

Notes:

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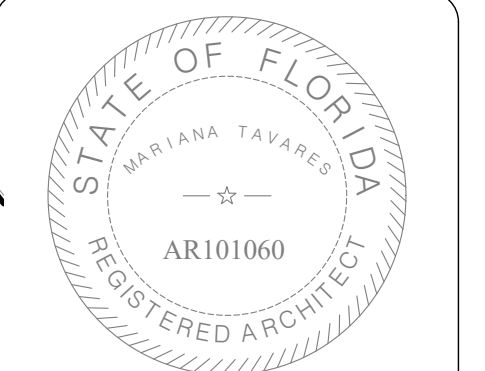
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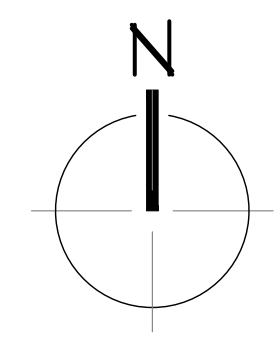


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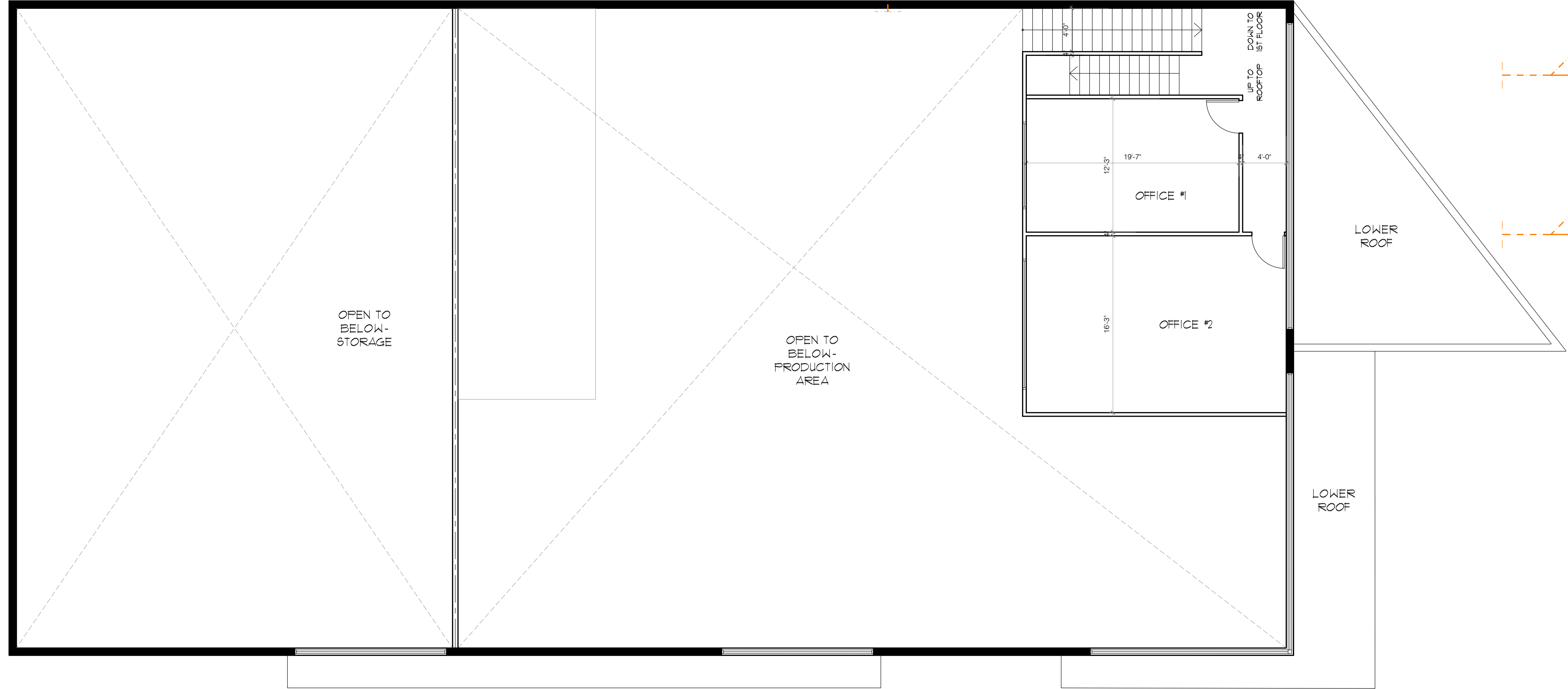
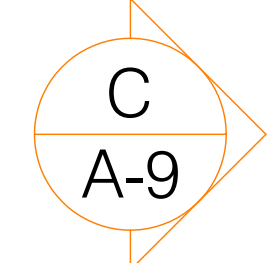
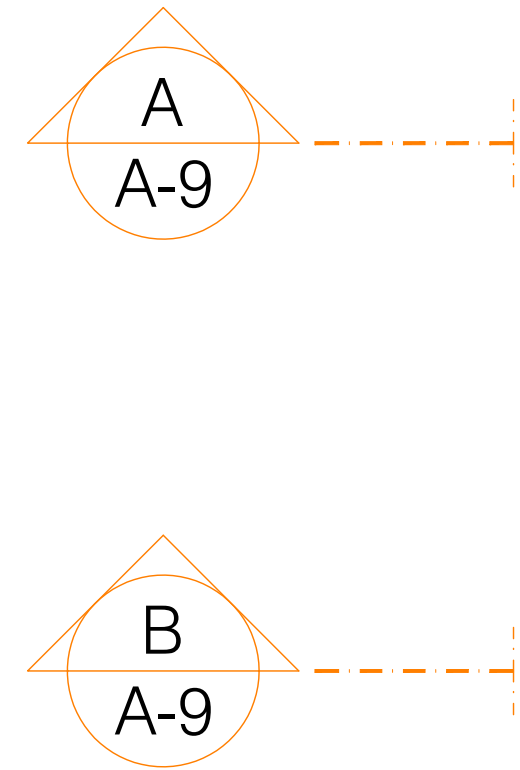
Daniela Pagano 954 612 3785
Mariana Tavares 954 702 3038
Architects
22891 Bella Rita Cir
Boca Raton FL 33433

SITE: 3240 HOLIDAY SPRINGS BLVD MARGATE, FL			
CLIENT: MSD BAKERY José Mateus Souza			
TITLE: New Bakery			
SCALE: NOTED	DATE: JUN/2025	DRAWN: MT	CHECKED: MT
PROJECT NO: 10424	DRAWING NO: A-2	REVISION:	



PROPOSED 1st FLOOR PLAN
SCALE: 3/16" = 1' - 0"

TO THE BEST OF MY KNOWLEDGE AND ABILITY, THE COMPLETED STRUCTURE DEPICTED ON THESE PLANS COMPLIES WITH APPLICABLE MINIMUM BUILDING CODES.
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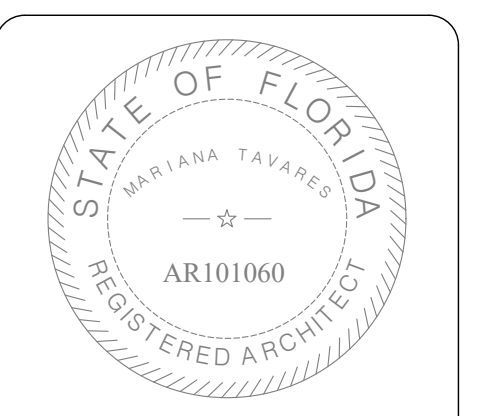
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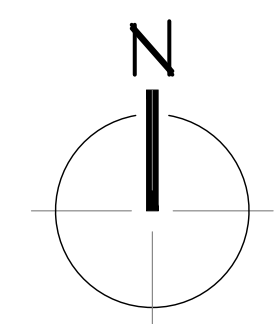


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DUE DESIGN GROUP

Daniela Pagano 954 612 3785
Mariana Tavares 954 702 3038
Architects
22891 Bella Rita cir
Boca Raton FL 33433

SITE: 3240 HOLIDAY SPRINGS BLVD MARGATE, FL			
CLIENT: MSD BAKERY José Mateus Souza			
TITLE: New Bakery			
SCALE: NOTED	DATE: JUN/2025	DRAWN: MT	CHECKED: MT
PROJECT NO: 10424	DRAWING NO: A-3	REVISION:	



PROPOSED MEZZANINE FLOORPLAN

SCALE: 3/16" = 1'- 0"

TO THE BEST OF MY KNOWLEDGE AND ABILITY, THE COMPLETED STRUCTURE DEPICTED ON THESE PLANS COMPLIES WITH APPLICABLE MINIMUM BUILDING CODES.

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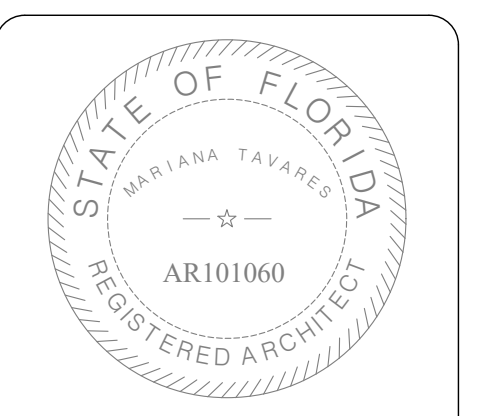
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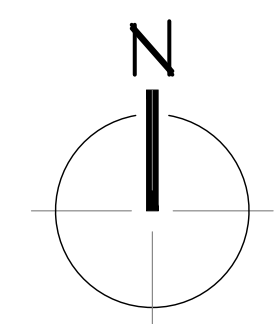
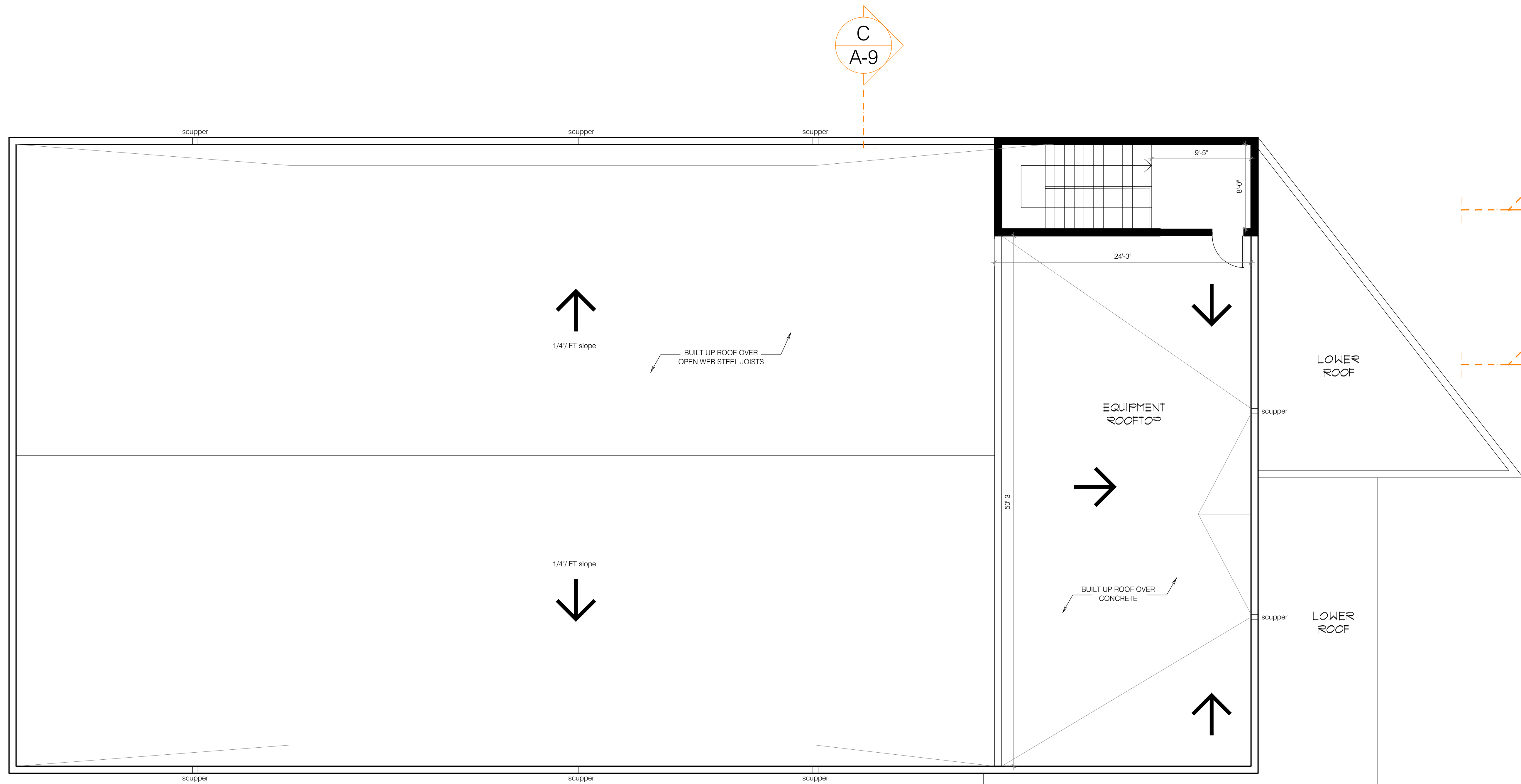


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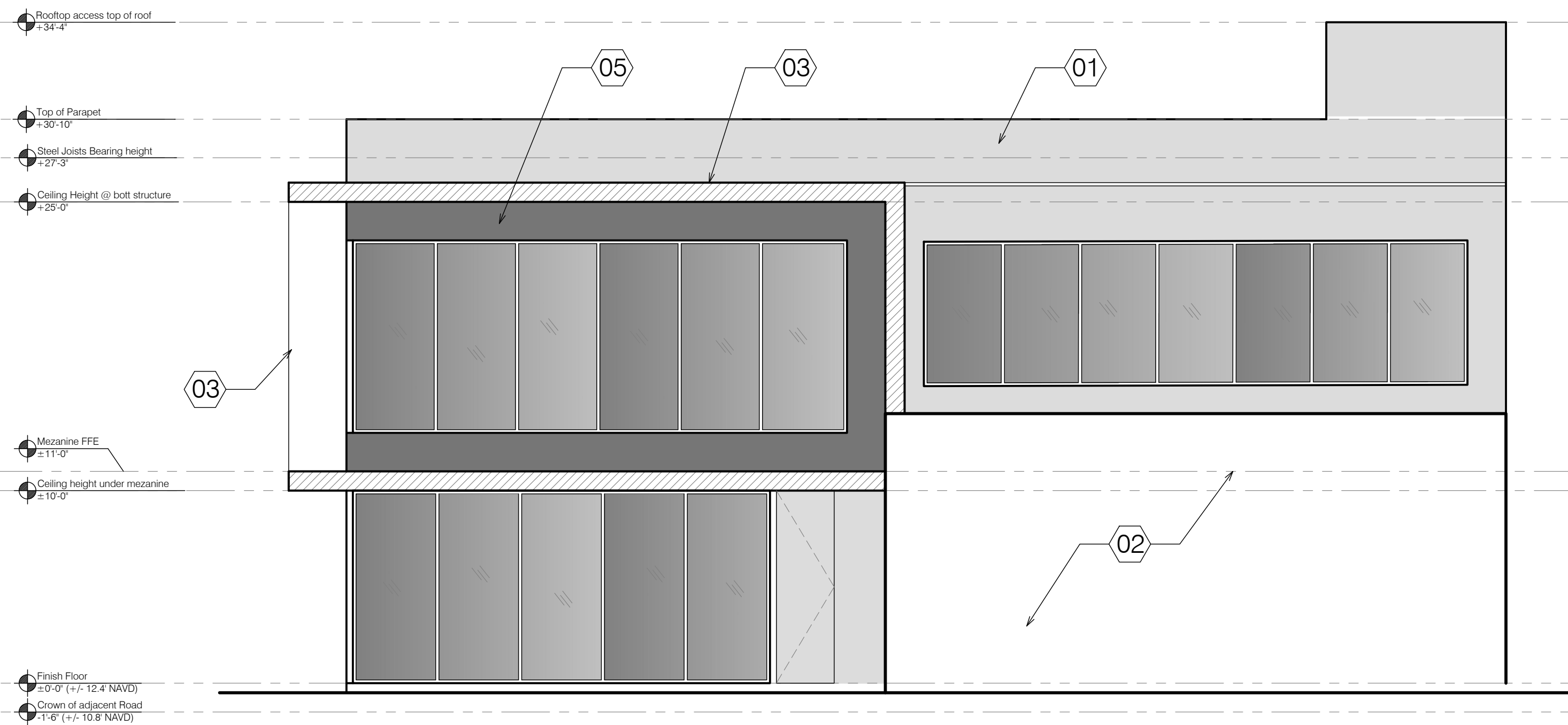
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 Boca Raton FL 33433

SITE: 3240 HOLIDAY SPRINGS BLVD MARGATE, FL			
CLIENT: MSD BAKERY José Mateus Souza			
TITLE: New Bakery			
SCALE:	DATE:	DRAWN:	CHECKED:
10424	JUN/2025	MT	MT
PROJECT NO:	DRAWING NO:	REVISION:	
10424	A-4		



PROPOSED ROOF PLAN
 SCALE: 3/16" = 1'- 0"

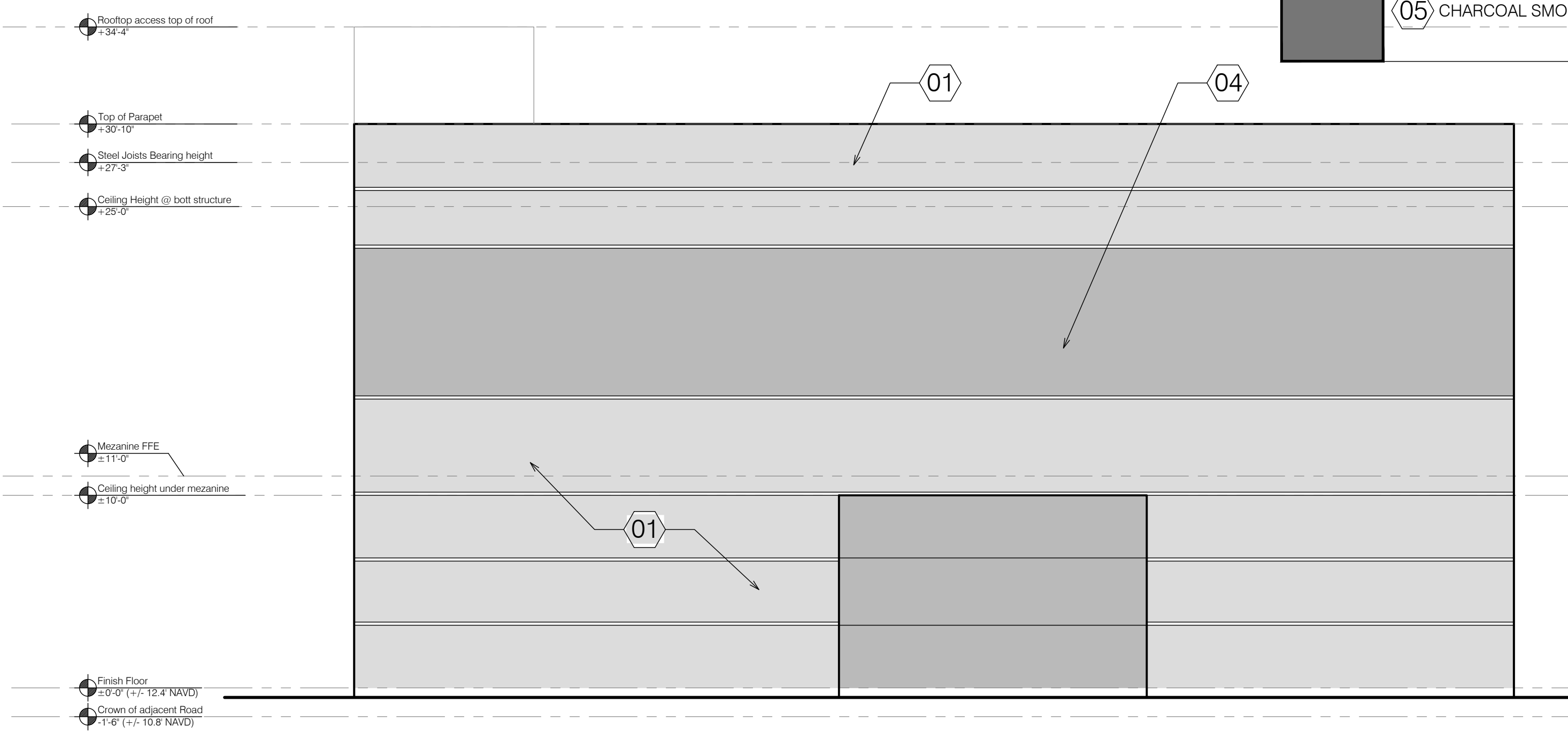
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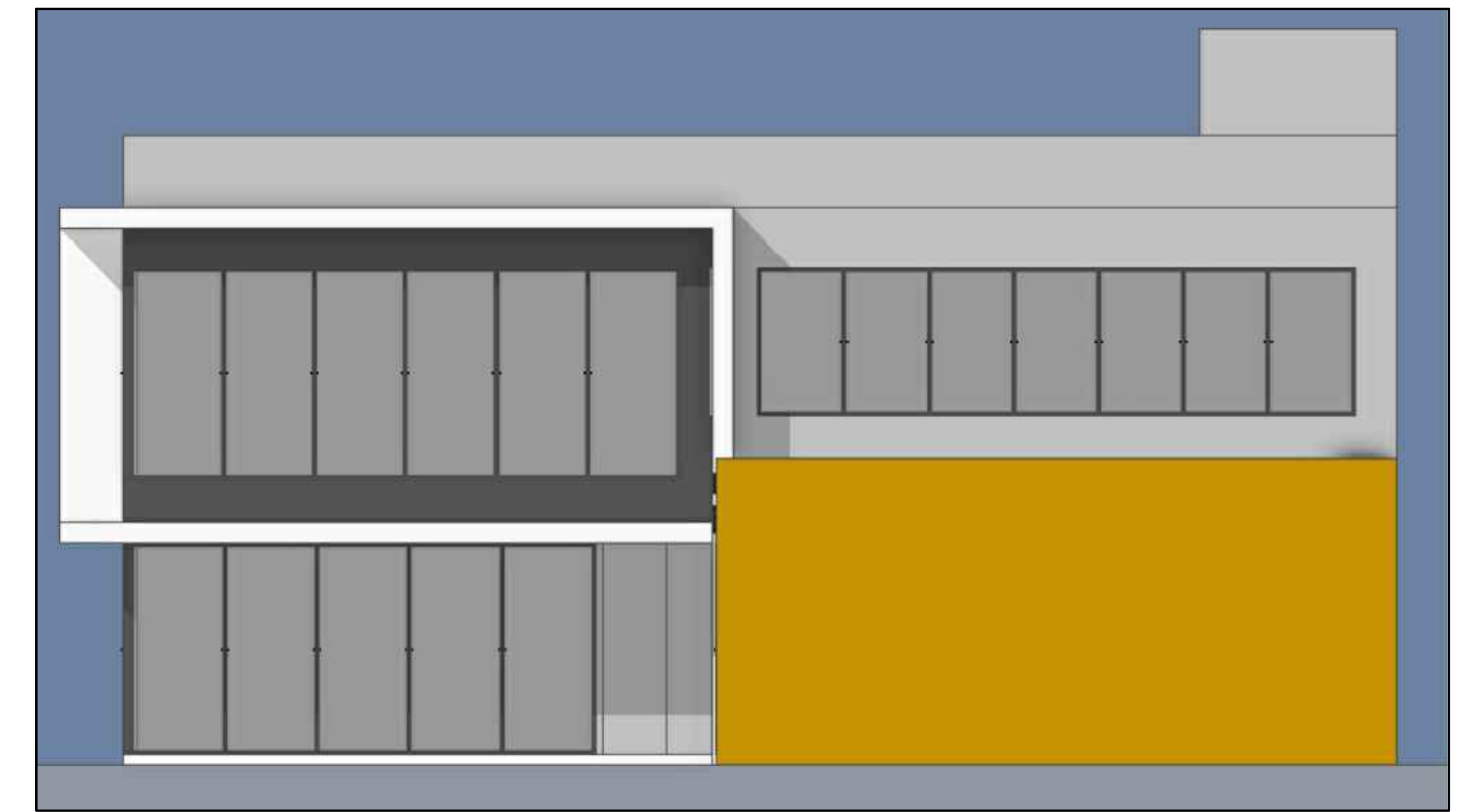
1 PROPOSED EAST ELEVATION
3/16" = 1' = 0"

FRONT ELEVATION AREA: 1,373 SF
50% MINIMUM GLAZED AREA: 3,887 X 15% = 686 SF
PROVIDED: 686 SF

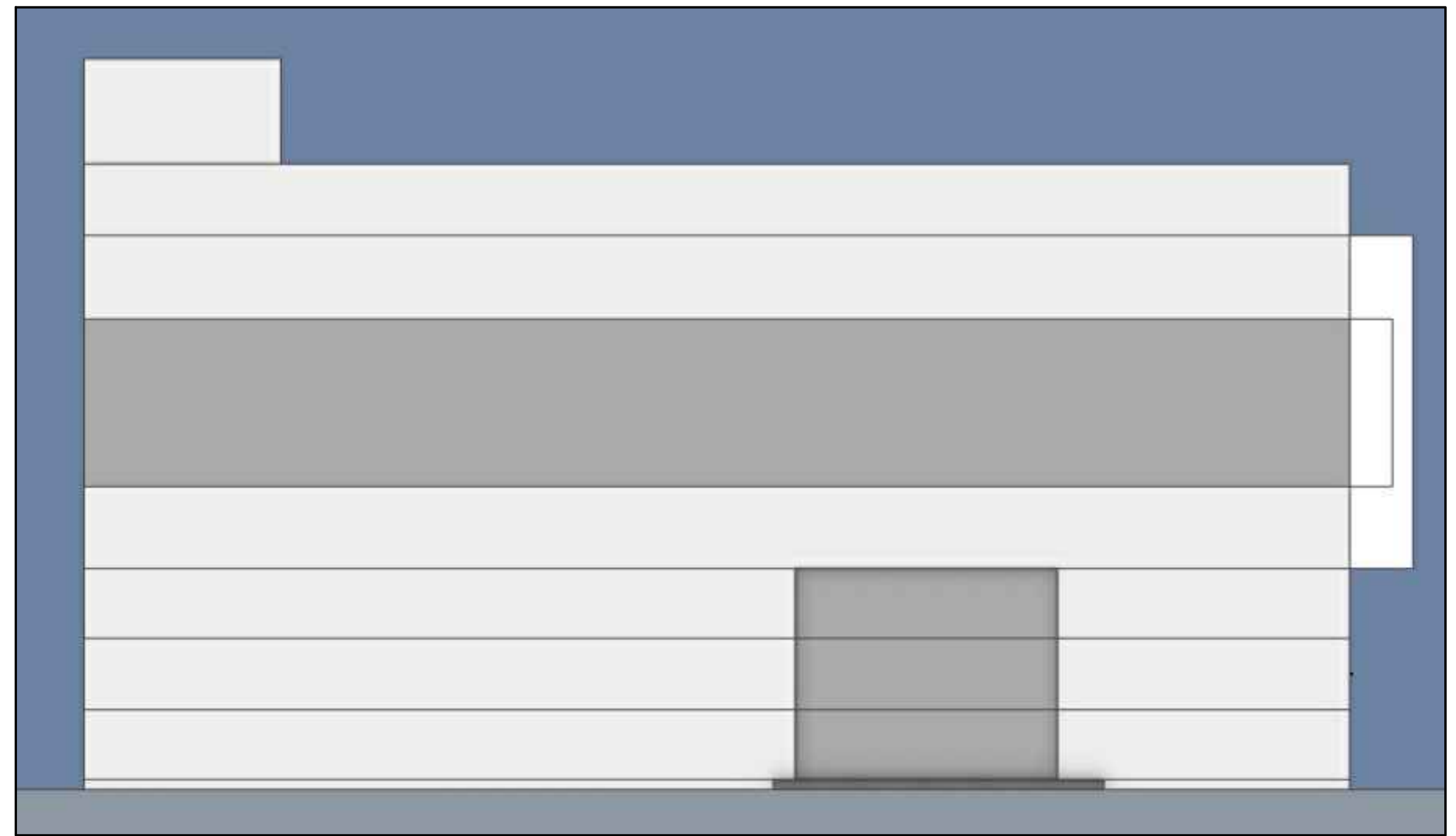
- 01** LIGHT GRAY SMOOTH STUCCO WITH 2" SCORE LINES
- 02** YELLOW SMOOTH STUCCO
- 03** WHITE SMOOTH STUCCO OVERHANG
- 04** DARK GRAY SMOOTH STUCCO
- 05** CHARCOAL SMOOTH STUCCO



3 PROPOSED EAST ELEVATION
3/16" = 1' = 0"



2 PROPOSED EAST COLORED ELEVATION
3/16" = 1' = 0"



4 PROPOSED EAST COLORED ELEVATION
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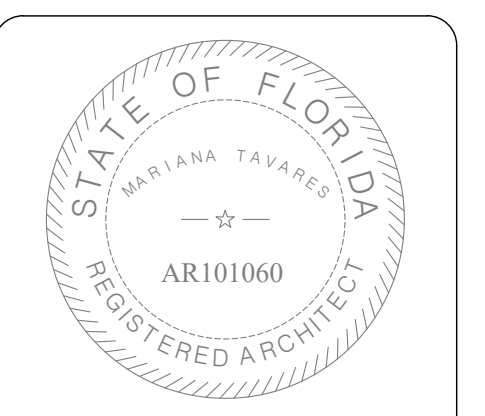
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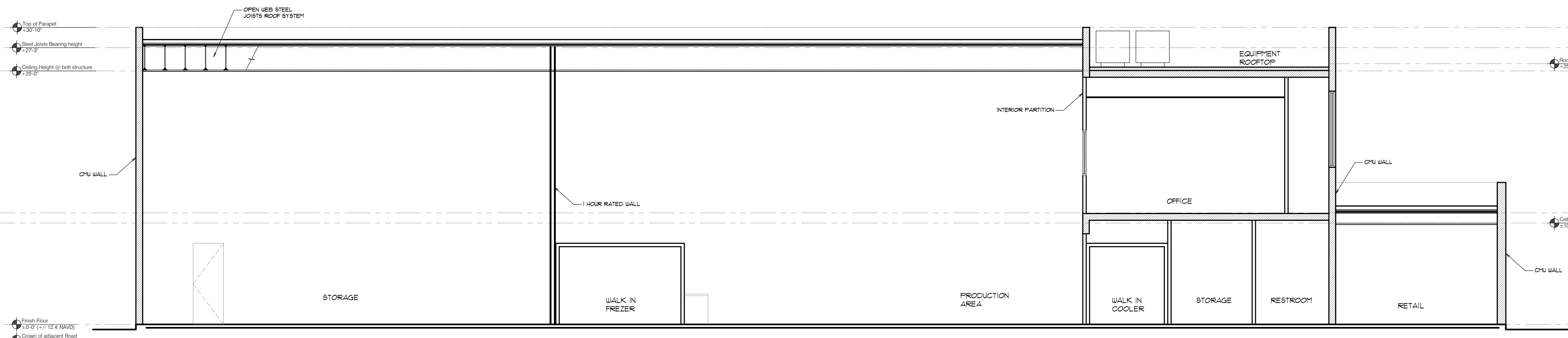
SITE: 3240 HOLIDAY SPRINGS BLVD
MARGATE, FL

