

EXHIBIT "5"



DRC SUBMITTAL SET

THE ICEBOX CAFE AND CULINARY CENTER

HALLANDALE BEACH, FLORIDA

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Revision 1: City Comments DRC
Resubmit 08-17-16

Revision 2: City Comments DRC
Resubmit 09-07-16



BUS STOP LOCATION MAP

PROJECT DATA

SCOPE OF WORK
PROPOSED COMMISSARY / RESTAURANT /
GREENHOUSE

ARCHITECT

RJS ARCHITECTS
11019 NW 19TH STREET
CORAL SPRINGS, FL 33071
TEL: (954) 753-0018
FAX: (954) 755-8277

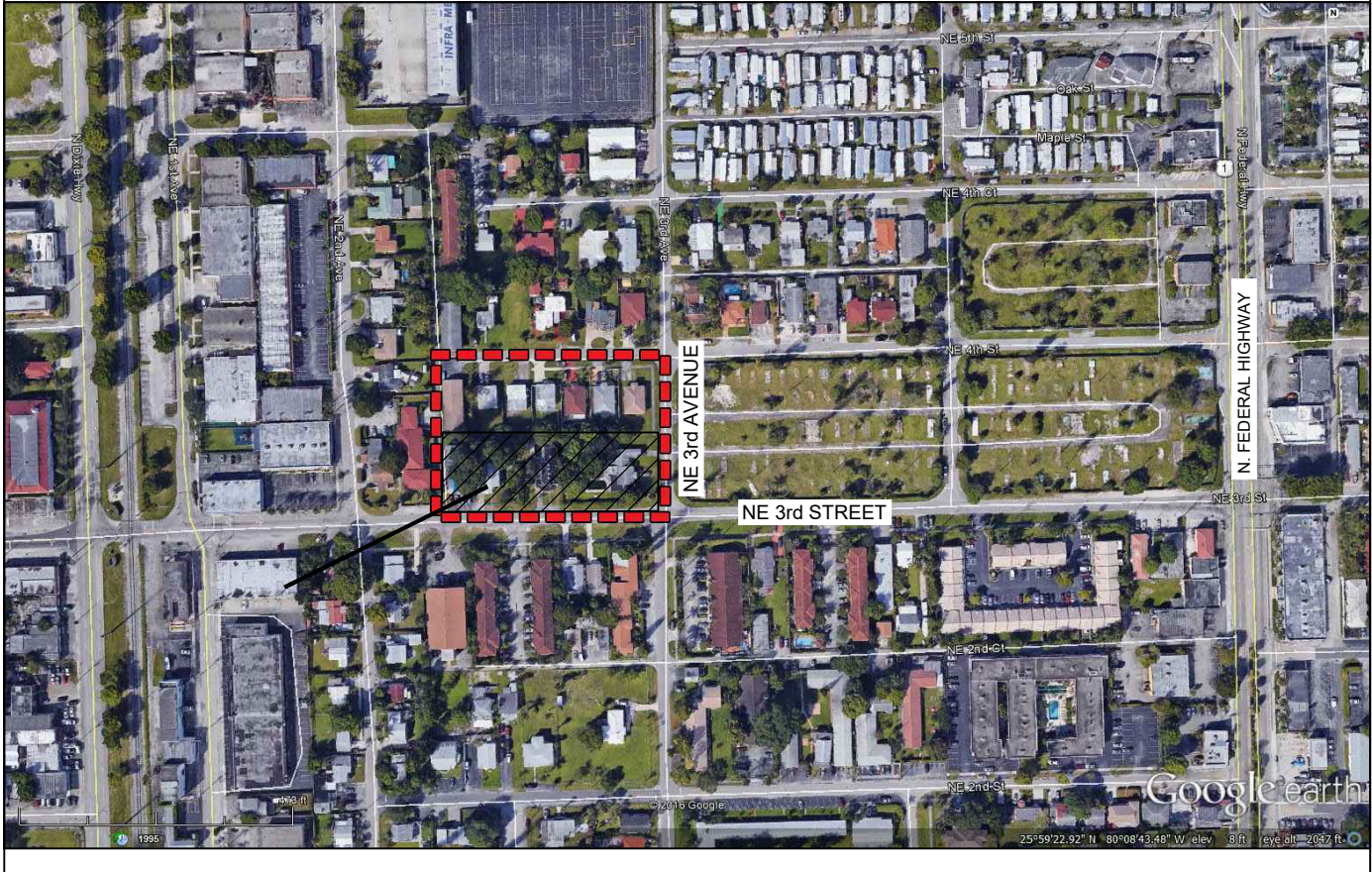
LANDSCAPE ARCHITECT

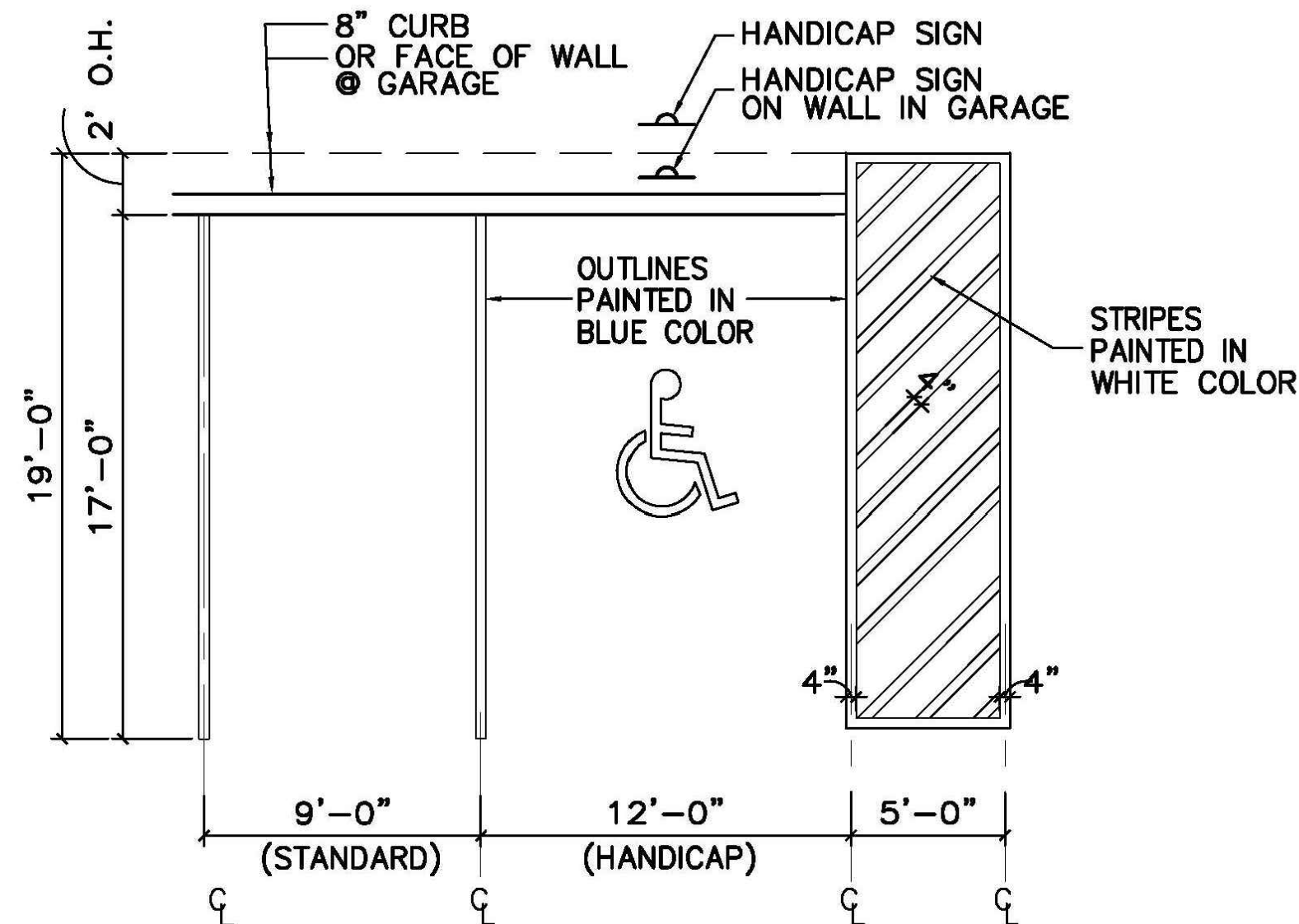
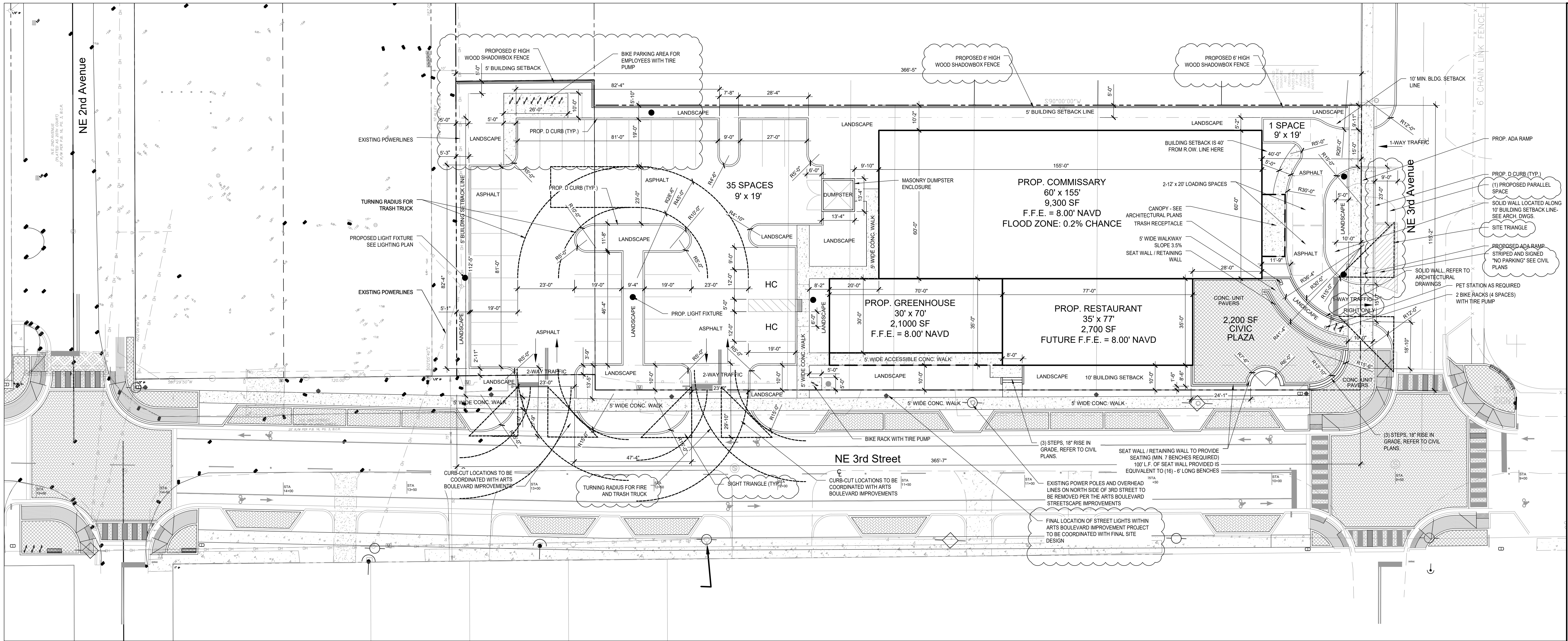
ARCHITECTURAL ALLIANCE LANDSCAPE
612 SW 4TH AVENUE
FORT LAUDERDALE, FL 33315
TEL: (954) 764-8858
FAX: (954) 764-0731

CIVIL ENGINEER

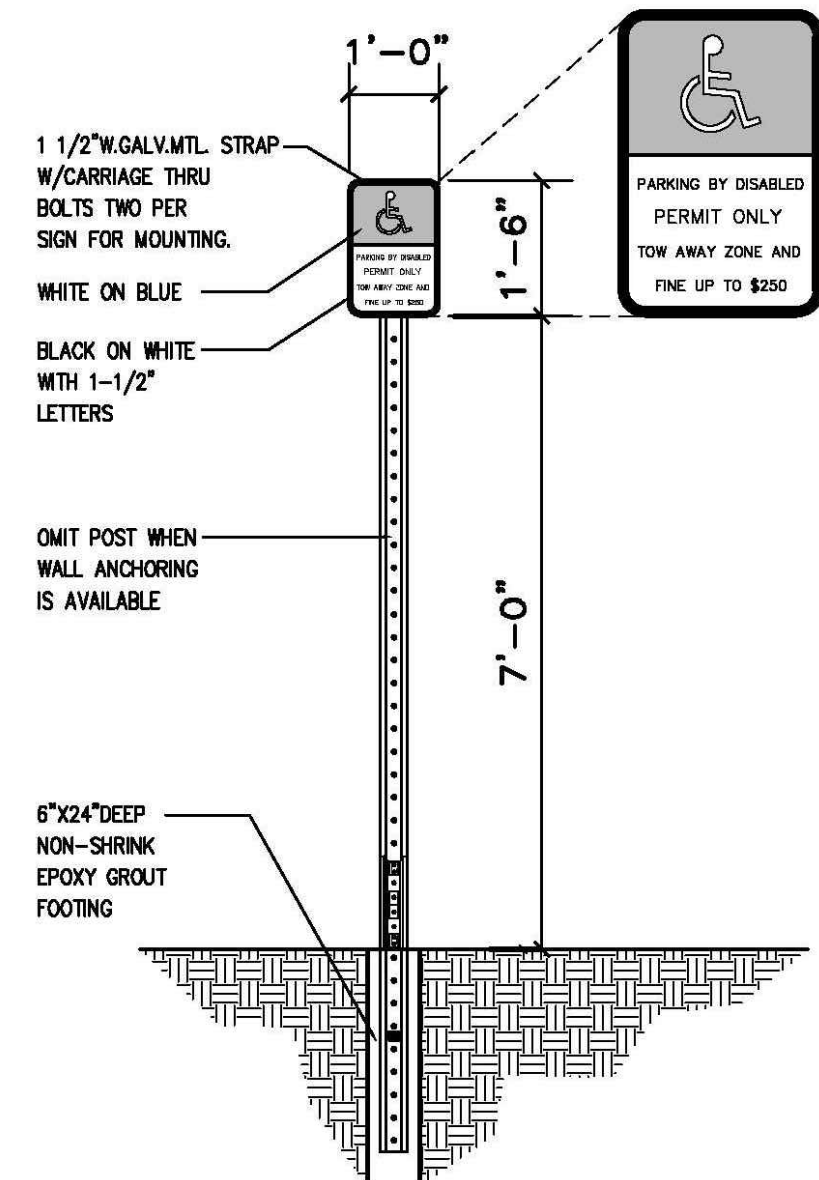
BOTEK THURLOW ENGINEERING, INC.
3409 NW 9TH AVENUE, SUITE 1102
FORT LAUDERDALE, FL 33309
TEL: (954) 568-0888

LOCATION MAP





1 PARKING STRIPING DETAIL



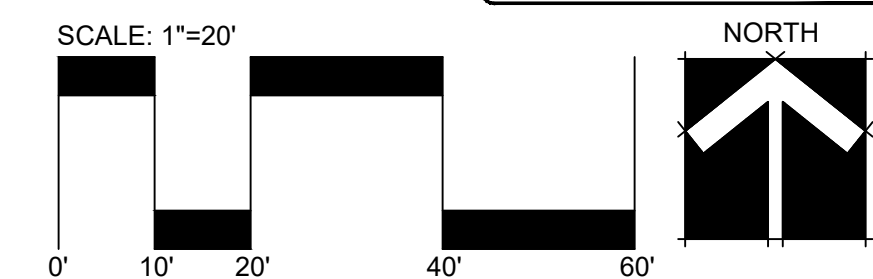
2 HANDICAP PARKING SIGN

YARDS (BUILDING SETBACK)		
	REQUIRED	PROVIDED
FRONT - NE 3rd Street	10'-0"	10'-0"
SIDE - NE 3rd Avenue	10'-0"	40'-0"
SIDE - West Prop. Line	5'-0"	150'-11"
REAR - North Prop. Line	5'-0"	10'-0"

BUILDING FRONTAGE ON PRIMARY STREETS			
	FRONTAGE	REQUIRED 75%	PROVIDED
NE 3rd Street	365'-6"	274'	170'-6" (46.6%)
NE 3rd Avenue	115'	86'-3"	95' (82.6%)

SITE PLAN INFORMATION	
CURRENT USE OF PROPERTY	Residential
CURRENT LAND USE DESIGNATION	RM-HD-2
CURRENT ZONING DESIGNATION	Central RAC
TOTAL SITE AREA	42,382 SF / 0.97 AC.
TOTAL LANDSCAPE AREA	9,008 SF
TOTAL IMPERVIOUS AREA	33,374 SF
BUILDING COVERAGE	14,100 SF
PEDESTRIAN WALKS	2,262 SF
CIVIC PLAZA	2,200 SF
VEHICULAR USE AREA	14,460 SF
TOTAL BUILDING S.F.	14,100 SF
BUILDING HEIGHT - COMMISSARY	20'-6"
NUMBER OF STORIES	1
BUILDING WIDTH AND LENGTH	60' x 155'
BUILDING SF	9,300 SF
BUILDING HEIGHT - RESTAURANT	20'-6"
NUMBER OF STORIES	1
BUILDING WIDTH AND LENGTH	35' x 77'
BUILDING SF	2,700 SF
BUILDING HEIGHT - GREENHOUSE	20'-6"
NUMBER OF STORIES	1
BUILDING WIDTH AND LENGTH	30' x 70'
BUILDING SF	2,100 SF

PARKING DATA (2 HANDICAP SPACES PROVIDED PER ADA REQUIREMENTS)				
RAC DISTRICT	SF	RATIO	REQUIRED	PROVIDED
Commissary (bldg. 1)	9,300	1 space per 300	31	28
Restaurant (bldg. #2)	2,700	1 space per 300	9	8
Greenhouse (bldg. #3)	2,100	1 space per 300	7	0
TOTAL PARKING REQUIRED			47	
TOTAL PARKING (WITH WAIVER FOR GREENHOUSE REQ.)			40*	
* MINUS 10% REDUCTION			36	36



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THE ICEBOX CAFE AND CULINARY CENTER

HALLANDALE BEACH, FL

Sheet Description

SITE PLAN

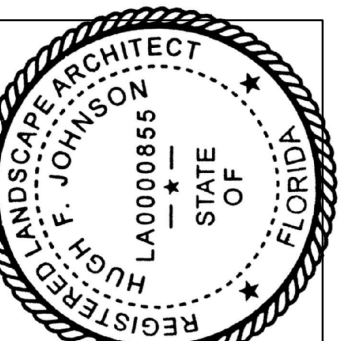
Release Date
7-15-16

Project Number
1612

Drawing Number

L-100

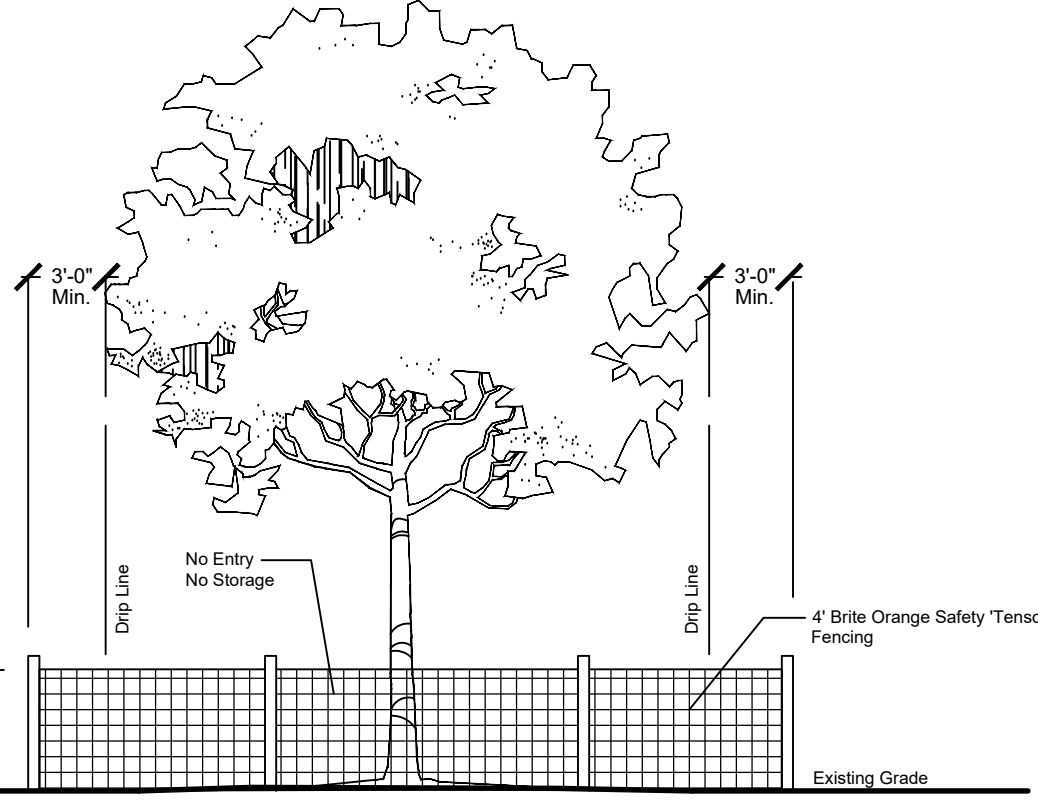
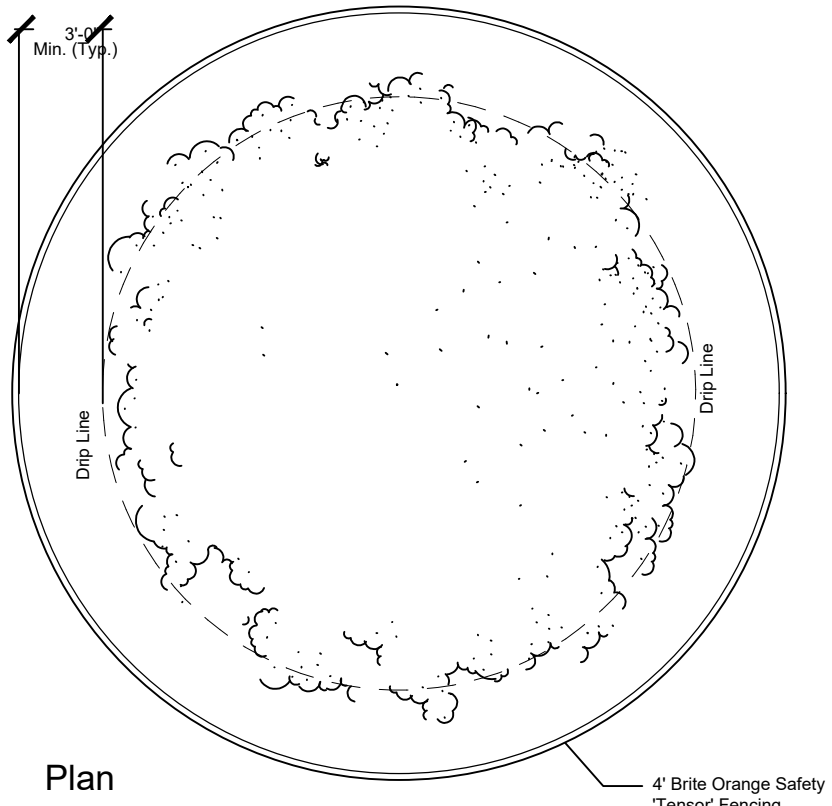
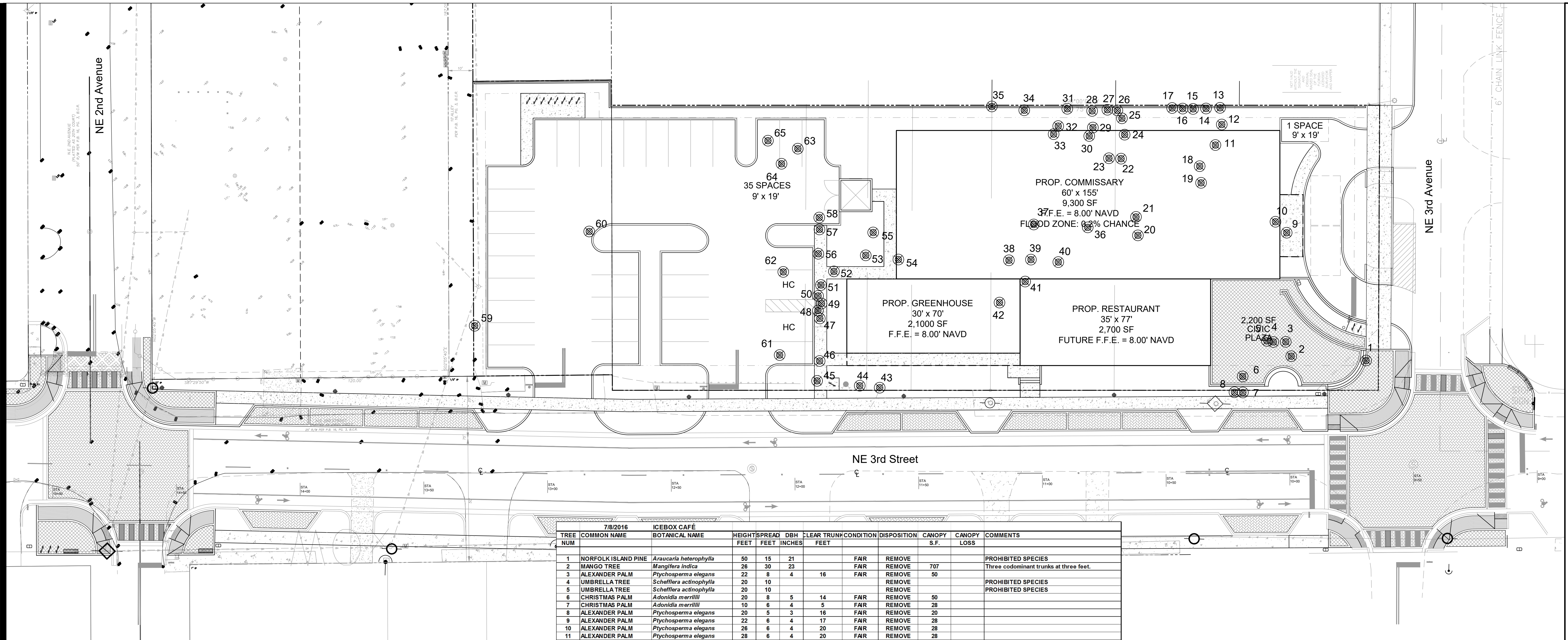
Sheet 1 of 5



- 1- City Comments
DRC Resubmit 08-17-16
- 2- City Comments
DRC Resubmit 09-07-16

Revision Dates

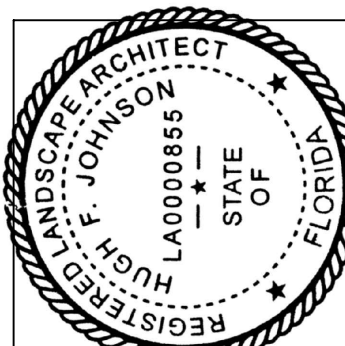
AAL
Architectural Alliance Landscape
612 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237
TEL: 954-764-5858 EMAIL: hjohnson@archall.net



