

Plotted By: Collie, Jimmy - Sheet Set: 1920 ALTON ROAD - Layout: C301 - DEMOLITION NOTES - January 09, 2023 - 07:00:22am - K:\Vr-civil\143_jobs\143589001.mxd - 1920_alton_road_CAD\layouts\sheetsets\C301 - Erosion Control - Details.dwg
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CIVIL RELATED DEMOLITION NOTES AND SPECIFICATIONS

SHOULD ANY SECTION OF THESE DEMOLITION NOTES BE IN DIRECT CONFLICT WITH THE PROVISIONS OR TECHNICAL SPECIFICATIONS CONTAINED IN THE CONTRACT DOCUMENT FOR THIS PROJECT, THE INTENT OF THE CONTRACT DOCUMENT SHALL GOVERN.

I. GENERAL

FOR THIS PROJECT, "OWNER" SHALL MEAN MONAD TERRACE PROPERTY OWNER, LLC, "SURVEY" SHALL MEAN THE BOUNDARY SURVEY PREPARED BY LONGITUDE SURVEYORS, LLC, ON 02/26/2016 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: LB-7335 AND "ENGINEER" SHALL MEAN THE ENGINEER OF RECORD.

1. EXISTING CONDITIONS, UTILITIES, STRUCTURES AND OTHER IMPROVEMENTS, AS SHOWN ON THE DEMOLITION DRAWINGS, WERE TAKEN FROM THE SURVEY, APPROVED MONAD TERRACE DEMOLITION PLAN AND FROM INFORMATION PROVIDED BY UTILITY COMPANIES. AN ATTEMPT HAS BEEN MADE TO SHOW ALL EXISTING STRUCTURES, UTILITIES, DRIVES, WALKS, ETC., IN THEIR APPROXIMATE LOCATION. OTHERS MAY EXIST AND MAY BE FOUND UPON VISITING THE SITE. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ACCURATELY LOCATE ALL FACILITIES AND TO DETERMINE THEIR EXTENT. IF SUCH FACILITIES OBSTRUCT THE PROGRESS OF THE WORK AND ARE NOT INDICATED TO BE REMOVED OR RELOCATED, THEY SHALL BE REMOVED OR RELOCATED ONLY AS DIRECTED BY THE OWNER OR ENGINEER OF RECORD, AT NO ADDITIONAL COST TO THE OWNER.
2. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
3. ORGANIZE AND PERFORM DEMOLITION WORK TO AVOID DAMAGE TO CONSTRUCTION INTENDED TO REMAIN, INCLUDING TREES (SEE LANDSCAPE PLANS FOR DETAILS).
4. DEMOLITION AND REMOVAL OPERATIONS SHALL BE CONDUCTED IN AN EXPEDIENT MANNER, WITH PRECAUTIONS TAKEN TO PREVENT THE DEMOLITION SITE FROM BEING A NUISANCE.
5. PERFORM REMOVAL AND DEMOLITION IN ACCORDANCE WITH DEMOLITION SCHEDULE (REFER TO SECTION IV.) AND TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING ADJACENT BUILDINGS, FURNISHINGS, AND EQUIPMENT. NOTIFY THE ENGINEER OF ANY CONDITIONS THAT MAY AFFECT THE SAFETY OF OCCUPANTS OF ADJACENT BUILDINGS, THE NORMAL USE OF THESE FACILITIES, OR THE PHYSICAL CONDITION OF THE STRUCTURES.
6. ALL EXISTING UTILITIES OUTSIDE THE PROPERTY BOUNDARIES ARE TO REMAIN, UNLESS OTHERWISE NOTED.
7. PRIOR TO DEMOLITION ACTIVITIES, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL AFFECTED UTILITY COMPANIES IN ORDER TO COORDINATE THE DEACTIVATION OF ALL EXISTING UTILITY LINES WITHIN THE PROPERTY. ONCE ALL ON-SITE UTILITIES HAVE BEEN DEACTIVATED, ALL LINES SHALL BE CUT AND CAPPED INSIDE THE PROPERTY LINE, AND REMOVED (UNLESS OTHERWISE INDICATED).
8. THE CONTRACTOR SHALL USE EXTREME CAUTION IN REMOVING ANY STRUCTURES AND UTILITIES ABOVE AND BELOW GRADE TO PREVENT DAMAGE TO EXISTING UTILITIES WHICH ARE TO REMAIN IN SERVICE. ANY DAMAGE TO EXISTING PIPELINES, UTILITIES, ETC., CAUSED BY THE CONTRACTOR SHALL BE REPAIRED, AT THE CONTRACTOR'S EXPENSE, IN A MANNER ACCEPTABLE TO THE PARTY IN OWNERSHIP OF THE DAMAGED PROPERTY. THE CONTRACTOR SHALL REPORT ANY EXISTING DAMAGE PRIOR TO BEGINNING WORK. IN THE EVENT OF ACCIDENTAL DISRUPTION OF UTILITIES OR THE DISCOVERY OF PREVIOUSLY UNKNOWN UTILITIES, STOP WORK IMMEDIATELY AND NOTIFY THE AFFECTED UTILITY COMPANY AND THE ENGINEER. DO NOT CONTINUE WORK UNTIL THE UTILITY COMPANY, ENGINEER, AND CONTRACTOR AGREE ON A PLAN TO CORRECT THE SITUATION OR IDENTIFY THE UTILITY SERVICE LINE.
9. EXISTING WORK NOT SPECIFIED FOR REMOVAL WHICH IS TEMPORARILY REMOVED, DAMAGED, EXPOSED, OR IN ANY WAY DISTURBED OR ALTERED BY THE CONTRACTOR'S ACTIVITIES SHALL BE REPAIRED, PATCHED OR REPLACED, SOLELY AT THE CONTRACTOR'S EXPENSE, TO THE ENGINEER'S AND OWNER'S SATISFACTION.
10. TITLE AND RESPONSIBILITY TO MATERIALS AND EQUIPMENT TO BE REMOVED, EXCEPT SALVAGEABLE EQUIPMENT TO BE RETAINED BY THE OWNER, IS VESTED TO THE CONTRACTOR UPON RECEIPT OF NOTICE TO PROCEED. THE OWNER WILL NOT BE RESPONSIBLE FOR THE CONDITION, LOSS OR DAMAGE TO SUCH MATERIALS AND EQUIPMENT AFTER THE ISSUANCE OF THE NOTICE TO PROCEED.
11. IT IS THE CONTRACTOR'S RESPONSIBILITY TO:
 - A. PROTECT ALL EXISTING STRUCTURAL AND VEGETATIVE ELEMENTS TO REMAIN DURING DEMOLITION UNLESS OTHERWISE SPECIFIED.
 - B. IF APPLICABLE, PATCH AND REPAIR ALL SURFACES WITHIN THE PUBLIC R/W AFFECTED BY DEMOLITION.
 - C. SAW-CUT IN NEAT, STRAIGHT LINES, EXISTING CONC. OR ASPHALT PAVEMENT.
 - D. REMOVE ALL EXISTING IRRIGATION LINES WITHIN THE LIMITS OF DEMOLITION UNLESS OTHERWISE NOTED.
 - E. ALL EXISTING CHAIN LINK FENCES AND CBS WALLS ALONG THE PERIMETER OF THE PROPERTY SHALL REMAIN, UNLESS OTHERWISE SPECIFIED.
 - F. NO ELECTRIC POLES, STREET LIGHTS, WATER METERS/VALVES, FIRE HYDRANTS ETC. WILL BE REMOVED WITHIN THE ROADWAY RIGHT-OF-WAY, UNLESS OTHERWISE NOTED ON THE DEMOLITION PLANS.
 - G. REFER TO LANDSCAPE PLANS FOR VERIFICATION OF ALL EXISTING TREES TO BE REMOVED, RELOCATED OR TO REMAIN.
 - H. MAINTAIN ALL EXISTING SURVEY REFERENCES AND MARKERS IN PLACE, OTHERWISE THEY SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

II. DESCRIPTION

1. PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, SERVICES, ETC., NECESSARY AND INCIDENTAL TO THE COMPLETION OF ALL SITE DEMOLITION AND CLEARING WORK AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN, INCLUDING THE LEGAL TRANSPORT AND OFF-SITE DISPOSAL OF DEMOLITION DEBRIS.
2. ALL SITE WORK INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING:
 - A. FULL-DEPTH REMOVAL OF EXISTING SIDEWALKS, DRIVES, CURBS, AND PAVEMENT.
 - B. FULL DEPTH REMOVAL OF EXISTING BUILDING FOUNDATIONS, UNDERGROUND UTILITIES AND RELATED STRUCTURES.
 - C. CLEARING SITE OF VEGETATION AND TREES AS NOTED ON THE LANDSCAPE PLANS.
 - D. CLEARING SITE OF DEMOLITION DEBRIS.
 - E. REMOVAL FROM SITE AND DISPOSAL OF ALL EXCESS AND UNUSABLE MATERIAL.
 - F. COORDINATION WITH ALL UTILITY COMPANIES/OWNERS PRIOR TO DEACTIVATION OF EXISTING UTILITIES.

III. APPLICABLE CODES

1. DEMOLITION AND TRANSPORTATION OF DEBRIS SHALL COMPLY WITH APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS GOVERNING THESE OPERATIONS. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ANY PERMITS, BONDS, LICENSES, ETC., REQUIRED FOR DEMOLITION AND CLEARING WORK.
2. ANY WORK WITHIN PUBLIC RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF MIAMI BEACH PUBLIC WORKS DEPARTMENT, AND OTHER GOVERNMENTAL AGENCIES WHO MAY HAVE JURISDICTION OF THE PUBLIC RIGHT-OF-WAY. SAID WORK SHALL NOT BEGIN UNTIL THE CONTRACTOR HAS OBTAINED ALL PERMITS AND NOTIFIED ALL THE GOVERNING AUTHORITIES.

IV. SEQUENCING AND SCHEDULING

1. AREAS ADJACENT TO DEMOLITION AND REMOVAL WORK MAY BE OCCUPIED AND THEIR ACTIVITIES CANNOT BE INTERRUPTED OR DISTURBED DURING NORMAL WORKING HOURS. DEMOLITION SCHEDULE SHALL BE COORDINATED WITH ALL ADJACENT PROPERTY OWNERS AND ANY OTHER PARTIES WHOSE DAILY ACTIVITIES WOULD BE AFFECTED BY THE DEMOLITION WORK.
2. COORDINATE WITH APPLICABLE UTILITY COMPANIES FOR UTILITY LINE REMOVAL, CAPPING AND UTILITY SHUTDOWNS NECESSITATED BY REMOVAL WORK.

V. ENVIRONMENTAL PROTECTION

1. CONTROL AMOUNT OF DUST RESULTING FROM CONSTRUCTION OR DEMOLITION TO PREVENT SPREAD OF DUST TO OTHER BUILDINGS AND TO AVOID CREATION OF A NUISANCE IN SURROUNDING AREAS. USE OF WATER TO CONTROL DUST WILL NOT BE PERMITTED WHEN IT WILL RESULT IN, OR CREATE, HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS FLOODING.
2. NOISE PRODUCING ACTIVITIES SHALL BE HELD TO A MINIMUM. INTERNAL COMBUSTION ENGINES AND COMPRESSORS, ETC., SHALL BE EQUIPPED WITH MUFFLERS TO REDUCE NOISE TO A MINIMUM. CONTRACTOR SHALL COMPLY WITH ALL NOISE ABATEMENT ORDINANCES.
3. THE USE OF EXPLOSIVES WILL NOT BE PERMITTED.
4. DISPOSITION OF DEMOLISHED MATERIALS BY BURNING IS NOT PERMITTED.
5. ALL CLEARING SHALL BE PERFORMED IN A MANNER SUCH AS TO PREVENT ANY WASH-OFF OF SOILS AND DEBRIS FROM THE SITE INTO PUBLIC RIGHT-OF-WAY WATER BODIES, AND/OR STORM DRAINAGE SYSTEMS. APPROPRIATE SEDIMENTATION PONDS, DIKES, COLLARS, AND FILTER MEDIA SHALL BE EMPLOYED TO ENSURE COMPLIANCE WITH THESE REQUIREMENTS. WHERE A SPECIFIC STATUTE GOVERNS THESE PROCEDURES, SUCH STATUTE SHALL BE COMPLIED WITH IN ITS ENTIRETY.
6. AT ALL TIMES DURING THE CLEARING OPERATION, THE EXPOSED AREAS OF SUBGRADE SHALL BE MAINTAINED IN A CONDITION COMPATIBLE WITH POSITIVE DRAINAGE OF THE WORK AREA. NO WATER WILL BE PERMITTED TO STAND IN OPEN EXCAVATIONS. ALL STORMWATER RUNOFF SHALL BE CONTAINED WITHIN THE SITE. FAILURE TO MAINTAIN SUCH DRAINAGE SHALL BE CONSIDERED ADEQUATE CAUSE TO ORDER TEMPORARY SUSPENSION OF THE WORK.
7. IF IT SHOULD BECOME NECESSARY TO STOP WORK FOR INDEFINITE PERIODS, THE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO PREVENT DAMAGE OR DETERIORATION OF THE WORK ALREADY PERFORMED, PROVIDE SUITABLE AND FUNCTIONAL DRAINAGE BY OPENING DITCHES, FILTER DRAINS, TEMPORARY CUT-OFF LINES, ETC., AND ERECT TEMPORARY PROTECTIVE STRUCTURES WHERE NECESSARY. ALL EMBANKMENTS SHALL BE BACK-BLADED AND SUITABLY SEALED TO PROTECT AGAINST ADVERSE WEATHER CONDITIONS.
8. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS WHEN REMOVING ABANDONED AND DE-ENERGIZED MATERIALS. IF ASBESTOS PIPES ARE ENCOUNTERED, THE CONTRACTOR WILL TAKE ALL NECESSARY ABATEMENT STEPS AS REQUIRED BY GOVERNING REGULATIONS TO SAFELY REMOVE AND DISPOSE OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF SAID MATERIALS.
9. THE CONTRACTOR SHALL SECURE THE WORK AREA WITH FENCING OR OTHER MEANS AS APPROVED BY THE OWNER.

VI. TRAFFIC MAINTENANCE

1. THE CONTRACTOR SHALL FOLLOW FDOT MAINTENANCE OF TRAFFIC PROCEDURES DURING CONSTRUCTION IN PUBLIC RIGHT-OF-WAYS AND PRIVATE DRIVEWAYS, PEDESTRIAN PATHS, AND ROADWAYS (INDEX 600 SERIES), AND PREPARE AND OBTAIN APPROVAL OF SUCH MAINTENANCE OF TRAFFIC PLAN FROM THE APPROPRIATE REGULATORY AGENCY.
2. THE CONTRACTOR SHALL PROVIDE ADEQUATE BRACING, SHORING, TEMPORARY CROSSOVER FOR PEDESTRIAN AND VEHICULAR TRAFFIC INCLUDING GUARDRAILS, LAMPS, WARNING SIGNS AND FLAGS AS REQUIRED BY AGENCIES HAVING JURISDICTION, AND SHALL NOT REMOVE THESE UNTIL THE NEED FOR PROTECTION CEASES.
3. THE CONTRACTOR MAY NOT CLOSE ANY SIDEWALKS WITHOUT PROVIDING ALTERNATE ROUTES IN ACCORDANCE WITH FDOT INDEX 660 AND OBTAINING APPROVAL AND PERMIT FROM THE GOVERNING JURISDICTIONAL AGENCY.
4. THE CONTRACTOR SHALL CONDUCT CONSTRUCTION OPERATIONS SO THAT TRAFFIC IS MAINTAINED ALONG EXISTING STREETS AND WALKS. ALL PUBLIC PAVED STREETS AND WALKWAYS MUST BE KEPT FREE OF DEBRIS. THE CONTRACTOR MUST REMOVE MATERIAL AND OTHER MATTER TRACKED OR FALLEN ONTO TRAFFIC SURFACES.

VII. CLEAN UP

1. REMOVE DEMOLISHED CONSTRUCTION MATERIALS AND RELATED DEBRIS FROM THE SITE ON A REGULAR BASIS. ACCUMULATION OF DEBRIS ON THE SITE WILL NOT BE PERMITTED. SELLING OF SALVAGEABLE MATERIALS IS NOT PERMITTED AT THE SITE.
2. REMOVE MATERIALS, INCLUDING DEBRIS AND DUST, AND DISPOSE OF LEGALLY OFF SITE. NO DEBRIS SHALL BE BURNED OR BURIED ON THE SITE AS A MEANS OF DISPOSAL. USE METHODS APPROVED BY THE REGULATORY AGENCIES PRIOR TO BEGINNING CLEANUP OPERATIONS. USE OF BLOWERS TO DISTRIBUTE DUST WILL NOT BE PERMITTED.
3. MATERIAL DESIGNATED FOR REMOVAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR, AND ANY SALVAGE VALUE THERE FROM WILL ACCRUE TO THE CONTRACTOR.

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LICENSED PROFESSIONAL

CARLOS H. FLORIAN

FLORIDA LICENSE NUMBER

80500

DATE: 1/9/2023

KHA PROJECT

143589001

DATE

OCT 2022

SCALE AS SHOWN

DESIGNED BY

JC

DRAWN BY

JC

CHECKED BY

CF

1920 ALTON ROAD
 PREPARED FOR
ALTON OFFICE
HOLDINGS II, LLC.
 CITY OF MIAMI BEACH FLORIDA

SHEET NUMBER
C301

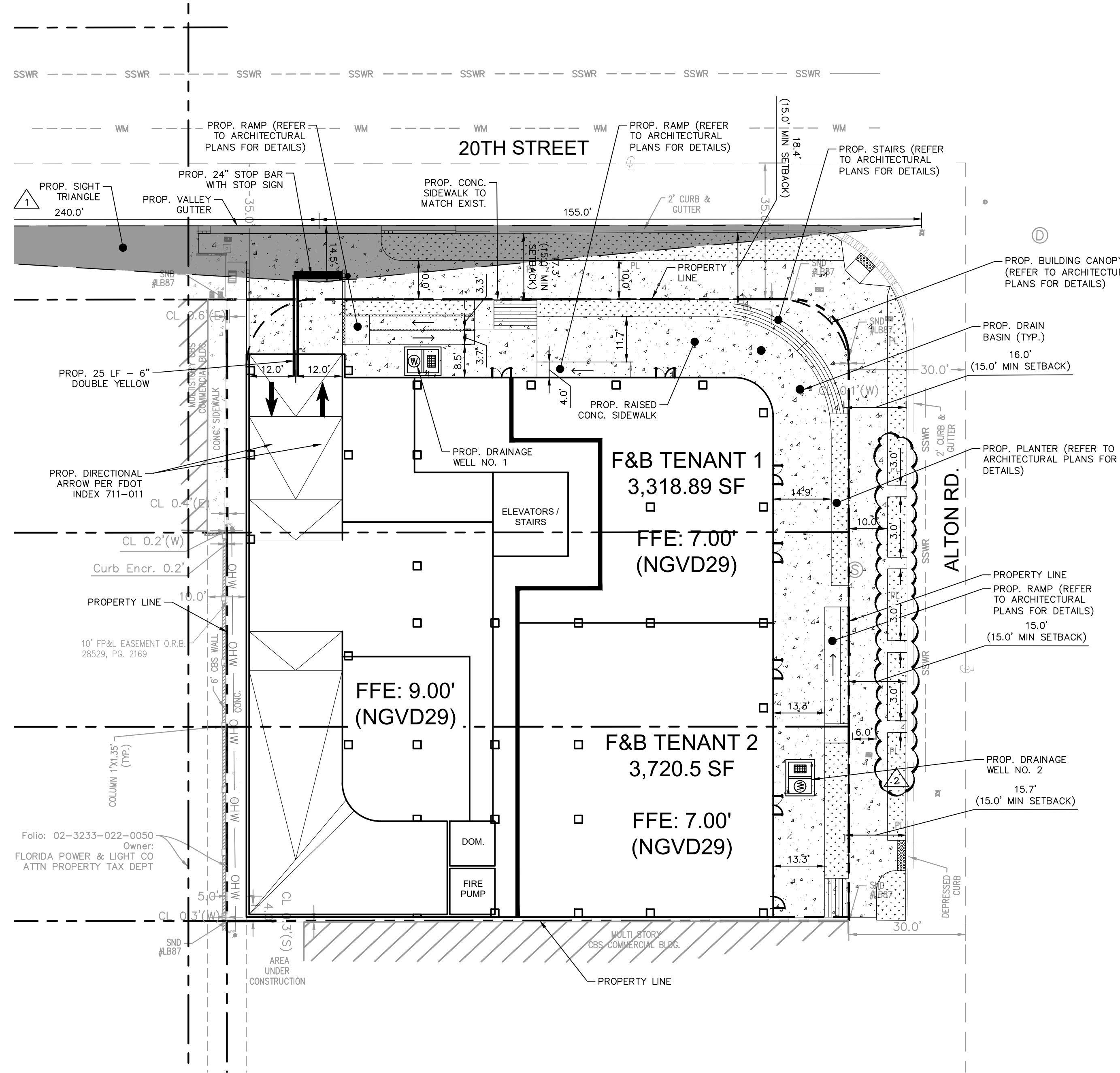
THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

ALL ELEVATIONS SHOWN ON THESE PLANS ARE BASED ON BASED NGVD 1929.