CLIENT: MSD BAKERY
José Mateus Souza

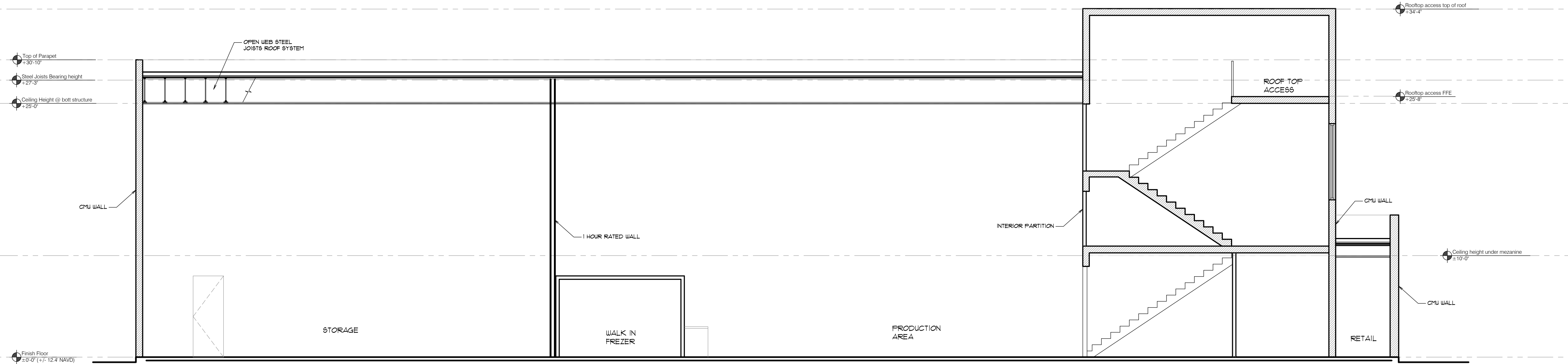
TITLE: New Bakery

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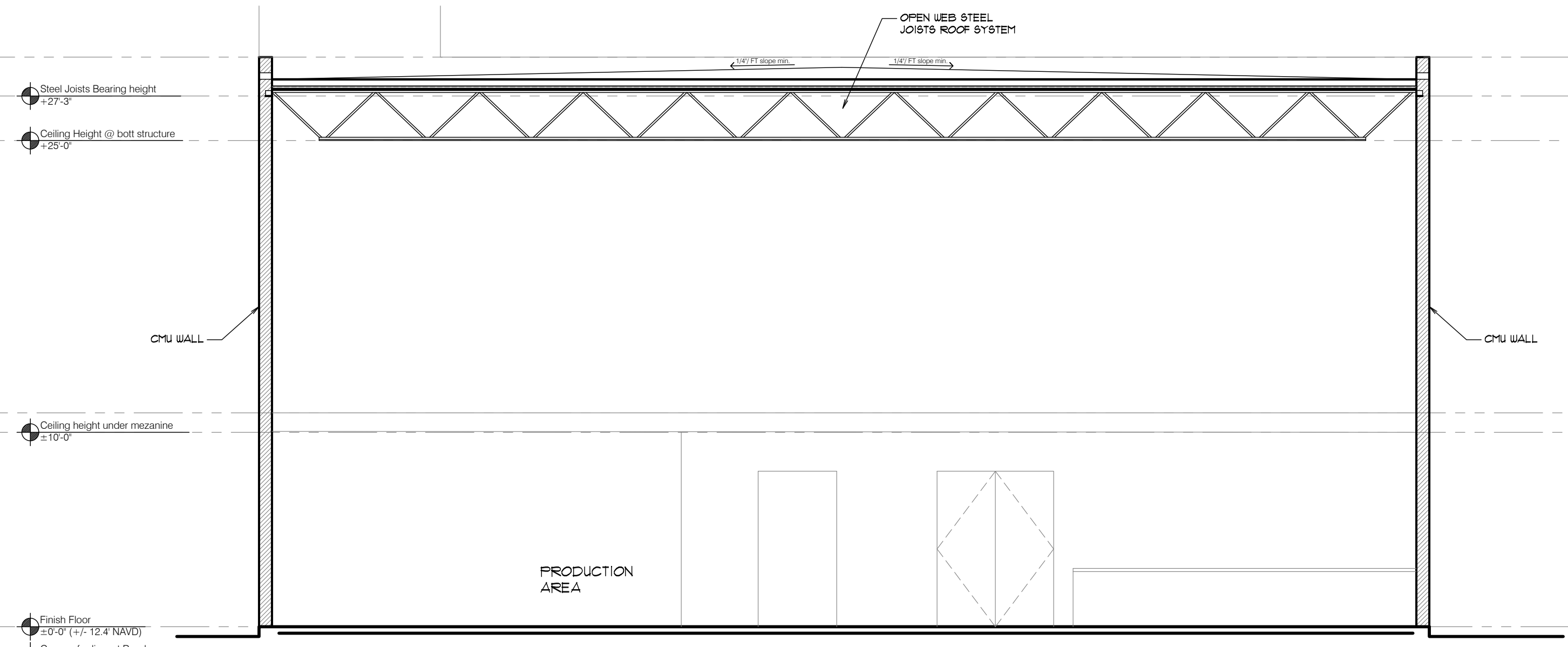
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1 SECTION A
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2 SECTION B
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3 SECTION C
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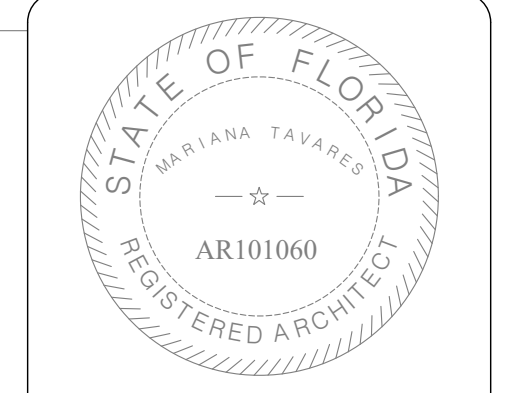
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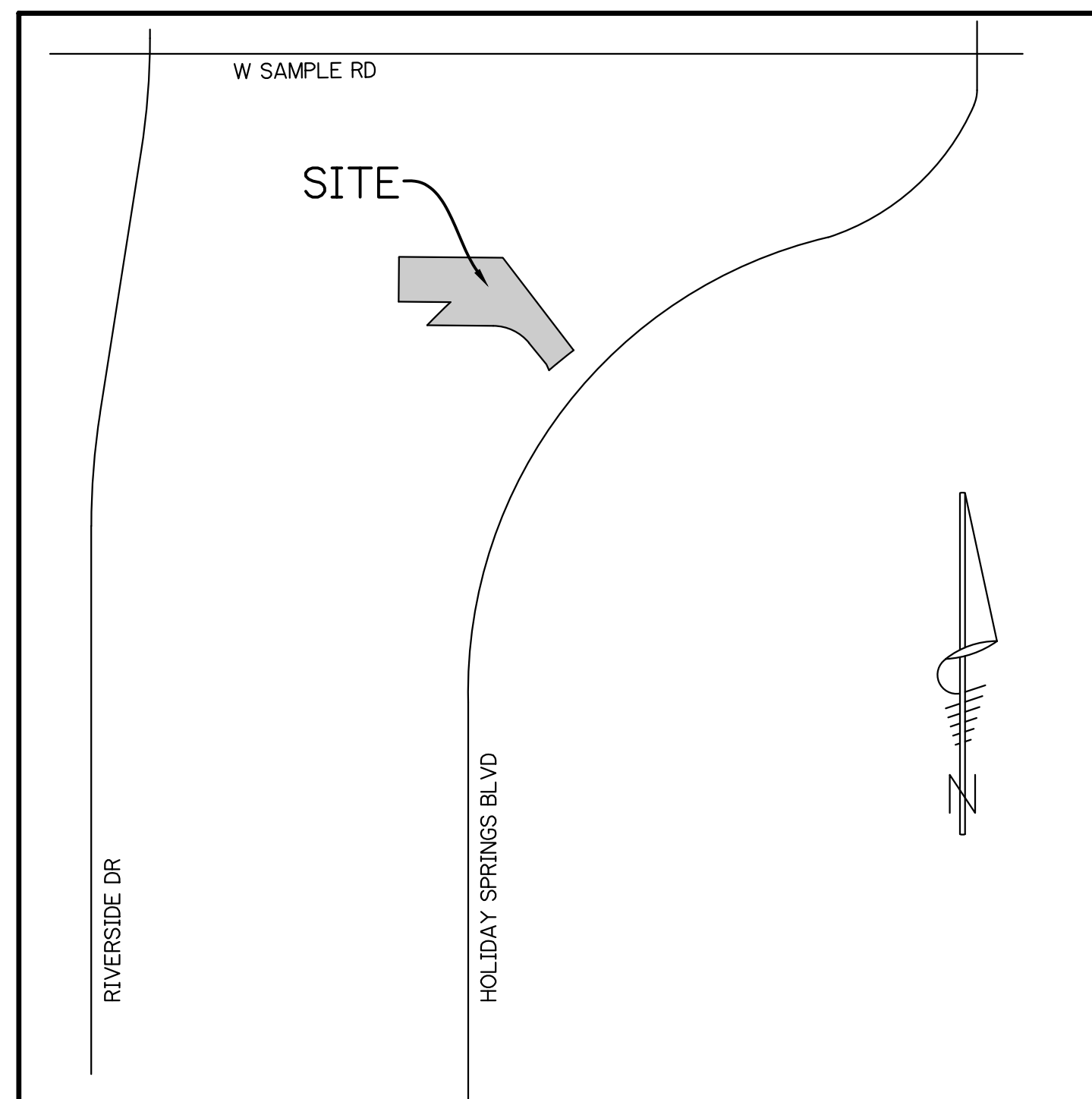
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PAVING, GRADING, & DRAINAGE PLAN

FOR

MSD BAKERY

MARGATE, FL



LOCATION MAP

N.T.S.

SEC. 23 TWP. 48 S RGE. 41 E

INDEX OF SHEETS

<u>SHEET No.</u>	<u>DESCRIPTION</u>
1	COVER
2	PAVEMENT LAYOUT & MARKINGS PLAN
3	GRADING & DRAINAGE PLAN
4	PAVING, GRADING, & DRAINAGE DETAILS
5	STORMWATER POLLUTION PREVENTION PLAN & DETAILS

LDi PREPARED BY:
Last Devenport, Inc.

1860 Old Okeechobee Road, Suite 504
 West Palm Beach, FL 33409
 phone (561)615-6567 fax (561)683-0872
 EB 9889

RONALD W. LAST, STATE OF FLORIDA, PROFESSIONAL ENGINEER,
 LICENSE NO. 38707
 THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY RONALD
 W. LAST ON THE DATE INDICATED HERE.
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PRELIMINARY
 PROGRESS SET
 BID SET
 PERMIT SET
 CONSTRUCTION SET

9/30/2025
 RONALD W. LAST, P.E.
 FLORIDA P.E. #38707

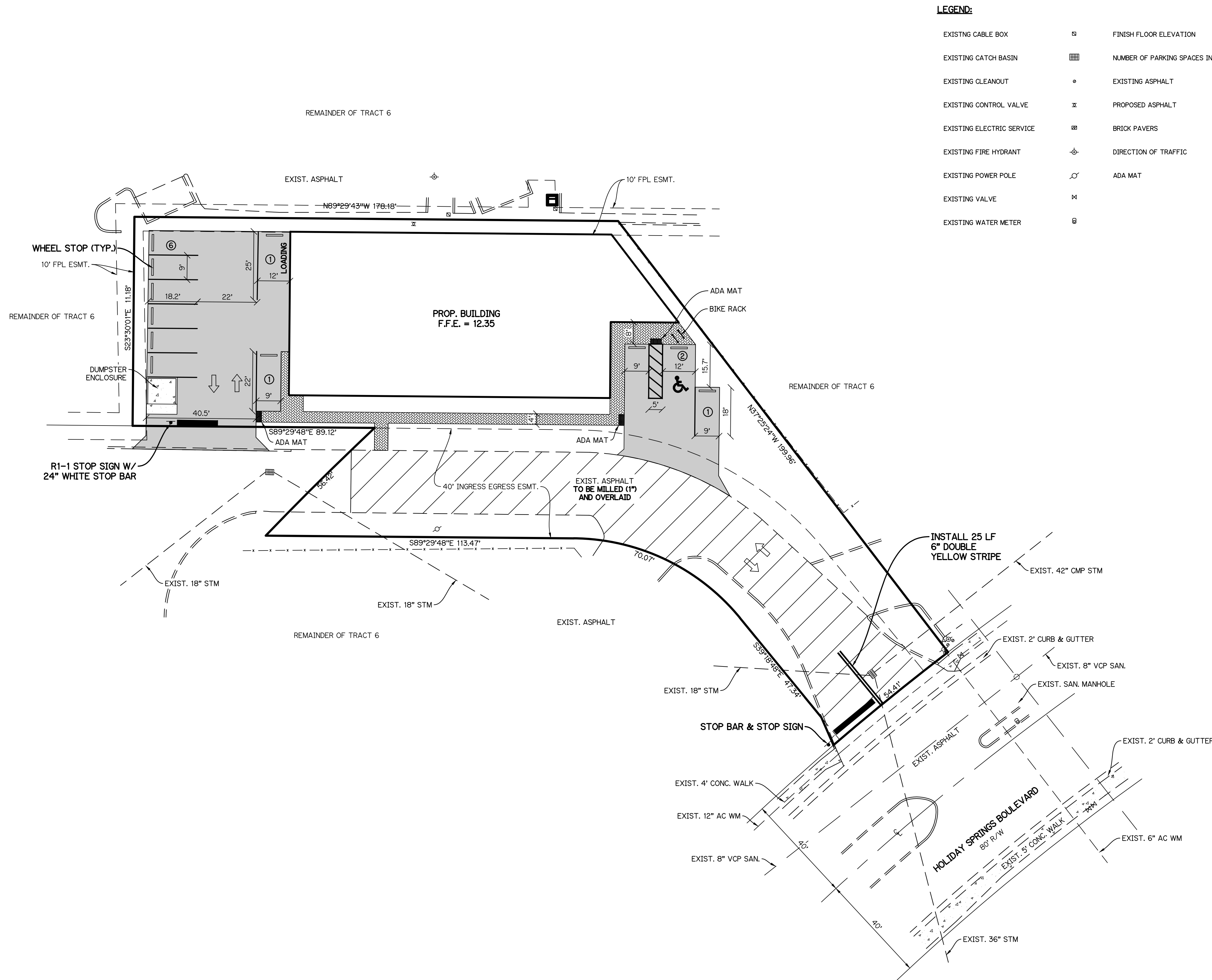
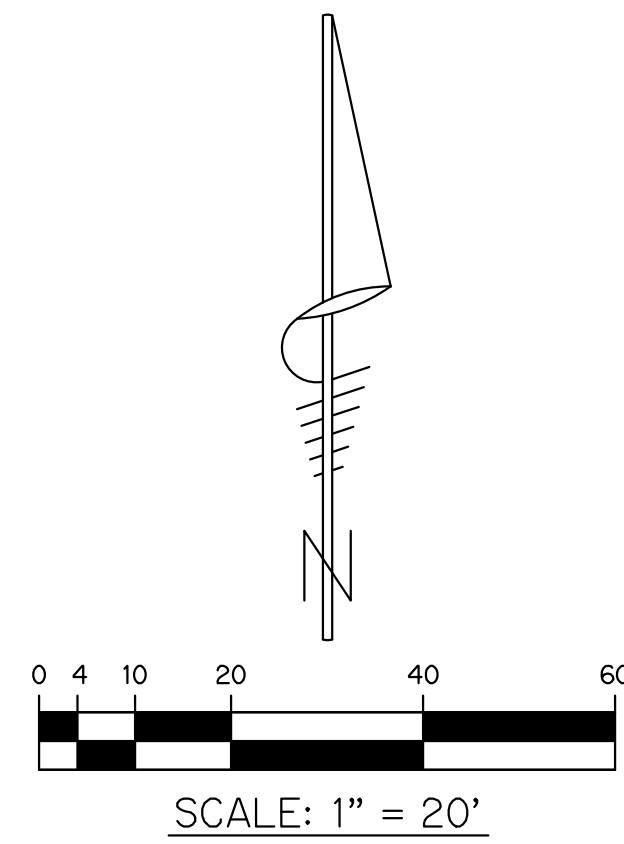
24-142 PD

SHEET 1 OF 5

NOTE: ALL ELEVATIONS REFER TO NAVD 1988

XXX PERMIT NO. XX-XXXX

24-142 MSD BAKERY



LEGEND:

EXISTING CABLE BOX	⊠	FINISH FLOOR ELEVATION	F.F.E.
EXISTING CATCH BASIN	⊞	NUMBER OF PARKING SPACES IN BAY	⊙
EXISTING CLEANOUT	•	EXISTING ASPHALT	▭
EXISTING CONTROL VALVE	⊗	PROPOSED ASPHALT	▭
EXISTING ELECTRIC SERVICE	⊞	BRICK PAVERS	▭
EXISTING FIRE HYDRANT	⊕	DIRECTION OF TRAFFIC	➔
EXISTING POWER POLE	⊞	ADA MAT	▭
EXISTING VALVE	⊞		
EXISTING WATER METER	⊙		

LAND USE:
 TOTAL AREA = 27,487 SF
 EXISTING PERVIOUS AREA = 12,812 SF
 EXISTING IMPERVIOUS AREA = 14,675 SF
 PROPOSED PERVIOUS AREA = 7,207 SF
 PROPOSED IMPERVIOUS AREA = 20,280 SF
 PROPOSED BUILDING AREA = 6,985 SF

- NOTES:**
- BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM SURVEY PREPARED BY ATLANTIC COAST SURVEYING INC., PROJECT NUMBER 44932U, DATED 09/12/24.
 - ALL ELEVATIONS SHOWN ARE BASED ON NAVD 1988 DATUM.
 - EXISTING 40' INGRESS EASEMENT TO BE RESURFACED IF NECESSARY TO REMOVE ANY POTHOLES OR DEFECTS WHICH MAY REASONABLY POSE A DANGER TO THE PUBLIC, OWNER, GUESTS, OR BUSINESS INVITES.

RONALD W. LAST, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 38707
 THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY RONALD W. LAST ON THE DATE INDICATED HERE.
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NOTE: ALL ELEVATIONS REFER TO NAVD 1988

PAVEMENT LAYOUT & MARKINGS PLAN
 FOR
MSD BAKERY
MARGATE, FL

REVISIONS	DATE	BY	CHK

EB 9889

LPI
Last Devenport, Inc.
 1860 Old Okeechobee Road, Suite 504
 West Palm Beach, FL 33409
 phone (561)615-6567 fax (561)615-3986

SCALE: 1"=20'
 DATE: JAN 2025
 DESIGNED BY: SAS
 CHECKED BY:RWL
 DRAWING FILE:
 24-142 PD

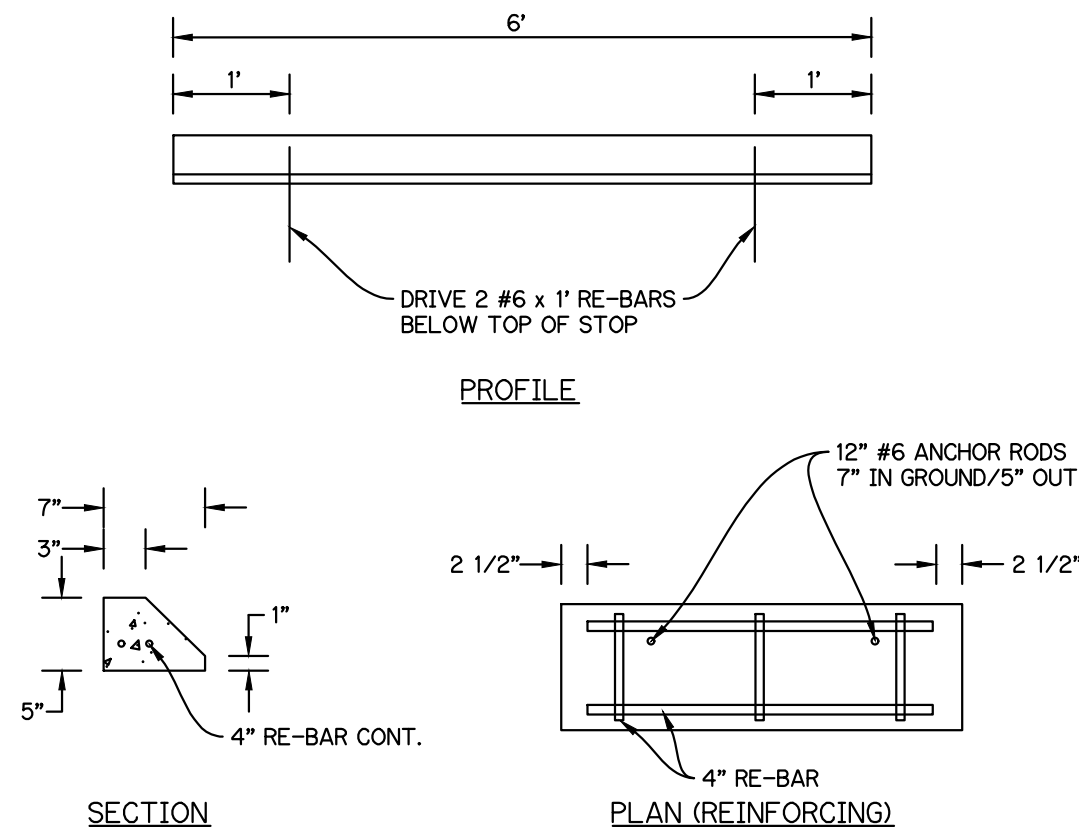
4/3/2026
 RONALD W. LAST, P.E.
 FLORIDA P.E. #38707

24-142 PD

SHEET 2 OF 5

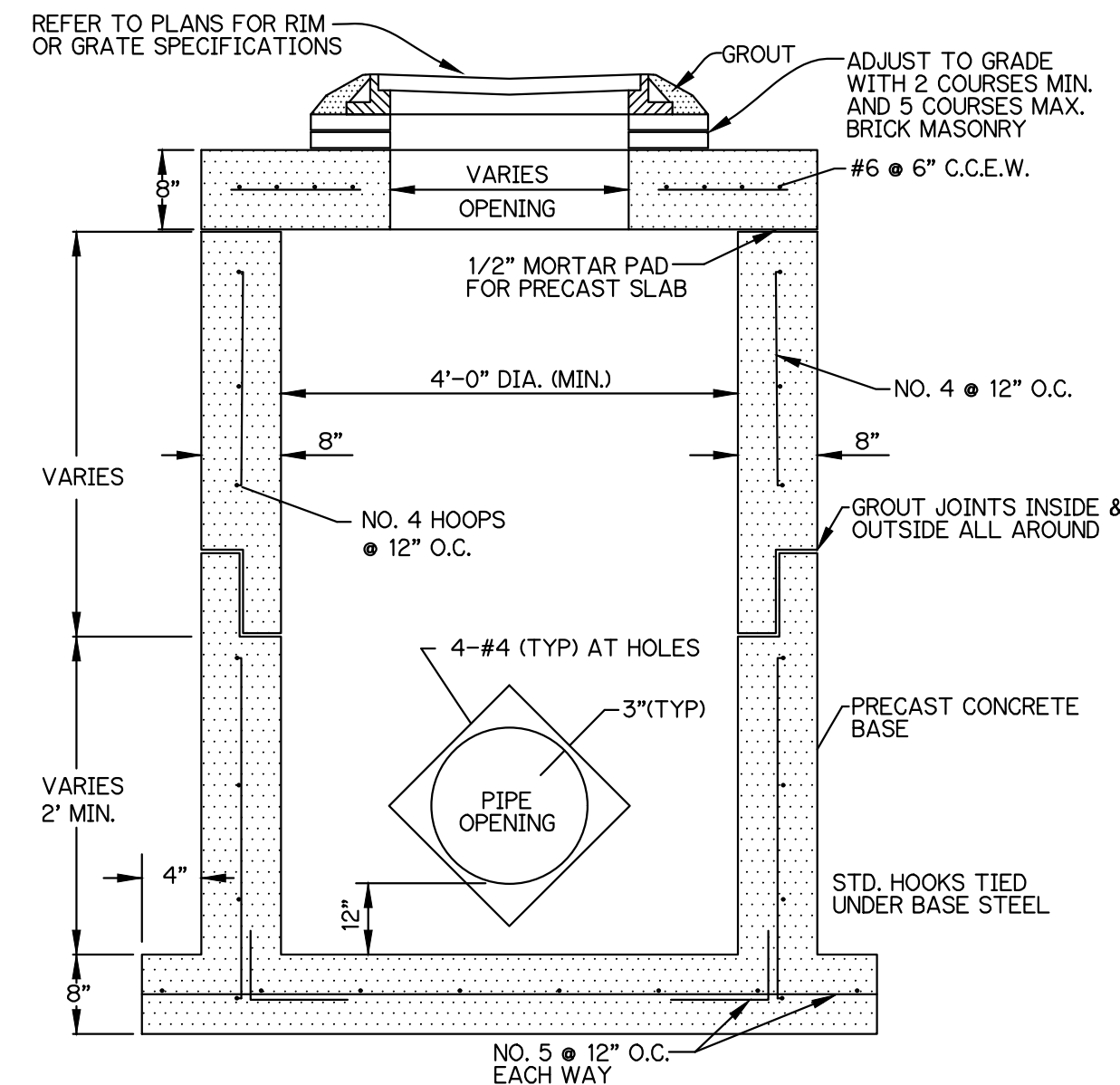
GENERAL NOTES

- THE MINIMUM FINISH FLOOR ELEVATION FOR ANY STRUCTURE SHALL BE SET AT OR ABOVE ELEVATION 12.35 NAVD (WHICH IS ABOVE THE PROJECTED FLOOD STAGE PRODUCED BY THE ONE IN ONE HUNDRED YEAR FREQUENCY STORM).
- MINIMUM EDGE OF PAVEMENT ELEVATION SHALL BE ELEVATION 10.00 NAVD.
- ALL CHANGES SHALL BE APPROVED IN WRITING BY LAST DEVENPORT, INC.
- ALL WORK SHALL BE DONE IN A WORKMANLIKE MANNER AND SHALL CONFORM TO ALL APPLICABLE CITY, COUNTY, STATE OR FEDERAL REGULATIONS AND/OR CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES REQUIRED PRIOR TO INITIATING THE WORK. ALL MAINTENANCE OF TRAFFIC OPERATIONS SHALL CONFORM TO F.D.O.T. INDEX 600.
- THE CONTRACTOR SHALL CALL SUNSHINE (1-800-432-4770), 48 HOURS BEFORE DIGGING FOR FIELD LOCATIONS OF UNDERGROUND UTILITIES.
- AS-BUILTS - THE CONTRACTOR SHALL SUBMIT "AS-BUILT" INFORMATION OBTAINED BY A FLORIDA REGISTERED LAND SURVEYOR. INFORMATION SHALL BE IN A FORMAT SPECIFIED BY THE GOVERNING AGENCIES.
- GUARANTY - ALL MATERIAL AND EQUIPMENT TO BE FURNISHED AND/OR INSTALLED BY THE CONTRACTOR UNDER THIS CONTRACT SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE THEREOF, AGAINST DEFECTIVE MATERIALS, INSTALLATION AND WORKMANSHIP. UPON RECEIPT OF NOTICE FROM THE OWNER OF FAILURE OF ANY PART FOR THE GUARANTEED EQUIPMENT OR MATERIALS, DURING THE GUARANTY PERIOD, THE AFFECTED PART, PARTS OR MATERIALS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
- ELEVATIONS - ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM 1988.
- SEQUENCE OF CONSTRUCTION - THE SEQUENCE OF CONSTRUCTION SHALL BE SUCH THAT ALL UNDERGROUND INSTALLATIONS OF EVERY KIND THAT ARE BENEATH THE PAVEMENT, SHALL BE IN PLACE AND HAVE PROPER DENSITY PRIOR TO THE CONSTRUCTION AND COMPACTION OF THE SUBGRADE.
- CLEARING AND GRUBBING - WITHIN THE LIMITS OF CONSTRUCTION, ALL VEGETATION AND ROOT MATERIAL SHALL BE REMOVED.
- GUMBO - WHERE GUMBO OR OTHER PLASTIC CLAYS ARE ENCOUNTERED, THEY SHALL BE REMOVED WITHIN THE ROADWAY AND PARKING AREAS ONE FOOT BELOW THE SUBGRADE EXTENDING HORIZONTALLY TO THE OUTSIDE EDGE OF THE SHOULDER AREA.
- MUCK AND PEAT - IF MUCK AND/OR PEAT ARE ENCOUNTERED IN THE ROAD OR PARKING AREA, THEY SHALL BE REMOVED COMPLETELY TO A WIDTH OF TEN FEET BEYOND THE EDGE OF PAVEMENT AND SHALL BE BACKFILLED WITH GRANULAR MATERIAL.
- SOD - WHERE SOD IS SHOWN, LOWER THE FINISHED GRADE TO ALLOW FOR THE THICKNESS OF THE SOD.
- SUBGRADE - SHALL BE COMPACTED AS NOTED ON THE PLANS AND MEET THE DENSITY REQUIREMENTS AS DETERMINED BY THE A.A.S.H.T.O. T-180 SPECIFICATIONS. SUBGRADE SHALL BE 12" THICK AND EXTEND 12 INCHES BEYOND THE PROPOSED EDGE OF PAVEMENT AND/OR 6" BEYOND WALL OR CURB. TYPE "H" CURB & GUTTER OR TYPE "D" CURB. IF SUBGRADE IS REQUIRED TO BE STABILIZED, THE REQUIRED BEARING VALUE DETERMINATIONS SHALL BE MADE PER FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, LATEST EDITION.
- BASE - APPROVED LOCAL BASE MATERIAL SHALL BE COMPACTED TO NOT LESS THAN 98% MAXIMUM DENSITY AS DETERMINED BY A.A.S.H.T.O. T-180 SPECIFICATIONS AND AS CALLED FOR IN FLORIDA D.O.T. SPECIFICATIONS, LATEST EDITION.
- PRIME COAT - BITUMINOUS PRIME COAT SHALL CONFORM WITH THE REQUIREMENTS OF THE FLORIDA D.O.T. SPECIFICATIONS, LATEST EDITION AND SHALL BE APPLIED AT A RATE OF 0.25 GALLONS PER SQUARE YARD, UNLESS A DIFFERENT RATE IS DIRECTED BY THE ENGINEER.
- TACK COAT - BITUMINOUS TACK COAT SHALL CONFORM WITH THE REQUIREMENTS OF THE FLORIDA D.O.T. SPECIFICATIONS, LATEST EDITION AND SHALL BE APPLIED AT THE RATE OF 0.08 GALLONS PER SQUARE YARD, UNLESS A VARIATION IS APPROVED BY THE ENGINEER.
- SURFACE COURSE - ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM WITH THE REQUIREMENTS OF THE FLORIDA D.O.T. SPECIFICATIONS, LATEST EDITION. THE MINIMUM COMPACTED THICKNESS TO BE AS NOTED ON PLANS.
- PAVEMENT MARKINGS AND GEOMETRICS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
- CONCRETE - ALL CONCRETE SHALL DEVELOP 2500 P.S.I. (MINIMUM) 28 DAY COMPRESSIVE STRENGTH OR GREATER WHERE NOTED ON PLANS. CLASS I CONCRETE SHALL CONFORM WITH THE FLORIDA D.O.T. SPECIFICATIONS, LATEST EDITION. CLASS I CONCRETE USED AS PAVING SHALL DEVELOP 3000 P.S.I. (MINIMUM) 28 DAYS COMPRESSIVE STRENGTH.
- ANY EXISTING ROADWAY AND/OR UTILITY THAT IS DAMAGED BY THE CONTRACTOR SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE ENGINEER.
- PIPE BACKFILL - REQUIREMENTS FOR PIPE BACKFILL CROSSING ROADS OR PARKING AREAS SHALL BE DEFINED IN THE FLORIDA D.O.T. SPECIFICATIONS, LATEST EDITION. PIPELINE BACKFILL SHALL BE PLACED IN SIX INCH LIFTS AND COMPACTED TO 100% OF THE STANDARD PROCTOR (A.A.S.H.T.O.) T-99 SPECIFICATIONS.
- UTILITIES - IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE EXACT LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES, WHETHER SHOWN OR NOT, PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION. NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF ANY DEVIATION FROM WHAT IS SHOWN ON THE PLAN.
- ALL PIPE LENGTHS AND CENTERLINE SLOPE LENGTHS SHOWN ON THESE DRAWINGS ARE SCALED DISTANCES. THE CONTRACTOR SHALL CONFIRM ALL MEASUREMENTS IN THE FIELD AND NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCY WITH THE DRAWINGS PRIOR TO PERFORMING THE WORK.
- BEST MANAGEMENT PRACTICES AND STORMWATER POLLUTION PREVENTION PLAN:
 - ALL RUNOFF SHALL BE ROUTED THROUGH THE WATER MANAGEMENT SYSTEM UNLESS THE CONTRACTOR SUBMITS A SEPARATE EROSION CONTROL PLAN.
 - GRADE THE PERIMETER OF THE SITE TO ENSURE THAT RUNOFF DURING CONSTRUCTION DOES NOT FLOW DIRECTLY TO ADJACENT LANDS. PROVIDE SILT FENCES IN CONFORMANCE WITH F.D.O.T. STANDARD INDEX 120, OR EQUIVALENT SEDIMENT CONTROLS, AROUND THE ENTIRE WORK AREA DURING CONSTRUCTION.
 - STABILIZATION IN THE FORM OF A VEGETATIVE BUFFER (SEED AND MULCH, SOD, TREES, ETC.) SHALL BE INSTALLED ON ANY AREAS WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED. STABILIZATION SHALL BE IN PLACE WITHIN 14 DAYS OF THE COMPLETION OF CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN A LOG OF THE DATES OF ALL MAJOR GRADING ACTIVITIES, THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE, AND THE DATES WHEN EACH STABILIZATION TECHNIQUE IS INITIATED.
 - INSTALL BASEROCK AT THE CONSTRUCTION ENTRANCE TO LIMIT OFF-SITE TRACKING OF SEDIMENTS DURING CONSTRUCTION, AS NECESSARY, OR AS DIRECTED BY THE ENGINEER.
 - THE SITE SHALL BE WATERED TO LIMIT DUST POLLUTION AS NEEDED OR AS DIRECTED BY THE ENGINEER.
 - FERTILIZERS AND PESTICIDES SHALL BE APPLIED ONLY AT THE RATES NECESSARY TO ESTABLISH AND MAINTAIN VEGETATION.
 - THE CONTRACTOR SHALL CONDUCT VISUAL INSPECTIONS OF THE TEMPORARY AND PERMANENT STABILIZATION DEVICES. THE CONTRACTOR SHALL INSPECT THE CONSTRUCTION SITE WITHIN 24 HOURS OF A STORM WITH A RAINFALL DEPTH OF 1/2" OR MORE, BUT NOT LESS FREQUENTLY THAN ONCE PER WEEK FOR DEFICIENCIES IN THE STORMWATER POLLUTION PREVENTION TECHNIQUES BEING USED. SHOULD THE STORMWATER POLLUTION PREVENTION TECHNIQUES BE FOUND TO BE INEFFECTIVE OR IN POOR CONDITION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND, WITHIN 72 HOURS, REPAIR OR REPLACE THEM AS NECESSARY AS DIRECTED BY THE ENGINEER.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIRS OF THE EROSION AND SEDIMENT CONTROL DEVICES UNTIL AN AREA IS DETERMINED BY THE ENGINEER TO BE PERMANENTLY STABILIZED AT WHICH TIME THE CONTRACTOR SHALL REMOVE ANY TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES.
 - THE CONTRACTOR SHALL REMOVE BUILT-UP SEDIMENT FROM STAKED SILT FENCES. WHEN IT REACHES A HEIGHT OF 1/3 THE HEIGHT OF THE BARRIER OR WHEN WATER FLOW IS IMPEDED. THE CONTRACTOR SHALL INSPECT AND REPAIR ANY TEMPORARY OR PERMANENT SEEDING OR SODDING, AS NEEDED.
 - THE CONTRACTOR SHALL MAINTAIN A COPY OF THIS STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND ALL LOGS AND INSPECTION REPORTS AS MENTIONED IN THE SWPPP ON SITE AT ALL TIMES.
 - THE CONTRACTOR SHALL SUBMIT A NOTICE OF INTENT (NOI) TO USE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES THAT DISTURB ONE OR MORE ACRES OF LAND (RULE 62-621.300(4), F.A.C.) TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AT LEAST ONE WEEK PRIOR TO CONSTRUCTION. A COPY OF THE NOI SHALL BE PROVIDED TO THE ENGINEER AND LOCAL AGENCIES WITH THE SHOP DRAWINGS SUBMITTAL.
 - THE CONTRACTOR SHALL SUBMIT A NOTICE OF TERMINATION (NOT) OF GENERIC PERMIT COVERAGE (RULE 62-621.300(6), F.A.C.) TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AT THE COMPLETION OF THE PROJECT. A COPY OF THE NOT SHALL BE PROVIDED TO THE ENGINEER AND LOCAL AGENCIES WITH THE FINAL DOCUMENTS AND PRIOR TO THE FINAL INSPECTION.