Existing Tree(s) Protection Detail

7/8/2016 ICEBOX CAFÉ		COMMON NAME		BOTANICAL NAME		HEIGHTS	SPREAD	DBH	CLEAR TRUNK	CONDITION	DISPOSITION	CANOPY S.F.	CANOPY LOSS	COMMENTS
TREE NUM						FEET	FEET	INCHES	FEET					
1	NORFOLK ISLAND PINE	Araucaria heterophylla	50	15	21					FAIR	REMOVE			PROHIBITED SPECIES
2	MANGO TREE	Mangifera indica	28	30	23					FAIR	REMOVE	707		Three codominant trunks at three feet.
3	ALEXANDER PALM	Pythosperma elegans	22	8	4			16		FAIR	REMOVE	50		
4	UMBRELLA TREE	Schefflera actinophylla	20	10						REMOVE	REMOVE			PROHIBITED SPECIES
5	UMBRELLA TREE	Schefflera actinophylla	20	10						REMOVE	REMOVE			PROHIBITED SPECIES
6	CHRISTMAS PALM	Adonidia merrillii	20	8	5			14		FAIR	REMOVE	50		
7	CHRISTMAS PALM	Adonidia merrillii	10	6	4			5		FAIR	REMOVE	28		
8	ALEXANDER PALM	Pythosperma elegans	20	5	3			16		FAIR	REMOVE	20		
9	ALEXANDER PALM	Pythosperma elegans	22	6	4			17		FAIR	REMOVE	28		
10	ALEXANDER PALM	Pythosperma elegans	26	6	4			20		FAIR	REMOVE	28		
11	ALEXANDER PALM	Pythosperma elegans	28	6	4			20		FAIR	REMOVE	28		
12	ALEXANDER PALM	Pythosperma elegans	20	8	6			12		FAIR	REMOVE	50		Double
13	ALEXANDER PALM	Pythosperma elegans	18	8	6			10		FAIR	REMOVE	50		Double
14	ALEXANDER PALM	Pythosperma elegans	20	5	3			12		FAIR	REMOVE	20		
15	ALEXANDER PALM	Pythosperma elegans	22	8	6			14		FAIR	REMOVE	50		Double
16	ALEXANDER PALM	Pythosperma elegans	26	8	6			20		FAIR	REMOVE	50		Double
17	ALEXANDER PALM	Pythosperma elegans	24	6	3			16		FAIR	REMOVE	28		
18	ALEXANDER PALM	Pythosperma elegans	32	8	4			26		FAIR	REMOVE	50		
19	UMBRELLA TREE	Schefflera actinophylla	25	25						REMOVE	REMOVE			PROHIBITED SPECIES
20	PAPERBARK TREE	Metaleuca quinquenervia	25	15						REMOVE	REMOVE			PROHIBITED SPECIES
21	SAPODILLA TREE	Manilkara zapota	45	30	37					FAIR	REMOVE	707		
22	CHRISTMAS PALM	Adonidia merrillii	30	8	5			26		FAIR	REMOVE	50		
23	STRANGLER FIG	Ficus aurea	40	40	24					FAIR	REMOVE	1,257		
24	ALEXANDER PALM	Pythosperma elegans	24	6	4			14		FAIR	REMOVE	28		
25	ALEXANDER PALM	Pythosperma elegans	24	6	4			14		FAIR	REMOVE	28		
26	ALEXANDER PALM	Pythosperma elegans	24	6	4			14		FAIR	REMOVE	28		
27	ALEXANDER PALM	Pythosperma elegans	24	6	4			14		FAIR	REMOVE	28		
28	LITCHI TREE	Litchi chinensis	30	25	14					POOR	REMOVE	491		Low vigor
29	CHRISTMAS PALM	Adonidia merrillii	16	8	5			9		FAIR	REMOVE	50		
30	MANGO TREE	Mangifera indica	30	15	13					POOR	REMOVE	177		
31	ALEXANDER PALM	Pythosperma elegans	32	6	4			26		FAIR	REMOVE	28		
32	ALEXANDER PALM	Pythosperma elegans	26	8	4			18		FAIR	REMOVE	50		
33	MANGO	Mangifera indica	35	30	19					POOR	REMOVE	707		
34	UMBRELLA TREE	Schefflera actinophylla	25	20						REMOVE	REMOVE			PROHIBITED SPECIES
35	UMBRELLA TREE	Schefflera actinophylla	20	12						REMOVE	REMOVE			PROHIBITED SPECIES
36	MANGO TREE	Mangifera indica	30	20	15					POOR	REMOVE	314		Declining
37	MANGO TREE	Mangifera indica	15	15	13					POOR	REMOVE	177		Hatracked
38	MANGO TREE	Mangifera indica	25	30	17					POOR	REMOVE	707		
39	MANGO TREE	Mangifera indica	30	15	15					POOR	REMOVE	177		Hatracked, BEES
40	MANGO TREE	Mangifera indica	30	12	13					POOR	REMOVE	113		
41	MANGO TREE	Mangifera indica	45	35	25					FAIR	REMOVE	962		
42	ALEXANDER PALM	Pythosperma elegans	30	6	4			30		FAIR	REMOVE	28		
43	ALEXANDER PALM	Pythosperma elegans	28	10	9			22		FAIR	REMOVE	79		Triple
44	ALEXANDER PALM	Pythosperma elegans	32	5	4			28		FAIR	REMOVE	20		
45	ALEXANDER PALM	Pythosperma elegans	20	5	3			16		FAIR	REMOVE	20		
46	ALEXANDER PALM	Pythosperma elegans	32	4	4			28		40%	REMOVE	13		
47	ALEXANDER PALM	Pythosperma elegans	30	8	4			24		FAIR	REMOVE	50		
48	ALEXANDER PALM	Pythosperma elegans	30	5	4			25		FAIR	REMOVE	20		
49	ALEXANDER PALM	Pythosperma elegans	26	6	3			20		FAIR	REMOVE	28		
50	ALEXANDER PALM	Pythosperma elegans	30	5	4			24		FAIR	REMOVE	20		
51	ALEXANDER PALM	Pythosperma elegans	30	5	4			24		FAIR	REMOVE	20		
52	ALEXANDER PALM	Pythosperma elegans	30	8	11			24		FAIR	REMOVE	50		
53	ALEXANDER PALM	Pythosperma elegans	16	8	3			10		FAIR	REMOVE	50		
54	ALEXANDER PALM	Pythosperma elegans	24	8	3			18		FAIR	REMOVE	50		
55	NORFOLK ISLAND PINE	Araucaria heterophylla	50	15	18					POOR	REMOVE			PROHIBITED SPECIES
56	BRAZILIAN PEPPER	Schinus terebinthifolius	14	12	6					REMOVE	REMOVE			PROHIBITED SPECIES
57	ALEXANDER PALM	Pythosperma elegans	24	5	3			16		FAIR	REMOVE	20		
58	ALEXANDER PALM	Pythosperma elegans	24	15	18			16		FAIR	REMOVE	177		Six trunks.
59	SABAL PALM	Sabal palmetto	12	8	14			8		FAIR	REMOVE	50		UNDERNEATH WIRES IN ALLEY
60	STRANGLER FIG	Ficus aurea	40	45	75					FAIR	REMOVE	1,590		MINOR TRUNK AND STORM DAMAGE
61	NORFOLK ISLAND PINE	Araucaria heterophylla	50	15	17					POOR	REMOVE	177		
62	COCONUT PALM	Cocos nucifera	14	15	7			6		FAIR	REMOVE	177		LOW NUTRITION
63	MANGO	Mangifera indica	35	25	13					FAIR	REMOVE	491		OVERCROWDED
64	SAPODILLA	Manilkara zapota	45	40	30					POOR	REMOVE	1,256		HATRACKED AT 20', TRUNK DAMAGE, POOR FOR
65	MANGO	Mangifera indica	25	35	24					POOR	REMOVE	962		HATRACKED AT 3', STORM AND TRUNK DAMAGE
												12,664	TOTAL	

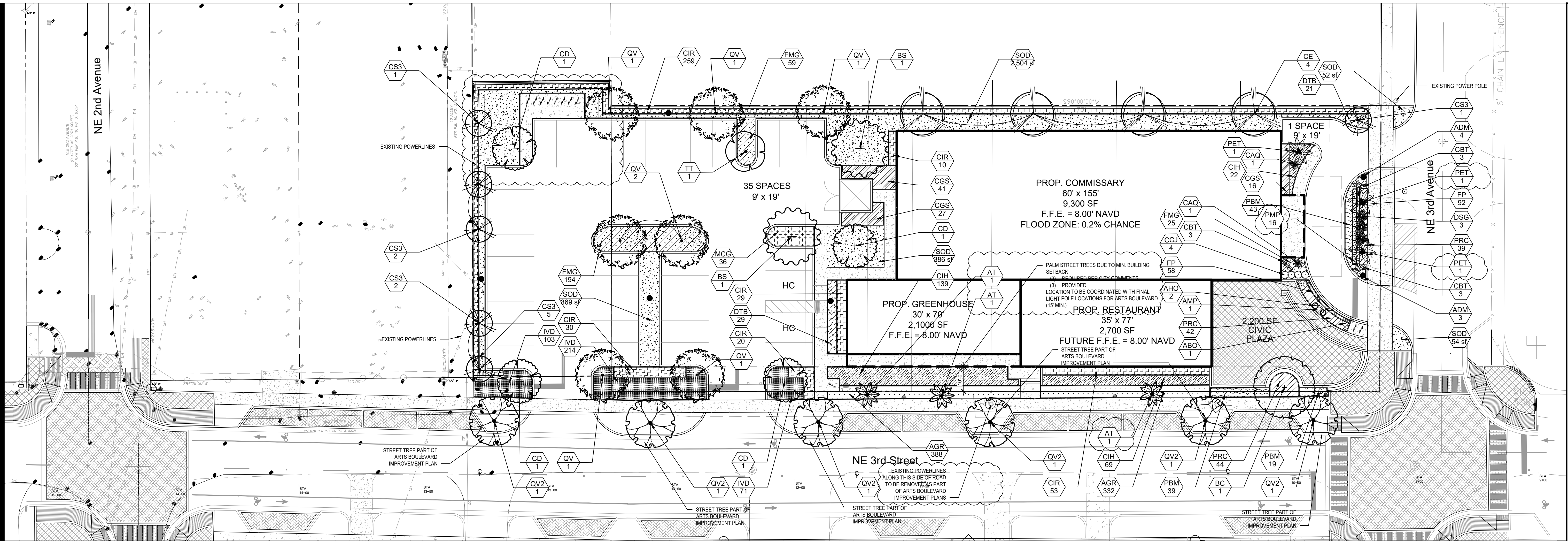
I certify that all the statements of fact in this evaluation are true, complete, and correct to the best of my knowledge and belief, and that they are made in good faith.
Jeremy T. Chancey, FL-0762A



- 1- City Comments
DRC Resubmit 08-17-16
2- City Comments
DRC Resubmit 09-07-16
- Revision Dates

DRC SUBMITTAL SET

THE ICEBOX CAFE AND CULINARY CENTER
HALLANDALE BEACH, FL

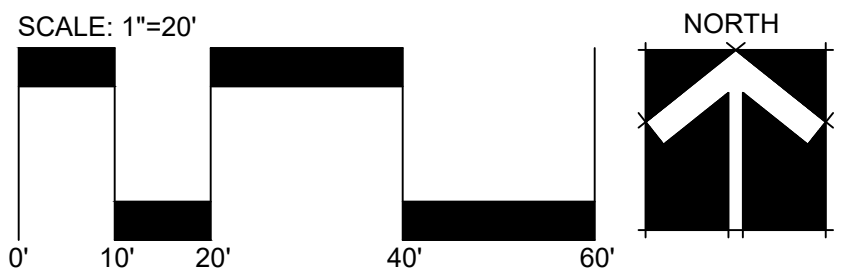


PLANT SCHEDULE THE ICEBOX CAFE AND CULINARY CENTER

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	
BC	1	BOMBAX CEIBA	KAPOK TREE	100 GAL		10"-12" CAL	NO	MEDIUM	
BS	2	BURSERIA SIMARUBA	GUMBO LIMBO	FG/B&B	3" CAL	15' HT. X 5' SPD. X 6' MIN. CT	YES	HIGH	
CD	4	COCOLOBA DIVERSIFOLIA	PIGEON PLUM	FG/B&B	3" CAL	15' HT. X 5' SPD. X 6' MIN. CT	YES	HIGH	
CE	4	CONOCARPUS ERECTUS	BUTTONWOOD	FG/B&B	3" CAL	15' HT. X 5' SPD. X 6' MIN. CT	YES	HIGH	
CS3	6	CONOCARPUS ERECTUS 'SERICEUS'	SILVER BUTTONWOOD	FG/B&B	3" CAL	15' HT. X 5' SPD. X 6' MIN. CT	YES	HIGH	
QV	7	QUERCUS VIRGINIANA	LIVE OAK	FG/B&B	3" CAL	15' HT. X 5' SPD. X 6' MIN. CT	YES	HIGH	
FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	
TT	1	TABEBUIA HETEROPHYLLA	PINK TRUMPET TREE	FG/B&B	3" CAL	15' HT. X 5' SPD. X 6' MIN. CT	NO	MEDIUM	
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	
PET	3	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	FG/B&B		16'-18'-20' TRIPLE TRUNK	NO	HIGH	
STREET TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	
AT	3	ADONIDIA MERRILLII	B&B FIELD GROWN			12-14" OA TRIPLE TRUNK	NO	HIGH	
QV2	6	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	ARTS BOULEVARD PLANS					
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING
ABO	2	AECHMEA BLANCHETIANA	'BURNT ORANGE' BROMELIAD	3 GAL		SPECIMEN	NO	MEDIUM	36" o.c.
AHO	2	AECHMEA BLANCHETIANA 'HACIENDA'	BURNT ORANGE BROMELIAD	3 GAL		20"X20" OA	NO	HIGH	30" o.c.
AMP	1	AECHMEA MALVA	PURPLE VASE BROMELIAD	3 GAL		20"X20" OA.	NO	HIGH	30" o.c.
CCJ	4	CAPPARIS CYNOPHALLOPHORA	JAMAICA CAPER	7 GAL		4" OA. CONE FULL TO BASE	YES	HIGH	36" o.c.
CBT	9	CORDYLINE FRUTICOSA 'BOLERO'	BOLERO TI PLANT	3 GAL		24-28" OA	NO	MEDIUM	24" o.c.
CAQ	2	CRINUM AUGUSTUM 'QUEEN EMMA'	'QUEEN EMMA' CRINUM	7 GAL		4' OA. FULL	NO	HIGH	48" o.c.
DSG	3	DIOON SPINULOSUM	CYCAD	15 GAL		30-36" OA	NO	HIGH	60" o.c.
PMP	17	PODOCARPUS MACROPHYLLUS	PODOCARPUS	3 GAL.		30"HT X 24"SPR	NO	HIGH	24" o.c.
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING
CIR	401	CHRYSOBALANUS ICACO 'REDTIP'	RED TIP COCOPLUM	3 GAL.		24"HT X 24"SPR	YES	MEDIUM	24" o.c.
CGS	84	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	3 GAL.		24"HT X 24"SPR	NO	HIGH	24" o.c.
FMG	278	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL.		14" HT. X 16" SPR.	NO	HIGH	18" o.c.
IVD	388	ILEX VOMITORIA 'STOKES DWARF'	DWARF YAUPON HOLLY	3 GAL		12"HT X 12"SPR	YES	HIGH	18" o.c.
PBM	101	PHILODENDRON X 'BURLE MARX'	PHILODENDRON	3 GAL.		18"HT X 18"SPR	NO	MEDIUM	18" o.c.
PRC	125	PHILODENDRON X 'ROJO CONGO'	ROJO CONGO PHILODENDRON	3 GAL.		18"HT X 18"SPR	NO	MEDIUM	18" o.c.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING
AGR	720	ARACHIS GLABRATA	PERENNIAL PEANUT 'LARGE LEAF'	1 GAL.		6"HT X 12"SPR @	NO	HIGH	12" o.c.
ADM	7	ASPARAGUS DENSIFLORUS 'MYERS'	MYERS ASPARAGUS	3 GAL		18"HT X 18"SPR @	NO	MEDIUM	24" o.c.
CIH	230	CHRYSOBALANUS ICACO 'HORIZONTALIS'	HORIZONTAL COCOPLUM	3 GAL.		12"HT X 16"SPR @	YES	HIGH	24" o.c.
DTB	50	DIANELLA TASMANICA	BLUEBERRY FLAX LILY	3 GAL		16" HT X 16" SPR @	NO	MEDIUM	24" o.c.
FP	150	FICUS PUMILA	CREEPING FIG	1 GAL.		4" HT. X 12" SPR.	NO	HIGH	8" o.c.
SOD/SEED	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING
SOD	3,365 SF	STENOTAPHRUM SECUNDATUM 'FLORITAM'	'FLORITAM' ST. AUGUSTINE SOD	SOD					
TALL GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING
MCG	36	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL.		24" HT. X 24" SPR.	YES	HIGH	24" o.c.

LANDSCAPE CALCULATIONS

SITE AREA	42,382 SF	0.97 AC
	REQUIRED	PROVIDED
SEC. 32-384 (a) Landscaping Requirements		
TOTAL LANDSCAPE AREA	6,358 SF	9,008 SF
RAC (15%) MIN.	15% MIN.	21%
Sod max. 70% of landscape area 9,008 sf x .70 = 6305.6 sf max.	6305 SF MAX	3365 SF
Street Trees- 9 required @ 25' O.C. = 9 Total Required	9	9
(6 Provided on Arts Boulevard Improvement Plan) 3 additional Req'd.	3	3
SEC. 32-384(c) Min. On Site Tree Requirements		
1 TREE PER 1,500 SF OF PLOT AREA		
41,827 SF / 1,500 SF = 28 Trees	28 Trees	28 Trees
NATIVE TREES / DROUGHT TOLERANT (50% Min.)	14 Trees	23 Native Trees
MAX (50%) PALMS	14 Palms Max.	3 Palms
NATIVE/DROUGHT TOLERANT MATERIALS LISTED ARE BASED ON WATERWISE - SOUTH FLORIDA LANDSCAPES		
ALL SOD AND LANDSCAPE AREAS TO RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.		
IRRIGATION SYSTEM SHALL ALSO BE EQUIPED WITH A RAIN SENSOR.		



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HALLANDALE BEACH, FL

Sheet Description

LANDSCAPE PLAN

Release Date
7-15-16

Project Number
1612

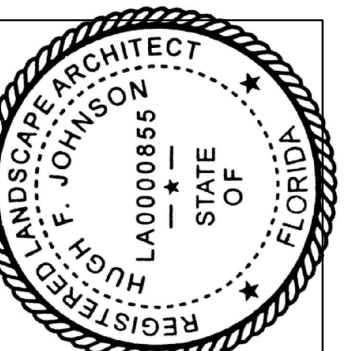
Drawing Number

L-300

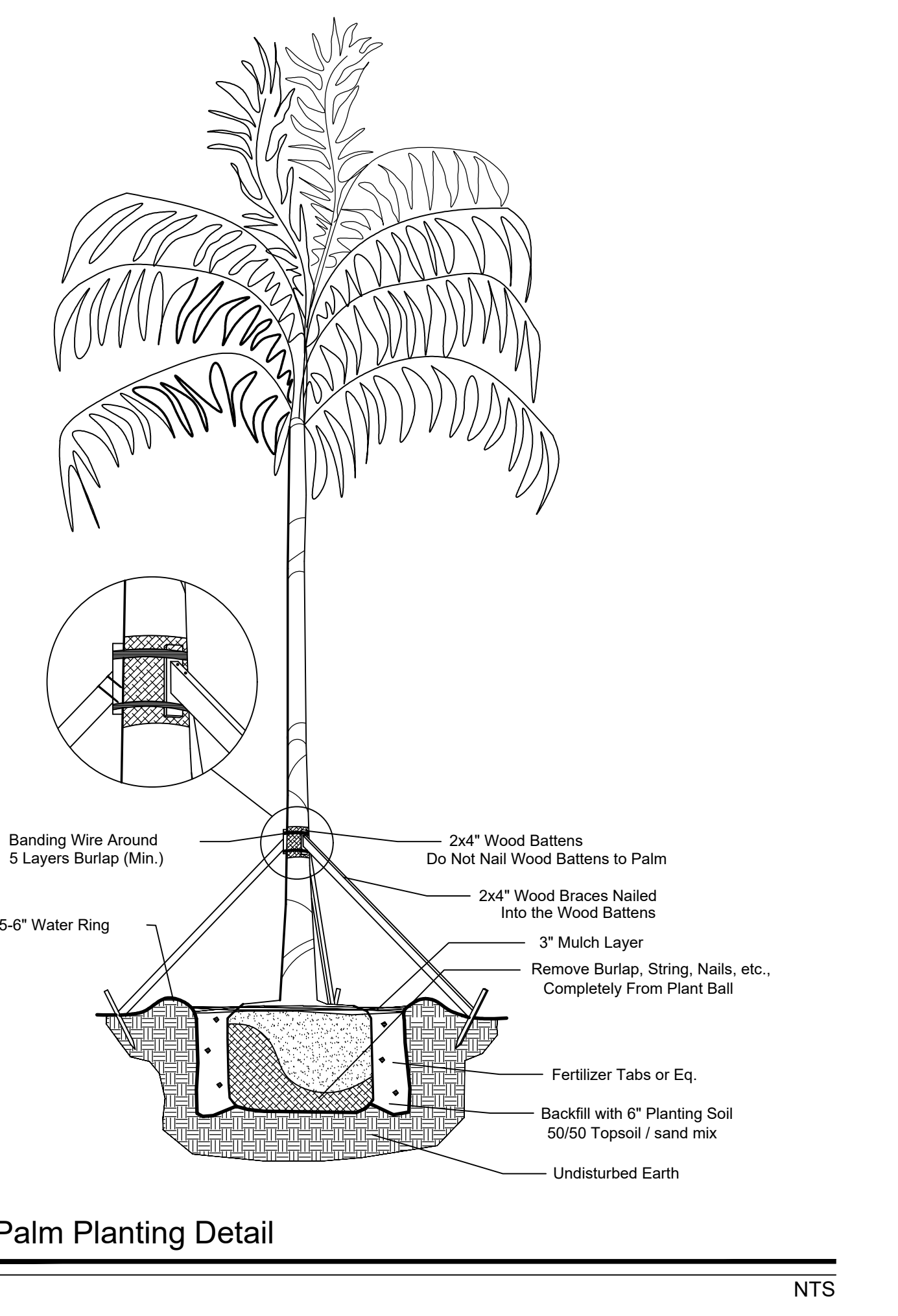
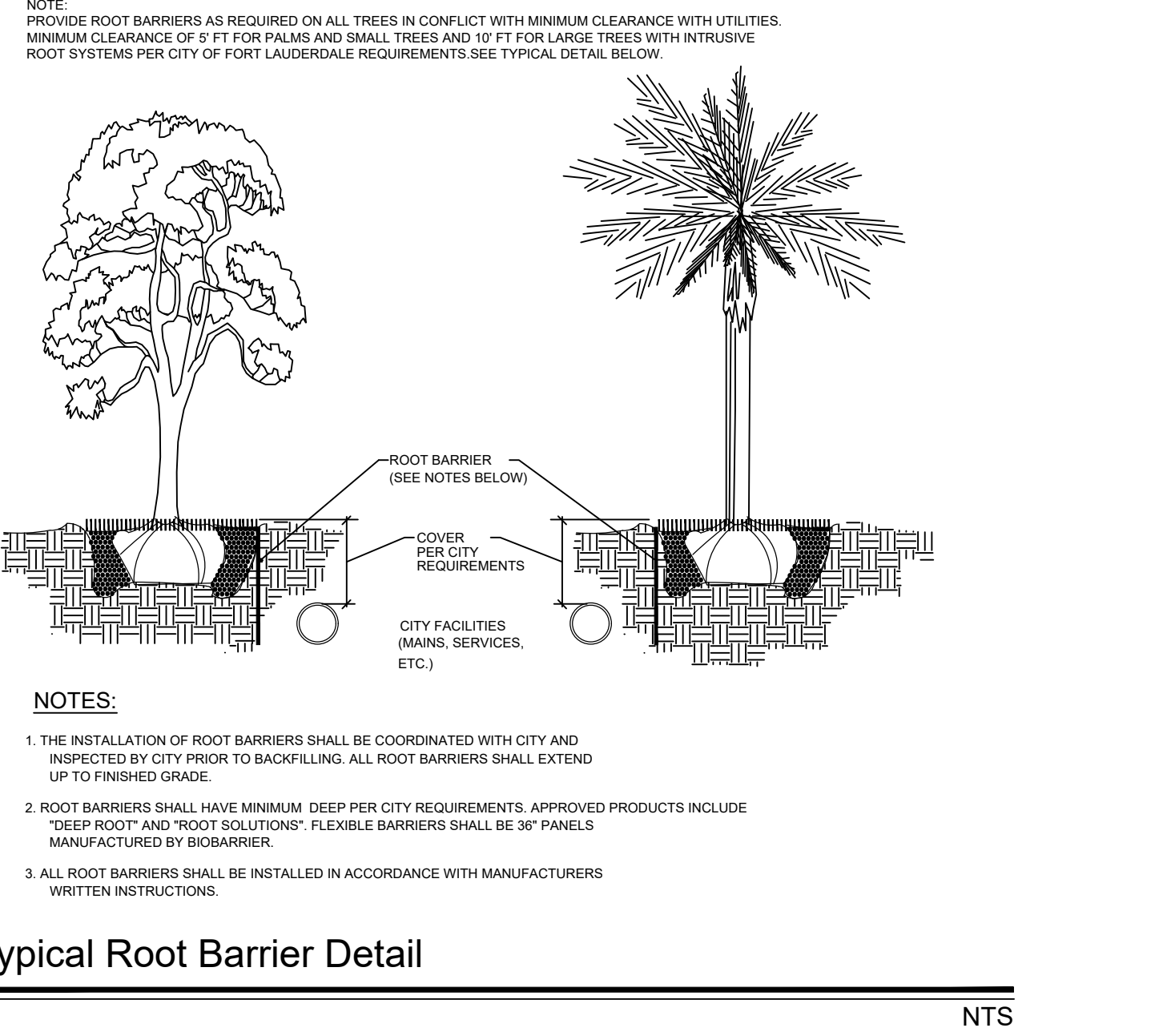
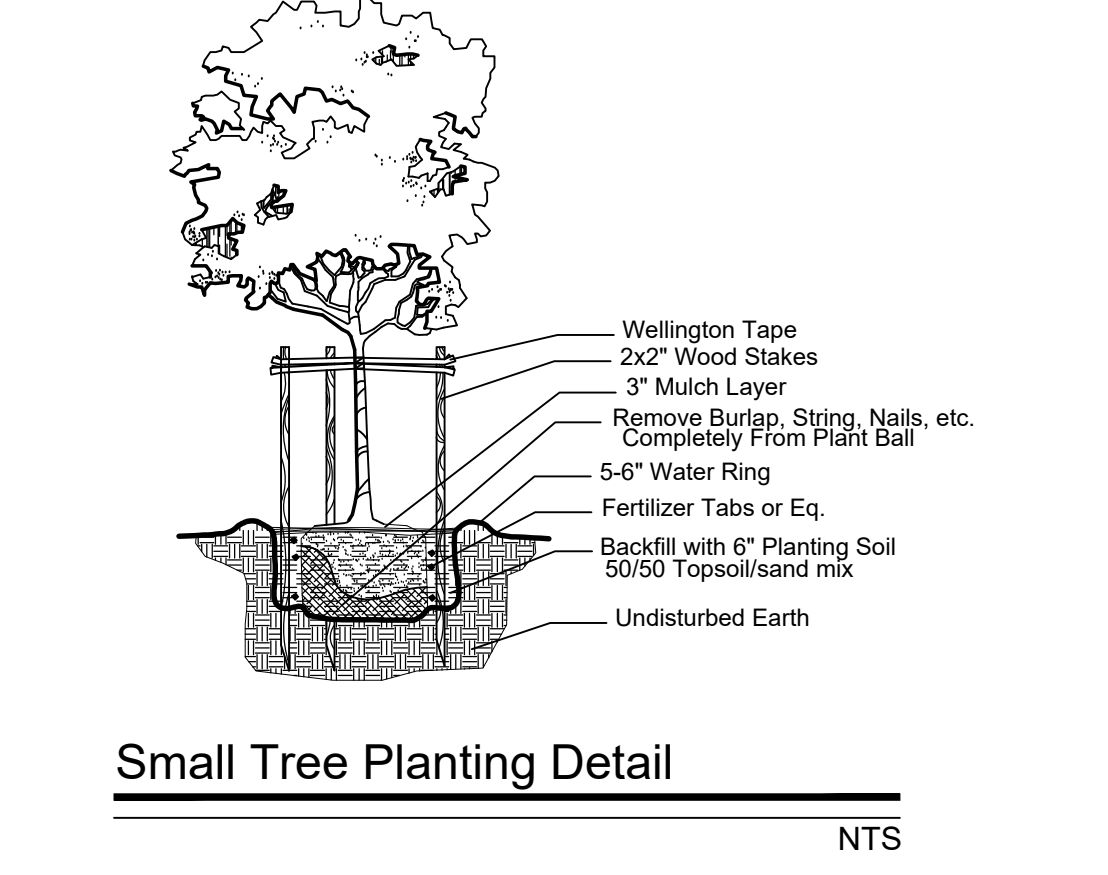
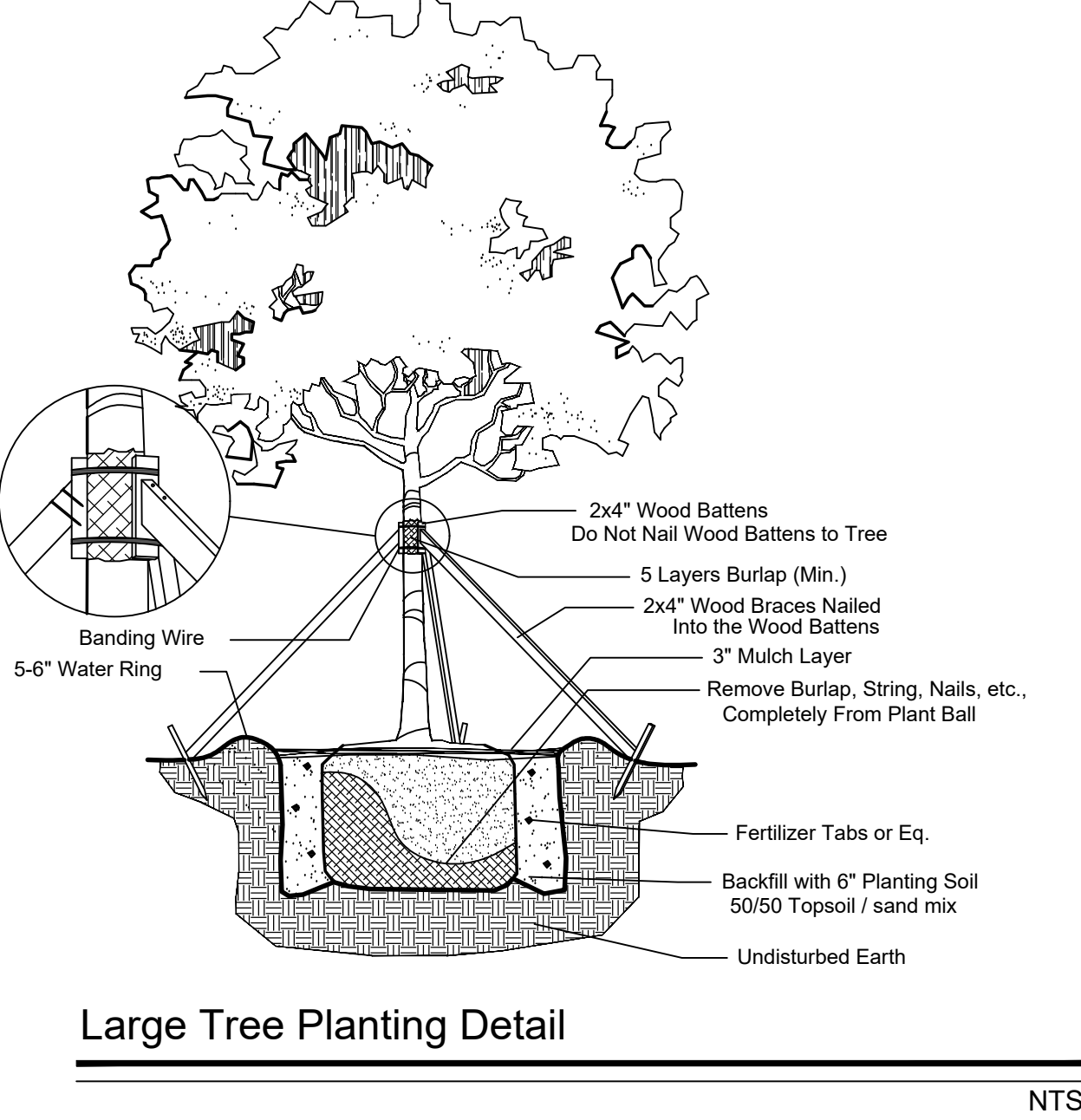
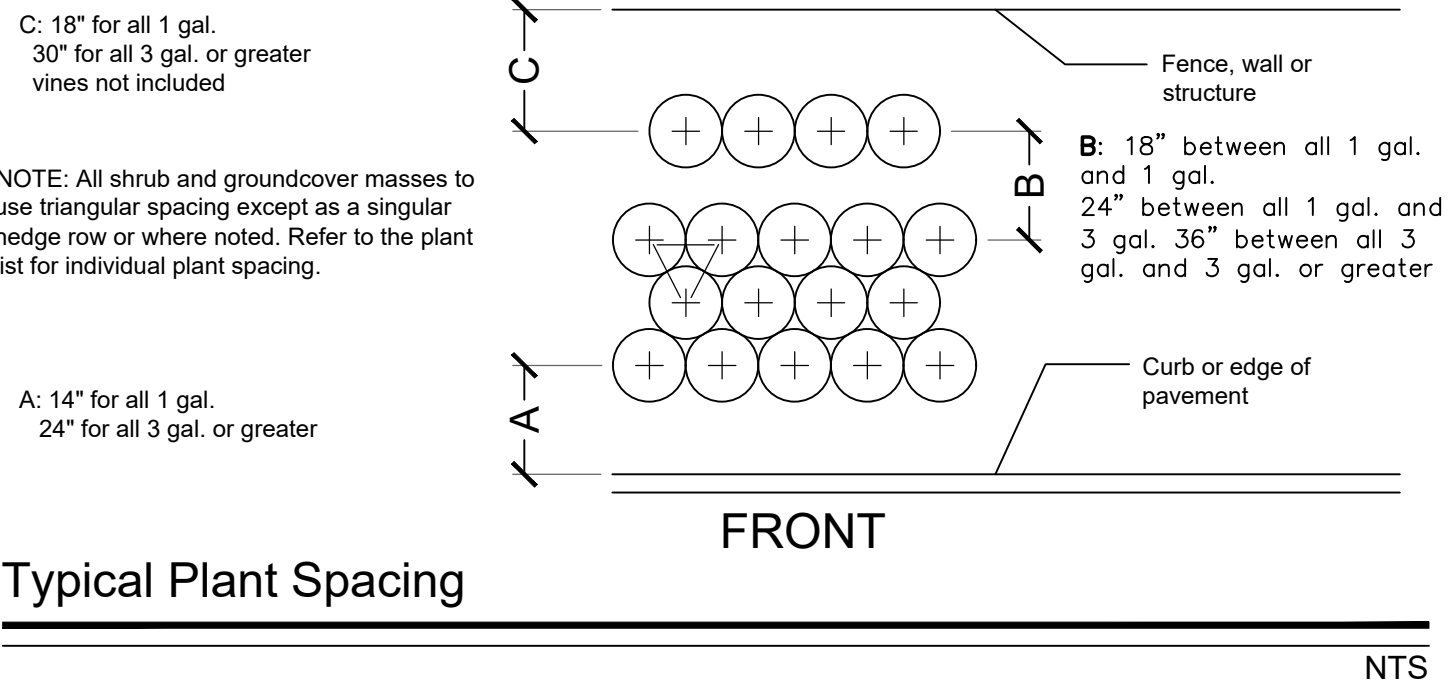
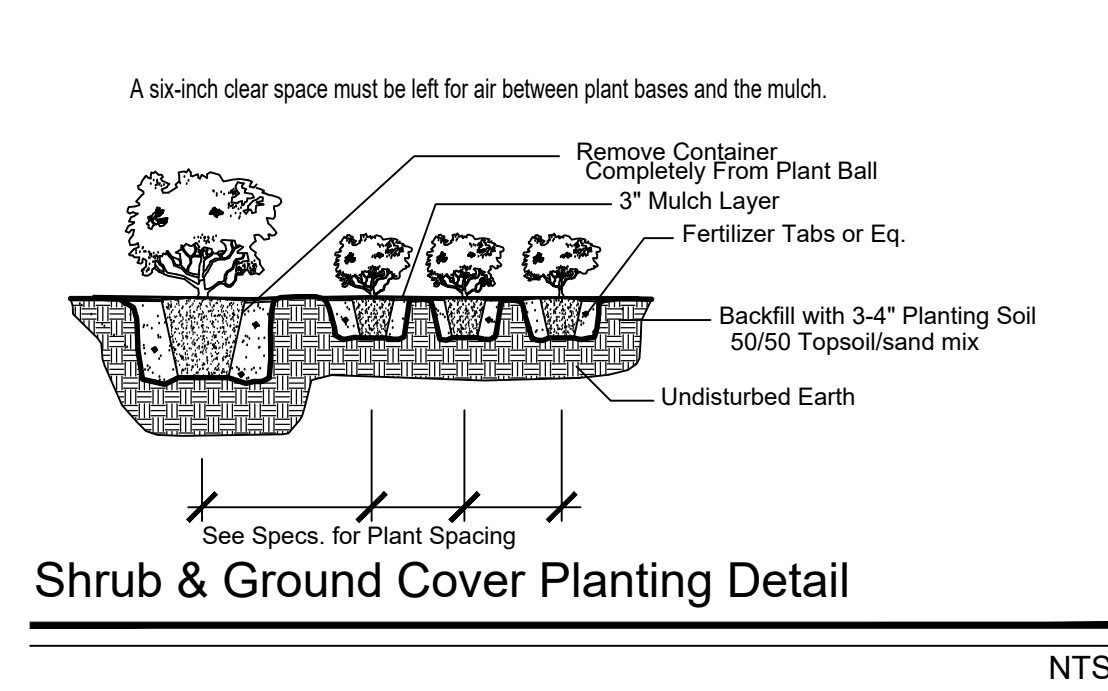
Sheet 1 of 5

