

APPLICANT: BAPTIST HEALTH
ARCHITECT: PERKINS+WILL
PROJECT: MIAMI BEACH ASC

LAND DESCRIPTION
LOTS 9 THROUGH 14, INCLUSIVE, BLOCK 106 OF "OCEAN BEACH ADDITION NO. 3", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2 AT PAGE 81 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ZONING DATA SUMMARY
SITE AREA: 45,000 SF

ZONING DESIGNATION : CD-2 COMMERCIAL MEDIUM INTENSITY DISTRICT
142-306 DEVELOPMENT REGULATIONS

REGULATION	REQUIREMENT	PROPOSED
Maximum Area	1.5 1.5x45,000= 67,500 sf	63,500sf FAR / 122,000 GSF Total Area
Minimum Lot Area	7,000 sf	45,000 sf
Minimum Lot Width	50 Feet	300 Feet
Maximum Building Height	50 Feet	50'-0" Main Roof Line, 51'-0" Top of Roof Deck

REGULATION	REQUIREMENT	PROPOSED
Front Setback	0 Feet	4 Feet at pedestal, 0 Feet proposed above
Side-Interior setback	10 Feet if abutting Residential District 0 Feet at All Other Districts	CD-2 District to the North, 0 Feet proposed
Side Facing Street Setback	10 Feet if abutting Residential District 0 Feet at All Other Districts	CD-2 District to the South, 5'-3" setback at pedestal, 0 Feet proposed above
Rear	5 Feet 10 Feet if abutting Residential District	Residential District to the rear, 10 Feet proposed

PARKING AS PER ORDINANCE 2013-3812				
USE	FLOOR AREA	RATIO	REQUIREMENT	PROPOSED
RETAIL/OFFICE, GROUND LEVEL	29,058 SQ. FT.	1 Car : 300 SQ. FT.	97	TOTAL 178 PROVIDED: 171 SPACES (INCLUDES ACCESSIBLE SPACES) REQUIRED: 178 X 0.80=143 SPACES (PER COVENANT, 20% REDUCTION) + 5 LOADING PARKING SPACES
OFFICE, 3rd FLOOR	8,106 SQ. FT.	1 Car : 400 SQ. FT.	21	
OFFICE, 4th FLOOR	23,808 SQ. FT.	1 Car : 400 SQ. FT.	60	
SHORT TERM BIKE PARKING			7 SPACES	12 SPACES
LONG TERM BIKE PARKING			10 SPACES	10 SPACES

Note: As per Sec. 130-33.7.(C).
* Vehicular parking shall be reduced by one space for every 10 short term bicycle parking spaces.
12 short term bicycle parking spaces provided = 1 vehicular parking spaces reduced
Note: As per Sec. * 130-32 (5)
**The minimum parking requirements for office uses may be reduced by up to 20 percent in cases where the developer voluntarily offers a restrictive covenant running with the land, form approved by the City Attorney, ensuring that the required office parking spaces shall be shared by all users in the building and shall not be reserved for individual persons or tenants.

2. OCCUPANCY CLASSIFICATION		
	BUILDING CODE	NFPA
Occupancy Classification(s)	Business Group B(primary) and S2 Open Parking Garage Note:non separated use	New Business
Code Reference	Florida Building Code	NFPA 101. Life Safety Code Florida Edition
Section Reference(s)	Section 304.1 Section 311.3	Chapter 38 (6.1.11), Section A.20.1.2.2 & A.6.1.6.1

NOTE: ASC use is classified by code as a business occupancy

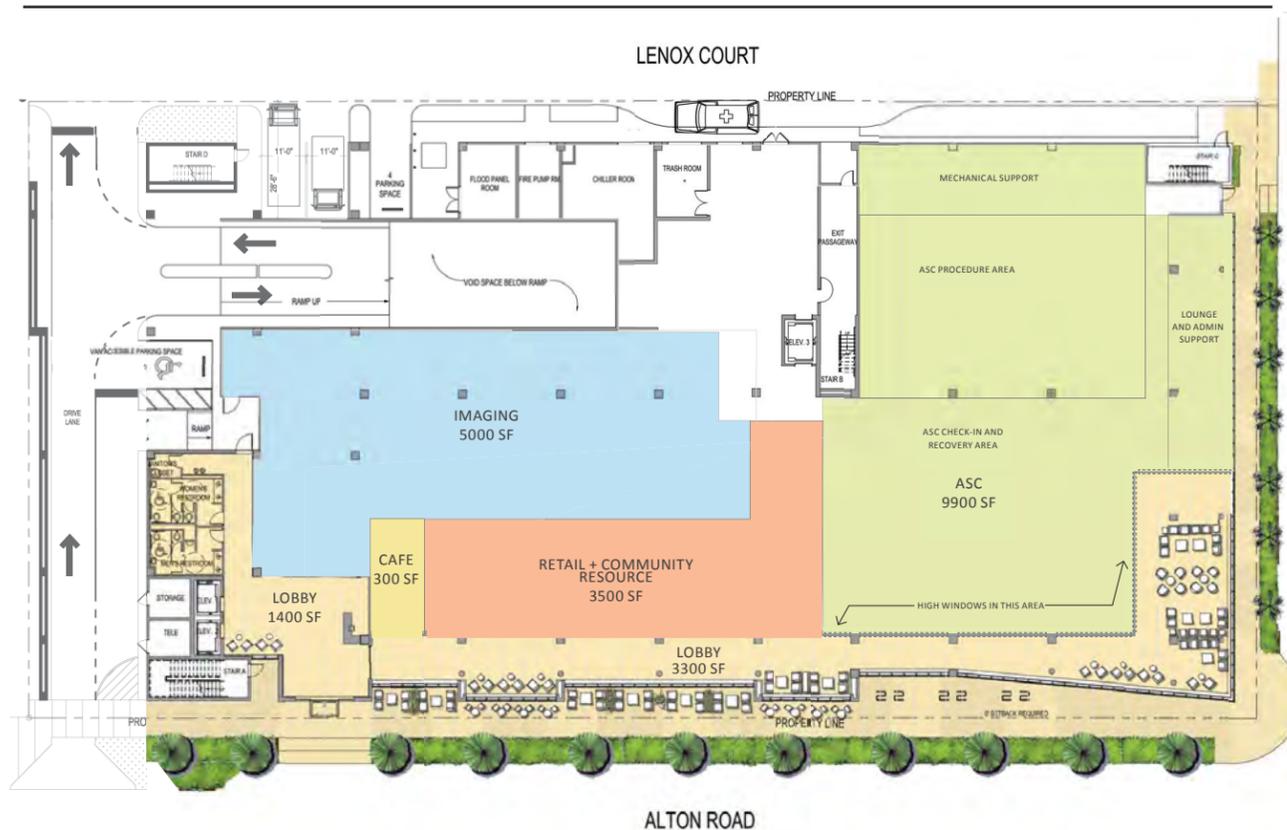
PARKING PROVIDED PER MASTER PERMIT

REQUIRED	PROPOSED	APPROVED	PROVIDED
178 X .80 = 143 SPACES	171	171	171

(Per covenant as noted in adjacent approved zoning table, included in master permit)

(includes accessible spaces + 5 loading spaces as noted in adjacent approved zoning table, included in master permit.)

FIRST FLOOR DIAGRAM PREVIOUSLY APPROVED BY PLANNING BOARD



LOCATION MAP



ZONING DATA

SHEET 1 OF 1



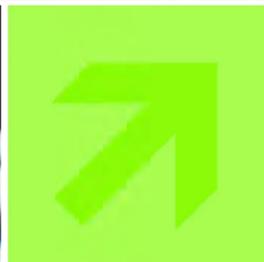
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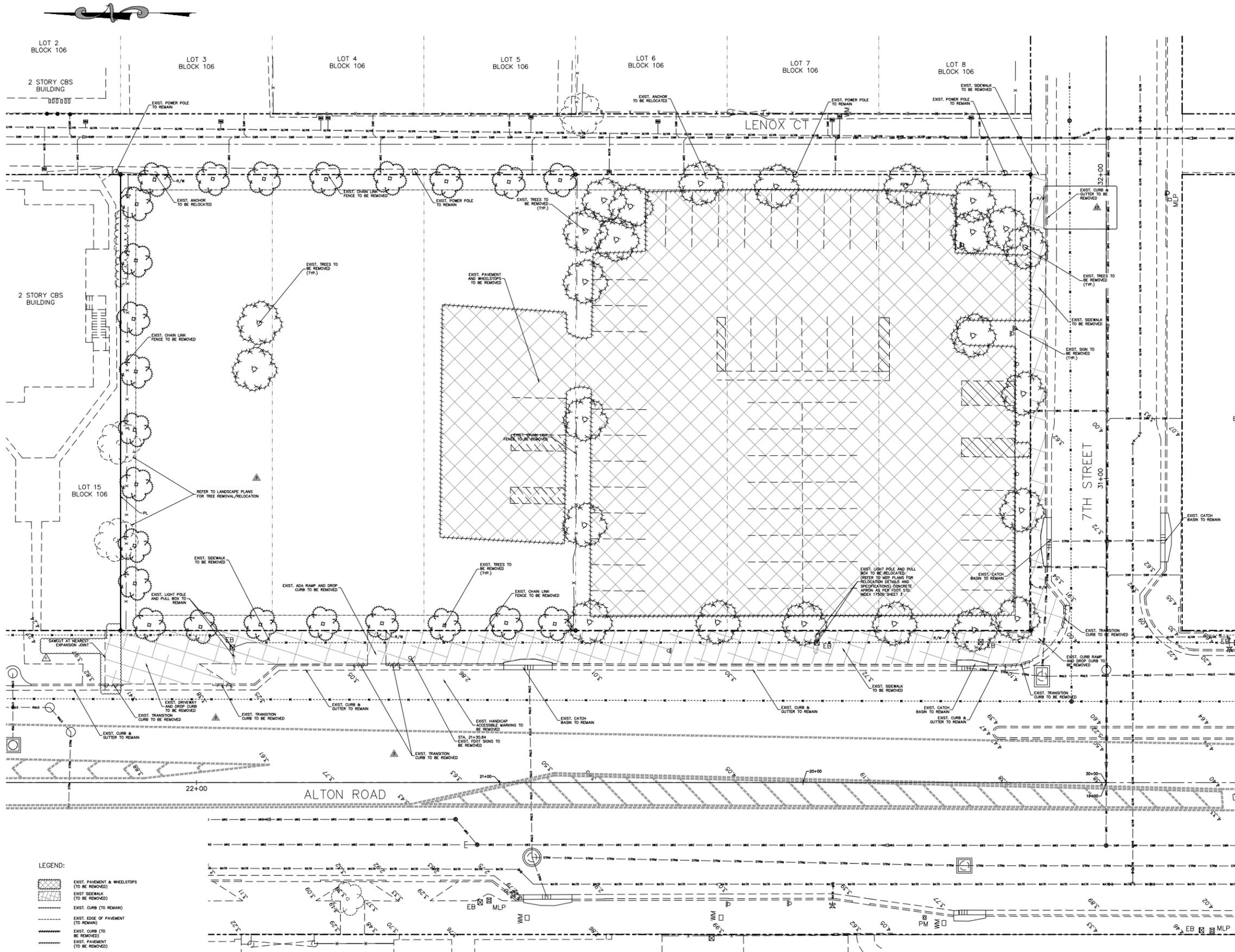
Crescent Heights
709 Alton Road Miami Beach, Florida, 33139

PERMIT SET

Issued: September 4, 2014

Revised: March 03, 2017





- LEGEND:**
- EXIST. PAVEMENT & WHEELSTOPS (TO BE REMOVED)
 - EXIST. SIDEWALK (TO BE REMOVED)
 - EXIST. CURB (TO REMAIN)
 - EXIST. EDGE OF PAVEMENT (TO REMAIN)
 - EXIST. CURB (TO BE REMOVED)
 - EXIST. PAVEMENT (TO BE REMOVED)

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PERMIT SET

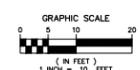
Revisions

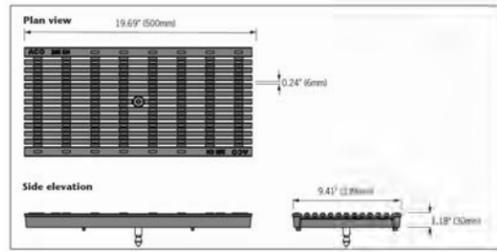
NO.	ISSUE	DATE
11	PERMIT COMMENTS & FIELD COORDINATION	04/10/2017
10	CT - 0 Miami Beach Permit Comment	08/26/2016
9	Under Ground Tenant Utility	10/20/2016
8	DERM Comment	3/4/2016
7	VE Chain w.	7/31/2015
6	FDOT Comment	7/13/2015
5	DERM Comment	07/06/2015

Sheet Information	
Date	September 4, 2014
Job Number	14-00080
Drawn	EG
Checked	NFA
Approved	NFA
Title	

DEMOLITION PLAN

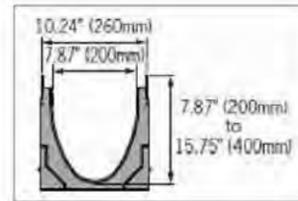
Sheet
C-1



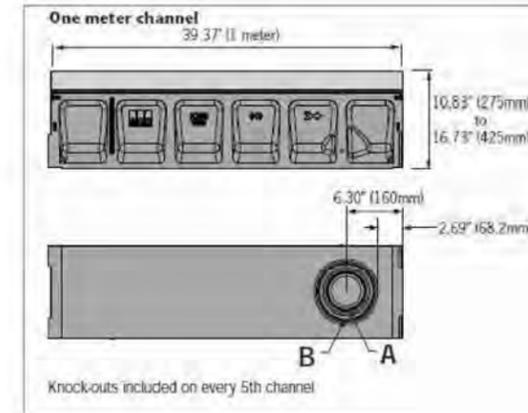


Description	Part No.	Length (inches)	Width (inches)	Height (inches)
ACO Type 678Q Longitudinal Ductile Iron Grate	678Q	19.69	6.00	0.24
ACO Type 678Q Lip	678QL	19.69	6.00	1.18

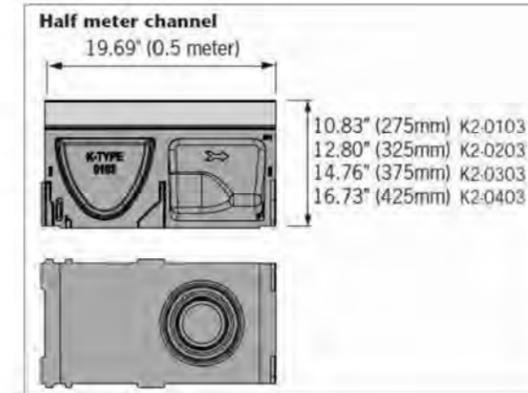
ACO TYPE 678Q LONGITUDINAL DUCTILE IRON GRATE (ADA)