No.	REVISIONS	DATE	BY

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NO.	CITY COMMENTS	JAC	DATE
1		JAC	09/12/2022
2		JAC	10/06/2022

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LICENSED PROFESSIONAL	CARLOS H. FLORIAN
KHA PROJECT	143589001
DATE	OCT 2022
SCALE	AS SHOWN
DESIGNED BY	JAC
DRAWN BY	JAC
CHECKED BY	CF
DATE:	1/9/2023

SITE PLAN

1920 ALTON ROAD
 PREPARED FOR
 ALTON OFFICE
 HOLDINGS II, LLC.
 CITY OF MIAMI BEACH FLORIDA

SHEET NUMBER
C400

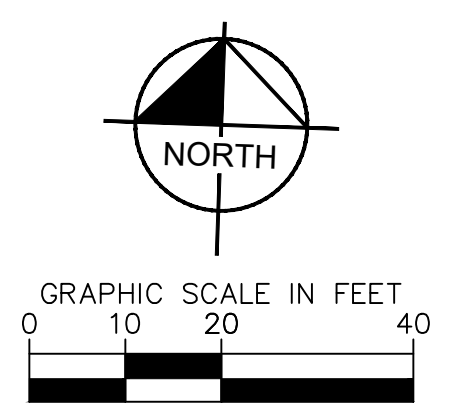
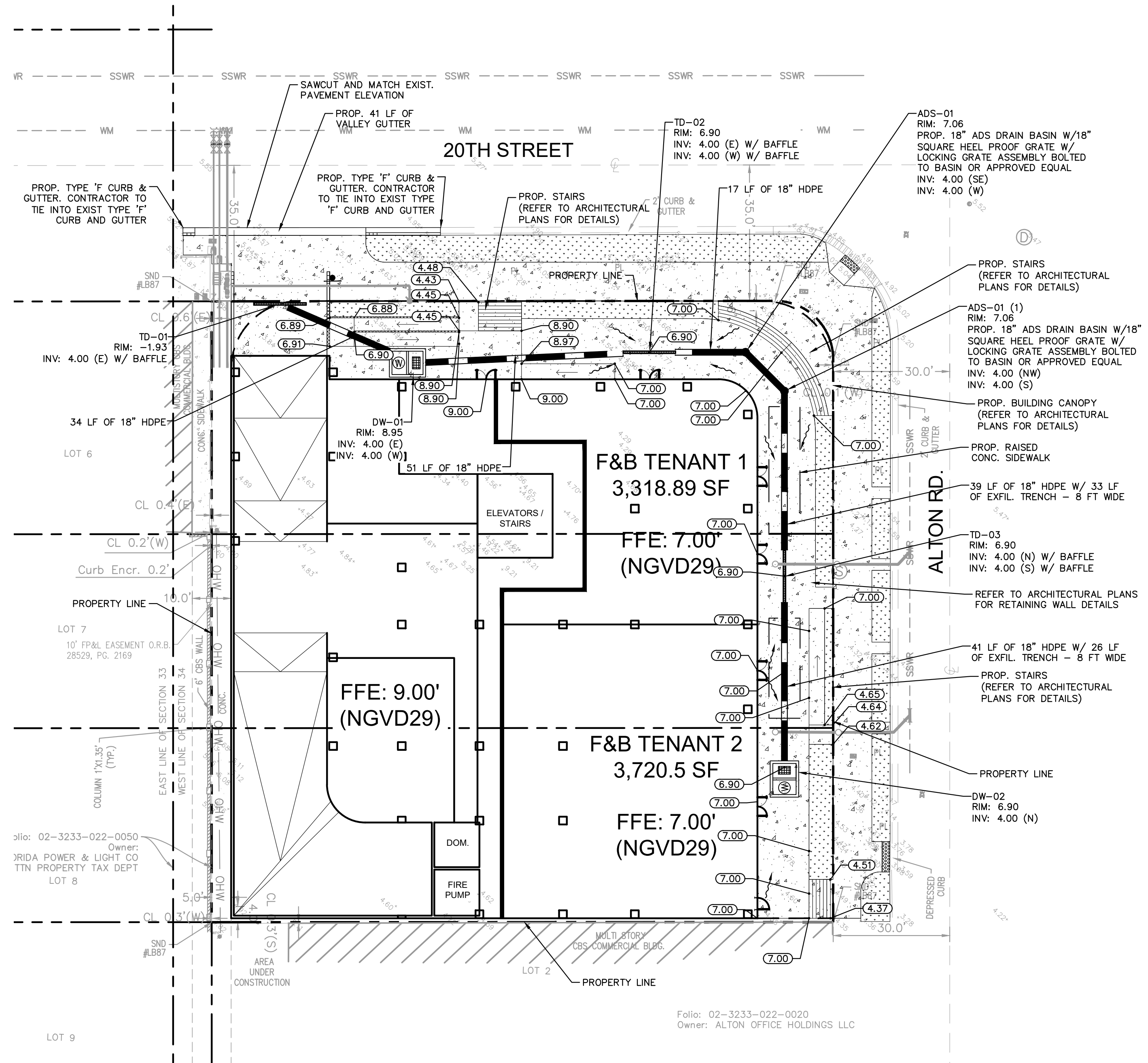
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- GENERAL NOTES:**
- PLEASE REFER TO LANDSCAPE AND ARCHITECTURAL PLANS FOR GRADING WITHIN THE HARDSCAPE AREAS.
 - ALL ELEVATIONS LISTED ON PLANS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).
 - CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR TO NOTIFY ENGINEER OF ANY CONFLICTS.
 - IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO ENSURE PROPER SAFETY AND WORKMANSHIP WHEN WORKING IN THE VICINITY OF EXISTING UTILITY LINES.
 - CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH PFL ON ANY WORK IN THE VICINITY OF OVERHEAD OR UNDERGROUND POWER LINES.
 - CONTRACTOR SHALL VERIFY PROPER CLEARANCE BELOW EXISTING OVERHEAD POWER LINES PRIOR TO WORKING WITHIN THE VICINITY OF THE POWER LINES.
 - CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
 - THE CONTRACTOR SHALL CONTACT THE SITE ENGINEER REGARDING ANY GRADING REVISIONS PRIOR TO CONSTRUCTION OF THE PAVEMENT AREAS.
 - CONTRACTOR TO ADJUST ANY MANHOLE RIMS AND VALVE LIDS TO MATCH PROPOSED GRADES.
 - IF ANY EXISTING STORM DRAINAGE STRUCTURES AND PIPES TO REMAIN IN SERVICE ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR THOSE STRUCTURES TO PRIOR CONDITION, OR BETTER, OR TO REPLACE THEM, AS NECESSARY.
 - ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING FRAME AND COVER.
 - ALL MAXIMUM SLOPES ARE ABSOLUTE AND SUPERSEDE CONSTRUCTION TOLERANCES STATED IN THE PROJECT SPECIFICATIONS. THE CONTRACTOR HAS THE OPTION OF ADJUSTING GRADES TO ALLOW FOR CONSTRUCTION TOLERANCES BUT SHALL NOT EXCEED MAXIMUM SPECIFIED ABOVE BY ANY AMOUNT. PAVEMENT SLOPES WILL BE REVIEWED AFTER CONSTRUCTION AND ANY SLOPES FOUND TO EXCEED THE MAXIMUM SPECIFIED ABOVE WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
 - LEVEL CHANGES BETWEEN GROUND SURFACE MATERIALS MUST NOT EXCEED 1/4 INCH HIGH. IF A LEVEL CHANGE DOES EXCEED 1/4 INCH HIGH IT MUST BE BEVELED WITH A SLOPE THAT DOES NOT EXCEED 1/4 (V:H) FOR A LEVEL CHANGE UP TO 1/2 INCH HIGH. IF THE CHANGE IS MORE THAN 1/2 INCH THE CHANGE MUST BE RAMPED AND NOT TO EXCEED A SLOPE OF 1/4 (V:H).
 - ALL PROPOSED AND EXISTING DRAINAGE INFRASTRUCTURE SHALL BE CLEANED/INSPECTED FROM WORK AREA TO OUTFALL AS PART OF THIS PROJECT.

LEGEND	
	PROPERTY LINE
	EXISTING WATER
	EXISTING SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED EXFILTRATION TRENCH
	EXISTING STORM SEWER
	EXISTING OVERHEAD WIRE
	EXISTING COMMUNICATION LINE
	EXISTING NATURAL GAS LINE
	PROPOSED CATCH BASIN
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM MANHOLE
	PROPOSED ASPHALT PAVEMENT
	PROPOSED ASPHALT RESTORATION
	PROPOSED CONCRETE PAVEMENT
	EXISTING CONCRETE PAVEMENT
	PROPOSED CONCRETE PAVERS
	PROPOSED GRADE
	MATCH EXISTING GRADE
	PROPOSED SIDEWALK GRADE
	EXISTING GRADE
	FLOW ARROW

- ADA NOTES:**
- ALL WALKWAYS SHALL HAVE A SLOPE LESS THAN 2% PERPENDICULAR TO THE DIRECTION OF TRAVEL AND LESS THAN 5% IN THE DIRECTION OF TRAVEL.
 - ALL WALKWAYS NEAR BUILDING ENTRANCES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION FOR A MINIMUM OF 60 INCHES, MEASURED PERPENDICULAR TO THE FACE OF THE DOOR.
 - CLEAR WIDTH OF ACCESSIBLE ROUTE MUST BE A MINIMUM OF 36 INCHES.
 - RUNNING SLOPE OF RAMPS AND CURB RAMPS CANNOT EXCEED 8.33% IF VERTICAL RISE IS LESS THAN 6 INCHES, HANDRAILS ARE NOT REQUIRED.
 - SLOPES AT INTERSECTIONS OF ACCESSIBLE ROUTES MUST NOT EXCEED 2%, MEASURED IN ANY DIRECTION.
 - SLOPES OF CLEAR FLOOR SPACES AT FIXTURES AND CONTROLS MUST NOT EXCEED 2%, MEASURED IN ANY DIRECTION. THE 30X48 INCH CLEAR FLOOR SPACE PROVIDED AT THE CONTROL MUST BE FLUSH WITH THE CONTROL.
 - GAPS OR OPENINGS ALONG THE ACCESSIBLE ROUTE MUST NOT EXCEED 1/2 INCH WIDTH, PERPENDICULAR TO THE PREDOMINATE FLOW OF PEDESTRIAN TRAFFIC.

NO.	REVISIONS	DATE	BY

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LICENSED PROFESSIONAL	CARLOS H. FLORIAN
KHA PROJECT	143589001
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DRAWN BY	JC
CHECKED BY	CF
DATE	1/9/2023

PAVING GRADING AND DRAINAGE PLAN

1920 ALTON ROAD
 PREPARED FOR
 ALTON OFFICE
 HOLDINGS II, LLC.
 CITY OF MIAMI BEACH FLORIDA

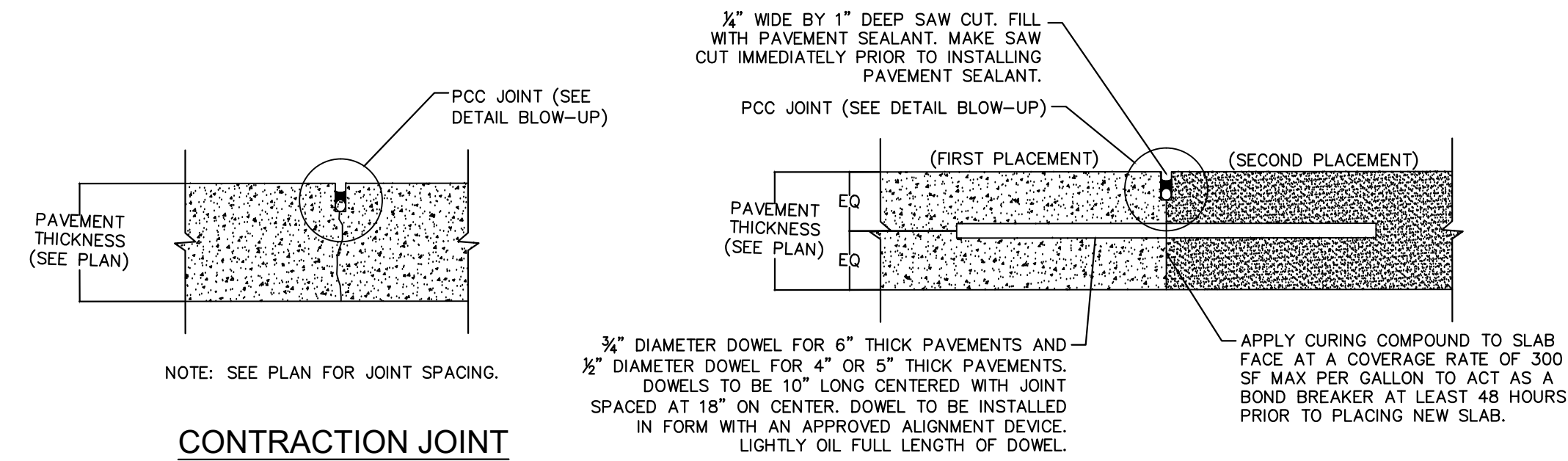
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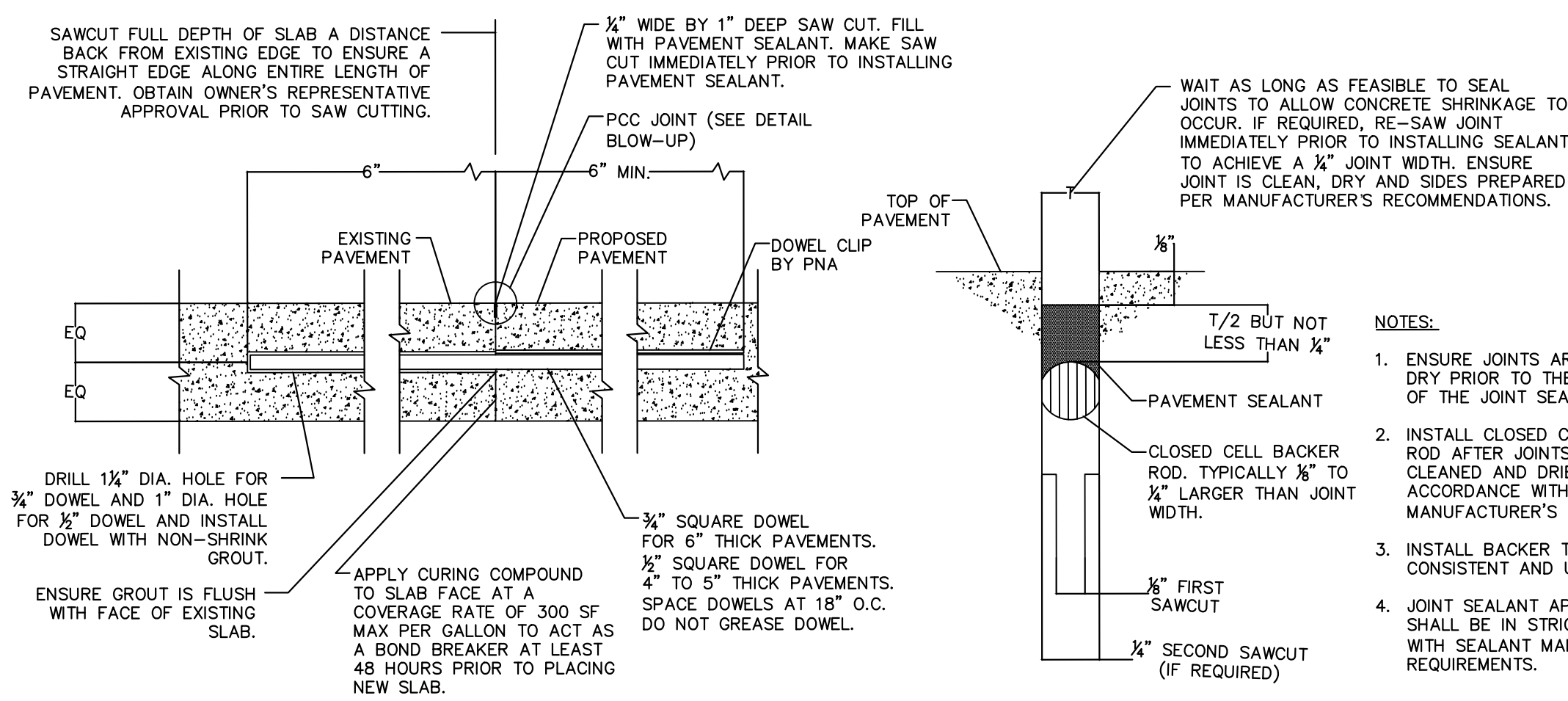
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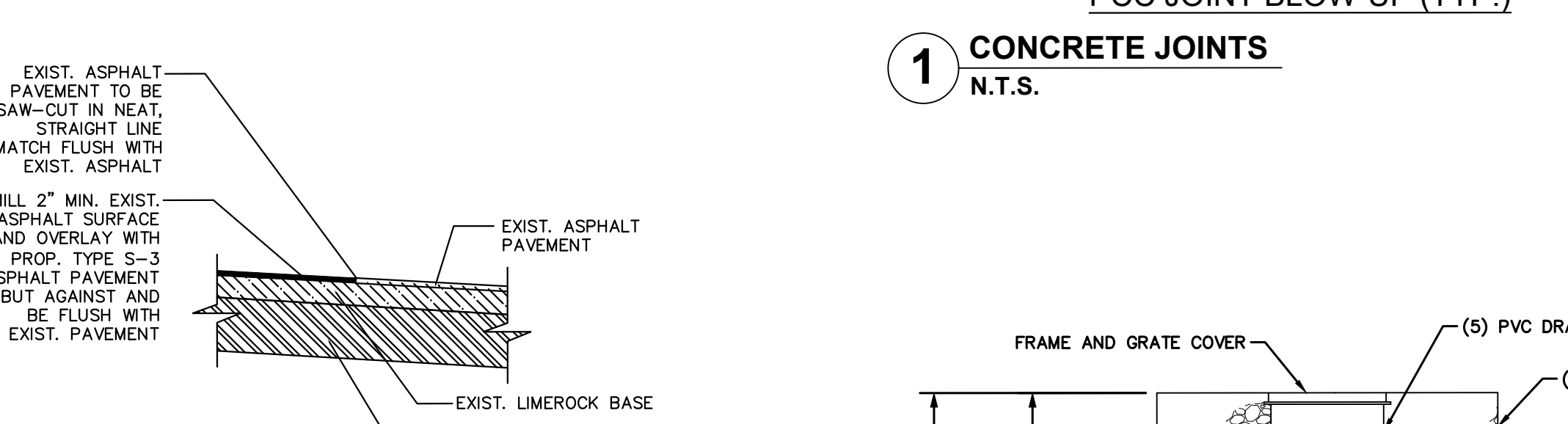
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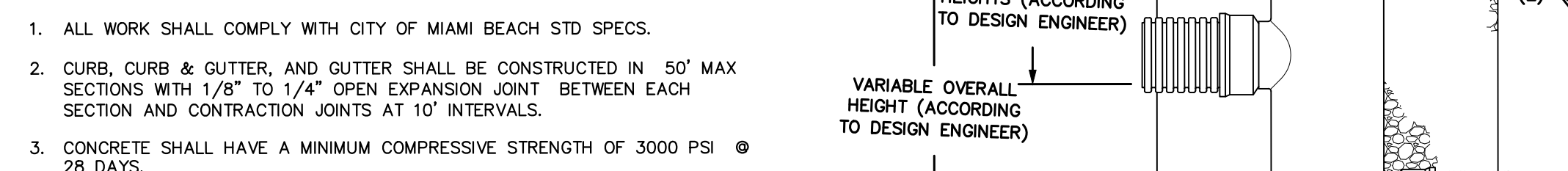
CONTRACTION JOINT