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Revision Dates



AAL
Architectural Alliance Landscape
612 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237
TEL: 954-764-5858 EMAIL: hjohnson@archall.net



- NOTES:
1. ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
 2. IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR
 3. SEE SHEETS L-300 THROUGH L-304 FOR THE PLANTING PLANS
 4. ALL PLANTED MATERIAL ADJACENT TO CURBING SHALL BE PLANTED 3' BACK OF SAID CURB.
 5. A PRE-PLANTING MEETING SHALL BE SCHEDULED WITH THE CITY FORESTER OR LANDSCAPE INSPECTOR AND THE LANDSCAPE CONTRACTOR PRIOR TO ANY INSTALLATION ON THE SITE.
 6. ALL SHADE AND MEDIUM TREES INSTALLED WITHIN 6' OF A PUBLIC INFRASTRUCTURE SHALL UTILIZE A ROOT BARRIER SYSTEM.
 7. ALL IRRIGATION PIPE SHALL BE 'PURPLE PIPE' AS REQUIRED BY THE CITY OF HALLANDALE.

GENERAL PLANTING REQUIREMENTS

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. A four-inch clear space must be left for air between plant bases and the mulch. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 100% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

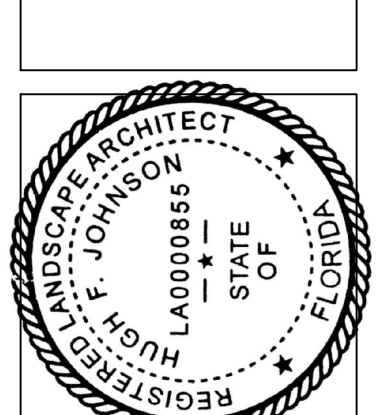
All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of Architectural Alliance.

The plan takes precedence over the plant list.

SPECIAL INSTRUCTIONS

General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sod areas as indicated on the planting plan shall receive Stenotaphrum secundatum, St. Augustine 'Palmetto' solid sod. It shall be the responsibility of the landscape contractor to include in the bid, the repair of any sod which may be damaged from the landscape installation operations.



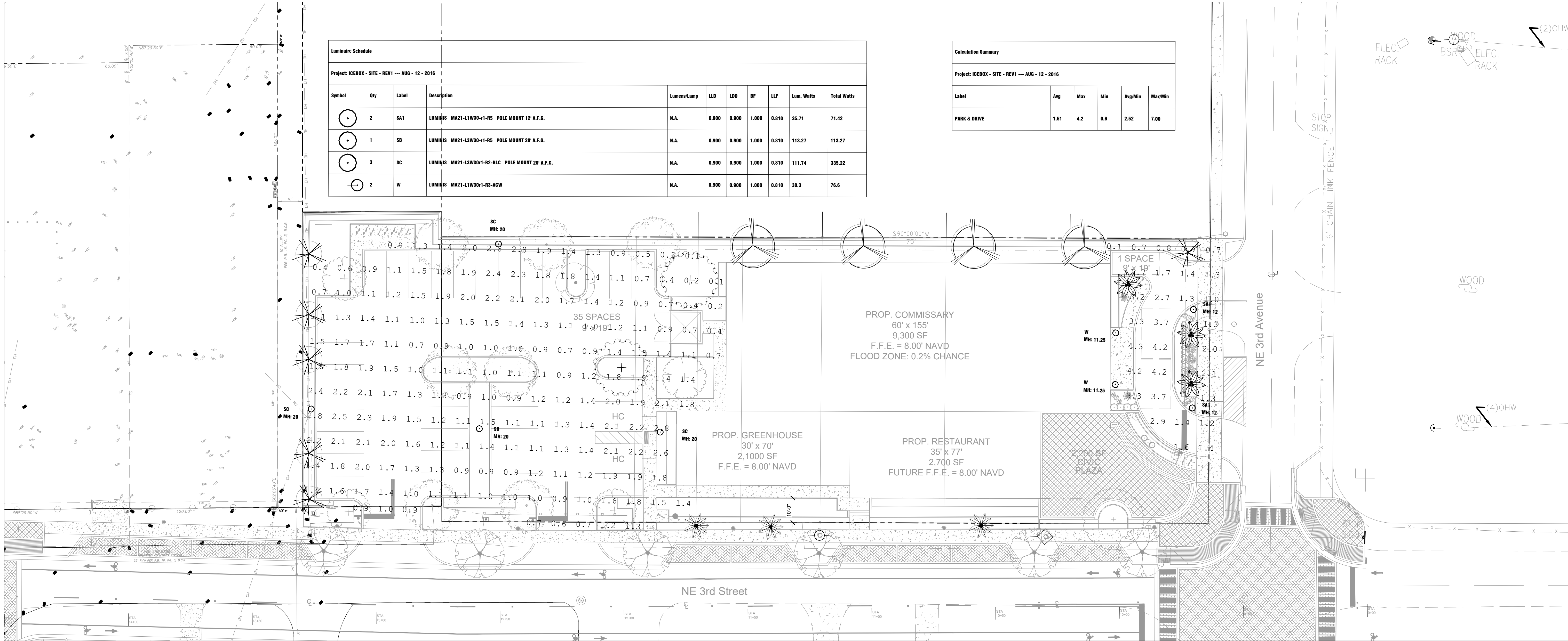
1- City Comments DRC Resubmit 08-17-16	Revision Dates
2- City Comments DRC Resubmit 09-07-16	

DRC SUBMITTAL SET

THE ICEBOX CAFE AND CULINARY CENTER

HALLANDALE BEACH, FL

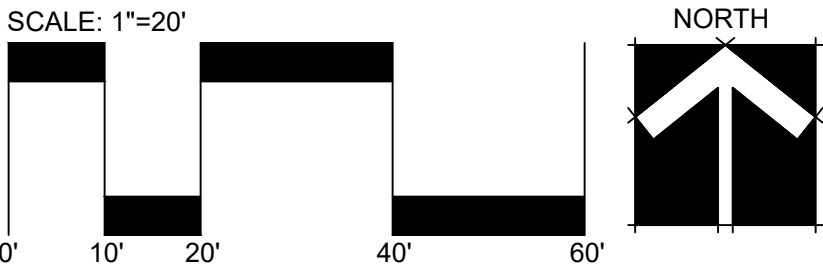
Sheet Description LANDSCAPE DETAILS AND NOTES
Release Date 7-15-16
Project Number 1612
Drawing Number L-301 Sheet 1 of 5



Luminaire Schedule								
Project: ICEBOX - SITE - REV1 --- AUG - 12 - 2016								
Symbol	Qty	Label	Description	Lumens/Lamp	LLD	LDD	BF	LLF
SA1	2	SA1	LUMINIS MA21-L1W30R1-R5 POLE MOUNT 12' A.F.F.	N.A.	0.900	0.900	1.000	0.810
SB	1	SB	LUMINIS MA21-L3W30R1-R5 POLE MOUNT 20' A.F.F.	N.A.	0.900	0.900	1.000	0.810
SC	3	SC	LUMINIS MA21-L3W30R1-R2-BLC POLE MOUNT 20' A.F.F.	N.A.	0.900	0.900	1.000	0.810
W	2	W	LUMINIS MA21-L1W30R1-R3-ACW	N.A.	0.900	0.900	1.000	0.810
				Lum. Watts	Total Watts			
				35.71	71.42			
				113.27	113.27			
				111.74	335.22			
				38.3	76.6			

Calculation Summary					
Project: ICEBOX - SITE - REV1 --- AUG - 12 - 2016					
Label	Avg	Max	Min	Avg/Min	Max/Min
PARK & DRIVE	1.51	4.2	0.6	2.52	7.00

LIGHTING FIXTURE SCHEDULE									
TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLT	# LAMPS	LAMP TYPE	INPUT WATTS	MOUNTING	REMARKS
SA1	POLE MOUNTED LED SITE LIGHT FIXTURE	LUMINIS	MA21-L1W30R1-R5-XXX/PAA512		---	LED 4000K	36W	12' ROUND ALUMINUM POLE	
SB	POLE MOUNTED LED SITE LIGHT FIXTURE	LUMINIS	MA21-L3W30R1-R5-XXX/PAA520		---	LED 4000K	115W	20' ROUND ALUMINUM POLE	
SC	POLE MOUNTED LED SITE LIGHT FIXTURE	LUMINIS	MA21-L3W30R1-R2-BLC-XXX/PAA520		---	LED 4000K	115W	20' ROUND ALUMINUM POLE	
W	WALL MOUNTED LED FIXTURE	LUMINIS	MA21-L1W30R1-R3/ACW		---	LED 4000K	38W	WALL SURFACE AT 11.5' AFF	





MATERIALS

MayaLED is made of corrosion resistant 356 aluminum alloy with a copper (CU) content of less than 0.7%. COB LED is assembled on a thick pad housing chamber designed with a heat sink pattern to optimize heat dissipation and luminaire efficacy. The power supply is enclosed in an isolated chamber allowing a quick access for electrical maintenance without disturbing the optical light chamber. COB LED is removable and replaceable for ease of maintenance or lighting upgrade.

ELECTRICAL

LED

POWER SUPPLY Standard driver is 0-10V dimming-ready (dims to 10%) with: 120-277 multi-volt compatibility (50-60Hz), operating temperature range of -30 C/-22 F to 60 C/140 F, output over voltage protection, output over current protection and output short circuit protection with auto-recovery.

LED

Type II, III, IV or V light distribution via high performance optical lenses: Standard 4000K/80CRI. Optional 2700K, 3000K, 3500K and 5000K.

LIFE

125,000hrs ($L_{80B_{50}}$) based on LM-80 report for lumen maintenance.

FINISH

Five-stage preparation process includes preheating of cast aluminum parts for air extraction. Polyester powder coating is applied through an electrostatic process, and oven cured for long term finish.

MOUNTING

Maximum weight: 26lbs (12kg).

MayaLED is designed for ease of access and installation. Designed for wall or pole mount to fit with a 4" (102) or 5" (127) pole. 6" (152) available on request. Alternate poles or wall attachments are available to meet multiple installation conditions. (Refer to page 3)

CERTIFICATION

Tested to UL508 and CSA22.2 #250. ETL listed for wet location. Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25 C/77 F. Lumen depreciation in accordance with IESNA LM80 standards. CE Certification on request. Rated IP66.



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LUMINAIRE SELECTION

MODEL#	LED LIGHT SELECTION (4000K/80CRI)	VOLTAGE ¹	FINISH
MA20	INPUT WATTS DELIVERED LUMENS Type II 34W 4170 69W 7994 112W 1029 138W 13264 Type III 38W 4395 76W 8697 111W 11177 135W 12697 Type IV 38W 4493 75W 8482 111W 11055 135W 12378 Type V 36W 4243 69W 7937 113W 11274 139W 12639	☐ 120V ☐ 277V Optional ☐ 347V ☐ 480V	STANDARD COLORS ☐ WHT Snow white ☐ BKT Jet black ☐ BZT Bronze ☐ MST Matte silver ☐ GRT Titanium gray ☐ GCT Gun metal ☐ CHT Champagne ☐ SGT Steel gray OPTIONAL COLORS ☐ CS Custom color ☐ RAL RAL® color (Refer to color chart)
MA21	MODEL ☐ MA20-L1W30R1-R2 ☐ MA20-L2W30R1-R2 ☐ MA20-L3W30R1-R2 ☐ MA20-L3W46R0-R2 ☐ MA20-L1W30R1-R3 ☐ MA20-L2W30R1-R3 ☐ MA20-L3W30R1-R3 ☐ MA20-L3W46R0-R3 ☐ MA20-L1W30R1-R4 ☐ MA20-L2W30R1-R4 ☐ MA20-L3W30R1-R4 ☐ MA20-L3W46R0-R4 ☐ MA20-L1W30R1-R5 ☐ MA20-L2W30R1-R5 ☐ MA20-L3W30R1-R5 ☐ MA20-L3W46R0-R5 ☐ MA21-L1W30R1-R2 ☐ MA21-L2W30R1-R2 ☐ MA21-L3W30R1-R2 ☐ MA21-L3W46R0-R2 ☐ MA21-L1W30R1-R3 ☐ MA21-L2W30R1-R3 ☐ MA21-L3W30R1-R3 ☐ MA21-L3W46R0-R3 ☐ MA21-L1W30R1-R4 ☐ MA21-L2W30R1-R4 ☐ MA21-L3W30R1-R4 ☐ MA21-L3W46R0-R4 ☐ MA21-L1W30R1-R5 ☐ MA21-L2W30R1-R5 ☐ MA21-L3W30R1-R5 ☐ MA21-L3W46R0-R5 AMBER LED LIGHT SELECTION INPUT WATTS DELIVERED LUMENS MODEL ☐ MA20-L1W8K2A ☐ MA20-L2W8K2A ☐ MA20-L3W8K2A ☐ MA21-L1W8K2A ☐ MA21-L2W8K2A ☐ MA21-L3W8K2A		

NOTE: Above wattage values are based on 277V, tested at 25 C/ 77 F ambient temperature. Wattage may vary by approx. +/- 10% for other voltages, or due to changes in ambient temperature. Lumen output will remain constant.

OPTIONS

ELECTRICAL	MOUNTING	LIGHT
☐ PH Photocell ² ☐ FS Fuse ³ ☐ SP Surge protector 10KV	☐ ACB Pole mount attachment with 45 support ☐ PS Wall mount attachment with 45 support ☐ ECBW Pole mounted attachment with stacked arm ☐ ECBS Pole mounted attachment with short stacked arm (MA20 only) ☐ ECBW Wall mount attachment with stacked arm ☐ ECBWS Wall mount attachment with short stacked arm (MA20 only) ☐ TN3 3" Tenon pole adaptor ¹	Alternate CCT K LED (LCF: Lumen conversion factor) ☐ K27 2700K CCT 80 CRI (LCF: 0.91) ☐ K31 3000K CCT 80 CRI (LCF: 0.94) ☐ K35 3500K CCT 80 CRI (LCF: 0.983) ☐ K5 5000K CCT 80 CRI (LCF: 1.01) NOTE: Other CCT & higher CRI available, please consult factory.
ACCESSORIES ☐ BLC Back light control		

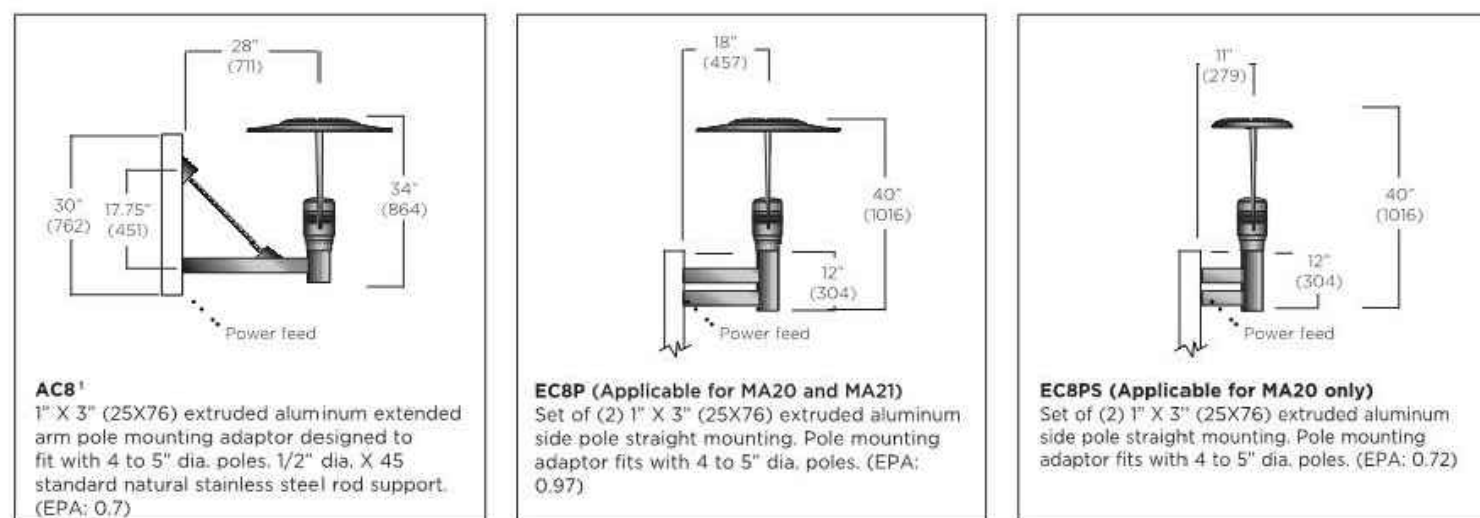
- NOTES**
- 1- If no voltage is specified, luminaires are factory prewired by default for 120V. For other voltages, please specify with catalog number, or consult factory.
 - 2- Fuse and photocell options are normally installed with poles when specified with Luminis luminaires. (Except for other types of mounting.)
 - 3- 3" tenon pole adaptor only required for 3" O.D. poles by others.

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| 2

POLE MOUNT



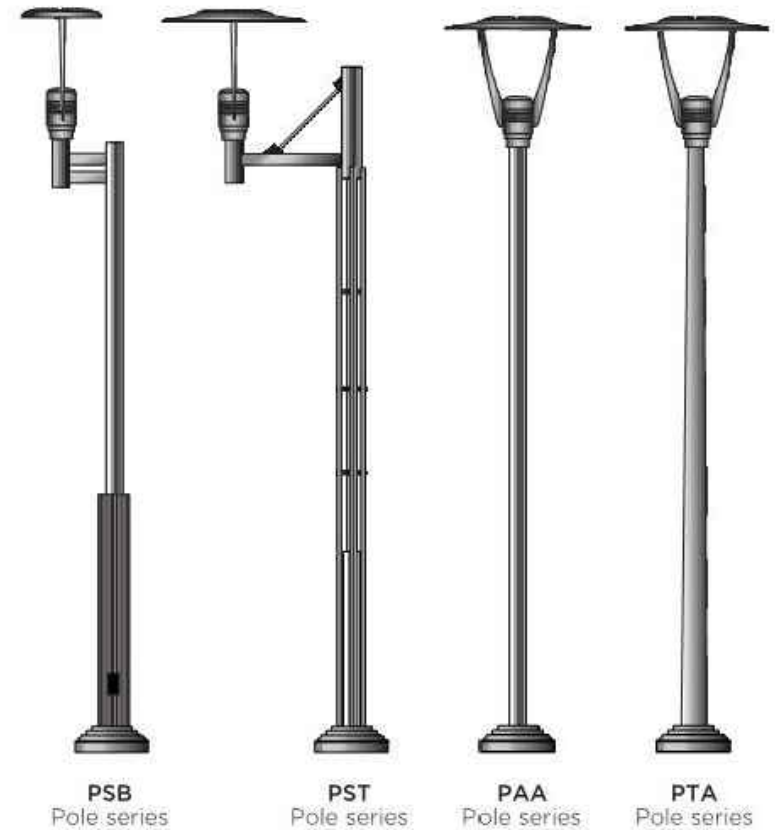
NOTE 1: PST Pole with ACB attachment requires a 30" (762) tenon extension over pole nominal height. ECBP and ECBPS require an 18" tenon extension. Factory installed.

