



LLR Architects, Inc.  
ARCHITECTURE & PLANNING  
9000 SHERIDAN STREET  
158 PEMROKE PINES, FLORIDA  
33024

(OFF) - 305-403-7926  
(CELL) - 786-543-0851  
E-MAIL: LLR@LLRARCHITECTS.COM

Luis La Rosa - Registered  
Architect  
AR# - 0017852  
AA# - 26003693

| REVISION:             | BY: |
|-----------------------|-----|
| 04/25/2024<br>REV # 1 | CC  |
|                       |     |
|                       |     |
|                       |     |

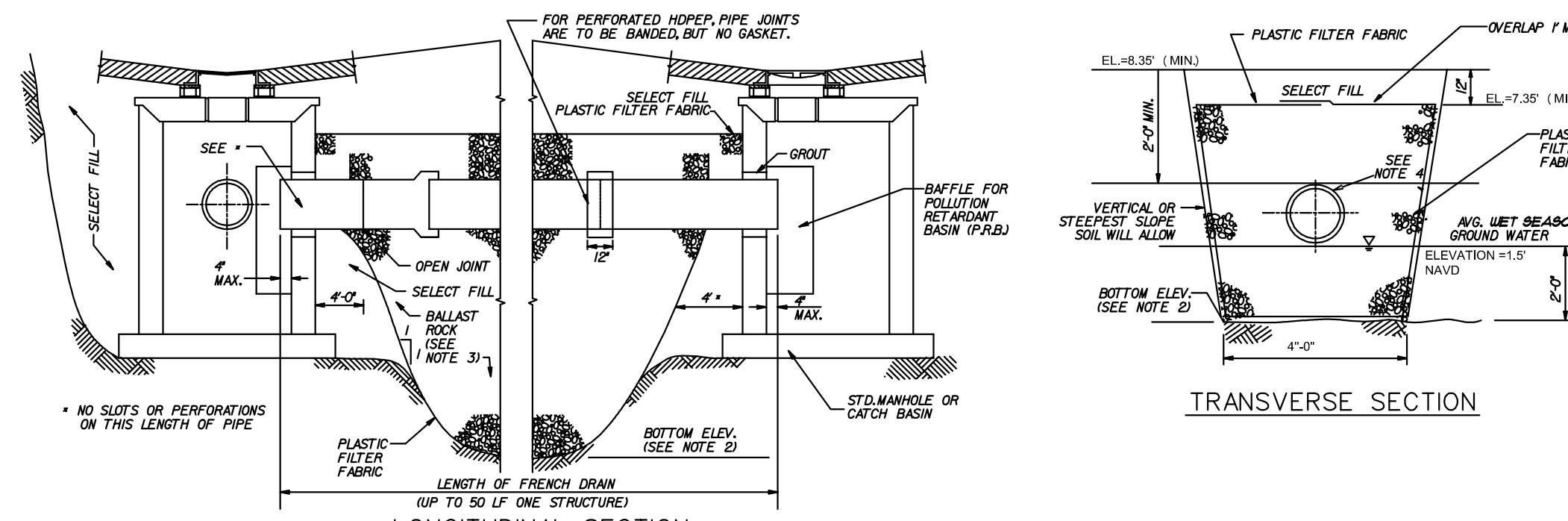
PROPOSED WAREHOUSE FOR:  
REGANZI GROUP LLC  
VACANT PROPERTY, SW 3RD STREET, POMFANO  
BEACH, FLORIDA

SEAL: AR 0017852  
LUIS LA ROSA  
Digitally  
signed by  
Luis La Rosa  
Date:  
2024.11.18  
15:24:57  
-05'00'

|          |            |
|----------|------------|
| DRAWN    | CC.        |
| CHECKED  | LLR        |
| DATE     | 11/07/2023 |
| SCALE    | AS NOTED   |
| JOB. NO. | 023-042    |
| SHEET    |            |

C-1.1A

OF SHEETS



- NOTES:
1. PLASTIC FILTER FABRIC (AT EASIDE TOP & BOTTOM) SHALL BE USED IN SANDY AREAS AS NOTED ON PLANS AND/OR AS DIRECTED BY THE ENGINEER.
  2. THE BOTTOM OF THE EXFILTRATION TRENCH SHALL BE 2'-0" BELOW EXISTING GROUND ELEVATION, UNLESS FIELD CONDITIONS WARRANT OTHERWISE.
  3. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION, IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF IT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE BALLAST ROCK TO THE PROPER ELEVATION, SO THAT THE EXFILTRATION TRENCH BE COMPLETED IN ACCORDANCE WITH THE DETAILS.
  4. INVERT ELEVATION TO BE ABOVE AVERAGE OCTOBER GROUND WATER LEVEL OF 18' NAVD PER ENCLOSURE COUNTY'S FUTURE CONDITIONS AVERAGE NET BEACH GROUNDWATER ELEVATION MAP.
  5. PLUG STUB PIPES WITH 10" DIA. GALV. STEEL MESH OR ALUM. WIRE MESH (OVER END OF PIPE).