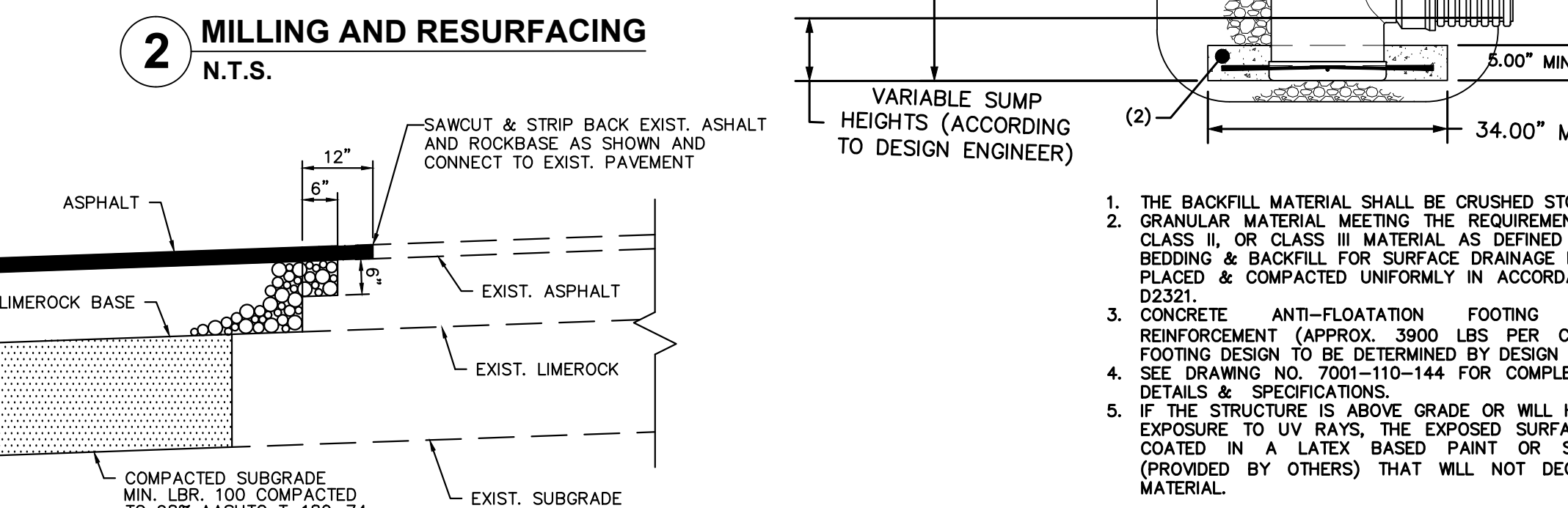
CONSTRUCTION JOINT TO EXIST. PAVEMENT



PCC JOINT BLOW-UP (TYP.)



CONCRETE JOINTS N.T.S.



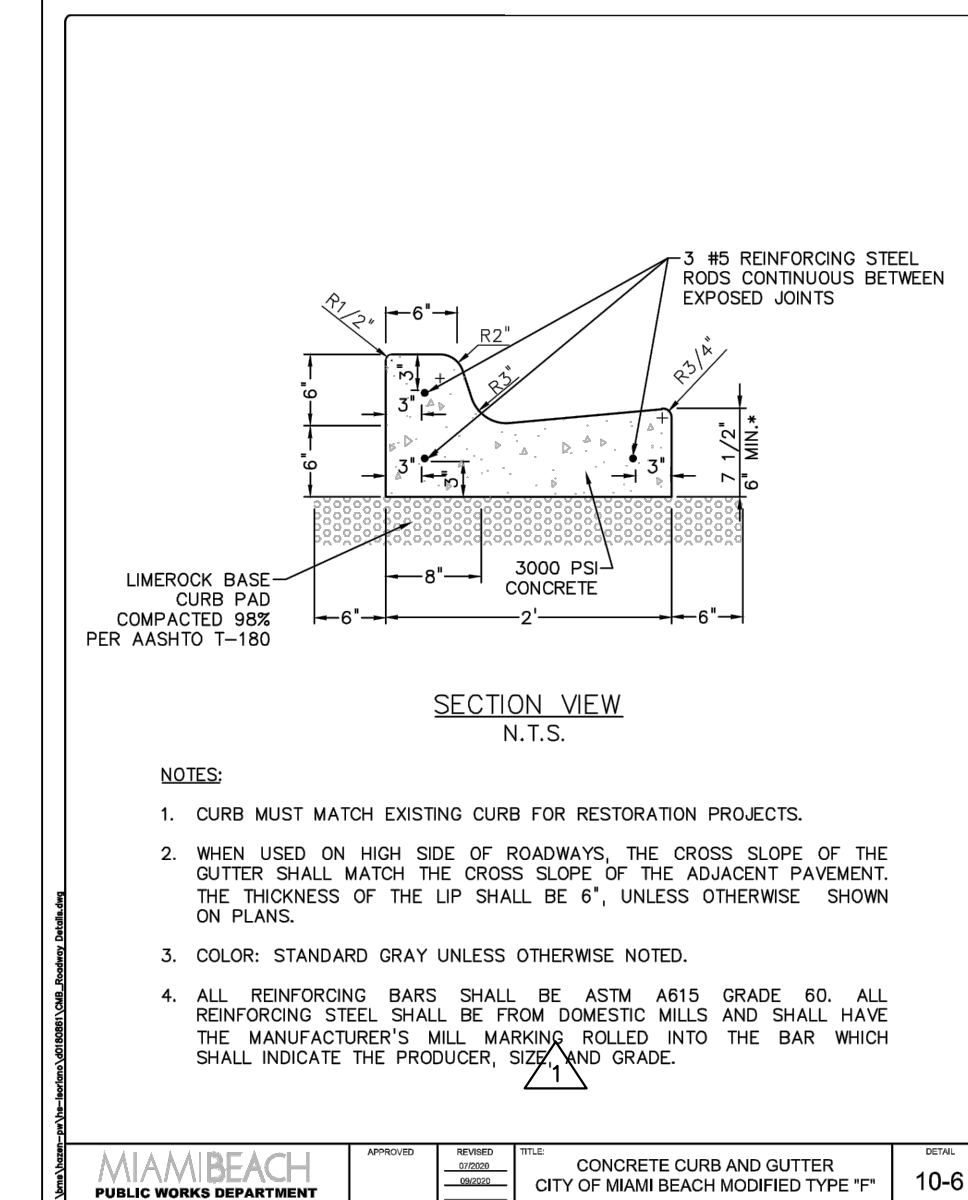
MILLING AND RESURFACING N.T.S.



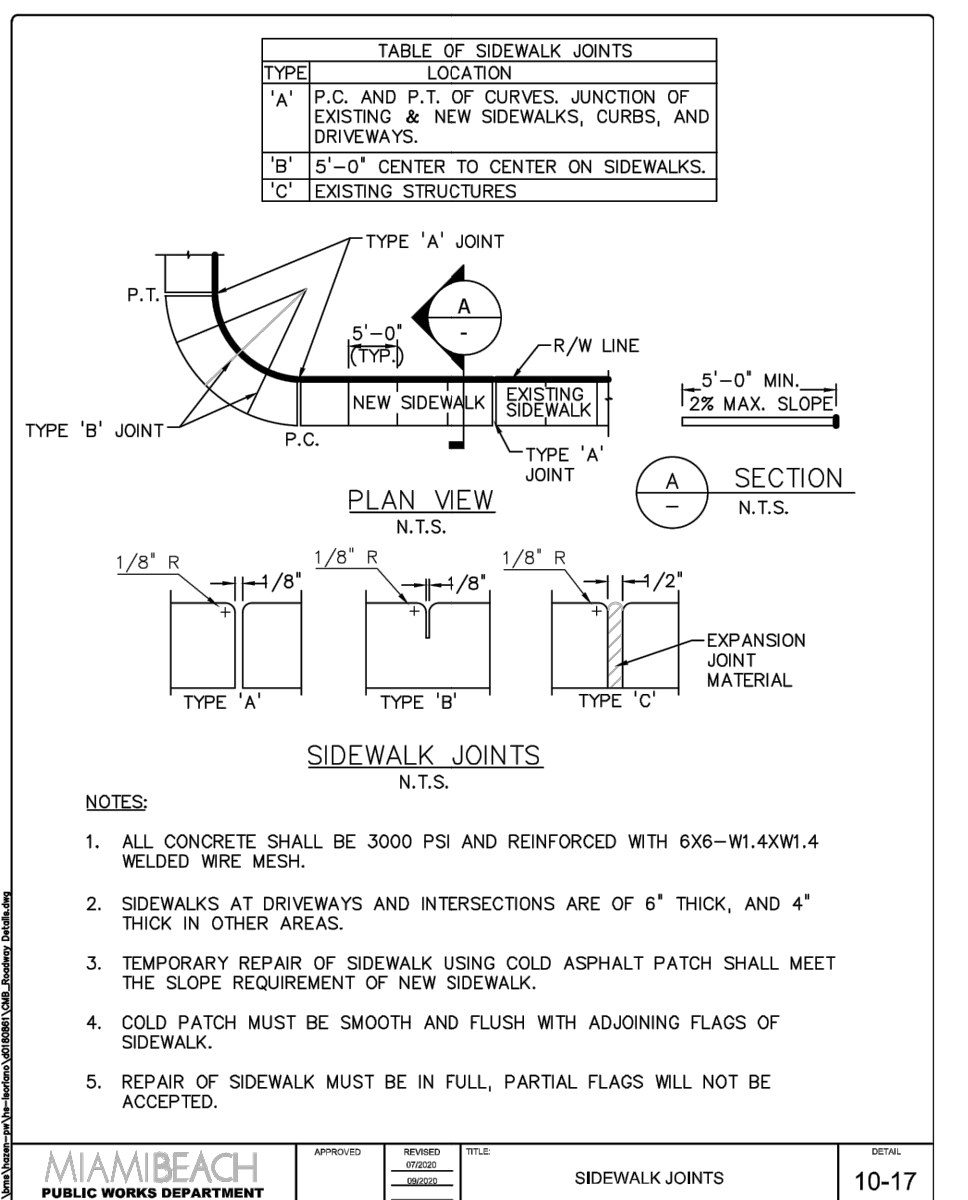
SAWCUT N.T.S.



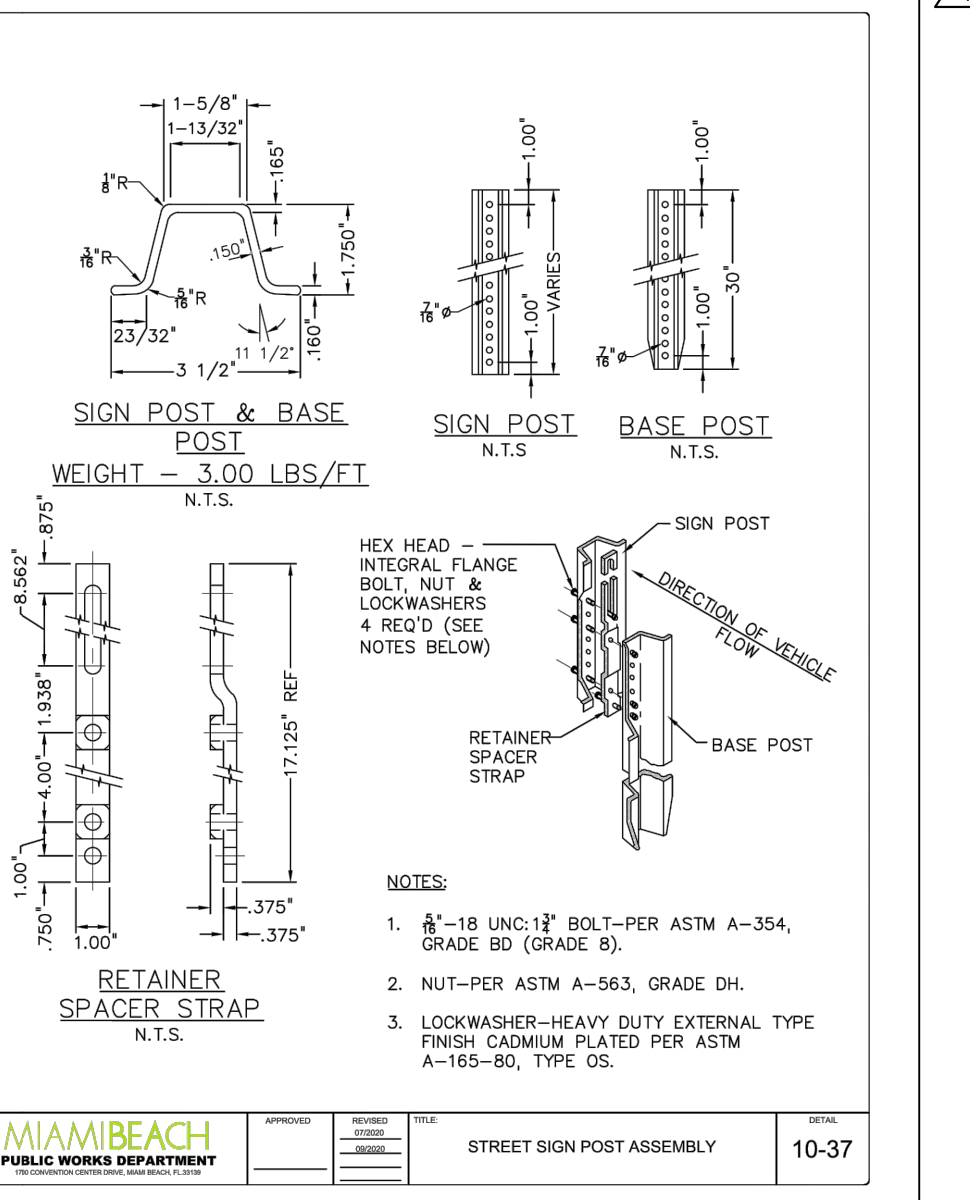
DRAIN BASIN ANTI-FLOATATION INSTALLATION N.T.S.



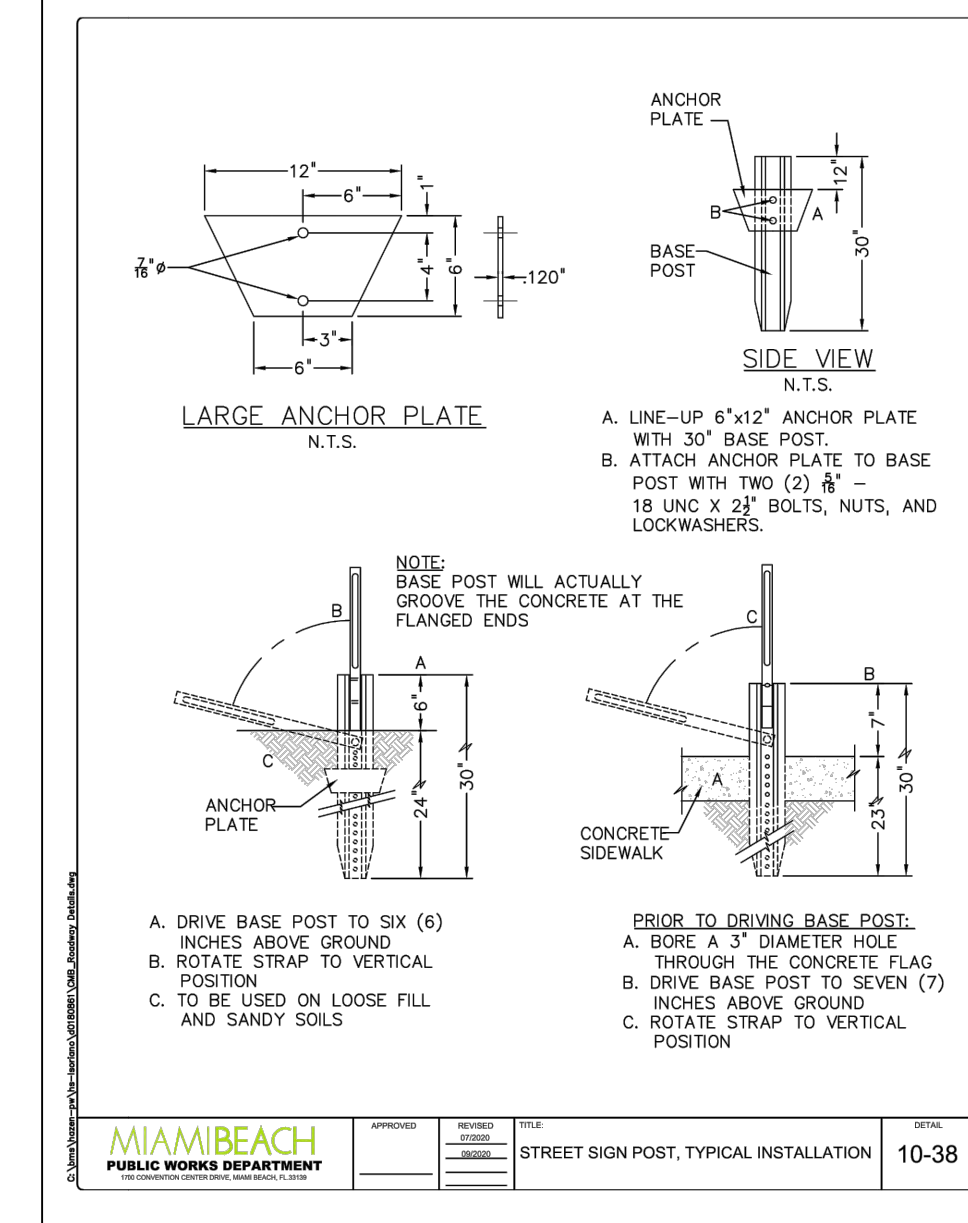
CONCRETE CURB AND GUTTER CITY OF MIAMI BEACH MODIFIED TYPE 1\"/>



