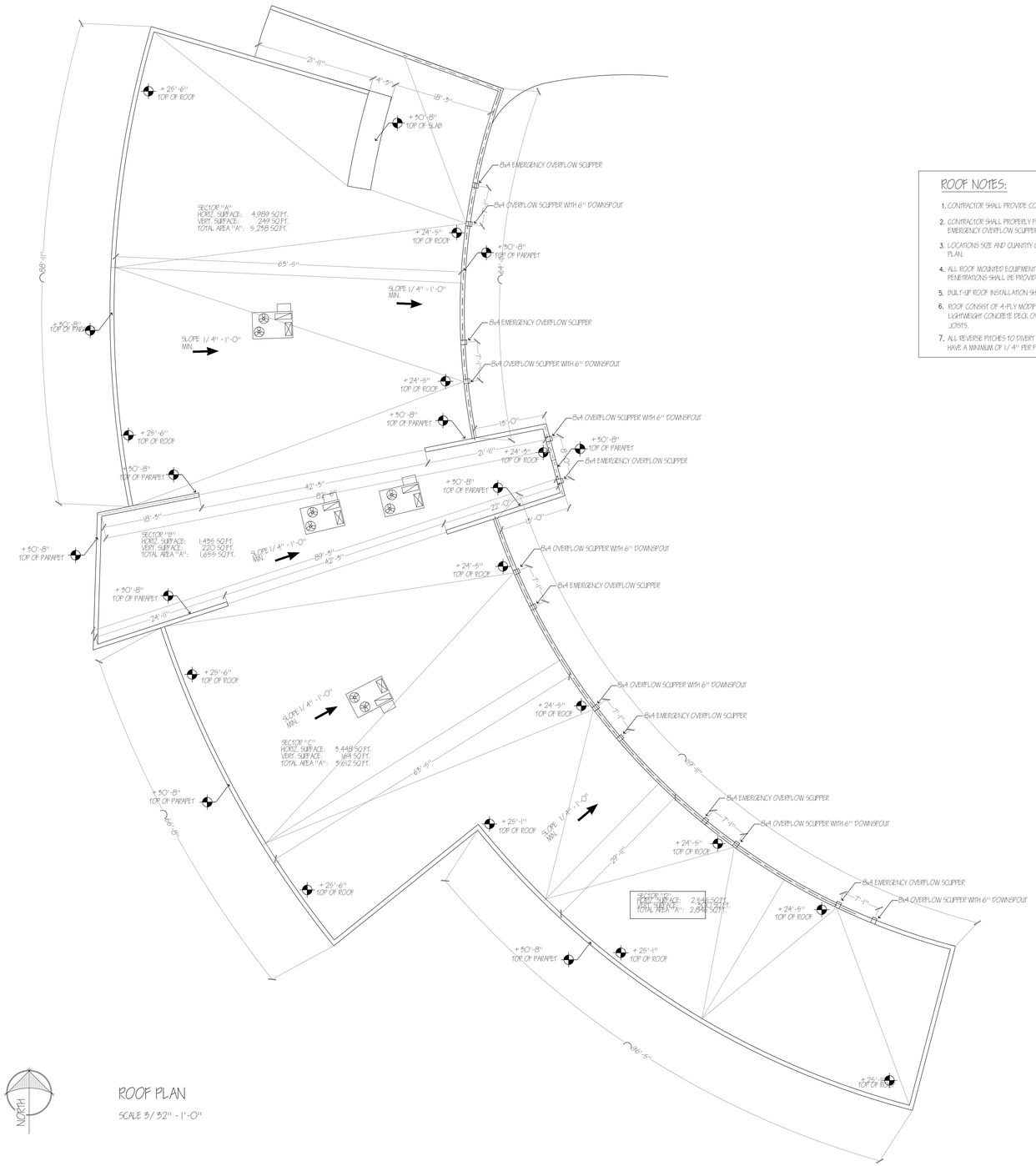


NORTH

ROOF PLAN

SCALE 3/32" - 1'-0"

ROOF LEGEND

O.S. 12" WIDE X 16" LONG X 8" HIGH GALV. METAL SCUPPER W/ 6" X 6" GALV. METAL DOWNSPOUTS.

E.O.S. 20" WIDE X 16" LONG X 8" HIGH PRECAST CONCRETE EMERGENCY OVERFLOW ROOF SCUPPERS, MODEL "C" AS MANUF. BY DENMARK ART STONE CO. OR APPROVED EQUAL.

NOTE:
BASE OF EMERGENCY OVERFLOW SCUPPER (E.O.S.) SHALL BE SET A MIN. OF 2", MAX OF 4", ABOVE ROOF SURFACE.

ROOF NOTES:

1. CONTRACTOR SHALL PROVIDE CONTINUOUS CANT ALONG ENTIRE PARAPET PERIMETER.
2. CONTRACTOR SHALL PROPERLY FLASH & SEAL PERIMETER OF ALL OVERFLOW AND EMERGENCY OVERFLOW SCUPPERS.
3. LOCATIONS SIZE AND QUANTITY OF SCUPPERS ARE AS SHOWN ON ARCHITECTURAL ROOF PLAN.
4. ALL ROOF MOUNTED EQUIPMENT SHALL BE MOUNTED ON CURBS. ALL OTHER ROOF PENETRATIONS SHALL BE PROVIDED WITH PITCH PANS.
5. BUILT-UP ROOF INSTALLATION SHALL BE DONE BY A QUALIFIED ROOFING CONTRACTOR.
6. ROOF CONSIST OF 4-PLY MODIFIED BUILT-UP ROOF OVER LIGHTWEIGHT CONCRETE DECK OVER GALV. METAL DECK OVER STEEL JOISTS.
7. ALL REVERSE PITCHES TO DIVERT WATER TOWARDS ROOF DRAINS SHALL HAVE A MINIMUM OF 1/ 4" PER FOOT SLOPE.

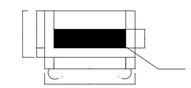
Roof Drain/ Overflow Scupper Calculations

ROOF DRAIN / R.W.L.

MAX. ROOF DRAIN TRIBUTARY AREA.		ROOF DRAIN / R.W.L. SIZE
AREA "A":	5,238 S.F.	6" SQ. REQUIRED @ AREA "A"
AREA "B":	1,695 S.F.	6" SQ. REQUIRED @ AREA "B"
AREA "C":	3,612 S.F.	6" SQ. REQUIRED @ AREA "C"
AREA "D":	2,846 S.F.	6" SQ. REQUIRED @ AREA "D"

ROOF DRAIN/ R.W.L. AREA:
6"x6" AREA: 36 S.I.

TYPICAL SCUPPER
@ EVERY ROOF DRAIN/ PARAPET.



TYPICAL EMERGENCY OVERFLOW DETAIL TYPE

OVERFLOW SCUPPER AREA PROVIDED:
@ AREAS W/ 6" SQ. R.W.L. PROVIDE SCUPPER FOR:
36 S.I.

O.S. : 12" WIDE X 8" HIGH
GALV. METAL OVERFLOW SCUPPER

EFFECTIVE AREA PROVIDE= 10"x4" = 40 S.I.
REQUIRED: 36 S.I.

EMERGENCY
OVERFLOW SCUPPER AREA REQUIRED:
3 X 36 S.I. = 108 S.I.

E.O.S. : 20" WIDE X 16" DEEP X 8" HIGH
PRECAST CONCRETE SCUPPER

EFFECTIVE AREA PROVIDED. = 18"x8" = 94 S.I
(2 E.O.S. / DOWNSPOUT PROVIDED)
REQUIRED = 108 S.I.

TOTAL ROOF AREA "X" — 194,797 S.F.

NOTE:
ROOF SYSTEM IS DESIGNED TO PREVENT THE ACCUMULATION OF MORE THAN FIVE (5) INCHES OF WATER ON ANY PORTION OF THE ROOF.

NOTE:
BASE OF EMERGENCY OVERFLOW SCUPPER MUST BE PLACED AT A MIN. OF 2" AND A MAX. OF 4" ABOVE THE ROOF SURFACE

CHARTER SCHOOL LAYOUT
ROOF PLAN

DRAWN:	G.B.
CHECKED:	J.P.
DATE:	05/10/2016
SCALE:	3/32"=1'-0"
JOB NO.:	C224

PROJECT TITLE: CITY OF NORTH MIAMI BEACH & SOCCER DEVELOPMENT GROUP
PROPOSED NEW CHARTER SCHOOL @ PATRICIA MISHCON PARK

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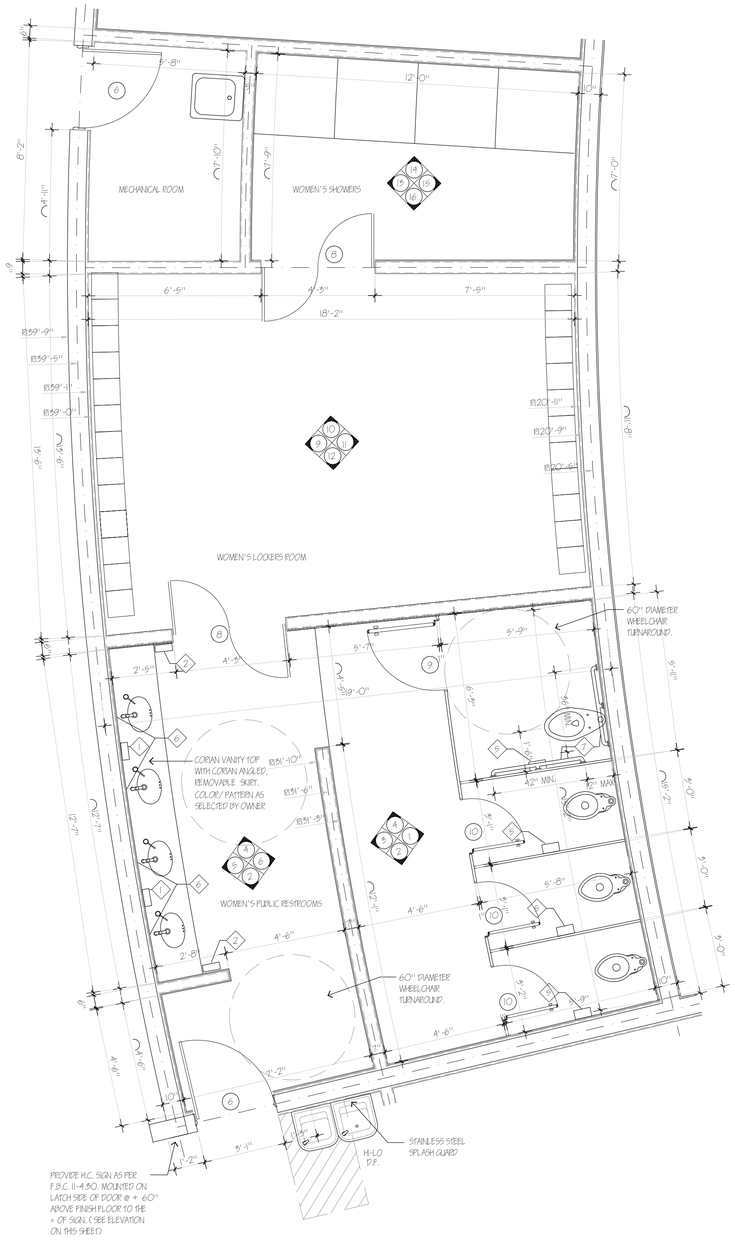
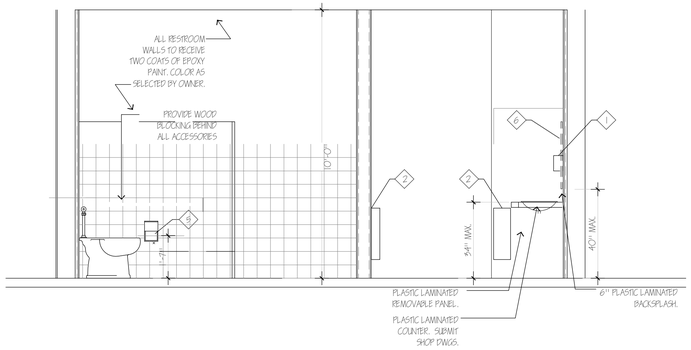
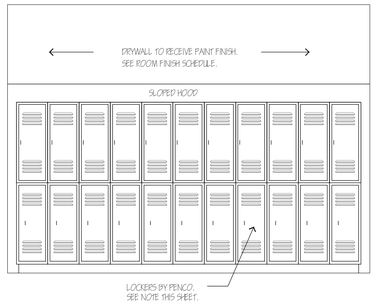


WOMEN'S RESTROOMS PLAN 3/8"=1'-0"

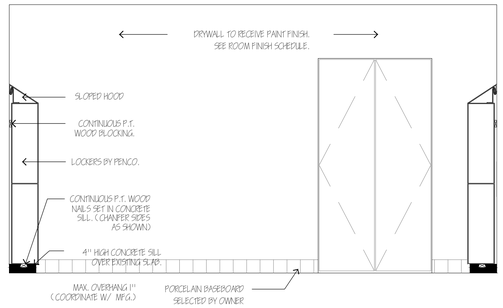
NORTH



4 Elevation 3/8"
WOMAN PUBLIC RESTROOMS



9 Elevation 3/8"
WOMAN PUBLIC RESTROOMS



12 Elevation 3/8"
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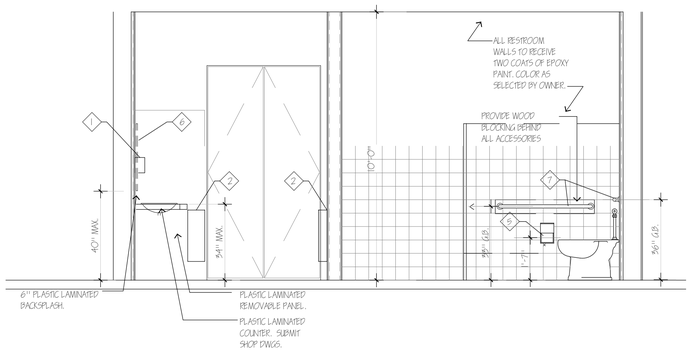

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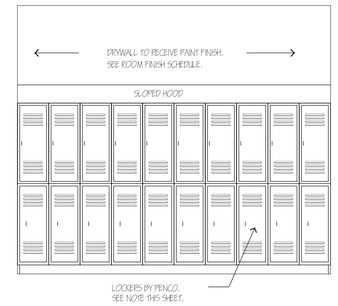

11 Elevation 3/8"
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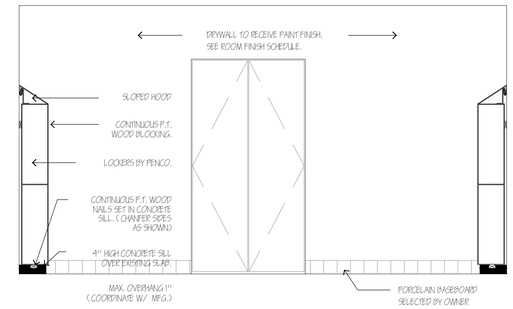

10 Elevation 3/8"
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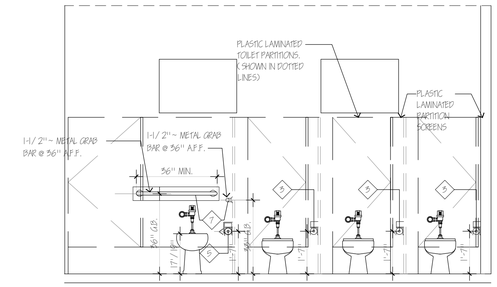
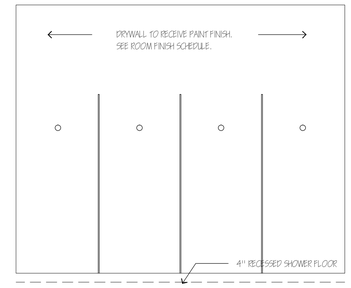
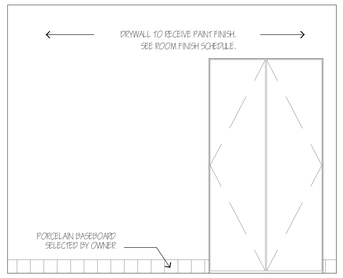


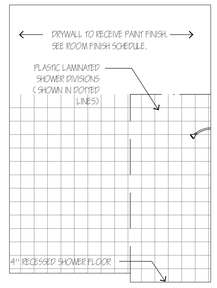
1 Elevation 3/8"
WOMAN PUBLIC RESTROOMS



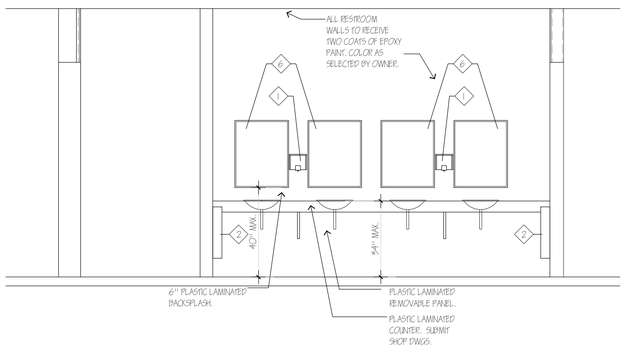
14 Elevation 3/8"
WOMAN PUBLIC RESTROOMS



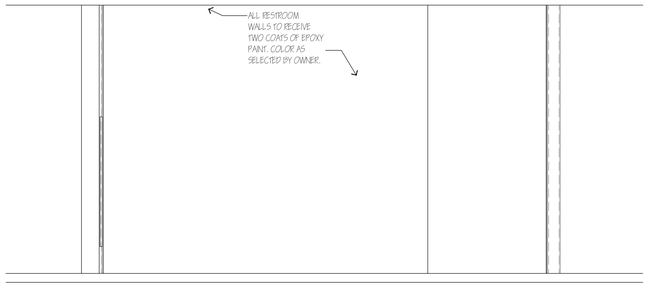
16 Elevation 3/8"
WOMAN PUBLIC RESTROOMS



13 Elevation 3/8"
WOMAN PUBLIC RESTROOMS



5 Elevation 3/8"
WOMAN PUBLIC RESTROOMS



3 Elevation 3/8"

CHARTER SCHOOL
WOMEN'S RESTROOMS PLAN

DRAWN:	G.B.
CHECKED:	J.P.
DATE:	05/10/2016
SCALE:	3/8"=1'-0"
JOB. NO.:	C224

PROJECT TITLE: CITY OF NORTH MIAMI BEACH & SOCCER DEVELOPMENT GROUP
PROPOSED NEW CHARTER SCHOOL @ PATRICIA MISHCON PARK

NE 16th AVENUE & NE 165th STREET - NORTH MIAMI BEACH, FLORIDA

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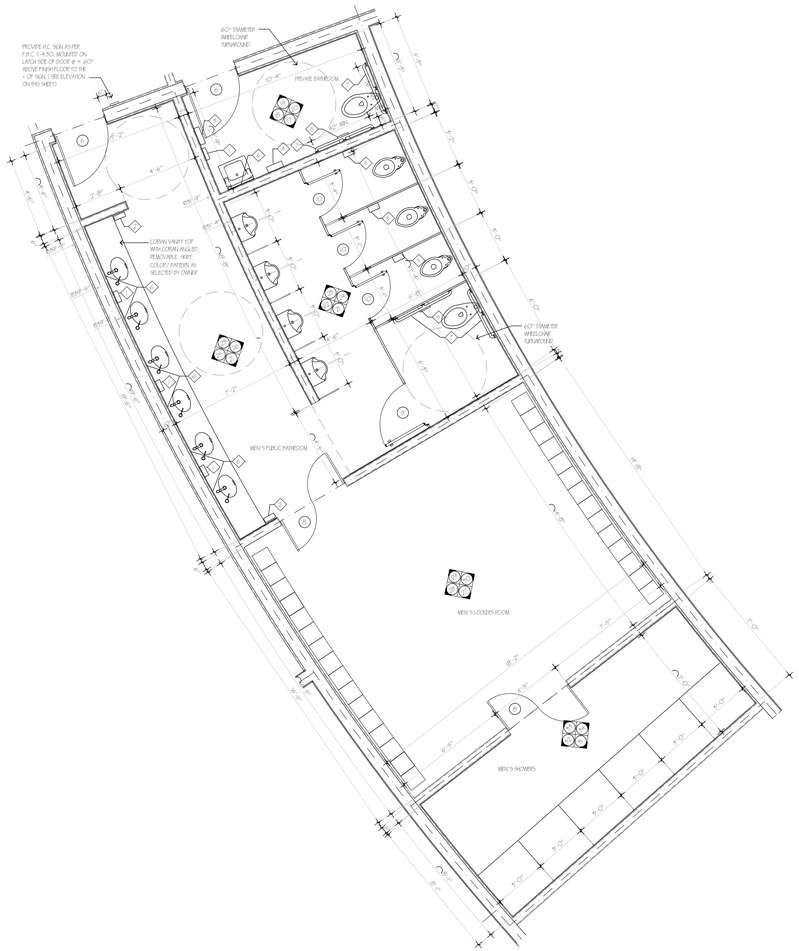


NORTH

MEN'S RESTROOMS PLAN 1/ 4"=1'-0"

PARTITION SUPPORT NOTE:

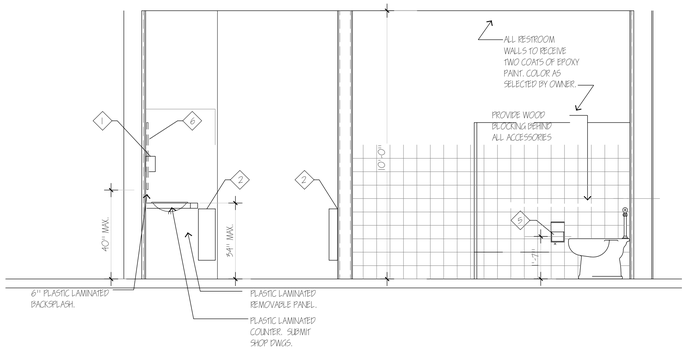
ALL PARTITIONS SUPPORTING WALL-HUNG CABINETS OR PLUMBING FIXTURES SHALL COMPLY W/ F.B.C. 2318.1.9 & 2917.5.1.

F.B.C. 2318.1.9 - NON-BEARING PARTITIONS SUPPORTING WALL HUNG PLUMBING FIXTURES AND WALL CABINETS SHALL BE NOT LESS THAN 2X4, @ 16" O.C. MAX. OR NOT LESS THAN 2X6 @ 24" O.C. MAX.
F.B.C. 2318.1.16.1 - A MINIMUM 2X4 HORIZONTAL WOOD MEMBER, SECURELY FASTENED TO NOT LESS THAN TWO SUCH STUDS, SHALL BE INSTALLED FOR THE ATTACHEMENT OF EACH WALL HUNG PLUMBING FIXTURE AND/ OR CABINET.

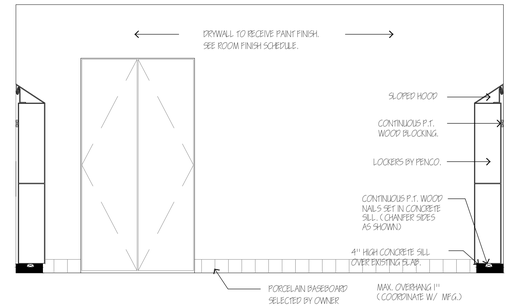
F.B.C. 2917.5.1.1 STEEL STUDS SUPPORTING WALL HUNG PLUMBING FIXTURES SHALL BE DOUBLED OR NOT LESS THAN 20 GAUGE WITH A MINIMUN EFFECTIVE MOMENT OF INERTIA EQUAL TO 0.064 IN. (560 M).

F.B.C. 2917.5.1.2 SUCH STUDS SHALL BE RIGIDLY CONNECTED TOP AND BOTTOM TO PREVENT SIGNIFICANT END ROTATION OR DISPLACEMENT.