MATCHING POLE SELECTION

Ø 4"	Ø 5"	Ø 4"	Tapered Pole	Ø 4"	Height
PAA410	PAA510	PST10	-----	PSB10	10 FL (3 M)
PAA412	PAA512	PST12	-----	PSB12	12 FL (3.6 M)
PAA414	PAA514	PST14	-----	PSB14	14 FL (4.2 M)
PAA416	PAA516	PST16	-----	PSB16	16 FL (4.8 M)
PAA418	PAA518	-----	PTA18	PSB18	18 FL (5.5 M)
PAA420	PAA520	-----	PTA20	PSB20	20 FL (6.0 M)
-----	-----	-----	PTA25	-----	25 FL (7.6 M)

For additional pole details, please refer to separate pole specification sheet.
Ø 4" = 102mm, Ø5" = 127mm

POLE MOUNTINGS



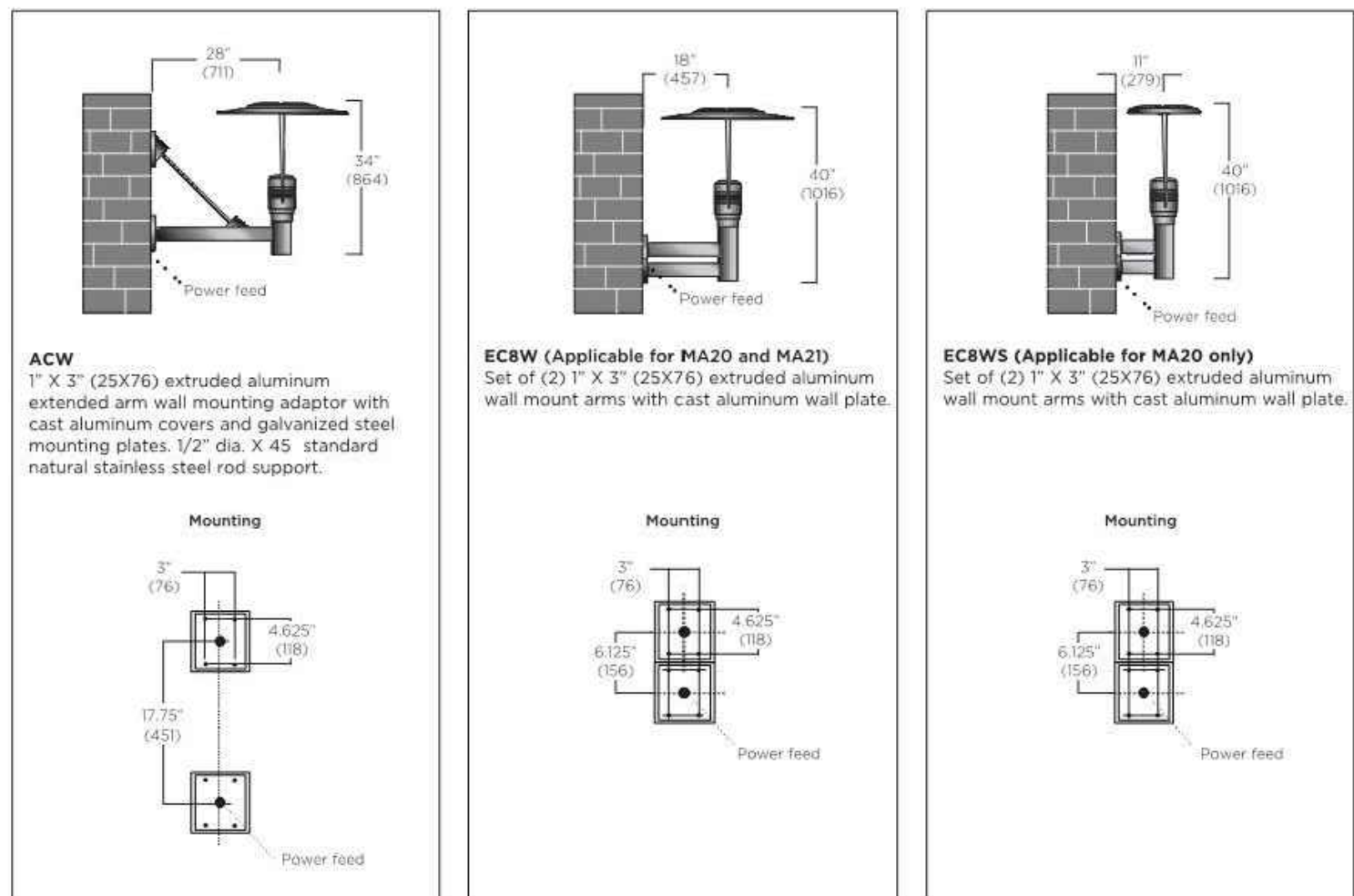
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| 3

WALL MOUNT



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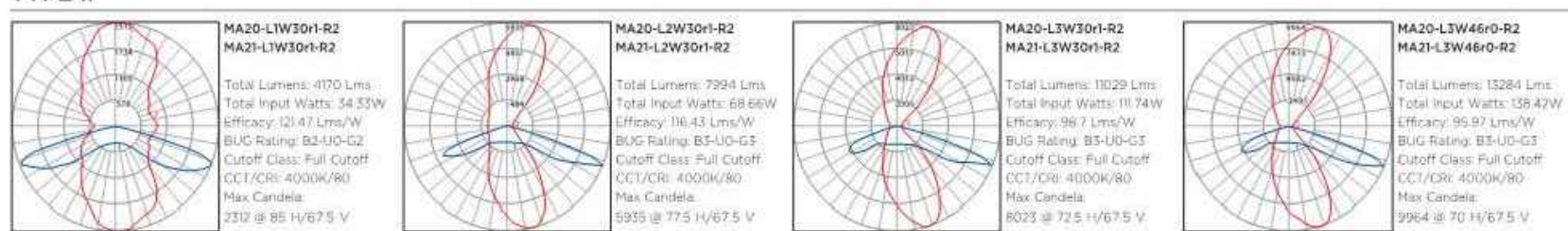
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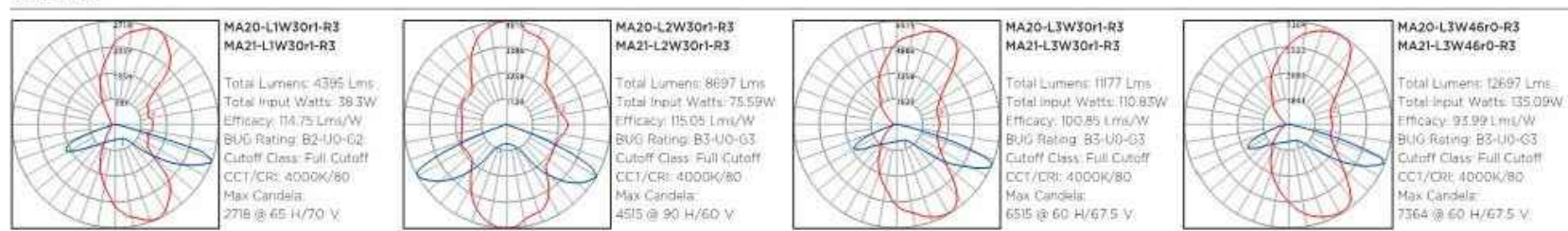
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TYPICAL PHOTOMETRY SUMMARY

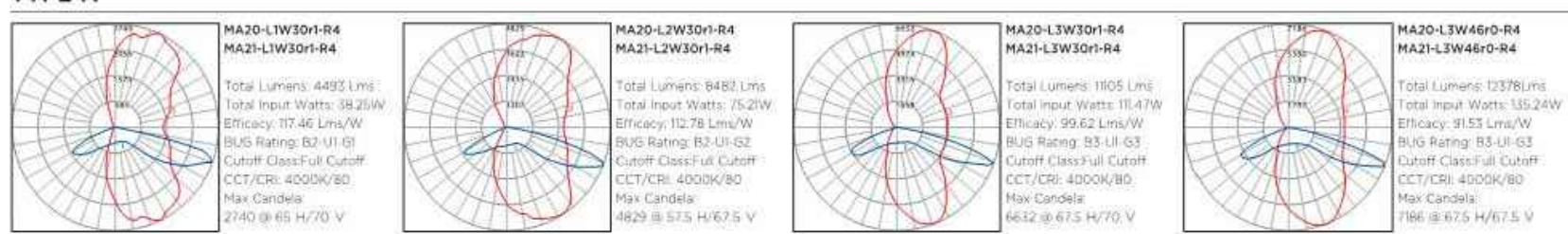
TYPE II



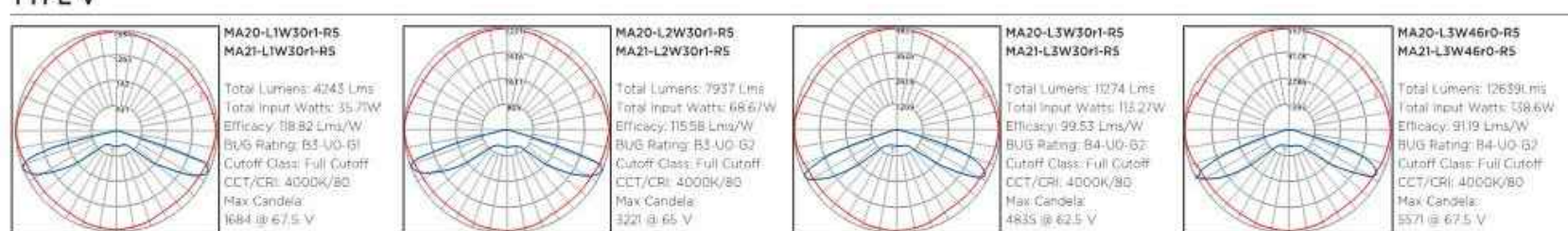
TYPE III



TYPE IV



TYPE V



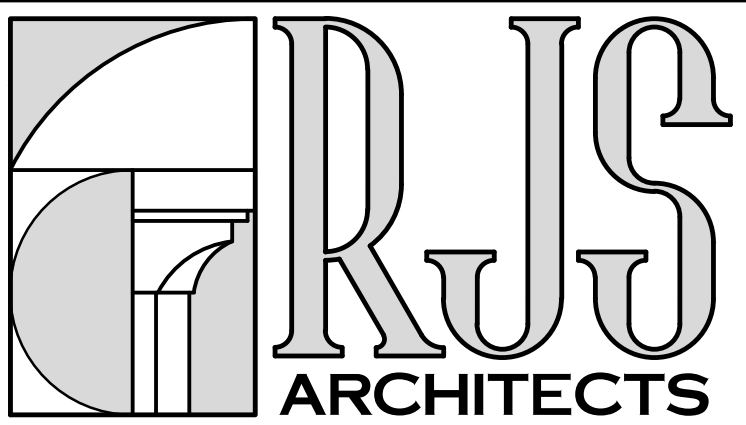
Please visit our web site: www.luminis.com for complete L.E.S formatted download data.
All published photometric data are executed and certified by an independent testing laboratory.

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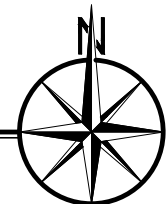
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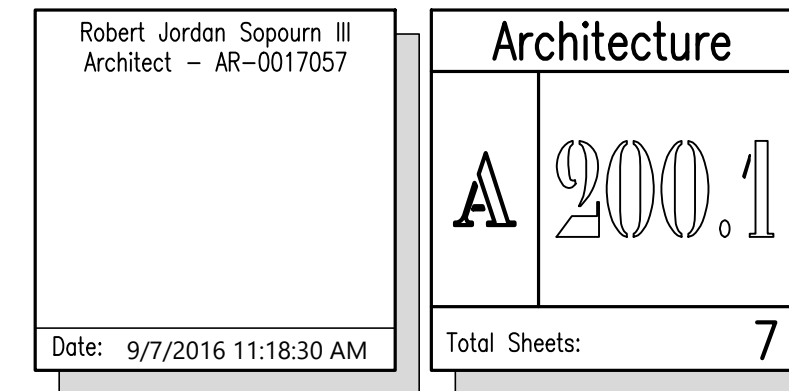
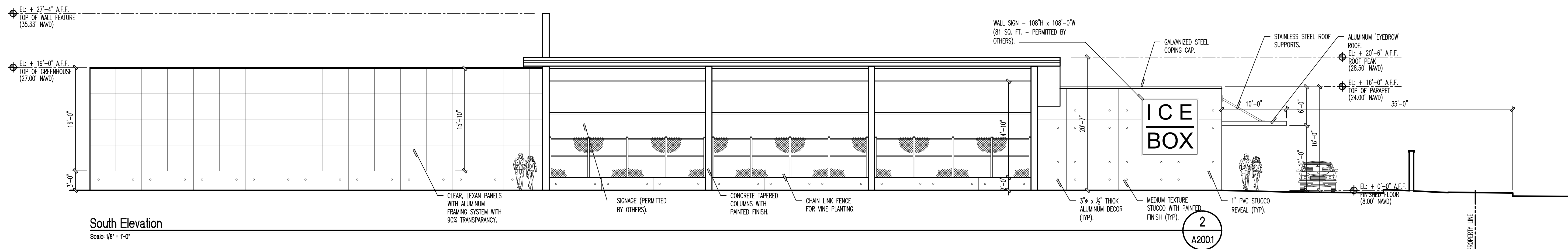
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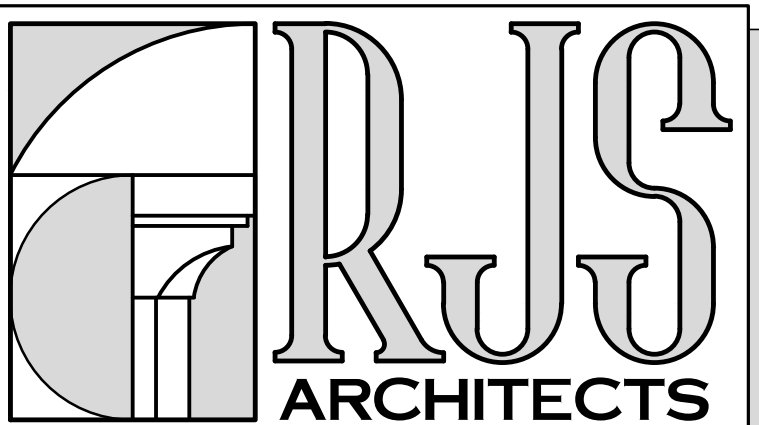
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Scale: 1/8" = 1'-0"







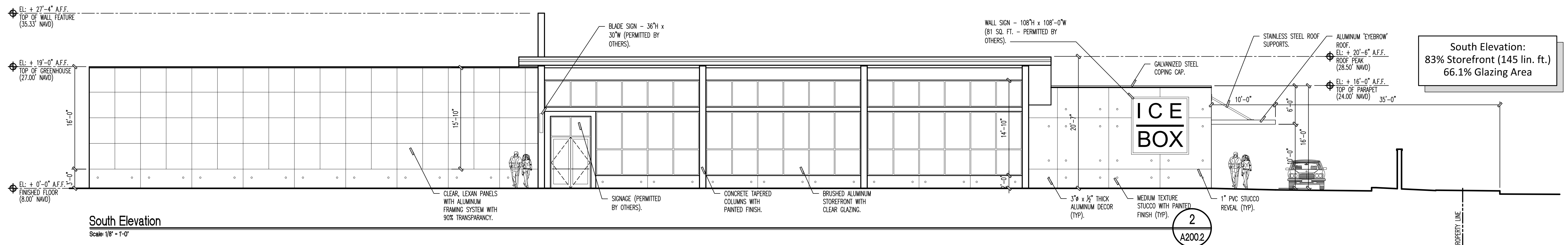
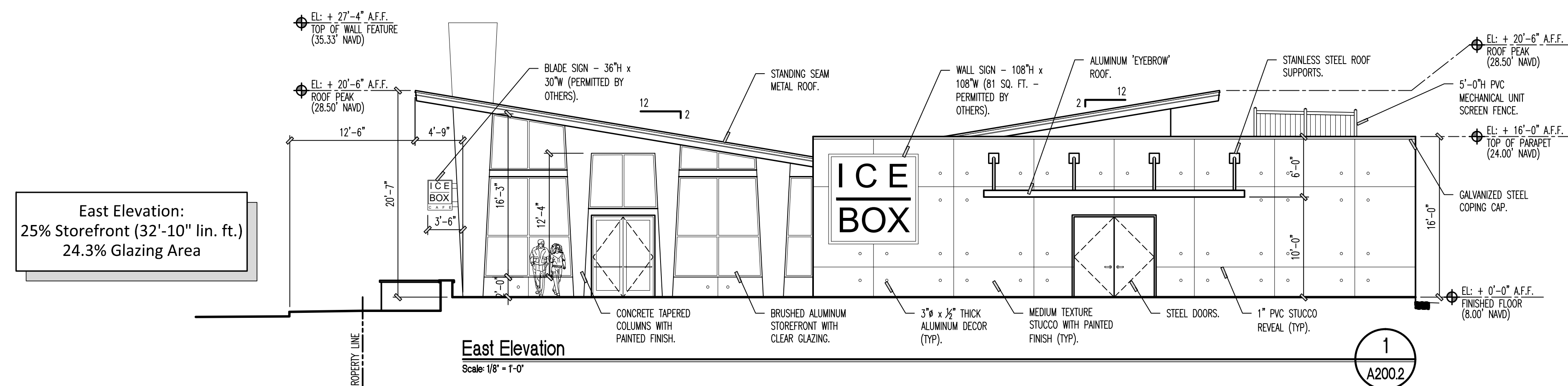
11019 Northwest 19th Street
Coral Springs, Florida 33071

Corp Lic: AA-26001293
Robert Jordan Sopourn III
Arch Lic: AR-0017057

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: jordy@rjsarchitects.com

A DRC Submittal for:
**The IceBox Cafe
and Culinary Center**

Hallandale Beach, Florida 33009



South Elevation:
83% Storefront (145 lin. ft.)
66.1% Glazing Area

ISSUANCE OF DOCUMENTATION:

RECORD OF DOCUMENTATION:	
Description:	Date:
☒ PRELIMINARY DESIGN	8.12.2016
☐ CLIENT APPROVAL	
☐ LANDLORD APPROVAL	
☐ BIDDING	
☐ PERMIT	

REVISIONS:

Number:	Date:	Description:
▲		
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PRELIMINARY EXTERIOR ELEVATIONS
FUTURE RESTAURANT

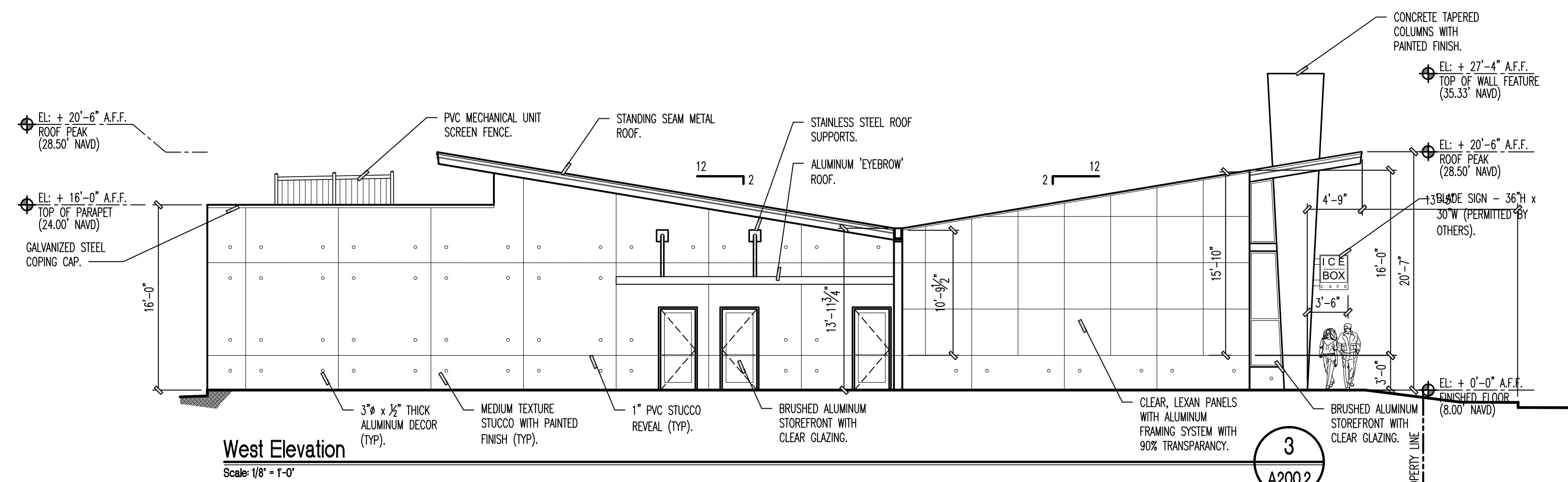
Project Number:	Principal:	RJS
16033	Project Manager:	RJS
	Drawn by:	RJS

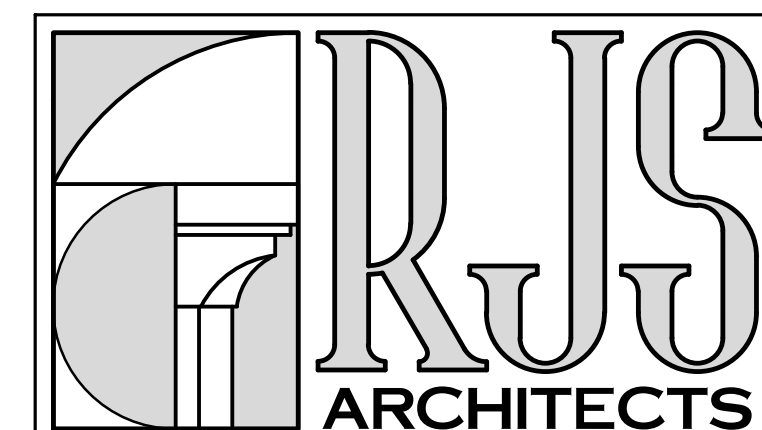
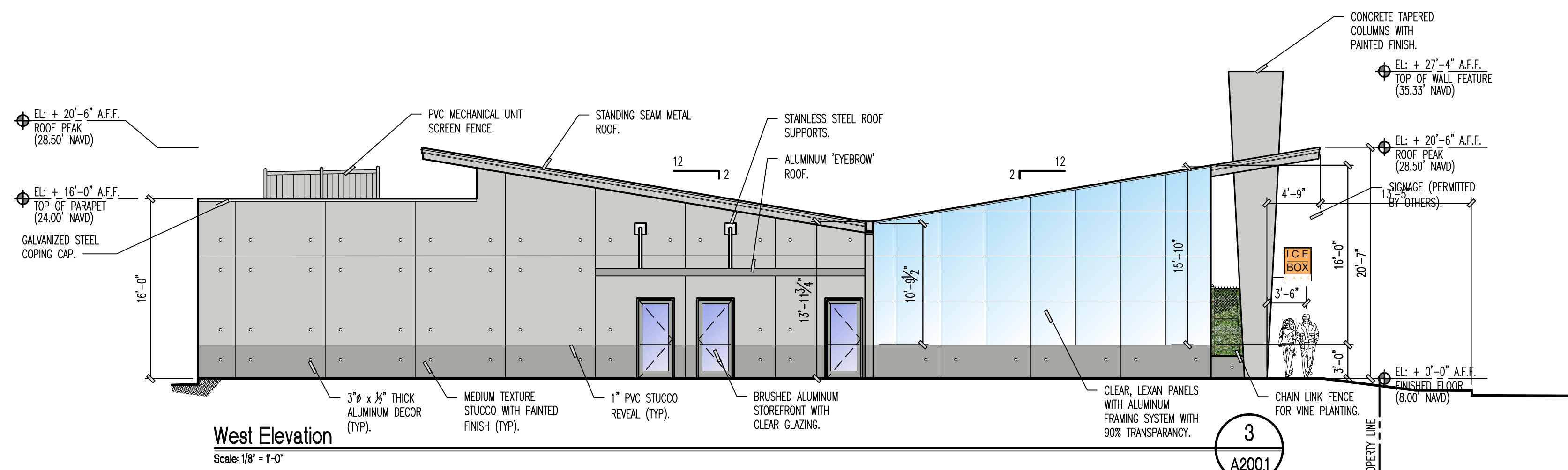
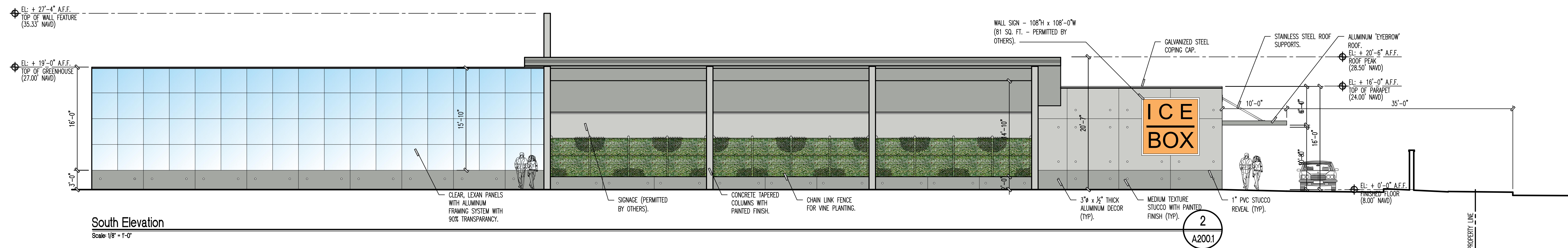
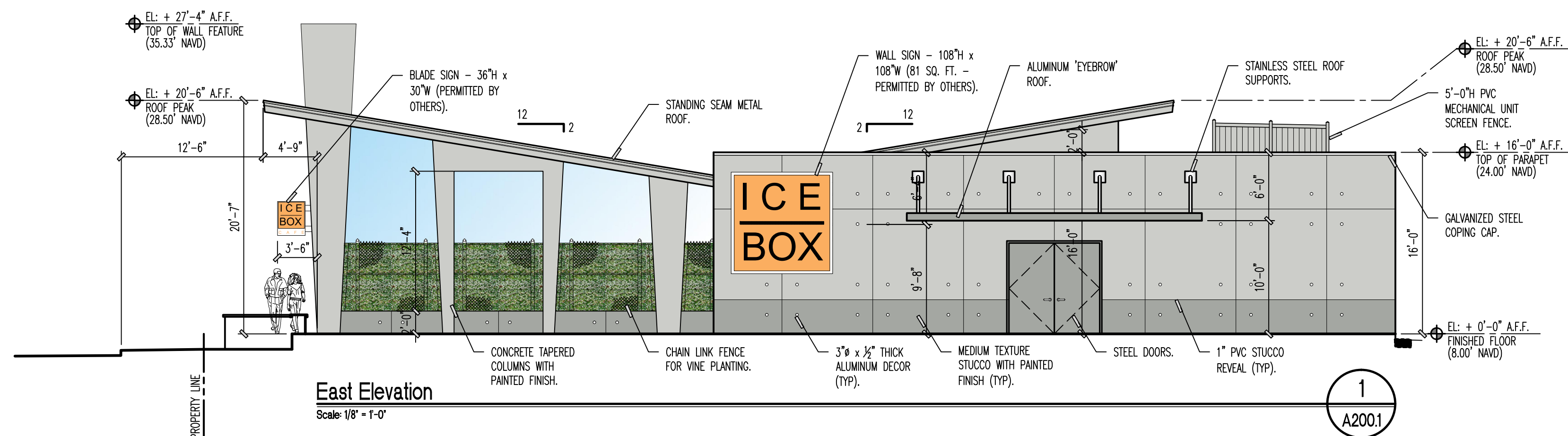
Robert Jordan Sopourn III
Architect - AR-0017057