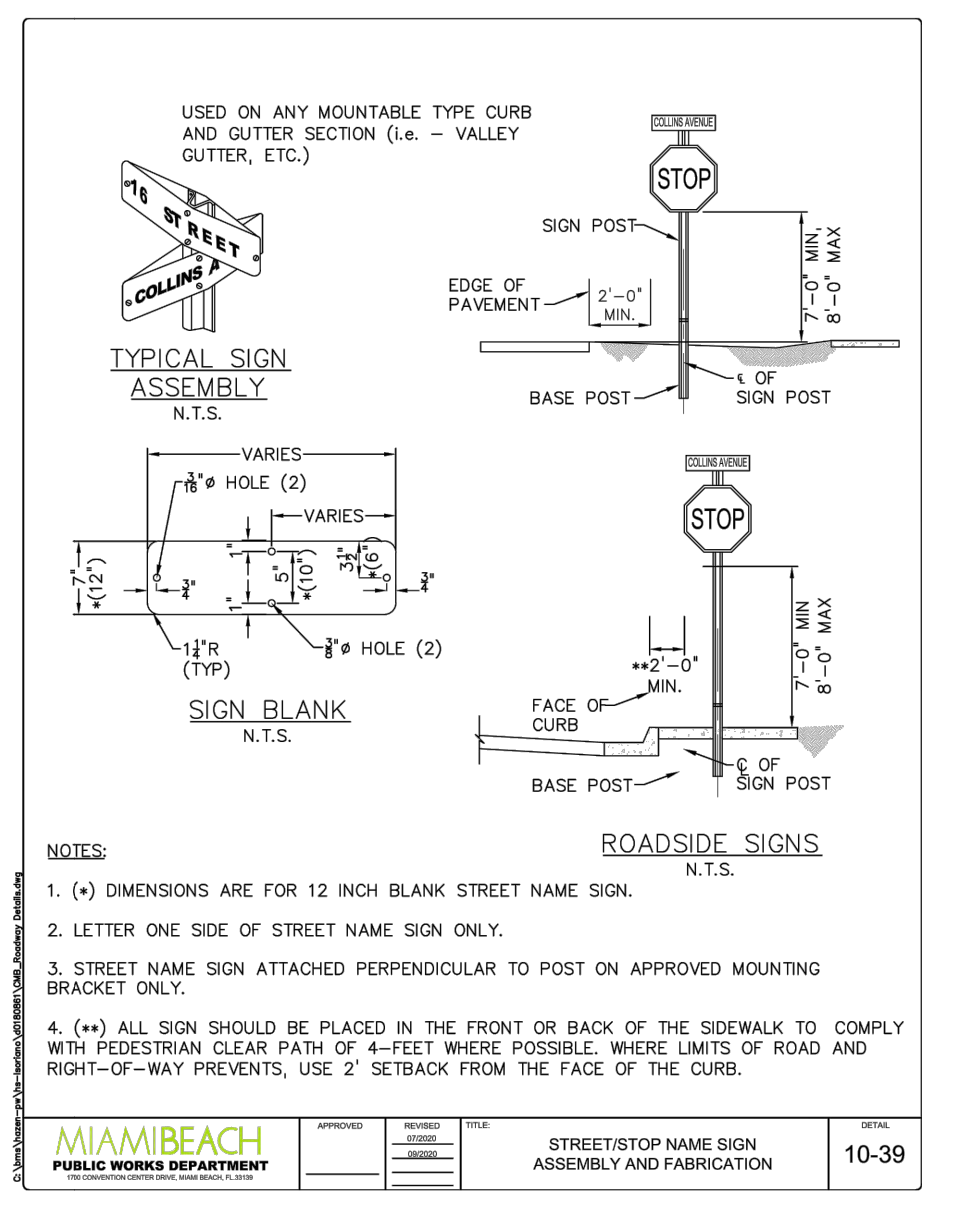
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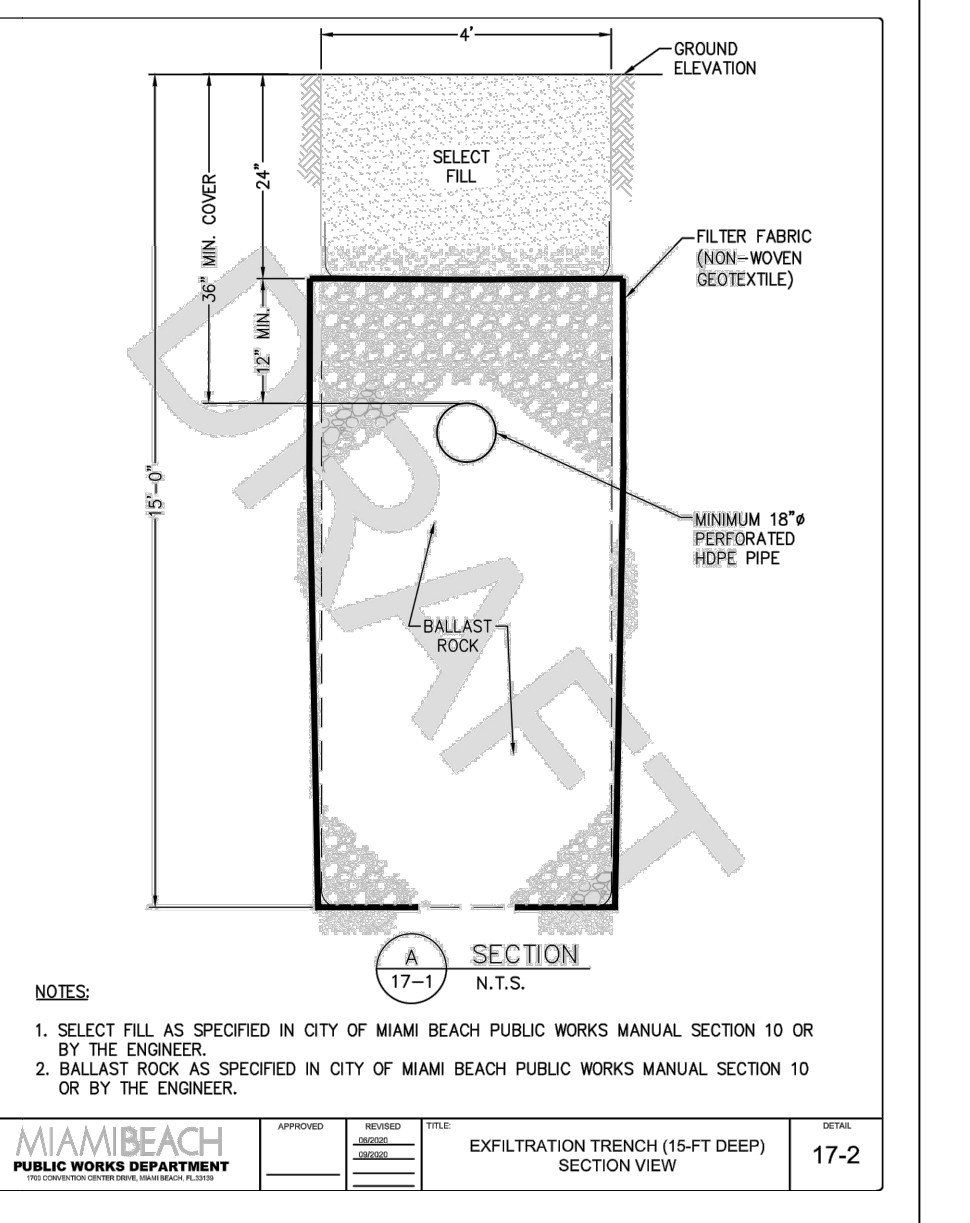
STREET SIGN POST ASSEMBLY 10-37



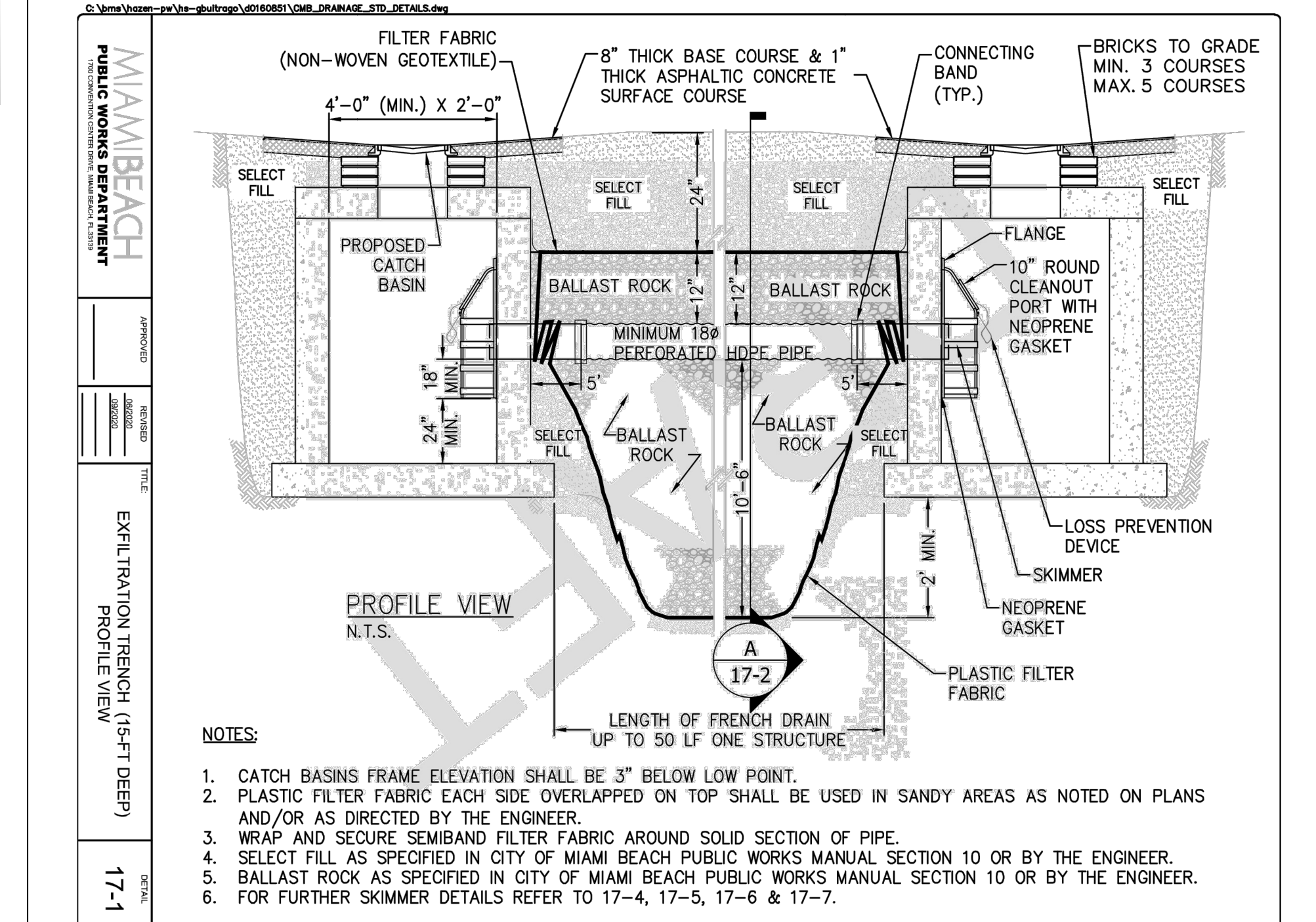
STREET SIGN POST, TYPICAL INSTALLATION 10-38



STREET SIGN NAME SIGN ASSEMBLY AND FABRICATION 10-39



EXFILTRATION TRENCH (15-FT DEEP) SECTION VIEW 17-2



EXFILTRATION TRENCH (15-FT DEEP) PROFILE VIEW 17-1

NO.	REVISIONS	DATE	BY
1			

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 PHONE: 954-535-5100 FAX: 954-739-2247
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LICENSED PROFESSIONAL
 CARLOS H. FLORIAN
 FLORIDA LICENSE NUMBER 80500
 DATE: 1/9/2023

KHA PROJECT 143589001
 DATE OCT-2022
 SCALE AS SHOWN
 DESIGNED BY JC
 DRAWN BY JC
 CHECKED BY CF

1920 ALTON ROAD
 PREPARED FOR
ALTON OFFICE HOLDINGS II, LLC.
 CITY OF MIAMI BEACH, FLORIDA
PAVING GRADING AND DRAINAGE DETAILS

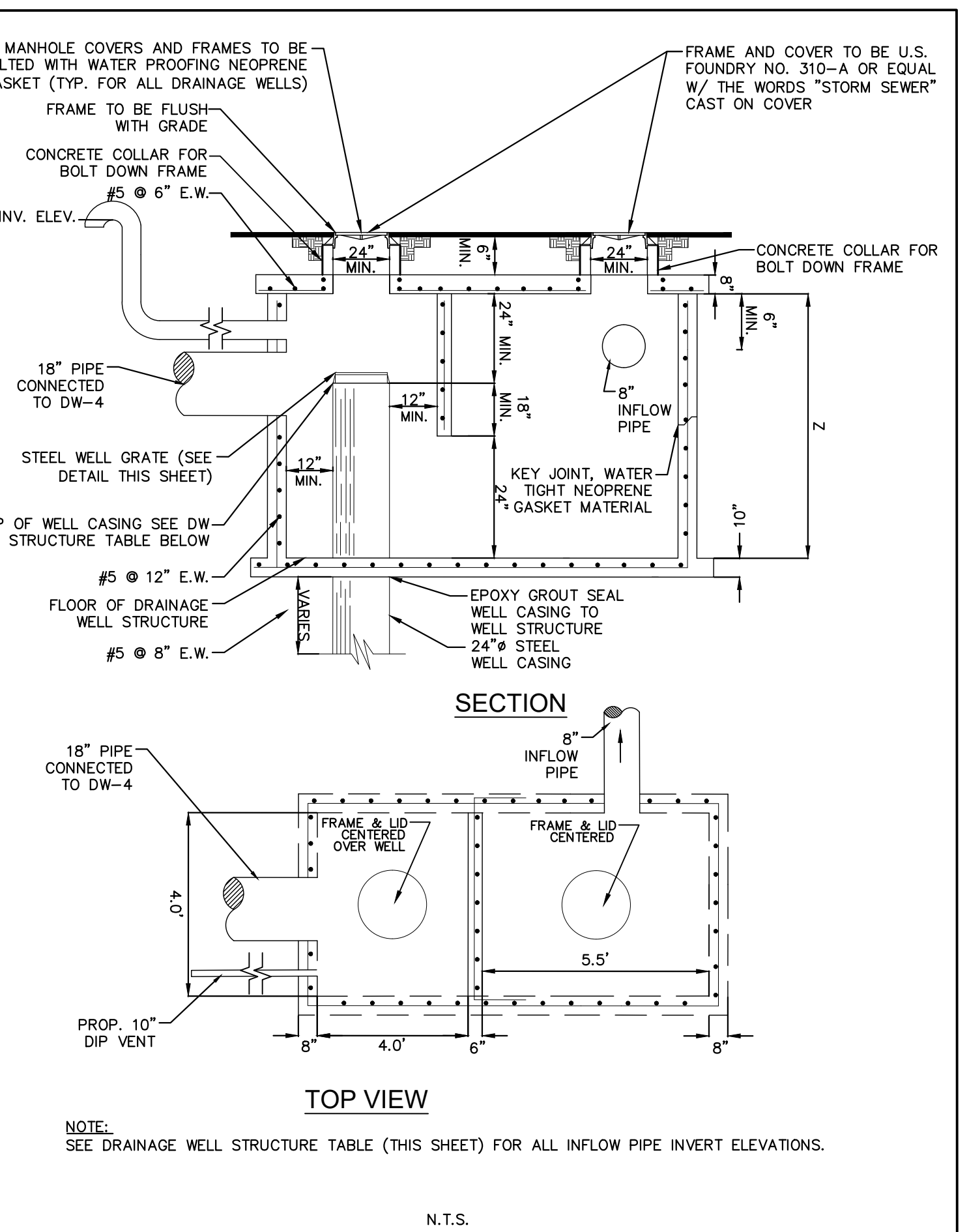
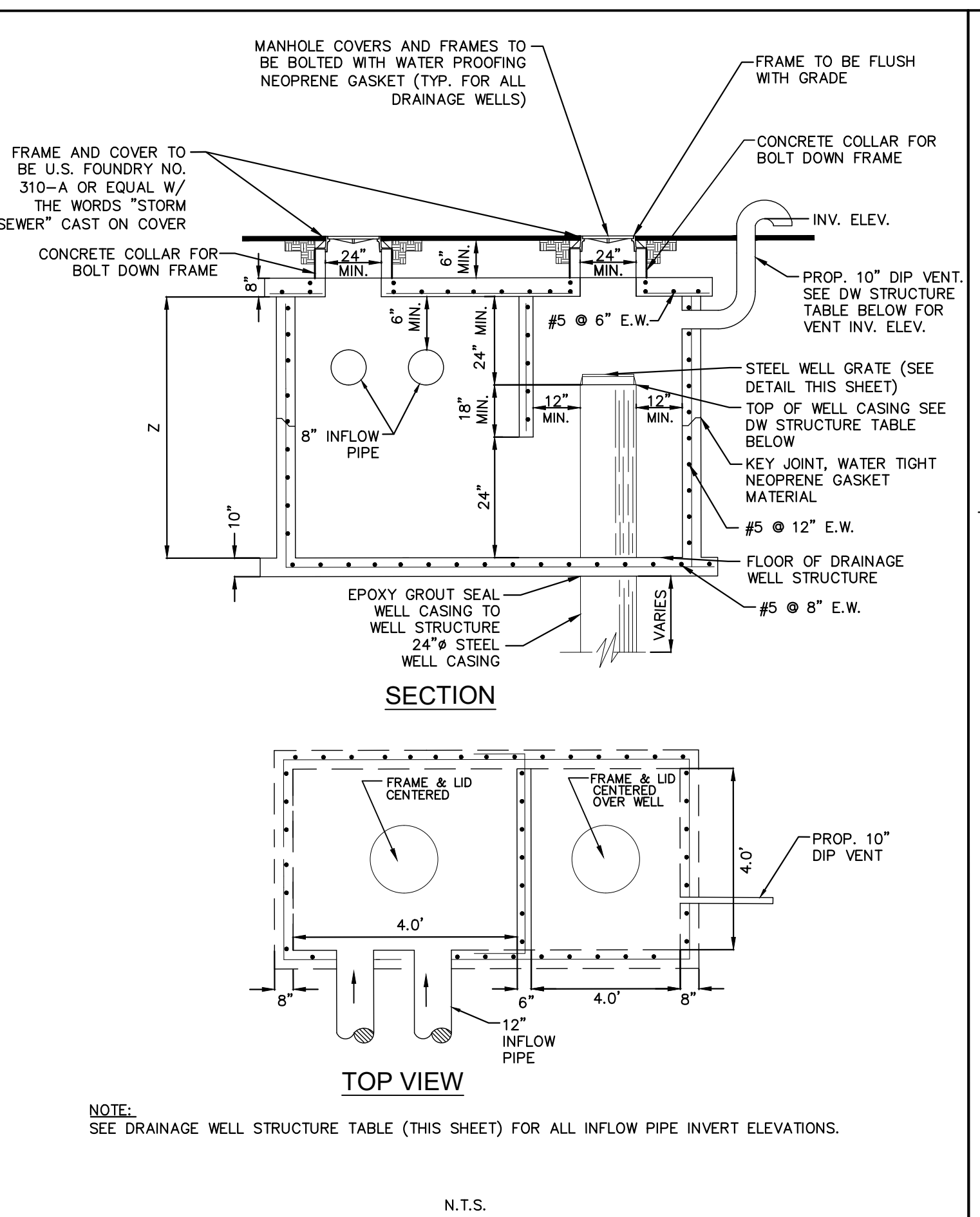
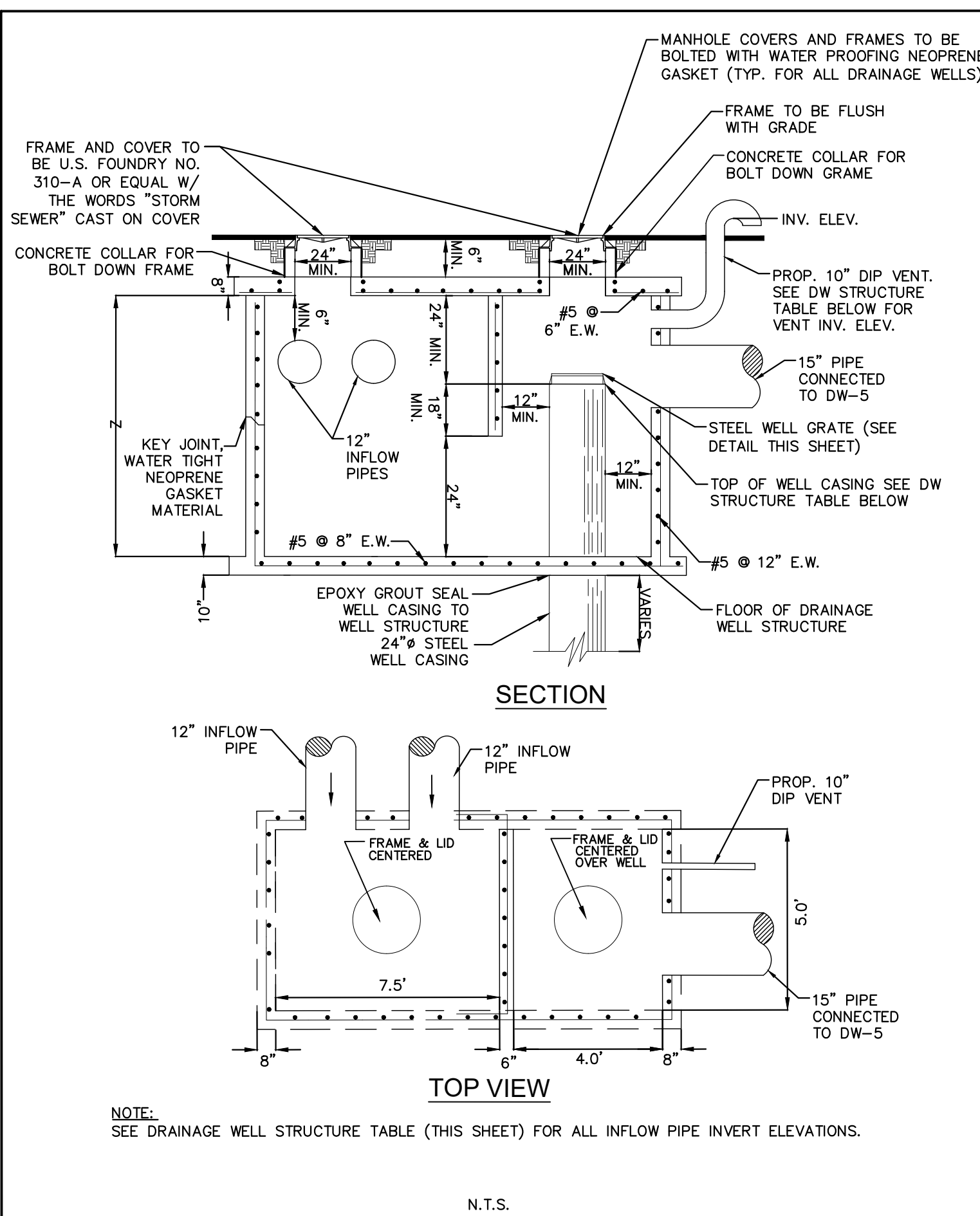
SHEET NUMBER **C501**