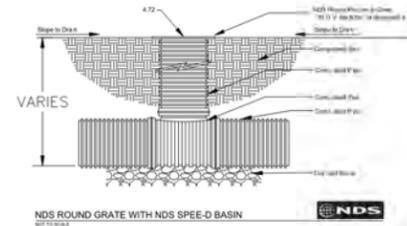
Specifications	Value	Unit
Water absorption	0.07%	
Impact proof	YES	
Oil proof	YES	
Chemical and alkali resistant	YES	



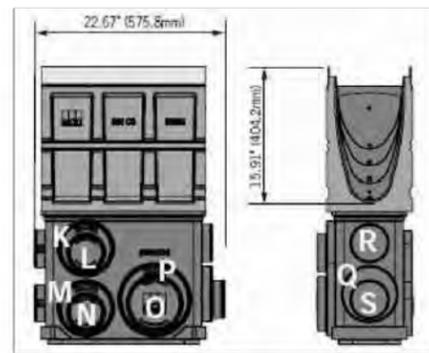
Knock-outs included on every 5th channel



ACO KLASSIKDRAIN K200 TRENCH DRAIN

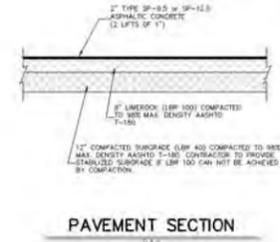


NDS ROUND GRATE WITH NDS SPEED-D BASIN



ACO KLASSIKDRAIN IN-LINE 902G CATCH BASIN

NDS		TECHNICAL SPECIFICATIONS	
Round Grates		Dimension Key	
Part No.	Material	A: Diameter	B: Depth
10	1.00	1.00	0.10
11	1.00	1.00	0.15
12	1.00	1.00	0.20
13	1.00	1.00	0.25
14	1.00	1.00	0.30
15	1.00	1.00	0.35
16	1.00	1.00	0.40
17	1.00	1.00	0.45
18	1.00	1.00	0.50
19	1.00	1.00	0.55
20	1.00	1.00	0.60
21	1.00	1.00	0.65
22	1.00	1.00	0.70
23	1.00	1.00	0.75
24	1.00	1.00	0.80
25	1.00	1.00	0.85
26	1.00	1.00	0.90
27	1.00	1.00	0.95
28	1.00	1.00	1.00
29	1.00	1.00	1.05
30	1.00	1.00	1.10
31	1.00	1.00	1.15
32	1.00	1.00	1.20
33	1.00	1.00	1.25
34	1.00	1.00	1.30
35	1.00	1.00	1.35
36	1.00	1.00	1.40
37	1.00	1.00	1.45
38	1.00	1.00	1.50
39	1.00	1.00	1.55
40	1.00	1.00	1.60
41	1.00	1.00	1.65
42	1.00	1.00	1.70
43	1.00	1.00	1.75
44	1.00	1.00	1.80
45	1.00	1.00	1.85
46	1.00	1.00	1.90
47	1.00	1.00	1.95
48	1.00	1.00	2.00
49	1.00	1.00	2.05
50	1.00	1.00	2.10
51	1.00	1.00	2.15
52	1.00	1.00	2.20
53	1.00	1.00	2.25
54	1.00	1.00	2.30
55	1.00	1.00	2.35
56	1.00	1.00	2.40
57	1.00	1.00	2.45
58	1.00	1.00	2.50
59	1.00	1.00	2.55
60	1.00	1.00	2.60
61	1.00	1.00	2.65
62	1.00	1.00	2.70
63	1.00	1.00	2.75
64	1.00	1.00	2.80
65	1.00	1.00	2.85
66	1.00	1.00	2.90
67	1.00	1.00	2.95
68	1.00	1.00	3.00
69	1.00	1.00	3.05
70	1.00	1.00	3.10
71	1.00	1.00	3.15
72	1.00	1.00	3.20
73	1.00	1.00	3.25
74	1.00	1.00	3.30
75	1.00	1.00	3.35
76	1.00	1.00	3.40
77	1.00	1.00	3.45
78	1.00	1.00	3.50
79	1.00	1.00	3.55
80	1.00	1.00	3.60
81	1.00	1.00	3.65
82	1.00	1.00	3.70
83	1.00	1.00	3.75
84	1.00	1.00	3.80
85	1.00	1.00	3.85
86	1.00	1.00	3.90
87	1.00	1.00	3.95
88	1.00	1.00	4.00
89	1.00	1.00	4.05
90	1.00	1.00	4.10
91	1.00	1.00	4.15
92	1.00	1.00	4.20
93	1.00	1.00	4.25
94	1.00	1.00	4.30
95	1.00	1.00	4.35
96	1.00	1.00	4.40
97	1.00	1.00	4.45
98	1.00	1.00	4.50
99	1.00	1.00	4.55
100	1.00	1.00	4.60



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PERMIT SET

Revisions

NO.	ISSUE	DATE
11	CI: O'Jays Beach Permit Comment	08/26/2016
10	Underground Trench 10/1/16	10/01/2016
9	DERM Comment	3/4/2016
8	VE Chan	3/13/2016
7	PILOT Comment	1/13/2016
6	DERM Comment	07/06/2015

TRENCH DRAIN DETAILS PLAN

Sheet C-2.1

XYLEM / FLYGT

DU-PLEX STORMWATER PUMP STATION

SCOPE: Supply one complete Pre-Fab Tri-Plex Stormwater Pump Station, per design. Pumps shall be capable of pumping run-off stormwater.

Complete system shall be supplied by:
XYLEM / FLYGT INC.
305-661-9375

The H-20 Load Rated Fiberglass Wetwell Must Be Manufactured By L.F. Manufacturing, Giddings, Texas, Which Includes A Written 20 Yr. Warranty

Certification of the wetwell H-20 load rating must be supplied with submittals. H-20 certification must be signed and sealed by an engineer registered in the State of Florida.

After the H-20 load rated wetwell has been installed, the ASTM Certification Number and Serial Tracking Number must be visible.

PUMPS: Submersible pumps shall be XYLEM / FLYGT. The pumps shall be installed in the H-20 LP FRP wetwell utilizing a dual slide rail system.

Stator winding shall be open type with Class F insulation and shall be heat-shrink fitted into the stator housing. The use of pins, bolts, or other fastening devices is not acceptable.

A heat sensor thermostat shall be attached to the top end of the motor winding and shall be connected in series with the magnetic contactor coil in the control panel to stop motor if winding temperature exceeds 140 C., but shall automatically reset when the winding temperature returns to normal. Two heat sensor thermostats shall be used on three phase motors.

DUPLEX CONTROL PANEL:

To insure complete unit and warranty responsibility the electrical control panel must be manufactured and built by the pump supplier. The pump supplier must be a TUV (UL508A CERTIFIED) manufacturing facility, with a minimum of 5 years history in the manufacturing of electrical control panels.

The Enclosure shall be NEMA 4X, minimum 40" high x 40" wide x 10" deep 304SS with pad lockable door latches.

The enclosure shall have external mounting feet to allow for wall mounting.

The following components shall be mounted through the enclosure:

- 1- ea. Red Alarm Beacon (Light)
- 1- ea. Alarm Horn
- 1- ea. Generator Receptacle w/ weatherproof cover
- 1- ea. Alarm Silence Pushbutton

The back panel shall be fabricated from .125, 5052-H32 marine alloy aluminum. All components shall be mounted by machined stainless steel screws.

The following components shall be mounted to back panel:

- 3- ea. Motor Contactors
- 1- ea. Phase Monitor (Three Phase)
- 1- ea. Control Transformer (480 Volt Only)
- 1- ea. Silence Relay
- 1- ea. Tri-Plex Alternator
- 1- ea. Model RCBSAH Battery Back-Up w/ Smart Charger
- 20- ea. Terminals For Field Connections
- 6- ea. Terminals For Motor Connections (Single Phase Only)
- 3- ea. Grounding Lugs

The inner door shall be fabricated from .080, 5052-H32 marine alloy aluminum. The inner door shall have a continuous aluminum piano hinge.

The following components shall be mounted through the inner door:

- 1- ea. Main Circuit Breaker
- 1- ea. Emergency Circuit Breaker
- 1- ea. Mechanical Interlock For Emergency And Main Breakers
- 1- ea. Short Circuit Protectors
- 1- ea. Control Circuit Breaker
- 3- ea. Seal Failure Indicator Lights
- 3- ea. Hand-Off-Auto Selector Switches
- 3- ea. Pump Run Pilot Lights
- 1- ea. Power On Pilot Light
- 3- ea. Elapse Time Meters (Non-Resettable)
- 1- ea. GFI Duplex Convenience Outlet

COMPONENT SPECIFICATIONS:
All circuit breakers shall be molded thermal magnetic. The mechanical interlock shall prevent the normal and emergency main breakers being energized at the same time.
An emergency generator receptacle shall be supplied in accordance with DEP standards. The generator receptacle shall be adequately sized to meet the equipment operating conditions.

NEUTRAL TO BE SUPPLIED FOR BOTH 230V 3PHASE OR 230V SINGLE PHASE POWER

All motor short circuit protection devices must provide for under voltage release and class 10 overload protection on all three phases. Visible trip indication, test, and reset capability must be provided without opening inner door.
Open frame, across the line, contactors shall be rated per IEC standards and properly sized per the motor requirements. Contactors shall provide for safe touch power and control terminals.

Lightning Arrestor shall meet or exceed the requirements of ANSI/IEEE Std. C62.21-1984 section 8.6.1. and 8.7.3 shall be supplied by electrician and mounted on the bottom side of the switch disconnect ahead of the pump control panel.

A phase monitor shall be supplied for (2) phase service. A green pilot light shall be supplied for each motor. The pilot light shall illuminate each time the motor is called to run. Each pump shall have an Elapse Time Meter to record the accumulated run time. The ETM shall be 2" diameter, non-resettable, six digit, totally encapsulated unit.

A red pilot light shall be supplied for control power. The pilot light shall illuminate when the control power is available inside the control panel.

Relays shall be ice-cube plug in type. Relay contacts shall be rated 10 amp minimum, DPDT.

Twenty (20) terminals shall be supplied for field connections. The terminals shall be rated 25 amps minimum. Each motor over-temperature contact shall be connected to the terminal strip and shall open a contact to de-energize the appropriate motor upon a high temperature within the motor.

A 15 Amp GFI duplex receptacle shall be supplied and mounted on the inner door.

Ground lugs shall be supplied and appropriately sized for each motor and for service entrance.

Nameplates for the inner door and back panel shall be of a graphic design, specifically depicting the intent for each device.

MISCELLANEOUS: All wiring on the back panel shall be contained within the wiring duct. All wiring between the inner door and the back panel shall be contained within a plastic spiral wrap.

Each wire shall have a wire number at each end to correspond to the as built drawing for field troubleshooting.

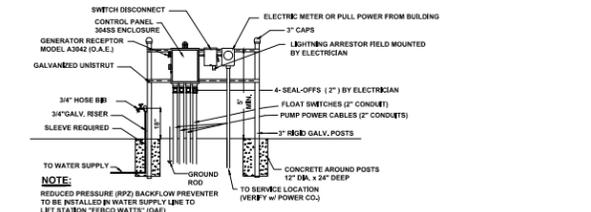
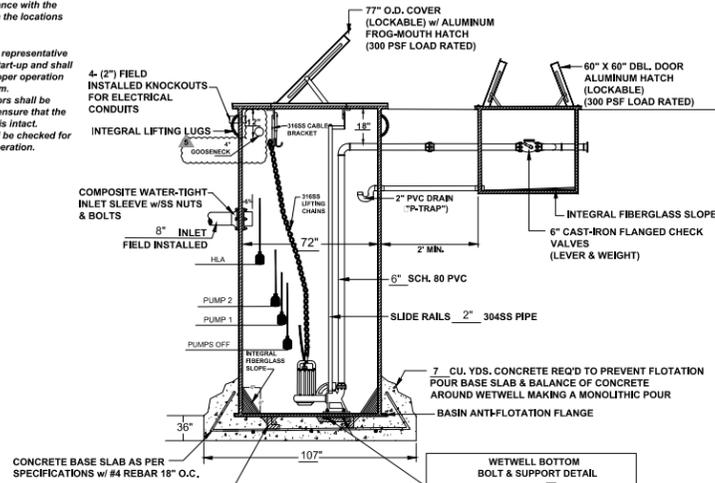
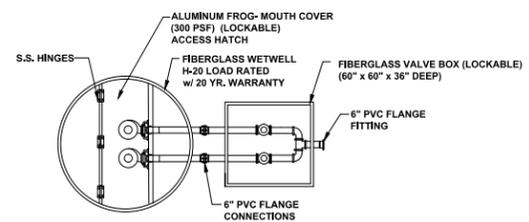
The control panel shall be assembled by a TUV (UL508A Certified) manufacturing facility.

A 304SS slide/latch assembly shall be provided for holding the doors open on the wetwell and valve box.
Slide rails shall be made of SCH.40 AISI 304SS pipe.
Pump lifting chains shall be made of AISI 316 SS.

H-20 LOAD RATED WETWELL WITH LIFTING LUGS:
The fiberglass wetwell must be H-20 load rated with integral lifting lugs, fiberglass slope in bottom of wetwell and valve box. Certification of the H-20 load rating must be supplied at the time of submittals to Engineer.
The wetwell shall be manufactured of fiberglass reinforced polyester (FRP) of depth and diameter as shown on the lift station elevation detail. The wall thickness shall be adequate for the depth of the wetwell to maintain the H-20 LOAD RATING.

EXECUTION:
Installation shall be in strict accordance with the manufacturer's recommendations in the locations shown on the drawing.

INSPECTION & TESTING: A factory representative shall be provided for a one (1) time start-up and shall have complete knowledge of the proper operation and maintenance of complete system.
Megger the motors. The pump motors shall be megged out prior to the start-up to ensure that the insulation of the pump motor/cable is intact.
The pump controls and pumps shall be checked for mechanical reliability and proper operation.



PUMP DATA		ELEVATIONS FOR P.S. 1 & 2	
PRIMARY PUMP CAPACITY	350 GPM	TOP OF WETWELL	5.43'
PRIMARY TDH	9.00 TDH	INLET INVERT	1.50'
PUMP MANUFACTURER	FLYGT	HIGH LEVEL ALARM (HLA)	1.80'
PUMP MODEL #	NP308S.183	2nd PUMP ON (LAG)	1.50'
R.P.M.	1,710	1st PUMP ON (LEAD)	1.00'
HORSEPOWER	3	PUMPS OFF (OFF)	-1.00'
ELECTRICAL VOLTS / PHASE	230	BOTTOM OF WETWELL	-2.00'
PUMP DISCHARGE SIZE	6"	WETWELL DIAMETER	72"

*** ELECTRICIAN NOTES:**

1. DRAWING NOT TO SCALE
2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES
3. ELECTRICIAN SHALL SEAL OFF CONDUIT RUNS
4. ELECTRICIAN TO MOUNT LIGHTNING ARRESTOR AT SWITCH DISCONNECT
5. CONTRACTOR SHALL VERIFY POWER SOURCE PRIOR TO ORDERING EQUIPMENT
6. NEUTRAL TO BE SUPPLIED FOR 230V-3 PHASE OR 230V-SINGLE PHASE POWER.

