQUIPMENT.
2. BARRIER TO FORM CONTINUOUS CIRCLE AROUND THE TREE OR GROUP OF TREES.
3. BARRICADES SHALL BE ERECTED BEFORE ANY SITE WORK BEGINS AND SHALL REMAIN IN PLACE FOR THE ENTIRE DURATION OF WORK.



PLAN VIEW

3 DETAIL - TREE PROTECTION BARRICADE (TYP)

NOT TO SCALE

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1	16 AUG 21	ZONING RESUBMITTAL
-	28 JUN 21	ZONING SUBMITTAL

OWNER:
JEHOVAH'S WITNESSES CONG. OF S. MIAMI BEACH
300 W. 40TH STREET
MIAMI BEACH, FL 33140

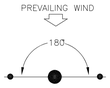
PROJECT TITLE:
KINGDOM HALL OF JEHOVAH'S WITNESSES
300 W. 40TH STREET
MIAMI BEACH, FL 33140

SHEET TITLE:
LANDSCAPE PLAN

PROJECT No. 18879

SHEET No. L-101

PLOT DATE: 15 Aug 21 PLOTTED BY: kmpdr
DIMSCALE: 30.00 DSGN\DRFT: KMP
FILE PATH: R:\18879-FL Miami Beach 300 W 40th St. 3\2 Concept Design\0.1 Site\SITE SUBMITTAL\0.1 Site\0.1.1 CAD\18879.L-101 LANDSCAPE_PLAN.dwg

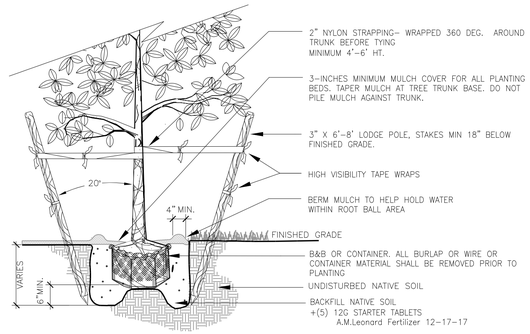


PLAN VIEW

NOTE:
ROOT BALL SHALL BE PLANTED MIN 2-INCHES ABOVE FINAL GRADE W/ SOIL MOUNDING UP TO THE TOP OF ROOT BALL. NO SOIL SHOULD BE PLACE ON TOP OF EXISTING ROOT BALL. THE CONTRACTOR SHALL ASSURE NO COMPACTED BASE IS PRESENT FROM CONSTRUCTION, AND ENSURE PERCOLATION OF ALL PLANTING PITS/BEDS PRIOR TO INSTALLATION.

TREES SHALL BE STAKED ONLY WHEN DEEMED NECESSARY.

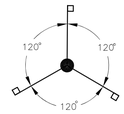
SEE SEPARATE PLANTING DETAILS FOR LARGE PALMS, AND TREES OVER 65 GAL.



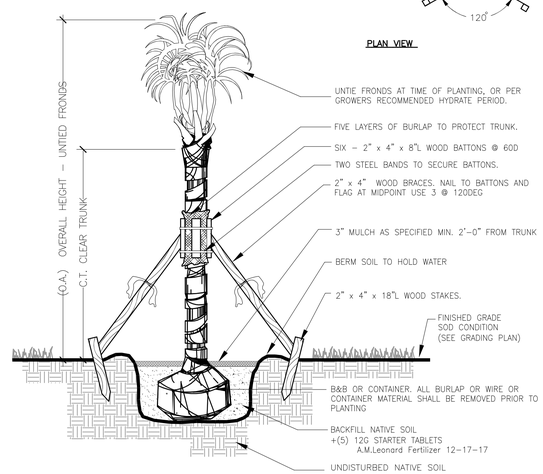
1 DETAIL - SMALL TREE/PALM PLANTING (TYP)

NOT TO SCALE

NOTE:
ROOT BALL SHALL BE PLANTED MIN 2-INCHES ABOVE FINAL GRADE W/ SOIL MOUNDING UP TO THE TOP OF ROOT BALL. NO SOIL SHOULD BE PLACE ON TOP OF EXISTING ROOT BALL. CONTRACTOR SHALL ASSURE NO COMPACTED BASE IS PRESENT FROM CONSTRUCTION, AND ENSURE PERCOLATION OF ALL PLANTING PITS/BEDS PRIOR TO INSTALLATION.

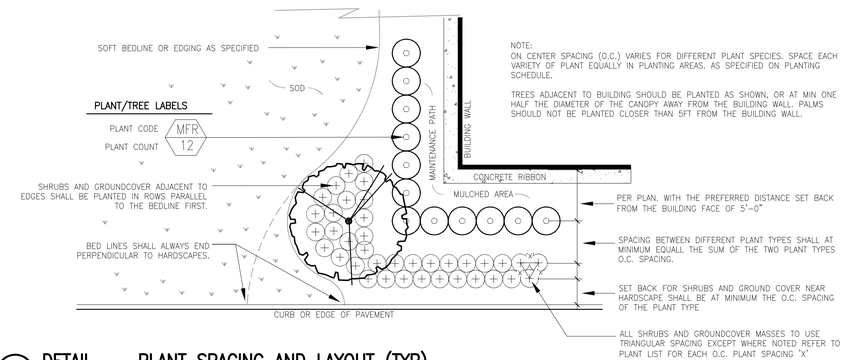


PLAN VIEW



2 DETAIL - LARGE PALM PLANTING (TYP)

NOT TO SCALE



NOTE:
ON CENTER SPACING (O.C.) VARIES FOR DIFFERENT PLANT SPECIES. SPACE EACH VARIETY OF PLANT EQUALLY IN PLANTING AREAS, AS SPECIFIED ON PLANTING SCHEDULE.

TREES ADJACENT TO BUILDING SHOULD BE PLANTED AS SHOWN, OR AT MIN ONE HALF THE DIAMETER OF THE CANOPY AWAY FROM THE BUILDING WALL. PALMS SHOULD NOT BE PLANTED CLOSER THAN 5FT FROM THE BUILDING WALL.

3 DETAIL - PLANT SPACING AND LAYOUT (TYP)

NOT TO SCALE

LANDSCAPE PLANTING SCHEDULE

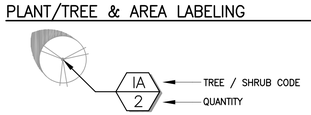
TREES/PALMS	CODE	QTY	COMMON / BOTANICAL NAME	CONT	SIZE
	BBU	4	BLACK OLIVE 'SHADY LADY' BUCIDA BUCERAS 'SHADY LADY'	45 GAL	2.5"CAL /10-12'HT
	CSE	2	ORANGE GEIGER TREE CORDIA SEBESTENA	30 GAL	2"CAL /8-10'HT
	PE1	7	ALEXANDER PALM PTYCHOSPERMA ELEGANS	B & B	12'OA SINGLE
	PE2	2	ALEXANDER PALM PTYCHOSPERMA ELEGANS	B & B	12'OA -DOUBLE

SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING
	ITR	78	DWARF RED IXORA IXORA X 'TAIWANESE RED'	3 GAL	14"HT X 14" SPR.	24" o.c.
	PMA	31	JAPANESE YEW PODOCARPUS MACROPHYLLUS	3 GAL	18"HT, 14"SPR	36" o.c.
	SAR	66	DWARF VAR. SCHEFFLERA SCHEFFLERA ARBORICOLA 'TRINETTE'	3 GAL	14"HT X 14"SPR	24" o.c.
	NCR	20	APOSTLES IRIS NEOMARICA CAERULEA 'REGINA'	3 GAL	18"HT X 12"SPR	30" o.c.

