DETERMINATION OF OSTDS TYPE AND STANDARDS PER SECTION 24-42.7

GROSS LOT SIZE = 45,118 SF = 1.036 ACRES
LAND USE: SINGLE FAMILY RESIDENCE
GROSS BUILDING AREA = 4,503 SF
SEWAGE FLOW = 460 GPD
SEWAGE LOADING = 460 GPD / 1.036 ACRES = 444 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 PER SFR/DUPLEX
		SEWAGE FLOW IS LESS THAN 1000 GPD PER MULTI-FAMILY/OTHER USES
	X	SEWAGE LOADING LESS THAN 500 GPD/ACRE
Y	N	**CRITERIA FOR OSTDS TYPE SELECTION**
X		SANITARY SEWERS NOT AVAILABLE, ABUTTING, OR OPERATIVE
X		SYSTEM WILL SERVE ONLY ONE LOT
		PROPERTY LINES OVER 50 FEET FROM OSTDS FOR PROPERTIES SERVED BY A POTABLE WATER WELL

TOTAL OF SYSTEM REQUIRED: TYPE 3 – ADVANCED SECONDARY TREATMENT STANDARDS
TOTAL NITROGEN TREATED BY: 750 GPD NORWECO SINGULAIR TNT-750
TOTAL PHOSPHORUS TREATED BY: NO REDUCTION
FECAL COLIFORM TREATED BY: CHLORINATOR / DECHLORINATOR BIOKINETIC FILTER
SOURCE OF TREATMENT STANDARDS: FDEP TESTING PERFORMANCE DATA FOR PBTS

TREATMENT STANDARDS		
POLLUTANT	REQUIRED (mg/L) (ANNUAL AVERAGE)	PROPOSED (mg/L) (ANNUAL AVERAGE)
$CBOD_5$	10 mg/L	4 mg/L
TSS	10 mg/L	9 mg/L
TN	≥50% REDUCTION-30 mg/L	68% – 12 mg/L
TP	10 mg/L	10 mg/L
FECAL COLIFORM (CFU/100ml)	200 CFU/100 ml	2 CFU/100 ml

OSTDS CALCULATION PER CHAPTER 62-6 F.A.C.

NET LOT SIZE = 38,768 SF = 0.89 ACRES
LAND USE: SINGLE FAMILY RESIDENCE
NEW ADDITION LIVING AREA = 1,449 SF

SEWAGE FLOW

TOTAL LIVING AREA OF NEW ADDITION UNDER A/C ---------- 1,449 SQ FT
FIRST 3,300 SQ FT ---------- 400 GPD
FOR EACH ADDITIONAL 750 SQ FT OR ANY ADDITIONAL BEDROOM --------- 0 GPD
AFTER 4 BEDROOM, INCREASED 60 GPD, WHICHEVER IS GREATER
AVERAGE FLOW ---------- 400 GPD

TREATMENT TANK AND DRAINFIELD

PROPOSED SYSTEM: 750 GPD NORWECO SINGULAIR TNT-750
MINIMUM REQUIRED TREATMENT CAPACITY = 400 GPD
DRAINFIELD CONFIGURATION: TRENCH DRAIN
DRAINFIELD TYPE: STANDARD (NO MOUND)
DRAINFIELD MATERIAL: ARC 24 CHAMBERS WITH 15 SQ FT ABSORPTION / CHAMBER
MAXIMUM SEWAGE LOADING RATE FOR THE PROPOSED DRAINFIELD = 0.8 GAL/FT2DAY
DRAINFIELD SIZE = 400 GPD / 0.6 GAL/FT2DAY = 666 SF
TOTAL OF (45) 1'-11" X 5'-0" CHAMBERS
REQUIRED DRAINFIELD + UNOBSTRUCTED AREA = 1,000 SQ FT

SEPARATION BETWEEN THE SHWT AND BOTTOM OF THE DRAINFIELD

GRADE ELEVATION = 15.70 FT
SEASONAL HIGH WATER TABLE ELEVATION = 4.0 FT
ELEVATION OF THE BOTTOM OF THE DRAINFIELD = 7.0 FT
SEPARATION BETWEEN THE SHWT AND BOTTOM OF THE DRAINFIELD = 36 INCHES