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

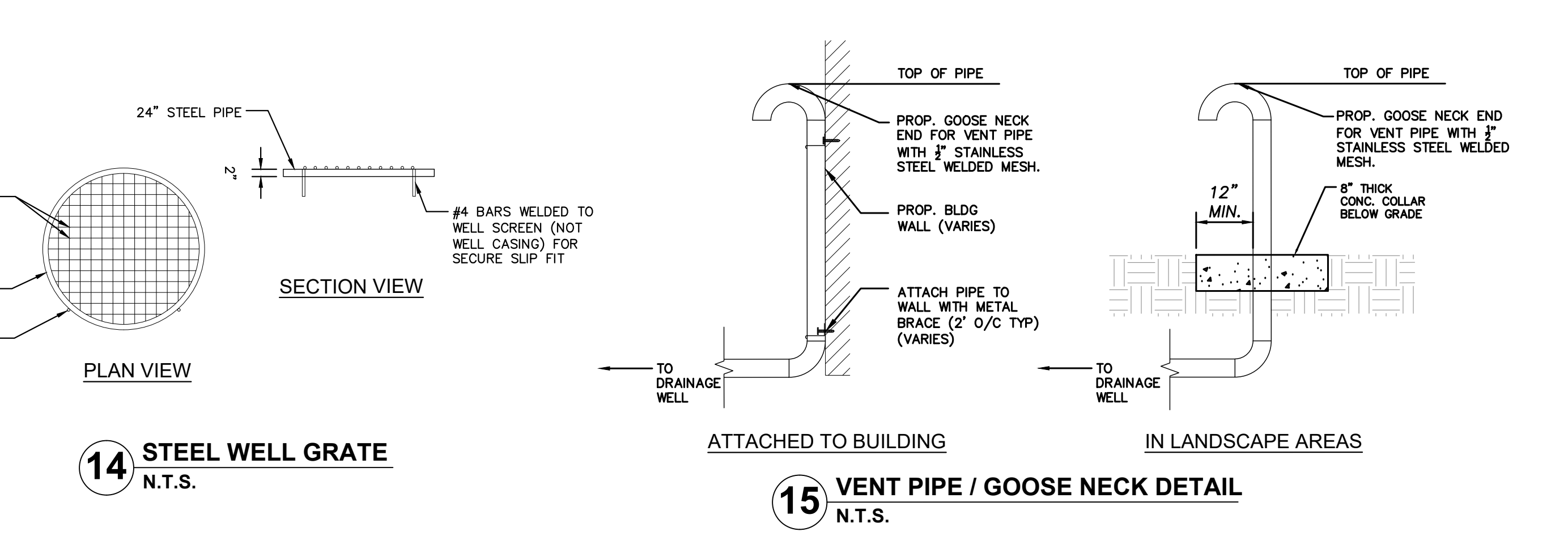
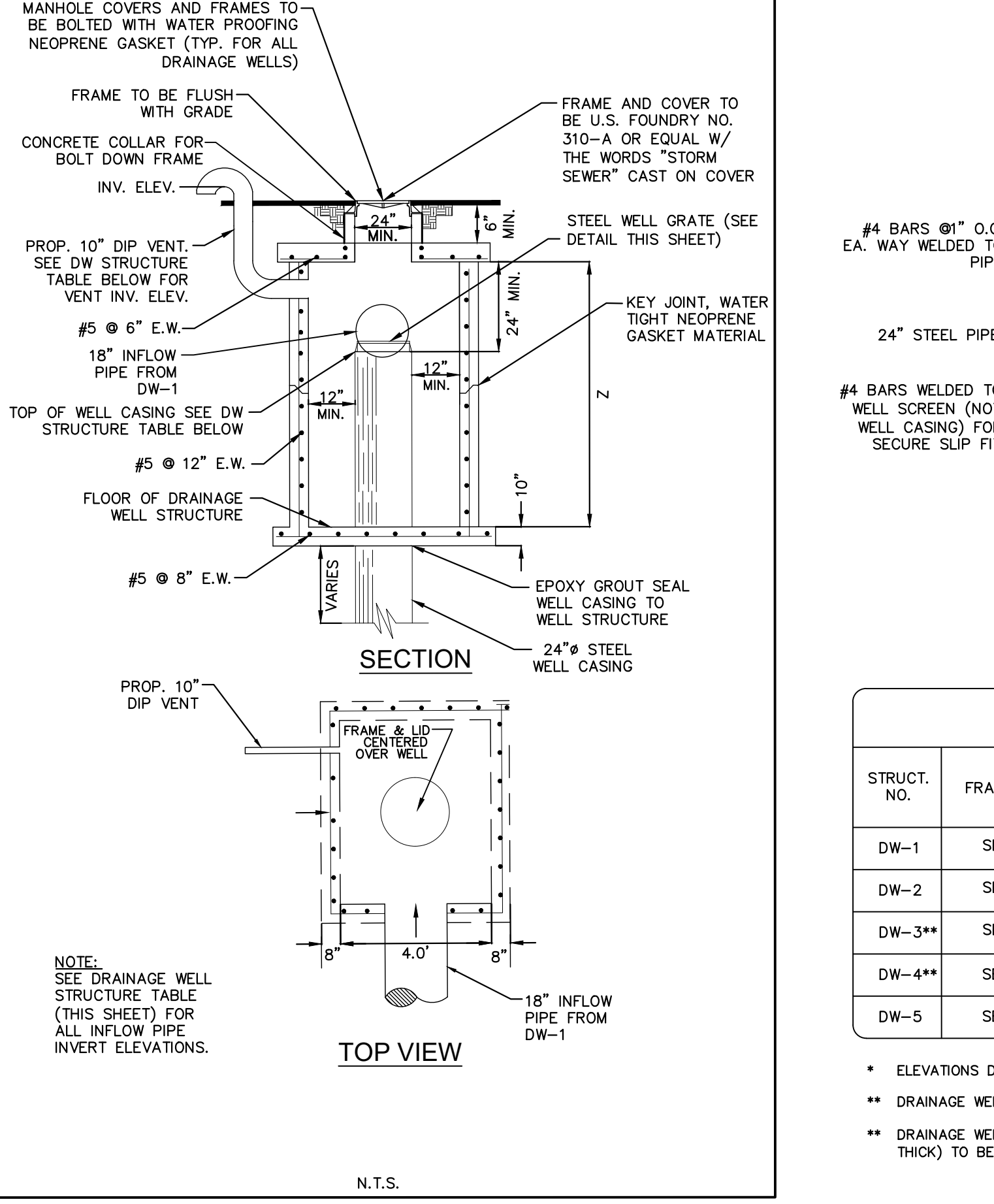
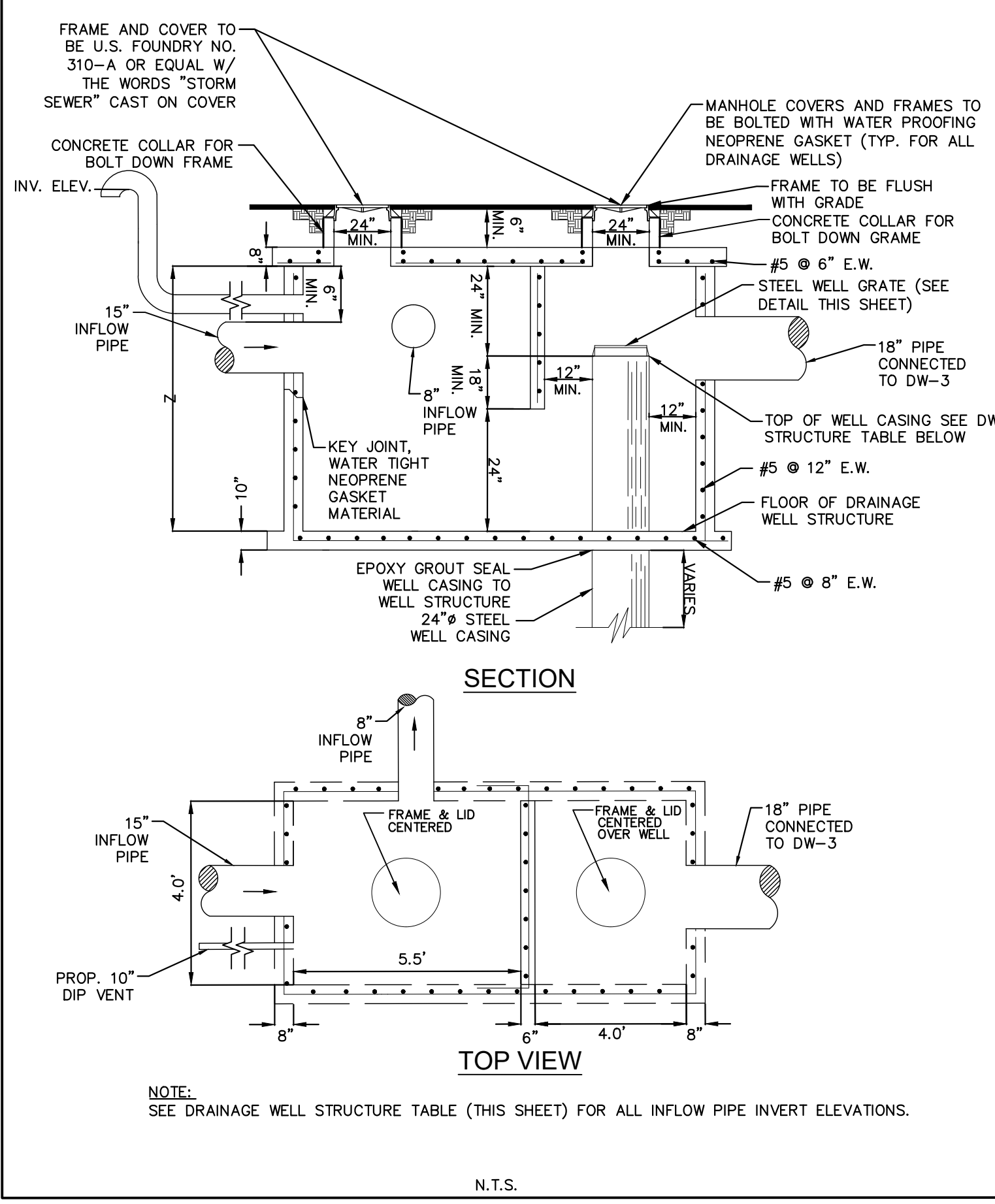
ALL ELEVATIONS SHOWN ON THESE PLANS ARE BASED ON BASED NGVD 1929.



Plotted By: Colleen, Jimmy - Sheet Set: 1920 ALTON ROAD - LOYD/C202-PAVING GRADING AND DRAINAGE DETAILS - January 09, 2023 - 07:00:57pm - K:\ALTON\143589001 - mb.1920.alton.road\CAD\plansheets\C401 Paving Grading and Drainage Details.dwg
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- DRAINAGE WELL STRUCTURES STRUCTURAL NOTES:**
- DESIGN CRITERIA:** DESIGN, FABRICATION AND ERECTION OF PRECAST CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-99 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AND PCI DESIGN HANDBOOK. DESIGN OF CAST-IN-PLACE CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-99.
 - DESIGN LIVE LOADS:** THE TOP SLAB OF DRAINAGE STRUCTURE SHALL BE DESIGNED TO CARRY TRAFFIC LOADS (HS 20 LOADING).
 - GEOTECHNICAL CRITERIA:** SOIL BEARING PRESSURE UNDER STRUCTURE ASSUMED TO BE AT MINIMUM 2000 PSF. PRIOR TO INSTALLATION OF DRAINAGE STRUCTURE THE SOIL BEARING CAPACITY OF THE FOUNDATION MUST BE CONFIRMED BY THE CONTRACTOR, THROUGH A CERTIFIED GEOTECHNICAL LABORATORY.
 - CONCRETE:** CONCRETE SHALL BE NORMAL WEIGHT, AND SHALL ATTAIN A 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI AND SHALL MEET THE REQUIREMENT OF ASTM C478. CONCRETE COVER FOR REINFORCEMENT SHALL BE 2 INCHES EXCEPT FOOTING BOTTOM BARS SHALL HAVE 3" COVER.
 - REINFORCING:** REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, AND SHALL BE OF U.S. MANUFACTURE.
 - MORTAR:** MORTAR GROUT TO SEAL THE PIPE, TOP SLABS, AND LEVELING COURSE SHALL BE OF SUCH A MIX THAT SHRINKAGE WILL NOT CAUSE LEAKAGE INTO OR OUT OF THE UNIT. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR MORTAR FOR ENGINEER REVIEW AND APPROVAL.
 - SHOP DRAWINGS:** CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, SIGNED AND SEALED BY A FLORIDA LICENSED ENGINEER, FOR PRECAST STRUCTURES TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE CONSTRUCTION OF STRUCTURE.
 - MANHOLE RING & COVER:** ALL MANHOLE RINGS AND COVERS, WITHIN PRIVATE PROPERTY, SHALL HAVE THE WORD "STORM SEWER" CAST ON COVER.
- NOTES:**
- DEEP WELLS TO BE CONSTRUCTED PER DRAINAGE WELL SCHEDULE. CONTRACTOR IS TO VERIFY A MINIMUM FLOW RATE OF 650 GPM PER FOOT OF HEAD FOR EACH WELL, AND CONTACT ENGINEER OF RECORD IF SPECIFIC CAPACITIES ARE LOWER. CONTRACTOR MUST PROVIDE 60% CASED AND 40% OPEN WELL AT ANY DEPTH.
 - CONTRACTOR TO DRILL DW-1 PRIOR TO DRILLING DW-5. IF THE SPECIFIC CAPACITY OF DW-1 EXCEEDS 650 GPM PER FOOT OF HEAD, CONSTRUCTION OF DW-5 MAY NOT BE REQUIRED. CONTRACTOR TO PROVIDE FLOW RATES TO THE ENGINEER OF RECORD IN ORDER TO CONFIRM THE SYSTEM MEETS THE DESIGN CAPACITY.
 - IF DW-5 IS NOT CONSTRUCTED, DW-1 MUST PROVIDE THE MINIMUM REQUIRED DETENTION VOLUME OF 491 CUBIC FEET. IF DW-5 IS NOT CONSTRUCTED, THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL REVISED DRAINAGE PIPE CONNECTIONS TO REMAINING STRUCTURES.
 - STEEL WELL GRATE TO BE INSTALLED OVER 24" WELL CASING. STEEL GRATE TO BE HOT DIPPED GALVANIZED AFTER FABRICATION. COST TO BE INCLUDED IN THE PRICE OF CASING.
 - DEVELOPER OF WELL TO ASSURE 1500 P.P.M. SALINITY. THE WELL CASING SHALL PENETRATE A ZONE CONTAINING A MINIMUM OF 10,000 MG/L OF TOTAL DISSOLVED SOLIDS (TDS) IN ACCORDANCE WITH RULE 62-528.200(6), FAC.
 - WELL TESTING TO COMPLY WITH ASTM D 5472-93 AND D-4050-96 AND BE PERFORMED BY A THIRD PARTY FLORIDA REGISTERED GEOLOGIST.
 - ALL DRAINAGE WELL BOXES SHALL BE WATER TIGHT. ALL WELL BOX CONSTRUCTION JOINTS SHALL BE WATER TIGHT. WELL BOX MUST BE DESIGNED FOR UPLIFT FORCES (MIN 3 PSI) AND SIGNED AND SEALED BY A REGISTERED FLORIDA PROFESSIONAL ENGINEER.
 - CONTRACTOR TO SUBMIT SHOP DRAWING TO ENGINEER OF RECORD.



DRAINAGE WELL STRUCTURE TABLE

STRUCT. NO.	FRAME & COVER	INVERT				M.H. RIM ELEVATION*	VENT ELEVATION	WELL CASING ELEVATION	STRUCTURE FLOOR ELEVATION	HEIGHT OF WELL STRUCTURE BOX (2)	LOCATION		REMARKS
		N	S	E	W						LATITUDE	LONGITUDE	
DW-1	SEE DETAIL	5.00' 5.00'	-	2.57'	-	8.50'	9.00'	2.00'	-2.70'	10.22'	N25° 47' 2.41"	W80° 08' 35.97"	24" DIA. CASED DEEP WELL W/ BAFFLES (SEE DRAINAGE WELL NOTES, THIS SHEET)
DW-2	SEE DETAIL	-	5.00' 5.00'	-	-	8.69'	9.00'	2.00'	-2.67'	10.19'	N25° 47' 3.76"	W80° 08' 35.16"	24" DIA. CASED DEEP WELL W/ BAFFLES (SEE DRAINAGE WELL NOTES, THIS SHEET)
DW-3**	SEE DETAIL	-	2.00'	-	2.00'	4.88'	6.67'	2.00'	-3.05'	6.92'	N25° 47' 3.75"	W80° 08' 32.68"	24" DIA. CASED DEEP WELL W/ BAFFLES (SEE DRAINAGE WELL NOTES, THIS SHEET)
DW-4**	SEE DETAIL	2.00'	2.00'	-	2.00'	5.24'	5.83'	2.00'	-3.05'	7.17'	N25° 47' 2.64"	W80° 08' 32.68"	24" DIA. CASED DEEP WELL W/ BAFFLES (SEE DRAINAGE WELL NOTES, THIS SHEET)
DW-5	SEE DETAIL	-	2.25'	-	-	8.69'	9.00'	2.00'	0.00'	7.52'	N25° 47' 2.49"	W80° 08' 34.81"	24" DIA. CASED DEEP WELL W/ BAFFLES (SEE DRAINAGE WELL NOTES, THIS SHEET)

- * ELEVATIONS DEPICTED ON THE PLANS AND STRUCTURE TABLE ARE ELEVATIONS AT THE CENTER OF THE MANHOLE LIDS.
- ** DRAINAGE WELL MANHOLE LIDS TO BE INSTALLED AS PER PROPOSED RAMP SLOPES DEPICTED ON PAVING AND GRADING PLAN.
- ** DRAINAGE WELLS, DW-3 AND DW-4, RIM ELEVATIONS DO NOT REPRESENT FINAL SURFACE GRADES. DECORATIVE COVER (4.5" THICK) TO BE PLACED OVER MANHOLE LIDS. REFER TO GRADING AND LANDSCAPE PLANS FOR DETAILS.