ELECTRICAL RISER FOR ILLUSTRATION PURPOSES ONLY

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PERMIT SET

Revisions

NO.	ISSUE	DATE
11	City of Miami Beach Permit Comment	08/28/2016
10	Underground Tenant L&E	03/02/2016
9	DERM Comment	3/4/2016
7	VE Chan et al.	7/31/2011
6	PDOT Comment	7/13/2011
5	DERM Comment	07/06/2011

Sheet Information
Date: September 4, 2014
Job Number: 14-00360
Drawn: EG
Checked: NTA
Approved: NTA

PUMP STATION

Sheet
C-2.2

**PERMIT
SET**

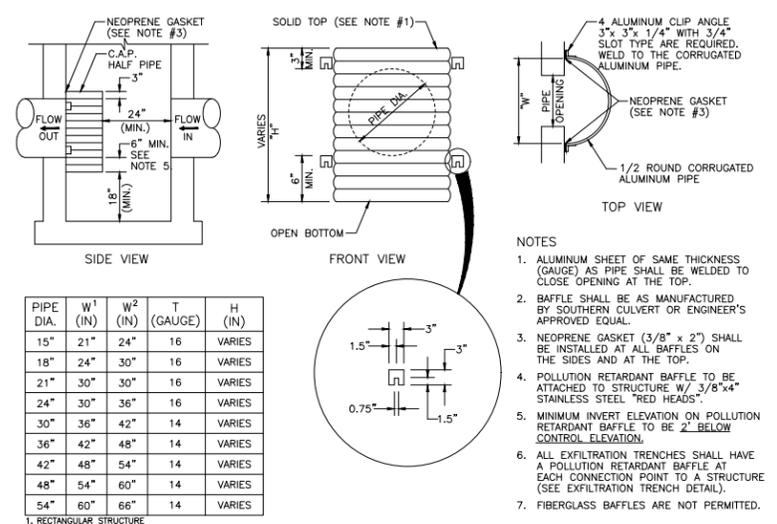
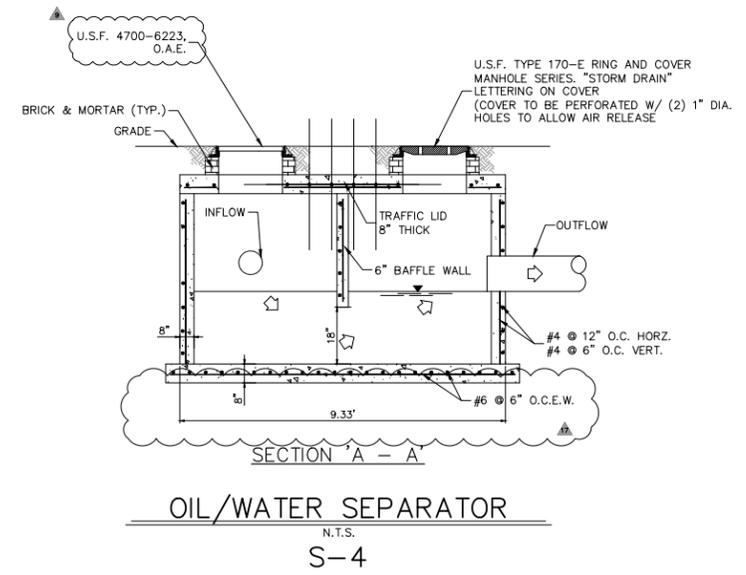
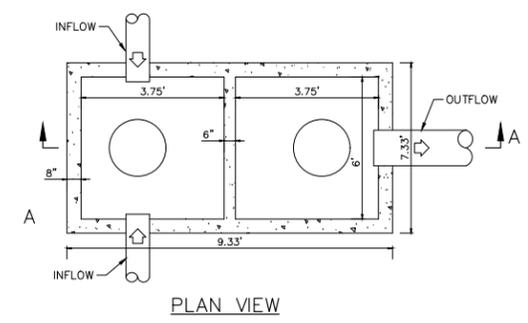
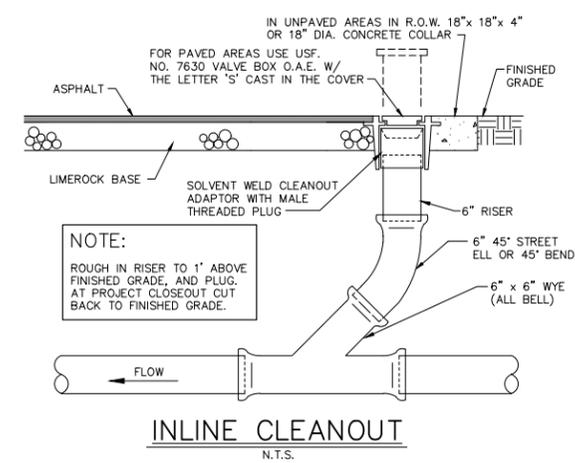
Revisions

NO.	ISSUE	DATE
17	PERMIT COMMENTS	4/10/2017
16	FIELD COORDINATION	
15	C.I. to Main Station	06/26/2016
14	Underground Tenant	1/30/2016
13	DERM Comment	3/4/2016
12	VE Chan. e.	7/13/2011
11	FDOT Comment	7/13/2011
10	DERM Comment	3/7/2011

NO.	ISSUE	DATE
1	DATE	September 4, 2014
2	JOB NUMBER	14-00080
3	DRAWN	EG
4	CHECKED	NFA
5	APPROVED	NFA

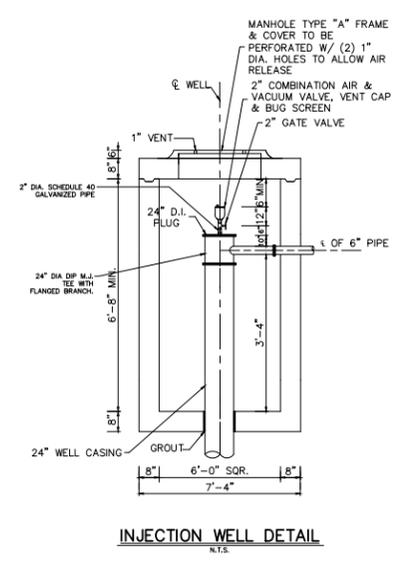
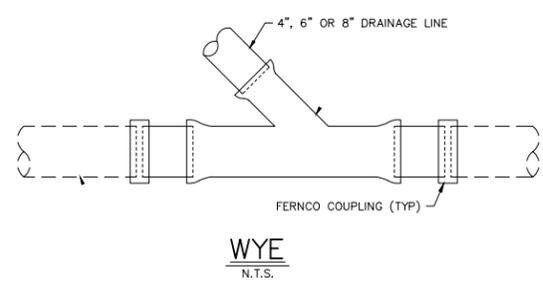
**PUMP STATION
DETAILS**

Sheet
C-2.3



PIPE DIA. (IN)	W ¹ (IN)	W ² (IN)	T (GAUGE)	H (IN)
15"	21"	24"	16	VARIES
18"	24"	30"	16	VARIES
21"	30"	30"	16	VARIES
24"	30"	36"	16	VARIES
30"	36"	42"	14	VARIES
36"	42"	48"	14	VARIES
42"	48"	54"	14	VARIES
48"	54"	60"	14	VARIES
54"	60"	66"	14	VARIES

- NOTES
1. ALUMINUM SHEET OF SAME THICKNESS (GAUGE) AS PIPE SHALL BE WELDED TO CLOSE OPENING AT THE TOP.
 2. BAFFLE SHALL BE AS MANUFACTURED BY SOUTHERN CULVERT OR ENGINEER'S APPROVED EQUAL.
 3. NEOPRENE GASKET (3/8" x 2") SHALL BE INSTALLED AT ALL BAFFLES ON THE SIDES AND AT THE TOP.
 4. POLLUTION RETARDANT BAFFLE TO BE ATTACHED TO STRUCTURE W/ 3/8" x 4" STAINLESS STEEL "RED HEADS".
 5. MINIMUM INVERT ELEVATION ON POLLUTION RETARDANT BAFFLE TO BE 2' BELOW CONTROL ELEVATION.
 6. ALL EXFILTRATION TRENCHES SHALL HAVE A POLLUTION RETARDANT BAFFLE AT EACH CONNECTION POINT TO A STRUCTURE (SEE EXFILTRATION TRENCH DETAIL).
 7. FIBERGLASS BAFFLES ARE NOT PERMITTED.



NOTE:
1- INJECTION WELL SHALL BE MINIMUM 70 FEET LONG, 40 FEET ENCASED AND 30 FEET OPEN HOLE.
2- REINFORCEMENT ON MANHOLE PER FOOT DESIGN STANDARDS 200 & 201

PERMIT SET

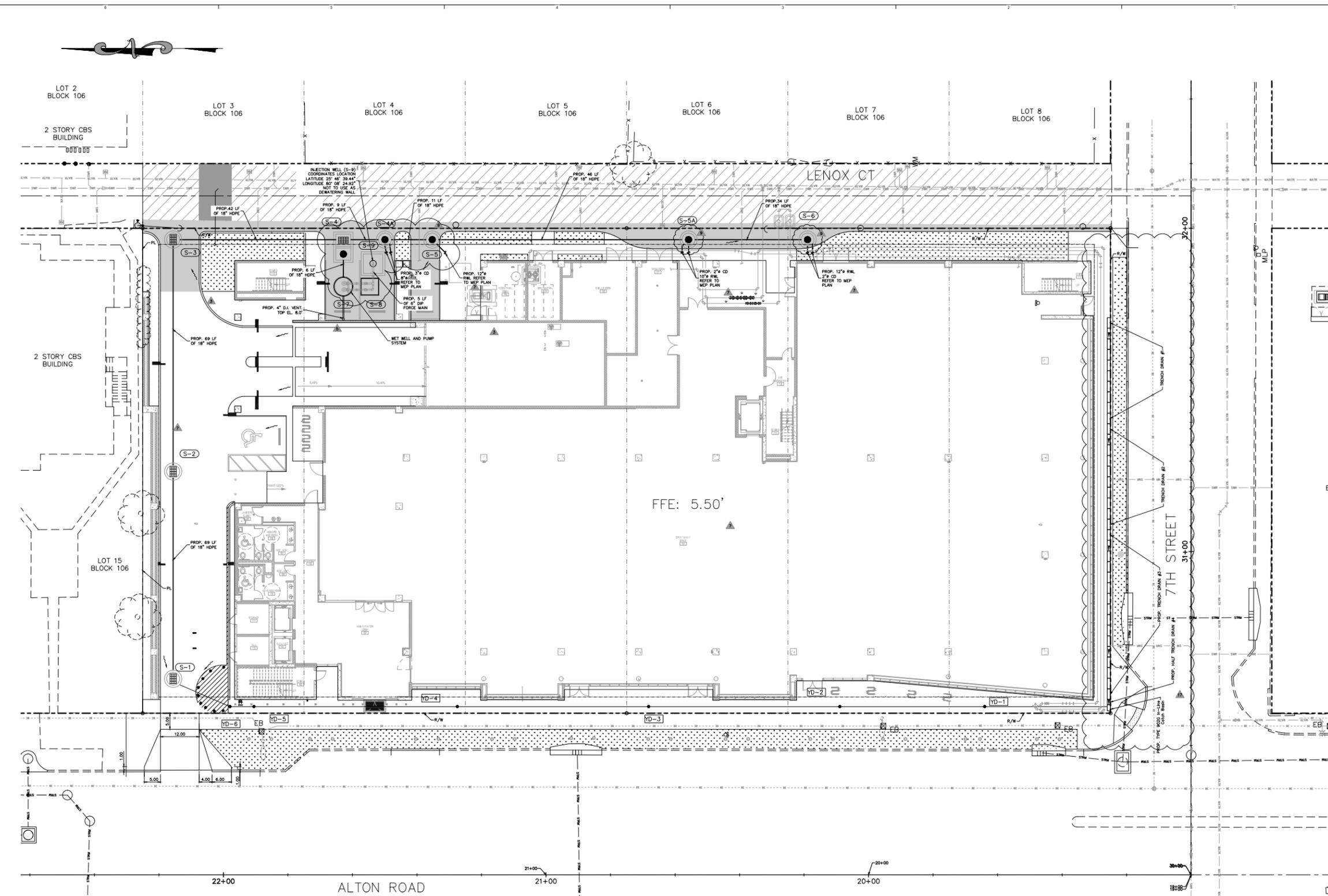
Revisions

NO.	ISSUE	DATE
11	PERMIT COMMENTS & FIELD COORDINATION	4/10/2017
10	CC - Miami Beach Permit Comment	6/29/2016
9	Underground Tenant Utility	1/30/2016
8	DERM Comment	3/4/2016
7	VE Chan. #...	7/31/2015
6	FDOT Comment	7/13/2015
5	DERM Comment	07/06/2015

DATE	BY	APPROVED	TITLE
September 4, 2014			
14-00080			

DRAINAGE PLAN

Sheet
C-2



STRUCT No.	STRUCTURE TYPE	FRAME AND GRATE	RIM ELEV.	BOTT. ELEV.	PIPE INVERT ELEVATION				BAFFLE
					N	S	E	W	
S-1	SD2	USF4300-6209	4.20	-2.50	0.69	-1.00			
S-2	SD2	USF4300-6604	4.60	-2.50		-1.00	-1.00	-1.00	E, W
S-3	SD2	USF4300-6209	5.40	-2.50		1.50		-1.00	S
S-4	SD4th	SHEET C-2.3	5.30	-0.50	1.50	1.50		1.50	
S-4A	SD2	USF4200A	5.35	1.00	1.50	1.50			
S-5	SD2	USF4200A	5.32	1.00	1.50	1.50			
S-5A	SD2	USF4200A	5.36	1.00	1.50	1.50			
S-6	SD2	USF4200A	5.36	1.00	1.50	1.50			
S-7	WET WELL	SEE DETAIL SECT C-2.2	5.43		2.95	1.50	4.45		
S-8	VALVE BOX	SEE DETAIL SECT C-2.2	5.43		2.95		2.95		
S-9	INJECT WELL	SEE DETAIL	5.38				2.95		
YD-1	ROUND GRATE	FART # 3040	5.04		3.44	1.44			
YD-2	ROUND GRATE	FART # 3040	5.47		1.33	1.33			
YD-3	ROUND GRATE	FART # 3040	5.47		1.33	1.33			
YD-4	ROUND GRATE	FART # 3040	5.47		0.95	0.95			
YD-5	ROUND GRATE	FART # 3040	4.80		0.76	0.76			
YD-6	ROUND GRATE	FART # 3040	4.80		0.76	0.76			

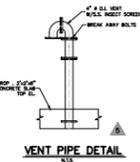
LEGEND:

- PROPOSED PAVEMENT
- PROPOSED CONCRETE
- PAVEMENT RESTORATION
- LANDSCAPE AREA
- SURFACE FLOW ARROW

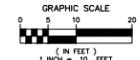
NOTE:
ENVIRONMENTALLY FRIENDLY CLEANING PRODUCTS WILL BE UTILIZED FOR GARAGE MAINTENANCE.