GROUNDCOVERS	CODE	QTY	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING
	AME	49	FOXTAIL FERN ASPARAGUS MEYERI	1 GAL	FULL IN POT	18" o.c.
***	LMB	132	LIRIOPE 'SUPER BLUE' LIRIOPE MUSCARI 'SUPER BLUE'	1 GAL	FULL IN POT	18" o.c.

PLANT PROCUREMENT NOTE:
WHEN ORDERING MATERIAL IT MAY BE NECESSARY TO UPGRADE OR DOWNGRADE CONTAINER SIZES, BASED ON PLANT/TREE AVAILABILITY AT THE TIME OF INSTALLATION, IN ORDER TO MEET HEIGHT, SPREAD, OR CALIPER REQUIREMENTS OF TREES AND/OR SHRUBS. THE TREE CALIPER REQUIRED AND/OR SIZE SPECIFICATIONS LISTED SHOULD OVERRIDE CONTAINER SIZES (IF LISTED). FINAL SPECS SHALL MEET THE GREATER OF ANY SPECIFICATIONS PROVIDED ON THESE PLANS.

PLANT/TREE & AREA LABELING



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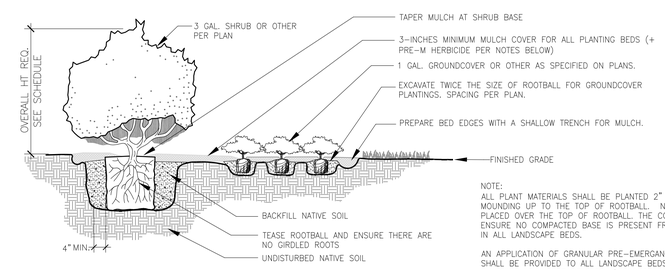

NOTE:
ALL PLANT MATERIALS SHALL BE PLANTED 2" HIGH W/SOIL MOUNDING UP TO THE TOP OF ROOTBALL. NO SOIL SHOULD BE PLACED OVER THE TOP OF ROOTBALL. THE CONTRACTOR SHALL ENSURE NO COMPACTED BASE IS PRESENT FROM CONSTRUCTION IN ALL LANDSCAPE BEDS.

AN APPLICATION OF GRANULAR PRE-EMERGANCE HERBICIDE SHALL BE PROVIDED TO ALL LANDSCAPE BEDS PRIOR TO FINAL MULCHING AT A RATE OF 6LBS /1,000 SF.
(LESCO PRE-M 1.5% Plus Fertilizer)

4 DETAIL - SHRUB/GROUNDCOVER PLANTING (TYP)

NOT TO SCALE

CONSULTANT:

MARK:	DATE:	DESCRIPTION:
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-	28 JUN 21	ZONING SUBMITTAL

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MIAMI BEACH, FL 33140

SHEET TITLE:
LANDSCAPE DETAILS

PROJECT No.
18879

SHEET No.
L-102

IMAGE: IMAGE: IMAGE: IMAGE: IMAGE: IMAGE:
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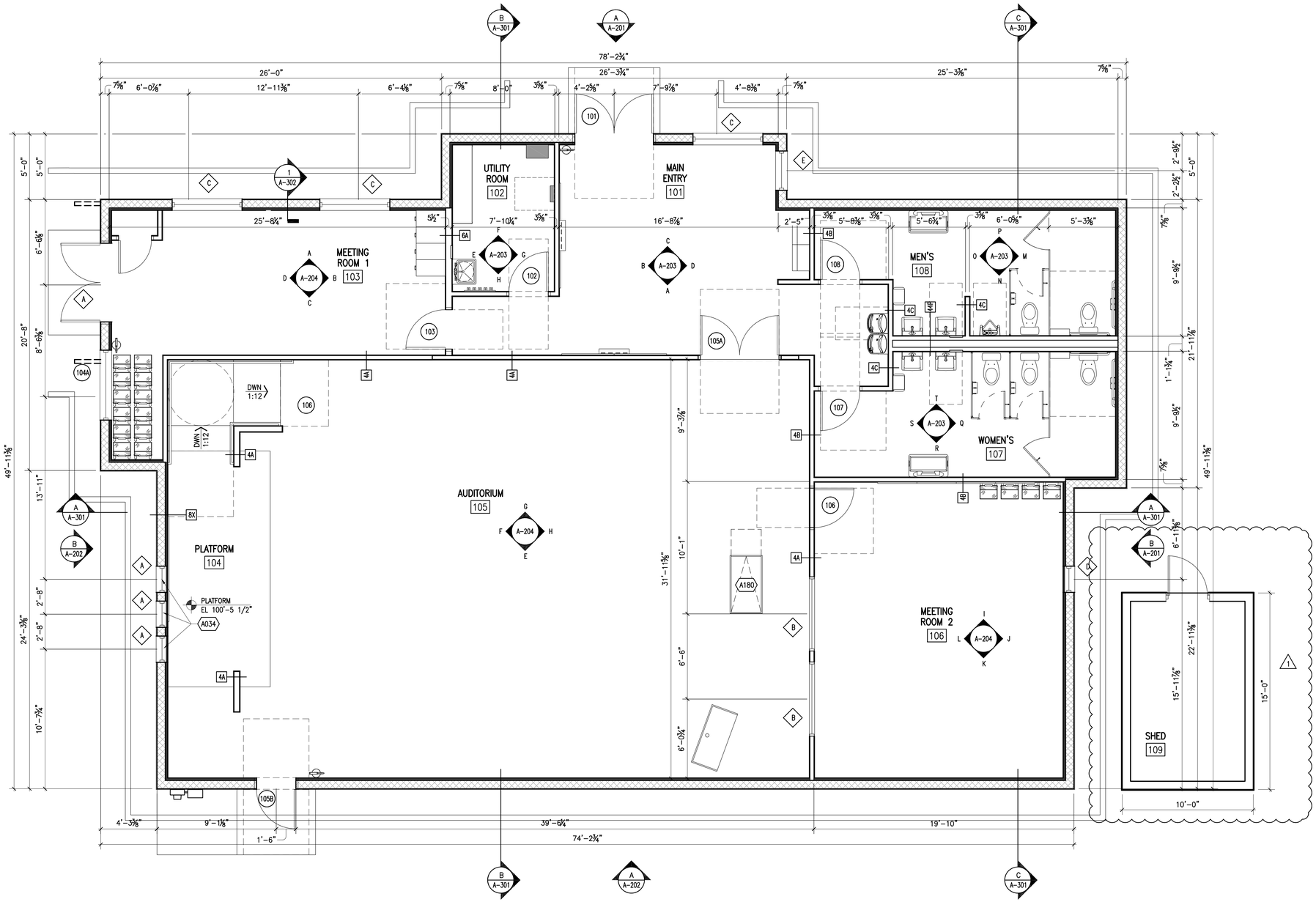


1 PLAN – FLOOR

1/4"=1'-0"

GENERAL SHEET NOTES

1. ALL DIMENSIONS SHOWN ARE TAKEN FROM FACE OF FINISH FOR EXISTING SURFACES, AND FROM FACE OF STUD FOR NEW CONSTRUCTION, U.O.N.
2. SEE SHEET A-102 FOR FINISH INFORMATION.
3. SEE SHEET A-103 FOR REFLECTED CEILING PLAN.