1920 ALTON ROAD
PREPARED FOR
ALTON OFFICE
HOLDINGS II, LLC.

CITY OF MIAMI BEACH
FLORIDA

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WWW.KIMLEY-HORN.COM REGISTRY No. 35106

KHA PROJECT
143589001

LICENSED PROFESSIONAL
CARLOS H. FLORIAN

DATE
OCT. 2022

SCALE
AS SHOWN

DESIGNED BY
JC

DRAWN BY
JC

CHECKED BY
CF

DATE
1/9/2023

PAVING GRADING AND DRAINAGE DETAILS

SHEET NUMBER
C502

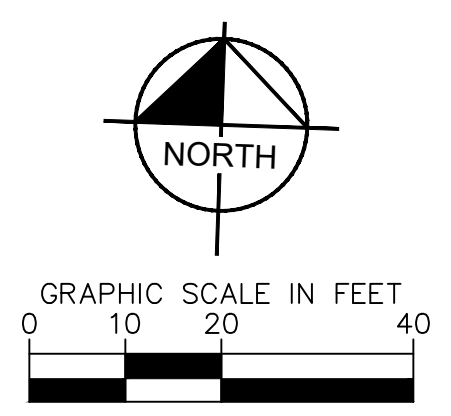
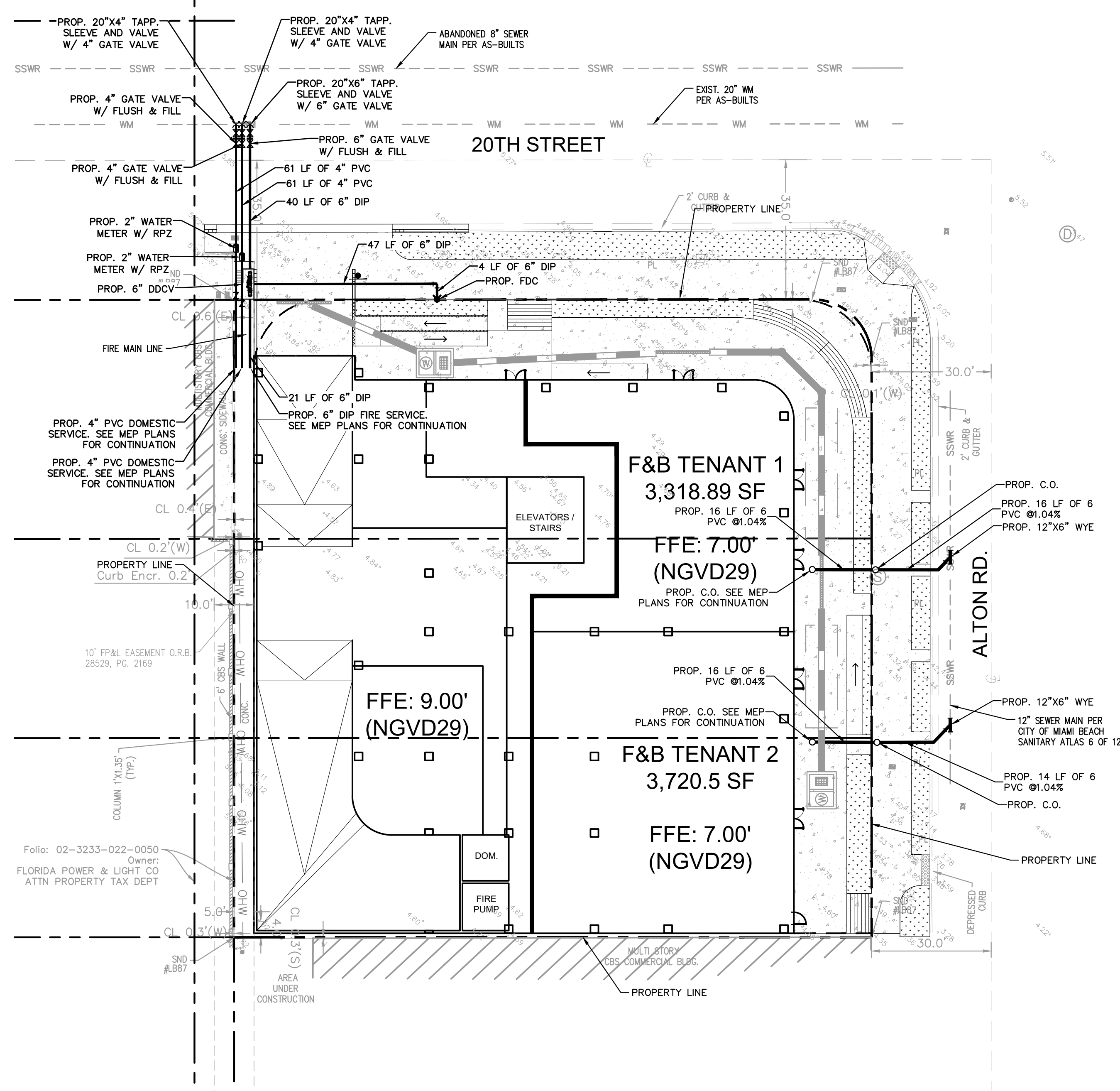
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THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

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Plotted By: Collis, Jimmy - Sheet Set: 1920 ALTON ROAD - Layout: C600 - WATER AND SEWER PLAN - January 09, 2023 - 07:01:08pm - K:\V1-civil\143-jobs\143-jobs\143-jobs\CAD\plansheets\C600 - Water and Sewer Plan.dwg
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LEGEND	
	PROPERTY LINE
	PROPOSED WATER
	PROPOSED WATER VALVE
	PROPOSED TAPPING SLEEVE
	PROPOSED WATER METER AND RPZ
	PROPOSED DDCV
	PROPOSED FDC AND FIRE HYDRANT
	EXISTING WATER
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	PROPOSED SANITARY SEWER
	PROPOSED SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER
	EXISTING FORCE MAIN

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KHA PROJECT	143589001
DATE	OCT 2022
SCALE	AS SHOWN
DESIGNED BY	JAC
DRAWN BY	JAC
CHECKED BY	CF
DATE:	1/9/2023

WATER AND SEWER PLAN

1920 ALTON ROAD
 PREPARED FOR
 ALTON OFFICE
 HOLDINGS II, LLC.
 CITY OF MIAMI BEACH, FLORIDA

SHEET NUMBER
C600

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

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Plotted By: Collie, Jimmy - Sheet Set: 1920 ALTON ROAD - LAYOUT: C601 WATER AND SEWER NOTES - January 09, 2023 - 07:01:21pm - K:\YU-ctd\143 jobs\143589001.mxd - 1920 Alton Road\CAD\Drawings\C601 Water and Sewer Details.dwg
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GENERAL NOTES FOR WATER AND SEWER CONSTRUCTION

- ALL MATERIALS AND CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF MIAMI BEACH ENGINEERING DIVISION AND THE CITY OF MIAMI BEACH FIRE DEPARTMENT, AND SHALL CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS AVAILABLE AND ON FILE WITH THE CITY OF MIAMI BEACH ENGINEERING DIVISION. AS A MINIMUM REQUIREMENT, THE STANDARDS OF THE AWWA SHALL APPLY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL LOCATIONS, DIMENSIONS, ELEVATIONS AND THE LOCATIONS OF ALL UNDERGROUND STRUCTURES AND UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE LOCATIONS SHOWN ON THE PLANS ARE NOT GUARANTEED ACCURATE OR CORRECT BY THE KNOWN UTILITY COMPANIES.
- THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS, TEES AND PLUGS IN ACCORDANCE WITH THE CITY OF MIAMI BEACH STANDARD DETAILS.
- ALL FITTINGS AT REACTION POINTS SHALL BE FITTED WITH MEGALUG RETAINER GLANDS OR APPROVED EQUAL, MEETING THE CITY OF MIAMI BEACH REQUIREMENTS. ALL VALVES ARE TO BE RESTRAINED WITH RETAINER GLANDS.
- PIPE INSTALLATION, CLEANING, FLUSHING, TESTING AND DISINFECTING, SHALL BE PERFORMED AS PER THE CITY OF MIAMI BEACH AND STATE OF FLORIDA DEPARTMENT OF HEALTH AND REHABILITATIVE SERVICES STANDARDS FOR THE INSTALLATION OF WATER MAINS FOR CUSTOMER DONATION PROJECTS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE COST OF INSPECTIONS FOR ANY CONSTRUCTION ACTIVITIES OCCURRING OUTSIDE NORMAL WORKING HOURS (8:00 A.M. TO 5:00 P.M.) SATURDAYS, SUNDAYS AND HOLIDAYS EXCLUDED. ARRANGEMENTS FOR INSPECTIONS OUTSIDE NORMAL WORKING HOURS MUST BE MADE A MINIMUM OF 48 HOURS IN ADVANCE OF THE CONSTRUCTION ACTIVITY.
- CONTRACTOR TO PERFORM EXFILTRATION OR INFILTRATION TESTS TO TEST FOR LEAKAGE. ENGINEER OF RECORD SHALL BE PRESENT DURING TIME OF TEST. CONTRACTOR TO ENSURE REQUIRED STANDARDS ARE MET.
- SURFACE RESTORATION, PAVEMENT REPLACEMENT, SIDEWALK REPLACEMENT, TRENCH BACKFILLING AND COMPACTION SHALL COMPLY WITH THE APPLICABLE CURRENT CITY OF MIAMI BEACH PUBLIC WORKS AND AASHTO STANDARDS.
- WHERE FIELD CONDITIONS REQUIRE AS DETERMINED BY THE CITY OF MIAMI BEACH, THE WATER MAIN SHALL BE POLYETHYLENE ENCASED IN ACCORDANCE WITH AWWA C-105.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE CITY OF MIAMI BEACH WITH FLORIDA DEPARTMENT OF HEALTH LETTER OF CLEARANCE TO PLACE A PUBLIC DRINKING WATER FACILITY INTO SERVICE. THE CITY OF MIAMI BEACH INSPECTOR SHALL PROVIDE A SIGNED TEST REPORT CERTIFYING PRESSURE TEST RESULTS FOR OFF-SITE INSTALLATION. THE ENGINEER OF RECORD SHALL PROVIDE THE CITY OF MIAMI BEACH WITH A SIGNED AND SEALED PRESSURE TEST REPORT CERTIFYING PRESSURE TEST RESULTS FOR ON-SITE INSTALLATION ONLY. THE CONTRACTOR SHALL PROVIDE PASSING RESULTS FOR 2 BAC-T'S WITHIN 48 HOURS PER FDOH REQUIREMENTS
- CONTRACTOR SHALL PROVIDE VIDEO OF EXISTING SANITARY SEWER ADJACENT TO THE PROPERTY PRIOR TO REMOVAL. IN ADDITION, CONTRACTOR SHALL PROVIDE VIDEO OF SANITARY SEWER ADJACENT TO THE PROPERTY AFTER REMOVAL.

REQUIREMENTS PER DEPARTMENT OF HEALTH

WATER MAIN HORIZONTAL SEPARATIONS:

- SEPARATIONS SHALL BE MEASURED OUTSIDE EDGE TO OUTSIDE EDGE.
- BETWEEN WATER MAINS, STORM SEWERS, STORMWATER FORCE MAINS OR RECLAIMED WATER LINES, CLEARANCE SHALL BE 3 FT. MINIMUM.
- BETWEEN WATER MAINS AND VACUUM TYPE SEWER PREFERABLY 10 FT. AND AT LEAST 3 FT. MINIMUM.
- GRAVITY OR PRESSURE SANITARY SEWERS, WASTEWATER FORCE MAINS OR RECLAIMED WATER PREFERABLY 10 FT. AND AT LEAST 6 FT. MAY BE REDUCED TO 3 FT. WHERE BOTTOM OF WATER MAIN IS AT LEAST 6 INCHES ABOVE TOP OF SEWER.
- 10 FT. SEPARATION REQUIRED FROM ANY PART OF ON-SITE SEWER TREATMENT OR DISPOSAL SYSTEM.

WATER MAIN VERTICAL SEPARATIONS:

- SEPARATIONS BETWEEN WATER MAINS AND GRAVITY SEWER, VACUUM TYPE SEWER, OR STORM SEWERS, TO BE PREFERABLY 12 INCHES, OR AT LEAST 6 INCHES ABOVE, OR AT LEAST 12 INCHES IF BELOW.*
- PRESSURE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN, OR RECLAIMED WATER, AT LEAST 12 INCHES ABOVE OR BELOW.*

* NOTE: CENTER 1 - FULL LENGTH OF WATER MAIN PIPE AT CROSSINGS; ALTERNATIVELY ARRANGE PIPES SO JOINTS ARE AT LEAST 3 FEET FROM JOINTS IN VACUUM, STORM OR STORM FORCE MAINS. AT LEAST 6 FEET FROM JOINTS IN GRAVITY OF PRESSURE SEWERS, WASTEWATER FORCE MAINS OR RECLAIMED WATER.

TRENCH PROTECTION

TRENCH EXCAVATION PROTECTION SHALL BE ACCOMPLISHED AS REQUIRED BY THE PROVISIONS OF, PART 1926, SUBPART P, EXCAVATIONS, TRENCHING AND SHORING OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIONS STANDARDS AND INTERPRETATIONS.

DRER (FORMERLY DERM) NOTES ON WATER-SEWER INSTALLATION

- A HORIZONTAL DISTANCE OF AT LEAST 6 FEET, AND PREFERABLY 10 FEET (OUTSIDE TO OUTSIDE), SHALL BE MAINTAINED BETWEEN GRAVITY OR PRESSURE SEWER PIPES AND WATER PIPES. THE MINIMUM HORIZONTAL SEPARATION CAN BE REDUCED TO 3 FEET FOR VACUUM-TYPE SEWERS OR FOR GRAVITY SEWERS WHERE THE TOP OF THE SEWER PIPE IS AT LEAST 6 INCHES BELOW THE BOTTOM OF THE WATER PIPE. WHEN THE ABOVE SPECIFIED HORIZONTAL DISTANCE CRITERIA CANNOT BE MET DUE TO AN EXISTING UNDERGROUND FACILITY CONFLICT, SMALLER SEPARATIONS ARE ALLOWED IF ONE OF THE FOLLOWINGS IS MET:
 - THE SEWER PIPES ARE DESIGNED AND CONSTRUCTED EQUAL TO THE WATER PIPE AND PRESSURE TESTED AT 150 PSI.
 - THE SEWER IS ENCASED IN A WATERTIGHT CARRIER PIPE OR CONCRETE.
 - THE TOP OF THE SEWER IS AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER PIPE.
- A VERTICAL DISTANCE OF AT LEAST 12 INCHES (OUTSIDE TO OUTSIDE) SHALL BE MAINTAINED BETWEEN ANY WATER AND SEWER MAINS WITH SEWER PIPES PREFERABLY CROSSING UNDER WATER MAINS. THE MINIMUM VERTICAL SEPARATION CAN BE REDUCED TO 6 INCHES FOR VACUUM-TYPE SEWERS OR FOR GRAVITY SEWERS WHERE THE SEWER PIPE IS BELOW THE WATER MAIN. THE CROSSING SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST 6 FEET FROM ALL JOINTS IN GRAVITY AND PRESSURE SEWER PIPES. THE DISTANCE CAN BE REDUCED TO 3 FEET FOR VACUUM-TYPE SEWERS. WHEN THE ABOVE SPECIFIED VERTICAL DISTANCE CRITERIA CANNOT BE MET DUE TO AN EXISTING UNDERGROUND FACILITY CONFLICT, SMALLER SEPARATIONS ARE ALLOWED IF ONE OF THE FOLLOWING IS MET:
 - THE SEWER PIPES ARE DESIGNED AND CONSTRUCTED EQUAL TO THE WATER PIPE AND PRESSURE TESTED AT 150 PSI.
 - THE SEWER IS ENCASED IN A WATERTIGHT CARRIER PIPE OR CONCRETE.
- AIR RELEASE VALVES SHALL BE PROVIDED AT HIGH POINTS OF NEW FORCE MAIN SANITARY SEWER.
- GRAVITY SANITARY SEWERS CONSTRUCTED WITHIN A PUBLIC WELLFIELD PROTECTION AREA SHALL BE C-900 PVC OR DUCTILE IRON PIPE. THE MAXIMUM ALLOWABLE EXFILTRATION RATE OF GRAVITY SEWERS CONSTRUCTED IN A PUBLIC WELLFIELD PROTECTION AREA SHALL BE:
 - Residential Land Uses. Fifty (50) GALLONS PER INCH PIPE DIAMETER PER MILE PER DAY, BASED ON A MINIMUM TWO (2) HOUR TEST HAVING A MINIMUM OF TWO (2) FEET OF POSITIVE HEAD ABOVE THE CROWN OF THE PIPE.
 - NON-RESIDENTIAL LAND USE. TWENTY (20) GALLONS PER INCH PIPE DIAMETER PER MILE PER DAY, BASED ON A MINIMUM TWO (2) HOUR TEST HAVING A MINIMUM OF TWO (2) FEET OF POSITIVE HEAD ABOVE THE CROWN OF THE PIPE.
 - ANY OBSERVED LEAKS OR ANY OBVIOUSLY DEFECTIVE JOINTS OR PIPES SHALL BE REPLACED EVEN WHEN THE TOTAL LEAKAGE IS BELOW THAT ALLOWED.
- THE MAXIMUM ALLOWABLE EXFILTRATION RATE OF GRAVITY SANITARY SEWERS CONSTRUCTED IN A PUBLIC WELLFIELD PROTECTION AREA SHALL BE ONE HUNDRED (100) GALLONS PER INCH PIPE DIAMETER PER MILE PER DAY, BASED ON A MINIMUM TWO (2) HOURS TEST HAVING A MINIMUM OF TWO (2) FEET OF POSITIVE HEAD ABOVE THE CROWN OF THE PIPE. ANY OBSERVED LEAKS OR ANY OBVIOUSLY DEFECTIVE JOINTS OR PIPES SHALL BE REPLACED EVEN WHEN THE TOTAL LEAKAGE IS BELOW THAT ALLOWED.
- FORCE MAIN SEWERS CONSTRUCTED WITHIN A PUBLIC WELLFIELD PROTECTION AREA SHALL BE DUCTILE IRON, C-900 PVC, HDPE OR REINFORCED CONCRETE PRESSURE SEWER PIPES.
- THE MAXIMUM ALLOWABLE EXFILTRATION TRENCH/LEAKAGE RATE OF FORCEMAIN SANITARY SEWER SHALL BE:
 - DUCTILE IRON, C-900 PVC, HDPE AND PVC PIPE. THE ALLOWABLE LEAKAGE RATE SPECIFIED IN AMERICAN WATER WORKS ASSOCIATION STANDARD (AWWAS) C600-82 AT A TEST PRESSURE OF 100 PSI FOR A DURATION OF NOT LESS THAN TWO (2) HOURS.
 - REINFORCED CONCRETE PRESSURE PIPE. HALF (½) THE ALLOWED LEAKAGE RATE SPECIFIED IN AWWA C600-82 AT A TEST PRESSURE OF 100 PSI FOR A DURATION OF NOT LESS THAN TWO (2) HOURS.
 - ANY OBSERVED LEAKS OR ANY OBVIOUSLY DEFECTIVE JOINTS OR PIPES SHALL BE REPLACED EVEN WHEN THE TOTAL LEAKAGE IS BELOW THAT ALLOWED.
- THE CONTRACTOR SHALL VERIFY NATURE, DEPTH, AND CHARACTER OF EXISTING UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.
- IN NO CASE SHALL A CONTRACTOR INSTALL UTILITY PIPES, CONDUITS, CABLES ETC. IN THE SAME TRENCH ABOVE AN EXISTING WATER OR SEWER PIPE EXCEPT WHERE THEY CROSS.
- IF ANY AREA OF THE WORK SITE IS FOUND TO CONTAIN BURIED SOLID WASTE AND/OR GROUND OR GROUND WATER CONTAMINATION, THE FOLLOWING SHALL APPLY:
 - ALL WORK IN THE AREA SHALL FOLLOW ALL APPLICABLE SAFETY REQUIREMENTS (E.G., OSHA, ETC.) AND NOTIFICATION MUST BE PROVIDED TO THE APPROPRIATE AGENCIES.
 - IMMEDIATELY NOTIFY THE ENVIRONMENTAL MONITORING AND RESTORATION DIVISION (EMRD). THE EMRD CAN BE CONTACTED AT (305) 372-6700.
 - OF CONTAMINATED SOILS AND/OR BURIED SOLID WASTE MATERIAL IS EXCAVATED DURING CONSTRUCTION, THEN THEY REQUIRE PROPER HANDLING AND DISPOSAL IN ACCORDANCE WITH THE LOCAL, STATE AND FEDERAL REGULATIONS. BE ADVISED THAT THE LANDFILL OWNER/OPERATOR IS THE FINAL AUTHORITY ON DISPOSAL AND MAY HAVE REQUIREMENTS BEYOND THOSE PROVIDED BY HEREIN. IF DISPOSAL WITHIN A MIAMI-DADE COUNTY OWNED LANDFILL (CLASS 1 LANDFILL) IS APPROPRIATE AND SELECTED, PLEASE CONTACT THE MIAMI-DADE COUNTY DEPARTMENT OF SOLID WASTE MANAGEMENT AT (305)594-6666 FOR INFORMATION.
 - THE REUSE OF CONTAMINATED SOILS THAT ARE NOT RETURNED TO THE ORIGINAL EXCAVATION REQUIRES PRIOR APPROVAL OF A SOIL MANAGEMENT PLAN FROM THE ENVIRONMENTAL MONITORING AND RESTORATION DIVISION. THE EMRD CAN BE CONTACTED AT (305) 372-6700.
- THE PUMP MUST COMPLY WITH THE NATIONAL ELECTRICAL CODE (NEC) REQUIREMENTS FOR CLASS I, GROUP D, DIVISION 1 LOCATIONS (EXPLOSION PROOF).
- THE CONTRACTOR IS ADVISED THAT A TREE REMOVAL/RELOCATION PERMIT MAY BE REQUIRED PRIOR TO THE REMOVAL AND/OR RELOCATION OF TREE RESOURCES. PRIOR TO REMOVING OR RELOCATING ANY TREES, THE CONTRACTOR SHALL NOTIFY THE TREE AND FOREST RESOURCES SECTION OF DERM AT (305) 372-6574 OR VIA E-MAIL AT: TFRS@MIAMI-DADE.GOV, OR CONTACT THE MUNICIPALITY WITH TREE ORDINANCE JURISDICTION TO OBTAIN ANY REQUIRED PERMITS. THOSE TREES NOT INTERFERING WITH THE CONSTRUCTION SHALL BE PROTECTED IN PLACE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 24-49.5 OF THE MIAMI-DADE CODE.
- PLEASE NOTE THAT DEMOLITION, REMOVAL AND/OR DISTURBANCE OF EXISTING UNDERGROUND UTILITIES THAT CONTAIN ASBESTOS-CEMENT PIPES (ACP) ARE SUBJECT TO THE PROVISIONS OF 40 CFR-61 SUBPART M. THEREFORE, PURSUANT TO THE PROVISIONS OF 40 CFR-61-145, A NOTICE OF DEMOLITION OR ASBESTOS RENOVATION FORM MUST BE FILLED WITH THE AIR QUALITY MANAGEMENT DIVISION (AQMD) OF DERM, AT LEAST TEN (10) WORKING DAYS PRIOR THE STARTING OF ANY WORK. NOTE THAT THE BACKFILLING AND BURIAL OF CRUSHED ACP WOULD CAUSE THESE LOCATIONS TO BE CONSIDERED ACTIVE OPERATING PROCEDURES, AS WELL AS APPLICABLE FEDERAL, STATE AND LOCAL REGULATORY CRITERIA, MUST BE FOLLOWED AND IMPLEMENTED TO MINIMIZE ANY POTENTIAL RELEASE OF FUGITIVE EMISSIONS, ESPECIALLY DURING PROJECT CONSTRUCTION ACTIVITIES. THE AQMD CAN BE CONTACTED VIA EMAIL AT ASBESTOS@MIAMI-DADE.GOV OR (305) 372-6925.