TRENCH DRAIN #	QTY OF CHANNELS	TYPE	ACO CHANNEL CODE	SLOPE	MIN. INVERT DEPTH**
1	10	ACO KLASSIK DRAIN K200	K2-1 THRU K2-30	0.50%	8.07" - 9.84"
2	10	ACO KLASSIK DRAIN K200	K2-1 THRU K2-30	0.50%	9.66" - 11.81"
3	16	ACO KLASSIK DRAIN K200	K2-020	0.00%	11.81"
4	1	ACO KLASSIK DRAIN K200	K2-0203	0.00%	11.81"
ILCB # 9025		ILCB, L=22.67", SK3-9025, Outlet P-8" riserH#	9025	0.00%	31.82"

**INVERT DEPTH REFERS TO SLOPED CHANNEL MALE END, FOR FEMALE INVERT DEPTH SUBTRACT 0.2" FROM THE MALE INVERT DEPTH. DOES NOT APPLY TO NEUTRAL CHANNELS.



- GRABAGE NOTES:
- ALL PROPOSED TRENCH SHALL BE 8" WIDE. ACO KLASSIK DRAIN K200 SIZES UNLESS OTHERWISE SPECIFIED ON PLANS.
 - ALL PROPOSED TRENCH DRAIN RIM ELEVATIONS SHALL MATCH GRADE ELEVATION.
 - TRENCH DRAIN CHANNEL ID SPECIFIED (I.E. K2-020) CORRESPONDS TO ACO CHANNEL PRODUCT CODE.
 - ALL GRATES FOR PROPOSED ACO KLASSIK DRAIN, TRENCH DRAIN AND IN LINE CATCH BASINS SHALL BE ADA COMPLIANT. ALL THE 8" ROUND IRON GRATE, UNLESS OTHERWISE SPECIFIED ON PLANS.
 - ALL IN-LINE CATCH BASINS (ILCB) SHALL BE ACO TYPE 42-800 UNLESS OTHERWISE SPECIFIED ON PLANS.



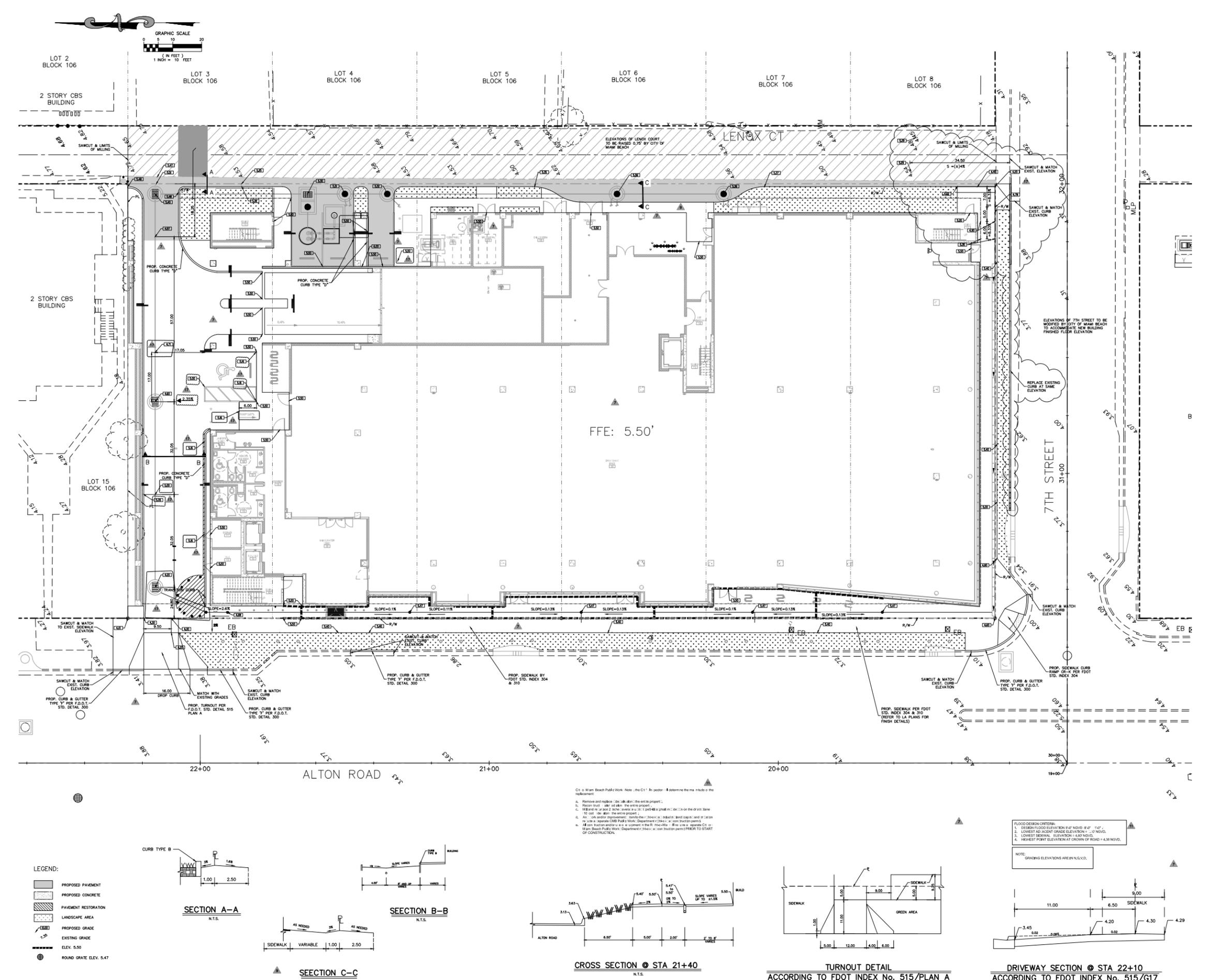
**PERMIT
SET**

Revisions

NO.	ISSUE	DATE
17	PERMIT COMMENTS & FIELD COORDINATION	4/19/2017
11	CI-C Miami Beach Permit Comments	09/26/2016
10	Under review Forward MTR	03/20/16
9	GERM Comment	3/4/2016
7	VE Chan. w.	7/1/2015
6	FDOT Comment	7/13/2015
5	GERM Comment	07/06/2015
3	CITY OF MIAMI BEACH REVISIONS	11/26/2014
2	DA & OC REVISIONS	11/26/2014
1	REVISED PERMIT COMMENTS	11/26/2014

NO.	ISSUE	DATE
17	PERMIT COMMENTS & FIELD COORDINATION	4/19/2017
11	CI-C Miami Beach Permit Comments	09/26/2016
10	Under review Forward MTR	03/20/16
9	GERM Comment	3/4/2016
7	VE Chan. w.	7/1/2015
6	FDOT Comment	7/13/2015
5	GERM Comment	07/06/2015
3	CITY OF MIAMI BEACH REVISIONS	11/26/2014
2	DA & OC REVISIONS	11/26/2014
1	REVISED PERMIT COMMENTS	11/26/2014

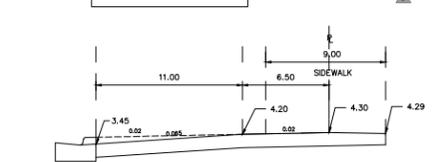
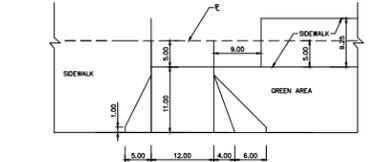
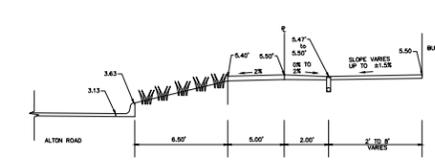
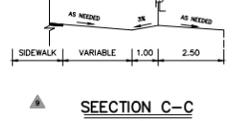
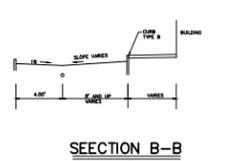
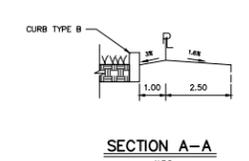
Date	September 4, 2014
Job Number	14-00080
Drawn	EG
Checked	NFA
Approved	NFA
Title	Grading Plan
Sheet	C-3



City of Miami Beach Public Works Note: (see C1-1 in section 1) Determine the main inside of the measurement.

- Remove and replace (or ask about) the entire project.
- Remove and replace (or ask about) the entire project.
- Match and/or add to show areas in 1/4" = 1'-0" detail on the drawing.
- 1/4" = 1'-0" detail on the drawing.
- All "on" and/or "off" improvements should be shown in red ink and/or color and/or with a red outline.
- All "on" and/or "off" improvements should be shown in red ink and/or color and/or with a red outline.
- All "on" and/or "off" improvements should be shown in red ink and/or color and/or with a red outline.

- LEGEND:**
- PROPOSED PAVEMENT
 - PROPOSED CONCRETE
 - PAVEMENT RESTORATION
 - LANDSCAPE AREA
 - PROPOSED GRADE
 - EXISTING GRADE
 - ELEV. 5.50
 - ROUND GRATE ELEV. 5.47





CNA

MILLER LEGG
2747 N Andrews Way
Fort Lauderdale, FL 33309
1.954.436.7000
1.954.436.8824

LANDSCAPE

SAVINO MILLER DESIGN STUDIO
12345 NE 80th Avenue, Suite A
North Miami, FL 33181
1.305.886.6882
1.305.886.6883

STRUCTURE

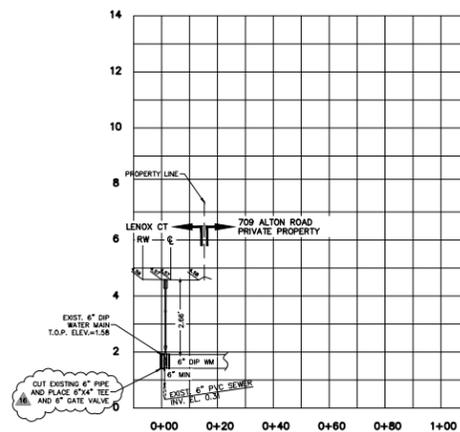
DDA ENGINEERS, P.A.
4833 SW 7th Street
Miami, FL 33155
1.305.886.0711
1.305.886.0599

MECHANICAL

BRVA
2600 Douglas Road, Suite 301
Coral Gables, FL 33134
1.305.521.1915
1.305.521.1112

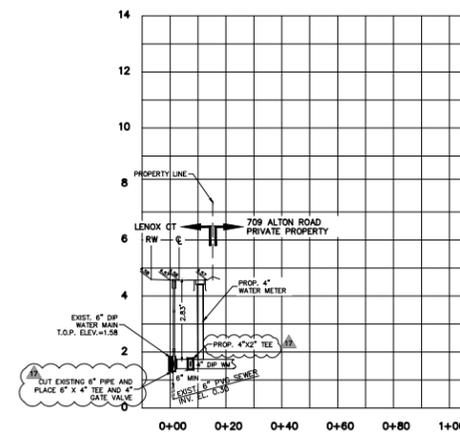
PARKING CONSULTANTS

DESMAN ASSOCIATES
110 E. Broward Boulevard, Suite 1710
Fort Lauderdale, FL 33301
1.954.315.7824
1.954.315.3899



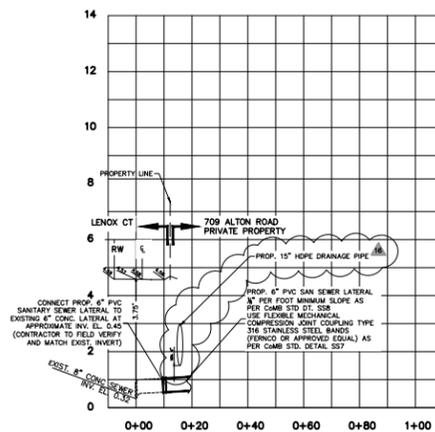
6" FIRE LINE PROFILE

SCALE: V 1:2 H 1:20



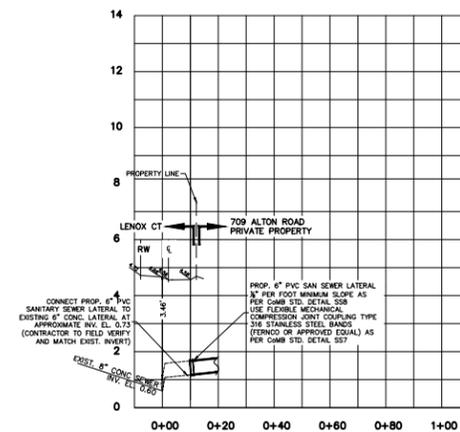
4" WATER LINE PROFILE

SCALE: V 1:2 H 1:20



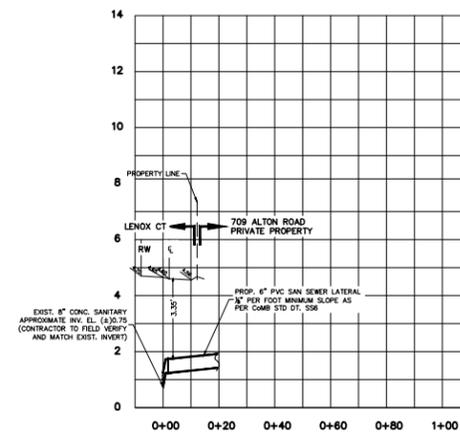
SANITARY LATERAL PROFILE #1

SCALE: V 1:2 H 1:20



SANITARY LATERAL PROFILE #2

SCALE: V 1:2 H 1:20



SANITARY LATERAL PROFILE #3

SCALE: V 1:2 H 1:20

**PERMIT
SET**

Revisions

NO.	ISSUE	DATE
17	PERMIT COMMENTS & FIELD COORDINATION	03/02/17
16	CS AND T FIELD COORDINATION	01/20/17
14	CE-CO Miami Beach Permit Comment	01/20/17
13	CE-CO Miami Beach Permit Comment	10/21/16
11	CE-CO Miami Beach Permit Comment	6/29/16
10	Underground Tenant Utility	10/20/16
9	DERM Comment	3/4/2016
7	VE Chen	7/31/2011
6	FDOT Comment	7/13/2011
5	DERM Comment	07/09/2011