- NOTES:
- ALIGN BACK OF WHEEL STOP 4" FROM EDGE OF PAVEMENT FOR GRASS OVERHANG SPACES & 2" FROM END OF STALL ON PAVED OVERHANG SPACES.
 - USE MINIMUM 3400 PSI CONC. IN 28 DAYS.
 - CONTRACTOR MAY SUBMIT ALTERNATE WHEEL STOP SECTIONS FOR APPROVAL.

WHEEL STOP DETAIL
N.T.S.



STRUCTURE TO CONFORM TO FDOT INDEX 425-010 SPECIFICATIONS
THIS STRUCTURE MAY BE SUBSTITUTED WITH OTHER STRUCTURES ONLY IF THE STANDARDS HAVE BEEN MET.

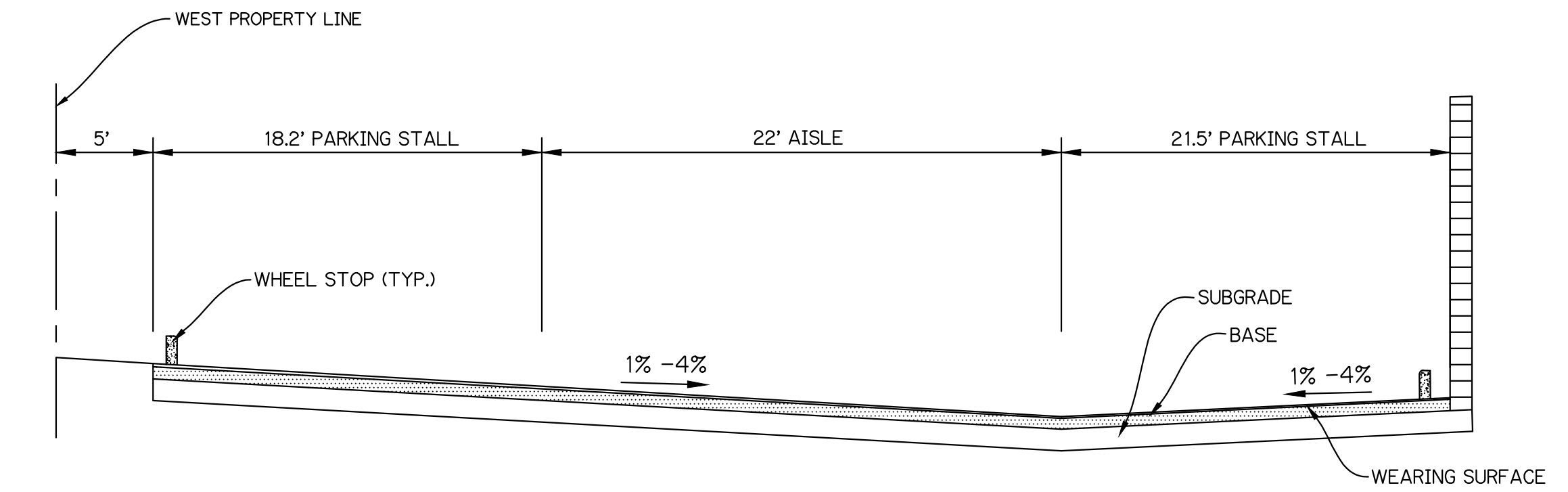
TYPE "C" INLET
N.T.S.

RONALD W. LAST, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 38707

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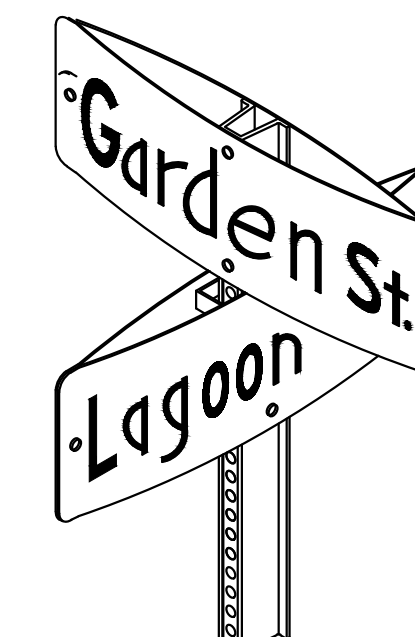
PAVING SPECIFICATIONS / SIDEWALKS				
TYPE	WEARING SURFACE		SUBGRADE	SIDEWALKS
PARKING LOT & DRIVES	1 1/2" THICK, SUPERPAVE STRUCTURAL COURSE	8" THICK LIMESTONE LBR 100 COMPACTED IN ONE LIFT TO 98% MAXIMUM DRY DENSITY, A.A.S.H.T.O. T-180.	12" THICK, COMPACTED TO 98% MAXIMUM DRY DENSITY A.A.S.H.T.O.	4" THICK CONCRETE (3000 PSI) WITH 4" COMPACTED BASE.
DUMPSTER PAD	6" THICK CONCRETE WITH FIBERMESH 3000 PSI	N/A	TO 98% MAXIMUM DRY DENSITY A.A.S.H.T.O.	4" THICK CONCRETE (3000 PSI) WITH 4" COMPACTED BASE.



PARKING LOT SECTION
N.T.S.



HANDICAP SIGN
N.T.S.



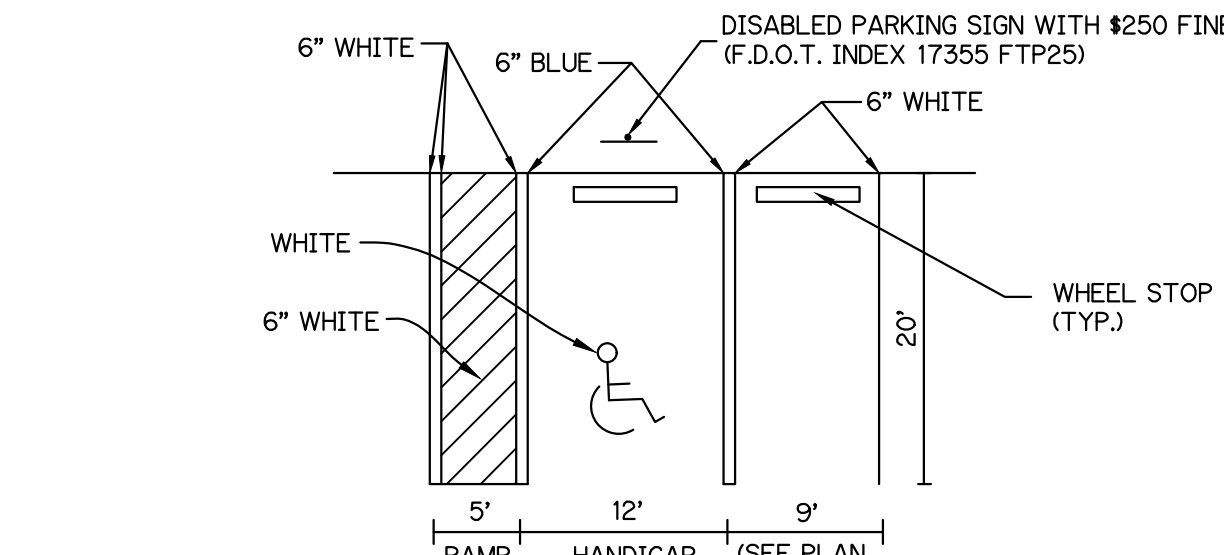
ISOMETRIC VIEW

POST: STEEL FLANGED CHANNEL POST 3 LBS. WEIGHT PER FOOT WITH BAKED GREEN ALKYL OR GALVANIZED FINISH PER A.S.T.M. A-123 WITHOUT ANCHOR PLATES. SQUARE POST PER FDOT INDEX 11860.

BRACKETS SHALL BE ATTACHED FIRMLY ON STANDARD SQUARE TUBE POSTS BY MEANS OF (2) 3/8" DIAMETER HEX HEAD BOLTS.

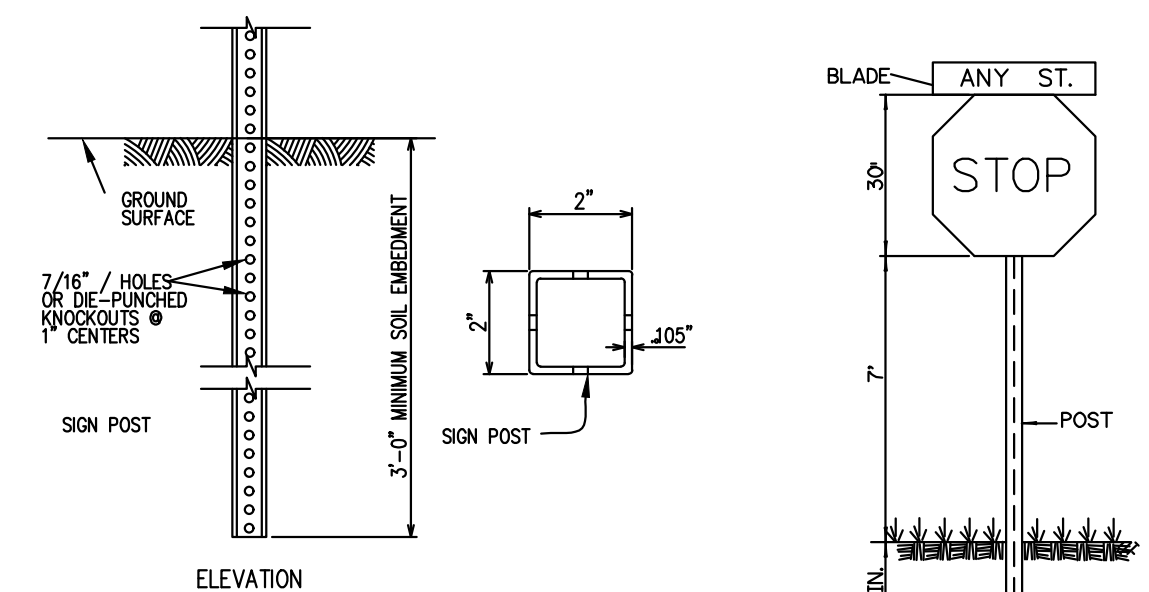
STOP SIGN: R1-1 MUTCD - DIAMOND GRADE

LOCATION: ONE PER INTERSECTION AS INDICATED ON THE PLANS.

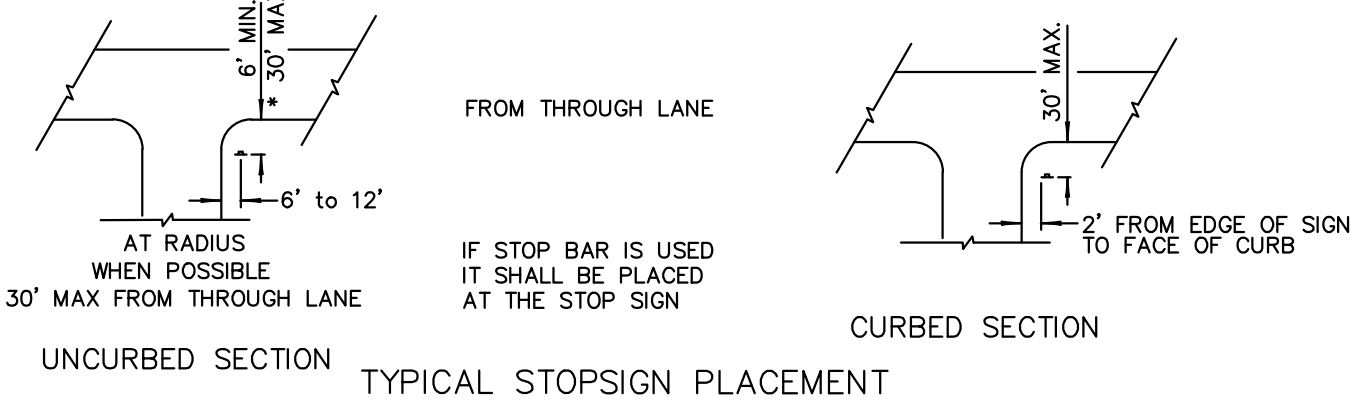


- NOTE:
- ALL STRIPING TO COMPLY WITH CITY OF MARGATE REQUIREMENTS AND FDOT INDEX 17346.
 - ALL STRIPING TO BE PAINT, EXCEPT STOP BAR TO BE THERMOPLASTIC.
 - 2% MAX SLOPE IN ANY DIRECTION, PER ADA REQUIREMENTS (HANDICAP PARKING).

STRIPING DETAIL
N.T.S.



STEEL SQUARE TUBE POST DETAILS



TYP. STOP SIGN
N.T.S.

NOTE: STREET SIGN NOT REQUIRED, ONLY STOP SIGN

PAVING, GRADING, AND DRAINAGE DETAILS

FOR
MSD BAKERY
MARGATE, FL

REVISIONS	DATE	BY	CHK

EB 9889
LDI
Last Devenport, Inc.
1860 Old Okesechobee Road, Suite 504
West Palm Beach, FL 33409
phone (561)615-6567 fax (561)615-3986

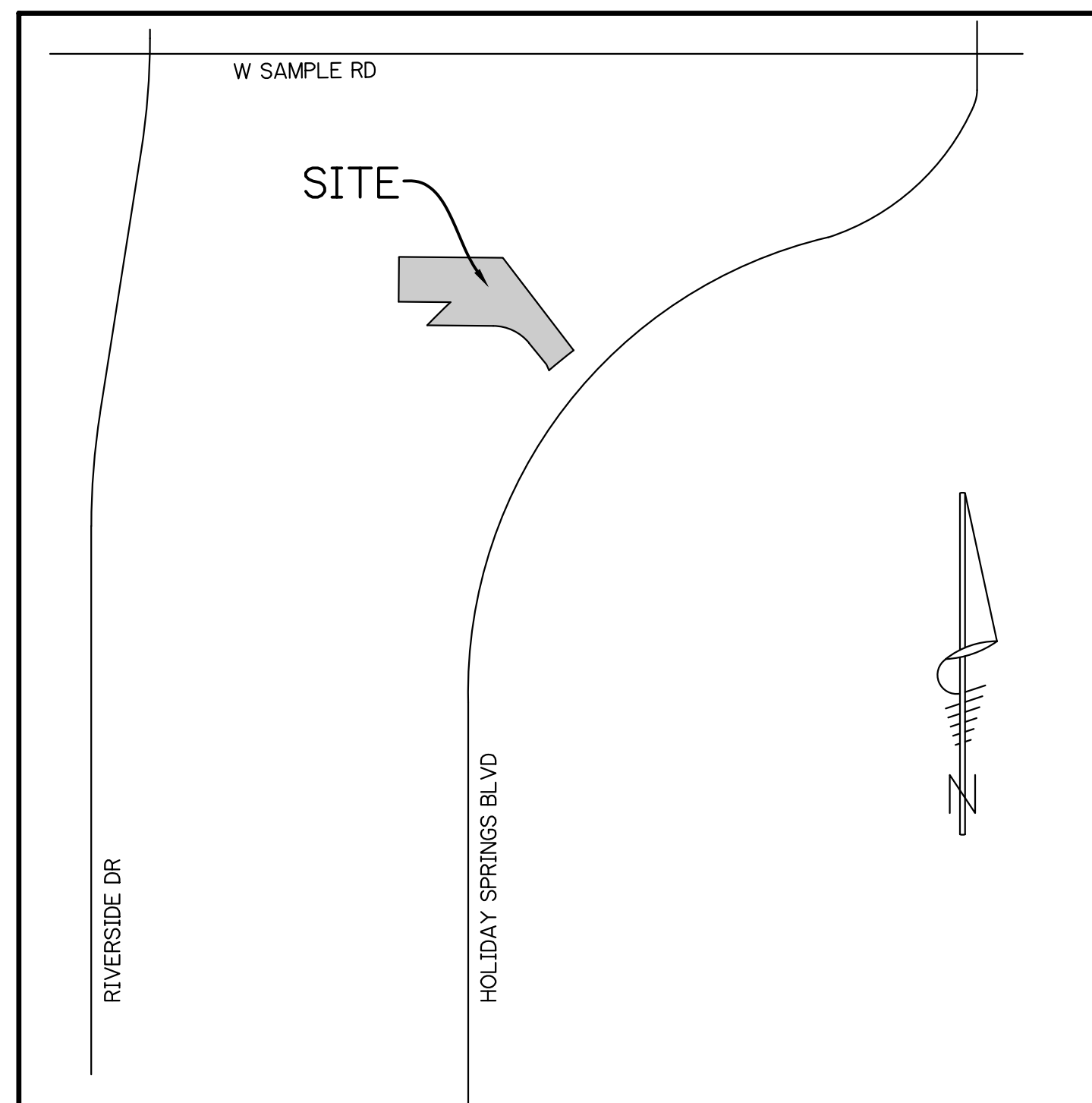
SCALE: N.T.S.
DATE: JAN 2025
DESIGNED BY: SAS
CHECKED BY: RWL
DRAWING FILE:
24-142 PD DET

2/26/2026
RONALD W. LAST, P.E.
FLORIDA P.E. #38707

24-142 PD

SHEET 4 OF 5

WATER & SEWER PLAN
FOR
MSD BAKERY
MARGATE, FL



LOCATION MAP

N.T.S.
SEC. 23 TWP. 48 S RGE. 41 E

INDEX OF SHEETS

<u>SHEET No.</u>	<u>DESCRIPTION</u>
1	COVER
2	WATER & SEWER PLAN
3-4	WATER & SEWER DETAILS

LDi PREPARED BY:
Last Devenport, Inc.

1860 Old Okeechobee Road, Suite 504
West Palm Beach, FL 33409
phone (561)615-6567 fax (561)683-0872
EB 9889

RONALD W. LAST, STATE OF FLORIDA, PROFESSIONAL ENGINEER,
LICENSE NO. 38707

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W. LAST ON THE DATE INDICATED HERE.

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- PRELIMINARY
- PROGRESS SET
- BID SET
- PERMIT SET
- CONSTRUCTION SET

9/30/2025
RONALD W. LAST, P.E.
FLORIDA P.E. #38707

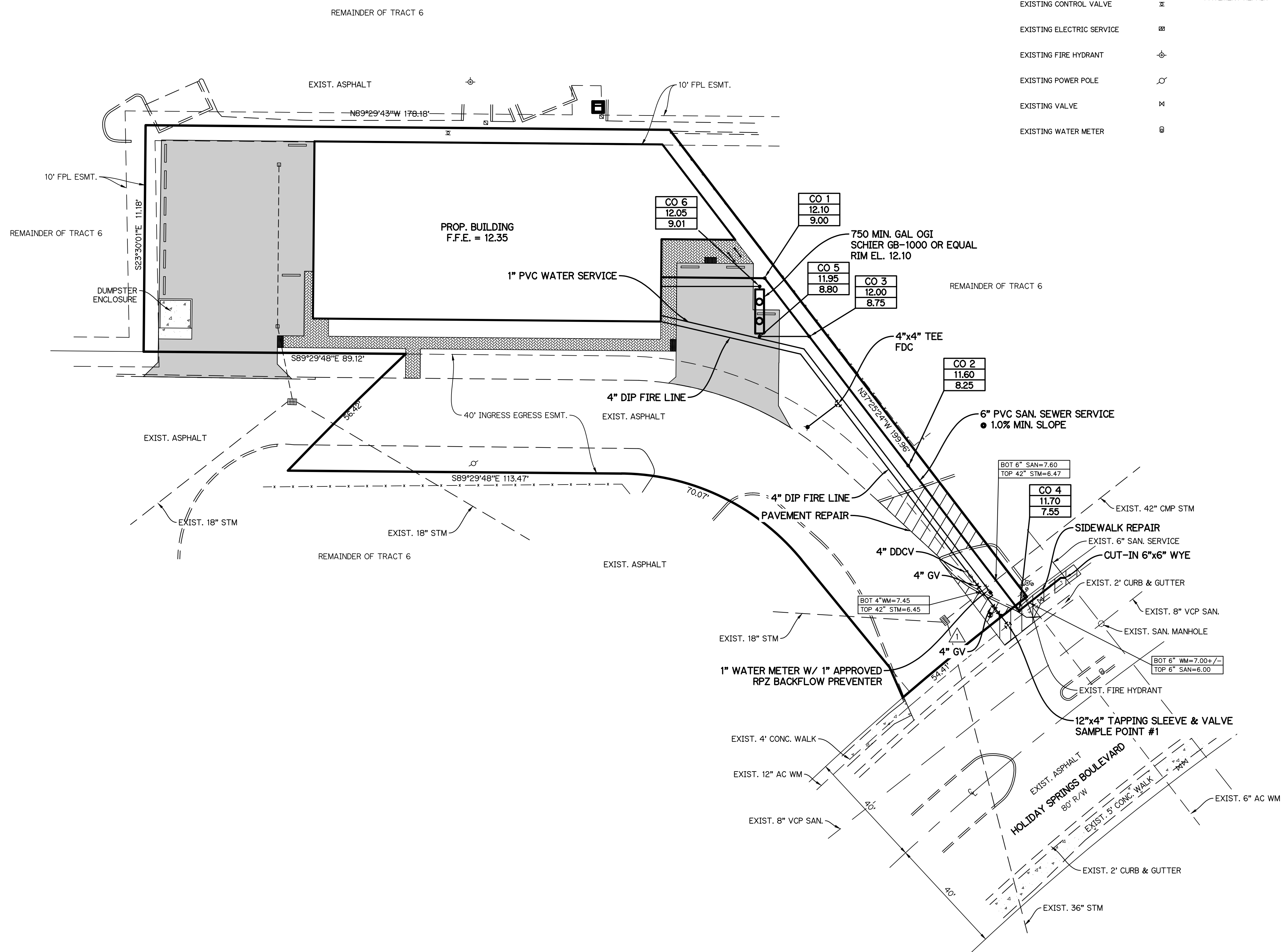
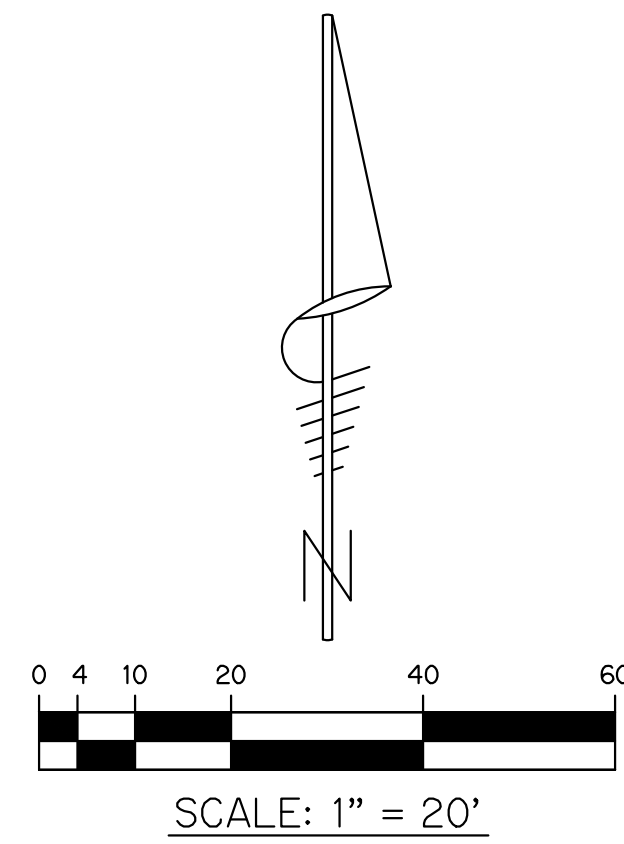
24-142 WS

SHEET 1 OF 4

NOTE: ALL ELEVATIONS REFER TO NAVD 1988

XXX PERMIT NO. XX-XXXX

24-142 MSD BAKERY



LEGEND:

EXISTING CABLE BOX	□	FINISH FLOOR ELEVATION	F.F.E.
EXISTING CATCH BASIN	▣	CLEANOUT	C.O.
EXISTING CLEANOUT	○	RIM EL.	13.00
EXISTING CONTROL VALVE	⊗	INV. EL.	10.00
EXISTING ELECTRIC SERVICE	⊞	PAVEMENT REPAIR	▨
EXISTING FIRE HYDRANT	⊕		
EXISTING POWER POLE	⊔		
EXISTING VALVE	⊕		
EXISTING WATER METER	⊕		

- NOTES:**
- BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM SURVEY PREPARED BY ATLANTIC COAST SURVEYING INC., PROJECT NUMBER 44932U, DATED 09/12/24.
 - ALL ELEVATIONS SHOWN ARE BASED ON NAVD 1988 DATUM.
 - WATER, DRAINAGE, AND SEWER SHALL MAINTAIN HORIZONTAL AND VERTICAL SEPARATION PURSUANT TO FAC RULE 62-555.314.
 - NON-POTABLE IRRIGATION WELL TO BE PROVIDED ON-SITE.
 - 36" COVER REQUIRED FOR 4" FIRE LINE AND WATER MAIN, AND SANITARY SERVICE.

