

DETERMINATION OF OSTDS TYPE AND STANDARDS PER SECTION 24-42.7		
GROSS LOT SIZE = 43,588 FT ² = 1.001 ACRES		
LAND USE: SINGLE-FAMILY RESIDENCE		
GROSS BUILDING AREA = 10,156 FT ²		
SEWAGE FLOW = 510 GPD		
SEWAGE LOADING = 510 GPD / 1.001 ACRES = 509.5 GPD/ACRE		
Y	N	CRITERIA FOR OSTDS TYPE SELECTION
X		PROPERTY WILL BE SERVED BY PUBLIC WATER
X		PROPERTY COMPLETELY OUTSIDE WELLFIELD PROTECTION AREA
X		SURFACE WATER BODIES BEYOND 1000 FEET
X		SEWAGE FLOW IS LESS THAN 500 GPD FOR SFR /DUPEX
N/A		SEWAGE FLOW IS LESS THAN 1000 GPD FOR MULTI-FAMILY/OTHER USES
X		SEWAGE LOADING LESS THAN 500 GPD/ACRE
Y	N	OTHER CONSIDERATIONS FOR OSTDS APPROVAL
X		SANITARY SEWERS NOT AVAILABLE, ABUTTING, OR OPERATIVE
X		SYSTEM WILL SERVE ONLY ONE LOT
X		PROPERTY LINES OVER 50 FEET FROM OSTDS FOR PROPERTIES SERVED BY A POTABLE WATER WELL
TYPE OF SYSTEM REQUIRED : TYPE 3 - ADVANCED SECONDARY TREATMENT STANDARDS		
TOTAL NITROGEN TREATED BY : NORWECO SINGULAR R3		
TOTAL PHOSPHORUS TREATED BY : BIOKINETIC SYSTEM		
FECAL COLIFORM TREATED BY : NORWECO SINGULAR R3 - BIOKINETIC SYSTEM CHLORINATION & DECHLORINATION		
SOURCE OF TREATMENT STANDARDS : TESTING PERFORMANCE DATA FOR COMPONENTS OF PBTS		
TREATMENT STANDARDS		
POLLUTANT	REQUIRED (mg/L) (ANNUAL AVERAGE)	PROPOSED (mg/L) (ANNUAL AVERAGE)
CBD ₅	10	5
TSS	10	4.6
TN	50%	65.7%
TP	10	10
FECAL COLIFORM (cfu/100ml)	200	2

OSTDS CALCULATIONS PER CHAPTER 62-6 F.A.C.	
NET LOT SIZE = 31,798 FT ² = 0.730 ACRES	
LAND USE: SINGLE-FAMILY RESIDENCE	
BUILDING AREA = 7,928 FT ² & 7 BEDROOMS	
SEWAGE FLOW	
MAXIMUM SEWAGE LOADING ALLOWANCE = 2,500 GPD/ACRE (1,500 GPD/ACRE OR 2,500 GPD/ACRE)	
AUTHORIZED SEWAGE FLOW = 2,500 GPD/ACRE x 0.730 ACRES = 1,825 GPD	
UNIT FLOW CRITERIA (PER TABLE 1) : NUMBER OF BEDROOMS/BUILDING AREA	
SEWAGE FLOW PER UNIT FLOW = 400 GPD FOR 4 BEDS W/ 2281-3300 SQFT + 60 GPD PER ADDITIONAL 750 SQFT	
TOTAL SEWAGE FLOW = 820 GPD	
TREATMENT TANK AND DRAINFIELD	
PROPOSED SYSTEM : NORWECO SINGULAR R3	
MINIMUM REQUIRED TREATMENT CAPACITY = 820 GPD	
DRAINFIELD CONFIGURATION : TRENCH	
DRAINFIELD TYPE : STANDARD	
DRAINFIELD MATERIAL : CHAMBERS	
MAXIMUM SEWAGE LOADING RATE FOR THE PROPOSED DRAINFIELD = 0.8 GAL/FT ² DAY	
DRAINFIELD SIZE = 820 GPD / 0.8 GAL/FT ² DAY = 1025 FT ²	
SEPARATION BETWEEN THE SHWT AND BOTTOM OF THE DRAINFIELD (ELEVATIONS IN N.G.V.D.)	
GRADE ELEVATION = 10.6 FT	
SEASONAL HIGH WATER TABLE ELEVATION = 4.0 FT	
ELEVATION AT THE BOTTOM OF THE DRAINFIELD = 8.6 FT	
SEPARATION BETWEEN SHWT AND BOTTOM OF DRAINFIELD = 55.2 INCHES	

