ATTACHMENT A

Application Package

Part II

P.A.C.O. - MAY 16, 2022
PRELIMINARY TAC - SEPTEMBER 6, 2022
FINAL TAC - NOVEMBER 21, 2022

PROJECT TEAM

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PROJECT DATA

CODES:
FLORIDA BUILDING CODE 2020 ED.
FLORIDA FIRE PREVENTION CODE 7TH ED.
N.F.P.A. 101 2018 ED.
N.F.P.A. 1 2018 ED.

JURISDICTION:
CITY OF HOLLYWOOD
BROWARD COUNTY
STATE OF FLORIDA

DRAWING INDEX

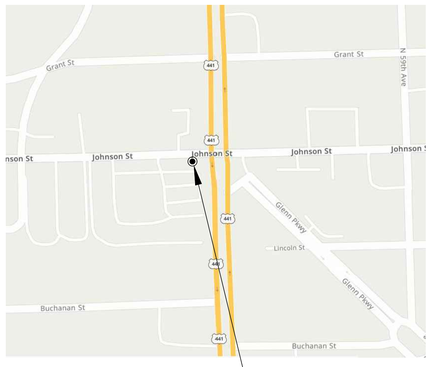
SURVEY
ALTA SURVEY
BOUNDARY AND TOPOGRAPHIC SURVEY

CIVIL
GI-001 GENERAL NOTES
GI-002 CONSTRUCTION SPECIFICATIONS
GI-003 SPECIFIC CONSTRUCTION NOTES & LEGEND
CG-101 PRELIMINARY EROSION CONTROL PLAN
CG-501 EROSION CONTROL DETAILS
CP-101 PRELIMINARY PAVING, GRADING, AND DRAINAGE PLAN
CP-301 PAVING, GRADING, AND DRAINAGE SECTIONS
CP-302 PAVING, GRADING, AND DRAINAGE SECTIONS
CP-303 PAVING, GRADING, AND DRAINAGE SECTIONS
CP-501 PAVING, GRADING, AND DRAINAGE DETAILS
CP-502 PAVING, GRADING, AND DRAINAGE DETAILS
CP-503 PAVING, GRADING, AND DRAINAGE DETAILS
CU-101 PRELIMINARY WATER AND SEWER PLAN
CU-501 WATER AND SEWER DETAILS
CU-502 WATER AND SEWER DETAILS
CU-503 WATER AND SEWER DETAILS
CU-504 WATER AND SEWER DETAILS
CU-505 WATER AND SEWER DETAILS
CU-506 WATER AND SEWER DETAILS
CU-507 WATER AND SEWER DETAILS
CM-101 PAVEMENT MARKING AND SIGNAGE PLAN
CM-501 PAVEMENT MARKING AND SIGNAGE DETAILS

LANDSCAPE
LD-001 TREE DESPOSITION LIST AND NOTES
LD-101 TREE DISPOSITION PLAN
LP-001 LANDSCAPE NOTES
LP-101 LANDSCAPE PLAN
LP-501 LANDSCAPE DETAILS
LI-101 IRRIGATION PLAN
LI-501 IRRIGATION DETAILS
LL-101 LIGHTING PLAN

T-1 TITLE PAGE
SP-0 BUILDING DATA AND SIGN DETAILS
SP-1 OVERALL SITE PLAN
SP-11 AERIAL OVERLAY
SP-12 PHASE 1 SITE PLAN AND DATA
SP-13 VIA ILLUSTATION AND SIGN DETAILS 1
SP-2 SITE DETAILS
SP-3 TRASH ROOM BLOW UP PLAN
A-1 FIRST FLOOR PLAN
A-2 SECOND FLOOR PLAN
A-3 THIRD FLOOR PLAN
A-4 FOURTH FLOOR PLAN
A-5 FIFTH FLOOR PLAN
A-6 SIXTH FLOOR PLAN
A-7 SEVENTH FLOOR PLAN
A-8 EIGHTH FLOOR PLAN
A-9 ROOF PLAN
A-10 BUILDING ELEVATION
A-11 BUILDING ELEVATION
A-12 BUILDING ELEVATIONS
A-13 BUILDING ELEVATIONS
A-14 CONTEXTUAL STREET ELEVATION
A-15 UNIT TYPE BLOW-UP PLANS
A-16 UNIT TYPE BLOW-UP PLANS
A-17 UNIT TYPE BLOW-UP PLANS
A-18 SITE PICTURES
A-19 MATERIAL SAMPLES

LOCATION MAP



AERIAL

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STATE OF FLORIDA
JOSEPH B. KALLER
R. A.
0009239
REGISTERED ARCHITECT
JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
PINNACLE 441
PHASE II
6028 JOHNSON ST
HOLLYWOOD FLORIDA 33024

SHEET TITLE
TITLE PAGE
P AND D

REVISIONS

No.	DATE	DESCRIPTION
1	9-6-22	PRELIM TAC
2	11-21-22	FINAL TAC
3		
4		
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
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-	-	-

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 21184
DATE: 7-6-22
DRAWN BY: TMS
CHECKED BY: JBK

SHEET
T-1
SHEET 1 OF 1

Bidders shall use complete sets of Bidding Documents in preparing bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.

ZONING : (PROVIDED BY KEITH PLANNING DEPARTMENT)

ZONING DISTRICT: C-JS-SR7-CENTRAL-JOHNSON STREET MIXED USE DISTRICT
MAXIMUM BUILDING HEIGHT: 175 FEET PER CODE.
PARKING REQUIREMENTS 166 SPACES MINIMUM (WITH REDUCTION PER CODE CRITERIA).

SETBACK REQUIREMENTS: (PROVIDED BY KEITH PLANNING DEPARTMENT)

FRONT (STATE ROAD 7 AND JOHNSON STREET) – 10' MINIMUM (NON-RESIDENTIAL) AND 15' MINIMUM (RESIDENTIAL)
SIDE INTERIOR (WEST) – 0' MINIMUM (NON-RESIDENTIAL) AND 5' MINIMUM (RESIDENTIAL)
SIDE INTERIOR (SOUTH) – 0' MINIMUM (NON-RESIDENTIAL) AND 5' MINIMUM (RESIDENTIAL)
REAR – 10' MINIMUM

ALTA NOTES:

THE UNDERSIGNED, TIMOTHY H. GRAY, PROFESSIONAL LAND SURVEYOR NO. 6604 DOES HEREBY CERTIFY TO THE AFORESAID PARTIES, AS OF THE DATE SET FORTH BELOW THAT I HAVE MADE A CAREFUL SURVEY OF THE TRACTS OF LANDS DESCRIBED AS FOLLOWS:

(LAND DESCRIPTION)
(PARCEL 1)

LOT 12, LESS THE SOUTH 100 FEET, IN BLOCK 2, PINE RIDGE ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND ALSO THE EAST 30 FEET OF LOT 11, LESS THE SOUTH 100 FEET IN BLOCK 2, PINE RIDGE ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; LESS THAT PORTION OF LOT 12 CONVEYED TO STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY DEEDS RECORDED IN INSTRUMENT NUMBERS 112853176 AND 112853177 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 2)

THE SOUTH 100 FEET OF LOT 12, BLOCK 2, PINE RIDGE ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, ON PAGE 10 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ALSO TOGETHER WITH:

(PARCEL 3)

LOT 11, LESS THE WEST 220 FEET AND LESS THE NORTH 230 FEET OF THE EAST 30 FEET IN BLOCK 2, PINE RIDGE ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE 10 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

1. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION IF ANY, OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY. EXCEPT AS NOTED THERE ARE NO PARTY WALLS.

2. THE SUBJECT PROPERTY IS THE SAME AS THE PROPERTY DESCRIBED IN THAT CERTAIN TITLE COMMITMENT, ORDER NUMBER: 10179692, REVISION NUMBER: G, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF JUNE 16, 2022 @ 11:00 P.M. AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SUBJECT PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

3. THE SUBJECT PROPERTY DOES LIE WITHIN SPECIAL FLOOD HAZARD AREAS AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE SPECIAL FLOOD HAZARD AREA IS CLEARLY MARKED TO SHOW THE AREAS HAVING A ZONE DESIGNATION OF X 0.2% ANNUAL CHANCE FLOOD HAZARD, BASE FLOOD ELEVATION (NONE) AND ZONE AH, BASE FLOOD ELEVATION (10) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 12011C0564H WITH A DATE OF IDENTIFICATION OF AUGUST 18TH, 2014, FOR COMMUNITY NO. 125113, IN BROWARD COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED. THE ADDRESSES OF THE SUBJECT PROPERTY ARE 820 NORTH STATE ROAD 7, HOLLYWOOD, FL 33024, 890 NORTH STATE ROAD 7, HOLLYWOOD, FL 33024 AND 6024 JOHNSON STREET, HOLLYWOOD, FL 33024.

4. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO STATE ROAD 7 (U.S. 441) AND JOHNSON STREET DEDICATED PUBLIC STREETS. THE WIDTH OF THE ADJACENT RIGHT-OF-WAYS ARE INDICATED BY PERPENDICULAR ARROWS ON THE SURVEY DRAWING TO CONFIRM THAT THE SUBJECT PROPERTY IS TIED TO SAME.

5. THE TOTAL NUMBER OF STRIPED PARKING SPACES ARE (80) REGULAR AND (4) ADA SPACES.

6. THERE WAS NO OBSERVABLE EVIDENCE OF A CEMETERY ON OR WITHIN 100-FEET OF THE SUBJECT PROPERTY.

7. THERE WAS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK AND BUILDING CONSTRUCTION.

8. THERE WAS NO OBSERVABLE EVIDENCE OF SUBJECT PROPERTY USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

9. PROPERTY ADDRESS: 890 NORTH STATE ROAD 7, HOLLYWOOD, FL 33024 – (PARCEL 1)
820 NORTH STATE ROAD 7, HOLLYWOOD, FL 33024 – (PARCEL 2)
6024 JOHNSON STREET, HOLLYWOOD, FL 33024 – (PARCEL 3)

10. THERE WAS NO OBSERVABLE EVIDENCE OF A LAKE LOCATED ON THE SUBJECT PROPERTY.

11. THERE WAS NO OBSERVABLE EVIDENCE OF WETLANDS LOCATED ON THE SUBJECT PROPERTY.

12. THERE ARE NO PROPOSED CHANGES IN THE STREET RIGHT-OF-WAY LINES AND NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

13. THE LAND SHOWN HEREON IS WHOLLY CONTAINED WITHIN FOLIO NUMBERS 514113-04-0110, 514113-04-0100 AND 514113-04-0090. SAID LANDS LYING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAINING 132,642 SQUARE FEET OR 3.045 ACRES MORE OR LESS.

CERTIFICATION:

THE UNDERSIGNED, BEING A REGISTERED LAND SURVEYOR OF THE STATE OF FLORIDA, CERTIFIES TO:
PINNACLE 441, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS;
BANC OF AMERICA CDC SPECIAL HOLDING COMPANY, INC., A NORTH CAROLINA CORPORATION, ITS SUCCESSORS AND ASSIGNS, IN ITS CAPACITY AS SPECIAL MEMBER OF THE COMPANY
BANK OF AMERICA, N.A., ITS SUCCESSORS AND ASSIGNS, IN ITS CAPACITY AS LENDER AND INVESTOR MEMBER OF THE COMPANY
FIDELITY NATIONAL TITLE INSURANCE COMPANY;
SHUTTS & BOWEN, LLP;
BROWARD COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS AS THEIR INTEREST MAY APPEAR;
NEIGHBORHOOD LENDING PARTNERS OF FLORIDA, INC., ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR

AS FOLLOWS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 8, 9, 11(a), 11(b), 13, 14, 15, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 14, 2022.

DATE OF PLAT OR MAP: JUNE 21, 2022

TIMOTHY H. GRAY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION NO. 6604

AREA :

GROSS AREA; 171,540 SQUARE FEET OR 3.938 ACRES

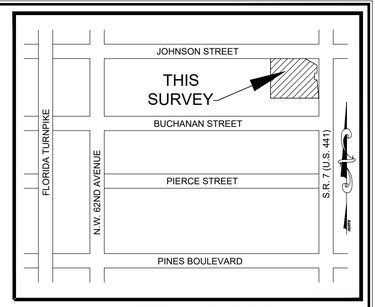
NET AREA: 132,642 SQUARE FEET OR 3.045 ACRES

LAND USE: (PROVIDED BY KEITH PLANNING DEPARTMENT)

TRANSIT ORIENTED CORRIDOR (TOC)

TITLE COMMITMENT EXCEPTIONS FIDELITY NATIONAL TITLE INSURANCE ORDER NUMBER: 10179692, REVISION NUMBER: G
EFFECTIVE DATE JUNE 16, 2022 @ 11:00 P.M. SCHEDULE B-II

ENCUMBRANCE NUMBER	DESCRIPTION	AFFECTS		PLOTTED ON SURVEY		COMMENT
		YES	NO	YES	NO	
1	DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY....					NOT A SURVEY MATTER
2	TAXES AND ASSESSMENTS FOR THE YEAR 2022 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.					NOT A SURVEY MATTER
3(b)	RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.					NOT A SURVEY MATTER
3(c)	ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETO FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.					NOT A SURVEY MATTER
3(d)	TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.					NOT A SURVEY MATTER
4	ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER, SEWER OR GAS SYSTEM SUPPLYING THE INSURED LAND.					NOT A SURVEY MATTER
5	RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS CONTAINED ON THE PLAT OF PINE RIDGE ESTATES, RECORDED IN PLAT BOOK 24, PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	X			X	NON PLOTTABLE MATTER
6	EASEMENT IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY FILED FEBRUARY 13, 1958 RECORDED IN OFFICIAL RECORDS. BOOK 1147, PAGE 22; SUBORDINATED BY SUBORDINATION OF UTILITY INTERESTS RECORDED IN OFFICIAL RECORDS BOOK 49950, PAGE 1739 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AS TO PARCEL 1)	X		X		FLORIDA POWER AND LIGHT COMPANY EASEMENT LINE FOR AERIAL GUYING.
7	EASEMENT IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY FILED APRIL 18, 1962 RECORDED IN OFFICIAL RECORDS. BOOK 2379, PAGE 491; SUBORDINATED BY SUBORDINATION OF UTILITY INTERESTS RECORDED IN OFFICIAL RECORDS BOOK 49950, PAGE 1739 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AS TO PARCEL 1)	X		X		FLORIDA POWER AND LIGHT COMPANY 12' SUBSURFACE EASEMENT.
8	EASEMENT IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY FILED APRIL 18, 1962 RECORDED IN OFFICIAL RECORDS. BOOK 2379, PAGE 497; SUBORDINATED BY SUBORDINATION OF UTILITY INTERESTS RECORDED IN OFFICIAL RECORDS BOOK 49950, PAGE 1739 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AS TO PARCEL 1)	X		X		FLORIDA POWER AND LIGHT COMPANY EASEMENT LINE FOR AERIAL GUYING.
9	EASEMENT IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY FILED NOVEMBER 13, 1970 RECORDED IN OFFICIAL RECORDS. BOOK 4349, PAGE 812 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AS TO PARCEL 2)	X		X		FLORIDA POWER AND LIGHT COMPANY 5' SUBSURFACE EASEMENT.
10	INTENTIONALLY DELETED					
11	INTENTIONALLY DELETED					
12	CITY OF HOLLYWOOD PLANNING AND DEVELOPMENT BOARD RESOLUTION NO. 21-DP-15 RECORDED DECEMBER 6, 2021 UNDER INSTRUMENT NUMBER 117782912 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AS TO ALL PARCELS)	X			X	NON PLOTTABLE MATTER
13	PENDING DISBURSEMENT OF THE FULL PROCEEDS OF THE LOAN SECURED BY THE MORTGAGE INSURED, THIS POLICY ONLY INSURES THE AMOUNT ACTUALLY DISBURSED, AND THE AMOUNT OF INSURANCE UNDER THIS POLICY SHALL INCREASE TO THE EXTENT OF SUCH DISBURSEMENT UP TO THE AMOUNT OF INSURANCE STATED IN SCHEDULE A, BUT NEITHER THE DATE OF POLICY NOR ANY PART OF THE POLICY SHALL BE DEEMED CHANGED BY VIRTUE OF SUCH DISBURSEMENT. (AS TO THE LOAN POLICY)					NOT A SURVEY MATTER
14	THE FOLLOWING MATTERS DISCLOSED BY SURVEY PREPARED BY KEITH, DATED MARCH 14, 2022, UNDER PROJECT NO. 11074.01: a) OVERHEAD UTILITY LINE ENCROACHES OVER THE SOUTH BOUNDARY LINE. b) CATCH BASINS, GREASE MANHOLE, IRRIGATION PUMP PAD AND STORM DRAIN MANHOLES LOCATED OUTSIDE EASEMENT AREAS THROUGHOUT THE PROPERTY.	X		X		AS SHOWN ON SURVEY
15	LIABILITY UNDER THIS POLICY IS PRESENTLY LIMITED TO THE PURCHASE PRICE OF THE LAND, BUT WILL INCREASE IN DIRECT PROPORTION TO THE ACTUAL COST OF IMPROVEMENTS ERECTED THEREON AND FULLY PAID FOR. LIABILITY UNDER THIS POLICY SHALL NEVER EXCEED THE FACE AMOUNT OF THIS POLICY. THE EFFECTIVE DATE OF THIS POLICY WILL NOT CHANGE AND WILL BE AS STATED IN SCHEDULE A AS ARE ALL OTHER MATTERS.					NOT A SURVEY MATTER
16	DECLARATION IN LIEU OF UNITY OF TITLE RECORDED FEBRUARY 25, 2022 UNDER INSTRUMENT NUMBER 117966116 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AS TO ALL PARCELS)	X			X	NON PLOTTABLE MATTER
17	DECLARATION OF RESTRICTIVE COVENANTS (AFFORDABLE HOUSING) RECORDED FEBRUARY 25, 2022 UNDER INSTRUMENT NUMBER 117966760 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AS TO ALL PARCELS)	X			X	NON PLOTTABLE MATTER



LOCATION SKETCH
NOT TO SCALE

SURVEY NOTES:

1. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
2. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. LANDS SHOWN HEREON WERE ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIPS OR OTHER INSTRUMENT OF RECORDS PER FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NUMBER 10179692, REVISION NUMBER G, WITH AN EFFECTIVE DATE OF JUNE 16, 2022 @ 11:00 P.M.
4. OTHER THAN AS SHOWN, THERE IS NO EVIDENCE THAT UNDERGROUND ENCROACHMENTS EXIST. HOWEVER A SUBSURFACE INVESTIGATION WAS NOT PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS EXIST.
5. THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENTS OF POTENTIAL JURISDICTIONAL BOUNDARIES.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 88°10'35" WEST ALONG THE SOUTH LINE OF LOT 12, BLOCK 2, PINE RIDGE ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, ON PAGE 10 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
7. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
8. THIS SURVEY IS CLASSIFIED AS COMMERCIAL/HIGH RISK AND EXCEEDS THE MINIMUM RELATIVE DISTANCE ACCURACY OF 1 FOOT IN 10,000 FEET AS REQUIRED BY THE STANDARDS OF PRACTICE (5J-17, F.A.C.). THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
9. THE INTENDED DISPLAY SCALE OF THIS SURVEY IS 1" = 30' OR SMALLER.
10. THE EXPECTED VERTICAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ±0.02' FOR HARD SURFACE ELEVATIONS AND 0.1' FOR SOFT SURFACE ELEVATIONS. THE EXPECTED HORIZONTAL LOCATION ACCURACY IS +/- 0.1'.
11. HORIZONTAL FEATURE LOCATION IS TO THE CENTER OF THE SYMBOL WHICH MAY HAVE BEEN ALTERED FOR CLARITY, ALL MAPPED FEATURES SHOWN HEREON WERE OBTAINED BY KEITH & ASSOCIATES, INC. FOR THE PURPOSE OF THIS SURVEY. DISTANCES SHOWN HEREON ARE IN U.S. FEET.
12. THE HORIZONTAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 WITH THE NATIONAL SPATIAL REFERENCE SYSTEM 2011 ADJUSTMENT APPLIED (83/NSRS2011), TRANSVERSE MERCATOR, FLORIDA EAST ZONE.
13. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988). SAID ELEVATIONS ARE BASED ON NATIONAL GEODETIC SURVEY (NGS) BENCHMARKS. ORIGIN BENCHMARK BC 22 IS A BROWARD COUNTY BRASS DISC IN THE TOP OF A CONCRETE SIDEWALK 205 FEET +/- WEST OF THE CENTERLINE OF STATE ROAD 7 (U.S. 441) AND 108 FEET +/- SOUTH OF THE CENTERLINE OF JOHNSON STREET; ELEVATION = 10.19' AND BENCHMARK BC 21 IS A BROWARD COUNTY BRASS DISC IN THE TOP OF CONCRETE CURB, 85 FEET +/- WEST OF THE CENTERLINE OF STATE ROAD 7 (U.S. 441) AND 175 FEET +/- NORTH OF THE CENTERLINE OF TAFT STREET; ELEVATION = 13.77'.
14. THE OWNERSHIP OF FENCES AND PERIMETER WALLS SHOWN HEREON ARE NOT KNOWN AND THUS ARE NOT LISTED AS ENCROACHMENTS.
15. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 12011C0564H, EFFECTIVE DATE 8-18-2014, THIS PROPERTY LIES IN ZONE X 0.2% ANNUAL CHANCE FLOOD HAZARD, BASE FLOOD ELEVATION (NONE) AND ZONE AH, BASE FLOOD ELEVATION (10).
16. UNLESS OTHERWISE NOTED THE UTILITY LINES SHOWN HEREON REPRESENT A LOCATED SURFACE DESIGNATION (PAINT MARK OR FLAG) AS MARKED BY KEITH & ASSOCIATES' SUBSURFACE UTILITY ENGINEERING DIVISION. THE HORIZONTAL ACCURACY STATEMENT SHOWN IN NOTE 10 PERTAINS ONLY TO THE LOCATION OF THE PAINT MARK OR FLAG AND NOT THE ACTUAL UTILITY LOCATION.
17. PER CITY OF HOLLYWOOD REQUIREMENTS, THE GROSS AREA SHOWN HEREON CONSISTS OF THE LAND DESCRIPTION AREA TOGETHER WITH THE ADJACENT ROADWAYS RIGHT-OF-WAY AREA LIMITED TO THE CENTERLINES.

DATE	REVISION	BY
5/4/21	UPDATED PER CITY COMMENTS	S.M.
10/29/21	UPDATED TITLE COMMITMENT	S.M.
3/14/22	UPDATED TITLE COMMITMENT	S.M.
3/31/22	UPDATED TITLE COMMITMENT	S.M.
6/21/22	UPDATED TITLE COMMITMENT	S.M.

DATE 1/22/2021
SCALE 1" = 30'
FIELD BOOK 587
DRAWN BY S.M.
CHECKED BY T.G.

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POMPANO BEACH, FLORIDA 33060-6643
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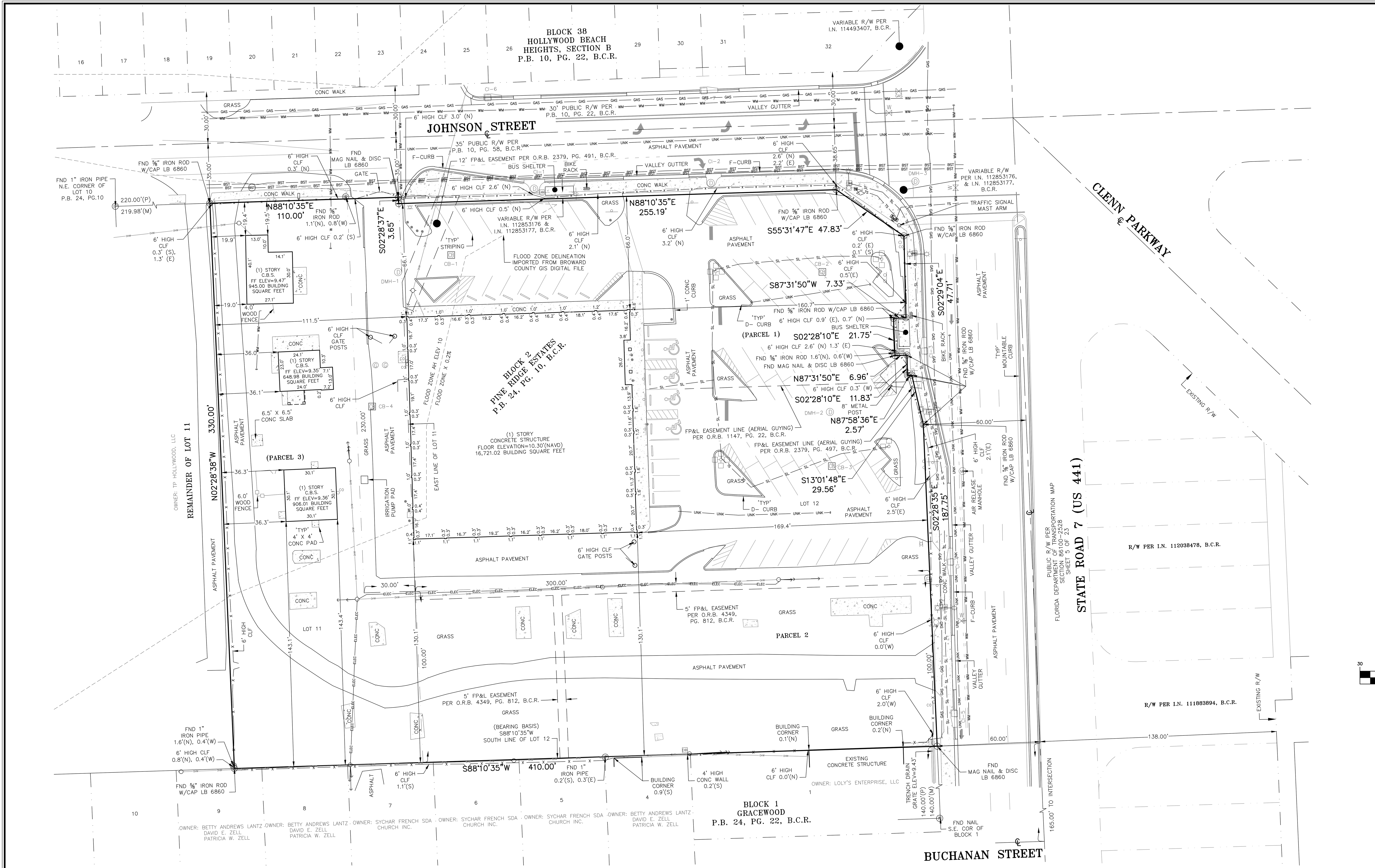
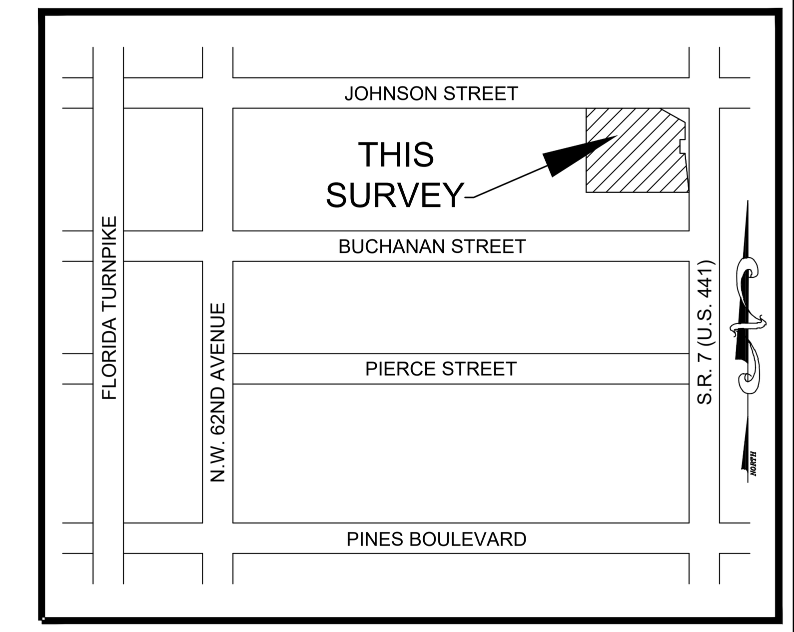
ALTA/NSPS LAND TITLE SURVEY
PINNACLE 441

A PORTION OF LOTS 11 AND 12, PINE RIDGE ESTATES
PLAT BOOK 24, PAGE 10, B.C.R.
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

SHEET 1 OF 2
PROJECT NUMBER
11074.01





LOCATION SKETCH

NOT TO SCALE

LEGEND:

B.C.R.	BROWARD COUNTY RECORDS
BM	BENCHMARK
CB	CATCH BASIN
CI	CURB INLET
CLF	CHAIN LINK FENCE
CONC	CONCRETE
DMH	DRAINAGE MANHOLE
ELEV	ELEVATION
FND	FOUND
FP&L	FLORIDA POWER AND LIGHT COMPANY
GIS	GEOGRAPHIC INFORMATION SYSTEM
ICV	IRRIGATION CONTROL VALVE
I.N.	INSTRUMENT NUMBER
INV.	INVERT
IRC	IRON ROD WITH CAP
LB	FLORIDA LICENSED BUSINESS NUMBER
(M)	MEASURED
NAVD	NORTH AMERICAN VERTICAL DATUM OF 1988
O.R.B.	OFFICIAL RECORDS BOOK
(P)	PLAT
P.B.	PLAT BOOK
PG.	PAGE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
'TYP'	TYPICAL

BELL SOUTH MANHOLE
BENCHMARK
BOLLARD
CATCH BASIN
CLEANOUT
DOUBLE POST SIGN
ELECTRIC HAND HOLE
FIRE HYDRANT
GREASE MANHOLE
GUY WIRE ANCHOR
IRRIGATION CONTROL VALVE
IRON PIPE
IRON ROD
MAIL BOX
METAL LIGHT POLE
METAL LIGHT POLE
METAL LIGHT POLE
SINGLE POST SIGN
STORM DRAIN MANHOLE
TRAFFIC SIGNAL BOX

WATER METER
WATER VALVE
CONCRETE
WOOD
— x —— x — CHAIN LINK FENCE
WOOD FENCE
— BST — PAINT MARK BELL SOUTH LINE
—ELEC— PAINT MARK ELECTRIC LINE
— GAS — PAINT MARK GAS LINE
— SL — PAINT MARK STREET LIGHTING
— TS — PAINT MARK TRAFFIC SIGNAL LINE
— UNK — PAINT MARK UNKNOWN LINE
— WM — PAINT MARK WATER LINE

UTILITY TABLE:

STRUCTURE	RIM ELEV	PIPE SIZE & TYPE	INVERT ELEV	BOTTOM OF BOX	COMMENT
DRAINAGE MANHOLE-1	9.37'	8" RCP	N/A (NE)		BOTTOMLESS STRUCTURE
DRAINAGE MANHOLE-2	9.25'	12" RCP 12" RCP	N/A(N) 6.43' (S)		BOTTOMLESS STRUCTURE
DRAINAGE MANHOLE-3	10.34'	18" RCP 18" RCP	2.22'(S) 2.29' (W)	1.92'	
CATCH BASIN-1	8.99'	8" RCP	7.05'(SW)	5.49'	
CATCH BASIN-2	8.90'	12" RCP	6.87'(S)	3.04'	
CATCH BASIN-3	8.95'	12" RCP	7.01'(N)	5.90'	
CATCH BASIN-4	8.66'	12" RCP 2" PVC	6.84'(N) 8.01' (S)	6.74'	
CURB INLET-1	9.78'	18" RCP 18" RCP	2.90'(N) 2.85' (E)	2.46'	RIM ELEVATION IS THE RIM OF THE MANHOLE
CURB INLET-2	10.06'	18" RCP 18" RCP 18" RCP	2.91'(N) 2.71'(E) 2.71'(W)	2.19'	RIM ELEVATION IS THE RIM OF THE MANHOLE
CURB INLET-3	9.58'	18" RCP 18" RCP	2.08'(N) 2.08'(S)	1.68'	
CURB INLET-4	8.93'	18" RCP 18" RCP 18" RCP	1.63'(N) 4.69'(S) 0.88'(E)	0.84'	
CURB INLET-5	9.19'	18" RCP 18" RCP	4.89'(N) 6.61'(W)	4.56'	
CURB INLET-6	9.81'	18" RCP	3.22'(S)	2.55'	
CURB INLET-7	10.06'	18" RCP	2.93'(S)	2.56'	

DATE	REVISION	BY
5/4/21	UPDATED PER CITY COMMENTS	S.M.
10/29/21	UPDATED TITLE COMMITMENT	S.M.
3/14/22	UPDATED TITLE COMMITMENT	S.M.
3/31/22	UPDATED TITLE COMMITMENT	S.M.
6/21/22	UPDATED TITLE COMMITMENT	S.M.

DATE 1/22/2021
SCALE 1" = 30'
FIELD BOOK 587
DRAWN BY S.M.
CHECKED BY T.G.

KEITH
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

ALTA/NSPS LAND TITLE SURVEY
PINNACLE 441

A PORTION OF LOTS 11 AND 12, PINE RIDGE ESTATES
PLAT BOOK 24, PAGE 10, B.C.R.
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

SHEET 2 OF 2
PROJECT NUMBER
11074.01

ZONING : (PROVIDED BY KEITH PLANNING DEPARTMENT)

ZONING DISTRICT: C-JS-SR7-CENTRAL-JOHNSON STREET MIXED USE DISTRICT

MAXIMUM BUILDING HEIGHT: 175 FEET PER CODE.

PARKING REQUIREMENTS: 1.5 SPACE PER UNIT AND 1 GUEST SPACE PER 5 UNITS - MINIMUM REQUIREMENT
(ADDITIONAL REDUCTIONS MAY BE ALLOWED FOR ACCESS TO TRANSIT, BIKE STORAGE, CIVIC PLAZAS AND RIDE SHARING)

SETBACK REQUIREMENTS: (PROVIDED BY KEITH PLANNING DEPARTMENT)

FRONT (JOHNSON STREET) - 10' MINIMUM (NON-RESIDENTIAL) AND 15' MINIMUM (RESIDENTIAL)

SIDE INTERIOR (WEST) - 0' MINIMUM (NON-RESIDENTIAL) AND 5' MINIMUM (RESIDENTIAL)

SIDE INTERIOR (EAST) - 0' MINIMUM (NON-RESIDENTIAL) AND 5' MINIMUM (RESIDENTIAL)

REAR - 10' MINIMUM

AREA :

GROSS AREA; 83,733 SQUARE FEET OR 1.922 ACRES

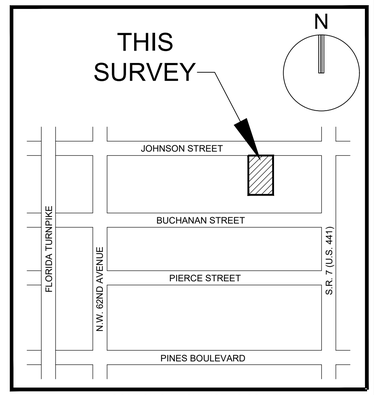
NET AREA: 72,596 SQUARE FEET OR 1.667 ACRES

LAND USE: (PROVIDED BY KEITH PLANNING DEPARTMENT)

TRANSIT ORIENTED CORRIDOR (TOC)

DATUM CONVERSION:

FOR THIS SITE:
NGVD 1929 TO NAVD 1988 = (-) 1.60'
NAVD 1988 TO NGVD 1929 = (+) 1.60'



LOCATION SKETCH (NOT TO SCALE)

ALTA NOTES:

THE UNDERSIGNED, TIMOTHY H. GRAY, PROFESSIONAL LAND SURVEYOR NO. 6604 DOES HEREBY CERTIFY TO THE AFORESAID PARTIES, AS OF THE DATE SET FORTH BELOW THAT I HAVE MADE A CAREFUL SURVEY OF THE TRACT OF LAND DESCRIBED AS FOLLOWS:

(LAND DESCRIPTION)
THE WEST 220 FEET OF LOT 11, BLOCK 2, PINE RIDGE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 10 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

1. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION IF ANY, OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY. EXCEPT AS NOTED THERE ARE NO PARTY WALLS.

2. THE SUBJECT PROPERTY IS THE SAME AS THE PROPERTY DESCRIBED IN THAT CERTAIN TITLE COMMITMENT, FILE NUMBER: 21120094, REVISION NUMBER: D, ISSUED BY SHUTTS & BOWEN LLP AS AUTHORIZED AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF AUGUST18, 2022 @ 8:00 A.M. AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SUBJECT PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

3. THE SUBJECT PROPERTY DOES LIE WITHIN SPECIAL FLOOD HAZARD AREAS AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE SPECIAL FLOOD HAZARD AREA IS CLEARLY MARKED TO SHOW THE AREAS HAVING A ZONE DESIGNATION OF X 0.2% ANNUAL CHANCE FLOOD HAZARD, BASE FLOOD ELEVATION (NONE) AND ZONE AH, BASE FLOOD ELEVATION (10) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 12011C0564H WITH A DATE OF IDENTIFICATION OF AUGUST 18TH, 2014, FOR COMMUNITY NO. 125113, IN BROWARD COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED. THE ADDRESS OF THE SUBJECT PROPERTY 6028 JOHNSON STREET, HOLLYWOOD, FL 33024.

4. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO NORTH 61ST AVENUE AND JOHNSON STREET DEDICATED PUBLIC STREETS. THE WIDTH OF THE ADJACENT RIGHT-OF-WAYS ARE INDICATED BY PERPENDICULAR ARROWS ON THE SURVEY DRAWING TO CONFIRM THAT THE SUBJECT PROPERTY IS TIED TO SAME.

5. THE TOTAL NUMBER OF STRIPED PARKING SPACES ARE (0) REGULAR AND (0) ADA SPACES.

6. THERE WAS NO OBSERVABLE EVIDENCE OF A CEMETERY ON OR WITHIN 100-FEET OF THE SUBJECT PROPERTY.

7. THERE WAS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK AND BUILDING CONSTRUCTION.

8. THERE WAS NO OBSERVABLE EVIDENCE OF SUBJECT PROPERTY USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

9. PROPERTY ADDRESS: 6028 JOHNSON STREET, HOLLYWOOD, FL 33024

10. THERE WAS NO OBSERVABLE EVIDENCE OF A LAKE LOCATED ON THE SUBJECT PROPERTY.

11. THERE WAS NO OBSERVABLE EVIDENCE OF WETLANDS LOCATED ON THE SUBJECT PROPERTY.

12. THERE WAS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

13. THERE MAY BE FUTURE RIGHT-OF-WAY DEDICATION ALONG NORTH 61ST AVENUE AND JOHNSON STREET PER CITY OF HOLLYWOOD ENGINEERING DEPARTMENT.

14. THE LAND SHOWN HEREON IS WHOLLY CONTAINED WITHIN FOLIO NUMBERS 514113-04-0080.
SAID LANDS LYING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAINING 72,596 SQUARE FEET OR 1.667 ACRES MORE OR LESS.

TITLE COMMITMENT EXCEPTIONS OLD REPUBLIC NATIONAL TITLE INSURANCE ORDER NUMBER: 21120094, REVISION NUMBER: D
EFFECTIVE DATE AUGUST 18, 2022 @ 8:00 A.M. SCHEDULE B-II

ENCUMBRANCE NUMBER	DESCRIPTION	AFFECTS		PLOTTED ON SURVEY		COMMENT
		YES	NO	YES	NO	
1	DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY....					NOT A SURVEY MATTER
2	FACTS WHICH WOULD BE DISCLOSED BY AN ACCURATE AND COMPREHENSIVE SURVEY OF THE PREMISES HEREIN DESCRIBED.	X		X		AS SHOWN ON SURVEY
3	RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.					NOT A SURVEY MATTER
4	CONSTRUCTION, MECHANIC'S, CONTRACTORS OR MATERIALMEN'S LIEN CLAIMS, IF ANY, WHERE NO NOTICE THEREOF APPEARS OF RECORD.					NOT A SURVEY MATTER
5	EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS.					NOT A SURVEY MATTER
6	GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2022 AND SUBSEQUENT YEARS.					NOT A SURVEY MATTER
7	ALL MATTERS CONTAINED ON THE PLAT OF PINE RIDGE ESTATES, RECORDED IN PLAT BOOK 24, PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	X			X	NON PLOTTABLE MATTER
8	THE INSURED "LAND" AS DEFINED BY THE POLICY SHALL NOT INCLUDE ANY MOBILE HOME WHICH MAY BE AFFIXED TO OR LOCATED ON THE LAND, AND TITLE TO ANY SUCH MOBILE HOME IS NOT INSURED.					NOT A SURVEY MATTER
9	EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON CLAIMING BY, THROUGH OR UNDER LESSEES.					NOT A SURVEY MATTER
10	EASEMENT IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY RECORDED NOVEMBER 13, 1970 IN OFFICIAL RECORDS. BOOK 4349, PAGE 816 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	X		X		FLORIDA POWER AND LIGHT COMPANY 10' SUBSURFACE EASEMENTS.

SURVEY NOTES:

1. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.

2. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR DIGITALLY ENCRYPTED SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

3. LANDS SHOWN HEREON WERE ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIPS OR OTHER INSTRUMENT OF RECORDS PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT, FILE NUMBER 21120094, HAVING AN EFFECTIVE DATE OF AUGUST 18, 2022 @ 8:00 A.M. AND PER OLD REPUBLIC NATIONAL TITLE INSURANCE CERTIFICATE OF SEARCH REPORT, FILE NUMBER 22103770, FROM FEBRUARY 25, 1948 TO OCTOBER 21, 2022 @ 11:00 P.M.

4. OTHER THAN AS SHOWN, THERE IS NO EVIDENCE THAT UNDERGROUND ENCROACHMENTS EXIST, HOWEVER A SUBSURFACE INVESTIGATION WAS NOT PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS EXIST.

5. THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENTS OF POTENTIAL JURISDICTIONAL BOUNDARIES.

6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 88°10'35" EAST ALONG THE NORTH LINE OF BLOCK 2, PINE RIDGE ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, ON PAGE 10 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

7. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.

8. THIS SURVEY IS CLASSIFIED AS COMMERCIAL/HIGH RISK AND EXCEEDS THE MINIMUM RELATIVE DISTANCE ACCURACY OF 1 FOOT IN 10,000 FEET AS REQUIRED BY THE STANDARDS OF PRACTICE (5J-17, F.A.C.). THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.

9. THE INTENDED DISPLAY SCALE OF THIS SURVEY IS 1" = 20' OR SMALLER.

10. THE EXPECTED VERTICAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ±0.02' FOR HARD SURFACE ELEVATIONS AND 0.1' FOR SOFT SURFACE ELEVATIONS. THE EXPECTED HORIZONTAL LOCATION ACCURACY IS +/- 0.1'.

11. HORIZONTAL FEATURE LOCATION IS TO THE CENTER OF THE SYMBOL WHICH MAY HAVE BEEN ALTERED FOR CLARITY. ALL MAPPED FEATURES SHOWN HEREON WERE OBTAINED BY KEITH & ASSOCIATES, INC. FOR THE PURPOSE OF THIS SURVEY. DISTANCES SHOWN HEREON ARE IN U.S. FEET.

12. THE HORIZONTAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 WITH THE NATIONAL SPATIAL REFERENCE SYSTEM 2011 ADJUSTMENT APPLIED (83/NSRS2011). TRANSVERSE MERCATOR, FLORIDA EAST ZONE WHICH WAS ESTABLISHED V/A MULTIPLE REAL TIME KINEMATICS (RTK) GPS OBSERVATIONS ON THE PROJECT CONTROL POINTS. THE HORIZONTAL COORDINATE VALUES FROM THE RTK GPS OBSERVATIONS WERE OBTAINED AND PROCESSED THROUGH THE FLORIDA DEPARTMENT OF TRANSPORTATION'S (FPRN) FLORIDA PERMANENT REFERENCE NETWORK.

13. THE OWNERSHIP OF FENCES SHOWN HEREON ARE NOT KNOWN AND THUS ARE NOT LISTED AS ENCROACHMENTS.

14. UNLESS OTHERWISE NOTED THE UTILITY LINES SHOWN HEREON REPRESENT LOCATED SURFACE DESIGNATIONS (PAINT MARKS OR FLAGS) AS MARKED AND MAPPED BY KEITH & ASSOCIATES' SUBSURFACE UTILITY ENGINEERING DIVISION. THE GRAPHIC DEPICTION OF SAID UTILITY PAINT MARKS OR FLAGS DEFINE AN APPROXIMATE LOCATION OF THE ACTUAL UNDERGROUND UTILITY WITHOUT BENEFIT OF EXCAVATION. FOR A MORE PRECISE HORIZONTAL AND VERTICAL LOCATION OF THE UTILITY SEE THE TEST-HOLE REPORTS.

15. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 12011C0564H, EFFECTIVE DATE 8-18-2014, THIS PROPERTY LIES IN ZONE X 0.2% ANNUAL CHANCE FLOOD HAZARD, BASE FLOOD ELEVATION (NONE) AND ZONE AH, BASE FLOOD ELEVATION (10).

16. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988). SAID ELEVATIONS ARE BASED ON NATIONAL GEODETIC SURVEY (NGS) BENCHMARKS. ORIGIN BENCHMARK BC 22 IS A BROWARD COUNTY BRASS DISC IN THE TOP OF A CONCRETE SIDEWALK 205 FEET +/- WEST OF THE CENTERLINE OF STATE ROAD 7 (U.S. 441) AND 108 FEET +/- SOUTH OF THE CENTERLINE OF JOHNSON STREET; ELEVATION = 10.19' AND BENCHMARK BC 21 IS A BROWARD COUNTY BRASS DISC IN THE TOP OF CONCRETE CURB, 85 FEET +/- WEST OF THE CENTERLINE OF STATE ROAD 7 (U.S. 441) AND 175 FEET +/- NORTH OF THE CENTERLINE OF TAFT STREET; ELEVATION = 13.77'.

17. PER CITY OF HOLLYWOOD REQUIREMENTS, THE GROSS AREA SHOWN HEREON CONSISTS OF THE LAND DESCRIPTION AREA TOGETHER WITH THE ADJACENT ROADWAYS RIGHT-OF-WAY AREA LIMITED TO THE CENTERLINES.

CERTIFICATION:

THE UNDERSIGNED, BEING A REGISTERED LAND SURVEYOR OF THE STATE OF FLORIDA, CERTIFIES TO:
TP HOLLYWOOD, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS;
PINNACLE 441 PHASE 2, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS;
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;
SHUTTS & BOWEN, LLP;

AS FOLLOWS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 8, 9, 11(a), 11(b), 13, 14, 15, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 7, 2022.

DATE OF PLAT OR MAP: DECEMBER 19, 2022

TIMOTHY H. GRAY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION NO. 6604

KEITH
301 East Atlantic Blvd. Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Certificate of Authorization: 7928
Licensed Business Number: 6860

REVISIONS

NO.	DESCRIPTION	DATE
1	UPDATE SEARCH REPORT	12-19-2022

DATE:	06/07/2022
DRAWN BY:	D.B.
CHECKED BY:	S.M.
FIELD BOOK:	975

N

GRAPHIC SCALE
0 20 40
SCALE: 1" = 20 '

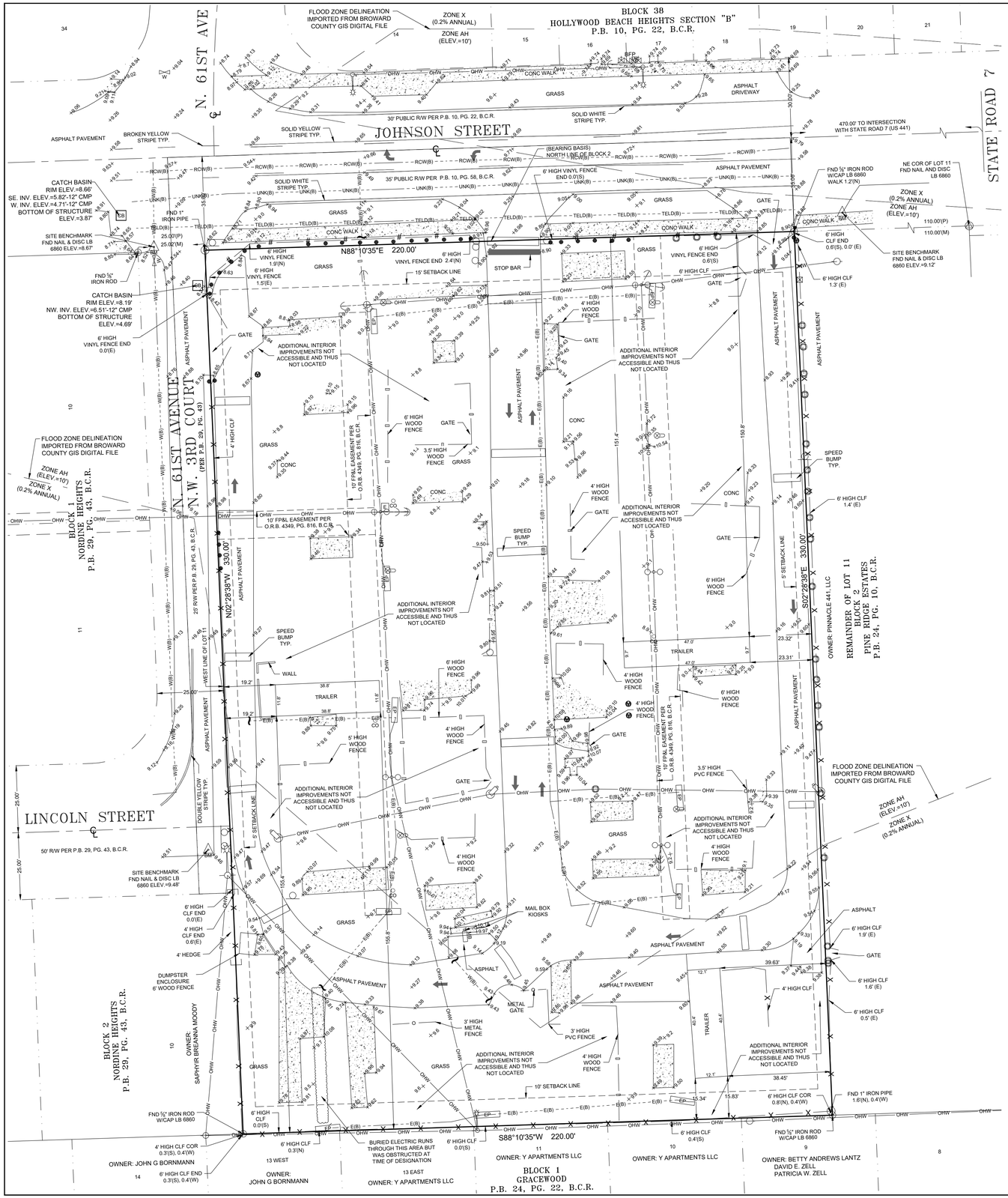
NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

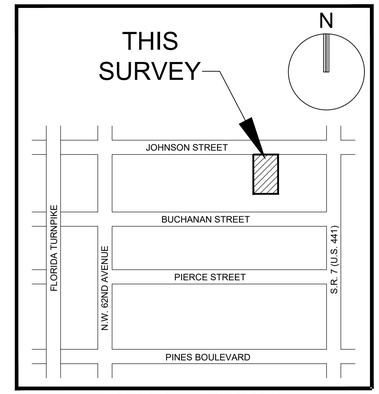
PINNACLE 441 PHASE II

SHEET TITLE

ALTA/NSPS LAND TITLE SURVEY

SHEET NUMBER	1 OF 2
PROJECT NUMBER	11074.03





LOCATION SKETCH (NOT TO SCALE)

LEGEND:

B.C.R.	BROWARD COUNTY RECORDS
CB	CATCH BASIN
CLF	CLF
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
COR	CORNER
ELEV.	ELEVATION
FND	FOUND
INV.	INVERT
LB	FLORIDA LICENSED BUSINESS NUMBER
(M)	MEASURED
OHW	OVERHEAD WIRE
O.R.B.	OFFICIAL RECORDS BOOK
(P)	PLAT
P.B.	PLAT BOOK
PG.	PAGE
R/W	RIGHT-OF-WAY
'TYP'	TYPICAL
W/	WITH
BFP	BACK FLOW PREVENTER
	BOLLARD
CB	CATCH BASIN
	CONCRETE POST
	DOUBLE POST SIGN - SINGLE FACE
EP	ELECTRICAL CONTROL PANEL
E	ELECTRICAL HAND HOLE
	END OF SIGNAL (UNDERGROUND LOCATION)
	GUY WIRE ANCHOR
(P)	IRON PIPE
(R)	IRON ROD
MB	MAILBOX KIOSK
	METAL POST
	POST WITH CAMERA
	SANITARY SEWER CLEANOUT
	SIGN POST - SINGLE FACE
	TRAFFIC DIRECTION PAINT MARKS
WM	WATER METER
	WATER SPIGOT
WV	WATER VALVE
	WOOD LIGHT POLE
	WOOD UTILITY POLE
	WOOD UTILITY & LIGHT POLE
	CENTERLINE
	CONCRETE
X	CHAIN LINK FENCE
O	METAL FENCE
OHW	OVERHEAD WIRE
#	VINYL FENCE
[]	WOOD FENCE
E(B)	PAINT MARK UNDERGROUND ELECTRICAL LINE
RCW(B)	PAINT MARK UNDERGROUND RECLAIM WATER LINE
TELD(B)	PAINT MARK UNDERGROUND TELEPHONE DUCT
UNK(B)	PAINT MARK UNDERGROUND UNKNOWN LINE
W(B)	PAINT MARK UNDERGROUND WATER LINE

KEITH
301 East Atlantic Blvd. Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Certificate of Authorization: 7928
Licensed Business Number: 6860

REVISIONS

NO.	DESCRIPTION	DATE
1	UPDATE SEARCH REPORT	12-19-2022

DATE:	06/07/2022
DRAWN BY:	D.B.
CHECKED BY:	S.M.
FIELD BOOK:	975

N

GRAPHIC SCALE
0 20 40
SCALE: 1" = 20 '

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

PINNACLE 441 PHASE II

SHEET TITLE

ALTA/NSPS LAND TITLE SURVEY

SHEET NUMBER	2 OF 2
PROJECT NUMBER	11074.03

GENERAL NOTES

THIS CONSTRUCTION PROJECT MAY OR MAY NOT INCLUDE ALL ITEMS COVERED BY THESE NOTES AND SPECIFICATIONS, I.E. PAVING, GRADING, DRAINAGE LINES, WATER LINES, OR SANITARY SEWER LINES. SEE PLANS FOR DETAILED PROJECT SCOPE. NOTES AND SPECIFICATIONS ON THIS SHEET REFER TO PAVING, GRADING, DRAINAGE, WATER, AND SANITARY SEWER, AND ARE INTENDED FOR THIS PROJECTS SCOPE OF WORK AND FOR REFERENCE PURPOSES FOR OTHER WORK ITEMS THAT MAY BE REQUIRED DUE TO UNFORESEEN EXISTING CONDITIONS OR REQUIRED REMEDIAL WORK.

1. SPECIFIC SITE NOTES

1.1. COUNTY AND "CITY" IN THESE NOTES REFERS TO COUNTY AND CITY IN WHICH PROJECT RESIDES.

1.2. STATE IN THESE NOTES REFERS TO THE STATE OF FLORIDA.

1.3. EXISTING TOPOGRAPHIC INFORMATION IN THE PLANS IS BASED ON SURVEY DATA AND BEST AVAILABLE INFORMATION. SEE PROJECT SURVEY AND NOTES ON PLAN SHEETS REGARDING THE SOURCE OF THE TOPOGRAPHIC INFORMATION.

2. APPLICABLE CODES

2.1. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY, COUNTY, AND ALL OTHER JURISDICTIONAL, STATE AND NATIONAL CODES WHERE APPLICABLE.

2.2. IN THE EVENT OF A CONFLICT BETWEEN THE GENERAL NOTES AND CONSTRUCTION SPECIFICATIONS IN THESE PLANS, AND THE CONTRACT DOCUMENTS AND SPECIFICATIONS IN THE SPECIFICATION BOOKLET, THE CONTRACTOR SHALL SUBMIT WRITTEN REQUEST FOR CLARIFICATION.

2.3. ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER AND IN STRICT COMPLIANCE WITH ALL THE REQUIREMENTS OF THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AND ALL STATE AND JURISDICTIONAL SAFETY AND HEALTH REGULATIONS.

2.4. THE CONTRACTOR SHALL BE REQUIRED TO COMPLY WITH FEDERAL, STATE, COUNTY, AND CITY LAWS, CODES, AND REGULATIONS.

2.5. ALL HANDICAP ACCESSIBLE AREAS TO CONFORM TO THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA), STATE ADA CODES, AND FLORIDA BUILDING CODE ADA CODES LATEST EDITION.

2.6. TRENCH SAFETY ACT

2.6.1. ALL TRENCH EXCAVATION SHALL BE PERFORMED IN ACCORDANCE WITH CHAPTER 90-96 OF THE LAWS OF FLORIDA (THE TRENCH SAFETY ACT).

2.6.2. ALL TRENCH EXCAVATION IN EXCESS OF 5 FEET IN DEPTH SHALL BE UNDERTAKEN IN ACCORDANCE WITH O.S.H.A. STANDARD 29 CFR. SECTION 1926.650 SUBPART P.

2.6.3. THE CONTRACTOR SHALL SUBMIT WITH HIS CONTRACT A COMPLETED, SIGNED, AND NOTARIZED COPY OF THE TRENCH SAFETY ACT COMPLIANCE STATEMENT. THE CONTRACTOR SHALL ALSO SUBMIT A SEPARATE COST ITEM IDENTIFYING THE COST OF COMPLIANCE WITH THE APPLICABLE TRENCH SAFETY CODES.

2.6.4. A TRENCH SAFETY SYSTEM, IF REQUIRED, SHALL BE DESIGNED BY THE EXCAVATION CONTRACTOR UTILIZING A SPECIALTY ENGINEER AS REQUIRED.

3. CONSTRUCTION NOTES:

3.1. CONTRACTOR SHALL TIE TO EXISTING GRADE BY EVENLY SLOPING FROM CLOSEST PROPOSED GRADE PROVIDED TO EXISTING GRADE AT LIMITS OF CONSTRUCTION, UNLESS OTHERWISE NOTED ON THE PLANS. IF NO LIMIT OF WORK LINE IS INDICATED, SLOPE TO ADJACENT PROPERTY LINE OR RIGHT-OF-WAY LINE, AS APPLICABLE.

3.2. UNLESS OTHERWISE INDICATED ON THE PLANS, ALL EXISTING MANHOLES, CATCH BASINS, METERS AND OTHER STRUCTURES, WHETHER INDICATED ON THE PLANS OR NOT SHALL BE ADJUSTED TO MATCH THE NEW GRADE, BY THE CONTRACTOR.

3.3. THE CURB SHALL BE SLOPED TO ACCOMMODATE THE NEW PAVEMENT, CATCH BASIN AND GRATE, AND THE SURFACE FLOW PATTERN.

3.4. THE CONTRACTOR SHALL USE CARE WHEN CUTTING THE EXISTING ASPHALT PAVEMENT AND DURING EXCAVATIONS, SO THAT THE EXISTING CATCH BASINS AND GRATES THAT ARE TO REMAIN WILL NOT BE DAMAGED.

3.5. THE CONTRACTOR SHALL MAINTAIN THE ROADWAY SLOPE WHEN RESURFACING THE ROADWAY. THE EDGE OF PAVEMENT SHALL MATCH THE NEW GUTTER LIP PER FDOT INDEX 300.

3.6. THE NEW SIDEWALK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GIVEN ELEVATIONS AND AT THE PROPER SLOPES DEPICTED IN THE SPECIFICATIONS, DETAILS AND STANDARDS. EXISTING DRIVEWAYS AND OTHER FEATURES SHALL BE MATCHED WHEN POSSIBLE AS DIRECTED BY THE ENGINEER.

3.7. RADII SHOWN ARE TO THE EDGE OF PAVEMENT.

3.8. ALL BENCH MARK MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED AND REFERENCED BY THE CONTRACTOR IN THE SAME WAY AS PUBLIC LAND CORNERS.

3.9. ALL EXCESS MATERIAL IS TO BE DISPOSED BY THE CONTRACTOR WITHIN 72 HOURS.

3.10. IN AREAS WHERE THE BASE IS EXPOSED BY THE MILLING OPERATION, THE CONTRACTOR SHALL RESTORE THE BASE TO ITS ORIGINAL THICKNESS AND STRUCTURAL CAPACITY BEFORE PAVING OVER SUCH AREAS. THIS INCLUDES BUT IS NOT LIMITED TO RESTORING ORIGINAL DEGREE OF COMPACTION, MOISTURE CONTENT, COMPOSITION, STABILITY, AND INTENDED SLOPE. IF PAVING WILL NOT TAKE PLACE THE SAME DAY THE BASE IS EXPOSED AND REWORKED, THE BASE SHALL BE SEALED ACCORDING TO THE GOVERNING STANDARDS AND SPECIFICATIONS. ANY ADDITIONAL WORK RESULTING FROM THE CONTRACTOR'S FAILURE TO PROTECT THE EXPOSED BASE AS STATED ABOVE IN ORDER TO RESTORE THE ORIGINAL STRUCTURAL CAPACITY SHALL BE THE CONTRACTOR'S COST.

3.11. THE CONTRACTOR IS TO MAINTAIN EXISTING SIGNAGE DURING CONSTRUCTION OPERATIONS, IN ORDER TO FACILITATE EMERGENCY VEHICLE TRAFFIC.

3.12. THE TOPOGRAPHIC SURVEY INCLUDED WITH THIS SET OF PLANS REFLECTS PRE-DEMOLITION CONDITIONS AND DOES NOT REFLECT THE SITE CONDITIONS AFTER DEMOLITION. THE CONTRACTOR IS FULLY AND SOLELY RESPONSIBLE IN DETERMINING THE REQUIRED EARTHWORK FOR THE PROPOSED DEVELOPMENT OF THE SITE. THIS INCLUDES, BUT IS NOT LIMITED TO, ANY EXCAVATION/DREDGE AND FILL ACTIVITIES REQUIRED AT ANY PHASE OF THE PROJECT. THE CONTRACTOR SHALL USE THE FINAL APPROVED (RELEASED FOR CONSTRUCTION) PLANS, SURVEYS, GEOTECHNICAL REPORTS, AND ANY OTHER AVAILABLE INFORMATION FOR DETERMINING THE AMOUNT OF EXCAVATION/DREDGING AND FILLING REQUIRED. ANY QUANTITIES INCLUDED IN THE APPROVED PERMITS WERE ESTIMATED BY THE ENGINEER FOR PURPOSES OF OBTAINING THE PERMIT AND UNDER NO CIRCUMSTANCES SHALL BE USED BY THE CONTRACTOR IN LIEU OF PERFORMING THEIR OWN EARTHWORK CALCULATIONS REQUIRED FOR COST ESTIMATING AND BIDDING THE PROJECT.

3.13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR READING AND FAMILIARIZING THEMSELVES WITH ANY AND ALL AVAILABLE GEOTECHNICAL REPORTS PREPARED BY OTHERS AND/OR ANY RECOMMENDATIONS WRITTEN OR IMPLIED BY THE GEOTECHNICAL ENGINEER FOR THIS PROJECT. THE GEOTECHNICAL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THESE REPORTS ARE IN FORCE AND IN FULL EFFECT AS PART OF THE PROPOSED IMPROVEMENTS. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL THE WORK ASSOCIATED WITH THIS PROJECT IS IN COMPLIANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. KEITH AND ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE SUITABILITY OR UNSUITABILITY OF THE SOILS ENCOUNTERED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE MEANS AND METHODS OF CONSTRUCTION USED CAN AND WILL ALLOW FOR THE SUCCESSFUL COMPLETION OF THE REQUIRED SITE IMPROVEMENTS.

3.14. THE CONTRACTOR SHALL ENSURE THAT THE AVAILABLE GEOTECHNICAL INFORMATION IS SUFFICIENT FOR HIS COMPLETE UNDERSTANDING OF THE SOIL CONDITIONS FOR THE SITE. IF ADDITIONAL GEOTECHNICAL INVESTIGATION IS REQUIRED BY THE CONTRACTOR, THIS ADDITIONAL WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

3.15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RESTORATION OF EXISTING PAVEMENT, PIPES, CONDUITS, SPRINKLER HEADS, CABLES, ETC., AND LANDSCAPED AREAS DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATIONS AND/OR THOSE OF HIS SUBCONTRACTORS AND SHALL RESTORE AT NO ADDITIONAL COST.