RONALD W. LAST, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 38707

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NOTE: ALL ELEVATIONS REFER TO NAVD 1988

XXX PERMIT NO. XX-XXXX

**WATER & SEWER PLAN
FOR
MSD BAKERY
MARGATE, FL**

REVISIONS	DATE	BY	CHK
REV. PER CITY OF MARGATE	2/26/26	SAS	RWL

EB 9889

LDI
Last Devenport, Inc.
1860 Old Okeechobee Road, Suite 504
West Palm Beach, FL 33409
phone (561)615-6567 fax (561)615-3986

SCALE: 1"=20'
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CHECKED BY: RWL
DRAWING FILE:
24-142 WS

4/3/2026
RONALD W. LAST, P.E.
FLORIDA P.E. #38707

24-142 WS

SHEET 2 OF 4

- ALL WORK SHALL BE ACCOMPLISHED ACCORDING TO APPLICABLE STATE, COUNTY, MUNICIPAL, AND LOCAL CODES.
- WORK IN CONNECTION WITH UTILITY OWNED BY THE CITY OF MARGATE (CITY) SHALL BE IN CONFORMANCE WITH THE CITY'S LATEST TECHNICAL SPECIFICATIONS, STANDARD CONSTRUCTION DETAILS, AND APPROVED MATERIALS LIST (AML).
- CONTRACTOR WILL BE RESPONSIBLE TO CONTACT ALL UTILITY COMPANIES FOR LOCATION OF THEIR EXISTING FACILITIES. IT WILL THEN BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE THESE FACILITIES FOR THE EXACT LOCATIONS. CONTACT SUNSHINE "811" NOT LESS THAN 2 FULL BUSINESS DAYS AND NO MORE THAN 5 BUSINESS DAYS PRIOR TO DIGGING. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT / LOCATE OTHER UTILITIES NOT SUBSCRIBING TO "SUNSHINE" ONE CALL "811".
- CONTRACTOR MUST ABIDE BY "UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT," CHAPTER 556, FLORIDA STATUTES (F.S.). OTHER LAWS MAY ALSO AFFECT EXCAVATIONS SUCH AS, "TRENCH SAFETY ACT," PART III, CHAPTER 553, F.S.; "THE GAS SAFETY LAW OF 1967," PART 1, CHAPTER 368, F.S.; THE FEDERAL PIPELINE SAFETY ACT; AND OSHA STANDARD 1926.651.
- LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATIONS OF THESE UTILITIES PRIOR TO CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY OTHER UTILITIES (NOT SHOWN ON THE PLANS) WITHIN THE AREA OF CONSTRUCTION. SHOULD THERE BE ANY UTILITY CONFLICTS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY AND NOTIFY THE RESPECTIVE OWNERS TO RESOLVE UTILITY CONFLICTS AND UTILITY ADJUSTMENTS, AS REQUIRED.
- THE CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN OR AROUND EXISTING CITY-OWNED UTILITIES. THE CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 2 BUSINESS DAYS IN ADVANCE OF ANY EXCAVATION WITHIN TEN (10) FEET OF CITY-OWNED UTILITY SO THAT A CITY REPRESENTATIVE MAY BE PRESENT.
- CONTRACTOR WILL ASSUME LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE CONTRACTOR'S OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND THE APPROPRIATE UTILITY COMPANIES WHEN THEIR EXISTING FACILITIES CONFLICT WITH THE CONSTRUCTION.
- LIMITED SUBSURFACE EXPLORATORY INVESTIGATION OF CITY UTILITIES WAS PERFORMED.
- EXISTING CITY-OWNED UTILITIES WITHIN THE LIMITS OF CONSTRUCTION ARE TO REMAIN, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL SUBMIT APPLICATION FOR WORK WITHIN R.O.W. ALONG WITH THE PLANS FOR MAINTENANCE OF TRAFFIC AT THE PRE-CONSTRUCTION MEETING. CITY APPROVAL IS REQUIRED PRIOR TO IMPLEMENTATION. BARRICADES AND LIGHTING FOR TRAFFIC CONTROL SHALL CONFORM TO CURRENT EDITION OF F.D.O.T. MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES.

CONTINUED ON GN-1.1

GENERAL NOTES

N.T.S.

NOTE 11 CONTINUED FROM GN-1

- CONTRACTOR SHALL SUBMIT ALL REQUIRED SHOP DRAWINGS FOR CITY APPROVAL PRIOR TO ORDERING OF MATERIALS AND/OR INSTALLATION. THE LATEST EDITION OF CITY APPROVED MATERIALS LIST (AML) IS INCLUDED IN THE CONTRACT DOCUMENTS.
- CONTRACTOR PROPOSING SUBSTITUTION OF SPECIFIED MATERIALS AFTER AWARD OF BID SHALL BE DIRECTED TO ENGINEER-OF-RECORD AND ACCOMPANIED WITH MANUFACTURER'S DRAWINGS, SPECIFICATION AND PERTINENT DATA TO ESTABLISH EQUIVALENCY OF THE PROPOSED SUBSTITUTION. AT THE CITY'S OPTION, A SIGNED AND SEALED CERTIFICATION BY A FLORIDA LICENSED ENGINEER MAY BE REQUIRED. THERE IS NO GUARANTEE THAT APPROVAL OF SUBSTITUTE MATERIALS PROPOSED WILL BE GRANTED.
- EXISTING GAS MAINS WITHIN THE PROJECT LIMITS SHALL BE RELOCATED BY OTHERS IN CONJUNCTION WITH IMPROVEMENT WORK.
- WHEN DEWATERING IS REQUIRED, DEWATERING PUMPS SHALL BE POWERED BY ELECTRIC DRIVEN MOTORS ONLY. THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH FLORIDA POWER & LIGHT (FPL) TO PROVIDE THE TEMPORARY ELECTRIC SERVICE POINTS FOR THE DEWATERING OPERATION.
- DEWATERING SHALL BE INCLUDED IN THE COST OF UTILITY PAY ITEMS.
- SANITARY SEWER PAY ITEMS SHALL INCLUDE SEWAGE FLOW BY-PASS PUMPING, ENVIRONMENTAL PROTECTION, AND PROPER HANDLING OF SEWAGE DISCHARGE.
- CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION AND/OR REMOVAL, STORAGE AND REINSTALLATION OF EXISTING ITEMS TO BE ADJUSTED BUT NOT REPLACED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER-OF-RECORD PRIOR TO COMMENCING CONSTRUCTION IF SAID ITEMS ARE DAMAGED, MISSING, OR IN A DETERIORATED CONDITION.
- ALL EXISTING CITY UTILITY MARKERS WITHIN THE LIMITS OF CONSTRUCTION SHALL BE REMOVED, STORED, AND REINSTALLED BY THE CONTRACTOR. LOCATION TO BE DETERMINED BY THE CITY. CONTRACTOR SHALL EXERCISE CAUTION DURING THE REMOVAL OF EXISTING CITY UTILITY MARKERS TO PREVENT ANY UNNECESSARY DAMAGE. UTILITY MARKERS DAMAGED BEYOND USE, AS DETERMINED BY THE CITY REPRESENTATIVE, SHALL BE REPLACED BY CONTRACTOR AT CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT AND SUPPORT EXISTING UTILITIES AND MAINTAIN CONTINUOUS SERVICE OF ALL UTILITIES, SPECIFICALLY WATER AND SEWER. FOR SCHEDULED TIE-INS/SERVICE CONNECTIONS, THE CONTRACTOR SHALL COORDINATE WITH PRIVATE PROPERTY OWNERS OR THEIR REPRESENTATIVE AT LEAST 7 CALENDAR DAYS PRIOR TO ANY SERVICE INTERRUPTIONS. SCHEDULED TIE-INS/SERVICE CONNECTIONS SHALL BE SCHEDULED FOR AFTER HOURS OR NIGHT TIME DURING LOW DEMANDS (BETWEEN 10:00 P.M. AND 6:00 A.M.) AS REQUIRED BY THE CITY.
- TRENCH RESTORATION AND BACKFILL SHALL BE IN CONFORMANCE WITH CITY REQUIREMENTS. ASSOCIATED COST SHALL BE INCLUDED IN THE UTILITY PAY ITEMS.

CONTINUED ON GN-1.2

GENERAL NOTES

N.T.S.

NOTE 21 CONTINUED FROM GN-1.1

- REQUIREMENTS. ASSOCIATED COST SHALL BE INCLUDED IN THE UTILITY PAY ITEMS.
- UNLESS OTHERWISE SPECIFIED IN THE PLANS OR SPECIFICATION, THE FOLLOWING REQUIREMENTS SHALL APPLY:
 - COMPACTION OF BACKFILL SHALL BE ACCORDING TO ASTM D1557 AND SHALL BE 98% WITHIN RIGHT OF WAY OR UNDER STRUCTURES; 95% ALL OTHER BACKFILL. ALL FAILED DENSITY TESTS MUST BE IMMEDIATELY REPORTED TO THE CITY.
 - UNLESS OTHERWISE SPECIFIED, FURNISH CONCRETE WITH TYPE II PORTLAND CEMENT. ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 3000 PSI FOR WALKS, CURBS, CUTTERS, DRIVEWAYS AND SIMILAR CONSTRUCTION; 4000 PSI FOR ALL OTHER WORK. UNLESS OTHERWISE SPECIFIED, MAXIMUM SLUMP SHALL BE 5" CYLINDER TEST AND PAYMENT THEREFORE SHALL BE AS INDICATED IN THE SPECIFICATIONS.
 - CAST-IN-PLACE CONCRETE SHALL CONFORM TO PERTINENT STANDARDS OF THE AMERICAN CONCRETE INSTITUTE (ACI) AND THE AMERICAN SOCIETY OF TESTING MATERIALS (ASTM).
 - REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60. WELDED WIRE MESH SHALL CONFORM TO ASTM A185. BENDS AND PLACEMENT SHALL CONFORM TO PERTINENT STANDARDS OF ACI AND ASTM.
 - ALL EXPOSED EDGES OF CONCRETE SHALL HAVE A MINIMUM 3/4" CHAMFER.
 - ALL STORM, SANITARY, WATER OR FORCE MAIN PIPE SHALL BE LAID IN A CLEAN, DRY TRENCH. DE-WATERING AS REQUIRED SHALL BE AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL MAKE ALL INSTALLATION PURSUANT TO THE FLORIDA TRENCH ACT. DISCHARGE WATER SHALL NOT BE DIRECTED THROUGH THE PIPE BEING LAID.

RONALD W. LAST, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 38707

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GENERAL NOTES

N.T.S.

STANDARD WATER & SEWER SEPARATION STATEMENT
(F.A.C. 62-555.314, EFFECTIVE 08/28/03)

PER F.A.C. 62-555.314, AUGUST 28, 2003:

FOR THE PURPOSE OF THIS SECTION, THE PHRASE "WATER MAINS" SHALL MEAN MAINS, INCLUDING TREATMENT PLANT PROCESS PIPING, CONVEYING EITHER RAW, PARTIALLY TREATED, OR FINISHED DRINKING WATER; FIRE HYDRANT LEADS AND SERVICE LINES THAT ARE UNDER THE CONTROL OF A PUBLIC WATER SYSTEM AND THAT HAVE AN INSIDE DIAMETER OF THREE INCHES OR GREATER.

- HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS
 - NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
 - NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
 - NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS MAY BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
 - NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.
 - THE CITY OF MARGATE'S MINIMUM HORIZONTAL SEPARATION REQUIREMENT FOR ITEMS (a) AND (b) IS 5 FEET, PREFERABLY 10 FEET. DISTANCES LESS THAN 5 FEET MAY BE APPROVED ON A CASE BY CASE BASIS AND MUST MEET MINIMUM REQUIREMENTS OF F.A.C. 62-555.314, AS STATED HEREIN. EXCEPTIONS LISTED IN PARAGRAPH 5 REQUIRE CITY APPROVAL PRIOR TO INSTALLATION.

CONTINUED ON GN-2.1

STANDARD WATER & SEWER SEPARATION STATEMENT

N.T.S.

NOTE 2 CONTINUED FROM GN-2

- VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.
 - NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
 - NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
 - AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (a) AND (b) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

CONTINUED ON GN-2.2

STANDARD WATER & SEWER SEPARATION STATEMENT

N.T.S.

NOTE 3 CONTINUED FROM GN-2.1

- SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES:
 - NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A SANITARY SEWER MANHOLE.
 - EFFECTIVE AUGUST 28, 2003, WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE. WHERE IT IS NOT TECHNICALLY FEASIBLE OR ECONOMICALLY SENSIBLE TO COMPLY WITH THIS REQUIREMENT (I.E., WHERE THERE IS A CONFLICT IN THE ROUTING OF A WATER MAIN AND A STORM SEWER AND WHERE ALTERNATIVE ROUTING OF THE WATER MAIN OR THE STORM SEWER IS NOT TECHNICALLY FEASIBLE OR IS NOT ECONOMICALLY SENSIBLE), THE DEPARTMENT SHALL ALLOW EXCEPTIONS TO THIS REQUIREMENT (I.E., THE DEPARTMENT SHALL ALLOW CONSTRUCTION OF CONFLICT MANHOLES), BUT SUPPLIERS OF WATER OR PERSONS PROPOSING TO CONSTRUCT CONFLICT MANHOLES MUST FIRST OBTAIN A SPECIFIC PERMIT FROM THE DEPARTMENT IN ACCORDANCE WITH PART V OF THIS CHAPTER AND MUST PROVIDE IN THE PRELIMINARY DESIGN REPORT OR DRAWINGS, SPECIFICATIONS AND DESIGN DATA ACCOMPANYING THEIR PERMIT APPLICATION THE FOLLOWING INFORMATION:
 - TECHNICAL OR ECONOMIC JUSTIFICATION FOR EACH CONFLICT MANHOLE.
 - A STATEMENT IDENTIFYING THE PARTY RESPONSIBLE FOR MAINTAINING EACH CONFLICT MANHOLE.
 - ASSURANCE OF COMPLIANCE WITH THE DESIGN AND CONSTRUCTION REQUIREMENTS SUBPARAGRAPHS (a) THROUGH (d) BELOW.
 - EACH WATER MAIN PASSING THROUGH A CONFLICT MANHOLE SHALL HAVE A FLEXIBLE, WATERTIGHT JOINT ON EACH SIDE OF THE MANHOLE TO ACCOMMODATE DIFFERENTIAL SETTLING BETWEEN THE MAIN AND THE MANHOLE.
 - WITHIN EACH CONFLICT MANHOLE, THE WATER MAIN PASSING THROUGH THE MANHOLE SHALL BE INSTALLED IN A WATERTIGHT CASING PIPE HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH-THICK DUCTILE IRON PIPE.
 - EACH CONFLICT MANHOLE SHALL HAVE A MINIMUM OF ONE ACCESS OPENING AND SHALL BE SIZED TO ALLOW FOR EASY CLEANING OF THE MANHOLE.
 - GRATINGS SHALL BE INSTALLED AT ALL STORM SEWER INLETS UPSTREAM OF EACH CONFLICT MANHOLE TO PREVENT LARGE OBJECTS FROM ENTERING THE MANHOLE.

CONTINUED ON GN-2.3

STANDARD WATER & SEWER SEPARATION STATEMENT

N.T.S.

NOTE 4 CONTINUED FROM GN-2.2

- SEPARATION BETWEEN FIRE HYDRANT DRAINS & SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.
 - NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AT LEAST THREE FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER; AT LEAST SIX FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III CHAPTER 62-610, F.A.C.; AND AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.
- EXCEPTIONS: WHERE IT IS NOT TECHNICALLY FEASIBLE OR ECONOMICALLY SENSIBLE TO COMPLY WITH THE REQUIREMENTS IN PARAGRAPH 1 OR 2 ABOVE, THE DEPARTMENT SHALL ALLOW EXCEPTIONS TO THESE REQUIREMENTS IF SUPPLIERS OF WATER OR CONSTRUCTION PERMIT APPLICANTS PROVIDE TECHNICAL OR ECONOMIC JUSTIFICATION FOR EACH EXCEPTION AND PROVIDE ALTERNATIVE CONSTRUCTION FEATURES THAT AFFORD A SIMILAR LEVEL OF RELIABILITY AND PUBLIC HEALTH PROTECTION. ACCEPTABLE ALTERNATIVE CONSTRUCTION FEATURES INCLUDE THE FOLLOWING:
 - WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THE REQUIRED MINIMUM HORIZONTAL DISTANCE FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND JOINTS IN THE WATER MAIN ARE BEING LOCATED LESS THAN THE REQUIRED MINIMUM DISTANCE FROM JOINTS IN THE OTHER PIPELINE:
 - USE OF PRESSURE-RATED PIPE CONFORMING TO THE AMERICAN WATER WORKS ASSOCIATION STANDARDS INCORPORATED INTO RULE 62-555.330, F.A.C., FOR THE OTHER PIPELINE IF IT IS A GRAVITY OR VACUUM-TYPE PIPELINE;
 - USE OF WELDED, FUSED, OR OTHERWISE RESTRAINED JOINTS FOR EITHER THE WATER MAIN OR THE OTHER PIPELINE; OR
 - USE OF WATERTIGHT CASING PIPE OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR EITHER THE WATER MAIN OR THE OTHER PIPELINE.
 - WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THREE FEET HORIZONTALLY FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND IS BEING LAID LESS THAN THE REQUIRED MINIMUM VERTICAL DISTANCE FROM THE OTHER PIPELINE:
 - USE OF PIPE, OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH-THICK DUCTILE IRON PIPE) OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR THE OTHER WATER MAIN; AND
 - USE OF PIPE, OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH-THICK DUCTILE IRON PIPE) OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR THE OTHER PIPELINE IF IT IS NEW AND IS CONVEYING WASTEWATER OR RECLAIMED WATER.

STANDARD WATER & SEWER SEPARATION STATEMENT

N.T.S.

IDENTIFICATION AND COLOR OF PIPE & FITTINGS:

- POTABLE WATER MAINS
 - ALL WATER MAIN PIPE AND FITTINGS SHALL BE COLOR CODED OR MARKED USING BLUE AS A PREDOMINANT COLOR TO DIFFERENTIATE DRINKING WATER FROM RECLAIMED OR OTHER WATER. UNDERGROUND PLASTIC PIPE SHALL BE SOLID-WALL BLUE PIPE, SHALL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR SHALL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO OR APPLIED TO, THE EXTERNAL PIPE WALL.
 - UNDERGROUND METAL OR CONCRETE PIPE SHALL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE SHALL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE. THAT ARE LOCATED AT NO GREATER THAN 180-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT SHALL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG BOTH SIDES. FOR PIPES WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE.
 - BLUE WARNING TAPE WITH "WATER" PRINTED ON THE TAPE SHALL BE PLACED IN THE TRENCH DURING BACKFILL OF THE WATER PIPE, A VERTICAL DISTANCE OF 18" ABOVE THE CROWN OF THE PIPE.
 - ABOVEGROUND PIPE AT DRINKING WATER TREATMENT PLANTS AND PUMP STATIONS SHALL BE COLOR CODED AND LABELED IN ACCORDANCE WITH SUBSECTION 62-555.320(10), F.A.C.
 - INSTALL METALLIC TRACING WIRE OR LOCATING TAPE ON THE TOP OF ALL PVC PIPE FOR FUTURE LOCATING PURPOSES.
- WASTEWATER FORCE MAINS
 - ALL WASTEWATER FORCE MAIN PIPE AND FITTINGS SHALL BE COLOR CODED OR MARKED USING GREEN AS A PREDOMINANT COLOR. UNDERGROUND PLASTIC PIPE SHALL HAVE A CO-EXTRUDED GREEN EXTERNAL SKIN OR SHALL BE WHITE OR BLACK PIPE WITH GREEN STRIPES INCORPORATED INTO, OR APPLIED TO, THE EXTERNAL PIPE WALL.
 - UNDERGROUND METAL OR CONCRETE PIPE SHALL HAVE GREEN STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE SHALL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 180-DEGREE INTERVALS AROUND THE PIPE AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT SHALL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG BOTH SIDES. FOR PIPES WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE.
 - ALL ABOVEGROUND WASTEWATER FORCE MAINS SHALL BE PAINTED SOLID GREEN.
 - GREEN WARNING TAPE WITH "WASTEWATER" PRINTED ON THE TAPE SHALL BE PLACED IN THE TRENCH DURING BACKFILL OF THE WASTEWATER PIPE, A VERTICAL DISTANCE OF 18" ABOVE THE CROWN OF THE PIPE.
 - INSTALL METALLIC TRACING WIRE OR LOCATING TAPE ON THE TOP OF ALL PVC PIPE FOR FUTURE LOCATING PURPOSES.

CONTINUED ON GN-3.1

IDENTIFICATION & COLOR CODING: PIPE SYSTEMS

N.T.S.

WATER AND SEWER DETAILS FOR

MSD BAKERY

MARGATE, FL

REVISIONS	DATE	BY	CHK

EB 9889



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1860 Old Okeechobee Road, Suite 504
West Palm Beach, FL 33409
phone (561)615-6567 fax (561)615-3986

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DATE: JAN 2025
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9/30/2025
RONALD W. LAST, P.E.
FLORIDA P.E. #38707

24-142 WS

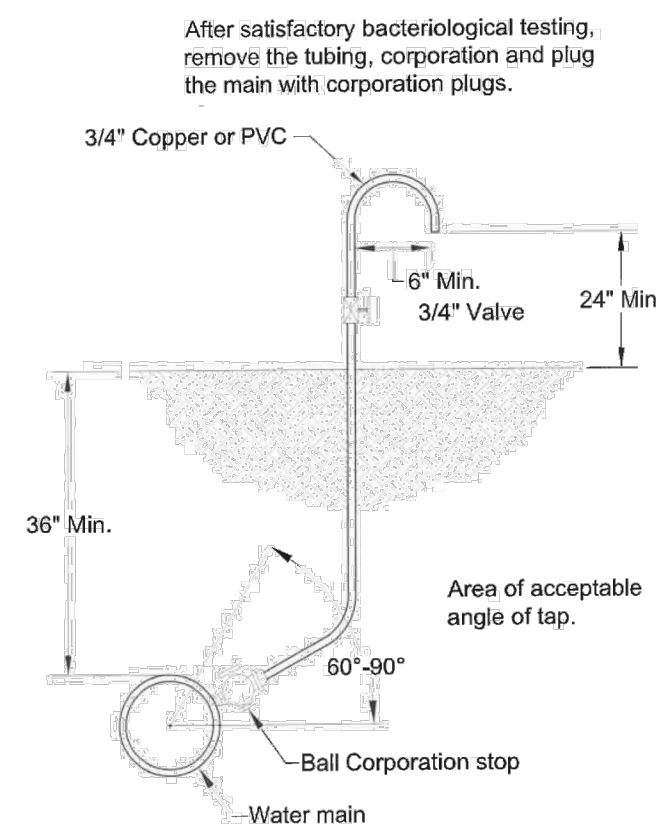
SHEET 3 OF 4

CONTINUED FROM SHEET GN-3

- C. WASTEWATER GRAVITY SEWERS
1. ALL PVC GRAVITY SEWER LINE, FITTINGS, AND LATERALS WITHIN THE PUBLIC RIGHT OF WAY SHALL BE GREEN IN COLOR.
 2. NO COLOR CODING OR IDENTIFICATION MARKINGS ARE REQUIRED ON VITRIFIED CLAY PIPE, METAL OR HDPE GRAVITY SEWER LINES SHALL HAVE AN INTEGRAL GREEN STRIPE OR PAINTED STRIPE TO IDENTIFY THE PIPE, THE INTEGRAL STRIPE OR PAINT SHALL BE PERMANENTLY AFFIXED TO EACH SIDE OF THE PIPE, 180° APART AND BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE.
- D. RECLAIMED WATER MAINS
1. ALL RECLAIMED WATER VALVES AND OUTLETS SHALL BE APPROPRIATELY TAGGED OR LABELED (BEARING THE WORDS IN ENGLISH AND SPANISH: "DO NOT DRINK" TOGETHER WITH THE EQUIVALENT STANDARD INTERNATIONAL SYMBOL) TO WARN THE PUBLIC AND EMPLOYEES THAT THE WATER IS NOT INTENDED FOR DRINKING. ALL PIPING, PIPELINES, VALVES AND OUTLETS SHALL BE COLOR CODED, OR OTHERWISE MARKED, TO DIFFERENTIATE RECLAIMED WATER FROM DOMESTIC OR OTHER WATER. UNDERGROUND PIPING WHICH IS NOT MANUFACTURED OF METAL OR CONCRETE, SHALL BE COLOR CODED FOR RECLAIMED WATER DISTRIBUTION SYSTEMS USING PANTONE PURPLE 522C USING A LIGHT STABLE COLORANT. UNDERGROUND METAL AND CONCRETE PIPE SHALL BE COLOR CODED OR MARKED USING PURPLE AS A PREDOMINANT COLOR. IF TAPE OR PAINT IS USED TO MARK THE PIPE, THE TAPE OR PAINT SHALL BE PERMANENTLY AFFIXED TO THE TOP AND EACH SIDE OF THE PIPE (THREE LOCATIONS PARALLEL TO THE AXIS OF THE PIPE) AND BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE. FOR PIPES LESS THAN 24 INCHES IN DIAMETER, A SINGLE TAPE OR PAINTED STRIPE MAY BE USED ALONG THE TOP OF THE PIPE. VISIBLE, ABOVE-GROUND PORTIONS OF THE RECLAIMED WATER DISTRIBUTION SYSTEM SHALL BE CLEARLY COLOR CODED AND MARKED. IT IS RECOMMENDED THAT METER BOXES, DISTRIBUTION PIPES AND SPRINKLER MAINS LOCATED ON PRIVATE PROPERTIES, INCLUDING RESIDENTIAL PROPERTIES, BE COLOR CODED USING PANTONE PURPLE 522C.
 2. PURPLE WARNING TAPE WITH "RECLAIM" PRINTED ON THE TAPE SHALL BE PLACED IN THE TRENCH DURING BACKFILL OF THE WASTEWATER PIPE, A VERTICAL DISTANCE OF 18" ABOVE THE CROWN OF THE PIPE.
 3. INSTALL METALLIC TRACING WIRE OR LOCATING TAPE ON THE TOP OF ALL PVC PIPE FOR FUTURE LOCATING PURPOSES.
- E. STORMWATER & DRAINAGE SEWERS
1. NO COLOR CODING OR IDENTIFICATION MARKINGS ARE REQUIRED ON THE PIPE.
 2. GREEN WARNING TAPE WITH "STORMWATER" PRINTED ON THE TAPE SHALL BE PLACED IN THE TRENCH DURING BACKFILL OF THE STORMWATER PIPE, A VERTICAL DISTANCE OF 18" ABOVE THE CROWN OF THE PIPE.
 3. INSTALL METALLIC TRACING WIRE OR LOCATING TAPE ON THE TOP OF ALL PVC PIPE FOR FUTURE LOCATING PURPOSES.

IDENTIFICATION & COLOR CODING: PIPE SYSTEMS

N.T.S.



PRESSURE PIPE – SAMPLING POINT

N.T.S.

1. FINAL LAMPING AND T.V. INSPECTION OF SANITARY GRAVITY SYSTEMS MAIN AND LATERALS AND STORMWATER SYSTEMS TO BE MADE BY CONTRACTOR UPON COMPLETION OF SYSTEMS. MANHOLE SHALL BE PULLED THROUGH PIPE PRIOR TO T.V. INSPECTION. A COPY ON DVD OF THE T.V. INSPECTION WITH VOICE-OVER SHALL BE SUBMITTED PRIOR TO FINAL ACCEPTANCE.
2. ALL AS-BUILT MEASUREMENTS & ELEVATIONS TO BE MADE BY A FLORIDA REGISTERED AND LICENSED LAND SURVEYOR.
3. CONTRACTOR SHALL PROVIDE ALL AS-BUILTS WITH FP&L POWER SUPPLY SHOWN, FROM SOURCE TO METER.
4. WARRANTY – ALL MATERIALS & EQUIPMENT TO BE FURNISHED AND/OR INSTALLED BY THE CONTRACTOR SHALL BE WARRANTED FOR A MINIMUM PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE THEREOF AGAINST DEFECTIVE MATERIALS, DESIGN AND WORKMANSHIP. UPON RECEIPT OF NOTICE FROM THE CITY OF FAILURE OF ANY PART OF THE WARRANTED EQUIPMENT OR MATERIALS DURING WARRANTY PERIOD, THE AFFECTED PART, PARTS OR MATERIALS SHALL BE PROMPTLY REPLACED BY THE CONTRACTOR WITH NEW PARTS OR MATERIALS AT NO EXPENSE TO THE CITY. IN THE EVENT THE CONTRACTOR FAILS TO MAKE THE NECESSARY REPLACEMENT OR REPAIRS IMMEDIATELY AFTER NOTIFICATION, THE CITY MAY ACCOMPLISH THE WORK AT THE EXPENSE OF THE CONTRACTOR.
5. CONTRACTOR SHALL PREPARE AND PROVIDE ALL AS-BUILT RECORD DRAWINGS (PARTIAL & FINAL) AS REQUIRED FOR RELEASE AND ACCEPTANCE OF NEW SYSTEM BY THE PBC HEALTH DEPARTMENT AND AS SPECIFIED PER CONTRACT DOCUMENTS. AS-BUILT DRAWINGS, SIGNED AND SEALED BY EITHER A CERTIFIED REGISTERED LAND SURVEYOR OR LICENSED PROFESSIONAL ENGINEER.
6. FINAL ACCEPTANCE OF CITY WATER AND SEWER INSTALLATION SHALL BE PREDICATED UPON RECEIPT OF AS-BUILT DRAWINGS, SIGNED AND SEALED BY EITHER A FLORIDA CERTIFIED REGISTERED LAND SURVEYOR OR FLORIDA LICENSED PROFESSIONAL ENGINEER. RECORD DRAWING REQUIREMENTS ARE SPECIFIED IN THE CONTRACT DOCUMENTS.