SEPTIC TANK CALCULATION			
NUMBER OF SYSTEMS		1	
TOTAL LIVING AREA		7,928 SF	
TOTAL OF BEDROOMS		7	
	7,928	-3300	4 bedrooms (400 GPD)
	4,628	/ 750	
	6.2	add	420 GPD
FLOW ALLOWANCE		820 GPD	
TOTAL LOT AREA		0.7300 ACRES	
TOTAL FLOW PER DAY PER ACRE ALLOW		1825 GPD	
FIXTURE COUNT CALCULATION			
SYSTEM #1	FU	#	TOTAL
FULL BATHROOM	6	5	30
WASHER	2	2	4
POOL BATH	4	1	4
LAUNDRY SINK	2	1	2
TOTAL FIXTURES			40
SYSTEM #2	FU	#	TOTAL
FULL BATHROOM	6	1	6
KITCHEN SINK W/DISHWASHER	2	1	2
DISHWASHER	2	1	2
POWDER	4	1	4
BBQ SINK	2	1	2
BBQ ICEMAKER	2	1	2
MASTER BATHROOM	12	1	12
TOTAL FIXTURES			30
TOTAL HOUSE FU		70	
FLOW CALCULATION			
SYSTEM	1	#FU	X TOTAL FLOW
		TOTAL FU	
		= 40	X 820
		70	
		= 469	GPD
UNOBSTRUCTED AREA			586
SYSTEM			879
DRAIN FIELD REQUIRED BED (SF)			
			= GPD/0.8
SYSTEM	2	#FU	X TOTAL FLOW
		TOTAL FU	
		= 30	X 820
		70	
		= 351	GPD
UNOBSTRUCTED AREA			439
SYSTEM			659

APPROVED
FLORIDA HEALTH MIAMI-DADE COUNTY

PERMIT # **AP2095587-N**

DATE: **06/07/2024**

SEPTIC TANK **N/A** **GAL. (MIN)**

DRAINFIELD **N/A** **SQ. FT. (MIN)**

INSTALL **42"** OF SLIGHTLY LIMITED SOIL
UNDER BOTTOM OF DRAINFIELD
INVERT ELEVATION **8.60**
BOTTOM OF DRAINFIELD ELEVATED **8.10"**
PERIMETER OF EXCAVATION AREA SHALL BE
AT LEAST 2 FEET WIDER AND LONGER THAN THE
PROPOSED ABSORPTION BED OR DRAIN TRENCH

The contractor (or designer) is required to perform a soil boring adjacent to the drainfield excavation at the time of final inspection. Prior to Final Approval, the DQH inspector shall witness the soil boring and compare the results to the original site evaluation submitted. A reinspection fee will be assessed if the contractor is not at the jobsite at the arranged time.

AEROBIC SYSTEM

ATU Treatment Capacity **500** gdp (min)

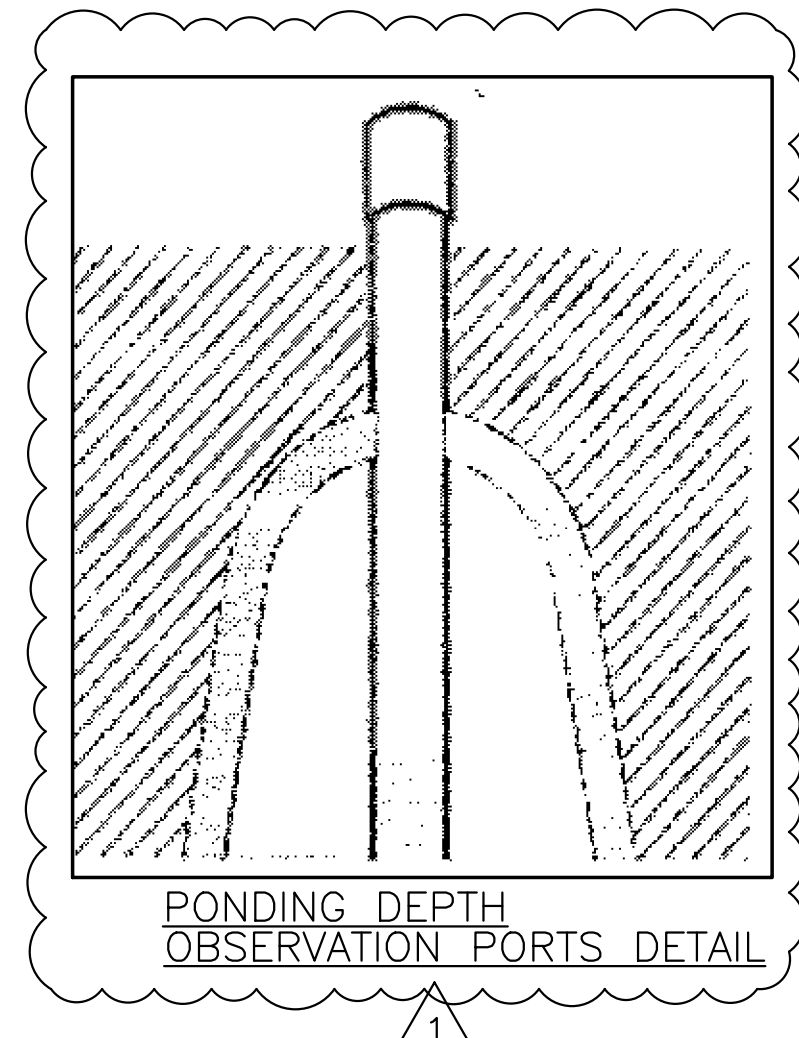
Drainfel Area **587** sqft(min)