Sheet Information	
Date	September 4, 2014
Job Number	14-00080
Drawn	EG
Checked	NFA
Approved	NFA
Title	

**WATER & SEWER
PROFILES**

Sheet
C-4.1

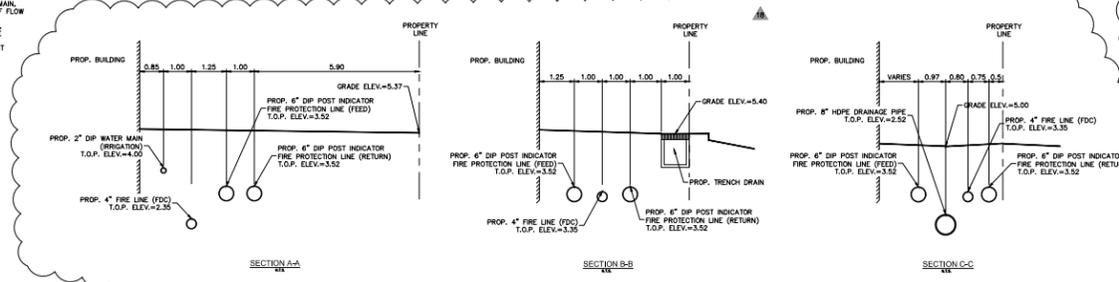
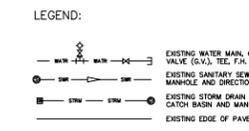
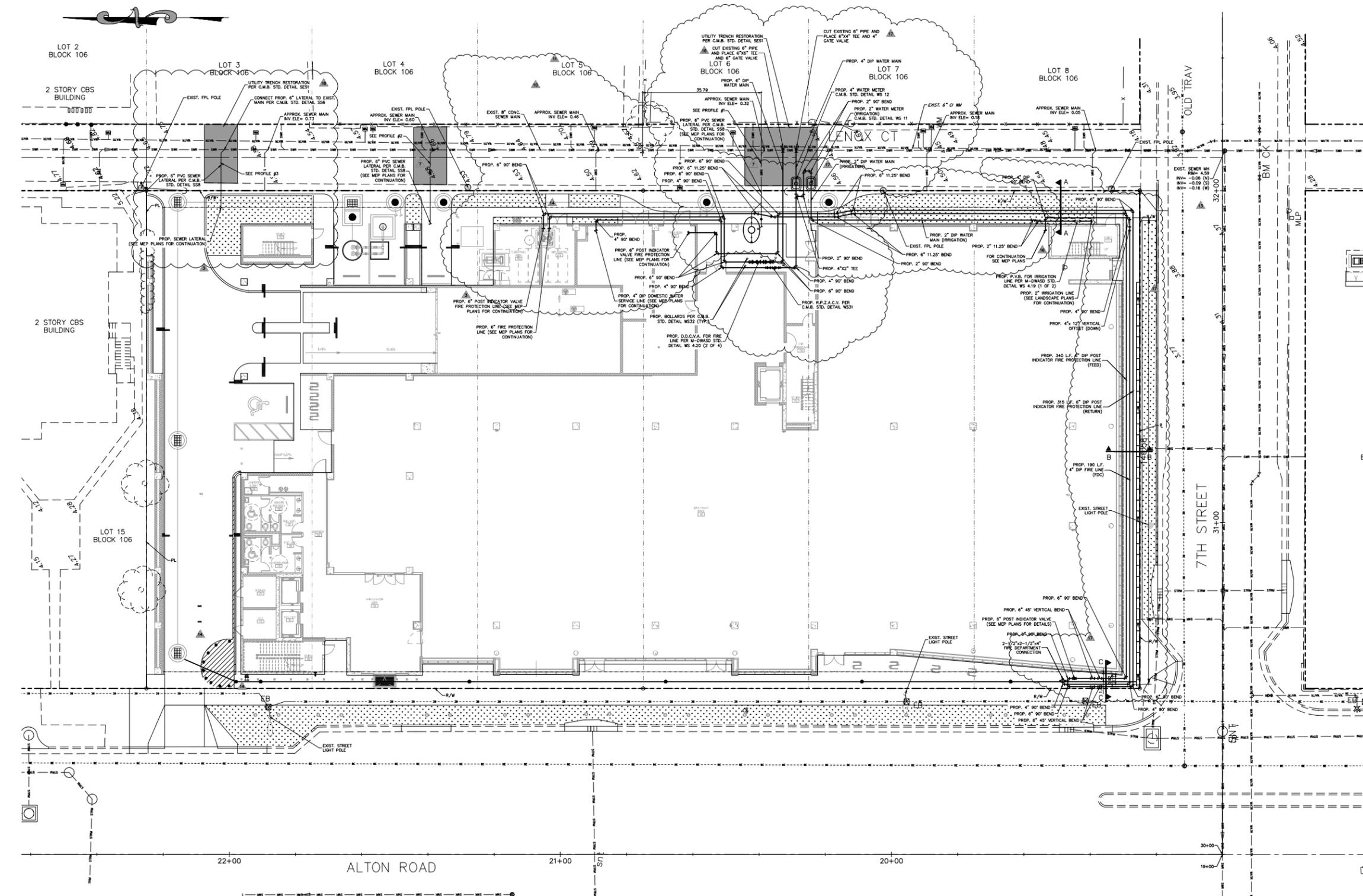
PERMIT SET

Revisions

NO.	ISSUE	DATE
17	PERMIT COMMENTS A	4/10/2017
16	FIELD COORDINATION	4/10/2017
15	CS AND T FIELD COORDINATION	3/30/2017
14	CE-CO Miami Beach Permit Comment	01/06/2017
13	CE-CO Miami Beach Permit Comment	10/21/2016
12	CE-CO Miami Beach Permit Comment	6/29/2016
11	Underground Tenant Utility	1/30/2016
10	DERM Comment	3/4/2016
9	VE Chen e.	7/31/2015
8	FDOT Comment	7/13/2015
7	DERM Comment	07/06/2015

Sheet Information	
Date	September 4, 2014
Job Number	14-00080
Drawn	EG
Checked	NFA
Approved	NFA
Title	

WATER & SEWER PLAN



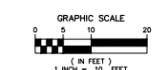
REMINDER NOTES:

- The contractor/permit holder shall employ an effective Integrated Mosquito Management Program utilizing Best Management Practices during the entire time the permit is in effect.
- A CMB Right of Way Construction Permit is required before starting any demolition and/or construction activity inside right-of-way. This permit is going to be granted during a walk through Permit Process at the Public Works Department on 4th Floor at City Hall.
- You need to consider that Roadway and sidewalk are going to be raised to a minimum elevation of 3.7 FT N.A.V.D. 1988 (5.26 FT NGVD) in the upcoming years; please accommodate your front entrance to the future elevation of the sidewalk.

NOTE:
Potable Water usage is estimated at 12,920 GPD based on the following build-out use:
64,600 SF Office and Retail @ 20 GPD/100 SF

Sanitary Sewer has been estimated in 54,412 GPD = 37.8 GPM
Peak Flow = 12,920 x Peak Factor
Peak Factor = 4.211
PF = 18 + (P4) + P P = Population
Population = 12,920/100000 P = 0.1292

NOTE:
FOR INSTALLATION OF 6" FIRE PROTECTION LINE UNDER DRIVEWAY REFER TO MEP PLANS



CHL

MILLER LEGG
5747 N. Andrews Way
Fort Lauderdale, FL 33309
1.954.435.7000
1.954.435.8844

LANDSCAPE

SAVINO MILLER DESIGN STUDIO
12425 NE 6th Avenue Suite A
North Miami, FL 33161
1.305.855.9262
1.305.855.9263

STRUCTURE

DDA ENGINEERS, P.A.
4952 SW 7th Street
Miami, FL 33155
1.305.662.0111
1.305.665.5258

SEWER

BR-A
2800 Douglas Road, Suite 301
Coral Gables, FL 33134
1.305.528.1515
1.305.528.1112

PARKING CONSULTANT

DESMAN ASSOCIATES
110 E. Broward Boulevard, Suite 1116
Fort Lauderdale, FL 33301
1.954.375.2024
1.954.315.3888

**PERMIT
SET**

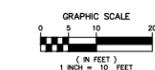
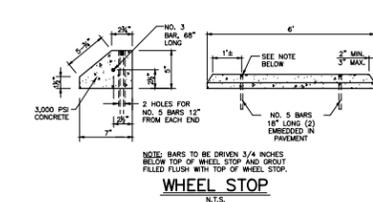
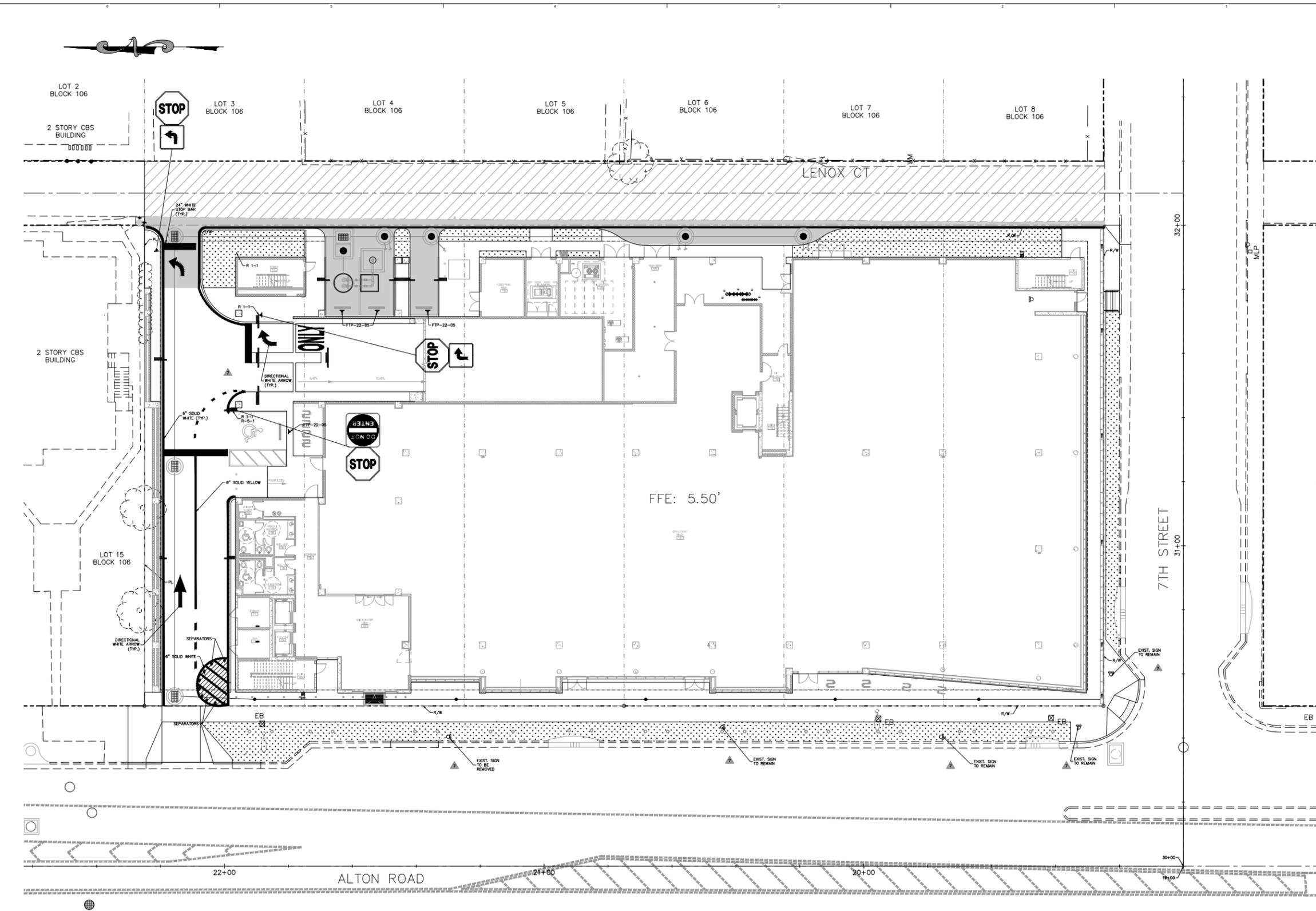
Revisions

11	C-1: Miami Beach Permit Comment	08/26/2016
10	Under round Tenant Utility	03/02/16
9	DERM Comment	3-4-2016
7	VE Chan	7/31/2011
6	FDOT Comment	7/13/2011
5	DERM Comment	07/06/2011

Sheet Information	
Date	September 4, 2014
Job Number	14-00080
Drawn	EG
Checked	N/A
Approved	N/A