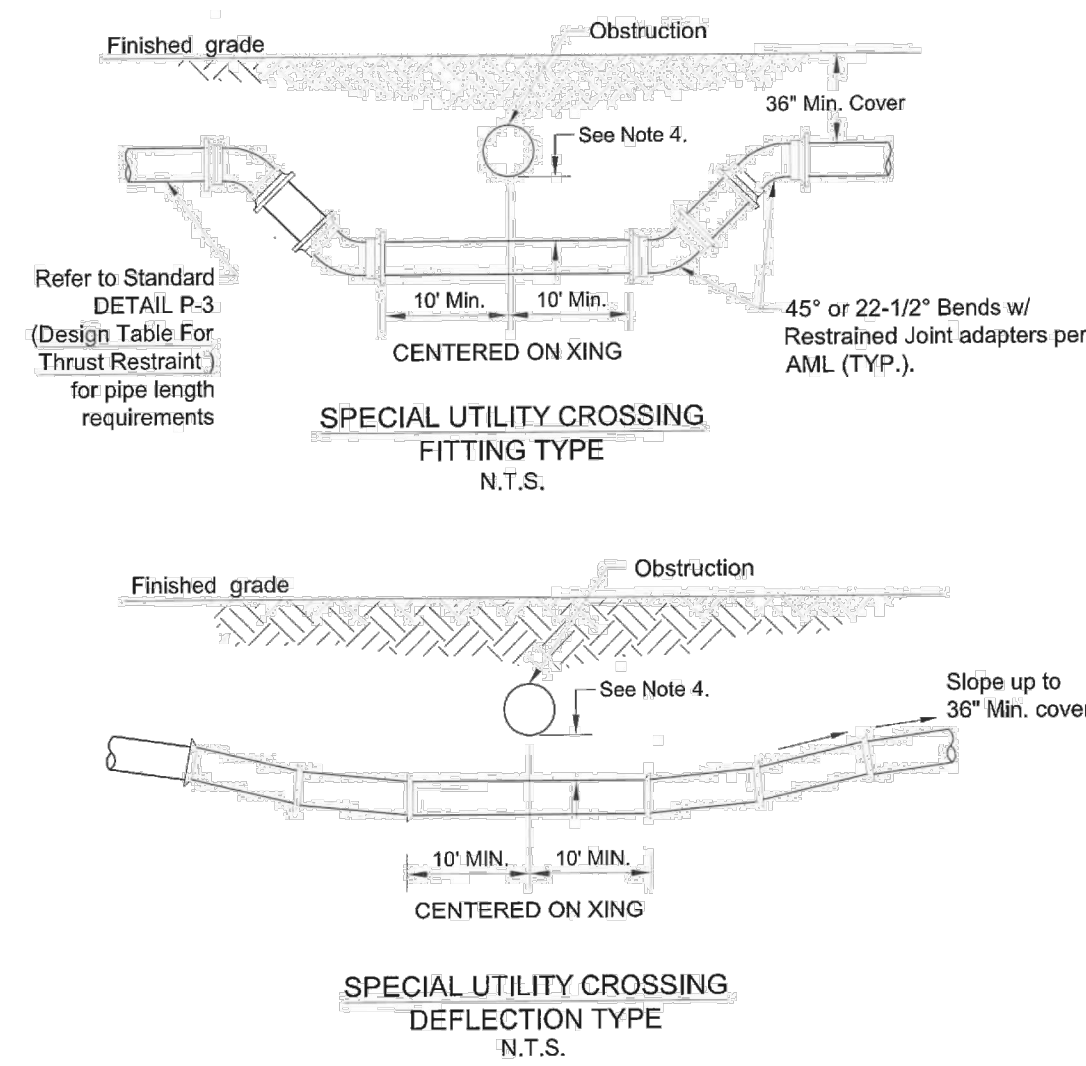
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PROJECT CLOSEOUT REQUIREMENTS

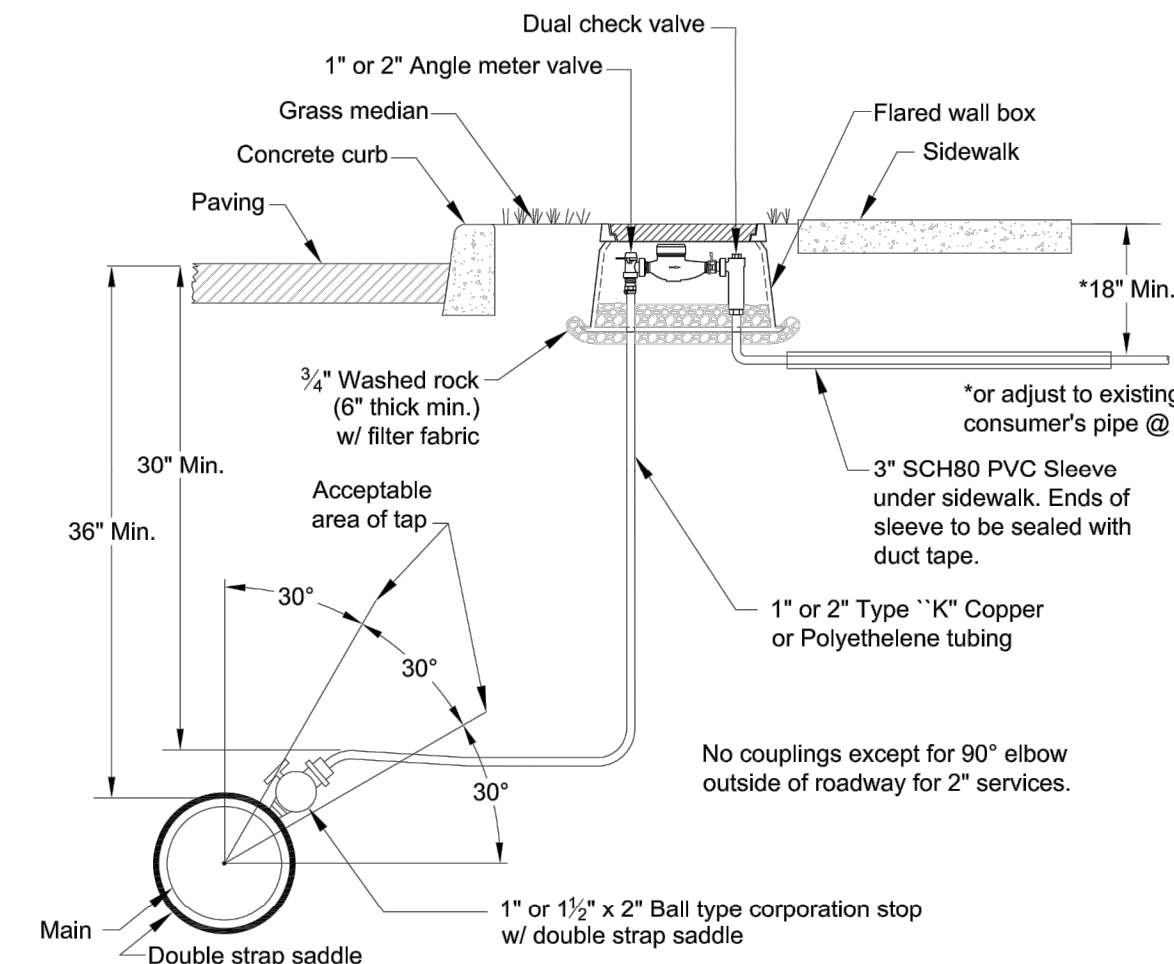
N.T.S.



1. The deflection type crossing shall be used wherever possible. Only under specific orders by the engineer shall the fitting type crossing be allowed.
2. Construct deflection crossing using 75% of manufacturer's maximum joint deflection.
3. All mechanical joints shall be restrained per City standards.
4. Unless shown otherwise, 12" min. clearance will be required for water and sewer main crossings. 6" min. clearance will be required for other type of utilities crossings. (as measured (O.D. TO O.D.))

PRESSURE PIPE – UTILITY CONFLICT CROSSING

N.T.S.

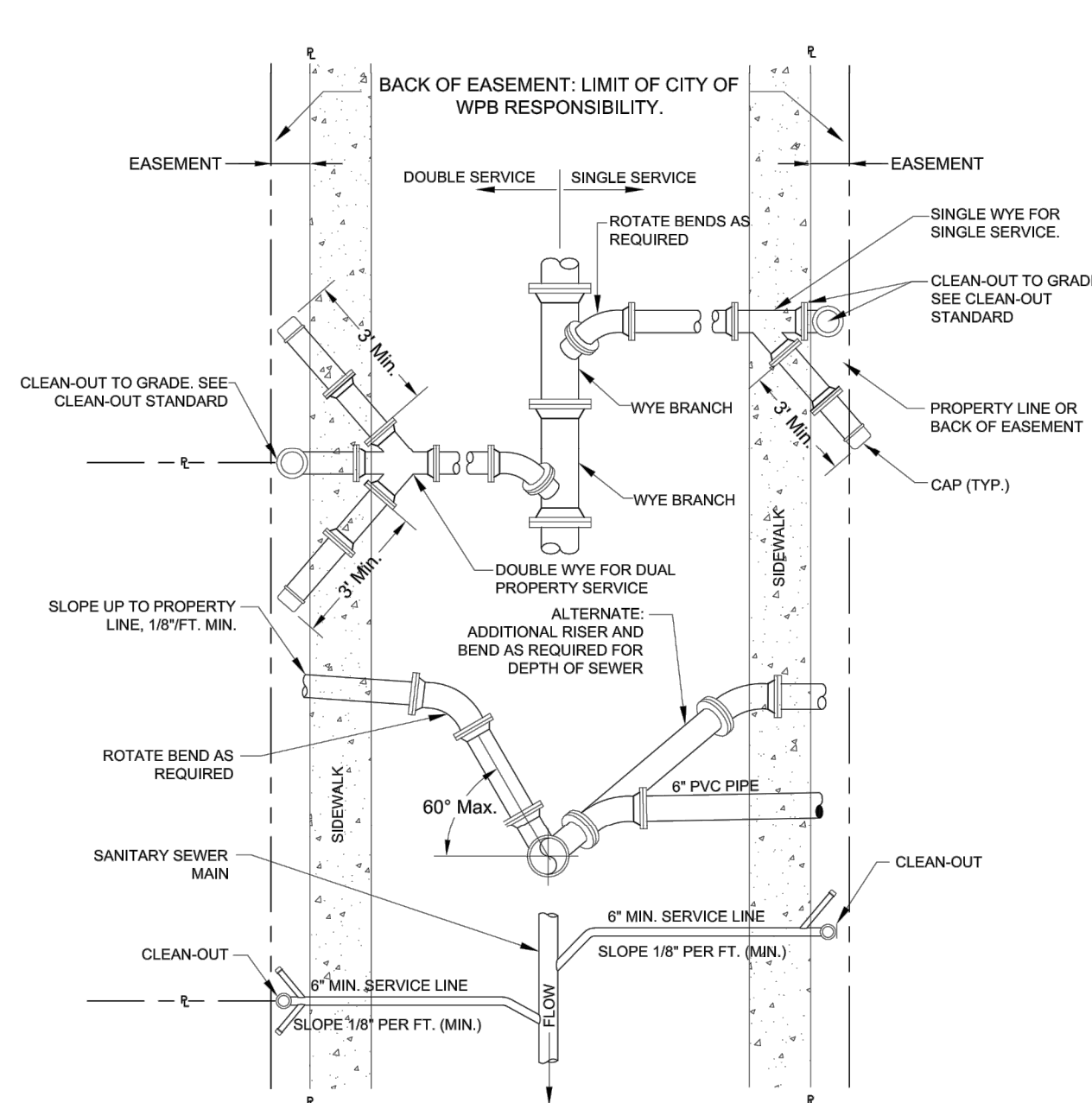


1. 1" service line for up to 1" meters.
2. 2" service line for 2" meters.
3. Preferred location of meters to be set in grass parkway or at back of utility easements. See domestic service location Detail WS-5.
4. Traffic rated meter box and lid supplied and installed by contractor. Size to be compatible with service size (see City's AML).
5. Min. 12 inches separation along main between service taps or fittings.
6. All irrigation systems for non-residential applications shall install a City approved RPZ backflow preventor. Refer to Standard Detail WS-11.
7. Residential dual check valves are required as a minimum for all new residential potable water meters 1" and smaller.
8. All brass or copper in contact with potable water shall be "LEAD FREE".
9. 1" and 2" single water service shall not feed fire sprinklers.
10. Meter box should be located minimum 3 ft away from objects such as poles and trees.

*IF NEW SERVICE IS REQUIRED

WATER SERVICES – 1" & 2" SINGLE SERVICE INSTALLATION

N.T.S.

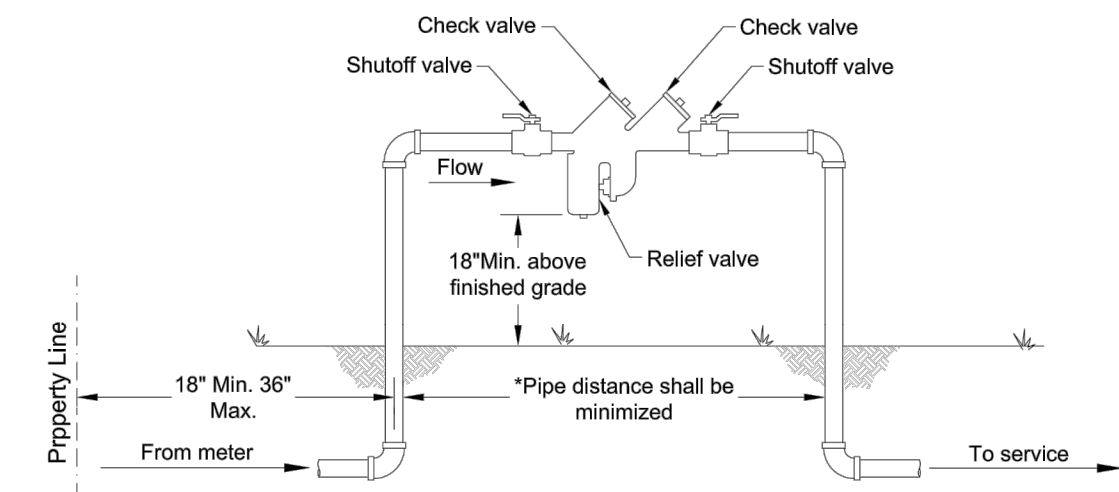


1. Service laterals shall terminate inside property line at a minimum depth of 3 feet. However, where lot size is such that additional cover is required to maintain plumbing code requirement for effluent pipe fall, minimum depth shall be increased accordingly.
2. Clean-out connection to be raised to finished grade prior to water meter activation.

*IF NEW SANITARY SEWER SERVICE IS REQUIRED

GRAVITY SEWER SYSTEM – HOUSE LATERAL CONNECTIONS

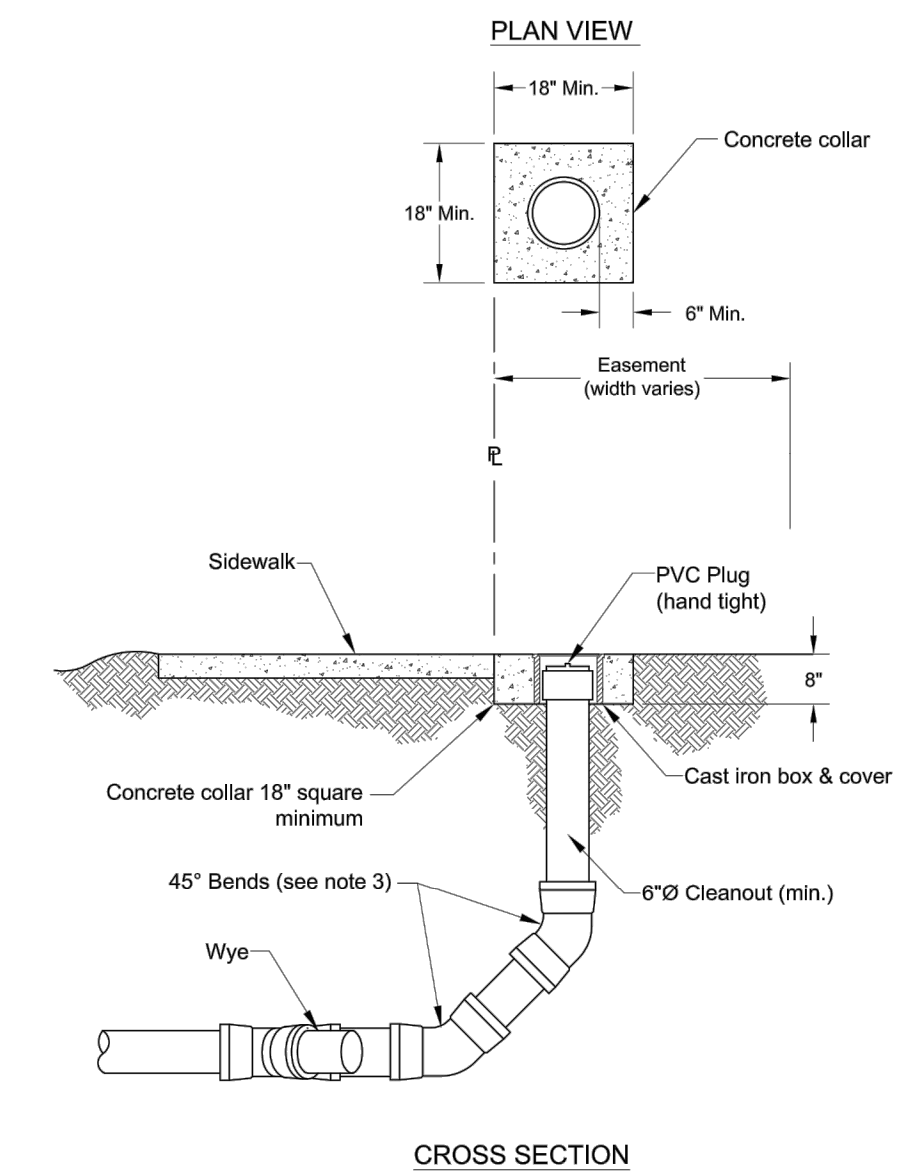
N.T.S.



1. All backflow prevention assemblies and orientation must be approved by the Foundation for Cross Connection Control and Hydraulic Research, University of California.
2. Assemblies shall have test cocks and have enough clearance for test kits.
3. Piping from meter to backflow assembly shall be type "K" or "L" copper, brass or stainless steel.
4. Assemblies are to be installed directly after the meter on private property, outside of utility easement and Right of Way.
5. Refer to City of West Palm Beach Backflow Cross Connection Control Ordinances for further information.
6. Installation of 3/4" to 2" assemblies require ball valves with test ports.
7. All brass or copper in contact with potable water shall be "LEAD FREE".
8. Backflow assembly shall not be located on sidewalks, roads, or inside buildings and shall not be installed below ground, in vault or in boxes.

WATER SERVICES – SMALL REDUCED PRESSURE BACKFLOW PREVENTER ASSEMBLY (3/4" THROUGH 2")

N.T.S.



1. When service line depth exceeds 7 ft. of cover, wye may be installed on vertical section with 3 ft. min. cover.
2. Clean-out connection to be raised to finished grade prior to water meter activation.
3. Number of bends shall be minimized to the extent possible.

GRAVITY SEWER SYSTEM – CLEAN-OUT

N.T.S.

WATER AND SEWER DETAILS FOR
MSD BAKERY
MARGATE, FL

REVISIONS	DATE	BY	CHK

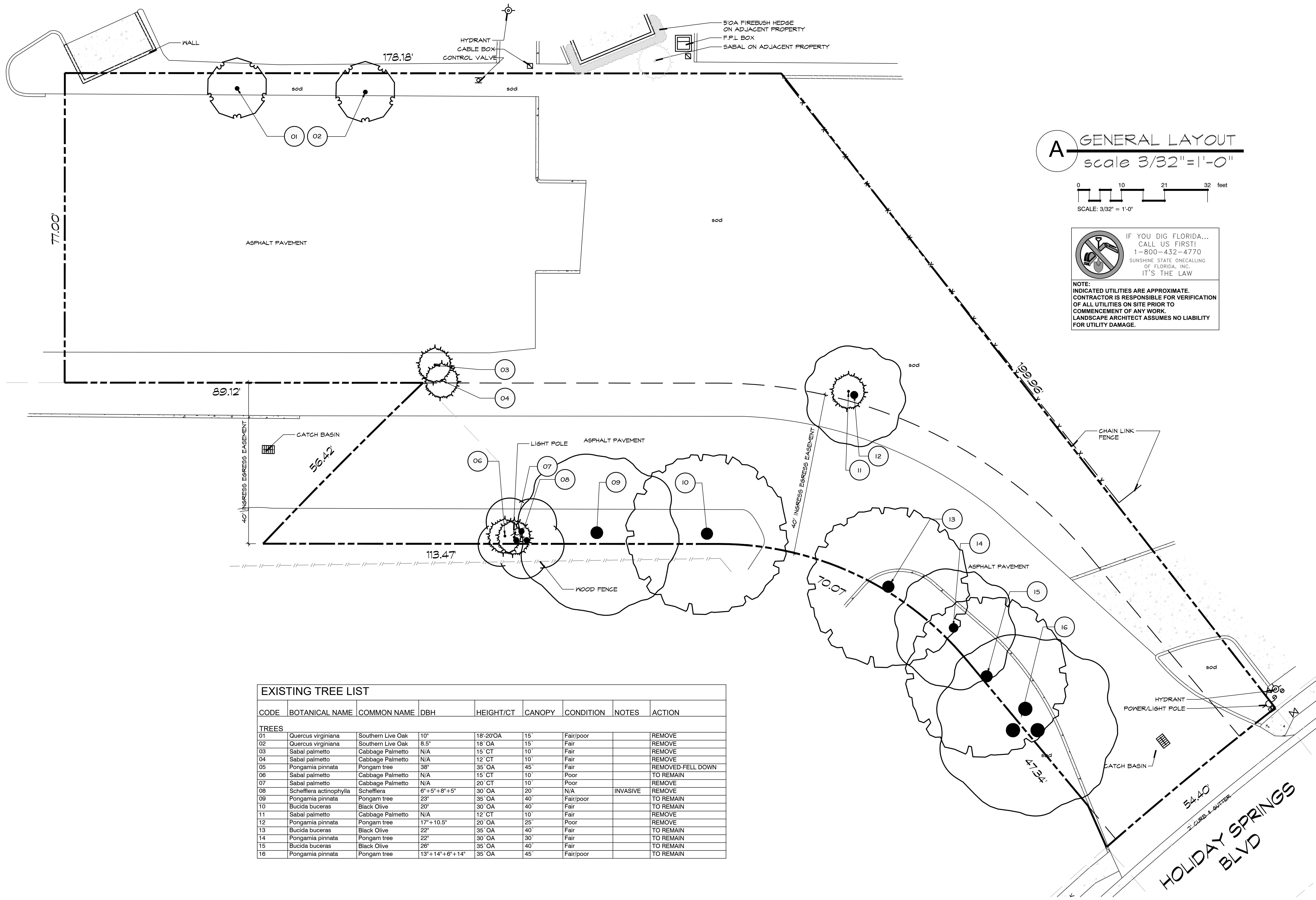
EB 9889
LDI
Last Devenport, Inc.
1860 Old Okeechobee Road, Suite 504
West Palm Beach, FL 33409
phone (561)615-6567 fax (561)615-3986

SCALE: N/A
DATE: JAN 2025
DESIGNED BY: SAS
CHECKED BY: RWL
DRAWING FILE:
24-142 WS DET

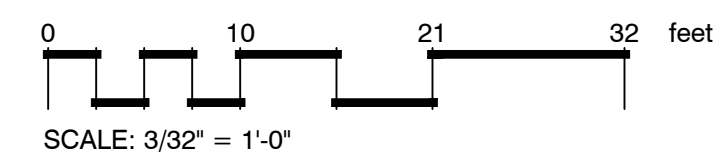
9/30/2025
RONALD W. LAST, P.E.
FLORIDA P.E. #38707

24-142 WS

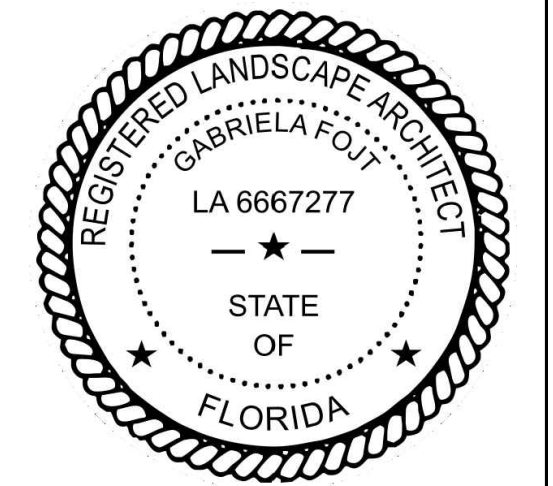
SHEET 4 OF 4



A GENERAL LAYOUT
scale 3/32" = 1'-0"



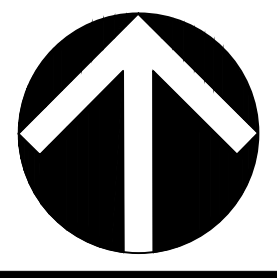
NOTE:
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The Mirror of Paradise

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gabriela@themirrorofparadise.com



SCALE 3/32" = 1'-0"

DESIGNED BY GF
DRAWN BY KM,GF
CHECKED BY GF
CAD DWG.

DATE 01.03.2025

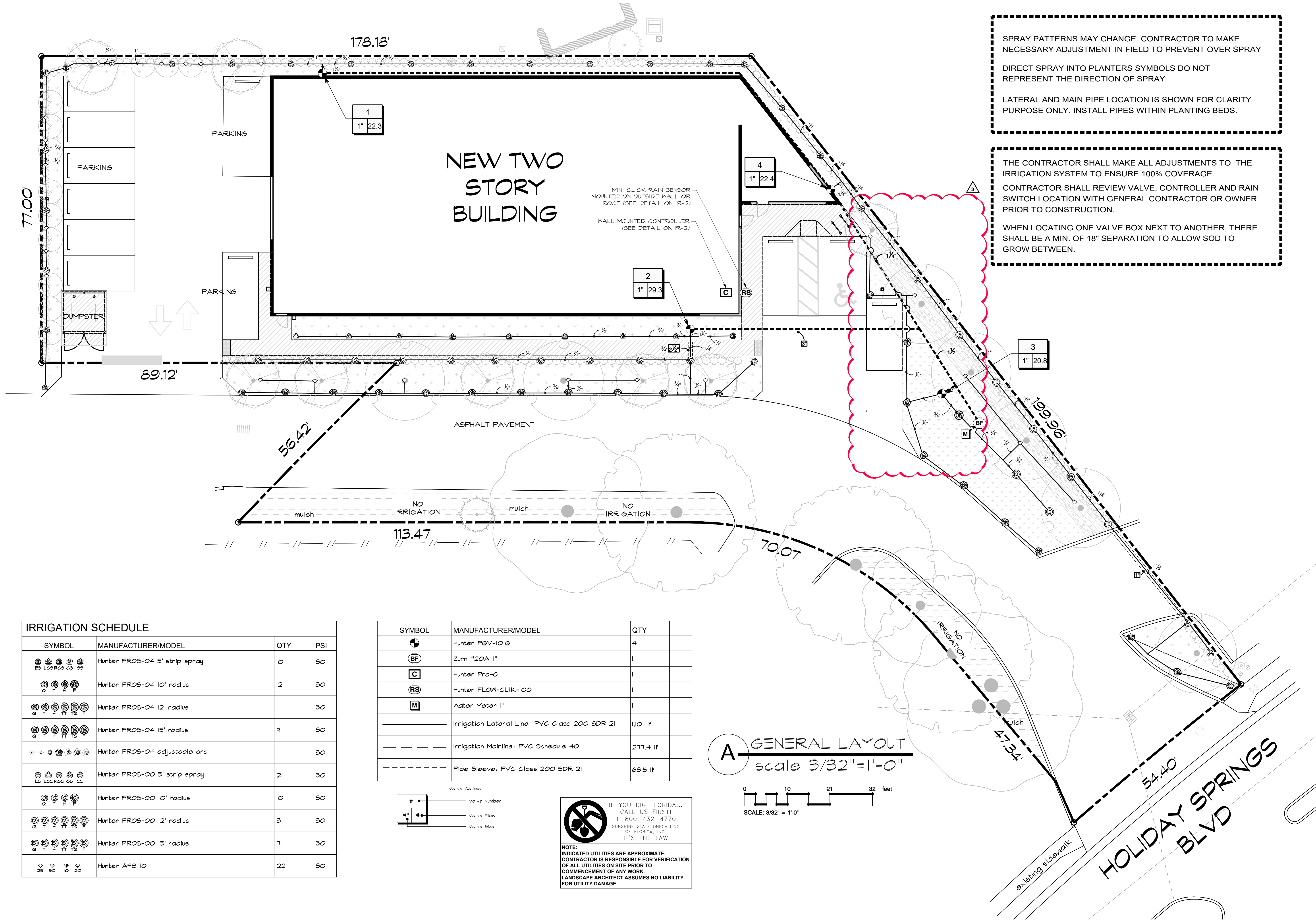
REVISIONS
per City comments 05.27.2025
per City comments 09.24.2025

EXISTING TREE LIST								
CODE	BOTANICAL NAME	COMMON NAME	DBH	HEIGHT/CT	CANOPY	CONDITION	NOTES	ACTION
TREES								
01	Quercus virginiana	Southern Live Oak	10"	18'-20'OA	15'	Fair/poor		REMOVE
02	Quercus virginiana	Southern Live Oak	8.5"	18' OA	15'	Fair		REMOVE
03	Sabal palmetto	Cabbage Palmetto	N/A	15' CT	10'	Fair		REMOVE
04	Sabal palmetto	Cabbage Palmetto	N/A	12' CT	10'	Fair		REMOVE
05	Pongamia pinnata	Pongam tree	38"	35' OA	45'	Fair		REMOVED-FELL DOWN
06	Sabal palmetto	Cabbage Palmetto	N/A	15' CT	10'	Poor		TO REMAIN
07	Sabal palmetto	Cabbage Palmetto	N/A	20' CT	10'	Poor		REMOVE
08	Schefflera actinophylla	Schefflera	6"+5"+8"+5"	30' OA	20'	N/A	INVASIVE	REMOVE
09	Pongamia pinnata	Pongam tree	23"	35' OA	40'	Fair/poor		TO REMAIN
10	Bucida buceras	Black Olive	20"	30' OA	40'	Fair		TO REMAIN
11	Sabal palmetto	Cabbage Palmetto	N/A	12' CT	10'	Fair		REMOVE
12	Pongamia pinnata	Pongam tree	17"+10.5"	20' OA	25'	Poor		REMOVE
13	Bucida buceras	Black Olive	22"	35' OA	40'	Fair		TO REMAIN
14	Pongamia pinnata	Pongam tree	22"	30' OA	30'	Fair		TO REMAIN
15	Bucida buceras	Black Olive	26"	35' OA	40'	Fair		TO REMAIN
16	Pongamia pinnata	Pongam tree	13"+14"+6"+14"	35' OA	45'	Fair/poor		TO REMAIN

HOLIDAY SPRINGS BOULEVARD

MARGATE
FL 33063

REMOVAL PLAN, EXISTING TREES LIST



SPRAY PATTERNS MAY CHANGE. CONTRACTOR TO MAKE NECESSARY ADJUSTMENT IN FIELD TO PREVENT OVER SPRAY

DIRECT SPRAY INTO PLANTERS SYMBOLS DO NOT REPRESENT THE DIRECTION OF SPRAY

LATERAL AND MAIN PIPE LOCATION IS SHOWN FOR CLARITY PURPOSE ONLY. INSTALL PIPES WITHIN PLANTING BEDS.

THE CONTRACTOR SHALL MAKE ALL ADJUSTMENTS TO THE IRRIGATION SYSTEM TO ENSURE 100% COVERAGE.

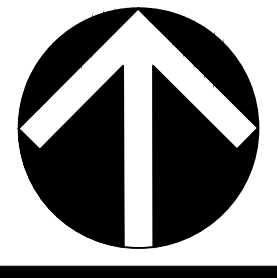
CONTRACTOR SHALL REVIEW VALVE, CONTROLLER AND RAIN SWITCH LOCATION WITH GENERAL CONTRACTOR OR OWNER PRIOR TO CONSTRUCTION.

WHEN LOCATING ONE VALVE BOX NEXT TO ANOTHER, THERE SHALL BE A MIN. OF 18" SEPARATION TO ALLOW SOD TO GROW BETWEEN.