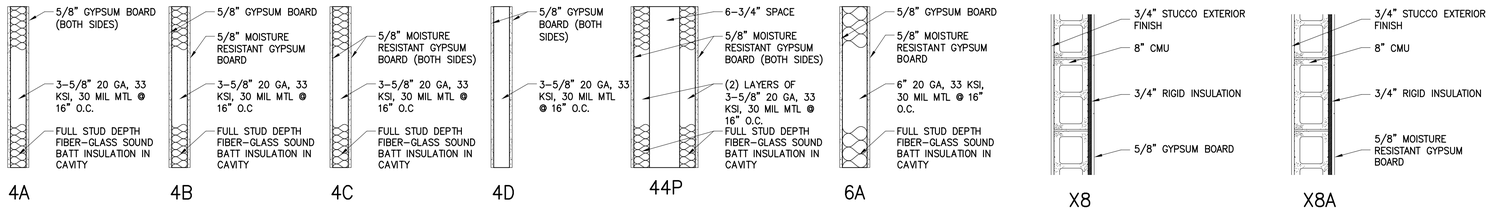
WALL LEGEND

EXISTING WALL TO REMAIN

NEW WALL

SHEET KEYNOTES

A011	NEW OPENING, SEE MECHANICAL
A034	EXISITING WINDOW TO REMIAN, VERIFRY GLASS IS TEMPERED WHERE REQUIRED BY CODE
A180	ATTIC ACCESS THROUGH OPEN CEILING
A189	3/4" AC PLYWOOD AS NEEDED, INSTALLED OVER GYP FOR EQUIPMENT MOUNTING: FIRE RATED AS REQUIRED



2 WALL TYPE LEGEND

3/4"=1'-0"

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FLOOR PLAN

PROJECT No. 18879

SHEET No. A-101

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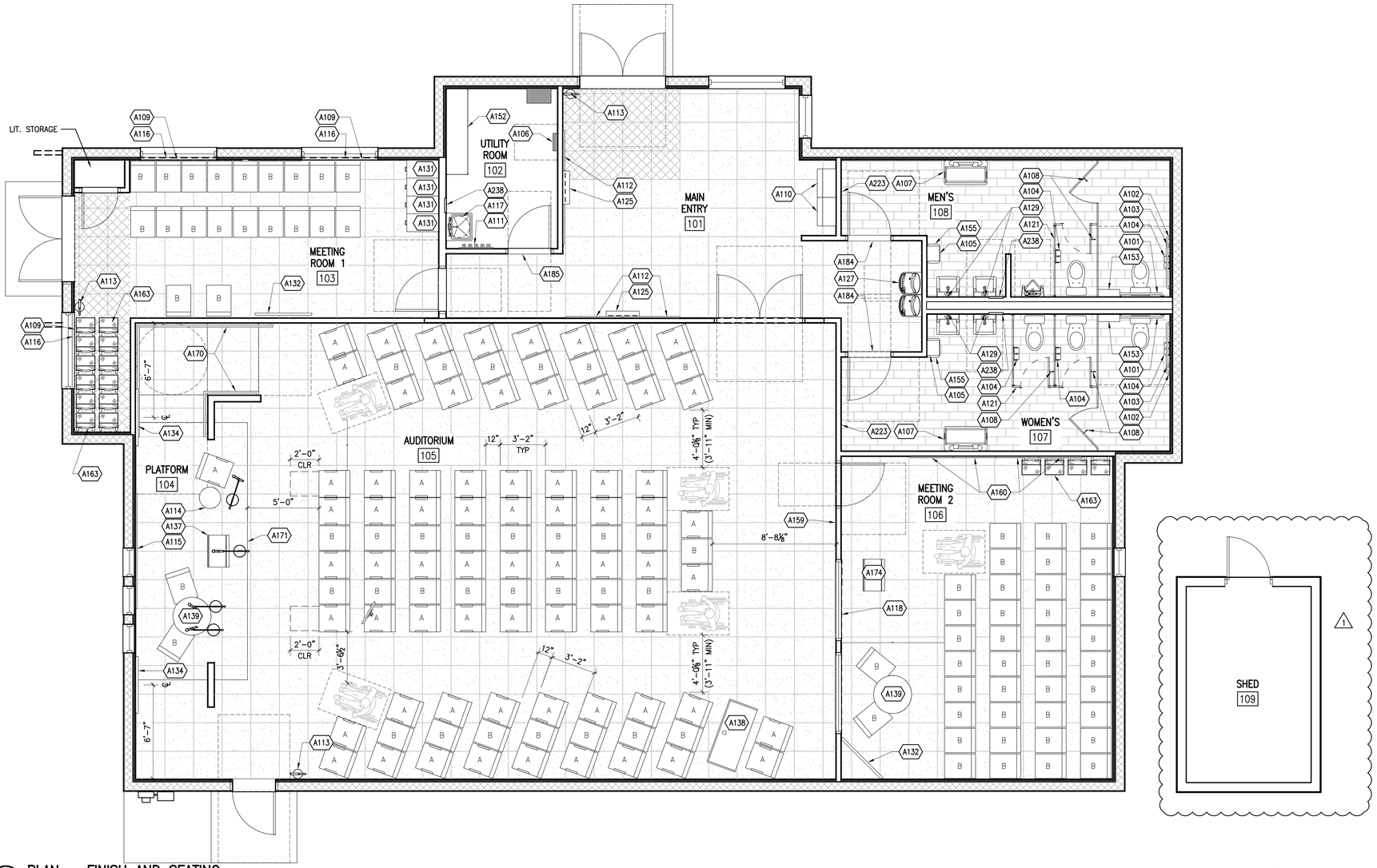

1 PLAN – FINISH AND SEATING

1/4"=1'-0"

GENERAL SHEET NOTES

1. SEE SHEET A-101 FOR CONSTRUCTION INFORMATION.
2. SLAB ON GRADE AND SIDEWALKS DO NOT NEED CONCRETE TESTING EVEN IF SPECIFIED OVER 3000 PSI.
3. PRIMER COAT TO BE APPLIED TO ALL WALLS PRIOR TO FINISH PAINT.
4. USE ARTWORK PACKAGE. SEE KINGDOM HALL INFORMATION PACKAGE FOR SPECIFIC IMAGES AND QUANTITIES. COORDINATE MOUNTING OF ARTWORK WITH INTERIOR ELEVATIONS.