3.16. THE CONTRACTOR SHALL NOT BRING ANY HAZARDOUS MATERIALS ONTO THE PROJECT. SHOULD THE CONTRACTOR REQUIRE SUCH FOR PERFORMING THE CONTRACTED WORK, THE CONTRACTOR SHALL REQUEST, IN WRITING, PERMISSION FROM THE OWNER, CITY AND ENGINEER. THE CONTRACTOR SHALL PROVIDE THE OWNER, CITY AND ENGINEER WITH A COPY OF THE MATERIAL SAFETY DATA SHEET (MSDS) FOR EACH HAZARDOUS MATERIAL PROPOSED FOR USE. THE PROJECT ENGINEER SHALL COORDINATE WITH THE OWNER AND CITY PRIOR TO ISSUING WRITTEN APPROVAL TO THE CONTRACTOR.

3.17. ANY KNOWN OR SUSPECTED HAZARDOUS MATERIAL FOUND ON THE PROJECT BY THE CONTRACTOR SHALL BE IMMEDIATELY REPORTED TO THE CITY AND/OR ENGINEER, WHO SHALL DIRECT THE CONTRACTOR TO PROTECT THE AREA OF KNOWN OR SUSPECTED CONTAMINATION FROM FURTHER ACCESS. THE CITY AND/OR ENGINEER ARE TO NOTIFY THE OWNER/ENGINEER OF THE DISCOVERY. THE OWNER/ENGINEER WILL ARRANGE FOR INVESTIGATION, IDENTIFICATION, AND REMEDIATION OF THE HAZARDOUS MATERIAL. THE CONTRACTOR SHALL NOT RETURN TO THE AREA OF CONTAMINATION UNTIL APPROVAL IS PROVIDED BY THE ENGINEER.

3.18. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE CITY ENGINEERING INSPECTOR AND ENGINEER 48 HOURS IN ADVANCE OF THE EVENT TO NOTIFY THE CITY OF CONSTRUCTION START UP, OR TO SCHEDULE ALL REQUIRED TESTS AND INSPECTIONS INCLUDING FINAL WALK-THROUGHS.

4. PRECONSTRUCTION RESPONSIBILITIES

4.1. ALL UTILITY / ACCESS EASEMENTS TO BE SECURED PRIOR TO CONSTRUCTION.

4.2. NO CONSTRUCTION MAY COMMENCE UNTIL THE APPROPRIATE PERMITS HAVE BEEN OBTAINED FROM ALL MUNICIPAL, STATE, COUNTY, AND FEDERAL AGENCIES AND A PRE-CONSTRUCTION MEETING HAS BEEN CONDUCTED.

4.3. ALL REQUIRED GOVERNMENTAL AGENCY BUILDING PERMITS TO BE OBTAINED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITY.

4.4. CONTRACTOR TO COORDINATE CONSTRUCTION SCHEDULING FOR CONNECTION TO THE EXISTING WATER AND SEWER LINES WITH THE UTILITY DEPARTMENT THAT OWNS AND/OR MAINTAINS THE WATER AND SEWER LINES.

4.5. PRIOR TO THE START OF CONSTRUCTION, THE OWNER SHALL SUBMIT AN NPDES CONSTRUCTION GENERAL PERMIT (CGP) "NOTICE OF INTENT (N.O.I.) TO USE GENERIC PERMIT FOR STORM WATER DISCHARGE FROM CONSTRUCTION ACTIVITIES FORM (DEP FORM 62-621.300(4)(B)) TO FDEP NOTICES CENTER. THE CONTRACTOR WILL BE RESPONSIBLE FOR (1) IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) THAT WAS REQUIRED TO BE DEVELOPED PRIOR TO NOI SUBMITTAL, AND (2) RETENTION OF RECORDS REQUIRED BY THE PERMIT, INCLUDING RETENTION OF A COPY OF THE SWPPP AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL SITE STABILIZATION. A "NOTICE OF TERMINATION (N.O.T.) OF GENERIC PERMIT COVERAGE" FORM (DEP FORM 62-621.300(6)) MUST BE SUBMITTED TO FDEP TO DISCONTINUE PERMIT COVERAGE, SUBSEQUENT TO COMPLETION OF CONSTRUCTION. FOR ADDITIONAL INFORMATION SEE FDEP WEBSITE: HTTP://WWW.DEP.STATE.FL.US/WATER/ STORM WATER/NPDES.

4.6. PRIOR TO CONSTRUCTION OR INSTALLATION, 5 SETS OF SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW AS REQUIRED FOR THE FOLLOWING ITEMS LISTED BELOW, BUT NOT LIMITED TO:

- DRAINAGE: CATCH BASINS, MANHOLES, HEADWALLS, GRATES/TOPS, YARD DRAINS.
- WATER: FIRE HYDRANTS, VALVES, BACKFLOW PREVENTER, DDCV, METER BOX.
- SEWER: MANHOLES, LIFT STATIONS (WETWELL, HATCHES, VALVES, PUMP DATA, ELECTRICAL PANEL)

4.6.1. CATALOGUE LITERATURE SHALL BE SUBMITTED FOR DRAINAGE, WATER AND SEWER PIPES, FITTINGS, AND APPURTENANCES.

4.6.2. PRIOR TO SUBMITTING SHOP DRAWINGS TO THE ENGINEER, THE CONTRACTOR SHALL REVIEW AND APPROVE THE DRAWINGS, AND SHALL NOTE IN RED ANY DEVIATIONS FROM THE ENGINEER'S PLANS OR SPECIFICATIONS.

4.6.3. INDIVIDUAL SHOP DRAWINGS FOR ALL PRECAST STRUCTURES ARE REQUIRED. CATALOGUE LITERATURE WILL NOT BE ACCEPTED FOR PRECAST STRUCTURES.

4.7 CONTRACTOR TO SUBMIT MAINTENANCE OF TRAFFIC PLAN(S) IN ACCORDANCE WITH FDOT AND COUNTY REQUIREMENTS, AND SUBMIT FOR APPROVAL PRIOR TO BEGINNING CONSTRUCTION.

5. INSPECTIONS / TESTING:

5.1. THE CONTRACTOR SHALL NOTIFY IN WRITING THE OWNER, CITY, COUNTY, ENGINEER OF RECORD, AND ANY OTHER GOVERNMENTAL AGENCIES HAVING JURISDICTION AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION AND PRIOR TO REQUIRED INSPECTIONS OF THE FOLLOWING ITEMS, WHERE APPLICABLE:

- CLEARING AND EARTHWORK
- STORM DRAINAGE SYSTEMS
- SANITARY SEWER SYSTEMS
- WATER DISTRIBUTION SYSTEMS
- SUBGRADE
- LIMEROCK BASE
- ASPHALT OR CONCRETE PAVEMENT
- SIDEWALKS, CONCRETE FLATWORK/CURBING
- LANDSCAPING
- PAVEMENT MARKING AND SIGNAGE
- SIGNALIZATION
- SITE LIGHTING
- ELECTRICAL AND COMMUNICATION LINES
- UTILITY CONDUITS
- IRRIGATION
- FINAL

5.1. THE OWNER, ENGINEER, AND JURISDICTIONAL PERMITTING AGENCIES MAY MAKE INSPECTIONS OF THE WORK AT ANY TIME. THE CONTRACTOR SHALL COOPERATE FULLY WITH ALL INSPECTIONS.

5.2. TESTING - ALL TESTING REQUIRED BY THE PLANS AND SPECIFICATIONS SHALL BE PERFORMED BY A LICENSED / FDOT QUALIFIED TESTING COMPANY. REQUIRED TEST FOR ASPHALT AND LIMEROCK SHALL BE TAKEN AT THE DIRECTION OF THE ENGINEER OR THE JURISDICTIONAL GOVERNMENTAL AGENCY IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.

6. TEMPORARY FACILITIES

6.1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES, COMMUNICATIONS, AND ELECTRICITY, FOR HIS OPERATIONS AND WORKS, COST INCLUDED UNDER MOBILIZATION.

6.2. CONTRACTOR SHALL CONSTRUCT TEMPORARY FENCING TO SECURE CONSTRUCTION AREAS AT ALL TIMES, COST INCLUDED IN MOBILIZATION.

6.3. CONTRACTOR TO OBTAIN A SECURE STAGING AREA AND OBTAIN ALL NECESSARY APPROVALS FROM THE OWNER.

6.4. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN TEMPORARY LIGHTING AS REQUIRED TO LIGHT THE CONSTRUCTION PROJECT LIMITS AT ALL TIMES, TO AT LEAST THE SAME LIGHTING INTENSITY LEVELS AS THE EXISTING CONDITIONS.

6.5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES AT ALL TIMES.

7. PROJECT PROGRESS AND CLOSEOUT

7.1. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER, AND UPON FINAL CLEAN-UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE BROOM SWEPT CLEAN.

7.2. THE CONTRACTOR SHALL RESTORE OR REPLACE ANY PUBLIC OR PRIVATE PROPERTY (SUCH AS HIGHWAY, DRIVEWAY, WALKWAY, AND LANDSCAPING), DAMAGED BY HIS WORK, EQUIPMENT, OR EMPLOYEES, TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF CONSTRUCTION. SUITABLE MATERIALS AND METHODS SHALL BE USED FOR SUCH RESTORATION.

7.3. MATERIAL OR DEBRIS SHALL BE HAULED IN ACCORDANCE WITH NPDES PERMIT AND JURISDICTIONAL LAWS.

7.4. ALL LAND SURVEY PROPERTY MONUMENTS OR PERMANENT REFERENCE MARKERS, REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.

7.5. ALL UNPAVED SURFACES DISTURBED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE GRADED, SODDED, & RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED BEFORE THE CONSTRUCTION.

8. PROJECT RECORD DOCUMENTS:

8.1. DURING THE DAILY PROGRESS OF THE JOB, THE CONTRACTOR SHALL RECORD ON HIS SET OF CONSTRUCTION DRAWINGS THE LOCATION, LENGTH, MATERIAL AND ELEVATION OF ANY FACILITY NOT BUILT ACCORDING TO PLANS. THIS COPY OF THE "AS-BUILT" SHALL BE SUBMITTED TO ENGINEER FOR PROJECT RECORD.

8.2. UPON COMPLETION OF DRAINAGE IMPROVEMENTS AND LIMEROCK BASE CONSTRUCTION (AT LEAST 48 HOURS BEFORE PLACING ASPHALT PAVEMENT) THE CONTRACTOR SHALL FURNISH THE ENGINEER OF RECORD "AS-BUILT" PLANS FOR THESE IMPROVEMENTS, SHOWING THE LOCATIONS AND PERTINENT GRADES OF ALL DRAINAGE INSTALLATIONS AND THE FINISHED ROCK GRADES OF THE ROAD CROWN AND EDGES OF PAVEMENT AT 50 FOOT INTERVALS, INCLUDING LOCATIONS AND ELEVATIONS OF ALL HIGH AND LOW POINTS.

8.3. UPON COMPLETION OF CONSTRUCTION, AND PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD ONE COMPLETE SET OF ALL "AS-BUILT" CONTRACT DRAWINGS. THESE DRAWINGS SHALL BE MARKED TO SHOW "AS-BUILT" CONSTRUCTION CHANGES, DIMENSIONS, LOCATIONS, AND ELEVATIONS OF ALL IMPROVEMENTS.

8.4. "AS-BUILT" DRAWINGS OF WATER LINES AND FORCE MAINS SHALL INCLUDE THE FOLLOWING INFORMATION:

8.4.1. TOP OF PIPE ELEVATIONS EVERY 100 LF.

8.4.2. LOCATIONS AND ELEVATIONS OF ALL FITTINGS INCLUDING BENDS, TEES, GATE VALVES, DOUBLE DETECTOR CHECK VALVES, FIRE HYDRANTS, AND APPURTENANCES.

8.4.3. ALL CONNECTIONS TO EXISTING LINES.

8.4.4. ENDS OF ALL WATER SERVICES AT THE BUILDINGS WHERE THE WATER SERVICE TERMINATES.

8.5. "AS-BUILT" DRAWINGS OF GRAVITY SANITARY SEWER LINES SHALL INCLUDE THE FOLLOWING INFORMATION:

8.5.1. RIM ELEVATIONS, INVERT ELEVATIONS, LENGTH OF PIPING BETWEEN STRUCTURES, AND SLOPES.

8.5.2. THE STUB ENDS AND CLEANOUTS OF ALL SEWER LATERALS SHALL BE LOCATED HORIZONTALLY AND VERTICALLY.

8.6. "AS-BUILT" DRAWINGS OF ALL DRAINAGE LINES SHALL INCLUDE THE FOLLOWING INFORMATION:

8.6.1. RIM ELEVATION, INVERT ELEVATION, LENGTH OF PIPING BETWEEN STRUCTURES, AND CONTROL STRUCTURE ELEVATIONS IF APPLICABLE.

8.6.2. THE SIZE OF THE LINES.

8.6.3. DRAINAGE WELL STRUCTURE SHALL INCLUDE, BUT NOT BE LIMITED TO, TOP OF CASING ELEVATION, TOP AND BOTTOM ELEVATIONS OF THE STRUCTURE AND BAFFLE WALLS, RIM ELEVATIONS AND PIPE INVERTS.

8.7. "AS-BUILT" DRAWINGS OF CONSTRUCTION AREAS SHALL INCLUDE THE FOLLOWING:

8.7.1. ROCK ELEVATIONS AT ALL HIGH, AND LOW POINTS, AND AT ENOUGH INTERMEDIATE POINTS TO CONFIRM SLOPE CONSISTENCY.

8.7.2. ROCK ELEVATIONS AND CONCRETE BASE ELEVATIONS SHALL BE TAKEN AT ALL LOCATIONS WHERE THERE IS A FINISH GRADE ELEVATION SHOWN ON THE DESIGN PLANS.

8.7.3. ALL CATCH BASIN AND MANHOLE RIM ELEVATIONS.

8.7.4. FINISH GRADE ELEVATIONS IN ISLAND AREAS.

8.7.5. "AS-BUILT" ELEVATIONS SHALL BE TAKEN ON ALL PAVED AND UNPAVED SWALES, AT ENOUGH INTERMEDIATE POINTS TO CONFIRM SLOPE CONSISTENCY AND CONFORMANCE TO THE PLAN DETAILS.

8.7.6. LAKE AND CANAL BANK "AS-BUILT" DRAWINGS SHALL INCLUDE A KEY SHEET OF THE LAKE FOR THE LOCATION OF CROSS SECTIONS. LAKE AND CANAL BANK CROSS SECTIONS SHALL BE PLOTTED AT A MINIMUM OF EVERY 100 LF, UNLESS OTHERWISE SPECIFIED. "AS-BUILT" DRAWINGS SHALL CONSIST OF THE LOCATION AND ELEVATION OF THE TOP OF BANK, EDGE OF WATER, AND THE DEEP CUT LINE, WITH THE DISTANCE BETWEEN EACH SHOWN ON THE DRAWING.

8.7.7. RETENTION AREA "AS-BUILT" ELEVATIONS SHALL BE TAKEN AT THE BOTTOM OF THE RETENTION AREA AND AT THE TOP OF BANK. IF THERE ARE CONTOURS INDICATED ON THE DESIGN PLANS, THEN THEY SHALL BE INCLUDED IN "AS-BUILT" DRAWINGS AS WELL.

8.8. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PREPARE "AS-BUILT" DRAWINGS ON FULL SIZE, 24" X 36" SHEETS. ALL "AS-BUILT" INFORMATION SHALL BE PUT ON THE LATEST ENGINEERING DRAWINGS. EIGHT (8) SETS OF BLUE OR BLACK LINE DRAWINGS SHALL BE SUBMITTED. THESE DRAWINGS SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

8.9. AN ELECTRONIC COPY OF THESE "AS-BUILT" DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD IN AUTOCAD, VERSION 2008 OR LATER.

9. UTILITY NOTES

9.1. CONTRACTOR IS RESPONSIBLE FOR UTILITY VERIFICATION PRIOR TO FABRICATION.

9.2. THE CONTRACTOR IS ADVISED THAT PROPERTIES ADJACENT TO THE PROJECT HAVE ELECTRIC, TELEPHONE, GAS, WATER AND/OR SEWER SERVICE LATERALS WHICH MAY NOT BE SHOWN IN PLANS. THE CONTRACTOR MUST REQUEST THE LOCATION OF THESE LATERAL SERVICES FROM THE UTILITY COMPANIES.

9.3. THE CONTRACTOR SHALL USE HAND DIGGING WHEN EXCAVATING NEAR EXISTING UTILITIES. EXTREME CAUTION SHALL BE EXERCISED BY THE CONTRACTOR WHILE EXCAVATING, INSTALLING, BACKFILLING OR COMPACTING AROUND THE UTILITIES.

9.4. THE CONTRACTOR SHALL NOTIFY AND OBTAIN AN UNDERGROUND CLEARANCE FROM ALL UTILITY COMPANIES AND GOVERNMENTAL AGENCIES AT LEAST 48 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN A SUNSHINE811.COM CERTIFICATION CLEARANCE NUMBER AND FIELD MARKINGS AT LEAST 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION.

- PRIOR TO COMMENCEMENT OF ANY EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH FLORIDA STATUTE 553.851 FOR THE PROTECTION OF UNDERGROUND GAS PIPELINES.

9.1. FOR STREET EXCAVATION OR CLOSING OR FOR ALTERATION OF ACCESS TO PUBLIC OR PRIVATE PROPERTY, THE CONTRACTOR SHALL NOTIFY:

- ROADWAY JURISDICTIONAL ENGINEERING / PUBLIC WORKS AUTHORITY.
- COUNTY TRANSIT AUTHORITY
- SCHOOL BOARD TRANSPORTATION AUTHORITY
- JURISDICTIONAL FIRE DEPARTMENT DISPATCH
- JURISDICTIONAL POLICE DEPARTMENT(S)

9.2. THE CONTRACTOR SHALL USE EXTREME CAUTION WORKING UNDER, OVER, AND AROUND EXISTING ELECTRIC LINES. THE CONTRACTOR SHALL CONTACT THE ELECTRIC PROVIDER COMPANY TO VERIFY LOCATIONS, VOLTAGE, AND REQUIRED CLEARANCES, ONSITE, IN RIGHT-OF-WAYS, AND IN EASEMENTS, PRIOR TO ANY CONSTRUCTION IN THE VICINITY OF EXISTING LINES.

9.3. LOCATION AND SIZE OF ALL EXISTING UTILITIES AND TOPOGRAPHY (FACILITIES) AS SHOWN ON CONSTRUCTION DRAWINGS ARE DRAWN FROM AVAILABLE RECORDS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE FACILITIES SHOWN OR FOR ANY FACILITY NOT SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION (VERTICAL & HORIZONTAL) OF ANY EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE ELEVATIONS AND LOCATIONS OF ALL EXISTING FACILITIES, IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. IF AN EXISTING FACILITY IS FOUND TO CONFLICT WITH THE PROPOSED CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER SO THAT APPROPRIATE MEASURES CAN BE TAKEN TO RESOLVE THE CONFLICT.

9.4. THE CONTRACTOR SHALL COORDINATE THE WORK WITH OTHER CONTRACTORS IN THE AREA AND ANY OTHER UNDERGROUND UTILITY COMPANIES REQUIRED. THE CONTRACTOR SHALL COORDINATE RELOCATION OF ALL EXISTING UTILITIES WITH APPLICABLE UTILITY COMPANIES.

10. SIGNING AND PAVEMENT MARKINGS

10.4. ALL SIGNING AND PAVEMENT MARKINGS INSTALLED AS PART OF THESE PLANS SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), COUNTY TRAFFIC DESIGN STANDARDS AND FDOT DESIGN STANDARDS AS A MINIMUM CRITERIA.

10.5. MATCH EXISTING PAVEMENT MARKINGS AT THE LIMITS OF CONSTRUCTION.

10.6. REMOVAL OF THE EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY WATER BLASTING OR OTHER APPROVED METHODS DETERMINED BY THE ENGINEER.

10.7. INCORRECTLY PLACED PAINT OR THERMOPLASTIC PAVEMENT MARKINGS OVER FRICTION COURSE WILL BE REMOVED BY MILLING AND REPLACING THE FRICTION COURSE A MINIMUM WIDTH OF 18 IN AT THE CONTRACTOR'S EXPENSE. THE ENGINEER MAY APPROVE AN ALTERNATIVE METHOD IF IT CAN BE DEMONSTRATED TO COMPLETELY REMOVE THE MARKINGS WITHOUT DAMAGING THE ASPHALT.

10.8. PLACE ALL RETRO-REFLECTIVE PAVEMENT MARKERS IN ACCORDANCE WITH STANDARD INDEX 17352 AND / OR AS SHOWN IN THE PLANS.

10.9. CAUTION SHOULD BE EXERCISED WHILE RELOCATING EXISTING SIGNS TO PREVENT UNNECESSARY DAMAGE TO SIGNS. IF THE SIGN IS DAMAGED BEYOND USE, AS DETERMINED BY THE ENGINEER, SIGNS SHALL BE REPLACED BY THE CONTRACTOR AT HIS EXPENSE.

10.10. ALL EXISTING SIGNS THAT CONFLICT WITH CONSTRUCTION OPERATIONS SHALL BE REMOVED, STOCKPILED, AND RELOCATED BY THE CONTRACTOR. SIGN REMOVAL SHALL BE DIRECTED BY THE ENGINEER.

10.11. RELOCATED SIGN SUPPORT SYSTEM MUST MEET THE CURRENT DESIGN STANDARD.

10.12. THE CONTRACTOR SHALL PROVIDE AN INVENTORY OF EXISTING SIGNS TO REMAIN OR TO BE RELOCATED PRIOR TO STARTING THE JOB AND FORWARD THIS LIST TO THE ENGINEER. CONTRACTOR SHALL NOTIFY IF THERE ARE ANY MISSING OR DAMAGE SIGNS THAT THE PLANS SHOW TO REMAIN OR TO BE RELOCATED.

10.13. ALL ROADWAY PAVEMENT MARKINGS SHALL BE THERMOPLASTIC IN ACCORDANCE WITH FDOT SPECIFICATIONS SECTION 711.

10.14. HAND DIG THE FIRST FOUR FEET OF SIGN FOUNDATION.

10.15. ALL SIGNS SHALL MEET ALL OF THE FOLLOWING:

- MEET THE CRITERIA OUTLINED IN SECTION 2A.08 OF THE 2009 MUTCD
- MEET THE SPECIFICATIONS OUTLINED IN SECTION 700 AND 994 OF THE LATEST FDOT STANDARD SPECIFICATIONS.
- CONSIST OF MATERIALS CERTIFIED TO MEET THE RETROREFLECTIVE SHEETING REQUIREMENTS OUTLINED IN THE CURRENT VERSION OF ASTM D4956 FOR TYPE-XI RETROREFLECTIVE SHEETING MATERIALS MADE WITH PRISIMS, EXCEPT FOR SCHOOL ZONE AND PEDESTRIAN SIGNS WHICH SHALL BE COMPRISED OF RETROREFLECTIVE FLUORESCENT YELLOW-GREEN SHEETING CERTIFIED TO MEET ASTM D4956 TYPE IV RETROREFLECTIVE SHEETING MATERIALS.
- CONSIST OF RETROREFLECTIVE SHEETING MATERIALS THAT HAVE A VALID FDOT APPROVED PRODUCT LIST (APL) CERTIFICATION FOR SPECIFICATION 700 HIGHWAY SIGNING FOR FDOT SHEETING TYPE XI (OR TYPE IV FOR SCHOOL AND PEDESTRIAN SIGNS).

10.13. PATCH ATTACHMENT HARDWARE, SUCH AS COUNTERSUNK SCREWS OR RIVET HEADS, WITH RETRO REFLECTIVE BUTTONS THAT MATCH THE COLOR AND SHEETING MATERIAL OF THE FINISHED SIGN PANEL INCLUDING THE BACKGROUND, LEGEND OR BORDER.

10.14. ENSURE THE OUTSIDE CORNER OF SIGN IS CONCENTRIC WITH BORDER. ENSURE WHITE BORDERS ARE MOUNTED PARALLEL TO THE EDGE OF THE SIGN. ENSURE BLACK BORDERS ARE RECESSED FROM THE EDGE OF THE SIGN.

10.15. LAYOUT PERMANENT FINAL STRIPING THAT LEAVES NO VISIBLE MARKS AT TIME OF FINAL ACCEPTANCE.

KEITH

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Florida Certificate of Authorization: 7928
Licensed Business Number: 6860

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.

RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE:	AUGUST 2022
DESIGNED BY:	MC/BI/CL
DRAWN BY:	BI/CL
CHECKED BY:	TD/MC
BID-CONTRACT:	

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT

PINNACLE
COMMITTED TO EXCELLENCE

PROJECT

PINNACLE 441 PHASE 2

SHEET TITLE

GENERAL NOTES

SHEET NUMBER GI-001

PROJECT NUMBER 11074.03

Plotted by: clouis On Monday, December 19, 2022 6:15:34 PM

Drawing name: S:\11074.03 - Pinnacle 441 - Phase 2, Hollywood - Pinnacle 441 Phase 2 LLC\Engineering\Cadd\11074.03-GI-XXX.dwg

STATUS: PRELIMINARY TAC

CONSTRUCTION SPECIFICATIONS

Section 20 - General Specifications Paving Grading Drainage and Earthwork

20.General

20.1. It is the intent of these specifications to describe the minimum acceptable technical requirements for the materials and workmanship for construction of site improvements for this project. Such improvements may generally include, but not to be limited to, clearing, grading, paving, removal of existing pavement storm drainage, water lines and sanitary sewers.

20.2. It is the intent that the Florida Department of Transportation (FDOT) "Standard Specifications for Road and Bridge Construction: (current edition) together with "Supplemental Specifications to the Standard Specifications for Road and Bridge Construction" (current edition), and the FDOT Roadway and Traffic Design Standards (current edition) be used where applicable for the various work, and that where such wording therein refers to the State of Florida and its Department of Transportation and personnel, such wording is intended to be replaced with the wording which would provide proper terminology; thereby making such "Standard Specifications for Road and Bridge Construction" together with the "FDOT Roadway and Traffic Design Standards" as the "Standard Specifications" for this project. If within a particular section, another section, article or paragraph is referred to, it shall be part of the Standard Specifications also. The Contractor shall abide by all local and State laws, regulations and building codes which have jurisdiction in the area.

20.3. The Contractor shall furnish all labor, materials and equipment and perform all operations required to complete the construction of a paving and drainage system as shown on the plans, specified herein, or both. It is the intent to provide a complete and operating facility in accordance with these specifications and the construction drawings. The material and equipment shown or specified shall not be taken to exclude any other incidentals necessary to complete the work.

20.4. All labor, materials, and methods of construction shall be in strict accordance with the plans and construction specifications and the minimum engineering and construction standards adopted by the unit of government which has jurisdiction and responsibility for the construction. Where conflicts or omissions exist, the jurisdictional government Engineering Department's standards shall govern. Substitutions and deviations from plans and specifications shall be permitted only when written approval has been issued by the Engineer.

20.5. Guarantee - all materials and equipment to be furnished and/or installed by the Contractor under this contract, shall be guaranteed for a period of (l) one year from the date of final acceptance thereof, against defective materials, design and workmanship. Upon receipt of notice from the owner of failure of any part of the guaranteed equipment or materials, during the guarantee period, the affected part or materials shall be replaced promptly with new parts or materials by the contractor, at no expense to the owner. In the event the Contractor fails to make necessary replacement or repairs within (7) seven days after notification by the owner, the owner may accomplish the work at the expense of the contractor.

21.Earthwork

21.1. All areas within the project limits shall be cleared and grubbed prior to construction. This shall consist of the complete removal and disposal of all trees, brush, stumps, roots, grass, weeds, rubbish and all other obstructions resting on or protruding through the surface of the existing ground to a depth of 1'. All work shall be in accordance with section 110 of the Standard Specifications.

21.2. None of the existing limerock material from demolished pavement is to be incorporated in the new limerock base, unless noted in plans. The existing limerock material from demolished pavement may be incorporated into the stabilized subgrade / subbase, or stabilized shoulder.

21.3. Fill material shall be classified as A-I, A-3, or A-2-4 in accordance with AASHTO N--145 and shall be free from vegetation and organic material. Not more than 12% by weight of fill material shall pass the no. 200 sieve.

21.4. All fill material in areas not to be paved shall be compacted to 95% of the maximum density as determined by AASHTO T-99.

21.5. All material of construction shall be subject to inspection and testing to establish conformance with the specifications and suitably for the uses intended. The Contractor shall notify the Engineer at least 24 hours prior to the time he will be ready for an inspection or test. The Contractor shall follow City and County inspection procedures. The Contractor shall not proceed with any phase of work dependent on an inspection or test of an earlier phase of work, prior to that test or inspection passing. The Contractor shall be responsible for providing certified material test results to the Engineer of record prior to the release of final certification by the Engineer. Test results must include, but may not be limited to, densities for subgrade and limerock, utilities, excavation, asphalt gradation reports, concrete cylinders, etc.

21.6. When encountered, muck shall be completely removed from the center line (10) ten feet beyond the edge of pavement each side. All such material shall be replaced by approved granular fill.

21.7. When encountered within drainage swales, hardpan shall be removed to full depth for a width of (5) five feet at the invert and replaced with granular materials.

21.8. All underground utilities and drainage installations shall be in place prior to subgrade compaction and pavement construction.

21.9. Ground adjacent to roadway/pavement having runoff shall be graded (2) two inches lower than the edge of pavement to allow for the placement of sod.

21.10.Site grading elevations shall be within 0.1' of the required elevation for non paved areas and all areas shall be graded to drain without ponding.

21.11.The Contractor shall perform all excavation, fill, embankment and grading to achieve the proposed plan grades including typical road sections, side slopes and canal sections. All work shall be in accordance with section 120 of the Standard Specifications. If fill material is required in excess of that generated by the excavation, the Contractor shall supply this material as required from off-site.

21.12.A 2" blanket of top soil shall be placed over all areas to be sodded or seeded and mulched within the project limits unless otherwise indicated on the plans.

21.13.Sod shall be St. Augustine unless otherwise indicated on the plans, and shall be placed on the graded top soil and watered to insure satisfactory condition upon final acceptance of the project.

22.Drainage

22.1. Inlets - all inlets shall be the type designated on the plans, and shall be constructed in accordance with section 425 of the Standard Specifications. All inlets and pipe shall be protected during construction to prevent siltation in the drainage systems by way of temporary plugs and plywood or plastic covers over the inlets. The entire drainage system shall be cleaned of all debris prior to final acceptance.

22.2. Pipe specifications: the material type is shown on the drawings by one of the following designations:

- RCP = reinforced concrete pipe, ASTM designation C-76, section 941 of the Standard Specifications.
- CMP = corrugated metal (aluminum) pipe, ASTM designation M-196.
- CMP (smooth lined) = corrugated metal aluminum pipe, (smooth lined) ASTM designation M-196.
- SCP = slotted concrete pipe, sections 941 and 942, of the Standard Specifications.
- PVC = polyvinyl chloride pipe.
- PCMP = perforated cmp, section 945, of the Standard Specifications
- Corrugated High Density Polyethylene Pipe (HDPE) (12 Inches to 60 Inches), shall meet the requirements of FDOT Specification section 948-2.3.

22.3. Pipe backfill - requirements for pipe backfill crossing roads or parking areas shall be as defined in the section 125-8, of the Standard Specifications. Pipeline backfill shall be placed in 6 inch lifts and compacted to 100% of the standard proctor (AASHTO T-99 specifications)

22.4. Location of drainage structures shall govern, and pipe length may have to be adjusted to accomplish construction as shown on these plans.

22.5. Distance and lengths shown on plans and profile drawings are referenced to the inner walls of structures.

22.6. Filter fabric shall be Mirafi, Typar or equal conforming to section 985 of the Standard Specifications.

23.Asphalt Paving

23.1. Where new asphalt meets existing asphalt, the existing asphalt shall be saw cut to provide a straight even line. Prior to removing curb or gutter, the adjacent asphalt shall be saw cut to provide a straight even line.

23.2. Internal asphalt paving constructed on existing sandy soils shall be constructed with a 12" subgrade, compacted to a minimum density of 100% maximum density as determined by AASHTO T-99. The compacted subgrade shall be constructed in the limits shown on the plans. All subgrade shall have an LBR of 40 unless otherwise noted.

23.3. Asphaltic concrete surface course shall be constructed to the limits shown on the plans. The surface course shall consist of the thickness and type asphaltic concrete as specified in the plans. All asphaltic concrete shall be in accordance with sections 320, 327, 330, 334, 336, 337, 337, 338, 339 and 341 of the Standard Specifications.

23.4. Limerock base shall be prepared, compacted and graded and shall be in accordance with section 200 of the Standard Specifications. All limerock shall be compacted to 98% per AASHTO T-180 and have not less than 70% of carbonates of calcium and magnesium unless otherwise designated. The Engineer shall inspect the completed base course and the Contractor shall correct any deficiencies and clean the base course prior to the placement of the prime coat. A tack coat will also be required if the Engineer finds that the primed base has become excessively dirty or the prime coat has cured to the extent of losing bounding effect prior to placement of the asphaltic concrete surface course. The prime and tack coats shall be in accordance with section 300 of the Standard Specifications.

23.5. Limerock base material shall be placed in maximum 6" lifts. Bases greater than 6" shall be placed in two equal lifts. If, through field tests, the Contractor can demonstrate that the compaction equipment can achieve density for the full depth of a thicker lift, and if approved by the engineer, the base may be constructed in successive courses of not more than 8 inches (200 mm) compacted thickness.

23.6. Asphalt edges that are not curbed shall be saw cut to provide a straight even line to the dimensions shown on plans.

24.Concrete Construction

24.1. Concrete sidewalk shall be in accordance with section 522 of the Standard Specifications and in accordance with F.D.O.T. Roadway and Traffic Design Standards, index no. 310. Concrete sidewalk shall be 4" thick, unless otherwise not and constructed on compacted subgrade, with 1/2" expansion joints placed at a maximum of 75', unless otherwise noted on plans. Crack control joints shall be 5' on center. All concrete sidewalks that cross driveways shall be 6" thick, unless otherwise noted on plans.

24.2. Sidewalk Curb ramps hall be in accordance with F.D.O.T. Roadway and Traffic Design Standards, index no. 304.

24.3. Concrete curb shall be constructed to the limits shown on the plans. The concrete shall have a minimum compressive strength of 2500 PSI at 28 days and shall be in accordance with section 520 of the Standard Specifications. Concrete curbing shall be in accordance with F.D.O.T. Roadway and Traffic Design Standards, index no. 300.

Section 30 - Water distribution and sanitary sewer force mains.

30. Materials:

Note: If materials list here on are in conflict with utility owner, material owner requirements shall govern.

30.1. All water main pipe, including fittings, shall be color coded or marked using blue as a predominant color to differentiate drinking water from reclaimed or other water. Underground plastic pipe shall be solid-wall blue pipe, shall have a co-extruded blue external skin, or shall be white or black pipe with blue stripes incorporated into, or applied to, the pipe wall; and underground metal or concrete pipe shall have blue stripes applied to the pipe wall. Pipe striped during manufacturing of the pipe shall have continuous stripes that run parallel to the axis of the pipe, that are located at no greater than 90-degree intervals around the pipe, and that will remain intact during and after installation of the pipe. If tape or paint is used to stripe pipe during installation of the pipe, the tape or paint shall be applied in a continuous line that runs parallel to the axis of the pipe and that is located along the top of the pipe; for pipes with an internal diameter of 24 inches or greater, tape or paint shall be applied in continuous lines along each side of the pipe as well as along the top of the pipe.

30.2. Ductile iron pipe for water distribution mains shall conform to ANSI/AWWA standard C151/A21.51 latest revision, "ductile iron pipe centrifugally cast in metal molds or sand-lined molds" with a minimum wall thickness of class 52 (pressure class 350) unless otherwise noted in the plans. Ductile iron pipe shall be cement lined and seal coated in accordance with ANSI/AWWA standard C104/A21.4 latest revision. The pipe shall be adapted for use with class 250 fittings for all sizes. Water main shall be colored blue in accordance with Florida State Statutes.

30.3. Ductile iron pipe for sewage force mains shall conform to ANSI/AWWA standard C151/A21.51 latest revision, "ductile iron pipe centrifugally cast in metal molds or sand-lined molds" with a minimum wall thickness of class 52 (pressure class 350) unless otherwise noted in the plans. Ductile iron pipe shall be interior ceramic epoxy lined and exterior coated with the manufacturer's coating system (Protecto 401 ceramic epoxy with a minimum dry film thickness of 40 mils and an outside coating of either coal tar epoxy or asphalt). Cement mortared linings are not appropriate for this application.

30.4. All pipe & fittings on the lift station sites shall be ductile iron conforming to the same specifications as above for sewage force mains except that flanged ductile iron pipe & fittings shall be used inside valve pits and wet wells. Flanged pipe and fittings shall conform to ANSI/AWWA C115/a21.15 latest revision and ANSI/AWWA C110/A21.10 latest revision. The following thickness classes shall be adhered to: all sizes class 52.

30.5. PVC pressure pipe for sizes 4" through 12" and shall conform to ANSI/AWWA standard C900 latest revision. PVC pressure pipe shall be made from class 12454-a or class 12454-b virgin material and conform with the outside diameter of cast iron pipe with a minimum wall thickness of dr series 18. Ultra violet degradation or sun bleached pipe will be cause for rejection. Water main shall be colored blue in accordance with Florida State Statutes. Force main shall be impregnated with green pigment. Reuse main shall be impregnated with purple pigment.

30.6. Ductile iron fittings for water distribution mains shall conform to ANSI/AWWA standard C110/A21.10 latest revision. Fittings 4" and larger shall be cement lined and seal coated in accordance with ANSI/AWWA standard C104/A21.4 latest revision. Water Main fitting shall be colored blue in accordance with Florida state statutes.

30.7. Cast iron and ductile iron fittings for sewage force mains shall conform to ANSI/AWWA standard C110/A21.10 latest revision. Fittings 4" and larger shall be coated in accordance with the requirements of ductile iron pipe for sewage force mains.

30.8. Joints for bell and spigot ductile iron pipe and fittings shall conform to ANSI/AWWA standard C111/A21.11 latest revision. Mechanical joint or push-on joint to be rubber gasket compression-type. Special fittings and joints shall be considered for specific installation subject to the approval of the engineer.

30.9. Joints for PVC pressure pipe shall be bell and spigot push-on rubber gasket type only. No solvent weld or threaded joints will be permitted.

30.10.Water distribution system restraint: all fittings and specific pipe joints shall be restrained as outlined below:

- Joint restraint
- Push-on P.V.C. EBAA iron series 1600
- Push-on DIP EBAA iron series 1700
- tr-flex by U.S. Pipe or
- flex ring by American
- Fittings w/ DIP EBAA iron series 1100 megalug
- Fittings w/ P.V.C. EBAA iron series 2000 megalug
- Length of restrained pipe shall be as indicated on restrained joint pipe detail. (see water & sewer detail sheet)

30.11. Sewage force main system restraint: all fittings and specific pipe joints shall be restrained as outlined below

- Joint restraint
- Push-on P.V.C. EBAA iron series 1600
- Push-on DIP EBAA iron series 1700
- tr-flex by U.S. Pipe or
- flex ring by American
- Fittings w/ DIP EBAA iron series 1100 megalug
- Fittings w/ P.V.C. EBAA iron series 2000 megalug
- Length of restrained pipe shall be as indicated on restrained joint pipe detail. (see water & sewer detail sheet)

30.12.Water distribution valves shall be gate valves, iron body, fully resilient seat bronzed mounted non-rising stem, rated at 200 PSI and conforming to ANSI/AWWA C509 latest revision, and shall have mechanical joints.

30.12.1. Gate valves 4" and larger shall be Mueller A-2360, American 250 line or Clow F-6100, conforming to ANSI/AWWA C500 latest revision or approved equal.

30.12.2. Tapping valves shall be Mueller T-2360 or approved equal.

30.12.3. Gate valves 3" or less shall be Nibco T-133 or T-136 with malleable hand wheels or approved equal.

30.13.Tapping sleeves shall be Mueller H615, Clow F- 2505 or approved equal.

30.14.Valve boxes shall be U.S. foundry 7500 or approved equal painted blue with the designation "water".

30.15.Retainer glands for DIP shall conform to ANSI/AWWA C111/A21.11 latest revision. All glands shall be manufactured from ductile iron as listed by underwriters laboratories for 250 psi minimum water pressure rating. Clow corporation model f-1058, standard fire protection equipment company or approved equal.

30.16.Dresser couplings shall be regular black couplings with plain gaskets for galvanized steel pipe. They shall be dresser style 90. No substitutions allowed.

30.17.Fire hydrants shall be Mueller centurion traffic type A-423 with 5 1/4" internal valve opening or approved equal. Pumper nozzle to be 18" from finished grade. All hydrants to be installed with control valve. Retainer glands are preferred for restraining. Fire hydrant shall comply with ANSI/AWWA C502 latest revision. Fire hydrants shall be painted in accordance with NFPA #291 or per agency standards having jurisdiction. Blue raised reflective pavement marker (rpm) shall be used to identify fire hydrant location. The placement of the rpm to be at the centerline of the outside roadway lane.

30.18.Sewage force main valves shall be plug valves which shall be of the non-lubricated, eccentric type with resilient faced plugs, port areas for valves 20 inches and smaller shall be at least 80% of full pipe area. Port area of valves 24 inches and larger shall be at least 70% of full pipe area. The body shall be of semi-steel (ASTM A-126 C1.b) and shall have bolted bonnet which gives access to the internals of the valve. Seats shall be welded overlay of high nickel content or a stainless steel plate locked in the body cavity. If a plate is used, it shall be replaceable through the bonnet access. Bearings shall be permanently lubricated of stainless steel, bronze or Teflon lined, fiber glass backed Duralon. Bearing areas shall be isolated from the flow with grit seals. Valves shall have packing bonnets where the shaft protrudes from the valve and the packing shall be self-adjusting chevron type which can be replaced without removing the bonnet. All nuts, bolts, springs and washers shall be stainless steel.

30.19.Plug valves shall be designed for a working pressure of 150 PSI the valve and actuator shall be capable of satisfactory operation in either direction of flow against pressure drops up to and including 100 PSI (for plug valves over 12" in diameter). Valves shall be bubble tight in both directions at 100 psi differential. Plug valves over 12" in diameter shall have worm gear operators. The operating mechanism shall be for buried service with a 2 inch square operating nut.

30.20.Plug valves are to be installed with the seat pointed towards the upstream flow, when specified.

30.21.Swing check valves for water, sewage, sludge, and general service shall be of the outside lever and spring or weight type, in accordance with ANSI/AWWA C 508 latest revision swing-check valves for waterworks service, 2" through 24" NPS, unless otherwise indicated, with full-opening passages, designed for a water-working pressure of 150 PSI they shall have a flanged cover piece to provide access to the disc.

30.22.High density polyethylene pipe (HDPE) for water distribution mains shall conform to AWWA C906 standard, latest revision. Pipes shall be color-coded blue, minimum 40 feet standard lengths.

31.Service connection:

31.1. Service saddles shall be fusion bonded plastic coated ductile iron (ASTM A536) with stainless steel straps, saddles shall be double strap type.

31.2. Service lines shall be polyethylene (PE 3408), 200 p.s.i rated, DR9. Pipe joints shall be of the compression type totally confined grip seal and coupling nut.

31.3. Corporation stops shall be manufactured of brass alloy in accordance with ASTM B-62 with threaded ends, as manufactured by Ford ballcorp, catalog # 1100 or approved equal.

31.4. Curb stops shall be Ford v63-44w-x" latest revision or approved equal.

31.5. Meter stops shall be 90 degree lockwing type and shall be of bronze construction in accordance FV63-777W" latest revision with ASTM B-62. Meter stops shall be closed bottom design and resilient "0" ring sealed against external leakage at the top. Stops shall be equipped with a meter coupling nut on the outlet sides, as manufactured by Ford or approved equal.

32. Installation:

32.1. Where restrained pipe joints are required due to fittings, appurtenances, etc., pipe material shall be DIP

32.2. All PVC pipe shall be installed in accordance with the uni-bell plastic pipe association "guide for installation of PVC pressure pipe for municipal water distribution system," and ANSI/AWWA C605-xx latest revision standard.

32.3. All DIP shall be installed in accordance with ANSI/ C600-xx latest revision.

32.4. All water mains shall typically be laid with a minimum 36" cover for PVC and 30" cover for DIP.

32.5. Detector tape shall be laid 18 inches above all water and sewer lines. A 14 gauge multi-strand wire shall be attached to all nonconductive water mains to facilitate location. An extra 4 feet of wire shall be provided at all valves, blow-offs, hydrants, etc. The wire shall be tested for continuity at the pressure test.

32.6. Pipe deflection shall not exceed 50% of the maximum deflection recommended by the manufacturer.

32.7. A continuous and uniform bedding shall be provided. Backfill material shall be placed in accordance with the plans and specifications.

32.8. All valves shall be installed with adjustable cast iron valve boxes with the word "water" or "sewer", as applicable, cast in the cover. U.S. foundry or approved equal.

33.Testing:

33.1. Before any physical connections and acceptance for operation to the existing water mains are made, the complete water system shall be flushed, pressure tested and disinfected. Copies of passing bacteriological results and pressure test results must be submitted to, and approved by, the engineer, utility owner, and health department. Hydrostatic testing of new mains shall be performed at a minimum starting pressure of 150 PSI for two hours in accordance with ANSI/AWWA C600-05 (hydrostatic test). The pressure test shall not vary more than 5 PSI during the test. The allowable leakage during the pressure test shall be less than the number of gallons per hour as determined by the formula:

L = (sd(p)1/2)/148,000.

In which L equals the allowable leakage in gallons per hour. S equals length of pipe (linear feet), d equals nominal diameter of pipe (inches) and p equals the average test pressure (pounds per square inch gauge). Maximum length of test pipe section should be 2000 feet. The water system shall be disinfected in accordance with the ANSI/AWWA C651-05 (water main bacteriological tests).

33.2. The pressure test shall be witnessed by a representative of the utility owner and the engineer of record.

33.3. For water distribution pipes, sampling points shall be provided by the contractor at the locations shown on the plans.

33.4. For water distribution pipes, disinfection and bacteriological testing shall be in accordance with ANSI/AWWA C651-14 (water main bacteriological tests). Maximum distance between sampling points shall be as follows:

- Transmission mains: every 1200 feet
- Branch mains: every 1000 feet
- Isolated mains < 1000 feet: 2 sample points
- Isolated mains > 1000 feet: 3 sample points

Section 40 - Gravity Sanitary Sewer Collection System

40.General:

40.1. Manhole, valve box, meter box and other structure rim elevations within the limits of construction are to be adjusted to conform to plan grades proposed in these plans. If no other individual cost item is included in the contract schedule for a particular structure adjustment.

40.2. Distance and lengths shown on plans and profile drawings are referenced to the center of structures.

41. Materials:

Note: If materials list here on are in conflict with utility owner, material owner requirements shall govern.

41.1. All PVC sewer pipe and fittings shall be non-pressure polyvinyl chloride (PVC) pipe conforming to ASTM D 3034, SDR 26, with push-on rubber gasket joints.

41.2. Ductile iron pipe shall conform to ANSI/AWWA C151/A21.51-xx latest revision, "ductile iron pipe centrifugally cast in metal molds or sand-lined molds" with wall thickness class 51 for 8" and above, class 52 for 4" and 6", unless otherwise directed by the engineer. Ductile iron pipe shall be epoxy lined or coated with the manufacturer's coating system as approved by the engineer of record and the local municipality or utility owner. In either case, the engineer's review and approval is required for either alternative prior to construction. Cement mortared linings are not appropriate for this application.

41.3. All ductile iron fittings shall conform to ANSI/AWWA standard C110/A21.10-xx latest revision. All fittings and accessories shall be epoxy lined and as manufactured or supplied by the pipe manufacturer or approved equal.

41.4. Manholes shall be precast per ASTM C 478 and in accordance with the plans and specifications.

41.5. Manholes are to be sealed with type II sulphate resistant cement or approved equal - no molding plaster.

41.6. Joints for bell and spigot ductile iron pipe and fittings shall conform to ANSI/AWWA standard C111/A21.11-xx latest revision. Mechanical joint or push-on joint to be rubber gasket compression- type.

41.7. PVC clean-outs to have screw type access plug. Long radius wye connections and fittings shall be used in order to access clean-out operations.

41.8. Cleanouts shall be installed at all sewer services exceeding 75' in length (every 75') with a clean out at the property line, easement line, or 5' from a building. The contractor shall coordinate the location of the building cleanout (5' from the building) and elevation of the end of the sewer service with the building plumbing contractor. Cleanouts shall be the same size as the service lateral in which they are installed.

42. Installation:

42.1. PVC sewer pipe shall be laid in accordance with ASTM D 2321 and the Uni-Bell plastic pipe association's "recommended practice for the installation of PVC sewer pipe."

42.2. DIP shall be installed in accordance with ANSI/AWWA C-600-xx latest revision.

42.3. Pipe to manhole connection to be Fernco neoprene boot couplings with stainless steel accessories or approved equal.

42.4. Manholes shall be set plumb to line and grade on firm subgrade providing uniform bearing under the base.

42.5. All openings and joints shall be sealed watertight.

42.6. Two coats of Koppers 300-m, first red, second one black, shall be applied to the inside of all manholes and shall be applied in accordance with the manufacturer's specifications (16 mils per coat). Coating as required by utility owner or engineer shall be applied to the outside of the manhole. The interior coats shall be applied after sewer lamping of lines. After the application of each coat, the utility owner and engineer shall inspect the manholes. The inspection shall be scheduled a minimum of 48 hours prior to inspection.

43.Testing: Testing of gravity sewer mains and laterals shall be in accordance with the utility owner's minimum design and construction standards latest revision.

43.1. After construction of the sewer system, the engineer may require a visual infiltration and/or exfiltration test to be performed on the entire system or any part thereof.

43.2. An air test may be substituted for the water exfiltration test, upon approval of the engineer.

43.3. The allowable limits of sewer pipe leakage for gravity sewer mains shall not exceed 100 gallons per inch of inside pipe diameter per mile per day for any section tested. No visible leakage shall be allowed.

43.4. The installed sewers may require video inspections.

KEITH
301 East Atlantic Blvd. Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Certificate of Authorization: 7928
Licensed Business Number: 6860

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.

RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE:	AUGUST 2022
DESIGNED BY:	MC/BI/CL
DRAWN BY:	BI/CL
CHECKED BY:	TD/MC
BID-CONTRACT:	

This item had been digitally signed and sealed by Thomas F. Donahue, P.E. on the date adjacent to the seal
01/20/2023
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

THOMAS F. DONAHUE LICENSE No. 60529 STATE OF FLORIDA PROFESSIONAL ENGINEER

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT

PINNACLE
COMMITTED TO EXCELLENCE

PROJECT

PINNACLE 441 PHASE 2

SHEET TITLE

CONSTRUCTION SPECIFICATIONS

SHEET NUMBER	GI-002
PROJECT NUMBER	11074.03

Plotted by: clouis On Monday, December 19, 2022 6:15:35 PM

Drawing name: S:\11074.03 - Pinnacle 441 - Phase 2, Hollywood - Pinnacle 441 Phase 2 LLC\Engineering\Cadd\11074.03-GI-XXX.dwg

STATUS: PRELIMINARY TAC

GENERAL SYMBOLS

SYMBOL	DESCRIPTION
A / CP-301	PROPOSED SECTION MARKER INDICATING THE SECTION LETTER AND THE SHEET ON WHICH THE SECTION VIEW APPEARS.
22 / C-05	DETAIL REFERENCE CALL OUT INDICATING THE DETAIL NUMBER AND THE SHEET ON WHICH THE DETAIL VIEW APPEARS.
1	REVISION TRIANGLE NUMBER
	MISC BREAK LINES
PIC#	PHOTO LOCATION AND CORRESPONDING PICTURE NUMBER.
N: 623025.4322 E: 850262.1786	COORDINATE VALUES SHOWN ON PROPOSED IMPROVEMENTS ARE RELATIVE TO THE COORDINATE VALUES INDICATED ON THE RIGHT-OF-WAY, PROPERTY CORNERS OR REFERENCE MONUMENT

GEN SITE & PMS

SYMBOL	DESCRIPTION
	PAVEMENT MARKING ARROWS
	STOP BAR
	ADA PARKING
	CONCRETE CAR STOP
	BICYCLE
	BICYCLE RACK
	AUTOMOBILE
	POST MOUNTED SIGNS 1,2, DOUBLE POST & 4 WAY
33	PARKING SPACE NUMBER
BL CL PL FL ML	BASELINE, CENTER, PROPERTY, FLOW & MONUMENT LINE
▶ ▷	BUILDING ACCESS (ADA) / (NON-ADA)

PAVING & GRADING

SYMBOL	DESCRIPTION
0.04% 0.04%	FLOW DIRECTIONAL ARROW
6"	ELEVATION CHANGE
5.00 5.00	MAJOR / MINOR CONTOUR ELEVATION
13.56	GRADE ELEVATION
13.56 / 10.00	TOP OF CURB / PAVEMENT ELEVATION
MEG	MATCH EXISTING GRADE
	SLOPE BANK
A-1 24'	DRIVEWAY TURNOUT IDENTIFICATION (FDOT INDEX 515) W/ DRIVE WIDTH
CR-?	SIDEWALK CURB RAMP (PER FDOT INDEX 304)
	SEAWALL

UTILITY PIPES

SYMBOL	DESCRIPTION
	PIPE FITTINGS: TEE, 90, 45, 22.5, 11.2, CAP, CAP W/FVO, REDUCER, VERTICAL, PLUG
	VALVES: GATE, BUTTERFLY, DOUBLE BTRFLY, BFP, VACUUM BREAKER
MBO ABO ARV	MAN/AUTO BLOWOFF, ARV, TAPP SADDLE, PIV, FLUSH VLV, CORP STOP
SP# HYD FDC WW	SAMPLE PNT, HYDRANT, FDC, WATER WELL
	TAPPING SADDLE
	EXFILTRATION TRENCH
	PIPE CASING
V	VENT PIPE BOX
22	UTILITY CROSSING TABLE REFERENCE

HATCH PATTERNS

SYM	DESCRIPTION	SYM	DESCRIPTION
	CONCRETE AREA		BRICK PAVERS
	JOGGING PATH		SOIL TRACKING PREVENTION DEVICE
	PAVEMENT AREA		SAND (DETAIL / ELEVATION)
	BUILDING HATCH		EARTH (DETAIL / ELEVATION)
	MILLING AND RESURFACING		GRAVEL (DETAIL / ELEVATION)
	DETECTABLE WARNING PER FLORIDA CODE		GRASS AREA
	DEMOLITION AREA		

UTILITY STRUCTURES

SYMBOL	DESCRIPTION
CB	FDOT C,D,E,F & FABRIC CATCH BASIN
CB SS	NON-FDOT ROUND CB'S & MANHOLES, MDC STRUCTURE
	CURB INLETS
	TRENCH DRAIN
	PIPE CULVERT - MITERED END SECTION
	STRAIGHT ENDWALL
PS#	PUMP STATION LOCATION AND NUMBER
	GREASE TRAP SINGLE AND DOUBLE
	SEPTIC TANK
	SEPTIC DRAIN FIELD
	DRAINAGE WELL, DRAIN C.B., CONTROL STRUCTURE
MW	MONITORING WELL
WELL	WATER WELL
M	WATER METER
YD DD DD	YARD DRAIN / 9" DECK DRAIN ROUND & SQUARE
CO CO CO	CLEAN OUT 6", 4" & BOX
22	STORM STRUCTURE TABLE REFERENCE NUMBER
22	SEWER STRUCTURE TABLE REFERENCE NUMBER

XX — CONST. 5' Ø CB
RIM EL. = 12.88
N INV. ELEV. = 4.50' - XX" DIP
E INV. ELEV. = 4.50' - XX" DIP
S INV. ELEV. = 4.50' - XX" DIP
W INV. ELEV. = 4.50' - XX" DIP

SEWER STRUCTURE CALLOUT (SHOWN AS A CIRCLE CIRCUMSCRIBING THE STRUCTURE NUMBER.)

XX — CONST. 5' Ø CB
RIM EL. = 12.88
N INV. ELEV. = 4.50' - XX" DIP
E INV. ELEV. = 4.50' - XX" DIP
S INV. ELEV. = 4.50' - XX" DIP
W INV. ELEV. = 4.50' - XX" DIP

STORM STRUCTURE CALLOUT (SHOWN AS A HEXAGON CIRCUMSCRIBING THE STRUCTURE NUMBER.)

INDICATES STRUCTURE NUMBER, STATION & OFFSET, STRUCTURE SIZE & TYPE, RIM/GRATE ELEVATION, PIPE INVERT ELEVATIONS & DIRECTION, PIPE SIZE & MATERIAL AS WELL AS ANY SPECIAL NOTES.

INLET PROTECTION ??

LINE TYPES

PROPOSED UTILITIES	
	WATER LINE
	SANITARY SEWER
	FORCE MAIN
	LOW PRESSURE FM
	STORM DRAIN
	PRESSURE STORM
	IRRIGATION
	RAW WATER
	RECLAIMED WATER

TOPO	
	BREAKLINE
	MAJOR CONTOUR
	MINOR CONTOUR
TOB	TOP OF BANK
TOE	TOE OF SLOPE
EOW	EDGE OF WATER
CLS	CENTERLINE OF SWALE

PAVEMENT MARKING	
	STRIPE SKIP 2-4
	STRIPE SKIP 3-9
	STRIPE SKIP 6-10
	STRIPE SKIP 10-30
	STRIPE SKIP 10-10-20
	STRIPE SKIP 2-2-2

GENERAL SITE	
	DEMOLITION
	TURBIDITY BARRIER
	PARKING STRIPING (SINGLE)
	BUILDING SETBACK
	FIRE TRUCK PATH
	SIGHT TRIANGLE
	BUILDING FOOTPRINT
	VEHICLE OVERHANG
	CONSTRUCTION LIMITS
	SILT FENCE
	PARKING STRIPING (DOUBLE)

ABBREVIATIONS

ABBRV	DESCRIPTION
AADT	ANNUAL AVERAGE DAILY TRAFFIC
ABAN	ABANDON
ADJ	ADJUST
APPROX.	APPROXIMATE
A.C.	ASPHALT CONCRETE
ACCM PIPE	ASPHALT COATED CORRUGATED METAL
BIT.	BITUMINOUS
BC	BACK OF CURB
BD.	BOUND
BL	BASELINE
BLDG	BUILDING
BM	BENCHMARK
BO	BY OTHERS
BOS	BOTTOM OF SLOPE
BR.	BRIDGE
CAP	CORRUGATED ALUMINUM PIPE
CB	CATCH BASIN
CBCI	CATCH BASIN WITH CURB INLET
CC	CEMENT CONCRETE
CCM	CEMENT CONCRETE MASONRY
CEM	CEMENT
CI	CURB INLET
CIP	CAST IRON PIPE
CLF	CHAIN LINK FENCE
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO.	COUNTY
CONC	CONCRETE
CONT	CONTINUOUS
CONST	CONSTRUCTION
CR GR	CROWN GRADE
DHV	DESIGN HOURLY VOLUME
DI	DROP INLET
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DWY	DRIVEWAY
ELEV (OR EL.)	ELEVATION
EMB	EMBANKMENT
EOP	EDGE OF PAVEMENT
EXIST (OR EX)	EXISTING
EXC	EXCAVATION
F&C	FRAME AND COVER
F&G	FRAME AND GRATE
FDN.	FOUNDATION
FLDSTN	FIELDSTONE
GAR	GARAGE
GD	GROUND
GI	GUTTER INLET
GIP	GALVANIZED IRON PIPE
GRAN	GRANITE
GRAV	GRAVEL
GRD	GUARD
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE
HDW	HEADWALL
HMA	HOT MIX ASPHALT
HOR	HORIZONTAL
HYD	HYDRANT
INV	INVERT
JCT	JUNCTION
L	LENGTH OF CURVE
LB	LEACH BASIN
LP	LIGHT POLE
LT	LEFT
MAX	MAXIMUM
MB	MAILBOX
MEG	MATCH EXISTING GRADE
MH	MANHOLE
MIN	MINIMUM
NIC	NOT IN CONTRACT

ABBREVIATIONS CONTINUED

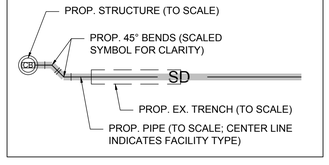
ABBRV	DESCRIPTION
NO.	NUMBER
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
P.G.L.	PROFILE GRADE LINE
PI	POINT OF INTERSECTION
POC	POINT ON CURVE
POT	POINT ON TANGENT
PRC	POINT OF REVERSE CURVATURE
PROJ	PROJECT
PROP	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
PVMT	PAVEMENT
PWW	PAVED WATER WAY
R	RADIUS OF CURVATURE
R&D	REMOVE AND DISPOSE
RCP	REINFORCED CONCRETE PIPE
RD	ROAD
RDWY	ROADWAY
REM	REMOVE
RET	RETAIN
RET WALL	RETAINING WALL
ROW	RIGHT OF WAY
RR	RAILROAD
R&R	REMOVE AND RESET
RT	RIGHT
SHLD	SHOULDER
SMH	SEWER MANHOLE
ST	STREET
STA	STATION
SSD	STOPPING SIGHT DISTANCE
SW	SIDEWALK
T	TANGENT DISTANCE OF CURVE/TRUCK %
TAN	TANGENT
TEMP	TEMPORARY
TC	TOP OF CURB
TOS	TOP OF SLOPE
TSV	TAPPING SLEEVE AND VALVE
TYP	TYPICAL
UP	UTILITY POLE
VAR	VARIES
VERT	VERTICAL
VC	VERTICAL CURVE
WCR	WHEEL CHAIR RAMP
WIP	WROUGHT IRON PIPE
WM	WATER METER/WATER MAIN
X-SECT	CROSS SECTION

LINE WEIGHTS

EXISTING	SHADED LINES & TEXT DENOTE EXISTING EQUIPMENT AND STRUCTURES.
FUTURE	NON-SHADED DASHED LINES & TEXT DENOTE FUTURE EQUIPMENT, STRUCTURES AND WORK.
PROPOSED / CONSTRUCT	NON-SHADED, BOLD, SOLID LINES & TEXT DENOTE PROPOSED EQUIPMENT, STRUCTURES AND WORK.

PIPE SYMBOLOGY

PROPOSED / CONSTRUCT
PIPES BELOW GROUND



NOTE: THE LEGEND SHOWN HEREON IS REPRESENTATIVE OF ALL KEITH CIVIL ENGINEERING DRAFTING STANDARDS AND IS NOT PROJECT SPECIFIC.