Architecture

2002

Sheets: 7





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☐ BIDDING	
☐ PERMIT	

REVISIONS:		
Number:	Date:	Description:
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COLORED EXTERIOR ELEVATIONS
INITIAL CONSTRUCTION

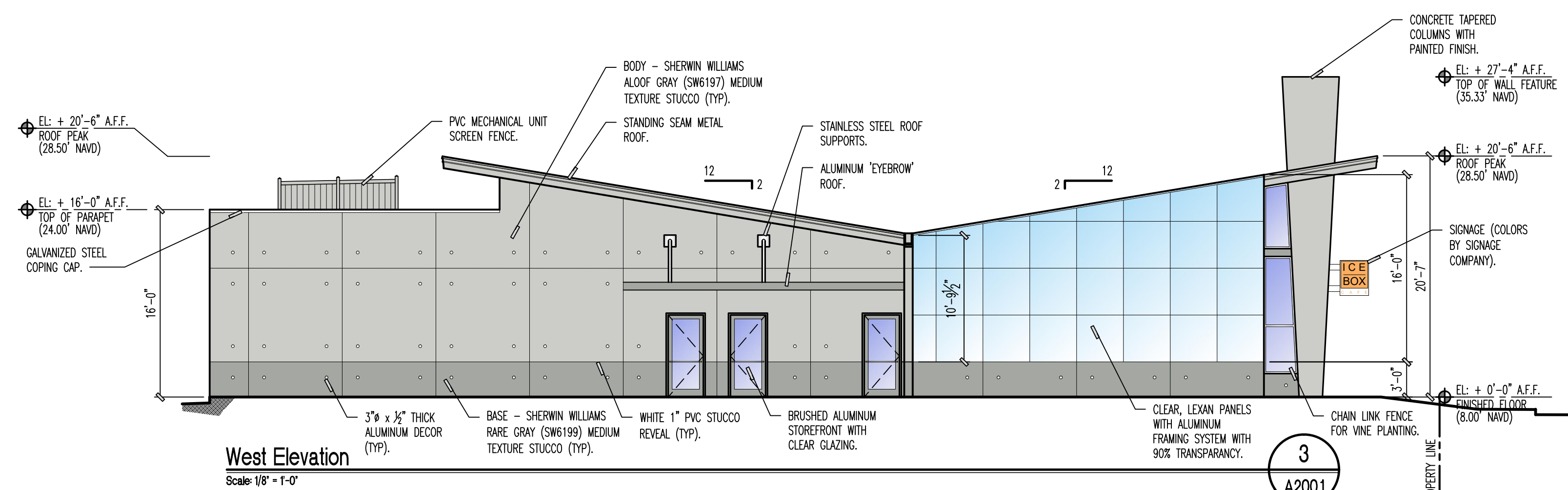
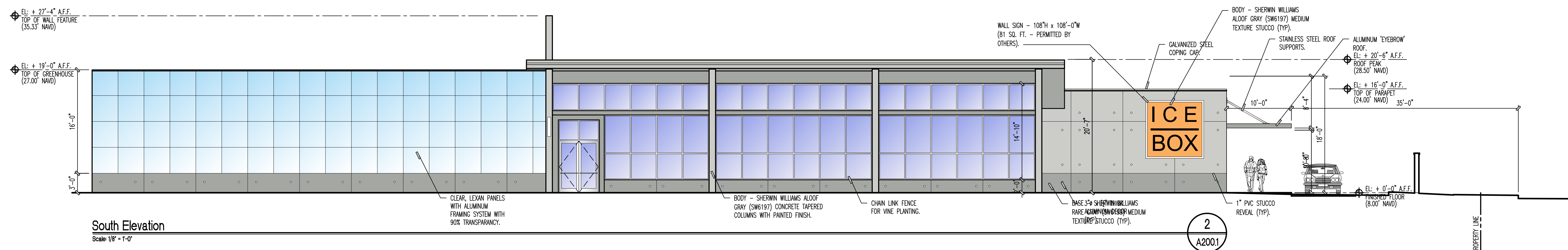
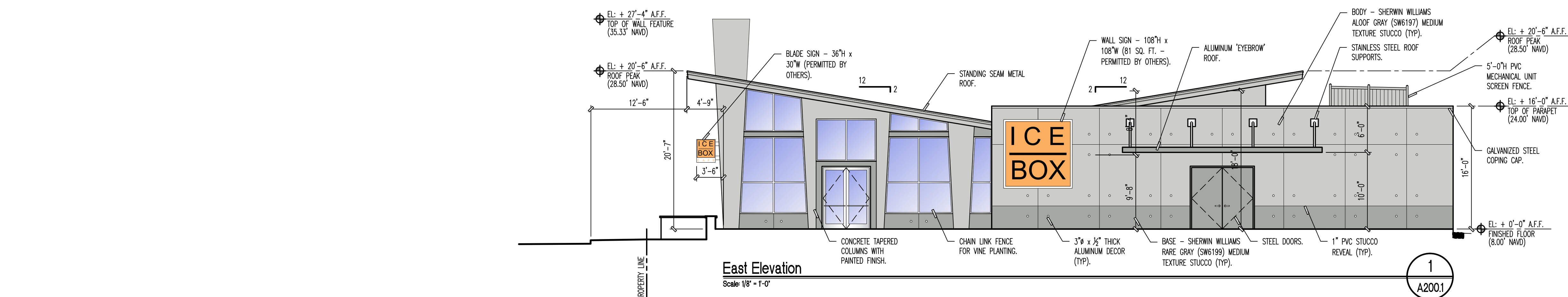
Project Number:	Principal:	RJ
16033	Project Manager:	RJ
	Drawn by:	RJ

Robert Jordan Sopourn II
Architect - AR-0017057

Architecture

Date: 9/7/2016 11:18:19 AM

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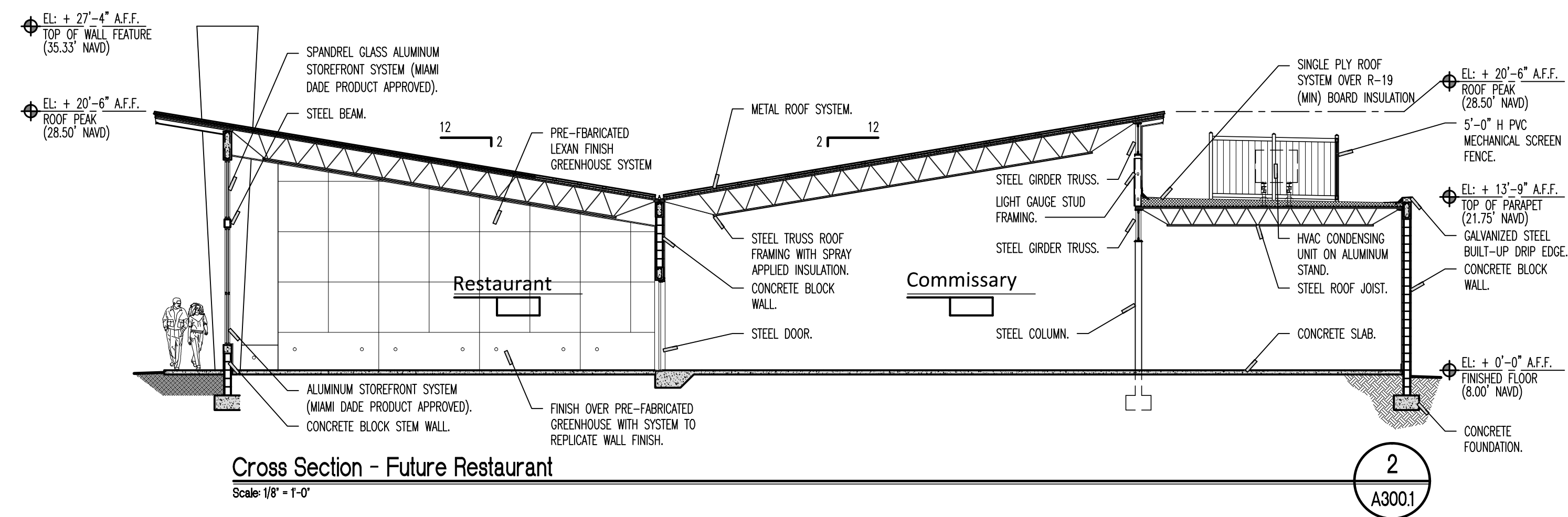
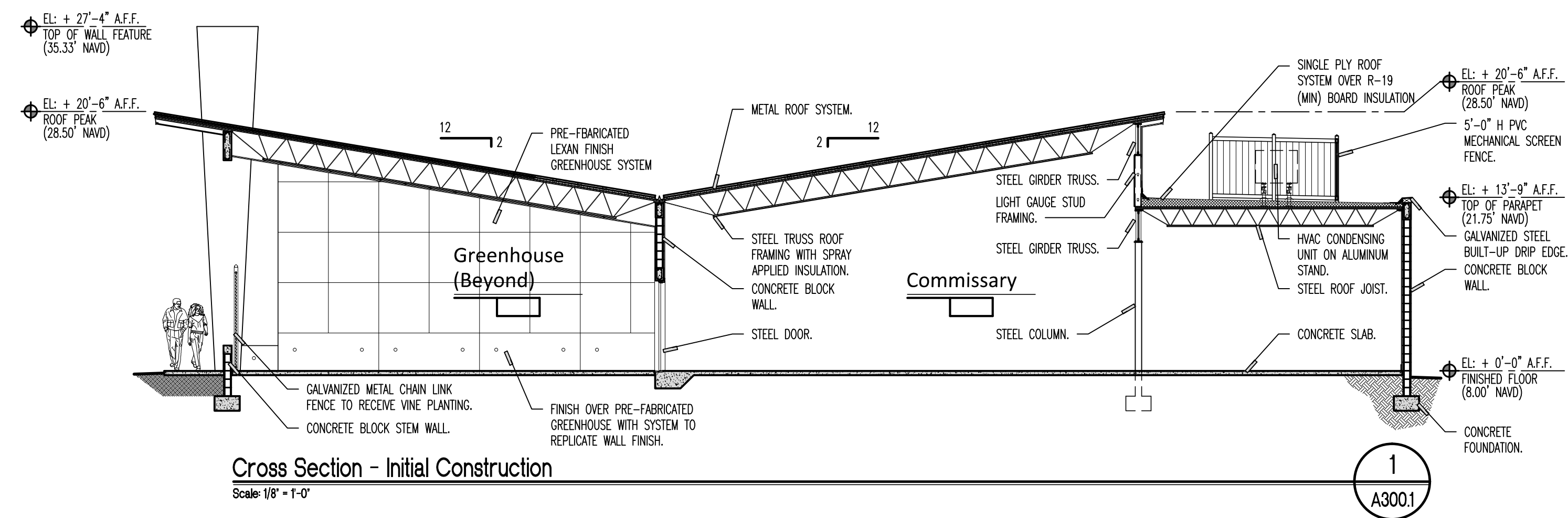
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Description:	Date:
☒ PRELIMINARY DESIGN	8.12.2016
☐ CLIENT APPROVAL	
☐ LANDLORD APPROVAL	
☐ BIDDING	
☐ PERMIT	

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COLORED EXTERIOR ELEVATION
FUTURE RESTAURANT

Project Number: 16033	Principal:	R
	Project Manager:	R
	Drawn by:	R

Robert Jordan Sopourn III Architect - AR-0017057	<table border="1"> <tr> <td colspan="2" data-bbox="2813 1829 2923 1845"> Architecture </td> </tr> <tr> <td data-bbox="2813 1845 2862 1866">  </td> <td data-bbox="2862 1845 2923 1866">  </td> </tr> </table>	Architecture			
Architecture					
					
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☐ BIDDING	
☐ PERMIT	

REVISIONS:		
Number:	Date:	Description:
		
		
		
		
		
		

PRELIMINARY SECTIONS

Project Number:	Principal:	RJS
16033	Project Manager:	RJS
	Drawn by:	RJS

Robert Jordan Sopoun III Architect - AR-0017057	Architecture	
		
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CIVIL ENGINEERING PLANS

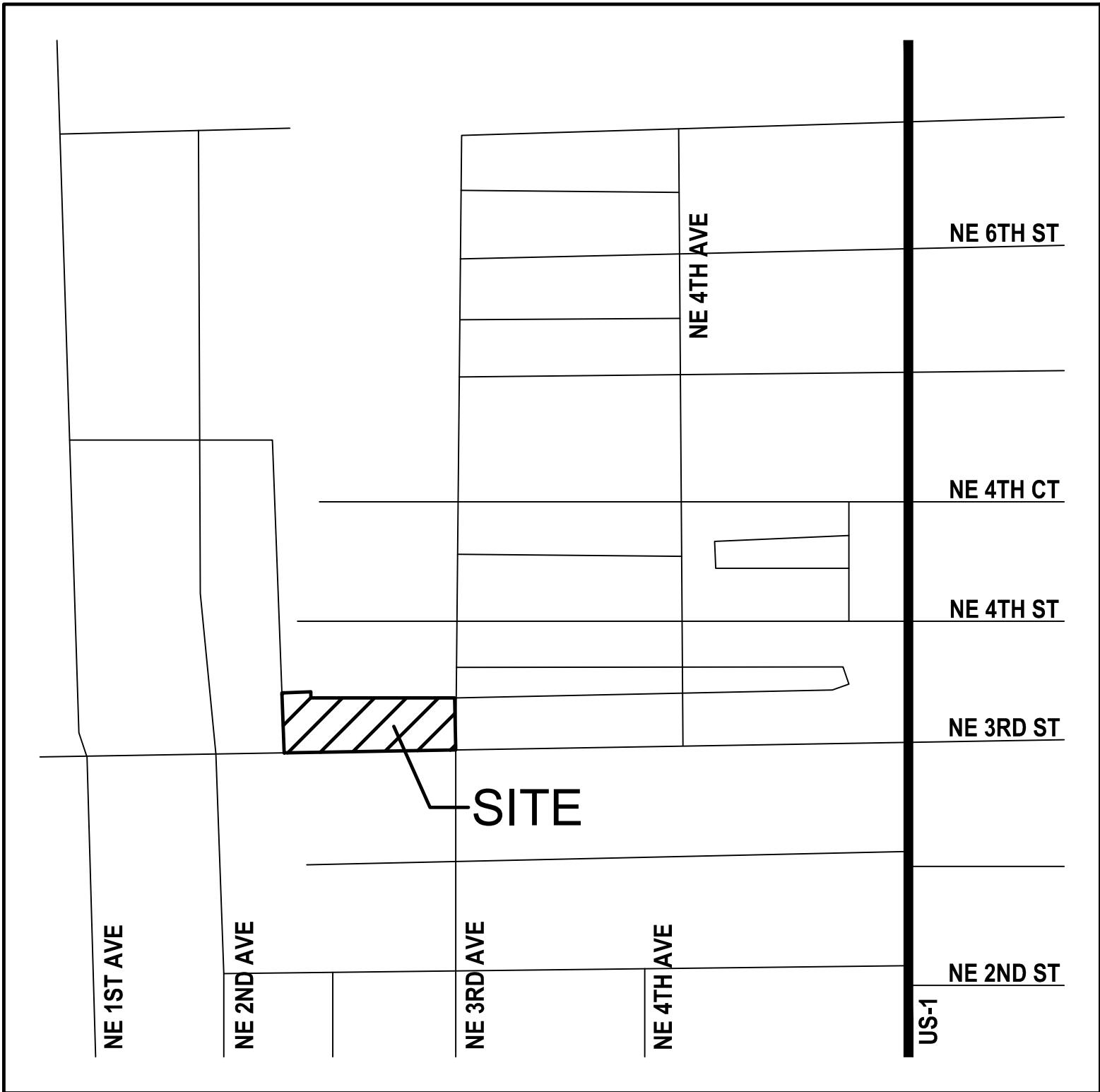
FOR

THE ICEBOX CAFE AND CULINARY CENTER

HALLANDALE BEACH, FL

SEC. 22, TWN. 51, RANGE 42

DWG NO:	DRAWING TITLE:
C-0	COVER SHEET
C-1	NOTES AND SPECIFICATIONS
C-2	PAVING, GRADING & DRAINAGE PLAN
C-3	WATER & SANITARY SEWER PLAN
C-4	PAVING, GRADING & DRAINAGE DETAILS
C-5	WATER AND SEWER DETAILS
C-6	POLLUTION PLAN



LOCATION MAP
SCALE: 1"=300'



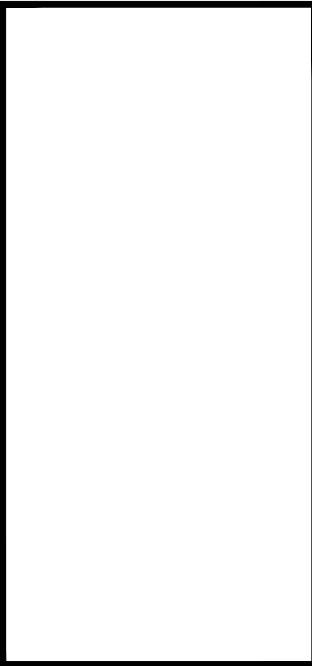
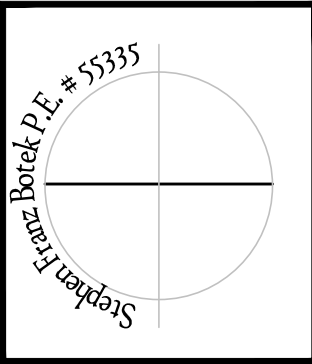
LEGAL DESCRIPTION

LOT 5 AND THE WEST 1/2 OF LOT 4, OF HALLANDALE HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 19 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND

THE SOUTH 119.1 FEET OF BLOCK G OF RE-SUBDIVISION OF A PART OF BEN-MEL BY THE SEA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ISSUE DATE: 9.6.16				
#	DATE	REVISIONS		
	7.18.16	DRC SET		
1	8.17.16	DRC RESUB SET		
2	9.7.16	SP REVIEW SUBMIT		



COVER SHEET

THE ICEBOX CAFE AND CULINARY CENTER
NE 3rd St
Hallandale Beach, FL

Botek Thurlow

Engineering, Inc.

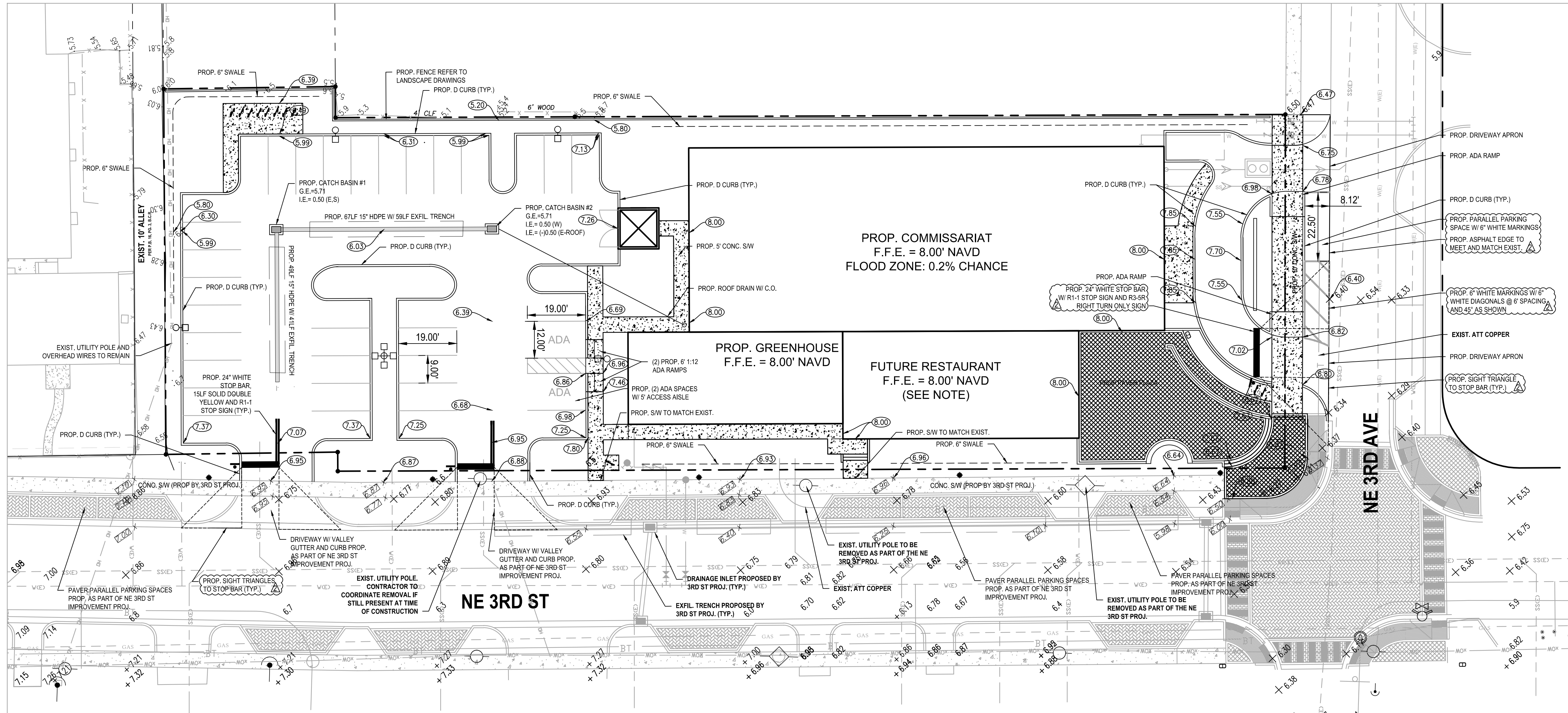
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BTE PROJECT #:
16-0410

DATE:
07-08-16

SHEET #:
C-0

[illegible]



PAVING, GRADING & DRAINAGE LEGEND			
	PROPERTY LINE		PROPOSED LIGHT POLE REFER TO LIGHTING PLANS
	PROPOSED DRAINAGE PIPE WITH EXFILTRATION TRENCH		EXISTING SANITARY SEWER PIPE (SSE)
	PROPOSED CIRCULAR CATCH BASIN		EXISTING WATER PIPE (WE)
	PROPOSED RECTANGULAR CATCH BASIN		PROPOSED SEWER PIPE (SS)
	PROPOSED STORM MANHOLE		PROPOSED WATER PIPE (W)
			EXISTING GAS PIPE (GAS)
			EXISTING UNDERGROUND UTILITY (BT)
			CROSS SECTION
ABBREVIATIONS			
F.F.ELEV.	FINISHED FLOOR ELEVATION		
I.E.	INVERT ELEVATION		
R.E.	RIM ELEVATION		
G.E.	GRATE ELEVATION		
P.R.B.	POLLUTION RETARDANT BAFFLE		
PROP. ST MH	PROPOSED STORM MANHOLE		
PROP. CB	PROPOSED CATCH BASIN		
PROP. DW	PROPOSED DRAINAGE WELL		
PROP. CS	PROPOSED CONTROL STRUCTURE		

FLOOD ZONE / F.F.E. NOTES:

- THIS SITE IS WITHIN A 0.2 % ANNUAL CHANCE FLOOD HAZARD ZONE (FLOOD PANEL # 12011C0732H)
- THE BROWARD COUNTY 100 YEAR FLOOD PLANE ELEV. FOR THIS SITE IS 6.50' NAVD
- THE HIGHEST ADJACENT CROWN OF ROAD IS 6.96' NAVD

PAVEMENT MARKING & SIGNAGE NOTES:

- ALL PAVEMENT MARKING & SIGNAGE TO BE IN ACCORDANCE WITH THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) AND BCTD STANDARDS (LATEST EDITION).
- ALL PAVEMENT MARKINGS ADJACENT TO THE PUBLIC RIGHT OF WAY ARE TO BE REFLECTIVE THERMOPLASTIC.
- ALL SIGNS SHALL USE TYPE XI SHEETING
- ALL PAVEMENT MARKINGS SHALL BE ALKYD BASED THERMOPLASTIC AND FULLY RETROREFLECTORIZED.
- ALL PAVEMENT MARKINGS ON PAVR SYSTEMS SHALL BE 3M 270 ES (WHITE)/270 ES (YELLOW) TAPE AND APPLIED PER MANUFACTURERS SPECIFICATIONS.
- SEE BCTD STANDARDS FOR PLACEMENT OF RPM's.
- RPM's SHALL BE CLASS "B" OR EQUIVALENT, APPLIED WITH EPOXY OR BITUMINOUS ADHESIVE.
- FDOT APPROVED SEALER SHALL BE USED WHEN APPLYING MARKINGS ON CONCRETE.
- EXISTING MARKINGS SHALL BE REMOVED BY WATER BLASTING OR SANDBLASTING ONLY.
- ALL STOP BARS TO BE 4" BEHIND CROSSWALK OR SIDEWALK.
- PAVEMENT MARKING REFLECTIVITY SHALL BE 250 MILLICANDELLAS FOR WHITE AND 175 MILLICANDELLAS FOR YELLOW.
- ANY PAVEMENT MARKINGS OR SIGNS IN PUBLIC ROW DAMAGED DURING CONSTRUCTION SHALL BE RESTORED ACCORDING TO BROWARD COUNTY TRAFFIC ENGINEERING STANDARDS

NE 3RD ST IMPROVEMENT PROJECT NOTE:

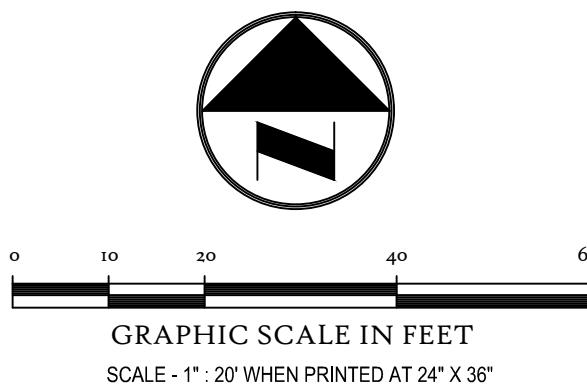
THERE IS PROPOSED TO BE IMPROVEMENTS TO MODIFY THE EXTENTS AND LAYOUT OF NE 3RD ST. THE NE 3RD ST PROJECT IS EXPECTED TO PRECEDE THE ICEBOX PROJECT AND THEREFORE THIS PLAN REFLECTS THE FUTURE NE 3RD ST LAYOUT. THE CONTRACTOR OF THE ICEBOX PROJECT IS EXPECTED TO COORDINATE WITH THE NE 3RD ST IMPROVEMENTS AND NOTIFY ENGINEER OF RECORD OF ANY COMPLICATIONS.

FUTURE RESTAURANT NOTE:

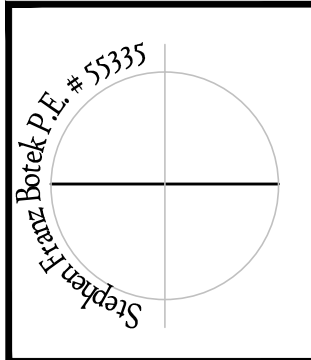
THERE IS PROPOSED TO BE A RESTAURANT CONSTRUCTED ON THIS SITE IN THE AREA SHOWN ON THIS PLAN AS "FUTURE RESTAURANT". THE ROOF OF THE FUTURE RESTAURANT IS PROPOSED TO BE CONSTRUCTED ALONG WITH THE COMMISSARIAT AND GREENHOUSE. AT A FUTURE TIME THE SLAB AND WALLS WILL BE CONSTRUCTED. PLEASE REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS. THE CONTRACTOR IS TO PLACE GRAVEL IN THIS AREA AND ENSURE THAT THE GRADING IS SUCH TO SLOPE AWAY FROM THE PROPOSED GREENHOUSE AND COMMISSARIAT UNTIL WHICH TIME THE CONSTRUCTION OF THE RESTAURANT COMMENCES.