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 ISA FL-10207A

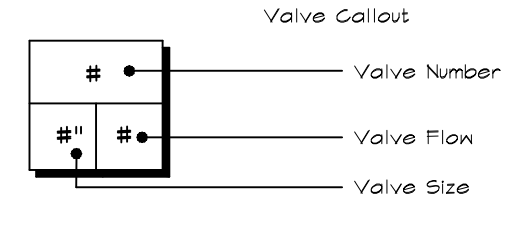
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per City comments	1 05.27.2025
per City comments	2 09.24.2025
per City comments	3 04.17.2026

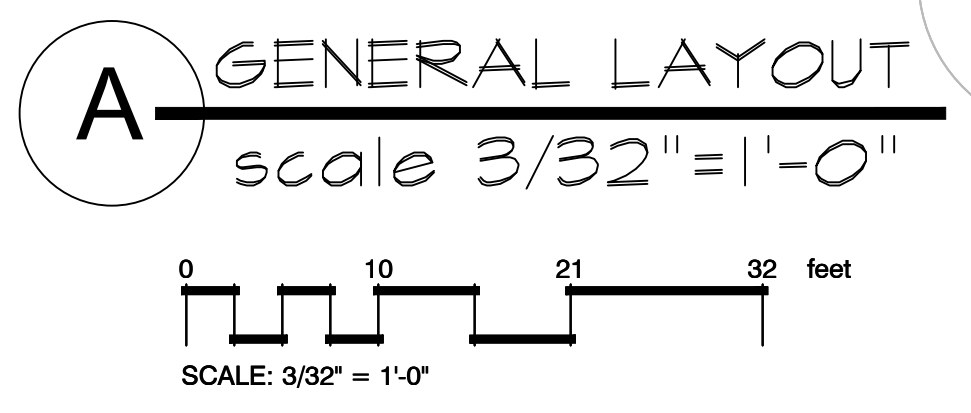
SYMBOL	MANUFACTURER/MODEL	QTY	PSI
	Hunter PROS-04 5' strip spray	10	30
	Hunter PROS-04 10' radius	12	30
	Hunter PROS-04 12' radius	1	30
	Hunter PROS-04 15' radius	4	30
	Hunter PROS-04 adjustable arc	1	30
	Hunter PROS-00 5' strip spray	21	30
	Hunter PROS-00 10' radius	10	30
	Hunter PROS-00 12' radius	3	30
	Hunter PROS-00 15' radius	7	30
	Hunter AFB 10	22	30

SYMBOL	MANUFACTURER/MODEL	QTY
	Hunter Pev-1016	4
	Zurn 720A 1"	1
	Hunter Pro-C	1
	Hunter FLOW-CLIK-100	1
	Water Meter 1"	1
	Irrigation Lateral Line: PVC Class 200 SDR 21	1101 lf
	Irrigation Mainline: PVC Schedule 40	277.4 lf
	Pipe Sleeve: PVC Class 200 SDR 21	63.5 lf



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 IT'S THE LAW

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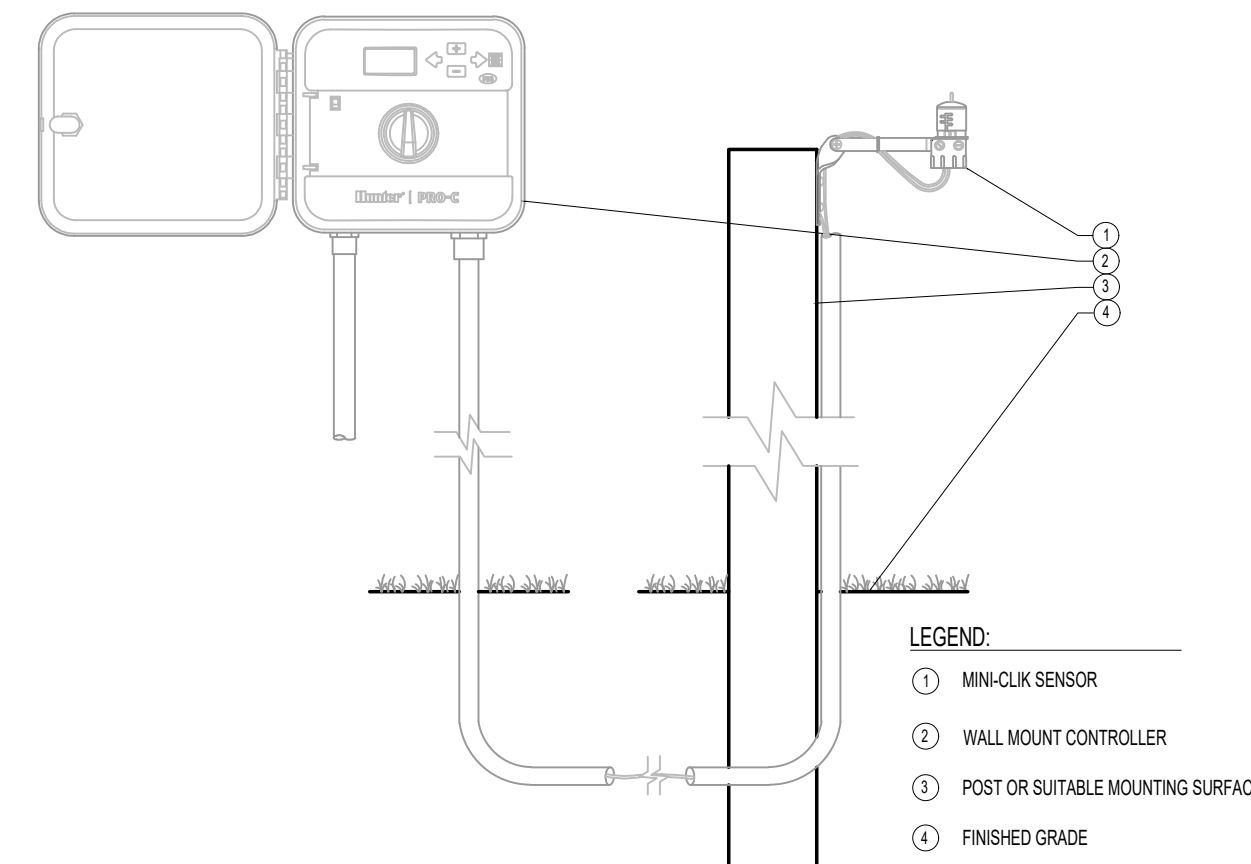
HOLIDAY SPRINGS BOULEVARD
MARGATE
FL 33063

IRRIGATION PLAN & SCHEDULE

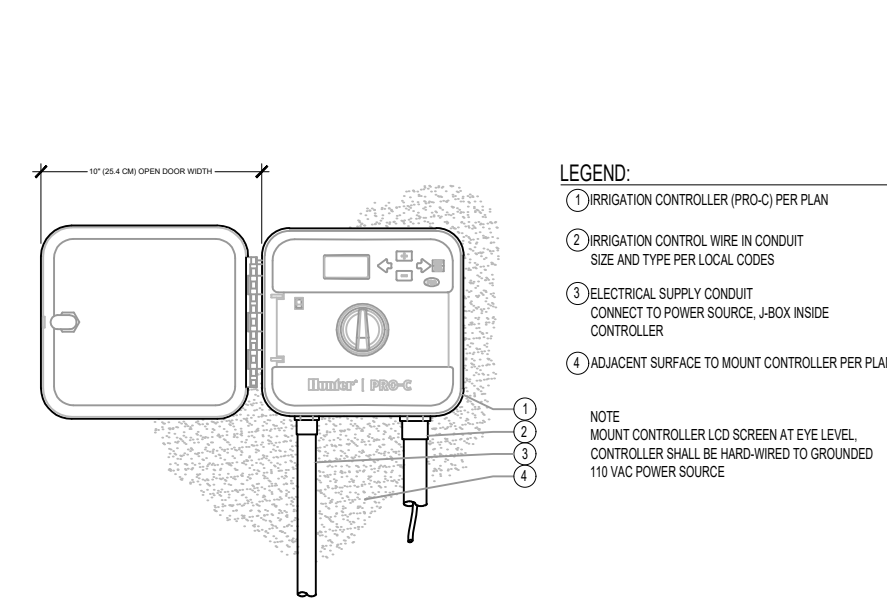
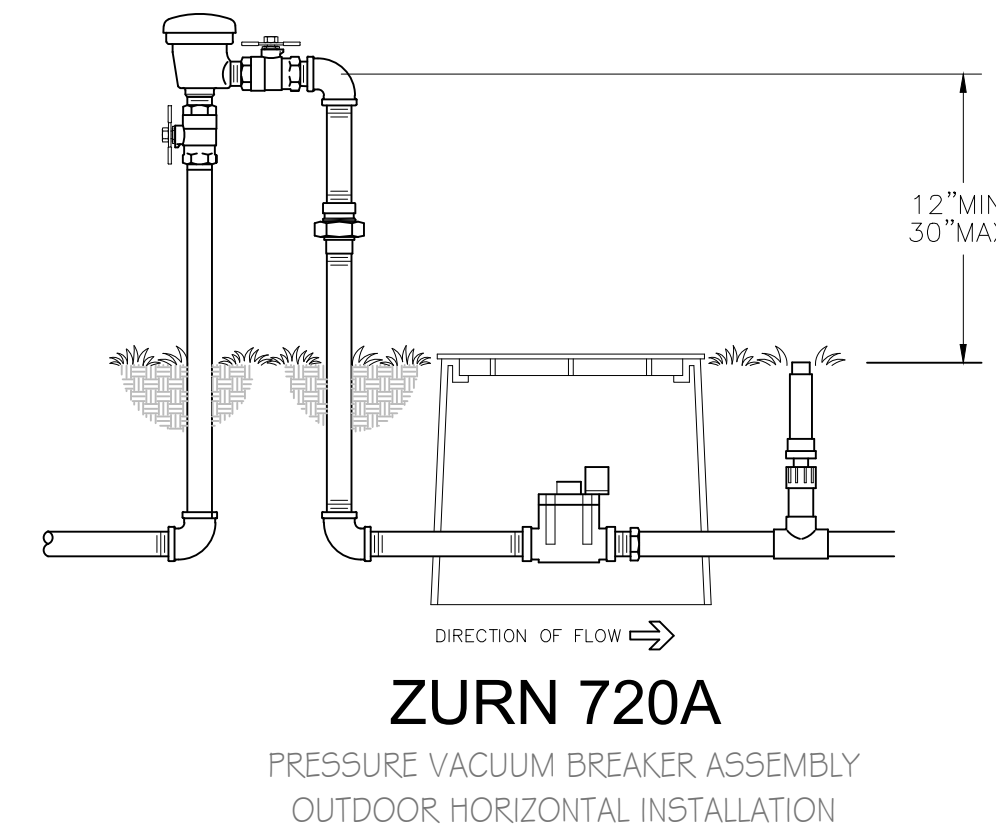
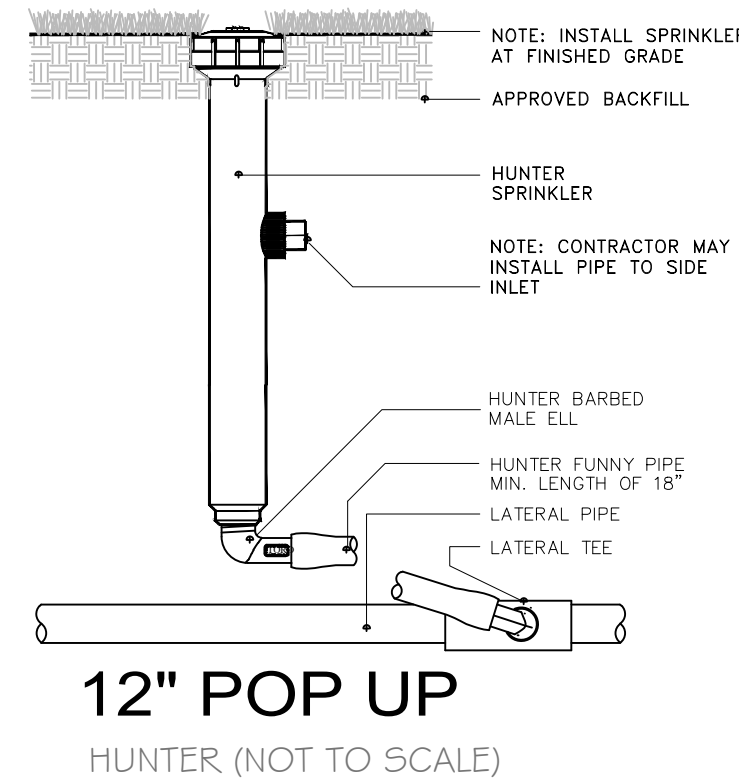
CRITICAL ANALYSIS

Generated: 2025-05-26 17:11
 P.O.C. NUMBER: 01
 Water Source Information:
 FLOW AVAILABLE
 Water Meter Size: 1"
 Flow Available: 37.5 GPM
 PRESSURE AVAILABLE
 Static Pressure at POC: 55 PSI
 Elevation Change: 5.00 ft
 Service Line Size: 2"
 Length of Service Line: 20 ft
 Pressure Available: 53 PSI
 DESIGN ANALYSIS
 Maximum Station Flow: 29.34 GPM
 Flow Available at POC: 37.5 GPM
 Residual Flow Available: 8.16 GPM
 Critical Station: 2
 Design Pressure: 30 PSI
 Friction Loss: 3.81 PSI
 Fittings Loss: 0.38 PSI
 Elevation Loss: 0 PSI
 Loss through Valve: 5.91 PSI
 Pressure Req. at Critical Station: 40.1 PSI
 Loss for Fittings: 0.2 PSI
 Loss for Main Line: 2.05 PSI
 Loss for POC to Valve Elevation: 0 PSI
 Loss for Backflow: 4.45 PSI
 Loss for Water Meter: 5.04 PSI
 Critical Station Pressure at POC: 52.4 PSI
 Pressure Available: 53 PSI
 Residual Pressure Available: 0.6 PSI

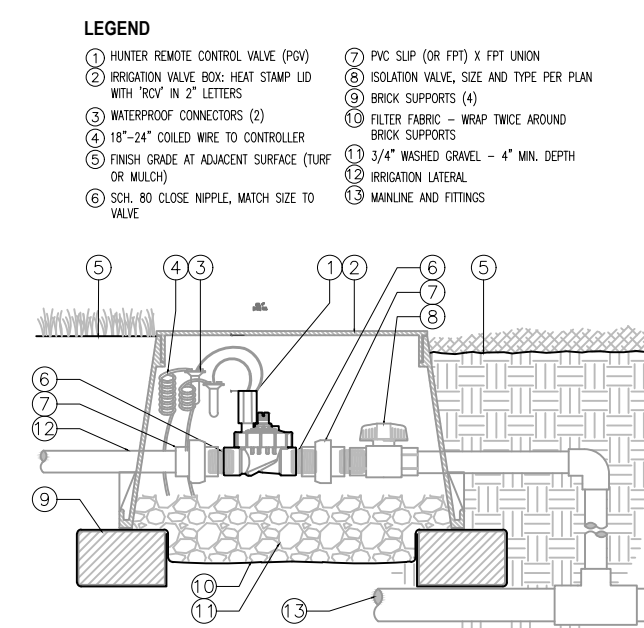
VALVE SCHEDULE								
NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Hunter P6V-101G	1"	Shrub Spray	22.25	253.0	38.3	52.1	1.58 in/h
2	Hunter P6V-101G	1"	Turf Spray	29.34	69.7	40.1	52.4	1.53 in/h
3	Hunter P6V-101G	1"	Turf Spray	25.39	84.8	36.8	45.6	1.17 in/h
4	Hunter P6V-101G	1"	Shrub Spray	22.38	111.3	39.1	48.3	1.0 in/h
	Common Wire				275.2			



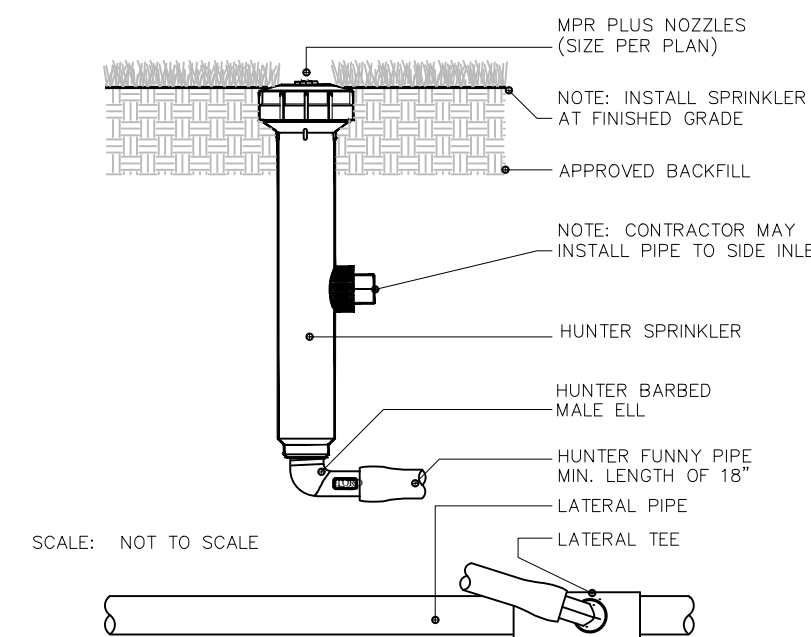
MINI-CLICK WITH PRO-C WALL MOUNT CONTROLLER (NOT TO SCALE)



PRO-C - WALL MOUNT (NOT TO SCALE)



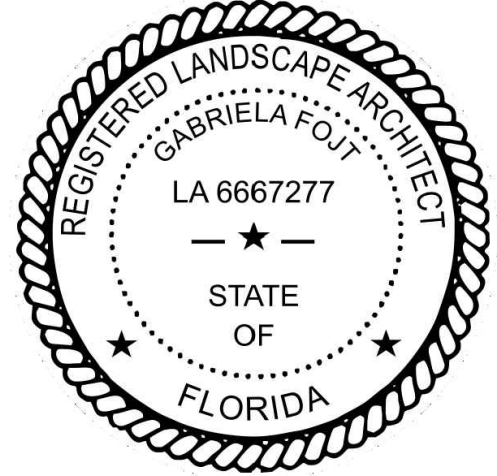
IN-LINE VALVE (PGV-101JT-G) WITH UNIONS AND ISOLATION VALVE (NOT TO SCALE)



4" POP UP HUNTER (NOT TO SCALE)

IRRIGATION SPECIFICATIONS

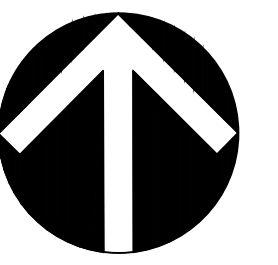
- A. EXTENT:**
 Includes furnishing all labor, materials and equipment for the proper installation of the irrigation system. The work includes, but is not limited to the following: (1) Trenching and Backfill; (2) Automatically Controlled Irrigation System; (3) Test All Systems and Make Operative; (4) "As-Built" Drawings.
- B. GENERAL:**
- Permits and Fees: Obtain all permits and pay required fees to any governmental agency having jurisdiction over the work. Inspections required by local ordinances during the course of construction shall be arranged as required. On completion of the work, satisfactory evidence (on representative to show shall be furnished to the Tenant's construct that all work has been installed in accordance with the ordinances and code requirements.
 - Approval: Wherever the terms "approve" or "approved" are used in the specifications, they shall mean the approval of the tenant's construction representative in writing.
 - Before any work is started, a conference shall be held between the contractor and the Tenant's construction representative concerning the work under this Contract.
 - Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
 - Inspection of Site:
 a. Contractor shall acquaint himself with all site conditions. Submission of his proposal shall be considered evidence that the examination has been conducted. Should utilities not shown on the plans be found during excavations, Contractor shall promptly notify the Tenant's as to further action. Construction representative for instructions Failure to do so will make contractor liable for any and all damage thereto arising from his operations subsequent to discovery of such utilities not shown in plans.
 b. Contractor shall make necessary adjustments in the layout as may be required to connect to existing stubouts, should such stubs not be located exactly as shown, and as may be required to work around existing work at no increase in cost to the Tenant's construction representative.
 - Protection of Existing Plants and Site Conditions: The Contractor shall take necessary precautions to protect site conditions to remain. Should damage be incurred, this Contractor shall repair the damage to its original condition at his own expense.
 - The owner reserves the right to substitute, add, or delete any material or work as the work progresses. Adjustments to the contract price shall be negotiated if deemed necessary by the Owner on a per diem basis. material or work which does not conform
 - The Owner reserves the right to reject Rejected work shall be removed or corrected to the Contract Documents. time possible. at the earliest.
 - Work Schedule: Within 10 days after award of the Contract, the contractor shall submit to the Owner a work schedule.
 - "As-Built" Irrigation Drawings: Prepare an "As-Built" drawing on a blueprint which shall show deviations from the bid documents made during construction affecting the main line pipe, controller locations, remote control valves and quick coupling valves. The drawings shall also indicate of size, material and manufacturers name and show approved substitutions and catalog name and catalog number. The drawings shall be delivered to the Tenant's construction representative before final acceptance of
 - Final Acceptance: Final acceptance of the work may be obtained from the Tenant's construction representative upon the satisfactory work completion of all work.
 - Guarantee: All work shall be guaranteed for one year from date of acceptance against all defects in material, equipment and workmanship. Guarantee shall also cover repair of damage to any part of the premises resulting from leaks or other defects in material, equipment and workmanship to the satisfaction of the Tenant's construction representative. Workmanship to the satisfactory of the Tenant's construction representative, if required, shall be done promptly at no cost to the Owner.
- C. MATERIALS:**
- General: All materials throughout the system shall be new and in perfect condition.
 - Plastic Piping: All main lines shall be Sch. 40 Type 1120-1220 polyvinyl chloride (PVC) pipe and shall conform to CS-256-63 All lateral piping shall be class 40 Type 1120-1220 polyvinyl chloride (PVC) pipe and shall conform to CS-256-63
 - Plastic Fittings: Sch. 80 solvent weld, polyvinyl chloride (PVC) for mainline and Sch. 40 solvent weld, polyvinyl chloride (PVC) for zone laterals. as manufactured by Slocane, Lasco, or approved equal.
 - Solvent Cement: Compatible with PVC pipe, of proper consistency, and color.
 - Sprinkler Head Risers: Sch. 40 PVC for risers. Pipe shall be cut in a standard pipe cutting tool with sharp cutters. Ream only to full diameter of pipe and clean all rough edges or burrs. Cut all threads accurately with sharp dies. Not more than three(3) full threads shall show beyond fittings when pipe is made up. Assemblies shall be as detailed.
 - Automatic Controllers: See Legend
 - Remote Control Valves:
 - Control Wiring: 24 volt solid UL approved for direct burial in ground. Minimum wire size: 14 gauge.
 - Sleeves for Control Wiring: Under all walks and paved areas and where indicated on drawings. Minimum PVC 1220-160 psi plastic pipe. See Legend
 - Sprinkler Heads.
- D. WORKMANSHIP:**
- Lay out work as accurately as possible to the drawings. The drawings, though carefully drawn, are generally diagrammatic to the extent that swing joints, offsets and all fittings are not shown.
 - The Contractor shall be responsible for full and complete coverage of all irrigated areas and shall make any necessary minor adjustments at no additional cost to the Tenant's construction representative.
 - Any major revisions to the irrigation system must be submitted and answered in written form, along with any change in contract price.
- E. INSTALLATION:**
- Excavation and Trenching:
 a. Perform all excavations as required for the installation of the work including under this section, including shoring of earth banks to prevent cave-ins. Restore all surfaces, existing underground installations, etc., damaged or cut as a result of the excavations to their original condition and in a manner approved by the Owner.
 a. Trenches shall be made wide enough to allow a minimum of 6 inches between parallel pipe lines. Trenches for pipe lines shall be made of sufficient depths to provide the minimum cover from finish grade as follows:
 1) 18" minimum cover over main lines
 2) 18" minimum cover over control wiring from controller to valves.
 3) 12" minimum cover over lateral lines to heads.
 c. Maintain all warning signs, shoring, barricades, flares and red lanterns as required by the Safety Orders of the Division of Industrial Safety and local ordinances.
 - Pipe Line Assembly:
 a. Install remote control valves where shown and group together where practical; place no closer than 6 inches to walk edges, buildings and plastic pipe and fittings shall be solvent welded using solvents and methods recommended by manufacturer of the pipe, except where screwed connections are required. Pipe and fittings shall be thoroughly cleaned of dirt, dust and moisture before applying solvent with a non-synthetic bristle brush.
 c. Pipe may be assembled and welded on the surface. Snake pipe from side to side of trench bottom to allow for expansion and contraction.
 d. Make all connections between plastic pipe and metal valves or steel pipe with threaded fittings using plastic male adapters.
 - Sprinkler Heads:
 a. Do not scale plans for exact head location.
 b. Flushing Lines:
 a. Thoroughly flush out all water lines before installing valves and sprinkler heads.
 b. Upon completion of the flushing and installing valves and heads, the contractor adjust sprinkler heads for proper distribution to the landscape areas, limiting unnecessary overpray.
 - Automatic Controllers:
 a. Connect remote control valves to controller in a clockwise sequence to correspond with station setting beginning with Stations 1, 2, 3, etc.
 - Automatic Control Wiring:
 a. Install control wiring, sprinkler mains and laterals in common tie wires in bundles trenches wherever possible.
 b. Install control wires at least 24" below finish grade and lay to the side and below the main line. Provide looped slack at valves and snake wires in trench to allow for contraction of wires at intervals.
 c. Control wire splices will be allowed only runs over 500 ft.
 d. All wiring passing under existing or future paving, construction, etc., shall be encased in plastic or galvanized steel conduit extending beyond edges of paving or construction. at least 12"
 8. Backfill and Compacting:
 a. After system is operating and required tests and inspections have been made, backfill excavations and trenches with clean soil, free of rubbish.
 b. Backfill for all trenches, regardless of the type of pipe covered, shall be compacted to minimum 90% density.
 c. Compact trenches in areas to be planted by thoroughly flooding the backfill. Jetting process may be used in those areas.
 d. Dress off all areas to finish grades.
- F. CLEAN-UP:** Remove from the site all debris resulting from work of this section.



The Mirror of Paradise

Gabriela Fojt
 LA 6667277
 ISA FL-102074

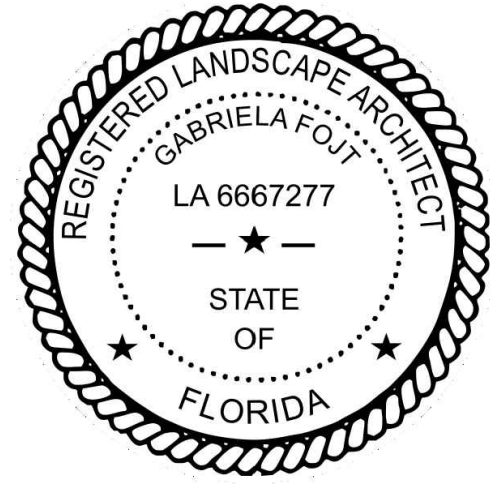
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SCALE	as noted
DESIGNED BY	GF
DRAWN BY	KM,GF
CHECKED BY	GF
CAD DWG.	
DATE	01.03.2025
REVISIONS	

HOLIDAY SPRINGS BOULEVARD
 MARGATE
 FL 33063

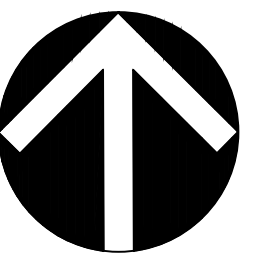
NOTES & DETAILS



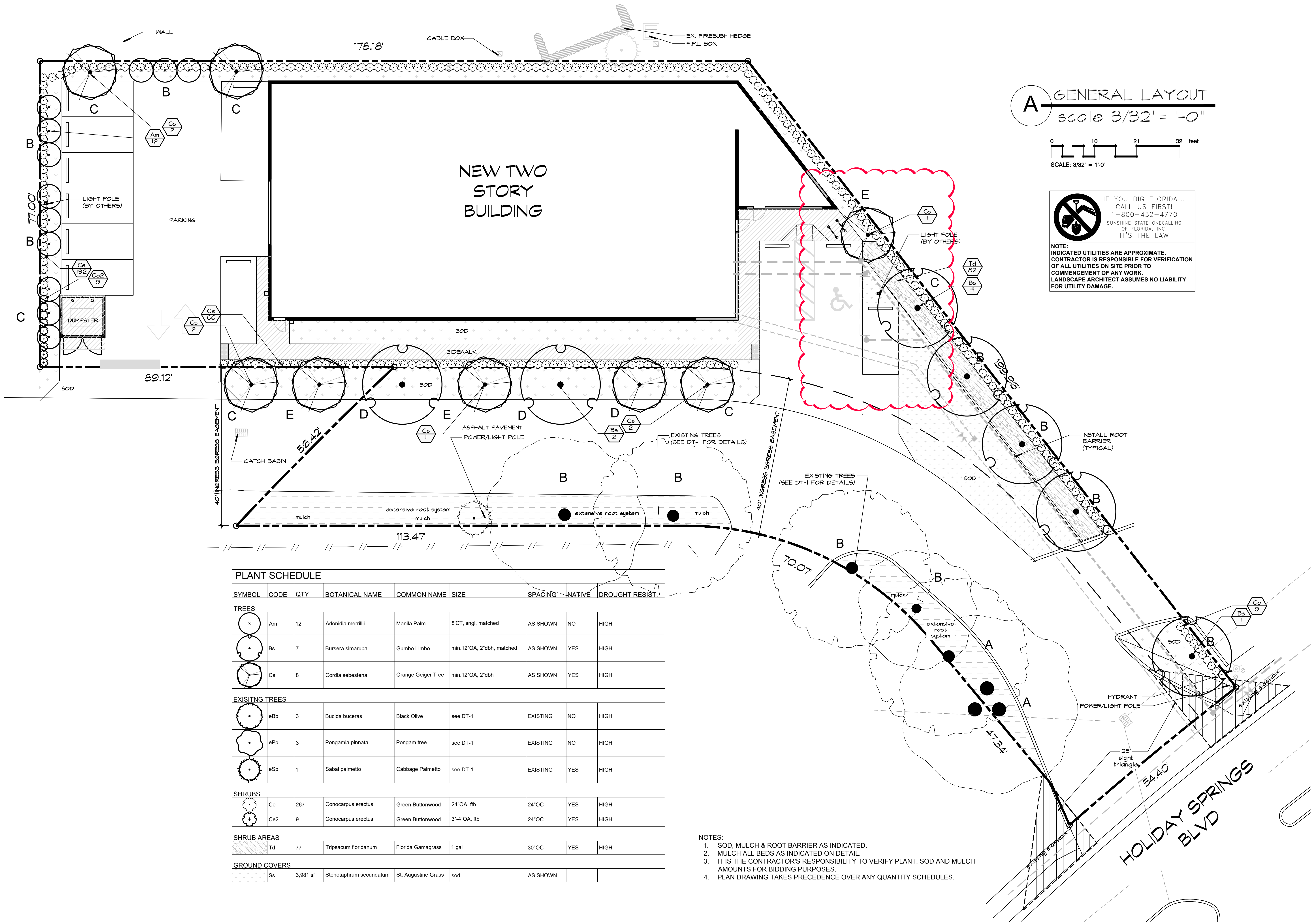
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ISA FL-10207A

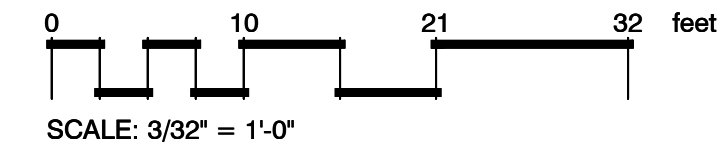
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per City comments	04.17.2026



A GENERAL LAYOUT
scale 3/32"=1'-0"



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PLANT SCHEDULE								
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESIST.
TREES								
	Am	12	Adonia merrillii	Manila Palm	8'CT, singl, matched	AS SHOWN	NO	HIGH
	Bs	7	Bursera simaruba	Gumbo Limbo	min.12' OA, 2'dbh, matched	AS SHOWN	YES	HIGH
	Cs	8	Cordia sebestena	Orange Geiger Tree	min.12' OA, 2'dbh	AS SHOWN	YES	HIGH
EXISTING TREES								
	eBb	3	Bucida buceras	Black Olive	see DT-1	EXISTING	NO	HIGH
	ePp	3	Pongamia pinnata	Pongam tree	see DT-1	EXISTING	NO	HIGH
	eSp	1	Sabal palmetto	Cabbage Palmetto	see DT-1	EXISTING	YES	HIGH
SHRUBS								
	Ce	267	Conocarpus erectus	Green Buttonwood	24'OA, ftb	24'OC	YES	HIGH
	Ce2	9	Conocarpus erectus	Green Buttonwood	3'-4' OA, ftb	24'OC	YES	HIGH
SHRUB AREAS								
	Td	77	Tripsacum floridanum	Florida Gamagrass	1 gal	30'OC	YES	HIGH
GROUND COVERS								
	Ss	3,981 sf	Stenotaphrum secundatum	St. Augustine Grass	sod	AS SHOWN		

- NOTES:
- SOD, MULCH & ROOT BARRIER AS INDICATED.
 - MULCH ALL BEDS AS INDICATED ON DETAIL.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY PLANT, SOD AND MULCH AMOUNTS FOR BIDDING PURPOSES.
 - PLAN DRAWING TAKES PRECEDENCE OVER ANY QUANTITY SCHEDULES.