KEITH
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Florida Certificate of Authorization: 7928
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REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

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RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE:	AUGUST 2022
DESIGNED BY:	MC/BI/CL
DRAWN BY:	BI/CL
CHECKED BY:	TD/MC
BID-CONTRACT:	

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT

PINNACLE
COMMITTED TO EXCELLENCE

PROJECT

PINNACLE 441 PHASE 2

SHEET TITLE

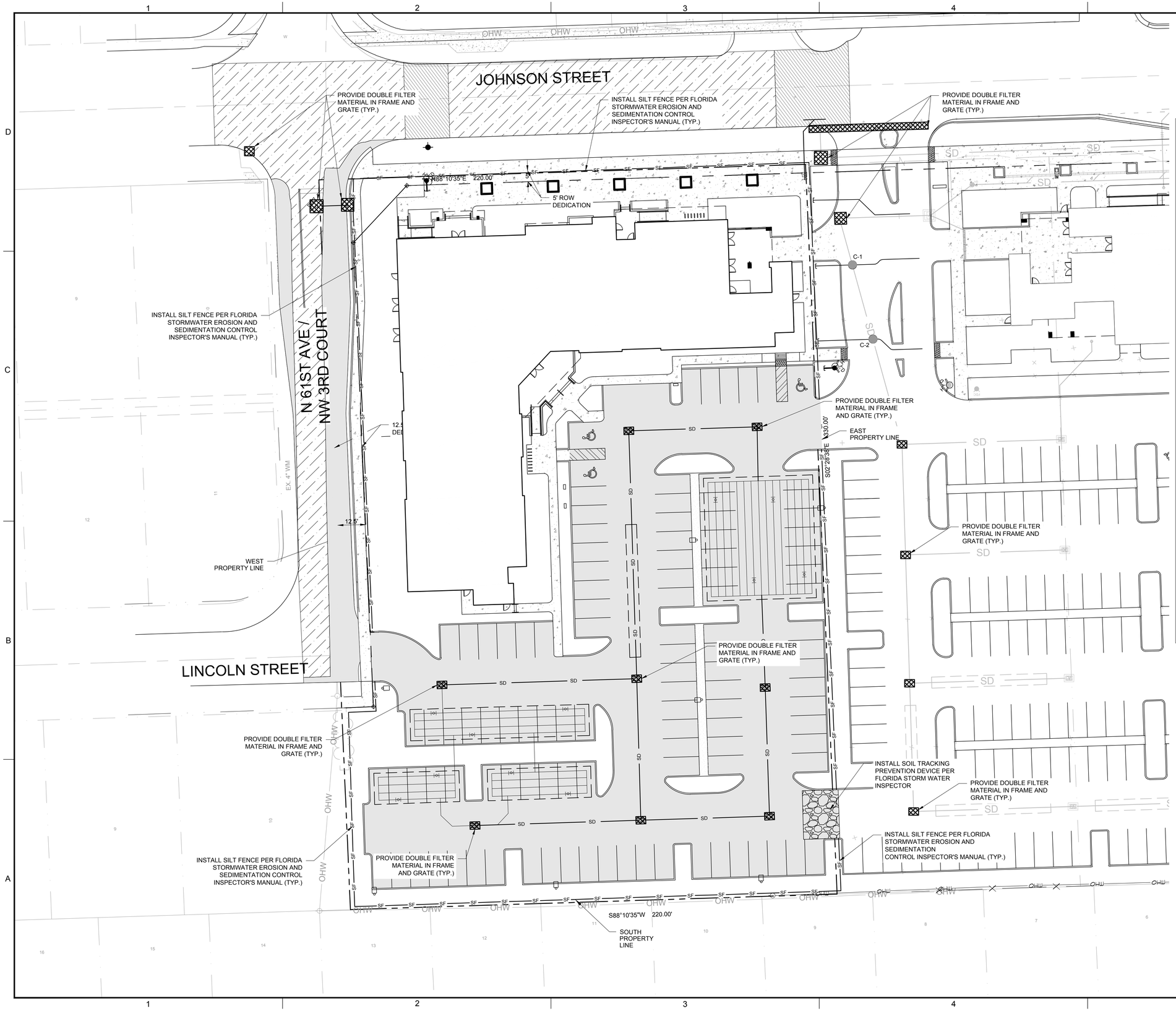
LEGEND AND ABBREVIATIONS

SHEET NUMBER	GI-003
PROJECT NUMBER	11074.03

STATUS: PRELIMINARY TAC

Plotted by: clouis On Monday, December 19, 2022 6:15:35 PM

Drawing name: S:\11074.03 - Pinnacle 441 - Phase 2, Hollywood - Pinnacle 441 Phase 2 LLC\Engineering\Cadd\11074.03-GI-XXX.dwg



N

GRAPHIC SCALE
0 20 40
SCALE: 1" = 20 '

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

GENERAL NOTES:

1. THE CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN FLORIDA (HEREAFTER REFERRED TO AS FL GUIDELINES).
2. MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION PERIOD. AFTER EACH RAINFALL, A VISUAL INSPECTION SHALL BE MADE OF ALL INSTALLED EROSION CONTROL MEASURES AND REPAIRS SHALL BE CONDUCTED TO ENSURE THEIR CONTINUING FUNCTION AS DESIGNED.
3. ALL EXISTING/NEW CATCH BASIN, INLETS, STORM SEWER MANHOLES STRUCTURES WITHIN THE WORK AREAS, ETC. SHALL BE PROTECTED DURING CONSTRUCTION OPERATIONS FROM SEDIMENT RUNOFF AND DEBRIS BY PLACING A FILTER FABRIC MATERIAL IN THE FRAME AND GRATE/MANHOLE COVER. PREVENTIVE METHODS MUST BE UTILIZED AROUND THESE STRUCTURES (DURING CONSTRUCTION OPERATIONS) BY GRADING TO DRAIN AWAY FROM STRUCTURES AND ANY OTHER METHODS APPROVED BY THE AGENCY HAVING JURISDICTION OR DESIGN ENGINEER OF RECORD.
4. THE CONTRACTOR SHALL INSTALL A SOIL TRACKING PREVENTION DEVICE AS PER THE FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL. THE CONTRACTOR SHALL TAKE MEASURES TO INSURE THE CLEANUP OF SEDIMENTS THAT HAVE BEEN TRACKED BY VEHICLES OR HAVE BEEN TRANSPORTED BY WIND OR STORM WATER ABOUT THE SITE OR ONTO NEARBY ROADWAYS. STABILIZED CONSTRUCTION ENTRANCES AND CONSTRUCTION ROADS, IF APPROPRIATE, SHALL BE IMPLEMENTED IN ORDER TO REDUCE OFFSITE TRACKING.
5. ALL AREAS OF DISTURBANCE THAT ARE NOT WITHIN BUILDING OR PAVEMENT LIMITS SHALL BE SODDED, REFER TO LANDSCAPE PLANS FOR SOD SPECIFICATION AND REQUIREMENTS.
6. REMOVE ALL EROSION CONTROL IMPROVEMENTS AFTER ALL DISTURBED AREAS ARE STABILIZED WITH THE FINAL GROUND COVER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR READING AND FAMILIARIZING THEMSELVES WITH ALL THE PERMITS PREVIOUSLY ACQUIRED FOR THIS PROJECT. THE CONDITIONS OUTLINED IN THE PERMITS ARE IN FORCE AND FULL EFFECT AS PART OF THE PROPOSED IMPROVEMENTS. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL WORK ASSOCIATED WITH THIS PROJECT IS IN COMPLIANCE WITH ALL OF THE REQUIREMENTS OF THESE PERMITS.
8. THE CONTRACTOR WILL BE RESPONSIBLE FOR ACQUIRING A VALID NPDES PERMIT. UNLESS SUCH PERMIT IS DETERMINED TO BE NON-APPLICABLE BY REGULATORY AGENCY HAVING PROPER JURISDICTION REGARDING HIS MATTER.

KEITH
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Florida Certificate of Authorization: 7928
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REVISIONS

NO.	DESCRIPTION	DATE
1	TAC RESUBMITTAL	01/11/23

PRELIMINARY PLAN NOT FOR CONSTRUCTION

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RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE:	AUGUST 2022
DESIGNED BY:	MC/BI/CL
DRAWN BY:	BI/CL
CHECKED BY:	TD/MC
BID-CONTRACT:	

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THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT

PINNACLE COMMITTED TO EXCELLENCE

PROJECT

PINNACLE 441 PHASE 2

SHEET TITLE

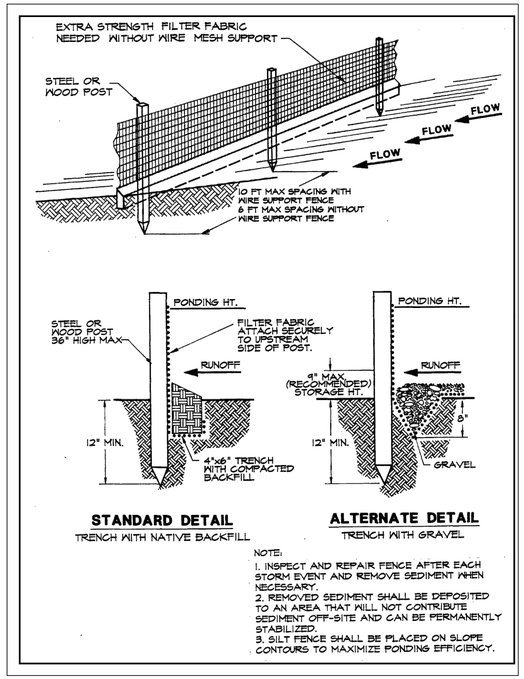
PRELIMINARY EROSION CONTROL PLAN

SHEET NUMBER	CG-101
PROJECT NUMBER	11074.03

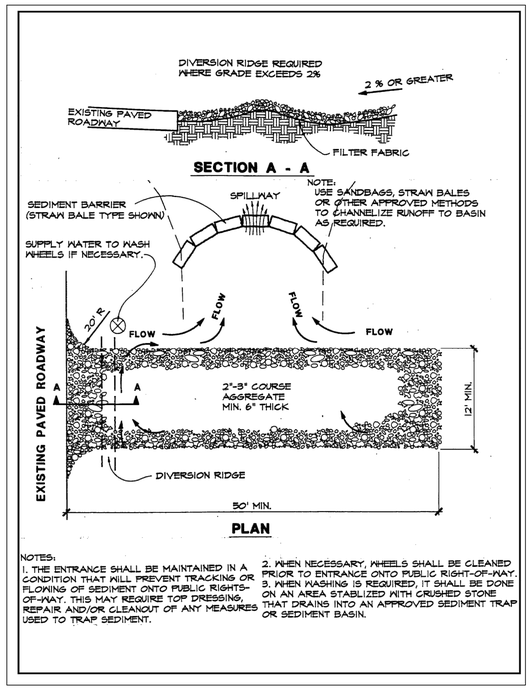
STATUS: PRELIMINARY TAC

Drawing name: S:\11074.03 - Pinnacle 441 - Phase 2; Hollywood - Pinnacle 441 Phase 2 LLC\Engineering\Cad\11074.03-CG-1XX.dwg

Plotted by: clouis On Friday, January 20, 2023 3:02:15 PM



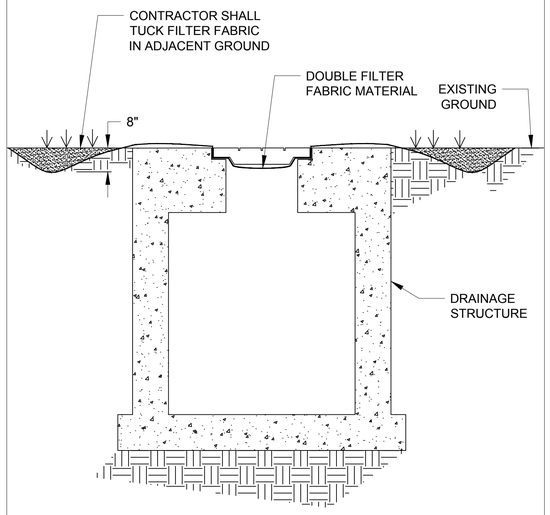
NOTE:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.



NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

CONSTRUCTION ENTRANCE DETAIL

N.T.S.



INLET / MANHOLE PROTECTION DETAIL

SCALE: NOT TO SCALE

NOTE

DETAILS SHOWN ON THIS SHEET ARE PER THE FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL. REFER TO THE FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL FOR ADDITIONAL INFORMATION.

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Licensed Business Number: 6860

REVISIONS

NO.	DESCRIPTION	DATE
3	PER VALUE ENGINEERING	03/23/2022

PRELIMINARY PLAN NOT FOR CONSTRUCTION

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FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT

PINNACLE COMMITTED TO EXCELLENCE

PROJECT

PINNACLE 441 PHASE 2

SHEET TITLE

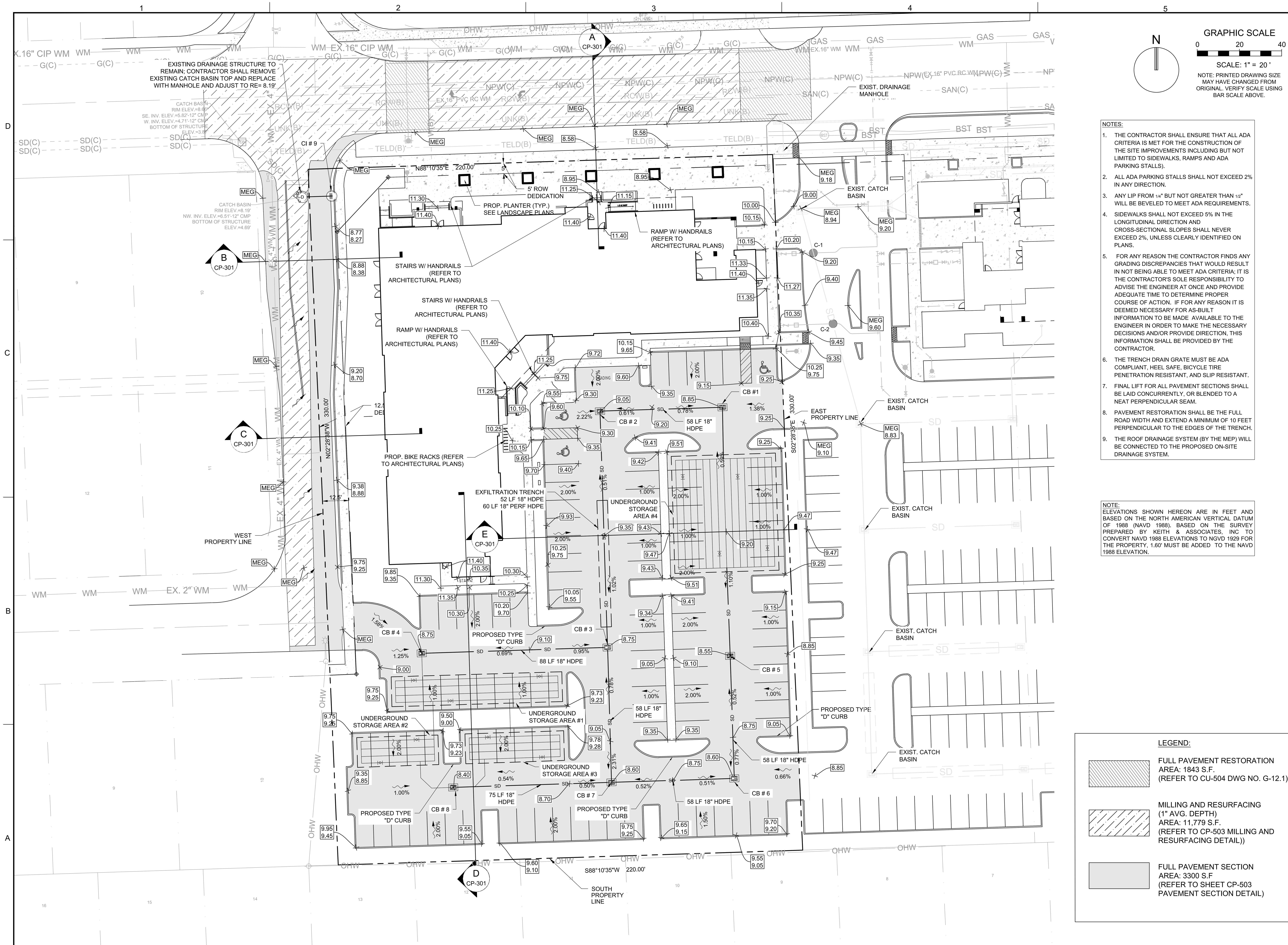
EROSION CONTROL DETAILS

SHEET NUMBER	CG-501
PROJECT NUMBER	11074.03

STATUS: PRELIMINARY TAC

Plotted by: clouis On Monday, December 19, 2022 6:16:24 PM

Drawing name: S:\11074.03 - Pinnacle 441 - Phase 2; Hollywood - Pinnacle 441 Phase 2 LLC\Engineering\Cad\11074.03-CG-SXX.dwg



NOTES:

1. THE CONTRACTOR SHALL ENSURE THAT ALL ADA CRITERIA IS MET FOR THE CONSTRUCTION OF THE SITE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO SIDEWALKS, RAMPS AND ADA PARKING STALLS).
2. ALL ADA PARKING STALLS SHALL NOT EXCEED 2% IN ANY DIRECTION.
3. ANY LIP FROM 1/4" BUT NOT GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS.
4. SIDEWALKS SHALL NOT EXCEED 5% IN THE LONGITUDINAL DIRECTION AND CROSS-SECTIONAL SLOPES SHALL NEVER EXCEED 2%, UNLESS CLEARLY IDENTIFIED ON PLANS.
5. FOR ANY REASON THE CONTRACTOR FINDS ANY GRADING DISCREPANCIES THAT WOULD RESULT IN NOT BEING ABLE TO MEET ADA CRITERIA; IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO ADVISE THE ENGINEER AT ONCE AND PROVIDE ADEQUATE TIME TO DETERMINE PROPER COURSE OF ACTION. IF FOR ANY REASON IT IS DEEMED NECESSARY FOR AS-BUILT INFORMATION TO BE MADE AVAILABLE TO THE ENGINEER IN ORDER TO MAKE THE NECESSARY DECISIONS AND/OR PROVIDE DIRECTION, THIS INFORMATION SHALL BE PROVIDED BY THE CONTRACTOR.
6. THE TRENCH DRAIN GRATE MUST BE ADA COMPLIANT, HEEL SAFE, BICYCLE TIRE PENETRATION RESISTANT, AND SLIP RESISTANT.
7. FINAL LIFT FOR ALL PAVEMENT SECTIONS SHALL BE LAID CONCURRENTLY, OR BLENDED TO A NEAT PERPENDICULAR SEAM.
8. PAVEMENT RESTORATION SHALL BE THE FULL ROAD WIDTH AND EXTEND A MINIMUM OF 10 FEET PERPENDICULAR TO THE EDGES OF THE TRENCH.
9. THE ROOF DRAINAGE SYSTEM (BY THE MEP) WILL BE CONNECTED TO THE PROPOSED ON-SITE DRAINAGE SYSTEM.

NOTE:
ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988). BASED ON THE SURVEY PREPARED BY KEITH & ASSOCIATES, INC TO CONVERT NAVD 1988 ELEVATIONS TO NGVD 1929 FOR THE PROPERTY, 1.60' MUST BE ADDED TO THE NAVD 1988 ELEVATION.

LEGEND:

FULL PAVEMENT RESTORATION
AREA: 1843 S.F.
(REFER TO CU-504 DWG NO. G-12.1)

MILLING AND RESURFACING
(1" AVG. DEPTH)
AREA: 11,779 S.F.
(REFER TO CP-503 MILLING AND RESURFACING DETAIL))

FULL PAVEMENT SECTION
AREA: 3300 S.F
(REFER TO SHEET CP-503 PAVEMENT SECTION DETAIL)

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Florida Certificate of Authorization: 7928
Licensed Business Number: 6860

REVISIONS

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1	TAC RESUBMITTAL	01/11/23

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FLORIDA REG. NO. 60529
(FOR THE FIRM)

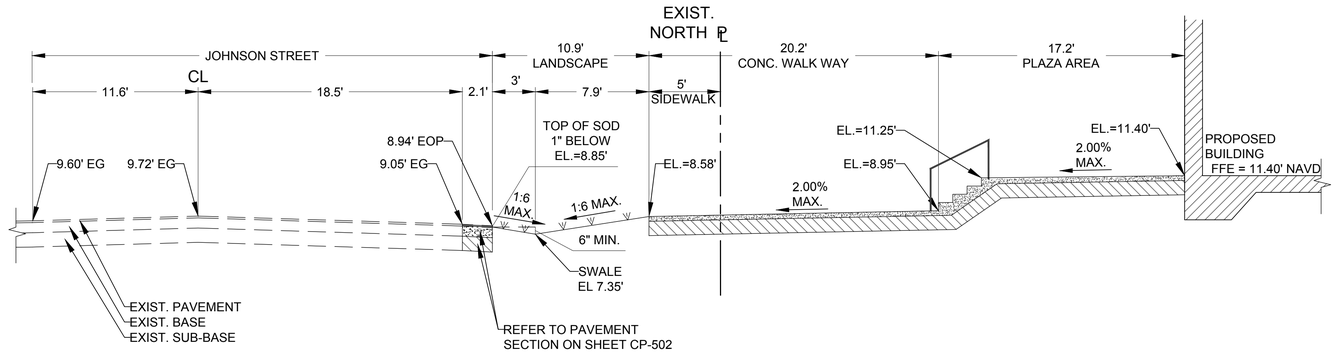
CLIENT
PINNACLE COMMITTED TO EXCELLENCE

PROJECT
PINNACLE 441 PHASE 2

SHEET TITLE
PRELIMINARY DRAINAGE, PAVING & GRADING PLAN

SHEET NUMBER **CP-101**
PROJECT NUMBER **11074.03**

Plotted by: clouis On Friday, January 20, 2023 3:00:51 PM
Drawing name: S:\11074.03 - Pinnacle 441 - Phase 2, Hollywood - Pinnacle 441 Phase 2 LLC\Engineering\Cadd\11074.03-CP-1XX.dwg
STATUS: PRELIMINARY TAC



SECTION A-A

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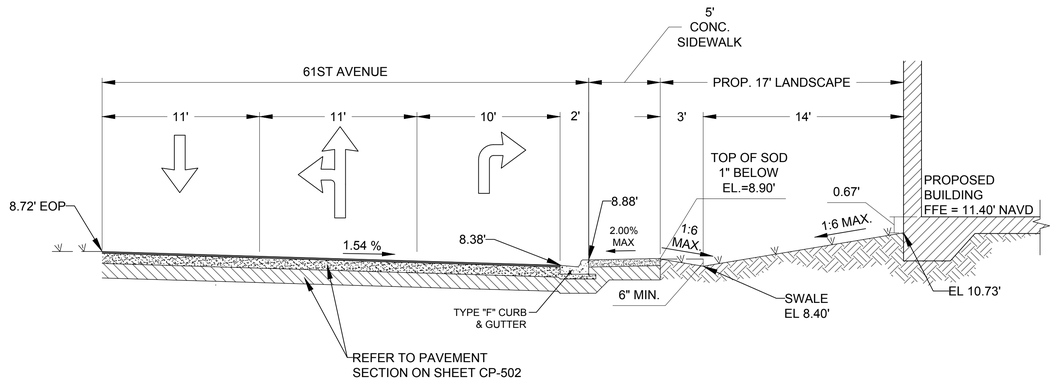
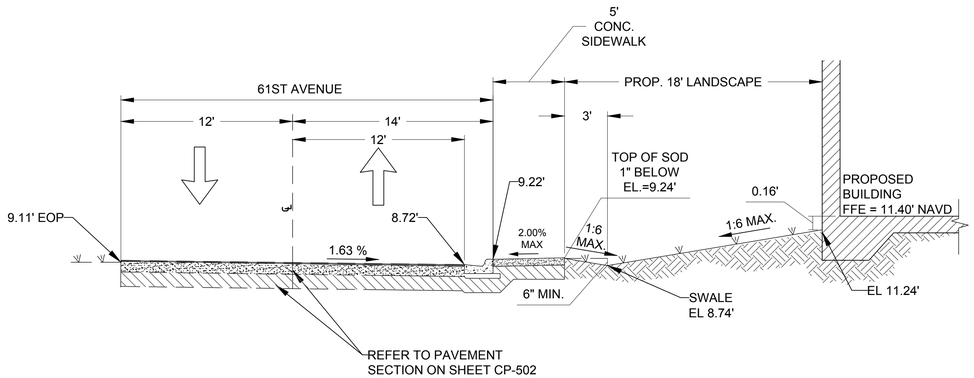


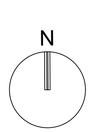
SECTION B-B

SCALE: N.T.S.



SECTION C-C

SCALE: N.T.S.



GRAPHIC SCALE

0 5 10

SCALE: 1" = 5 '

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

GENERAL ADA SLOPE NOTES:

1. THE CONTRACTOR SHALL ENSURE THAT ALL ADA CRITERIA IS MET FOR THE CONSTRUCTION OF THE SITE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO SIDEWALKS, RAMPS AND ADA PARKING STALLS).
2. ALL ADA PARKING STALLS SHALL NOT EXCEED 2% IN ANY DIRECTION.
3. SIDEWALKS SHALL NOT EXCEED 5% IN THE LONGITUDINAL DIRECTION AND CROSS-SECTIONAL SLOPES SHALL NEVER EXCEED 2%, UNLESS CLEARLY IDENTIFIED ON PLANS.
4. FOR ANY REASON THE CONTRACTOR FINDS ANY GRADING DISCREPANCIES THAT WOULD RESULT IN NOT BEING ABLE TO MEET ADA CRITERIA; IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO ADVISE THE ENGINEER AT ONCE AND PROVIDE ADEQUATE TIME TO DETERMINE PROPER COURSE OF ACTION. IF FOR ANY REASON IT IS DEEMED NECESSARY FOR AS-BUILT INFORMATION TO BE MADE AVAILABLE TO THE ENGINEER IN ORDER TO MAKE THE NECESSARY DECISIONS AND/OR PROVIDE DIRECTION, THIS INFORMATION SHALL BE PROVIDED BY THE CONTRACTOR.

NOTE:
ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988). BASED ON THE SURVEY PREPARED BY KEITH & ASSOCIATES, INC TO CONVERT NAVD 1988 ELEVATIONS TO NGVD 1929 FOR THE PROPERTY, 1.60 MUST BE ADDED TO THE NAVD 1988 ELEVATION.

KEITH
301 East Atlantic Blvd. Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Certificate of Authorization: 7928
Licensed Business Number: 6860

Plotted by: clouis On Monday, December 19, 2022 6:17:15 PM

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

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RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE:	AUGUST 2022
DESIGNED BY:	MC/BI/CL
DRAWN BY:	BI/CL
CHECKED BY:	TD/MC
BID-CONTRACT:	

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01/20/2023
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THOMAS F. DONAHUE LICENSE No. 60529 STATE OF FLORIDA PROFESSIONAL ENGINEER

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT

PINNACLE
COMMITTED TO EXCELLENCE

PROJECT

PINNACLE 441 PHASE 2

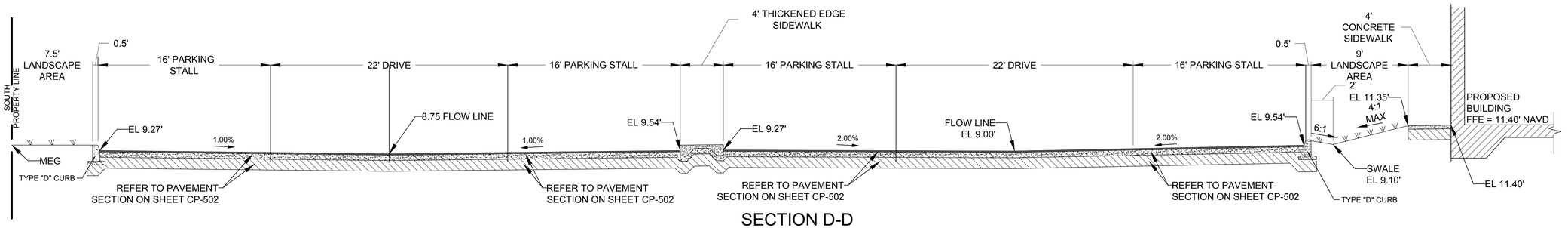
SHEET TITLE

PAVING & GRADING SECTIONS

SHEET NUMBER	CP-301
PROJECT NUMBER	11074.03

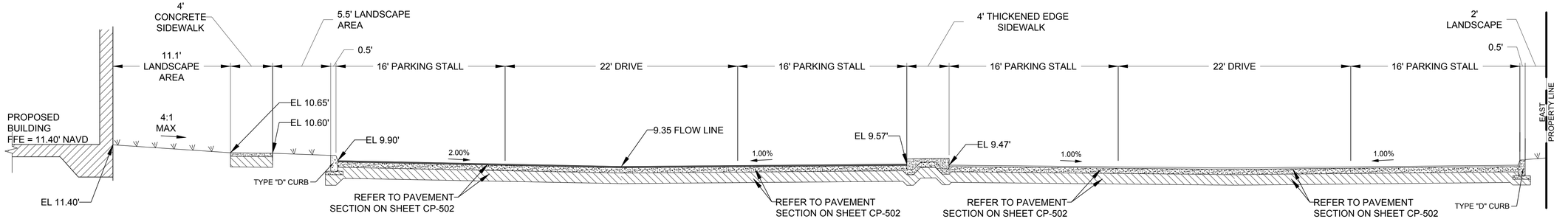
Drawing name: S:\11074.03 - Pinnacle 441 - Phase 2, Hollywood - Pinnacle 441 Phase 2 LLC\Engineering\Cad\11074.03-CP-3XX.dwg

STATUS: PRELIMINARY TAC



SECTION D-D

SCALE: N.T.S.



SECTION E-E

SCALE: N.T.S.

GENERAL ADA SLOPE NOTES:

1. THE CONTRACTOR SHALL ENSURE THAT ALL ADA CRITERIA IS MET FOR THE CONSTRUCTION OF THE SITE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO SIDEWALKS, RAMPS AND ADA PARKING STALLS).
2. ALL ADA PARKING STALLS SHALL NOT EXCEED 2% IN ANY DIRECTION.
3. SIDEWALKS SHALL NOT EXCEED 5% IN THE LONGITUDINAL DIRECTION AND CROSS-SECTIONAL SLOPES SHALL NEVER EXCEED 2%, UNLESS CLEARLY IDENTIFIED ON PLANS.
4. FOR ANY REASON THE CONTRACTOR FINDS ANY GRADING DISCREPANCIES THAT WOULD RESULT IN NOT BEING ABLE TO MEET ADA CRITERIA; IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO ADVISE THE ENGINEER AT ONCE AND PROVIDE ADEQUATE TIME TO DETERMINE PROPER COURSE OF ACTION. IF FOR ANY REASON IT IS DEEMED NECESSARY FOR AS-BUILT INFORMATION TO BE MADE AVAILABLE TO THE ENGINEER IN ORDER TO MAKE THE NECESSARY DECISIONS AND/OR PROVIDE DIRECTION, THIS INFORMATION SHALL BE PROVIDED BY THE CONTRACTOR.

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N

GRAPHIC SCALE
0 5 10
SCALE: 1" = 5 '

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

KEITH
301 East Atlantic Blvd. Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Certificate of Authorization: 7928
Licensed Business Number: 6860

NO.	DESCRIPTION	DATE

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THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT

PINNACLE
COMMITTED TO EXCELLENCE

PROJECT

PINNACLE 441 PHASE 2

SHEET TITLE

PAVING & GRADING SECTIONS

SHEET NUMBER **CP-302**

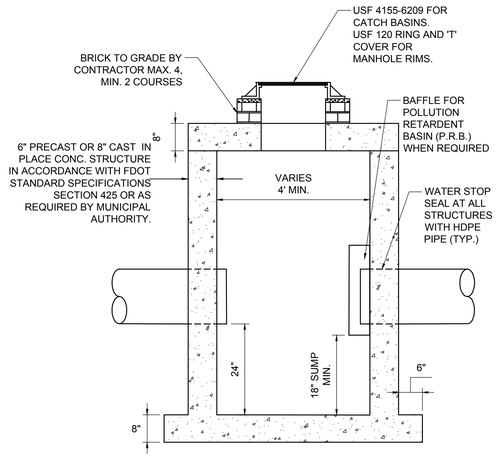
PROJECT NUMBER **11074.03**

STATUS: PRELIMINARY TAC

Plotted by: clouis On Monday, December 19, 2022 6:17:16 PM

Drawing name: S:\11074.03 - Pinnacle 441 - Phase 2, Hollywood - Pinnacle 441 Phase 2 LLC\Engineering\Cad\11074.03-CP-3XX.dwg

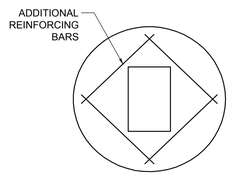
STRUCTURE TABLE					
STRUCTURE No.	FRAME & GRATE	GRATE/ RIM EL.	INV. EL	P.R.B.	INV. P.R.B. T.O.W. EL.
1	USF 4155-6209	8.85'	3.00' (W), 2.50' (S)		S
2	USF 4155-6209	9.05'	4.00' (E), 2.00(S)	S	
3	USF 4155-6209	8.95'	2.00 (N), 3.70' (S, W)	N	
4	USF 4155-6209	8.95'	3.00' (E), 2.50' (S)		S
5	USF 4155-6209	8.55'	2.50' (N), 3.00' (S)		N
6	USF 4155-6209	8.65'	3.70'		
7	USF 4155-6209	8.65'	3.70'		
8	USF 4155-6209	8.70	3.00' (E), 2.50' (W)		N,W
9	USF 5130-6016	8.25	3.00' (E)		



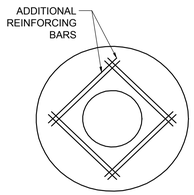
NOTES:
1. STRUCTURE MANUFACTURER AND/OR CONTRACTOR SHALL CONFIRM ALL STEEL REINFORCEMENT MEETS FDOT STANDARDS PER INDEX 425-010, SECTION 415 AND 425 PRIOR TO SUBMITTING ANY SHOP DRAWINGS FOR APPROVAL.
2. LOCKING GRATES TO BE PROVIDED.

CATCH BASIN / DRAINAGE MANHOLE DETAIL

NOT TO SCALE



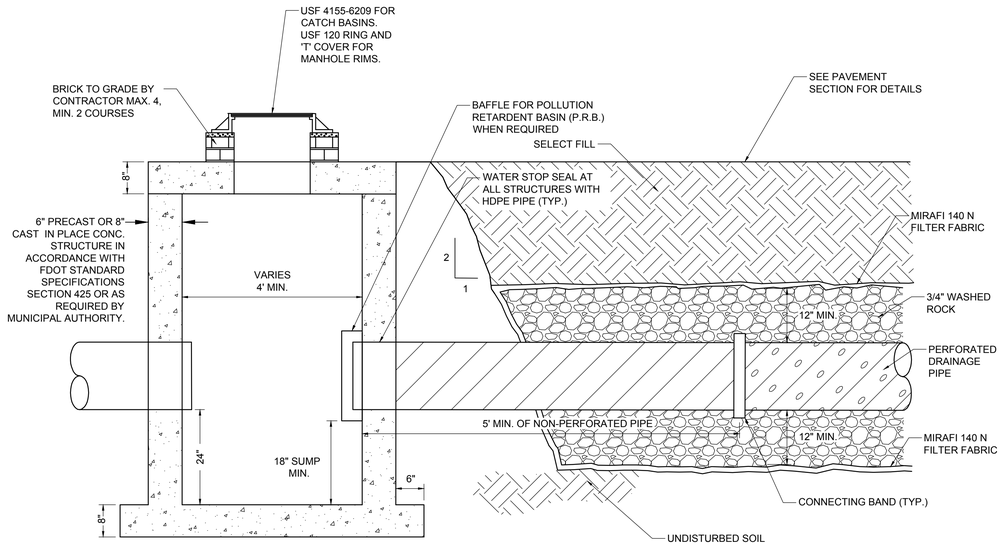
PLAN VIEW
TOP SLAB
FOR CATCH BASINS



PLAN VIEW
TOP SLAB
FOR MANHOLES

CATCH BASIN / MANHOLE FRAME DETAIL

NOT TO SCALE



CATCH BASIN W/ PRB AND EXFILTRATION TRENCH

NOT TO SCALE

KEITH
301 East Atlantic Blvd. Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Certificate of Authorization: 7928
Licensed Business Number: 6860

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

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CHECKED BY:	TD/MC
BID-CONTRACT:	

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THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT

PINNACLE
COMMITTED TO EXCELLENCE

PROJECT

PINNACLE 441 PHASE 2

SHEET TITLE

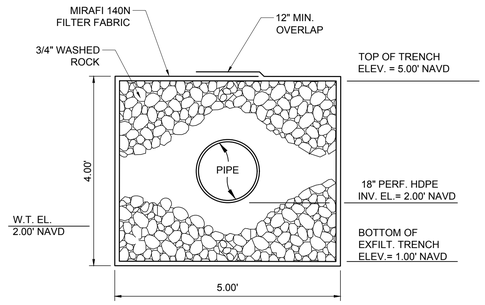
PAVING, GRADING, AND DRAINAGE DETAILS

SHEET NUMBER	CP-501
PROJECT NUMBER	11074.03

STATUS: PRELIMINARY TAC

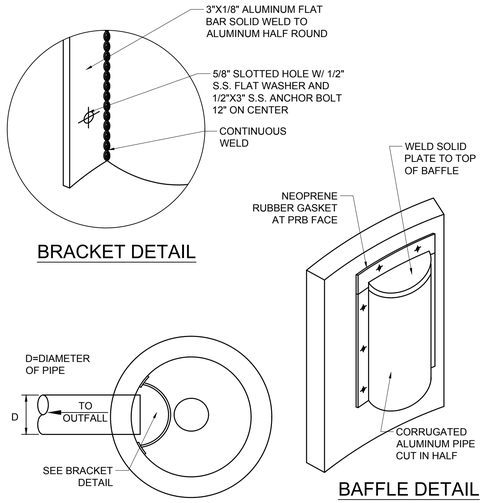
Plotted by: balvarez On Thursday, January 5, 2023 11:56:29 AM

Drawing name: S:\11074.03 - Pinnacle 441 - Phase 2; Hollywood - Pinnacle 441 Phase 2 LLC\Engineering\Cad\11074.03-CP-SXX.dwg



EXFILTRATION TRENCH DETAIL

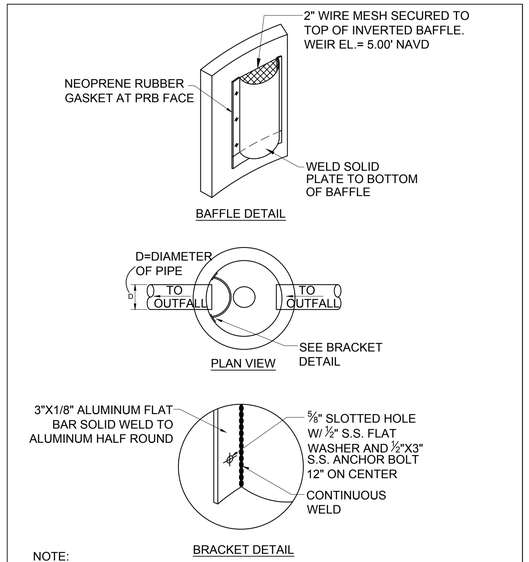
NOT TO SCALE



NOTE:
BAFFLE TO BE A SECTION OF CAP CUT IN HALF.
CAP FOR BAFFLE SHALL BE THE NEXT STANDARD
PIPE DIAMETER LARGER THAN THE INFLOW/
OUTFLOW PIPE.

POLLUTION RETARDENT BAFFLE DETAIL

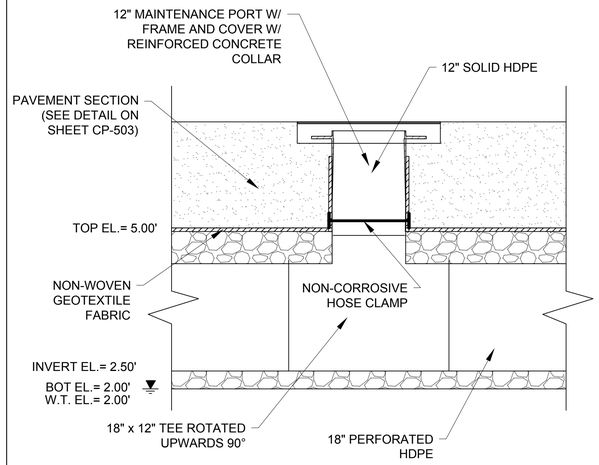
NOT TO SCALE



NOTE:
BAFFLE TO BE A SECTION OF CAP CUT IN HALF. CAP FOR BAFFLE SHALL BE THE NEXT STANDARD PIPE DIAMETER LARGER THAN THE INFLOW/OUTFLOW PIPE.

INVERTED BAFFLE / WEIR DETAIL

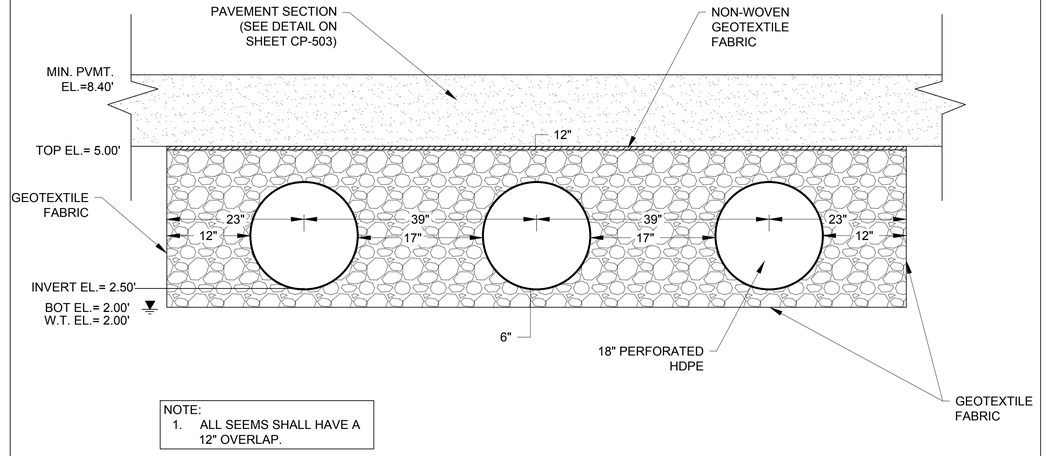
SCALE: NOT TO SCALE



NOTES:
1. THIS PORT IS USED TO PUMP WATER INTO THE SYSTEM AND RE-SUSPEND ACCUMULATED SEDIMENT SO THAT IT MAY BE PUMPED OUT.
2. MINIMUM MAINTENANCE REQUIRED INCLUDES QUARTERLY INSPECTIONS FOR THE FIRST YEAR, AND YEARLY INSPECTIONS THEREAFTER. FLUSH SYSTEM AS NEEDED.

MAINTENANCE PORT DETAIL

SCALE: NOT TO SCALE



NOTE:
1. ALL SEEMS SHALL HAVE A 12" OVERLAP.

TYPICAL UNDERGROUND STORAGE DETAIL

SCALE: NOT TO SCALE

KEITH
301 East Atlantic Blvd. Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Certificate of Authorization: 7928
Licensed Business Number: 6860

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

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ISSUE DATE:	AUGUST 2022
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DRAWN BY:	BI/CL
CHECKED BY:	TD/MC
BID-CONTRACT:	

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THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT

PINNACLE
COMMITTED TO EXCELLENCE

PROJECT

PINNACLE 441 PHASE 2

SHEET TITLE

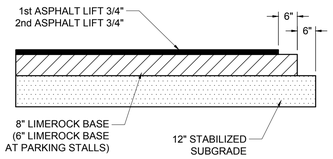
PAVING, GRADING, AND DRAINAGE DETAILS

SHEET NUMBER	CP-502
PROJECT NUMBER	11074.03

STATUS: PRELIMINARY TAC

Plotted by: clouis On Monday, December 19, 2022 6:17:28 PM

Drawing name: S:\11074.03 - Pinnacle 441 - Phase 2, Hollywood - Pinnacle 441 Phase 2 LLC\Engineering\Cadd\11074.03-CP-SXX.dwg



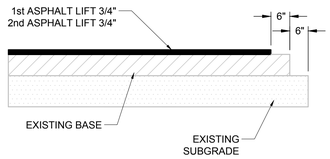
ASPHALTIC CONCRETE VEHICULAR:
FIRST LIFT - 3/4" FDOT - SP 9.5 (FINE MIX). SECOND (FINAL) LIFT - 3/4" FDOT - SP 9.5 (FINE MIX). ASPHALT SURFACE COURSE SHALL CONFORM TO THE REQUIREMENTS OF FDOT STANDARDS SPECIFICATIONS SECTIONS 330 AND 334. SECOND LIFT OF ASPHALT SHALL NOT BE PLACED UNTIL FINAL LANDSCAPE/HARDSCAPE HAS BEEN INSTALLED.

PRIME AND TACK COAT:
LIMEROCK BASE COURSE SHALL CONFORM TO THE REQUIREMENTS OF FDOT STANDARDS SPECIFICATIONS SECTION 300.
APPLICATION RATES:
PRIME COAT - 0.10 GALLONS PER SQ. YD.
TACK COAT - 0.08 GALLONS PER SQ. YD.

BASE:
8" / 6" LIMEROCK BASE COMPACTED TO 98% OF MAXIMUM DENSITY (AASHTO T-180), LIMEROCK BASE TO CONFORM WITH THE REQUIREMENTS OF FDOT SPECIFICATIONS SECTIONS 200 AND 911.

SUBGRADE:
12" STABILIZED SUBGRADE COMPACTED TO 98% OF MAXIMUM DENSITY (AASHTO T-180); MINIMUM LBR = 40.

ASPHALT PAVEMENT DETAIL
NOT TO SCALE



ASPHALTIC CONCRETE VEHICULAR:
FIRST LIFT - 3/4" FDOT - SP 9.5 (FINE MIX). SECOND (FINAL) LIFT - 3/4" FDOT - SP 9.5 (FINE MIX). ASPHALT SURFACE COURSE SHALL CONFORM TO THE REQUIREMENTS OF FDOT STANDARDS SPECIFICATIONS SECTIONS 330 AND 334. SECOND LIFT OF ASPHALT SHALL NOT BE PLACED UNTIL FINAL LANDSCAPE/HARDSCAPE HAS BEEN INSTALLED.

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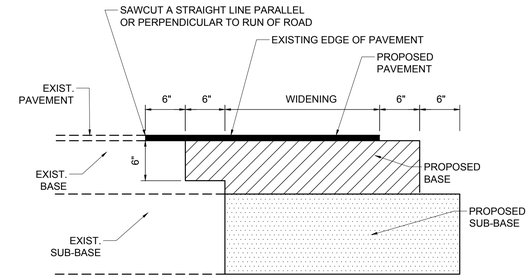
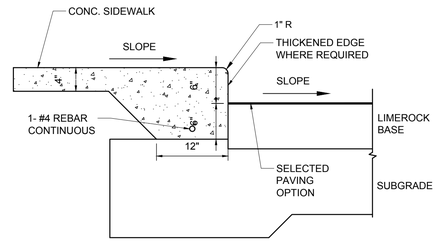
APPLICATION RATES:
PRIME COAT - 0.10 GALLONS PER SQ. YD.
TACK COAT - 0.08 GALLONS PER SQ. YD.

BASE:
8" / 6" LIMEROCK BASE COMPACTED TO 98% OF MAXIMUM DENSITY (AASHTO T-180), LIMEROCK BASE TO CONFORM WITH THE REQUIREMENTS OF FDOT SPECIFICATIONS SECTIONS 200 AND 911.

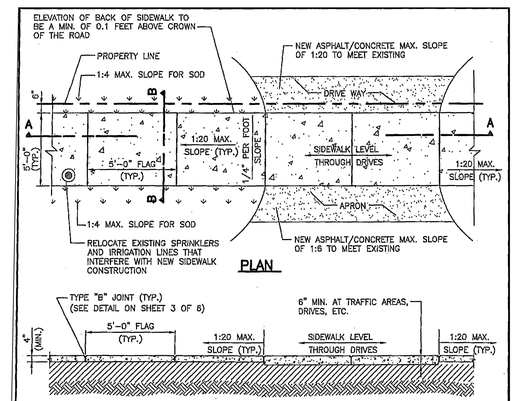
MILLING AND RESURFACING DETAIL
NOT TO SCALE



SAWCUT WIDENING DETAIL
NOT TO SCALE

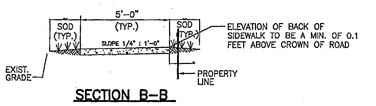


THICKENED EDGE SIDEWALK DETAIL
NOT TO SCALE



PLAN

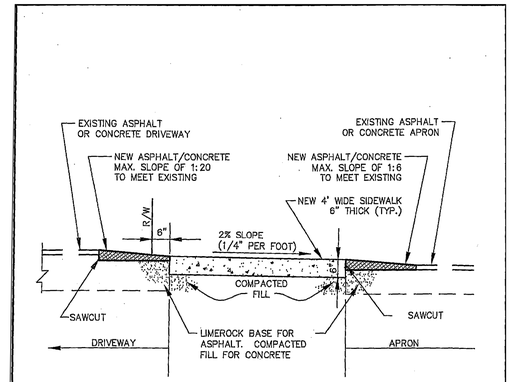
SECTION A–A



SECTION B–B

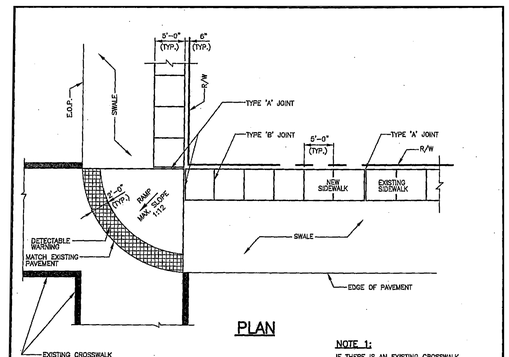
NOTE:
ALL SIDEWALK CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CONTRACT SPECIFICATIONS.
LIGHT BROOM FINISH PERPENDICULAR TO THE DIRECTION OF THE SIDEWALK.

CITY OF HOLLYWOOD, FLORIDA DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING TRANSPORTATION AND MOBILITY DIVISION	DESIGNED BY J.V.	SCALE N.T.S.	APPROVED BY
	DRAWN BY R.A.Q.	PROJECT No.	CITY ENGINEER
STANDARD DETAIL SIDEWALK CONSTRUCTION DETAIL	CHECKED BY	ACCT. No.	SHEET No. 1
	DATE 05/20/2010	CADD.DWG No.	OF 4 SHEETS



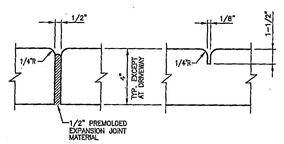
SECTIONAL VIEW AT DRIVES

CITY OF HOLLYWOOD, FLORIDA DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING TRANSPORTATION AND MOBILITY DIVISION	DESIGNED BY J.V.	SCALE N.T.S.	APPROVED BY
	DRAWN BY R.A.Q.	PROJECT No.	CITY ENGINEER
STANDARD DETAIL SIDEWALK CONSTRUCTION DETAIL	CHECKED BY	ACCT. No.	SHEET No. 2
	DATE 05/20/2010	CADD.DWG No.	OF 4 SHEETS



PLAN

NOTE 1:
IF THERE IS AN EXISTING CROSSWALK AT THE INTERSECTION, THE ADA RAMP MUST BE LOCATED WITHIN THE CROSSWALK.



TYPE 'A' TYPE 'B'

TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'A'	P.C. & P.T. OF CURVES; JUNCTION OF EXISTING AND NEW SIDEWALKS; WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES.
'B'	5'-0" CENTER TO CENTER ON SIDEWALKS.

SIDEWALK JOINTS

CITY OF HOLLYWOOD, FLORIDA DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING TRANSPORTATION AND MOBILITY DIVISION	DESIGNED BY J.V.	SCALE N.T.S.	APPROVED BY
	DRAWN BY R.A.Q.	PROJECT No.	CITY ENGINEER
STANDARD DETAIL SIDEWALK CONSTRUCTION DETAIL	CHECKED BY	ACCT. No.	SHEET No. 3
	DATE 05/20/2010	CADD.DWG No.	OF 4 SHEETS

KEITH
301 East Atlantic Blvd. Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Certificate of Authorization: 7928
Licensed Business Number: 6860

Plotted by: clouis On Monday, December 19, 2022 6:17:31 PM

REVISIONS

NO.	DESCRIPTION	DATE
3	PER VALUE ENGINEERING	03/17/2022
7	PER FDOT COMMENTS	04/21/2022

PRELIMINARY PLAN NOT FOR CONSTRUCTION
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ISSUE DATE:	AUGUST 2022
DESIGNED BY:	MC/BI/CL
DRAWN BY:	BI/CL
CHECKED BY:	TD/MC
BID-CONTRACT:	

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THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT
PINNACLE
COMMITTED TO EXCELLENCE

PROJECT
PINNACLE 441 PHASE 2

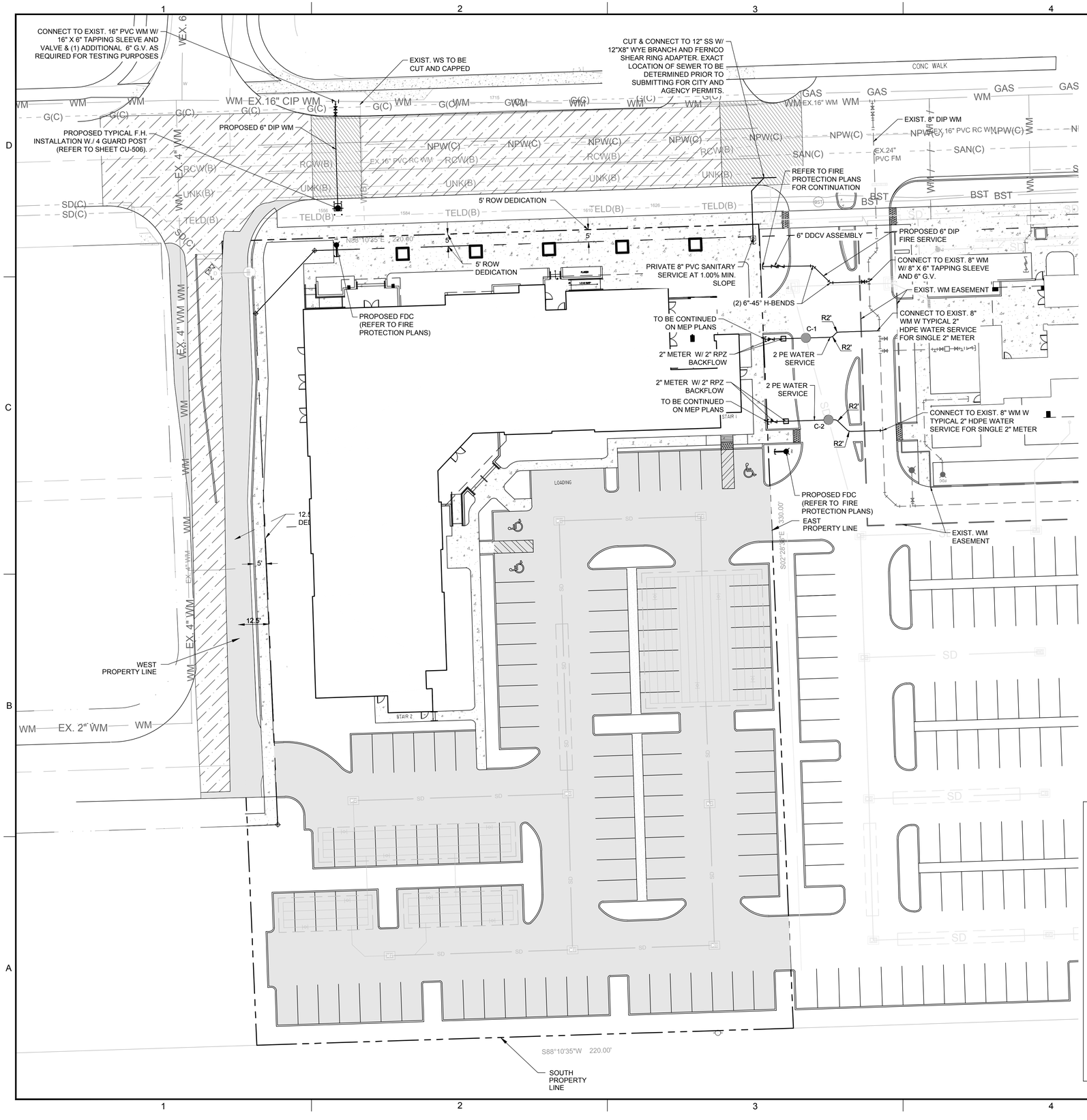
SHEET TITLE
PAVING, GRADING, AND DRAINAGE DETAILS

SHEET NUMBER CP-503

PROJECT NUMBER 11074.03

STATUS: PRELIMINARY TAC

Drawing name: S:\11074.03 - Pinnacle 441 - Phase 2, Hollywood - Pinnacle 441 Phase 2 LLC\Engineering\Cad\11074.03-CP-SXX.dwg



N

GRAPHIC SCALE
0 20 40
SCALE: 1" = 20 '

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

LEGEND:

- FULL PAVEMENT RESTORATION
- MILLING AND RESURFACING
- FULL PAVEMENT SECTION

NOTE:
1. ALL UNDERGROUND FIRE MAIN WORK MUST BE COMPLETED BY A FIRE PROTECTION CONTRACTOR HOLDING A CLASS I,II, OR V LICENSE PER FS 633.102.

UTILITY CROSSING #1
EXIST. 18" HDPE OVER
PROP. 2" DIP WATER SERVICE
FG = 8.87'
BOP = 4.23'
TOP = 3.73'
CLR = 0.50'

UTILITY CROSSING #2
EXIST. 18" HDPE OVER
PROP. 2" DIP WATER SERVICE
FG = 8.76'
BOP = 4.06'
TOP = 3.56'
CLR = 0.50'

WASTEWATER SYSTEM ANALYSIS
"BCEPGMD DESIGN FLOW STANDARD CHART SANITARY SEWER CONNECTIONS ESTIMATED WASTEWATER FLOWS"

DESIGN FLOW - PINNACLE 441 - PHASE 2

KEITH & ASSOCIATES, INC.
DATE PREPARED: 10/3/2022
PROJECT #: 11074.03
PREPARED BY: BA
CHECKED BY: MC

Type of Structure	Specific Condition	Per unit in Gallons per day	Number of Units/seats/pupil &/or SQ. FT.	SUB-TOTAL in GPD
Residences	(a) Single family, detached each	250	100	25,000
	(b) Multiple family per	0.2	1,501	300
Office Building	(a) per square foot of floor space			
			TOTAL IN GALLONS PER DAY	25,300
			OR	
			TOTAL GAL/MIN	17.57
		Peakflow (4.00)	101,201	GAL/DAY
		Peakflow (4.00)	70.28	GAL/MIN

Notes:
1. **Proposed Improvements = 100 Multi-Family Units and 1501 S.F. of live/work. Assumed work live unit as office.**
2. **Standard Peak Flow 4.00**

KEITH
301 East Atlantic Blvd. Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Certificate of Authorization: 7928
Licensed Business Number: 6860

REVISIONS

NO.	DESCRIPTION	DATE
1	TAC RESUBMITTAL	01/11/23

PRELIMINARY PLAN NOT FOR CONSTRUCTION

THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.

RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE:	AUGUST 2022
DESIGNED BY:	MC/BI/CL
DRAWN BY:	BI/CL
CHECKED BY:	TD/MC
BID-CONTRACT:	

This item had been digitally signed and sealed by Thomas F. Donahue, P.E. on the date adjacent to the seal
01/20/2023
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

THOMAS F. DONAHUE LICENSE No. 60529 STATE OF FLORIDA PROFESSIONAL ENGINEER

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT

PINNACLE COMMITTED TO EXCELLENCE

PROJECT

PINNACLE 441 PHASE 2

SHEET TITLE

PRELIMINARY WATER AND SEWER PLAN

SHEET NUMBER **CU-101**

PROJECT NUMBER **11074.03**

STATUS: PRELIMINARY TAC

Plotted by: clouis On Friday, January 20, 2023 3:00:08 PM

Drawing name: S:\11074.03 - Pinnacle 441 - Phase 2, Hollywood - Pinnacle 441 Phase 2 LLC\Engineering\Cad\11074.03-CU-1XX.dwg

GENERAL NOTES:

1. THE INFORMATION PROVIDED IN THESE DRAWINGS IS SOLELY TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF CONDITIONS WHICH WILL BE ENCOUNTERED DURING THE COURSE OF THE WORK. THE CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT WHATEVER INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSION REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED, AND UPON WHICH BIDS WILL BE BASED.
2. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF HOLLYWOOD DEPARTMENT OF PUBLIC UTILITIES, ENGINEERING AND CONSTRUCTION SERVICES DIVISION (ECSD), AND ALL OTHER LOCAL, STATE AND NATIONAL CODES, WHERE APPLICABLE.
3. LOCATIONS, ELEVATIONS, SIZES, MATERIALS, ALIGNMENTS, AND DIMENSIONS OF EXISTING FACILITIES, UTILITIES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS; AND DO NOT PURPORT TO BE ABSOLUTELY CORRECT. ALSO, THERE MAY HAVE BEEN OTHER IMPROVEMENTS, UTILITIES, ETC., WITHIN THE PROJECT AREA WHICH WERE CONSTRUCTED AFTER THE PREPARATION OF THESE PLANS AND/OR THE ORIGINAL SITE SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND OTHER FEATURES AFFECTING HIS/HER WORK PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICT BETWEEN DRAWINGS AND ACTUAL CONDITIONS ARE DISCOVERED. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY FACILITIES SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL WORK AS NEEDED TO AVOID CONFLICT WITH EXISTING UTILITIES (NO ADDITIONAL COST SHALL BE PAID FOR THIS WORK). EXISTING UTILITIES SHALL BE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE RESPECTIVE UTILITY OWNER.
4. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITIES TO ARRANGE FOR THE RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT ANY AND ALL EXISTING UTILITIES ON THIS PROJECT, AND TO ENSURE THAT EXISTING UTILITIES ARE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS APPROVED OTHERWISE BY THE UTILITY OWNER.
6. CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY CASTINGS INCLUDING VALVE BOXES, MANHOLES, HAND-HOLES, PULL-BOXES, STORMWATER INLETS, AND SIMILAR STRUCTURES IN CONSTRUCTION AREA TO BE OVERLAID WITH ASPHALT PAVEMENT.
7. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL APPLICABLE CONSTRUCTION AND ENVIRONMENTAL PERMITS PRIOR TO THE START OF CONSTRUCTION.
8. THE CONTRACTOR SHALL NOTIFY ECSD AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
9. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND INSTALLATION OF THE PROPOSED IMPROVEMENTS, SHOP DRAWINGS SHALL BE SUBMITTED TO ECSD IN ACCORDANCE WITH THE CONTRACT DOCUMENT'S REQUIREMENTS, FOR APPROVAL. IN ADDITION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY OTHER AGENCY SHOP DRAWING APPROVAL, IF REQUIRED.
10. THE CONTRACTOR SHALL NOTIFY ECSD IMMEDIATELY FOR ANY CONFLICT ARISING DURING CONSTRUCTION OF ANY IMPROVEMENTS SHOWN ON THESE DRAWINGS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
11. ELEVATIONS SHOWN ARE IN FEET AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2014
DRAWN: EAM	GENERAL NOTES	DRAWING NO. G-00
APPROVED: XXX		

GENERAL NOTES (CONTINUED):

12. CITY OF HOLLYWOOD SHALL NOT PROVIDE STAGING / STORAGE AREA. CONTRACTOR SHALL SECURE STAGING / STORAGE AREA AS NECESSARY FOR CONSTRUCTION WORK.
13. CONTRACTOR SHALL HAUL AWAY EXCESSIVE STOCKPILE OF SOIL FOR DISPOSAL EVERY DAY. NO STOCKPILE SOIL IS ALLOWED TO BE LEFT ON THE CONSTRUCTION SITE OVER NIGHT.
14. CONTRACTOR SHALL CLEAN / SWEEP THE ROAD AT LEAST ONCE DAY OR AS REQUIRED BY THE ENGINEER.
15. CONTRACTOR SHALL PROTECT CATCH BASINS WITHIN / ADJACENT TO THE CONSTRUCTION SITE AS REQUIRED BY NPDES REGULATIONS.
16. THE CITY OF HOLLYWOOD HAS A NOISE ORDINANCE (CHAPTER 100) WHICH PROHIBITS EXCAVATION AND CONSTRUCTION BEFORE 8:00 A.M. AND AFTER 6:00 P.M., MONDAY THROUGH SATURDAY AND ALL DAY SUNDAY.
17. SUITABLE EXCAVATED MATERIAL SHALL BE USED IN FILL AREAS. NO SEPARATE PAY ITEM FOR THIS WORK, INCLUDE COST IN OTHER ITEMS.
18. ALL ROAD CROSSINGS ARE OPEN CUT AS PER THE REQUIREMENTS OF THE ECSD UNLESS OTHERWISE NOTED ON THE DRAWINGS.
19. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZING EARTH, DRIVEWAYS, PARKING LOTS, SIDEWALKS, ETC. TO SATISFY THE INSTALLATION OF THE PROPOSED IMPROVEMENTS WITH THE SAME TYPE OF MATERIAL THAT WAS REMOVED DURING CONSTRUCTION OR AS DIRECTED BY ECSD FIELD ENGINEER.
20. THE CONTRACTOR SHALL NOT ENCROACH INTO PRIVATE PROPERTY WITH PERSONNEL, MATERIAL OR EQUIPMENT. IN CASE WORK ON PRIVATE PROPERTY IS NEEDED, A CITY OF HOLLYWOOD "RIGHT OF ENTRY" FORM MUST BE SIGNED BY PROPERTY OWNER AND THE DIRECTOR OF PUBLIC UTILITIES. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ACCESS AT ALL TIMES TO PRIVATE HOMES/BUSINESSES.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE, REMOVAL OR MODIFICATION, CAUSED TO ANY IRRIGATION SYSTEM (PRIVATE OR PUBLIC) ACCIDENTALLY OR PURPOSELY. THE CONTRACTOR SHALL REPLACE ANY DAMAGED, REMOVED OR MODIFIED IRRIGATION PIPES, SPRINKLER HEADS OR OTHER PERTINENT APPURTENANCES TO MATCH OR EXCEED EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE CITY.
22. MAIL BOXES, FENCES OR OTHER PRIVATE PROPERTY DAMAGED DURING THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE REPLACED TO MATCH OR EXCEED EXISTING CONDITION.
23. CONTRACTOR SHALL PROVIDE MAINTENANCE OF TRAFFIC IN ACCORDANCE WITH FDOT STANDARDS AND CITY OF HOLLYWOOD DEPARTMENT OF PUBLIC UTILITIES STANDARDS.
24. NO TREES ARE TO BE REMOVED OR RELOCATED WITHOUT PRIOR APPROVAL FROM THE ECSD FIELD ENGINEER.
25. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE NECESSARY TREE REMOVAL OR RELOCATION PERMITS FROM THE CITY OF HOLLYWOOD BUILDING DEPARTMENT FOR TREES LOCATED IN THE PUBLIC RIGHT OF WAY.
26. IT IS THE INTENT OF THESE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE REGULATORY STANDARDS / REQUIREMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF ECSD.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	GENERAL NOTES (CONTINUED)	DRAWING NO. G-00.1
APPROVED: XXX		

GENERAL NOTES (CONTINUED):

27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF AND MAKING THE REPAIRS TO EXISTING PAVEMENT, SIDEWALKS, PIPES, CONDUITS, CURBS, CABLES, ETC., WHETHER OR NOT SHOWN ON THE PLANS DAMAGED AS A RESULT OF THE CONTRACTORS OPERATIONS AND/OR THOSE OF HIS SUBCONTRACTORS, AND SHALL RESTORE THEM PROMPTLY AT NO ADDITIONAL EXPENSE TO THE OWNER. CONTRACTOR SHALL REPORT ANY DAMAGE TO SIDEWALK, DRIVEWAY, ETC., PRIOR TO BEGINNING WORK IN ANY AREA.
28. WHERE NEW PAVEMENT MEETS EXISTING, CONNECTION SHALL BE MADE IN A NEAT STRAIGHT LINE AND FLUSH WITH EXISTING PAVEMENT TO MATCH EXISTING CONDITIONS.
29. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR LEAVE EXCAVATED TRENCHES, OR PARTS OF, EXPOSED OR OPENED AT THE END OF THE WORKING DAY, WEEKENDS, HOLIDAYS OR OTHER TIMES, WHEN THE CONTRACTOR IS NOT WORKING, UNLESS OTHERWISE DIRECTED. ALL TRENCHES SHALL BE COVERED, FIRMLY SECURED AND MARKED ACCORDINGLY FOR PEDESTRIAN / VEHICULAR TRAFFIC.
30. ALL EXCAVATED MATERIAL REMOVED FROM THIS PROJECT SHALL BE DISPOSED OF OFF THE PROPERTY BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
31. ALL DUCTILE IRON PRODUCTS SHALL BE DOMESTIC MADE HEAVY DUTY CLASSIFICATION SUITABLE FOR HIGHWAY TRAFFIC LOADS, OR 20,000 LB.
32. ALL GRASSED AREAS AFFECTED BY CONSTRUCTION SHALL BE RE-SODDED.
33. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION, INSTALLATION AND MAINTENANCE OF ALL TRAFFIC CONTROL AND SAFETY DEVICES, IN ACCORDANCE WITH SPECIFICATIONS OF THE LATEST REVISION OF FDOT DESIGN STANDARDS. IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR THE RESETTING OF ALL TRAFFIC CONTROL AND INFORMATION SIGNAGE REMOVED DURING THE CONSTRUCTION PERIOD.
34. EXCAVATED OR OTHER MATERIAL STORED ADJACENT TO OR PARTIALLY UPON A ROADWAY PAVEMENT SHALL BE ADEQUATELY MARKED FOR TRAFFIC SAFETY AT ALL TIMES.
35. TEMPORARY PATCH MATERIAL MUST BE ON THE JOB SITE WHENEVER PAVEMENT IS CUT, OR THE CITY'S INSPECTOR WILL SHUT THE JOB DOWN.
36. CONTRACTOR MUST PROVIDE FLASHER ARROW SIGNAL FOR ANY LANE THAT IS CLOSED OR DIVERTED.
37. CONTRACTOR SHALL NOTIFY LAW ENFORCEMENT AND FIRE PROTECTION SERVICES TWENTY-FOUR (24) HOURS IN ADVANCE OF TRAFFIC DETOUR IN ACCORDANCE WITH SECTION 336.07 OF FLORIDA STATUTES.
38. CONTRACTOR TO RESTORE PAVEMENT TO ORIGINAL CONDITION AS REQUIRED.
39. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DEWATERING PER SPECIFICATION SECTION 02140 DEWATERING.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	GENERAL NOTES (CONTINUED)	DRAWING NO. G-00.2
APPROVED: XXX		

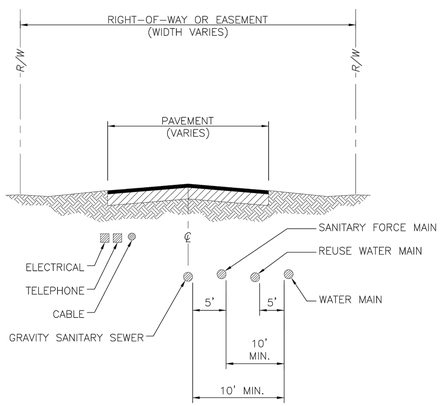
GENERAL NOTES (CONTINUED):

40. THE CONTRACTOR SHALL GIVE AT LEAST 48 HOURS NOTICE TO UTILITY COMPANIES TO PROVIDE FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES IN ADVANCE OF CONSTRUCTION. CONTACT UTILITIES NOTIFICATION CENTER AT 811 OR 1-800-432-4770 (SUNSHINE ONE-CALL OF FLORIDA).

Always call 811 two full business days before you dig
Sunshine811.com

41. WHEN PVC PIPE IS USED, A METALLIZED MARKER TAPE SHALL BE INSTALLED CONTINUOUSLY 18" ABOVE THE PIPE. THE MARKER TAPE SHOULD BE IMPRINTED WITH A WARNING THAT THERE IS BURIED PIPE BELOW. THE TAPE SHALL BE MAGNA TEC, AS MANUFACTURED BY THOR ENTERPRISES INC. OR APPROVED EQUAL.
42. ALL CONNECTIONS TO EXISTING MAINS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. WATER CONNECTIONS SHALL BE METERED, AND THE COST OF WATER AND TEMPORARY METER SHALL BE BORNE BY THE CONTRACTOR.
43. A COMPLETE AS-BUILT SURVEY SHALL BE ACCURATELY RECORDED OF THE UTILITY SYSTEM DURING CONSTRUCTION. AS-BUILT SURVEY SHALL BE SUBMITTED TO ECSD SIGNED AND SEALED BY A FLORIDA REGISTERED SURVEYOR PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF PROJECT. THE COST OF SIGNED AND SEALED AS-BUILTS SHALL BE COVERED IN OVERALL BID. THE AS-BUILT SURVEY SHALL INCLUDE:
    a. PLAN VIEW SHOWING THE HORIZONTAL LOCATIONS OF EACH MANHOLE, INLET, VALVE, FITTING, BEND AND HORIZONTAL PIPE DEFLECTIONS WITH COORDINATES AND IN REFERENCE TO A SURVEY BASELINE OR RIGHT-OF-WAY CENTERLINE.
    b. THE PLAN VIEW SHALL ALSO SHOW SPOT ELEVATIONS OF THE TOP OF THE MAIN (WATER MAIN AND FORCE MAIN) OR PIPE INVERTS (GRAVITY MAINS) AT INTERVALS NOT TO EXCEED 100 FEET AS MEASURED ALONG MAIN. THE PLAN VIEW SHALL ALSO INCLUDE SPOT ELEVATIONS AT EACH MANHOLE, INLET, VALVE, FITTING, BEND AND VERTICAL PIPE DEFLECTION.
    c. THE PLAN VIEW SHALL ALSO SHOW THE HORIZONTAL SEPARATION FROM UNDERGROUND UTILITIES IMMEDIATELY ADJACENT OR PARALLEL TO THE NEW MAIN.
    d. PROFILE VIEW WITH SPOT ELEVATIONS OF THE TOP OF THE MAIN (WATER MAIN AND FORCE MAIN) OR PIPE INVERT (GRAVITY MAIN) AND OF THE FINISHED GRADE OR MANHOLE RIM DIRECTLY ABOVE THE MAIN AT INTERVALS NOT TO EXCEED 100 FEET AS MEASURED ALONG THE MAIN. THE PROFILE VIEW SHALL ALSO INCLUDE SPOT ELEVATIONS AT EACH MANHOLE, INLET, VALVE, FITTING, BEND AND VERTICAL PIPE DEFLECTION.
    e. THE PROFILE VIEW SHALL SHOW ALL UNDERGROUND UTILITIES CROSSING THE NEW MAIN AND THE VERTICAL SEPARATION PROVIDED BETWEEN THAT UNDERGROUND UTILITY AND THE NEW MAIN.
    f. ALL CADD FILES MUST BE CREATED FOLLOWING THE CITY OF HOLLYWOOD "SURVEY / AS-BUILT CAD DRAWING STANDARDS"

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	GENERAL NOTES (CONTINUED)	DRAWING NO. G-00.3
APPROVED: XXX		



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL UTILITY ACCOMMODATION WITHIN RIGHT-OF-WAY OR EASEMENT	DRAWING NO. G-01
APPROVED: XXX		

WATER MAIN SEPARATION IN ACCORDANCE WITH F.A.C. RULE 62-555.314

OTHER PIPE	HORIZONTAL SEPARATION	CROSSING (1), (4)	JOINT SPACING @ CROSSING (FULL JOINT CENTERED) (8)
STORM SEWER, STORM WATER FORCE MAIN, RECLAIMED WATER (2)	WATER MAIN — 3 ft minimum	WATER MAIN — 12 inches is the minimum except for storm sewer, then 6 inches is the minimum and 12 inched is preferred	Alternate 3 ft minimum — WATER MAIN
GRAVITY SANITARY SEWER, (3) SANITARY SEWER FORCE MAIN, RECLAIMED WATER	WATER MAIN — 10 ft prefered 6 ft minimum	WATER MAIN — 12 inches is the minimum except for gravity sewer, then 6 inches is the minimum and 12 inched is preferred	Alternate 6 ft minimum — WATER MAIN
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM	10 ft minimum	———	———

1. WATER MAIN SHOULD CROSS ABOVE OTHER PIPE, WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
2. RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
3. 3 FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
4. 18" VERTICAL MINIMUM SEPARATION REQUIRED BY CITY OF HOLLYWOOD, UNLESS OTHERWISE APPROVED.
5. A MINIMUM 6 FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.
6. IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10 FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.
7. WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18 INCHES IN A PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SANITARY SEWER OR FORCE MAIN SHALL BE CONSTRUCTED OF DIP WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).
8. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALY RESTRAINED.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	SEPARATION REQUIREMENTS OF F.D.E.P.	DRAWING NO. G-01.1
APPROVED: XXX		

VP SCALE: CUSTOM / 1.12:1

KEITH
301 East Atlantic Blvd. Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Certificate of Authorization: 7928
Licensed Business Number: 6860

Plotted by: clouis On Monday, December 19, 2022 6:18:32 PM

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.

RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE:	AUGUST 2022
DESIGNED BY:	MC/BI/CL
DRAWN BY:	BI/CL
CHECKED BY:	TD/MC
BID-CONTRACT:	

This item had been digitally signed and sealed by Thomas F. Donahue. P.E. on the date adjacent to the seal
01/20/2023
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

THOMAS F. DONAHUE LICENSE No. 60529 STATE OF FLORIDA PROFESSIONAL ENGINEER

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT

PINNACLE
COMMITTED TO EXCELLENCE

PROJECT

PINNACLE 441 PHASE 2

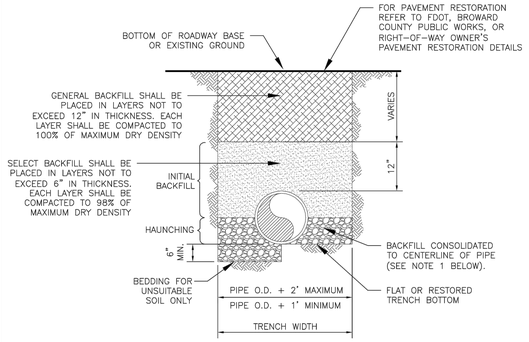
SHEET TITLE

WATER AND SEWER DETAILS

SHEET NUMBER	CU-501
PROJECT NUMBER	11074.03

Drawing name: S:\11074.03 - Pinnacle 441 - Phase 2, Hollywood - Pinnacle 441 Phase 2 LLC\Engineering\Cad\11074.03-CU-XXX.dwg

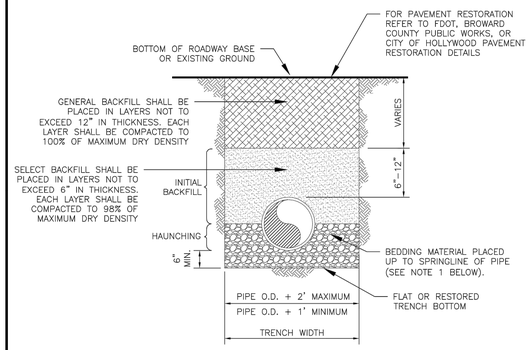
STATUS: PRELIMINARY TAC



NOTES:

1. WHEN PIPE INSTALLATION IS ABOVE THE GROUND WATER TABLE ELEVATION, OR WHENEVER BEDDING COPPER PIPE UNDER ANY CONDITION, BEDDING MATERIAL SHALL BE CLEAN SANDY SOIL IF AVAILABLE WITHIN THE LIMITS OF CONSTRUCTION. IMPORTED BEDDING SHALL BE WELL GRADED, WASHED CRUSHED STONE (OR DRAINFIELD LIMEROCK). CRUSHED STONE SHALL CONSIST OF HARD, DURABLE, SUB-ANGULAR PARTICLES OF PROPER SIZE AND GRADATION, AND SHALL BE FREE FROM ORGANIC MATERIAL, WOOD, TRASH, SAND, LOAM, CLAY, EXCESS FINES, AND OTHER DELETERIOUS MATERIALS.
2. ALL BEDDING MATERIAL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY BEFORE ANY PIPE IS LAID. FOR ADDITIONAL MATERIAL SPECIFICATIONS REFER TO SPECIFICATION SECTION 02222, "EXCAVATION AND BACKFILL FOR UTILITIES".
3. DENSITY TESTING SHALL BE IN ACCORDANCE WITH AASHTO T-180 AND ASTM D-3017.
4. BACKFILL TO COMPLY WITH FDOT DESIGN STANDARDS 125-8.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	PIPE LAYING CONDITION TYPICAL SECTION (D.I.P.)	DRAWING NO. G-02
APPROVED: XXX		



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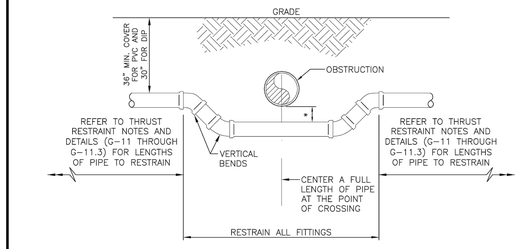
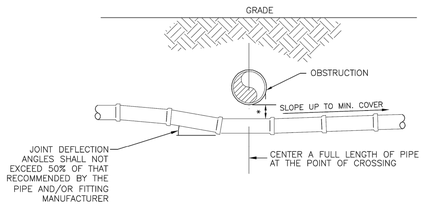
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	PIPE LAYING CONDITION TYPICAL SECTION (P.V.C.)	DRAWING NO. G-03
APPROVED: XXX		



UTILITY CROSSING USING FITTINGS

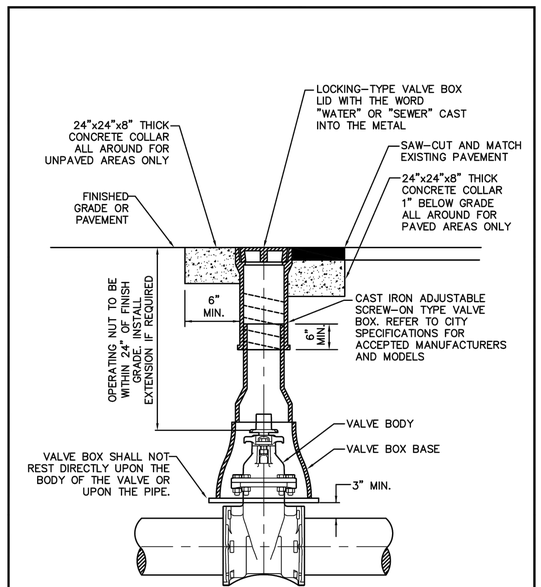
* REFER TO STANDARD DETAIL G-01.1, "SEPARATION REQUIREMENTS", FOR FDEP AND HEALTH DEPARTMENT SEPARATION REQUIREMENTS.



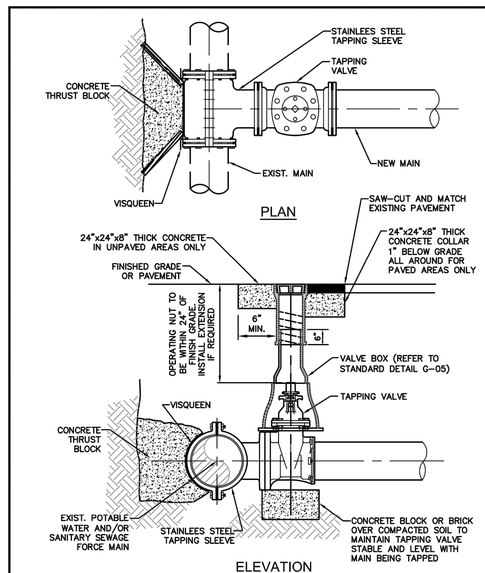
UTILITY CROSSING USING JOINT DEFLECTIONS

* REFER TO STANDARD DETAIL G-01.1, "SEPARATION REQUIREMENTS", FOR FDEP AND HEALTH DEPARTMENT SEPARATION REQUIREMENTS.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	UTILITY CROSSING DETAIL	DRAWING NO. G-04
APPROVED: XXX		



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL VALVE BOX SETTING	DRAWING NO. G-05
APPROVED: XXX		



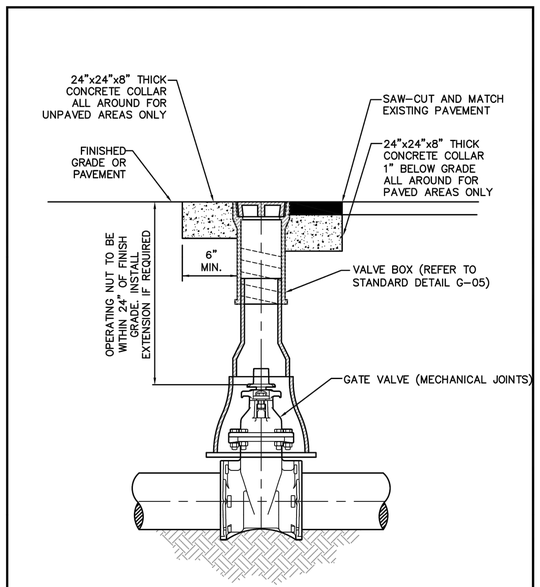
PLAN

ELEVATION

NOTES:

1. NOTIFY THE CITY OF HOLLYWOOD 48 HOURS IN ADVANCE OF PROPOSED TAP.
2. TAPPING MUST BE DONE IN THE PRESENCE OF AN AUTHORIZED CITY REPRESENTATIVE.
3. TEMPORARY THRUST BLOCKS TO BE INSTALLED AND REMAIN IN PLACE DURING TAPPING OPERATIONS.
4. FOR SEWAGE FORCE MAINS, REFER TO DETAIL OF PRIVATE FORCE MAIN TIE-IN AT PROPERTY LINE.
5. FOR WATER MAINS, A GATE VALVE OF SAME DIAMETER SHALL BE INSTALLED ON THE DOWNSTREAM SIDE OF THE TAPPING VALVE.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL TAPPING SLEEVE AND VALVE SETTING	DRAWING NO. G-06
APPROVED: XXX		



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL GATE VALVE AND VALVE BOX SETTING	DRAWING NO. G-07
APPROVED: XXX		

VP SCALE: CUSTOM / 1.12:1

KEITH
301 East Atlantic Blvd. Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Certificate of Authorization: 7928
Licensed Business Number: 6860

Plotted by: clouis On Monday, December 19, 2022 6:18:37 PM

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.

RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE:	AUGUST 2022
DESIGNED BY:	MC/BI/CL
DRAWN BY:	BI/CL
CHECKED BY:	TD/MC
BID-CONTRACT:	

This item had been digitally signed and sealed by Thomas F. Donahue, P.E. on the date adjacent to the seal
01/20/2023
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

THOMAS F. DONAHUE LICENSE No. 60529 STATE OF FLORIDA PROFESSIONAL ENGINEER

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT

PINNACLE COMMITTED TO EXCELLENCE

PROJECT

PINNACLE 441 PHASE 2

SHEET TITLE

WATER AND SEWER DETAILS

SHEET NUMBER	CU-502
PROJECT NUMBER	11074.03

STATUS: PRELIMINARY TAC

Drawing name: S:\11074.03 - Pinnacle 441 - Phase 2, Hollywood - Pinnacle 441 Phase 2 LLC\Engineering\Cad\11074.03-CU-XXX.dwg

RESILIENT SEATED GATE VALVE SPECIFICATIONS:

4" THROUGH 12" SIZE
(WATER AND FORCE MAIN)

1. GATE VALVES SHALL BE RESILIENT SEATED, MANUFACTURED TO MEET OR EXCEED THE REQUIREMENTS OF AWWA C509 (LATEST REVISION) AND IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

1.1. VALVES SHALL HAVE AN UNOBSTRUCTED WATERWAY EQUAL TO OR GREATER THAN THE FULL NOMINAL DIAMETER OF THE VALVE.

1.2. THE VALVES ARE TO BE NON-RISING STEM WITH THE STEM MADE OF CAST, FORGED OR ROLLED BRONZE SHOWN IN AWWA C509, TWO STEM SEALS SHALL BE PROVIDED AND SHALL BE OF THE O-RING TYPE, ONE ABOVE AND ONE BELOW THE THRUST COLLAR WITH LUBRICANT BETWEEN O-RING.

1.3. THE STEM NUT, ALSO MADE OF BRONZE, MAY BE INDEPENDENT OF THE GATE OR CAST INTEGRALLY WITH THE GATE. IF THE STEM NUT IS CAST INTEGRALLY, THE THREADS SHALL BE STRAIGHT AND TRUE WITH THE AXIS OF THE STEM TO AVOID BINDING DURING THE OPENING OR CLOSING CYCLE.

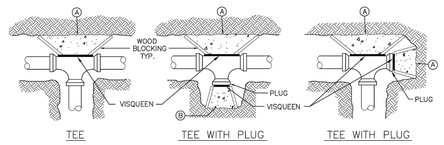
1.4. THE SEALING MECHANISM SHALL CONSISTS OF A CAST IRON GATE HAVING A VULCANIZED SYNTHETIC RUBBER COATING OR A RUBBER SEAT MECHANICALLY RETAINED ON THE GATE, THE RESILIENT SEALING MECHANISM SHALL PROVIDE ZERO LEAKAGE AT THE WATER WORKING PRESSURE WHEN INSTALLED WITH THE LINE FLOW IN EITHER DIRECTION.

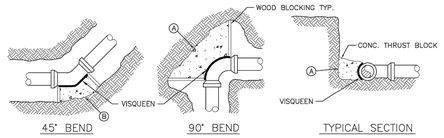
1.5. A 2-INCH SQUARE WRENCH NUT SHALL BE PROVIDED FOR OPERATING THE VALVE.

1.6. ALL VALVES ARE TO BE SUPPLIED COMPLETE AND READY FOR INSTALLATION INCLUDING, BUT NOT LIMITED TO ALL NUTS, BOLTS RINGS AND RUBBERS.

1.7. ALL VALVES ARE TO BE TESTED IN STRICT ACCORDANCE WITH AWWA C509 LATEST REVISION).

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	RESILIENT SEATED GATE VALVE SPECIFICATIONS	DRAWING NO. G-07.1
APPROVED: XXX		





MINIMUM CONCRETE THRUST BLOCKING BEARING ON UNDISTURBED MATERIAL (SQ. FT.)

MARK	PIPE SIZE			
	4" OR 6"	8"	10"	12"
A				
B				

NOTES:

1. THRUST BLOCKS ARE TO BE USED IN COMBINATION WITH, AND NOT IN LIEU OF, MECHANICAL JOINT RESTRAINTS AS REQUIRED BY THE CITY. REFER TO THRUST RESTRAINT DESIGN TABLE IN STANDARD DETAIL G-10.
2. THE AREAS IN THE TABLE ARE BASED ON _____ POUNDS PER SQUARE FOOT SOIL BEARING AGAINST THE UNDISTURBED TRENCH WALL AND ARE TO REPRESENT THE MINIMUM VERTICAL PROJECTED AREA AT THE THRUST BLOCK IN A PLANE PERPENDICULAR TO THE LINE BISECTING THE INCLUDING ANGLE OF THE FITTING.
3. POUR THRUST BLOCKS AGAINST UNDISTURBED MATERIAL. WHERE TRENCH WALL HAS BEEN DISTURBED, EVACUATE LOOSE MATERIAL AND EXTEND THRUST BLOCK TO UNDISTURBED MATERIAL.
4. ON BENDS AND TEES, EXTEND THRUST BLOCKS FULL LENGTH OF FITTING.
5. DO NOT COVER COUPLING OR JOINTS WITH CONCRETE.
6. CONCRETE TO BE 2500 P.S.I. MINIMUM 28 DAY STRENGTH.
7. TABLE TO BE COMPLETED BY DESIGN ENGINEER.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	THRUST BLOCK DESIGN	DRAWING NO. G-10
APPROVED: XXX		

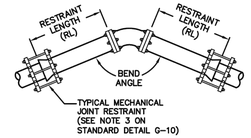
THRUST RESTRAINT NOTES:

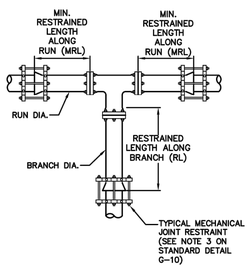
1. ALL JOINTS BETWEEN BENDS AT HORIZONTAL & VERTICAL OFFSETS SHALL BE RESTRAINED.
2. MECHANICAL THRUST RESTRAINTS FOR D.I.P. FITTINGS ON D.I.P. OR P.V.C. PIPE SHALL BE MEGALUG AS MANUFACTURED BY EBAA IRON, INC., OR APPROVED EQUAL.
3. DUCTILE IRON FITTINGS UP TO 20-INCHES IN DIAMETER SHALL BE RESTRAINED BY MECHANICAL MEANS, I.E., MEGALUGS OR APPROVED EQUAL.
4. DUCTILE IRON FITTINGS 24-INCH IN DIAMETER AND ABOVE SHALL BE RESTRAINED BY MECHANICAL MEANS, I.E., MEGALUGS OR APPROVED EQUAL, WITH THE ADDITION OF THRUST BLOCKS AND CONCRETE ANCHORS AT THE DISCRETION OF THE ENGINEER OF RECORD.
5. ANY THRUST BLOCKS AND ANCHORS ARE TO BE DESIGNED BY THE ENGINEER OF RECORD. SIGNED AND SEALED CALCULATIONS SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO INSTALLATION.
6. THRUST BLOCKS CONSISTING OF POURED-IN-PLACE CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGH OF 2,500 PSI AFTER 28 DAYS.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	JOINT RESTRAINT DESIGN FOR PVC AND DIP THRUST RESTRAINT NOTES	DRAWING NO. G-11
APPROVED: XXX		

HORIZONTAL BENDS

PIPE DIA. (INCHES)	BEND (ANGLE)	RESTRAINED LENGTH (RL) (FT)	
		PVC	*DIP
24	11¼	.	.
	22½	.	.
	45	.	.
	90	.	.
16	11¼	.	.
	22½	.	.
	45	.	.
	90	.	.
12	11¼	.	.
	22½	.	.
	45	.	.
	90	.	.
8	11¼	.	.
	22½	.	.
	45	.	.
	90	.	54
6	11¼	.	.
	22½	.	.
	45	.	.
	90	.	39
4	11¼	.	.
	22½	.	.
	45	.	.
	90	.	.



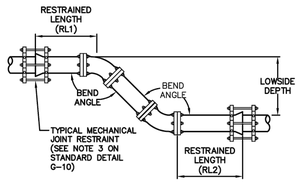


TEES AND TAPPING SLEEVES

RUN DIA. (INCHES)	BRANCH DIA. (INCHES)	MINIMUM RESTRAINED LENGTH ALONG RUN (FT.)	MINIMUM RESTRAINED LENGTH ALONG BRANCH (FT.)	
			PVC	*DIP
24"	24"	.	.	.
	16"	.	.	.
	12"	.	.	.
	8"	.	.	.
	6"	.	.	.
	4"	.	.	.
16"	16"	.	.	.
	12"	.	.	.
	8"	.	.	.
	6"	.	.	.
	4"	.	.	.
12"	12"	.	.	.
	8"	.	.	.
	6"	.	.	.
	4"	.	.	.
8"	8"	.	.	.
	6"	.	.	1'
	4"	.	.	1'
6"	6"	.	.	.
	4"	.	.	.
4"	4"	.	.	1'

*ALL DIP JOINT-RESTRAINT CALCULATIONS ASSUME THE PIPE WILL BE WRAPPED IN POLYETHYLENE ENCASEMENT

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	JOINT RESTRAINT DESIGN FOR PVC AND DIP HORIZONTAL BENDS AND TEES	DRAWING NO. G-11.1
APPROVED: XXX		

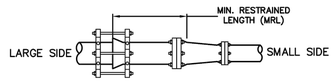


VERTICAL OFFSETS

PIPE DIA. (INCHES)	BEND (ANGLE)	LOWSIDE DEPTH (FT)	PVC RESTRAINED LENGTHS		*DIP RESTRAINED LENGTHS	
			RL1 (FT.)	RL2 (FT.)	RL1 (FT.)	RL2 (FT.)
24	45	4	.	.	.	.
		5	.	.	.	.
		6	.	.	.	.
		7	.	.	.	.
16	45	4	.	.	.	.
		5	.	.	.	.
		6	.	.	.	.
		7	.	.	.	.
12	45	4	.	.	.	.
		5	.	.	.	.
		6	.	.	.	.
		7	.	.	.	.
8	45	4	.	.	.	.
		5	.	.	.	.
		6	.	.	.	.
		7	.	.	.	.
6	45	4	.	.	.	.
		5	.	.	.	.
		6	.	.	.	.
		7	.	.	.	.
4	45	4	.	.	.	.
		5	.	.	.	.
		6	.	.	.	.
		7	.	.	.	.

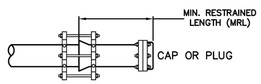
*ALL DIP JOINT-RESTRAINT CALCULATIONS ASSUME THE PIPE WILL BE WRAPPED IN POLYETHYLENE ENCASEMENT

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	JOINT RESTRAINT DESIGN FOR PVC AND DIP VERTICAL OFFSETS	DRAWING NO. G-11.2
APPROVED: XXX		



REDUCERS

LARGE SIDE	SMALL SIDE	MINIMUM LENGTH TO RESTRAIN ON LARGE SIDE (FT)		LARGE SIDE	SMALL SIDE	MINIMUM LENGTH TO RESTRAIN ON LARGE SIDE (FT)	
		PVC	*DIP			PVC	*DIP
24"	16"	.	.	12"	8"	.	.
	12"	.	.		6"	.	.
	8"	.	.		4"	.	.
	6"	.	.	8"	6"	.	.
	4"	.	.		4"	.	.
16"	12"	.	.		2"	.	.
	8"	.	.	6"	4"	.	.
	6"	.	.		2"	.	.
	4"	.	.	4"	2"	.	64'



DEAD ENDS

PIPE DIA. (INCHES)	MIN. RESTRAINED LENGTH (FT)	
	PVC	*DIP
24"	.	.
16"	.	.
12"	.	.
8"	.	.
6"	.	.
4"	.	.

*ALL DIP JOINT-RESTRAINT CALCULATIONS ASSUME THE PIPE WILL BE WRAPPED IN POLYETHYLENE ENCASEMENT

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	JOINT RESTRAINT DESIGN FOR PVC AND DIP REDUCERS AND DEAD ENDS	DRAWING NO. G-11.3
APPROVED: XXX		

VP SCALE: CUSTOM / 1.12:1

KEITH
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PH: (954) 788-3400
Florida Certificate of Authorization: 7928
Licensed Business Number: 6860

Plotted by: clouis On Monday, December 19, 2022 6:18:42 PM

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.

RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE:	AUGUST 2022
DESIGNED BY:	MC/BI/CL
DRAWN BY:	BI/CL
CHECKED BY:	TD/MC
BID-CONTRACT:	

This item had been digitally signed and sealed by Thomas F. Donahue, P.E. on the date adjacent to the seal
01/20/2023
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

THOMAS F. DONAHUE LICENSE No. 60529 STATE OF FLORIDA PROFESSIONAL ENGINEER

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT

PINNACLE
COMMITTED TO EXCELLENCE

PROJECT

PINNACLE 441 PHASE 2

SHEET TITLE

WATER AND SEWER DETAILS

SHEET NUMBER	CU-503
PROJECT NUMBER	11074.03

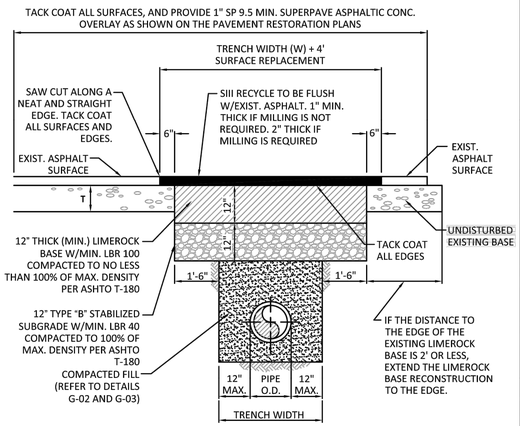
Drawing name: S:\11074.03 - Pinnacle 441 - Phase 2, Hollywood - Pinnacle 441 Phase 2 LLC\Engineering\Cad\11074.03-CU-XXX.dwg

STATUS: PRELIMINARY TAC

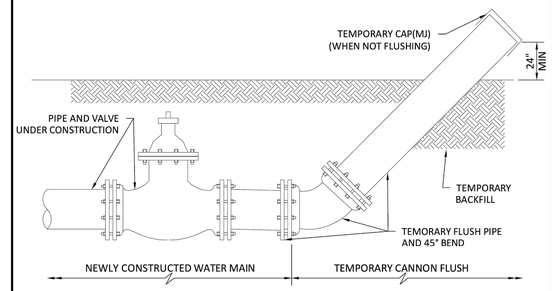
FLEXIBLE PAVEMENT RESTORATION NOTES:

1. THE ABOVE DETAILS APPLY ONLY TO ASPHALT PAVEMENT RESTORATION OVER UTILITY TRENCHES CUT WITHIN CITY OF HOLLYWOOD RIGHTS-OF-WAY. FOR PAVEMENT RESTORATION WITHIN BROWARD COUNTY OR FDOT RIGHTS-OF-WAY REFER TO THE CORRESPONDING DETAILS FOR THOSE AGENCIES.
2. LIMEROCK BASE MATERIAL SHALL HAVE A MINIMUM L.B.R. OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%. REPLACED BASE MATERIAL OVER TRENCH SHALL BE A MINIMUM OF 12" THICK".
3. LIMEROCK BASE MATERIAL SHALL BE PLACED IN 12" MAXIMUM (LOOSE MEASUREMENT) THICKNESS LAYERS WITH EACH LAYER THOROUGHLY ROLLED OR TAMPED AND COMPACTED TO 100% OF MAXIMUM DENSITY, PER AASHTO T-180, PRIOR TO THE PLACEMENT OF THE SUCCEEDING LAYERS.
4. STABILIZED SUBGRADE MATERIAL SHALL BE GRANULAR AND SHALL HAVE A MINIMUM L.B.R. OF 40.
5. BACKFILL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE PIPE LAYING CONDITION TYPICAL SECTIONS IN DETAILS G-02 AND G-03, AND THE SPECIFICATIONS, BUT TESTING WILL BEGIN 12" ABOVE THE INSTALLED FACILITY.
6. ALL EDGES AND JOINTS OF EXISTING ASPHALT PAVEMENT SHALL BE SAW CUT TO STRAIGHT LINES, PARALLEL TO OR PERPENDICULAR TO THE ROADWAY, PRIOR TO THE RESURFACING.
7. RESURFACING MATERIAL SHALL BE FDOT SUPERPAVE, AND SHALL BE APPLIED A MINIMUM OF TWO INCH IN THICKNESS.
8. MILL AND BUTT JOINT TO EXISTING PAVEMENT.
9. IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.
10. REFER TO SPECIFICATIONS FOR DETAILED PROCEDURES.
11. WHERE THE UTILITY TRENCH CROSSES EXISTING ASPHALT DRIVEWAYS, THE LIMEROCK BASE THICKNESS MAY BE A MINIMUM OF 6 INCHES THICK. REGARDLESS OF THE EXTENT OF IMPACT, THE ENTIRE DRIVEWAY SURFACE BETWEEN THE EDGE OF THE ROADWAY PAVEMENT AND PROPERTY LINE OR FRONT OF SIDEWALK SHALL BE OVERLAID USING 2-INCH THICK MINIMUM ASPHALTIC CONCRETE SURFACE COURSE WHERE INDICATED ON THE PLANS OR AS DIRECTED BY THE CITY/ENGINEER.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	FLEXIBLE PAVEMENT RESTORATION NOTES	DRAWING NO. G-12
APPROVED: XXX		



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	FLEXIBLE PAVEMENT RESTORATION FOR TRENCHES CUT PERPENDICULAR AND PARALLEL TO THE ROADWAY	DRAWING NO. G-12.1
APPROVED: XXX		



GENERAL NOTES:

1. FLUSHING LOCATIONS ARE TO BE PROPOSED BY CONTRACTOR AND APPROVED BY CITY.
2. UPON COMPLETION OF THE PIPE INSTALLATION FOR ANY SECTION, THE MAIN SHALL BE CANNON FLUSHED TO REMOVE DIRT AND ANY OTHER FOREIGN MATTER.
3. INSTALL A TEMPORARY 45° BEND AND ASSOCIATED TEMPORARY PIPING AS SHOWN TO DIRECT THE FLUSHING WATER AWAY FROM THE IMMEDIATE WORK AREA AND EXERCISE DUE CARE SO AS TO ENSURE THAT THE WATER USED IN FLUSHING DOES NOT CAUSE A NUISANCE OR INFLICT PROPERTY DAMAGE.
4. BENDS AND PIPING SHALL BE THE SAME SIZE OR LARGER AS THE LINE BEING FLUSHED.
5. PRIOR TO THE ACTUAL LINE FLUSHING OPERATION THE CONTRACTOR SHALL PROPERLY NOTIFY CITY INSPECTOR OF SUCH INTENDED WATER USE.
6. NO EXISTING VALVE SHALL BE OPERATED, EXCEPT BY AUTHORIZED CITY PERSONNEL.
7. FLUSHING SHALL NOT BE ACCOMPLISHED WITHOUT THE ACTUAL PRESENCE OF THE CITY INSPECTOR.
8. AFTER THE LINE UNDER CONSTRUCTION HAS BEEN SUCCESSFULLY FLUSHED, THE CONTRACTOR SHALL REMOVE THE TEMPORARY PIPING ARRANGEMENT AND PROCEED WITH THE REMAINING CONSTRUCTION AS SPECIFIED.
9. ALL PIPING SHALL BE MECHANICALLY RESTRAINED IN ACCORDANCE WITH CITY STANDARDS.
10. IF REQUIRED BY CITY, WATER MAINS SHALL BE CLEANED BY PIGGING.
11. CONTRACTOR WILL INSTALL A PRESSURE GAUGE AT OR NEAR THE FILL AND FLUSH LOCATION AND MAINTAIN A MINIMUM PRESSURE OF 40 PSI AT ALL TIMES. THE FILL VALVE WILL BE OPENED AND CLOSED SLOWLY TO AVOID RAPID PRESSURE CHANGES IN THE WATER SYSTEM.
12. CONTRACTOR IS CAUTIONED THAT GOVERNING AGENCIES OR UTILITIES MAY HAVE REGULATIONS LIMITING OR PROHIBITING DISCHARGE INTO SEWERS, SURFACE WATERS, CANALS, DITCHES AND OTHER CONVEYANCES/RETENTION AREA. ALL COMPLIANCE WITH GOVERNING AGENCIES REQUIREMENTS (INCLUDING PERMITTING, IF REQUIRED) IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
13. CANNON FLUSHING TO PROCEED AFTER HEALTH DEPARTMENT CLEARANCE IS RECEIVED.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	CANNON FLUSHING	DRAWING NO. G-13
APPROVED: XXX		

SEWER NOTES:

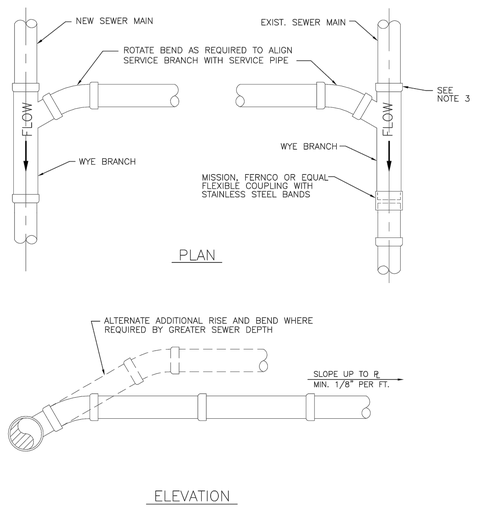
1. THE MINIMUM DEPTH OF COVER OVER D.I.P. SANITARY SEWER GRAVITY OR FORCE MAINS IS 30". THE MINIMUM DEPTH OF COVER OVER PVC SANITARY SEWER OR FORCE MAINS IS 36".
2. ALL CONNECTIONS TO EXISTING MAINS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. LEAKAGE TESTS AND ALIGNMENT (LAMPING) TESTS SHALL BE PERFORMED ON ALL NEW SEWER LINES UP TO THE CONNECTION POINT WITH THE EXISTING SEWER SYSTEM. THESE TESTS SHALL BE REQUESTED AND PAID FOR BY THE CONTRACTOR.
4. LAMPING TESTS SHALL BE PERFORMED ON GRAVITY SEWERS FROM MANHOLE TO MANHOLE UP TO AND INCLUDING THE POINT OF CONNECTION TO THE EXISTING SEWER SYSTEM.
5. LEAKAGE TESTS SHALL BE PERFORMED ON ALL SEGMENTS OF A GRAVITY SEWER SYSTEM, INCLUDING SERVICE LATERALS AND MANHOLES, FOR A CONTINUOUS PERIOD OF NO LESS THAN 2 HOURS. AT THE END OF THE TEST, THE TOTAL MEASURED LEAKAGE SHALL NOT EXCEED 100 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM, WITH ZERO ALLOWABLE LEAKAGE FOR LATERALS AND MANHOLES. AN EXFILTRATION OR INFILTRATION TEST SHALL BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET ON THE SECTION BEING TESTED.
6. FORCE MAINS SHALL BE PRESSURE-TESTED IN ACCORDANCE WITH RULE 62-555.330 (FAC). THE PRESSURE TEST SHALL CONSIST OF HOLDING A TEST PRESSURE OF 150 PSI ON THE PIPELINE FOR A CONTINUOUS PERIOD OF 2 HOURS THE MAXIMUM ALLOWABLE LEAKAGE SHALL BE DETERMINED BY THE FOLLOWING FORMULA:

$$\frac{L = S \times D \times \sqrt{P}}{148{,}000}$$

WHERE:
L = ALLOWABLE LEAKAGE FOR SYSTEM IN GALLONS PER HOUR
D = PIPE DIAMETER IN INCHES
S = LENGTH OF LINES IN LINEAL FEET
P = AVERAGE TEST PRESSURE IN PSI

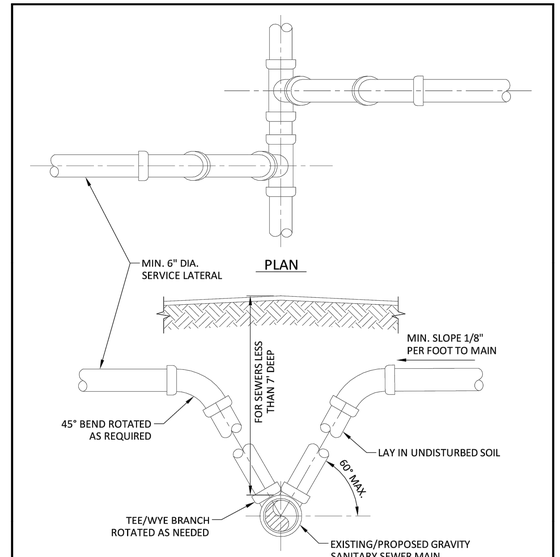
7. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTYFYING CONFLICTS WITH FORCE MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, FORCE MAIN SHALL BE LOWERED TO PASS UNDER CONFLICTS WITH 12" MINIMUM SEPARATION FROM WATER MAINS AND 6" MINIMUM SEPARATION FROM OTHER UTILITIES. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.
8. WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE THE SIDES OF A TRENCH, THE CONTRACTOR SHALL FURNISH, PUT IN PLACE AND MAINTAIN SUCH SHEETING OR BRACING AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE EXCAVATION TO ENSURE PERSONNEL SAFETY, AND TO PREVENT MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SEQUENCE, METHODS AND MEANS OF CONSTRUCTION, AND FOR THE IMPLEMENTATION OF ALL OSHA AND OTHER SAFETY REQUIREMENTS.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	SANITARY SEWER MAIN CONSTRUCTION NOTES	DRAWING NO. S-01
APPROVED: XXX		



NOTES:
1. SINGLE SERVICE CONNECTIONS SHALL USE 6" PIPE AND FITTINGS.
2. USE RISER CONNECTIONS WHERE INVERT OF SEWER IS GREATER THAN 7'-0" DEEP.
3. WHERE BELL OF WYE AND SPIGOT OF EXISTING MAIN ARE NOT COMPATIBLE, USE A SECOND FLEXIBLE COUPLING.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	WYE BRANCH CONNECTION	DRAWING NO. S-09
APPROVED: XXX		



NOTES:
1. MODIFIED RISER CONNECTION TO BE USED ONLY WHEN DIRECTED BY THE CITY.
2. NO. 57 ROCK OR ¾" DRAINFIELD LIMEROCK MAY BE USED AS BEDDING OVER UNDISTURBED SOIL WITH PVC PIPE.
3. SINGLE SERVICE CONNECTIONS SHALL USE 6" (MIN.) DIAMETER PIPE AND FITTINGS.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	SANITARY SEWER LATERAL MODIFIED RISER	DRAWING NO. S-10
APPROVED: XXX		

VP SCALE: CUSTOM / 1.12:1

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Florida Certificate of Authorization: 7928
Licensed Business Number: 6860

Plotted by: clouis On Monday, December 19, 2022 6:18:48 PM

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.

RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE:	AUGUST 2022
DESIGNED BY:	MC/BI/CL
DRAWN BY:	BI/CL
CHECKED BY:	TD/MC
BID-CONTRACT:	

This item had been digitally signed and sealed by Thomas F. Donahue. P.E. on the date adjacent to the seal
01/20/2023
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

THOMAS F. DONAHUE LICENSE No. 60529 STATE OF FLORIDA PROFESSIONAL ENGINEER

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT

PINNACLE COMMITTED TO EXCELLENCE

PROJECT

PINNACLE 441 PHASE 2

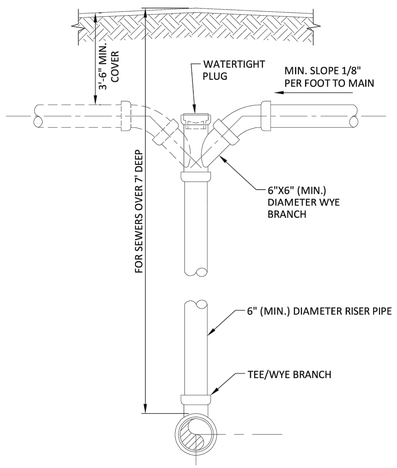
SHEET TITLE

WATER AND SEWER DETAILS

SHEET NUMBER	CU-504
PROJECT NUMBER	11074.03

STATUS: PRELIMINARY TAC

Drawing name: S:\11074.03 - Pinnacle 441 - Phase 2, Hollywood - Pinnacle 441 Phase 2 LLC\Engineering\Cad\11074.03-CU-XXX.dwg

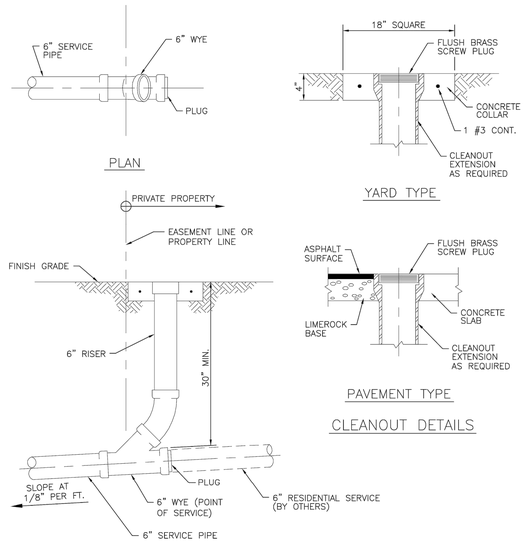


FRONT ELEVATION

NOTES:

1. RISER CONNECTION TO BE USED ONLY WHEN SANITARY SEWER IS MORE THAN 7'-0" DEEP OR WHEN DIRECTED BY THE CITY.
2. NO. 57 ROCK OR ¾" DRAINFIELD LIMEROCK MAY BE USED AS BEDDING OVER UNDISTURBED SOIL WITH PVC PIPE.
3. SINGLE SERVICE CONNECTIONS SHALL USE 6" (MIN.) DIAMETER PIPE AND FITTINGS.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	SANITARY SEWER LATERAL VERTICAL RISER	DRAWING NO. S-11
APPROVED: XXX		



CLEANOUT DETAILS

SINGLE SERVICE CONNECTION

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	SEWER SERVICE CONNECTION AND CLEANOUT AT PROPERTY LINE	DRAWING NO. S-12
APPROVED: XXX		

WATER SYSTEM NOTES:

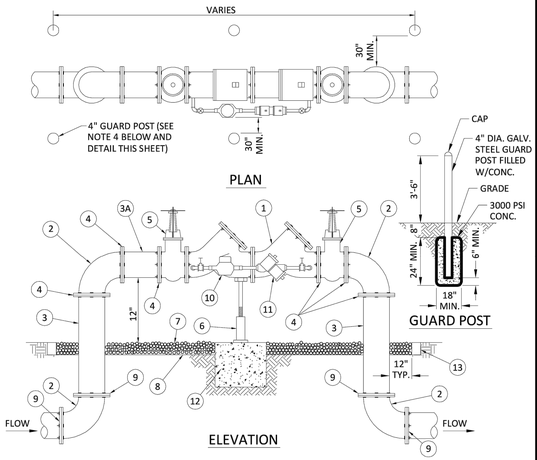
1. NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE.
2. NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE. [FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)].
3. AT ALL UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE, OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. [FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)].
4. NEW UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT TO BE DUCTILE IRON PIPE (D.I.P.) WHEN CROSSING BELOW SANITARY SEWER MAINS.
5. POLYETHYLENE ENCASEMENT MATERIAL SHALL BE USED TO ENCASE ALL BURIED DUCTILE IRON PIPE, FITTINGS, VALVES, RODS, AND APPURTENANCES IN ACCORDANCE WITH AWWA C105, METHOD A. THE POLYETHYLENE TUBING SHALL BE CUT TWO FEET LONGER THAN THE PIPE SECTION AND SHALL OVERLAP THE ENDS OF THE PIPE BY ONE FOOT. THE POLYETHYLENE TUBING SHALL BE GATHERED AND LAPPED TO PROVIDE A SNUG FIT AND SHALL BE SECURED AT QUARTER POINTS WITH POLYETHYLENE TAPE. EACH END OF THE POLYETHYLENE TUBING SHALL BE SECURED WITH A WRAP OF POLYETHYLENE TAPE.
6. THE POLYETHYLENE TUBING SHALL PREVENT CONTACT BETWEEN THE PIPE AND BEDDING MATERIAL, BUT IS NOT INTENDED TO BE A COMPLETELY AIRTIGHT AND WATERTIGHT ENCLOSURE. DAMAGED POLYETHYLENE TUBING SHALL BE REPAIRED IN A WORKMANLIKE MANNER USING POLYETHYLENE TAPE, OR THE DAMAGED SECTION SHALL BE REPLACED. POLY WRAP WILL NOT BE PAID FOR AS A SEPARATE BID ITEM. IT SHALL BE CONSIDERED TO BE A PART OF THE PRICE BID FOR WATER MAINS.
7. FIRE HYDRANT BARRELS SHALL BE ENCASED IN POLY WRAP UP TO THE GROUND SURFACE AND THE WEEP HOLES SHALL NOT BE COVERED BY THE POLY WRAP.
8. GATE VALVES FOR USE WITH PIPE LESS THAN THREE INCHES (3") IN DIAMETER SHALL BE RATED FOR TWO HUNDRED (200) PSI WORKING PRESSURE, NON-SHOCK, BLOCK PATTERN, SCREWED BONNET, NON-RISING STEM, BRASS BODY, AND SOLID WEDGE. THEY SHALL BE STANDARD THREADED FOR PVC PIPE AND HAVE A MALLEABLE IRON HANDWHEEL. GATE VALVES 3" THROUGH 16" IN DIAMETER SHALL BE RESILIENT SEAT AND BIDIRECTIONAL FLOW ONLY. VALVES FOR SPECIAL APPLICATIONS WILL REQUIRE CITY UTILITY APPROVAL.
9. VALVE BOXES AND COVERS FOR ALL SIZE VALVES SHALL BE OF CAST IRON CONSTRUCTION AND ADJUSTABLE SCREW-ON TYPE. THE LID SHALL HAVE CAST IN THE METAL THE WORD "WATER" FOR THE WATER LINES. ALL VALVE BOXES SHALL BE SIX INCH (6") NOMINAL DIAMETER AND SHALL BE SUITABLE FOR DEPTHS OF THE PARTICULAR VALVE. THE STEM OF THE BURIED VALVE SHALL BE WITHIN TWENTY-FOUR INCHES (24") OF THE FINISHED GRADE UNLESS OTHERWISE APPROVED BY THE CITY.
10. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	WATER SYSTEM NOTES	DRAWING NO. W-01
APPROVED: XXX		

WATER SYSTEM NOTES (CONTINUED):

11. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.
12. ALL PVC PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C900 LATEST REVISION AND CLASS DR 18. ALL DIP WATER MAINS SHALL BE DUCTILE IRON PRESSURE CLASS 350, WITH WALL THICKNESS COMPLYING WITH CLASS 52. ALL DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C151/A21.51-02 AND BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03.
13. FITTINGS SHALL BE DUCTILE IRON, MEETING ANSI/AWWA C153/A21.53-00 SPECIFICATIONS, WITH 350 PSI MINIMUM WORKING PRESSURE. FITTINGS MUST BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03. ALL DUCTILE IRON PIPE AND FITTINGS MUST BE MANUFACTURED IN THE UNITED STATES OF AMERICA.
14. ALL DUCTILE IRON PIPE TO BE MECHANICAL JOINTS, WRAPPED IN POLY. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY DESIGN.
15. PAVEMENT RESTORATION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.
16. ALL TRENCHING, PIPE LAYING, BACKFILL, PRESSURE TESTING, AND DISINFECTING MUST COMPLY WITH THE CITY OF HOLLYWOOD SPECIFICATIONS.
17. THE MINIMUM DEPTH OF COVER OVER WATER MAINS IS 30" (DIP) OR 36" (PVC).
18. MINIMUM HORIZONTAL SEPARATION BETWEEN STORM STRUCTURES AND WATER MAINS SHALL BE 3'.
19. MAXIMUM DEFLECTION PER EACH JOINT SHALL BE 50% OF MANUFACTURES RECOMMENDATION (MAXIMUM) WHERE DEFLECTION IS REQUIRED.
20. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING CONFLICTS WITH WATER MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, WATER MAIN SHALL BE LOWERED TO PASS UNDER CONFLICTS WITH 18" MINIMUM VERTICAL SEPARATION. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.
21. PIPE JOINT RESTRAINT SHALL BE PROVIDED BY THE USE OF DUCTILE IRON FOLLOWER GLANDS MANUFACTURED TO ASTM A 536-80. TWIST-OFF NUTS SHALL BE USED TO ENSURE PROPER ACTUATING OF THE RESTRAINING DEVICES. THE MECHANICAL JOINT RESTRAINING DEVICES SHALL HAVE A WORKING PRESSURE OF 250 PSI MINIMUM, WITH A MINIMUM SAFETY FACTOR OF 2:1, AND SHALL BE EBAA IRON INC., MEGALUG OR APPROVED EQUAL. JOINT RESTRAINTS SHALL BE PROVIDED AT A MINIMUM OF THREE JOINTS (60 FEET) FROM ANY FITTING.
22. WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE THE SIDES OF A TRENCH, THE CONTRACTOR SHALL FURNISH, PUT IN PLACE AND MAINTAIN SUCH SHEETING OR BRACING AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE EXCAVATION TO ENSURE PERSONNEL SAFETY, AND TO PREVENT MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SEQUENCE, METHODS AND MEANS OF CONSTRUCTION, AND FOR THE IMPLEMENTATION OF ALL OSHA AND OTHER SAFETY REQUIREMENTS.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	WATER SYSTEM NOTES	DRAWING NO. W-02
APPROVED: XXX		

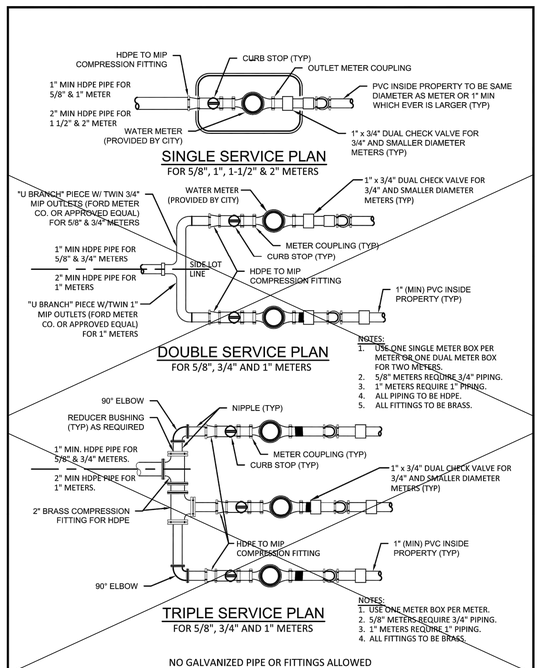


MATERIALS					
ITEM	QTY.	DESCRIPTION	ITEM	QTY.	DESCRIPTION
1	1	4",6",8" VALVE,DOUBLE CHECK	7	N/A	PEA GRAVEL (4" DEEP)
2	4	4",6",8" BEND-90°	8	N/A	PLASTIC LINER/WEED STOP (5 MILS)
3	2	4",6",8" D.I.P. SPOOL PIECE	9	4	RESTRAINED JOINTS
3A	1	4",6",8" D.I.P. SPOOL PIECE (24" LONG)	10	1	LOW FLOW METER
4	7	4",6",8" FLANGE, D.I.P.	11	1	VALVE, BYPASS DOUBLE CHECK
5	2	4",6",8" GATE VALVE (SEE NOTE 6)	12	1	16"X16"X16" CONC. SUPPORT
6	1	SCREW JACK/ANCHORED	13	1	P.T. 2X4 LUMBER ALL AROUND

NOTES:

1. FIELD ADJUST AND CUT ITEM 3 TO THE PROPER LENGTH.
2. ALL PIPING SHALL BE D.I.P. CL 50/52 AS APPLICABLE TO MINIMUM STANDARDS.
3. ALL LOW FLOW METER PIPING SHALL BE BRASS OR COPPER.
4. PROTECTIVE 4" GALV. GUARD POSTS SHALL BE SPACED EVENLY APART AS SHOWN ABOVE OR IN ACCORDANCE WITH INSPECTOR'S DIRECTIONS.
5. MAY USE 45° BENDS (SEE DETAIL W-07.2) WHEN WORKING AREA IS NOT LIMITED, AS DIRECTED BY CITY.
6. GATE VALVES SHALL BE CHAINED AND LOCKED TOGETHER TO PREVENT TAMPERING.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL 4", 6" AND 8" DOUBLE CHECK DETECTOR ASSEMBLY FOR FIRE SPRINKLER SERVICE (90° BENDS)	DRAWING NO. W-03
APPROVED: XXX		



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	TYPICAL 5/8", 1", 1-1/2" AND 2" METER INSTALLATION	DRAWING NO. W-06
APPROVED: XXX		

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Plotted by: clouis On Monday, December 19, 2022 6:16:53 PM

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.

RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE:	AUGUST 2022
DESIGNED BY:	MC/BI/CL
DRAWN BY:	BI/CL
CHECKED BY:	TD/MC
BID-CONTRACT:	

This item had been digitally signed and sealed by Thomas F. Donahue, P.E. on the date adjacent to the seal
01/20/2023
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

THOMAS F. DONAHUE LICENSE No. 60529 STATE OF FLORIDA PROFESSIONAL ENGINEER

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT

PINNACLE
COMMITTED TO EXCELLENCE

PROJECT

PINNACLE 441 PHASE 2

SHEET TITLE

WATER AND SEWER DETAILS

SHEET NUMBER	CU-505
PROJECT NUMBER	11074.03

Drawing name: S:\11074.03 - Pinnacle 441 - Phase 2, Hollywood - Pinnacle 441 Phase 2 LLC\Engineering\Cad\11074.03-CU-XXX.dwg

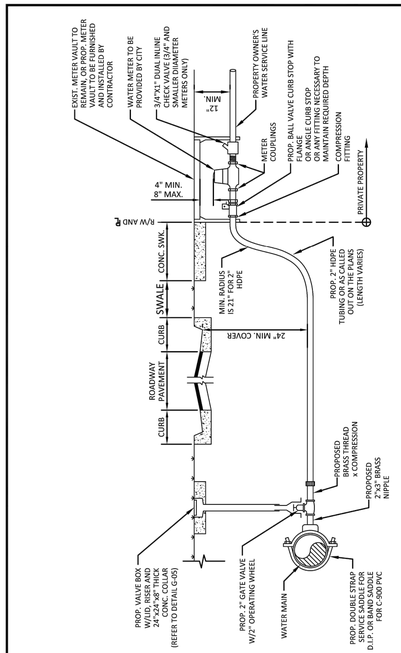
STATUS: PRELIMINARY TAC

VP SCALE: CUSTOM / 1.12:1

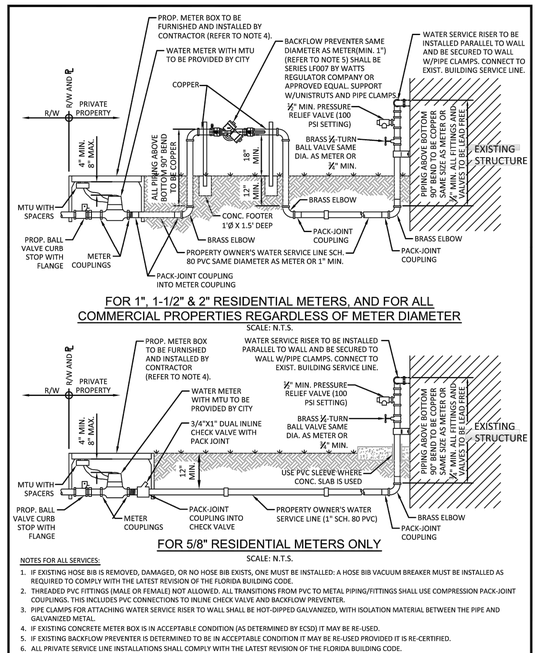
WATER METER SERVICE NOTES:

1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED NOT LESS THAN 18" ON CENTER.
2. P.E. TUBING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD C901, "POLYETHYLENE (PE) PRESSURE PIPE AND TUBING, 1/2 IN. (13mm) THROUGH 3 IN. (76 mm), FOR WATER SERVICE".
3. MINIMUM SERVICE PIPE DIAMETER SHALL BE 1" FOR SINGLE OR DUAL ⅝" OR SINGLE 1" DIAMETER METERS.
4. MINIMUM SERVICE PIPE DIAMETER SHALL BE 2" FOR SINGLE OR DUAL 1-½" OR SINGLE 2" DIAMETER METERS.
5. FOR METER DIAMETERS LARGER THAN 2", THE MINIMUM SERVICE PIPE DIAMETER SHALL BE THE SAME AS THE METER DIAMETER.
6. APPROVED COPPER TUBING MAY BE USED AT THE CITY'S DISCRETION.
7. FOR NEW METER INSTALLATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS,CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE WATER METERS WILL BE PROVIDED AND INSTALLED BY THE CITY OF HOLLYWOOD (NEW ACCOUNTS).
8. FOR METER RELOCATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS, CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE EXISTING WATER METER TO BE RELOCATED AND INSTALLED BY CONTRACTOR.
9. FOR EXISTING METERS ABUTTING THE RIGHT-OF-WAY THAT ARE BEING DISCONNECTED FROM EXISTING MAINS AND RECONNECTED TO NEW MAINS, THE CONTRACTOR SHALL:
   a. CUT AND PLUG THE EXISTING SERVICE LINE AT THE MAIN AND AT THE METER, AND REMOVE THE EXISTING BALL VALVE CURB STOP.
   b. FURNISH AND INSTALL SERVICE SADDLE, CORPORATION STOP OR SERVICE VALVE AND VALVE BOX, PIPING AND FITTINGS UP TO AND INCLUDING THE BALL VALVE CURB STOP.
12. THE ELEVATION AT THE TOP OF THE METER BOX SHALL MATCH THE ELEVATION OF THE BACK OF SIDEWALK, WHENEVER PRACTICAL.
13. AS PART OF THE SERVICE INSTALLATION, THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY TO MATCH EXISTING CONDITIONS, INCLUDING ROADWAY PAVEMENT, PAVEMENT MARKINGS AND RPMs, CONCRETE CURBS, SIDEWALKS, RAMPS (INCLUDING DETECTABLE WARNING SURFACE), SODDING, AND ALL OTHER IMPROVEMENTS REMOVED OR DAMAGED DURING THE SERVICE INSTALLATION.
14. FOR UNPAVED AREAS, THE MINIMUM GROUND COVER ACCEPTED BY THE CITY IS SODDING.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	WATER METER SERVICE NOTES FOR 5/8" THROUGH 2" METERS	DRAWING NO. W-07
APPROVED: XXX		



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	TYPICAL 2-INCH HDPE WATER SERVICE FOR SINGLE/DUAL 5/8" TO 1" METERS, AND ANY SINGLE 1-1/2" TO 2" METERS	DRAWING NO. W-09
APPROVED: XXX		



FOR 1", 1-1/2" & 2" RESIDENTIAL METERS, AND FOR ALL COMMERCIAL PROPERTIES REGARDLESS OF METER DIAMETER

SCALE: N.T.S.

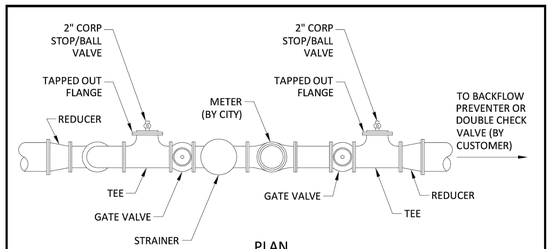
FOR 5/8" RESIDENTIAL METERS ONLY

SCALE: N.T.S.

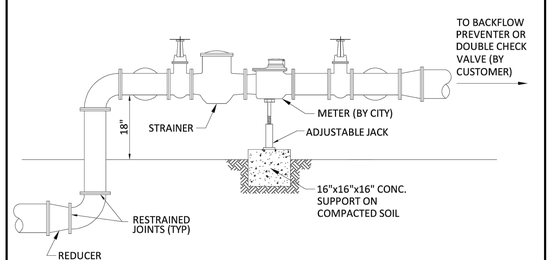
NOTES FOR ALL SERVICES:

1. IF EXISTING HOSE BIB IS REMOVED, DAMAGED, OR NO HOSE BIB EXISTS, ONE MUST BE INSTALLED: A HOSE BIB VACUUM BREAKER MUST BE INSTALLED AS REQUIRED TO COMPLY WITH THE LATEST REVISION OF THE FLORIDA BUILDING CODE.
2. THREADED PVC FITTINGS (MALE OR FEMALE) NOT ALLOWED. ALL TRANSITIONS FROM PVC TO METAL PIPING/FITTINGS SHALL USE COMPRESSION PACK-JOINT COUPLINGS. THIS INCLUDES PVC CONNECTIONS TO INLINE CHECK VALVE AND BACKFLOW PREVENTER.
3. PIPE CLAMPS FOR ATTACHING WATER SERVICE RISER TO WALL SHALL BE HOT-DIPPED GALVANIZED, WITH ISOLATION MATERIAL BETWEEN THE PIPE AND GALVANIZED METAL.
4. IF EXISTING CONCRETE METER BOX IS IN ACCEPTABLE CONDITION (AS DETERMINED BY ECSD) IT MAY BE RE-USED.
5. IF EXISTING BACKFLOW PREVENTER IS DETERMINED TO BE IN ACCEPTABLE CONDITION IT MAY BE RE-USED PROVIDED IT IS RE-CERTIFIED.
6. ALL PRIVATE SERVICE LINE INSTALLATIONS SHALL COMPLY WITH THE LATEST REVISION OF THE FLORIDA BUILDING CODE.
7. ALL FITTINGS TO BE BRASS.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 02/14/2018
DRAWN: EAM	TYPICAL WATER SERVICE FROM METER TO STRUCTURE FOR 5/8" THROUGH 2" METERS	DRAWING NO. W-10
APPROVED: XXX		



PLAN

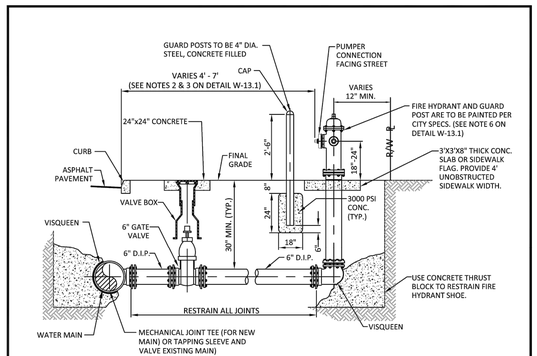


ELEVATION

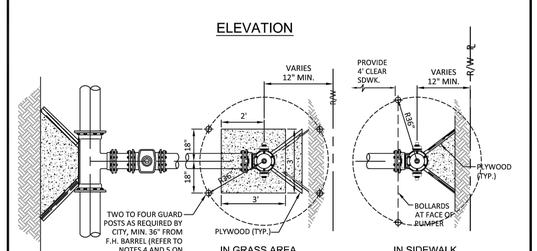
NOTES:

1. THE WATER METER AND STRAINER IS PROVIDED BY THE CITY OF HOLLYWOOD.
2. THE CITY'S RESPONSIBILITY ENDS AT THE REDUCER PRECEDING THE BACKFLOW PREVENTER.
3. TAPPED OUT FLANGE SHOULD MATCH SIZE OF TEE AND STANDARD 2" CORP STOP OR BALL VALVE.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL METER 3" DIAMETER AND LARGER	DRAWING NO. W-11
APPROVED: XXX		



ELEVATION



PLAN VIEW

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 03/05/2019
DRAWN: EAM	TYPICAL FIRE HYDRANT INSTALLATION	DRAWING NO. W-13
APPROVED: XXX		

VP SCALE: CUSTOM / 1.11:1

KEITH
301 East Atlantic Blvd. Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Certificate of Authorization: 7928
Licensed Business Number: 6860

Plotted by: clouis On Monday, December 19, 2022 6:16:55 PM

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.

RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE:	AUGUST 2022
DESIGNED BY:	MC/BI/CL
DRAWN BY:	BI/CL
CHECKED BY:	TD/MC
BID-CONTRACT:	

This item had been digitally signed and sealed by Thomas F. Donahue, P.E. on the date adjacent to the seal

01/20/2023

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THOMAS F. DONAHUE LICENSE No. 60529 STATE OF FLORIDA PROFESSIONAL ENGINEER

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT

PINNACLE
COMMITTED TO EXCELLENCE

PROJECT

PINNACLE 441 PHASE 2

SHEET TITLE

WATER AND SEWER DETAILS

SHEET NUMBER	CU-506
PROJECT NUMBER	11074.03

STATUS: PRELIMINARY TAC

Drawing name: S:\11074.03 - Pinnacle 441 - Phase 2, Hollywood - Pinnacle 441 Phase 2 LLC\Engineering\Cad\11074.03-CU-SXX.dwg

NOTES:

1. IN ALL CASES, PROVIDE 4' UNOBSTRUCTED SIDEWALK CLEAR OF THE FIRE HYDRANT AND BOLLARDS.
2. FIRE HYDRANTS SHALL BE LOCATED BETWEEN 4' AND 7' FROM THE FACE OF CURB.
3. FIRE HYDRANTS SHALL NOT BE LOCATED WITHIN A RADIUS OR WITHIN FDOT CLEAR DRIVING ZONE.
4. GUARD POSTS SHALL BE INSTALLED AS REQUIRED FOR SAFETY OR AS APPROVED BY THE DEPT. OF PUBLIC UTILITIES. IN SIDEWALK, LOCATE GUARD POSTS AT THE FACE OF THE PUMPER AND 2'-6' LEFT/RIGHT OF ℄ OF THE FIRE HYDRANT.EXTRA POSTS MAY BE REQUIRED IN INDUSTRIAL AND CONGESTED TRAFFIC AREAS. (4 POSTS MAX.)
5. FIRE HYDRANT CONCRETE SLAB AND CONCRETE GUARD POST FOOTINGS SHALL BE DIFFERENT POURS.
6. THE FIRE HYDRANT BONNET, OPERATING NUT, HOLD-DOWN NUT, PUMPER CAP AND HOSE CAPS SHALL BE PAINTED GREEN, AND THE HYDRANT UPPER BARREL SHALL BE PAINTED SILVER IN ACCORDANCE WITH CITY SPECIFICATIONS.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL FIRE HYDRANT NOTES	DRAWING NO. W-13.1
APPROVED: XXX		

WATER MAIN TESTING AND DISINFECTION NOTES:

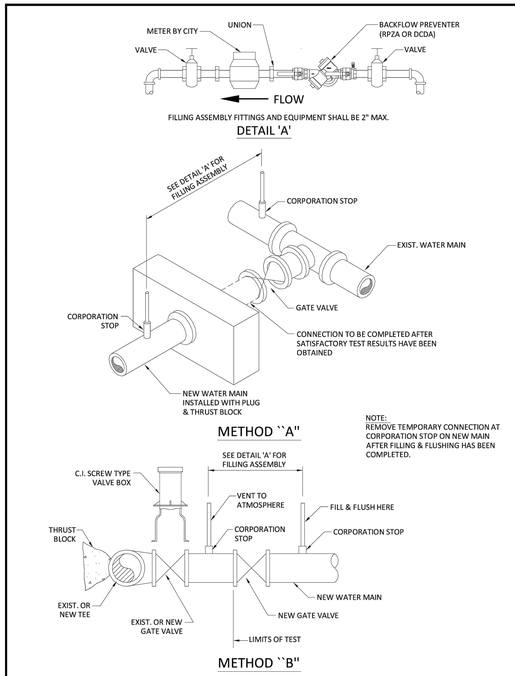
1. NO CONNECTIONS TO THE EXISTING LINES SHALL BE MADE UNTIL THE PRESSURE AND BACTERIOLOGICAL TESTS HAVE BEEN PERFORMED ON THE PROPOSED WATER MAINS AND THE SYSTEM HAS BEEN APPROVED BY THE CITY OF HOLLYWOOD AND THE BROWARD COUNTY HEALTH DEPARTMENT.
2. THE PRESSURE TEST SHALL BE PERFORMED FOR 2 HOURS AT A CONSTANT PRESSURE OF 150 PSI AND IN ACCORDANCE WITH RULE 62-555.330 (FAC) C600 AWWA LATEST REVISION, EXCEPT AS OTHERWISE SPECIFIED HEREIN AND IN SPECIFICATION SECTION 15995, "PIPELINE TESTING AND DISINFECTION". PRESSURE TEST SHALL BE WITNESSED BY THE CITY OF HOLLYWOOD. THE ALLOWABLE LEAKAGE SHALL BE LESS THAN THE NUMBER OF GALLONS PER HOUR AS DETERMINED BY THE FORMULA:

$$L = \frac{S \times D \times \sqrt{P}}{148{,}000}$$

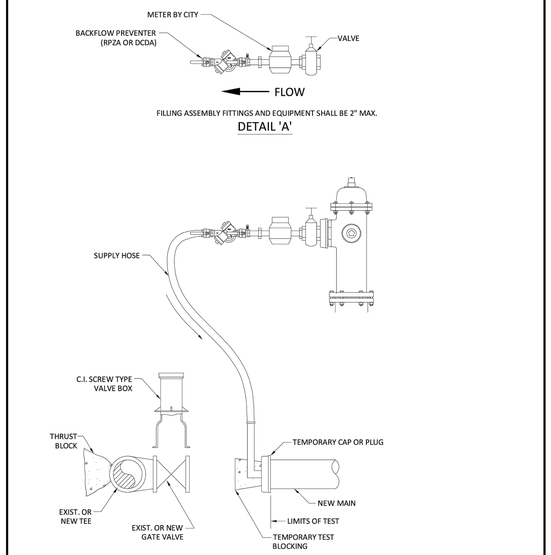
L = THE ALLOWABLE LEAKAGE IN GALLONS PER HOUR.
S = THE LENGTH OF PIPE BEING TESTED.
D = THE NOMINAL DIAMETER OF THE PIPE BEING TESTED.
P = THE AVERAGE TEST PRESSURE IN POUNDS PER SQUARE INCH.

3. THE COMPLETE LENGTH OF THE PROPOSED WATER MAIN SHALL BE TESTED, IN LENGTHS NOT TO EXCEED 2,000 FEET PER TEST.
4. PROPOSED WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH THE LATEST EDITION OF ANSI/AWWA STANDARD C651 AND BACTERIOLOGICAL TESTED FOR TWO CONSECUTIVE DAYS IN ACCORDANCE WITH SPECIFICATION SECTION 15995, "PIPELINE TESTING AND DISINFECTION".
5. BACTERIOLOGICAL TESTS SHALL BE REQUESTED AND PAID FOR BY THE CONTRACTOR.
6. THE CONTRACTOR SHALL DIRECTLY HIRE A TESTING LABORATORY CERTIFIED BY THE FLORIDA DEPARTMENT OF HEALTH IN ORDER TO COLLECT AND TEST WATER SAMPLES FROM THE WATER DISTRIBUTION SYSTEM TO BE PLACED INTO SERVICE. SAMPLE COLLECTION AND BACTERIOLOGICAL ANALYSES SHALL BE PERFORMED IN ACCORDANCE WITH RULES 62-555.315(6), 62-555.340 AND 62-555.330 (FAC), AS WELL AS ALL REQUIREMENTS OF THE BROWARD COUNTY HEALTH DEPARTMENT PERMIT.
7. THE WATER DISTRIBUTION SYSTEM SHALL NOT BE CONSIDERED COMPLETE AND READY FOR FINAL INSPECTION UNTIL SUCCESSFUL TEST RESULTS ARE OBTAINED FOR ALL TESTS DESCRIBED ABOVE.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	WATER MAIN TESTING AND DISINFECTION NOTES	DRAWING NO. W-14
APPROVED: XXX		

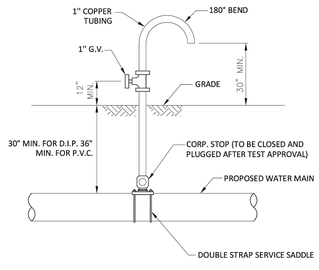


ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	FILLING AND FLUSHING DETAILS	DRAWING NO. W-15
APPROVED: XXX		



NOTES:
1. HOSE MUST BE REMOVED DURING THE HYDROSTATIC PRESSURE TEST.
2. REMOVE TEMPORARY CONNECTION ON NEW MAIN AFTER FILLING & FLUSHING HAS BEEN COMPLETED.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	CROSS CONNECTION FILLING AND FLUSHING DETAILS	DRAWING NO. W-15.1
APPROVED: XXX		



NOTES:
SAMPLING POINT SHALL NOT BE REMOVED UNTIL APPROVAL IS OBTAINED FROM BROWARD COUNTY HEALTH DEPARTMENT.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	SAMPLING POINT DETAIL	DRAWING NO. W-16
APPROVED: XXX		

VP SCALE: CUSTOM / 1.11:1

KEITH
301 East Atlantic Blvd. Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Certificate of Authorization: 7928
Licensed Business Number: 6860

Plotted by: clouis On Monday, December 19, 2022 6:19:02 PM

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.

RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE:	AUGUST 2022
DESIGNED BY:	MC/BI/CL
DRAWN BY:	BI/CL
CHECKED BY:	TD/MC
BID-CONTRACT:	

This item had been digitally signed and sealed by Thomas F. Donahue, P.E. on the date adjacent to the seal
01/20/2023
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THOMAS F. DONAHUE LICENSE No. 60529 STATE OF FLORIDA PROFESSIONAL ENGINEER

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT

PINNACLE COMMITTED TO EXCELLENCE

PROJECT

PINNACLE 441 PHASE 2

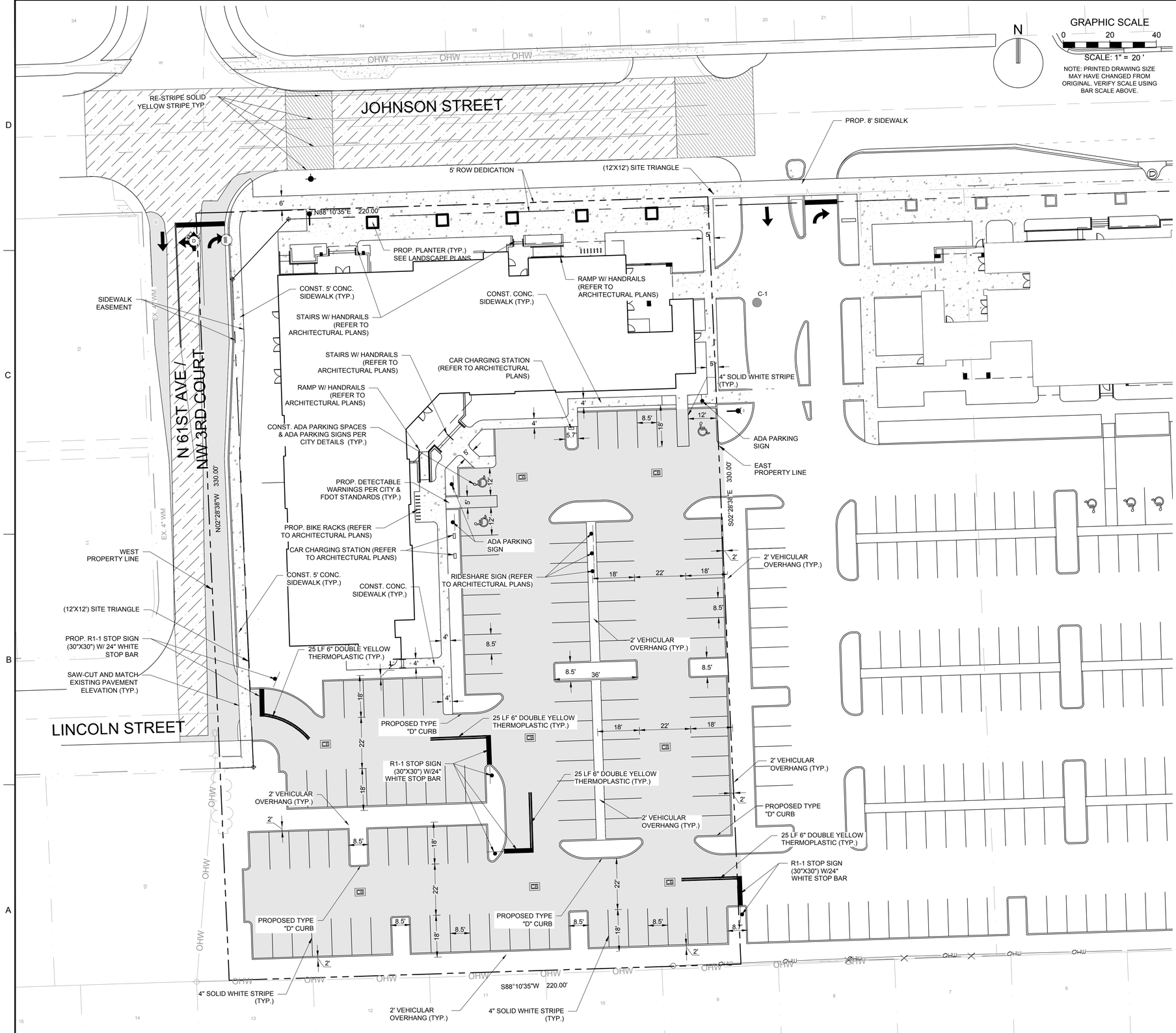
SHEET TITLE

WATER AND SEWER DETAILS

SHEET NUMBER	CU-507
PROJECT NUMBER	11074.03

Drawing name: S:\11074.03 - Pinnacle 441 - Phase 2, Hollywood - Pinnacle 441 Phase 2 LLC\Engineering\Cadd\11074.03-CU-XXX.dwg

STATUS: PRELIMINARY TAC



PAVEMENT MARKING AND SIGNAGE NOTES:

1. EXISTING NO PARKING SIGNS WITHIN THE RIGHT OF WAY SWALE SHALL BE REMOVED IN AREAS OF PROPOSED CURBING.
2. ALL EXISTING TRAFFIC CONTROL SIGNAGE AND PAVEMENT MARKINGS IN CONFLICT WITH THE PROPOSED TRAFFIC CONTROL SIGNAGE AND PAVEMENT MARKINGS WILL BE REMOVED OR RELOCATED BY THE CONTRACTOR.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.), CURRENT BROWARD COUNTY TRAFFIC ENGINEERING DIVISION STANDARDS (CURRENT EDITION), AND THE CITY OF HOLLYWOOD'S ZONING AND LAND DEVELOPMENT REGULATIONS.
4. MARKINGS SHALL CONFORM TO FDOT STANDARD SPECIFICATIONS, SECTION 711, DESIGN STANDARDS, INDEX 17346, AND THE BROWARD COUNTY TRAFFIC ENGINEERING DIVISION STANDARDS AND SPECIFICATIONS (CURRENT EDITION).
5. ALL ON-SITE MARKINGS SHALL BE PAINT EXCEPT 24" SOLID WHITE STOP BAR AND DOUBLE YELLOW CENTERLINE MARKINGS AT DRIVEWAY ENTRANCES, WHICH SHALL BE THERMOPLASTIC OR AS INDICATED ON PLANS.
6. VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF SIGN POSTS.
7. ALL PAVEMENT MARKINGS AND SIGNING DAMAGED DURING CONSTRUCTION, SHALL BE RESTORED TO BROWARD COUNTY TRAFFIC ENGINEERING DIVISION STANDARDS (CURRENT EDITION).
8. THE CONTRACTOR SHALL PROVIDE A COPY OF THEIR BROWARD COUNTY CERTIFICATE OF COMPETENCY PRIOR TO SUBMITTING FINAL INSPECTION REQUEST TO BROWARD COUNTY TRAFFIC ENGINEERING DIVISION.
9. ALL SIGNS TO FOLLOW FDOT INDEX 17302 - CASE V (LOCATION IN BUSINESS OR RESIDENTIAL AREAS) AND INDEX 11860 - MIN. INSTALLATION REQUIREMENTS.
10. ALL FDC SIGNAGE SHALL BE INSTALLED PURSUANT TO CITY STANDARDS AND SHALL HAVE RED LETTERING, NOT LESS THAN 3 INCHES IN HEIGHT, ON WHITE BACKGROUND. EACH SIGN SHALL BE 18 INCHES WIDE BY 24 INCHES IN HEIGHT, AND SHALL BE CONSISTENT WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CURRENT EDITION).
11. ALL FIRE HYDRANTS REQUIRE BLUE REFLECTORS IN THE ROADWAY TO INDICATE FIRE HYDRANT LOCATIONS.
12. FIRE DEPARTMENT CONNECTION PER CITY REQUIREMENTS, REFER TO PLUMBING PLAN. INSTALL "FIRE DEPARTMENT CONNECTION, NO PARKING" SIGN TO BE FDOT AND CITY COMPLIANT AS REQUIRED.
13. STOP BARS SHALL BE A MINIMUM OF 4 FEET BEHIND THE CROSSWALK.
14. THE BUS STOP SHELTER, BIKE RACK, BENCH, SIGN, & TRASH CAN REINSTALLATION SHALL BE COORDINATED WITH BROWARD COUNTY TRANSIT PRIOR TO AND DURING CONSTRUCTION.
15. ALL TRAFFIC CONTROL DEVICES MAINTAINED BY BROWARD COUNTY, THAT ARE REMOVED OR DAMAGED BY CONSTRUCTION, SHALL BE REPLACED BY CONTRACTOR USING CURRENT BROWARD COUNTY TRAFFIC ENGINEERING DIVISION STANDARDS.
16. THE PAVEMENT MARKINGS AND SIGNAGE ON SITE AND ON SR7 ARE NOT INCLUDED IN BROWARD COUNTY'S REVIEW AND ACCEPTANCE OF THE PLAN. THE MARKINGS ON SR7 WILL BE REVIEWED, APPROVED AND MAINTAINED BY FDOT.
17. THE CITY ENGINEER IS RESPONSIBLE FOR REVIEWING AND APPROVING THE ON-SITE PAVEMENT MARKINGS AND SIGNAGE, AS WELL AS INSPECTING AND ACCEPTING THE ON-SITE PAVEMENT MARKINGS AND SIGNAGE FOR MAINTENANCE BY THE PROPERTY OWNER.
18. PLEASE REFER TO CM-506 (EXHIBIT 223) FOR THE CONSTRUCTION OF THE GREEN BIKE LANE ON SR7.

LEGEND:

- FULL PAVEMENT RESTORATION
- MILLING AND RESURFACING
- FULL PAVEMENT SECTION

KEITH
301 East Atlantic Blvd. Pompano Beach, FL 33060
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Florida Certificate of Authorization: 7928
Licensed Business Number: 6860

Plotted by: clouis On Friday, January 20, 2023 3:03:27 PM

REVISIONS

NO.	DESCRIPTION	DATE
1	TAC RESUBMITTAL	01/11/23

PRELIMINARY PLAN NOT FOR CONSTRUCTION

THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.

RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE:	AUGUST 2022
DESIGNED BY:	MC/BI/CL
DRAWN BY:	BI/CL
CHECKED BY:	TD/MC
BID-CONTRACT:	

This item had been digitally signed and sealed by Thomas F. Donahue, P.E. on the date adjacent to the seal
01/20/2023
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THOMAS F. DONAHUE LICENSE No. 60529 STATE OF FLORIDA PROFESSIONAL ENGINEER

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT

PINNACLE COMMITTED TO EXCELLENCE

PROJECT

PINNACLE 441 PHASE 2

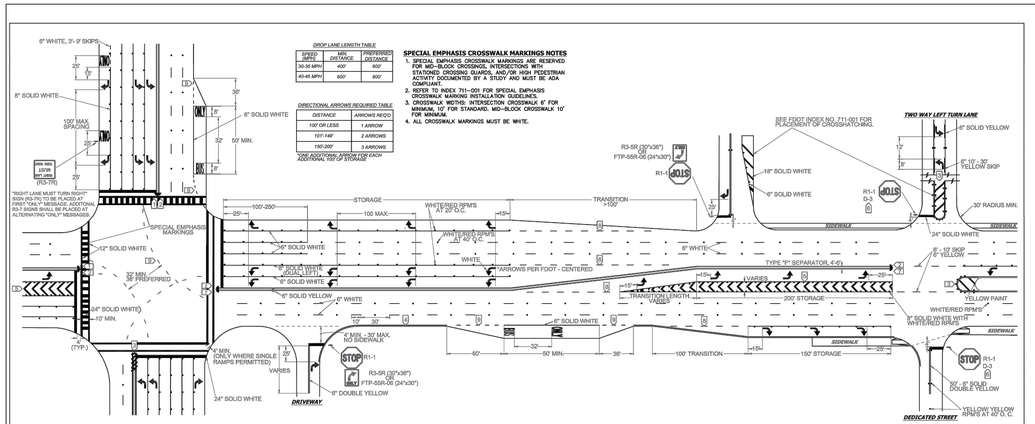
SHEET TITLE

PAVEMENT MARKING AND SIGNAGE PLAN

SHEET NUMBER	CM-101
PROJECT NUMBER	11074.03

STATUS: PRELIMINARY TAC

Drawing name: S:\11074.03 - Pinnacle 441 - Phase 2, Hollywood - Pinnacle 441 Phase 2 LLC\Engineering\Cad\11074.03-CM-101.dwg



DROP LANE LENGTH TABLE		
SPEED (MPH)	MIN. DISTANCE	PREFERRED DISTANCE
30-35 MPH	400'	600'
40-45 MPH	600'	800'

DIRECTIONAL ARROWS REQUIRED TABLE	
DISTANCE	ARROWS REQD
100' OR LESS	1 ARROW
101'-149'	2 ARROWS
150'-200'	3 ARROWS

ADD ADDITIONAL ARROW FOR EACH ADDITIONAL 50FT OF STORAGE

SPECIAL EMPHASIS CROSSWALK MARKINGS NOTES

1. SPECIAL EMPHASIS CROSSWALK MARKINGS ARE RESERVED FOR MID-BLOCK CROSSINGS, INTERSECTIONS WITH STATIONED CROSSING GUARDS, AND/OR HIGH PEDESTRIAN ACTIVITY DOCUMENTED BY A STUDY AND MUST BE ADA COMPLIANT.
2. REFER TO INDEX 711-005 FOR SPECIAL EMPHASIS CROSSWALK MARKING INSTALLATION GUIDELINES.
3. CROSSWALK WIDTHS: INTERSECTION CROSSWALK 6' FOR MINIMUM, 10' FOR STANDARD, MID-BLOCK CROSSWALK 10' FOR MINIMUM.
4. ALL CROSSWALK MARKINGS MUST BE WHITE.

NOTES

1. ALL PAVEMENT MARKINGS SHALL BE ALKYD BASED THERMOPLASTIC AND FULLY RETROREFLECTORIZED.
2. ALL PAVEMENT MARKINGS ON PAVER SYSTEMS SHALL BE 3M 380/390 SERIES TAPE OR EQUIVALENT AND APPLIED WITH PBG ADHESIVE AS PER MANUFACTURERS SPECIFICATIONS.
3. ALL PAVEMENT MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", BCTED STANDARDS, AND FDOT DESIGN STANDARDS.
4. SEE FDOT INDEX NO 706-001 FOR PLACEMENT OF RPM's (FOR BULLNOSE RPM TREATMENT, SEE LEGEND NO. 1)
5. RPM's SHALL BE CLASS "B" OR EQUIVALENT, APPLIED WITH EPOXY OR BITUMINOUS ADHESIVE.
6. FOOT APPROVED SEALER SHALL BE USED WHEN APPLYING MARKINGS ON CONCRETE.
7. FOR BIKE LANE DETAILS SEE FDOT INDEX NO. 711-002.
8. EXISTING MARKINGS SHALL BE REMOVED BY WATER BLASTING OR SAND BLASTING.
9. ALL STOP LINES TO BE 4' BEHIND CROSSWALK OR SIDEWALK.
10. PAVEMENT MARKING REFLECTIVITY SHALL BE UNIFORM ACROSS THE ENTIRE STRIPE AND SHALL HAVE A MINIMUM REFLECTIVITY READING OF 250 MILLICANDELAS FOR WHITE AND 175 MILLICANDELAS FOR YELLOW.
11. ALL PRODUCTS MUST BE ON FDOT'S APPROVED PRODUCTS LIST (APL).
12. RPMS SHALL NOT BE INSTALLED ADJACENT TO BIKE LANES.
13. LONGITUDINAL CROSSWALK MARKINGS SHALL BE INSTALLED AT ALL CROSS STREETS ON COUNTY ROADS THAT ARE FOUR LANES OR GREATER.

LEGEND

1. **YELLOW/YELLOW RPM DETAILS** — DIRECTION OF TRAVEL; CENTERLINE; 10' OC, 1' MIN TO CROSSWALK; REFLECTIVE YELLOW
2. **MEDIAN NOSE PAINT DETAILS** — RAISED SEPARATOR; GRASS MEDIAN; POINT OF CURVE; REFLECTIVE YELLOW; RADIUS POINT; DO NOT PAINT BRICK PAVERS
3. **PAINTED MEDIAN DETAILS** — DIRECTION OF TRAVEL; 7' OC; 6" SOLID DOUBLE YELLOW; YELLOW PAINT; 18" SOLID YELLOW; YELLOW/YELLOW RPM's
4. **EDGE LINE DETAILS** — 6" SOLID WHITE OR YELLOW; EDGE OF PAVEMENT
5. **CHEVRON DETAILS - CROSSWALK AREAS AND IN FRONT OF CURB RAMPS** — DIRECTION OF TRAVEL; WHITE/RED RPM's; 18" SOLID WHITE; 8" SOLID WHITE; DIRECTION OF TRAVEL; (SEE FDOT INDEX NO. 17346 FOR SPACING OF CHEVRONS)
6. **PAINTED MEDIAN DETAILS** — SEE BCTED STOP SIGN AND STREET IDENTIFICATION ASSEMBLY TYPICAL DETAILS.
7. **TYPE IV SEPARATOR DETAILS** — 2"; 1'-6" - 12'-0"; REFLECTIVE YELLOW PAINT; YELLOW/YELLOW RPM's; 9" SOLID YELLOW; TYPE "F" CURB AND GUTTER
8. **6'-16' SKIP DETAILS**
   - 6" - 10' SKIPS 6" WHITE SHALL BE USED FOR THE FOLLOWING CONDITIONS:
   - TRANSITIONS AT ALL LEFT AND RIGHT TURN LANES
9. **2'-4' SKIP DETAILS**
   - 2' - 4' SKIPS 6" WHITE SHALL BE USED FOR THE FOLLOWING CONDITIONS:
   - RADIUS GUIDE LINES BETWEEN DUAL LEFTS TURN MOVEMENT (90° RADIUS PREFERRED BUT NOT LESS THAN 45 YEARS)
   - BUS BAY TRANSITIONS

STOP SIGN NOTE

WHERE SIDE ROADS INTERSECT A MULTI LANE STREET OR HIGHWAY THAT HAS A SPEED LIMIT OF 45 MPH OR HIGHER, THE MINIMUM SIZE OF THE STOP SIGNS FACING THE SIDE ROAD APPROACHES, EVEN IF THE SIDE ROAD ONLY HAS ONE APPROACH LANE, SHALL BE 36"X36".

WHERE SIDE ROADS INTERSECT A MULTI-LANE (INCLUDING TURN LANE) STREET OR HIGHWAY THAT HAS A SPEED LIMIT OF 40 MPH OR LOWER, THE MINIMUM SIZE OF THE STOP SIGN FACING THE SIDE ROAD APPROACHES SHALL BE 36"X36".

REVISIONS	
DATE	DESCRIPTION
11-24-2020	UPDATED NOTES
04-14-2021	UPDATED NOTES
05-06-2022	UPDATED NOTES

BROWARD COUNTY FLORIDA

PUBLIC WORKS DEPARTMENT
TRAFFIC ENGINEERING DIVISION

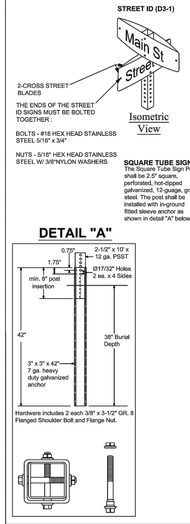
DESIGN BY: CARMELO CARATOZZOLO, P.E. | SCALE: NTS
DRAWN BY: STEPHON RAMOUTAR
CHECKED BY: CARMELO CARATOZZOLO, P.E.

PAVEMENT MARKINGS AND SIGNS DETAILS

SHEET NO. 1 OF 1

FOR SIGN ASSEMBLIES WITH MAXIMUM 8.75 SQUARE FOOT PANEL AREA

Typical Details



DETAIL "A"

FOR SIGN ASSEMBLIES WITH GREATER THAN 8.75 SQUARE FOOT PANEL AREA WITH SUPPLEMENTAL SIGN

Typical Details

STREET ID (D3-1) MATERIALS:

LETTERS
WHITE TYPE XI SHEETING
LETTERING OF STREET NAME SIGNS SHALL BE COMPOSED OF A COMBINATION OF LOWERCASE LETTERS WITH INITIAL UPPERCASE LETTERS

BORDER
BORDER WIDTHS WILL VARY BASED ON LETTER HEIGHTS

LETTER HEIGHTS - BORDER WIDTHS
4 INCH LETTER = 0.375 INCH BORDER WIDTH
6 INCH LETTER = 0.500 INCH BORDER WIDTH
8 INCH LETTER = 0.750 INCH BORDER WIDTH

GREEN BACKGROUND
GREEN TRANSLUSCENT INK SILK-SCREENED CLEAR-COATED OR ELECTRO-CUT (EC) FILM OR EQUIVALENT

LETTER SIZES
SEE MUTCD TABLE 2D-3 (PG 163) FOR MINIMUM LETTER HEIGHTS LENGTH VARIES BY STREET NAME

HARDWARE
BOLTS - #18 HEX HEAD STAINLESS STEEL 5/16" x 3"
NUTS - 5/16" STAINLESS STEEL W/ NYLON WASHERS.

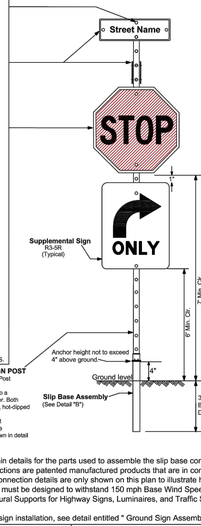
REGULATORY SIGN
WHEN NO STREET ID IS PRESENT THE STOP SIGN SHALL BE MOUNTED FLUSH TO THE TOP OF THE POST WHILE MAINTAINING 7 FEET MIN. CLEARANCE BETWEEN BOTTOM OF SIGN AND GROUND LEVEL. ANY SIGN INSTALLED BACK TO BACK WITH THE STOP SIGN SHALL BE SMALLER THAN THE STOP SIGN.

STOP, DO NOT ENTER OR YIELD
WHITE TYPE XI SHEETING
PRESSURE-SENSITIVE RED TRANSLUCENT INK SILK-SCREENED CLEAR-COATED OR ELECTRO-CUT (EC) FILM OR EQUIVALENT.

HARDWARE
FRONT: #18 HEX HEAD STAINLESS STEEL 5/16" x 3" BOLT W/ 3/8" NYLON WASHER
BACK: 5/16" HEX HEAD STAINLESS STEEL NUT W/ 3/8" STAINLESS STEEL WASHER.

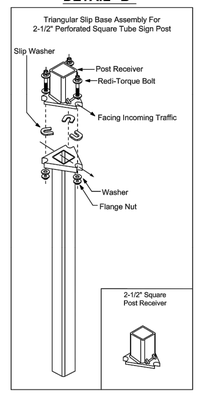
NOTES: 1. ALL TYPE XI SHEETING UTILIZED MUST BE ON THE FDOT APL LIST.

2. SEE BCTED TECHNICAL POLICY MEMO #TPM - 16-001 - SPECIFICATIONS FOR RETROFLECTIVE TRAFFIC SIGN MATERIALS.



SQUARE TUBE SIGN POST
The Square Tube Sign Post shall consist of a 2.5" square tube inserted into a 2.5" square post receiver. Both tubes will be perforated, hot-dipped galvanized, 12-gauge, grade 50 steel. The post shall be installed into the slip base assembly shown in detail "B".

DETAIL "B"



Notes:
1. Dimensions and certain details for the parts used to assemble the slip base connections are intentionally not shown. Slip base connections are patented manufactured products that are in compliance with NCHRP 350 crash test criteria. The base connection details are only shown on this plan to illustrate how the parts are assembled. The complete assembly must be designed to withstand 150 mph Base Wind Speed per 2013 AASHTO Standard Specifications for Structural Supports for Highway Signs, Luminaires, and Traffic Signals, 6th edition and interims.

2. For standard ground sign installation, see detail entitled " Ground Sign Assembly Details".

REVISIONS	
DATE	DESCRIPTION
04-09-2019	UPDATED MATERIAL NOTES
02-28-2020	ADDED ISOMETRIC VIEW
02-05-2021	UPDATED POST BASE HEIGHT

BROWARD COUNTY FLORIDA

PUBLIC WORKS DEPARTMENT
TRAFFIC ENGINEERING DIVISION

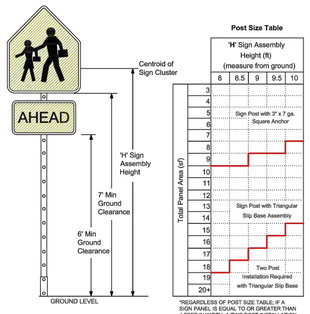
DESIGN BY: CARMELO CARATOZZOLO, P.E. | SCALE: NTS
DRAWN BY: STEPHON RAMOUTAR
CHECKED BY: ANDREW SEBO, P.E., PTOE

STOP SIGN AND STREET IDENTIFICATION ASSEMBLY TYPICAL DETAILS

SHEET NO. 1 OF 1

GUIDE TO USE THIS STANDARD:

1. Calculate the Total Panel Area and the centroid 'C' for an individual sign or a sign cluster.
2. Determine the height 'H' from the groundline for the individual sign or the cluster.
3. Consult the Post Size Table and find the intersection point.
4. Design the post and the foundation according to the required Post Size and Assembly Details.

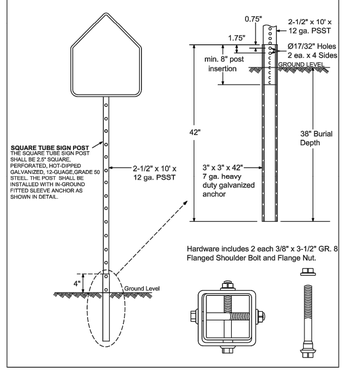


Post Size Table

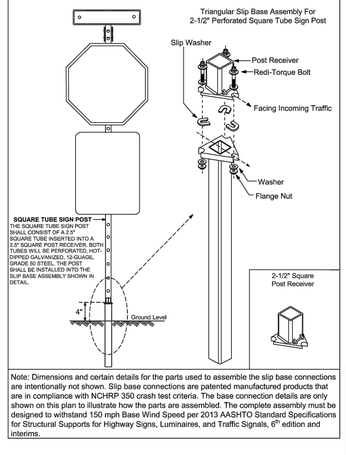
Total Panel Area (sf)	'H' Sign Assembly Height (ft) (measure from ground) 8	8.5	9	9.5	10
3	Sign Post with 3" x 7 ga. Square Anchor				
4					
5					
6					
7					
8					
9					
10					
11					
12					
13	Sign Post with Triangular Slip Base Assembly				
14					
15					
16					
17					
18	Two Post Installation Required with Triangular Slip Base				
19					
20+					

*REGARDLESS OF POST SIZE TABLE: IF A SIGN PANEL IS EQUAL TO OR GREATER THAN 4 FEET IN WIDTH, A TWO POST INSTALLATION IS REQUIRED WITH A TRIANGULAR SLIP BASE.

Sign Post with 3" x 7 ga. Square Anchor



Sign Post with Triangular Slip Base



Note: Dimensions and certain details for the parts used to assemble the slip base connections are intentionally not shown. Slip base connections are patented manufactured products that are in compliance with NCHRP 350 crash test criteria. The base connection details are only shown on this plan to illustrate how the parts are assembled. The complete assembly must be designed to withstand 150 mph Base Wind Speed per 2013 AASHTO Standard Specifications for Structural Supports for Highway Signs, Luminaires, and Traffic Signals, 6th edition and interims.

REVISIONS	
DATE	DESCRIPTION
03-21-2017	UPDATED POST SIZE
11-24-2020	ADDED POST SIZE NOTE
02-05-2021	UPDATED POST BASE HEIGHT

BROWARD COUNTY FLORIDA

PUBLIC WORKS DEPARTMENT
TRAFFIC ENGINEERING DIVISION

DESIGN BY: YVES D'ANJOU, P.E. | SCALE: NTS
DRAWN BY: STEPHON RAMOUTAR
CHECKED BY: ANDREW SEBO, P.E., PTOE

GROUND SIGN ASSEMBLY DETAILS

SHEET NO. 1 OF 1

KEITH

301 East Atlantic Blvd. Pompano Beach, FL 33060
PH: (954) 788-3400

Florida Certificate of Authorization: 7928
Licensed Business Number: 6860

REVISIONS

NO.	DESCRIPTION	DATE
1	PER BCTED COMMENTS	08/18/2022

PRELIMINARY PLAN NOT FOR CONSTRUCTION

THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.

RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE:	AUGUST 2022
DESIGNED BY:	MC/BI/CL
DRAWN BY:	BI/CL
CHECKED BY:	TD/MC
BID-CONTRACT:	

This item has been digitally signed and sealed by Thomas F. Donahue, P.E. on the date adjacent to the seal

01/20/2023

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

THOMAS F. DONAHUE LICENSE No. 60529 STATE OF FLORIDA PROFESSIONAL ENGINEER

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT

PINNACLE COMMITTED TO EXCELLENCE

PROJECT

PINNACLE 441 PHASE 2

SHEET TITLE

PAVEMENT MARKING & SIGNAGE DETAILS

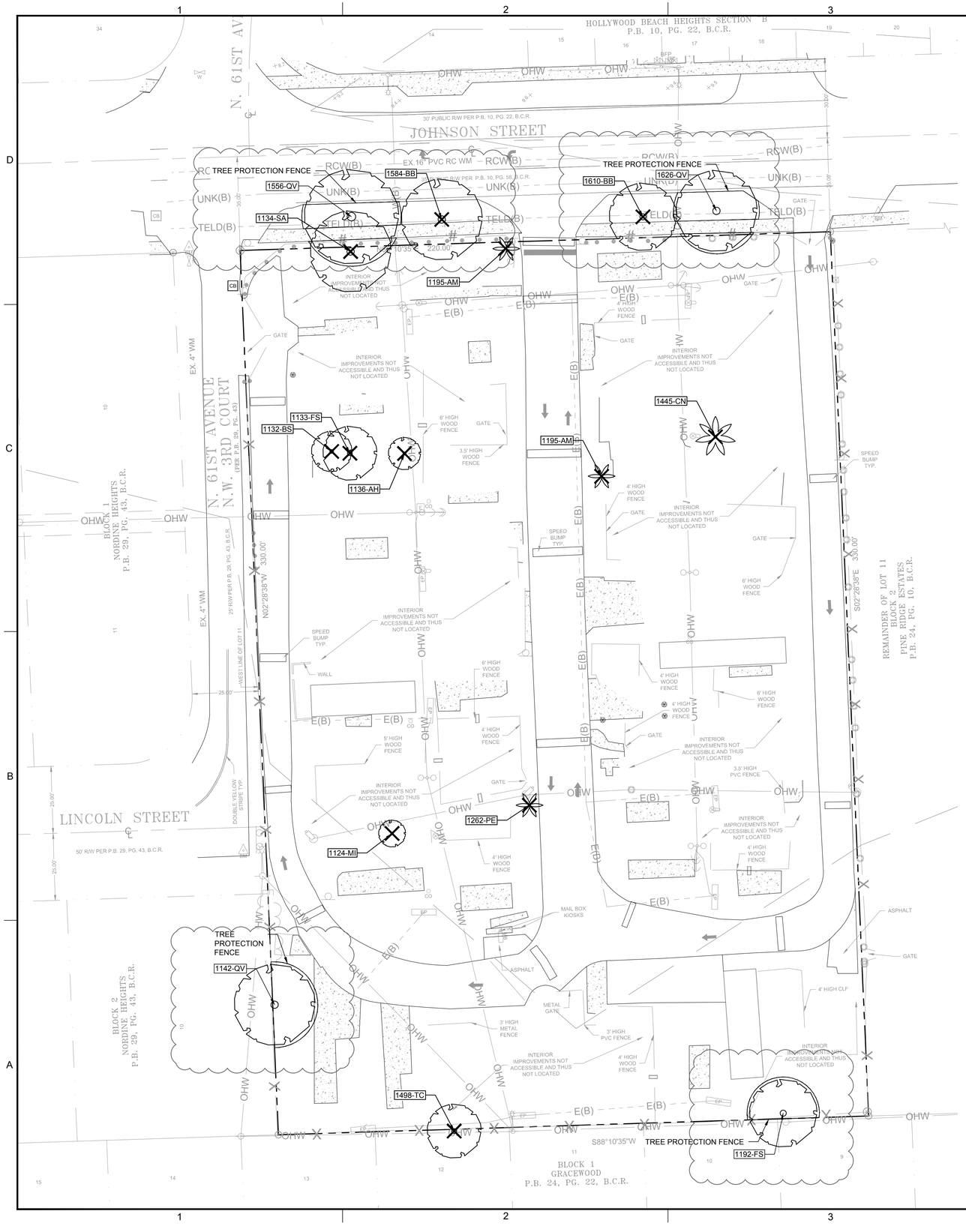
SHEET NUMBER CM-501

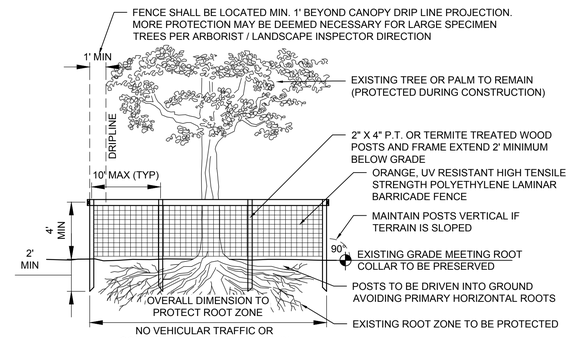
PROJECT NUMBER 11074.03

STATUS: PRELIMINARY TAC

Plotted by: clouis On Monday, December 19, 2022 6:19:49 PM

Drawing name: S:\11074.03 - Pinnacle 441 - Phase 2, Hollywood - Pinnacle 441 Phase 2 LLC\Engineering\Cadd\11074.03-CM-501.dwg





1 TEMPORARY TREE PROTECTION

PLAN / SECTION — NOT TO SCALE

NOTES:

1. SOD TO BE ST. AUGUSTINE 'FLORATAM', EXCEPT IN RETENTION AREAS. CONTRACTOR TO DETERMINE QUANTITY.
2. ALL PLANTS TO BE FLORIDA NO. 1 OR BETTER PER FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS.
3. ALL SOD AND LANDSCAPE TO RECEIVE 100% COVERAGE WITH 100% OVERLAP FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
4. BUBBLERS TO BE PROVIDED FOR NEW AND RELOCATED TREES AND PALMS.
5. CONTRACTOR IS RESPONSIBLE FOR ALL CONDITIONS AND LANDSCAPE SPECIFICATION ATTACHED TO THIS PLAN AND PLANT LIST. PLAN AND SPECIFICATIONS SHALL BE CONSIDERED CONTRACT DOCUMENTS.
6. PRE-CONSTRUCTION MEETING IS REQUIRED BEFORE ANY PLANT MATERIAL IS INSTALLED ON SITE.
7. ALL ROAD ROCK, CONCRETE, ASPHALT AND OTHER NON-NATURAL MATERIAL BE REMOVED AND BE REPLACED WITH PLANTING SOIL PRIOR TO LANDSCAPE INSTALLATION.
8. NO TRENCHING ALLOWED WITHIN ROOT ZONES OF EXISTING TREES.
9. ALL CATEGORY 1 INVASIVE/EXOTIC TREES TO BE REMOVED PER LOCAL ORDINANCE.

TREE DISPOSITION TABLE

PROJECT #: 11074.03		**PROJECT NAME: PINNACLE 441**							
TREE #	*COMMON NAME*	*SCIENTIFIC NAME*	*DBH IN.*	*HT. FT.*	*CNPY. FT.*	*TREE % CONDITION*	*TREE DISPOSITION*	*COMMENTS*	*TREE MITIGATION*
1124	MANGO	*"Mangifera indica"*	8	16	10	40	REMOVE	conflicts w/ trailer, DB, poor canopy	8
1132	AKEE	*"Blighia sapida"*	7	25	15	60	REMOVE	shared, poor rooting, trailer conflict	N/A
1133	LONG LEAF FIG	*"Ficus macilellandii"*	6,7	25	20	60	REMOVE	double, shared, poor rooting, trailer conflict	N/A
1134	UMBRELLA TREE	*"Schefflera actinophylla"*	12	25	30	N/A	REMOVE	invasive	N/A
1136	NORFOLK ISLAND PINE	*"Araucaria heterophylla"*	10	40	12	60	REMOVE	trailer conflict	N/A
1142	LIVE OAK	*"Quercus virginiana"*	19	30	30	70	REMAIN	close to house, next to sewer, UP	N/A
1192	FICUS	*"Ficus spp."*	10	20	25	65	REMAIN	UP, growing out of fence	N/A
1195	CHRISTMAS PALM	*"Adonidia merrillii"*	4	6	10	50	REMOVE	double, taper	PALM
1224	CHRISTMAS PALM	*"Adonidia merrillii"*	4	9	10	65	REMOVE		PALM
1262	ALEXANDER PALM	*"Ptychosperma elegans"*	4	12	10	70	REMOVE		PALM
1445	COCONUT PALM	*"Cocos nucifera"*	10	8	15	70	REMOVE		PALM
1498	TROPICAL ALMOND	*"Terminalia catappa"*	7,8	15	20	50	REMOVE	UP, invasive	N/A
1556	LIVE OAK	*"Quercus virginiana"*	13	25	35	65	REMAIN	L, CO-D, shaded, half canopy, limited root sp	N/A
1584	BLACK OLIVE	*"Bucida buceras"*	13	25	30	55	REMOVE	TDMG, suckers, poor branching, limited root	13
1610	BLACK OLIVE	*"Bucida buceras"*	10	25	25	65	REMOVE	TDMG, BDMG, suckers	10
1626	LIVE OAK	*"Quercus virginiana"*	14	25	30	70	REMAIN	suckers, utility conflict	N/A

* Number of Trunks Multiplied by 2"

TREE MITIGATION TABLE	
4	Total Palms to be removed
31	Total DBH to be removed

TREE REPLACEMENT TABLE	
Total inches required	**Total inches provided**
+ 31" (required for mitigation)	+ 49" (provided for mitigation)*

***SEE SHEET LP-101 FOR BREAKDOWN OF PROPOSED MITIGATION INCHES FOR TREES & PALMS**

N

GRAPHIC SCALE
0 20 40
SCALE= 1" = 20'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

KEITH
301 East Atlantic Blvd. Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Certificate of Authorization: 7928
Licensed Business Number: 6860

REVISIONS

NO.	DESCRIPTION	DATE
1	TAC RESUBMITTAL	01/11/23

PRELIMINARY PLAN NOT FOR CONSTRUCTION

THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.

RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE:	08/25/21
DESIGNED BY:	JR, MP
DRAWN BY:	JR, MP, KS
CHECKED BY:	MP, KS
BID-CONTRACT:	

MICHAEL J. PHILLIPS, P.L.A.
FLORIDA REG. NO. LA0001540
(FOR THE FIRM)

CLIENT

PINNACLE
COMMITTED TO EXCELLENCE

PROJECT

PINNACLE 441 PHASE 2

SHEET TITLE

TREE SURVEY-DISPOSITION PLAN

SHEET NUMBER	LD-101
PROJECT NUMBER	11074.03

STATUS: PRELIMINARY TAC

Plotted by: rpowell On Friday, January 20, 2023 2:09:08 PM

Drawing name: S:\11074.03 - Pinnacle 441 - Phase 2, Hollywood - Pinnacle 441 Phase 2 LLC\Landscape Architecture\CAD\11074.03-LD-YXX.dwg

A. SCOPE

1. The location of plants, as shown on the plans, is approximate. The final locations may be adjusted slightly to accommodate unforeseen field conditions, to comply with safety setback criteria, to avoid creating unsafe sight conditions, or as otherwise directed or approved by the Landscape Architect / owner in writing. All other location adjustments to the layout are to be approved in advance in writing by the Landscape Architect and owner.
2. Contractor understands that an important element of the design of this project is meeting landscape ordinances with a design flare that includes symmetry, alignment, focal points and / or smooth curvilinear forms where applied and contractor shall follow and instruct the working crews accordingly. In the event of any doubt as to how to execute the plans, Contractor shall immediately consult with Architect and/or Owner.
3. Landscape Contractor shall fine grade, prepare site as outlined in the following notes and per plans; furnish and install all plants, shrubs, trees and / or palms meeting minimum requirements and brace them per details provided. Furnish and install soil, gravel, boulders, sod and mulch as specified in plans and notes below.
4. Landscape contractor shall furnish and install all trees, palms, shrubs, groundcover, sod, planting soil, fertilizer, herbicide, pre-emergence herbicide, seed, and mulch.

B. BIDDING

1. Contractor to have liability insurance including Owner and Landscaper as insured's in excess of $10,000 as well as Worker's Compensation.
2. Contractors and Subs must ensure they are doing take offs from Bldg Dept.. Revised sets and / or Bid Set documents. Verify with this Office that you are bidding from latest available plans.
3. Read ALL notes and typical planting details sheets prior to submitting RFIs and prior to bidding.
4. When submitting an RFI reference sheet number, detail number and/or note category and number.
5. Landscape contractor shall verify all estimated quantities of material shown on the drawings prior to submitting their bid. Plant list pricing (if shown) is for permitting / mitigation comparison purposes only, any prices shown are to be disregarded by Landscape Contractor.
6. All Plant Material shall meet or exceed height and spread requirement. Heights are local code requirement and / or design intent related and always governs over container size. Container size given for reference only and must be sized-up to meet height requirements of plant list. Plant material available with excessive height beyond specifications must be consulted with Landscape Architect for design intent.
7. All landscape material was confirmed to be available at time of design. Landscape contractor understands that some material may not be available locally, however is available in Tri-County Region. Plant material supply is the responsibility of the Landscape Contractor that is awarded the contract and he/she shall take steps to ensure availability at the time of installation. Bring to the attention of Landscape Architect if specific material is no longer available at the time of bidding and / or prior to actual construction. Substitutions must be approved prior to construction.
8. Pre-inspections of site required prior to bidding.
9. The plant list is intended only as an aid to bidding. Any discrepancies found between the quantities on the plan and the quantities on the plant list shall be brought to the attention of the Landscape Architect for clarification.
10. All labor and material for soil amendments and fertilizer that is required to ensure the successful establishment and survival of the proposed vegetation, as well as all the cost for the removal of unsuitable or excess backfill material from plant beds, in addition to fine grading and mulching all plant beds and individual trees shall be included in the contractor's bid to perform the work represented in this plan set.
11. Bid shall be itemized for possible value engineering.
12. Sod and Rocks (if specified) shall be estimated by scaling plans. Include price per square foot for sod. Rocks (include price per ton). Small rocks and gravel beds shall have landscape fabric material and minimum 4" depth. Boulders to be bid by unit.
13. All S.F. if noted is approximate and shall not be considered all inclusive; it is the contractor's responsibility to do his or her take off, submit price per S.F. and in the end, sod all areas that are not covered either by plants, mulch and/or rocks. It shall be the responsibility of the contractor to include in the bid, the repair of any existing sod which may be damaged during construction.
14. Final payment to the Contractor shall be for actual plants installed on the project.
15. Contractor shall be responsible for obtaining and paying for costs of all permits described in bid whether permit costs are reimbursable by owner or included in bid. Research permit status and research all permits and additional documentation and certifications required such as separate tree removal permit for example, and consider prior to bidding.
16. General / Landscape Contractor shall leave a 5% unforeseen conditions allowance such as for additional root barriers determined to be needed on site and as job progresses.
17. Refer to Section T, Watering, for supplemental watering requirement.
18. Landscape contractor is responsible for verifying all plant quantities prior to bidding and within 7 calendar days of receipt of these plans shall notify the landscape architect in writing of any and all discrepancies. In case of discrepancies, planting plans shall take precedence over plant list. No substitutions are to be made without prior consent of the Landscape Architect.

C. GENERAL LANDSCAPE NOTES

1. Plants grown in containers prior to installation shall be removed from their containers before they are planted in the ground and have circling roots removed. All screening shrubs shall be planted for proper operation of equipment being screened and/or per the requirements of the utility as necessary. All hedge material required for screening purposes shall be planted with branches touching. Adjust spacing as necessary and/or provide additional plants to provide an adequate screen as required by code. Leave access to utility or clearance as required.
2. All landscaping shall be installed according to sound nursery practices. Contractor shall comply with federal, state and local laws and regulations pertaining to the inspection for plant disease and insect infestation.
3. All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of Keith and Associates and may not be duplicated without authorization or used for other projects than the intended.
4. The Landscape Contractor shall exercise caution to protect any existing sod, electrical and irrigation. Any damage to the sod, electrical or irrigation shall be replaced or repaired to the original state by the Landscape Contractor at no additional cost to the owner.
5. Tree, palm, accent shrubs and bed lines are to be located in the field and approved by the Landscape Architect / owner prior to planting. Landscape Contractor acknowledges that material planted without approval of location may be subject to relocation by Landscape Architect to maintain design intent if not followed properly.
6. All trees must be pruned as per Landscape Architect's direction.
7. In areas where asphalt is removed in order to receive landscape material, the lime rock sub-base material must also be removed and replaced with approved planting soil mix.
8. Landscape contractor is responsible for sending photographs to the landscape architect to pre-approve all trees, palms, and shrubs prior to delivery to project site.
9. Landscape contractor shall coordinate his or her work with that of the irrigation, landscape lighting, and hardscape contractor if different.
10. The landscape contractor shall treat plant areas with pre-emergence herbicide after weeds and grass have been removed. Landscape contractor shall wait 7 days after pre-emergence treatment prior to planting.

D. PERMITS & REGULATIONS

1. Contractor(s) must obtain separate landscape, irrigation and tree relocation/removal permits from the governing authority prior to the issuance of the first building permit for the project.
2. Landscape contractor to call the local Landscape Inspector to schedule a pre-construction meeting prior to installation if required.
3. All mandatory requirements by local Landscape Departments and their inspectors shall govern and landscape contractor commits by accepting contract to comply promptly for builder/owner to obtain C.O.

