

DRC

PZ23-12000055

04/16/2025



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

REVISION:	BY:
04/25/2024 REV #1	CC

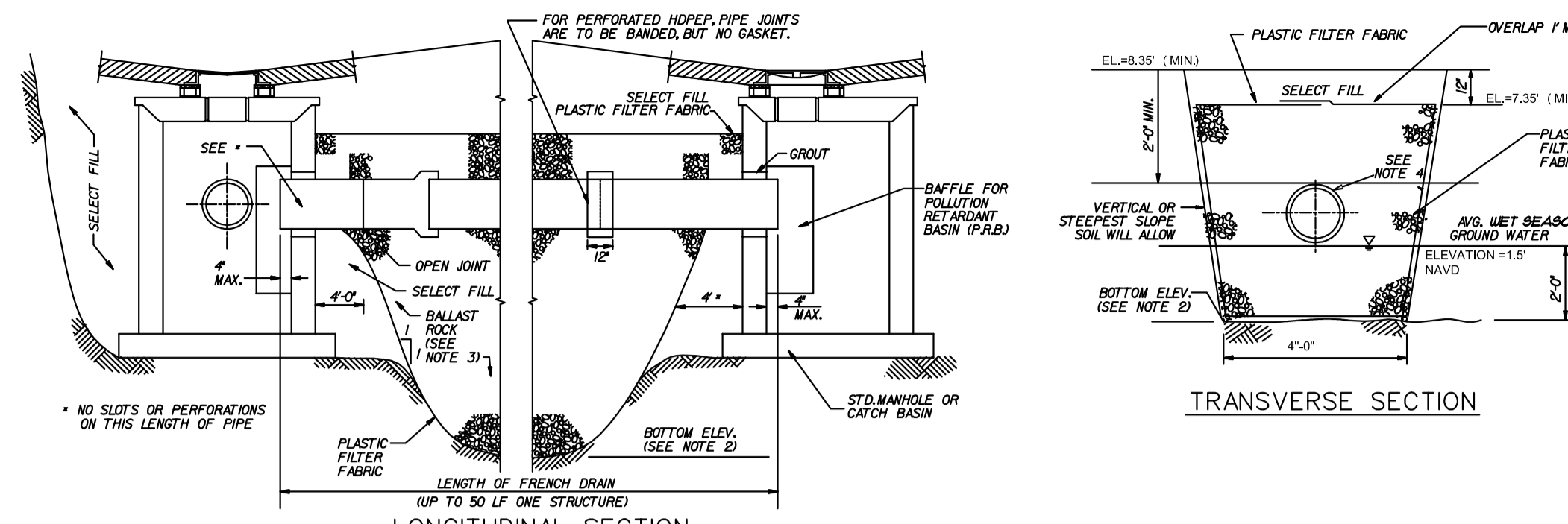
PROPOSED WAREHOUSE FOR:
REGANZI GROUP LLC
VACANT PROPERTY, SW 3RD STREET, POMFANO
BEACH, FLORIDA

SEAL: AR 0017852
LUIS LA ROSA
Digitally
signed by
Luis La Rosa
Date:
2024.11.18
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DRAWN	CC.
CHECKED	LLR
DATE	11/07/2023
SCALE	AS NOTED
JOB. NO.	023-042
SHEET	

C-1.1

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. 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 BROWARD 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.

SECTION "A-A"

N.T.S.

SECTION "B-B"

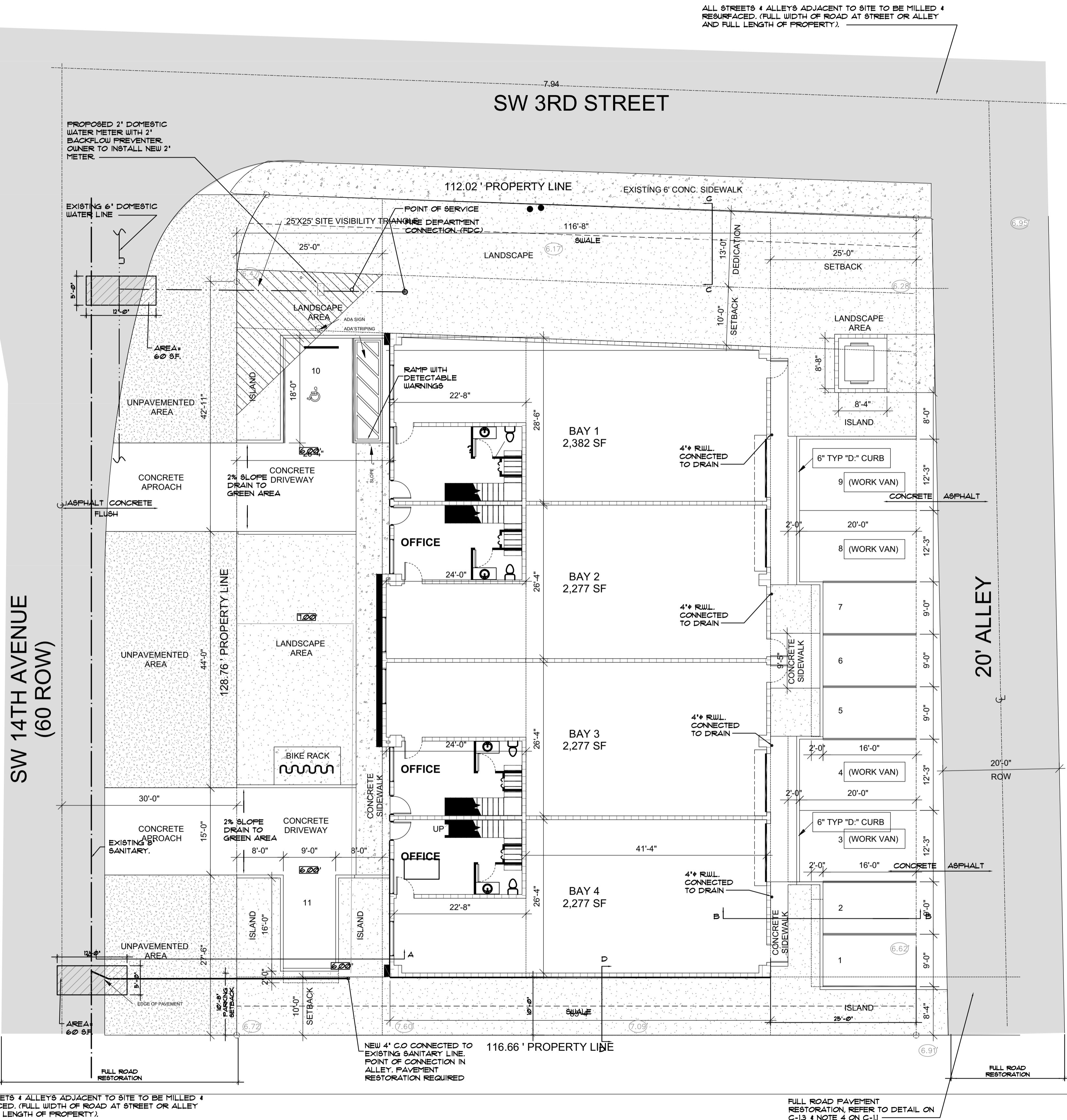
N.T.S.

SECTION "C-C"

N.T.S.

SECTION "D-D"

N.T.S.



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

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12/18/2024

PROPOSED WATER & SEWER PLAN