SHEET KEYNOTES

A101 36" GRAB BAR, PROVIDE BACKING AS NEEDED
A102 42" GRAB BAR, PROVIDE BACKING AS NEEDED
A103 18" VERTICAL GRAB BAR, PROVIDE BACKING AS NEEDED
A104 TOILET PAPER DISPENSER, PROVIDE BACKING AS NEEDED
A105 PAPER TOWEL DISPENSER, PROVIDE BACKING AS NEEDED
A106 ELECTRICAL SERVICE PANEL, PROVIDE BACKING AS NEEDED
A107 BABY CHANGING STATION, PROVIDE BACKING AS NEEDED
A108 COAT HOOK, CENTER ON BACK SIDE OF DOOR
A109 WINDOW SILL (SOLID SURFACE)
A110 SELF SERVE LITERATURE KIOSK, ATTACH TO STUD IN WALL WITH PROVIDED ANCHORAGE
A111 BROOM STORAGE, MOUNT AT 4'-0" AFF, PROVIDE BACKING AS NEEDED
A112 INFORMATION BOARD, PROVIDE BACKING AS NEEDED
A113 FIRE EXTINGUISHER, WALL MOUNTED, SEE 12/G-003 (NOT INCLUDED) FOR MOUNTING HEIGHT, PROVIDE BACKING, MIN 18" CLEARANCE FROM DOOR.
A114 READER'S TABLE, 18½" DIA.
A115 DECORATIVE STAGE PANELS
A116 WINDOW TREATMENT MOUNTED INSIDE OF OPENING, PROVIDE BACKING AS NEEDED
A117 HOT WATER HEATER ABOVE
A118 SURFACE MOUNTED WINDOW TREATMENT, MOUNT TO THIS SIDE
A121 TOILET PARTITIONS, 1" SOLID PLASTIC (HDPE) FLOOR MOUNTED, OVERHEAD BRACED. COLOR: BLACK, WITH APPROVED ACCESSIBLE HARDWARE, ALUMINUM HINGES, 3" STAINLESS STEEL SHOES. CLASS "B" RATED. PROVIDE BACKING AT WALLS AS NEEDED.
A125 CONTRIBUTION BOX, PROVIDE BACKING AS NEEDED
A127 HI-LO ACCESSIBLE DRINKING FOUNTAIN, PROVIDE BACKING
A129 MIRROR – 28"Wx32"H, REFER TO 12/G-003 (NOT INCLUDED) FOR MOUNTING HEIGHT
A131 FILING CABINET
A132 40" LED MONITOR WITH ARTICULATING MOUNT, SEE MOUNTING DETAIL (NOT INCLUDED)
A134 65" LED MONITOR, SEE MOUNTING DETAIL (NOT INCLUDED)
A137 LECTERN, ADJUSTABLE
A138 CONTROL DESK, 56"Wx25"Dx34"H
A139 TABLE, 32" DIA.
A152 STORAGE RACK, 72"Wx18"Dx84"H, ATTACH TO STUD IN WALL WITH PROVIDED ANCHORAGE
A153 RESTROOM STORAGE SHELF 6"X12"
A155 GARBAGE CAN
A156 ARTWORK
A159 WALL MOUNTED CLOCK (BATTERY POWERED)
A160 TERRITORY MAP LOCATION (NOT PROVIDED)
A163 CART STORAGE
A170 1-1/2" WOOD HANDRAIL W/ ALUMINUM BRACKET, SEE 15/G-003 (NOT INCLUDED)
A171 PLATFORM STEP EDGE, SEE 17/G-003 (NOT INCLUDED)
A174 LECTERN, NON-ADJUSTABLE
A184 CARPET TO TILE TRANSITION
A185 CARPET TO CONCRETE TRANSITION
A223 FULL LENGTH MIRROR, HEAD MOUNTED AT 74" WHEN FRAME SIZE IS 60" OR GREATER, PROVIDE BACKING AS NEEDED
A238 12"x12" PLUMBING ACCESS PANEL

CHAIR SCHEDULE

AREA	QTY	TYPE	COMMENTS
AUDITORIUM [2]	72	A	ARMS
AUDITORIUM	31	B	ARMLESS
MEETING ROOM 1 [2]	20	B	ARMLESS
MEETING ROOM 2 [2]	42	B	ARMLESS
PLATFORM	1	A	ARMS
PLATFORM	2	B	ARMLESS
GRAND TOTAL [2]	210		

NOTES:
1. ROWS OF CHAIRS ARE GANGED TOGETHER.
2. INCLUDES ADDITIONAL CHAIRS FOR WHEELCHAIR LOCATIONS: (4) ARMED IN AUDITORIUM, (1) ARMLESS IN MEETING ROOM 1 AND (1) ARMLESS IN MEETING ROOM 2.

FLOORING LEGEND

T-1 – CERAMIC TILE
CT-1 – CARPET TILE
CT-2 – CARPET TILE
FC – FINISHED CONCRETE
EXISTING FLOORING TO REMAIN

ROOM FINISH SCHEDULE

NUM	ROOM NAME	FLOOR	BASE	WALLS NORTH	WALLS EAST	WALLS SOUTH	WALLS WEST	CEILING
101	MAIN ENTRY LOBBY	CT-1/CT-2	CB-1	W-1/W-3	W-1/W-3	W-1/W-2	W-1/W-3	C-1
102	UTILITY ROOM	FC-1	–	W-3	W-3	W-3	W-3	G.B.
103	MEETING ROOM 1	CT-2	CB-1	W-2	W-1	W-1	W-1	C-1
104	PLATFORM	CT-2	CB-1	–	–	–	W-2	C-1
105	AUDITORIUM	CT-2	CB-1	W-1	W-1	W-1	W-2	C-1
106	MEETING ROOM 2	CT-2	CB-1	W-1	W-2	W-1	W-1	C-1
107	WOMEN'S ROOM	CER-1	CER-2	W-3	W-3	W-3	W-3	C-1
108	MEN'S ROOM	CER-1	CER-2	W-3	W-3	W-3	W-3	C-1

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FINISH AND SEATING FLOOR PLAN

PROJECT No. 18879

SHEET No. A-102

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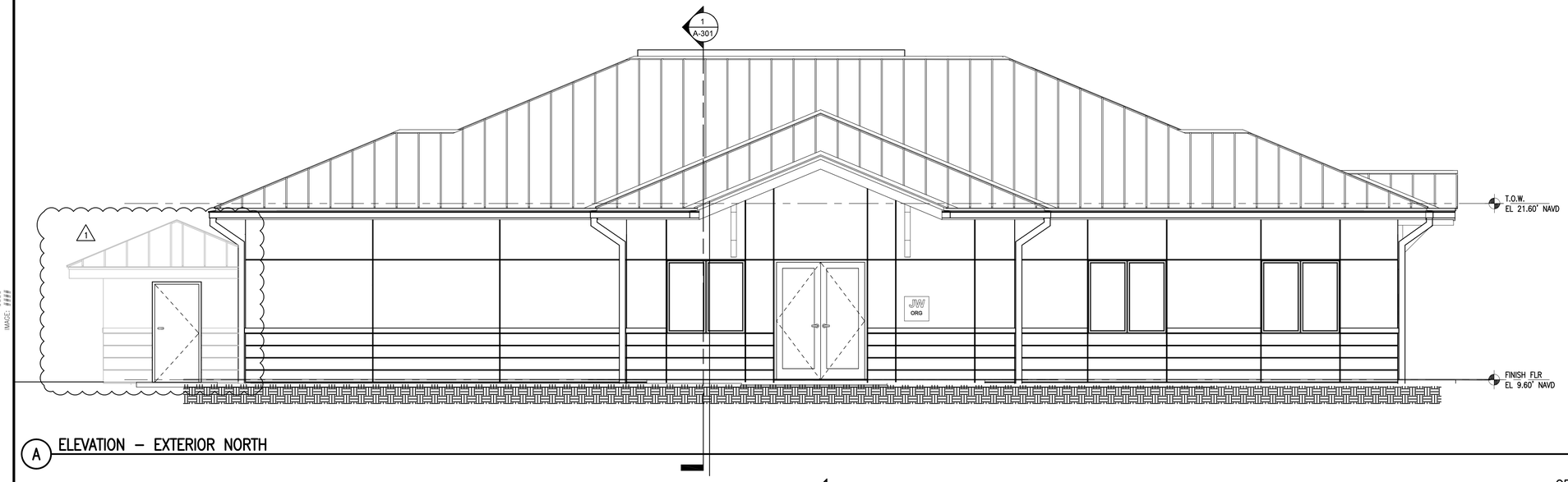
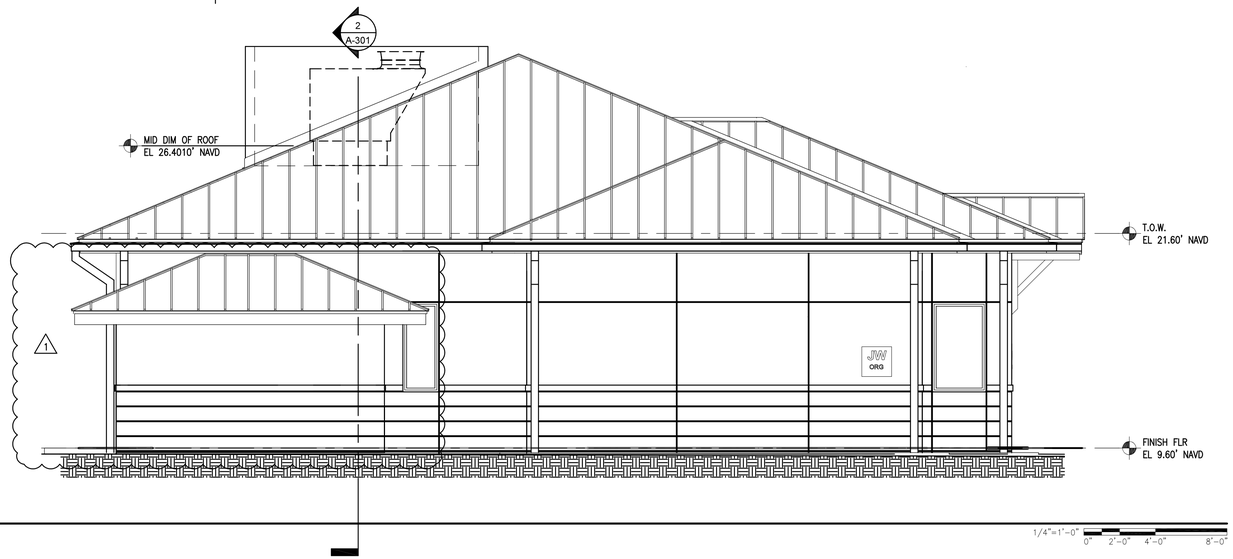