E. TREE REMOVAL

1. Removal of any trees or palms will require a written "tree removal permit" from the local governing agency prior to removal. Non-native trees classified as "prohibited" trees may be exempt from the permit if listed as Category 1 by Florida Exotic Pest Plant Council. Confirm with Local Municipality.
2. Landscape Contractor is responsible to remove ALL invasive nuisance trees such as Brazilian Pepper, Melaleuca, Australian Pine and all invasive trees as categorized by the governing agencies, whether listed on plans or not.
3. The Landscape Contractor is responsible for coordinating tree and palm removals and transplants shown on the tree/palm Disposition Plan. The Landscape Contractor is to remove and discard from site existing unwanted trees, palms, shrubs, ground covers, sod and weeds within landscape areas.

F. EXISTING TREES

1. Existing trees designated to remain shall be protected during all construction phases. Any trees or shrubs designated to remain that are scarred or destroyed will be replaced at the contractor's expense, per the appraised value.
2. Existing plant material not shown on the plan and in conflict with new planting shall be evaluated at the time of new planting installation by the Landscape Architect. Trees and plant material indicated to be relocated with no new location provided in plans shall be moved to a location on site designated as a nursery holding area with the root ball protected from direct sunlight, maintained and irrigated until new location is determined.
3. Prune trees to remove damaged branches and improve natural shape and thin out structure. Do not remove more than 15% of branches. Do not prune back terminal leader.
4. Prune existing shrubs to remove damaged branches and improve natural shape.
5. Existing trees to remain shall be trimmed per Ansi-A300 standards. Supervision of the trimming shall be performed by an ISA Certified Arborist to ensure quality work.
6. All existing trees shall be "lifted and thinned" to provide an 8' minimum clearance for sidewalks and pedestrian walkways and a 14' minimum clearance for roadways, driveways and all vehicular use areas.
7. Selective canopy and root pruning of existing trees can be conducted (only as necessary and in no event more than 35%) to accommodate for new approved construction. Pruning shall be conducted / supervised by an ISA Arborist.
8. If plans call for relocation of trees, palms or plants. High level of care should be exercised to assure that they are not damaged in the process and that they are promptly replanted upon being dug up.
9. All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree.
10. Erosion control devices such as silt fencing, debris basins, and water diversion structures shall be installed to prevent siltation and/or erosion within the tree protection zone.
11. Roots shall be cut manually by digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment.

G. TREE RELOCATION (These notes for relocation trees only and if applicable)

1. Flag all trees and palms to be transplanted with differentiating color than those to be saved or removed.
2. Tree Relocation process must be performed or supervised by ISA Certified Arborist.
3. Water the root zones to field capacity for 5 continuous days before root pruning. At a minimum soak the soil to a 4'-0" depth within a 6' radius.
   Root prune a minimum of six weeks before relocation. Prune away all dead or damaged limbs or fronds. For trees, prune out 1/3 of the existing canopy by selectively trimming small internal branches. For palms, gather fronds above the bud and tie them loosely with jute twine to avoid damage.
4. Brace root pruned trees awaiting relocation.
5. Root prune $\frac{1}{3}$rd of the root system, irrigate daily for 2 weeks then root prune another $\frac{1}{3}$ rd, irrigate daily and prune last $\frac{1}{3}$ rd on actual relocation date, no less than two weeks (six weeks total minimum root pruning by stages). ISA Arborist on staff shall observe for intense shock. Canopy pruning may be deemed necessary by Arborist on staff to balance for intense root ball loss, canopy shall be trimmed only as necessary to increase survival.
6. Root prune with proper clean equipment to sever roots. Ensure roots are not torn or pulled apart.
7. With hand tools, dig a 2'-0" wide by 3'-0" deep trench at a minimum distance as determined by the consulting arborist to expose roots. Cut all roots 1.5" and larger in diameter with a clean, sharp pruning saw. Treat all cuts with a fungicidal barrier. Backfill the trench, within 4 hours of digging, with a 1:1 mixture of site soil and sawdust or other fine organic material. Do not compact.
8. Form a rootball size in compliance with Florida grades and Florida standards number 1 or better.
9. Maintain the soil moisture at field capacity throughout the six weeks.
10. Allow the plant to regenerate roots over a period of six weeks.
11. At the end of six weeks, prepare the planting pit at the new location. Overdig the hole diameter a minimum of 2' beyond the root ball, with the recipient hole to be at least 1/3 larger than the area that was trenched for transplanting.
12. With the consulting arborist present, undercut the entire root ball of the plants to be transplanted at a depth specified by the arborist. The undercutting method may be a choker cable drawn through the root ball with heavy equipment.
13. At the direction of a professional rigger, assemble slings, padding, guiding ropes and cables for attachment to the crane or backhoe. The professional rigger shall determine the size of machinery necessary to execute the lifting and moving operation.
14. Install trees within 24 hours of removal from their original location to locations provided by Landscape Architect or Developer with approval of municipal / Landscape Inspector.
15. Recipient site to be within 4" of finished grade. Tree pit excavation to mathch the size of root ball. Top of root ball to match the finished grade
16. Maintain trees in a healthy and vigorous condition during installation and throughout the plant establishment period. Replace trees that do not meet this requirement with the same species, size, and quality or per mitigation requirements specific to the governing authority with jurisdiction.
17. Fertilize the plant as directed by the consulting arborist.
18. When the plant is placed in the new location, backfill the planting pit with topsoil and water thoroughly to eliminate air pockets and compact the soil. Set the tree no deeper than its original condition.
19. Cover the root ball area with 3" depth of organic mulch.
20. Provide fungicide and fertility applications at the direction of the consulting arborist.
21. Post transplant watering to provide moisture and reduce any excessive stress due to root desiccation. Watering to be adjusted according to conditions and at the supervision and direction of the ISA certified arborist.
22. The diameter of the root--pruning or transplanting circle shall be at a distance away from the trunk equal to 12 times each inch of trunk diameter at breast height.
23. For all palms except Sabal palmetto, the lower fronds shall be pruned leaving 9-11 fronds that can be tied without an extensive amount of weight that may damage the heart of the palm. The Sabal palmetto shall have all fronds cut without damaging the bud.
24. Digging and preparation of the new hole for the transplant shall be done prior to removing the tree from the existing location.
25. The landscape Contractor is to verify that all new holes have appropriate percolation.
26. Over the guarantee period the Landscape contractor shall be responsible for resetting any trees or palms that are not in a vertical position.
27. After transplanting trees and palms, the landscape contractor shall be responsible for obtaining water and watering to maintain soil moisture during the guarantee period at a minimum of: First month- daily, Second month - three times per week, Third and Fourth months - two times per week, Last eight months - one time per week.

H. SITE PREPARATION & GRADING

1. Landscape contractor shall loosen and till compacted soils that are overly compacted in all planting areas of the project to provide for proper soil aeration for plant establishment.
2. Planted areas shall be cleared of underground rocks, construction debris and other materials detrimental to the health of the plants. Lime rock base material shall be removed within planting pits and adjacent to pavement. The planting areas should be clean to a depth equal to the root ball of the trees/palms proposed for the area. Planting area soils shall be tested for ph before planting. Soils showing high (alkaline) ph (over 7.5) shall be amended or replaced with native soil having a ph range of 6.5 - 7.5, as approved by Landscape Architect.
3. All planting areas and planting pits shall be tested for sufficient percolation prior to final planting and irrigation installation to ensure proper drainage. Plant beds in parking lots and in areas compacted by heavy equipment shall be de-compacted so that drainage is not impeded.
4. Landscape Contractor shall treat plant areas with pre-emergence herbicide after weeds and grass have been removed. Landscape Contractor shall wait (7) seven days after pre-emergence treatment prior to planting.
5. Site preparation shall include the eradication and removal of any weeds, clean-up of any dead material, debris, and rubbish.
6. General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading shall be provided by the Landscape Contractor. All planting beds shall be free of all rocks 1/2" or larger, sticks, and objectionable material including weeds and weed seeds. All lime rock shall be removed/cleaned down to the native soils.
7. The Landscape contractor shall ensure the planting areas are at finish grade prior to installing plant materials.
8. All trees and plant material to remain shall be protected during construction. Contractor shall install protective barriers such as "Tenax" orange safety fencing or similar, to be installed before the beginning of the project. Barriers shall be located to include the drip line of the trees, palms and plant material. The contractor shall take extra caution to prevent any damage to the trunk, root zones and grade.
9. Final grade within planting areas to be 4" below adjacent paved areas or top of curb. Sod areas to be 2" below.
10. All planting beds shall be shaped and sloped to provide proper drainage away from building and structures and to swales, if applicable.

I. IRRIGATION

1. Any Irrigation Notes and specifications included in Irrigation Sheets govern over the following Irrigation Notes.
2. The Landscape Contractor shall coordinate with the irrigation contractor if not the same and leave provisions for all individual trees in turf areas and all planting beds.
3. Irrigation / Landscape contractor to guarantee 100% coverage and 50% overlap (head to head coverage) to all landscaped areas and furnish and install a rain sensor.
4. Irrigation Contractor to adapt design to onsite conditions adjusting heads and changing nozzles as required to avoid overspray onto buildings or paved areas.
5. The contractor shall ensure that the irrigation system is operational and free of leaks prior to any planting being finalized. Plant material that is installed prior to the irrigation system being operational shall be watered by the contractor at his or her expense. Water for plant establishment should be included in the cost of the plant.
6. All guidelines as outlined by the South Florida Water Management District (SFWMD) or water management district with jurisdiction shall be strictly adhered to.
7. Irrigation water whether pumped from a lake or a well shall be treated for algae, rust, etc. to provide clean treated irrigation water that will not clog or stain property or components.
8. Any existing irrigation system shall be retrofitted to comply with the specifications as outlined above.

J. HARDSCAPE & OTHER MATERIALS

1. Face of trees and palms to be located a minimum of 2' setback from all fences, walkways, walls, and paved surfaces, unless otherwise indicated on the plans. Refer to details.

K. UTILITIES / CLEARANCES

1. The contractor shall be responsible for determining the location of and avoid and protect utility lines, buried cables, and other utilities. The owner or Landscape Architect shall not be responsible for damage to utility or irrigation lines.
2. Trees shall be placed a minimum of 5 ft. from underground utilities, unless otherwise approved in writing by Landscape Architect and Owner.
3. All canopy trees to be planted min. of 15' from light source/poles. Unless otherwise approved by the governing authority / Landscape Architect and Owner.
4. Landscape contractor shall contact the county, governing authority and/or utility companies to locate all underground utilities or structures prior to digging. Landscape contractor shall repair all damage to underground utilities, and/or construction caused by utility damage, at no cost to the owner.
5. All plant material symbols shown on landscape plan shall be considered diagrammatic and should be adjusted in the field by contractor to avoid all utilities, and all other obstructions.
6. If/ When digging in right of way needed: Two (2) full business days before digging, call toll free 1-800-432-4770, or 811, Sunshine State One Call of Florida, inc. Notification Center. In addition, call the Governing Agency's Utilities/Public Works Department. 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 existing utilities shown on the plans are to be considered approximate and should be verified by the contractor prior to the start of work operations.
7. Above and below ground utilities shall be verified and located in the field by the contractor prior to commencing work in the project area. The contractor shall examine available utility plans and confirm conflicts between indicated or located utilities and landscape work. The contractor shall then notify the Project Engineer of said conflicts and the Engineer will coordinate any necessary adjustments with the utility provider. Tree locations will be adjusted as necessary when in conflict with existing utilities.
8. The final plant locations may be adjusted, as approved / directed by the Landscape Architect in writing, to accommodate utilities compliance. Excavations within 5' of known utilities should be done by hand.
9. Contractor shall familiarize himself with the location of and avoid and protect utility lines, buried cables, and all other utilities, noted or not, on plans.
10. Leave clearance and access to all above ground or at grade meters and equipment.
11. Landscape planting shall be in conformance with FPL guidelines for setbacks from overhead utility lines.
12. Landscaping shall not interfere with light poles, fire hydrants, electrical/mechanical equipment access, signs, drainage structures, etc. Bring to the attention of Landscape Architect any conflicts.

L. ROOT BARRIERS

1. Root barriers will be installed to protect building foundations, curbing, walkways, paved areas, roadway base material and utilities from existing large trees or proposed new trees that are within 5' of existing or new approved construction or as may be deemed necessary as job progresses.
2. Mechanical Root barriers will be used for large existing Canopy Trees and chemical type barriers will be used for new trees.
3. Mechanical Root barriers will be "DeepRoot" and Chemical Root barriers will be "Biobarrier". Substitutions must be of approved equal or better quality.
4. Root barriers will be installed per manufacturer specifications.
5. Root barrier depths will be determined by the manufacturer recommended depth chart and as required by on-site conditions in a case by case basis as deemed necessary by Landscape Architect Architect / ISA Arborist and Landscape Inspector.

M. LANDSCAPE BACKFILL & SOIL AMENDMENT

1. All building construction material and foreign material shall be removed from the planting areas and replaced with 70/30 mix (70% sand / 30% organic compost) or amend existing soils per section H.2.
2. Planting soil mix shall be delivered to the site in a clean loose and friable condition and is required around the root ball of all trees and shrubs, the top 6" of all shrubs and ground cover beds and top 2" of all grassed areas. This soil shall be tilled into the existing soil after the existing soil has been cleaned of all undesirable foreign materials. Recycled compost is encouraged as a soil amendment alternative. Planting soil to be weed free.
3. Planting backfill for palms shall be clean coarse native sand unless specified elsewhere.
4. Do not allow air pockets to form when backfilling. All trees shall be watered-in utilizing water probe or a tree bar.

N. PLANT SIZE & QUALITY

1. All plant material must meet or exceed the minimum size requirements as specified on the plant list. Height specification governs over container size if both specifications given cannot be met. Any other requirements for specific shape or effect as noted on the plan shall also be required for acceptance.
2. Material specified as Balled and Burlapped (B&B) can be accepted in container if not available as B&B at the discretion of Landscape Architect; if so, root bound and/or circling roots shall be removed and root ball must be proportionate to Tree / Palm.
3. U.O.N, All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trunks on palms shall be uniform in thickness for the entire length of the palm and shall not taper off to disproportionate thinness towards the crown. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, circling and/or plunging roots will be rejected.
4. Use nursery grown plant materials that complies with all required inspection, grading standards, and plant regulations in accordance with the latest edition of Florida Department of Agriculture, "Grade & Standards for Nursery Plants".
5. All trees and palms shall be free of open wounds and unsightly visible scars.
6. All substitutions must be approved by the governing authority if it is required Canopy and by Landscape Architect / Owner if supplementary accent material.
7. Contractor shall comply with Federal, State, and Local laws and regulations pertaining to the inspection for plant disease and insect infestation.
8. Trees, palms, shrubs, ground covers:
   Plant species and sizes shall conform to those indicated on the drawings. All nursery stock shall be in accordance with grades and standards for nursery plants parts 1 and 2, latest edition published by the Florida Department of Agriculture and Consumer Services, unless specified otherwise. All plants shall be Florida grade number 1 or better as determined by the Florida Division of Plant Industry and tightly knit plant, so trained or favored in its development that first appearance is unquestionable and it is outstandingly superior in form, number of branches, compactness and symmetry. All plants shall be freshly dug, sound, healthy, vigorous, well branched and free of disease and insect eggs and larvae and shall have adequate root systems. Trees and palms shall be uniform in size and shape. All materials shall be subject to approval by the Landscape architect. Plants shall be pruned prior to delivery only upon the approval of the Landscape Architect.
9. All container grown material shall be healthy, vigorous, well-rooted plants and established in the container in which they are sold. The plants shall have tops of good quality and be in a healthy growing condition. An established container grown plant shall be transplanted into a container and grown in that container sufficiently long enough for the new fibrous roots to have developed so that the root mass will retain its shape and hold together when removed from the container.
10. Field grown trees and palms previously root pruned shall obtain a root ball with sufficient roots for continued growth without resulting shock.
11. Root suckers on any tree are not acceptable and must be properly pruned.
12. Contractor shall coordinate with Landscape Architect and Owner to obtain prior approval for the selection of the specific specimens of all palms and any trees of more than six feet in height. Contractor to supply photograph of trees prior to purchase and installation.

O. PLANTING NOTES

1. At the discretion of the Landscape Architect, plants are subject to review for approval for size, variety, condition and appropriateness to the design intent.
2. All synthetic burlap, synthetic string or cords, or wire baskets shall be removed before any trees are planted. All synthetic tape (i.e. tagging tape, nursery tape) shall be removed from trunks, branches, etc. before inspection. The top 1/3 of any natural burlap shall be removed or tucked into the planting hole before the trees are back filled.
3. All "groundcover" requires 75% coverage and 100% within 3 months of installation. Bring to the attention of Landscape Architect in writing before commencing if this is not achievable with the design.
4. Set tree no deeper than it was in its original growing condition with the top of the root ball even with, or slightly higher (+/- 1") than the finished grade.
5. All trees/palms shall be planted so the top of the root ball, root flair are slightly above final grade. Shrub material shall be planted such that the top of the plant ball is flush with the surrounding grade.
6. All trees and palms shall be braced / staked per accepted standards by the Florida Nursery, Growers & Landscape Association (FNGLA). Nailing into trees and palms for any reason is prohibited and the material will be rejected. Please refer to the planting details.
7. All trees, new or relocated, to be staked and guyed as detailed.
8. Layout shrubs to create a continuous smooth front line and fill in behind with triangular spacing.
9. Excavate pit or trench to 1-1/2 times the diameter of the balls or containers or 1' wider than the spread of roots and 3" deeper than required for positioning at proper height . Compact a layer of topsoil in bottom before placing plants. Backfill around plants with planting mixture, compacted to eliminate voids and air pockets. Form grade slightly dished and bermed at edges of excavation. Apply 3" of mulch.
10. Groundcover and shrubs to be spaced in a uniform and consistent pattern per planting details.
11. All mechanical equipment, irrigation pumps, FPL transformers, pool pumps, etc. shall be screened on a minimum of three sides by landscape shrubs.
12. Contractor shall not mark or scar trunks in any fashion.
13. When requested by Landscape Architect, demonstration of healthy root system if not previously approved, can include tree removal and re-installation for inspection at no additional cost to the owner.
14. Remove rejected Plant material from the Site immediately and replace with acceptable plants.

P. FERTILIZATION

1. All Fertilization shall comply with state fertiization laws. Fertilization shall be Agriform "20-10-5 Plus minors" or similar approved slow-release tablets applied per manufacturer suggested application rate chart:

Agriform® 21-gm Tablets (SKU# 90026*; 500 tablets/case)

	NEW Tree / Shrub Container Size						
	1 Gal	2 Gal	3 Gal	5 Gal	7 Gal	15 Gal	24" Box
Installation:	1	1 to 2	2 to 3	2 to 3	3 to 5	7 to 10	15 to 24

- Place plant in the hole and backfill to halfway point.
- Do not place tablets in the bottom of the planting hole.
- Place Agriform Tablets in the hole about 1to 2 inches away from root tips.
- Finish filling the hole around the plant to grade level.

SCOTTS: 1-800-492-8255 or visit www.scottspro.com

Q. SOD

1. All areas disturbed during construction shall be sodded with St. Augustine 'Seville' unless otherwise noted. These disturbed areas shall have proper irrigation established or re-established if they were disrupted or non-functional.
   Landscape Contractor to supply and install 2" soil layer 50/50 mix blanket for all new sod areas.
2. All open areas not covered by trees, palms, shrubs, vines, ground covers or existing sod in good condition to remain, shall receive Stenotaphrum Secundatum, St. Augustine 'Seville' sod, whether labeled on the plans or not, unless a different species is indicated on the planting plan. Sod shall be strongly rooted, free from weed, fungus, insects and disease. Contractor shall be paid by the total sodded area x the unit price submitted (field verified).
3. Sod shall be machine stripped no more than 24 hours prior to laying.
4. Lay sod strips with tight joints, do not overlap, stagger strips to offset joints in adjacent courses. Work sifted soil mix into minor cracks between pieces of sod and remove excess soil deposits from sodded areas. Sod on slopes greater than 3:1 shall be immediately staked after planting.

R. SUBMITTALS

1. Submit 1 gallon container of all planting media for landscape architect review. Samples to include specified planting mix, topsoil, container planting mix (if applicable) and mulch.
2. Submit representative nursery photos of all Trees and Palms for review prior to delivery to the site. Include scale for height.
3. Submit representative nursery photos of all shrub and groundcover material for review prior to delivery to the site.

S. INSPECTION & ACCEPTANCE

1. Notify the governing Agency if required and Landscape Architect of commencement.
2. Onsite plant deliveries shall occur on Monday through Friday only unless otherwise directed by the Landscape Architect / Owner. The contractor shall ensure that plant material is delivered undamaged from transportation or digging operations. The Landscape Architect may reject material that has been damaged or rendered unacceptable due to relocation or transportation from the point of origin. All plant material shall be available for inspection and approval by the Landscape Architect prior to final installation.
3. There shall be one final inspection for approval by each of the presiding governing agency, Landscape Architect and owner. Contractor shall ensure that the plans, details, specifications and notes have been adhered to and that the landscape and irrigation installation is compliant to all items as directed on the plans prior to scheduling of the final inspection.
4. Upon completion of the work, the Landscape Contractor shall notify the Landscape Architect and request a final inspection. Any items that are judged incomplete or unacceptable by the Landscape Architect or owner shall be promptly corrected by the Landscape Contractor.
5. No substitution of plant material, type or sizes will be permitted without prior written authorization from the Landscape Architect and owner.
6. To obtain final payment, Contractor must provide release of all mechanic's liens and material liens.

T. MULCH

1. All planting beds shall be mulched to a depth of 3" with an organic mulch approved by Landscape Architect. No heavy metals, such as arsenic, etc. are to be contained in the mulch. The contractor shall provide certification if requested or proof that all mulch is free of heavy metals or similar environmental contaminants.
2. Shredded approved organic mulch to be used beyond trunk in all directions and throughout all hedges and plant material.
3. All trees in sodded areas shall have a clean cut 4' diameter mulch ring.
4. Preferred mulch is shredded melaleuca. Cypress, red, gold and green mulch is prohibited.
5. All mulch shall have a minimum 3" separation from the trunk of the tree/palm trunk to avoid rotting.

U. WATERING

1. All plant material shall be watered in thoroughly at the time of planting.
2. It is the sole responsibility of the Landscape Contractor to ensure that all new plantings receive adequate water during the installation and until completion of contract. 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 ensure proper plant establishment and development and shall be provided by Contractor as a part of this contract.

V. CLEAN UP

1. The Landscape Contractor is responsible for maintaining all landscape planting areas until final acceptance of the owner.
2. The contractor is responsible for mowing the entire project during planting and establishment periods, based on mowing project once a month from October to April, and twice a month from April to October (During installation and plant establisment only and until final inspection and owner accepts and takes ownership).
3. Any excess soil, undesired stones or debris resulting from landscape operations shall be removed promptly, keeping the site clean as work progresses.
4. The Landscape Contractor shall at all times keep the premises free from accumulation of waste material or debris caused by their crews during the performance of the work. Upon completion of the work, the contractor shall promptly remove all waste materials, debris, unused plant material, empty plant containers, and all equipment from the project site.

W. MAINTENANCE

1. Landscape Contractor to return to job site 12 months after tree bracing and remove all tree braces. Owner may choose to retain 5% of payment to ensure compliance.
2. The Landscape Contractor shall water, mulch, weed, prune, and otherwise maintain all plants, including sod, until completion of contract or acceptance by landscape architect. Settled plants shall be reset to proper grade, planting saucers restored, and defective work corrected.
3. Trees and shrubs shall be maintained to keep clearance of stop signs and safety clearance for visibility at traffic intersection.

X. GUARANTEE & REPLACEMENT

1. By accepting the contract, the Contractor is thereby guaranteeing all plant materials and design for a period of not less than one (1) year from the time of final acceptance by the owner. Contractor shall replace any plants which die or wither within such period with healthy plants that meet specifications of the same species and size without additional cost to the owner unless such death or withering is due to Owner's failure to do ordinary maintenance on such plants after final acceptance in accordance with any maintenance instructions given by Landscape Architect for such plants. Such replacement shall include all plants and labor to plant the replacement plants. Any plant materials damaged by lightning, storms, freeze damage or other "acts of God" as well plants damaged by vehicles, vandalism or neglect are not included in this replacement agreement. If requested, the Landscape Architect may act as a mediator between owner and Landscape Contractor on a time material basis. "Plants" includes all trees, palms, shrubs, grass and other plants provided or planted by Contractor.

Y. MISCELLANEOUS.

1. All work to be done in a professional manner.
2. No change order shall be valid, due or paid unless it is approved by Owner in writing in advance.
3. These notes shall be an integral part of the contract of Contractor and shall be deemed incorporated therein by reference. In the event of a conflict among the terms among the plans and these notes, the terms of this document shall control.

Z. ABBREVIATIONS IN NOTES AND PLANS

UNO = Unless Otherwise Noted
L.A = Landscape Architect
S.F. = Square Feet
STD = Standard (single trunk)
B&B = Balled and Burlapped
BLDG DEP = Building Department
RFI = Request for Information
FPL= Florida Power & Light
C.O. = Certificate of Occupancy
ISA CA or ISA Arborist = International Society of Arboriculture Certified Arborist

KEITH
301 East Atlantic Blvd. Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Certificate of Authorization: 7928
Licensed Business Number: 6860

REVISIONS

NO.	DESCRIPTION	DATE
1	TAC RESUBMITTAL	01/11/23

PRELIMINARY PLAN NOT FOR CONSTRUCTION

THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.

RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE:	08/25/21
DESIGNED BY:	JR, MP
DRAWN BY:	JR, MP, KS
CHECKED BY:	MP, KS
BID-CONTRACT:	

MICHAEL J. PHILLIPS, P.L.A.
FLORIDA REG. NO. LA0001540
(FOR THE FIRM)

CLIENT

PINNACLE COMMITTED TO EXCELLENCE

PROJECT

PINNACLE 441 PHASE 2

SHEET TITLE

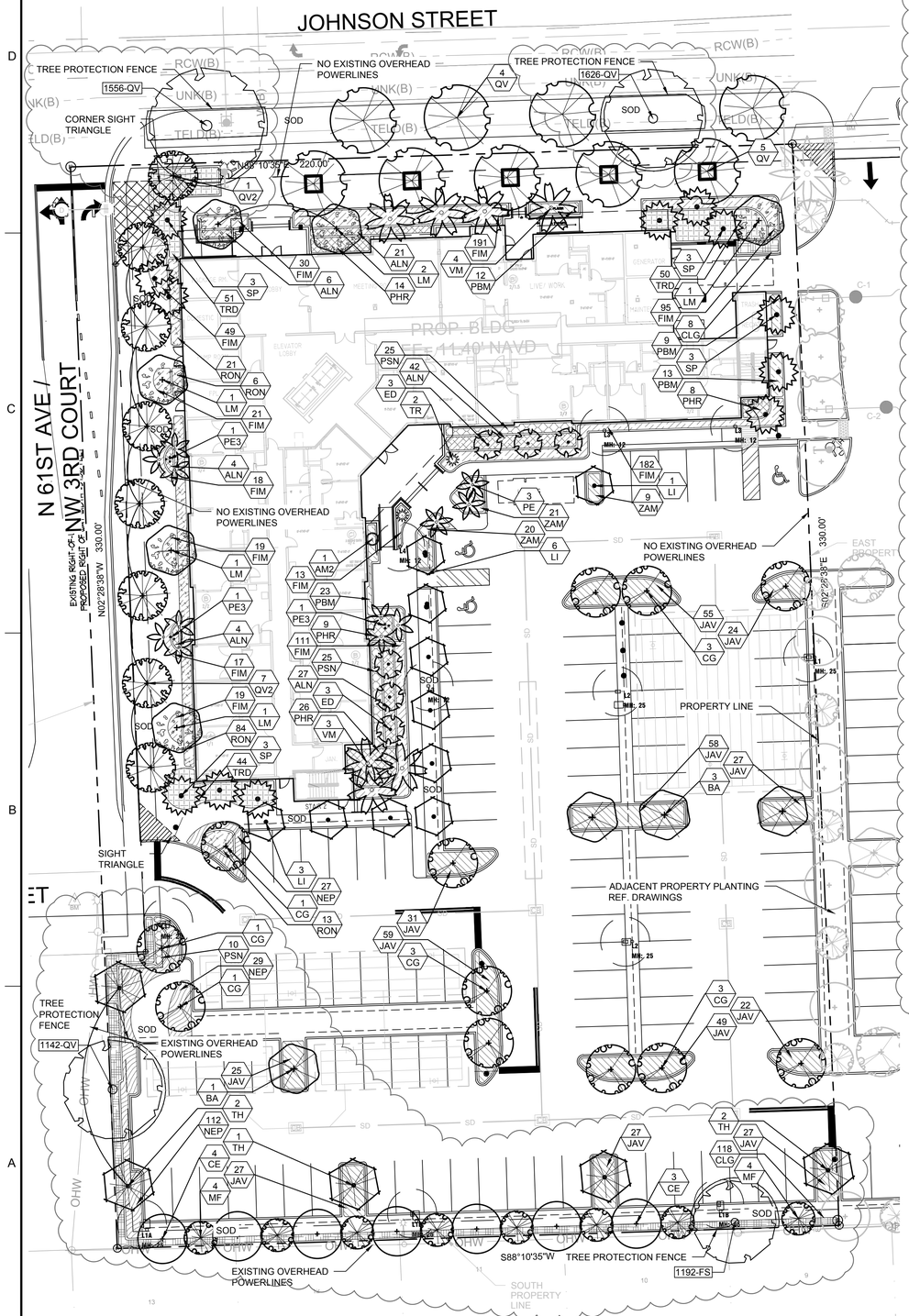
LANDSCAPE NOTES

SHEET NUMBER	LP-001
PROJECT NUMBER	11074.03

STATUS: PRELIMINARY TAC

Plotted by: rpowell On Friday, January 20, 2023 2:09:16 PM

Drawing name: S:\11074.03 - Pinnacle 441 - Phase 2; Hollywood - Pinnacle 441 Phase 2 LLC\Landscape Architecture\CAD\11074.03-LP-001.dwg



PLANT SCHEDULE					
TREES	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	
BA	4	BULNESIA ARBOREA VERAWOOD	12` HT X 6` SPRD, 2" DBH, FULL CANOPY		
CG	12	CAESALPINIA GRANADILLO BRIDAL VEIL TREE	12` HT X 6` SPRD, 2" DBH, FULL CANOPY	N*	
CE	7	CONOCARPUS ERECTUS GREEN BUTTONWOOD	12` HT X 6` SPRD, 2" DBH, FULL CANOPY	N**	
ED	6	ELAEOCARPUS DECIPIENS TM JAPANESE BLUEBERRY TREE	12` HT. X 5` SPRD., 2" CAL.		
LI	10	LAGERSTROEMIA INDICA 'RASPBERRY' RASPBERRY CRAPE MYRTLE	12` HT, 6` SPR, 2" DBH	**	
LM	6	LAGERSTROEMIA X `NATCHEZ` WHITE CRAPE MYRTLE	15` HT X 6` SPR, 3" DBH, FULL CANOPY	**	
MF	8	MYRCIANTHES FRAGRANS SIMPSON'S STOPPER	12` HT X 6` SPRD, 2" DBH, FULL CANOPY	N**	
QV2	8	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	12` HT X 6` SPRD, 2" DBH, FULL CANOPY	N**	
QV	9	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	15` HT X 7` SPR, 3" DBH, N**, FULL CANOPY	N**	
TH	5	TABEBUIA HETEROPHYLLA PINK TABEBUIA	12` HT. X 6` SPRD., 2" CAL	**	
PALMS	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	
PE3	3	PTYCHOSPERMA ELEGANS SOLITARE PALM	10` CT, TRIPLE	**	
PE	3	PTYCHOSPERMA ELEGANS SOLITARE PALM	10` CT	**	
SP	24	SABAL PALMETTO CABBAGE PALMETTO	14`, 20`, 26` CT STAGGERED	N**	
VM	7	VEITCHIA MONTGOMERYANA MONTGOMERY PALM	14` CT., 22` OA.	**	
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	
AM2	1	ADONIDIA MERRILLII MANILA PALM	6` HT. X 3` SPRD., FULL CANOPY, STANDARD		
TR	2	THRINAX RADIATA FLORIDA THATCH PALM	8` OA	N**	
SHRUB AREAS	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	SPACING
ALN	104	ALLAMANDA SHOTTII BUSH ALLAMANDA	24" HT X 24" SPRD, 24" OC		24" o.c.
CLG	126	CLUSIA GUTTIFERA SMALL LEAF CLUSIA	36" HT. X 30" SPRD.		30" o.c.
FIM	765	FICUS MICROCARPA `GREEN ISLAND` GREEN ISLAND FICUS	12" HT. X 12" SPRD.	**	16" o.c.
JAV	431	JASMINUM VOLUBILE WAX JASMINE	10" HT. X 16" SPRD.		24" o.c.
NEP	168	NEPHROLEPIS EXALTATA BOSTON FERN	12" HT X 14" SPRD., CERTIFIED NATIVE ONLY	N**	24" o.c.
PBM	57	PHILODENDRON X 'BURLE MARX' BURLE MARX PHILODENDRON	18" HT. X 18" SPRD.		24" o.c.
PHR	57	PHILODENDRON X 'ROJO CONGO' ROJO CONGO PHILODENDRON	24" HT. X 24" SPRD.		30" o.c.
PSN	60	PSYCHOTRIA NERVOSA WILD COFFEE	24" HT. X 24" SPRD.	N**	24" o.c.
RON	124	RONDELETIA LEUCOPHYLLA PANAMA ROSE	24" HT X 24" SPRD, 24" OC		24" o.c.
TRD	145	TRIPSACUM FLORIDANUM FAKAHATCHEE GRASS	24" HT. X 24" SPRD.	N**	30" o.c.
ZAM	50	ZAMIA PUMILA COONTIE	12" HT. X 16" SPRD.	**	24" o.c.

N DENOTES NATIVE SPECIES

** DENOTES HIGH DROUGHT TOLERANT SPECIES

* DENOTES MODERATE DROUGHT TOLERANT SPECIES

ADD'L DBH MITIGATION						
+1"	+2"	+3"	+4"	+5"	TOTAL
	6				12
		6			18
4		5			19
TOTAL INCHES					49

NOTES:

1. SOD TO BE ST. AUGUSTINE 'FLORATAM', EXCEPT IN RETENTION AREAS. CONTRACTOR TO DETERMINE QUANTITY.
2. ALL PLANTS TO BE FLORIDA NO. 1 OR BETTER PER FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS.
3. ALL SOD AND LANDSCAPE TO RECEIVE 100% COVERAGE WITH 100% OVERLAP FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
4. BUBBLERS TO BE PROVIDED FOR NEW AND RELOCATED TREES AND PALMS.
5. CONTRACTOR IS RESPONSIBLE FOR ALL CONDITIONS AND LANDSCAPE SPECIFICATION ATTACHED TO THIS PLAN AND PLANT LIST. PLAN AND SPECIFICATIONS SHALL BE CONSIDERED CONTRACT DOCUMENTS.
6. PRE-CONSTRUCTION MEETING IS REQUIRED BEFORE ANY PLANT MATERIAL IS INSTALLED ON SITE.
7. ALL ROAD ROCK, CONCRETE, ASPHALT AND OTHER NON-NATURAL MATERIAL BE REMOVED AND BE REPLACED WITH PLANTING SOIL PRIOR TO LANDSCAPE INSTALLATION.
8. NO TRENCHING ALLOWED WITHIN ROOT ZONES OF EXISTING TREES.
9. ALL CATEGORY 1 INVASIVE/EXOTIC TREES TO BE REMOVED PER LOCAL ORDINANCE.

PINNACLE 441 PHASE 2 LANDSCAPE REQUIREMENTS

PROJECT INFORMATION:			
ZONING DESIGNATION		C-JS-SR7	
SITE AREA		69,459 SF	1.59 AC
LANDSCAPE OPEN SPACE:		**REQUIRED**	**PROVIDED**
15% of site area is required to be open space			
69,459 SF	x 15% =	10,419 SF	14,401 SF
PARKING LOT LANDSCAPE AREA:		**REQUIRED**	**PROVIDED**
190SF of landscape area per landscape island			
	landscape island		
10	x 190 sf =	1,900 SF	2,966 SF
TOTAL LANDSCAPE OPEN SPACE REQUIRED		**REQUIRED**	**PROVIDED**
Required Landscape Open Space +			
Required Parking Lot Landscape		12,319 SF	17,367 SF
MINIMUM LOT TREE REQUIREMENT		**REQUIRED**	**PROVIDED**
22 Trees per acre of net lot area			
1.59 AC	x 22 Trees =	36 TREES	36 TREES*
NATIVE TREE REQUIREMENT		**REQUIRED**	**PROVIDED**
60% of required trees to be native		22 TREES	44 TREES
50% to be low maintenance & drought tolerant		18 TREES	78 TREES
SHRUB REQUIREMENT		**REQUIRED**	**PROVIDED**
10 Shrubs required per required tree		360 SHRUBS	2,107 SHRUBS
50% of required shrubs to be native		180 SHRUBS	367 SHRUBS
50% to be low maintenance & drought tolerant		180 SHRUBS	1,208 SHRUBS
BUFFER TREES (between dissimilar uses)		**REQUIRED**	**PROVIDED**
East Boundary - N/A			
South Boundary - 1 tree per 30'			
220 LF	/ 30 trees =	8 TREES	8 TREES
STREET TREES		**REQUIRED**	**PROVIDED**
1 tree required per 30 LF			
208 LF	SR 7 (441)	7 TREES	7 TREES
330 LF	N 61st Ave	11 TREES	11 TREES

* Due to the existing building and utility infrastructure (including existing light poles); Trees have been proposed to the greatest extent that space allows given these limitations.
**includes palms at 3:1

TREE MITIGATION TABLE	
4	Total Palms to be removed
31	Total DBH to be removed

TREE REPLACEMENT TABLE	
Total inches required	**Total inches provided**
+ 31" (required for mitigation)	+ 49" (provided for mitigation)*
***SEE SHEET LP-101 FOR BREAKDOWN OF PROPOSED MITIGATION INCHES FOR TREES & PALMS**	

N

GRAPHIC SCALE
0 20 40
SCALE= 1" = 20'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

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1	TAC RESUBMITTAL	01/11/23

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FLORIDA REG. NO. LA0001540
(FOR THE FIRM)

CLIENT

PINNACLE
COMMITTED TO EXCELLENCE

PROJECT

PINNACLE 441 PHASE 2

SHEET TITLE

LANDSCAPE PLAN

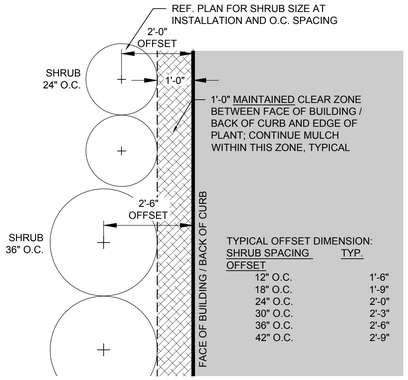
SHEET NUMBER **LP-101**

PROJECT NUMBER **11074.03**

STATUS: PRELIMINARY TAC

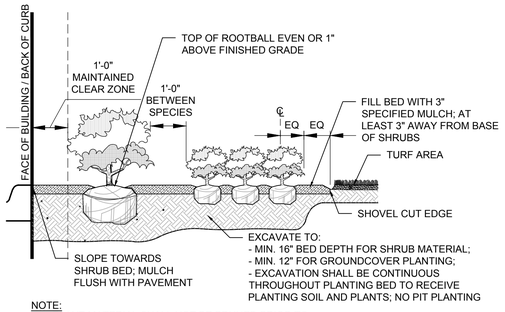
Plotted by: rpowell On Friday, January 20, 2023 2:09:45 PM

Drawing name: S:\11074.03 - Pinnacle 441 - Phase 2, Hollywood - Pinnacle 441 Phase 2 LLC\Landscape Architecture\CAD\11074.03-LP-1XX.dwg



TYPICAL SHRUB OFFSET AT BUILDING / CURB

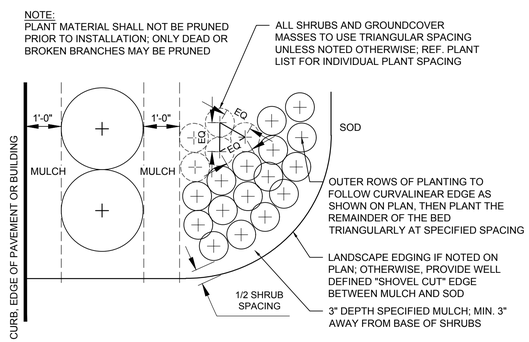
8 PLAN NOT TO SCALE



NOTE:
- PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION. AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED FOR UNIFORMITY OR AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING BEDS PRIOR TO INSTALLATION.

SHRUB AND GROUNDCOVER PLANTING

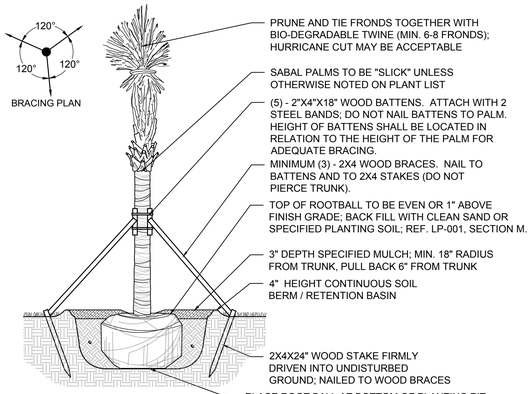
7 SECTION NOT TO SCALE



SHRUB AND GROUNDCOVER PLANTING

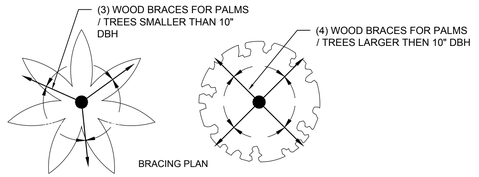
6 PLAN NOT TO SCALE

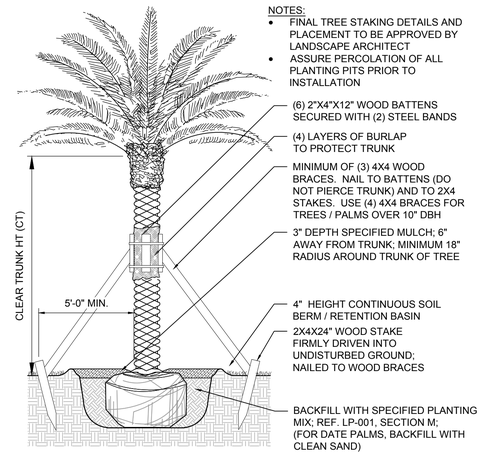
NOTE:
- REF. LP-001, LANDSCAPE NOTES, FOR ADDITIONAL REQUIREMENTS.
- ROOT BALL SIZE FOR ALL TREES AND PALMS TO BE IN PROPORTION TO SIZE AND TYPE OF PALM PER FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS.



SABAL PALM PLANTING DETAIL

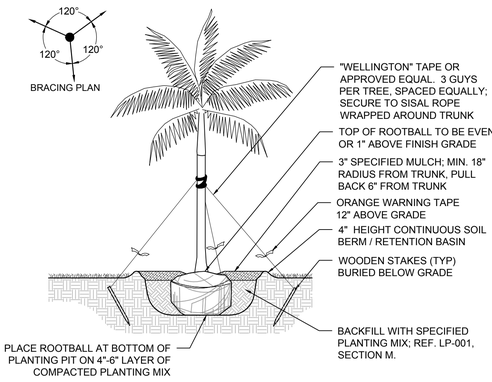
5 SECTION NOT TO SCALE





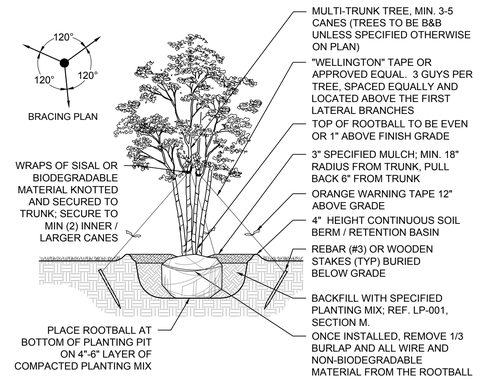
LARGE PALM PLANTING DETAIL

4 SECTION NOT TO SCALE



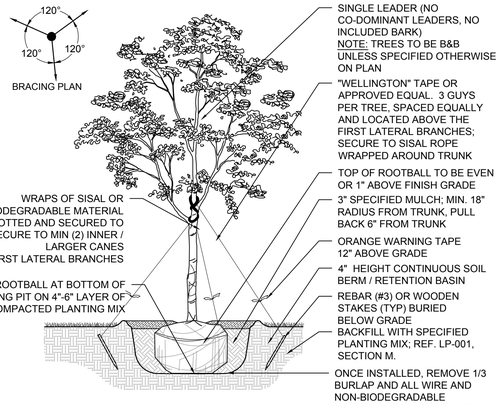
SMALL / MEDIUM TREE PALM PLANTING DETAIL

3 SECTION NOT TO SCALE



MULTI-TRUNK TREE PLANTING DETAIL

2 SECTION NOT TO SCALE



SINGLE TRUNK TREE PLANTING DETAIL

1 SECTION NOT TO SCALE

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PINNACLE COMMITTED TO EXCELLENCE

PROJECT

PINNACLE 441 PHASE 2

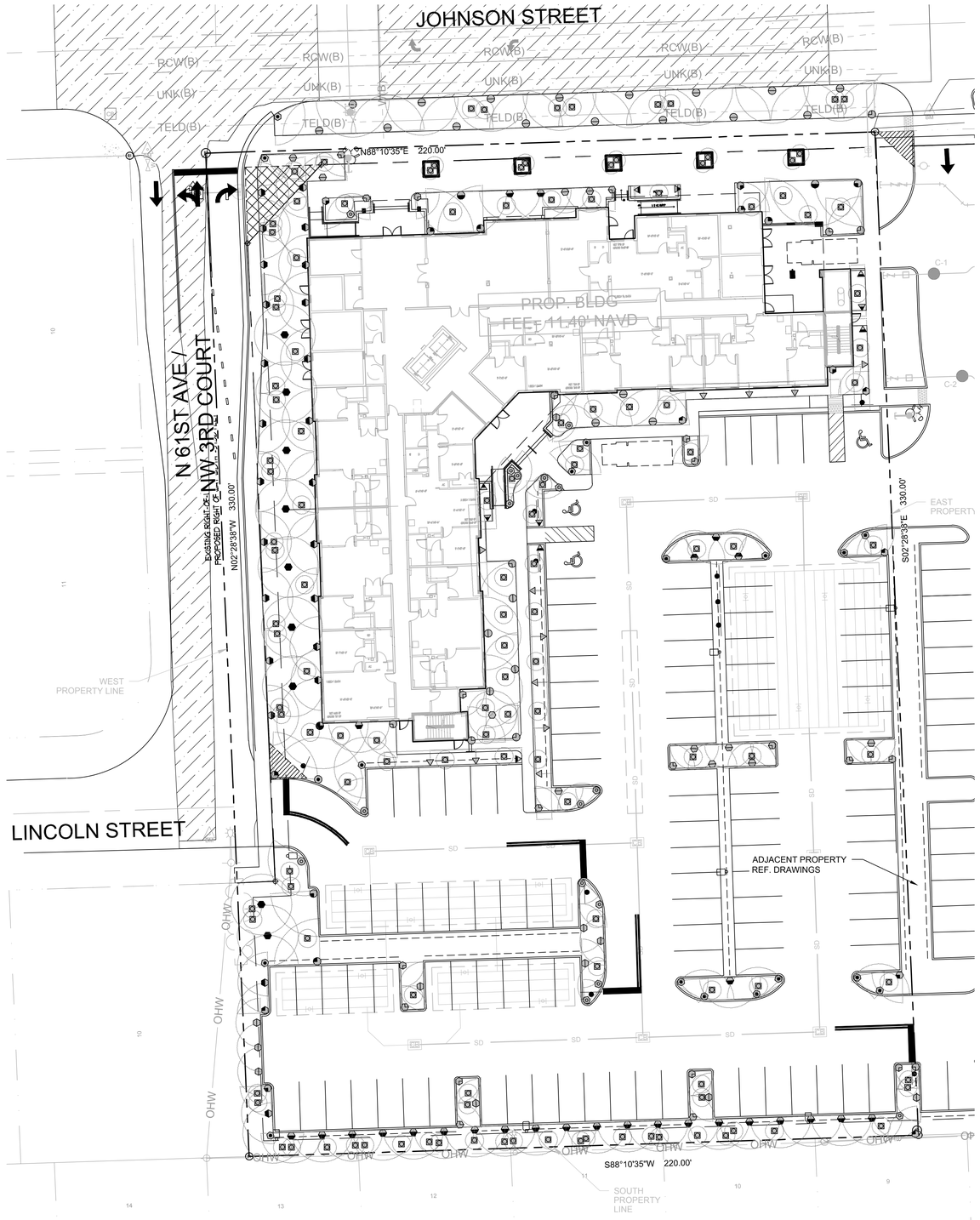
SHEET TITLE

LANDSCAPE DETAILS

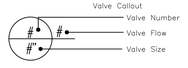
SHEET NUMBER	LP-501
PROJECT NUMBER	11074.03

STATUS: PRELIMINARY TAC

Plotted by: rpowell On Friday, January 20, 2023 2:09:53 PM
Drawing name: S:\11074.03 - Pinnacle 441 - Phase 2, Hollywood - Pinnacle 441 Phase 2 LLC\Landscape Architecture\CAD\11074.03-LP-501.dwg

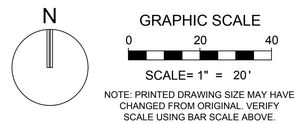


IRRIGATION SCHEDULE			
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
EST LCS RCS CST SST	HUNTER PROS-06 5` STRIP SPRAY SHRUB SPRAY, 6" POP-UP. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	22	30
Q T H F	HUNTER PROS-06 8` RADIUS SHRUB SPRAY, 6" POP-UP. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	43	30
Q T H F	HUNTER PROS-06 10` RADIUS SHRUB SPRAY, 6" POP-UP. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	71	30
Q T H TT TQ F	HUNTER PROS-06 12` RADIUS SHRUB SPRAY, 6" POP-UP. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30	30
Q T H TT TQ F	HUNTER PROS-06 15` RADIUS SHRUB SPRAY, 6" POP-UP. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	10	30
4 6 8 10 12 15 17	HUNTER PROS-06 ADJUSTABLE ARC SHRUB SPRAY, 6" POP-UP. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	34	30
25 50 10 20	HUNTER PCB 10 FLOOD BUBBLER, 1/2" FIPT.	132	30



NOTES:

1. ALL SOD AND LANDSCAPE TO RECEIVE 100% COVERAGE WITH 100% OVERLAP FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
2. A RAIN SENSOR MUST BE INSTALLED TO OVER-RIDE THE CONTROLLER.
3. BUBBLERS TO BE PROVIDED FOR NEW AND RELOCATED TREES AND PALMS.
4. CONTRACTOR IS RESPONSIBLE FOR ALL CONDITIONS AND IRRIGATION SPECIFICATION ATTACHED TO THIS PLAN. PLAN AND SPECIFICATIONS SHALL BE CONSIDERED CONTRACT DOCUMENTS.
5. INVESTIGATE TO DETERMINE AND VERIFY THE LOCATION OF UNDERGROUND UTILITIES BEFORE EXCAVATION.
6. REFER TO SHEET LI-501 FOR ADDITIONAL IRRIGATION SPECIFICATIONS AND DETAILS.
7. NOZZLE SELECTION BASED ON COVERAGE REQUIREMENTS.



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PINNACLE 441 PHASE 2

SHEET TITLE

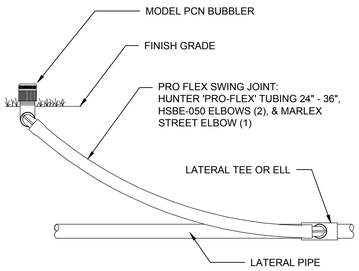
IRRIGATION PLAN

SHEET NUMBER	LI-101
PROJECT NUMBER	11074.03

STATUS: PRELIMINARY TAC

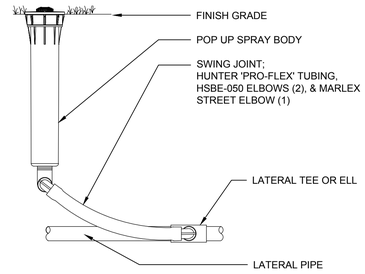
Plotted by: rpowell On Friday, January 20, 2023 2:10:13 PM

Drawing name: S:\11074.03 - Pinnacle 441 - Phase 2, Hollywood - Pinnacle 441 Phase 2 LLC\Landscape Architecture\CAD\11074.03-LI-1XX.dwg



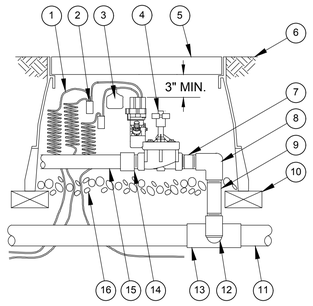
HUNTER IRRIGATION DETAIL
PCN BUBBLER

6 SECTION NOT TO SCALE



HUNTER IRRIGATION DETAIL
6" POP-UP SPRAY HEAD

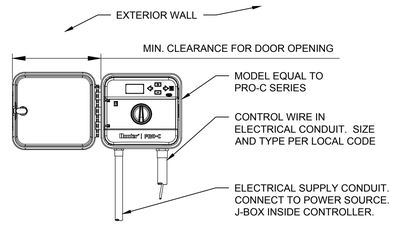
3 SECTION NOT TO SCALE



1. WIRE COIL
2. WATERPROOF CONNECTION
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE
5. VALVE BOX WITH COVER
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE
10. BRICK (1 OF 4)
11. PVC MAINLINE PIPE
12. SCH 80 NIPPLE
13. PVC SCH 40 TEE OR ELL
14. PVC SCH 40 MALE ADAPTER
15. PVC LATERAL PIPE
16. WASHED GRAVEL

ELECTRIC ZONE VALVE/BOX

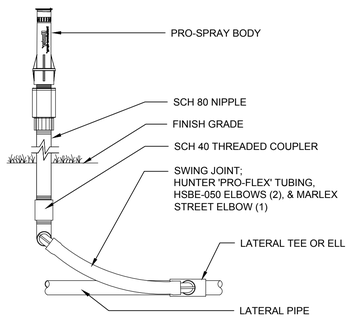
5 PLAN NOT TO SCALE



NOTE
MOUNT CONTROLLER WITH LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110V AC SOURCE. SOLAR SYNC (OR EQUAL RAIN SENSOR) TO BE PROVIDED.

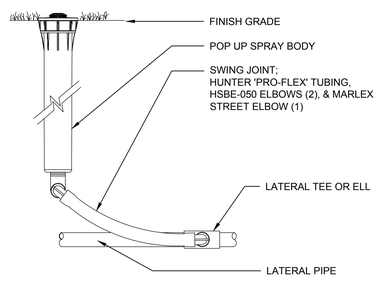
HUNTER IRRIGATION DETAIL
PROC-C CONTROLLER

2 SECTION NOT TO SCALE



HUNTER IRRIGATION DETAIL
SPRAY HEAD ON RISER

4 SECTION NOT TO SCALE



HUNTER IRRIGATION DETAIL
12" POP-UP SPRAY HEAD

1 SECTION NOT TO SCALE

IRRIGATION NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIAL REQUIRED TO MAKE THE SYSTEM FUNCTION PROPERLY. ALL IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND ALSO STATE AND/OR LOCAL CODES.
2. IRRIGATION PLANS ARE SCHEMATIC AND DRAWN FOR GRAPHIC CLARITY. ALL PIPING BELOW PAVEMENT SHALL BE SLEEVED. LAYOUT OF IRRIGATION SYSTEM SHALL BE COORDINATED WITH CORRESPONDING LANDSCAPE PLAN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING LOCAL UNDERGROUND UTILITY PROVIDERS TO VERIFY LOCATIONS. THE CONTRACTOR IS ENCOURAGED TO VISIT THE SITE PRIOR TO INSTALLATION AND BECOME FAMILIAR WITH EXISTING CONDITIONS.
4. VALVE LOCATIONS ARE SCHEMATIC ONLY AND WILL BE ADJUSTED FOR SITE CONDITIONS. EACH VALVE SHALL BE INSTALLED IN A AMETEK OR CARSON VALVE BOX. THE FLOW ADJUSTMENT FEATURE WILL BE USED TO BALANCE PRESSURE THROUGHOUT THE SYSTEM.
5. PIPING SHALL BE SIZED TO MINIMIZE FRICTION LOSS AND MAINTAIN FLOW VELOCITY BELOW 5 FPS.
6. THE IRRIGATION CONTROLLER SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND MANUFACTURER'S RECOMMENDATIONS. PROPER GROUNDING EQUIPMENT AND SURGE PROTECTION SHALL BE PROVIDED. A RAIN SENSOR SHALL BE INSTALLED TO OVER-RIDE THE CONTROLLER.
7. ALL HEADS ON RISERS SHALL BE SET AT THE HEIGHT OF ADJACENT PLANT MATERIAL.
8. SPRINKLER LOCATIONS ADJACENT TO PAVEMENT, STRUCTURES, FENCES, ETC. SHALL BE OFFSET AS FOLLOWS: 12" MIN FOR POP-UP MIST HEADS, 18" FOR SHRUB RISERS, 18" FOR ROTOR HEADS, AND TYPICALLY 5 FEET FOR ROTORS ALONG UNCURBED ROADWAYS.
9. ALL SLEEVING SHALL BE SCH 40 PVC TO SIZE INDICATED ON PLAN, OR IF NOT INDICATED, A MIN. OF 2 PIPE SIZES LARGER THAN SUPPLY LINE CONTAINED. ALL SLEEVES SHALL BE INSTALLED A MIN. OF 24" BELOW FINISH GRADE.
10. CONTROL WIRES SHALL BE UL APPROVED PE IRRIGATION CONTROL WIRE. USE 14 GAGE CONTROL WIRE AND 12 GAGE GROUND WIRE. WIRE SHALL BE BUNDLED AND ATTACHED TO THE MAIN LINE IN TRENCH OR THROUGH WIRE SLEEVES AT PAVEMENT CROSSINGS 24" BELOW FIN. GRADE. ALL SPLICES SHALL BE MADE WITH WATERPROOF DIRECT-BURIAL SPLICE KITS AND CONTAINED IN VALVE BOXES. TWO EXTRA CONTROL WIRES SHALL BE INSTALLED TO THE FURTHEST VALVES IN EACH DIRECTION FROM THE CONTROLLER.
11. PIPING IN NARROW PLANTING AREAS, PARKING ISLANDS AND PLANTERS SHALL BE SET TO ONE SIDE TO ALLOW ROOM FOR ROOT BALLS. PIPE AS INDICATED ON PLAN IS SCHEMATIC AND SHOULD BE ADJUSTED FOR FIELD CONDITIONS.
12. ALL GLUE JOINTS SHALL BE CLEANED, SANDED, AND TREATED WITH A COLORED HIGH ETCH PRIMER AND JOINED USING A SOLVENT CONFORMING WITH ASTM D2564.
13. SYSTEM PIPE SIZE 3/4" SHALL BE CLASS 200 PVC; SYSTEM PIPE SIZE 1" OR GREATER SHALL BE CLASS 160 PVC. SYSTEM MAIN WILL BE SCH. 40 PVC TO SIZE INDICATED ON PLAN. ALL FITTINGS WILL BE SOLVENT WELD SCH 40 PVC. MAIN LINE SHALL HAVE 24" MINIMUM COVER; ALL OTHER PIPING WILL HAVE 12" MIN. COVER. ALL BACKFILL FOR PIPE TRENCHES SHALL BE CLEAN AND FREE OF FOREIGN DEBRIS AND SHARP OBJECTS; BACKFILLED TRENCHES SHALL BE PROPERLY COMPACTED. ALL MAIN LINES WILL BE INSTALLED A MIN. OF 3' FROM ANY TREE OR PALM.
14. WATERING TIME PER STATION WILL BE DETERMINED IN THE FIELD AND PER LOCAL REQUIREMENTS. REFER TO MANUFACTURER'S INSTRUCTIONS FOR PRECIPITATION RATES OF SPRINKLERS SPECIFIED.
15. IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE WITH 100% OVERLAP MIN. PROVIDE BUBBLERS FOR ALL NEW AND RELOCATED TREES AND PALMS.
16. RUST CONTROL SYSTEM TO BE INSTALLED WITH PUMP STATION (IF FROM WELL).
17. THE IRRIGATION SYSTEM IN THE RIGHT-OF-WAY IS TO INCORPORATE LOW TRAJECTORY SPRAY HEADS TO MINIMIZE OVERSPRAY.
18. AS-BUILT DRAWINGS SHALL BE PREPARED BY THE CONTRACTOR AND GIVEN TO THE OWNER PRIOR TO FINAL ACCEPTANCE. THE SITE SHALL BE LEFT IN A NEAT AND PRESENTABLE CONDITION SATISFACTORY TO THE OWNER PRIOR TO SUBMITTAL OF THE FINAL PAYMENT.