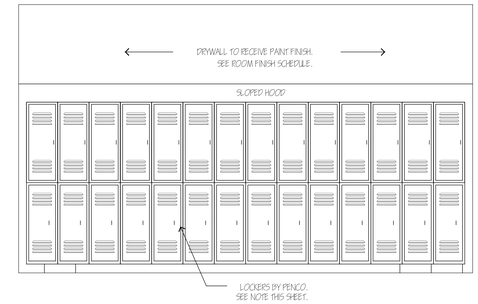
F.B.C. 2917.5.1.3 A HORIZONTAL MEMBER SECURELY FASTENED TO NOT LESS THAN TWO STUDS SHALL BE INSTALLED FOR THE ATTACHMENT OF EACH WALL HUNG PLUMBING FIXTURE.



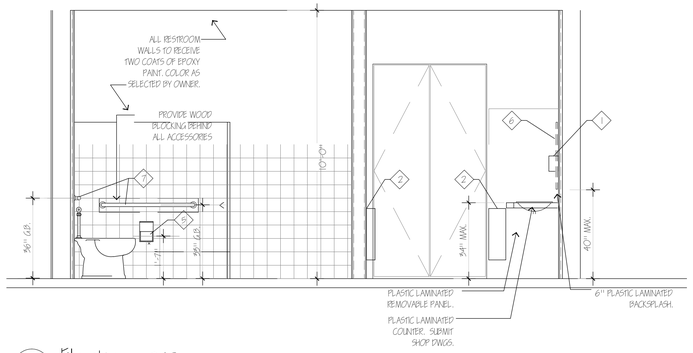
23 Elevation 3/ 8"
MEN PUBLIC RESTROOMS



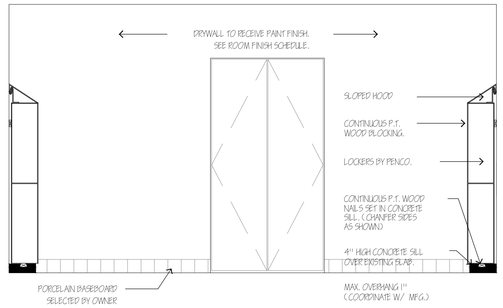
29 Elevation 3/ 8"
MEN PUBLIC RESTROOMS



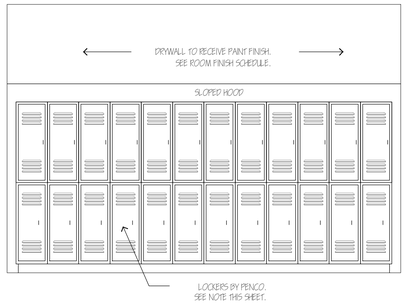
28 Elevation 3/ 8"
MEN PUBLIC RESTROOMS



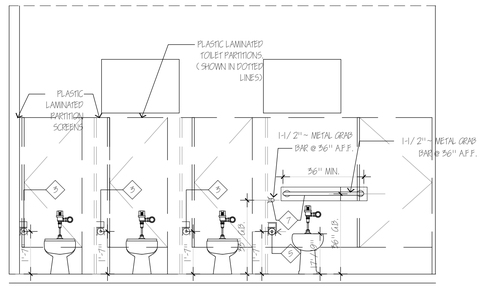
21 Elevation 3/ 8"
MEN PUBLIC RESTROOMS



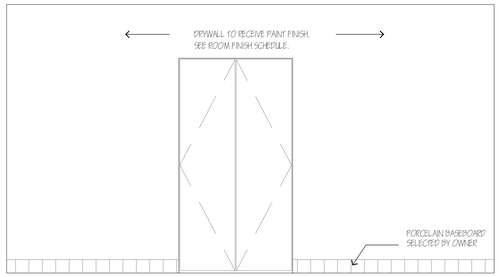
27 Elevation 3/ 8"
MEN PUBLIC RESTROOMS



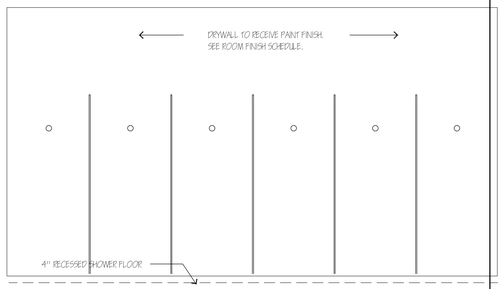
30 Elevation 3/ 8"
MEN PUBLIC RESTROOMS



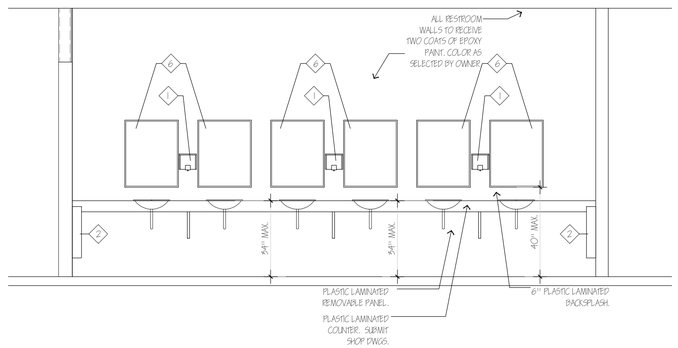
24 Elevation 3/ 8"
MEN PUBLIC RESTROOMS



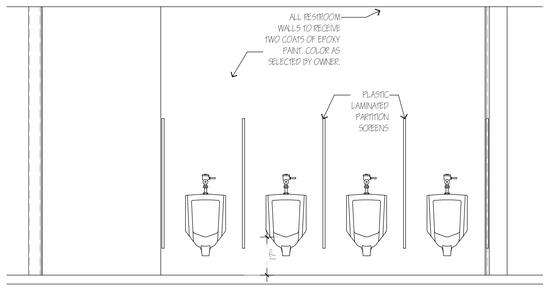
33 Elevation 3/ 8"
MEN PUBLIC RESTROOMS



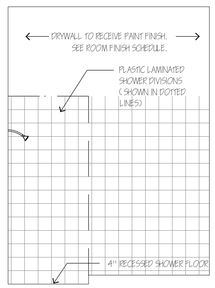
31 Elevation 3/ 8"
MEN PUBLIC RESTROOMS



25 Elevation 3/ 8"
MEN PUBLIC RESTROOMS



22 Elevation 3/ 8"
MEN PUBLIC RESTROOMS



32 Elevation 3/ 8"
MEN PUBLIC RESTROOMS

CHARTER SCHOOL
MEN'S RESTROOMS PLAN

DRAWN:	G.B.
CHECKED:	J.P.
DATE:	05/ 10/ 2016
SCALE:	3/ 8"1'-0"
JOB. NO.:	C224

PROJECT TITLE: CITY OF NORTH MIAMI BEACH & SOCCER DEVELOPMENT GROUP
PROPOSED NEW CHARTER SCHOOL @ PATRICIA MISHCON PARK

NE 16th AVENUE & NE 165th STREET - NORTH MIAMI BEACH, FLORIDA

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E MAIL: construkomusa@hotmail.com

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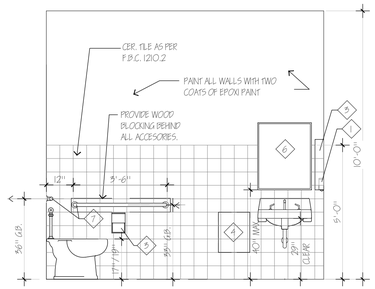
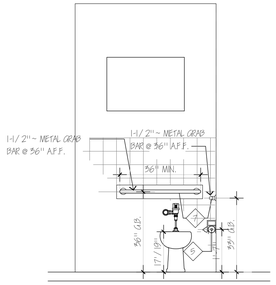
MEN'S RESTROOMS PLAN 3/8"=1'-0"

SIGN ELEVATION MALE

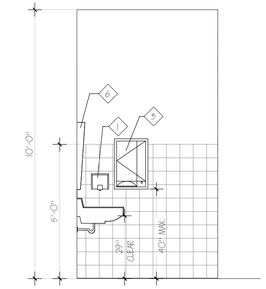
SIGN ELEVATION WOMEN



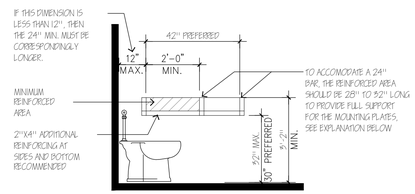
17 Elevation 3/8"
PRIVATE RESTROOMS



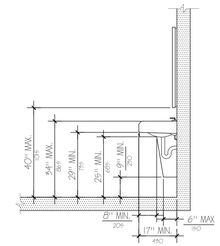
20 Elevation 3/8"
PRIVATE RESTROOMS



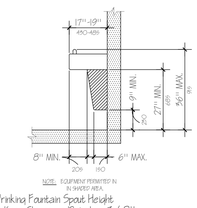
18 Elevation 3/8"
PRIVATE RESTROOMS



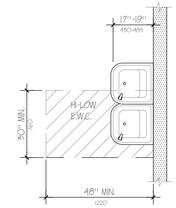
Minimum Reinforcing To The Side Of Toilets.



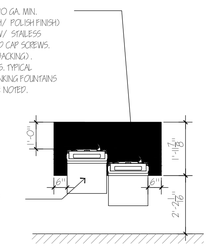
Lavatory Spout Height & Knee Clearance Detail 3/8"



Drinking Fountain Spout Height & Knee Clearance Detail 3/8"



Clear Floor Space At Drinking Fountains 3/8"



Typical Hi-Lo Backsplash Detail. 3/8"

PARTITION SUPPORT NOTE:

ALL PARTITIONS SUPPORTING WALL-HUNG CABINETS OR PLUMBING FIXTURES SHALL COMPLY W/ F.B.C. 2918.1.1.15 & 2917.9.1.

F.B.C. 2918.1.1.15 - NON-BEARING PARTITIONS SUPPORTING WALL HUNG PLUMBING FIXTURES AND WALL CABINETS SHALL BE NOT LESS THAN 2X4, @ 16" O.C. MAX. OR NOT LESS THAN 2X6 @ 24" O.C. MAX.
F.B.C. 2918.1.1.16.1 - A MINIMUM 2X4 HORIZONTAL WOOD MEMBER, SECURELY FASTENED TO NOT LESS THAN TWO SUCH STUDS, SHALL BE INSTALLED FOR THE ATTACHEMENT OF EACH WALL HUNG PLUMBING FIXTURE AND/ OR CABINET.

F.B.C. 2917.9.1.1 STEEL STUDS SUPPORTING WALL HUNG PLUMBING FIXTURES SHALL BE DOUBLED OR NOT LESS THAN 20 GAUGE WITH A MINIMUM EFFECTIVE MOMENT OF INERTIA EQUAL TO 0.064 IN. (26.0 M).

F.B.C. 2917.9.1.2 SUCH STUDS SHALL BE RIGIDLY CONNECTED TOP AND BOTTOM TO PREVENT SIGNIFICANT END ROTATION OR DISPLACEMENT.

F.B.C. 2917.9.1.3 A HORIZONTAL MEMBER SECURELY FASTENED TO NOT LESS THAN TWO STUDS SHALL BE INSTALLED FOR THE ATTACHMENT OF EACH WALL HUNG PLUMBING FIXTURE.

NOTES

1. MOUNTING HEIGHTS OF ALL ACCESSORIES SHALL COMPLY W/ HANDICAP REQUIREMENTS.
2. PROVIDE WOOD BLOCKING FOR THE FASTENING OF ALL ACCESSORIES TO WALLS.
3. ALL RESTROOM WALLS SHALL BE PAINTED W/ TWO COATS OF EPOXY PAINT. COLOR TO BE SELECTED BY TENANT.
4. COLOR OF PLUMBING FIXTURES SHALL BE "WHITE"
5. PROVIDE BOLT CAPS FOR ALL TOILETS.
6. ALL SUPPLY VALVES TO LAVATORIES AND WATER CLOSETS SHALL BE CHROME PLATED WITH ESCUTCHEON PLATES AND MOUNTED ABOVE BASE.
7. PROVIDE LEVER OPERATED FAUCETS AT ALL LAVATORIES. COMPLY W/ HANDICAP STANDARDS.
8. ALL GALV. METAL STUDS IN RESTROOM WALLS SHALL BE 20 GAUGE.

PLUMBING FIXTURE SCHEDULE

FIXTURE	MANUFACTURER / MODEL	
WATER CLOSET	AMERICAN STANDARD	5PS-2234.C16 WHITE (FLUSH VALVE).
WATER CLOSET (HANDICAP)	AMERICAN STANDARD	5PS-5045 WHITE (FLUSH VALVE).
WATER CLOSET VALVE	SLOAN	REGAL-111
HC LAVATORY (WALL MOUNT)	AMERICAN STANDARD	5PS-0521
COUNTERTOP LAVATORY	AMERICAN STANDARD	5PS-0476
LAVATORY FAUCET	AMERICAN STANDARD	MONTEREY-9.6.01.170
WATER COOLER (HI-LO)	ELKAY	EZTLBC
URINAL	AMERICAN STANDARD	5PS-6561
URINAL VALVE	ZURN	Z6000SL POLISHED CHROME.
LUNCH ROOM SINK	DAYTON	D.36-129.22 STAINLESS STEEL W/ STRAINER.
LUNCH ROOM SINK FAUCET	ELKAY	LK-4101-F W/ HOSE AND SPRAY.
JANITOR'S SINK	ENAMELING	86B
JANITOR'S UTILITY FAUCET	AMERICAN STANDARD	8344.112 POLISHED CHROME.
MOP SINK	ELM-MUSTEE	65 M

RESTROOM ACCESSORIES SCHEDULE

MARK	DESCRIPTION	MODEL
1	SOAP DISPENSER (WALL MOUNTED)	B-2112
2	PAPER TOWEL DISPENSER/ WASTE DISPOSAL.	B-3944
3	PAPER TOWEL DISPENSER (SURFACE MOUNTED)	B-2621
4	PAPER TOWEL DISPOSAL (SURFACE MOUNTED)	B-279
5	TOILET PAPER DISPENSER	B-2740
6	MIRROR (24" W X 36" H)	B-295-2436
7	GRAB BARS (SEE FLOOR PLAN FOR LOCATION & SIZE)	B-6806 X 42" B-6806 X 36"

NOTE:
ALL RESTROOM ACCESSORIES, CALLED FOR IN DRAWING ARE BY BOBRICK OR EQUAL. MOUNTING HEIGHT OF ALL ACCESSORIES SHALL COMPLY WITH HANDICAP REQUIREMENTS.

HANDICAP ACCESSIBILITY AND GENERAL NOTES:

1. THE DESIGN OF SPACES DEPICTED IN THESE DRAWINGS COMPLIES WITH THE ACCESSIBILITY REQUIREMENTS OF THE FLORIDA BUILDING CODE 2004 EDITION.
2. BUILDING SHALL INCLUDE AN ACCESSIBLE ROUTE FOR THE PUBLIC FROM ACCESSIBLE PARKING SPACES TO ENTRY DOORS AND INTO THE BUILDING. ALL PUBLIC AREAS ARE ACCESSIBLE AND HAVE NO LEVEL CHANGES GREATER THAN ½".
3. ALL DOORS IN ACCESSIBLE AREAS SHALL PROVIDE A MINIMUM CLEAR OPENING OF 32" WHEN DOOR IS OPEN 90 DEGREES. (34 INCH DOOR PROVIDES MINIMUM ACCEPTABLE OPENING)
4. DOOR HARDWARE SHALL HAVE A SHAPE EASY TO GRASP WITHOUT TIGHT GRASPING, PINCHING OR TWISTING. ACCEPTABLE HARDWARE MECHANISMS ARE: LEVEL HANDLES, PUSH TYPE HARDWARE AND U-SHAPED HANDLES. SAID HARDWARE SHALL BE MOUNTED NO HIGHER THAN 48-INCHES A.F.F.
5. RESTROOMS SHALL BE PROVIDED WITH GRAB BARS AROUND WATER CLOSETS, INSTALLED ACCORDING TO THESE DRAWINGS. WATER CLOSETS SHALL BE PLACED 30 AS TO ALLOW A GRAB BAR TO BE INSTALLED ABOVE AND ON ONE SIDE OF THE FIXTURE WITH A MINIMUM CLEARANCE OF 18-INCHES FROM THE CENTER LINE OF THE WATER CLOSET TO ADJACENT WALL OR FIXTURES. CENTER OF GRAB BARS SHALL BE MOUNTED AT 33 TO 36-INCHES A.F.F. WATER CLOSETS SHALL BE 30-INCHES IN DEPTH AND 17-INCHES TO 19-INCHES IN HEIGHT A.F.F., MEASURED TO THE TOP OF THE SEAT. LAVATORIES SHALL BE A MINIMUM OF 17-INCHES DEEP AND 19-INCHES WIDE. LAVATORIES SHALL BE PLACED WITH A MINIMUM OF 9½-INCHES BETWEEN LAVATORY AND ADJACENT WALL. FIXTURE RIM SHALL OCCUR AT A MAXIMUM HEIGHT OF 34-INCHES A.F.F. FAUCETS SHALL BE LEVER OPERATED (COMPLY WITH HANDICAP STANDARDS.) EXPOSED HOT WATER PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
6. COLOR OF PLUMBING FIXTURES SHALL BE "WHITE"
7. PROVIDE BOLT CAPS FOR ALL WATER CLOSETS.
8. ALL SUPPLY VALVES TO LAVATORIES AND WATER CLOSETS SHALL BE CHROME PLATED WITH ESCUTCHEON (MOUNTED ABOVE WALL BASE).
9. ALL METAL STUDS AT RESTROOM WALLS SHALL BE 20-GAUGE. METAL STUDS SUPPORTING WALL-HUNG PLUMBING FIXTURES SHALL BE RIGIDLY CONNECTED AT TOP AND BOTTOM TO PREVENT SIGNIFICANT ROTATION OR DISPLACEMENT.
10. PROVIDE WOOD BLOCKING FOR THE ATTACHMENT OF ALL ACCESSORIES TO WALLS.
11. MOUNTING HEIGHTS OF ALL ACCESSORIES SHALL COMPLY W/ HANDICAP REQUIREMENTS.
12. ALL RESTROOM WALLS SHALL RECEIVE TWO COATS OF EPOXY PAINT. COLOR AS SELECTED BY OWNER.
13. PROVIDE RESTROOM TACTILE SIGNAGE AT EACH RESTROOM BEARING THE HANDICAP SYMBOL. SIGNAGE MODEL # (ADA) 55-4 MANUFACTURED BY THE SOUTH WELL COMPANY OR EQUAL. COLOR TO BE "91E5A" WEATHERED GRAY WITH WHITE CORE. LETTERING STYLE : HELVETICA REGULAR.
14. DRINKING FOUNTAINS, WALL AND POST-MOUNTED CANTILEVERED UNITS, SHALL HAVE A CLEAR KNEE SPACE BETWEEN THE BOTTOM OF THE APRON AND THE FLOOR OF AT LEAST 27-INCHES HIGH, 30-INCHES WIDE AND 17-INCHES TO 19-INCHES DEEP WITH A MINIMUM CLEAR FLOOR SPACE OF 30-INCHES BY 48-INCHES. THE SPOUT SHALL BE LOCATED AT THE FRONT OF THE UNIT AND OCCUR NO HIGHER THAN 36-INCHES A.F.F. (MEASURED FROM THE FINISHED FLOOR TO THE SPOUT OUTLET) AND SHALL PROVIDE A MINIMUM 4-INCH HIGH WATER FLOW.
15. LIGHT SWITCHES, ELECTRICAL RECEPTACLES AND OTHER CONTROLS SHALL BE LOCATED WITH OPERABLE COMPONENTS AT 48-INCHES MAXIMUM AND 15-INCHES MINIMUM A.F.F.

STAINLESS STEEL KITCHEN SINK SHALL BE MAX. 6½" DEEP WITH LEVER TYPE FAUCET ABLE TO OPERATE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBF.

CHARTER SCHOOL
ADMINISTRATION RESTROOMS PLAN

DRAWN:	G.B.
CHECKED:	J.P.
DATE:	05/10/2016
SCALE:	3/8"=1'-0"
JOB. NO.:	C224

PROJECT TITLE: CITY OF NORTH MIAMI BEACH & SOCCER DEVELOPMENT GROUP
PROPOSED NEW CHARTER SCHOOL @ PATRICIA MISHCON PARK

NE 16th AVENUE & NE 165th STREET - NORTH MIAMI BEACH, FLORIDA

PLANA INTERNATIONAL
1065 SW 12th STREET
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CONSTRUKOMUSA
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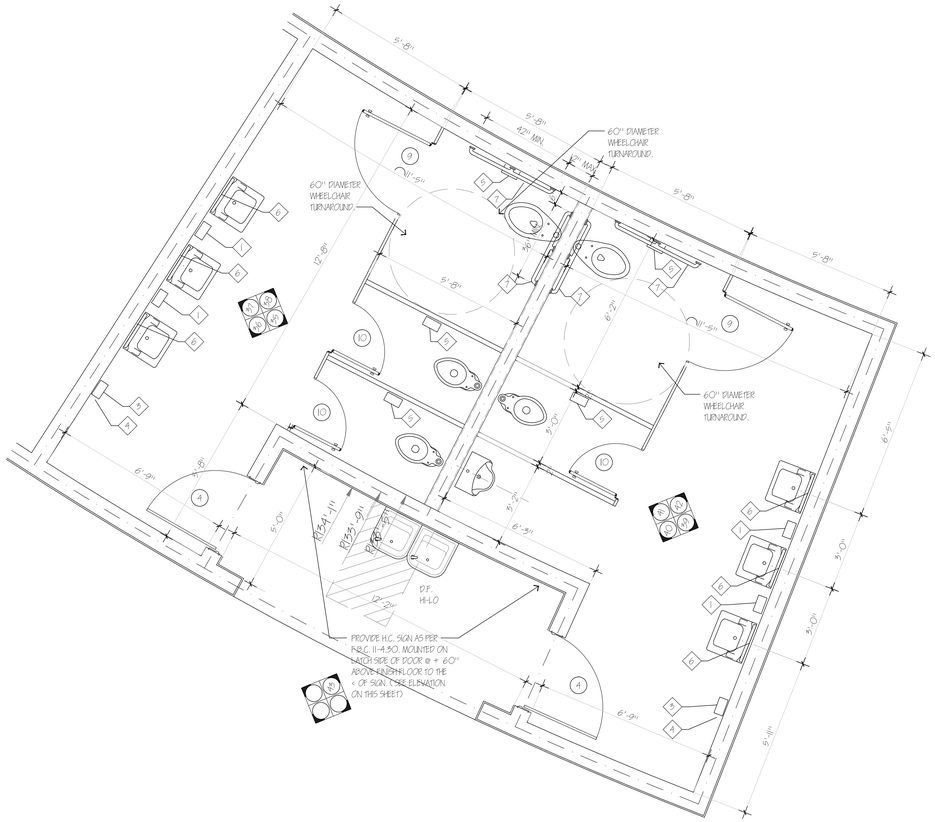
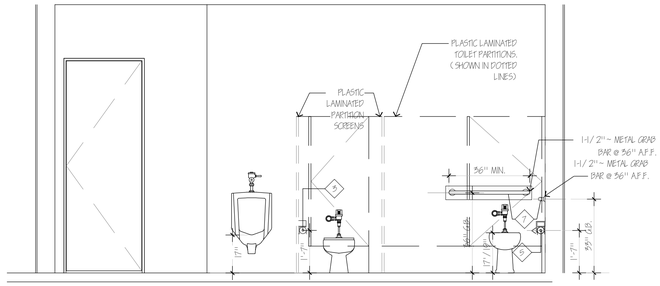
PHONE: (954) 999-6089 ±FAX: (866) 610-4414
E MAIL: construkomusa@hotmail.com

A-7.3



PUBLIC RESTROOMS PLAN 3/8"=1'-0"

NORTH



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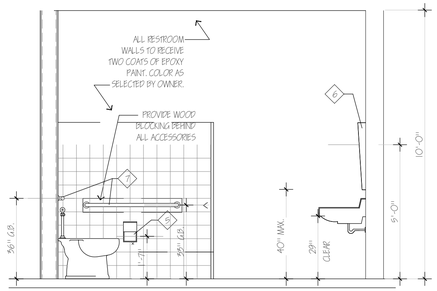
CITY'S PUBLIC RESTROOMS