A ELEVATION – EXTERIOR NORTH

1/4"=1'-0"
0" 2'-0" 4'-0" 8'-0"



B ELEVATION – EXTERIOR EAST

1/4"=1'-0"
0" 2'-0" 4'-0" 8'-0"

GENERAL SHEET NOTES

1. REFER TO G-001 FOR LEGENDS.
2. SEE CIVIL DRAWINGS FOR ACTUAL GROUND FLOOR ELEVATION, PAVEMENT/GRADING TRANSITION.
3. SEE FOR FOR ROOF PLAN AND FALL PROTECTION LOCATIONS.
4. SEE WALL ASSEMBLY NOTES FOR STUCCO APPLICATION.
5. SEE FOR CARPORT CEILING DETAIL. EXTERIOR FINISH COLOR TO MATCH ADJACENT WALLPROVIDE GUTTTERS, FASCIA AND SOFFITS.

SHEET KEYNOTES

A207	NEW WALL PACK LIGHT FIXTURE MOUNTED 8'-0" AFF
A209	NEW FASCIA, SEE 3/A-104
A216	NEW WINDOW, SEE SCHEDULE ON A-601
A217	NEW DOOR, SEE SCHEDULE ON A-601
A225	ELECTRICAL SERVICE METER WITH EXTERIOR DISCONNECT, PAINT TO MATCH WALL
A229	NEW CANOPY CEILING SYSTEM, SEE NOTE
A257	PATCH AND REPAIR PENETRATIONS AND DAMAGED SHEATHING PRIOR TO NEW STANDING SEAM ROOF INSTALLATION
A258	NEW EXTERIOR SIGNAGE, SEE 2/G-005
A264	NEW EMERGENCY LIGHTING, SEE ELECTRICAL FOR HEIGHT
A265	NEW GUTTERS, DOWNSPOUTS AND LEADERS, SEE 3/A-104; EXTEND AND DIRECT LEADERS MIN. 36" AWAY FROM BUILDING
A266	NEW HVAC UNIT, SEE MECHANICAL PLAN
A271	NEW FALL PROTECTION, SEE NOTE
A272	NEW PERFORATED VENTED SOFFIT
A276	INSTALL VINYL CONTROL JOINT, ALIGN WITH BUILDING ELEMENTS AS SHOWN, SEE A-501
A278	INSTALL VINYL WEEP SCREED, SEE A-501

EXTERIOR FINISH LEGEND

PAINT – BRAINSTORM BRONZE
DESIGNER NOTE: IF NOT USED, MOVE UP APPLICABLE ITEMS.

EF2 PAINT – LATTE

EF3 PAINT – DIVINE WHITE

EXTERIOR SEALANTS COLOR LOCATIONS:

BRONZE	EF1 WALLS & ENTRY DOORS
CAPITAL TAN	EF2 WALLS
WHITE	EF3 WALLS

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MIAMI BEACH, FL 33140

SHEET TITLE:
EXTERIOR ELEVATIONS NORTH AND EAST

PROJECT No. 18879

SHEET No. A-201

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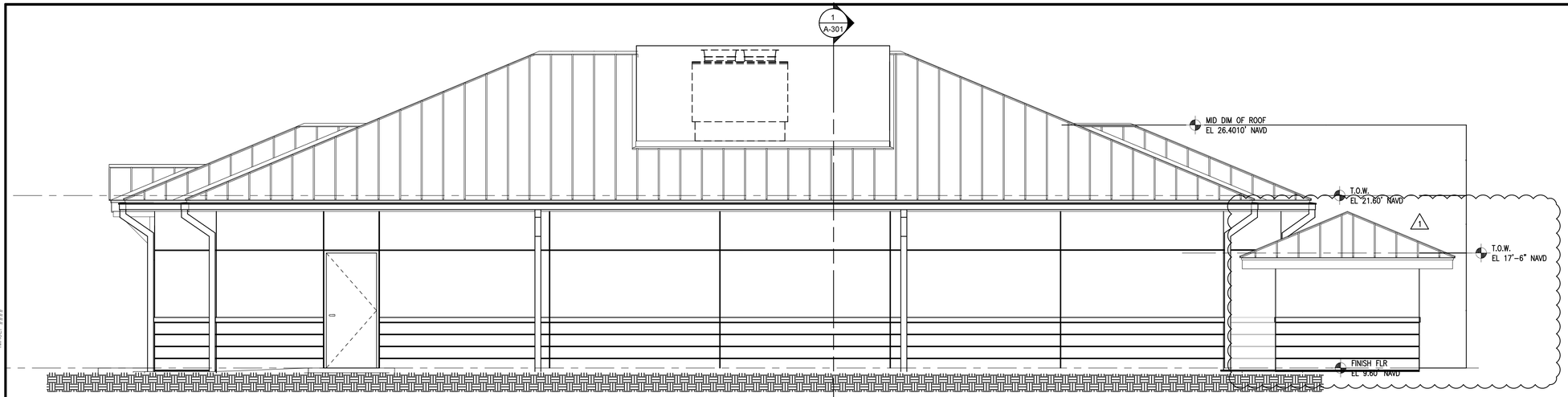
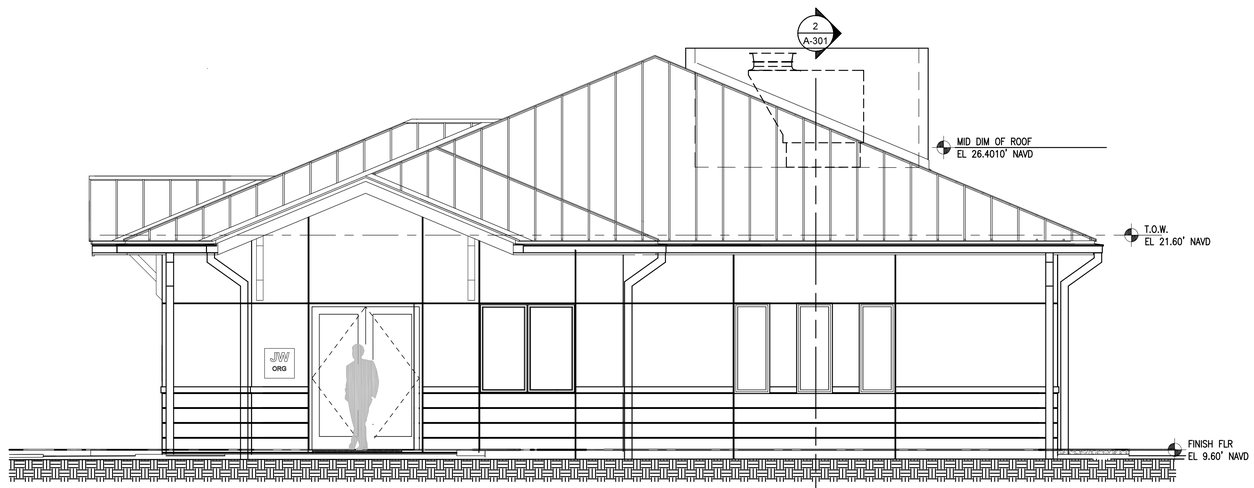