GENERAL PAVING, GRADING & DRAINAGE NOTES:

- ALL ROOF DRAINS TO BE CONNECTED TO THE NEAREST STORM DRAINAGE STRUCTURE.
- TYPICAL PAVEMENT SECTION (UNLESS OTHERWISE NOTED):
 - 1" TYPE SP-9.5 (2" LIFTS)
 - 8" LIMEROCK BASE
 - 12" STABILIZED SUBGRADE
- CROSSWALKS AND RAMPS TO CONFORM TO ADA W/ DETECTABLE WARNING SURFACE.
- NO FENCES, TREES OR STRUCTURES WITHIN THE PROPOSED SWALE AREAS.
- ALL ELEVATIONS SHOWN HEREON REFER TO NAVD 1988 UNLESS NOTED OTHERWISE.
- DEWATERING IS NOT EXPECTED TO BE REQUIRED DURING CONSTRUCTION. SHOULD DEWATERING BE REQUIRED, THE CONTRACTOR IS RESPONSIBLE FOR PREPARATION OF DEWATERING PLANS AND OBTAINING DEWATERING PERMITS.



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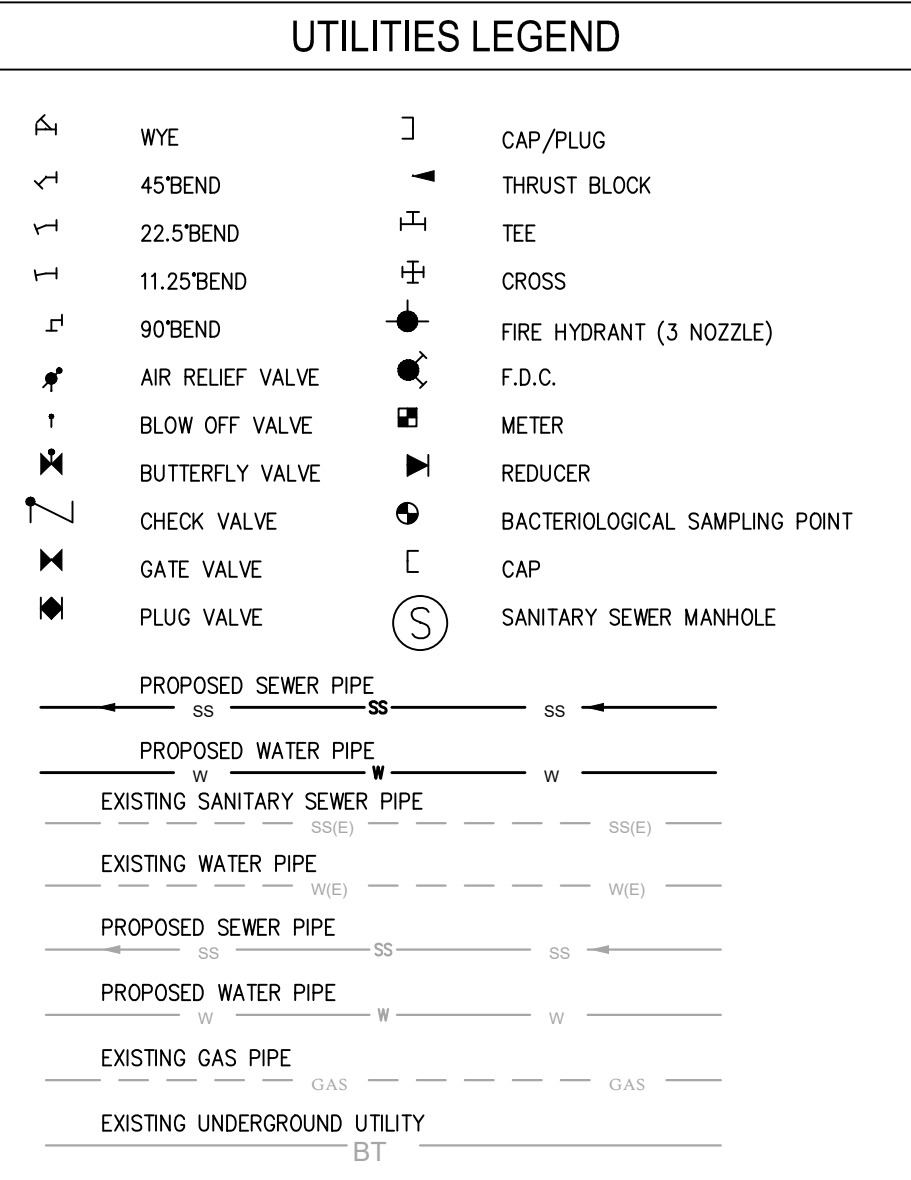
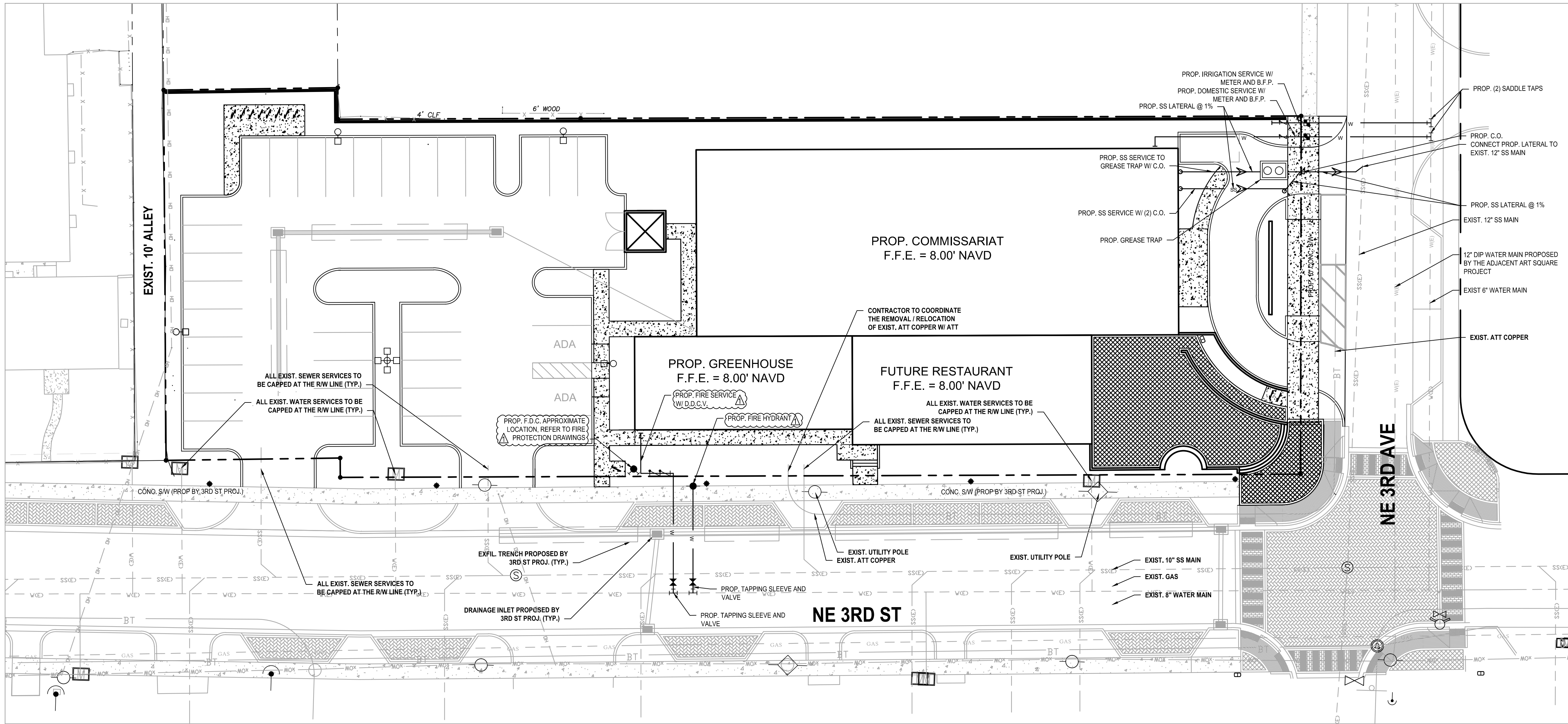
PAVING GRADING AND DRAINAGE PLAN	
THE ICEBOX CAFE AND CULINARY CENTER	
NE 3rd St Hallandale Beach, FL	

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C-2



SYMBOLS FOR FITTINGS, VALVES, ETC. ARE DIAGRAMMATIC ONLY AND DO NOT REFLECT ACTUAL SIZE; FOR ACTUAL DIMENSIONS REFER TO MANUFACTURER'S SPECIFICATIONS.

FIRE LINE NOTES:

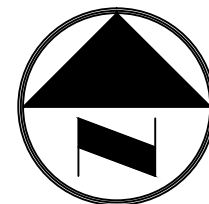
- ALL PROPOSED FIRE MAINS, SERVICES, "SIAMSE" CONNECTION LINES ETC. MUST BE INSTALLED BY A STATE LICENSED FIRE LINE CONTRACTOR PER FLORIDA STATUTE 633.
- ALL FIRE LINES ARE TO BE INSPECTED BY CERTIFIED FIRE LINE INSPECTORS PRIOR TO BEING PLACED INTO SERVICE.
- UPON COMPLETION OF REQUIRED TESTING A STATE LICENSED FIRE LINE CONTRACTOR SHALL ISSUE A "LICENSED UNDERGROUND TEST CERTIFICATE". THE CERTIFICATE MUST BE ISSUED AND THE FIRE LINE MUST BE ACCEPTED BY THE BROWARD COUNTY HEALTH DEPT. (WHERE APPLICABLE) PRIOR TO BEING PLACED INTO SERVICE.
- FIRE LINE SYSTEM COMPONENTS (FDC, DDCV, FIRE LINE PIPING, ETC.) SHOWN ON THESE PLANS ARE TO BE COORDINATED WITH THE FIRE PROTECTION DRAWINGS AND DESIGN AND FIRE PROTECTION SHOP DRAWINGS. NOTIFY ENGINEER OF ANY DISCREPANCY PRIOR TO INSTALLATION OF ANY PORTION OF THE FIRE PROTECTION SYSTEM.

WATER AND SANITARY SEWER NOTES:

- COORDINATE EXACT LOCATION OF SANITARY SEWER CLEANOUTS WITH PROPOSED LANDSCAPING PLANS.
- ALL ELEVATIONS SHOWN HEREON REFER TO NAVD UNLESS NOTED OTHERWISE.
- EXACT LOCATION OF METERS AND BFPs / DDCVs TO BE COORDINATED IN THE FIELD.
- ALL EXISTING WATER AND SEWER SERVICES ARE TO BE CUT AND CAPPED AT THE PROPERTY LINE IN ACCORDANCE WITH CITY OF CITY STANDARDS UNLESS NOTED OTHERWISE
- ANY EXISTING WATER, FIRE, SEWER AND STORM INFRASTRUCTURE ON SITE SHALL BE REMOVED ENTIRELY.



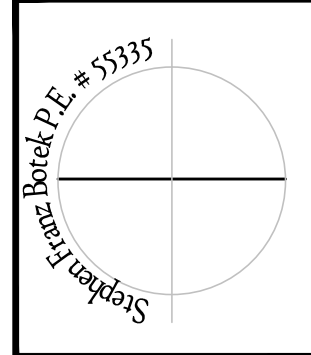
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GRAPHIC SCALE IN FEET
SCALE - 1" = 20' WHEN PRINTED AT 24" X 36"

ISSUE DATE: 9.6.16

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8.17.16	DRC RESUB SET	
9.7.16	SP REVIEW SUBMIT	



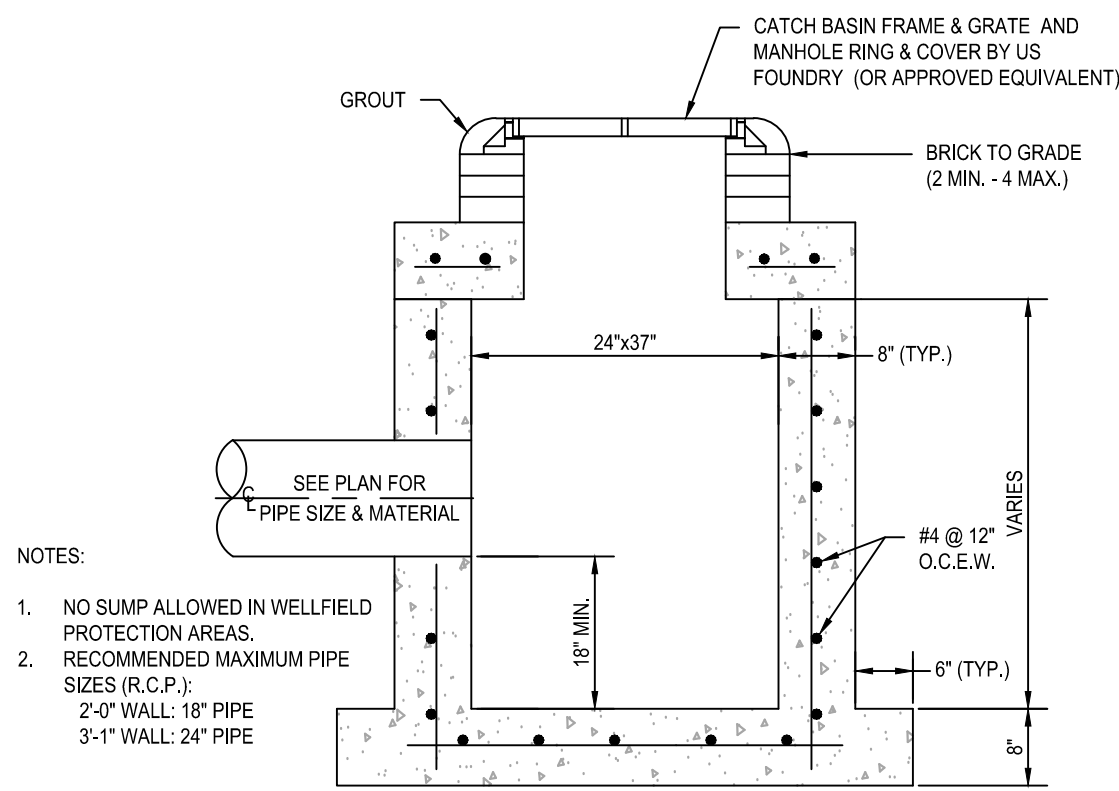
WATER AND SANITARY SEWER PLAN
THE ICEBOX CAFE AND CULINARY CENTER
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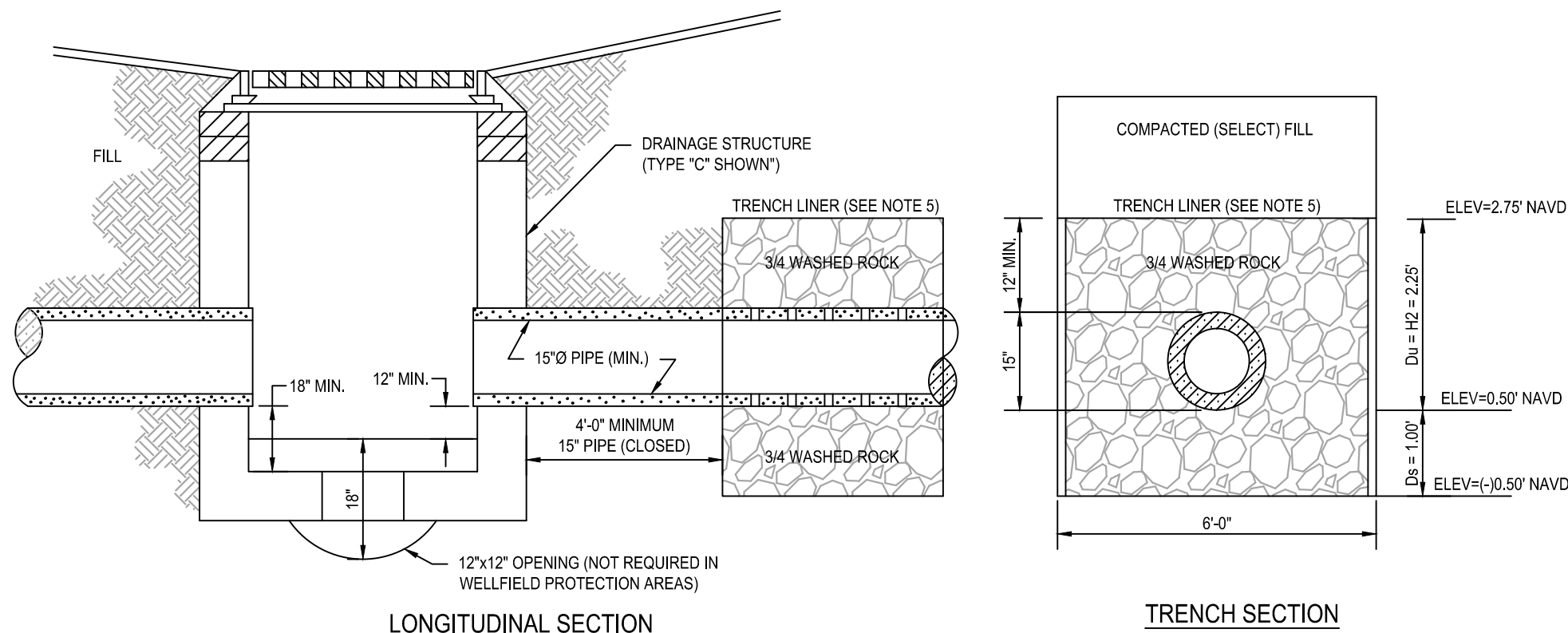
BTE PROJECT #:
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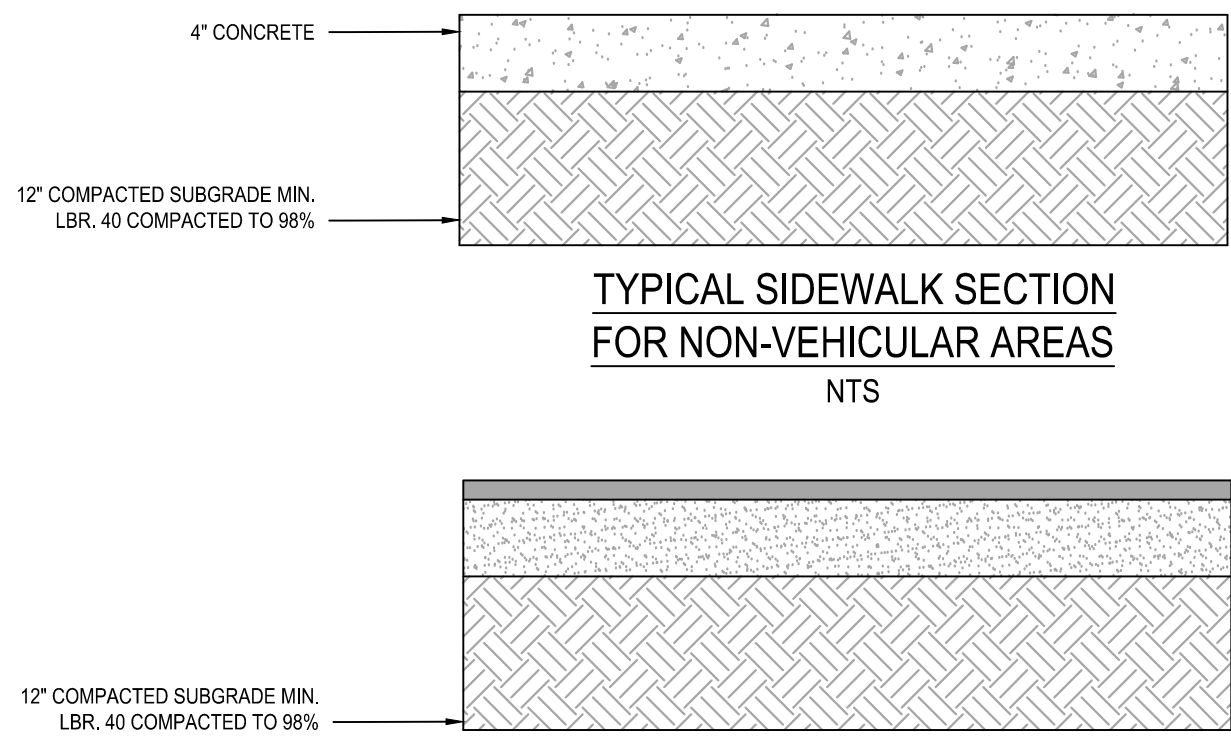


TYPE 'C' DRAINAGE STRUCTURE
NTS

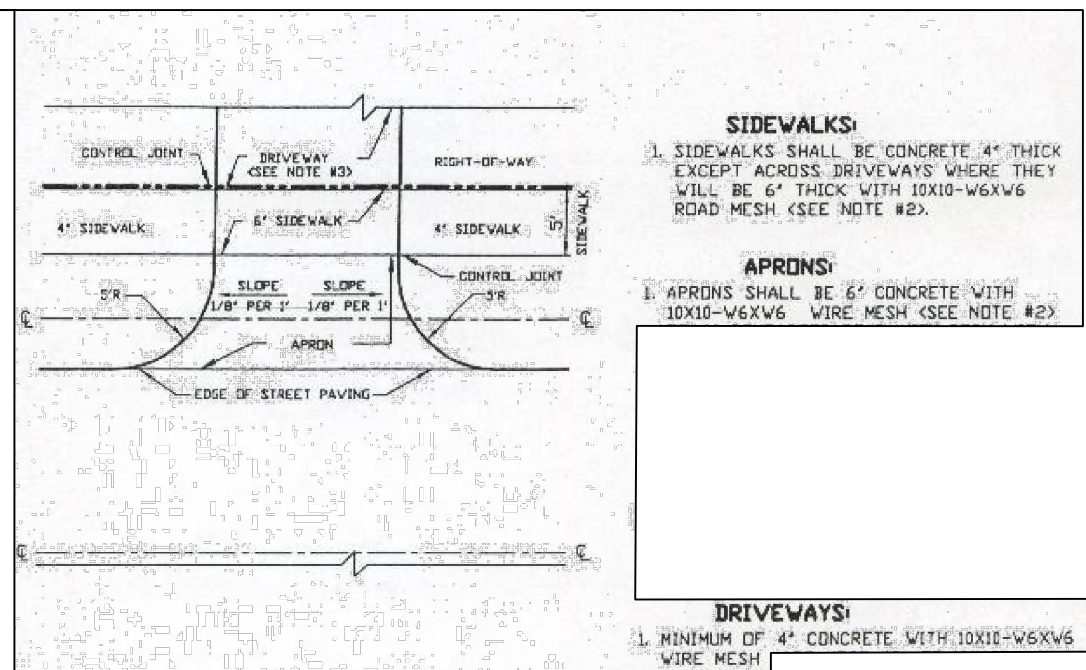
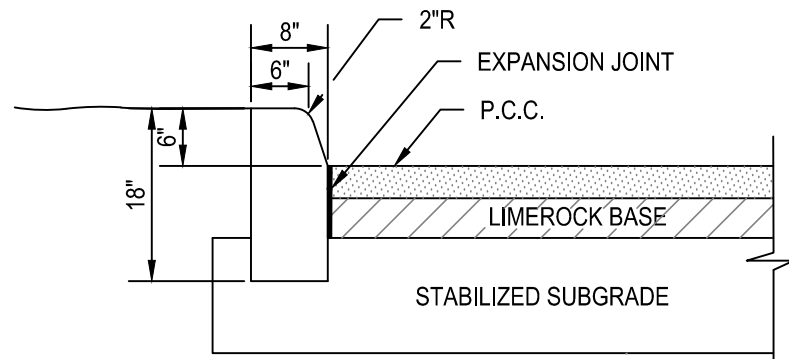
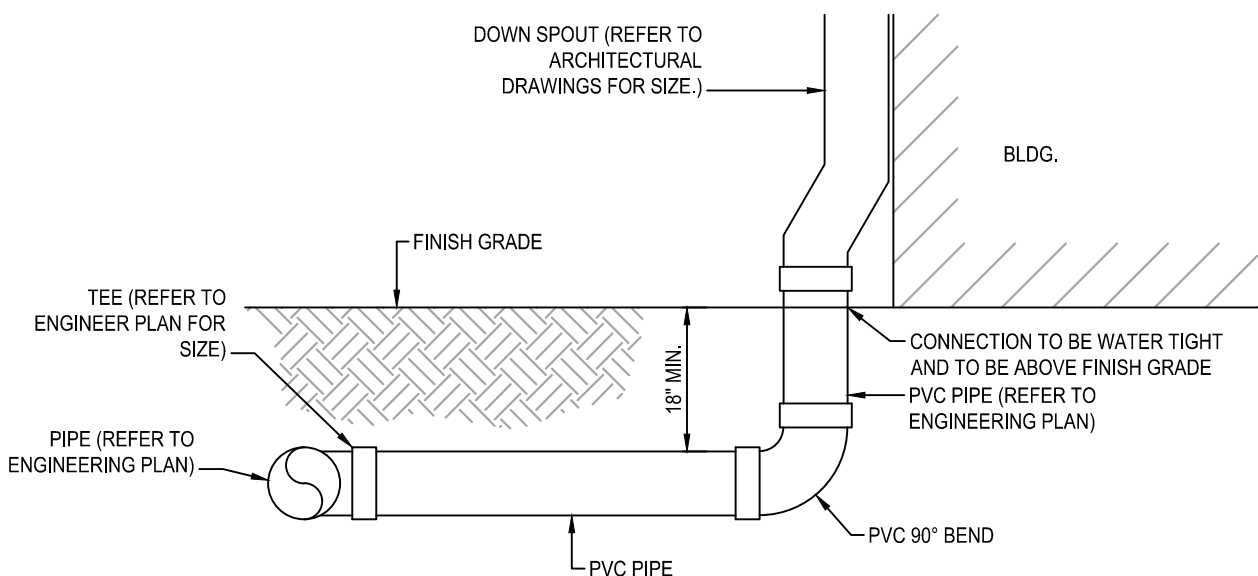
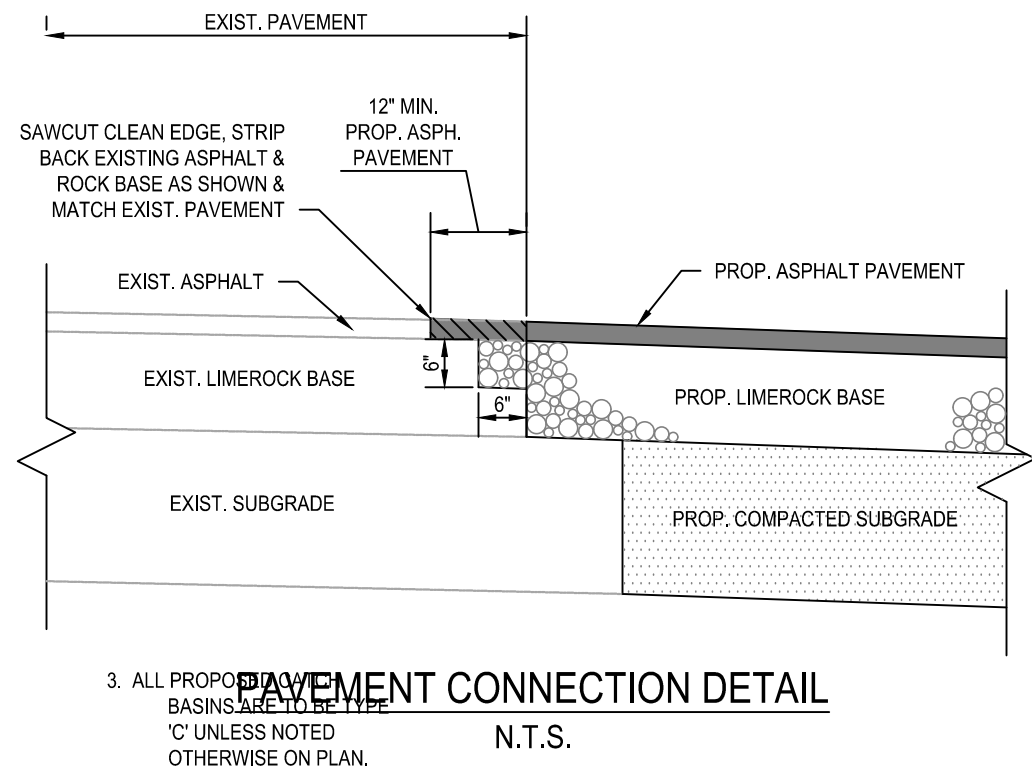


- NOTES
- DRAIN FIELD MAY BE OF SLOTTED CONCRETE PIPE.
 - PIPES SHALL TERMINATE 2' FROM END OF TRENCH OR CONNECT TO ADDITIONAL CATCH BASINS WITH A MINIMUM OF 4' SEPARATION BETWEEN TRENCH AND CATCH BASIN AS REQUIRED.
 - COVER PIPE ENDS WITH NO. 10 GALVANIZED OR ALUMINUM SCREEN. OPENING NO LARGER THAN $\frac{1}{2}$ " $\times$ $\frac{1}{2}$ ".
 - BALLAST ROCK SHALL BE FROM FRESH WATER WASHED FREE OF DELETERIOUS MATTER.
 - SIDES AND TOP OF TRENCH TO BE LINED WITH ONE LAYER OF PLASTIC TYPE FILTER CLOTH OR APPROVED EQUAL OVERLAP TRENCH LINING MATERIAL. A MINIMUM OF TWO FEET AT TOP OF TRENCH.
 - FILTER FABRIC TO BE GEOTEX 351 OR AMOCO 4545 OR EQUIVALENT.