ATU Maintenance Entity Agreement Contract

A DQH Annual Operating Permit is required

FLORIDA HEALTH MIAMI-DADE COUNTY

NOTE
THERE ARE NO PERTINENT FEATURES ON ADJACENT PROPERTIES AND ACROSS THE STREET THAT MAY AFFECT THE SYSTEM INSTALLATION SEWAGE DISPOSAL AND TREATMENT SYSTEM INSTALLATION.



BENCHMARK ELEVATION
SW 62 AVE/CENTER OF PL 10.53' NGVD

LEGEND
-- UNOBSTRUCTED AREA

SYSTEM_1
TYPICAL 40 ARC 24" CHAMBER SET FOR TRENCH DRAIN FIELD SYSTEM.
586SF/155F = 39.06666667
REQUIRED 586SF
PROVIDED 40X155F = 600SF
UNOBSTRUCTED AREA
REQUIRED 879SF
PROVIDED 881SF/2

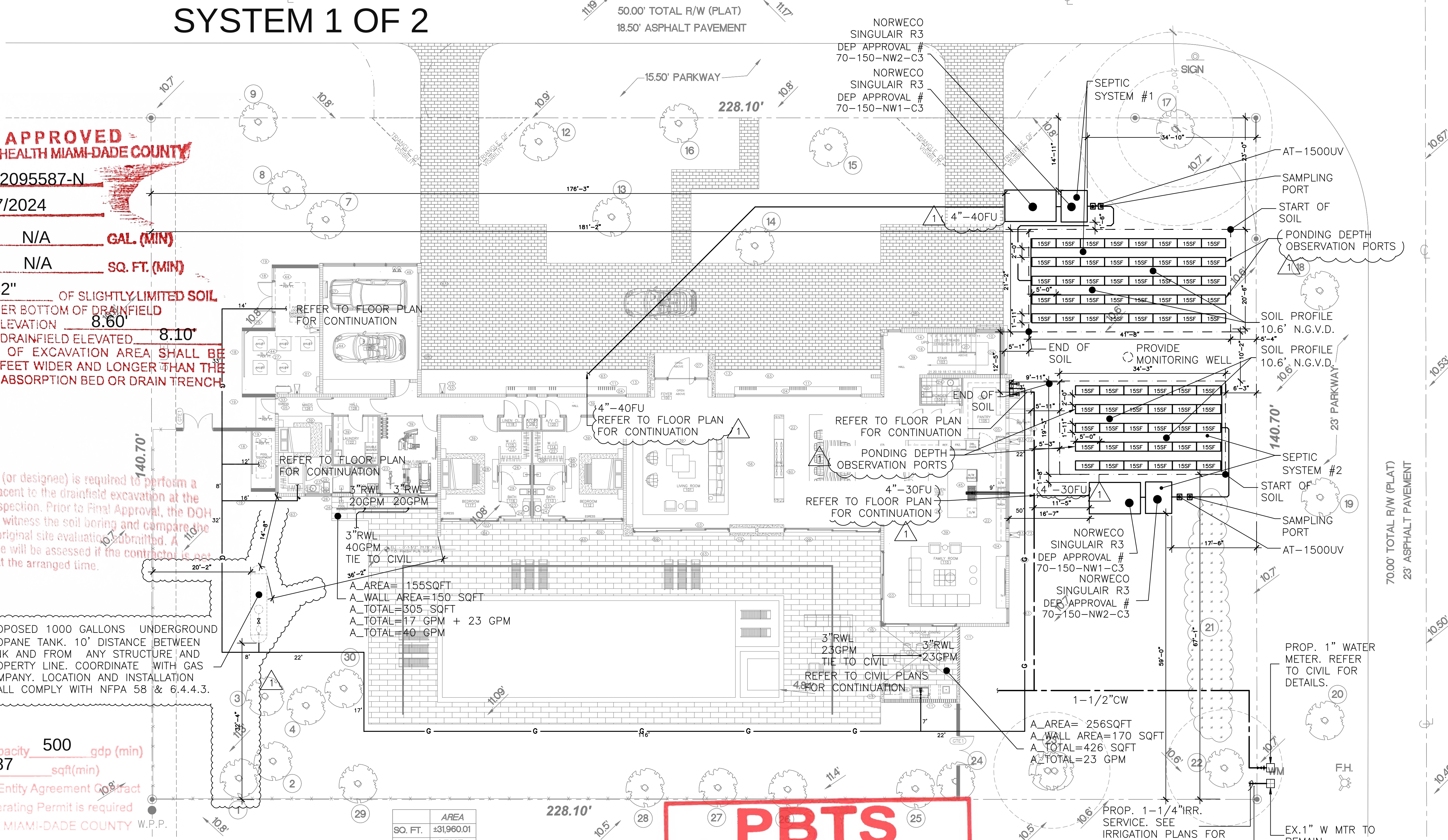
SEPTIC SYSTEM#1 CALCULATIONS:
469 GPD / 0.80 = 586 SQ.FT. OF DRAINFIELD
586 SQ.FT X 1.5 = 879 SQ.FT. TOTAL UNOBSTRUCTED AREA