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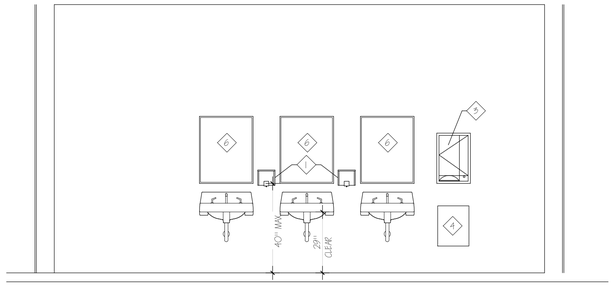

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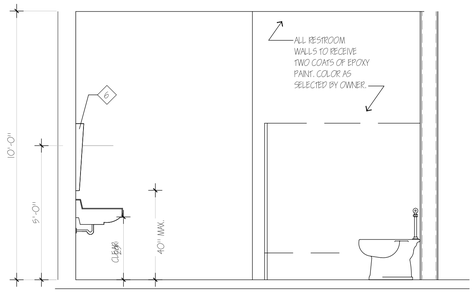

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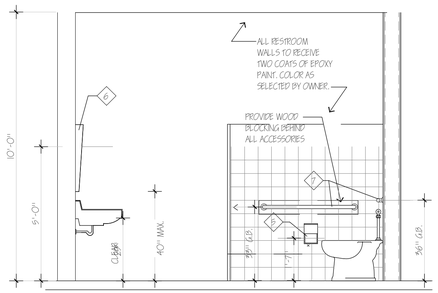

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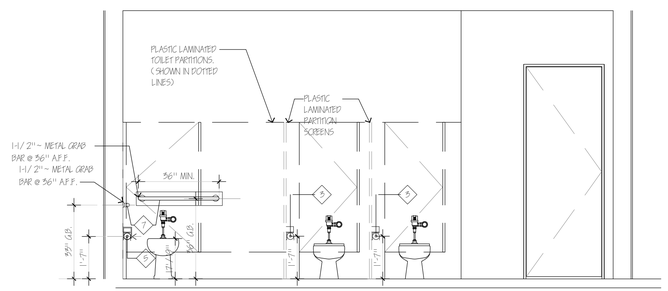

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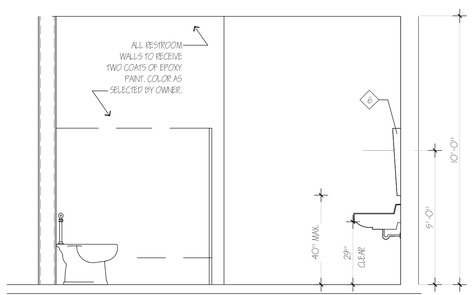

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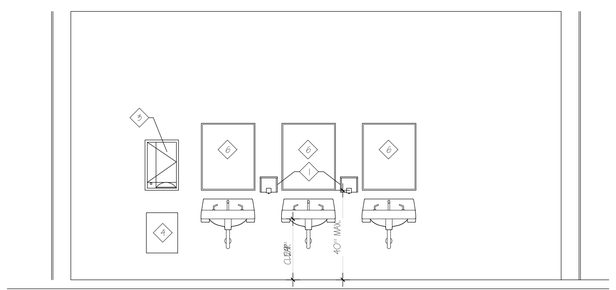
CITY'S PUBLIC RESTROOMS



37 Elevation 3/8"
CITY'S PUBLIC RESTROOMS

CHARTER SCHOOL
CITY OF NORTH MIAMI BEACH
PUBLIC RESTROOMS PLAN

DRAWN:	G.B.
CHECKED:	J.P.
DATE:	09/10/2016
SCALE:	3/8"=1'-0"
JOB. NO.:	C224

PROJECT TITLE: CITY OF NORTH MIAMI BEACH & SOCCER DEVELOPMENT GROUP
PROPOSED NEW CHARTER SCHOOL @ PATRICIA MISHCON PARK

NE 16th AVENUE & NE 165th STREET - NORTH MIAMI BEACH, FLORIDA

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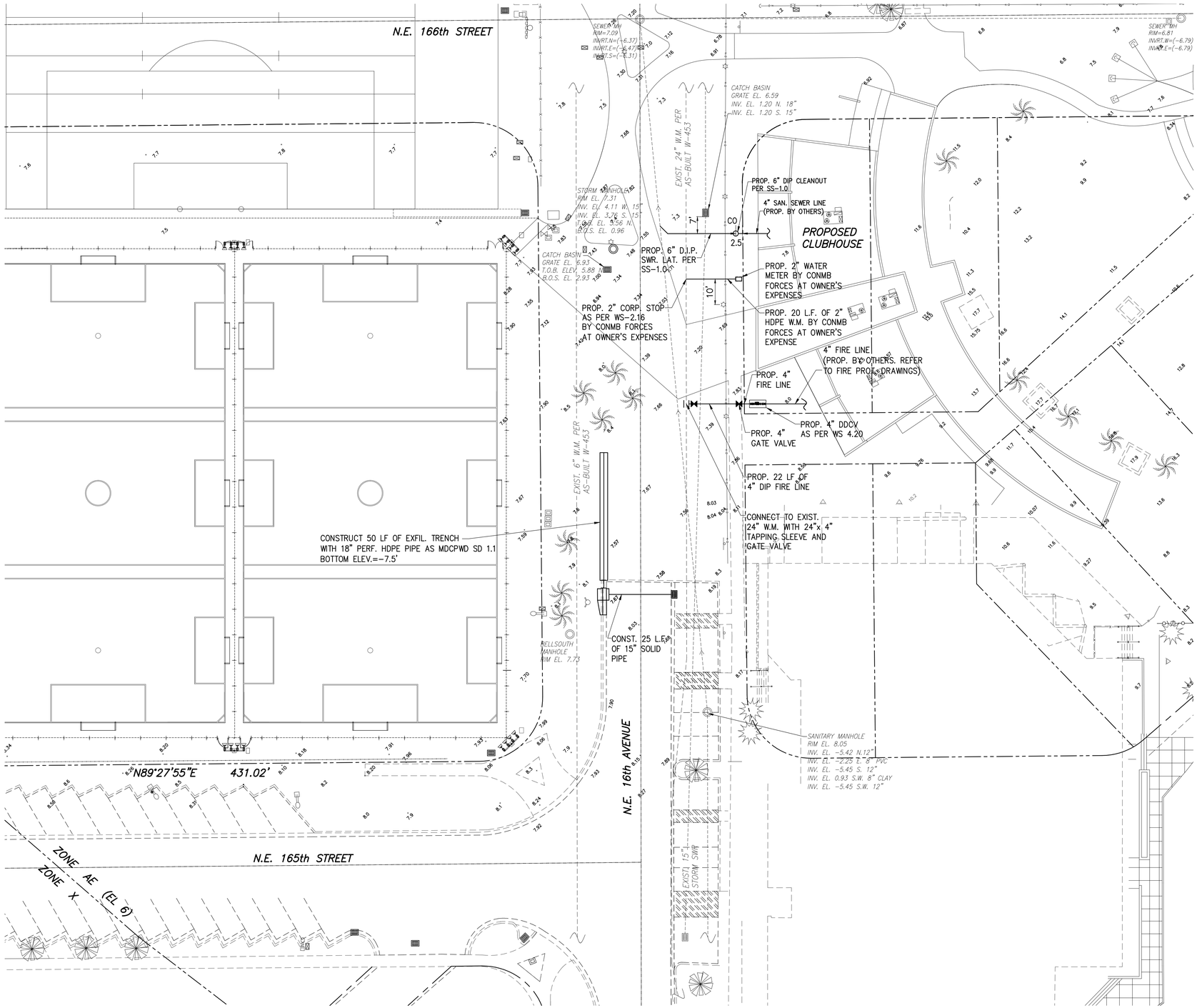
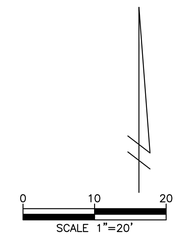
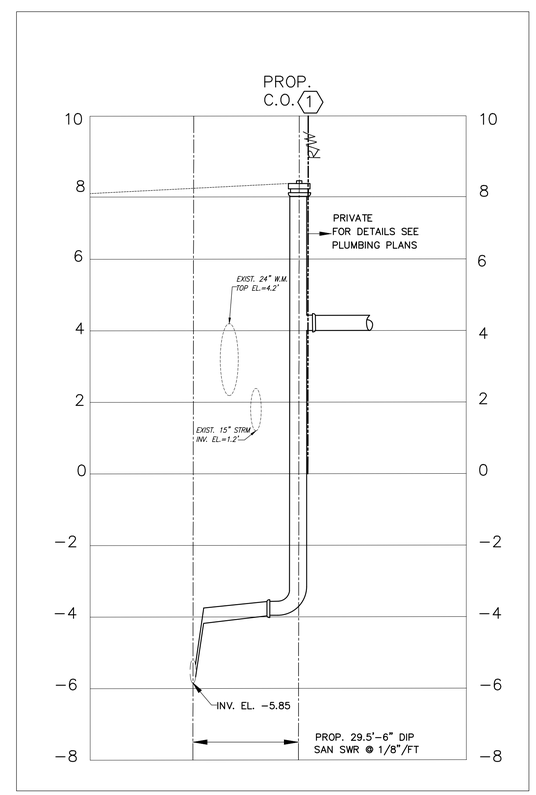
A-7.4



CONTRACTOR TO VERIFY EXACT LOCATION AND ELEVATION OF EXIST. PIPES, MH'S AND POINT OF CONNECTION PRIOR TO COMMENCEMENT OF WORK.



SEWER LATERAL PROFILE



SCALE: H:1"=20'/ V:1"=2'

ACE ENGINEERING SOLUTIONS, INC.
IPLANASR@AOL.COM
DESIGN AND CONSULTING SERVICES

REVISIONS	BY

PROPOSED SOCCER FIELDS CLUBHOUSE WATER, FIRE, AND SEWER CONNECTIONS/DRAINAGE PLAN AND PROFILE

IVONNE PLANAS, P.E.
FL. LICENSE 67358

DATE 02-20-2016

SCALE AS SHOWN

DRAWN I.P.

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF ACE ENGINEERING SOLUTIONS, INC., WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY OWNER ON OTHER PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO ACE ENGINEERING SOLUTIONS, INC.

Regulatory and Economic Resources
RER NOTES ON WATER-SEWER INSTALLATION

1. A preferred horizontal distance (outside to outside) of 10 feet or minimum of 6 feet shall be maintained between gravity or pressure sewer pipes and water mains. The horizontal separation can be reduced to a minimum of 3 feet only for gravity sewer pipes where the bottom of the water main is laid at least 6 inches above the top of the gravity sanitary sewer. When the above specified horizontal distance criteria cannot be met due to an existing underground facility conflict, smaller separations are allowed if:
   - The sewer pipes are designed and constructed equal to the water pipe and pressure tested at 150 psi.
   - The sewer is encased in a watertight carrier pipe or concrete.
   - The top of the sewer is at least 18 inches below the bottom of the water pipe.
2. A vertical distance of at least 12 inches (outside to outside) shall be maintained between any water and sewer mains with sewer pipes preferably crossing under water mains. The minimum vertical separation can be reduced to 6 inches for gravity sewers where the sewer pipe is crossing below the water main. The crossing shall be arranged so that all water main joints are at least 6 feet from all joints in gravity and pressure sewer pipes. When the above specified vertical distance criteria cannot be met due to an existing underground facility conflict, smaller separations are allowed if:
   - The sewer pipes are designed and constructed equal to the water pipe and pressure tested at 150 psi.
   - The sewer is encased in a watertight carrier pipe or concrete.
3. The contractor shall verify nature, depth, and character of existing underground utilities prior to start of construction.
4. All other public or private utility facilities shall be constructed at least 5 feet from any water and sewer main as measured from the outside bell of the water of the utility pipe.
5. When the 5 feet separation between proposed and existing line is not possible, the contractor shall hand dig or expose the water and sewer pipes before proceeding with power equipment excavation.
6. In no case shall a contractor install utility pipes, conduits, cables, etc. in the same trench parallel and above an existing water or sewer pipe except where they cross. Any deviation from notes 3, 4 and 5 shall be approved in writing by the responsible water and sewer utility.
7. In highly congested areas, where either water or sewer facilities are existing or the separation requirements cannot be met, special consideration may be given subject to submittal of documentation showing that the proposed alternative will result in an equivalent level of reliability and public health protection.
8. Gravity sanitary sewers constructed within a public wellfield protection area shall be PVC-900 or Ductile Iron Pipe
   The maximum allowable exfiltration, infiltration, or leakage for gravity sanitary sewers constructed within a public wellfield protection area shall be fifty (50) gallons per inch pipe diameter per mile per day for residential land use and twenty (20) gallons per inch pipe diameter per mile per day for non-residential land use with no allowances for manholes or laterals.
   The maximum allowable exfiltration, infiltration, or leakage in gravity sanitary sewers constructed outside a public wellfield protection area shall be one hundred (100) gallons per inch pipe diameter per mile per day. The duration of all tests shall be a minimum of two (2) hours. Any observed leaks or any obviously defective joints or pipes shall be replaced even when the total leakage is below that allowed.
9. Force main sewers constructed in a public wellfield protection area shall be either ductile iron or reinforced concrete pressure sewer pipes.
   - For ductile iron pipe exfiltration rate shall not be greater than the allowable leakage rate specified in American Water Works Association Standard (AWWAS) C600-82 at a test pressure of 100 psi.
   - For reinforced concrete pressure sanitary sewer exfiltration rate shall not be greater than half (1/2) the allowable leakage rate specified in AWWA C600-82 at a test pressure of 100 psi.
10. A non-resettable elapsed time meter shall be installed at each pump to record the total number of operating hours of the station.

1. ALL MATERIALS AND LABOR UNDER THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE MIAMI-DADE WATER AND SEWER DEPARTMENT AND SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS AVAILABLE AND ON FILE WITH THE DEPARTMENT. SUBMIT SHOP DRAWINGS FOR ALL MATERIALS.
2. COVER OVER WATER OR SEWER FORCE MAINS SHALL BE 4'-0" MIN.
3. ALL MAIN LINE VALVES SHALL BE INSTALLED COMPLETE WITH 10" RISER PIPES AND NO. 3 OR 53 VALVE BOXES FIRE HYDRANTS AND SERVICE VALVES SHALL BE INSTALLED COMPLETE WITH 6" RISER PIPES AND NO. 2 VALVE BOXES.
4. ALL FORCE MAIN SERVICE CONNECTIONS INTO PRESSURE TRANSMISSION MAINS SHALL HAVE A SHUT OFF VALVE AND CHECK VALVE AT THE POINT OF ENTRY.
5. ALL GRAVITY SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH DEPARTMENT STANDARDS.
6. ALL WATER METERS WILL BE INSTALLED BY THE MIAMI-DADE WATER AND SEWER DEPARTMENT PROVIDING THE APPROPRIATE CHARGES HAVE BEEN PREPAID.
7. FIRE HYDRANT REQUIREMENTS (NUMBER AND LOCATION) SHALL BE AS REQUIRED BY THE MIAMI-DADE COUNTY FIRE DEPARTMENT OR THE APPROPRIATE FIRE AGENCY WITH INSTALLATION IN ACCORDANCE WITH DEPARTMENT STANDARDS.
8. CONTRACTOR MUST CALL M-DWASD INSPECTION DIVISION TO ARRANGE FOR A PRECONSTRUCTION MEETING 2 FULL BUSINESS DAYS PRIOR TO PROPOSED START OF CONSTRUCTION. CONTACT ONE CALL CENTER 48 HRS PRIOR TO EXCAVATION.
9. CONTRACT INSPECTOR WILL INSPECT ANY FACILITIES APPROVED BY THE DEPARTMENT. ALL OTHER REQUIREMENTS OF THE PERMITTING AGENCY SHALL BE IN ACCORDANCE WITH THEIR STANDARDS AND REQUIREMENTS.
10. WORK PERFORMED UNDER THIS PROJECT WILL NOT BE CONSIDERED AS COMPLETE UNTIL FINAL ACCEPTANCE OF THE SYSTEM BY THE DEPARTMENT AND UNTIL THE FOLLOWING DOCUMENTS ARE RECEIVED AND APPROVED BY THE DEPARTMENT.
    a. EASEMENTS, IF REQUIRED.
    b. CONTRACTOR'S WAIVER AND RELEASE OF LIEN.
    c. ABSOLUTE BILL OF SALE.
    d. i. CONTRACTOR'S LETTER OF WARRANTY (I.E., LETTER AGREEMENT).
       ii. DEVELOPER'S CONTRACT BOND (I.E., CONTRACT AGREEMENT).
    e. "AS-BUILT" PRINTS 24"x36" SHOWING SPECIFIC LOCATIONS, DEPTH, ETC. OF ALL WATER AND SEWER FACILITIES AS LOCATED BY A LICENSED FLORIDA SURVEYOR, ALONG WITH PRINTS OF "AS-BUILT" WHICH HAVE BEEN SIGNED AND SEALED BY A REGISTERED SURVEYOR. (No. OF PRINTS: 3-FOR WATER, 4-FOR GRAVITY SEWER AND 5-FOR FORCE MAIN OR PUMP STATION PROJECTS). THE DEPARTMENT RESERVES THE RIGHT TO REQUIRE SUBMITTAL ON ELECTRONIC MEDIA IN ACCORDANCE WITH SEC. 01775 "MAGNETIC MEDIA SUBMITTAL".
    f. H.R.S. LETTER OF RELEASE REQUIRED FOR ALL WATER PROJECTS.
    g. BILL OF SALE SKETCH (8½"x11") FOR WATER AND SEWER, SEPARATELY.
11. ALL NEW CONNECTIONS FROM EXISTING DEPARTMENT MAINS TO BE MADE BY DEPARTMENT FORCES ONLY. THE CONTRACTOR TO EXCAVATE AT REQUIRED LOCATIONS, PROVIDE AND INSTALL MATERIAL WITH FITTINGS, PRIOR TO TAP.
12. AN APPROVED PAVING AND DRAINAGE PLAN MUST BE SUBMITTED TO MDWASD FOR ALL NEW SUBDIVISIONS PRIOR TO APPROVAL OF WATER AND SEWER PERMIT PLANS, UPON REQUEST.
13. UNLESS OTHERWISE SPECIFIED, ALL TAPS 20 INCHES AND SMALLER FOR CONNECTIONS TO EXISTING MAINS WILL BE DONE BY DEPARTMENT FORCES. UNDER NO CIRCUMSTANCES WILL THE CONTRACTOR BE PERMITTED TO TAP EXISTING MAINS IN THE SIZE RANGE SPECIFIED ABOVE. THE TAPPING SLEEVE AND TAPPING VALVE ARE FURNISHED AND INSTALLED BY THE CONTRACTOR UNDER THE SUPERVISION OF THE INSPECTOR.

ITEM	CROSS REF.	SPEC. REF.

MIAMI-DADE COUNTY Delivering Excellence Every Day — WATER & SEWER DEPARTMENT

ISSUE DATE	APPROVED BY
03/01/2010	V.F.C.

STANDARD DETAIL
STANDARD REQUIREMENTS WATER AND SEWER CONSTRUCTION
GS 0.5 SHEET 1 OF 2

1. AT THE COMPLETION OF ANY WATER AND SEWER JOB, EITHER DONATION OR CONTRACT, THE CONTRACTOR SHALL SUBMIT:
   a. AS-BUILT PRINTS WHICH HAVE BEEN SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER. (QTY. OF PRINTS, AS REQUIRED BY THE DEPARTMENT.)
2. "AS-BUILT" FORMAT:
   a. 24"x36" PRINTS
   b. LOCATION MAP SCALE SHOULD BE 1"=300' AND SECTION-TOWNSHIP-RANGE SHOULD BE SHOWN.
   c. THE WORD "AS-BUILT" IN LARGE LETTERS.
   d. TITLE BLOCK WITH DEPARTMENT DS, DW OR ER NUMBER AND PERTINENT INFORMATION.
   e. PREFERRED SCALE TO BE 1"= 40' HORIZONTALLY AND 1"= 4' VERTICALLY*.
   f. STREET NOMENCLATURE.
   g. SEPARATE AS-BUILTS FOR WATER AND SEWER.
   h. SEPARATE WATER AND SEWER PROFILE.
   i. STATIONING STARTING WITH 0+00 AT PERMANENT REFERENCE POINT (I.E., ℄, ⅊, ETC.) OR AS SHOWN ON DESIGN PERMIT PLANS, AND TO RUN CONTINUOUSLY TO END OF MAIN.
   j. EASEMENTS, IF ANY, TIED TO PERMANENT REFERENCE POINT.
   k. IDENTIFY ALL CONTROL LINES (I.E. BLDG. LINE, PROPERTY LINE, R/W, ETC).
   l. ALL "PROPOSED" INFORMATION TO BE REMOVED FROM PRINTS, LEAVING ONLY "AS-BUILT" INFORMATION REFLECTED IN DRAWINGS.
3. WATER "AS-BUILTS" MUST INCLUDE:
   a. PLANS SHOWING PIPE SIZE, MATERIAL AND OFFSET OF MAIN, DEFLECTIONS (IF ANY), STATION OF SERVICES, HYDRANTS AND FITTINGS AT THE MAINLINE (IF PERPENDICULAR TO IT), AND AT MAIN AND END OF SERVICES IF ANY, OTHER ANGLE, AND DEFLECTION OF PIPE, IF ANY.
   b. PROFILE SHOWING TOP OF GROUND AND TOP OF PIPE ELEVATIONS AT EVERY 100' STATION AND AT ANY CHANGE IN GRADE (WITH CORRESPONDING STATION), PIPE SIZE AND PIPE MATERIALS REFERENCED TO PLAN.
4. SEWER "AS-BUILTS" MUST INCLUDE:
   a. PLAN SHOWING MANHOLE NUMBER, PIPE SIZE AND PIPE MATERIAL OF PIPE, DEFLECTION, IF ANY (FORCE MAIN ONLY), AND LOCATION OF LATERALS WITH REFERENCE TO MANHOLE.
   b. PROFILE SHOWING MANHOLE NUMBER (AS PER PLAN), RIM AND INVERT ELEVATIONS (IF MORE THAN ONE INVERT, LABEL NORTH, SOUTH , ETC), AND STATION STARTING AT EACH 0+00 AT DOWNSTREAM MANHOLE.
5. FORCE MAIN "AS-BUILT" SAME AS WATER MAIN ABOVE.
6. EACH AS-BUILT SHALL SHOW THE FLORIDA STATE PLANE COORDINATES (CURRENT READJUSTMENT) OF ALL THE MANHOLES AND VALVES AND OF AT LEAST TWO HORIZONTAL CONTROL POINTS PROPERLY IDENTIFIED AND LOCATED WITHIN THE PROJECT.

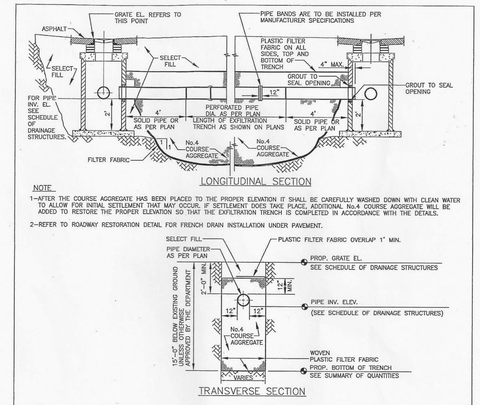
* OTHER SCALE MAY BE PERMITTED, BUT MUST BE APPROVED BY THE DEPA
OF DRAWINGS.

ITEM	CROSS REF.	SPEC. REF.

MIAMI-DADE COUNTY Delivering Excellence Every Day — WATER & SEWER DEPARTMENT

ISSUE DATE	APPROVED BY
03/11/2009	V.F.C.