A ELEVATION – EXTERIOR SOUTH

REF: 1/A-101

1/4"=1'-0" 0" 2'-0" 4'-0" 8'-0"



B ELEVATION – EXTERIOR WEST

REF: 1/A-101

1/4"=1'-0" 0" 2'-0" 4'-0" 8'-0"

GENERAL SHEET NOTES

1. REFER TO G-001 FOR LEGENDS.
2. SEE CIVIL DRAWINGS FOR ACTUAL GROUND FLOOR ELEVATION, PAVEMENT/GRADING TRANSITION.
3. SEE FOR FOR ROOF PLAN AND FALL PROTECTION LOCATIONS.
4. SEE WALL ASSEMBLY NOTES FOR STUCCO APPLICATION.
5. PROVIDE GUTTTERS, FASCIA AND SOFFITS.

STUCCO COATING NOTES

1. EXISTING STUCCO MUST BE CLEAN AND FREE OF ANY LOOSE STUCCO. REFER TO SHERWIN WILLIAMS DATA SHEETS FOR SURFACE PREPARATION INSTRUCTIONS.
2. A PH TEST MUST BE PERFORMED PRIOR TO COATING APPLICATION. IF RECOMMENDED PROCEDURES FOR APPLYING STUCCO ARE FOLLOWED AND NORMAL DRYING CONDITIONS PREVAIL, THE PH OF THE NEW OR EXISTING STUCCO SURFACE SHALL BE BETWEEN 6 AND 13.
   A. SHERWIN WILLIAMS MASONRY COATING SYSTEM FOR EXTERIOR REPAINT OVER EXISTING STUCCO FINISH:
      FIRST COAT: A24W01100 LOXON CONDITIONER WHITE
      SECOND COAT: A24W01451 LOXON XP WATERPROOFING EXTRA WHITE (APPLIED 14 TO 18 MILS WET, 6.5 TO 8.4 MILS DRY)
      THIRD COAT: A89W01151 SUPERPAINT EXTERIOR LATEX STAIN EXTRA WHITE (APPLIED 4 MILS WET, 1.5 MILS DRY)
   B. SHERWIN WILLIAMS MASONRY COATING SYSTEM FOR NEW STUCCO FINISH:
      FIRST COAT: A24W01451 LOXON WATERPROOFING EXTRA WHITE (APPLIED 14 TO 18 MILS WET, 6.5 TO 8.4 MILS DRY)
      SECOND COAT: A89W01151 SUPERPAINT EXTERIOR LATEX SATIN EXTRA WHITE (APPLIED 4 MILS WET, 1.5 MILS DRY)

SHEET KEYNOTES

A207	NEW WALL PACK LIGHT FIXTURE MOUNTED 8'-0" AFF
A209	NEW FASCIA, SEE 3/A-104
A216	NEW WINDOW, SEE SCHEDULE ON A-601
A217	NEW DOOR, SEE SCHEDULE ON A-601
A225	ELECTRICAL SERVICE METER WITH EXTERIOR DISCONNECT, PAINT TO MATCH WALL
A229	NEW CANOPY CEILING SYSTEM, SEE NOTE
A257	PATCH AND REPAIR PENETRATIONS AND DAMAGED SHEATHING PRIOR TO NEW STANDING SEAM ROOF INSTALLATION
A258	NEW EXTERIOR SIGNAGE, SEE 2/G-005
A264	NEW EMERGENCY LIGHTING, SEE ELECTRICAL FOR HEIGHT
A265	NEW GUTTERS, DOWNSPOUTS AND LEADERS, SEE 3/A-104; EXTEND AND DIRECT LEADERS MIN. 36" AWAY FROM BUILDING
A266	NEW HVAC UNIT, SEE MECHANICAL PLAN
A271	NEW FALL PROTECTION, SEE NOTE
A272	NEW PERFORATED VENTED SOFFIT
A276	INSTALL VINYL CONTROL JOINT, ALIGN WITH BUILDING ELEMENTS AS SHOWN, SEE A-501
A278	INSTALL VINYL WEEP SCREED, SEE A-501

EXTERIOR FINISH LEGEND

PAINT – BRAINSTORM BRONZE
DESIGNER NOTE: IF NOT USED, MOVE UP APPLICABLE ITEMS.

EF2 PAINT – LATTE

EF3 PAINT – DIVINE WHITE

EXTERIOR SEALANT COLOR LOCATIONS:

BRONZE	EF1 WALLS & ENTRY DOORS
CAPITAL TAN	EF2 WALLS
WHITE	EF3 WALLS

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CONSULTANT:

MARK:	DATE:	DESCRIPTION:
1	16 AUG 21	ZONING RESUBMITTAL
–	28 JUN 21	ZONING SUBMITTAL

OWNER:
JEHOVAH'S WITNESSES
CONG. OF S. MIAMI BEACH
300 W. 40TH STREET
MIAMI BEACH, FL 33140

PROJECT TITLE:
KINGDOM HALL OF
JEHOVAH'S WITNESSES
300 W. 40TH STREET
MIAMI BEACH, FL 33140

SHEET TITLE:
EXTERIOR ELEVATIONS
SOUTH AND WEST

PROJECT No. 18879

SHEET No. A-202

PLOT DATE: 15 Aug 21 PLOTTED BY: kmpdr
DIMSCALE: 1.0000 DSGN\DRFT:
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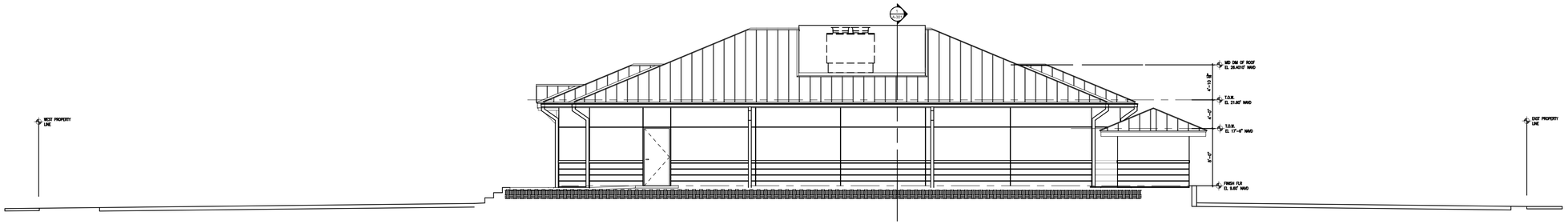