DRAINFIELD SYSTEM#1 SECTION

N.T.S

S.W. 123rd TERRACE

SYSTEM 1 OF 2

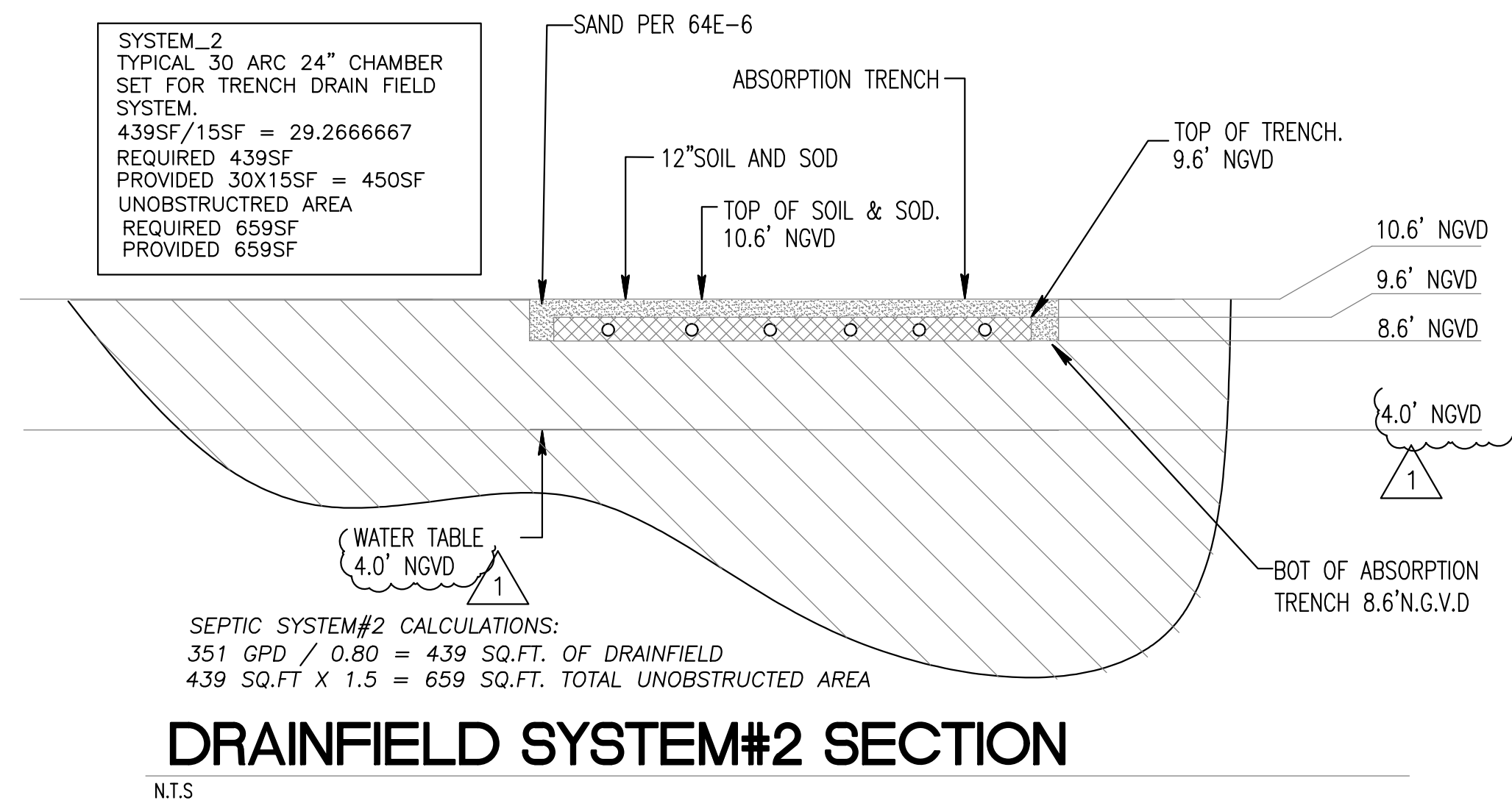


PBTS

The following documents are required before final approval

- * PBTS Maintenance Entity agreement
- * Application for Annual Operating Permit and fee
- Certification of installation done by the Engineer who designed the system
- * As-Built site plan by the Engineer who designed the system
- * Wastewater affidavit recorded in the County Court

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



SEPTIC SYSTEM#2 CALCULATIONS:
351 GPD / 0.80 = 439 SQ.FT. OF DRAINFIELD
439 SQ.FT X 1.5 = 659 SQ.FT. TOTAL UNOBSTRUCTED AREA

DRAINFIELD SYSTEM#2 SECTION

N.T.S

This item has been digitally signed and sealed by Amarilis Rodriguez, P.E on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

JOB # 23-0822

Amarilis Rodriguez, P.E.
License Number: 1541307
Date: 07-15-2024

Signature: [Signature]
Date: 07-15-2024

Engineering Design:
+ Mechanical + Electrical + Plumbing + Fire Protection
www.arpe-engineering.com

FAO

ARCHITECTURE

101 UNCLE TOMAS
SUITE 6
MIAMI BEACH, FLORIDA 33139
P 786.446.9030

PROJECT NO. 2308

OWNER:
RONALDO FL1, LLC
1200 BISCAYNE BLVD
MIAMI, FLORIDA 33181