STANDARD DETAIL
"AS-BUILT" REQUIREMENTS
GS 0.5 SHEET 2 OF 2



MIAMI-DADE COUNTY PUBLIC WORKS AND WASTE MANAGEMENT	APPROVED	REVISED 2/8/2011 9/28/2012 10/19/2012	STANDARD STORM DRAINAGE DETAIL EXFILTRATION TRENCH (FRENCH DRAIN)	SD 1.1 SHEET 1 OF 2

DEPARTMENT OF HEALTH REQUIREMENTS
(NOT A PART OF M-DWASD NOTES NOR APPROVAL)

WATER MAIN HORIZONTAL SEPARATIONS

1. SEPARATIONS SHALL BE MEASURED OUTSIDE EDGE TO OUTSIDE EDGE.
2. BETWEEN WATER MAINS AND STORM SEWERS, STORMWATER FORCE MAINS, OR RECLAIMED WATER LINES, SEPARATION SHALL BE 3 FEET MINIMUM.
3. BETWEEN WATER MAINS AND VACUUM TYPE SEWER, SEPARATION SHALL BE PREFERABLY 10 FEET AND AT LEAST 3 FEET MINIMUM.
4. GRAVITY OR PRESSURE SANITARY SEWERS, WASTE WATER FORCE MAINS OR RECLAIMED WATER LINES, SEPARATION SHALL BE PREFERABLY 10 FEET AND AT LEAST 6 FEET. IT MAY BE REDUDED TO 3 FEET WHERE BOTTOM OF WATER MAIN IS AT LEAST 6 INCHES ABOVE TOP OF SEWER LINE.
5. SEPARATION SHALL BE 10 FEET OF ANY PART OF ON-SITE SEWER TREATMENT OR DISPOSAL SYSTEMS.

WATER MAIN VERTICAL SEPARATIONS

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

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

LEGAL DESCRIPTION

A PORTION OF BLOCK 77, BLOCK 76, EGMONT WAY SW (ACTUALLY NE 166TH STREET) AND 3RD AVENUE SW (ACTUALLY NE 16TH AVENUE) OF "FULFORD BY THE SEA AMENDED PLAT OF SECTION G" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, AT PAGE 39 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, IN THE NE 1/4 OF SECTION 17, TOWNSHIP 52 SOUTH, RANGE 42 EAST MORE PARTICULARLY DESCRIBED AS FOLLOWS:; COMMENCE AT THE POINT OF INTERSECTION OF THE EAST RIGHT OF WAY LINE OF 4TH AVENUE SW (NE 15TH AVENUE) WITH THE NORTH RIGHT OF WAY LINE OF FERNANDINA WAY SW (NE 165TH STREET), AS SHOWN ON THE AFOREMENTIONED PLAT OF "FULFORD BY THE SEA AMENDED PLAT OF SECTION G", RECORDED IN PLAT BOOK 14, AT PAGE 39 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, THENCE RUN N86°51'43"E ALONG THE NORTH RIGHT OF WAY LINE OF NE 165TH STREET FOR A DISTANCE OF 530.0 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF NE 16TH AVENUE; THENCE RUN N02°35'46"W ALONG THE EAST RIGHT OF WAY LINE OF NE 16TH AVENUE FOR A DISTANCE OF 94.85 FEET; THENCE RUN N87°18'01"E FOR A DISTANCE OF 251.2 FEET TO A POINT; THENCE RUN N44°33'13"E FOR A DISTANCE OF 100.2 FEET TO A POINT; THENCE RUN N47°11'36"W FOR A DISTANCE OF 71.2 FEET TO A POINT; THENCE RUN N02°43'19"W FOR A DISTANCE OF 11.7 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE TO THE NORTHEAST, HAVING FOR ITS ELEMENTS A RADIUS OF 78.0 FEET AND A CENTRAL ANGLE OF 90°54'12", THENCE RUN NORTHWESTWERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 123.75 FEET TO A POINT; RUN S87°50'14"W FOR A DISTANCE OF 10.3 FEET TO A POINT; THENCE RUN N21°29'02"W FOR A DISTANCE OF 21.7 FEET TO A POINT; THENCE RUN S65°40'00"W FOR A DISTANCE OF 40.2 FEET TO A POINT; THENCE RUN S85°00'00"W FOR A DISTANCE OF 220.2 FEET TO A POINT; THENCE RUN S04°49'43"E FOR A DISTANCE OF 22.5 FEET TO A POINT; THENCE RUN S86°51'43"W FOR A DISTANCE OF 450.5 FEET TO A POINT; THENCE RUN S02°35'46"E FOR A DISTANCE OF 275.0 FEET TO THE PONIT OF BEGINNING. SAID LAND LYING AND BEING IN THE CITY OF NORTH MIAMI BEACH FLORIDA AND CONTAINING 4.76 ACRES MORE OR LESS.

NOTES:

I. THE FOLLOWING UTILITY COMPANIES SHOULD BE NOTIFIED 48 HOURS IN ADVANCE OF EXCAVATION IN AREA.
   A. FLORIDA POWER AND LIGHT CO.
   B. BELL SOUTH/AT&T
   C. MIAMI DADE WATER AND SEWER DEPT.
   D. COMCAST
   E. MIAMI-DADE COUNTY PUBLIC WORKS DEPT.
   F. CITY OF NORTH MIAMI BEACH PUBLIC WORKS DEPT.
   G. SUNSHINE STATE ONE CALL OF FLORIDA, INC.

2. ALL MATERIAL SHOULD BE D.I.P. EXCEPT SERVICES.

3. IF EVIDENCE OF POTENTIAL CONTAMINATION IS DETECTED DURING EXCAVATION, STOP EXCAVATION WORK AND NOTIFY WASD ENVIRONMENTAL, HEALTH AND SAFETY SECTION AT (786)552-8579 AND THE CONSTRUCTION CONTRACT MANAGEMENT DIVISION AT (786)552-8252. EVIDENCE OF POTENTIAL CONTAMINATION MAY INCLUDE ANY OF THE FOLLOWING: 1. ODOR 2. SOLID WASTE DEBRIS 3. SHEEN ON THE GROUNDWATER 4. STAINED OR SATURATED SOIL (SOIL THAT CONTAINS PRODUCT THAT DRAINS WHEN IT IS HANDLED OR CREATES STREAKS ON EXCAVATION TOOLS) OR 5. FREE FLOATING PRODUCT ON THE GROUNDWATER (OIL, DIESEL, GASOLINE, ETC.). MATERIAL THAT HAS ODOR, IS STAINED OR IS SATURATED MUST BE SEGREGATED ON AN IMPERMEABLE SURFACE FOR APPROPRIATE FUTURE DISPOSAL.

4. ALL WATER MAIN PIPE AND FITTINGS INSTALLED UNDER THIS PROJECT MUST BE COLOR CODED WITH BLUE PAINT AS STATED IN THE FLORIDA ADMINISTRATIVE CODE, SUBPARAGRAPH 62-555.320(21)(B)3 AND AS REQUIRED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION. IF PAINT IS APPLIED DURING INSTALLATION OF THE PIPE, THE PAINT SHALL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ON THE TOP OF THE PIPE.

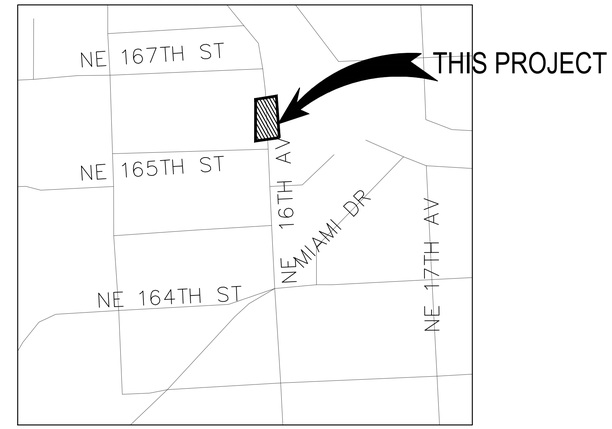
ALL EXIST. MAINS BEING IMPACTED BY THIS PROJECT AND ALL PROP. WATER AND FORCE MAINS AND FITTINGS TO BE RESTRAINED PER G.S.-2.0

NOT PART OF MDWASD NOTES NOR APPROVAL

CONTRACTOR TO VERIFY EXACT LOCATION AND ELEVATION OF EXIST. PIPES AND POINT OF CONNECTIONS PRIOR TO COMMENCEMENT OF WORK.

AGREEMENT ID XXXXX

PROJECT LOCATION



SCALE 1"=300'

DRAINAGE GENERAL NOTES

1. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW INITIAL SETTLEMENT THAT MAY OCCUR. IF IT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE BALLAST ROCK TO PROPER ELEVATION, SO THAT THE EXFILTRATION TRENCH BE COMPLETED IN ACCORDANCE WITH THE DETAILS.
2. PLASTIC FILTER FABRIC SHALL BE WOVEN MONOFILAMENT POLYPROPYLENE GEOTEXTILE. PERMITTIVITY SHALL BE GREATER THAN 0.50 SEC-1 AND FLOW RATE GREATER OR EQUAL TO 50 GAL/MIN.
3. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PREVENT CONTAMINATION OF THE TRENCH WITH SAND, SILT, AND FOREIGN MATERIALS.
4. ANY DAMAGE CAUSED WITHIN THE SITE OR TO ADJOINING PROPERTIES DURING CONSTRUCTION MUST BE CORRECTED BY THE GENERAL CONTRACTOR.
5. THE GENERAL CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO SUNSHINE STATE ONE CALL OF FLORIDA, INC. PHONE NUMBER 1-800-432-4770, TWO WORKING DAYS BEFORE DIGGING.
6. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NATURE, SIZE, AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.

ACE ENGINEERING SOLUTIONS, INC.
IPLANASR@AOL.COM
DESIGN AND CONSULTING SERVICES

REVISIONS	BY

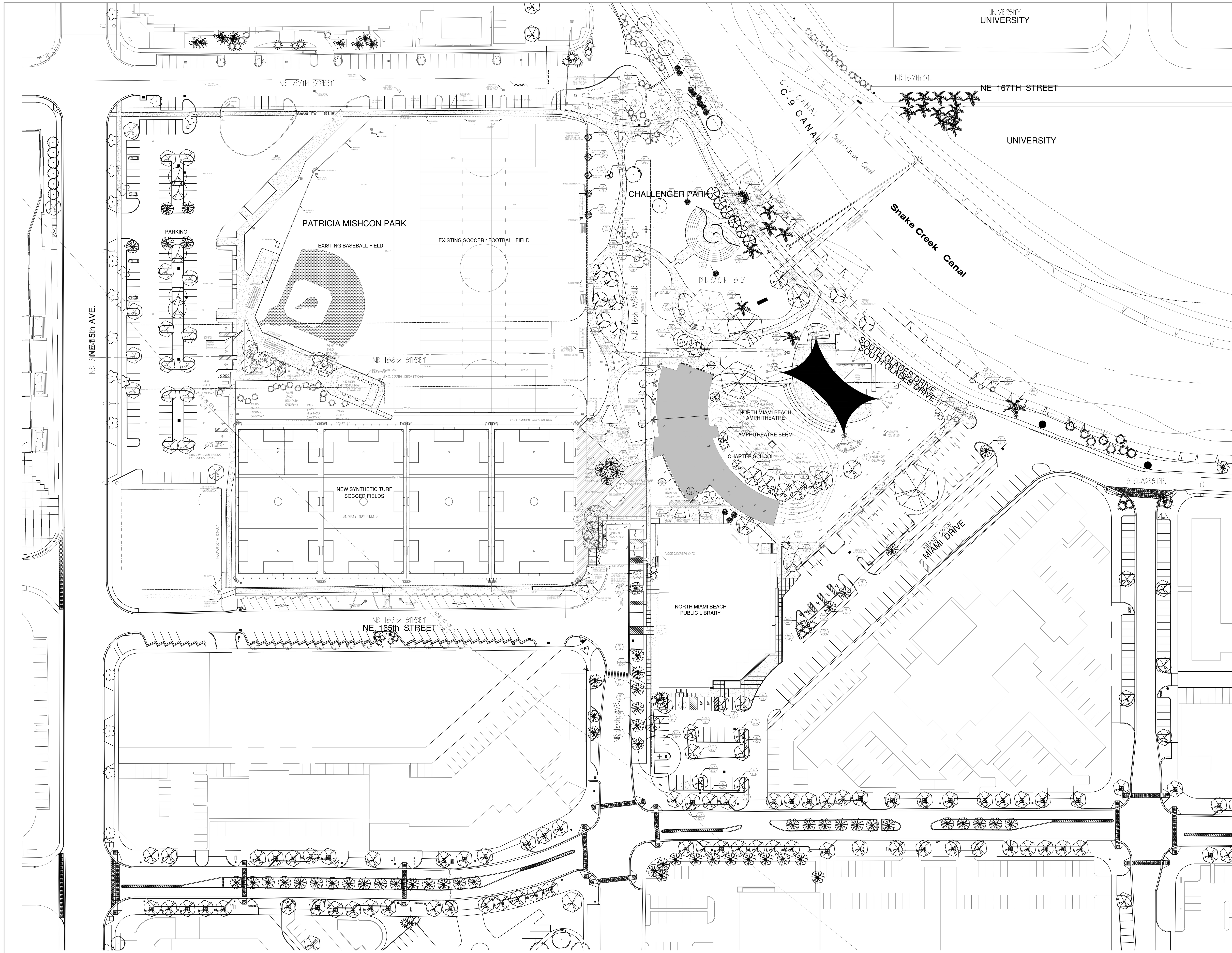
PROPOSED SOCCER FIELDS CLUBHOUSE
GENERAL NOTES AND DETAILS

IVONNE PLANAS, P.E.
FL. LICENSE 67358

DATE 02-20-2016
SCALE AS SHOWN
DRAWN I.P.

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF ACE ENGINEERING SOLUTIONS, INC., WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY OWNER ON OTHER PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO ACE ENGINEERING SOLUTIONS, INC.

SHEET No. 2 of 2
C-2



NORTH

LANDSCAPE PLAN

SCALE 1/ 64" - 1'-0"

TREES CHART

No	COMMON NAMES	SCIENTIFIC NAMES	COMMENTS
1	LIVE OAK	QUERCUS VIRGINIANA	EXISTING TO REMAIN
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90	SABAL PALM	SABAL PALMETTO	EXISTING TO REMAIN
91	ROYAL PALM	ROYSTONEA REGIA	EXISTING TO REMAIN
92	WASHINGTONIA PALM	WASHINGTONIA ROBUSTA	EXISTING TO REMAIN
93	LYSILOMA	LYSILOMA WARSONII	EXISTING TO REMAIN
94	ROYAL PALM	ROYSTONEA REGIA	EXISTING TO REMAIN
95	ROYAL PALM	ROYSTONEA REGIA	EXISTING TO REMAIN
96	ROYAL PALM	ROYSTONEA REGIA	EXISTING TO REMAIN
97	WASHINGTONIA PALM	WASHINGTONIA ROBUSTA	EXISTING TO REMAIN
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100	WASHINGTONIA PALM	WASHINGTONIA ROBUSTA	EXISTING TO REMAIN
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102	LIVE OAK	QUERCUS VIRGINIANA	EXISTING TO REMAIN
103	LIVE OAK	QUERCUS VIRGINIANA	EXISTING TO REMAIN
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123	WASHINGTONIA PALM	WASHINGTONIA ROBUSTA	EXISTING TO REMAIN
124	WASHINGTONIA PALM	WASHINGTONIA ROBUSTA	EXISTING TO REMAIN
125	TREE		EXISTING TO REMAIN
126	TREE		EXISTING TO REMAIN
127	TREE		EXISTING TO REMAIN
128	TREE		EXISTING TO BE RELOCATED O DONATED
129	TREE		EXISTING TO BE RELOCATED O DONATED
130	TREE		EXISTING TO BE RELOCATED O DONATED
131	TREE		EXISTING TO BE RELOCATED O DONATED
132	TREE		EXISTING TO BE RELOCATED O DONATED

LANDSCAPE LEGEND

Symbol	Description
XX / X (hexagon)	SYMBOL FOR EXISTING MATERIAL
XX / X (circle)	SYMBOL FOR NEW MATERIAL & QUANTITY
(hatched circle)	TREE TO BE RELOCATED OR DONATED

PLANT LIST AND PLANT LEGEND

	FOXTAIL PALM - WOODETIA BURFICATA 12' HT., 6' SP., 12" CAL. B&B Quantity: 3
	CO - COCOPLUM - CHRYSOBALANUS ICACO 24" HT., 24" SP, 3 GAL Quantity: 24
	BM - BEACH MORNING GLORY - IPOMOEA PESCAPAE 12" HT., 12" SP, 1 GAL Quantity: 48
	FI - FICUS MICROCARPA "Green Island" 24" HT., 24" SP, 3 GAL Quantity: 24
	FJ - FURRY JASMINE - JASMINUM PUBESCENS 14" HT., 14" SP, 1 GAL Quantity: 20
	Stenotaphrun secindatum "Floratam" St. Aqustine Grass Quantity: 8,800 sq.ft.

CHARTER SCHOOL LAYOUT
LANSCAPE PLAN

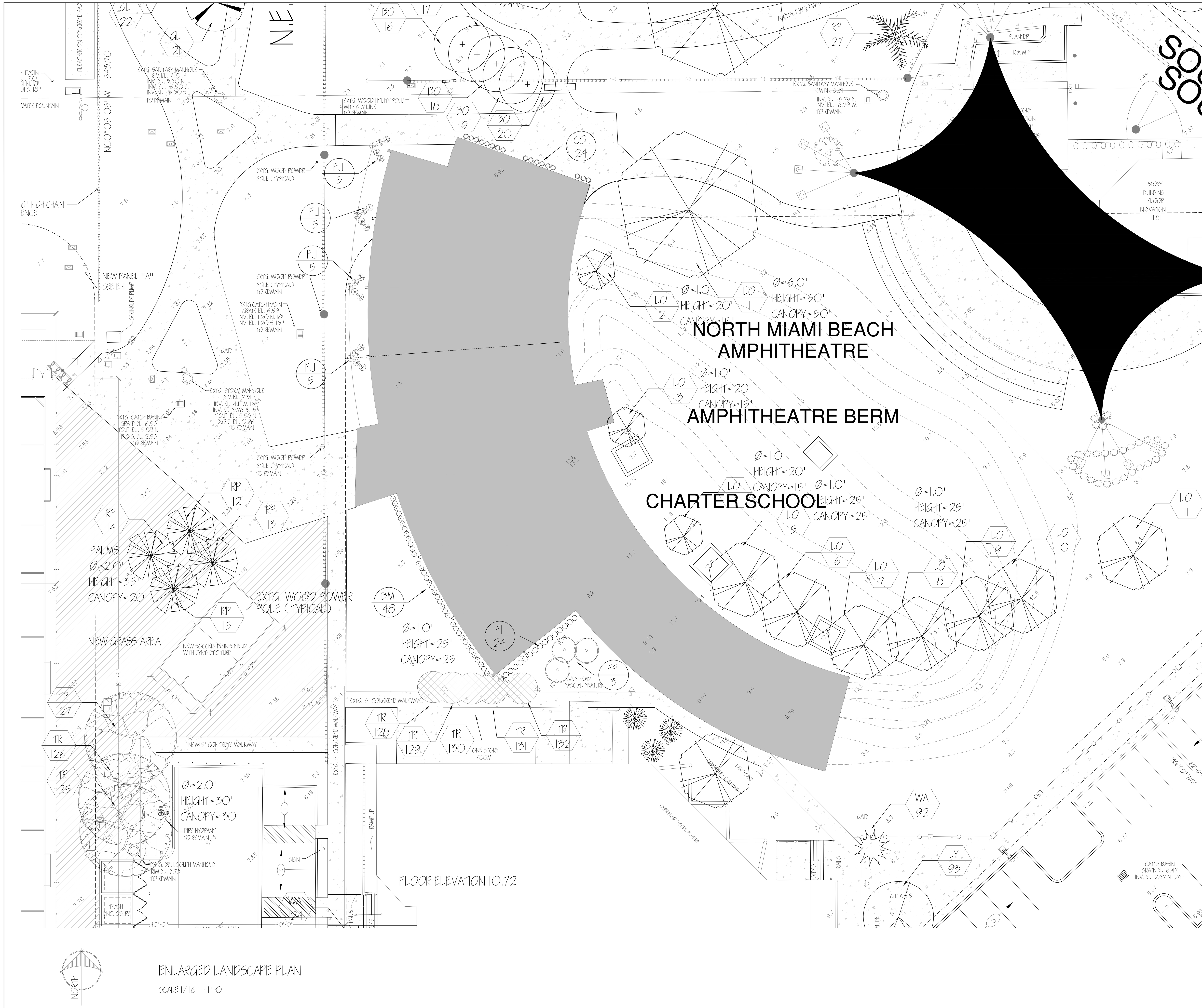
DRAWN:	G.B.
CHECKED:	J.P.
DATE:	05/ 10/ 2016
SCALE:	1/ 64"-1'-0"
JOB. NO.:	C224

PROJECT TITLE: CITY OF NORTH MIAMI BEACH & SOCCER DEVELOPMENT GROUP
PROPOSED NEW CHARTER SCHOOL @ PATRICIA MISHCON PARK

NE 16th AVENUE & NE 165th STREET - NORTH MIAMI BEACH, FLORIDA

PLANA INTERNATIONAL
1053 SW 12th STREET
BOCA RATON, FLORIDA 33486
PHONE: (561) 447-9344 e.FAX (561) 447-4162
E MAIL: archiplan@aol.com

CONSTRUKOMUSA
346 CONSERVATION DRIVE
WESTON, FLORIDA 33327
PHONE: (954) 999-6085 e.FAX (866) 610-4414
E MAIL: construkomusa@hotmail.com



ENLARGED LANDSCAPE PLAN

SCALE 1/16" - 1'-0"