A SITE SECTION– LOOKING NORTH

1/8"=1'-0" 0" 2'-0" 4'-0" 8'-0"

IMAGE: IMAGE: IMAGE: IMAGE: IMAGE: IMAGE:

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PLOT DATE: 15 Aug 21 PLOTTED BY: kmpdr
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MIAMI BEACH, FL 33140

PROJECT TITLE:

KINGDOM HALL OF JEHOVAH'S WITNESSES
300 W. 40TH STREET
MIAMI BEACH, FL 33140

SHEET TITLE:

SITE CROSS SECTION

PROJECT No. 18879

SHEET No. A-203

1

SITE LIGHTING SCHEDULE

SYMBOL	LABEL	QTY	FIXTURE MANUFACTURER	FIXTURE MODEL	FIXTURE DESCRIPTION	FIXTURE CATOLOG No.	FIXTURE MOUNT HT	LAMP	OPTICS	BUG RATING B	BUG RATING U	BUG RATING G	LUMENS	LLF	IES FILE	POLE MANUFACTURER	POLE DESCRIPTION	POLE LENGTH	POLE CATOLOG No.
W2		*	SIGNIFY STONCO	LYTEPRO	EXTERIOR WALL SCONCE	LPW16-20W-NW-G3-3-UNV-BZ	SEE ELEVATIONS	LED	N/A	B1	U0	G1	2,242	1.0	LPW16-20-NW-G3-3-UNV.ies	N/A	N/A	N/A	N/A
X1		8	SIGNIFY GARDCO	ECOFORM	FULL CUT-OFF AREA LIGHT	ECF-S-32L-365-NW-G2-AR-4-UNV-BZ	10'-6"	LED	4	B1	U0	G2	5,934	1.0	ECF-S-32L-365-NW-G2-4.ies	VISIONAIRE	4" STRAIGHT SQUARE STEEL	10'-0"	SNTS-4S-11-10-9BC-QD-BZ
X2		2	SIGNIFY GARDCO	ECOFORM	FULL CUT-OFF AREA LIGHT	ECF-S-32L-365-NW-G2-AR-4-UNV-HIS-BZ	10'-6"	LED	4	B1	U0	G2	4,700	1.0	ECF-S-32L-365-NW-G2-4-HIS.ies	VISIONAIRE	4" STRAIGHT SQUARE STEEL	10'-0"	SNTS-4S-11-10-9BC-QD-BZ

LIGHTING STATISTICS

DESCRIPTION	AVG	MAX	MIN	MAX/MIN
ENTRY DRIVE	–	–	–	– / –
PARKING LOT	2.86	9.86	0.97	10.13 / 1
SIDEWALKS	3.0	–	–	– / –
BUILDING ENTRY	5.0	–	–	– / –

SYMBOLS LEGEND

	EXISTING	PROPOSED
LIGHT POLE (1-LIGHT)		
WALL MOUNTED LIGHT		
SIGN FLOODLIGHT		
UTILITY POLE		
UNDERGROUND CIRCUIT		

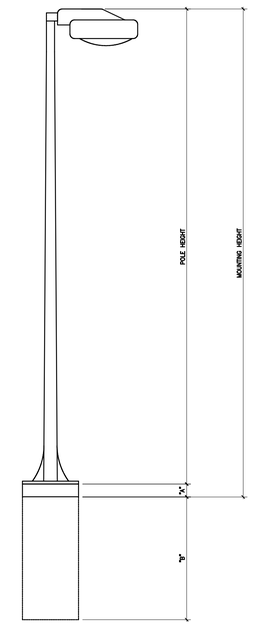
SHEET KEYNOTES

E101 CIRCUIT MP-13,15 VIA TIME CLOCK, SEE DETAIL 1/E-601. 2#10 AND 1#10 GROUND IN 3/4" MINIMUM CONDUIT. CONDUIT SHALL BE 24" BELOW GRADE TO TOP, MINIMUM.

E102 STUB 3/4" CONDUIT BEYOND POLE BASE FOR FUTURE USE. CAP CONDUIT. CONDUIT SHALL BE 24" BELOW GRADE TO TOP, MINIMUM.

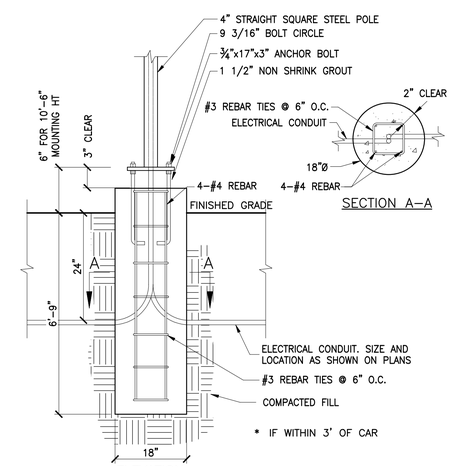
GENERAL LIGHTING NOTES

1. REFER TO C-001 COVER SHEET FOR GENERAL NOTES REFERENCING SURVEY INFORMATION, DATUMS, GENERAL PROJECT AND CONSTRUCTION INFORMATION.
2. CONTRACTOR TO COORDINATE THE INSTALLATION OF UNDERGROUND CONDUIT AND WIRING FOR EXTERIOR LIGHTING WITH EXISTING AND PROPOSED UTILITIES, SITE DRAINAGE SYSTEMS, AND PAVING.
3. CONTRACTOR TO COORDINATE ALL INSTALLATION OF WALL MOUNTED FIXTURES AND ELECTRICAL CONNECTIONS TO SITE STRUCTURES WITH BUILDING ARCHITECT, MEP AND OWNER.
4. CONTRACTOR TO OPERATE EACH LUMINAIRE AFTER INSTALLATION AND CONNECTION TO VERIFY PROPER OPERATION AND CONTROL SEQUENCE.
5. POINT SPACING ON PLANE CALCULATION IS 5 FT, LEFT TO RIGHT, AND 5 FT, TOP TO BOTTOM. POINT-BY-POINT CALCULATIONS ARE BASED ON A 1.0 LIGHT-LOSS FACTOR (LLF).
6. SITE CONTRACTOR SHALL EXAMINE AND VERIFY THAT SOIL CONDITIONS ARE SUITABLE TO SUPPORT LOADS EXERTED UPON FOUNDATIONS DURING EXCAVATION. CONTACTOR SHALL NOTIFY ENGINEER OF UNSATISFACTORY CONDITIONS.
7. POLE FOUNDATIONS SHALL NOT BE POURED IF FREE-STANDING WATER IS PRESENT IN THE EXCAVATED AREA.
8. THE SITE LIGHTING DESIGN IS BASED ON A NATIONAL STANDARD USED BY JWCS, INC. NO SUBSTITUTIONS ARE PERMITTED UNLESS WRITTEN APPROVAL IS OBTAINED.