EXFILTRATION TRENCH DETAIL
NTS



TYPICAL ASPHALT PAVEMENT SECTION
NTS

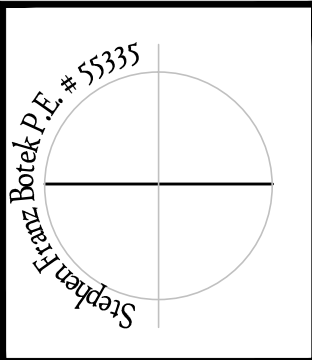


NOTE: ALL CONCRETE TO BE 3000 PSI W/ CONTROL JOINTS @ 20' ON CENTER

DRIVEWAY WITH SIDEWALK DETAIL (MODIFIED CITY STANDARD)
NTS

ISSUE DATE: 9.6.16

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PAVING GRADING AND DRAINAGE DETAILS
THE ICEBOX CAFE AND CULINARY CENTER
NE 3rd St
Hollandale Beach, FL

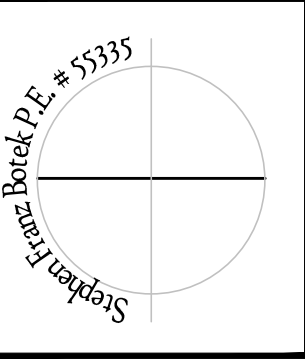
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REVISIONS			
DATE	DRC SET	DRC RESUB SET	SP REVIEW SUBMIT
#	7.18.16	8.17.16	9.7.16



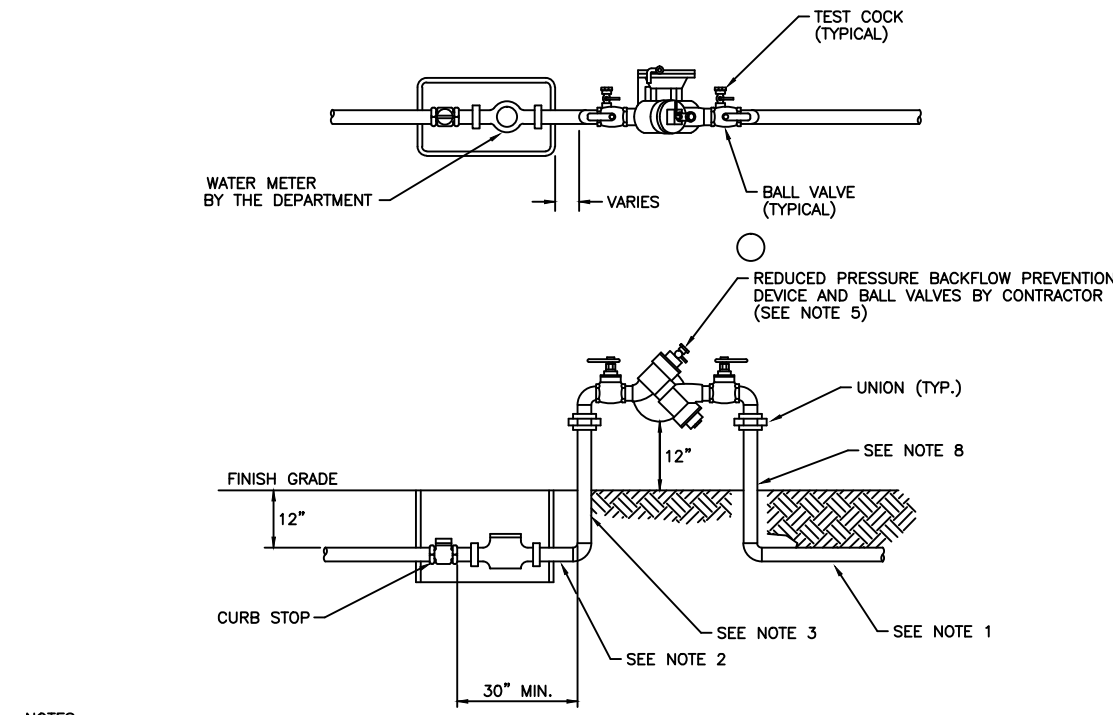
WATER AND SANITARY SEWER DETAILS
THE ICEBOX CAFE AND CULINARY CENTER
NE 3rd St
Hallandale Beach, FL

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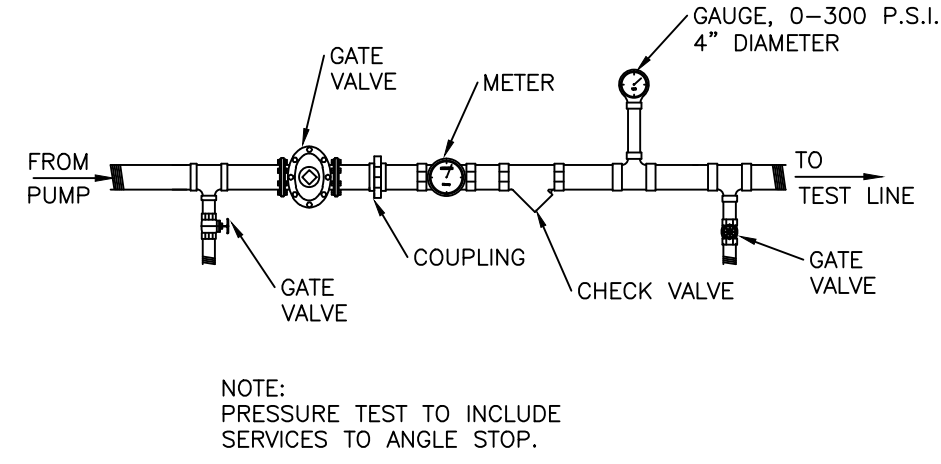
DATE:
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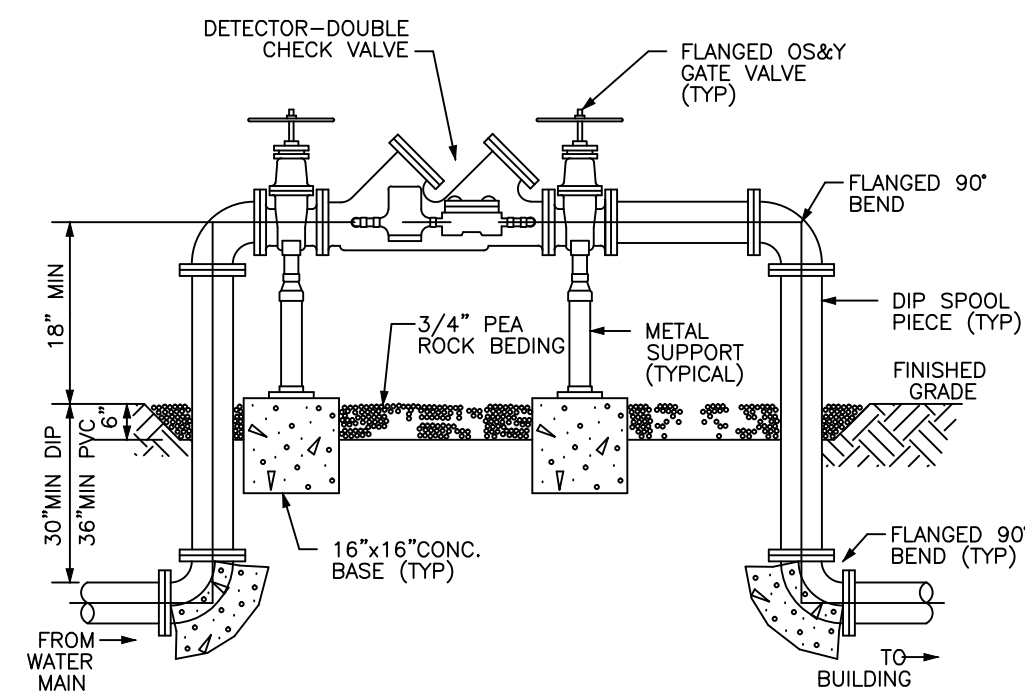
- NOTES:
1. TYPE "K" COPPER TUBING (SOFT DRAWN) OR POLYETHYLENE TUBING SDR 9 COPPER TUBE SIZE.
 2. IF THIS DISTANCE IS LESS THAN 3 FEET ONLY COPPER TUBING SHALL BE PERMITTED.
 3. BOTH RISERS SHALL BE TYPE "K" COPPER TUBING (HARD DRAWN) WITH COPPER/BRASS SOLDER FITTINGS AND ADAPTERS. ONLY LEAD FREE SOLDER AND FLUX SHALL BE PERMITTED.
 4. BOTH 1 1/2" AND 2" CUSTOM METER SETTERS SHALL BE EQUIPPED WITH LOCK WING BALL VALVES.
 5. APPROVED BACKFLOW PREVENTION DEVICES PER CITY OF HALLANDALE BEACH.
 6. WHEN THE DEVICE IS INSTALLED PARALLEL TO A BUILDING WALL THERE SHALL BE A MIN. OF 6" BETWEEN THE EDGE OF THE DEVICE AND THE BUILDING WALL.
 7. BACKFLOW PREVENTION DEVICE SHALL BE EQUIPPED WITH BALL VALVES IN LIEU OF GATE VALVES.
 8. BACKFLOW PREVENTION DEVICE SHALL BE SUPPORTED AT BOTH RISERS WITH STAINLESS STEEL UNISTRUT RISERS TO BE SECURED TO UNISTRUT WITH STAINLESS STEEL (304) MOUNTING HARDWARE AND NEOPRENE INSULATORS BETWEEN ALL DISSIMILAR METALS.

R.P.Z. DOMESTIC BACKFLOW PREVENTOR DETAIL - 3/4" - 2"



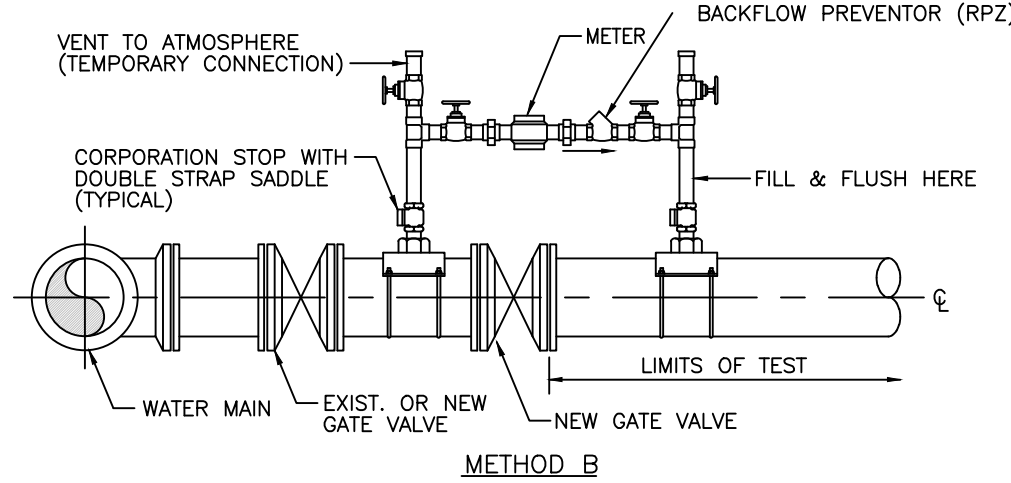
NOTE:
PRESSURE TEST TO INCLUDE SERVICES TO ANGLE STOP.

PRESSURE TEST DETAIL



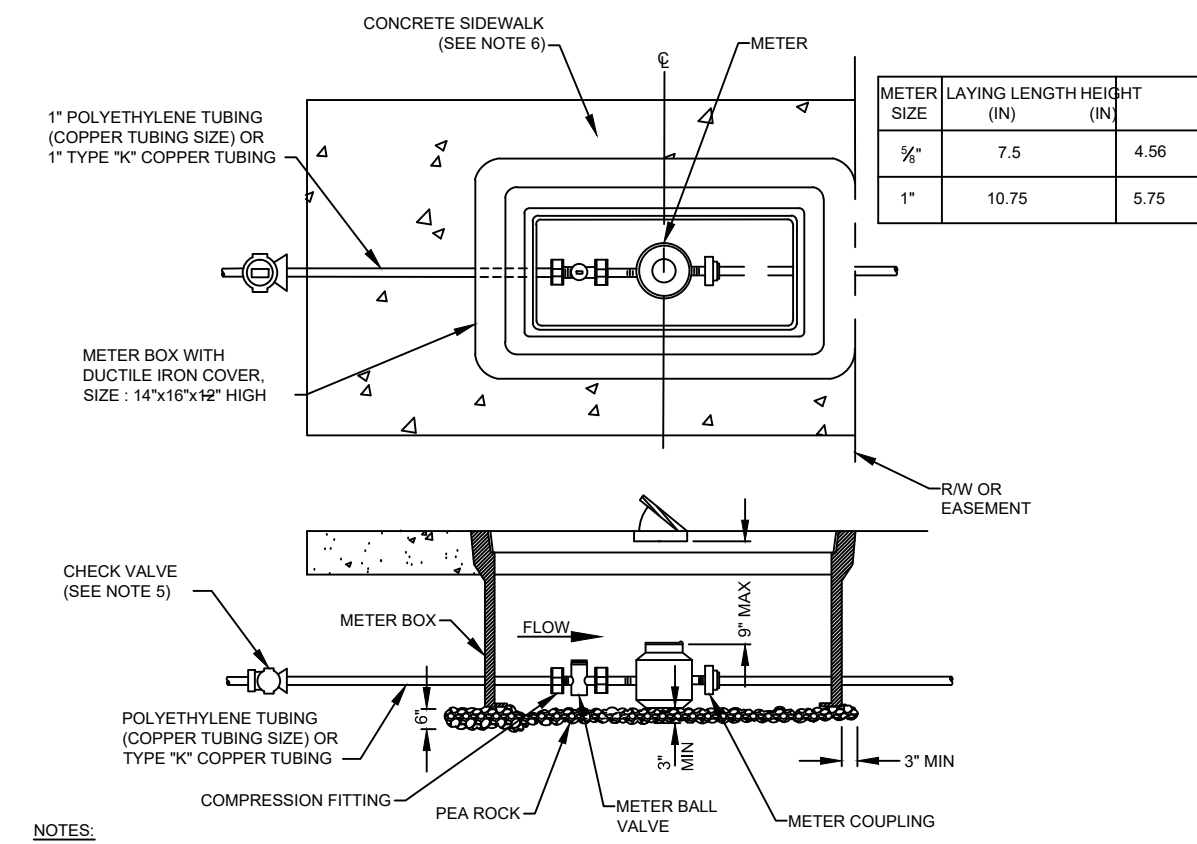
- NOTES:
1. 5" CHAIN LINK FENCE TO BE GALVANIZED.
 2. ALL PIPING SHALL BE D.I.P. CL 350 AS APPLICABLE TO MINIMUM STANDARDS.
 3. ALL LOW FLOW METER PIPING SHALL BE BRASS OR COPPER.
 4. PIPING & ASSEMBLY SHALL BE PAINTED WITH LINEAR POLYURETHANE SYSTEM.
 5. CONTROL VALVES TO HAVE TAMPERS IF FIRE ALARM PROVIDED.
 6. CONTROL VALVES OR FENCE TO BE CHAINED AND LOCKED.

FIRE LINE DOUBLE DETECTOR CHECK VALVE DETAIL
N.T.S.



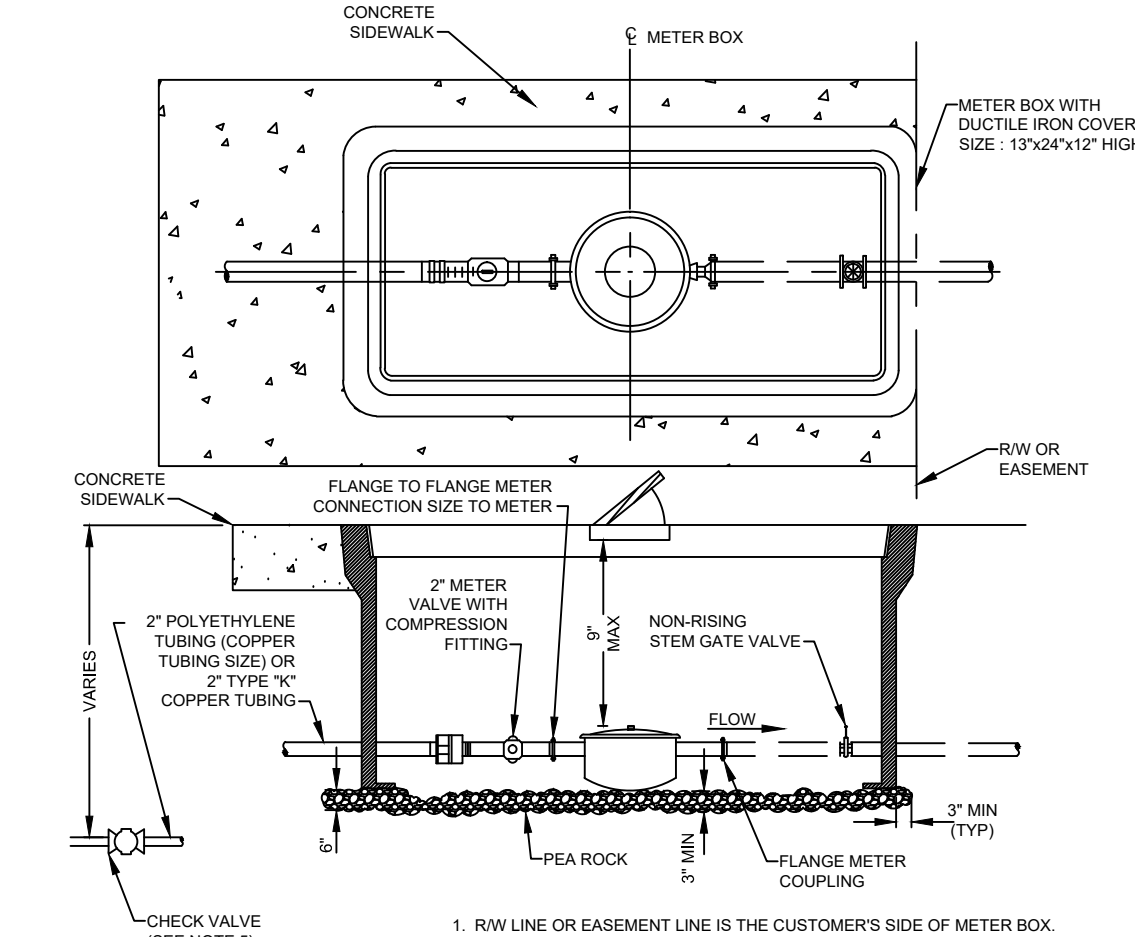
- NOTES:
1. WATER MAIN TO BE PRESSURE TESTED AND DISINFECTED ACCORDING TO BROWARD COUNTY PUBLIC HEALTH UNIT REGULATIONS, AWWA, AND MUNICIPAL SPECIFICATIONS IN EFFECT.
 2. BACTERIOLOGICAL TESTS ARE TO BE PERFORMED BY THE CONTRACTOR AND AN APPROVED TESTING LABORATORY.
 3. REMOVE TEMPORARY CONNECTION AT SADDLE ON NEW MAINS AFTER FILLING AND FLUSHING HAS BEEN COMPLETED AND REPLACE WITH BRASS PLUG.
 4. PROVIDE ALL NECESSARY THRUST BLOCKS OR OTHER RESTRAINTS.
 5. FILLING AND FLUSHING LOCATIONS SHALL BE COORDINATED BY THE CONTRACTOR, ENGINEER, AND CITY.
 6. VENT TO ATMOSPHERE SHALL REMAIN OPEN DURING ALL PHASES OF PRESSURE TESTING.

FILLING AND FLUSHING CONNECTION
NTS



- NOTES:
1. R/W LINE OR EASEMENT LINE IS THE CUSTOMER'S SIDE OF METER BOX.
 2. CURVE IN SERVICE LINE SHALL BE AS CLOSE TO METER BOX AS PRACTICAL WITH A MINIMUM RADIUS SHALL BE 14" FOR 1" TUBING.
 3. WHEN SIDEWALKS ARE PRESENT, OR PLANNED FOR IN THE R/W, THE BACK EDGE OF THE METER BOX SHALL LINE UP WITH THE BACK EDGE OF THE SIDEWALK.
 4. METER SHALL BE CENTERED IN BOX DIRECTLY UNDER THE ACCESS LID.
 5. THE CHECK VALVE IS TO BE INSTALLED 5 FEET BEFORE THE METER BALL VALVE.
 6. WHEN THERE ARE NO SIDEWALKS, CONSTRUCT 6" WIDE x 6" THICK CONCRETE COLLAR AT GRADE.

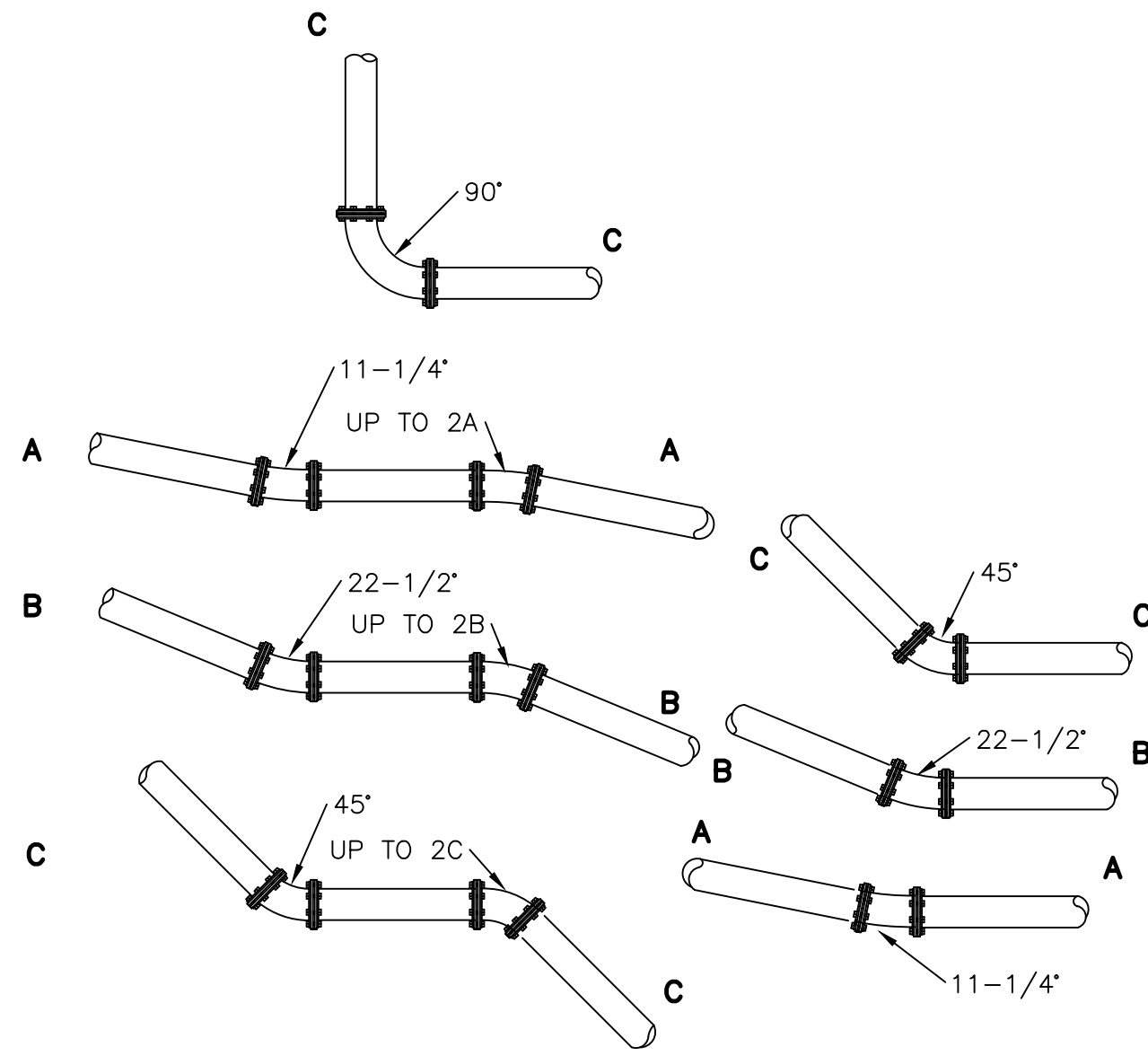
WATER METER INSTALLATION FOR 1" METER
NTS



METER SIZE	LAYING LENGTH (IN)	HEIGHT (IN)
1 1/2"	13	6 1/2"
2"	17	7 1/2"

1. R/W LINE OR EASEMENT LINE IS THE CUSTOMER'S SIDE OF METER BOX.
2. CURVE IN SERVICE LINE SHALL BE AS CLOSE TO METER BOX AS PRACTICAL WITH A MINIMUM RADIUS SHALL BE 21" FOR 2" TUBING.
3. WHEN SIDEWALKS ARE PRESENT, OR PLANNED FOR IN THE R/W, THE BACK EDGE OF THE METER BOX SHALL LINE UP WITH THE BACK EDGE OF THE SIDEWALK.
4. METER SHALL BE CENTERED IN BOX DIRECTLY UNDER THE ACCESS LID.
5. THE CHECK VALVE IS TO BE INSTALLED 5 FEET BEFORE THE METER VALVE.
6. WHEN THERE ARE NO SIDEWALKS, CONSTRUCT 6" WIDE x 6" THICK CONCRETE COLLAR AT GRADE.