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

ALL ELEVATIONS SHOWN ON THESE PLANS ARE BASED ON BASED NGVD 1929.

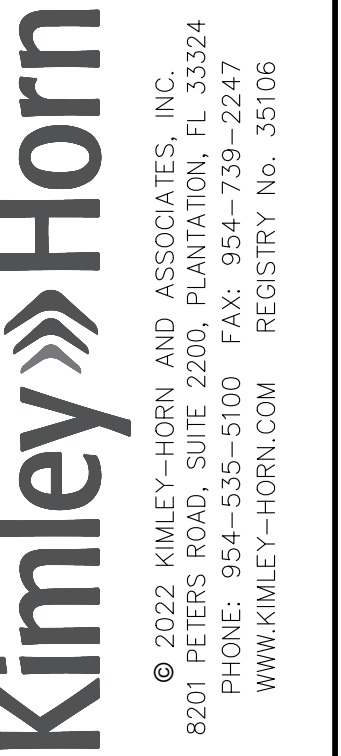


1920 ALTON ROAD
 PREPARED FOR
 ALTON OFFICE
 HOLDINGS II, LLC.
 CITY OF MIAMI BEACH
 FLORIDA

WATER AND SEWER NOTES

KHA PROJECT 143589001
 DATE OCT. 2022
 SCALE AS SHOWN
 DESIGNED BY JAC
 DRAWN BY JAC
 CHECKED BY CF
 DATE: 1/9/2023

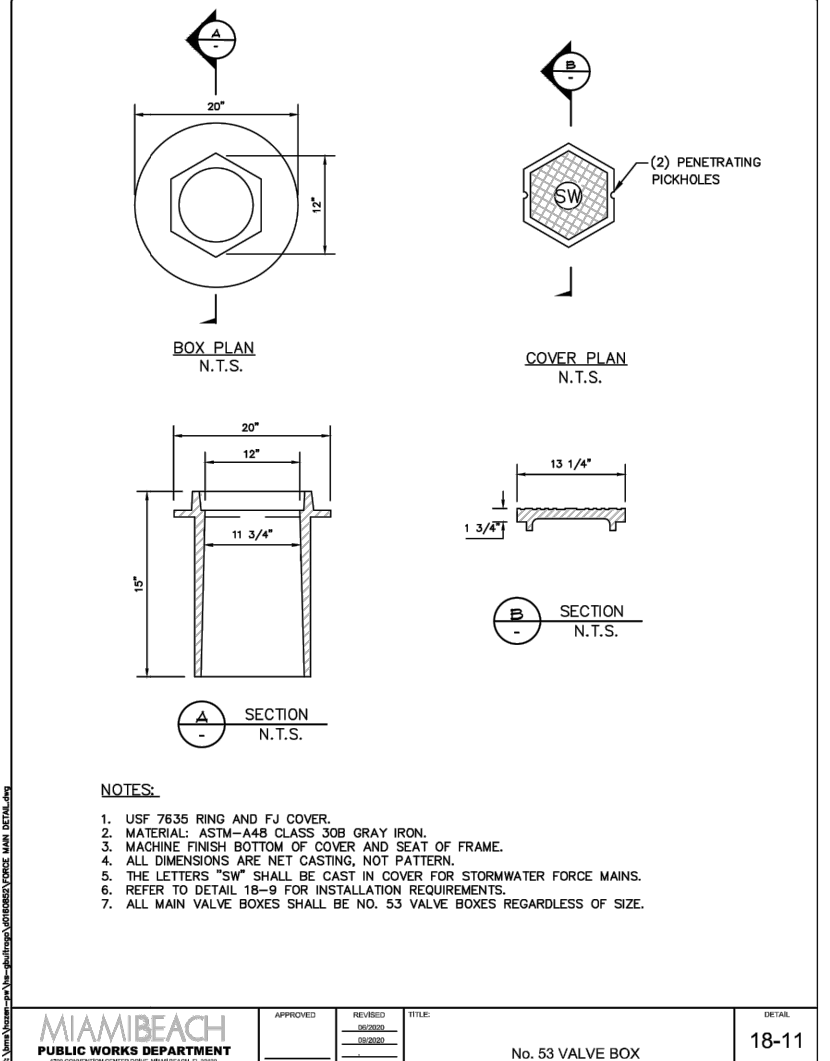
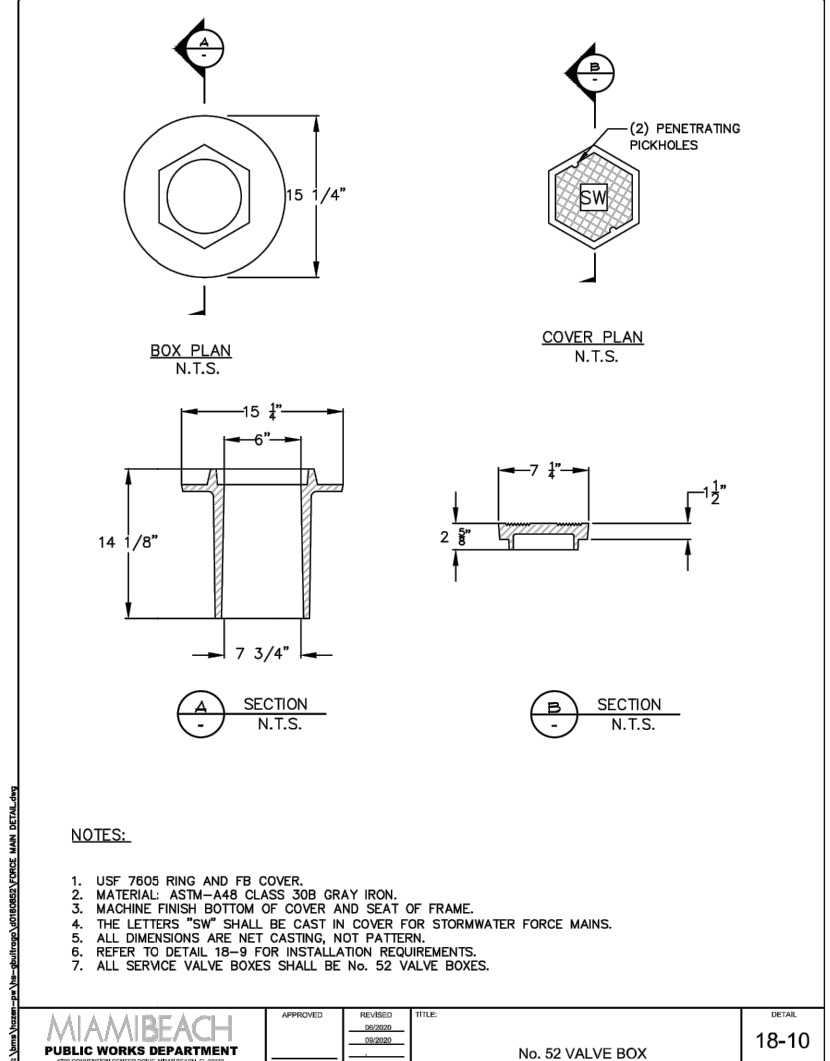
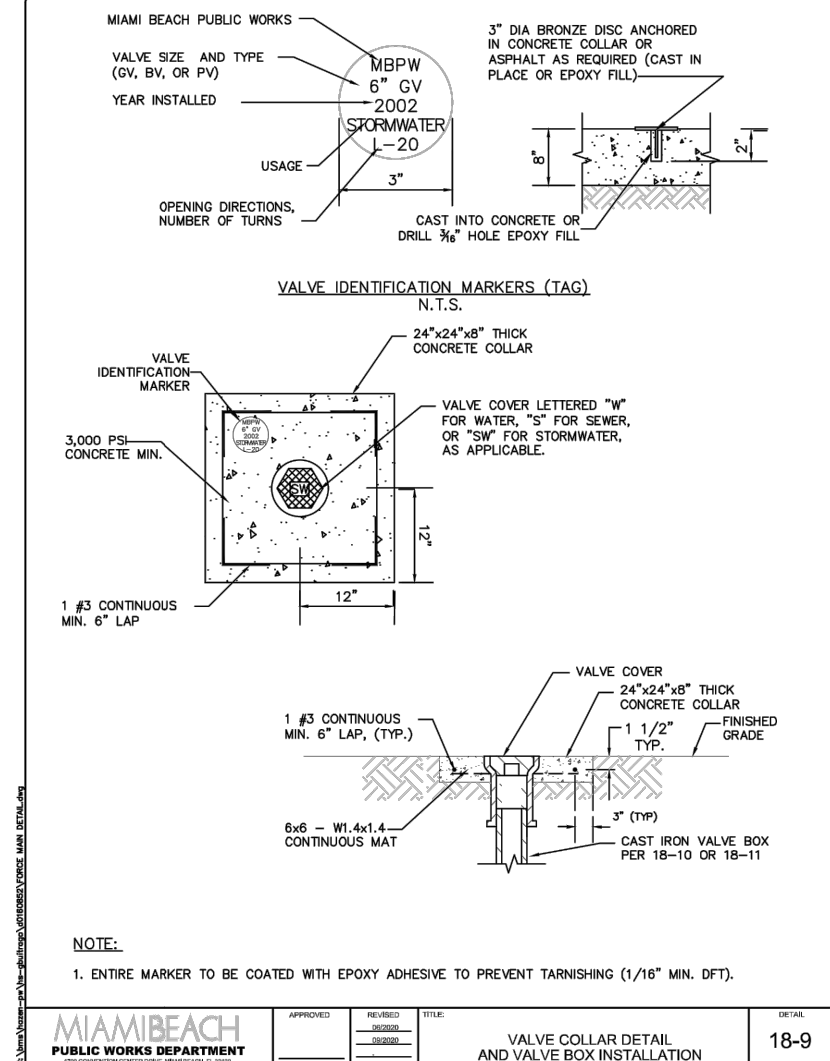
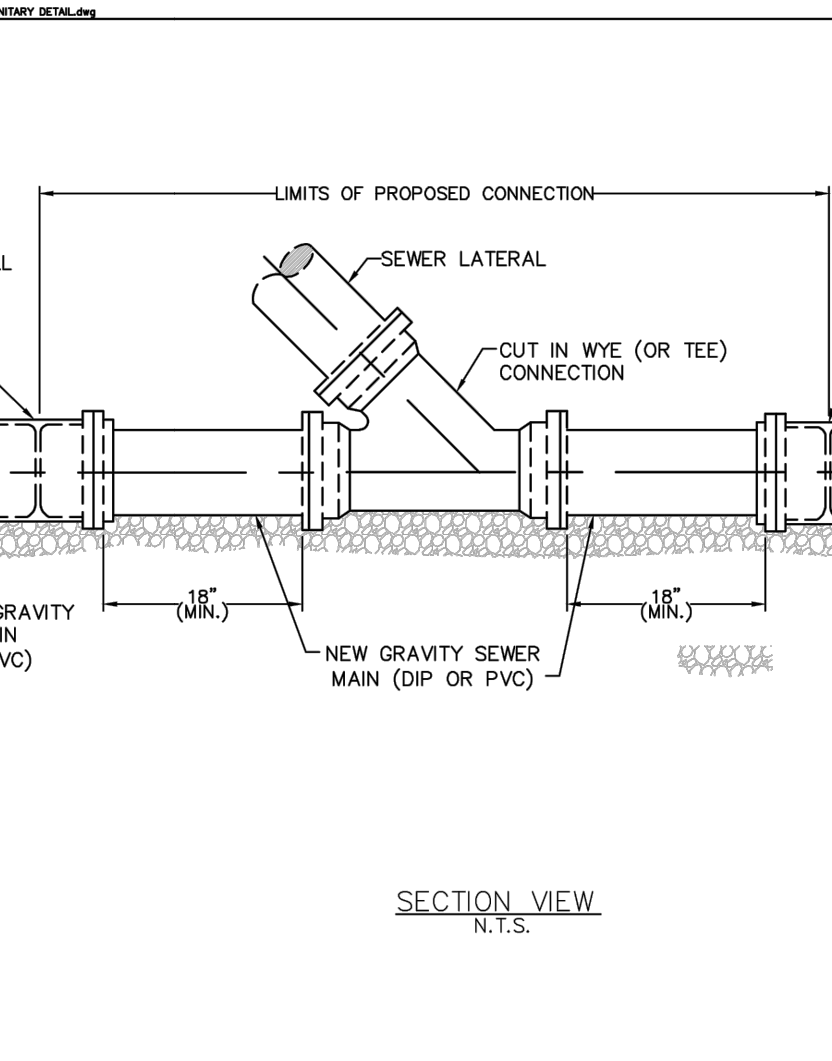
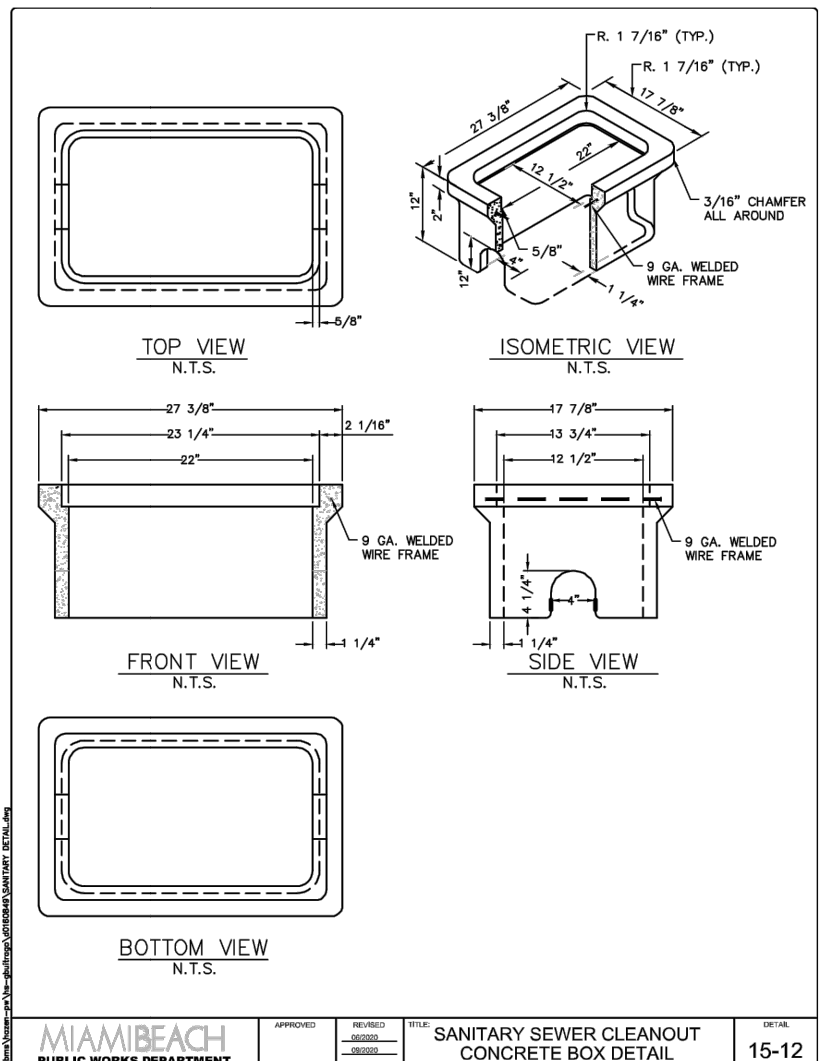
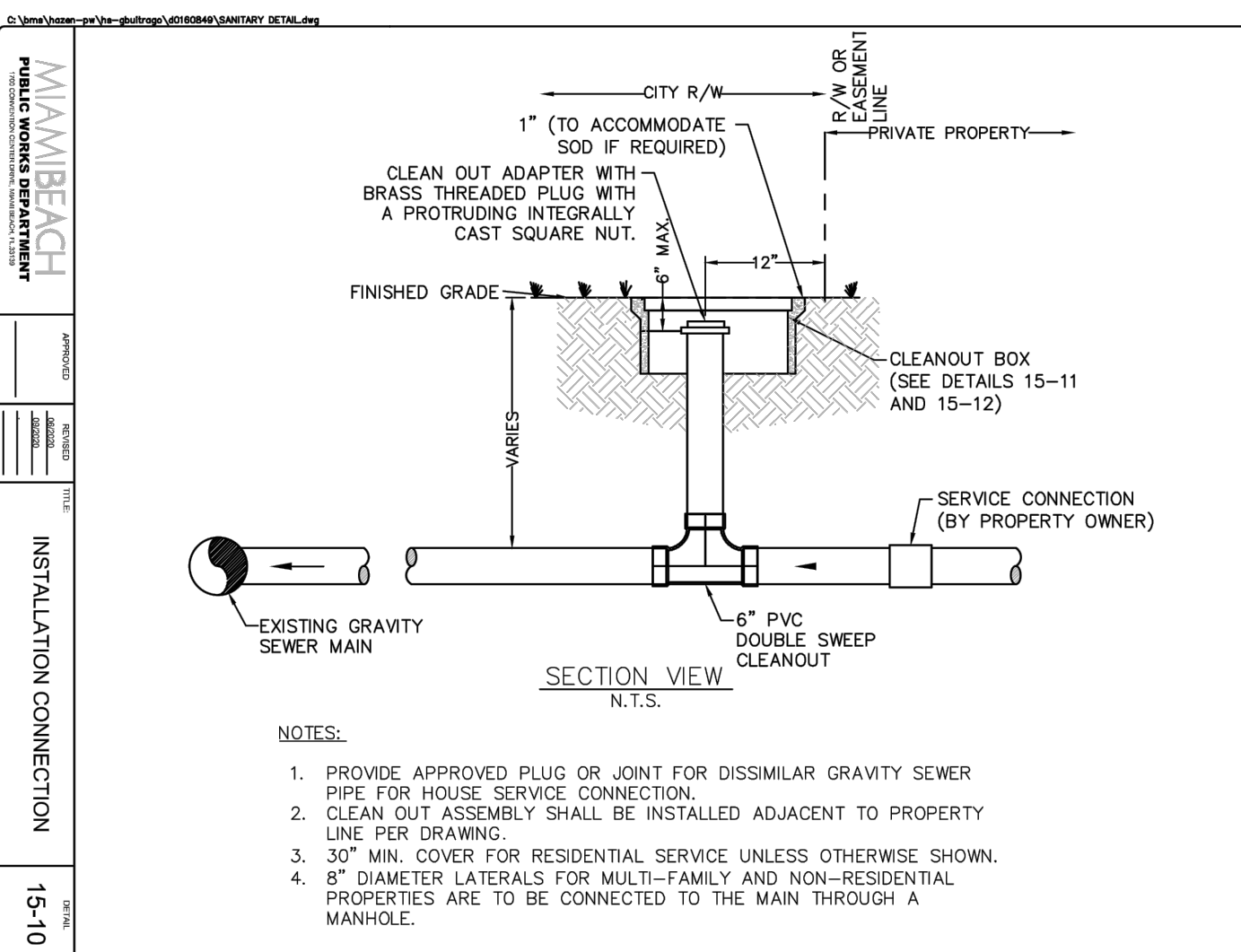
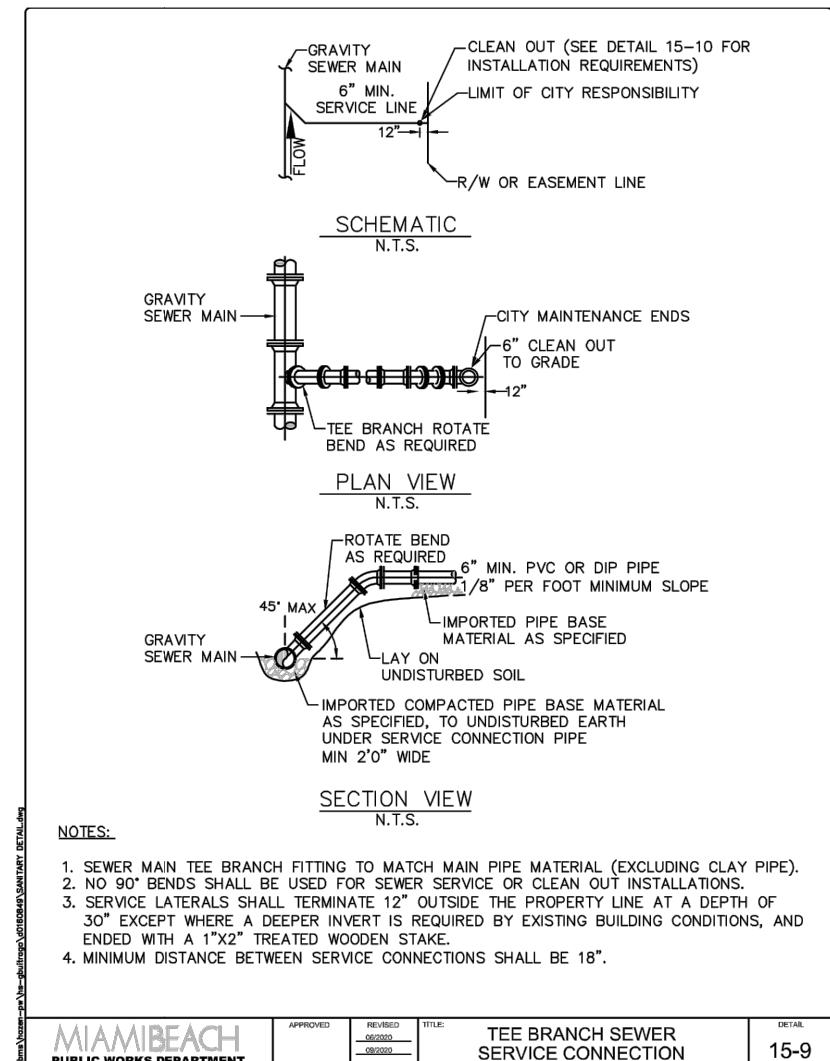
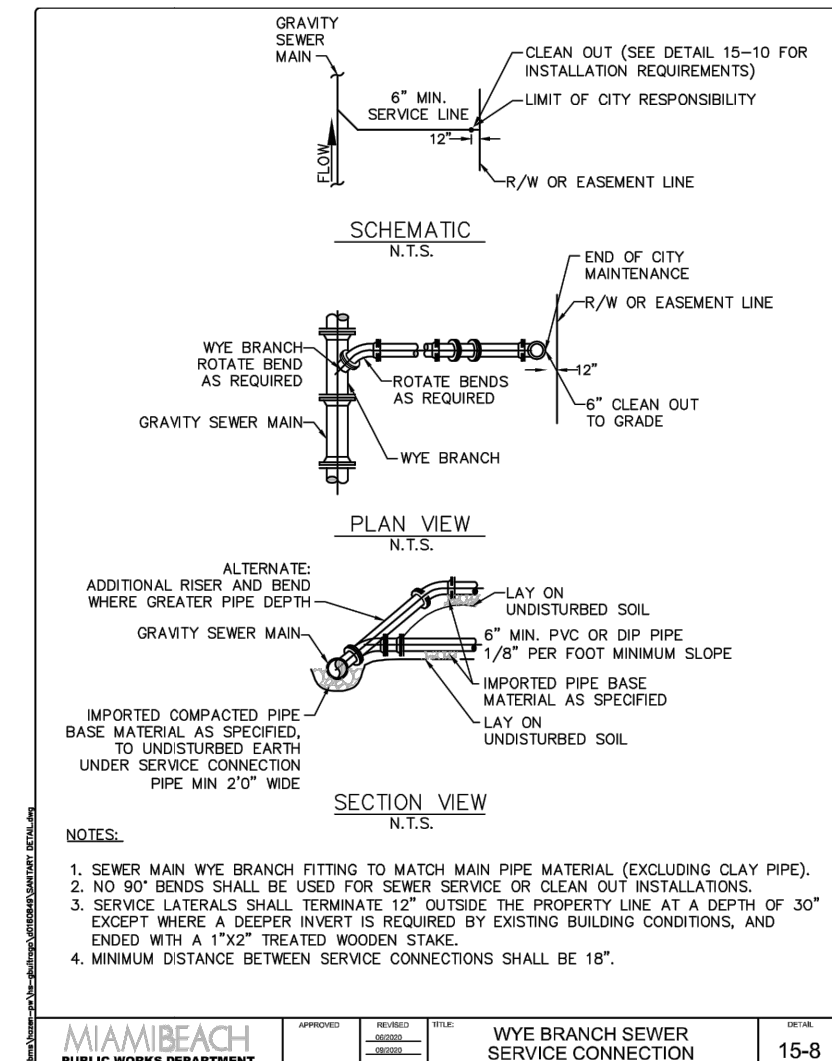
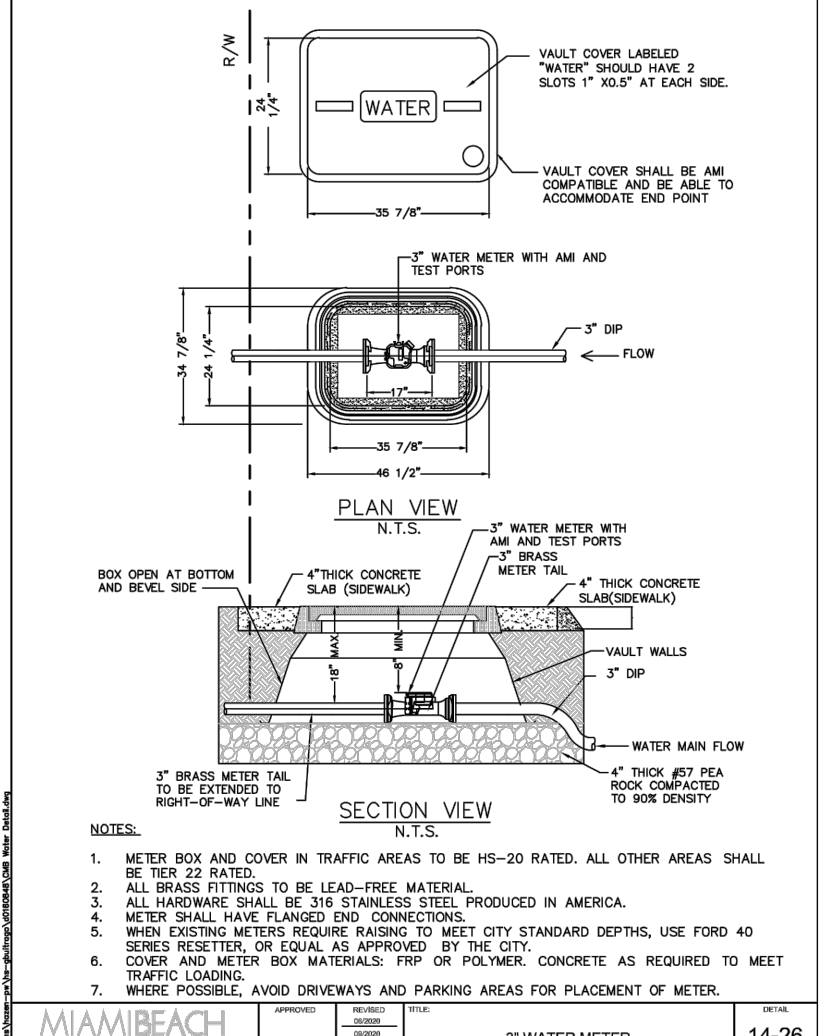
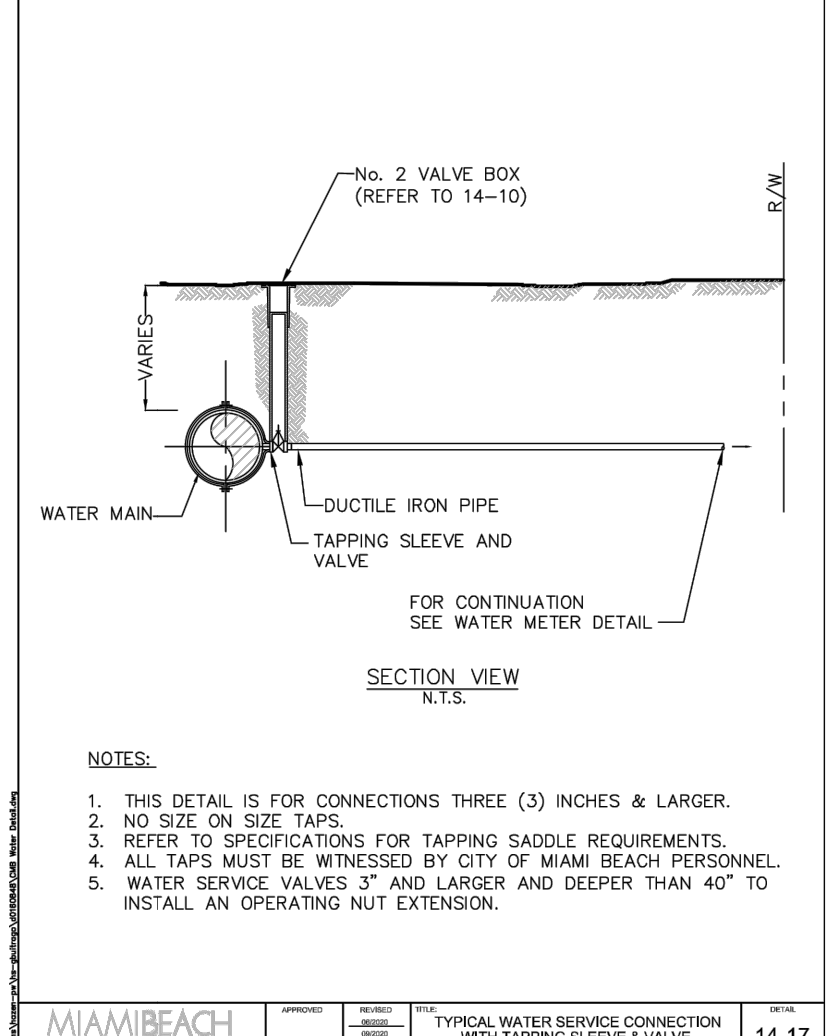
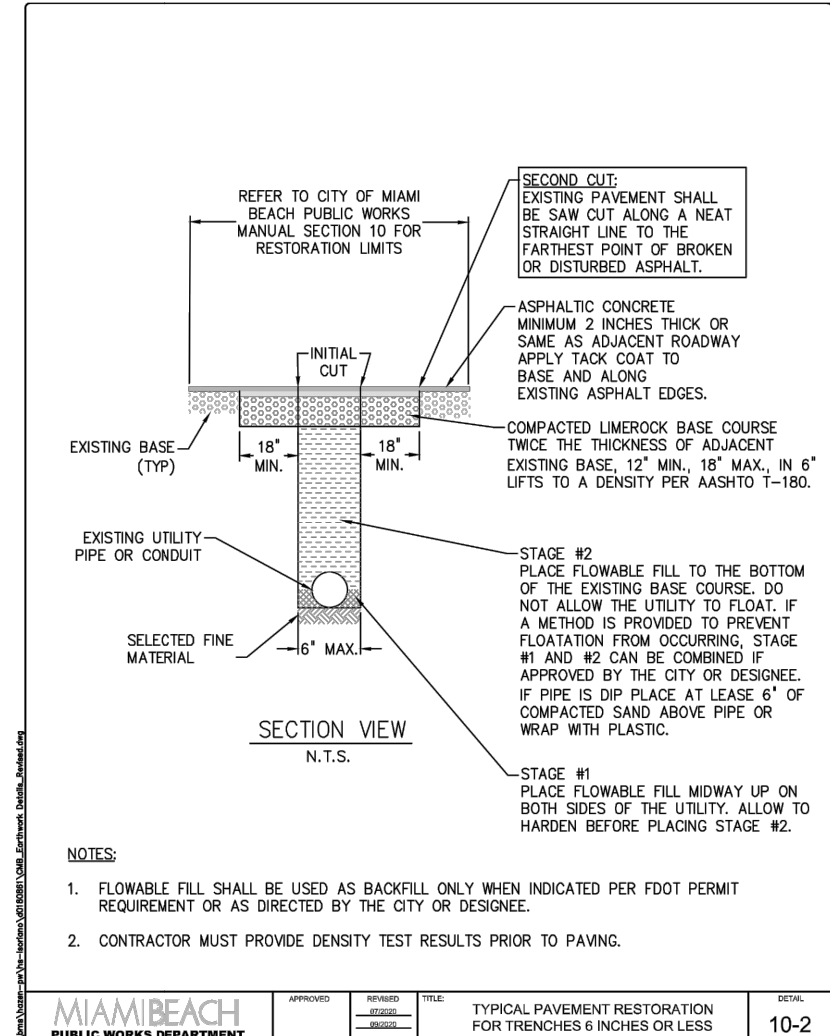