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PROJECT

PINNACLE 441 PHASE 2

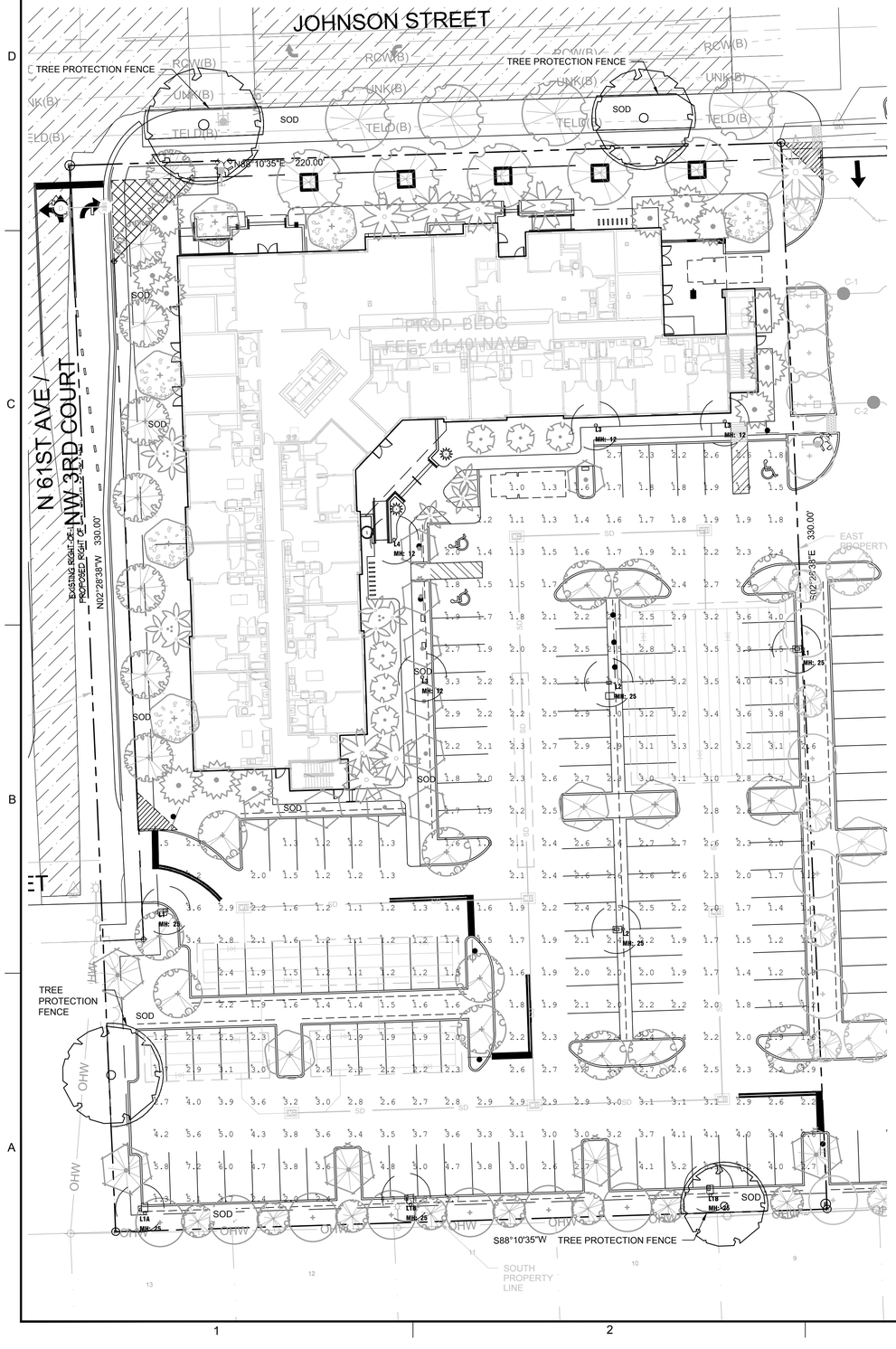
SHEET TITLE

IRRIGATION DETAILS

SHEET NUMBER	LI-501
PROJECT NUMBER	11074.03

STATUS: PRELIMINARY TAC

Plotted by: rpowell On Friday, January 20, 2023 2:10:20 PM
Drawing name: S:\11074.03 - Pinnacle 441 - Phase 2, Hollywood - Pinnacle 441 Phase 2 LL\CLandscape Architecture\CAD\11074.03-LI-501.dwg



Luminaire Schedule						
Symbol	Qty	Label	Description	Lum. Watts	Total Watts	LLF
	2	L1	SIGNIFY GARDCO ECF-S-40L-1A-NW-G2-4-WR	158.7	317.4	0.900
	1	L1A	SIGNIFY GARDCO ECF-S-40L-1A-NW-G2-RCL	158.3499	158.349	0.900
	2	L1B	SIGNIFY GARDCO ECF-S-40L-1A-NW-G2-BCL	156.3499	312.699	0.900
	2	L2	SIGNIFY GARDCO ECF-S-40L-1_1A-NW-G2-SW	182.71	365.42	1.000
	3	L3	SIGNIFY GARDCO PPT-140L-650-NW-G2-2-SNV	30.40793	91.224	0.900
	1	L4	SIGNIFY GARDCO PPT-140L-650-NW-G2-5-SNV	30.40793	30.408	0.900

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
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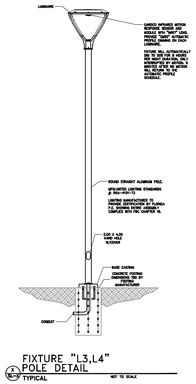
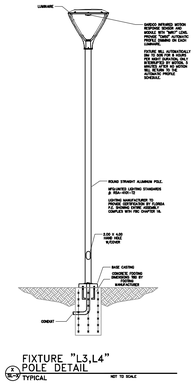
SPILL	0.1	0.5	0.0	N.A.	N.A.



FIXTURE "L3,L4" POLE DETAIL
X-9 TYPICAL NOT TO SCALE



FIXTURE "L3,L4" POLE DETAIL
X-9 TYPICAL NOT TO SCALE

PINNACLE 441 - PHASE II

LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMPS Qty	LAMPS Type	VOLTS	MOUNTING	REMARKS
L1	SIGNIFY GARDCO	ECF-S-40L-1A-NW-G2-SF-4-UNV-CM-50-IMR7-FINISH-HIS	LED AREA LIGHT, 158 WATTS, 14913 LUMENS, TYPE 4 OPTIC, 4000K, SLIP-FITTER MOUNT, DYNADIMMER WITH MEDIAN DIMMING PROFILE, INTEGRAL OCC SENSOR	1	LED	TBD	POLE	
L1 POLE	ULS	RSA-6053-EMB-T2-FINISH	ROUND STRAIGHT ALUMINUM DIRECT BURIAL POLE, 25' A.F.G	NA	NA	NA	DIRECT BURIAL	
L1A	SIGNIFY GARDCO	ECF-S-40L-1-NW-G2-SF-RCL-UNV-CM-50-IMR7-FINISH	LED AREA LIGHT, 158 WATTS, 14913 LUMENS, RIGHT CORNER OPTIC, 4000K, SLIP-FITTER MOUNT, DYNADIMMER WITH MEDIAN DIMMING PROFILE, INTEGRAL OCC SENSOR	1	LED	TBD	POLE	
L1A POLE	ULS	RSA-6053-EMB-T2-FINISH	ROUND STRAIGHT ALUMINUM DIRECT BURIAL POLE, 25' A.F.G	NA	NA	NA	DIRECT BURIAL	
L1B	SIGNIFY GARDCO	ECF-S-40L-1A-NW-G2-SF-BLC-UNV-CM-50-IMR7-FINISH	LED AREA LIGHT, 158 WATTS, 14913 LUMENS, BACK LIGHT CONTROL, 4000K, SLIP-FITTER MOUNT, DYNADIMMER WITH MEDIAN DIMMING PROFILE, INTEGRAL OCC SENSOR	1	LED	TBD	POLE	
L1B POLE	ULS	RSA-6053-EMB-T2-FINISH	ROUND STRAIGHT ALUMINUM DIRECT BURIAL POLE, 25' A.F.G	NA	NA	NA	DIRECT BURIAL	
L2	SIGNIFY GARDCO	ECF-S-40L-1A-NW-G2-SF-5-UNV-CM-50-IMR7-FINISH	LED AREA LIGHT, 182 WATTS, 21589 LUMENS, TYPE 5 OPTIC, 4000K, SLIP-FITTER MOUNT, DYNADIMMER WITH MEDIAN DIMMING PROFILE, INTEGRAL OCC SENSOR	1	LED	TBD	POLE	
L2 POLE	ULS	RSA-6053-EMB-T2-FINISH	ROUND STRAIGHT ALUMINUM DIRECT BURIAL POLE, 25' A.F.G	NA	NA	NA	DIRECT BURIAL	
L3	SIGNIFY GARDCO	PPT-140L-650-NW-G2-T2-SNV-CM50-IMR3-FINISH	LED POST TOP, 30 WATTS, 2600 LUMENS, TYPE 2 OPTIC, 4000K, DYNADIMMER WITH MEDIAN DIMMING PROFILE, INTEGRAL OCC SENSOR	1	LED	TBD	POLE	
L3 POLE	ULS	RSA-4101-T2-FINISH	ROUND STRAIGHT ALUMINUM ANCHOR BASE POLE, 10' A.F.G	NA	NA	NA	ANCHOR BASE	
L4	SIGNIFY GARDCO	PPT-140L-650-NW-G2-T2-5-SNV-CM50-IMR3-FINISH	LED POST TOP, 30 WATTS, 2600 LUMENS, TYPE 2 OPTIC, 4000K, DYNADIMMER WITH MEDIAN DIMMING PROFILE, INTEGRAL OCC SENSOR	1	LED	TBD	POLE	
L4 POLE	ULS	RSA-4101-T2-FINISH	ROUND STRAIGHT ALUMINUM ANCHOR BASE POLE, 10' A.F.G	NA	NA	NA	ANCHOR BASE	

LIGHTING SCHEDULE NOTES:

1. CONTACT SESCO LIGHTING (JASON BOEHM) @ 305-266-2288 OR JBOEHM@SESCOLIGHTING.COM
2. SPECIFIC LIGHTING FIXTURES, SELECTED BY TYPE, PHOTOMETRIC PERFORMANCE, LIGHTING PATTERN, AND LUMEN OUTPUT, WERE USED IN THE ILLUMINATION DESIGN TO PRODUCE THE REQUIRED EFFECT AND ILLUMINATION. SUBSTITUTION OF THE LIGHT FIXTURES WILL RESULT IN DIFFERENT ILLUMINATION COVERAGE AND LIGHTING PATTERN. THEREFORE, SUBSTITUTION OF LIGHTING FIXTURES WILL NOT BE ALLOWED.
3. IF THERE IS A DISCREPENCY BETWEEN A FIXTURE DESCRIPTION AND GENERAL NOTES, AND THE CATALOG NUMBER LISTED, THE FIXTURE DESCRIPTION AND GENERAL NOTES SHALL DICTATE.
4. ALL LUMINARIES SHALL BEAR THE UL OR ETL LISTING NUMBERS FROM A NATIONALLY RECOGNIZED TESTING LABORATORY

SESCO LIGHTING

N

GRAPHIC SCALE
0 20 40
SCALE= 1" = 20'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

KEITH
301 East Atlantic Blvd. Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Certificate of Authorization: 7928
Licensed Business Number: 6860

REVISIONS

NO.	DESCRIPTION	DATE
1	TAC RESUBMITTAL	01/11/23

PRELIMINARY PLAN NOT FOR CONSTRUCTION

THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.

RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE:	08/25/21
DESIGNED BY:	JR, MP
DRAWN BY:	JR, MP, KS
CHECKED BY:	MP, KS
BID-CONTRACT:	

MICHAEL J. PHILLIPS, P.L.A.
FLORIDA REG. NO. LA0001540
(FOR THE FIRM)

CLIENT

PINNACLE
COMMITTED TO EXCELLENCE

PROJECT

PINNACLE 441 PHASE 2

SHEET TITLE

PHOTOMETRIC PLAN

SHEET NUMBER	LL-101
PROJECT NUMBER	11074.03

STATUS: PRELIMINARY TAC

Plotted by: rpowell On Friday, January 20, 2023 2:10:28 PM

Drawing name: S:\11074.03 - Pinnacle 441 - Phase 2, Hollywood - Pinnacle 441 Phase 2 LLC\Landscape Architecture\CAD\11074.03-LL-1XX.dwg

BUILDING SUMMARY

		ALLOWED	PROVIDED
BUILDING HEIGHT:		175'-0"	8 STORIES 81'-10"
BUILDING AREA:	FIRST FLOOR		14,940 SF
	SECOND FLOOR		15,073 SF
	THIRD FLOOR		15,073 SF
	FOURTH FLOOR		15,073 SF
	FIFTH FLOOR		15,073 SF
	SIXTH FLOOR		15,073 SF
	SEVENTH FLOOR		15,073 SF
	EIGHTH FLOOR		15,073 SF
			120,451 SF
UNITS:	LIVE WORK - 2 BED/ 1.5 BATH		1 UNIT
	1 BED/ 1 BATH		30 UNITS
	2 BED/ 2 BATH		47 UNITS
	3 BED/ 2 BATH		22 UNITS
			100 UNITS

MINIMUM UNIT SIZE:

	MINIMUM PER UNIT	MINIMUM CUMULATIVE AVG.
REQUIRED	500 SF	750 SF
PROVIDED	716 SF	963 SF

	ALLOWED	PROVIDED
MAX. LENGTH OF TOWER:	300'-0"	170'-9"
MIN. FL TO FL HEIGHT:	9'-0"	9'-10"
MIN. ACTIVE LINER DEPTH:	25'-0"	30'-0"
MIN. ACTIVE LINER WIDTH:		
JOHNSON ST.	40% 170'-9"= 68'-4"	131'-4"

	SPACE	AREA		GROSS AREA		
		AC	NON AC	AC	NON AC	BALCONY/ TERRACE
1ST FL	APARMENT LOBBY	516		13330	1610	
	MEETING ROOM	1050				
	PACKAGE ROOM	217				
	IT ROOM	68				
	UNITS	9113				
	RESTROOMS	131				
	CORRIDOR	2159				
	ELEVATORS		157			
	STAIRWELLS		342			
	UTILITY ROOMS		983			
	TRASH ROOM		128			
	STORAGE	76				
2ND FL	UNITS	12463		14549	524	
	CORRIDOR	1826				
	ELEVATORS		157			
	STAIRWELLS		342			
	TRASH CHUTES		25			
	STORAGE	76				
	ELECTRIC ROOM	184				
	BALCONIES					
3RD FL	UNITS	12463		14549	524	195
	CORRIDOR	1826				
	ELEVATORS		157			
	STAIRWELLS		342			
	TRASH CHUTES		25			
	STORAGE	76				
	ELECTRIC ROOM	184				
	BALCONIES		195			
4TH FL	UNITS	12463		14549	524	195
	CORRIDOR	1826				
	ELEVATORS		157			
	STAIRWELLS		342			
	TRASH CHUTES		25			
	STORAGE	76				
	ELECTRIC ROOM	184				
	BALCONIES		195			
5TH FL	UNITS	12463		14549	524	195
	CORRIDOR	1826				
	ELEVATORS		157			
	STAIRWELLS		342			
	TRASH CHUTES		25			
	STORAGE	76				
	ELECTRIC ROOM	184				
	BALCONIES		195			
6TH FL	UNITS	12463		14549	524	195
	CORRIDOR	1826				
	ELEVATORS		157			
	STAIRWELLS		342			
	TRASH CHUTES		25			
	STORAGE	76				
	ELECTRIC ROOM	184				
	BALCONIES		195			
7TH FL	UNITS	12463		14549	524	195
	CORRIDOR	1826				
	ELEVATORS		157			
	STAIRWELLS		342			
	TRASH CHUTES		25			
	STORAGE	76				
	ELECTRIC ROOM	184				
	BALCONIES		195			
8TH FL	UNITS	12463		14549	524	195
	CORRIDOR	1826				
	ELEVATORS		157			
	STAIRWELLS		342			
	TRASH CHUTES		25			
	STORAGE	76				
	ELECTRIC ROOM	184				
	BALCONIES		195			
				115,173	5,278	1,170
TOTAL GROSS AREA				121,621 SF		

LOCATION	UNIT #	UNIT TYPE BED/ BATH	TAG	AREA		NET AREA	
				AC	BALCONY	AC	BALCONY
1ST FLOOR	101	1/ 1	A1	769		9113	
	102	2/2	B	952			
	103	2/2	B	966			
	104	2/1½	B1	1560			
	105	2/2	B	948			
	106	2/2	B	952			
	107	1/1	A	737			
	108	2/2	B	969			
	109	3/2	C1	1260			
2ND FLOOR	201	1/ 1	A1	769		12463	
	202	2/ 2	B	952			
	203	2/ 2	B	966			
	204	3/ 2	C	1219			
	205	3/ 2	C	1194			
	206	2/ 2	B	961			
	207	3/ 2	C2	1278			
	208	2/ 2	B	952			
	209	2/ 2	B	952			
	210	1/ 1	A	737			
	211	2 2	B	969			
	212	1/ 1	A	716			
	213	1/ 1	A2	798			
3RD FLOOR	301 CF	1/ 1	A1	784		12463	195
	302 UFAS	2/ 2	B	952			
	303	2/ 2	B	967			
	304	3/ 2	C	1219			
	305 UFAS	3/ 2	C	1194	65		
	306	2/ 2	B	961	65		
	307	3/ 2	C2	1278	65		
	308 CF	2/ 2	B	952			
	309	2/ 2	B	952			
	310	1/ 1	A	737			
	311	2 2	B	969			
	312 UFAS	1/ 1	A	716			
	313	1/ 1	A2	798			
4TH FLOOR	401	1/ 1	A1	784		12463	195
	402 UFAS	2/ 2	B	952			
	403	2/ 2	B	967			
	404 UFAS	3/ 2	C	1219	65		
	405	3/ 2	C	1194			
	406	2/ 2	B	961	65		
	407 CF	3/ 2	C2	1278	65		
	408	2/ 2	B	952			
	409	2/ 2	B	952			
	410	1/ 1	A	737			
	411	2 2	B	969			
	412	1/ 1	A	716			
	413	1/ 1	A2	798			
5TH FLOOR	501	1/ 1	A1	784		12463	195
	502	2/ 2	B	952			
	503	2/ 2	B	967			
	504	3/ 2	C	1219			
	505	3/ 2	C	1194	65		
	506	2/ 2	B	961	65		
	507	3/ 2	C2	1278	65		
	508 CF	2/ 2	B	952			
	509	2/ 2	B	952			
	510	1/ 1	A	737			
	511	2 2	B	969			
	512	1/ 1	A	716			
	513	1/ 1	A2	798			
6TH FLOOR	601	1/ 1	A1	784		12463	195
	602	2/ 2	B	952			
	603	2/ 2	B	967			
	604	3/ 2	C	1219	65		
	605	3/ 2	C	1194			
	606	2/ 2	B	961	65		
	607	3/ 2	C2	1278	65		
	608	2/ 2	B	952			
	609	2/ 2	B	952			
	610	1/ 1	A	737			
	611	2 2	B	969			
	612	1/ 1	A	716			
	613	1/ 1	A2	798			
7TH FLOOR	701	1/ 1	A1	784		12463	195
	702	2/ 2	B	952			
	703	2/ 2	B	967			
	704	3/ 2	C	1219			
	705	3/ 2	C	1194	65		
	706	2/ 2	B	961	65		
	707	3/ 2	C2	1278	65		
	708	2/ 2	B	952			
	709	2/ 2	B	952			
	710	1/ 1	A	737			
	711	2 2	B	969			
	712	1/ 1	A	716			
	713	1/ 1	A2	798			
8TH FLOOR	801	1/ 1	A1	784		12463	195
	802	2/ 2	B	952			
	803	2/ 2	B	967			
	804	3/ 2	C	1219	65		
	805	3/ 2	C	1194			
	806	2/ 2	B	961	65		
	807	3/ 2	C2	1278	65		
	808	2/ 2	B	952			
	809	2/ 2	B	952			
	810	1/ 1	A	737			
	811	2 2	B	969			
	812	1/ 1	A	716			
	813	1/ 1	A2	798			
TOTAL NET AREA						96354	1170

UFAS - UNIFORM FEDERAL ACCESSIBILTY STANDARDS (5%)
CF - COMMUNICATION FEATURES (2%)

1 BUILDING DATA

ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE C-JS-SRT ZONING DISTRICT.

NOTE:
BUILDING TO BE FULLY SPRINKLED WITH A SUPERVISED FIRE SPRINKLER SYSTEM.

NOTE:
ALL MACHINE ROOMS, ELECTRICAL, MECHANICAL AND OTHER EQUIPMENT WILL BE ABOVE THE REQUIRED FEMA BASE FLOOD +11.0' N.A.V.D.

FEMA NOTE:
THE NATIONAL FLOOD INSURANCE PROGRAM IS IN THE PROCESS OF ISSUING NEW FLOOD MAPS. AT TIME OF BUILDING PERMIT THE FEMA BASE FLOOD ELEVATION SHOULD BE CHECKED TO ENSURE IT IS STILL COMPLIANT.

SITE LIGHTING NOTE:
SITE LIGHTING LEVELS SHALL NOT EXCEED Ø.5 FC AT THE PROPERTY LINE ADJACENT TO ALL PROPERTY LINES.

FIRE ALARM NOTE:
A FIRE ALARM SYSTEM IS REQUIRED AS PER F.F.P.C. 7TH ED. NFPA 101 SECTION 28.3.4

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.

GREEN CERTIFICATION:
NATIONAL GREEN BUILDING STANDARD CERTIFICATION LEVEL: BRONZE

SITE LIGHTING:
ALL EXTERNAL LIGHTING FIXTURES SHOULD MEET THE REQUIREMENTS OF THE INTERNATIONAL DARK SKY ASSOCIATION.

PROVIDE A KNOX BOX AS PER N.F.P.A. 1 18.2.2.1 (7TH ED.) FIELD FIRE INSPECTOR TO DECIDE LOCATION OF THE ACCESS BOX.

TWO WAY RADIO COMPLIANCE:
BUILDING WILL BE IN COMPLIANCE WITH N.F.P.A. 1, 11.10 AND BROWARD COUNTY CODE AMENDMENT 118.2 FOR TWO WAY RADIO COMMUNICATION.
N.F.P.A. 1, 11.10.1 REQUIRES RADIO SIGNAL STRENGTH FOR FIRE DEPARTMENT COMMUNICATIONS BE MAINTAINED AT A LEVEL DETERMINED BY AHJ.

PENETRATION AND JOINT PROTECTION:
INSPECTIONS OF FIRE STOP SYSTEMS AND FIRE RESISTIVE JOINT SYSTEMS SHALL BE IN ACCORDANCE WITH NFPA 1 12.3.2.1. AND 12.3.2.2.

NOTE:
ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW MAY BE SUBJECT TO BOARD APPROVAL.

2 SITE NOTES

KallerArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL
STATE OF FLORIDA · JOSEPH B. KALLER · R.A. 0009239 · REGISTERED ARCHITECT
JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
PINNACLE 441
PHASE II
6028 JOHNSON ST
HOLLYWOOD FLORIDA 33024

SHEET TITLE
BUILDING DATA
SITE NOTES

REVISIONS

No.	DATE	DESCRIPTION
1	9-6-22	PRELIM. TAC
2	11-21-22	FINAL TAC
3	12-27-22	OWNER REV

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.:	21184
DATE:	7-6-22
DRAWN BY:	TMS
CHECKED BY:	JBK

SHEET
SP-0
SHEET 1 OF 6

Before final use complete sets of Building Documents in preparing bids, neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Building Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor shall be required to perform as per performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.

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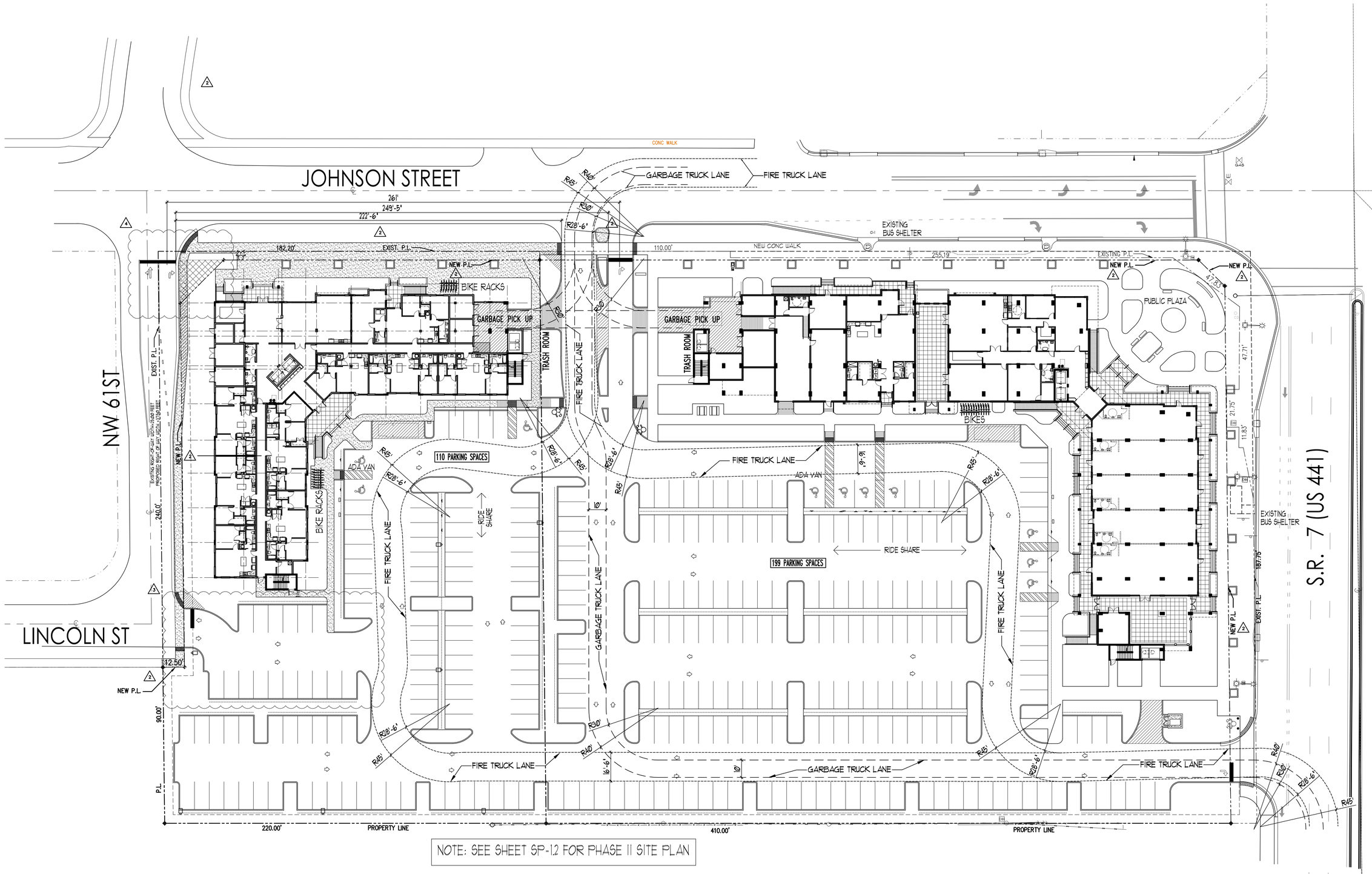

NOTE: SEE SHEET SP-1.2 FOR PHASE II SITE PLAN

1 **OVERALL SITE PLAN**
PHASE 1 AND 2

NORTH

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SEAL

STATE OF FLORIDA · JOSEPH B. KALLER · R.A. 0009239 · REGISTERED ARCHITECT

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
PINNACLE 441
PHASE II
6028 JOHNSON ST
HOLLYWOOD FLORIDA 33024

SHEET TITLE
OVERALL SITE PLAN

REVISIONS

No.	DATE	DESCRIPTION
1	9-6-22	PRELIM. TAC
2	11-21-22	FINAL TAC
3	12-27-22	ENGINEERING
4	1-20-23	ENGINEERING

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PROJECT No.:	21184
DATE:	7-6-22
DRAWN BY:	TMS
CHECKED BY:	JBK

SHEET
SP-1
SHEET 2 OF 6

Before start use compare sets of Building Documents & physically note, report to Owner and Architect any discrepancies. Dimensions govern. Do not scale drawings. Contractor shall verify all dimensions and conditions of the work by their Contractor. The Contractor Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.

1 **AERIAL OVERLAY**
PHASE 1 AND 2
SCALE: 1"=30'-0"

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FLORIDA R.A. # 0009239

PROJECT TITLE
PINNACLE 441
PHASE II
6028 JOHNSON ST
HOLLYWOOD FLORIDA 33024

SHEET TITLE
AERIAL OVERLAY

REVISIONS

No.	DATE	DESCRIPTION
1	9-6-22	PRELIM. TAC
2	11-21-22	FINAL TAC
3	12-27-22	ENGINEERING
4	1-20-23	ENGINEERING

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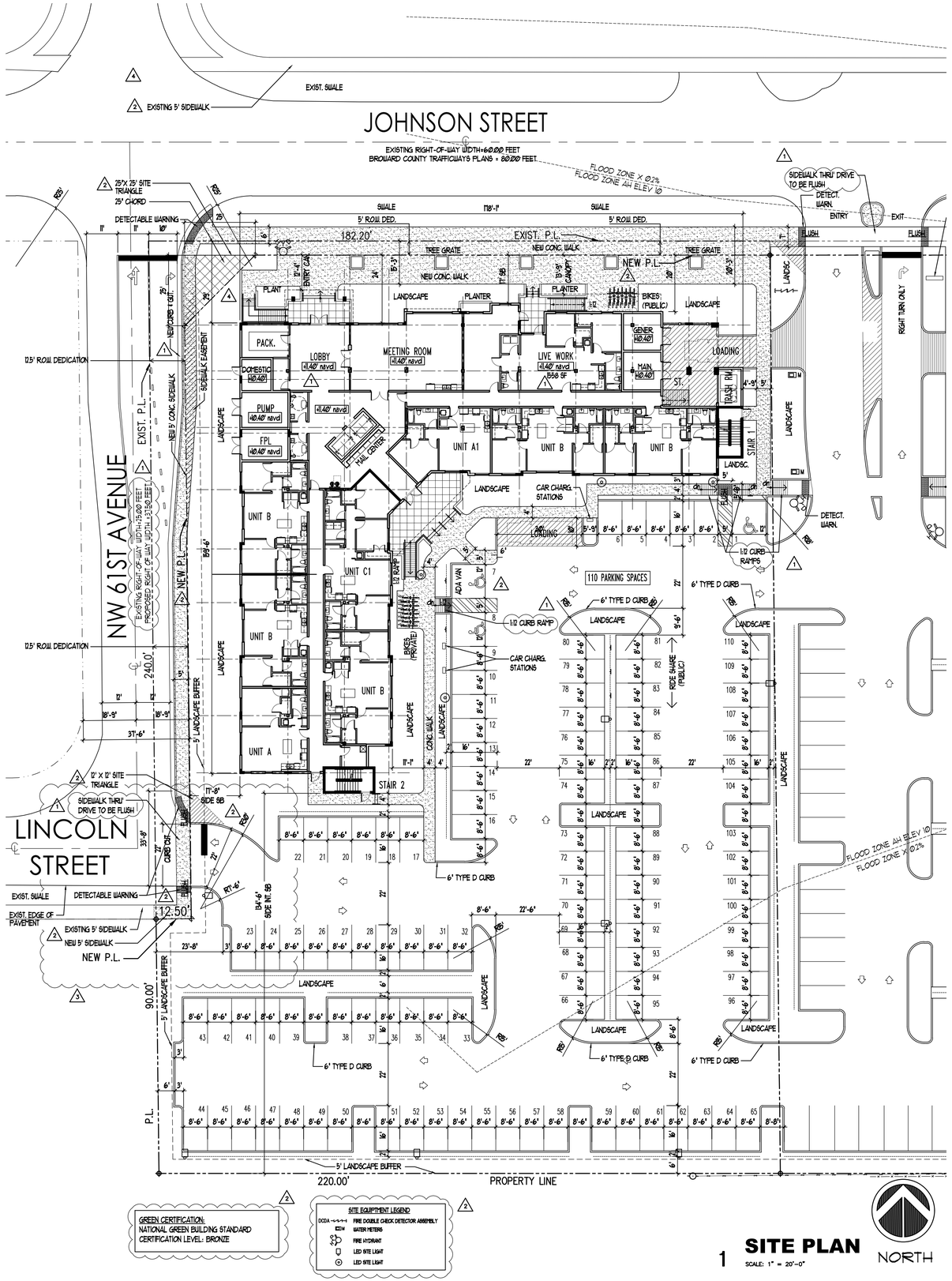
PROJECT No.:	21184
DATE:	7-6-22
DRAWN BY:	TMS
CHECKED BY:	JBK

SHEET
SP-1.1
SHEET 3 OF 6



1 **SITE PLAN**
SCALE: 1" = 20'-0"

NORTH

GREEN CERTIFICATION:
NATIONAL GREEN BUILDING STANDARD
CERTIFICATION LEVEL: BRONZE

SITE EQUIPMENT LEGEND

DCDA	FIRE DOUBLE CHECK DETECTOR ASSEMBLY
WM	WATER METERS
	FIRE HYDRANT
	LED SITE LIGHT
	LED SITE LIGHT

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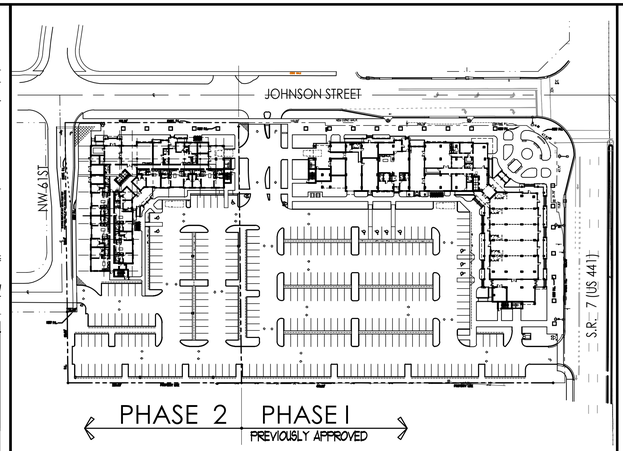

2 **KEY PLAN**

CLASSIFICATION OF STRUCTURE IN FLOOD HAZARD AREA:
PER ASCE 24-05:

STRUCTURE CATEGORY	DESIGN CLASS II	
MINIMUM ELEVATION OF LOWEST FLOOR (TABLE 2-1)	BFE +1 OR DFE WHICHEVER IS HIGHER	+11.00' N.A.V.D.
MINIMUM ELEVATION BELOW WHICH FLOOD DAMAGE RESISTANT MATERIALS SHALL BE USED (TABLE 5-1)	BFE +1 OR DFE WHICHEVER IS HIGHER	+11.00' N.A.V.D.
MINIMUM ELEVATION OF UTILITIES AND EQUIPMENT (TABLE 7-1)	BFE +1 OR DFE WHICHEVER IS HIGHER	+11.00' N.A.V.D.
MINIMUM ELEVATION OF DRY FLOOD PROOFING OF NON RESIDENTIAL STRUCTURES (TABLE 6-1)	BFE +1 OR DFE WHICHEVER IS HIGHER	+11.00' N.A.V.D.

NOTE:
BASE FLOOD ELEVATION (B.F.E.) = +10.00' NAVD
PROPOSED FLOOR ELEVATION = +11.40' NAVD 2

3 **FEMA B.F.E. CLASSIFICATION**

SEE LANDSCAPE PLANS FOR DECORATIVE CONCRETE TREATMENT.

NOTE:
DEDICATION OF RIGHT OF WAYS WILL REQUIRE CITY COMMISSION ACCEPTANCE UPON COMPLETION OF ANY IMPROVEMENTS.

SEE SHEET SP-3 FOR TRASH ROOM ENCLOSURE DETAILS

ACCESSIBILITY NOTE:
IN AN ACCESSIBLE ROUTE, A DIFFERENCE IN ELEVATION CANNOT BE GREATER THAN ¼" AND SHALL HAVE A BEVELED EDGE. 1

NFPA 1 (7TH ed.) CHAPTER 17.3.2
A QUALITY ASSURANCE PROGRAM FOR THE INSTALLATION OF DEVICES AND SYSTEMS INSTALLED TO PROTECT PENETRATION AND JOINTS SHALLE BE PREPARED AND MONITORED BY THE REGISTERED DESIGN PROFESSIONAL RESPONSIBLE FRO THE DESIGN. INSPECTIONS OF FIRE STOP SYSTEMS AND FIRE-RESISTIVE JOINT SYSTEMS SHALL BE IN ACCORDANCE WITH 17.3.2.1 AND 17.3.2.2 1

4 **SITE DATA**

PROPERTY ADDRESSES

PHASE I	820 N SR7, 890 N SR7 AND 6024 JOHNSON ST HOLLYWOOD, FL 33024
PHASE II	6028 JOHNSON ST HOLLYWOOD, FL 33024

SITE INFORMATION

- EXISTING ZONING:
  PHASE I AND II — C-JS-SR7 CENTRAL-JOHNSON STREET MIXED USE DISTRICT
- LAND USE DESIGNATION:
  PHASE I AND II — TOC
- NET LOT AREA:

PHASE I	132,642.0 SF
PHASE II	72,596.0 SF
TOTAL	205,238.0 SF

- GROSS LOT AREA:

PHASE I	171,540.0 SF
PHASE II	83,733.0 SF
TOTAL	255,273.0 SF (5.86 AC)

- DENSITY:
  SINGLE USE 36 DU/AC = 36 X 5.86 = 211 UNITS
  MIXED USE BONUS 42 DU/AC = 42 X 5.86 = 246 UNITS
  UNITS PROVIDED (PHASE 1 AND 2) = 213 UNITS
- COMMERCIAL USE:

PHASE I	RETAIL	6760.0 SF
	OFFICE	1501.0 SF
PHASE II	LIVE/WORK	1501.0 SF

- RESIDENTIAL USE:

PHASE I	113 UNITS
PHASE II	100 UNITS
TOTAL	213 UNITS

- PARKING:

	REQUIRED	
PHASE I COMMERCIAL		
RETAIL	6760 SF/ 250 =	27 SPACES
MANAGEMENT/ MAINTENANCE OFFICE	1501 SF/ 250 =	6 SPACES
GYM	RESIDENTS ONLY	0 SPACES
PHASE I RESIDENTIAL		
UNITS	1.5 PER UNIT =	170 SPACES
GUESTS	1 PER 5 UNITS =	23 SPACES
PHASE II RESIDENTIAL		
UNITS	1.5 PER UNIT =	150 SPACES
GUESTS	1 PER 5 UNITS =	20 SPACES
TOTAL		396 SPACES

- PARKING REDUCTION:
  (AS PER ARTICLE 4 SECTION 4.6(D) HOLLYWOOD LAND DEVELOP. CODE)

PROVIDED		REDUCTION %
1. PUBLIC PLAZA		5%
2. TWO BUS SHELTERS		10%
3. BIKE RACKS	*PHASE I* (11)	5%
	PHASE II (15) 4	
4. RIDE SHARE	*PHASE I* (9)	5%
	PHASE II (3) 4	
TOTAL		25%

PARKING ALLOWED AFTER REDUCTION = 396 X 75%= 297 SPACES
* RIDE SHARE SPACES (1/25 CARS) = 12 SPACES
TOTAL PARKING REQUIRED = 309 SPACES

PHASE I 199 SPACES
PHASE II 110 SPACES
PARKING PROVIDED = ** 309 SPACES
** (incl. 9 HC spaces)

* RIDE SHARE PHASE I – 9 SPACES; PHASE II – 3 SPACES 1
IN PHASE 1 AND 2 VAN ACCESSILE SPACES ARE 1/6 OF THE HC SPACES
2 OF THE 9 HC SPACES ARE ACCESSIBLE VAN. oNE IS SHOWN ON PHASE ONE AND THE OTHER ON PHASE TWO. 4

- LOADING:

		REQUIRED	PROVIDED
PHASE I	RETAIL/ OFFICE	0 SPACE	0 SPACE
	UNITS	1 SPACE	1 SPACE
PHASE II	UNITS	1 SPACE	1 SPACE
	TOTAL	2 SPACES	2 SPACES

- SETBACKS:

PHASE II	REQUIRED	PROVIDED
(a) FRONT (JOHNSON ST)	10'–0" (NON–RES)	17'–0"
	15'–0" (RES)	24'–0"
(b) FRONT (NW 61ST AVE)	10'–0" (NON–RES)	NA
	15'–0" (RES)	17'–8"
(c) SIDE INTERIOR (EAST)	0'–0" (NON–RES)	NA
	5'–0" (RES)	NA
(d) SIDE INTERIOR (SOUTH)	0'–0" (NON–RES)	NA
	5'–0" (RES)	134'–6"

- OPEN SPACE REQUIREMENTS:
  REQUIRED 10,419.3 SF (15%)
  PROVIDED 14,401.00 SF (19.8%)
- VUA LANDSCAPE: SEE VUA ILLUSTRATION ON SHEET SP-1A

	REQUIRED	PROVIDED
VUA LANDSCAPE REQUIRED	25% 32,005 SF (VUA) = 8,001.0 SF	10,322.0 SF (NOT INCL. BUFFER)

- ACTIVE LINER:
  ACTIVE USE LINER SQUARE FOOTAGE =1313 SF
  TRANSPARENCY REQUIRED = 50% X 1313 SF =656.5 SF
  TRANSPARENCY PROVIDED = 664 SF 3

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STATE OF FLORIDA · JOSEPH B. KALLER · R.A. 0009239 · REGISTERED ARCHITECT
JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
PINNACLE 441
PHASE II
6028 JOHNSON ST
HOLLYWOOD FLORIDA 33024

SHEET TITLE
SITE PLAN AND DATA

REVISIONS

No.	DATE	DESCRIPTION
1	9-6-22	PRELIM. TAC
2	11-21-22	FINAL TAC
3	12-27-22	ENGINEERING
4	1-20-23	ENGINEERING

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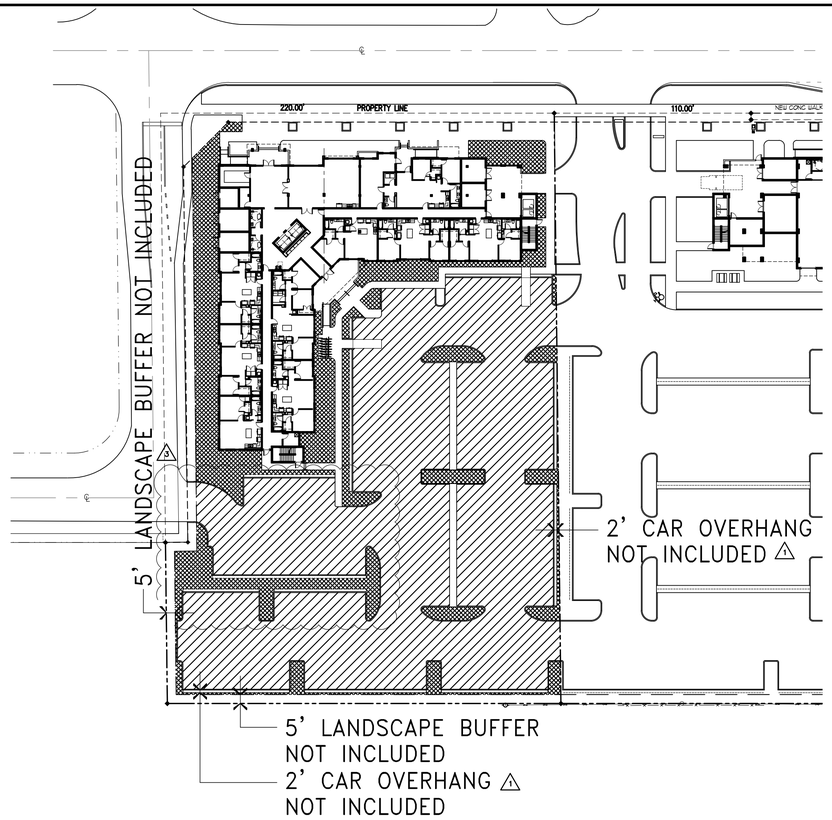
PROJECT No.: 21184
DATE: 7-6-22
DRAWN BY: TMS
CHECKED BY: JBK

SHEET
SP-1.2
SHEET 4 OF 6



NORTH

VUA 32,005 SF

VUA LANDSCAPE AREA REQUIRED = 25% X 32,005 SF = 8,001 SF ⚠3

VUA LANDSCAPE AREA PROVIDED = 10,322.0 SF (32.25%)

1 VUA ILLUSTRATION
SCALE: 1" = 40'-0"

LENGTH OF BUILDING ADJACENT OT JOHNSON STREET = 170'-9"
ACTIVE USE REQUIRED =40% X 170'-9"= 68'-4"
ACTIVE USE PROVIDED =131'-4" (78.7%)

ACTIVE USE LINER SQUARE FOOTAGE =1313 SF
TRANSPARENCY REQUIRED = 50% X 1313 SF =656.5 SF
TRANSPARENCY PROVIDED = 664 SF

NORTH ELEVATION
JOHNSON STREET

2 TRANSPARENCY DIAGRAM
SCALE: 1" = 20'-0"

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PROJECT TITLE
PINNACLE 441
PHASE II
6028 JOHNSON ST
HOLLYWOOD FLORIDA 33024

SHEET TITLE
VUA ILLUSTRATION
FACADE TRANSPARENCY

REVISIONS

No.	DATE	DESCRIPTION
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3	12-27-22	ENGINEERING

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DATE:	7-6-22
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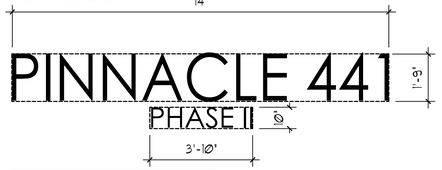
SHEET
SP-1.3
SHEET 5 OF 6

Before start use complete set of Building Documents. If preparing bids, obtain the Contract Documents from the Architect assuming responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Building Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.

1

MARQUEE SIGN

RESIDENCE

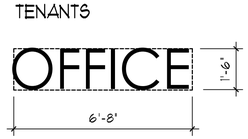


NAME SIZE = 25 SF.
FONT STYLE - CENTURY GOTHIC

2

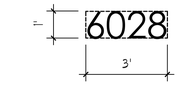
WALL SIGN

TENANTS



NAME SIZE =10 SF.
FONT STYLE - CENTURY GOTHIC

3



NAME SIZE =2.5 SF.
FONT STYLE - CENTURY GOTHIC

ALL SIGNAGE PIN MOUNTED CHANNEL LETTERS - BRUSHED ALUMINUM (2)

ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE TRANSIT ORIENTED CORRIDOR ZONING DISTRICT.

NOTE:
SIGNAGE WILL NOT BE ILLUMINATED. (2)

2 **SIGN DETAILS**
SCALE: 3/8" = 1'-0"

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PROJECT TITLE
PINNACLE 441
PHASE II
6028 JOHNSON ST
HOLLYWOOD FLORIDA 33024

SHEET TITLE
SIGN DETAILS

REVISIONS

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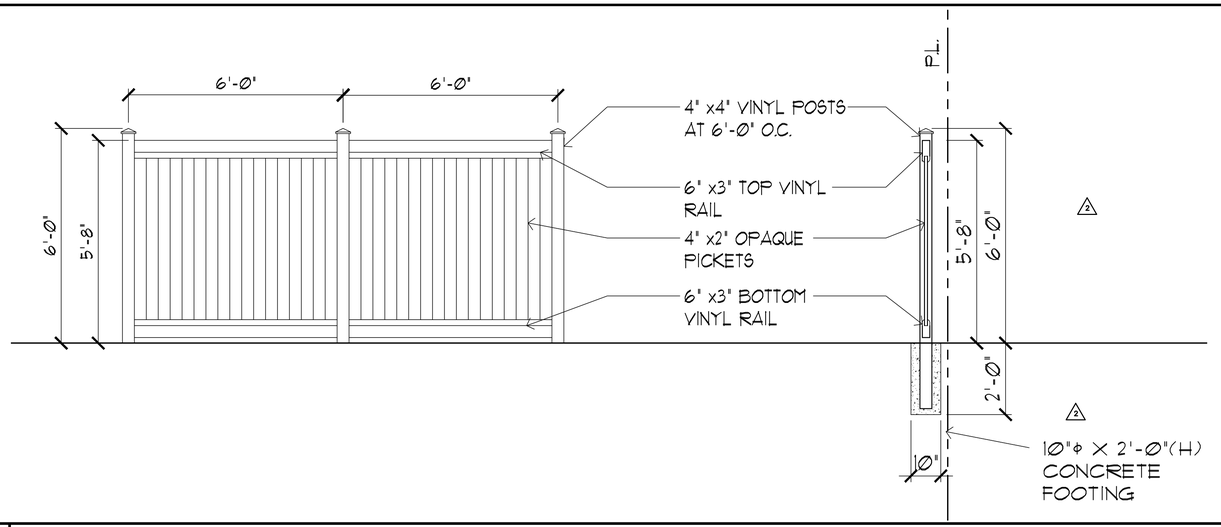
DATE:	7-6-22
DRAWN BY:	TMS
CHECKED BY:	JBK

SHEET
SP-1.4
SHEET 6 OF 6

Bidders shall use complete sets of Bidding Documents in preparing bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.

2

1 RIDE SHARE SIGN



SCALE: 1/2" = 1'-0"

2 OPAQUE VINYL FENCE DETAIL

ANY PART OF AN ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:20 SHALL BE CONSIDERED A RAMP AND SHALL COMPLY WITH FOLLOWING.

SLOPE AND RISE -
THE LEAST POSSIBLE SLOPE SHALL BE USED FOR ANY RAMP. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION SHALL BE 1:12. THE MAXIMUM RISE FOR ANY RUN SHALL BE 30 IN.

CLEAR WIDTH -
1. MINIMUM CLEAR WIDTH OF A RAMP SHALL BE 44" CLEAR.
2. RAMPS THAT ARE PART OF A REQUIRED MEANS OF EGRESS SHALL BE NOT LESS THAN 44 INCHES CLEAR.

LANDINGS -
RAMPS SHALL HAVE LEVEL LANDINGS AT BOTTOM AND TOP OF EACH RAMP AND EACH RAMP RUN. LANDINGS SHALL HAVE THE FOLLOWING FEATURES.
1. THE LANDING SHALL BE AT LEAST AS WIDE AS THE RAMP RUN LEADING TO IT.
2. IF RAMPS CHANGE DIRECTION AT LANDINGS, THE MINIMUM LANDING SIZE SHALL BE 60 INCHES BY 60 INCHES
3. IF A DOORWAY IS LOCATED AT A LANDING, THEN THE AREA IN FRONT OF THE DOORWAY SHALL COMPLY FBC ACCESSIBILITY 2020 SECTION 405.7

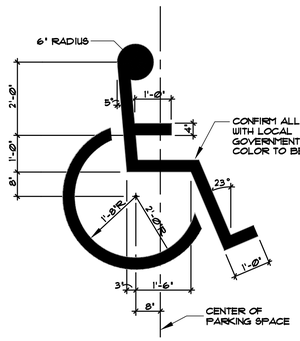
HANDRAILS -
IF A RAMP RUN HAS A RISE GREATER THAN 6 IN OR A HORIZONTAL PROJECTION GREATER THAN 72 IN THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS OR ADJACENT TO SEATING IN ASSEMBLY AREAS. HANDRAILS SHALL COMPLY WITH 4.26 OF THE ADA CODE AND SHALL HAVE THE FOLOWING FEATURES.
1. HANDRAILS SHALL BE PROVIDED ALONG BOTH SIDES OF RAMP SEGMENTS. THE INSIDE HANDRAIL ON SWITCHBACK OR DOGLEG RAMPS SHALL ALWAYS BE CONTINUOUS.
2. HANDRAILS ON RAMPS WHICH ARE NOT CONTINUOUS SHALL EXTEND NOT LESS THAN 18" BEYOND THE SLOPED SEGMENT AT BOTH THE TOP AND BOTTOM, AND SHALL BE PARALLEL TO THE FLOOR OR GROUND SURFACE.
3. THE CLEAR SPACE BETWEEN THE HANDRAIL AND THE WALL SHALL BE 1-1/2 INCH
4. GRIPPING SURFACES SHALL BE CONTINUOUS.
5. TOP OF HANDRAIL GRIPPING SURFACES SHALL BE MOUNTED BETWEEN 34 IN AND 38 IN ABOVE RAMP SURFACES.
6. ENDS OF HANDRAILS SHALL BE EITHER ROUNDED OR RETURNED SMOOTHLY TO FLOOR, WALL OR POST
7. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

CROSS SLOPE SURFACES -
THE CROSS SLOPE OF RAMP SURFACES SHALL BE NO GREATER THAN 1:50. RAMP SURFACES SHALL COMPLY W/ SECTION 405.3 OF FBC 2020 ACCESSIBILITY CODE.

EDGE PROTECTION -
RAMPS AND LANDINGS WITH DROP-OFFS SHALL HAVE CURBS, WALLS, RAILINGS OR PROJECTING SURFACES THAT PREVENT PEOPLE FROM SLIPPING OFF THE RAMP. CURBS SHALL BE A MINIMUM OF 2 IN HIGH. EDGE PROTECTION SHALL COMPLY WITH FBC 2020 ACCESSIBILITY CODE SECTION 405.9

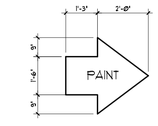
OUTDOOR CONDITIONS -
OUTDOOR RAMPS AND THEIR APPROACHES SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES.

3 SITE ACCESSIBILITY NOTES

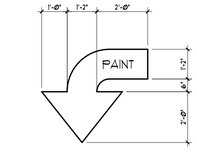


(NTS)

4 PAINTED H.C. SPACE SYMBOL



DIRECTIONAL ARROW

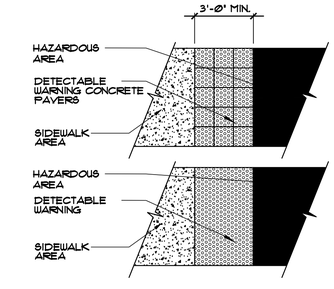


TURNING SIGN DETAIL

NOTE: SEE CIVIL ENGINEER'S DRAWINGS FOR ADDITIONAL "DIRECTIONAL" DRIVEWAY PAVING DETAILS

5 NOT USED

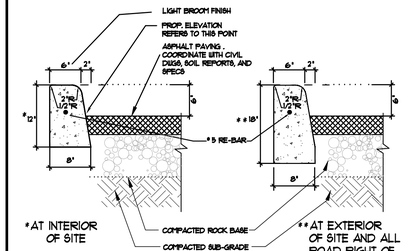
(NTS)



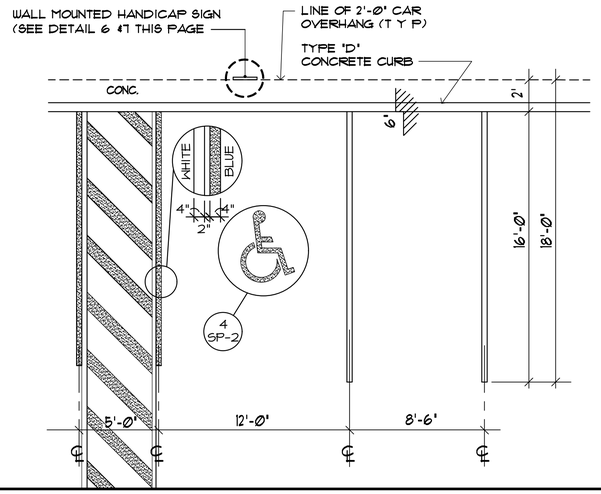
A- IF A WALKWAY CROSSES OR ADJOINS A VEHICULAR WAY AND THE WALKING SURFACES ARE NOT SEPERATED BY CURBS, RAILING AND OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND THE VEHICULAR AREAS, THE BOUNDARY BETWEEN THE AREAS SHALL BE DEFINED BY A CONTINUOUS "DETECTABLE WARNING" WHICH IS 36" WIDE, AS PER F.B.C. ACCESSIBILITY 2010 SECTION 705

B- "DETECTABLE WARNING" ON EXTERIOR WALKING SURFACES SHALL BE "TRUNCATED CONES"

6 DETECTABLE WARNING

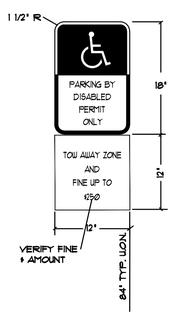


7 TYP. TYPE D CONCRETE CURB



8 TYP. PARKING SPACE DETAILS (NTS)

(NTS)



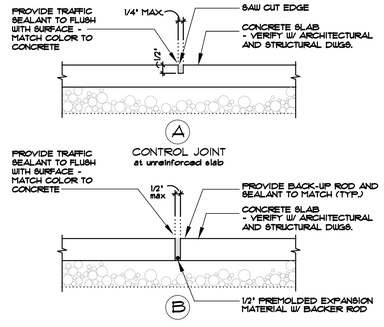
NOTES:

1. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
2. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. SIGN FACE SHOULD BE LOCATED NO FURTHER THAN 6' FROM THE FRONT OF EACH PARKING SPACE WITH A MINIMUM 3'-0" CLEAR IF MOUNTED ON POST. WHERE SIGN IS MOUNTED ON BLDG. SIGN SHALL BE MOUNTED ON BUILDING WALL AT LOCATIONS DEPICTED ON SITE PLAN.

EACH SUCH PARKING SPACE SHALL BE CONSPICUOUSLY OUTLINED IN BLUE PAINT, AND SHALL BE POSTED AND MAINTAINED WITH A PERMANENT, ABOVE-GRADE SIGN BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY OR THE CAPTION "PARKING BY DISABLED PERMIT ONLY" OR BEARING BOTH SYMBOL AND CAPTION. SUCH SYMBOL SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE. ALL HANDICAPPED PARKING SPACES MUST BE SIGNED AND MARKED IN ACCORDANCE WITH THE GOVERNING AGENCY.

9 HANDICAPPED SIGNAGE DETAIL

(NTS)



10 TYP. CONC. SLAB JOINTS

(NTS)

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PROJECT TITLE
PINNACLE 441
PHASE II
6028 JOHNSON ST
HOLLYWOOD FLORIDA 33024

SHEET TITLE
SITE DETAILS

REVISIONS

No.	DATE	DESCRIPTION
1	9-6-22	PRELIM TAC
2	11-21-22	FINAL TAC

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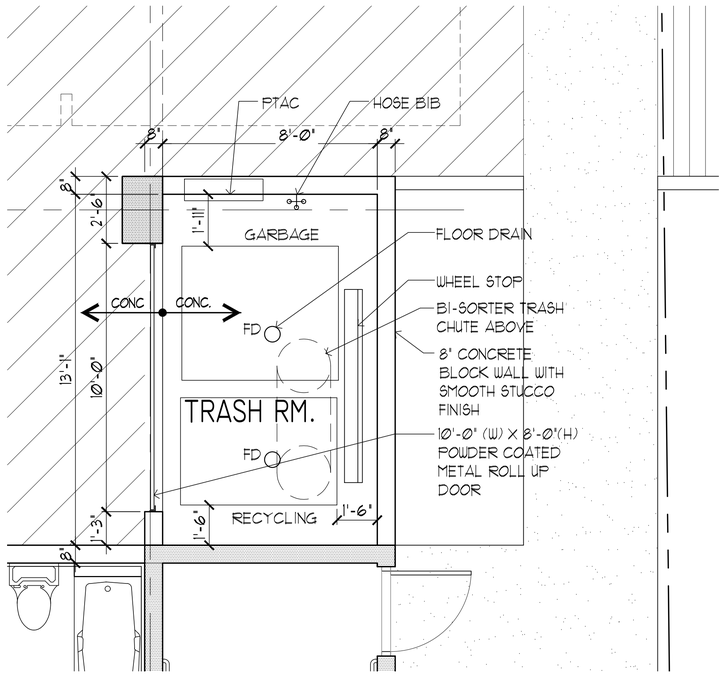
DATE: 7-6-22
DRAWN BY: TMS
CHECKED BY: JBK

SHEET
SP-2
SHEET 3 OF 3

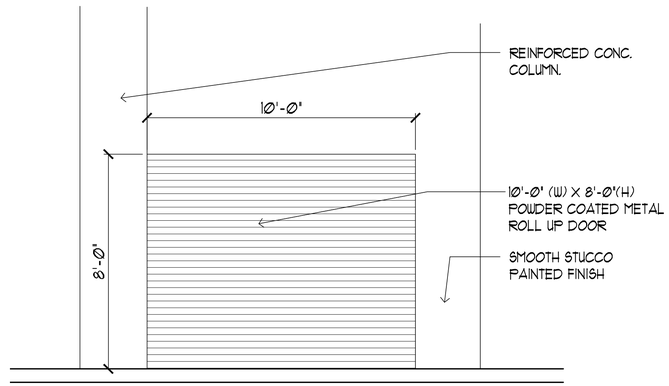
Before bid and construction of Building Documents, it is the responsibility of the entity to Owner or Architect to determine if the entity to be bidding or if hired to perform the Contract Documents as it relates to the entity's trade. The entity to be bidding or if hired to perform the Contract Documents as it relates to the entity's trade shall be responsible for the proper execution and coordination of the entity's trade with all other trades and conditions at the site necessary for the proper execution and completion of the entity's trade.



FLOOR PLANS

1 REFUSE ENCLOSURE DETAIL

1/4" =1'-0"



TYPICAL ELEVATION

2

1/4" =1'-0"

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PROJECT TITLE

PINNACLE 441
PHASE II
6028 JOHNSON ST
HOLLYWOOD FLORIDA 33024

SHEET TITLE

TRASH ROOM DETAILS

REVISIONS

No.	DATE	DESCRIPTION
1	9-6-22	PRELIM. TAC
2	11-21-22	FINAL TAC

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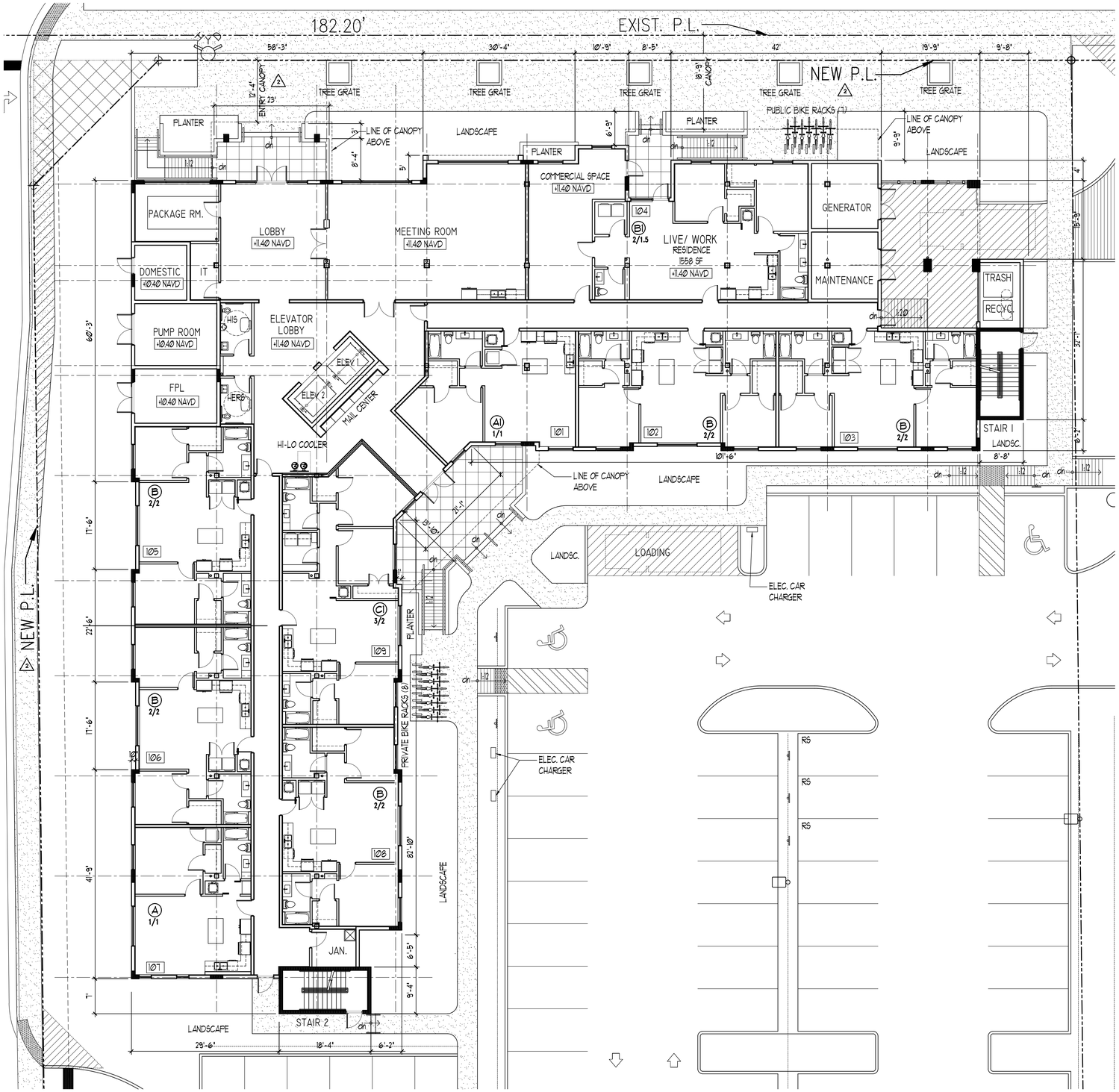
PROJECT No.: 21184
DATE: 7-6-22
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

SP-3

SHEET 3 OF 3

Bidders shall visit and complete work of Building Documents in order. It is Owner or Architect's intent to provide a complete set of Building Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor shall be required to perform as per the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.