METER INSTALLATION FOR 2" METERS
NTS



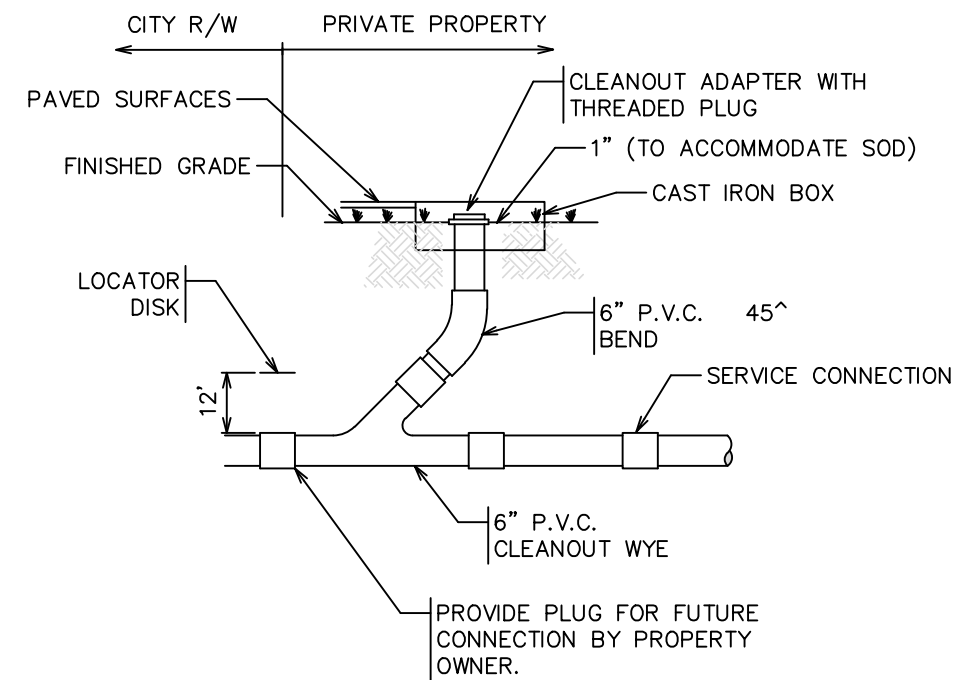
OFFSETS DEFLECTIONS

DEAD ENDS

SIZE	DISTANCE IN FEET			
	A & B	C	D	
4"	18	18	54	
6"	18	18	72	
8"	18	36	90	
10"	18	36	108	
12"	18	36	126	
14"	18	54	144	
16"	18	54	162	
18"	18	54	180	
20"	18	72	198	
24"	18	72	216	

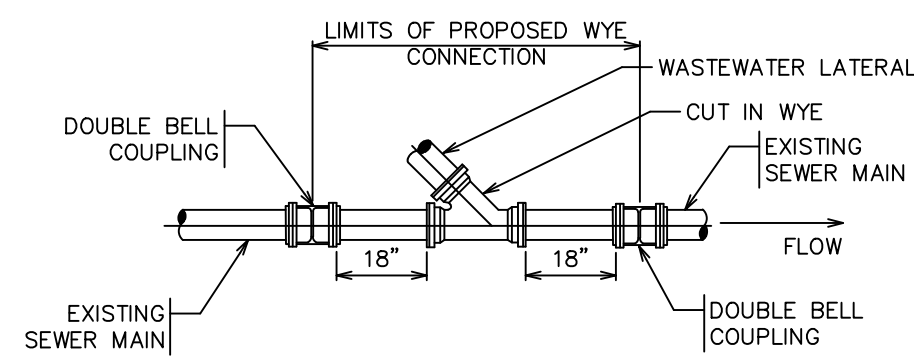
- NOTE:
1. FOR PIPE SIZE OVER 24" SEE SPECIFICATIONS
 2. RESTRAIN AS SHOWN ON DRAWINGS.

MINIMUM RESTRAINED JOINT LENGTH FOR PRESSURE MAINS

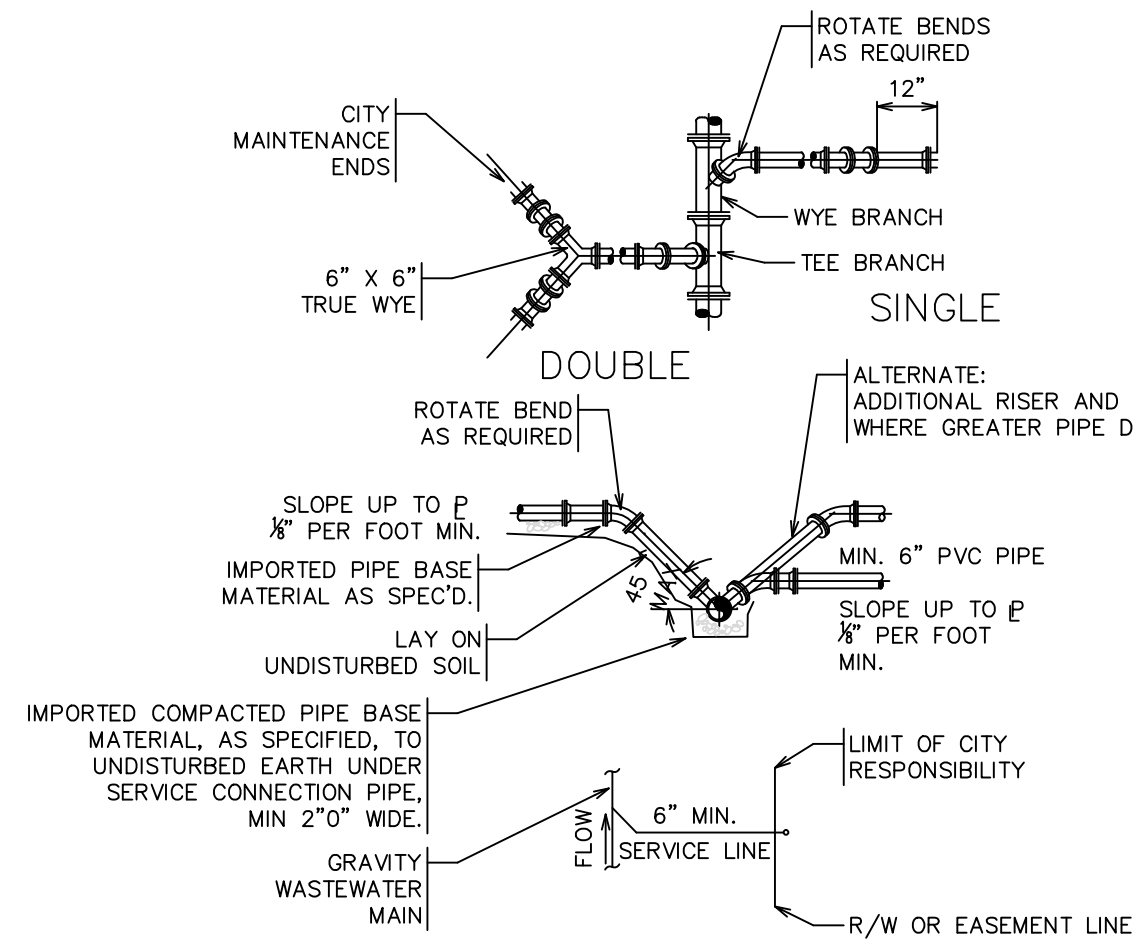


- NOTES:
1. PROVIDE APPROVED PLUG OR JOINT FOR DISSIMILAR GRAVITY SEWER PIPE FOR SERVICE CONNECTION.
 2. CLEAN-OUT ASSEMBLY SHALL BE INSTALLED BY PROPERTY OWNER.

TYPICAL CLEANOUT INSTALLATION

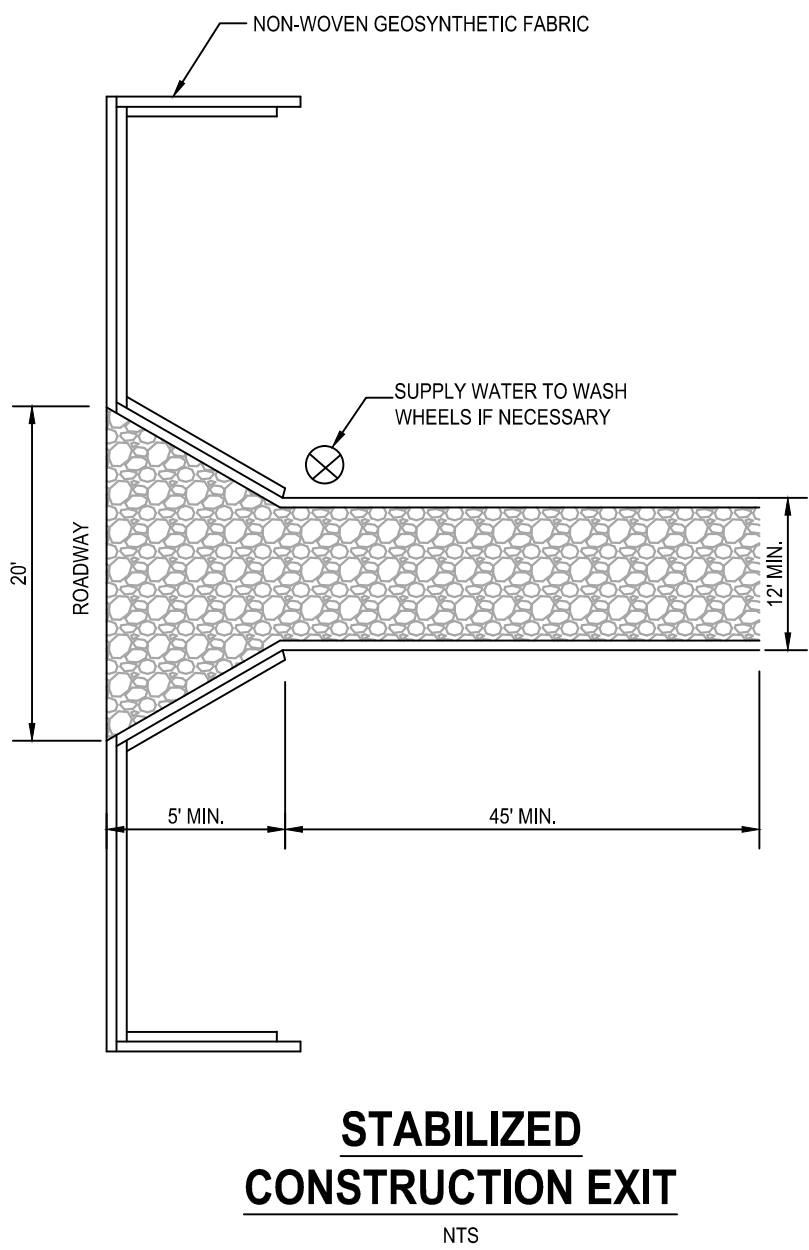
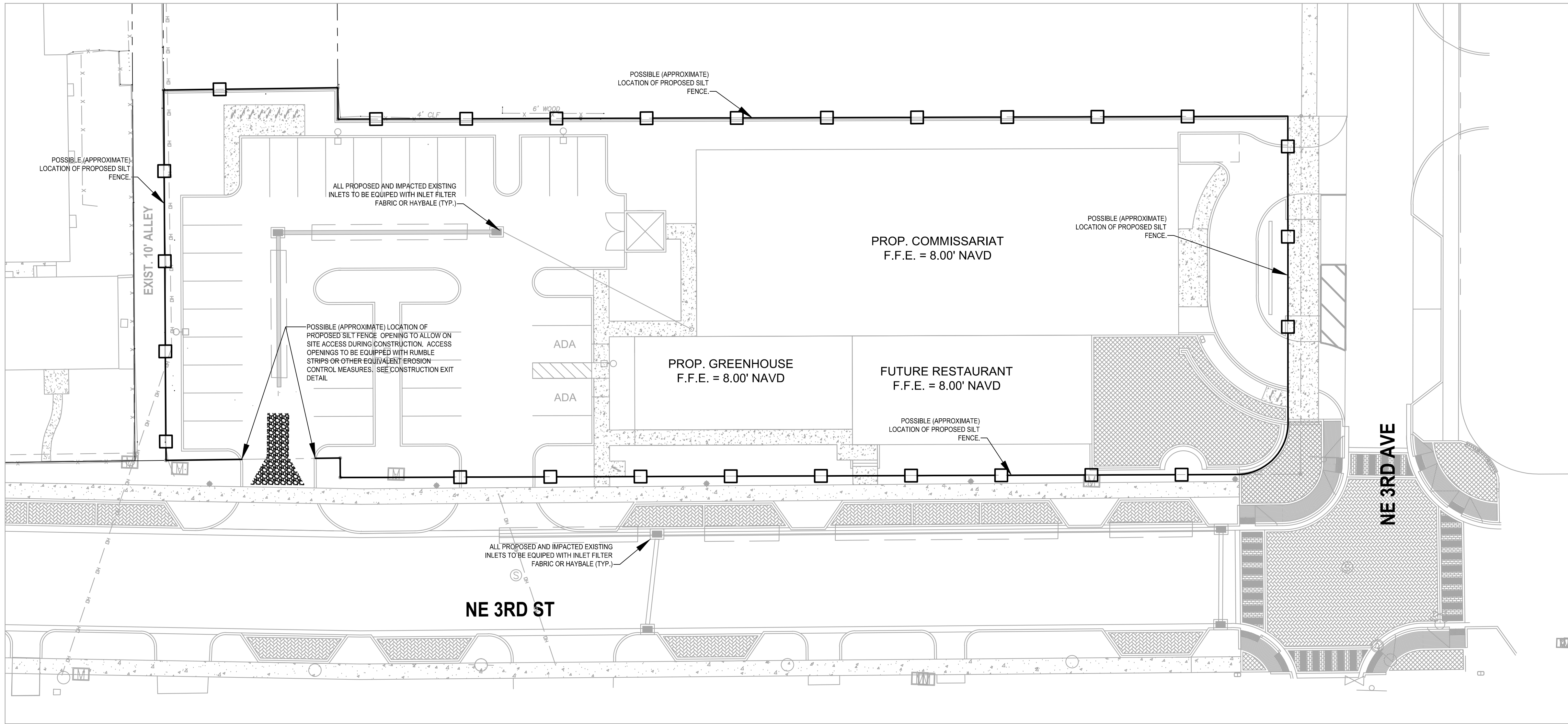


NEW LATERAL ON EXISTING GRAVITY WASTEWATER MAIN

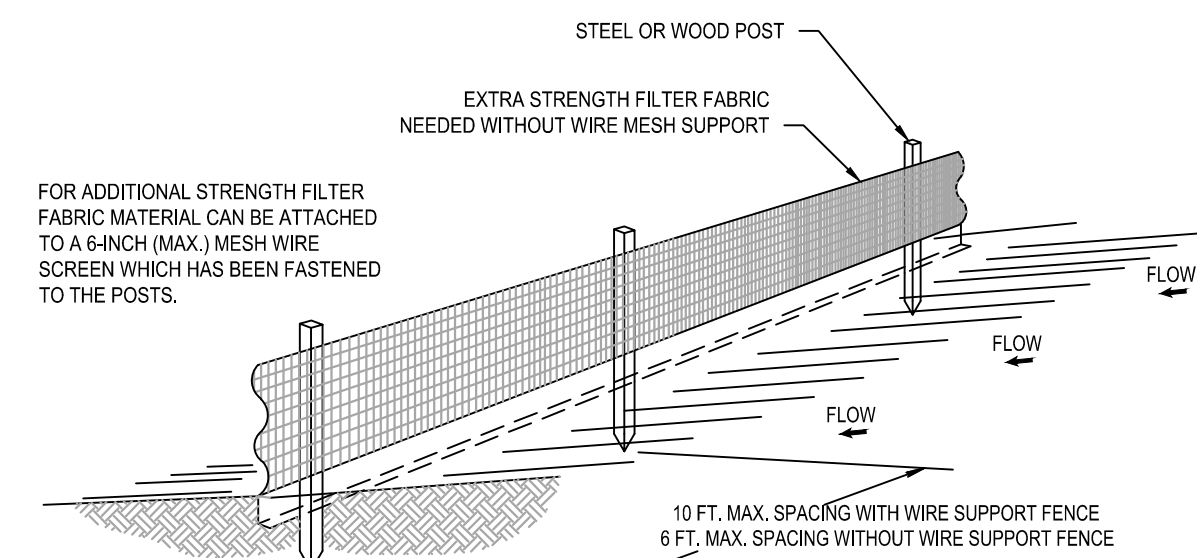


- NOTES:
1. WASTEWATER MAIN WYE BRANCH TO MATCH MAIN PIPE MATERIAL.
 2. NO 90° BENDS SHALL BE USED FOR WASTEWATER SERVICE AND CLEANOUT INSTALLATIONS.
 3. SERVICE LATERALS SHALL TERMINATE AT 12" INSIDE THE PROPERTY LINE AT A DEPTH OF 3 FEET EXCEPT WHERE A DEEPER INVERT IS REQUIRED BY EXISTING BUILDING CONDITIONS.

TYPICAL WASTEWATER SERVICE CONNECTION



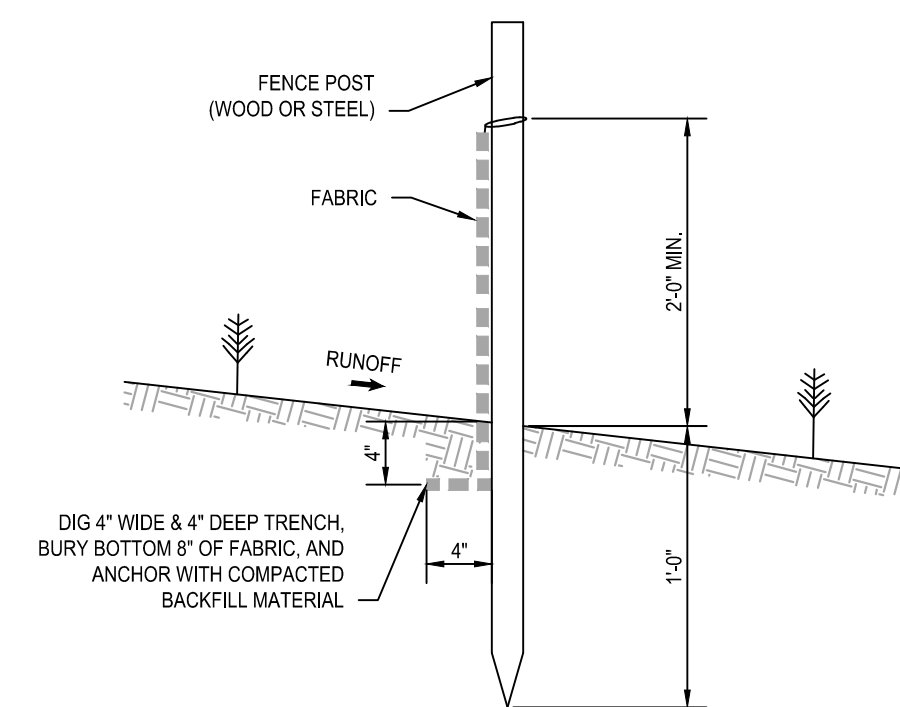
- NOTES:**
1. ROCK OR GRAVEL USED IN THE CONSTRUCTION EXIT IS TO BE AT LEAST 6" DEEP OVER A BASE OF FILTER CLOTH FOR THE ENTIRE LENGTH AND WIDTH OF THE STABILIZED EXIT.
 2. ROCK OR GRAVEL TO BE LARGE ENOUGH AS TO NOT BE CARRIED OFF BY CONSTRUCTION VEHICLES.
 3. REFER TO EPA'S CONSTRUCTION ENTRANCE BEST MANAGEMENT PRACTICES FOR MORE INFORMATION.



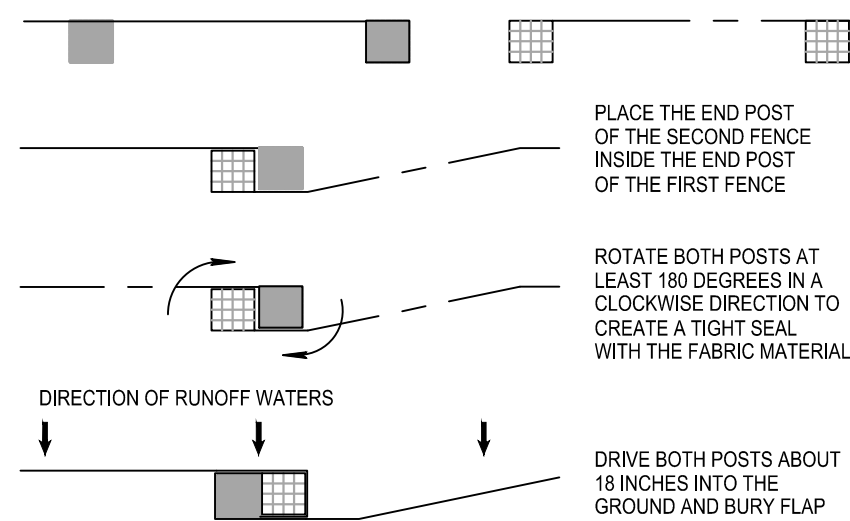
NOTES:

1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (90 CM).
2. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS.
3. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET (3 M) APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 12 INCHES (30 CM). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET (1.8 M).
4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES (10 CM) WIDE AND 4 INCHES (10 CM) DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
5. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH (25 MM) LONG, TIE WIRES, OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES (5 CM) AND SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
6. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES (20 CM) OF THE FILTER FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
7. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.

SILT FENCE INSTALLATION DETAIL D 9.1a



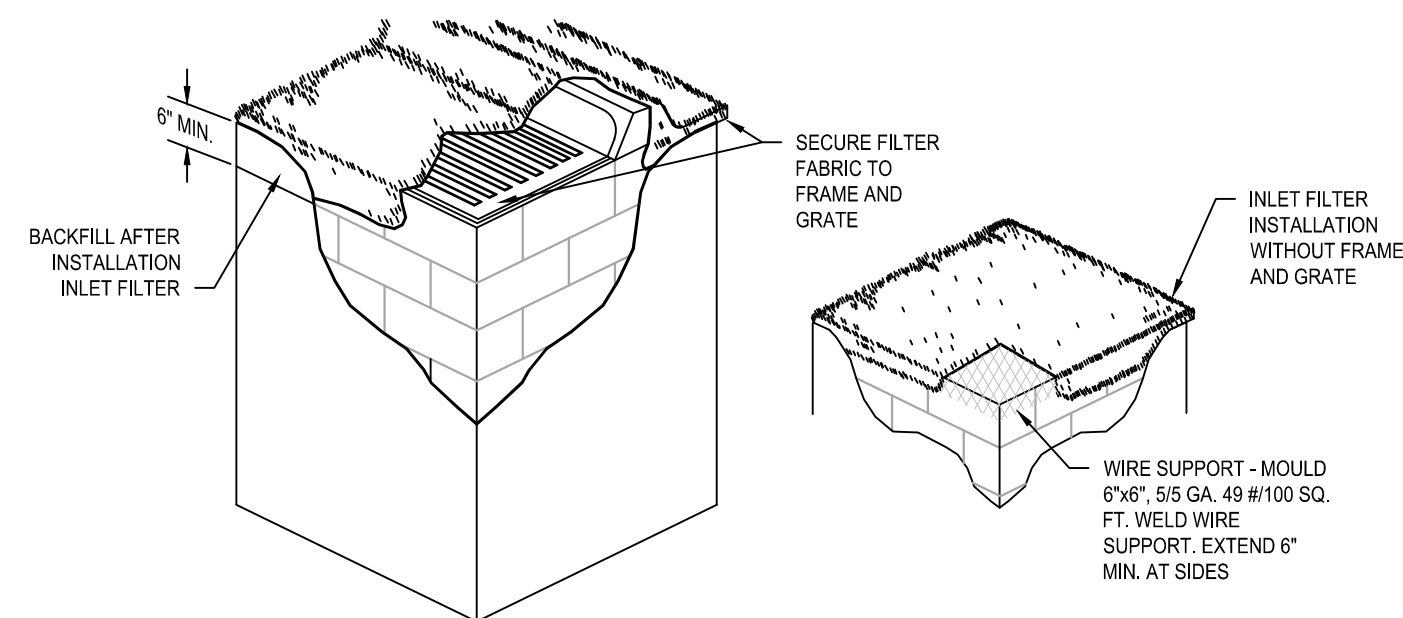
**SILT FENCE SECTION
NOT TO SCALE**



**ATTACHING TWO SILT FENCES
NOT TO SCALE**

POLLUTION CONTROL NOTES:

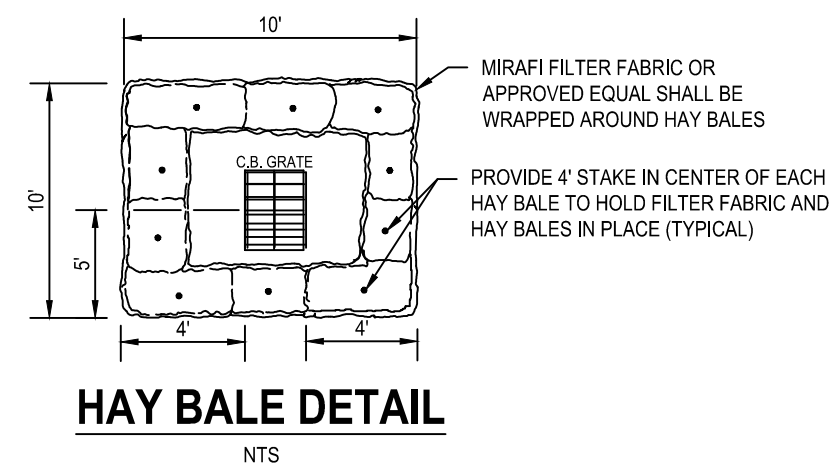
1. SILT FENCES SHALL BE INSTALLED AS NECESSARY TO CONTROL OR PREVENT OFF-SITE DISCHARGE OF SEDIMENT.
2. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE STABILIZED WITHIN A REASONABLE PERIOD OF TIME TO ASSURE MINIMUM EROSION OF SOILS.
3. CONTRACTOR TO PROVIDE FOR TRUCK WASH DOWN AREA AT ALL TEMPORARY AND PERMANENT ENTRANCES/EXITS DURING CONSTRUCTION.
4. CONTRACTOR TO SCHEDULE AN EROSION AND SEDIMENT CONTROL INSPECTION WITH THE CITY PRIOR TO START OF CONSTRUCTION. TO REQUEST INSPECTION CALL (854) 828-8191.
5. CONTRACTOR TO ENSURE ALL STORM WATER REMAINS ONSITE DURING CONSTRUCTION.



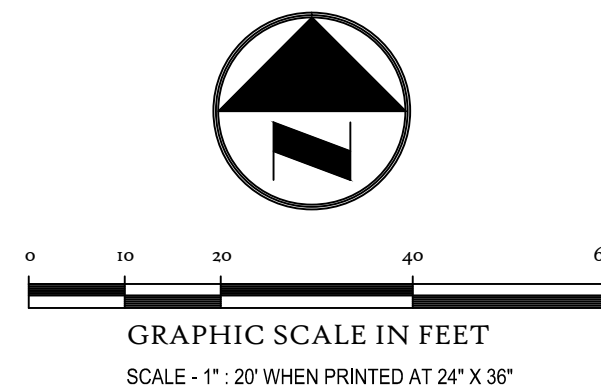
NOTES:

1. CONTRACTOR IS TO CLEAN INLET FILTER AFTER EVERY STORM.
2. CONTRACTOR TO REMOVE FABRIC JUST PRIOR TO PAVING.
3. A SEDIMENT TRAP WILL BE EXCAVATED BEHIND THE CURB AT THE INLET. THE BASIN SHALL BE AT LEAST 12 TO 14" IN DEPTH, APPROXIMATELY 36" IN WIDTH, AND APPROXIMATELY 7 TO 10 FEET IN LENGTH PARALLEL TO THE CURB.
4. STORM WATER WILL REACH THE SEDIMENT TRAP VIA CURB CUTS ADJACENT TO EACH SIDE OF THE INLET STRUCTURE. THESE OPENINGS SHALL BE AT LEAST 12 INCHES IN LENGTH. STORM WATER MAY ALSO REACH THE BASIN VIA OVERLAND FLOW LAND AREA BEHIND THE CURB. THE CURB CUTS SHALL BE REPAIRED WHEN THE SEDIMENT TRAP IS REMOVED.
5. DURING CONSTRUCTION, ALL INLETS ON AND 100' OR CLOSER TO THE PROPERTY SHALL BE PROTECTED WITH FILTER FABRIC.

**INLET FILTER DETAIL
NTS**

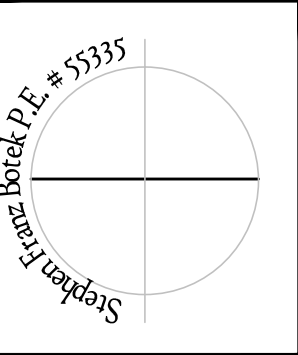


**HAY BALE DETAIL
NTS**



ISSUE DATE: 9.6.16

#	DATE	REVISIONS
7.18.16	DRC SET	
8.17.16	DRC RESUB SET	
9.7.16	SP REVIEW SUBMIT	



POLLUTION AND EROSION CONTROL PLAN
THE ICEBOX CAFE AND CULINARY CENTER
NE 3rd St
Hallandale Beach, FL

Botek Thurlow Engineering, Inc.
3400 NW 9th Avenue, Suite 1102, Ft. Lauderdale, FL 33309
www.botethurloengineering.com P: 954-568-6888 F: 954-568-0777
FL Certificate of Authorization # 20787

BTE PROJECT #:
16-0410

DATE:
07-08-16

SHEET #:
C-6