TREES CHART

No	COMMON NAMES	SCIENTIFIC NAMES	COMMENTS
1	LIVE OAK	QUERCUS VIRGINIANA	EXISTING TO REMAIN
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57	BALD CYPRESS	TAXODIUM DISTICHUM	EXISTING TO REMAIN
58	ALEXANDER PALM	PTYCHOSTERMA ELEGANS	EXISTING TO REMAIN
59	ALEXANDER PALM	PTYCHOSTERMA ELEGANS	EXISTING TO REMAIN
60	ALEXANDER PALM	PTYCHOSTERMA ELEGANS	EXISTING TO REMAIN
61	ALEXANDER PALM	PTYCHOSTERMA ELEGANS	EXISTING TO REMAIN
62	ALEXANDER PALM	PTYCHOSTERMA ELEGANS	EXISTING TO REMAIN
63	SABAL PALM	SABAL PALMETTO	EXISTING TO REMAIN
64	SABAL PALM	SABAL PALMETTO	EXISTING TO REMAIN
65	SABAL PALM	SABAL PALMETTO	EXISTING TO REMAIN
66	SABAL PALM	SABAL PALMETTO	EXISTING TO REMAIN
67	SABAL PALM	SABAL PALMETTO	EXISTING TO REMAIN
68	SABAL PALM	SABAL PALMETTO	EXISTING TO REMAIN
69	SABAL PALM	SABAL PALMETTO	EXISTING TO REMAIN
70	SABAL PALM	SABAL PALMETTO	EXISTING TO REMAIN
71	SABAL PALM	SABAL PALMETTO	EXISTING TO REMAIN
72	SABAL PALM	SABAL PALMETTO	EXISTING TO REMAIN
73	BALD CYPRESS	TAXODIUM DISTICHUM	EXISTING TO REMAIN
74	BALD CYPRESS	TAXODIUM DISTICHUM	EXISTING TO REMAIN
75	BALD CYPRESS	TAXODIUM DISTICHUM	EXISTING TO REMAIN
76	BALD CYPRESS	TAXODIUM DISTICHUM	EXISTING TO REMAIN
77	BALD CYPRESS	TAXODIUM DISTICHUM	EXISTING TO REMAIN
78	BALD CYPRESS	TAXODIUM DISTICHUM	EXISTING TO REMAIN
79	BALD CYPRESS	TAXODIUM DISTICHUM	EXISTING TO REMAIN
80	BALD CYPRESS	TAXODIUM DISTICHUM	EXISTING TO REMAIN
81	SABAL PALM	SABAL PALMETTO	EXISTING TO REMAIN
82	SABAL PALM	SABAL PALMETTO	EXISTING TO REMAIN
83	SABAL PALM	SABAL PALMETTO	EXISTING TO REMAIN
84	SABAL PALM	SABAL PALMETTO	EXISTING TO REMAIN
85	SABAL PALM	SABAL PALMETTO	EXISTING TO REMAIN
86	COCONUT PALM	MALAYAN DWARF	EXISTING TO REMAIN
87	SABAL PALM	SABAL PALMETTO	EXISTING TO REMAIN
88	SABAL PALM	SABAL PALMETTO	EXISTING TO REMAIN
89	SABAL PALM	SABAL PALMETTO	EXISTING TO REMAIN
90	SABAL PALM	SABAL PALMETTO	EXISTING TO REMAIN
91	ROYAL PALM	ROYSTONEA REGIA	EXISTING TO REMAIN
92	WASHINGTONIA PALM	WASHINGTONIA ROBUSTA	EXISTING TO REMAIN
93	LYSILOMA	LYSILOMA WARSONII	EXISTING TO REMAIN
94	ROYAL PALM	ROYSTONEA REGIA	EXISTING TO REMAIN
95	ROYAL PALM	ROYSTONEA REGIA	EXISTING TO REMAIN
96	ROYAL PALM	ROYSTONEA REGIA	EXISTING TO REMAIN
97	WASHINGTONIA PALM	WASHINGTONIA ROBUSTA	EXISTING TO REMAIN
98	WASHINGTONIA PALM	WASHINGTONIA ROBUSTA	EXISTING TO REMAIN
99	WASHINGTONIA PALM	WASHINGTONIA ROBUSTA	EXISTING TO REMAIN
100	WASHINGTONIA PALM	WASHINGTONIA ROBUSTA	EXISTING TO REMAIN
101	LIVE OAK	QUERCUS VIRGINIANA	EXISTING TO REMAIN
102	LIVE OAK	QUERCUS VIRGINIANA	EXISTING TO REMAIN
103	LIVE OAK	QUERCUS VIRGINIANA	EXISTING TO REMAIN
104	LIVE OAK	QUERCUS VIRGINIANA	EXISTING TO REMAIN
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114	LIVE OAK	QUERCUS VIRGINIANA	EXISTING TO REMAIN
115	LIVE OAK	QUERCUS VIRGINIANA	EXISTING TO REMAIN
116	ROYAL PALM	ROYSTONEA REGIA	EXISTING TO REMAIN
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118	ROYAL PALM	ROYSTONEA REGIA	EXISTING TO REMAIN
119	ROYAL PALM	ROYSTONEA REGIA	EXISTING TO REMAIN
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121	ROYAL PALM	ROYSTONEA REGIA	EXISTING TO REMAIN
122	ROYAL PALM	ROYSTONEA REGIA	EXISTING TO REMAIN
123	WASHINGTONIA PALM	WASHINGTONIA ROBUSTA	EXISTING TO REMAIN
124	WASHINGTONIA PALM	WASHINGTONIA ROBUSTA	EXISTING TO REMAIN
125	TREE		EXISTING TO REMAIN
126	TREE		EXISTING TO REMAIN
127	TREE		EXISTING TO REMAIN
128	TREE		EXISTING TO BE RELOCATED O DONATED
129	TREE		EXISTING TO BE RELOCATED O DONATED
130	TREE		EXISTING TO BE RELOCATED O DONATED
131	TREE		EXISTING TO BE RELOCATED O DONATED
132	TREE		EXISTING TO BE RELOCATED O DONATED

LANDSCAPE LEGEND

Symbol	Description
XX / X (hexagon)	SYMBOL FOR EXISTING MATERIAL
XX / X (circle)	SYMBOL FOR NEW MATERIAL & QUANTITY
(hatched circle)	TREE TO BE RELOCATED OR DONATED

PLANT LIST AND PLANT LEGEND

	FOXTAIL PALM - WOODETIA BURFICATA 12' HT., 6' SP., 12" CAL. B&B Quantity: 3
	CO - COCOPLUM - CHRYSOBALANUS ICACO 24" HT., 24" SP, 3 GAL Quantity: 24
	BM - BEACH MORNING GLORY - IPOMOEA PESCAPAE 12" HT., 12" SP, 1 GAL Quantity: 48
	FI - FICUS MICROCARPA "Green Island" 24" HT., 24" SP, 3 GAL Quantity: 24
	FJ - FURRY JASMINE - JASMINUM PUBESCENS 14" HT., 14" SP, 1 GAL Quantity: 20
	Stenotaphrun secindatum "Floratam" St. Aqustine Grass Quantity: 8,800 sq.ft.

CHARTER SCHOOL LAYOUT
ENLARGED LANSCAPE PLAN

DRAWN:	G.B.
CHECKED:	J.P.
DATE:	05/10/2016
SCALE:	1/16"-1'-0"
JOB. NO.:	C224

PROJECT TITLE: CITY OF NORTH MIAMI BEACH & SOCCER DEVELOPMENT GROUP
PROPOSED NEW CHARTER SCHOOL @ PATRICIA MISHCON PARK

NE 16th AVENUE & NE 165th STREET - NORTH MIAMI BEACH, FLORIDA

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1053 SW 12th STREET
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PHONE: (561) 447-9344 e.FAX (561) 447-4162
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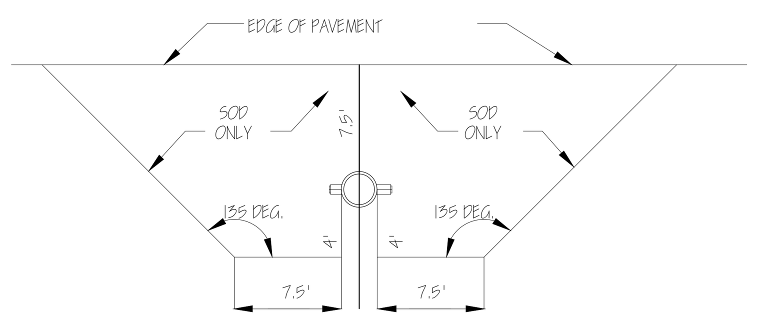
CONSTRUKOMUSA
346 CONSERVATION DRIVE
WESTON, FLORIDA 33327
PHONE: (954) 999-6085 e.FAX (866) 610-4414
E MAIL: construkomusa@hotmail.com

FERTILIZATION:

ONE COMPLETE APPLICATION OF GRANULAR FERTILIZER SHALL BE APPLIED PRIOR TO FINAL ACCEPTANCE AND APPROVAL BY THE LANDSCAPE ARCHITECT. AN ADDITIONAL FERTILIZATION PROGRAM SHALL BE SUBMITTED TO THE PROJECT MANAGER FOR AN ANNUAL FERTILIZATION APPLICATION PROGRAM. FERTILIZERS SHALL BE PER ATLANTIC -AFEC FERTILIZER & CHEMICAL (AFEC) OR AN APPROVED EQUAL. CONTRACTOR SHALL SUBMIT FERTILIZATION AS A SEPARATE ITEM IN THE BID.

FERTILIZATION SHALL BE AS FOLLOWS: TREES: 12-06-08 (AFEC # 5231) RATE: 1.5 LBS./ INCH OF DIA. @ DBH PALMS: 12-04-12 (AFEC # 7216) RATE: 1.5 LBS./ INCH OF DIA. @ DBH SHRUBS AND GROUNDCOVERS: (12-06-08 AFEC # 5231) RATE: 1.5 OZ./ FT. OF HEIGHT



REQUIREMENTS APPLY TO FIRE HYDRANTS, SIAMESE CONNECTIONS AND ANY OTHER FIRE EQUIPMENT FOR UTILIZING FIRE HOSE, ON PUBLIC OR PRIVATE PROPERTY.

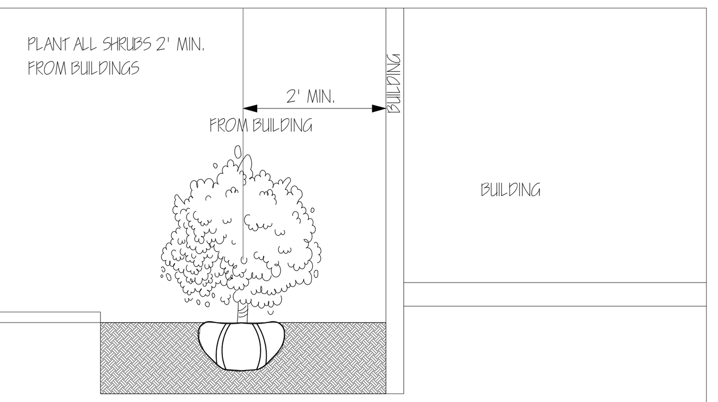
BY THE AUTHORITY OF THE FLORIDA BUILDING CODE.

THE CLEAR ZONE SHALL BE FREE OF LANDSCAPE (EXCEPT SOD), MAILBOXES, PARKING, LAMP-POSTS AND ALL OTHER OBJECTS.

EXCEPTIONS: OTHER FIRE FIGHTING EQUIPMENT OR TRAFFIC POSTS TO PREVENT FIRE FIGHTING EQUIPMENT.

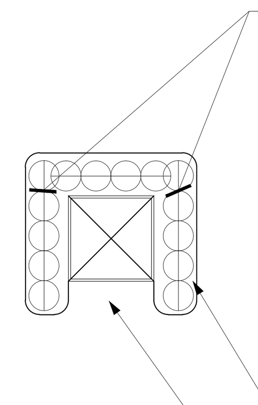
FIRE HYDRANT CLEAR ZONE DETAIL

N.T.S.



SHRUB PLANTING ADJACENT TO BUILDINGS DETAIL

N.T.S.



PLANT HEDGE-TYPE MATERIAL AROUND ALL GROUND-MOUNTED EQUIPMENT - TYPICAL FOR ALL FPL TRANSFORMER BOXES OR PADS, TELEPHONE AND CABLE BOXES, SANITARY LIFT STATIONS, IRRIGATION PUMPS OR ANY OTHER ABOVE-GROUND UTILITY EQUIPMENT.

CLEARANCES FOR ANY AND ALL UNDERGROUND UTILITIES MUST BE COORDINATED WITH THE LOCAL GOVERNING AGENCY AND/ OR THE INDIVIDUAL UTILITIES AND/ OR U.N.C.L.E. - TEL: 1 (800) 432-4770

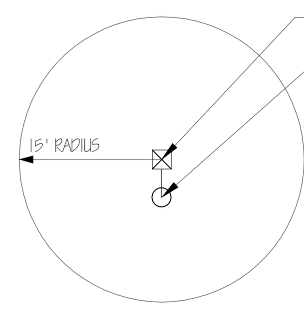
PLANT MATERIAL TO BE COCOPLUM OR OTHERWISE SPECIFIED ON THE PLANS- 3 GAL. 24" X 24", 2' O.C. OR LARGER PER THE LOCAL REQUIREMENTS. QUANTITY TO BE PER THE SIZE OF THE UTILITY. PROVIDE UNIT PRICE AND BILL PER QUANTITY INSTALLED.

3" MIN. APPROVED RECYLED MULCH FOR ALL PLANTING AREAS.

PROVIDE OPENING FOR ACCESS ON ONE SIDE ONLY- OR AS REQUIRED BY THE UTILITY.

TYPICAL PLANTING SCREEN FOR GROUND-MOUNTED EQUIPMENT

N.T.S.



LAMP

LIGHTPOST

15' MIN. RADIUS

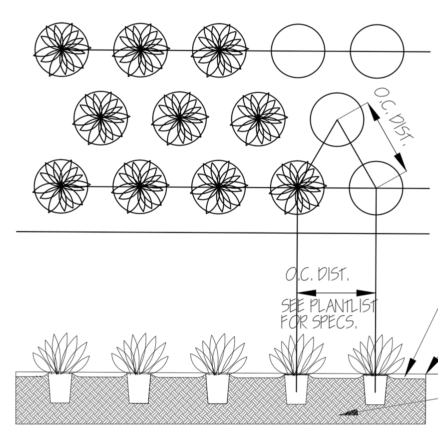
MINIMUM 15' CLEARANCE OF ALL TREES FROM ALL LIGHT FIXTURES. CLEARANCE TO BE FROM THE LIGHT FIXTURE OR LAMP, NOT THE LIGHT POST.

CONTRACTOR TO ADJUST ANY AND ALL TREES IN THE FIELD TO PROVIDE FOR MIN. 15' CLEARANCE FOR ANY SITUATIONS NOT PER PLAN.

MINIMUM CLEARANCE FOR ALL SMALL TREES AND PALMS IS 7.5 FEET. PER FPL GUIDELINES SEE FPL'S "PLANT THE RIGHT TREE IN THE RIGHT PLACE" FOR TREE AND PALM SIZES AND LIST.

MINIMUM TREE CLEARANCE FROM LIGHT FIXTURES

N.T.S.



GROUNDCOVERS TO BE STAGGERED AS SHOWN - SPACING BETWEEN ROWS TO BE AT A 60 DEGREE ANGLE OF THE O.C. DISTANCE AS SHOWN

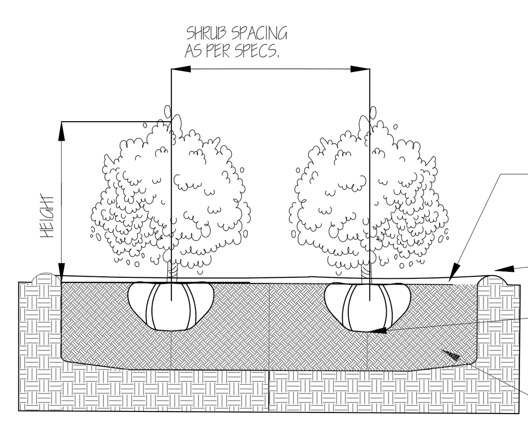
MULCH - SEE SPECS. FOR DEPTH, TYPE, ETC.

MULCH SHALL BE LEVEL WITH ALL EDGES OF PAVEMENT TYPICAL

PLANTING SOIL MIX - SEE NOTES FOR TYPE, DEPTH, ETC.

GROUNDCOVER PLANTING DETAIL

N.T.S.



PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION, AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED FOR UNIFORMITY OR AT THE DIRECTION OF THE PROJECT LANDSCAPE ARCHITECT.

MULCH - SEE SPECS. FOR DEPTH, TYPE, ETC.

MULCH SHALL BE LEVEL WITH ALL EDGES OF PAVEMENT TYPICAL

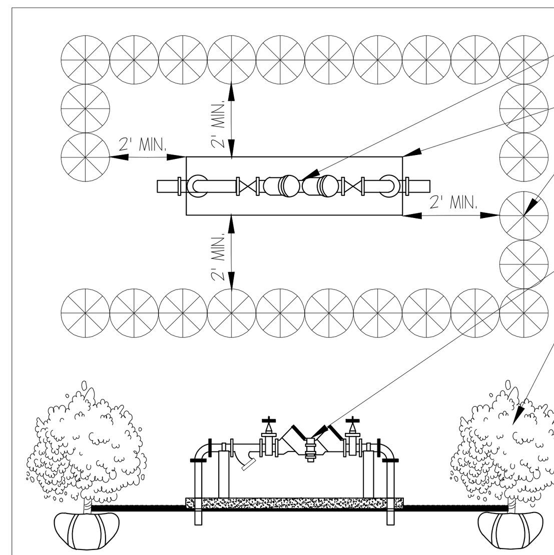
2" MIN. SAUCER COLLAR FOR WATER RETENTION

LEAVE MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING, OR, COMPACT THOROUGHLY UNDER SHRUB AS NEEDED.

PLANTING SOIL MIX - SEE LANDSCAPE NOTES, FOR MIX, DEPTH, ETC.

SHRUB PLANTING DETAIL

N.T.S.



BACKFLOW PREVENTER

CONCRETE SLAB

PROPOSED HEDGE COCOPLUM: ADD SHRUBS AS NEEDED IF NOT SHOWN ON PLAN. 3 GAL., 24" X 24", 2' O.C

BACKFLOW PREVENTER

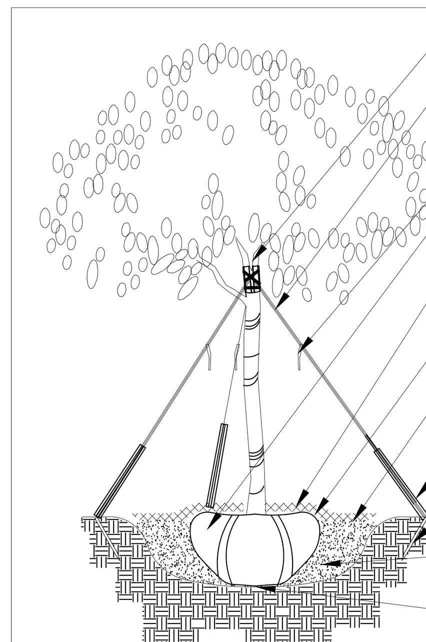
PROPOSED HEDGE

1.) IF DOMESTIC BACKFLOW PREVENTER AND FIRE SERVICE ARE GOING TO BE USED TOGETHER, THE LANDSCAPE SHALL BE PROVIDED TO SCREEN BOTH DEVICES.

2.) LANDSCAPING IS REQUIRED AS PER CHAPTER 32, SECTION 32-157(d) OF THE MIAMI-DADE COUNTY CODE.

TYPICAL PLANTING SCREEN FOR ABOVE-GROUND UTILITIES

N.T.S.



SINGLE LEADER, NO CO-DOMINANT LEADERS, NO INCLUDED BARK.

"BLACK WELLINGTON" TAPE OR APPROVED EQUAL, GUYS, 3/ TREE, SPACED EQUALLY AND LOCATED ABOVE THE FIRST LATERAL BRANCHES

FLAGGING RIBBON ON ALL GUY WIRES

REMOVE BURLAP FROM THE TOP ⅓ OF THE ROOTBALL.

3" RECYCLED MULCH OR APPROVED EQUAL, PULL MULCH 2" BACK FROM TRUNK, FORM SAUCER 4"-6" ALL AROUND PLANTING HOLE.

PLANT TOP OF ROOTBALL EVEN WITH FINISHED GRADE.

PLANTING PIT TO BE TWICE THE DIAMETER OF THE ROOTBALL.

PROTECT STAKED END OF WELLINGTON TAPE W/ A 12" LONG SECTION OF PVC PIPE (TYP.)

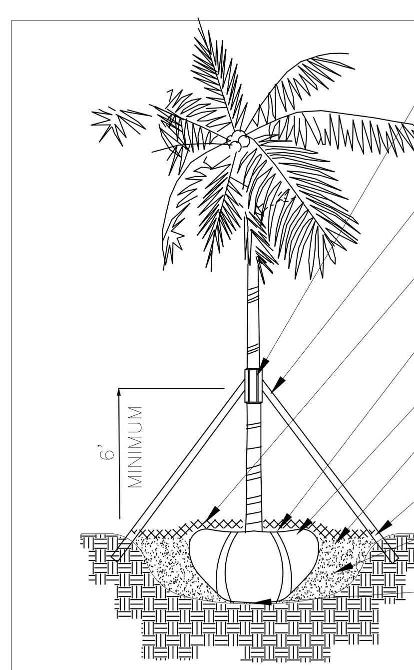
IRON REBAR (#4) OR WOODEN STAKES (TYP.) BURIED BELOW GROUND LEVEL.

BACKFILL AROUND THE ROOTBALL WITH 50:50 TOPSOIL:SAND MIX.

PLACE ROOTBALL AT THE BOTTOM OF THE UNDISTURBED SUBGRADE.

TREE PLANTING DETAIL

N.T.S.



3 - 2" x 4" WOOD BATTENS SECURED TO PALM W/ STEEL BANDING-DO NOT NAIL INTO PALM. TOE NAIL 2' X 4" BRACE TO BATTENS.

MINIMUM 5 LAYERS OF BURLAP

2" x 4" WOOD BRACES -MIN. 3 PER PALM SPACED EQUALLY AROUND PALM

3" RECYCLED MULCH OR APPROVED EQUAL, PULL MULCH 2" BACK FROM TRUNK, FORM SAUCER 4"-6" ALL AROUND PLANTING HOLE.

PLANT TOP OF ROOTBALL EVEN WITH FINISHED GRADE.

REMOVE BURLAP FROM TOP ⅓ OF THE ROOTBALL.

PLANTING PIT TO BE TWICE THE DIAMETER OF THE ROOTBALL.

2" X 4" BRACE BURIED AND TIED W/ #4 REBAR.

BACKFILL AROUND THE ROOTBALL WITH 50:50 TOPSOIL:SAND MIX

PLACE ROOTBALL AT THE BOTTOM OF THE UNDISTURBED SUBGRADE.

PALM PLANTING DETAIL

N.T.S.

LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER.

2. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF AND AVOID AND PROTECT UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.

3. TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

4. ALL PLANTING SOIL SHALL BE 50:50 TOPSOIL:SAND MIX, FREE OF CLAY, STONES, ROCKS OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR ALL LANDSCAPE AREAS.

   SODDED-LAWN AREAS:
      2" DEPTH PLANTING SOIL SPREAD IN PLACE - THROUGHOUT.
   GROUNDCOVER PLANTING BEDS:
      6" DEPTH PLANTING SOIL SPREAD IN PLACE - THROUGHOUT.
   SHRUB AND HEDGE PLANTING AREAS:
      12" DEPTH PLANTING SOIL SPREAD IN PLACE - THROUGHOUT.
   TREES, PALMS, SPECIMEN PLANT MATERIAL:
      24" DEPTH PLANTING SOIL SPREAD IN PLACE -OR- TO THE DEPTH OF THE ROOTBALL OR CONTAINER, WHICHEVER IS GREATEST, THROUGHOUT.
   LANDSCAPE ISLANDS AND BUILDING FOUNDATIONS:
      EXCAVATE AND REMOVE ALL LIMEROCK, ROCKS, DEBRIS, ETC, TO A DEPTH OF 12" AND BACKFILL W/ 50:50 TOPSOIL:SAND MIX. BUILDING FOUNDATIONS SHALL BE THE SAME FOR A WIDTH OF 36" FROM THE BUILDING BASE.

THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2" OF FINAL GRADES. THIS SHALL INCLUDE A 2" APPLICATION OF 50:50 TOPSOIL:SAND MIX FOR ALL LANDSCAPE AND AREAS TO BE SODDED.

THE LANDSCAPE CONTRACTOR SHALL CALCULATE AND SUBMIT AN ITEMIZED PRICE FOR THE 2" APPLICATION OF 50:50 MIX FOR ALL SOD AREAS AS A REFERENCE IN THE CASE THAT THERE WOULD BE A DISCREPANCY BETWEEN SITE AND LANDSCAPE CONTRACTORS AND NOTIFY THE SITE CONTRACTOR OR PROJECT SUPERINTENDENT AS TO THIS DISCREPANCY. IT WILL THEN BE DETERMINED WHICH PARTY WILL PROVIDE THIS 2" TOPSOIL:SAND SOIL APPLICATION AND SUBSEQUENT PAYMENT.
OTHER PLANTING SOIL MIXES TO BE ADDED, I.E., FOR TREES, PALMS, SPECIMEN PLANTS, SHRUBS, AND GROUNDCOVERS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND BE INCLUSIVE WITH THE LANDSCAPE BID.

5. CONTRACTOR SHALL COORDINDATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL.

6. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 3" WITH AN APPROVED RECYCLED MULCH BY THE PRESIDING GOVERNING AGENCY. NO HEAVY METALS, I.E. ARSENIC, ETC. ARE TO BE CONTAINED IN THE MULCH, THE CONTRACTOR SHALL PROVIDE CERTIFICATION OR PROOF THAT ALL MULCH IS FREE OF HEAVY METALS OR SIMILAR ENVIRONMENTAL CONTAMINANTS.