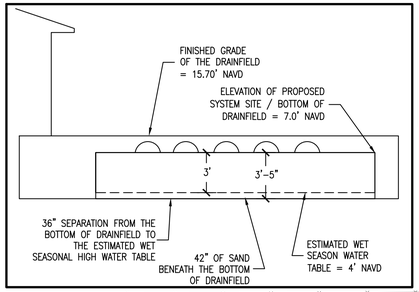
WTI/MDR Engineered ATU
Operation, Maintenance, and Inspection Specifications

Operation:
Power supply to all electric components must remain constant at all times. It is not acceptable to disconnect power from the system at any time except under the direction of the maintenance entity or in case of emergency.
Homeowner is not to power off during extended absences from home, vacations or otherwise. Liquid waste treatment additives shall not be used

Maintenance and inspection 2/year contract
-Inspections: Effluent monitoring and preventative maintenance shall be performed as required by 62.6 Part I, FAC.
-First inspection: At system installation by engineer.
-Second: After system has been in operation a total of 6 months by maintenance entity.
-Thereafter: every 6 months, as part of maintenance entity inspection. Maintenance entity inspection to include:
Solids Check accumulation (expect pump-out every 3 to 5 years)
Blower: Confirm proper operation; clean air filter, as required.
Alarms: Trip all alarms manually to confirm effective operation
Outlet Filter: Operate filter plunger. Remove, clean, and reinstall as required.
Pump: Check operation by manually tripping float switch. Operate each pump manually at control panel
-Monitoring to be conducted semi Annually
Monitoring / Sampling: At SAMPLING PORT
Pollutant to be check

- Ponding depth quarterly
- TN ≤ 50% Reduction
- TP ≤ 10 mg/l
- Fecal coliform = ≤ 200 fc col/100 ml

Contingency
1- At the high water level, the system alarm sound. The Owner must contact the Maintenance entity within 24 hours of alarm.
2- Maintenance entity personnel will inspect the system, and order a repair on the problem as necessary, within 36 hours as specified in 62-6.012 (4)(b)
3- Owner shall be have tanks pumped as required to prevent the creation of sanitary nuisance conditions until such time as repairs are effected which prevent sanitary nuisance conditions.