REVISIONS:
A CITY COMMENTS 01-30-2024
B CITY COMMENTS 05-05-2024

DESIGNER:
ARPE ENGINEERING GROUP, INC.
STRUCTURAL ENGINEER
185 NW 108TH STREET
MIAMI SHORES, FLORIDA 33168
MEP ENGINEERING, LLC
MEP ENGINEERING
2000 PONCE DE LEON BLVD, SUITE 1002
CORAL GABLES, FLORIDA 33134
ALL LANDSCAPE DATA, INC.
LANDSCAPE ARCHITECT
4458 NW 97TH COURT
CORAL, FLORIDA 33178
NEW LEAF ENVIRONMENTAL, LLC
ISA CERTIFIED ARBORIST
57 SILVER SPRINGS DRIVE
KEY LARGO, FLORIDA 33037
TERRA CIVIL ENGINEERING, LLC
CIVIL ENGINEERING
4011 WEST FLAGLER ST., SUITE 404
MIAMI, FLORIDA 33134

CASA OHAD

6200 SW 123RD TERRACE PINECREST, FLORIDA 33196

PROJECT DESCRIPTION:
SINGLE FAMILY RESIDENCE

FAD ARCHITECTURE LLC

DESIGNED, SPECIFIED, AND OTHER DOCUMENTS INCLUDING THESE IN ELECTRONIC FORM, PREPARED BY FAD ARCHITECTURE LLC AND THE CONSULTING ENGINEERS AND ARCHITECTS OF RECORD FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THE ARCHITECTS AND CONSULTING ENGINEERS SHALL BE DEEMED THE AUTHORS AND DESIGNERS OF THESE RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS.

SEAL:

FELIPE ALVARADO AR 91841

PHASE:
CONSTRUCTION DOCUMENTS

ISSUE DATE:
DECEMBER 12, 2023

SHEET TITLE:
PLUMBING SITE PLAN

SHEET #:

PS-100