Signing & Marking Plan

Sheet
C-5



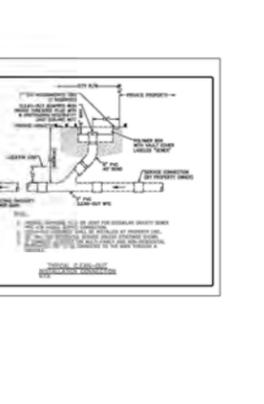
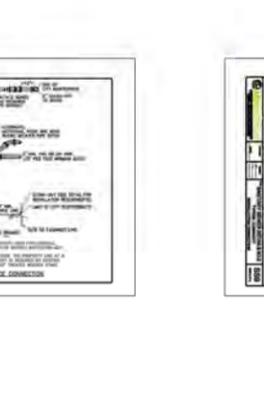
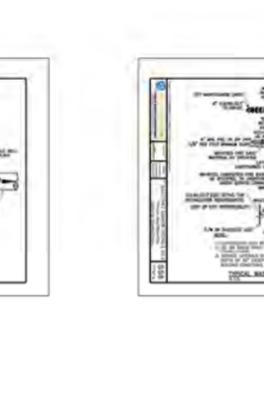
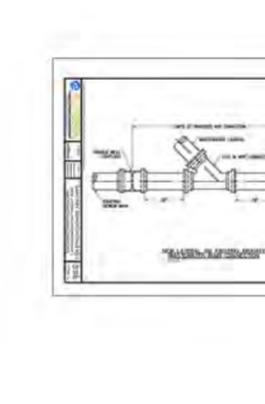
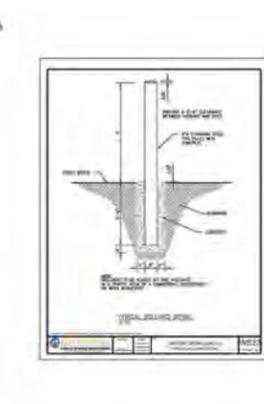
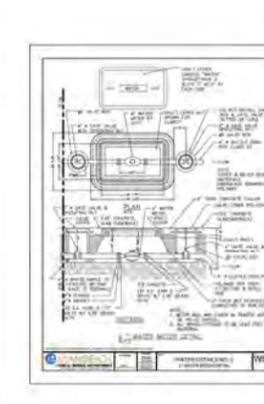
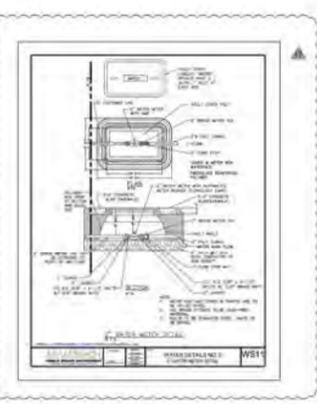
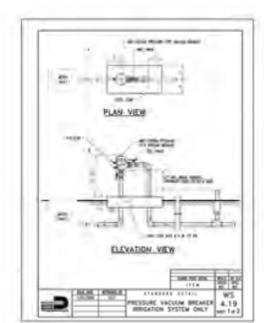
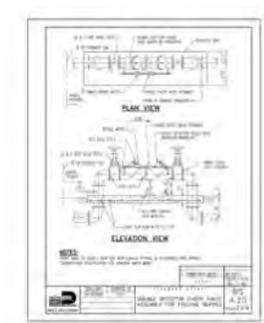
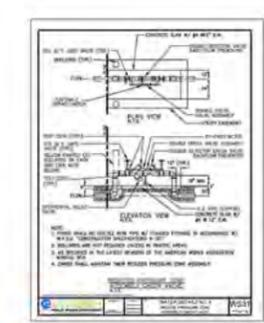
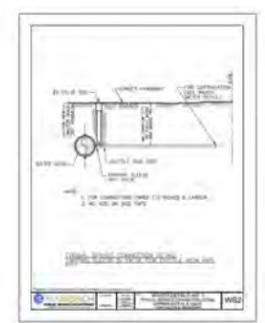
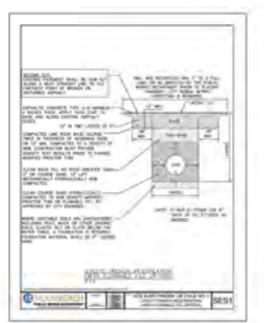
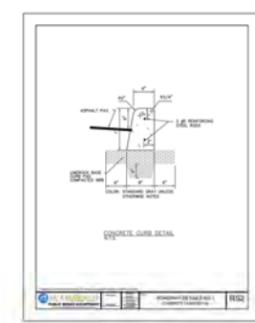
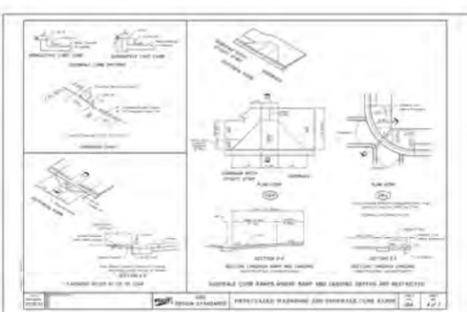
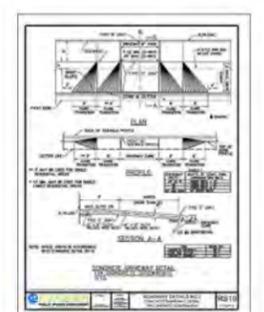
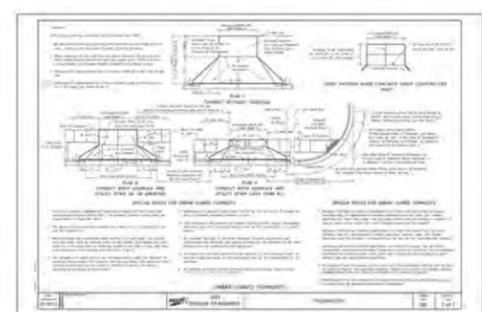
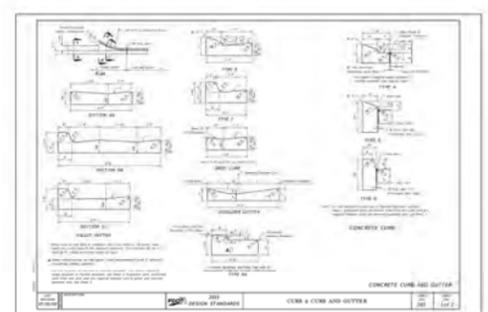
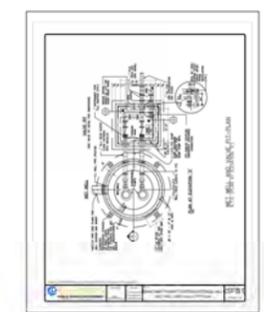
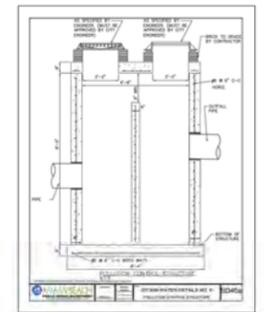
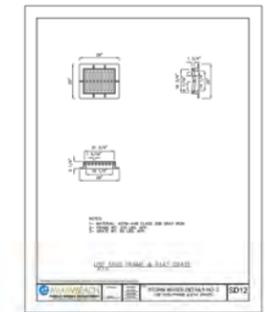
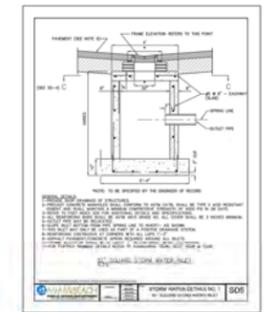
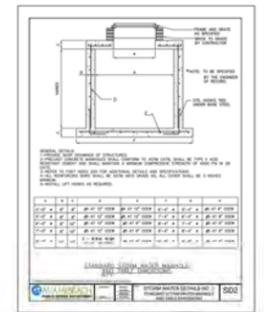
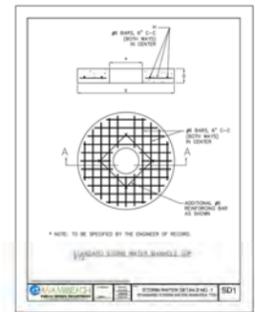
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**PERMIT
SET**

Revisions

NO.	ISSUE	DATE
17	PERMIT COMMENTS & FIELD COORDINATION	04/10/2017
16	CI: 15 Main Beach Permit Comment	06/20/2016
15	Underground Tenant LETTER	10/20/2016
9	DERM Comment	04/20/2016
7	VE Chan #1	03/10/2016
4	SDOT Comment	01/13/2016
3	DERM Comment	07/06/2015

Sheet Information	
Date	September 4, 2014
Job Number	14-00080
Drawn	EG
Checked	NTA
Approved	NTA
Title	
DETAILS	



709 Alton Road

Crescent Heights

709 Alton Road Miami Beach, Florida, 33139

DATE

MILLER LEGG 5747 N. Address Way Ft. Lauderdale, FL 33309 1954-436-7000 1954-436-8664

ARCHITECT

SAVINO MILLER DESIGN STUDIO 12545 NE 46th Avenue Suite A North Miami, FL 33181 1305.652.9062 1305.652.9063

STRUCTURE

DOA ENGINEERS, P.A. 4950 SW 18th Street Miami, FL 33155 1305.652.9111 1305.652.9258

MECHANICAL

BWH 2800 Douglas Road, Suite 301 Coral Gables, FL 33134 1305.532.1112 1305.532.1112

ELECTRICAL

DESMAN CONTRACTS 116 E. Broward Boulevard Suite 100 Fort Lauderdale, FL 33301 1954-375-2204 1954-375-3888

PERMIT SET

Revisions

Table with 3 columns: NO., ISSUE, DATE. Contains revision entries for permit set.

Table with 2 columns: DATE, TIME. Contains sheet information for September 4, 2014.

GENERAL NOTES

1. APPLICABLE CODES
A. GENERAL
All construction and materials shall conform to the Specifications and Standards of Miami-Dade County...

2. Prior to the placement of any asphalt or concrete pavement, the Contractor shall submit to the Engineer...

3. Limerock base material shall be 8" thick and compacted to 95% of the maximum density as determined by AASHTO T-99...

4. Limerock base material shall be placed in maximum 6" lifts. Base material shall be compacted to 95% of the maximum density...

5. Asphalt pavement shall be a minimum of 1 1/2" thick applied in two (2) 3/4" lifts with Top Asphalt...

6. Water Main: The water main shall be tested in accordance with the Florida Department of Transportation (FDOT) Standard Specifications...

7. Sewer: Sewer pipe shall be installed in accordance with the Florida Department of Transportation (FDOT) Standard Specifications...

8. Manholes: Manholes shall be constructed in accordance with the Florida Department of Transportation (FDOT) Standard Specifications...

9. Catch Basins: Catch basins shall be constructed in accordance with the Florida Department of Transportation (FDOT) Standard Specifications...

10. Final Inspection: The Contractor shall submit to the Engineer for final inspection all work completed in accordance with the specifications...

11. The Contractor shall be responsible for arranging or providing any necessary permits for the work...

12. The Contractor shall be responsible for obtaining all necessary permits for the work...

13. The Contractor shall be responsible for obtaining all necessary permits for the work...

14. The Contractor shall be responsible for obtaining all necessary permits for the work...

15. The Contractor shall be responsible for obtaining all necessary permits for the work...

16. The Contractor shall be responsible for obtaining all necessary permits for the work...

17. The Contractor shall be responsible for obtaining all necessary permits for the work...

18. The Contractor shall be responsible for obtaining all necessary permits for the work...

19. The Contractor shall be responsible for obtaining all necessary permits for the work...

20. The Contractor shall be responsible for obtaining all necessary permits for the work...

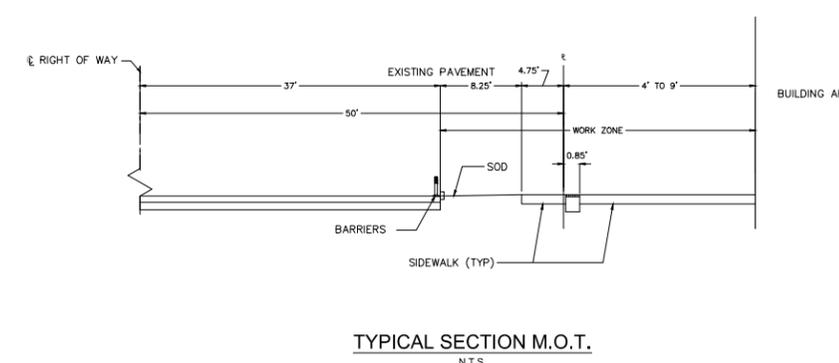
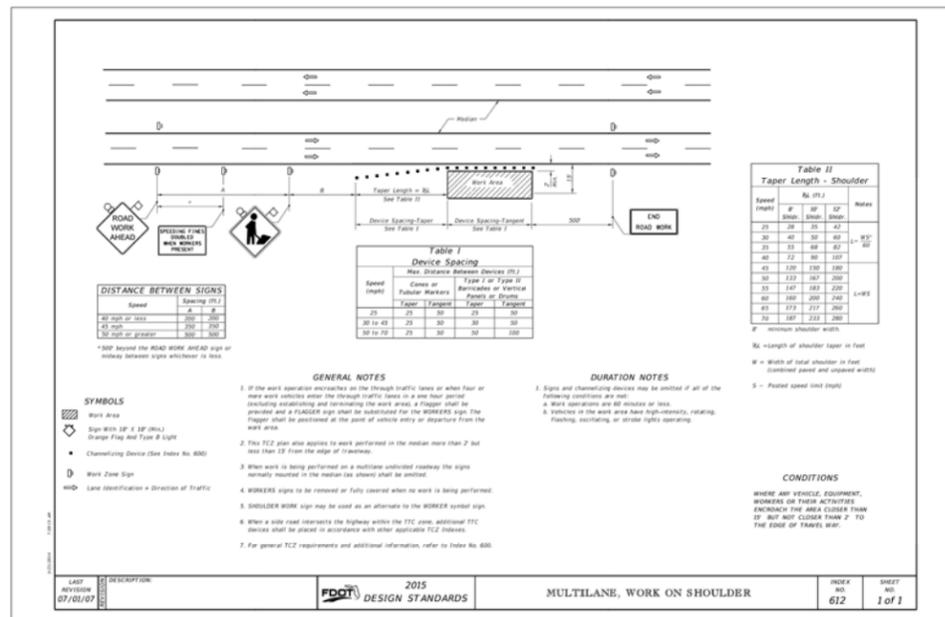
**PERMIT
SET**

Revisions

NO.	ISSUE	DATE
11	CT O' Miam Beach Permit Comment	08/26/2016
10	Under Round Tenant Draft	1/30/2016
9	PERM Comment	3/4/2016
8	VE Chan in:	7/31/2011
7	FDOT Comment:	7/13/2011
6	DERM Comment:	07/06/2011

Sheet Information	
Date:	September 4, 2014
Job Number:	14-00080
Drawn:	EG
Checked:	NTA
Approved:	NTA

MOT PLAN



GENERAL NOTES:

- TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE FLORIDA D.O.T. ROADWAY TRAFFIC DESIGN STANDARD INDEXES (600 SERIES), THE STANDARD SPECIFICATIONS FOR THE ROAD AND BRIDGE CONSTRUCTION, MIAMI-DADE WORKS STANDARDS AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AS MINIMUM CRITERIA.
- NOTIFICATION OF LANE CLOSURES OR TEMPORARY DETOURS SHALL BE ACCOMPLISHED FOURTEEN (14) WORKING DAYS PRIOR TO CLOSURE OR DETOUR BY SUBMITTING THE REQUIRED LANE FORM, SKETCHES, CALCULATIONS, AND OTHER DATA THROUGH THE ENGINEER.
- AT THE DISCRETION OF THE ENGINEER, IF A LANE CLOSURE CAUSES EXTENDED CONGESTION AND DELAY, THE CONTRACTOR SHALL BE DIRECTED TO REOPEN THE CLOSED LANE(S) UNTIL SUCH TIME THAT TRAFFIC FLOW HAS RETURNED TO AN ACCEPTED LEVEL.
- PROVISIONS FOR TRAFFIC DISRUPTIONS THAT ARE NOT ANTICIPATED IN THE TRAFFIC CONTROL PLAN, BUT ARE NECESSARY TO CONSTRUCT THE PROJECT SHALL BE SUBMITTED IN WRITING TO THE ENGINEER FOR APPROVAL AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO THE START OF ANY WORK. SUBMITTAL SHALL INCLUDE SKETCHES, CALCULATIONS, AND OTHER DATA REQUIRED BY THE ENGINEER.
- THE TRAFFIC TRAVEL WAYS SHALL NOT BE ALTERED BY THE CONTRACTOR TO CREATE A WORK ZONE UNTIL ALL LABOR AND MATERIAL ARE AVAILABLE FOR THE CONSTRUCTION IN THAT AREA.
- REGULATORY SPEED ESTABLISHED WITHIN WORK ZONE TRAVEL WAYS SHALL BE 30 MPH. REDUCED SPEED AND REGULATORY SIGNS SHALL BE INSTALLED ON SEPARATE POSTS IN ACCORDANCE WITH THE STANDARD INDEXES, IF NEEDED.
- WHEN DIRECTED BY THE ENGINEER AS REQUIRED BY ARTICLE 8-4 OF THE STANDARDS SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE A UNIFORMED OFF DUTY LAW ENFORCEMENT OFFICER(S) TO BE USED FOR TRAFFIC CONTROL.
- ACCESS TO MIAMI-DADE TRANSIT AUTHORITY BUS STOPS SHALL BE MAINTAINED, IF EXISTING IN THE CONSTRUCTION AREA.