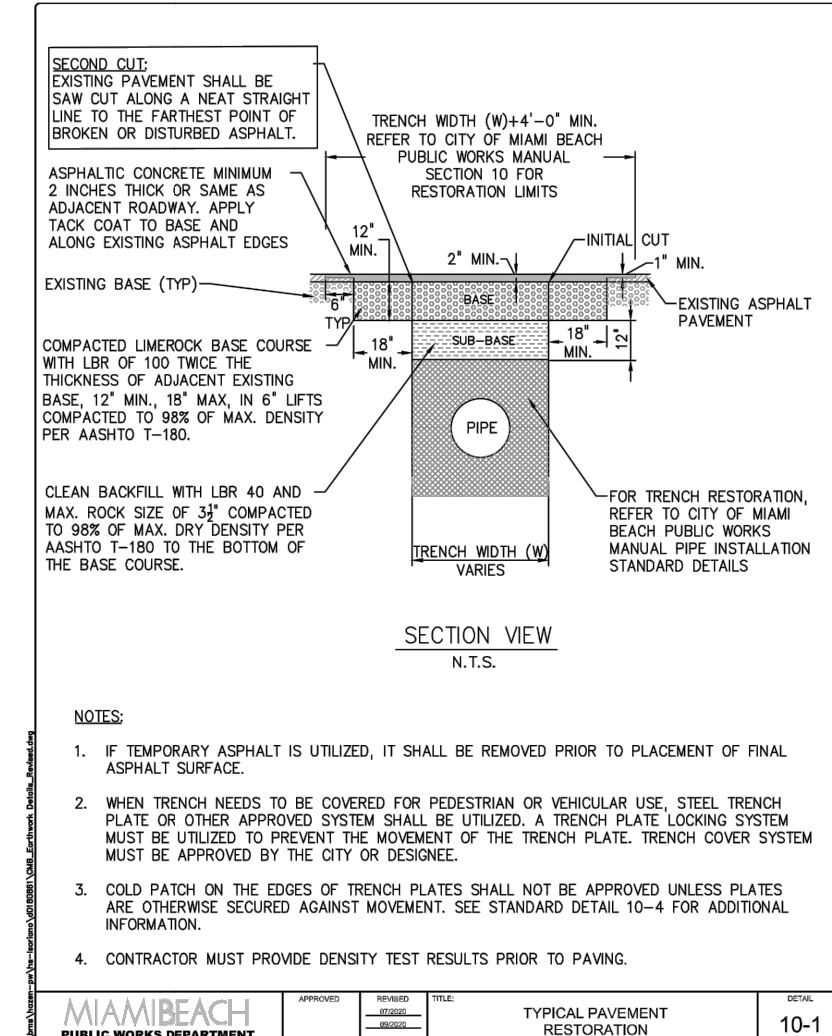
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No.	REVISIONS	DATE

SHEET NUMBER
C601

Plotted By: Colleen, Jimmy - Sheet Set: 1920 ALTON ROAD - Layout: C602 - COMB STANDARD DETAILS - January 09, 2023 - 07:01:21pm - k:\vti_civil\143_jobs\143269001.mdb\1920_alton_road\CAD\plansheets\C602 - Water and Sewer Details.dwg
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NO.	REVISIONS	DATE	BY

Kimley-Horn
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WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
KHA PROJECT
143589001
DATE
OCT 2022
SCALE AS SHOWN
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**COMB STANDARD
DETAILS**

**1920 ALTON ROAD
PREPARED FOR
ALTON OFFICE
HOLDINGS II, LLC.**
CITY OF MIAMI BEACH FLORIDA

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SHEET NUMBER
C602