HOLIDAY SPRINGS BOULEVARD
MARGATE
FL 33063

LANDSCAPE PLAN & PLANT SCHEDULE

LANDSCAPE REQUIREMENTS	Required	Existing	Proposed	Total Provided
A <u>Required landscaping abutting rights-of-way</u> 10' in width landscape strip with: 1 shade tree/40lf of frontage (54.4/40=1.4 trees)	2 trees	1 Pongam, 1 Black Olive		2 provided
<u>Required landscaping adjacent to other perimeters.</u> 5' in width landscape strip abutting non residential lots 1 shade tree/75lf (831.56 lf/75=11 trees)	11 trees	2 Pongam, 2 Black olive	4 Gumbo limbo, 9 Adonidia (=3 tree)	provided 11 provided
<u>Parking area and pedestrian zone interior landscaping.</u>				
C 1 tree/each terminal island	6 trees		4 Orange geiger, 1 Gumbo limbo, 3 Adonidia (=1 tree)	6 provided
D 1 tree and 3 shrubs/each 200 sf of interior VUA landscaping in the VUA minus the landscape island (448/200=2.23)	3 trees		2 Gumbo limbo, 1 Orange geiger	3 provided
E <u>Mitigation trees</u>			3 Orange geiger	3 trees provided
<u>Project plants</u> Min.50% of all installed landscape to be Florida native trees (19 x .5=9.5) (Adonidia palms counted 3 as 1 tree) shrubs (358 x .5=179)	min.10 native trees min.179 native shrubs		12 358	12 (63%) provided 358 (100%) provided
Max. 25% of required trees to be palms (22 x 25=5.5)	max. 6 trees as palms		4 trees as palms	4 (18%) provided

JOB CONDITIONS:

Any building construction material or foreign material shall be removed from planting areas and replaced with acceptable top soil.

Care shall be taken not to disturb or damage any underground construction or utilities. Any damage to these facilities during the planting operations will be repaired at the expense of the Landscape Contractor in a manner approved by the Owner. Where underground obstructions will not permit the planting materials in accordance with the plans, new locations shall be approved by the Landscape Architect.

Landscape work shall be coordinated with the landscape irrigation work. Landscape Contractor shall ensure that no plantings will interfere with the proper coverage. Landscape Contractor shall point out situations where minor adjustments or relocation or addition of sprinklers heads may be most beneficial for the landscape work as a whole.

PLANT MATERIAL:

Plant species and size shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, LATEST EDITION. All plant material shall be in accordance with GRADES AND STANDARDS FOR NURSERY PLANTS, latest edition published by the Florida Department Agriculture and Consumer Services. All plants not otherwise specified as Florida Fancy, or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Grade Plant Industry. Specimen means an exceptionally heavy, symmetrical, tightly-knit plant, so trained or favored in its development that its appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry. All plants shall be sound, healthy, vigorous, well branched and free of disease and insect eggs and larvae and shall have adequate root systems. Trees and shrubs for planting rows shall be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect. Where any requirements are omitted from the Plant List, the plants furnished shall be normal for the variety.

All container grown material shall be healthy, vigorous, well-rooted plants and established in the container. The plants shall have tops which are good quality and are in a healthy growing condition. An established container grown plant shall be transplanted into a container and grown in that container long enough for the new fibrous roots to have developed enough to hold the root mass together when removed from the container. Root bound plants will not be accepted.

Site water shall be verified by Contractor prior to submission of bids.

The use of natural material is strongly encouraged for balled and burlapped plants. All synthetic material shall be completely removed from root ball PRIOR to planting.

At time of bid, Contractor shall submit a written schedule of all sources for coconut palms as well as seed sources for coconuts. Coconuts shall be certified Malayan Green with a certified seed source from Jamaica.

TREES:

The most critical factor for selecting a healthy Florida Number 1 tree is the structure. This consists of one central main trunk and leader. Branches are considered competing if they are 2/3 the diameter of the leader or greater. Competing branches may be acceptable if they occur above 50% of the overall height of the tree. Caliper of tree should meet specifications. Leader (center trunk) may have slight (<15 degree) bow (Tabebuia caraiba excluded), but must be intact with apical (leading) bud.

Branches should be spread evenly (staggered, alternating) through the tree branches spaced no closer than 4".

Canopy should be full to specifications with little or no openings or holes. A thinning canopy will be taken into consideration with field dug plant material.

Trees should have no open wounds or damage, flush cuts, chlorosis, shorter or taller than specified height, girdling roots, undersize loose root ball, crossing branches, smaller than normal leaves.

10% of root ball shall be above grade after planting. Root ball tying ropes removed from trunk and top of root ball.

MULTIPLE TRUNK TREES:

Trees having no distinct leader. Trunks on these trees should not be touching and free of damage and similar in size. Canopy should be full and uniform.

RELOCATED TREES:

These trees may not conform to grades and standards, yet do have quality criteria which effect the health, longevity and safety of the tree (and person which may contact tree). This is NOT meant to be a guideline for transplanting trees, but rather the criteria by which relocated trees will meet Town, County, State or governing agency guidelines. Trees which require excessive pruning should NOT be used. Damaged or dead relocated trees will be replaced with appropriate number of caliper inches and species equal to relocated or dead tree, as approved by the Landscape Architect.

No more than 20% of the foliage should be removed for any reason (excluding Sabal Palms). Trees should be corrected for any structural defects, touching branches, dead or rotting wood, V-shaped branching or branching which may effect human safety issues post relocation. Topping a relocated tree is not acceptable.

Damage to the trunk/branches will not exceed 10% of the trunk diameter and 2" in height.

Any major limb or canopy pruning will be qualified and performed by a Certified Arborist.
MATERIALS LIST:

Landscape Contractor shall be responsible for verifying all quantities for material shown on drawings prior to submitting a bid. Planting plan shall take precedence over the plant list. Final quantity of sod and mulch shall be verified.

SUBSTITUTIONS:

No substitutions shall be made without the approval from the Landscape Architect and/or the Owner. Intended substitutions shall be indicated on the bid.

MEASUREMENTS:

Canopy Trees- Height shall be measured from the ground to the average height of individual trunk diameters at breast height. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Caliper (d.b.h.) will be measured 4'-6" above grade.

Diameter breast height (DBH). The diameter of the trunk of a tree measured at breast height. The DBH of trees with multiple trunks shall be the sum of the individual trunk diameters at breast height. Trees with less than four and one-half (4 1/2") feet of clear trunk shall be measured as the diameter of the largest vertical branch or leader at breast height.

Shrubs- Height shall be measured from the ground. Spread shall be measured to the end of branching equally around the shrub mass.

Palms- Clear trunk (C.T.) shall be measured from the ground to the point where the mature aged trunk joins the immature or green part of the trunk or head.

Overall height (O.A.) shall be measured from the ground to the tip of the unopened bud.

IRRIGATION:

All landscaping required by this code shall be supplied with water through an underground irrigation system. Said irrigation system shall deliver one hundred (100) per cent coverage and fifty (50) per cent overlap of all landscaping plants, including swale turf sod. Irrigation systems shall not spray upon abutting property adjoining sidewalks and streets or any other impervious surfaces. 100% irrigation coverage shall be provided. Provide bubblers on separate zones for all newly planted and transplanted trees unless alternate approach to provide additional water is approved by Owner and Landscape Architect.

GUARANTEE:

All new plant materials shall be guaranteed for one year from the time of acceptance and shall be alive and in satisfactory growth for each specific kind of plant at the end of the guarantee period. The Landscape Contractor shall not be responsible for damage caused by vandalism, violent wind storms or other acts of God beyond control. Replacement shall occur within two weeks of rejection and guaranteed six months from date of installation. Landscape Contractor shall repair damage to other plants or lawns during plant replacements at no additional cost.

MULCH:

Mulch shall not contain sticks 1/4" in diameter or stones. Where mulch is applied in landscape areas, it shall be laid so that it is a minimum of three (3) inches thick. Trees in sodded areas shall be mulched under the drip line except that no mulch shall be laid within three (3) inches of any tree trunk. Rootballs will receive less than 1" mulch with no mulch touching trunk or root collar. Do not apply mulch against the trunks of woody shrubs.

SOD:

All sod shall be installed in such a manner that there is an even surface, staggered pattern. Sod will be green in color and in good health. NO overlap, gaps, damage, insects, disease and less than 10% chlorosis will be permitted. All gaps will be filled with clean native soil.

STAKING:

Landscape Contractor to suggest alternate means of staking for approval with Landscape Architect if staking methods shown are not feasible due to site conditions.

FERTILIZER:

Manufacturer's Specification: Submit manufacturer's specification sheet(s) for approval of product. Submit tags from bags of fertilizer used on site to the Architect. Submit copies of the manufacturer's specifications or analysis of all fertilizer for approval.

Composition and Quality: All fertilizer shall be uniform in composition and dry. Granular fertilizer shall be free flowing and delivered in unopened bags. Tablet fertilizer shall be delivered in unopened containers or boxes. All bags, containers or boxes shall be fully labeled with the manufacturer's analysis.

Fertilizer shall be slow release with ratio greater than 3 to 1 nitrogen to phosphorous applied on top of backfill, per manufacturer's recommendations.

All shall comply with the State of Florida fertilizer laws.

CLEANUP:

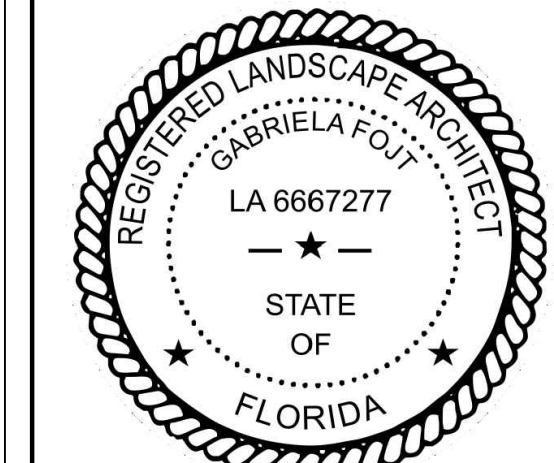
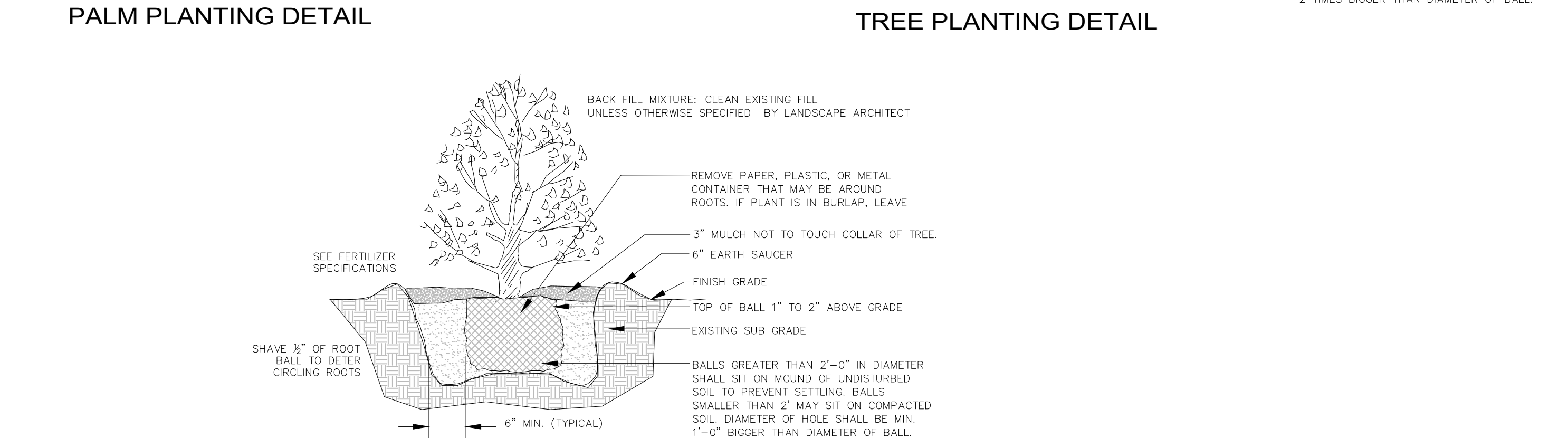
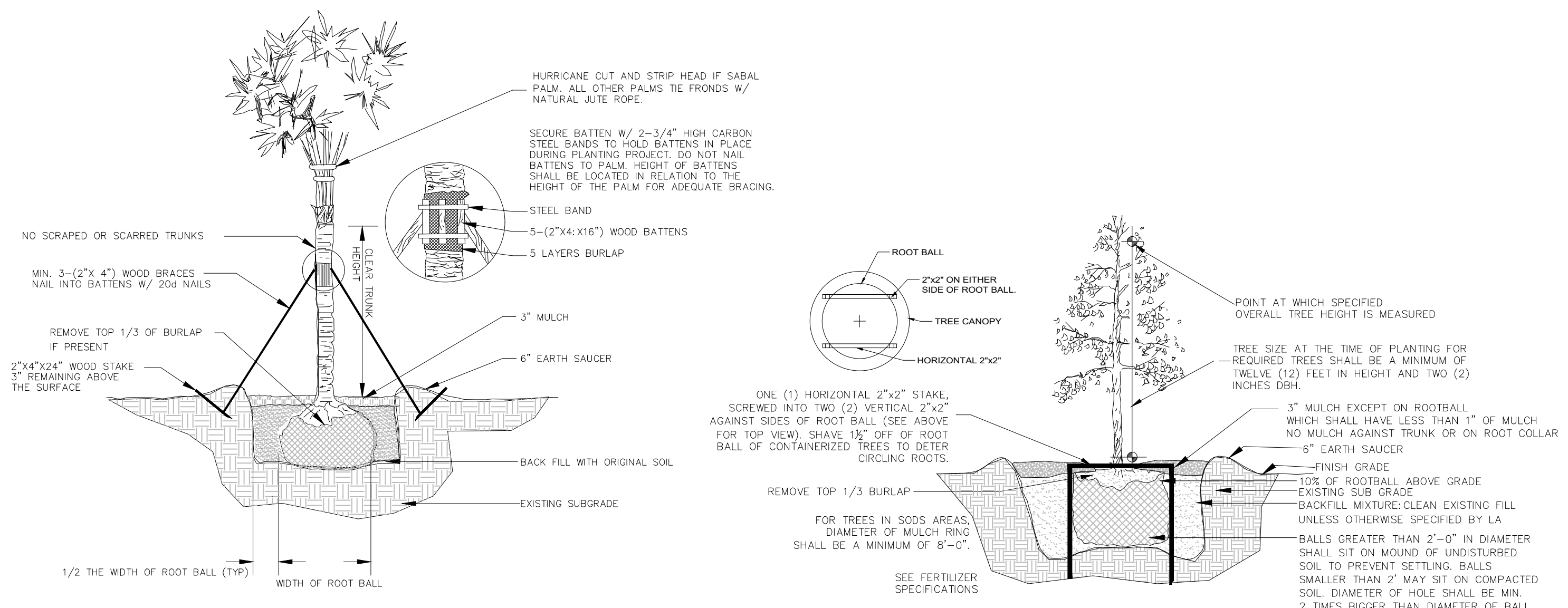
Landscape Contractor shall at all times keep job site clean and free from accumulation of waste material, debris and rubbish.

INSPECTION:

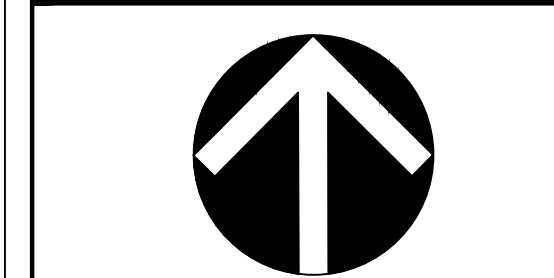
Upon written request from the Contractor, Owner and/or Landscape Architect shall perform inspection to determine completion of Contract.

ACCEPTANCE:

Following inspection, Contractor will be notified, in writing, by Owner and/or Landscape Architect of acceptance of completion with regards to plant material and workmanship according to Contract.



The Mirror of Paradise
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ISA FL-10274
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Suite 208
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FL 33306
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www.florida-landscape.com
gabriela@themirrorofparadise.com



SCALE	AS NOTED
DESIGNED BY	GF
DRAWN BY	KM,GF
CHECKED BY	GF
CAD DWG.	
DATE	01.03.2025
REVISIONS	
per City comments	05.27.2025
per City comments	09.24.2025

HOLIDAY SPRINGS BOULEVARD
MARGATE
FL 33063
CODE CHART, NOTES & DETAILS

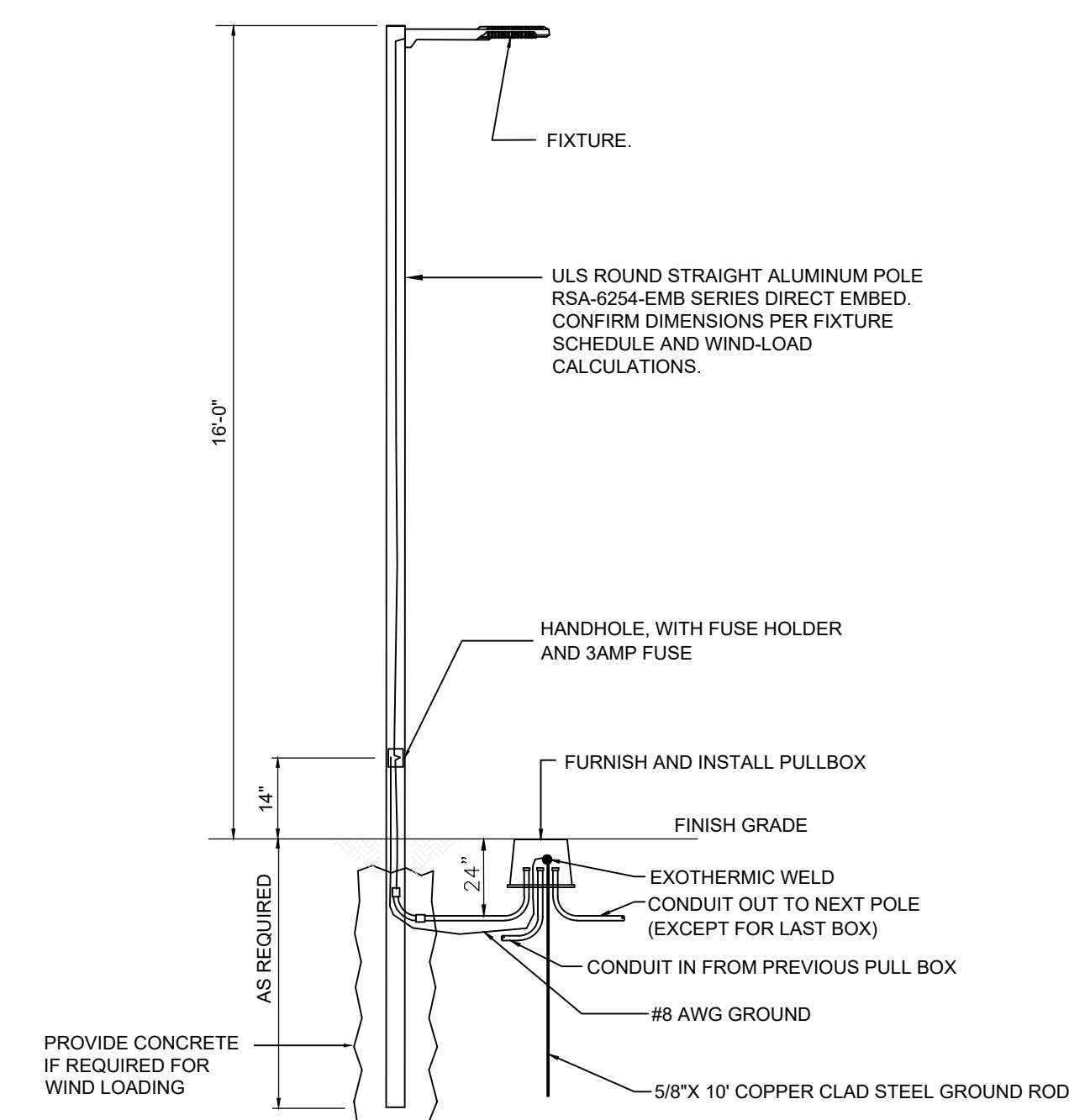


ELECTRICAL SITE PLAN PHOTOMETRIC LAYOUT

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

LIGHTING SCHEDULE						
Symbol	Label	Catalog Number	Description	Lumens per Lamp	LLF	Wattage
△	P1	NV-1-T4-64L-1-40K-UNV- -HSS (Mounted 16" a.f.g.)	T4 OPTICS WITH BLACK HSS	13,533	0.88	205
□	P2	NV-1-T4-32L-1-40K-UNV- -HSS (Mounted 16" a.f.g.)	T4 OPTICS WITH BLACK HSS	6,998	0.88	106
□	W1	NV-W-T4-16L-35-40K- UNV (Mounted 10" a.f.g.)	LED LUMINAIRE	2,617	0.88	19
○	A	J5F 131N 18LM SWW5 90CRI MVOLT ZT WH WL - -2700K	13" Round Edgell Surface Mount, SCCT Switchable White, MVOLT ZT, Z7K	1,853	0.88	19.51

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Area	+	2.9 fc	7.3 fc	0.7 fc	10.4:1	4.2:1



LIGHT POLE DETAIL
N.T.S.

Notes:

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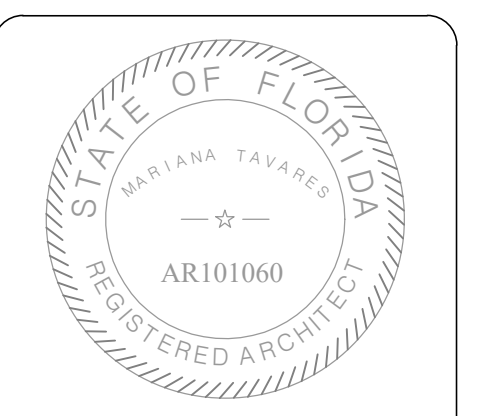
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ALL DIMENSIONS TO BE SITE VERIFIED.

REV.	DESCRIPTION	DATE



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DUE
DESIGN GROUP

Daniela Pagano 954 612 3785
Mariana Tavaras 954 702 3038
Architects
22691 Bella Rita cir
Boca Raton FL 33433

INGEMEL S.A.
ENGINEERING COMPANY

State of Florida CA No. 913
20871 Johnson Street, Suite 115
Pembroke Pines, Florida 33029
Phone: (954) 318-2264 Fax: (954) 450-7216

SITE: 3240 HOLIDAY SPRINGS BLVD MARGATE, FL	
CLIENT: MSD BAKERY José Mateus Souza	
TITLE: E-1 - ELECTRICAL SITE PLAN PHOTOMETRIC LAYOUT	
SCALE: INDICATED	CHECKED: PA
DATE: 04-24-25	DATE: 04-24-25
PROJECT NO: 25-054	REVISION: 25-054-E1-R0

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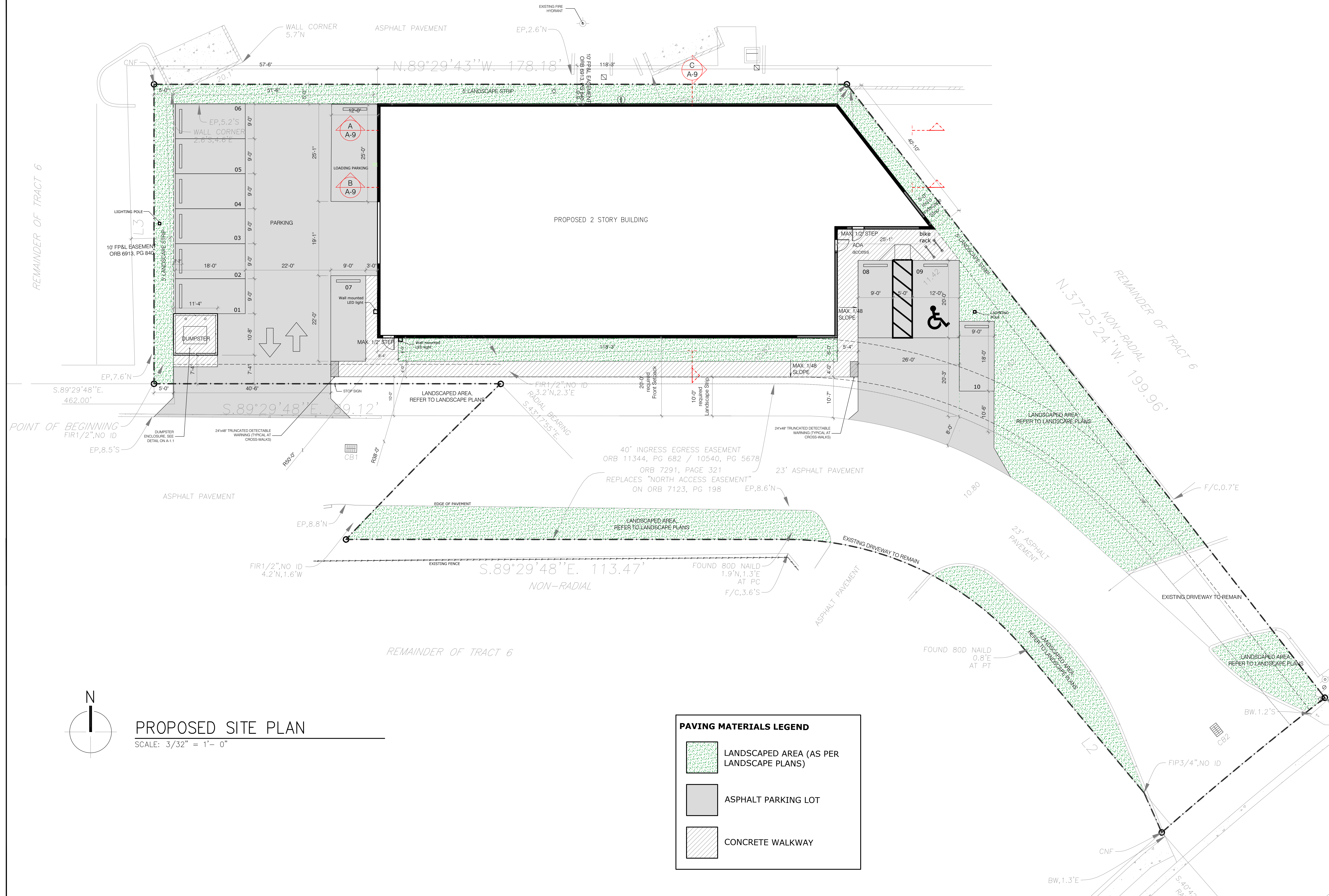
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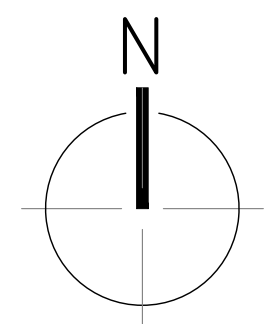
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REMAINDER OF TRACT 6

REMAINDER OF TRACT 6
NON-RADIAL
N. 37° 25' 24\"/>

REMAINDER OF TRACT 6

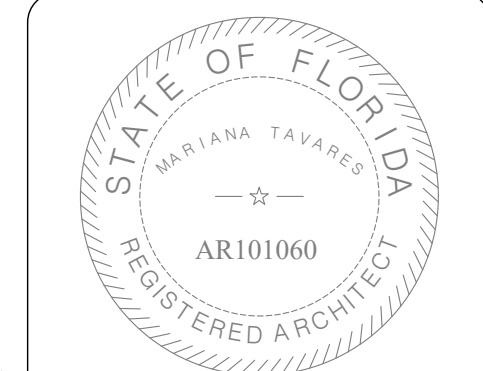


PROPOSED SITE PLAN
SCALE: 3/32" = 1' - 0"

PAVING MATERIALS LEGEND

	LANDSCAPED AREA (AS PER LANDSCAPE PLANS)
	ASPHALT PARKING LOT
	CONCRETE WALKWAY

REV	DESCRIPTION	DATE



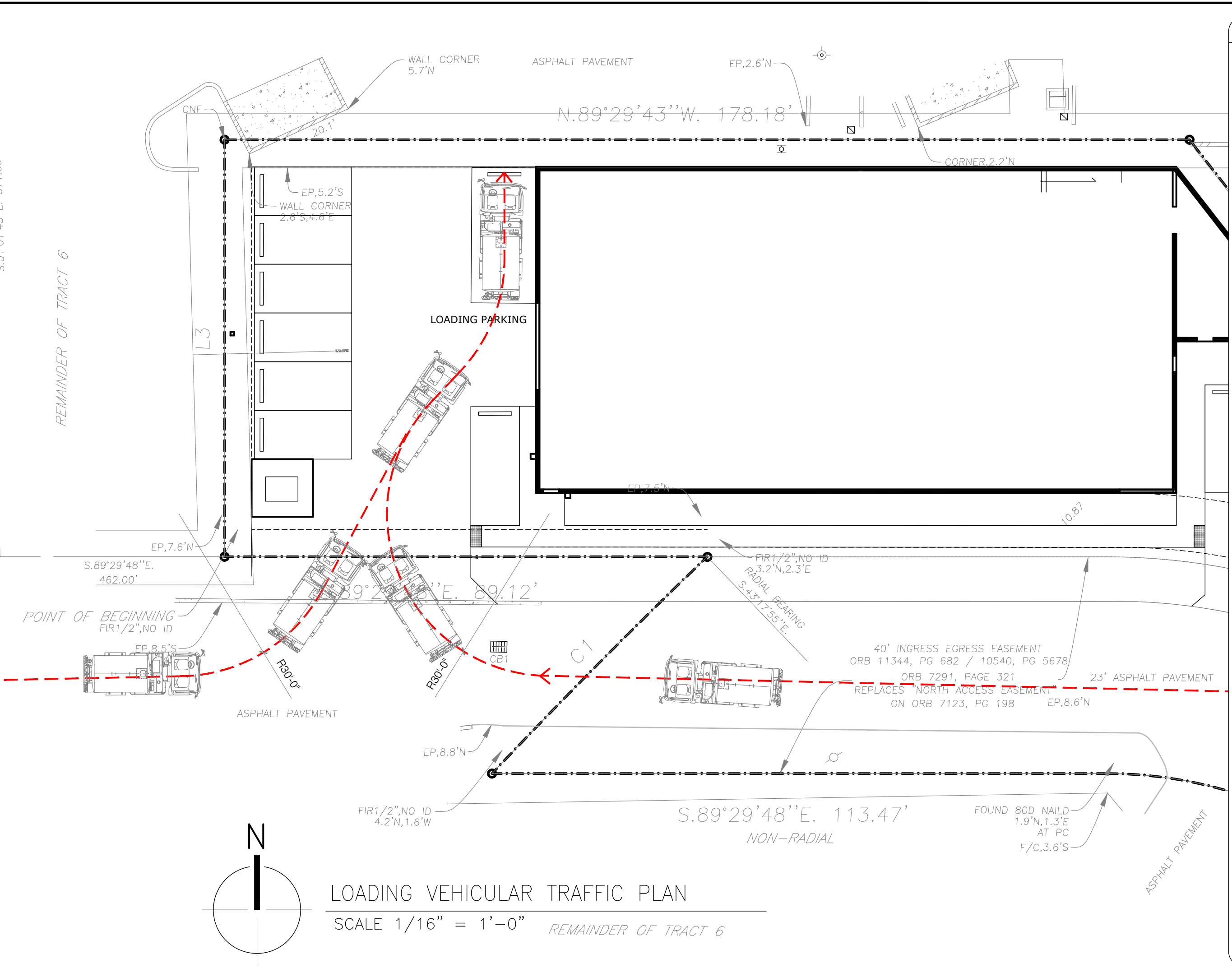
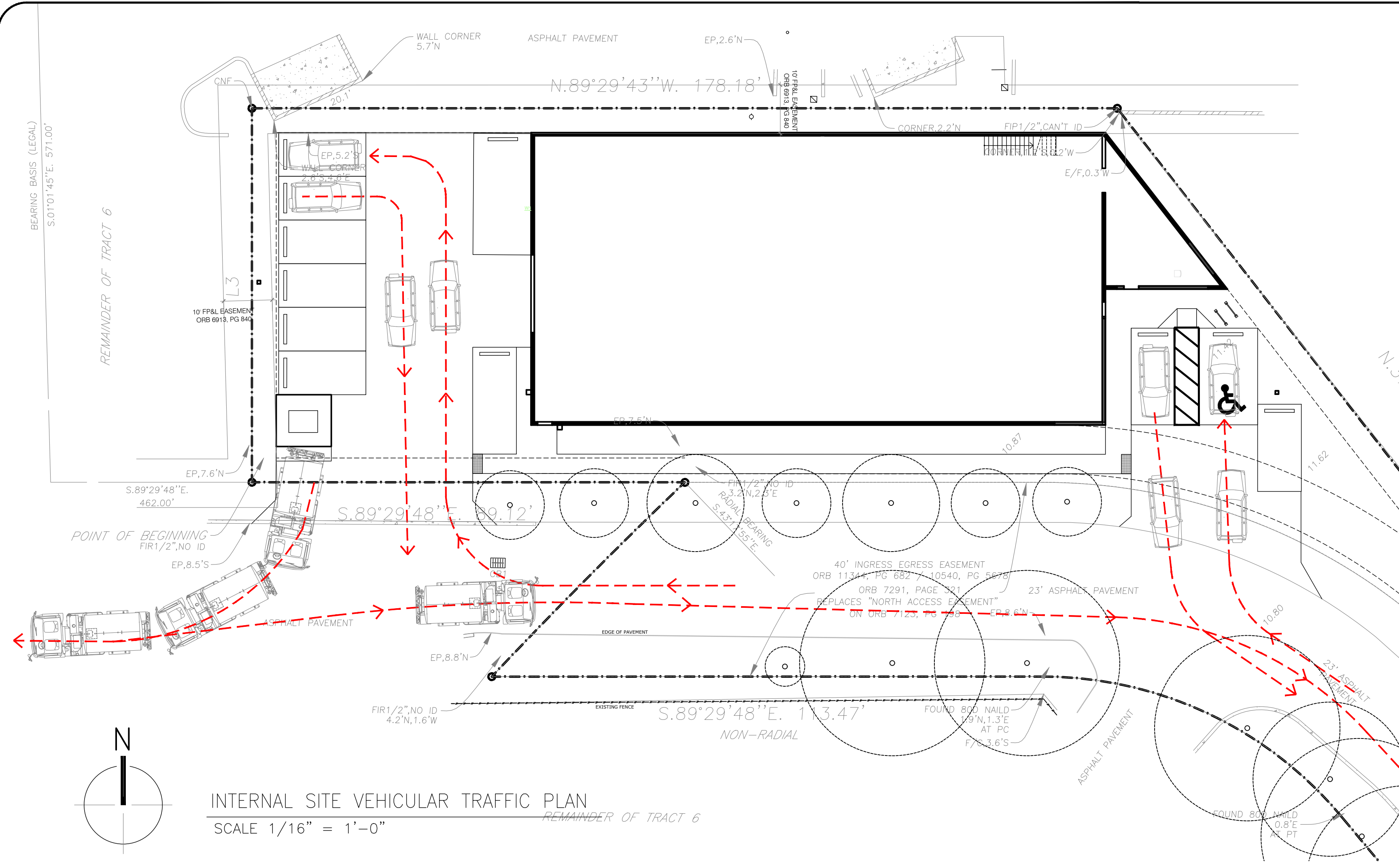
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Architects
22691 Bella Rita cir
Boca Raton FL 33433

SITE: 3240 HOLIDAY SPRINGS BLVD MARGATE, FL		CLIENT: MSD BAKERY José Mateus Souza	
TITLE: New Bakery		SCALE: NOTED	
DATE: JUN/2025	DRAWN: MT	CHECKED: MT	REVISOR: MT
PROJECT NO: 10424	DRAWING NO: A-1		

TO THE BEST OF MY KNOWLEDGE AND ABILITY, THE COMPLETED STRUCTURE DEPICTED ON THESE PLANS COMPLIES WITH APPLICABLE MINIMUM BUILDING CODES. CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND HOLDS RESPONSIBILITY FOR ALL MEASUREMENTS.