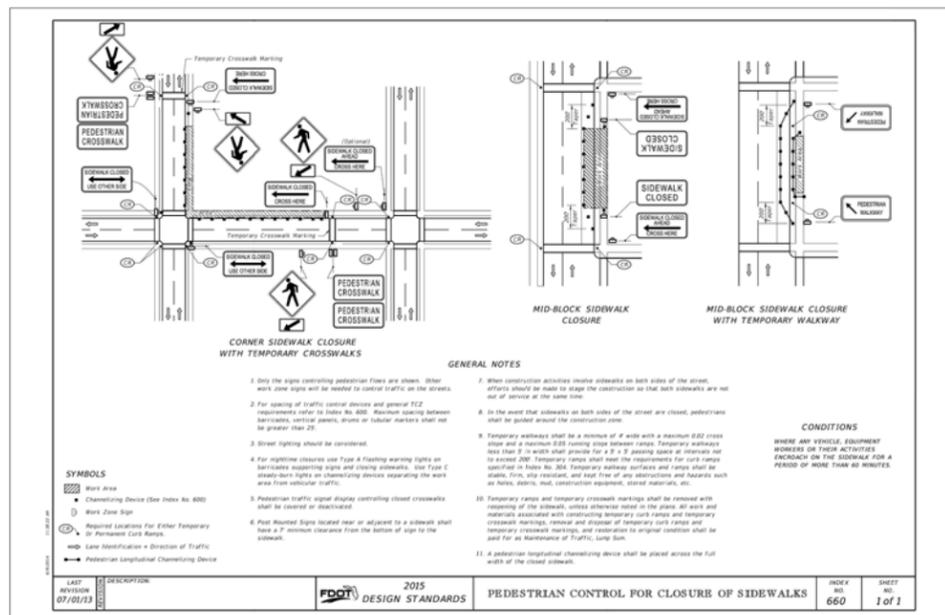
PEDESTRIANS, BICYCLES, AND WHEELCHAIRS:

- AT THE END OF EACH WORK DAY OR WHENEVER THE WORK ZONE BECOMES INACTIVE, ANY DROP OFF ADJACENT TO THE PEDESTRIAN, BICYCLE OR WHEELCHAIR TRAVEL PATH SHALL BE BACKFILLED FLUSH WITH BARRICADES, TEMPORARY BARRIER WALL OR APPROVED HANDRAIL.

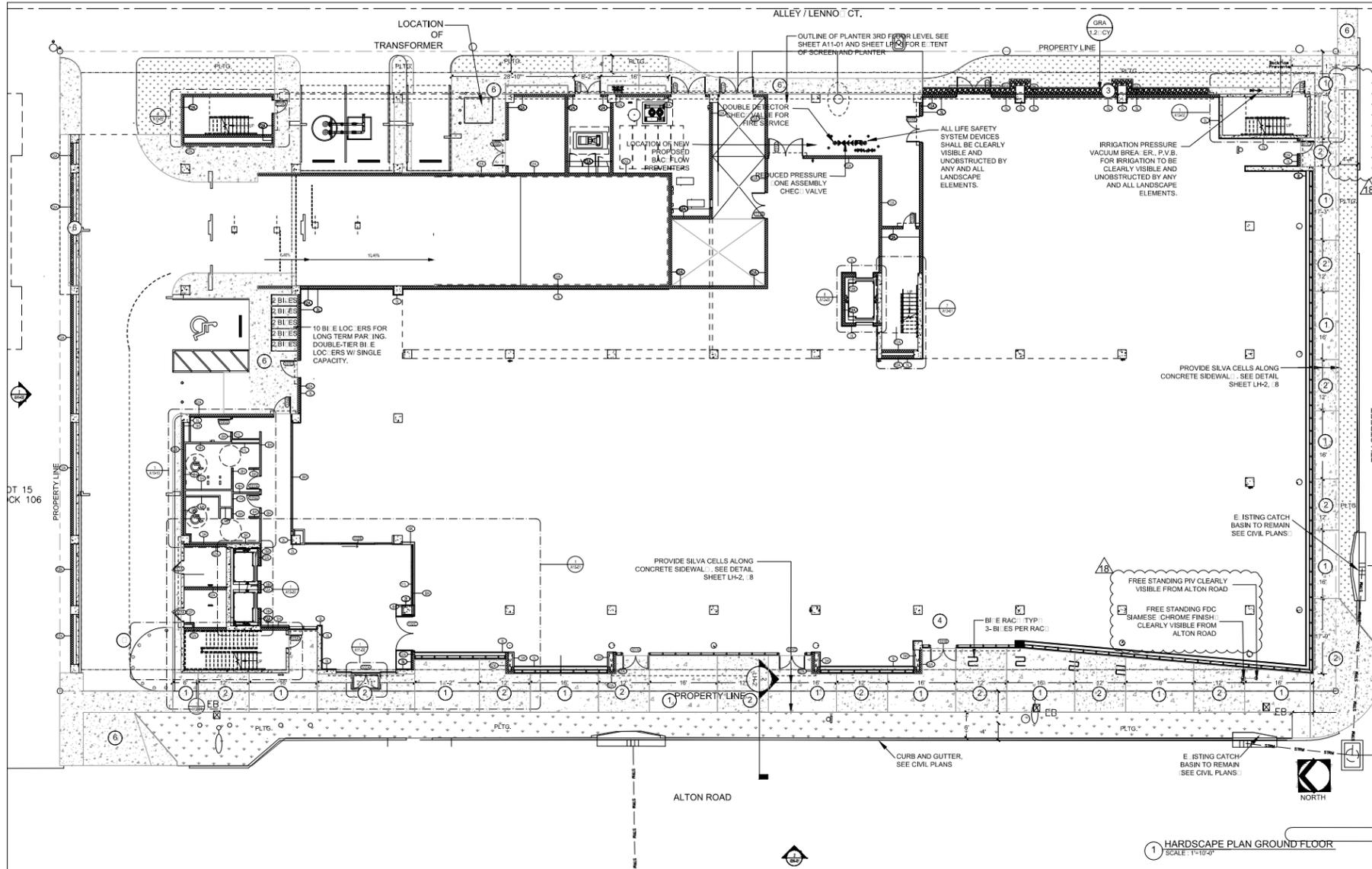
MAINTENANCE OF TRAFFIC PLAN (MOT)

MOT NOTES:

- SHOWN ABOVE ARE THE RECOMMENDED FDOT MOT INDEXES TO USE FOR THIS PROJECT.
- INDEX 612 IS RECOMMENDED TO BE USED IN THE ACCESS DRIVEWAY TO 709 ALTON ROAD, AND INDEX 660 FOR WORKS ON SIDEWALKS. CONTRACTOR MAY SUBMIT AN ALTERNATE MOT TO THE ENGINEER FOR APPROVAL.
- ROAD CLOSURE WITH FLAGGER OPERATION SHALL NOT BE ALLOWED DURING MORNING RUSH HOURS.
- MOT SHOWN FOR COST ESTIMATE PURPOSE. CONTRACTOR TO PROVIDE CONSTRUCTION MOT FOR APPROVAL.



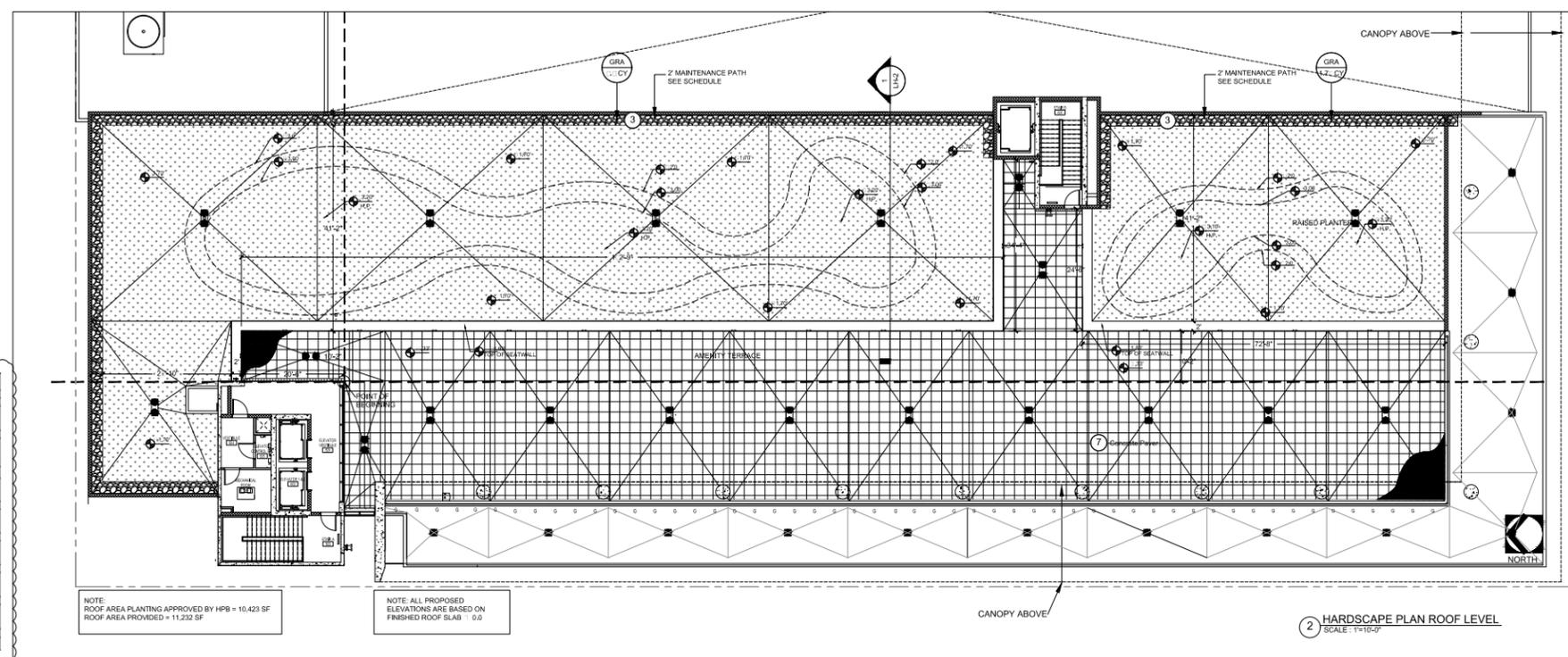
PERMIT SET



HARDSCAPE GENERAL NOTES

- The Owner's Engineer shall be responsible for obtaining the structural details and compliance with all local code, or all elements defined on this sheet. The Landscaping Architect shall be responsible for the layout, aesthetic details, and the final specification of elements defined on this sheet.
- See Civil Drawings for all elements related to curbs, trees, drive, utility, and drainage structure.
- All paving surfaces shall have a maximum 2% cross slope and 1/4" pre-tilt surface.
- Contractor shall verify all dimensions and elevations prior to beginning construction, and any discrepancies shall be brought to the immediate attention of the Landscaping Architect.
- Contractor shall take the layout plan or retain a registered surveyor, or pre-tilt in the field and have such taken approved by the Landscaping Architect prior to proceeding with construction. The building contractor shall report all layout discrepancies immediately to the Landscaping Architect for decision.
- Contractor shall be responsible for location and protection of all existing underground and above ground utilities, a phall, curb, walk, above ground structure, and vegetation as noted on the landscape plan.
- Contractor shall be responsible for location and protection of all existing underground and above ground utilities, a phall, curb, walk, above ground structure, and vegetation as noted on the landscape plan.
- All dimensions are to face of curb unless otherwise noted.
- All angles are 90 degrees unless otherwise noted.
- Contractor shall take the layout of all site improvements or revisions and approval by landscape architect before installation.

NO.	QTY	DESCRIPTION	COLOR / PATTERN	NOTES
1	1.00	CONCRETE PAVING	Miami Beach Red #4 Color: Light Sandblast Finish	Sidewalk on Alton Road and 7th Street. See Civil Drawings.
2	2.00	CONCRETE PAVING	Miami Beach Red #4 Color: Rock Salt Finish	Sidewalk on Alton Road and 7th Street. See Civil Drawings.
3	8.00	EGG ROCK, 1/2" x 1/2"	White	Planting Service Pathways on Ground Level and Roof Deck.
4	1.00	BIKEWAY PAVEMENT	7/8" Stainless Steel Surface Mounted Mark	Accommodates 12 Bicycles. See Detail Sheet L-2.
5	1.00	BIKEWAY PAVEMENT	See Civil Drawings	See Civil Drawings
6	1.00	BIKEWAY PAVEMENT	See Civil Drawings	See Civil Drawings
7	1.00	CONCRETE UNIT PAVING / TRANSLUCENT GUARDIAN ROOF PAVING SYSTEM OR APPROVED EQUAL	Color, finish and pattern to be selected by Landscape Architect	Perforated Roof Paving System. See Detail Sheet L-2.