7. SOD SHALL BE ARGENTINE "BAHIA" OR ST. AUGUSTINE "FLORATAM" AS SHOWN ON PLAN, STRONGLY ROOTED, FREE FROM WEED, FUNGUS, INSECTS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLANS OR AS DIRECTED. CONTRACTOR SHALL BE PAID BY THE TOTAL SODDED AREA X THE UNIT PRICE SUBMITTED (FIELD VERIFIED).

8. SOD SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AS DEFINED BY FDOT. SOD SHALL CARRY A 5-MONTH WARRANTY.

9. ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS SHALL CARRY A 1-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.

10. ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN & GROWERS ASSOCIATION (FNGA). THERE SHALL BE ONE FINAL INSPECTION FOR APPROVAL BY THE PRESIDING GOVERNING AGENCY. CONTRACTOR SHALL INSURE THAT THE PLANS, DETAILS, SPECIFICATIONS AND NOTES HAVE BEEN ADHERED TO AND THAT THE LANDSCAPE AND IRRIGATION INSTALLATION IS COMPLIANT TO ALL ITEMS AS DIRECTED ON THE PLANS PRIOR TO SCHEDULING OF THE FINAL INSPECTION.

11. THE PLANT LIST IS INTENDED ONLY AS AN AID TO BIDDING. ANY DISCREPANCIES FOUND BETWEEN THE QUANTITIES ON THE PLAN AND PLANT LIST THE QUANTITIES ON THE PLAN SHALL BE HELD VALID.

12. IRRIGATION SHALL PROVIDED FOR A 100% COVERAGE W/ A 100% OVERLAP AUTOMATIC SYSTEM W/ RAIN MOISTURE SENSOR AS PER FLORIDA XERISCAPE LAW REQUIREMENTS. NO OVERSPRAY SHALL FALL ONTO PAVED SURFACES. ALL GUIDELINES AS OUTLINED BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) SHALL BE STRICTLY ADHERED.

13. EXISTING IRRIGATION SYSTEM (IF APPLICABLE) SHALL BE RETROFITTED TO COMPLY WITH THOSE SPECIFICATIONS AS OUTLINED ABOVE.

14. CONTRACTOR SHALL PROVIDE A WATER TRUCK DURING PLANTING TO INSURE PROPER WATERING-IN DURING INSTALLATION AND WILL BE RESPONSIBLE FOR CONTINUAL WATERING UNTIL FINAL ACCEPTANCE BY THE OWNER.

15. ALL TREES AND PLANT MATERIAL TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. CONTRACTOR SHALL INSTALL PROTECTIVE BARRIERS SUCH AS "TENAX" ORANGE SAFETY FENCING OR SIMILAR, TO BE INSTALLED AT THE BEGINNING OF THE PROJECT. BARRIERS SHALL BE LOCATED TO INCLUDE THE DRIP LINE OF THE TREES, PALMS AND PLANT MATERIAL. THE CONTRACTOR SHALL TAKE EXTRA CAUTION TO PREVENT ANY DAMAGE TO THE TRUNK, ROOT ZONES AND GRADE.

16. EXISTING TREES TO REMAIN SHALL BE TRIMMED PER ANSI-300 STANDARDS. SUPERVISION OF THE TRIMMING SHALL BE PERFORMED BY A CERTIFIED ARBORIST TO INSURE QUALITY WORK.

17. REMOVAL OF ANY TREES OR PALMS WILL REQUIRE A WRITTEN "TREE REMOVAL PERMIT" FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL. NON-NATIVE TREES CLASSIFIED AS "NUISANCE" TREES MAY BE EXEMPT FROM THE PERMIT.

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PHONE: (954) 999-6085 e.FAX (866) 610-4414
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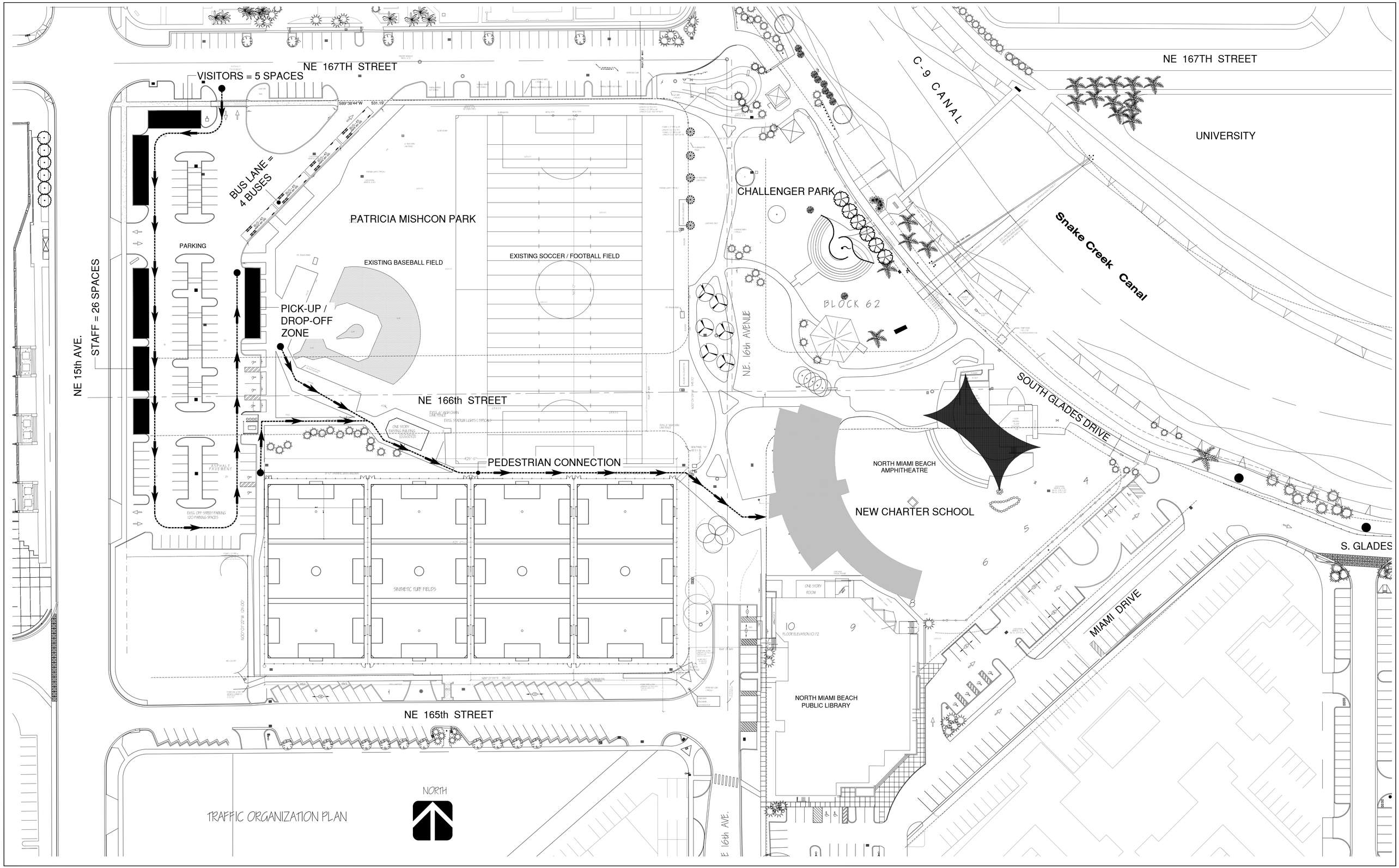

TRAFFIC ORGANIZATION PLAN

PROPOSED CHARTER SCHOOL
TRAFFIC ORGANIZATION PLAN

DRAWN:	C.P.
CHECKED:	R.L.
DATE:	05/10/2016
SCALE:	N.T.S.
JOB. NO.:	C224

PROJECT TITLE: CITY OF NORTH MIAMI BEACH & SOCCER DEVELOPMENT GROUP
PROPOSED NEW CHARTER SCHOOL @ PATRICIA MISHCON PARK

NE 16th AVENUE & NE 165th STREET - NORTH MIAMI BEACH, FLORIDA

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T.O.P.

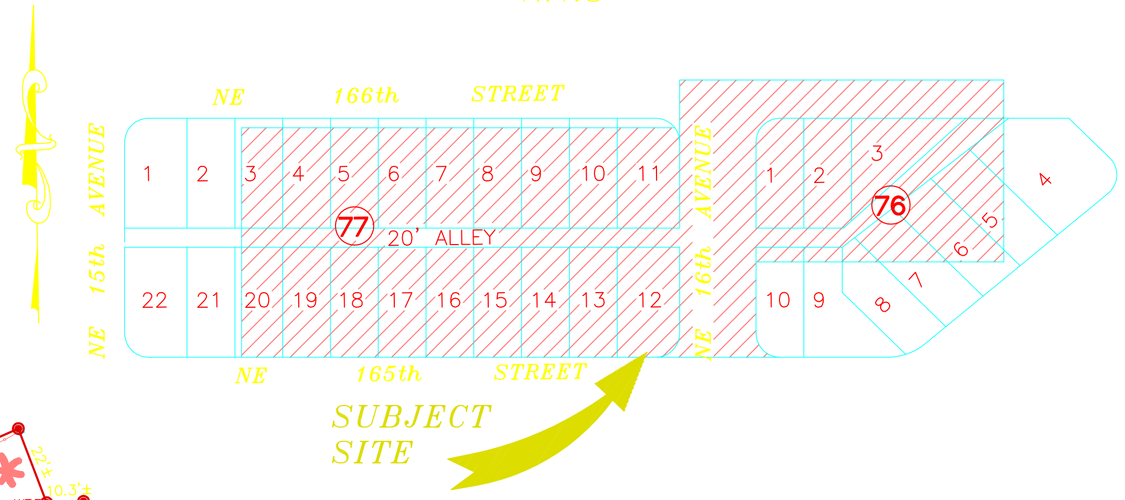
SPECIFIC PURPOSE SURVEY
NE 165 STREET AND NE 16 AVENUE
NORTH MIAMI BEACH

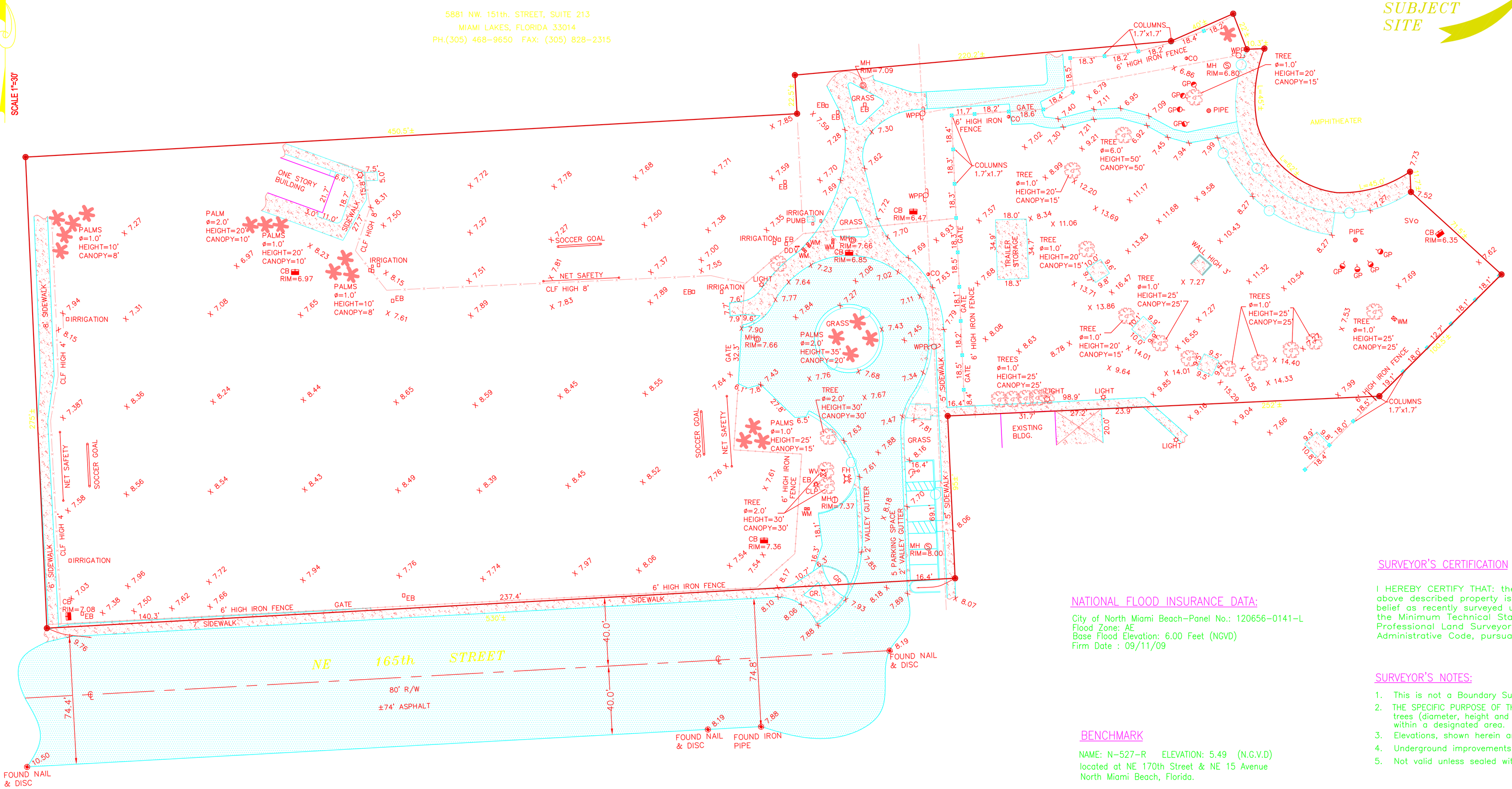
FLORIDA INTERNATIONAL
LAND SURVEYORS, INC.

5881 NW. 151th. STREET, SUITE 213
MIAMI LAKES, FLORIDA 33014
PH.(305) 468-9650 FAX: (305) 828-2315

SCALE 1"=30'

LOCATION SKETCH
N.T.S





LEGEND

NTS = Not To Scale
WPP = Wood Power Pole
EB = Electric Box
WM = Water Meter
WV = Water Valve
MH = Manhole
FH = Fire Hydrant
GR. = Grass
GP = Guy Pole
CO = Clean Out
SV = Sanitary Valve
CLP = Concrete Light Pole
DDV = Double Detector Check Valve
X 7.76 = Denotes Elevations
= Denotes Asphalt
= Denotes Concrete
= Denotes Wall

NATIONAL FLOOD INSURANCE DATA:

City of North Miami Beach-Panel No.: 120656-0141-L
Flood Zone: AE
Base Flood Elevation: 6.00 Feet (NGVD)
Firm Date : 09/11/09

BENCHMARK

NAME: N-527-R ELEVATION: 5.49 (N.G.V.D)
located at NE 170th Street & NE 15 Avenue
North Miami Beach, Florida.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT: the attached Specific Purpose Survey of the above described property is correct to the best of my knowledge and belief as recently surveyed under my direction, and meets the intent of the Minimum Technical Standards set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 of Florida Statutes.

SURVEYOR'S NOTES:

1. This is not a Boundary Survey.
2. THE SPECIFIC PURPOSE OF THIS SURVEY is to locate improvement above ground, trees (diameter, height and canopy), spot elevations, asphalts, concrete walks within a designated area.
3. Elevations, shown herein are relative to N.G.V.D. 1929.
4. Underground improvements and utilities, if any, not located.
5. Not valid unless sealed with an embossed surveyor's seal.

FLORIDA INTERNATIONAL LAND SURVEYORS, INC. (LB#2668)

BY: _____
VICENTE A. TOME
Reg. Land Surveyor No. 3103
State of Florida.

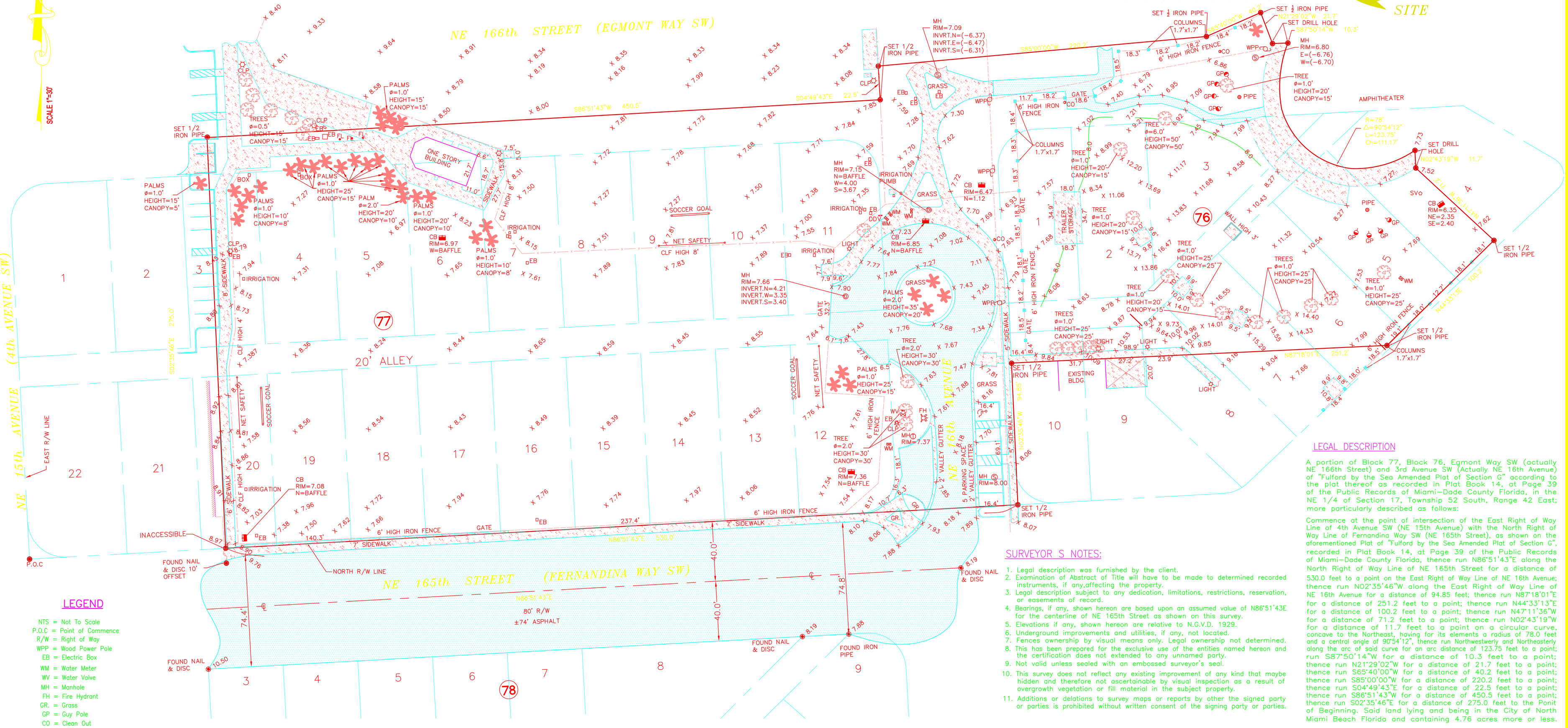
JOB.No.: 61-15	F.B.No.: Gustavo Bolado	DATE: 3-18-2015	Drawn: LLC	Sheet 1 of 1 Sheets

BOUNDARY SURVEY

FLORIDA INTERNATIONAL
LAND SURVEYORS, INC.

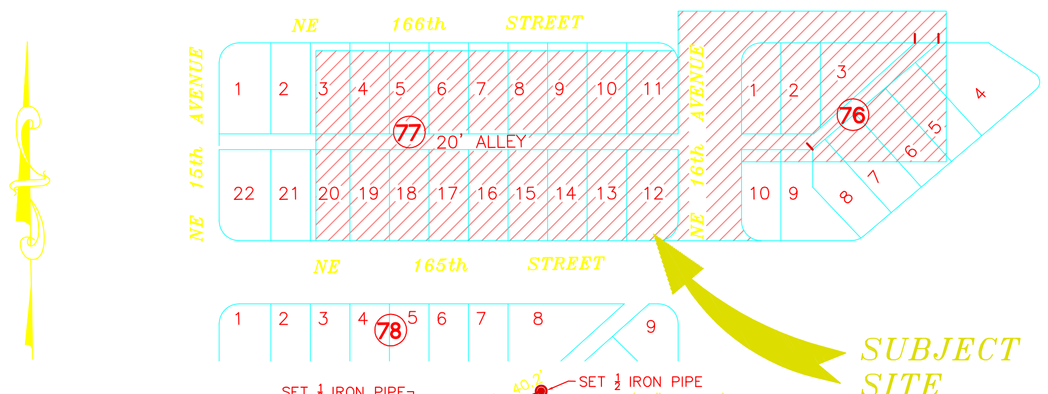
5881 NW. 151th. STREET, SUITE 213
MIAMI LAKES, FLORIDA 33014
PH.(305) 468-9650 FAX: (305) 828-2315

SCALE 1"=30'



LOCATION SKETCH

N.T.S



LEGEND

NTS = Not To Scale
P.O.C = Point of Commence
R/W = Right of Way
WPP = Wood Power Pole
EB = Electric Box
WM = Water Meter
WV = Water Valve
MH = Manhole
FH = Fire Hydrant
GR. = Grass
GP = Guy Pole
CO = Clean Out
SV = Sanitary Valve
CLP = Concrete Light Pole
DDV = Double Detector Check Valve

X 7.76 = Denotes Elevations
= Denotes Asphalt
= Denotes Concrete
= Denotes Wall

BENCHMARK

NAME: N-527-R ELEVATION: 5.49 (N.G.V.D)
located at NE 170th Street & NE 15 Avenue
North Miami Beach, Florida.

NATIONAL FLOOD INSURANCE DATA:

City of North Miami Beach-Panel No.: 120656-0141-L
Flood Zone: AE
Base Flood Elevation: 6.00 Feet (NGVD)
Firm Date : 09/11/09

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT: the attached Boundary Survey of the above described property is correct to the best of my knowledge and belief as recently surveyed under my direction, and meets the intent of the Minimum Technical Standards set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 of Florida Statutes.

SURVEYOR S NOTES:

1. Legal description was furnished by the client.
2. Examination of Abstract of Title will have to be made to determined recorded instruments, if any,affecting the property.
3. Legal description subject to any dedication, limitations, restrictions, reservation, or easements of record.
4. Bearings, if any, shown hereon are based upon an assumed value of N86°51'43E for the centerline of NE 165th Street as shown on this survey.
5. Elevations if any, shown hereon are relative to N.G.V.D. 1929.
6. Underground improvements and utilities, if any, not located.
7. Fences ownership by visual means only. Legal ownership not determined.
8. This has been prepared for the exclusive use of the entities named hereon and the certification does not extended to any unnamed party.
9. Not valid unless sealed with an embossed surveyor's seal.
10. This survey does not reflect any existing improvement of any kind that maybe hidden and therefore not ascertainable by visual inspection as a result of overgrowth vegetation or fill material in the subject property.
11. Additions or delations to survey maps or reports by other the signed party or parties is prohibited without written consent of the signing party or parties.