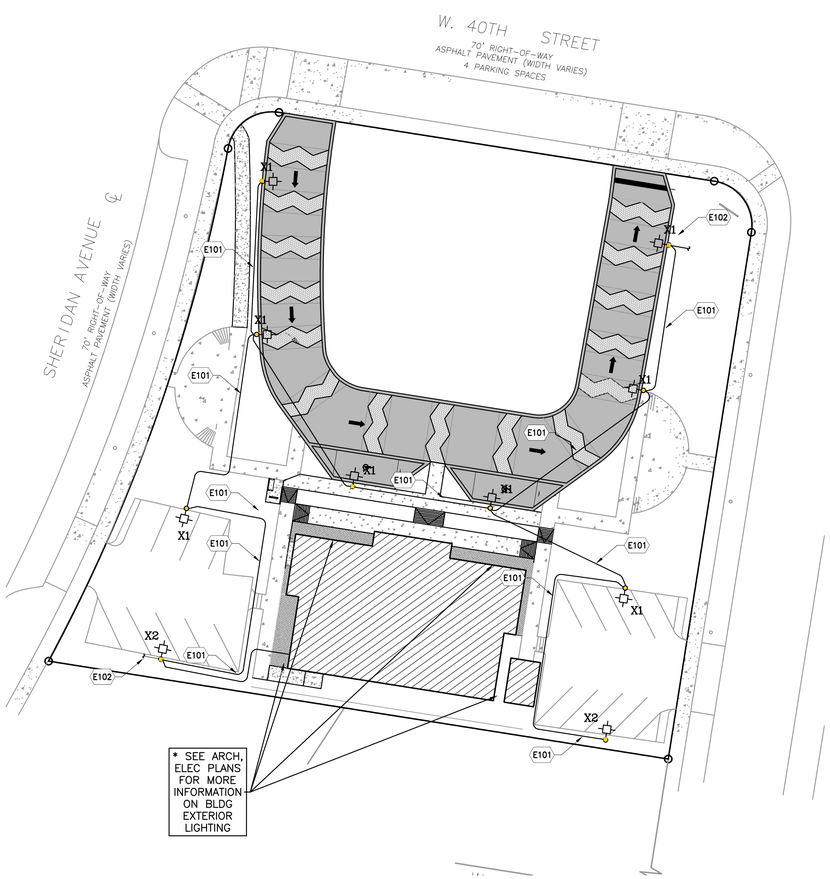


MOUNTING HEIGHT	POLE HEIGHT	HEIGHT "A"	EMBED DEPTH "B"
10'-6"	10'	6"	6' 9"

4 LIGHT POLE DETAIL

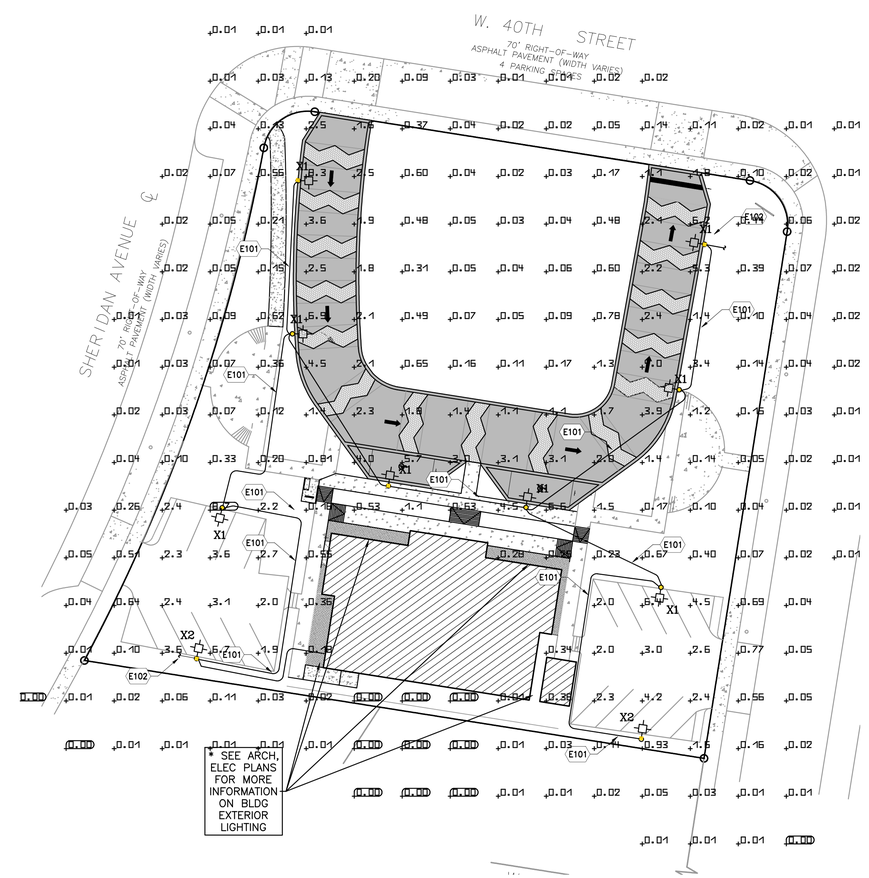


NOTES
1. ALL CONCRETE f'c = 3,000 PSI MIN. (OR SIMILAR)
2. ALL REBAR Fy = 60 KSI
3. PROVIDE AND INSTALL EQUIPMENT GROUNDING CONDUCTOR ALONG WITH BRANCH CIRCUIT, SIZED PER TABLE 250.122 AND ARTICLE 250.122 OF THE NEC. PROVIDE AND INSTALL 1 NO. 6 THWN COPPER BONDING JUMPER FROM INTEGRAL GROUNDING LUG WITHIN STEEL POLE HAND HOLE AND BOND TO EQUIPMENT GROUNDING CONDUCTOR.
4. NON-SHRINK GROUT SHALL COMPLY WITH ASTM C 1107, NON-SHRINK AND NONMETALLIC, DRY HYDRAULIC-CEMENT GROUT AND SHALL COMPLY WITH THE FOLLOWING: DESIGN MIX: 5,000-PSI (34.5-MPa), 28-DAY COMPRESSIVE STRENGTH; PREMIXED AND FACTORY PACKAGED; POST HARDENING, VOLUME ADJUSTING, NONSTAINING, NONCORROSIVE, NONGASEOUS, AND RECOMMENDED FOR INTERIOR AND EXTERIOR APPLICATIONS.



1 ELECTRICAL SITE PLAN

1"=24'



2 SITE PHOTOMETRIC PLAN

1"=24'

3 LIGHT POLE BASE DETAIL

NOT TO SCALE

CIVIL

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ACCOUNT No.

PROJECT TITLE:
KINGDOM HALL OF JEHOVAH'S WITNESSES
300 W. 40TH STREET
MIAMI BEACH, FL 33140

SHEET TITLE:
ELECTRICAL SITE PLAN

PROJECT No. 18879

SHEET No. 1 ES101

PLOTTED BY:
DSGN\DRFT:
PLOT DATE:
DIMSCALE: 240.00
FILE PATH: R:\18879-Fl. Miami Beach 300 W 40th St 3\2 Concept Design\0.1 Site\SITE SUBMITTAL\0.1 Site\0.1.1 CAD\18879.ES101_ELECTRICAL_SITE_PLAN.dwg