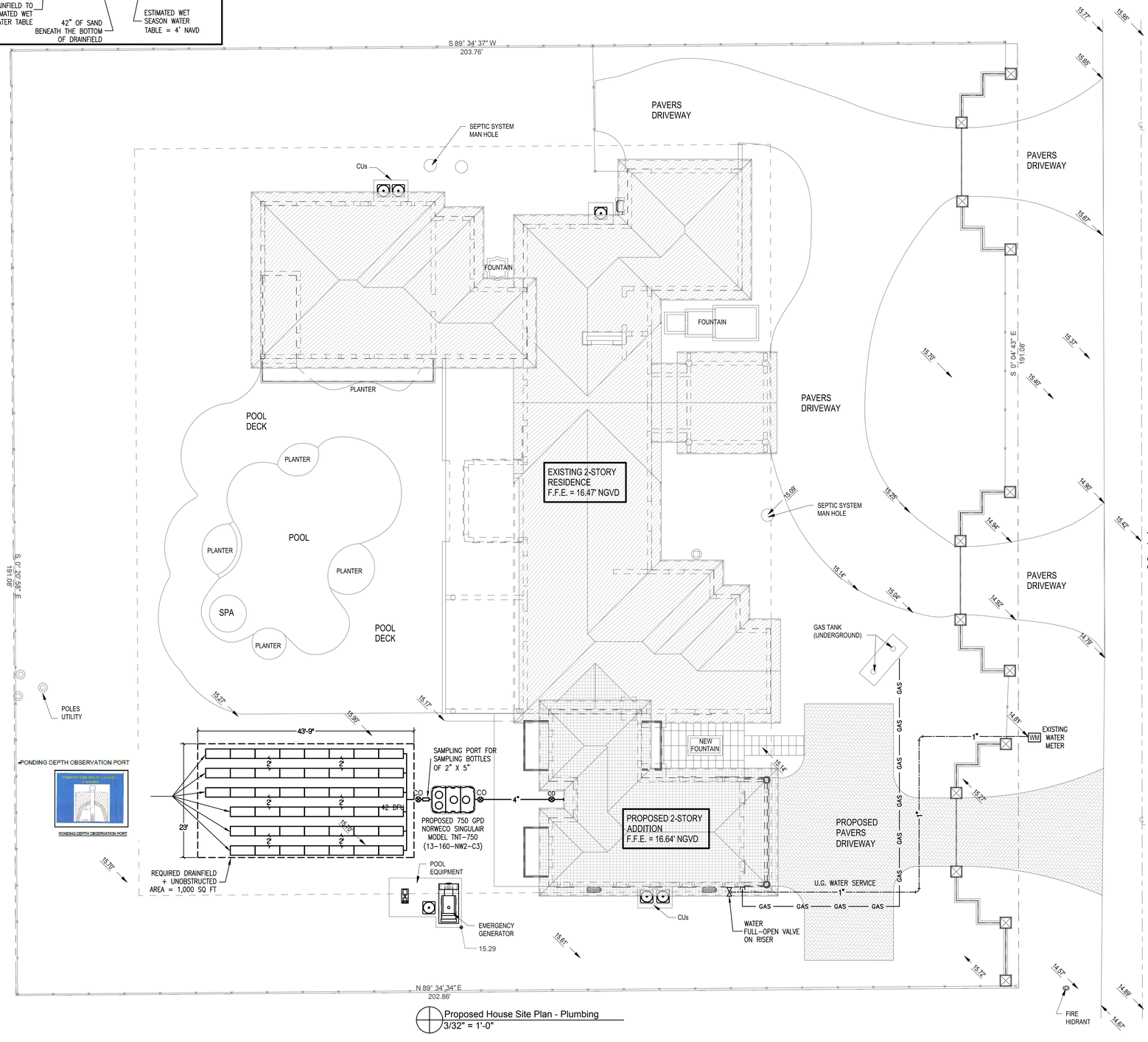


SITE NOTES

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

NO PART OF THE SEPTIC DRAINAGE AREAS ARE WITHIN 100' FROM ANY BODY OF FRESH WATER

PROVIDE A MIN. 10' SEPARATION FROM DRAINFIELD AND/OR PROTECTIVE SLEEVE FOR WATER MAIN AS PER F.P.C. 603.2



Proposed House Site Plan - Plumbing
3/32" = 1'-0"

NOVUS Archetype
architecture / interior / planning

NOVUS Archetype, LLC
12721 SW 30th ST. MIAMI, FL 33175
PH: (305) 505-6910
email: julio@novusarchetype.com
AA26001460
Qualifier: Julio Pulido, AIA
License #: AR93904
Qualifier : Salvador Ben Mitrani, NCARB
License # : AR99606

ROLANDO MAQUEIRA LICENSE No. 55482 STATE OF FLORIDA PROFESSIONAL ENGINEER
04-16-2023

Maqueira Engineering Consultants, Inc.
CA #9088

Rolando Maqueira, PE
PE #55482

7220 SW 39th Terrace
Miami, Florida 33155
Tel: 305.669.5595
cad@maqueira.com

Rolando Maqueira

Digitally signed by Rolando Maqueira
DN: c=US, o=MAQUEIRA ENGINEERING CONSULTANTS, dnQualifier=A01410D00000178F0A2985F000F43D5, cn=Rolando Maqueira
Date: 2023.05.18 19:28:42 -04'00'

Eva Vaccaro

2-Story Addition

12940 SW 63 Ave Pinecrest Fl 33156

No.	Description	Date

Project number	22-012
Date	04-16-2023
Drawn by	NA
Checked by	RM

SHEET TITLE

Proposed House Site Plan

SHEET No.

P100