Revisions

NO.	REVISION	DATE
18	PERMIT COMMENTS & FIELD COORDINATION	7/21/2017
17	CITY OF MIAMI BEACH PERMIT COMMENTS	08/29/2017
16	UNDERGROUND UTILITIES AND COLUMN RELOCATION	10/20/17
15	CONCRETE & GENERAL REVISIONS	11/15/2017
14	VEGETATION CHANGES	8/14/2017
13	PDOT COMMENTS	7/13/2017
12	CITY OF MIAMI BEACH REVISIONS	11/29/2016
11	GA & OC REVISIONS	11/29/2016
10	REVISED PERMIT COMMENTS	11/29/2016
9	ISSUE DATE	11/29/2016

Sheet Information	
Date	1. Issued September 4, 2014
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Checked	BM
Approved	BM
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**HARDSCAPE PLAN
GROUND LEVEL
AND ROOF DECK**

Sheet
LH-1

**PERMIT
SET**

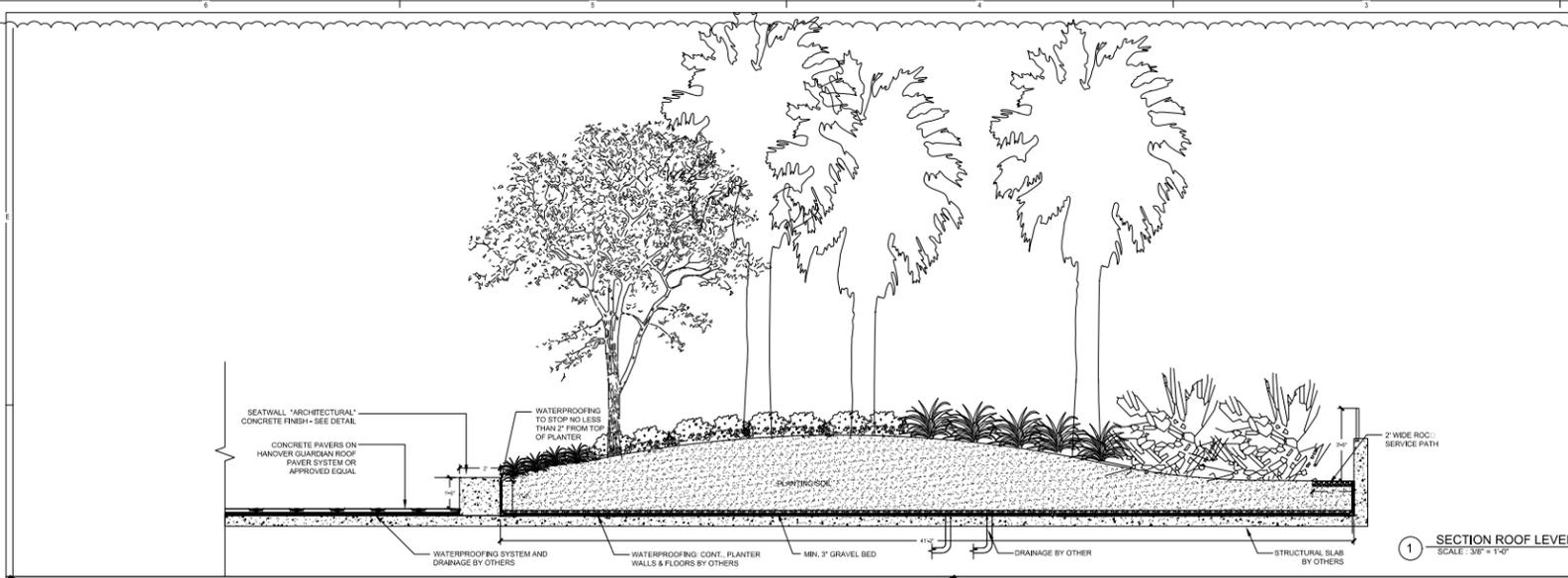
Revisions

NO.	REVISION	DATE
11	CITY OF MIAMI BEACH PERMIT COMMENTS	08/28/20
10	UNDERGROUND UTILITIES AND COLUMN RELOCATION	03/20/20
9	DRIVING & GENERAL REVISIONS	11/12/20
8	DRIVING & GENERAL REVISIONS	11/12/20
7	VE CHANGES	8/14/20
6	FOOT COMMENTS	7/13/20
5	CITY OF MIAMI BEACH REVISIONS	11/26/20
4	VE CHANGES	11/26/20
3	VE CHANGES	11/26/20
2	VE CHANGES	11/26/20
1	PREVIOUS PERMIT COMMENTS	11/26/20
0	ISSUE DATE	11/26/20

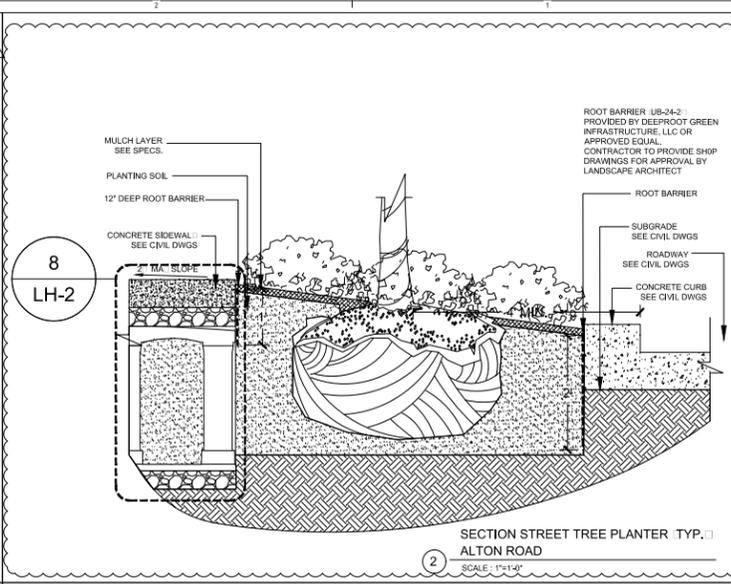
Sheet Information	
Date	1. Issued: September 4, 2014
Job Number	810408.000
Drawn	BM
Checked	BM
Approved	BM

Title
HARDSCAPE SECTIONS AND DETAILS

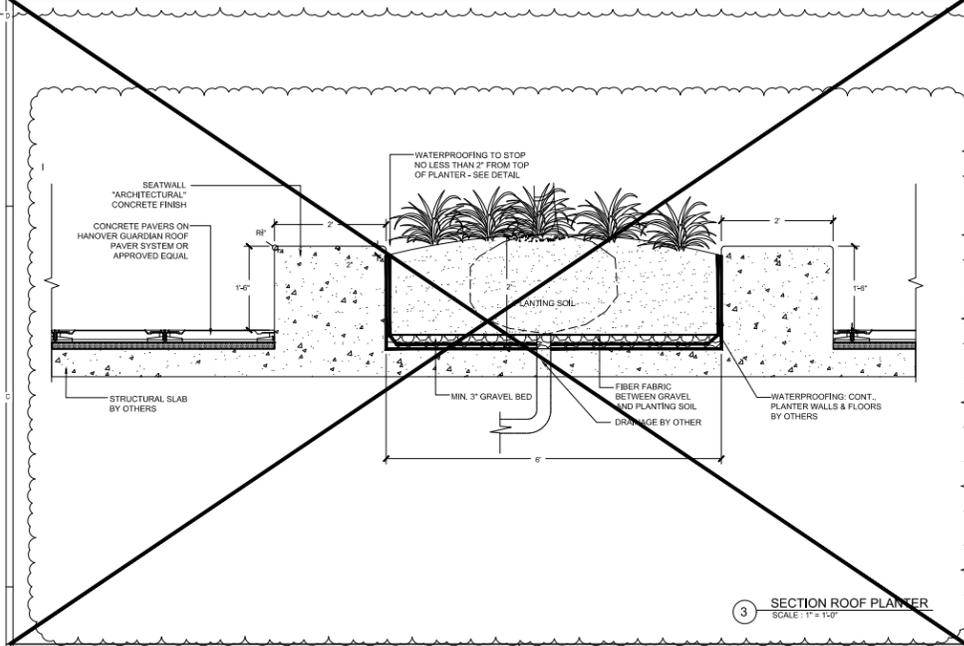
Sheet
LH-2



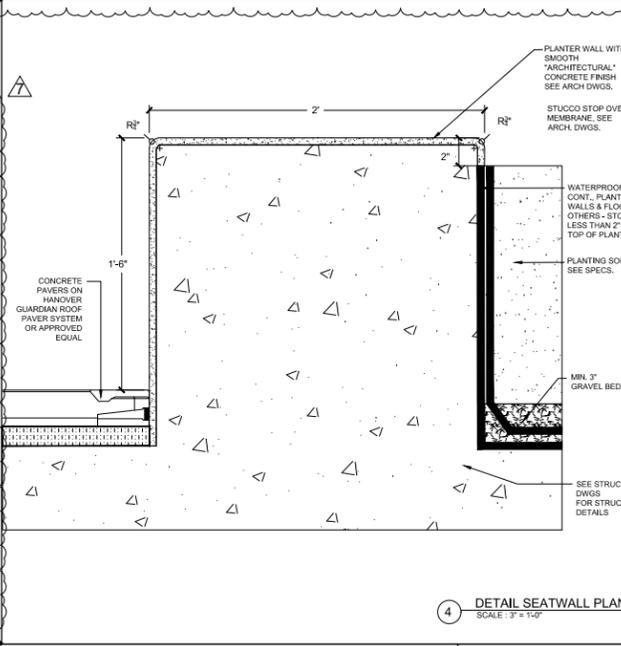
1 SECTION ROOF LEVEL
SCALE: 3/8" = 1'-0"



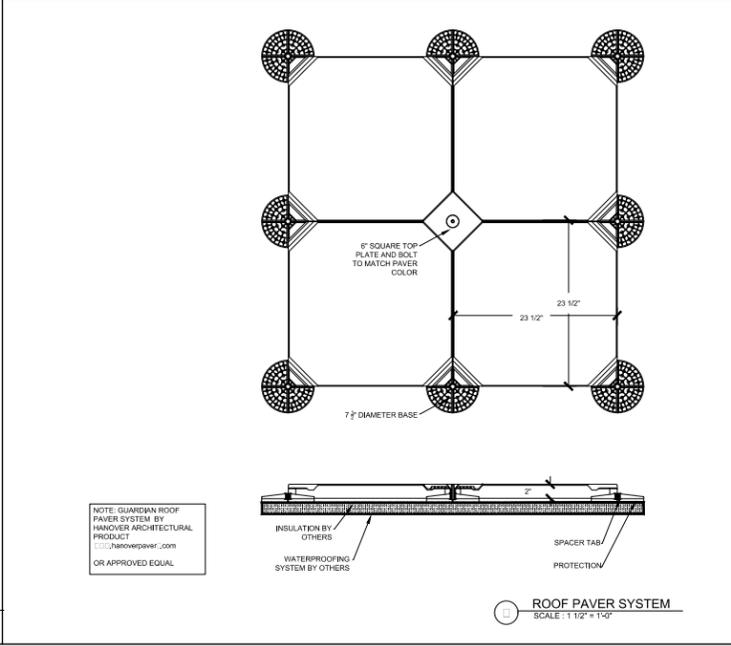
2 SECTION STREET TREE PLANTER TYP. ALTON ROAD
SCALE: 1/2" = 1'-0"



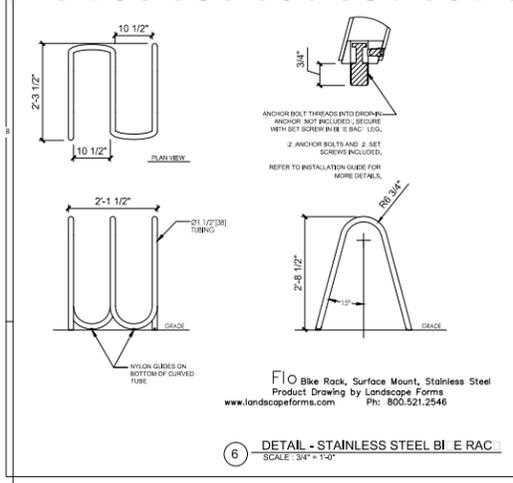
3 SECTION ROOF PLANTER
SCALE: 1/4" = 1'-0"



4 DETAIL SEATWALL PLANTER
SCALE: 3/4" = 1'-0"

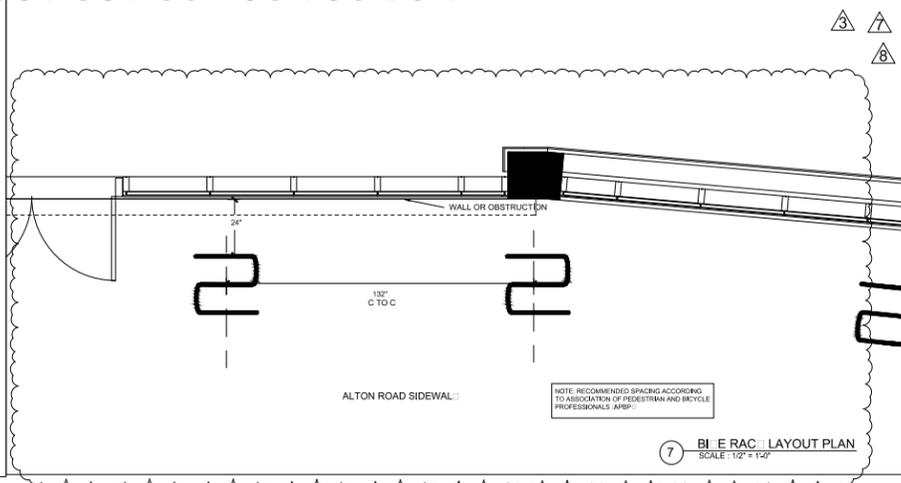


5 ROOF PAVEMENT SYSTEM
SCALE: 1/2" = 1'-0"

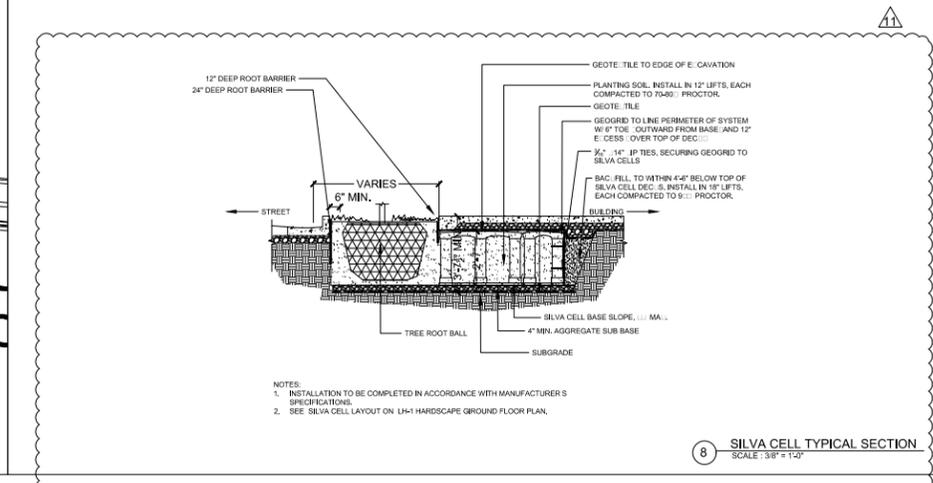


Flo Bike Rack, Surface Mount, Stainless Steel
Product Drawing by Landscape Forms
www.landscapeforms.com Ph: 800.521.2546

6 DETAIL - STAINLESS STEEL BI-E-RAC
SCALE: 3/4" = 1'-0"



7 BI-E-RAC LAYOUT PLAN
SCALE: 1/2" = 1'-0"



NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. SEE SILVA CELL LAYOUT ON LH-1 HARDSCAPE GROUND FLOOR PLAN.

8 SILVA CELL TYPICAL SECTION
SCALE: 3/8" = 1'-0"