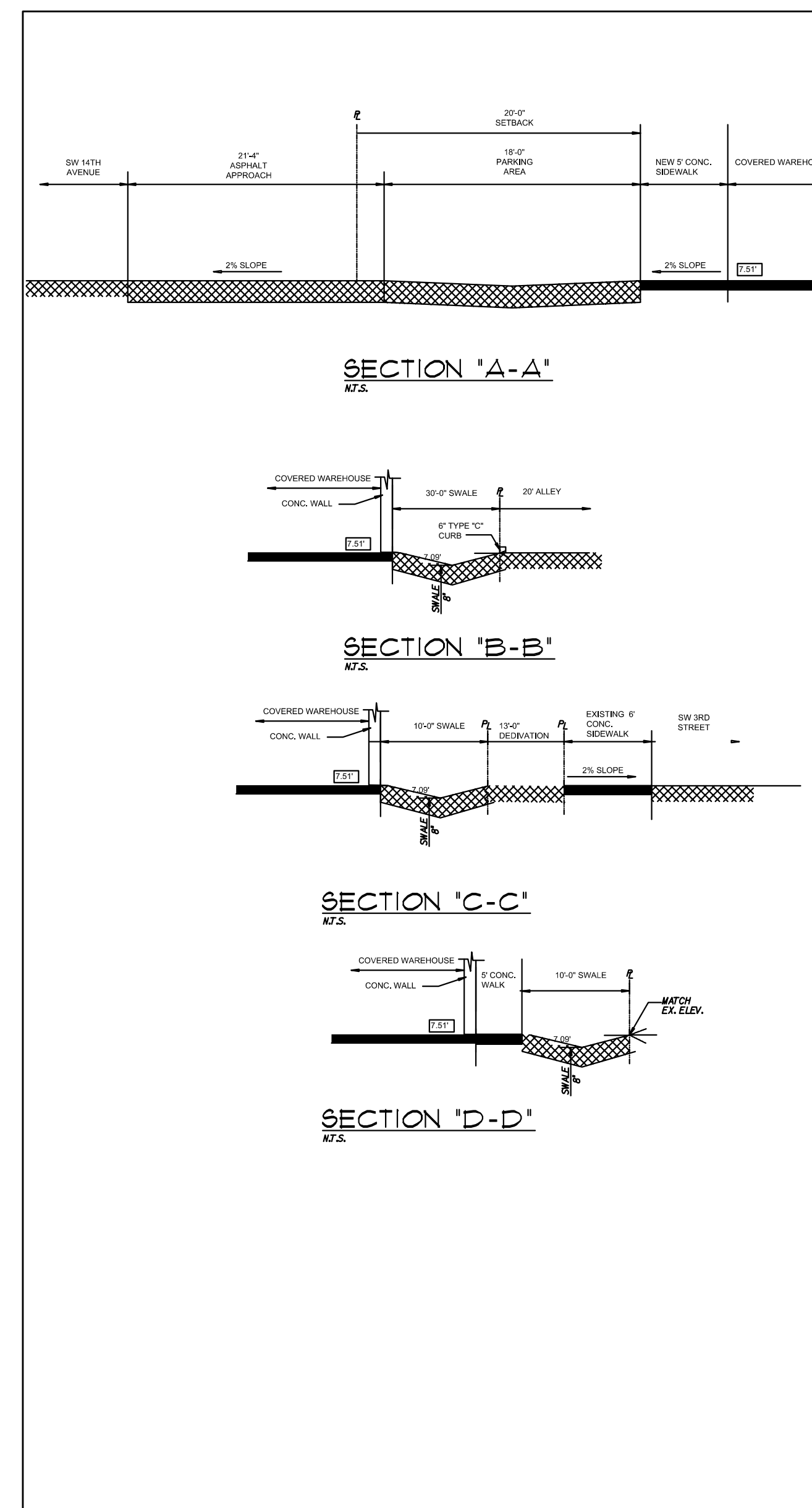
NOTE:

1. THE MAX LIP AT GROUND FLOOR DOORS IS 1/2". ANY LIP GREATER THAN 1/4" WILL BE BEVELED TO MEET A.D.A. REQUIREMENT.

|                                      |
|--------------------------------------|
| LEGEND: (note all values are NAVD83) |
| XX DENOTES EXISTING GRADE            |
| XX DENOTES PROPOSED GRADE            |

NOTE:

1. THE MAX LIP AT GROUND FLOOR DOORS IS 1/2". ANY LIP GREATER THAN 1/4" WILL BE BEVELED TO MEET A.D.A. REQUIREMENT.
2. THAT THE EXISTING ROADWAY WITHIN THE PROJECT LIMITS AND POSSIBLE BEYOND WILL BE INSPECTED BY THE CITY ENGINEER, PUBLIC WORKS DIRECTOR OR A DESIGNATED REPRESENTATIVE FOR DAMAGE DUE TO CONSTRUCTION PRIOR TO FINAL ACCEPTANCE. A PARTIAL OR FULL MILLING AND OVERLAY OF THE ROADWAYS MAY BE REQUIRED.



AYLWARD ENGINEERING & SURVEYING, INC.  
CIVIL ENGINEERS & LAND SURVEYORS  
465 Archaic Drive, Winter Haven, Florida 33880  
954-424-5852 or 305-827-2216

EB/LB No. 5183

ALL STREETS & ALLEYS ADJACENT TO SITE TO BE MILLED & RESURFACED. (FULL WIDTH OF ROAD AT STREET OR ALLEY AND FULL LENGTH OF PROPERTY).

FULL ROAD PAVEMENT RESTORATION. REFER TO DETAIL ON C-1.3 & NOTE 4 ON C-1.1

PROPOSED 2" DOMESTIC WATER METER WITH 2" BACKFLOW PREVENTER. OWNER TO INSTALL NEW 2" METER.

ALL STREETS & ALLEYS ADJACENT TO SITE TO BE MILLED & RESURFACED. (FULL WIDTH OF ROAD AT STREET OR ALLEY AND FULL LENGTH OF PROPERTY).

PROPOSED PAYER & GRAVING PLAN