LEGAL DESCRIPTION

A portion of Block 77, Block 76, Egmont Way SW (actually NE 166th Street) and 3rd Avenue SW (Actually NE 16th Avenue) of "Fulford by the Sea Amended Plat of Section G" according to the plat thereof as recorded in Plat Book 14, at Page 39 of the Public Records of Miami-Dade County Florida, in the NE 1/4 of Section 17, Township 52 South, Range 42 East; more particularly described as follows:

Commence at the point of intersection of the East Right of Way Line of 4th Avenue SW (NE 15th Avenue) with the North Right of Way Line of Fernandina Way SW (NE 165th Street), as shown on the aforementioned Plat of "Fulford by the Sea Amended Plat of Section G", recorded in Plat Book 14, at Page 39 of the Public Records of Miami-Dade County Florida, thence run N86°51'43"E along the North Right of Way Line of NE 165th Street for a distance of 530.0 feet to a point on the East Right of Way Line of NE 16th Avenue; thence run N02°35'46"W along the East Right of Way Line of NE 16th Avenue for a distance of 94.85 feet; thence run N87°18'01"E for a distance of 251.2 feet to a point; thence run N44°33'13"E for a distance of 100.2 feet to a point; thence run N47°11'36"W for a distance of 71.2 feet to a point; thence run N02°43'19"W for a distance of 11.7 feet to a point on a circular curve, concave to the Northeast, having for its elements a radius of 78.0 feet and a central angle of 90°54'12", thence run Northwesterly and Northeasterly along the arc of said curve for an arc distance of 123.75 feet to a point; run S87°50'14"W for a distance of 10.3 feet to a point; thence run N21°29'02"W for a distance of 21.7 feet to a point; thence run S65°40'00"W for a distance of 40.2 feet to a point; thence run S85°00'00"W for a distance of 220.2 feet to a point; thence run S02°35'46"E for a distance of 22.5 feet to a point; thence run S86°51'43"W for a distance of 450.5 feet to a point; thence run S02°35'46"E for a distance of 275.0 feet to the Point of Beginning. Said land lying and being in the City of North Miami Beach Florida and containing 4.76 acres more or less.

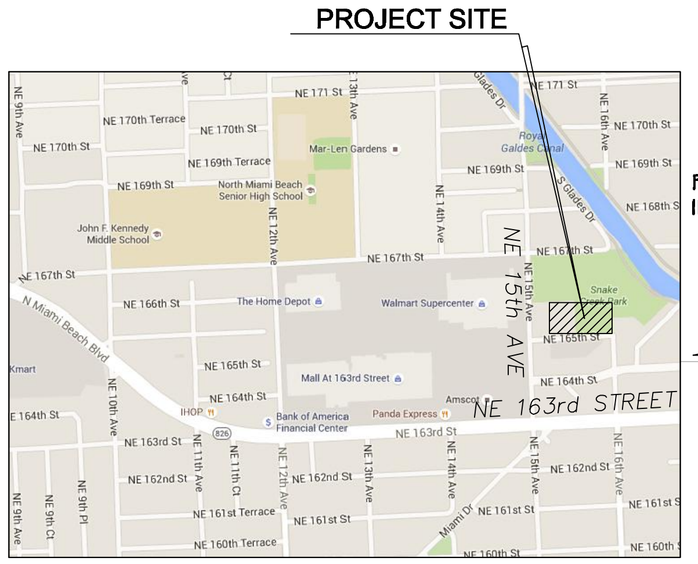
FLORIDA INTERNATIONAL LAND SURVEYORS, INC. (LB#2668)

BY: _____
VICENTE A. TOME
Reg. Land Surveyor No. 3103
State of Florida.

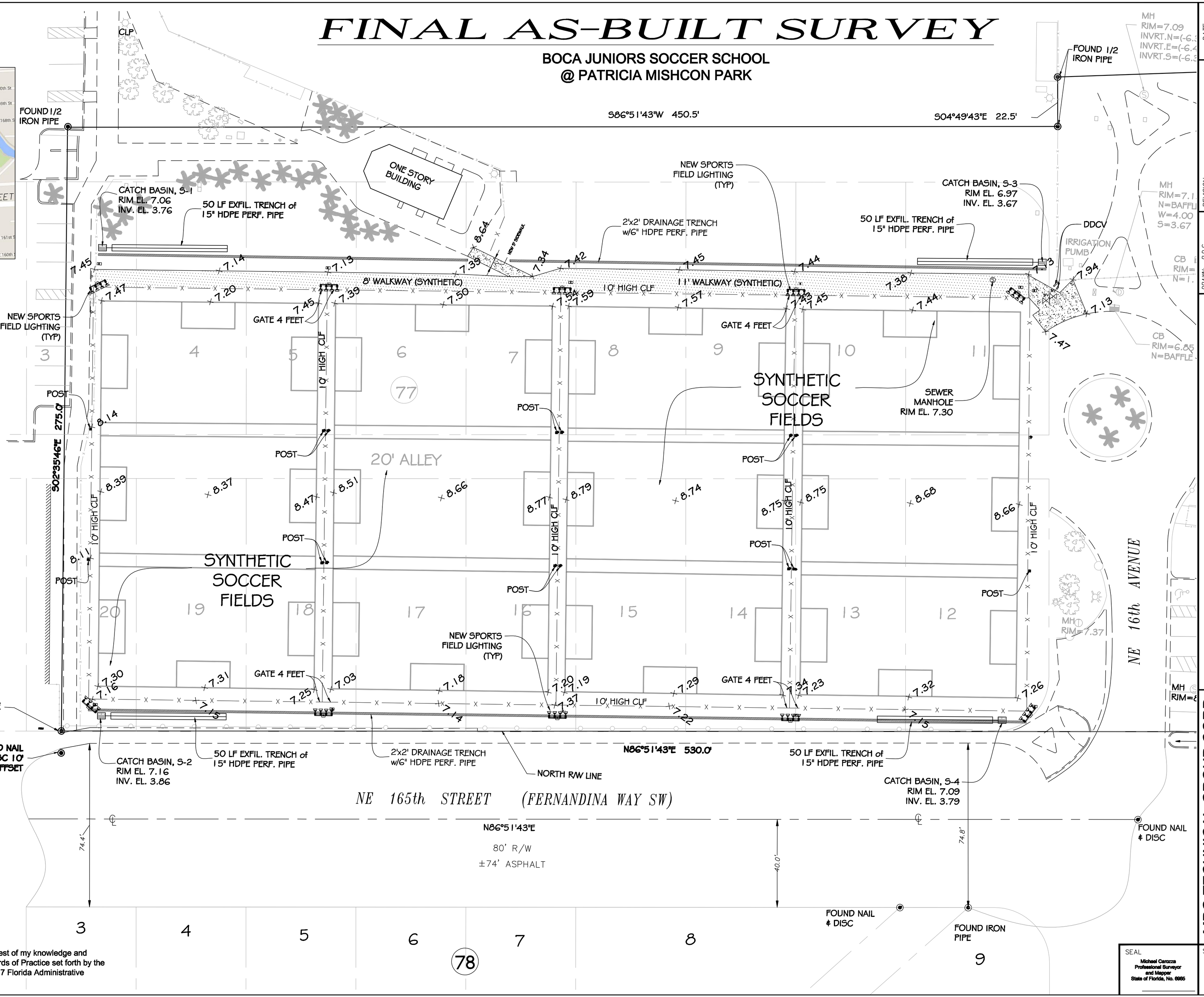
JOB.No.: 107-15	F.B.No.: Gustavo Bolado	DATE: 4-23-2015	Drawn: LLC	
JOB.No.: 61-15	F.B.No.: Gustavo Bolado	DATE: 3-18-2015	Drawn: LLC	Sheet 1 of 1 Sheets

FINAL AS-BUILT SURVEY

BOCA JUNIORS SOCCER SCHOOL
@ PATRICIA MISHCON PARK



LOCATION MAP
SCALE: N.T.S.



SURVEYORS NOTES:

1. This is not a Boundary Survey.
2. Elevations if any, shown hereon are relative to National Geodetic Vertical Datum.
3. Not valid unless sealed with an embossed surveyor's seal.

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY: That this AS-BUILT SURVEY is correct to the best of my knowledge and belief as recently surveyed under my direction, and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers In Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

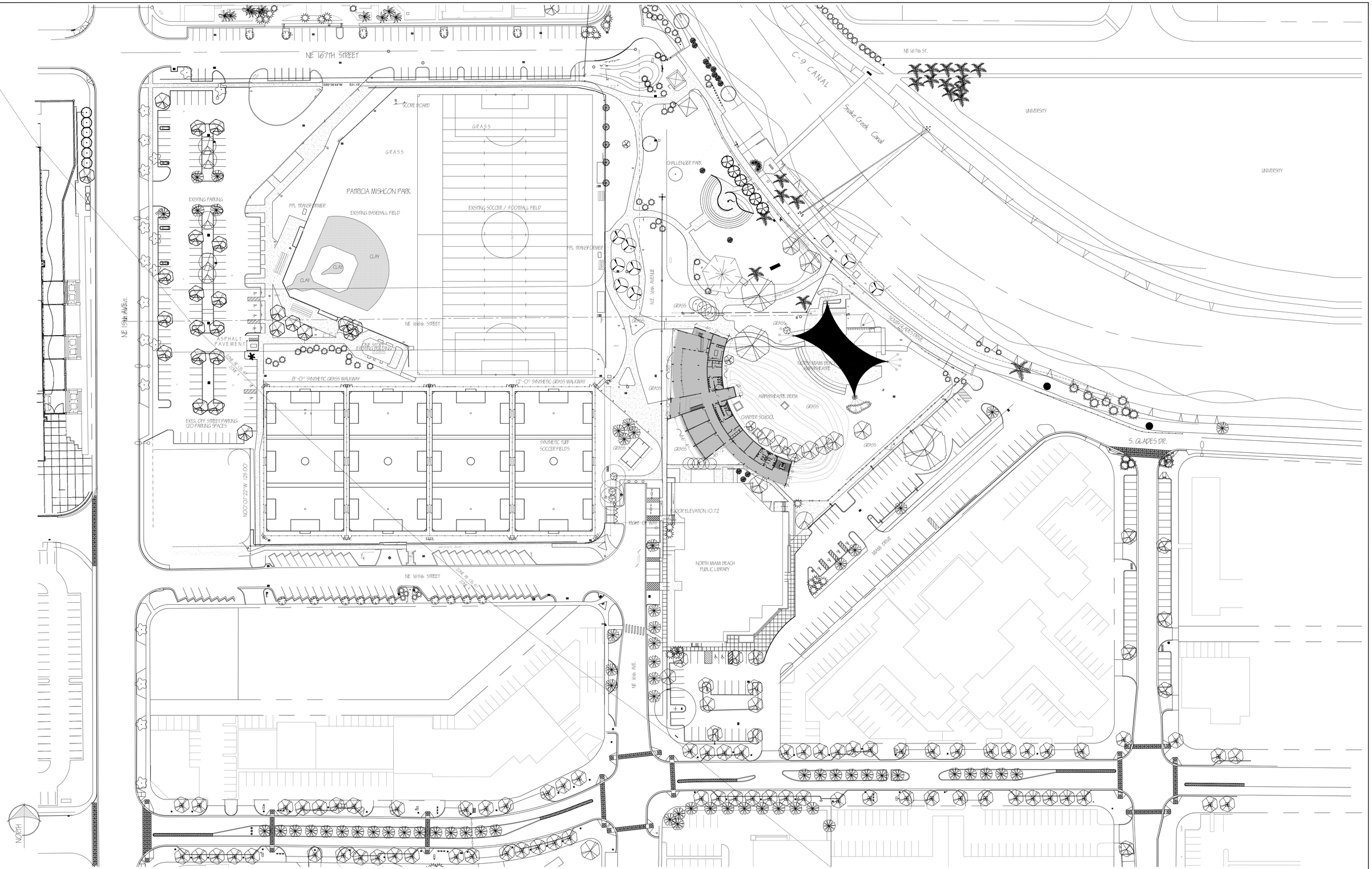
SEAL
Michael Carozza
Professional Surveyor and Mapper
State of Florida, No. 6985

SHEET 1 OF 1

DATE:	REVISION	DRAWN: R.D.S.	CHECKED: M.C.	FIELD DATE: 12/18/2015	DATE: 01/28/2016	SCALE: AS SHOWN

BOCA JUNIORS SOCCER SCHOOL
16601 NE 15th AVENUE
NORTH MIAMI BEACH, FLORIDA

MPG TECHNICAL GROUP CORP.
CERTIFICATE OF AUTH. #LB-6932
908 S.W. 141st Avenue,
Miami, Florida 33184
Ph. (305) 559-9043 Fax. (305)559-8914



CHARTER SCHOOL
SITE PLAN

DRAWN:	G.B.
CHECKED:	J.P.
DATE:	09/10/2016
SCALE:	1/16"=1'-0"
JOB. NO.:	C224

PROJECT TITLE: CITY OF NORTH MIAMI BEACH & SOCCER DEVELOPMENT GROUP
PROPOSED NEW CHARTER SCHOOL @ PATRICIA MISHCON PARK

NE 16th AVENUE & NE 165th STREET - NORTH MIAMI BEACH, FLORIDA

PLANA INTERNATIONAL
1065 SW 126th STREET
BOCA RATON, FLORIDA 33486
PHONE: (561) 447-9544 eFAX (561) 447-4162
E MAIL: arcdiplan@aol.com

CONSTRUKOMUSA
546 CONSERVATION DRIVE
WESTON, FLORIDA 33327
PHONE: (954) 999-6085 eFAX (866) 610-4164
E MAIL: construkomusa@hotmail.com

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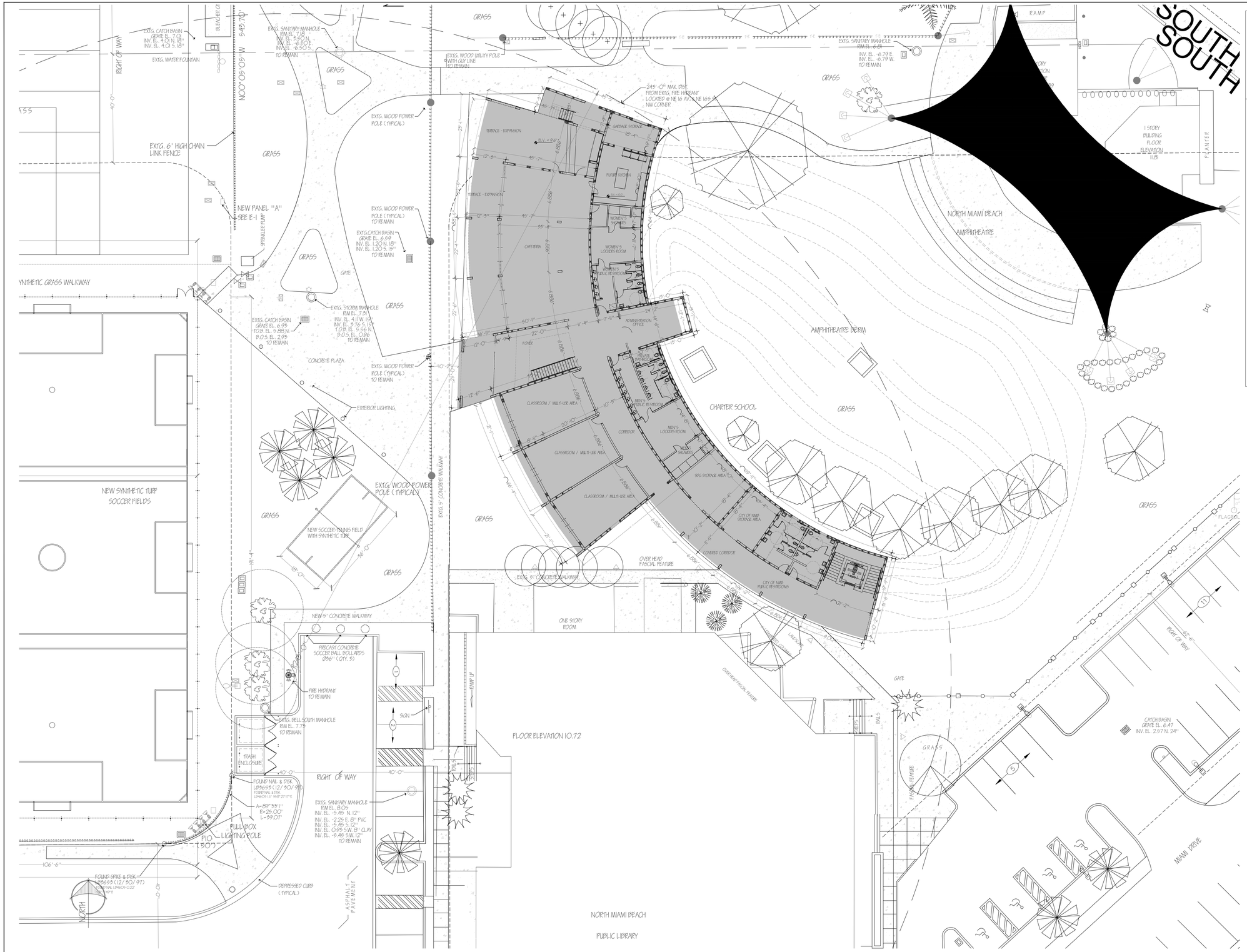


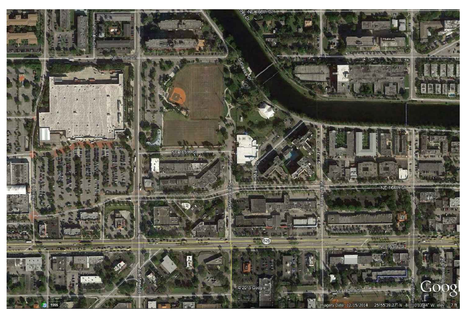
ZONING INFORMATION

PROPERTY OWNER	CITY OF NORTH MIAMI BEACH
FOLIOS # 07-2217-005-0010 / # 07-2217-005-0011 / # 07-2217-005-0440	
ZONING DISTRICT	CF - COMMUNITY FACILITY
PORPOSED USE	GROUP E - EDUCATIONAL - 456 STUDENTS (6-8 PUBLIC CHARTER SCHOOL)
OVERALL PARK AREA	346,684 SQ. FT. / 7.95 ACRES
PROPOSED INTERVENTION AREA	99,987 SQ. FT. / 2.29 ACRES
	NE 166 STREET & NE 169th AVENUE - NORTH MIAMI BEACH

		REQUIRED	PROVIDED
MAXIMUM BUILDING HEIGHT		35'-0"	30'-8"
MAXIMUM ALLOWABLE STORIES		3 STORIES	2 STORIES
SETBACKS	FRONT	30'-0"	
	REAR	20'-0"	
	SIDE (INTERIOR)	15'-0"	
	SIDE (CORNER)	25'-0"	
MINIMUM LOT AREA		1 GROSS ACRE	7.95 ACRES
PERVIOUS AREA		25%	75%
PARKING		120 EXISTING OFF STREET PARKING SPACES @ MISHCON PARK (6 EXISTING ADA PARKING SPACES)	
		51 EXISTING PUBLIC STREET PARKING SPACES (NE 167 ST. & NE 169 ST.)	
TOTAL AVAILABLE PARKING			171 PARKING SPACES

BUILDING AREAS:	
GROUND FLOOR	
UNDER AIR CONDITIONING	7,835 SQ. FT.
SEG STORAGE	412 SQ. FT.
CITY OF NORTH MIAMI BEACH'S STORAGE	300 SQ. FT.
CITY OF NORTH MIAMI BEACH'S PUBLIC BATHROOMS	507 SQ. FT.
COVERED TERRACE AREA (NORTHWEST AREA)	2,101 SQ. FT.
COVERED EXTERIOR CORRIDOR (SOUTHWEST AREA)	1,468 SQ. FT.
GROUND FLOOR TOTAL AREA	9,149 SQ. FT.
SECOND FLOOR	
UNDER AIR CONDITIONING	10,247 SQ. FT.
COVERED CORRIDOR (SOUTHWEST AREA)	1,141 SQ. FT.
NORTH BALCONY	89 SQ. FT.
SECOND FLOOR TOTAL AREA	11,477 SQ. FT.
TOTAL SQUARE FOOTAGE UNDER AIR CONDITIONING	18,172 SQ. FT.
TOTAL COVERED AREA	24,191 SQ. FT.

LOCATION MAP



CHARTER SCHOOL
ENLARGED SITE PLAN

DRAWN:	G.B.
CHECKED:	J.P.
DATE:	05/10/2016
SCALE:	1/16"=1'-0"
JOB. NO.:	C224

PROJECT TITLE: CITY OF NORTH MIAMI BEACH & SOCCER DEVELOPMENT GROUP
PROPOSED NEW CHARTER SCHOOL @ PATRICIA MISHCON PARK

NE 16th AVENUE & NE 169th STREET - NORTH MIAMI BEACH, FLORIDA

PLANA INTERNATIONAL
10169 SW 126th STREET
BOCA RATON, FLORIDA 33486
PHONE: (561) 447-2544 aFAX (561) 447-4162
E-MAIL: archplan@aol.com

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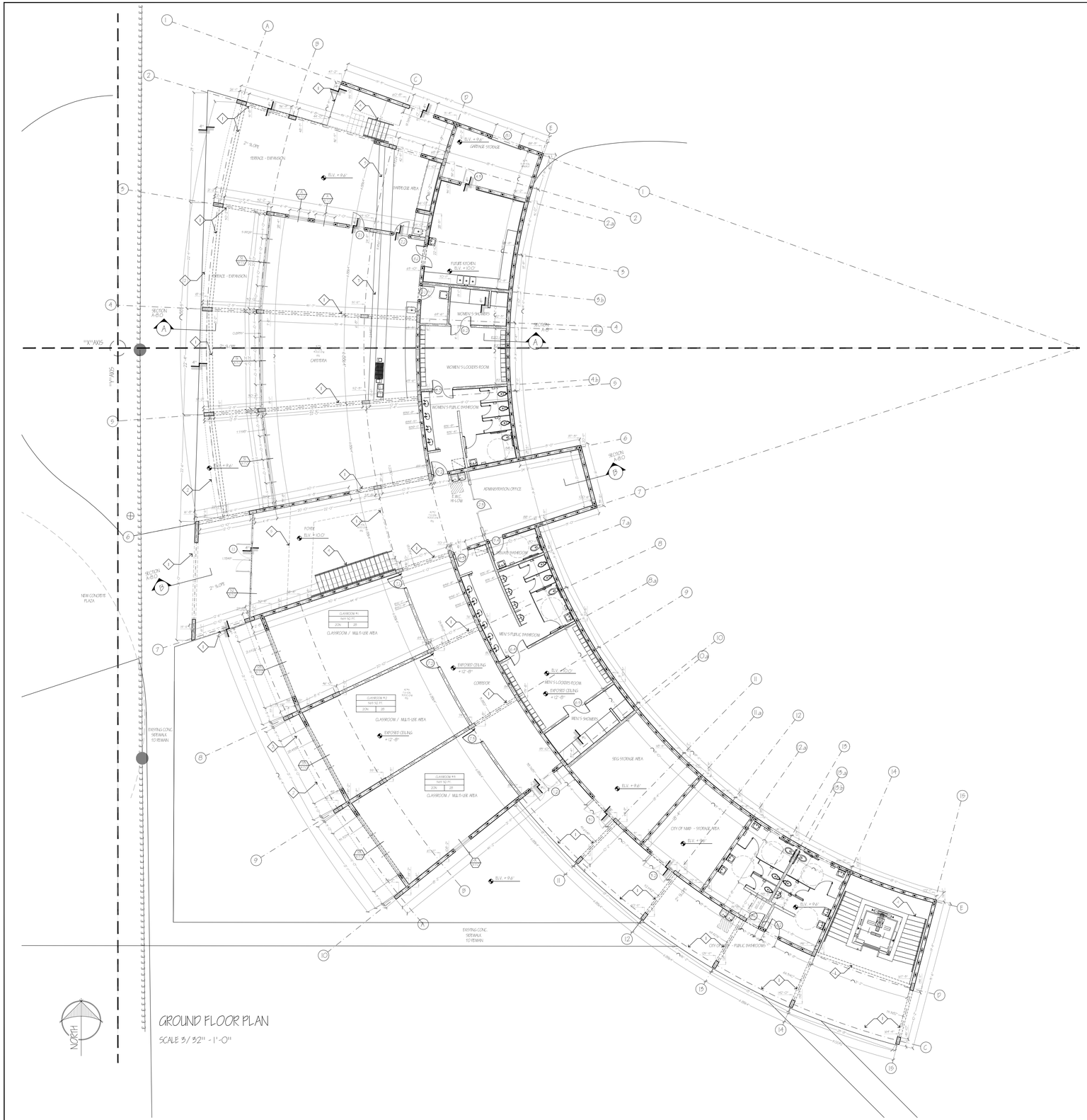

GROUND FLOOR PLAN

SCALE 3/32" - 1'-0"

FBC TABLE 1004 / NFPA 101- TABLE A.7.6.1

TYPE OF OCCUPANCY	EDUCATIONAL (GROUP E)
BUILDING TYPE	TYPE II, SPRINKLERED
TRAVEL DISTANCE LIMIT	200'-0" MAX. ALLOWED
COMMON PATH LIMIT	75'-0" MAX. ALLOWED
DEAD END LIMIT	20'-0" MAX. ALLOWED

FLAME SPREAD CLASSIFICATION TABLE - FBC-2010 EDITION & NFPA 101

INTERIOR FINISHES IN COMPLIANCE WO NFPA 14.3.3.2:

EXIT SHALL BE	TYPE "A"
EXIT ACCESS SHALL BE	TYPE "A" OR TYPE "B"
ALL OTHER SPACES SHALL BE	TYPE "B"

LOW-HEIGHT PARTITIONS NOT EXCEEDING 5'-0" USED IN LOCATIONS OTHER THAN EXITS SHALL BE PERMITTED TO BE CLASS-A, CLASS-B OR CLASS-C.