1 **FIRST FLOOR**
SCALE: 3/32" = 1'-0"

NORTH

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PINNACLE 441
PHASE II
6028 JOHNSON STREET
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SHEET TITLE
FIRST FLOOR

REVISIONS

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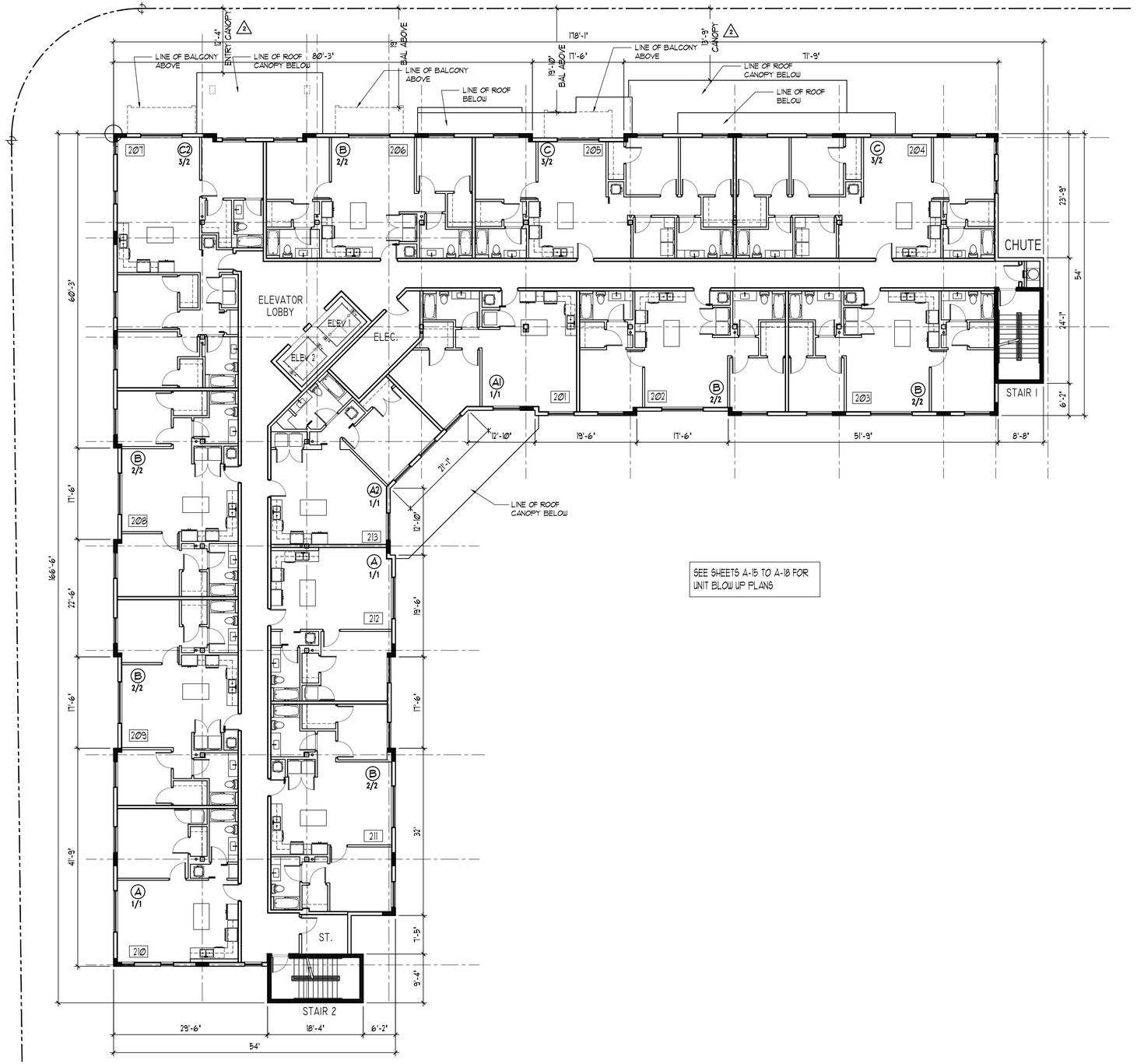
SHEET
A-1
SHEET 1 OF 20

Bidders shall use complete sets of Bidding Documents in preparing bids; neither the Owner nor the Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.
Before ordering any materials or doing any work the Contractor and each Subcontractor shall verify all measurements at the site and shall be responsible for the correctness of same. No extra charge or compensation will be allowed on account of differences between actual dimensions and the measurements indicated on the drawings. Any such differences must be submitted to the Architect for his approval before proceeding with the work. The Contractor shall also be responsible for the proper execution and completion of the work by their Contractor. The Contractor Documents are complementary, and what is required by one shall be as binding as if required by all. In the performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



SEE SHEETS A-15 TO A-18 FOR UNIT BLOW UP PLANS

NORTH

1 **SECOND FLOOR**
SCALE: 3/32" = 1'-0"

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SEAL

STATE OF FLORIDA
JOSEPH B. KALLER
R.A. 0009239
REGISTERED ARCHITECT

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
PINNACLE 441
PHASE II
6028 JOHNSON STREET
HOLLYWOOD FLORIDA 33024

SHEET TITLE
SECOND FLOOR

REVISIONS

No.	DATE	DESCRIPTION
1	9-6-22	PRELIM. TAC
2	11-21-22	FINAL TAC

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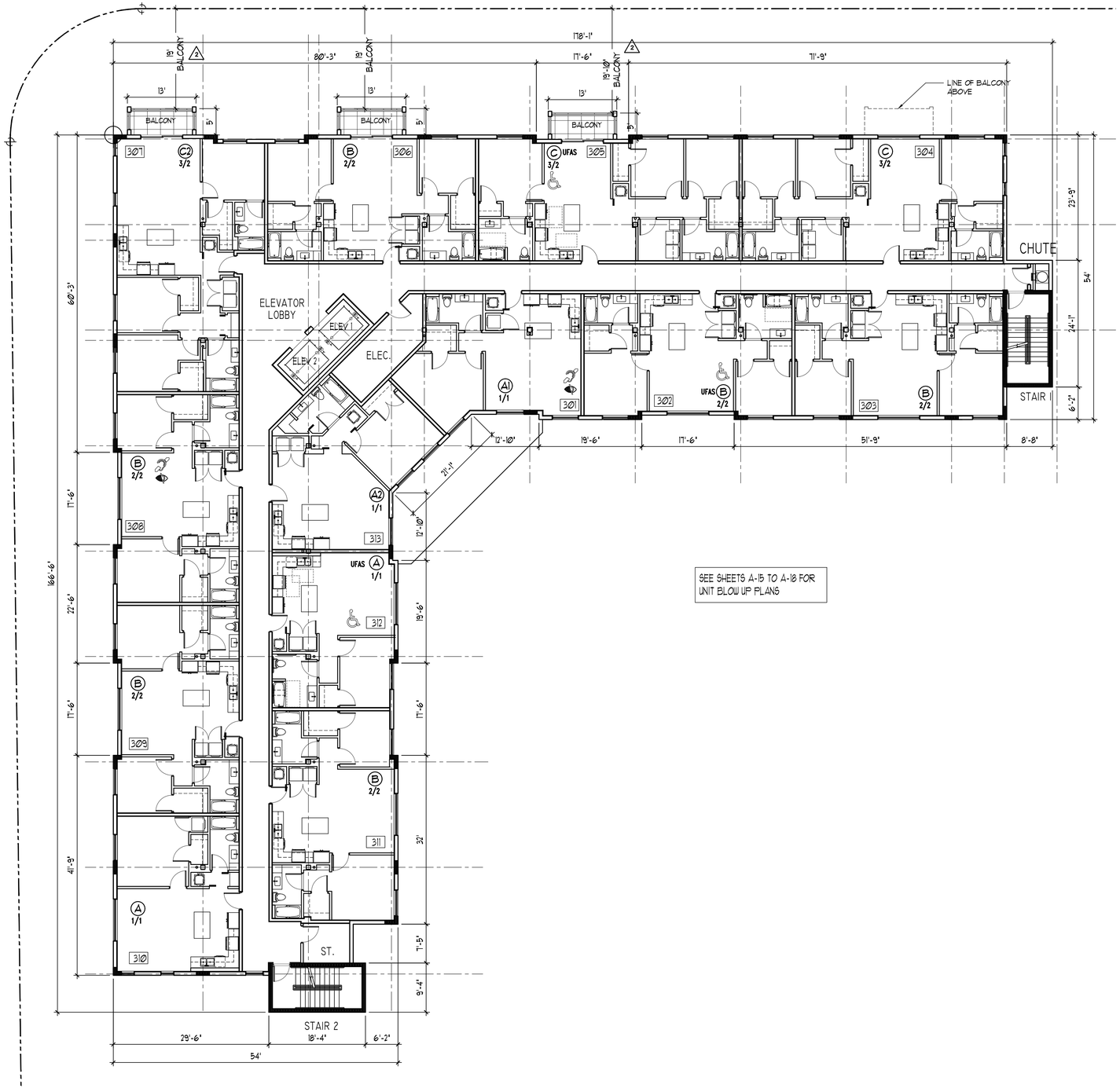
PROJECT No.:	21184
DATE:	7-6-22
DRAWN BY:	TMS
CHECKED BY:	JBK

SHEET
A-2
SHEET 1 OF 20

Bidders shall use complete sets of Bidding Documents in preparing bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



SEE SHEETS A-15 TO A-18 FOR UNIT BLOW UP PLANS

NORTH

1 **THIRD FLOOR**
SCALE: 3/32" = 1'-0"

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PROJECT TITLE
PINNACLE 441
PHASE II
6028 JOHNSON STREET
HOLLYWOOD FLORIDA 33024

SHEET TITLE
THIRD FLOOR

REVISIONS

No.	DATE	DESCRIPTION
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2	11-21-22	FINAL TAC

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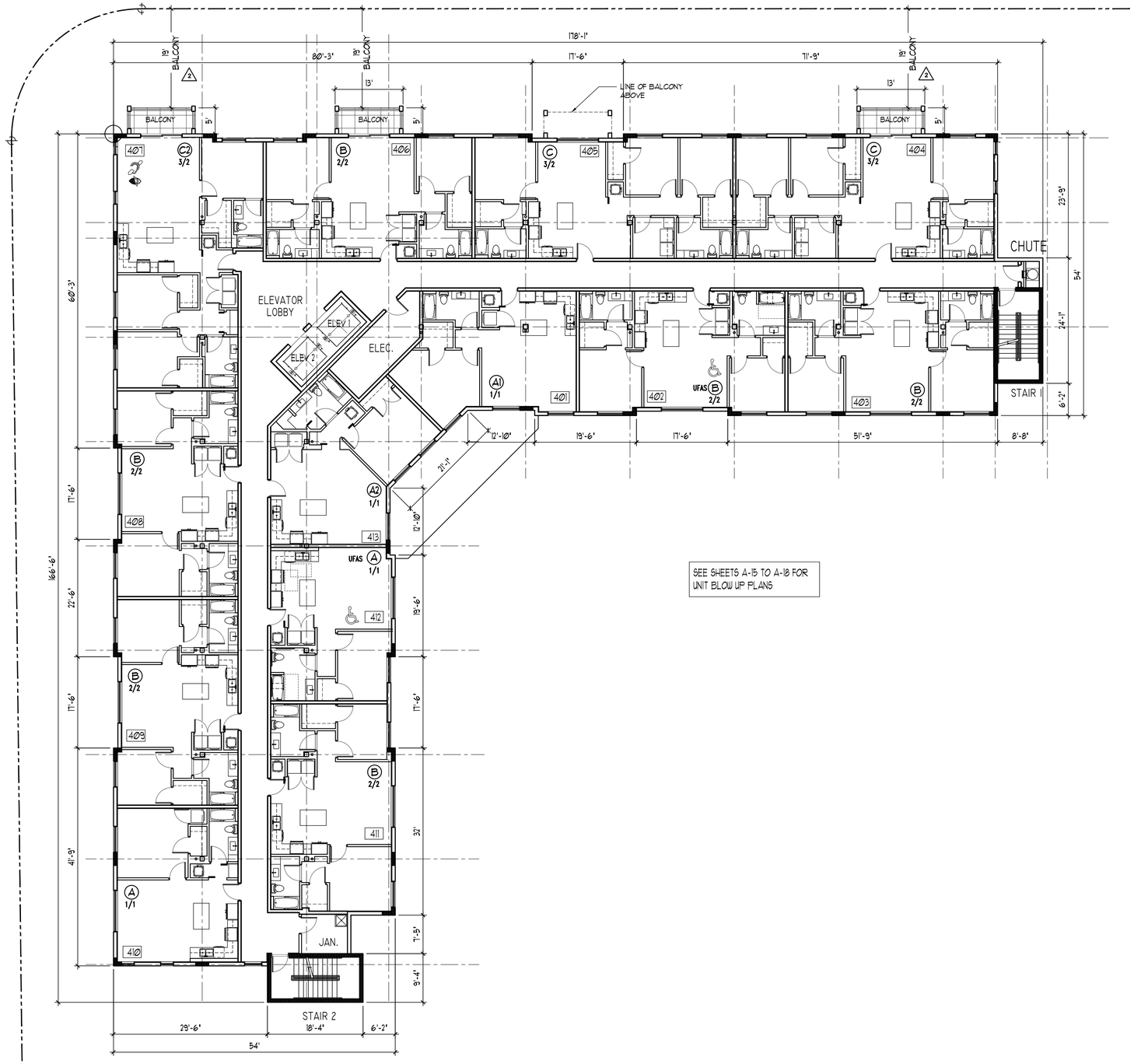
PROJECT No.: 21184
DATE: 7-6-22
DRAWN BY: TMS
CHECKED BY: JBK

SHEET
A-3
SHEET 1 OF 20

Bidders shall use complete sets of Bidding Documents prepared by the Owner or the Owner's Architect and are responsible for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



SEE SHEETS A-15 TO A-18 FOR UNIT BLOW UP PLANS

NORTH

1 **FOURTH FLOOR**
SCALE: 3/32" = 1'-0"

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PROJECT TITLE
PINNACLE 441
PHASE II
6028 JOHNSON STREET
HOLLYWOOD FLORIDA 33024

SHEET TITLE
FOURTH FLOOR

REVISIONS

No.	DATE	DESCRIPTION
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2	11-21-22	FINAL TAC

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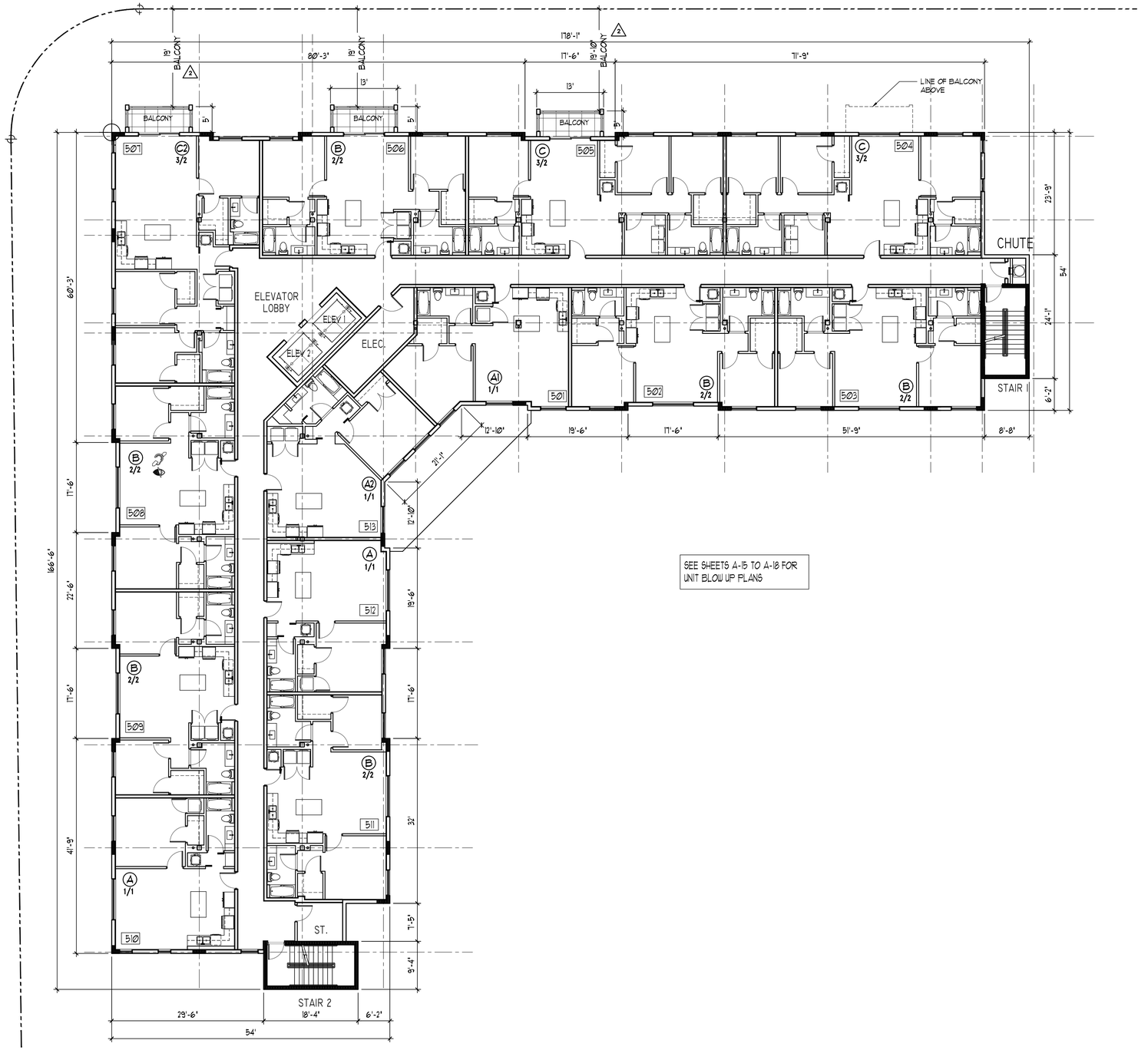
PROJECT No.:	21184
DATE:	7-6-22
DRAWN BY:	TMS
CHECKED BY:	JBK

SHEET
A-4
SHEET 1 OF 20

Bidders shall use complete sets of Bidding Documents in preparing bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor shall be required to provide all labor and materials necessary to carry out the intent of the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



SEE SHEETS A-15 TO A-18 FOR UNIT BLOW UP PLANS

NORTH

1 **FIFTH FLOOR**
SCALE: 3/32" = 1'-0"

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PROJECT TITLE

PINNACLE 441
PHASE II
6028 JOHNSON STREET
HOLLYWOOD FLORIDA 33024

SHEET TITLE

FIFTH FLOOR

REVISIONS

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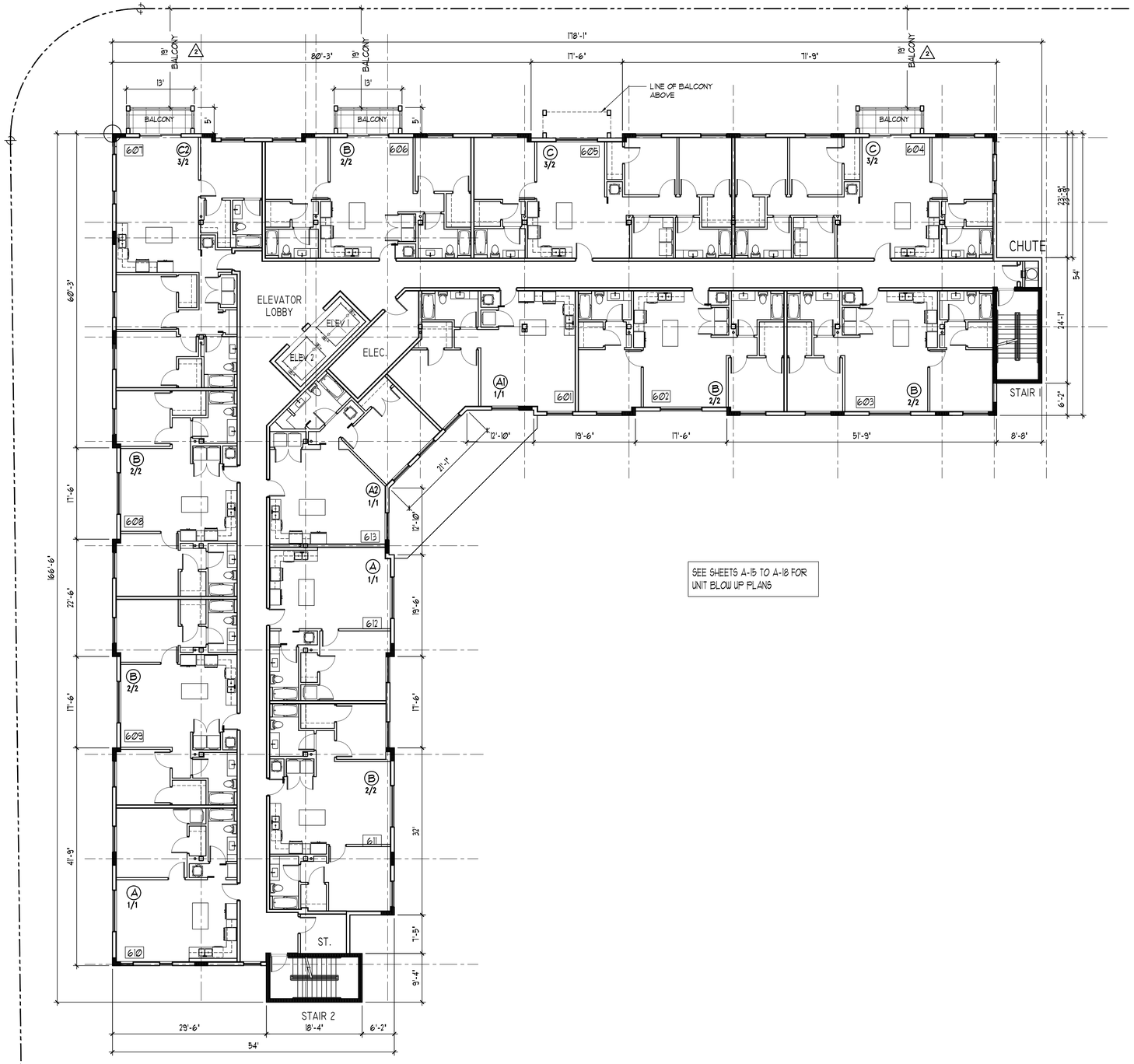
PROJECT No.:	21184
DATE:	7-6-22
DRAWN BY:	TMS
CHECKED BY:	JBK

SHEET

A-5

SHEET 1 OF 20

Bidders shall use complete sets of Bidding Documents prepared by the Owner or Architect and assume responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor shall be required to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



SEE SHEETS A-15 TO A-18 FOR UNIT BLOW UP PLANS

NORTH

1 **SIXTH FLOOR**
SCALE: 3/32" = 1'-0"

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PROJECT TITLE
PINNACLE 441
PHASE II
6028 JOHNSON STREET
HOLLYWOOD FLORIDA 33024

SHEET TITLE
SIXTH FLOOR

REVISIONS

No.	DATE	DESCRIPTION
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2	11-21-22	FINAL TAC

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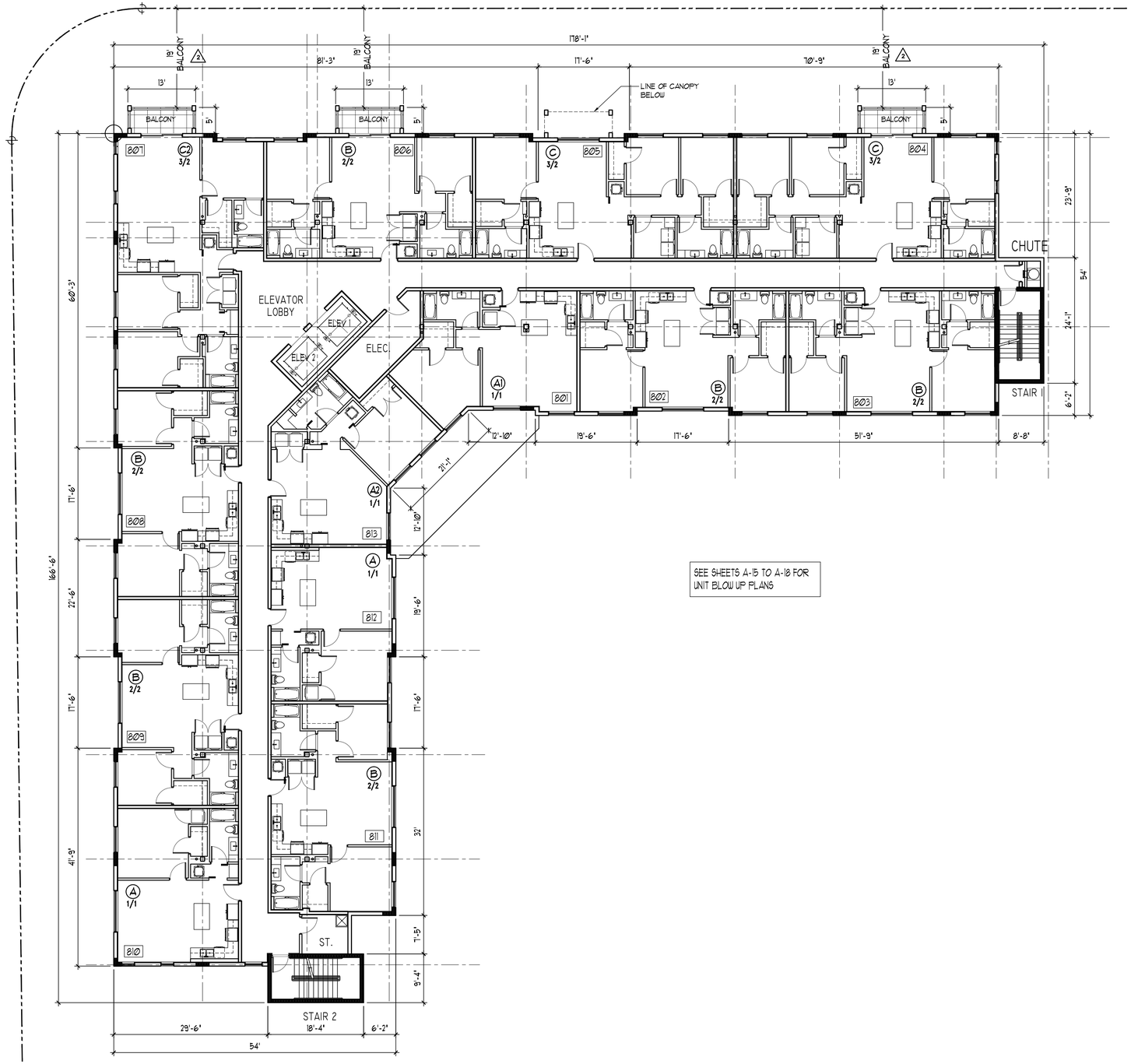
PROJECT No.:	21184
DATE:	7-6-22
DRAWN BY:	TMS
CHECKED BY:	JBK

SHEET
A-6
SHEET 1 OF 20

Bidders shall use complete sets of Bidding Documents prepared by the Owner/Architect as received directly from the Owner/Architect and assume responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The Contractor shall be responsible for the proper execution and completion of the work by the Contractor. The Contractor Documents are complementary, and what is required by one shall be as binding as if required by all. If anything in the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor shall be responsible for the proper execution and completion of the work by the Contractor. The Contractor Documents are complementary, and what is required by one shall be as binding as if required by all performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



SEE SHEETS A-15 TO A-18 FOR UNIT BLOW UP PLANS

NORTH

1 **EIGHTH FLOOR**
SCALE: 3/32" = 1'-0"

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JOSEPH B. KALLER
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PROJECT TITLE
PINNACLE 441
PHASE II
6028 JOHNSON STREET
HOLLYWOOD FLORIDA 33024

SHEET TITLE
EIGHTH FLOOR

REVISIONS

No.	DATE	DESCRIPTION
1	9-6-22	PRELIM. TAC
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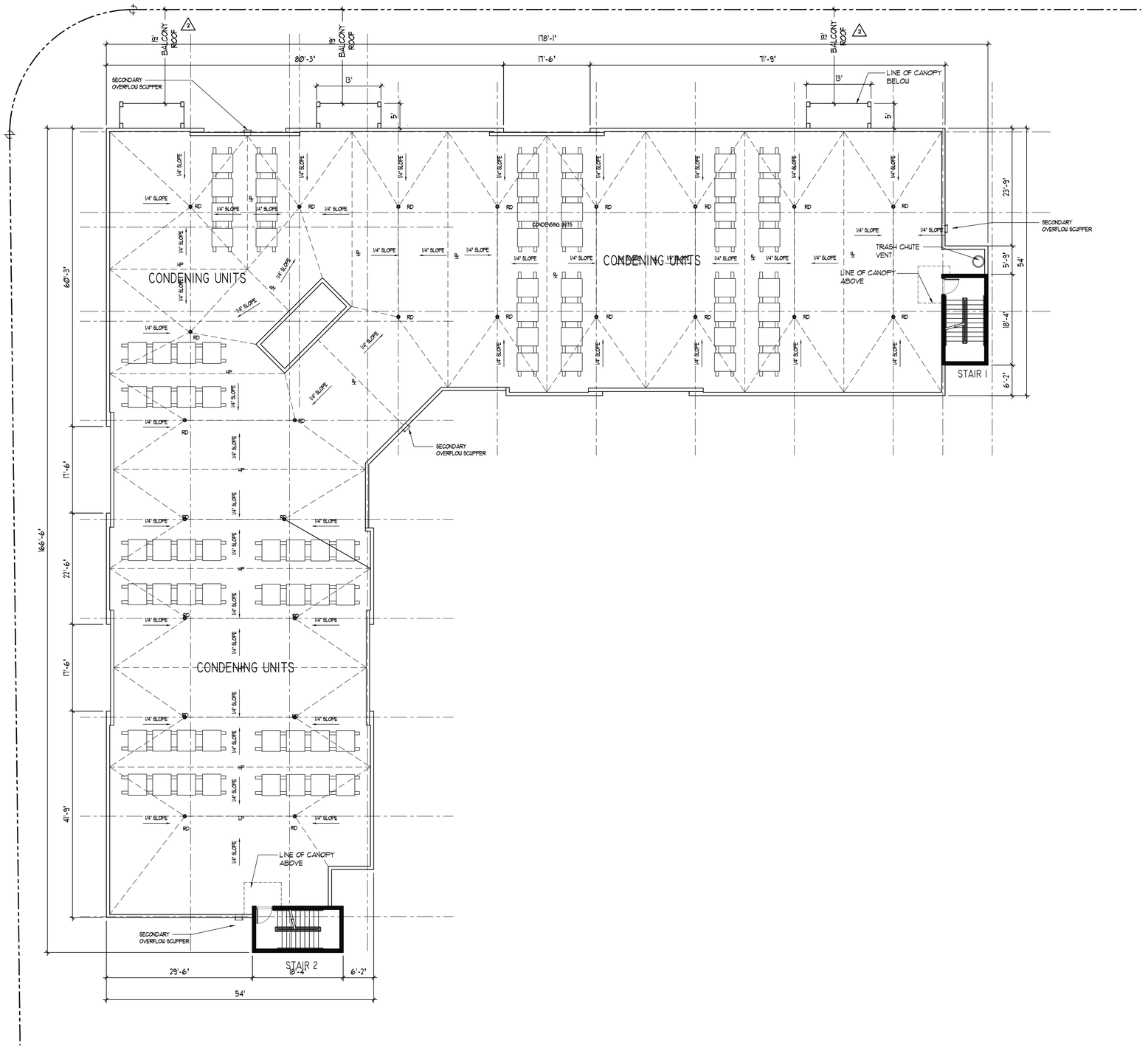
PROJECT No.:	21184
DATE:	7-6-22
DRAWN BY:	TMS
CHECKED BY:	JBK

SHEET
A-8
SHEET 1 OF 20

Bidders shall use complete sets of Bidding Documents in preparing bids. Neither the Owner or Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor shall be required to provide the highest quality of workmanship and materials in accordance with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



NORTH

1 **ROOF LEVEL**
SCALE: 1/32" = 1'-0"

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PROJECT TITLE
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PHASE II
6028 JOHNSON STREET
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SHEET TITLE
ROOF LEVEL

REVISIONS

No.	DATE	DESCRIPTION
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PROJECT No.: 21184
DATE: 7-6-22
DRAWN BY: TMS
CHECKED BY: JBK

SHEET
A-9
SHEET 1 OF 20

Bidders shall use complete sets of Bidding Documents prepared by the Owner or Architect and are responsible for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.

1. TINTED IMPACT RESISTANT TINTED STOREFRONT
2. TINTED IMPACT RESISTANT TINTED SLIDING GLASS DOORS
3. TINTED IMPACT RESISTANT TINTED WINDOWS
4. IMPACT RESISTANT PAINTED HOLLOW METAL DOORS
5. SMOOTH STUCCO WALL FINISH
6. REVERSE CHANNEL LETTER SIGNAGE (A)
7. CONCRETE COLUMNS
8. DECORATIVE HORIZONTAL ALUMINUM TUBING
9. CONCRETE EYEBROW
10. 42" HIGH MIN. IMPACT RESISTANT ALUMINUM GUARD RAILING
11. 36" HIGH POWDER COATED ALUMINUM TUBE RAILING
12. 1 ½" WIDE STUCCO SCORING
13. CONDENSING UNITS ON ROOF
14. COMPOSITE WOOD AND POWDER COATED STEEL SCREEN
15. RAISED CONCRETE WALKWAY
16. PLANTERS AT THE BASE OF RAISED WALKWAY
17. IMPACT RESISTANT PAINTED METAL ROLL-UP DOOR
18. 12" WIDE STUCCO BAND
19. DECORATIVE POWDER COATED ALUMINUM COLUMNS
20. SECONDARY OVERFLOW SCUPPERS

1 **NORTH ELEVATION**
SCALE: 3/32" = 1'-0"

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FLORIDA R.A. # 0009239

PROJECT TITLE
PINNACLE 441
PHASE II
6028 JOHNSON STREET
HOLLYWOOD FLORIDA 33024

SHEET TITLE
ELEVATIONS

REVISIONS

No.	DATE	DESCRIPTION
1	9-6-22	PRELIM. TAC
2	11-21-22	FINAL TAC

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PROJECT No.: 21184
DATE: 7-6-22
DRAWN BY: TMS
CHECKED BY: JBK

SHEET
A-10
SHEET 1 OF 20

Bidders shall use complete sets of Bidding Documents in preparing bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.

1. TINTED IMPACT RESISTANT TINTED STOREFRONT
2. TINTED IMPACT RESISTANT TINTED SLIDING GLASS DOORS
3. TINTED IMPACT RESISTANT TINTED WINDOWS
4. IMPACT RESISTANT PAINTED HOLLOW METAL DOORS
5. SMOOTH STUCCO WALL FINISH
6. REVERSE CHANNEL LETTER SIGNAGE (2)
7. CONCRETE COLUMNS
8. DECORATIVE HORIZONTAL ALUMINUM TUBING
9. CONCRETE EYEBROW
10. 42" HIGH MIN. IMPACT RESISTANT ALUMINUM GUARD RAILING
11. 36" HIGH POWDER COATED ALUMINUM TUBE RAILING
12. 1 1/4" WIDE STUCCO SCORING
13. CONDENSING UNITS ON ROOF
14. COMPOSITE WOOD AND POWDER COATED STEEL SCREEN
15. RAISED CONCRETE WALKWAY
16. PLANTERS AT THE BASE OF RAISED WALKWAY
17. IMPACT RESISTANT PAINTED METAL ROLL-UP DOOR
18. 12" WIDE STUCCO BAND
19. DECORATIVE POWDER COATED ALUMINUM COLUMNS
20. SECONDARY OVERFLOW SCUPPERS

1 **WEST ELEVATION**
SCALE: 3/32" = 1'-0"

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PHASE II
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SHEET TITLE
ELEVATIONS

REVISIONS

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SHEET
A-11
SHEET 1 OF 20

Bidders shall use complete sets of Bidding Documents in preparing bids; neither the Owner or Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.
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3. TINTED IMPACT RESISTANT TINTED WINDOWS
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5. SMOOTH STUCCO WALL FINISH
6. REVERSE CHANNEL LETTER SIGNAGE (2)
7. CONCRETE COLUMNS
8. DECORATIVE HORIZONTAL ALUMINUM TUBING
9. CONCRETE EYEBROW
10. 42" HIGH MIN. IMPACT RESISTANT ALUMINUM GUARD RAILING
11. 36" HIGH POWDER COATED ALUMINUM TUBE RAILING
12. 1 ½" WIDE STUCCO SCORING
13. CONDENSING UNITS ON ROOF
14. COMPOSITE WOOD AND POWDER COATED STEEL SCREEN
15. RAISED CONCRETE WALKWAY
16. PLANTERS AT THE BASE OF RAISED WALKWAY
17. IMPACT RESISTANT PAINTED METAL ROLL-UP DOOR
18. 12" WIDE STUCCO BAND
19. DECORATIVE POWDER COATED ALUMINUM COLUMNS
20. SECONDARY OVERFLOW SCUPPERS

1 SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

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PROJECT TITLE

PINNACLE 441

PHASE II

6028 JOHNSON STREET
HOLLYWOOD FLORIDA 33024

SHEET TITLE

ELEVATIONS

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DATE:	7-6-22
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CHECKED BY:	JBK

SHEET

A-12

1. TINTED IMPACT RESISTANT TINTED STOREFRONT
2. TINTED IMPACT RESISTANT TINTED SLIDING GLASS DOORS
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20. SECONDARY OVERFLOW SCUPPERS

1 EAST ELEVATION

SCALE: 3/32" = 1'-0"

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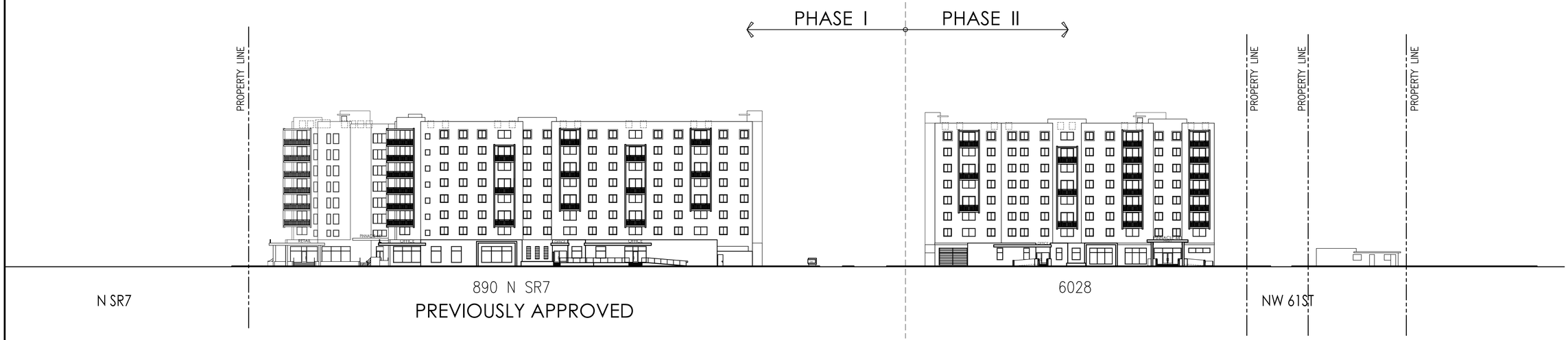
SHEET

A-13

SHEET 1 OF 20

Bidders shall use complete sets of Bidding Documents in preparing Bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.
Contractor shall verify and be responsible for all dimensions and conditions on the job. The Contractor shall report any discrepancies to the Architect before commencing any work. The Contractor shall perform no portion of the work at any time without adequate Contract Documents or, where required, approved shop drawings, product data or samples for such portion of the work. The Contractor shall be responsible for the coordination of the trades, subcontractors and materials and shall be responsible for all construction means, methods, techniques, sequences and procedures necessary for the proper execution and completion of the work by the Contractor.



JOHNSON ST LOOKING SOUTH

CONTEXTUAL STREET ELEVATION

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PROJECT TITLE

PINNACLE 441

PHASE II

6028 JOHNSON ST
HOLLYWOOD FLORIDA 33024

SHEET TITLE

CONTEXTUAL STREET ELEVATION

REVISIONS

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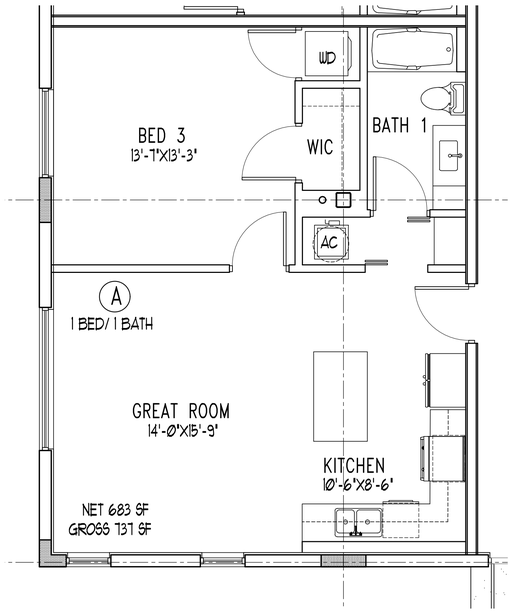
DRAWN BY:	TMS
CHECKED BY:	JBK

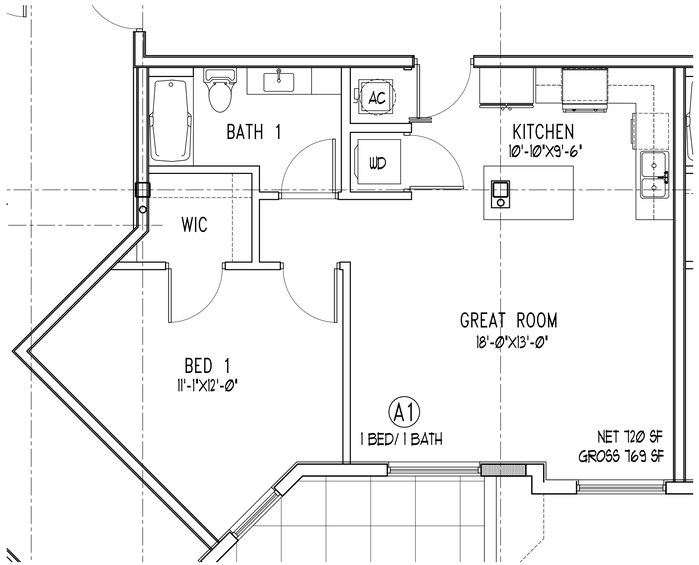
SHEET

A-14

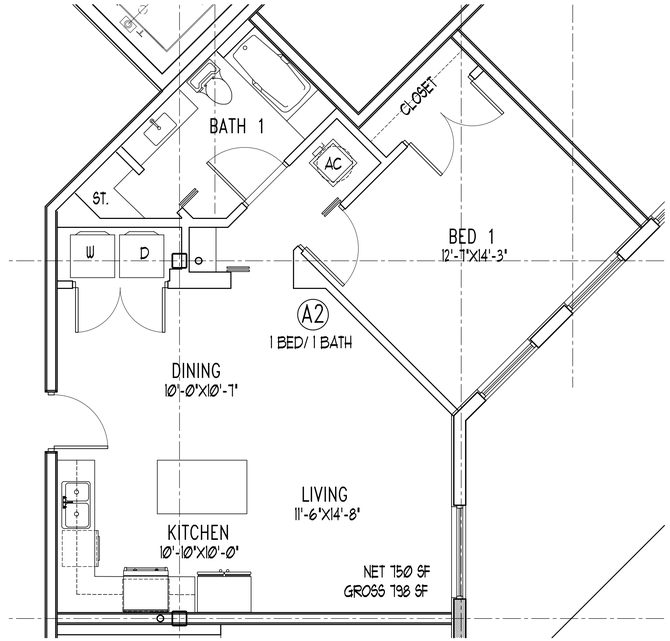
Bidders shall use complete sets of Bidding Documents in preparing bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



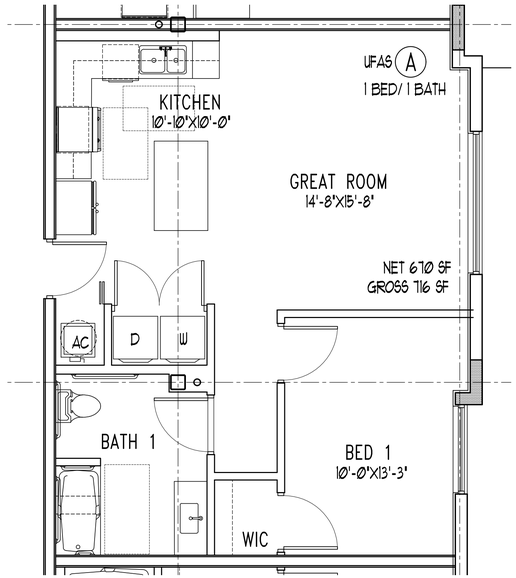
1 **UNIT TYPE A**
SCALE: 1/4" = 1'-0"



3 **UNIT TYPE A1**
SCALE: 1/4" = 1'-0"



4 **UNIT TYPE A2**
SCALE: 1/4" = 1'-0"



2 **UNIT TYPE A**
SCALE: 1/4" = 1'-0"

UNIFORM FEDERAL ACCESSIBLE STANDARDS

UNIT BLOW-UP PLANS

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FLORIDA R.A. # 0009239

PROJECT TITLE
PINNACLE 441
PHASE II
6028 JOHNSON ST
HOLLYWOOD FLORIDA 33024

SHEET TITLE
UNIT BLOW UP PLANS

REVISIONS

No.	DATE	DESCRIPTION
1	9-6-22	PRELIM. TAC
2	11-21-22	FINAL TAC

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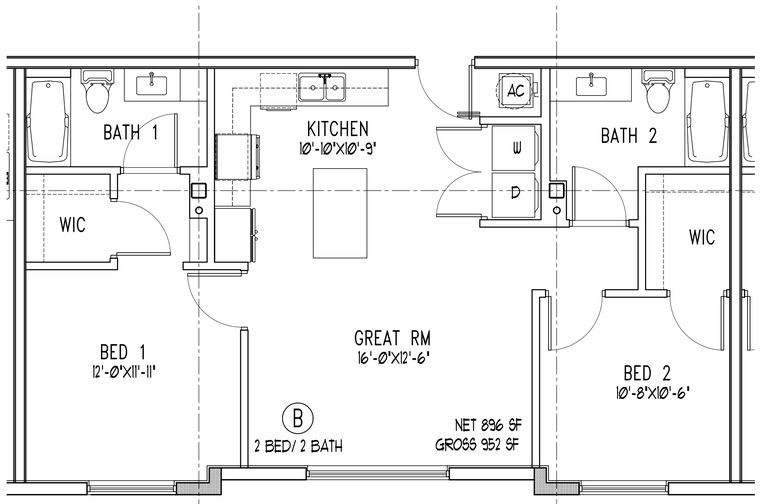
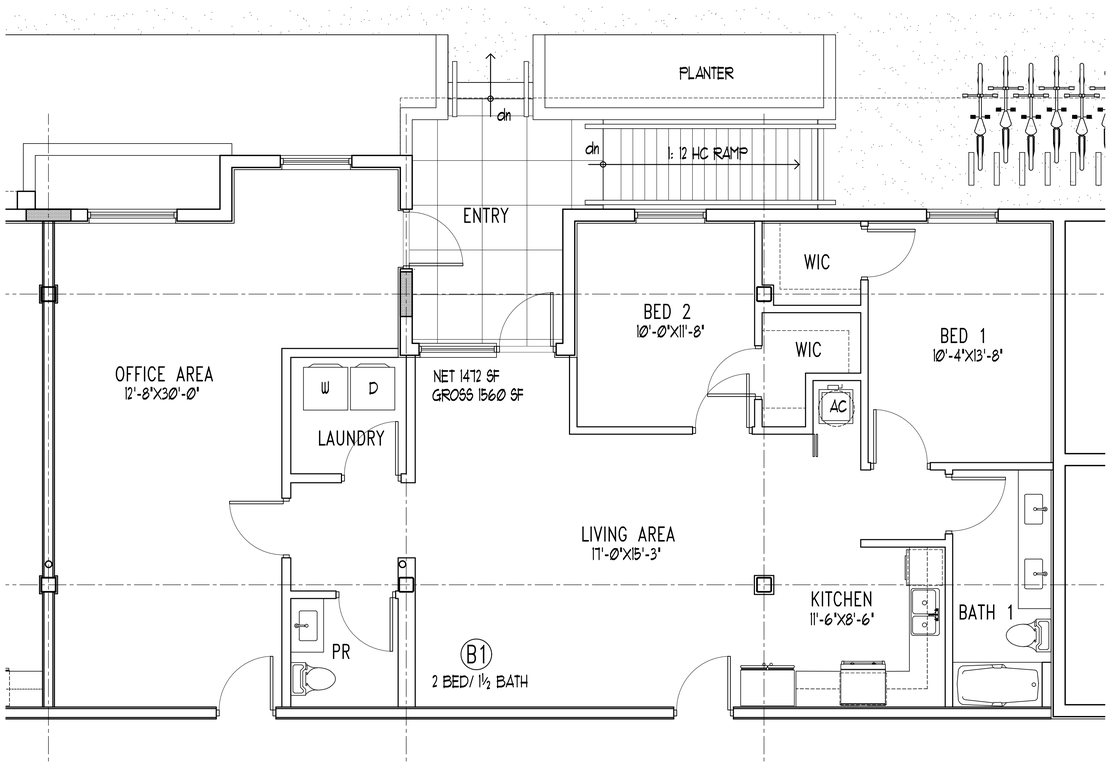
PROJECT No.: 21184
DATE: 7-6-22
DRAWN BY: TMS
CHECKED BY: JBK

SHEET
A-15
SHEET 15 OF 20

Bidders shall use complete sets of Bidding Documents in preparing bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.

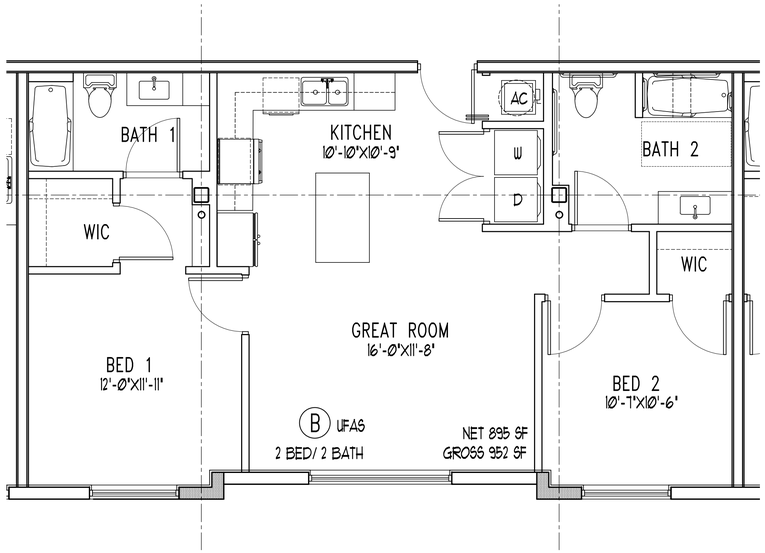


1 **UNIT TYPE B**
SCALE: 1/4" = 1'-0"



3 **UNIT TYPE B1**
SCALE: 1/4" = 1'-0"

LIVE /WORK



2 **UNIT TYPE B**
SCALE: 1/4" = 1'-0"

UNIFORM FEDERAL ACCESSIBLE STANDARDS

UNIT BLOW-UP PLANS

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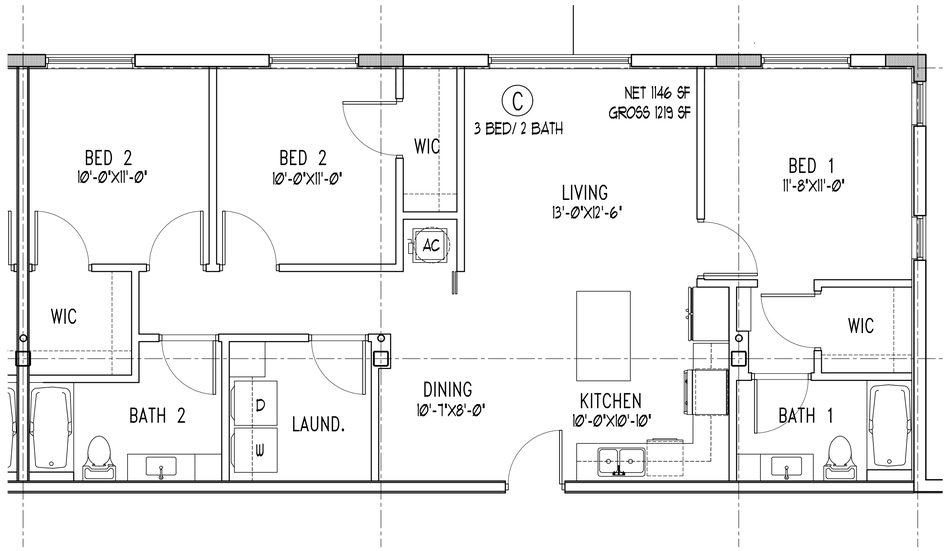
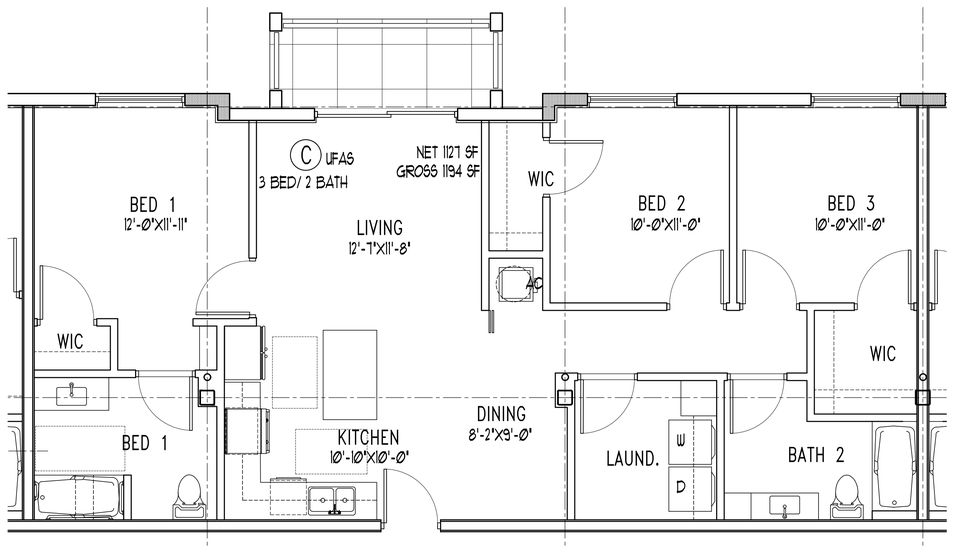
DATE:	7-6-22
DRAWN BY:	TMS
CHECKED BY:	JBK

SHEET
A-16
SHEET 15 OF 20

Bidders shall use complete sets of Bidding Documents in preparing bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.

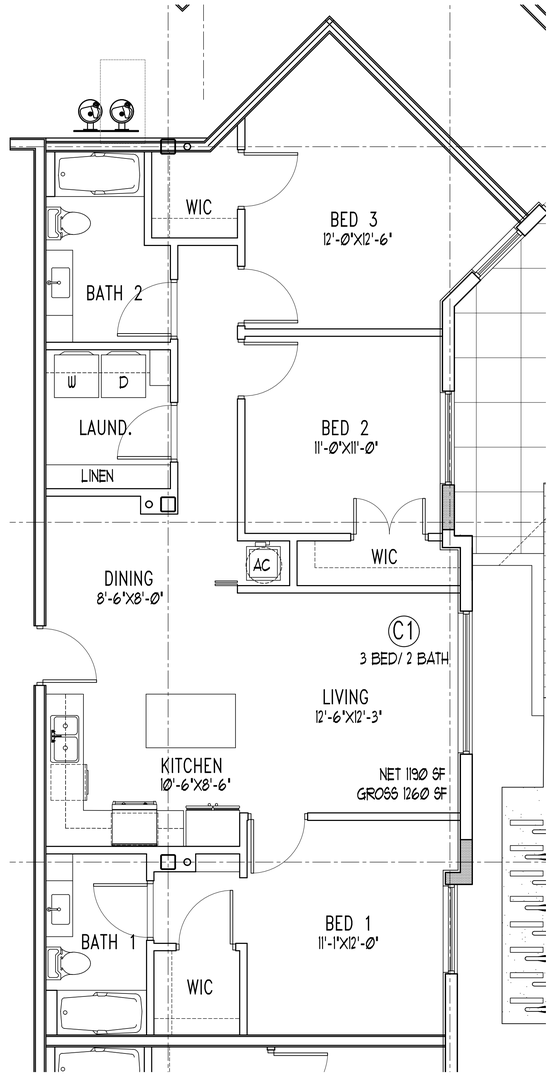


1 **UNIT TYPE C**
SCALE: 1/4" = 1'-0"

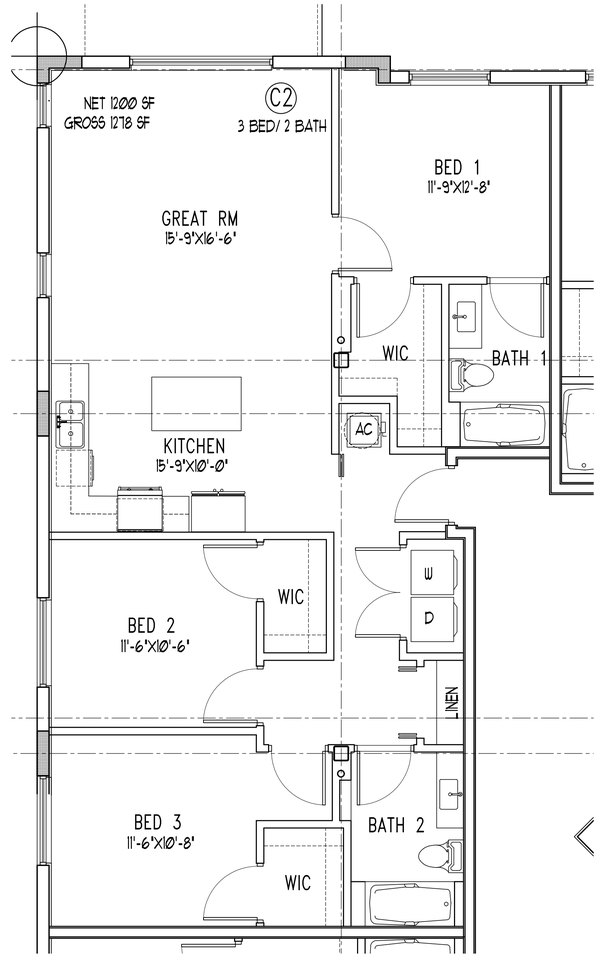


2 **UNIT TYPE C**
SCALE: 1/4" = 1'-0"

UNIFORM FEDERAL ACCESSIBLE STANDARDS



3 **UNIT TYPE C1**
SCALE: 1/4" = 1'-0"



4 **UNIT TYPE C2**
SCALE: 1/4" = 1'-0"

UNIT BLOW-UP PLANS

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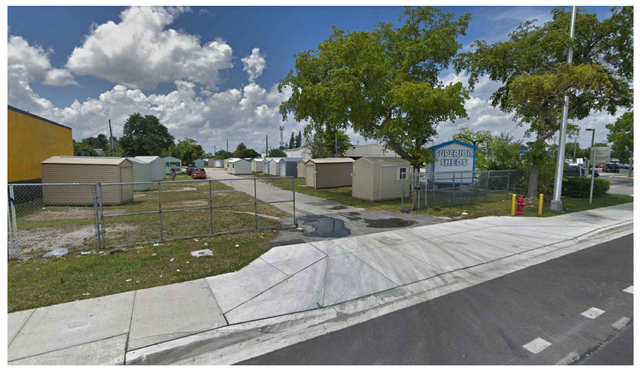
CHECKED BY: JBK

SHEET
A-17
SHEET 15 OF 20

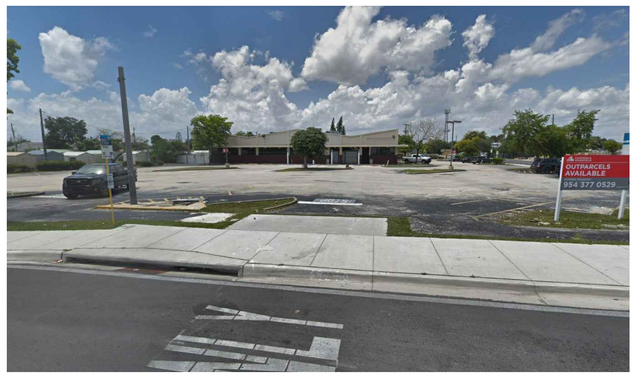
Before final use complete sets of Bidding Documents is prepared by Bids, neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.

6028 JOHNSON STREET

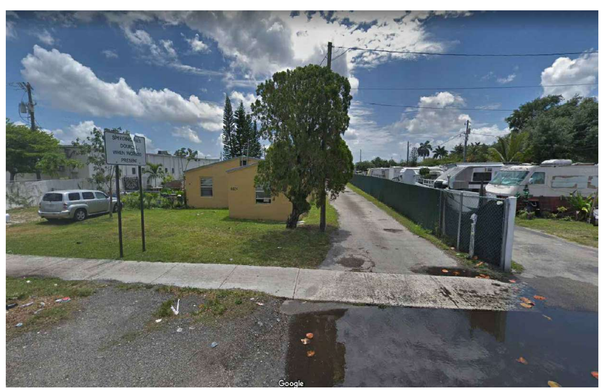
1 PICTURES OF THE PROJECT SITE



820 N SR7



890 N SR7



6024 JOHNSON STREET

6100 JOHNSON STREET

2 PICTURES OF THE SURROUNDING SITES

SITE PICTURES

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SHEET TITLE
SITE PICTURES

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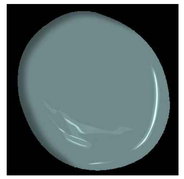
DATE:	7-6-22
DRAWN BY:	TMS
CHECKED BY:	JBK

SHEET
A-18
SHEET 19 OF 20

Before You start work please verify Existing Documents in Jobsite by Owner/Contractor & Report any discrepancies to the Architect. Contractor is responsible for all means & methods of construction & assumes responsibility for errors & discrepancies resulting from the use of incomplete or preliminary sets of Building Documents. The Intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor and all subcontractors are obligated to review all Contract Documents and shall be responsible for any errors, omissions or conflicts discovered prior to the commencement of their work. Any discrepancies found between the Contract Documents and site conditions or any deviations from the Contract Documents must be immediately reported to the Architect in writing. Dimensions govern over scale. Do not scale drawings.

CLASSIC CARAMEL 1118



AEGEAN TEAL 2136–40

DELRAY GRAY 1614

WHITE DOVE OC–17

BRONZE SLIDING GLASS DOORS

BLACK POWDER COATED
METAL PICKET GUARD RAIL

BRONZE WINDOW SLIDERS

SIGNAGE
REVERSE CHANNEL LETTERS

WOOD COLOR

COMPOSITE WOOD SCREEN

Includes:

- *4C Horizontal Mailbox*
- *Surface Mounted Enclosure*

All Aluminum Construction

SALSBURY INDUSTRIES
People Committed to Quality Since 1

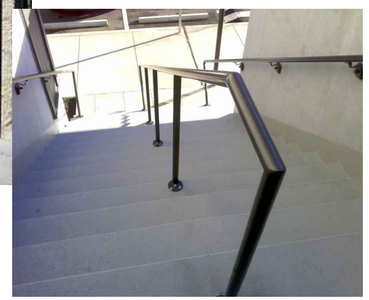
RESIDENTIAL MAIL CENTER
TYPICAL OF SIX (6)

For Indoor & Outdoor Use

CONCETE OUTDOOR FURNITURE

BRONZE STOREFRONT

BLACK POWDER COATED
METAL HANDRAIL



MATERIAL SAMPLES

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CHECKED BY: JBK

SHEET
A-19
SHEET 19 OF 20

Before final plat complete sets of Bidding Documents in pdf format shall be issued by one hard set to be brought to Pre-bid meeting for the issuance of Addendum (if necessary) and subsequently affected sets from time to time (if necessary) to produce the Contract Docs.

All work by the Contractor, Subcontractors and Suppliers shall be in strict accordance with the Contract Documents and all relevant Codes and Ordinances. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contract Documents are complementary, and what is required by one shall be binding as if required by all. In case of discrepancy the Contractor shall be held responsible for the highest quality and greatest quantity unless otherwise instructed by the Architect in writing prior to the execution of the work affected. Figured dimensions shall govern over scaled dimensions. Contractor shall verify all dimensions and conditions at the job site and shall report any discrepancies to the Architect before proceeding with the work affected. Contractor shall coordinate the work of all trades.