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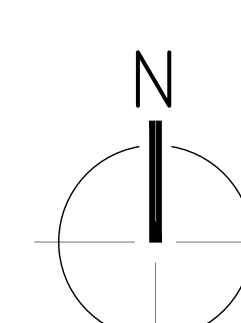
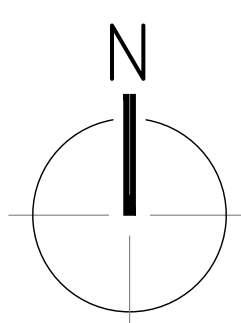
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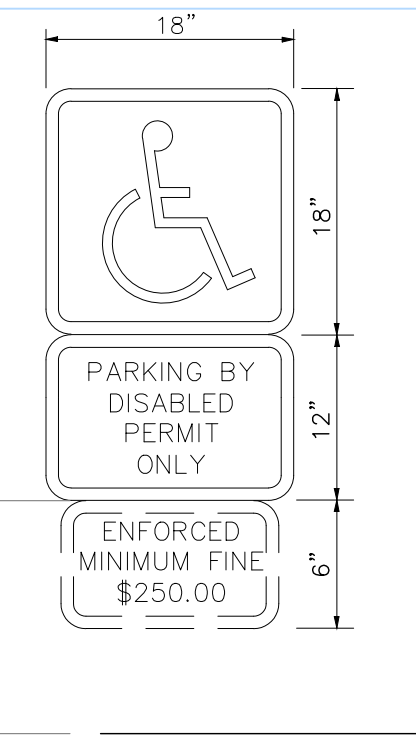
ADDITIONAL DRAFTING TIME EMPLOYED IN THE CHANGE OF THE DESIGN AFTER SIGNING AND SEALING OF DRAWINGS WILL RESULT IN ADDITIONAL COST.

DO NOT SUBSTITUTE MATERIALS, EQUIPMENTS OR METHODS OF CONSTRUCTION UNLESS SUCH SUBSTITUTIONS OR CHANGES HAVE BEEN APPROVED IN WRITING BY THE OWNER.

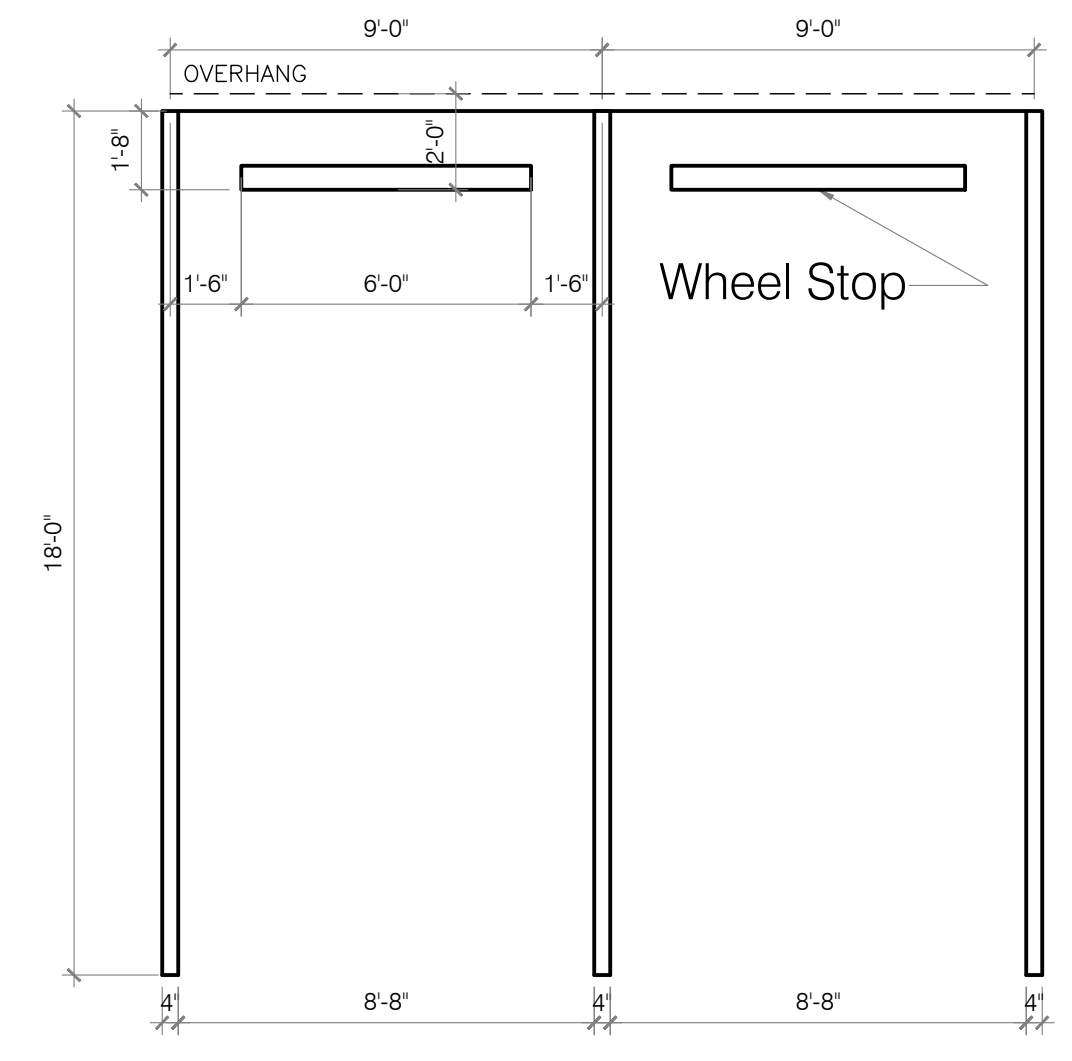
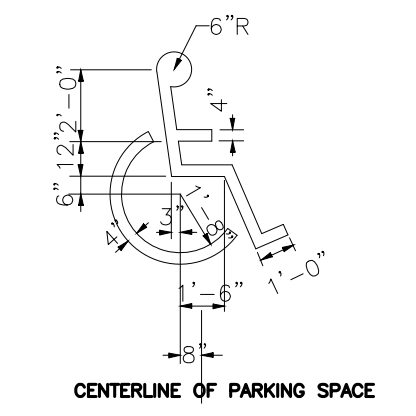
ALL DIMENSIONS TO BE SITE VERIFIED.



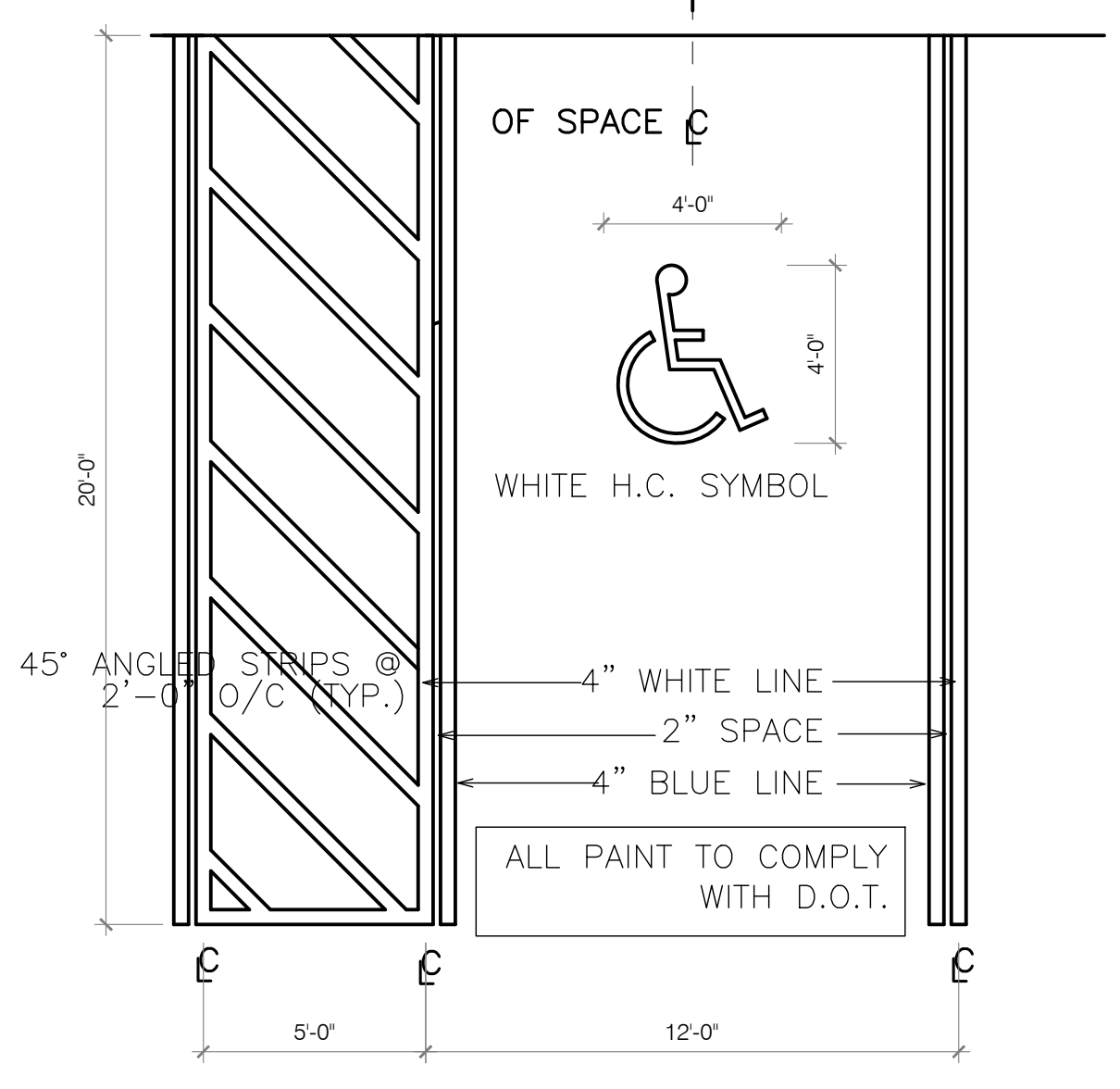
EXISTING OR PROPOSED TREE, REFER TO LANDSCAPE PLANS



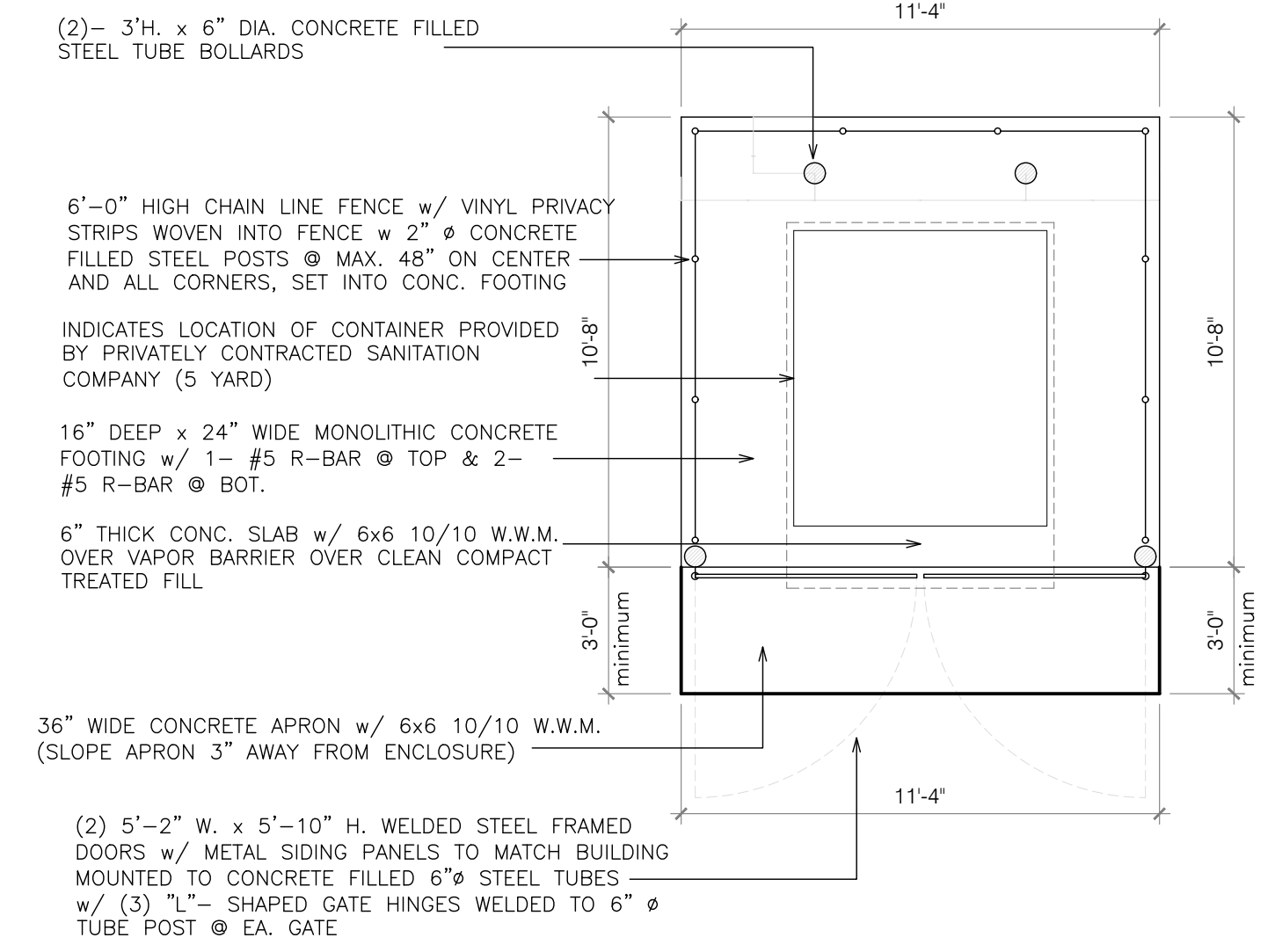
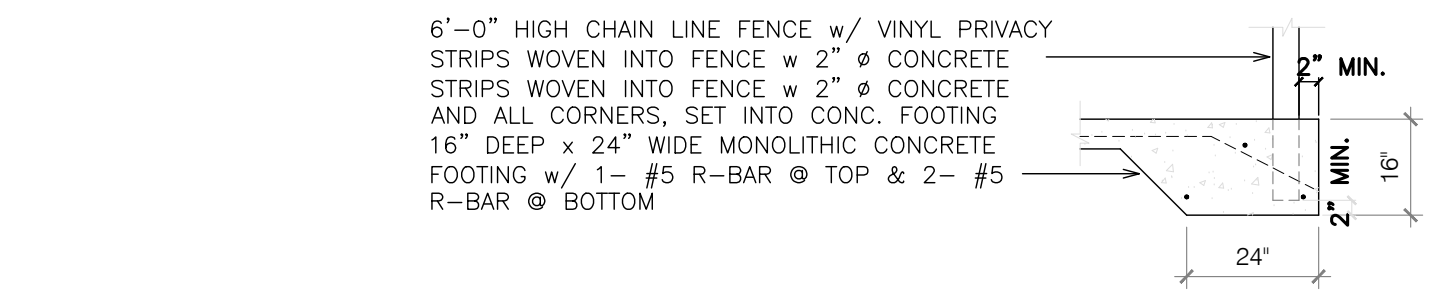
- SIGN NOTES:**
1. TOP PORTION OF FTP 25 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
 2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
 3. ONE SIGN REQUIRED FOR EACH PARKING SPACE
 4. BOTTOM EDGE OF SIGN TO BE 7'-0" ABOVE PAVEMENT.
 5. CONTRACTOR SHALL INCLUDE SIGNAGE FOR FINES IF REQUIRED BY LOCAL MUNICIPALITY.



1 STANDARD PARKING SPACE
1/4" Sc



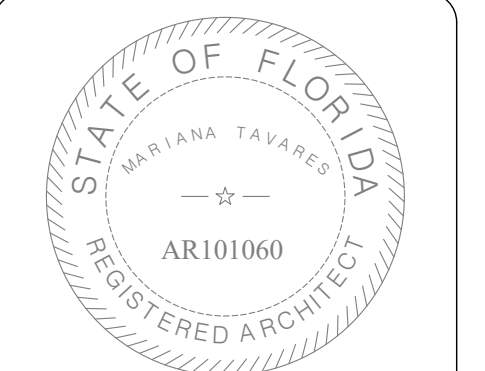
2 HANDICAPPED PARKING DETAIL
1/4" Sc



3 DUMPSTER ENCLOSURE DETAIL
1/4" Sc

NOTE: VERIFY DUMPSTER ENCLOSURE DIMENSIONS WITH WASTE REMOVAL SERVICE PROVIDER PRIOR TO START OF ENCLOSURE CONSTRUCTION.

REV	DESCRIPTION	DATE



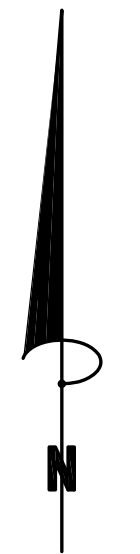
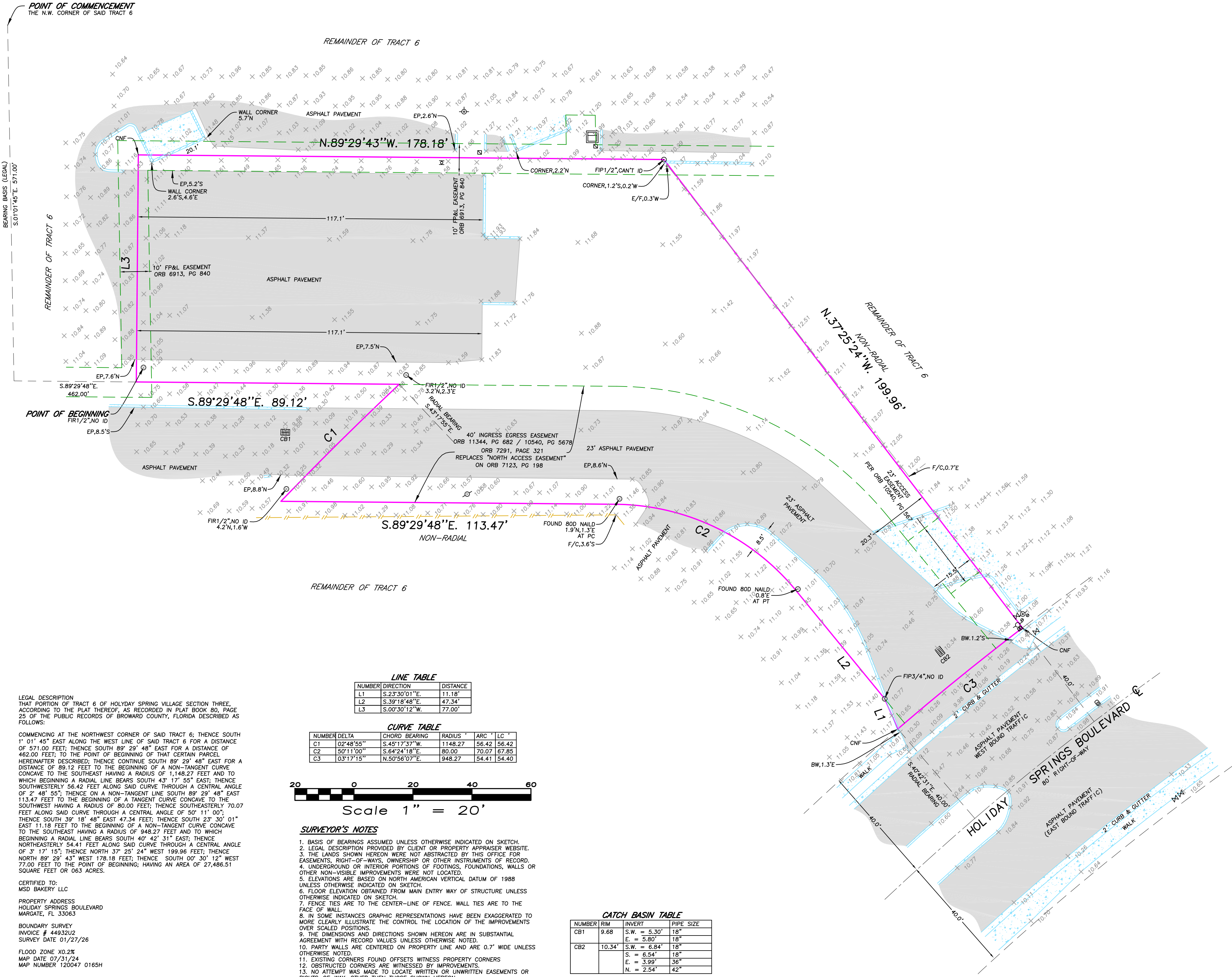
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MARIANA TAVARES. ALL PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DUE DESIGN GROUP

Daniela Pagano 954 612 3785
Mariana Tavares 954 702 3038
Architects
22691 Bella Rita cir
Boca Raton FL 33433

SITE: 3240 HOLIDAY SPRINGS BLVD MARGATE, FL		CLIENT: MSD BAKERY Jose Mateus Souza	
TITLE: New Bakery		SCALE: NOTED	
DATE: JUN/2025	DRAWN: MT	CHECKED: MT	REVISION: A-1.1
PROJECT NO: 10424	DRAWING NO:	REVISION:	

TO THE BEST OF MY KNOWLEDGE AND ABILITY, THE COMPLETED STRUCTURE DEPICTED ON THESE PLANS COMPLIES WITH APPLICABLE MINIMUM BUILDING CODES. CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND HOLDS RESPONSIBILITY FOR ALL MEASUREMENTS.



POINT OF COMMENCEMENT
THE N.W. CORNER OF SAID TRACT 6

BEARING BASIS (LEGAL)
S.01°01'45\"/>

POINT OF BEGINNING
FIR1/2\"/>

LEGAL DESCRIPTION
THAT PORTION OF TRACT 6 OF HOLYDAY SPRING VILLAGE SECTION THREE,
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 80, PAGE
25 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA DESCRIBED AS
FOLLOWS:

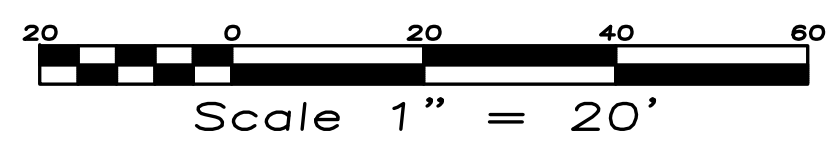
COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 6; THENCE SOUTH
1° 01' 45\"/>

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S.23°30'01\"/>	11.18'
L2	S.39°18'48\"/>	47.34'
L3	S.00°30'12\"/>	77.00'

CURVE TABLE

NUMBER	DELTA	CHORD BEARING	RADIUS	ARC	LC
C1	02°48'55\"/>	S.45°17'37\"/>	1148.27	56.42	56.42
C2	50°11'00\"/>	S.64°24'18\"/>	80.00	70.07	67.85
C3	03°17'15\"/>	N.50°56'07\"/>	948.27	54.41	54.40



SURVEYOR'S NOTES

1. BASIS OF BEARINGS ASSUMED UNLESS OTHERWISE INDICATED ON SKETCH.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT OR PROPERTY APPRAISER WEBSITE.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
4. UNDERGROUND OR INTERIOR PORTIONS OF FOOTINGS, FOUNDATIONS, WALLS OR OTHER NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED.
5. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 UNLESS OTHERWISE INDICATED ON SKETCH.
6. FLOOR ELEVATION OBTAINED FROM MAIN ENTRY WAY OF STRUCTURE UNLESS OTHERWISE INDICATED ON SKETCH.
7. FENCE TIES ARE TO THE CENTER-LINE OF FENCE. WALL TIES ARE TO THE FACE OF WALL.
8. IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
9. THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD VALUES UNLESS OTHERWISE NOTED.
10. PARTY WALLS ARE CENTERED ON PROPERTY LINE AND ARE 0.7' WIDE UNLESS OTHERWISE NOTED.
11. EXISTING CORNERS FOUND OFFSETS WITNESS PROPERTY CORNERS
12. OBSTRUCTED CORNERS ARE WITNESSED BY IMPROVEMENTS.
13. NO ATTEMPT WAS MADE TO LOCATE WRITTEN OR UNWRITTEN EASEMENTS OR RIGHTS-OF-WAY, OTHER THEN THOSE SHOWN HEREON.

CATCH BASIN TABLE

NUMBER	RIM	INVERT	PIPE SIZE
CB1	9.68	S.W. = 5.30'	18"
		E. = 5.80'	18"
CB2	10.34	S.W. = 6.84'	18"
		S. = 6.54'	18"
		E. = 3.99'	36"
		N. = 2.54'	42"

LEGEND

- GUY ANCHOR
- ⊕ WATER METER
- ⊕ FIRE HYDRANT
- ⊕ CABLE BOX
- ⊕ ELECTRIC SERVICE
- ⊕ POOL EQUIPMENT
- ⊕ POWER/LIGHT POLE
- ⊕ SPRINKLER SYSTEM
- ⊕ CONTROL VALVE
- ⊕ FP&L BOX
- ⊕ CATCH BASIN
- ⊕ CLEAN OUT
- ⊕ MANHOLE
- ⊕ WELL
- ⊕ WATER VALVE

CONCRETE/CHAT
ASPHALT PAVEMENT
BRICK/TILE PAVERS
WOOD DECK/DOCK
PROPERTY LINE
CENTERLINE
CONCRETE WALL
METAL FENCE
WOOD/PVC FENCE
OVERHEAD WIRES
ELEVATION

ABBREVIATIONS

- AC AIR CONDITIONER
- AE ANCHOR EASEMENT
- BC BUILDING CORNER
- BM BENCHMARK
- BW BACK OF WALK
- C CALCULATED
- CNF CORNER NOT FOUND
- DE DRAINAGE EASEMENT
- E/F END/FENCE
- EP EDGE OF PAVEMENT
- EW EDGE OF WATER
- F/C FENCE/CORNER
- FF FINISH FLOOR
- F/L FENCE/LINE
- FIP FOUND IRON PIPE
- FIR FOUND IRON ROD
- FN FOUND NAIL
- FN&D FOUND NAIL & DISC
- FN&T FOUND NAIL & TAB
- FP&L FLORIDA POWER & LIGHT
- GEN GENERATOR
- INSTR INSTRUMENT
- OP OPEN PORCH
- ORB OFFICIAL RECORD BOOK
- M MEASURED
- NBS NOT TO SCALE
- PB PLAT BOOK
- PC POINT OF CURVATURE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PG PAGE
- PRC POINT OF REVERSE CURVE
- PRM PERMANENT REFERENCE MONUMENT
- PT POINT OF TANGENCY
- R RECORD
- RAD RADIAL
- RW RIGHT-OF-WAY
- SN&D SET NAIL & DISC 5495
- SP SCREENED PORCH
- SP&C SET 1/2" PIN & CAP 5495
- UE UTILITY EASEMENT

ATLANTIC COAST SURVEYING

PAUL J. STOWELL
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATION NO. 5241
ATLANTIC COAST SURVEYING, INC.
13798 NW 4th Street, Suite 306
Sunrise, FL 33325
P: 954.587.2100 E: info@acsiweb.net

CERTIFIED TO:
MSD BAKERY LLC
PROPERTY ADDRESS
HOLIDAY SPRINGS BOULEVARD
MARGATE, FL 33063
BOUNDARY SURVEY
INVOICE # 4493202
SURVEY DATE 01/27/26
FLOOD ZONE X0.2%
MAP DATE 07/31/24
MAP NUMBER 120047 0165H