PUBLIC CHARTER SCHOOL PARKING REQUIREMENTS: (6-8 GRADE FACILITY / 441 STUDENTS) - FBC SECT 453.10.2.8

ONE (1) PARKING SPACE PER EACH STAFF MEMBER	16 TEACHERS + 10 ADMIN = 26 TOTAL STAFF	26 PKG SPACES	SCHOOL STAFF	26 SPACES
ONE (1) PARKING SPACE PER EACH 100 STUDENTS	441 STUDENTS / 100 VISITOR PARKING	5 PKG SPACES	VISITOR/ TRAFFIC ACCUMULATION	5 PKG SPACES
TOTAL PARKING REQUIRED FOR 6 TO 8 GRADE PUBLIC CHARTER SCHOOL	26 (STAFF) + 5 (VISITOR)	31 PKG SPACES REQUIRED	TOTAL PARKING PROVIDED	31 SPACES

BUILDING CLASSIFICATION & CONSTRUCTION TYPE DATA - FBC-2014 & FFPC-NFPA 101

OCCUPANCY GROUP: AS PER FBC 2014 (SEC-309.1) AS PER FFPC 2012 (SEC-6.1.3.1)	GROUP "E" - EDUCATIONAL (6-8th GRADES ACADEMY) *FBC SEC-425 SHALL NOT BE APPLICABLE AS PER FL STATE ESTATUTE
CONSTRUCTION TYPE: AS PER FBC 2014 (SEC-601) (602.2) AS PER FFPC 2012 (SEC-8.2.1.2)	TYPE II-B
FIRE SUPRESSION SYSTEM:	BUILDING SHALL BE PROTECTED BY FULL-TIME FIRE SUPPRESSION SPRINKLER SYSTEM.

SCHOOL BUILDING TYPE II-B (CONSTRUCTION TYPE)

(NON COMPUTIBLE) EXTERIOR 8" CMU WALL SYSTEM W/ STEEL REINF.
(NON COMPUTIBLE) INTERIOR CONCRETE / CONC. COLUMNS & BEAMS, NON-STRUCTURAL MTL FRAME PARTS
(NON COMPUTIBLE) 4-5/ 8" TPK STRUCTURAL COMPOSITE CONCRETE SLAB FLOOR
(NON COMPUTIBLE) CORRUGATED MTL DECKING ON STL JOISTS & ON CONC. BEAMS
*(ALL DUCTS, PIPING & ELECT. IN COMPLIANCE WITH FBC / FFPC / NEC)

RATING REQUIRED AND PROVIDED FOR TYPE II-B CONSTRUCTION AS PER FBC 2014-TABLE 601

STRUCTURAL FRAME RATING	0 HRS.
BEARING EXTERIOR AND INTERIOR WALLS	0 HRS.
NON-BEARING WALLS AND PARTITIONS	0 HRS.
FLOOR CONSTRUCTION (INCL. BEAM & JOISTS)	0 HRS.
ROOF CONSTRUCTION (INCL. BEAM & JOISTS)	0 HRS.

PLUMBING FACILITIES REQUIREMENTS - FBC TABLE 403.1

		W/ C				LAVATORIES		SHOWERS		D.F. (4)		JAN. SINK	
		REQ. (2)	PROV.			REQ. (3)	PROV.	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.
			W/ C	URINALS (1)	TOTAL								
STUDENTS	441												
MALE	221	5	7	5	12	5	12	0	5				
FEMALE	220	5	9	N/ A	9	5	10	0	3				
STAFF	16												
MALE	8	3.2	1	N/ A	1	.2	1	0	0				
FEMALE	8	3.2	1	N/ A	1	.2	1	0	0				
TOTAL	497	10.64	18	5	23	10.4	24	0	8	4.5	6	1	1

NOTES:

(1) URINALS MAY SUBSTITUTE UP TO 50% OF THE REQD W/ C (FBC-P 419.2)
(2) EDUCATIONAL : 1/ 50 OCCUPANTS - BUSINESS: 1/ 25 OCCUPANTS FOR THE 1ST TO 50
(3) EDUCATIONAL : 1/ 50 OCCUPANTS - BUSINESS: 1/ 40 OCCUPANTS FOR THE 1ST TO 50
(4) EDUCATIONAL & BUSINESS: 1/ 100 OCCUPANTS
(5) STUDENTS COUNT: 16 CLASSROOMS= 455 STUDENTS
(6) STAFF COUNT: TEACHERS 24 - OFFICE: 11

CHARTER SCHOOL LAYOUT
GROUND FLOOR PLAN

DRAWN:	G.P.
CHECKED:	J.P.
DATE:	05/ 10/ 2016
SCALE:	3/ 32"-1'-0"
JOB. NO.:	C224

PROJECT TITLE: CITY OF NORTH MIAMI BEACH & SOCCER DEVELOPMENT GROUP
PROPOSED NEW CHARTER SCHOOL @ PATRICIA MISHCON PARK

NE 16th AVENUE & NE 165th STREET - NORTH MIAMI BEACH, FLORIDA

PLANA INTERNATIONAL
10155 SW 126 STREET
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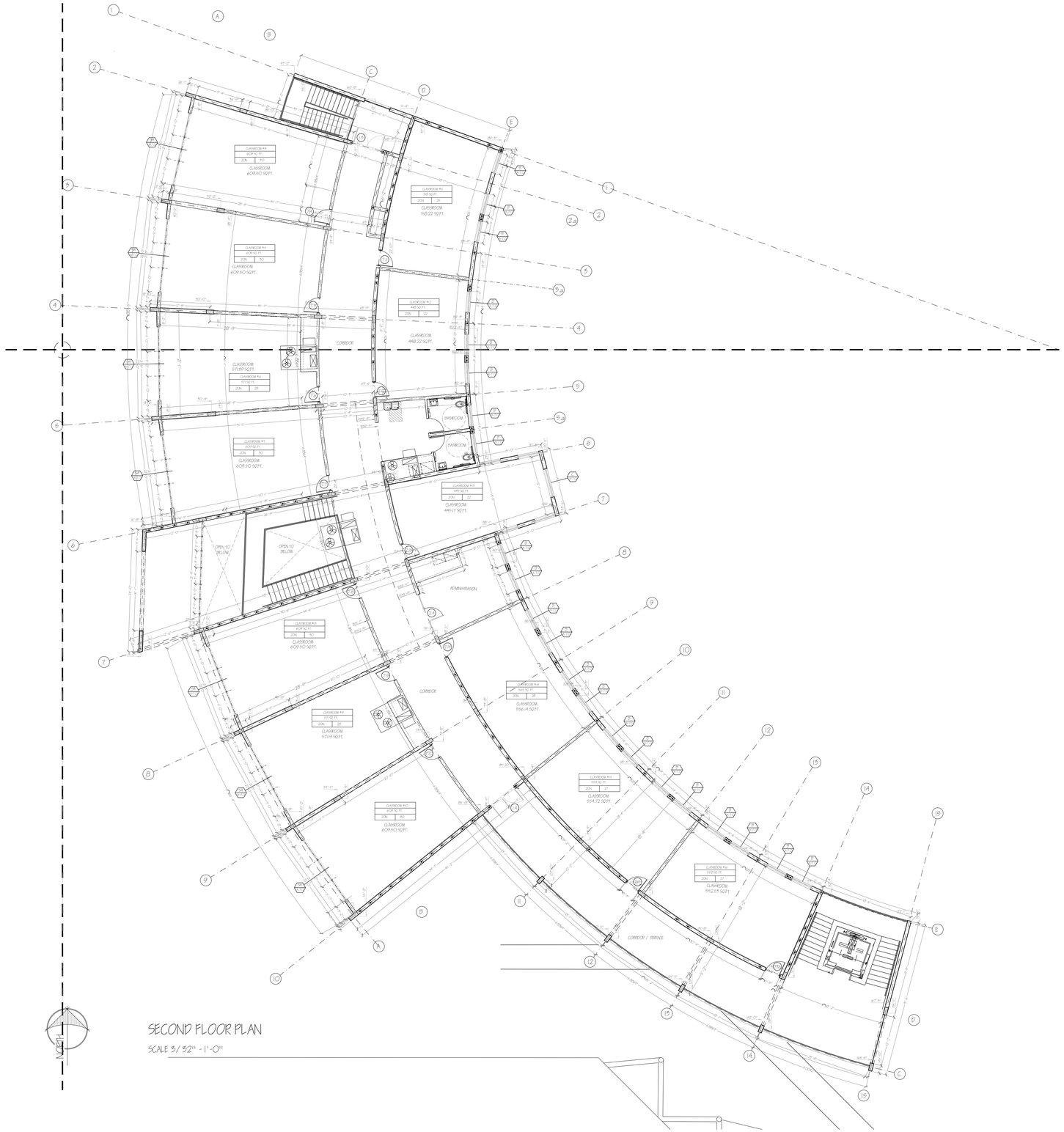


SECOND FLOOR PLAN

SCALE 3/32" - 1'-0"

FBC TABLE 1004 / NFPA 101- TABLE A.7.6.1

TYPE OF OCCUPANCY	EDUCATIONAL (GROUP E)
BUILDING TYPE	TYPE II, SPRINKLERED
TRAVEL DISTANCE LIMIT	200'-0" MAX. ALLOWED
COMMON PATH LIMIT	75'-0" MAX. ALLOWED
DEAD END LIMIT	20'-0" MAX. ALLOWED

FLAME SPREAD CLASSIFICATION TABLE - FBC-2010 EDITION & NFPA 101

INTERIOR FINISHES IN COMPLIANCE WO NFPA 14.3.3.2:

EXIT SHALL BE	TYPE "A"
EXIT ACCESS SHALL BE	TYPE "A" OR TYPE "B"
ALL OTHER SPACES SHALL BE	TYPE "B"

LOW-HEIGHT PARTITIONS NOT EXCEEDING 5'-0" USED IN LOCATIONS OTHER THAN EXITS SHALL BE PERMITTED TO BE CLASS-A, CLASS-B OR CLASS-C.

PUBLIC CHARTER SCHOOL PARKING REQUIREMENTS: (6-8 GRADE FACILITY / 441 STUDENTS) - FBC SECT 453.10.2.8

ONE (1) PARKING SPACE PER EACH STAFF MEMBER	16 TEACHERS + 10 ADMIN = 26 TOTAL STAFF	26 PKG SPACES	SCHOOL STAFF	26 SPACES
ONE (1) PARKING SPACE PER EACH 100 STUDENTS	441 STUDENTS / 100 VISITOR PARKING	5 PKG SPACES	VISITOR/ TRAFFIC ACCUMULATION	5 PKG SPACES
TOTAL PARKING REQUIRED FOR 6 TO 8 GRADE PUBLIC CHARTER SCHOOL	26 (STAFF) + 5 (VISITOR)	31 PKG SPACES REQUIRED	TOTAL PARKING PROVIDED	31 SPACES

BUILDING CLASSIFICATION & CONSTRUCTION TYPE DATA - FBC-2014 & FFPC-NFPA 101

OCCUPANCY GROUP: AS PER FBC 2014 (SEC-309.1) AS PER FFPC 2012 (SEC-6.1.3.1)	GROUP "E" - EDUCATIONAL (6-8th GRADES ACADEMY) *FBC SEC-423 SHALL NOT BE APPLICABLE AS PER FL STATE ESTATUTE
CONSTRUCTION TYPE: AS PER FBC 2014 (SEC-601) (602.2) AS PER FFPC 2012 (SEC-8.2.1.2)	TYPE II-B
FIRE SUPRESSION SYSTEM:	BUILDING SHALL BE PROTECTED BY FULL-TIME FIRE SUPPRESSION SPRINKLER SYSTEM.

SCHOOL BUILDING TYPE II-B (CONSTRUCTION TYPE)

(NON COMPUTIBLE) EXTERIOR 8" CMU WALL SYSTEM W/ STEEL REINF.
(NON COMPUTIBLE) INTERIOR CONCRETE / CONC. COLUMNS & BEAMS, NON-STRUCTURAL MTL FRAME PARTS
(NON COMPUTIBLE) 4-5/ 8" THK STRUCTURAL COMPOSITE CONCRETE SLAB FLOOR
(NON COMPUTIBLE) CORRUGATED MTL DECKING ON STL JOISTS & ON CONC. BEAMS
*(ALL DUCTS, PIPING & ELECT. IN COMPLIANCE WITH FBC / FFPC / NEC)

RATING REQUIRED AND PROVIDED FOR TYPE II-B CONSTRUCTION AS PER FBC 2014-TABLE 601

STRUCTURAL FRAME RATING	0 HRS.
BEARING EXTERIOR AND INTERIOR WALLS	0 HRS.
NON-BEARING WALLS AND PARTITIONS	0 HRS.
FLOOR CONSTRUCTION (INCL. BEAM & JOISTS)	0 HRS.
ROOF CONSTRUCTION (INCL. BEAM & JOISTS)	0 HRS.

PLUMBING FACILITIES REQUIREMENTS - FBC TABLE 403.1

		W/ C				LAVATORIES		SHOWERS		D.F. (4)		JAN. SINK	
		REQ. (2)	PROV.			REQ. (5)	PROV.	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.
			W/ C	URINALS (1)	TOTAL								
STUDENTS	441												
MALE	221	5	7	5	12	5	12	0	5				
FEMALE	220	5	9	N/ A	9	5	10	0	3				
STAFF	16												
MALE	8	.52	1	N/ A	1	.2	1	0	0				
FEMALE	8	.52	1	N/ A	1	.2	1	0	0				
TOTAL	457	10.64	18	5	23	10.4	24	0	8	4.5	6	1	1

NOTES:
(1) URINALS MAY SUBSTITUTE UP TO 50% OF THE REQD W/ C (FBC-P 419.2)
(2) EDUCATIONAL: 1/ 50 OCCUPANTS - BUSINESS: 1/ 25 OCCUPANTS FOR THE 1ST TO 50
(3) EDUCATIONAL: 1/ 50 OCCUPANTS - BUSINESS: 1/ 40 OCCUPANTS FOR THE 1ST TO 50
(4) EDUCATIONAL & BUSINESS: 1/ 100 OCCUPANTS
(5) STUDENTS COUNT: 16 CLASSROOMS= 455 STUDENTS
(6) STAFF COUNT: TEACHERS 24 - OFFICE: 11

CHARTER SCHOOL LAYOUT
SECOND FLOOR PLAN

DRAWN:	G.B.
CHECKED:	J.P.
DATE:	09/ 10/ 2016
SCALE:	3/ 32"=1'-0"
JOB. NO.:	C224

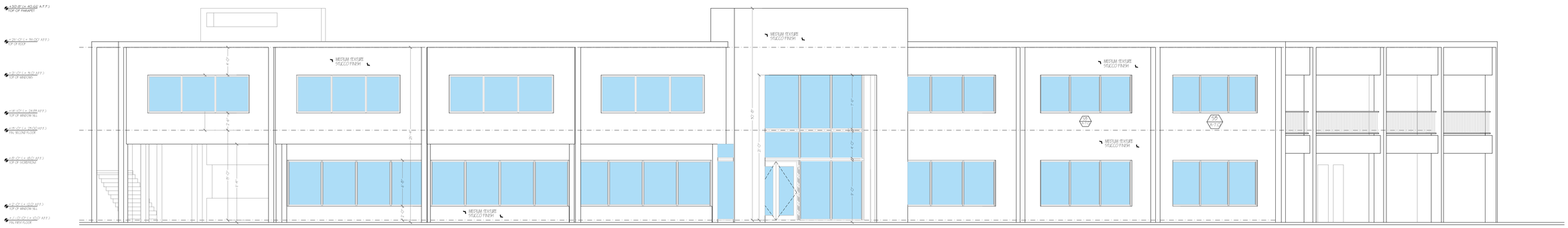
PROJECT TITLE: CITY OF NORTH MIAMI BEACH & SOCCER DEVELOPMENT GROUP
PROPOSED NEW CHARTER SCHOOL @ PATRICIA MISHCON PARK

NE 16th AVENUE & NE 165th STREET - NORTH MIAMI BEACH, FLORIDA

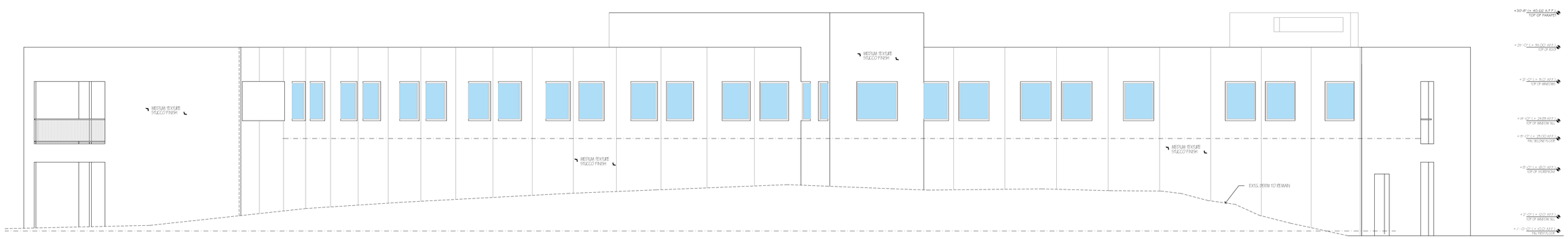
PLANA INTERNATIONAL
10155 SW 126 STREET
BOCA RATON, FLORIDA 33486
PHONE: (561) 447-9544 ±FAX (561) 447-4162
E-MAIL: arcdsplan@aol.com

CONSTRUKOMUSA
546 CONSERVATION DRIVE
WESTON, FLORIDA 33327
PHONE: (954) 999-6089 ±FAX (866) 610-4414
E-MAIL: construkomusa@hotmail.com

A-4.0



WEST ELEVATION



EAST ELEVATION

CHARTER SCHOOL LAYOUT
ELEVATIONS

DRAWN:	G.B.
CHECKED:	J.P.
DATE:	05/10/2016
SCALE:	3/32"=1'-0"
JOB. NO.:	C224

PROJECT TITLE: CITY OF NORTH MIAMI BEACH & SOCCER DEVELOPMENT GROUP
PROPOSED NEW CHARTER SCHOOL @ PATRICIA MISHCON PARK

NE 16th AVENUE & NE 165th STREET - NORTH MIAMI BEACH, FLORIDA

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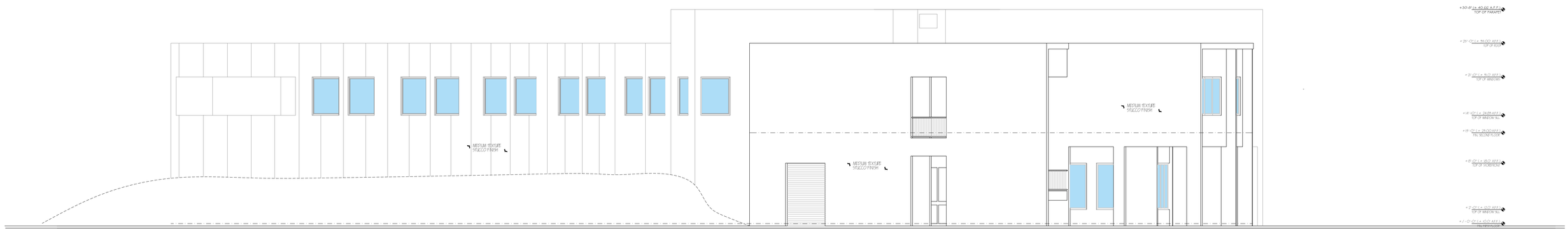
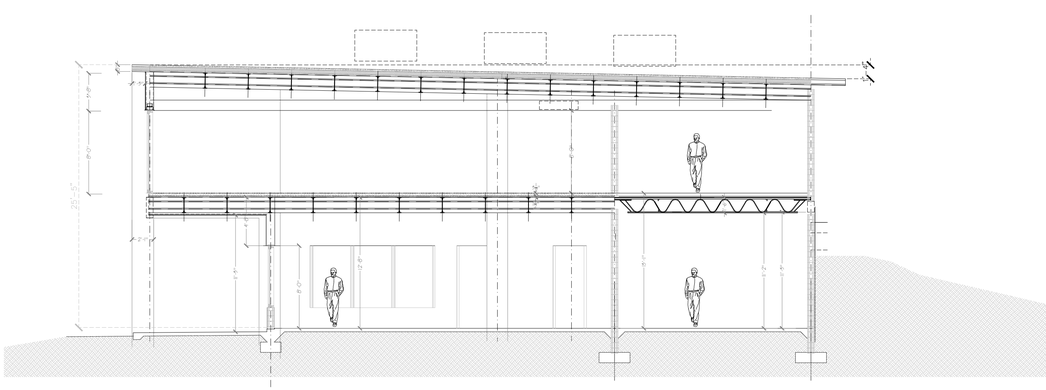
A-5.0

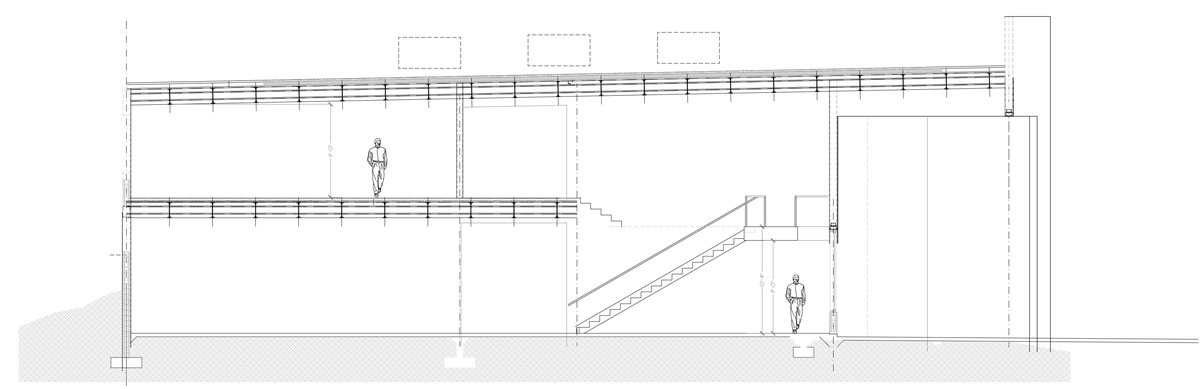
SOUTH ELEVATION



NORTH ELEVATION



SECTION A-A



SECTION B-B

CHARTER SCHOOL LAYOUT
ELEVATIONS - SECTIONS

DRAWN:	G.B.
CHECKED:	J.P.
DATE:	05/10/2016
SCALE:	3/32"=1'-0"
JOB. NO.:	C224

PROJECT TITLE: CITY OF NORTH MIAMI BEACH & SOCCER DEVELOPMENT GROUP
PROPOSED NEW CHARTER SCHOOL @ PATRICIA MISHCON PARK

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